Security Code: 8897

June 3, 2022

Tekko Building 16F 1-8-2, Marunouchi, Chiyoda-Ku, Tokyo, Japan

Takara Leben Co., Ltd.

Kazuichi Shimada, President and Representative Director, CEO

Notice of the 50th Ordinary General Meeting of Shareholders

Takara Leben Co., Ltd. (the "Company") announces that it will hold the 50th Ordinary General Meeting of Shareholders as described below.

To prevent COVID-19 infections, please do not visit the meeting venue on the day of the meeting. You may exercise your voting rights in advance in writing or via the internet in lieu of voting in person at the meeting. After reviewing the following reference documents for the general meeting of shareholders, please exercise your voting rights following the instructions below no later than 6:00 p.m. on Thursday, June 23, 2022 (Japan time).

Date and Time:	10:00 a.m. on Friday, June 24, 2022 (reception starts at 9:30 a.m.)			
Place of the Meeting:	Tekko Conference Room, 4th Fl., South Tower, Tekko Building, 1-8-2, Marunouchi, Chiyoda-Ku, Tokyo			
Purpose of the Meeting	Matters for Reporting: (1) Business report and the Consolidated Financial Statements, for the 50th Fiscal Year (from April 1, 2021 to March 31, 2022), as well as the audit reports of the Accounting Auditor and the Audit & Supervisory Board for Consolidated Financial Statements. (2) Non-Consolidated Financial Statements for the 50th Fiscal Year (from April 1, 2021 to March 31, 2022).			
	Matters for Resolution: Proposal 1: Appropriation of Surplus Proposal 2: Partial Amendment to the Articles of Incorporation (1) Proposal 3: Partial Amendment to the Articles of Incorporation (2) Proposal 4: Election of Twelve (12) Directors Proposal 5: Election of Two (2) Auditors Proposal 6: Election of One (1) Substitute Auditor			

Disclosure on the internet

- Pursuant to laws and regulations of Japan and provisions in Article 17 of the Articles of Incorporation, these items are published on the Company's
 Japanese website (https://www.leben.co.jp/ir/procedure.html)
 - (i) Business Report: Status of Stock Acquisition Rights and Necessary Systems to Ensure Appropriate Operations and Status of Operations of the Systems
 - (ii) Consolidated Financial Statements: Consolidated Statements of Changes in Shareholders' Equity and Notes to Consolidated Financial Statements
 - (iii) Non-Consolidated Financial Statements: Non-Consolidated Statements of Changes in Shareholders' Equity and Notes to Non-Consolidated Financial Statements
 - These items are included in the Business Report, Consolidated Financial Statements and Non-consolidated Financial Statements audited by the Audit & Supervisory Board members to prepare the Audit Report and by the Accounting Auditor to prepare the Accounting Audit Report.
- If circumstances arise whereby revisions should be made to the contents of the reference documents for the General Meeting of Shareholders, the business report, consolidated financial statements, and non-consolidated financial statements, such notification shall be published on the following Company's website (https://www.leben.co.jp/)

Reference Documents for the General Meeting of Shareholders

Proposals and Reference Issues

Proposal 1	Appropriation of Surplus	
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The Company considers that returning its profits to shareholders is one of its most important management issues, and on the basis of maintaining stable dividends, the Company would like to pay the year-end dividend for the fiscal year under review in light of the business development planned for the future.

Matte	rs related to year-end dividends
	Type of dividend property:
1	Cash
2	Allotment of dividend property to shareholders and total amount: \$\text{\tex{\tex
	Effective date of the dividends of surplus:
3	June 27, 2022

Proposal 2

Partial Amendment to the Articles of Incorporation (1)

1. Reason for proposal

Since its founding, the Company together with its affiliates have been consistently providing "ideal, affordable housing that anyone can buy with confidence" under its corporate vision, "think happiness and create happiness." In recent years, however, the business has faced a number of external challenges, such as a declining birthrate, an aging population and regional depopulation.

Therefore, the Company has established a new goal of contributing to local communities across Japan by enhancing its strengths in local markets in addition to real estate as its primary sector, which had been the mainstay business in the past. The Company is striving to create sustainable future urban spaces with the goal of establishing smart infrastructure through inter-industry alliances and with the cooperation of local governments. In recent years, the asset management business in real estate and energy as well as the renewable energy business have been established as the second and third core businesses. The Medium-Term Management Plan announced in May 2021 includes the establishment of national brands as a long-term vision and aims to maximize corporate value and achieve sustained growth for all Takara Leben group companies working as one through the expansion of existing businesses, synergy maximization, active ESG activities, increased productivity based on digital transformation (DX), and the creation of new services.

In this business environment, the Company considers it essential to build a system enabling speedier and more flexible management decision-making, clearly assess segment profitability and business responsibility, effectively use management resources, and further strengthen governance and ESG management as a company listed on the Prime Market. As such, it is optimal for the Company to shift to a pure holding company system.

For the above reasons, on October 1, 2022 (plan), the Company will transfer the group management business (including businesses related to tasks required for the operation of the Company as a holding company listed on the stock market) and the rights and obligations associated with all of its businesses, excluding energy and asset management, to Takara Leben West Japan Co., Ltd. (the "Succeeding Company"), a wholly owned subsidiary of the Company, and will shift to a holding company structure (this absorption-type company split will be referred to as the "Absorption-type Company Split" in the following). In connection with this, the Company will revise Article 1 (Trade Name) and Article 2 (Purpose) of the current Articles of Incorporation.

Reasons for the revision of the Articles of Incorporation are as follows:

(1) Change of trading name

The trade name of the Company will be changed to MIRARTH Holdings, Inc. due to the shift to the holding company system. This new trade name is a portmanteau of the Japanese word *mirai* (future) and Earth. This trade name reflects the Company's aspiration to evolve into a company that creates a happy future for people and the Earth through its contributions to all regions. To this end, the Company believes it will be necessary to combine the skills of its group companies developed over the years and take on more challenges in its three domains, namely real estate, renewable energy, and financial services. As the representative of the group, the Company will facilitate the creation of synergy by other companies in the group across the boundaries of industries with the aim of generating new value added and achieving sustained growth.

(2) Change of business objectives

The current Article 2 (Purpose) of the Articles of Incorporation will be revised in line with the business after the shift to the holding company system.

The revision of the Articles of Incorporation based on this proposal will take effect on the effective date of the Absorption-type Company Split on the condition that the Absorption-type Company Split will come into effect.

(The changes are underlined.)

		(The changes are underlined.)			
	Current Articles of Incorporation	Proposed Amendments			
Chapter 1	General Provisions	Chapter 1 General Provisions			
(Trade Na	me)	(Trade Name)			
Article 1.	The Company shall be called <u>Kabushiki Kaisha</u> <u>Takara Leben</u> , which shall be expressed in English as <u>Takara Leben Co., Ltd.</u>	Article 1.	The Company shall be called MIRARTH Holdings Kabushiki Kaisha, which shall be expressed in English as MIRARTH Holdings, Inc.		
(Purpose)		(Purpose)			
Article 2.	The purpose of the Company shall be to engage in the following businesses:		the following businesses and to control and manage the business activities of companies or other business entities engaging in the following businesses in and outside Japan by acquiring and holding shares or equity in them.		
<u>1.</u>	Sale, brokerage, management, and rental/lease of real estate	<u>1.</u>	Operations concerning selling and buying, brokerage, rental/lease, management, holding, investment, consulting, and appraisal of real estate		
<u>2.</u>	Real estate appraisal	<u>2.</u>	Undertaking, design, supervision, and construction for architectural works, civil engineering, landscaping, and interior finishing		
3.	Possession, investment, and selling and buying of securities	3.	Operation related to sale, sales agency, brokerage, and import and export of construction materials, furniture, household electric appliances, indoor ornaments, air conditioners, kitchen facilities, and water supply and drainage facilities		
<u>4.</u>	Possession and selling and buying of beneficial interests in real estate trust	<u>4.</u>	Excavation, construction, selling and buying, and mediation for mineral springs or fountainheads		
<u>5.</u>	General construction and design works	<u>5.</u>	Selling and buying and brokerage of membership of hotels, sports facilities attached to hotels, and golf club membership		
<u>6.</u>	Civil engineering works and housing land development	<u>6.</u>	Sale of water purifiers, water activators, microscopic bubble generators, and other housing facilities		
<u>7.</u>	Design and construction of water supply and drainage facilities	<u>7.</u>	Leasing, leasing agency, and rental business		
<u>8.</u>	Sale of construction material sets and civil engineering materials	8.	Power generation using natural energy and other sources, management and operation of electricity businesses, power supply and sale, planning, design, construction, sale, management, maintenance, leasing, rental, and consulting related to power generation business, facilities, and equipment		

Current Articles of Incorporation	Proposed Amendments
9. Financial business	9. Selling and buying and brokerage of electric power and other Specified-Scale Electricity Businesses
10. Purchase of money claims, installment loan purchase, and debt collection agency	10. Financial business, purchase of money claims, installment loan purchase, and debt collection agency
11. Non-life insurance agency	11. Non-life insurance agency, operations related to solicitation of life insurance, insurance agency based on the Act on Securing Compensation for Automobile Accidents
12. Mortgage guarantee for financial institutions	12. Mortgage guarantee and contracted clerical service for financial institutions
13. Planning, design, and construction of medium- to high-rise housing	13. Possession, investment, and selling and buying of securities
14. Measurement, geological investigation, and radio wave survey	14. Possession and selling and buying of beneficial interests in real estate trust
15. Planning advertisement and promotion, production, and research	15. Capital contribution and selling and buying, brokerage, and management of equity interest in specific purpose companies, special purpose companies (companies specified in the regulations for terms, formats, and preparation method for financial statements), and real estate investment trusts
16. Selling and buying and brokerage of membership of hotels, sports facilities attached to hotels, and golf club membership	16. Type II Financial Instruments Business specified in the Financial Instruments and Exchange Act and investment advisory, agency, and investment management
17. Excavation, construction, selling and buying, and mediation for mineral springs or fountainheads	17. Specified joint real estate business based on the Act on Specified Joint Real Estate Ventures
18. Sale of water purifiers, water activators, microscopic bubble generators, and other housing facilities	18. Planning, operation, and management of restaurants, hotels, and lodging facilities such as inns and private lodging business, private lodging management, and private lodging agency based on the Housing Accommodation Act
19. Power generation using natural energy and other sources, management and operation of electricity businesses, power supply and sale, planning, design, construction, sale, management, maintenance, leasing, rental, and consulting related to power generation business, facilities, and equipment	19. Tourist business and travel agency
20. Distribution, referral, and sales agency for introduction and installation of housing facilities and equipment	20. Business based on Long-Term Care Insurance Act

Current Articles of Incorporation	Proposed Amendments
21. Selling and buying and brokerage of electric power and other Specified-Scale Electricity Businesses	21. Sale of medical instruments, long-term care equipment, social welfare equipment, health food products, and home exercise machines
22. Planning, operation, and management of restaurants	22. Management of health training facilities and training guidance for the use of the facilities
23. Planning, operation, and management of lodging facilities such as hotels and inns	23. Planning advertisement and promotion, production, and research
24. Capital contribution and selling and buying, brokerage, and management of equity interest in specific purpose companies, special purpose companies (companies specified in the regulations for terms, formats, and preparation method for financial statements), and real estate investment trusts	24. Operations related to market research
25. Private lodging business, private lodging management business, and private lodging agency business based on the Housing Accommodation Act	25. Planning, holding and operating lectures, seminars, etc.
(New)	26. Transportation agency
(New)	27. Security services
26. All activities accompanying or relating to any of the above	28. All activities accompanying or relating to any of the above

Partial Amendment to the Articles of Incorporation (2)

1. Reason for proposal

(1) Partial revision of the Articles of Incorporation to allow an Ordinary General Meeting of Shareholders to be held without specifying the venue

The Act for Partially Amending the Industrial Competitiveness Enhancement Act and Other Related (Act No. 70 of 2021) came into force on June 16, 2021, allowing listed companies to hold shareholders' meetings without specifying a physical venue under certain conditions by specifying these matters in their Articles of Incorporation. (shareholders meeting that enables Directors, shareholders, and others to attend the meeting, using the Internet, etc.) In response to this change in the law, the Company will revise Article 13 of the current Articles of Incorporation, considering that expanding options for the format of holding a General Meeting of Shareholders will be in the interest of its shareholders and taking into account serious disasters such as infectious diseases and major natural disasters, as well as progress in the digitization of society. The Company has received confirmation from the Minister of Economy, Trade and Industry and the Minister of Justice that it meets the requirements of the Ordinance of the Ministry of Economy, Trade and Industry and the Ordinance of the Ministry of Justice specified in paragraph 1, Article 66 of the Act on Strengthening Industrial Competitiveness (Act No. 98 of 2013).

- (2) Partial revision of the Articles of Incorporation due to the adoption of electronic disclosure system. The amended provisions stipulated in the proviso of Article 1 of the Supplementary Provisions of the Act Partially Amending the Companies Act (Act No.70 of 2019) are due to come into effect on September 1, 2022. Accordingly, the Company proposes amending its Articles of Incorporation to prepare for adoption of a system for the electronic provision of materials for the General Meeting of Shareholders. Details are as follows.
 - (i) Paragraph 1 of Article 17 in the proposed amendments stipulates to the effect that the Company shall take the electronic provision measures with respect to information that constitutes the content of reference materials for the General Meeting of Shareholders.
 - (ii) Article 17-2 in the proposed amendments establishes provisions to limit the scope of matters to be stated in the document that will be issued to shareholders who requested the issuance of the document.
 - (iii) Since the provisions on Disclosure on the Internet and De Facto Provision of Shareholders' General Meeting Reference Documents, etc. (Article 17 of the current Articles of Incorporation) will no longer be necessary, the Company proposes deleting these provisions.
 - (iv) With the establishment and deletion of provisions described above, supplementary provisions on effective date, etc. shall be established.

(3) Other

Expressions, words, and phrases will be revised as necessary.

(The changes are underline

	(The changes are underlined.)		
Current Articles of Incorporation	Proposed Amendments		
Chapter 3 General Meeting of Shareholders	Chapter 3 General Meeting of Shareholders		
(Convocation of Shareholders Meetings)	(Convocation of Shareholders Meetings)		
Article 13. The Ordinary General Meeting of Shareholders of the Company shall be convened in June each year, and an Extraordinary Meeting of Shareholders shall be convened whenever necessary.	Article 13. The Ordinary General Meeting of Shareholders of the Company shall be convened in June each year, and an Extraordinary Meeting of Shareholders shall be convened whenever necessary.		
(New)	2. The Company may hold its General Meeting of Shareholders as a shareholders meeting without a designated location.		
(Disclosure via Internet of Reference Documents for General Meeting of Shareholders, etc. and Deemed Provision) Article 17. When convening the General Meeting of Shareholders, the Company may consider the information disclosed on the matters that should be specified or displayed in Reference Documents for the General Meeting of Shareholders, business reports, financial statements, and consolidated financial statements via methods that use the internet pursuant to the Ministry of Justice ordinance as having been provided to the shareholders. (New)	(Electronic Provision Measure, etc.) Article 17. Upon convening a General Meeting of Shareholders, the Company shall take the electronic provision measure with respect to		
	information that constitutes the content of Reference Documents for the General Meeting of Shareholders, etc. 2. The Company may omit all or part of information specified in the Ordinance of the Ministry of Justice and provided in an electronic form from documents delivered to shareholders who have requested paper-form documents before the record date of voting rights.		
Chapter 4 Directors and Board of Directors	Chapter 4 Directors and Board of Directors		
(Representative Director and Executive Directors)	(Representative Director)		
Article 22. The Board of Directors shall elect a representative director by its resolution.	Article 22. The Board of Directors shall elect a representative director by its resolution.		

Current Articles of Incorporation	Proposed Amendments
(New)	Supplementary Provision
	1. The deletion of Article 17 (Disclosure on the
	Internet and De Facto Provision of General
	Shareholders Meeting Reference Documents, etc.)
	of the existing Articles of Incorporation and the
	establishment of Article 17 (Electronic Provision
	Measure, etc.) in amended Articles of
	Incorporation shall take effect on September 1,
	<u>2022.</u>
	2. Notwithstanding the provisions of the preceding
	paragraph, Article 17 (Disclosure on the Internet
	and De Facto Provision of General Shareholders
	Meeting Reference Documents, etc.) of the
	existing Articles of Incorporation shall remain in
	force with respect to a general meeting of
	shareholders to be held by February 28, 2023.
	3. These Supplementary Provisions shall be deleted
	on March 1, 2023 or the date on which three (3)
	months have elapsed from the date of the General
	Meeting of Shareholders under the preceding
	paragraph, whichever is later.

Proposal 4 | Election of Twelve (12) Directors

The term of office of all the Directors (12 Directors) will expire at the conclusion of this General Meeting of Shareholders. Therefore, the Company proposes the election of twelve (12) Directors, including four (4) Outside Directors.

The candidates for director are as follows.

No.			Name			Positions and responsibility in the Company
1	For reelection	Yoshio Murayama	(Age: 76)			Director and Chairman
2	For reelection	Kazuichi Shimada	(Age: 56)			Representative Director and CEO and President Executive Officer
3	For reelection	Kazuyuki Shimizu	(Age: 58)			Director, COO, and Vice- President Executive Officer (Director in charge of Corporate Planning Division and CSR)
4	For reelection	Masashi Yamamoto	(Age: 62)			Director, CFO, Managing Executive Officer and Executive General Manager of Administrative Division
5	For reelection	Masahiro Yoshida	(Age: 47)			Director, Managing Executive Officer and Executive General Manager of Condominium Businesses Division
6	For reelection	Shoichi Akisawa	(Age: 57)			Director, Managing Executive Officer and General Manager of Investment and Development Business Division
7	For reelection	Hiroshi Iwamoto	(Age: 46)			Director, Managing Executive Officer, General Manager of Urban Development Businesses Division, and General Manager of International Division (incumbent)
8	For reelection	Mika Takaara	(Age: 55)			Director, Executive Officer, General Manager of the Business Development Promotion Office, and Manager of Business Development Promotion Division
9	For reelection	Kenji Kawada	(Age: 72)	Outside Director	Independent officer	Director
10	For reelection	Chiaki Tsuji	(Age: 69)	Outside Director	Independent officer	Director
11	For reelection	Keiko Yamahira	(Age: 61)	Outside Director	Independent officer	Director
12	For election	Naohito Yamagishi	(Age: 60)	Outside Director	Independent officer	_

No. 1	Career summary	, positions and responsibility:				
	September 1972	Established the Company, Senior Managing Director	April 2014	Representative Director and Chairman		
Yoshio Murayama	March 1973	Representative Director and	June 2016	Director and Chairman (incumbent)		
(Date of birth: August 28, 1945; Age: 76)	President April 2012 Representative Director and President and CEO					
For reelection	Reasons for nomination of the candidate for Director					
Number of the Company's shares held: 25,633,600	Mr. Yoshio Murayama has been involved in the management of the Company for many years, and assumed the office of Director and Chairman of the Company in June 2016. The Company considers him to be an appropriate human resource for business execution aiming for the sustainable growth and medium- to long-term improvement of corporate value because of his ample experience and wide range of knowledge of company management, and therefore nominates him as a candidate for reappointment as Director.					

No. 2	Career summary, positions and responsibility:					
	May 1987	Joined the Company	April 2014	Representative Director and		
17 . 1 . 61 . 1	June 1998	Director, General Manager of		President and CEO and COO and		
Kazuichi Shimada		Development Division		CFO		
(Date of birth: December 4,	June 2000	Managing Director and Executive	April 2019	Representative Director and		
1965; Age: 56)		General Manager of Development		President and CEO		
1903, Age. 30)		Division	June 2019	Representative Director and CEO		
For reelection		General Manager of Development		and President Executive Officer		
		Division and General Manager of		(incumbent)		
		Building Division				
Number of the Company's	June 2006	Representative Director, Vice				
shares held:		President and Executive General				
735,400		Manager of Development Division				
	April 2012	Representative Director, Vice				
		President and COO and CFO and				
		Executive General Manager of				
		General Planning Division				
	Reasons for nomination of the candidate for Director					
	Mr. Kazuichi Shimada has demonstrated strong leadership in the improvement of corporate value since he					
	assumed the office as Representative Director and President in April 2014. The Company considers him to be an					
	appropriate human resource for business execution aiming for the sustainable growth and medium- to long-term improvement of corporate value and therefore nominates him as a candidate for reappointment as Director.					

No. 3	Career summary	, positions and responsibility:		
	April 1987	Joined Toyota Motor Corporation	June 2019	Director, COO, and Vice- President
1:01:	October 2004	Joined Leben Community Co., Ltd.		Executive Officer
Kazuyuki Shimizu	April 2007	Director, Leben Community Co.,	April 2021	Director, COO, and Vice-President
(Date of birth: August 16, 1963;		Ltd.		Executive Officer (Director in
Age: 58)	May 2009	Managing Director, Leben		charge of Corporate Planning
11gc. 50)		Community Co., Ltd.		Division and CSR) (incumbent)
For reelection	May 2014	Senior Managing Director, Leben		
		Community Co., Ltd.		
	May 2016	Representative Director and Vice		
Number of the Company's		President, Leben Community Co.,		
shares held:		Ltd.		
70,900	June 2018	Representative Director, Takara		
		Leben West Japan Co., Ltd		
	June 2018	Representative Director, Vice		
		President		
	April 2019	Representative Director, Vice		
		President and COO		
	Significant con	current holding of positions] Directo	r, Leben Commu	nity Co., Ltd.
	Passons for n	omination of the candidate for Directo	a•	
			=	Sale Comments In 2010 May 2
		•		of the Company in June 2018, Mr. Kazuyuki
		٥		corporate value. The Company continues to
			•	talent, experience in the real estate industry well as his excellent character and insight.
	ioi many year	s and abundant knowledge in corporat	e management as	wen as his excellent character and hisight.

No. 4	Career summa	ary, positions and responsibility:		
	April 2006	General Manager of Ueda	April 2018	Director, Executive Officer,
£ 1.37		Corporate Sales, Sumitomo Mitsui		Executive General Manager of
Masashi Yamamoto		Banking Corporation		General Planning Division, General
N. 1 Chi. d. J	April 2009	General Manager of Kamata		Manager of Control Group of
Date of birth: January 11, 1960		Corporate Sales, Sumitomo Mitsui		Corporate Planning, and General
Age: 62)		Banking Corporation		Manager of Corporate Planning
For reelection	April 2011	General Manager of Sapporo	April 2019	Director, CFO, Executive Officer,
	1	Corporate Sales, Sumitomo Mitsui	-	and Executive General Manager of
		Banking Corporation		General Planning Division
Number of the Company's	April 2014	Trustee, Executive General	April 2020	Director, CFO, and Managing
shares held:	1	Manager of Central Tokyo	•	Executive General Manager of
63,900		Corporate Sales, Executive General		General Planning Division
		Manager of Tokyo-East Corporate	April 2021	Director, CFO, and Managing
		Sales, and Executive General	-	Executive General Manager of
		Manager of East Japan extended-		Administrative Division
		spectrum Corporate Sales,		(incumbent)
		Sumitomo Mitsui Banking		
		Corporation		
	May 2016	Joined the Company		
		General Manager of General		
		Affairs Division and General		
		Planning Division		
	June 2017	Director, Executive Officer,		
		Executive General Manager of		
		General Planning Division, General		
		Manager of Control Group of		
		Corporate Planning, General		
		Manager of Personnel and General		
		Manager of Corporate Planning		
	Reasons for	nomination of the candidate for Directo	r	
	Mr Macach	ni Vamamoto has extensive experience i	n financial inetit	tutions and deep insight about management
		*		rce for business execution aiming for th
	_	•		orate value and therefore nominates him as
		or reappointment as Director.	venient of corpo	State value and incretore nonlinates fiffi as

No. 5	Career summar	Career summary, positions and responsibility:						
Masahiro Yoshida (Date of birth: November 1, 1974; Age: 47)	March 2001 October 2011 April 2014	Joined the Company General Manager of 2nd Sales Division, Sales Division Executive Officer and General Manager of 2nd Group of Sales	April 2020	Director, Managing Executive Officer, Executive General Manager of Sales Division and General Manager of Sales Administration Division				
For reelection Number of the Company's shares held:	January 2015 June 2019	Division Representative Director, Takara Leben Tohoku Co., Ltd. Director, Managing Executive Officer and Executive General Manager of Sales Division	April 2021	Director, Managing Executive Officer and Executive General Manager of Condominium Businesses Division (incumbent)				
61,500	Since his app the enhancen Director beca	nent of the Company's corporate valu	in June 2019, Mr e. The Company or rience in the real e	. Masahiro Yoshida has been contributing to continues to nominate him as a candidate for estate industry for many years and abundant er and insight.				

No. 6	Career summary	, positions and responsibility:			
Shoichi Akisawa	April 1988	Joined Towa Real Estate Development Co., Ltd. (present Mitsubishi Estate Residence Co.,	February 2012	Representative Director, Fan Investment Co., Ltd. (present Star Mica Property Co., Ltd.)	
(Date of birth: May 10, 1965; Age: 57)	May 1997	Ltd.) Representative Director, Atech Co., Ltd.	December 2014 June 2016	Representative Director, Star Mica Co., Ltd. Representative Director, Rising	
For reelection	January 2002	Director, Intus Co., Ltd.	5 and 2 010	Force Co., Ltd.	
	February 2004	Corporate Officer, Pacific June 2019		Director and Executive Officer and Executive General Manager of	
Number of the Company's		Pacific Holdings Co., Ltd.)		Investment and Development	
shares held:	June 2008	Representative Director, Pacific		Division	
41,800	June 2008	Realty Co., Ltd. April 2020 Representative Director, Pacific Properties Investment Co., Ltd.		Director, Managing Executive Officer and Executive General Manager of Investment and	
	January 2011	General Manager, Strategic Business Department, Star Mica Co., Ltd.	April 2021	Development Division Director and Managing Executive Officer and Executive General	
	February 2012	Director and General Manager, Strategic Business Division, Star Mica Co., Ltd.		Manager of Investment and Development Business Division (incumbent)	
	[Significant con	current holding of positions] Represe	ntative Director, L	eben Zestock Co., Ltd.	
	Since his app the enhancem Director beca	ent of the Company's corporate value.	in June 2019, Mr. The Company contract in the real est	Shoichi Akisawa has been contributing to ntinues to nominate him as a candidate for ate industry for many years and abundant and insight.	

No. 7	Career summary	, positions and responsibility:		
	October 2001	Joined the Company	April 2020	Senior Executive Officer, Executive
TT:1-: T	April 2015	General Manager of 1st Sales		General Manager of Development
Hiroshi Iwamoto		Division, 1st Sales Group, Sales		Division, General Manager of Eco-
Date of birth: October 28, 1975;		Division		energy Business Division and
Age: 46)	April 2016	General Manager of 1st Sales		General Manager of Overseas
Age. 40)		Group, Sales Division		Business Promotion Division
For reelection	April 2017	Executive Officer and General	June 2020	Director, Executive Officer,
		Manager of Overall Development		Executive General Manager of
		Group, Development Division		Development Division, General
Number of the Company's	November 2017	Executive Officer, General		Manager of Eco-energy Business
shares held:		Manager of Overall Development		Division and General Manager of
68,300		Group, Development Division and		Overseas Business Promotion
		General Manager of Overseas		Office
		Business Promotion Division	April 2021	Director, Managing Executive
	April 2019	Executive Officer, Vice Executive		Officer, Vise Executive General
		General Manager of Development		Manager of Condominium
		Division, General Manager of		Businesses Division, and Executive
		Overall Development Group and		General Manager of the Urban
		General Manager of Overseas		Development Division
		Business Promotion Division	April 2022	Director, Managing Executive
	June 2019	Senior Executive Officer, Vice		Officer, General Manager of Urban
	2017	Executive General Manager of		Development Businesses Division,
		Development Division, General		and General Manager of
		Manager of Overall Development		International Division (incumbent)
		Group and General Manager of		international Division (meanicent)
		Overseas Business Promotion		
		Division		
		Division		
	Reasons for no	omination of the candidate for Directo	r	
	Since his appo	ointment as Director of the Company	in June 2020, M	r. Hiroshi Iwamoto has been contributing to
	the enhanceme	ent of the Company's corporate value	. The Company of	continues to nominate him as a candidate for
	Director becau	ise of his talent, performance, and mar	ny years of exper	ience in the real estate industry as well as hi
	excellent char	acter and insight.		-

No. 8	Career summary	y, positions and responsibility:						
Mika Takaara	January 2000 April 2014	Joined the Company Manager of Control Group of Sales Division, General Manager of Sales	April 2018	Director, Executive Officer and General Manager of Overall Sales Group, Sales Division				
(Date of birth: August 8, 1966; Age: 55)	April 2015	Promotion Division and General Manager of Sales Planning Division Executive Officer, General	April 2019	Director, Executive Officer and Vice Executive General Manager of Sales Division				
For reelection		Manager of Overall Sales Group, Sales Division, General Manager of Sales Promotion Division and	April 2021	Director, Executive Officer, Manager of Business Development Promotion Office, and Manager of				
Number of the Company's shares held:		General Manager of Operation Division		Business Development Promotion Division (incumbent)				
95,900	June 2016	Director, Executive Officer, General Manager of Overall Sales Group, Sales Division, General Manager of Sales Promotion Division and General Manager of Operation Division						
	Reasons for nomination of the candidate for Director Ms. Mika Takaara has extensive experience in overall sales divisions and deep insight about management. To Company considers her to be an appropriate human resource for business execution aiming for the sustainal growth and medium- to long-term improvement of corporate value and therefore nominates her as a candidate reappointment as Director.							

No. 9		Career summary	, positions and responsibility:			
No. 9 Kenji Ka (Date of birth: Mare Age: 72 For reelection Independent officer Number of the C shares he 7,900	wada ch 29, 1950;) Outside Director	May 2003 June 2003 June 2006 June 2009 April 2011 January 2016	OFFICE (incumbent)		April 2016 June 2017 June 2017 June 2018 June 2021	Adviser, Fujitsu Research Institute Outside Director, PE&HR Co., Ltd. (incumbent) Outside Director, Takara Leben Co., Ltd. (incumbent) Outside Auditor, Konishi Co., Ltd. Outside Director, Konishi Co., Ltd. (Audit and Supervisory Committee member) (incumbent)
		Reasons for n Mr. Kenji Kav extensive exp considers that and therefore Director, Mr. its corporate from the pers duties, includ remuneration,	Out	side Diside Dinmitte de Dinagemente	Director, PE&HR Director, Konishi he member) rector and overvi ent of financial ir ht and a wide rang h to the managen ppointment as C any on the prome did the developme management cor ision of operation	Co., Ltd. Co., Ltd. (Audit and Supervisory

No. 10)	Career summary	, positions and responsibility:					
110.10	,	October 1976	Passed the National Bar Examination	April 2011	Member of Certified Evaluation and Accreditation for Law Schools.			
Chiaki T	Chiaki Tsuji April 1979		Registered with Tokyo Bar Association		Japan University Accreditation Association			
(Date of birth: Apr			Joined Eisoku Yamamoto Law Office	June 2017	Outside Director, Yorozu			
Age: 69		October 1988	Studied judicial systems in Germany		Corporation (Audit and Supervisory Committee member) (incumbent)			
For reelection	Outside Director	October 1990	Qualified as a lawyer in Germany (Japanese law)	April 2018	Visiting professor at Department of Law, Yamanashi Gakuin University			
Independent officer			Joined Peter Byer Law Firm Partner lawyer	June 2019	Outside Director, Keihin Corporation (now Hitachi Astemo,			
		April 1993	Lecturer (law and Constitution) at Bunka Women's University (now Bunka Gakuen University)	July 2019	Ltd.) Joined low office Kinoru Tokyo Partner lawyer (incumbent)			
Number of the C shares he		July 2001	Established Yoshioka Tsuji Total Law Offices	June 2021	Outside Director, Takara Leben Co., Ltd. (incumbent)			
12,000)	April 2004	Partner lawyer Professor (civil law) at Department of Law, Graduate School, Yamanashi Gakuin University					
		[Significant con-	current holding of positions] Outside		u Corporation (Audit and Supervisory			
				ttee member) lawyer, Kinoru T	Tokyo law office			
			nomination as a candidate for Outside l		1			
	While not previously involved in the Company's management other than her service as an Outside Director, Ms. Chiaki Tsuji has expertise, extensive experience, and an established track record as a lawyer in Japan and Germany. Therefore, the Company believes that she will contribute to the improvement of the transparency and supervisory functions of the Board of Directors and nominates her as a candidate for appointment as an Outside							
		Director. If el from a broad p of diversity. Soperations, th	lected as an Outside Director, Ms. Ts perspective, including her sharp insigh She is also expected to fulfill her dut	uji is expected to t and expertise as ies, including the on the remuneration	o advise the Company and provide opinions a lawyer and her perspective from a position e appropriate evaluation and supervision of on, election and dismissal of Directors as a			

No. 11	Career summar	ry, positions and responsibility:				
	April 1983	Joined Kubota House Co., Ltd.	June 2015	President and Representative		
Keiko Yamahira	April 2010	(now Sanyo Homes Corporation) Executive Officer, Sanyo Homes Corporation	April 2017	Director, Sanyo Homes Corporation Chairperson, Sanyo Homes Community Corporation		
(Date of birth: November 30,	June 2011	Director and Executive Officer, Sanyo Homes Corporation	June 2019	Outside Director, Joshin Denki Co., Ltd. (incumbent)		
1960; Age: 61)	June 2012	Director, Sanyo Reform Co., Ltd. (concurrent position)	June 2021	Outside Director, Fujitec Co., Ltd. Outside Director, Takara Leben		
For reelection Outside Director	June 2013	Director and Senior Executive Officer, Sanyo Homes Corporation		Co., Ltd. (incumbent)		
Independent		Director, Sun Advance, Inc. (concurrent position)				
officer		Director, Sanyo Homes Community Corporation (concurrent position)				
	[Significant co	ncurrent holding of positions] Outside	Director, Joshin	n Denki Co., Ltd.		
Number of the Company's			D			
shares held:		nomination as a candidate for Outside		*		
-	Ms. Keiko Yamahira has extensive experience and broad knowledge as a business manager in the real estatindustry. Therefore, the Company believes that she will contribute to the improvement of its supervisory function and nominates her as a candidate for appointment as an Outside Director. If elected as an Outside Director, M Yamahira is expected to advise the Company on promoting sustainable growth, the increase of its corporate val over medium- to long-term and the developing management policies and strategies from a broad perspective including her insight into corporate management and diversity. She is also expected to fulfill her duties, including appropriate evaluation and supervision of operations, through her roll in decisions on the remuneration, election and dismissal of Directors as a member of the remuneration advisory committee and nomination advisory committee.					

No. 12	Career summary	, positions and responsibility:		
	April 1986	Joined National Police Agency	August 2008	Counselor, Personnel and Pension
	April 1990	Director of Second Investigation		Bureau, Ministry of Internal Affairs
Naohito Yamagishi		Division, Criminal Investigation		and Communications
_		Department, Kagawa Prefectural	August 2010	Chief, Wakayama Prefectural
(Date of birth: August 5, 1961;		Police Headquarters		Police Headquarters
Age: 60)	August 1991	Director of First Public Safety	August 2012	Chief, Administration Department,
Outside		Division, Security Department,		Kanagawa Prefectural Police
For election Director		Saitama Prefectural Police		Headquarters
		Headquarters	August 2013	Director, License Division, Traffic
Independent officer	August 1993	Deputy Director of Traffic	T 2014	Bureau, National Police Agency
omeer		Management and Control Division,	June 2014	Deputy Director, Imperial Guard
		Traffic Bureau, National Police	Eshmiomi 2016	Headquarters Director, Niigata Prefectural Police
Number of the Comment's	A 1004	Agency	February 2016	Headquarters
Number of the Company's	August 1994	Deputy Director of Road Administration Division Road	March 2018	Director, International Police
shares held:		Bureau, Ministry of Construction	Water 2016	Center, Japan National Police
_		(current Ministry of Land,		Academy, and Deputy Director-
		Infrastructure, Transport and		General, Commissioner General of
		Tourism)		the National Police Agency
	September 1996	Deputy Director of License		(responsible for measures for crime
	P	Division, Traffic Bureau, National		victims)
		Police Agency	January 2019	Chief, Hokkaido Prefectural Police
	August 1998	Chief, Police Administration		Headquarters
		Department, Nara Prefectural	August 2020	Resignation
		Police Headquarters	January 2021	Advisor, Mitsui Sumitomo
	August 2000	Chief, Security Department, Hyogo		Insurance Company, Limited.
		Prefectural Police Headquarters		(incumbent)
	August 2002	Investigator, Security Bureau,		
		Security Planning Division,		
		National Police Agency		
	August 2004	Security Bureau, National Police		
		Agency (Cabinet Intelligence and		
	Camtamahan 2006	Research Office)		
	September 2006	Director, Security Department, Kanagawa Prefectural Police		
		Headquarters		
	[Significant cond	current holding of positions] Advisor	Mitsui Sumitom	o Insurance Company Limited
	[Significant conc	turient holding of positions.	, 1,111041 54111110111	o mourance company, Emineur
	Reasons for no	omination as a candidate for Outside I	Director and overv	riew of expected roles
				Ir. Naohito Yamagishi has expertise and
	extensive expe	erience developed over many years in	the National Police	ce Agency and an established occupational
				Ministry of Land, Infrastructure Transport
				tte to the improvement of the transparency
				him as a candidate for appointment as an is expected to provide the Company with
				trategies from the penetrating insight and
				police headquarters across Japan and broad
	perspectives of	n legal compliance, risk managemen	t, and other areas	s. He is also expected to fulfill his duties,
				hrough decisions on the remuneration and
	election and d	ismissal of Directors in the remunerati	on advisory comr	nittee and nomination advisory committee.

- (Note 1) The age of each candidate is as of the close of this Ordinary General Meeting of Shareholders.
- (Note 2) There are no special interests between each candidate for Director and the Company.
- (Note 3) Mr. Kenji Kawada, Ms. Chiaki Tsuji, Ms. Keiko Yamahira and Mr. Naohito Yamagishi are candidates for Outside Director. Mr. Kenji Kawada, Ms. Chiaki Tsuji and Ms. Keiko Yamahira have been reported as independent officers pursuant to the provisions of Tokyo Stock Exchange, Inc. If elected as proposed, they will continue to serve as independent officers. If Mr. Naohito Yamagishi is elected as proposed, he will serve as a new independent officer.
- (Note 4) Mr. Kenji Kawada is currently the Company's Outside Director and will have served as Outside Director for five years upon the conclusion of this Ordinary General Meeting of Shareholders.
- (Note 5) Ms. Chiaki Tsuji and Ms. Keiko Yamahira are currently the Company's Outside Director and will have served as Outside Director for one year upon the conclusion of this Ordinary General Meeting of Shareholders.
- (Note 6) Pursuant to the provisions of Article 427, Paragraph 1 of the Companies Act, the Company concludes a contract with Mr. Kenji Kawada, Ms. Chiaki Tsuji and Ms. Keiko Yamahira to limit their liabilities as stipulated in Article 423, Paragraph 1 of the Companies Act. Based on the contract, their liability is limited to the minimum amount of liability stipulated in Article 425, Paragraph 1 of the Companies Act, and if the reappointment of Mr. Kawada, Ms. Tsuji and Ms. Yamahira is approved, the contract with them will be continued. If Mr. Naohito Yamagishi is appointed, the Company will conclude a similar contract with him to limit his liabilities.
- (Note 7) The Company signs a directors and officers liability insurance policy as specified in paragraph 1, Article 430-3 of the Companies Act to cover damages such as compensation and legal expenses if a damage compensation claim is filed against the insured for his/her acts in the performance of his/her duties. The candidates will be insured through such an insurance policy if they take office as Director. In March 2023, the Company will renew the insurance policy with the same terms and conditions.
- (Note 8) Mr. Kenji Kawada is the former Representative Executive Officer and President of Resona Holdings, Inc., which is the holding company of Resona Bank, Limited, the Company's lender. But the Company's borrowing from Resona Bank, Limited is a negligible percentage of its total loans, and ten years have already passed since he resigned as Executive Officer of Resona Holdings, Inc. The Company therefore considers that this fact does not affect his independence.

(Reference) Directors' Skill Matrix

If Proposal 4 is approved as proposed at this General Meeting of Shareholders, the skills of Directors will be as shown below.

	** * *									
Name	Title	Corporate management	Financial affairs and accounting	Legal affairs and risk management	Sales and marketing	Personnel and labor management	IT	Global business	Nomination Committee	Remuneration Committee
Yoshio Murayama	Director and Chairman	•								
Kazuichi Shimada	Representative Director and CEO and President Executive Officer	•	•	•	•	•		•	•	•
Kazuyuki Shimizu	Director, COO, and Vice- President Executive Officer (Director in charge of Corporate Planning Division and CSR)	•	•	•		•	•		•	•
Masashi Yamamoto	Director, CFO, Managing Executive Officer and Executive General Manager of Administrative Division		•	•		•				
Masahiro Yoshida	Director, Managing Executive Officer and Executive General Manager of Condominium Businesses Division	•	•		•					
Shoichi Akisawa	Director, Managing Executive Officer and General Manager of Investment and Development Business Division	•	•	•	•					
Hiroshi Iwamoto	Director, Managing Executive Officer, General Manager of Urban Development Businesses Division, and General Manager of International Division				•			•		
Mika Takaara	Director, Executive Officer, General Manager of the Business Development Promotion Office, and Manager of Business Development Promotion Division				•		•			
Kenji Kawada	Outside Director	•	•	•		•	•		Chair	•
Chiaki Tsuji	Outside Director			•				•	•	•
Keiko Yamahira	Outside Director	•	•	•	•	•			•	Chair
Naohito Yamagishi	Outside Director			•		•			•	•

Proposal 5 | Election of Two (2) Auditors

The effective tenure of auditors, Mr. Makoto Endo and Asami Honma will expire at the conclusion of this General Meeting of Shareholders. Therefore, the Company proposes the election of two (2) auditors. The consent of the Audit & Supervisory Board has been obtained regarding this proposal. The candidate for auditor is as follows.

No. 1	Career summary	y and positions:		
Makoto Endo (Date of birth: September 2, 1955; Age: 66) For reelection Outside Auditor Independent	April 1978 July 1999 July 2001 July 2003 March 2004	Joined The Shoko Chukin Bank (current The Shoko Chukin Bank, Ltd.) Manager, Kurume Branch, The Shoko Chukin Bank Inspector, Inspection Department, The Shoko Chukin Bank Chief, Fund and Securities Operation Section, The Shoko Chukin Bank Chief, Treasury & Capital Markets Operations Department, The Shoko	September 2010 October 2011 June 2018 June 2018 June 2018	Transfer to Polymatech Co., Ltd. Managing Director, Shoko Chukin Card Co., Ltd Full-time auditor of the Company (incumbent) Auditor, Leben Zestock Co., Ltd. (incumbent) Auditor, Takara Asset Management Co., Ltd. (incumbent)
Number of the Company's shares held: -	o., Ltd. nagement Co., Ltd enterprises for many years and will be a ence, track record, broad knowledge, and			

No. 2	Career summary	and positions:				
	April 1981	Joins then Saitama Bank (current Resona Bank, Limited).	April 2015	Executive Officer, Manager, Corporate Planning, Resona		
Asami Honma	November 1999	Manager, Shin-Sayama Branch, Asahi Bank (current Resona Bank)	April 2016	Business Service Co., Ltd. Director, Resona Business Service		
(Date of birth: January 21, 1959;	October 2001	Manager, Ikebukuro Branch, Asahi	•	Co., Ltd.		
Age: 63)	March 2003	Bank Manager, Sales Section II,	April 2017	Managing Director, Resona Business Service Co., Ltd.		
For reelection Outside Auditor	2005	Ikebukuro Branch, Resona Bank,	June 2018	Outside Auditor, Takara Leben		
Independent	September 2005	Limited Temporary transfer to Resona	April 2019	Advisor, Resona Business Service Co., Ltd.		
officer	February 2010	Business Service Co., Ltd. Transfer to Resona Business	June 2019	Full-time auditor of the Company (incumbent)		
	restairy 2010	Service Co., Ltd.	October 2019	Auditor, Leben Trust Co., Ltd.		
Number of the Company's shares held:		Manager, Loan Finance Support Department	May 2020	(incumbent) Auditor, Takara Leben West Japan		
_			•	Co., Ltd. (incumbent)		
	[Significant concurrent holding of positions] Auditor, Takara Leben West Japan Co., Ltd. Auditor, Leben Trust Co., Ltd.					
	Reasons for nomination of the candidate for Outside Auditor					
	Ms. Asami Honma has worked at financial institutions and business enterprises for many years and will be a candidate for an Outside Auditor to continue applying her rich experience, track record, broad knowledge, and insight to the audit operation of the Company.					

- (Note 1) The age of each candidate is as of the close of this Ordinary General Meeting of Shareholders.
- (Note 2) There are no special interests between each candidate for Auditor and the Company.
- (Note 3) Mr. Makoto Endo and Ms. Asami Honma are candidates for outside auditor. Mr. Makoto Endo and Ms. Asami Honma have been reported as independent officers pursuant to the provisions of Tokyo Stock Exchange, Inc. If elected as proposed, they will continue to serve as independent officers.
- (Note 4) Mr. Makoto Endo and Ms. Asami Honma are currently the Company's Outside Auditor and will have served as Outside Auditor for four years upon the conclusion of this Ordinary General Meeting of Shareholders.
- (Note 5) Pursuant to the provisions of Article 427, Paragraph 1 of the Companies Act, the Company concludes a contract with Mr. Makoto Endo and Ms. Asami Honma to limit their liabilities as stipulated in Article 423, Paragraph 1 of the Companies Act. Based on the contract, their liability is limited to the minimum amount of liability stipulated in Article 425, Paragraph 1 of the Companies Act, and if the reappointment of Mr. Endo and Ms. Honma is approved, the contract with them will be continued.
- (Note 6) The Company signs a directors and officers liability insurance policy as specified in paragraph 1, Article 430-3 of the Companies Act to cover damages such as compensation and legal expenses if a damage compensation claim is filed against the insured for his/her acts in the performance of his/her duties. The candidates will be insured through such an insurance policy if they take office as Auditor. In March 2023, the Company will renew the insurance policy with the same terms and conditions.

Proposal 6 | Election of One (1) Substitute Auditor

The effective tenure of the substitute auditor, Mr. Masanori Otsubo, who was elected at the 49th Ordinary General Meeting of Shareholders held on June 25, 2021, will expire at the beginning of this General Meeting. In preparation for the case where the number of members of the Audit & Supervisory Board falls short of the number stipulated in laws and ordinances, the Company would like to request the election of one substitute auditor.

The consent of the Audit & Supervisory Board has been obtained regarding this proposal.

The candidate for substitute auditor is as follows.

		Career summary and positions:					
Masanori	Otsubo	April 1980	Joined Otsubo Haruyuki	May 2014	Auditor, Leben Community Co.,		
(Date of birth: October 24, 1957;		Accounting Firm		Ltd. (incumbent)			
(Date of birth: Oct	ober 24, 195/;	April 1984	Joined Nishio Certified Accountant	June 2018	Auditor, Takara Leben West Japan		
Age: 64)		Firm		Co., Ltd.			
Independent	Outside	September 1986	Established Otsubo Masanori Tax				
officer	Auditor		Accountant Firm (current position)				
Reasons for nomination of the candidate for Substitute Outside Auditor Mr. Masanori Otsubo has been involved in the fields of tax affairs, accounting, general business management and							
Number of the Company's shares held:		internal control for many years as a tax accountant. The Company expects that his advanced expertise developed in his career as a tax accountant will enable him to contribute to its audit system.					
_							

- (Note 1) There are no special interests between Mr. Masanori Otsubo and the Company.
- (Note 2) Mr. Masanori Otsubo is a candidate for substitute outside auditor.
- (Note 3) If Mr. Masanori Otsubo assumed the office of Auditor, the Company will conclude a contract to limit his liabilities as stipulated in Article 423, Paragraph 1 of the Companies Act with him to set the limit of his liabilities to the minimum liability amount stipulated in Article 425, Paragraph 1 of the said Act pursuant to the provisions of Article 427, Paragraph 1 of the said Act.
- (Note 4) The Company signs a directors and officers liability insurance policy as specified in paragraph 1, Article 430-3 of the Companies Act to cover damage such as compensation and legal expenses if a damage compensation claim is filed against the insured for his/her acts in the performance of his/her duties. Mr. Otsubo will be insured through this insurance policy if he takes office as an Auditor. In March 2023, the Company will renew the insurance policy with the same terms and conditions.