JINUSHI Co., Ltd.

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FASF MEMBERSHIP

August 27, 2026

Company name: JINUSHI Co., Ltd.

Name of representative: Hirofumi Nishira, Representative Director and President

(Securities code: 3252; TSE Prime)

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Notice Concerning the Sale of Real Estate for Sale to "JINUSHI FUND"

JINUSHI Co., Ltd. (the "Company") hereby announces that it has resolved, at a meeting of the Board of Directors held today, to sell real estate for sale to "JINUSHI FUND", whose investor is Mitsubishi HC Capital Realty Inc. ("Realty"), a wholly owned subsidiary of Mitsubishi HC Capital Inc., as described below.

- Sale to "JINUSHI FUND" to respond to the acceleration of purchases. (Sale price: ¥11.3 billion)
- Realty will incorporate leased land into its portfolio as a new asset class.

1. Overview of the Transaction, the Properties to Be Sold, and the Buyer

As announced in the "Notice Concerning Execution of a Basic Agreement on the Formation of 'JINUSHI FUND' with Mitsubishi HC Capital Realty Inc. as Investor" dated November 6, 2025, the Company has been in discussions with Realty, which is considering adding leased land as a new asset class to its portfolio, regarding the formation of "JINUSHI FUND."

Based on the above, the Company has decided to sell real estate for sale to "JINUSHI FUND."



(1) Overview of the Properties to Be Sold

No.	Location	Category*3	Site area*4	Sale price
(i)	Ooka, Numazu-shi, Shizuoka	Land	23,202 ㎡	¥11,390 million
(ii)	Sakurabashi 3-chome, Tsu-shi, Mie	Land	29,871 ㎡	
(iii)	Keyakidai 4-chome, Moriya-shi, Ibaraki	Land	39,460 ㎡	

(2) Overview of the Buyer

Name	MHC JINUSHI FUND G.K.	
Location	1-4-1 Nihonbashi, Chuo-ku, Tokyo	
Title and name of representative	Representative Member: General Incorporated Association Village Twelve Person Responsible for Execution of Duties: Takanori Mishina	
Business description	i. Acquisition, holding, and disposal of real estate trust beneficiary rights ii. Purchase, sale, leasing, management, acquisition, holding, disposal, and utilization of real estate iii. All other businesses incidental or related to the preceding items	
Share capital	¥100 thousand	
Date of establishment	August 3, 2026	
Net assets	Not disclosed	
Total assets	Not disclosed	
Major shareholders and shareholding ratio	General Incorporated Association Village Twelve 100%	
Relationship between the Company and the said company	Capital relationship	None
	Personnel relationship	None
	Business relationship	The Company expects to be engaged by MHC JINUSHI FUND G.K. to provide sub-asset management services*2 and property management services.
	Related party relationship	None

(3) Scheduled

	Property No. (i) and (ii)	Property No. (iii)
Date of sale and purchase agreement	August 31, 2026	
Date of settlement and transfer of properties	September 30, 2026 (planned)	Late December 2026 (planned)

2. Impact on Financial Results

The impact of this sale on the consolidated financial results for the fiscal year ending December 31, 2026 has already been incorporated into the consolidated forecast for the fiscal year ending December 31, 2026 announced on February 12, 2026.

The total sale price for the three properties is 11,390 million yen, which is equal to or greater than 10% of consolidated net sales of 76,327 million yen for the fiscal year ended December 31, 2025, thereby meeting the applicable timely disclosure threshold.

(Reference) Consolidated Forecast for the Current Fiscal Year and Consolidated Results for the Previous Fiscal Year

	Net sales	Operating profit	Ordinary profit	Profit attributable to owners of parent	Net profit per share
FY12/26 Consolidated Forecast (Announced on Feb.12, 2026)	Million yen 100,000	Million yen 12,000	Million yen 9,000	Million yen 8,000	yen 386.62
FY12/25 Results	76,327	8,603	7,191	7,369	357.07

*1: The operational structure is based on current assumptions.

*2: This applies to some of the properties.

*3: The type of trust asset is shown for trust beneficiary rights.

*4: The decimal places in the site area have been rounded to the nearest whole number.

<Responding to the Acceleration of Purchases: The Company's Sales Pattern after the Formation of "JINUSHI FUND">

Since its company name change in 2022, the Company has been promoting three growth strategies; "Tenant business sector diversification", "Expand to more areas", and "JINUSHI LEASEBACK proposals."

In addition to these three strategies, social changes such as the TSE reform, investor demands, and rising construction costs have served as tailwinds, driving accelerated purchases.

Under these circumstances, in addition to the strong investor demand for JINUSHI REIT and bridge schemes with leasing companies that grant JINUSHI REIT preferential negotiation rights, the Company will utilize "JINUSHI FUND" to manage its balance sheet efficiently while pursuing further expansion of acquisitions and sustainable profit growth.

