

December 24, 2025

DENTSU GROUP INC.

Hiroshi Igarashi, Representative Executive Officer, President & Global CEO
(TSE Prime Market Securities Code: 4324)

Notice Concerning the Sale of a Fixed Asset (the Dentsu Ginza Building) and the Expected Recording of Gain on Sale

Dentsu Group Inc. (Tokyo: 4324; ISIN: JP3551520004; President & Global CEO: Hiroshi Igarashi; Head Office: Tokyo; Capital: 74,609.81 million yen; hereinafter “the Company”) announces that its Board of Directors resolved to sell a fixed asset (Dentsu Ginza Building, hereinafter “the building”) and on the same date entered into a transfer agreement.

1. Reason for this Transaction

The Company decided to sell the asset in order to secure funds necessary for the appropriate capital allocation.

In addition, by reducing costs associated with the aging of the building, including repair and maintenance expenses and fixed asset taxes, and by improving asset efficiency, the Company aims to achieve a simpler and more sustainable business structure in terms of both business operations and capital efficiency.

2. Details of the Transferred Asset

Asset details and location	Gain on sale	Current situation
<p>Dentsu Ginza Building</p> <ul style="list-style-type: none">Location : 101-1, Ginza 7-chome, Chuo-ku, Tokyo, JapanCompletion : December 1933Site area : 696.64 m²Structure : Reinforced concrete block construction, with two basement levels, eight above-ground floors, a penthouse level, and a rooftop structure	<p>Approximately 30 bn yen (expected amount)</p>	<p>Until recently, it was used as office space by some advertising organizations in Japan, the Yoshida Hideo Memorial Foundation, and the Dentsu Scholarship Foundation, and others; currently not in use.</p>

* The transfer price and the book value are not disclosed at the request of the transferee.

3. Overview of the Transferee

Based on a confidentiality agreement with the transferee, the Company refrains from disclosing information regarding the transferee.

There are no capital, personnel, or other relationships between the Company and the transferee, and the transferee does not constitute a related party of the Company.

4. Schedule of this Transaction

Date of resolution by the Board of Directors: December 24, 2025

Date of execution of the transfer agreement: December 24, 2025

Date of transfer and delivery: January 30, 2026 (planned)

5. Future Outlook

As a result of this transfer, the Company expects to record a gain on sale of approximately 30 billion yen in FY2026.

Due to that, the Company expects a positive impact of approximately 30 billion yen on statutory operating profit (loss) and approximately 22 billion yen on statutory net profit (loss) attributable to owners of the parent in its consolidated financial results for FY2026 under IFRS.

There will be no impact on underlying operating profit (loss), which is the Company's business performance indicator, or on underlying net profit (loss) attributable to owners of the parent.

The Company will announce its consolidated financial forecast for FY2026, reflecting the above impact, at the time of the announcement of its full-year financial results for FY2025, scheduled for February 2026.

The Company will continue to strengthen its financial base and improve capital efficiency through asset optimization, aiming to enhance sustainable corporate value over the longer term.

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