JINUSHI Co., Ltd.

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FASF MEMBERSHIP

September 29, 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

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, as described below.

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

(1) Overview of the Property to Be Sold

Location	Category*1	Site area*2	Sale price
Hineno, Izumisano-shi, Osaka	Land	89,712 ㎡	¥9,000 million

(2) Overview of the Buyer

Name	MUFG F&L Solutions Co., Ltd.
Location	2-27-1, Shinkawa, Chuo-ku, Tokyo
Title and name of representative	Representative Director and President Sakae Hashizume
Business description	Purchase, sale, and leasing of various properties Real estate leasing, buying and selling, and intermediary business, etc. Holding and investment of securities and other financial instruments Aircraft sales intermediary and asset management
Share capital	¥15 million
Date of establishment	July 1983
Net assets	Not disclosed
Total assets	¥7,692 million (as of December 31, 2025)

Major shareholders and shareholding ratio	MUFG Finance and Leasing Co., Ltd. 100%	
Relationship between the Company and the said company	Capital relationship	None
	Personnel relationship	None
	Business relationship	There is a track record of property transactions.
	Related party relationship	None

(3) Overview of the Transaction

This sale is conducted under a bridge scheme for JINUSHI Private REIT Investment Corporation (hereinafter "JINUSHI REIT"), for which the Company serves as its sponsor and JINUSHI Asset Management Co., Ltd. (hereinafter "JINUSHI AM"), a wholly owned subsidiary of the Company, serves as the asset manager .

If MUFG F&L Solutions Co., Ltd. sells the property, JINUSHI REIT or a third party designated by JINUSHI AM (including any third party selected in consultation with MUFG F&L Solutions Co., Ltd.) shall have a preferential negotiation right with respect to the acquisition of the property.

(4) Schedule

Date of sale and purchase agreement	October 16, 2026 (planned)
Date of settlement and transfer of the property	October 20, 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 sale price is 9,000 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 type of trust asset is shown for trust beneficiary rights.

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