



March 27, 2024

To All Concerned Parties

Company : Loadstar Capital K.K.
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Notice of Property Acquisition and New Subsidiary Consolidation

Loadstar Capital K.K. (the “Company”) hereby announces that today its Board of Directors resolved to invest in LD1 Godo Kaisha (the “SPC”) via tokumei kumiai (“TK”) investments. The SPC was established to acquire six hotels (the “Properties”) from Hiramatsu Inc. (the “Seller (i)”) and NTT Urban Development Corporation (the “Seller (ii)”) as described below. The Properties will continue to be operated by the Seller (i). The SPC will become a consolidated subsidiary of the Company.

I. Reasons for the Acquisition and the Subsidiary Consolidation

The Company primarily focuses on investments in medium-sized office buildings in the 23 wards of Tokyo. However, in response to the recent rebound in demand from visitors to Japan and the rising inflation, the Company has strengthened investments in hotel acquisitions as well. This Properties acquisition is part of our business strategy, and we will make TK investments in the SPC, which was established for the acquisition and for the procurement of funds through a non-recourse loan.

II. Overview of the Subsidiary

SPC’s Name	LD1 Godo Kaisha
Address	5-1-4 Toranomom, Minato-ku, Tokyo
Representative	Managing Member: Ippan Shadan Houjin LD1 Manager: Takaaki Fukunaga
Business	Holding, operating, and managing real estate in trust
Paid-in Capital	JPY 100,000
Establishment Date	March 6, 2024
Relationship to Parent Company	The SPC does not have any capital, personnel, or business relationship with the Company.

Financial Conditions over Past Three Years	The SPC has no recent financial results because it was established only for this acquisition.
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III. Schedule of Transaction

Resolution of the Board of Directors	: March 27, 2024
Signing of TK Agreement	: June 28, 2024 (scheduled)
Subsidiary Consolidation	: June 28, 2024 (scheduled)
Acquisition Completion	: July 1, 2024 (scheduled)

IV. Amount of Investment and Investment Ratio (%) of Subsidiary

JPY 8 billion (Maximum amount/100%) (tentative)

All of the said investment amount will be used for acquiring the Properties by the SPC. The SPC plans to borrow funds for the acquisition.

V. Future Outlook

As a result of this investment and acquisition, Loadstar Group will own nine hotels (one of which is owned by condominium unit). Given the current inflation, we expect this acquisition will contribute to our earnings. The impact on our business performance for the fiscal year ending December 31, 2024 will be minor. If there is any impact on our business performance, etc. in the future, we will disclose it promptly.

Appendix: Summary of the Properties

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

I. THE HIRAMATSU HOTELS & RESORTS KASHIKOJIMA



Location	3618-52 Ugata, Ago-cho, Shima City, Mie, Japan
Land Area	14,256.5 m ²
Total Floor Area	1,347.78 m ²
Floor	B2F/2F
Completion	July, 1984

II. THE HIRAMATSU HOTELS & RESORTS ATAMI



Location	1993-237 Atami, Atami City, Shizuoka, Japan
Land Area	11,079.84 m ²
Total Floor Area	1,878 m ²
Floor	4F
Completion	March, 1988

III. THE HIRAMATSU HOTELS & RESORTS SENGOKUHARA



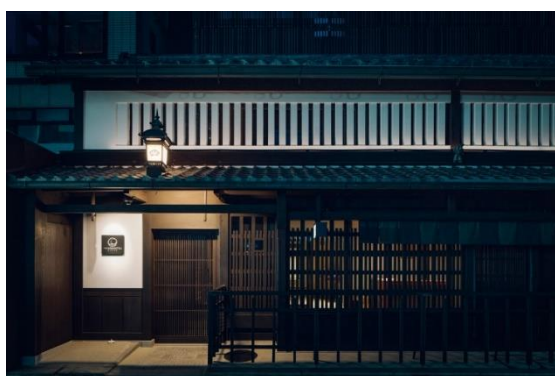
Location	1245-337 Sengokuhara, Hakone Ashigarashimo-gun, Kanagawa, Japan
Land Area	13,016.21 m ²
Total Floor Area	3,258.08 m ²
Floor	B1F/2F
Completion	December, 2016

IV. THE HIRAMATSU HOTELS & RESORTS GINOZA



Location	1425 Matsuda, Ginoza-son, Kunigami-gun, Okinawa, Japan
Land Area	31,074.84 m ²
Total Floor Area	3,342.58 m ²
Floor	B1F/2F
Completion	June, 2018

V. THE HIRAMATSU KYOTO



Location	361 Ennogyo-cho Muromachi-dori Sanjo-Agaru, Nakagyo-ku, Kyoto, Japan
Land Area	1,173.84 m ²
Total Floor Area	3,839.32 m ²
Floor	5F
Completion	January, 2020

VI. THE HIRAMATSU KARUIZAWA MIYOTA



Location	375-723 Oaza Shiono, Miyota-cho, Kitasaku-gun, Nagano, Japan
Land Area	64,780 m ²
Total Floor Area	7,901.32 m ²
Floor	5F
Completion	October, 2020

Due to the duty of confidentiality under the contract with the Seller (i) and (ii) in the Purchase and Sales Agreement, we will not disclose 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, personnel relationship, business relationship, and related parties between the Company and the Seller (i) and (ii).