

February 12, 2026

Company name: KI-STAR REAL ESTATE Co., Ltd.
Representative: Keiji Hanawa, President and CEO
Securities code: 3465, Tokyo Stock Exchange, Prime Market
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Notice of Expansion of the Shareholder Benefits Program

KI-STAR REAL ESTATE Co., Ltd. hereby announces that the Board of Directors approved a resolution on February 12, 2026 to revise the shareholder benefits program. Details are as follows.

1. Reason for the expansion (revision)

The purposes of these revisions to shareholders benefits are to express gratitude to shareholders for their support and increase the number of long-term shareholders by making an investment in KI-STAR even more attractive.

2. Expansion (revision) of the shareholder benefits program

- (1) Addition of a record date (end of March)
- (2) Addition of a continuous holding period (more than one year)
- (3) Change in the gift for the shareholder benefits program (electronic money and other digital benefits)

(Before the revision)

Number of shares held	Record date	Gift
100 shares or more but less than 500 shares	End of September	Quo card: 1,000 yen
500 shares and more		Quo card: 3,000 yen

(After the revision) End of March 2026, number of shares held before the stock split

Number of shares held (Note 1)	Record date	Gift (Note 2)
100 shares or more but less than 200 shares	End of March	Electronic money, etc. 2,000 yen
200 shares or more but less than 300 shares		Electronic money, etc. 4,000 yen
300 shares or more but less than 400 shares		Electronic money, etc. 6,000 yen
400 shares or more but less than 500 shares		Electronic money, etc. 8,000 yen
500 shares and more		Electronic money, etc. 10,000 yen

(After the revision) After the end of September 2026, number of shares held after the stock split

Number of shares held (Note 1)	Record date	Continuous holding period	Gift (Note 2)
200 shares or more but less than 300 shares	End of September, End of March	More than one year (Note 3)	Electronic money, etc. 2,000 yen
300 shares or more but less than 400 shares			Electronic money, etc. 3,000 yen
400 shares or more but less than 500 shares			Electronic money, etc. 4,000 yen
500 shares or more but less than 600 shares			Electronic money, etc. 5,000 yen
600 shares or more but less than 700 shares			Electronic money, etc. 6,000 yen
700 shares or more but less than 800 shares			Electronic money, etc. 7,000 yen
800 shares or more but less than 900 shares			Electronic money, etc. 8,000 yen
900 shares or more but less than 1000 shares			Electronic money, etc. 9,000 yen
1,000 shares and more			Electronic money, etc. 10,000 yen

(Note 1) The shareholder benefits with a record date of the end of March 2026, will be based on the number of shares held before the split. The shareholder benefits with a record date of September 2026 and thereafter will be based on the number of shares held after the split. More information is in the press release “Notice of Stock Split and Partial Revision to the Articles of Incorporation Following the Split” dated February 12, 2026.

(Note 2) For electronic money and other digital benefits, we will introduce an online application that allows shareholders to choose from multiple electronic money options. Eligible shareholders will be notified by an instruction letter enclosed with the notice of the general meeting.

(Note 3) Shareholders of more than one year are defined as shareholders of record as of March 31 and September 30, using the same shareholder number, who have held the required number of shares as shown above for a minimum of three consecutive record dates. However, the requirement is a minimum of two consecutive record dates with the record date for the revised shareholder benefits program, which is September 30, 2026.

2. Timing of shareholder benefits program revision

Shareholders who are listed or recorded on the shareholder register as of March 31, 2026 are eligible.