

Note: This document has been translated from a part of the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

Securities Code: 3465

May 30, 2025

Dear Shareholders

Keiji Hanawa
President and CEO
KI-STAR REAL ESTATE CO., LTD.
762-1 Nishitomida, Honjo City, Saitama

Notice of the 35th Annual General Meeting of Shareholders

We hereby announce that the 35th Annual General Meeting of Shareholders of KI-STAR REAL ESTATE CO., LTD. (hereafter, the “Company”) will be held as described below.

When convening this general meeting of shareholders, the Company takes measures for providing in electronic format the information that constitutes the content of reference documents for the meeting of shareholders, etc. (matters for which measures for providing information in electronic format are to be taken). This information is posted on each of the following websites, so please access either of those websites to confirm the information.

Materials concerning the general meeting of shareholders:

<https://ki-group.co.jp/ir/library/meeting/> (in Japanese)

Website for posted informational materials for the general meeting of shareholders:

<https://d.sokai.jp/3465/teiji/> (in Japanese)

If you are unable to attend the meeting in person, you may exercise your voting rights in writing or via the Internet. Please review the Reference Documents for the General Meeting of Shareholders so that your vote arrives in writing or is entered via the Internet by no later than 6:00 p.m., Friday, June 20, 2025.

1. Date and Time: Monday, June 23, 2025, at 10:00 a.m. (JST)
(Reception opens at 9:30 a.m.)

2. Place: 3F Royal Hall, Saitama Grand Hotel Honjo
2-2-1 Ekinan, Honjo City, Saitama

3. Purpose of the Meeting:

Matter to be reported:

The Business Report, Consolidated Financial Statements and Non-consolidated Financial Statements for the 35th fiscal year (from April 1, 2024 to March 31, 2025), and the results of audits of the Consolidated Financial Statements by the Financial Auditor and the Audit & Supervisory Board

Matters to be resolved:

Proposal 1: Appropriation of Surplus

Proposal 2: Election of Nine Directors

4. Matters Determined When Convening the Meeting (Guidance on Exercising Voting Rights)

- (1) If you do not indicate your approval or disapproval for the proposals on the voting form when exercising your voting rights in writing (by mail), it shall be deemed as an indication of approval for the proposals.
- (2) If you exercise your voting rights more than once via the Internet, only the last vote shall be deemed effective.

(3) If you exercise your voting rights both via the Internet and in writing (by mail), the vote via the Internet shall be deemed effective regardless of the date and time that the votes are received.

(4) If you exercise your voting rights by proxy, you may designate one other shareholder holding voting rights of the Company to attend the meeting. Please note, however, that it is necessary to submit a document proving the authority of proxy.

- If attending the meeting in person, please present the voting form at the reception desk.
- The meeting will be streamed live. For details, please refer to “Notice Concerning Livestreaming of the 35th Annual General Meeting of Shareholders” (in Japanese).
- For this general meeting of shareholders, we have delivered paper-based documents stating the matters subject to measures for electronic provision to all shareholders, regardless of whether or not they have requested them.

Among the matters subject to measures for electronic provision, in accordance with the provisions of laws and regulations and Article 14 of the Articles of Incorporation of the Company, the following matters are not provided in the paper-based documents delivered to shareholders.

(1) Notes to the Consolidated Financial Statements

(2) Notes to the Non-consolidated Financial Statements

Accordingly, the Consolidated Financial Statements and Non-consolidated Financial Statements included in the paper-based documents are a portion of the documents audited by the Financial Auditor in preparing the financial audit report and by the Audit & Supervisory Board in preparing the audit report.

- If revisions to the matters subject to measures for electronic provision arise, a notice of the revisions and the details of the matters before and after the revisions will be posted on the Company’s websites, etc. mentioned on the previous page.
- If you need assistance at the venue on the day of the meeting, please let the venue staff know.