



February 13, 2026

To whom it may concern,

Company name Coca-Cola Bottlers Japan Holdings, Inc.
Representative Representative Director & President Calin Dragan
(Code No. 2579 TSE Prime Market)
Contact Head of Controllers Senior Group Division, Finance Tatsuhiro Ishikawa
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Notice Regarding the Sale of Fixed Assets and Recognition of Other Income

Coca-Cola Bottlers Japan Holdings Inc. (the "Company") announces that Coca-Cola Bottlers Japan Inc., a consolidated subsidiary of the Company, has decided to sell fixed assets, as described below.

1. Reason for the sale

As part of our efforts to optimize the balance sheet with the aim of further driving shareholder value through enhanced profitability and capital efficiency, we have decided to transfer the assets listed below in order to further improve capital efficiency.

2. Detail of the assets to be transferred

Name of the asset	Address	Gain on Sales
Totsuka Sales Center (North Site)	Hirado-cho, Totsuka-ku, Yokohama	2,967 million yen
Totsuka Sales Center (South Site)	Shimonagaya, Konan-ku, Yokohama	2,795 million yen
	Total	5,763 million yen

Note: The transfer price will not be disclosed at the request of the transferees. The gain on sales represents an approximate amount calculated by deducting the book value and estimated expenses related to the transfer from the transfer price.

3. Overview of the transferees

Totsuka Sales Center (South Site)

1) Company name	Tokyo Tatemono Co., Ltd.
2) Address	1-4-16 Yaesu, Chuo-ku, Tokyo
3) Representative	Representative Director, President & Chief Executive Officer, Katsuhito Ozawa
4) Main business	Development, leasing and management of office buildings, retail facilities, and others Development, sales, leasing and management of condominiums and detached houses Sale/purchase, brokerage and consulting for real estate; parking lot development and management



	Leisure business, Logistics facilities development, asset management business, overseas business, and real estate appraisal
5) Capital	92,451 million yen (as of end of Sep 2025)
6) Establishment	October 1896
7) Net Asset	565,557 million yen (as of end of Sep 2025)
8) Total Asset	2,229,914 million yen (as of end of Sep 2025)
9) Major Shareholders and shareholding ratios	The Master Trust Bank of Japan, Ltd. (Trust Account): 17.7% Custody Bank of Japan, Ltd. (Trust Account): 11.3% Japan Securities Finance Co., Ltd.: 2.4% (As of end of Jun 2025)

We refrain from disclosing the detail of the transferee of Totsuka Sales Center (North Site) at the request of the transferee.

Apart from ordinary business relationships, there are no capital, personnel, or related-party relationships between the Company and its consolidated subsidiary, Coca-Cola Bottlers Japan Inc., and the transferees.

4. Schedule of the transfer

Name of the asset	Contract Date	Delivery Date
Totsuka Sales Center (North Site)	December 25, 2025	March 30, 2026 (scheduled)
Totsuka Sales Center (South Site)	December 15, 2025	March 27, 2026 (scheduled)

Following the delivery of both properties, we plan to continue using them for one year under lease agreements of Land to be executed with the transferees.

5. Reason for delay in timely disclosure

The real estate sales agreements were concluded on December 15 and 25, 2025; however, due to a lack of information sharing between relevant departments, which resulted in delayed recognition of the transaction, disclosure was delayed. Going forward, we will strive to ensure timely and appropriate disclosure.

6. Outlook

The gains from the transfer of these fixed assets are expected to be recorded as "gain on sales of fixed assets" in the fiscal year ending December 2026 (approximately 4.6 billion yen) and in the fiscal year ending December 2027 (approximately 1.2 billion yen), related to the land and the building, respectively. The gains to be recorded in the fiscal year ending December 2026 have been incorporated into the full-year financial forecast for that fiscal year, which was announced today.

End