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July 30, 2026

To All Concerned Parties

Company: Loadstar Capital K.K.
Representative: Tatsushi Iwano, President
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# Notice of Acquisition of Real Estate and Borrowing of Funds

Loadstar Capital K.K. (the "Company") announces today that its Board of Directors has resolved to acquire real estate and to borrow funds for part of this acquisition. Details are as follows.

## I. Summary of Property

- Property type: Office, clinic, retail store and garage
- Location: Chuo-ku, Tokyo
- Structure: Steel-framed with a flat roof, 12 floors

## II. Overview of Seller

Due to the duty of confidentiality under the contract with the seller (a corporation) in the Purchase and Sales Agreement, we will not disclose the name of the seller and the acquisition price (The acquisition price is equivalent to or more than 30% of the Company's consolidated net assets of 32,943 million yen for the fiscal year ended December 31, 2025).

We do not have any matter to specify regarding capital relationship, personal relationship, business relationship, and related parties between the Company and the seller.

## III. Schedule of Acquisition

1. Date of Contract: July 31, 2026
2. Date of Settlement: August 31, 2026 (scheduled)

## IV. Summary of Borrowing of Funds

1. Use of Funds: For the acquisition of real estate
2. Lender: Mizuho Bank, Ltd.
3. Loan amount: 9.5 billion yen
4. Date of Borrowing: August 31, 2026 (scheduled)

## V. Future Outlook

The impact of the above acquisition of real estate on the Company's business performance for the fiscal year ending December 31, 2026 is expected to be minor. If any impact on our business performance or other items is projected, we will make an announcement as early as possible.