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September 30, 2025

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Name of representative: Hirofumi Nishira, Representative Director and President  
(Securities code: 3252; TSE Prime)  
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## Notice Concerning the Transfer of Fixed Assets and Recognition of Extraordinary Income

JINUSHI Co., Ltd. (the “Company”) hereby announces that today, through a written resolution instead of a meeting of the Board of Directors pursuant to Article 370 of the Companies Act, the Company has resolved to transfer certain fixed assets. As a result of this transfer, the company expects to recognize an extraordinary gain (gain on sale of fixed assets) of approximately ¥1,586 million. Details are as follows.

- As of July, total purchases have reached ¥70.0 billion, achieving this fiscal year's target of more than ¥70.0 billion, and the Company is aiming for further expansion.
- Based on the acceleration of purchasing, the company will execute asset replacement. Decided to transfer fixed assets and expects to recognize an extraordinary gain.
- The forecast for this fiscal year will be revised upward at an appropriate time, considering the extraordinary gains from this transfer, the progress of purchases and project sales.
- Aiming to exceed the net profit forecast of ¥6.1 billion and achieve a record-high net profit.

### 1. Objective and Background of the Transfer

Taking the opportunity of the Company name change in 2022, the Company has been working on three growth strategies: “Tenant business sector diversification”, “Expand to more areas”, and “Sale and leaseback of land”.

In addition to these three growth strategies, social changes, such as “TSE reform”, “Investor demands”, and “Rising construction costs”, have provided a tailwind to accelerate purchases. As of July, total purchases have reached ¥70.0 billion, achieving this fiscal year's target of more than ¥70.0 billion, and the Company is aiming for further expansion. Based on the acceleration of purchasing, the Company decided to replace assets and transfer two leased lands in Matsubara 4-chome, Soka City, Saitama Prefecture, which were acquired as fixed assets in 2021.

This transfer is a transaction utilizing a bridge scheme, and in the future, JINUSHI Private REIT Inc. (“JINUSHI REIT”), the only private REIT in Japan specializing in leased land, plans to acquire the land.

## 2. Details of Assets to be Transferred

Location	Asset Type	Land Area	Book Value
Matsubara 4-chome, Soka City, Saitama Prefecture (1)	Land	13,223 m <sup>2</sup>	¥8,014 million
Matsubara 4-chome, Soka City, Saitama Prefecture (2)	Land	10,428 m <sup>2</sup>	

## 3. Overview of Transferee

(1)	Name	ML Estate Company, Limited
(2)	Address	2-6, Toranomom 1-chome, Minato-ku, Tokyo
(3)	Title and Name of the Representative of the Business Operator	Masato Matsui, Representative Director
(4)	Business Activities	Building Leasing and Other Real Estate-Related Financial Support
(5)	Total Investment	¥10 million
(6)	Date of Establishment	December 3, 1993 (Current trade name since October 1, 2019)
(7)	Major Shareholder and Shareholding Ratio	Mizuho Leasing Company, Limited 100%
(8)	Relationship between the Company and the Partnership Entity	No capital or personal relationships; no issues regarding attributes.
(9)	Operating Results and Financial Positions for the Last Three Years	Certain information is not disclosed for confidentiality reasons.

ML Estate Company, Limited ("ML Estate"), the Company, and its wholly owned subsidiary, JINUSHI Asset Management Co., Ltd. ("JINUSHI AM"), entered into the "Basic Agreement on Comprehensive Sales Transaction"\*<sup>1</sup> on December 10, 2019. This agreement sets forth the framework for establishing a comprehensive sales transaction framework for real estate for sale (including trust beneficiary interests). This is being used as a bridge scheme to JINUSHI REIT. This transaction was decided to be transferred based on the above.

\*1: On November 14, 2022, the period was extended, and other changes were made to the content of the agreement. For details, please refer to the “Notice Concerning Extension of Term, etc. of the Comprehensive Purchase and Sale Transaction Agreement with ML Estate Company Limited” disclosed in Japanese on the same date.

#### 4. Schedule

- (1) Date of execution of purchase agreement: October 1, 2025 (Plan)
- (2) Settlement and delivery date: December 16, 2025 (Plan)

#### 5. Outlook

Due to confidentiality obligations stipulated in the contract with the transferee, the Company refrains from disclosing specific details of the transfer price. However, we anticipate recording an extraordinary gain (gain on sale of fixed assets) of approximately ¥1,586 million from this transfer.

Regarding the "Consolidated Forecast for the Fiscal Year Ending December 31, 2025" announced on February 13, 2025, the Company plans to revise it upward at an appropriate time, considering the extraordinary gain from this transfer, as well as the progress of purchases and project sales.

The Company continues to aim to exceed the net profit forecast attributable to owners of parent of ¥6.1 billion and achieve a record-high net profit.

FYI: Consolidated forecast for the current fiscal year and consolidated results for the previous fiscal year

	Net sales	Operating profit	Ordinary profit	Net profit attributable to owners of parent	Net profit per share
FY12/25 Consolidated Forecast (Announced on Feb. 13, 2025)	Million yen 70,000	Million yen 9,500	Million yen 8,000	Million yen 6,100	Yen 295.54
FY12/24 Results	57,068	8,677	8,265	6,087	334.89