



December 24, 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
- Location: Minato-ku, Tokyo
- Structure: Steel-framed with a flat roof, 12 floors

### II. Overview of Buyer and Transaction

Due to the duty of confidentiality under the real estate purchase and sales agreement with the buyer (the corporation), we will not disclose the name of the buyer and the sales price (the sales price is 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, personnel relationship, business relationship, and related parties between the Company and the buyer.

### III. Schedule of Sale

1. Date of Contract: December 25, 2024
2. Date of Settlement: April 3, 2025 (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, 2025.