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

October 22, 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: Hotel and retail store
- Location: Shinjuku-ku, Tokyo
- Structure: Steel-framed with a flat roof, 12 floors

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 have a business relationship with the Buyer in connection with the operations of the hotel. However, there are no capital or personnel relationships between the Company and the Buyer, nor are there any other matters to be noted with respect to related parties.

III. Schedule of Sale

1. Date of Contract: October 23, 2026
2. Date of Settlement: December 15, 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.