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August 6, 2026

Company:	Tokyu Fudosan Holdings Corporation
Representative:	Hiroaki Hoshino, President & CEO
	(Code No. 3289, TSE Prime)
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Notice of the Determination of Matters Concerning the Acquisition of Shares under the Share-Based Compensation Plan for Directors of Six Principal Companies in the Tokyu Fudosan Holdings Group

At the meeting of its Board of Directors held on March 3, 2026, Tokyu Fudosan Holdings Corporation (the "Company") resolved to introduce a share-based compensation plan using a trust (the "Plan") for the directors of Tokyu Land Corporation, Tokyu Community Corp., Tokyu Livable Inc., Tokyu Housing Lease Corporation, National Students Information Center, Co., Ltd., and ReENE ENERGY Co., Ltd. (each a wholly-owned subsidiary of the Company; collectively or individually, the "Subsidiaries"). The Plan does not cover (i) those who are already eligible under the share-based compensation plan implemented by the Company for its own directors and executive officers, (ii) those seconded to the Subsidiaries, or (iii) outside directors of the Subsidiaries. The directors who are covered by the Plan are hereinafter referred to as the "Subsidiary Directors." The introduction of the Plan for the Subsidiary Directors was approved at the ordinary general meetings of shareholders of the respective Subsidiaries. The Company hereby announces that, at the meeting of its Board of Directors held today, it resolved matters concerning the acquisition of the Company's common shares (the "Company Shares") by the trustee of the trust to be established for the introduction of the Plan (such trust, the "Trust"), as described below.

1. Outline of the Trust

(1) Name:	Share Delivery Trust for Officers
(2) Trustor:	The Company
(3) Trustee:	Sumitomo Mitsui Trust Bank, Limited
	(Re-entrustment trustee: Custody Bank of Japan, Ltd.)

(4) Beneficiaries:	Subsidiary Directors who satisfy the beneficiary requirements
(5) Trust administrator:	A third party to be selected that is independent of the Company, the Subsidiaries, the officers of the Company, and the officers of the Subsidiaries
(6) Exercise of voting rights:	Voting rights pertaining to Company Shares in the Trust will not be exercised at any time during the term of the Trust.
(7) Type of trust:	Trust of money other than "money trust" (*kinsen-shintaku*) (third-party-benefit trust)
(8) Date of trust agreement:	August 18, 2026
(9) Date of funding of the Trust:	August 18, 2026
(10) Term of the Trust:	To the final day of August 2031 (planned)

2. Matters concerning the acquisition of the Company Shares by the Trustee of the Trust

(1) Type of shares to be acquired:	Common shares
(2) Total acquisition amount:	150,000,000 yen
(3) Total number of shares to be acquired:	166,300 shares (maximum)
(4) Method of acquiring the shares:	Acquisition by stock market transactions (including off-auction trading)
(5) Period of share acquisition:	From August 18, 2026 to August 21, 2026 (planned)