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[Translation]

October 31, 2023

To Whom It May Concern

Tosei Corporation

President and CEO: Seiichiro Yamaguchi

Securities code: 8923 (Tokyo Stock Exchange, Prime Market)

Securities code: S2D (Singapore Exchange, Main Board)

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### **Notice Regarding Sale of Real Estate for Sale**

Tosei Corporation (the “Company”) hereby announces that it decided to sell real estate for sale (trust beneficiary rights) at the meeting of the Board of Directors held today.

Accordingly, the Company provides the following information.

#### 1. Details of the Property

Name:	T’s Logi Ome
Location:	Nihongi, Mizuho-machi Nishitama-gun, Tokyo
Site Area:	15,948.45 m <sup>2</sup> (4,824.40 tsubo) (as registered)
Total Floor Area:	27,614.36 m <sup>2</sup> (8,353.34 tsubo) (as registered)
Building Structure:	Steel, Steel framed reinforced concrete structure with alloy-plated steel sheet roof, 3 stories

#### 2. Buyer and Outline of Transaction

The Company is unable to disclose the buyer and the price because of its non-disclosure obligation in accordance with the corresponding property (trust beneficiary rights) transaction contract with the buyer. The Company has no capital, personnel, or trade relationship to be stated with the buyer.

The transfer price is an amount equal to more than 10% of the Company's consolidated revenue for the fiscal year ended November 30, 2022 (previous fiscal year).

#### 3. Date of Transaction

Contract Date:	October 31, 2023
Transfer Date:	December 8, 2023 (scheduled)

#### 4. Impact on the Company’s business performance

The impact of this transaction on the Company’s business performance will be incorporated into its consolidated business forecast for the fiscal year ending November 30, 2024.

End