

February 16, 2022

Dear All:

Company name	Japan Living Warranty Inc.
Name of representative person	Yoshitaka Adachi Representative director and president (Code: 7320 TSE Mothers)
Contact	Atsushi Yoshikawa Director and General Manager of the Administrative Division (TEL : 03-6276-0401)

Announcement of the Acquisition of the Fixed Asset (Income Property)

Japan Living Warranty Inc. hereby announces that its board of directors has resolved at a meeting held on February 16, 2022 to acquire fixed asset (income property) as follows.

Notice

1. Reason for the acquisition

The Company has decided to acquire the income property as one of the measures to make appropriate use of its own funds and obtain a stable flow of investment income.

The ownership and continuous management of the income property will have a synergetic effect on the development of comprehensive solutions with respect to the “Total Home Management,” the Company’s principal business areas of housing equipment warranty, periodic inspections and minor repairs

2. Overview of the fixed asset to be acquired

Location	Name	Land (acreage)	Building		
			Total floor area	Building year	Structure
Setagaya-ku, Tokyo	Apartment building	234.34㎡	433.15㎡	July 2019	Ferroconcrete structure concrete-roofed 3-story 1basement floor

Acquisition price	Acquisition funds	Transaction agreement date	Property delivery date
361million yen	Own funds& borrowings from financial institution	February 21,2022 (plan)	End-March 2022 (plan)



3. Overview of the seller

Although the seller is a domestic corporation, we will refrain from disclosing the outline due to the confidentiality obligation under the contract.

There are no particular matters to be noted between the Company and the seller, including capital ties, personal relationships, business relations and related parties.

4. Overview of the borrowing of funds

The Company plans to borrow funds from financial institutions in order to cover part of the funds to acquire the income property.

The amount of borrowings is expected to be less than 30% of the consolidated net assets for the business year ended in June 2021.

5. Outlook

The acquisition of the fixed asset is expected to have only a minor impact on the consolidated financial performance of the Japan Living Warranty Group.