

【To whom it may concern】

December 25, 2025
Tosei Corporation

**Tosei Group Acquired 16 Properties
through Business Succession Support**
– Acquiring Prime Assets, Mainly Properties in Excellent Locations Near Stations –

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 a total of 16 properties* in November and December 2025, owned by two business corporations as part of its business succession support.

◇ **Acquired properties with an expected disposition value of approximately 6.5 billion yen through business succession support**

The Tosei Group has recently provided business succession support to two real estate-owning corporations. As part of this initiative, we acquired a total of 16 properties* on November 28 and December 25, 2025.

These assets are located primarily in Tokyo and span a diverse range of property types including retail facilities in Chiyoda-ku and Fuchu City, a mixed-use building in Minato-ku, an income-generating apartment building in Arakawa-ku, detached houses in areas like Shibuya-ku and Arakawa-ku, and plots of land. The total expected disposition value of the acquired properties is approximately 6.5 billion yen.

We will consider the optimal plan for each property based on its unique characteristics, determining whether to pursue it under our Revitalization Business, Development Business, or Rental Business with a view toward long-term holding.

*This includes some detached houses currently under construction and properties acquired through the transfer of contractual status (under contract but not yet delivered). Additionally, 8 condominium units were acquired separately from these 16 properties.

— **Examples of acquired properties**



Chiyoda-ku, retail facility



Fuchu City, retail facility

◇ **Strengthen acquisition capability through diversification of property acquisition methods, including real estate M&A**

Recently real estate prices in Japan remain high for both new and existing properties, driven by factors including the persistently high construction cost due to soaring material and labor expenses, as well as active real estate investment from overseas.

In this environment, the Tosei Group recognizes that purchasing properties at competitive prices is one of its most important issues. We are strengthening our acquisition strategy by diversifying our purchasing channels and methods, such as real estate M&A and business succession support.

Since our first project in 2001, the Group's track record in real estate M&A and business succession support for real estate acquisition has reached a total of 21 deals and 110 properties, including the latest acquisitions.

Going forward, we will continue to strive for the further growth of our group through acquisition of prime properties and expansion of our business areas utilizing diverse methods including real estate 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	retail 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, retail 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, retail 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)
20	November 2025	2 properties	retail facility, parking lot (support for business succession)
21	December 2025	14 properties	retail facility, mixed-use building, income-generating apartment building, etc. (support for business succession)
Total		110 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.