

【To whom it may concern】

May 30, 2025
Tosei Corporation

Tosei Group Acquired Real Estate in Tokyo and Kanagawa through its business succession support

Expand initiatives for creating acquisition opportunities

Tosei Corporation (Head Office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities Code: 8923) is pleased to announce that it has completed the acquisition of total six properties owned by two business companies, as part of its support for business succession.

◆Project of support for business succession, with an expected disposition value of approximately 4 billion yen

The Tosei Group recently provided support to two business companies owning real estate for business succession due to the absence of successors and other reasons, including the sale of assets held by the companies. As part of this support, Tosei Group acquired their properties in February and May of this year. Those acquired this time are six properties: income-generating apartment buildings in Suginami-ku and Edogawa-ku, Tokyo and mixed-use buildings in Katsushika-ku, Tokyo and Yokohama City, Kanagawa, etc. The total expected disposition value of the acquired properties is approximately 4 billion yen.

Going forward, we intend to sell the properties, after increasing real estate value through conducting value-add work according to each property's characteristic, leasing activity for improving occupancy rate, etc.

—Examples of acquired properties



Yokohama City,
mixed-use building



Suginami-ku,
income-generating apartment building



Edogawa-ku,
income-generating apartment building

◆Strengthen acquisition capacity through diversification of property acquisition methods, including real estate M&A

Our group is promoting the acquisition of prime real estate properties to expand the scale of our business. We recognize that purchasing properties at competitive prices is one of the most important issues in these days of high material and construction costs, and we are strengthening our acquisition strategy by diversifying our purchasing channels and methods, such as real estate M&A. We have committed 100 billion yen of acquisition target in this fiscal year, and already completed about 30 billion yen worth of properties as of end of the first quarter, promoting acquisition activities including M&A methods. Since our first M&A project in 2001, the Group has conducted real estate M&A and business succession support for the purpose of real estate acquisition and has achieved 19 deals / 94 properties in total. We are striving for further growth of our group through acquisition of prime real estate and expansion of business areas utilizing diverse methods including M&A.

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<Reference>

Our Group's track record of M&A and support for business succession for the purpose of real estate acquisition

	Time of acquisition	Number of acquired properties	Type of properties
1	February 2001	3 properties	income-generating office building, etc.
2	December 2006	1 property	detached house site
3	September 2007	3 properties	income-generating office building, etc.
4	June 2014	1 property	commercial facility
5	March 2016	7 properties	mixed-use building, apartment house, hotel, etc.
6	July 2016	6 properties	income-generating office building, income-generating apartment building, etc.
7	March 2017	7 properties	income-generating office building, etc.
8	April 2017	1 property	mixed-use building(support for business succession)
9	December 2017	9 properties	income-generating apartment building, condominium development site, etc.
10	March 2018	4 properties	income-generating office building, condominium unit, etc.
11	March 2022	5 properties	income-generating apartment building, condominium development site, etc.
12	March 2022	2 properties	income-generating apartment building, commercial facility
13	January 2023	12 properties	income-generating apartment building, detached house, condominium unit, etc.
14	March 2023	1 property	income-generating apartment building
15	March 2023	1 property	income-generating office building
16	May 2024	23 properties	income-generating office building, income-generating apartment building, commercial facility, warehouse, etc. (support for business succession)
17	August 2024	2 properties	mixed-use building, parking lot (support for business succession)
18	February 2025	1 property	mixed-use building (support for business succession)
19	May 2025	5 properties	mixed-use building, income-generating apartment building, etc. (support for business succession)
Total		94 properties	

*The above is the extract from our track record of real estate M&A, support for business succession and business closure procedures. In addition to the above, we also conduct M&A for the purpose of expanding our group's business.