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If there are any discrepancies between this and the original, the original Japanese document prevails.

June 25, 2026

To All Concerned Parties

Company: Loadstar Capital K.K.
Representative: Tatsushi Iwano, President
(Code: 3482 Tokyo Stock Exchange Prime Market)
Inquiries: Takuya Kawabata, CFO
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Notice of Sale of Real Estate

Loadstar Capital K.K. (the "Company") hereby announces that its Board of Directors resolved today on the sale of real estate as described below.

I. Summary of Property

- Property type: Office, parking lot
- Location: Shinagawa-ku, Tokyo
- Structure: Steel-framed reinforced concrete with a flat roof, 8 floors with 1 basement

II. Overview of Buyer and Transaction

Due to the duty of confidentiality under the real estate purchase and sales agreement with the buyer (a corporation), we will not disclose the name of the buyer and the sales price (the sales price is more than 10% of the Company's consolidated net sales of 44,633 million yen for the fiscal year ended December 31, 2025). We do not have any matter to specify regarding capital relationship, personnel relationship, business relationship, and related parties between the Company and the buyer.

III. Schedule of Sale

1. Date of Contract: June 26, 2026
2. Date of Settlement: June 30, 2026 (Scheduled)

IV. Future Outlook

We have taken into account the impact of the sale of this property on our business performance etc. in our consolidated earnings forecast for the fiscal year ending December 31, 2026.