



February 28, 2024

To All Concerned Parties

Company: Loadstar Capital K.K.
Representative: Tatsushi Iwano, President
(Code: 3482 Tokyo Stock Exchange Prime Market)
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Notice of Acquisition of Real Estate and Borrowing of Funds

Loadstar Capital K.K. (the “Company”) announces today that its Board of Directors has resolved to acquire real estate and to borrow funds for part of this acquisition. Details are as follows.

I. Summary of Property

- Property type: Office
- Location: Minato-ku, Tokyo
- Structure: Steel-framed, flat roof, 12 floors

II. Overview of Seller

Due to the duty of confidentiality under the contract with the seller (a corporation) in the Purchase and Sales Agreement, we will not disclose the name of the seller and the acquisition price (The acquisition price is equivalent to or more than 30% of the Company's consolidated net assets of 19,293 million yen for the fiscal year ended December 31, 2023).

We do not have any matter to specify regarding capital relationship, personal relationship, business relationship, and related parties between the Company and the seller.

III. Schedule of Acquisition

1. Date of Contract: February 29, 2024
2. Date of Settlement: March 28, 2024 (scheduled)

IV. Summary of Borrowing of Funds (scheduled)

1. Use of Funds: For acquisition of the office
2. Lender: Resona Bank, Ltd.
3. Loan amount: 4.5 billion yen
4. Date of Borrowing: March 28, 2024

V. Future Outlook

The impact of the above acquisition of real estate on the Company's business performance for the fiscal year ending December 31, 2024 is expected to be minor. If any impact on our business performance or other items is projected, we will make an announcement as early as possible.