



April 27, 2026

To all,

Company name	Goodcom Asset Co., Ltd.
Name of representative	Yoshikazu Nagashima, President and CEO (Code: 3475 TSE Prime and FSE)
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Notice of Sales of Real Estate for Sale (No. 5 Private Fund)

Goodcom Asset Co., Ltd. (the "Company") is pleased to inform you that the Company has resolved to sell real estate for sale at the meeting of the Board of Directors held today as follows.

In order to achieve ¥600 billion in sales by 2030, the Company is promoting sales to privately placed funding for ""GENOVIA"", our own branded condominiums. Following the 1st Fund in July 2024, the 2nd Fund in October 2024, the 3rd Fund in April 2025, and the 4th Fund in September 2025, this issue will be sold to the 5th Fund in the Real Estate Funds business.

Going forward, the Company will continue to actively pursue the fund business, and in the future, we will also enter the REIT business, making this initiative a pillar of the growth strategy for our Group.

1.Outline of the property

	Property name	Location	Property type	Site area	Total floor area	number of units
1	GENOVIA Bunkyo Sendagi	Bunkyo-ku, Tokyo	Condominium	203.86m (61.66 tsubo)	996.87m (301.55 tsubo)	22 units
2	GENOVIA Kita-Ikebukuro	Kita-ku, Tokyo	Condominium	576.85m (174.49 tsubo)	1,641.40m (496.52 tsubo)	39 units
3	GENOVIA Higashi-Mukojima IV	Sumida-ku, Tokyo	Condominium	331.08m (100.15 tsubo)	832.91m (251.95 tsubo)	23 units
4	GENOVIA Keisei-Tateishi V	Katsushika-ku, Tokyo	Condominium	396.68m (119.99 tsubo)	859.37m (259.95 tsubo)	29 units
5	GENOVIA Machida	Machida-shi, Tokyo	Condominium	535.17m (161.88 tsubo)	1,289.41m (390.04 tsubo)	48 units
6	GENOVIA Futako-Shinchi	Kawasaki, Kanagawa, Japan	Condominium	1,762.18m (533.05 tsubo)	3,309.27m (1001.05 tsubo)	107 units
7	GENOVIA Daishi-Bashi	Kawasaki, Kanagawa, Japan	Condominium	406.51m (122.96 tsubo)	1,457.80m (440.98 tsubo)	47 units
8	GENOVIA Hiratsuka III	Hiratsuka-shi, Kanagawa	Condominium	379.91m (114.92 tsubo)	1,907.43m (576.99 tsubo)	62 units
9	GENOVIA Baraki-Nakayama II	Funabashi-shi, Chiba	Condominium	1,003.11m (303.44 tsubo)	2,467.87m (746.53 tsubo)	96 units
10	GENOVIA Nishi-Kawaguchi III	Kawaguchi-shi, Saitama	Condominium	694.44m (210.06 tsubo)	2,777.69m (840.25 tsubo)	111 units
					Total	584 units

2. Outline of Customers and Transactions

The buyer will be a special purpose company in which our company and institutional investors, etc., have invested in an anonymous partnership, with ""GENOVIA"" as the investment target. This will be the fifth fund in our private placement fund business.

The sales amount is equivalent to approximately 33% of consolidated net sales for the previous fiscal year (the fiscal year ended October 2025).

In addition, part of the asset management services for this fund will be undertaken by Goodcom Asset Investment Advisory Co., Ltd., a consolidated subsidiary of the Company, while Goodcom Co., Ltd. will undertake property management and building management.

3. Schedule

Contract day	: April 27, 2026 (planned)
Delivery and settlement date (Date of sales recognition)	: April 30, 2026 (planned)

4. Future Outlook

The recording of sales from this property is scheduled to take place on April 30, 2026, and has already been factored into the forecast of consolidated financial results for the fiscal year ending October 2026. In the future, we will disclose matters to be disclosed in a timely and appropriate manner.

Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

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