



March 22, 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 Sale of Real Estate

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

### I. Summary of Property

- Property type: Office and parking lot
- Location: Chiyoda-ku, Tokyo
- Structure: Steel-framed with a flat roof, 8 floors with 2 basements

### 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 sales price is equal to or more than 10% of the Company's consolidated net sales of 28,726 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 buyer.

### III. Schedule of Sale

1. Date of Contract: March 25, 2024
2. Date of Settlement: April 25, 2024 (Scheduled)

### IV. Future Outlook

We have taken 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.