



December 18, 2023

To All Concerned Parties

Company: Loadstar Capital K.K.
Representative: Tatsushi Iwano, President
(Code: 3482 Tokyo Stock Exchange Prime Market)
Inquiries: Takuya Kawabata, CFO
(TEL. +81-3-6630-6690)

Notice of Sale of Real Estate

Loadstar Capital K.K. (the “Company”) announces that the Board of Directors has resolved today on the sale of real estate as described below.

I. Summary of Property

- Property type: Office, garage
- Location: Shibuya-ku, Tokyo
- Structure: Reinforced concrete structure with a flat roof, 6 floors with 1 basement

II. Overview of Buyer and Transaction

Due to the duty of confidentiality under the contract with the buyer (a corporation) in the real estate purchase agreement, we will not disclose the name of the buyer and the sales price (The sale price is equal to or more than 10% of the Company's consolidated net sales of 23,637 million yen for the fiscal year ended December 31, 2022). There are no capital, personal, or business relationships between the Company and the buyer, nor are there any matters requiring special notes as related parties.

III. Schedule of Sale

1. Date of Contract: December 19, 2023
2. Date of Settlement: February 22, 2024 (Scheduled)

IV. Future Outlook

We will take 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, 2024.