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December 19, 2025

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Notice Concerning Acquisition of Non-Current Assets (Land)

TOKYOTOKEIBA Co., Ltd. (the “Company”) hereby announces that it has resolved, at a meeting of the Board of Directors held on December 19, 2025, to acquire non-current assets (land) as described below.

1. Reason for acquisition

As stated in the announcement titled “Promotion of the Redevelopment of Oi Racecourse” released on January 17, 2025, the Company is proceeding with the establishment of a new training center for the development of stronger racehorses that will contribute to the further promotion and development of Oi Horse Racing, together with the relocation of the stables. To this end, the Company has decided to enter into a contract for the acquisition of land.

* For details of “[Promotion of the Redevelopment of Oi Racecourse](#),” please refer to the relevant page on the Company’s website. (The document is available in Japanese only.)

2. Details of assets to be acquired

(1) Address	Ichihara City, Chiba Prefecture
(2) Land area	Approximately 810,000 square meters
(3) Acquisition costs	(i) The acquisition costs will not be disclosed at this time pursuant to an agreement with the counterparty; however, the land will be acquired at a fair price based on objective valuation. The acquisition costs will be less than 30% of the Company’s consolidated net assets for the immediately preceding consolidated fiscal year. (ii) The costs for land development have not yet been calculated and therefore have not been determined at this stage.
(4) Funding plan	The acquisition will be funded through a combination of internal funds and borrowings, etc.

3. Overview of counterparty

The counterparty is a domestic general business corporation. Pursuant to an agreement with the counterparty, its corporate overview will not be disclosed. There are no capital, personnel, or business relationships that should be disclosed between the Company and the counterparty, and the counterparty does not constitute a related party of the Company.

4. Timetable for acquisition

- (1) Date of resolution at the meeting of the Board of Directors: December 19, 2025
- (2) Date of conclusion of the agreement: January 2026 (planned)
- (3) Property handover date: The date has not yet been determined as of this time.

5. Future outlook

- (1) The impact of the acquisition of the non-current assets on the Company's financial results for the fiscal year ending December 2025 will be minimal. Should any matters arise that require disclosure, the Company will promptly make such disclosure.
- (2) Most of the expenses associated with this capital investment are expected to be incurred in future periods, and the impact on the current fiscal year's financial results is expected to be minimal. Should any matters arise that require disclosure, the Company will promptly make such disclosure.