

## Consolidated Financial Results for the Second Quarter of the Fiscal Year Ending October 31, 2025 (Six Months Ended April 30, 2025)

[Japanese GAAP]  
June 13, 2025

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Stock code: 3475

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Scheduled date of filing of Semi-annual Report:

June 13, 2025

Scheduled date of payment of dividend:

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Preparation of supplementary materials for financial results:

Yes

Holding of financial results meeting:

Yes (for analysts and individual investors)

(All amounts are rounded down to the nearest million yen)

### 1. Consolidated Financial Results for the Second Quarter (November 1, 2024 - April 30, 2025) of the Fiscal Year Ending October 31, 2025

(1) Consolidated results of operations (Percentages represent year-on-year changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Six months ended Apr. 30, 2025	19,227	69.4	1,646	89.2	1,560	165.0	1,047	191.9
Six months ended Apr. 30, 2024	11,351	6.0	869	(32.2)	588	(50.6)	358	(54.1)

Note: Comprehensive income (million yen) Six months ended Apr. 30, 2025: 1,056 (up 193.0%)

Six months ended Apr. 30, 2024: 360 (down 54.1%)

	Net income per share	Diluted net income per share
	Yen	Yen
Six months ended Apr. 30, 2025	36.78	36.77
Six months ended Apr. 30, 2024	12.46	12.45

### (2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of Apr. 30, 2025	43,276	13,416	31.0
As of Oct. 31, 2024	39,460	13,937	35.3

Reference: Shareholders' equity (million yen) As of Apr. 30, 2025: 13,416 As of Oct. 31, 2024: 13,937

### 2. Dividends

	Dividend per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended Oct. 31, 2024	-	0.00	-	41.00	41.00
Fiscal year ending Oct. 31, 2025	-	0.00	-	-	-
Fiscal year ending Oct. 31, 2025 (forecasts)	-	-	-	45.00	45.00

Notes: 1. Revision to the most recently announced dividend forecast: None

2. Breakdown of year-end dividend per share for the fiscal year ended October 31, 2024:

Ordinary dividend: 36.00 yen; Commemorative dividend for 20th anniversary of the company's founding: 5.00 yen

### 3. Consolidated Forecast for the Fiscal Year Ending October 31, 2025 (November 1, 2024 - October 31, 2025)

(Percentages represent year-on-year changes)

	Operating profit		Ordinary profit		Profit attributable to owners of parent		Net income per share
	Million yen	%	Million yen	%	Million yen	%	Yen
Full year	5,880	7.9	5,416	9.7	3,707	11.7	128.68

Notes: 1. Revision to the most recently announced consolidated forecast: None

2. The sales forecast is not shown because the Group's earnings may fluctuate significantly depending on changes in real estate sales and purchases, and there are a number of uncertainties in the full-year sales forecast.

## Notes

- (1) Significant changes in the scope of consolidation during the period: None
- (2) Application of special accounting methods for presenting interim consolidated financial statements: Yes
- (3) Changes in accounting policies and accounting-based estimates, and restatements
- 1) Changes in accounting policies due to revisions in accounting standards, others: None
  - 2) Changes in accounting policies other than 1) above: None
  - 3) Changes in accounting-based estimates: None
  - 4) Restatements: None
- (4) Number of outstanding shares (common shares)
- 1) Number of shares outstanding at the end of the period (including treasury shares)

As of Apr. 30, 2025:	30,530,400 shares	As of Oct. 31, 2024:	30,530,400 shares
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  - 2) Number of treasury shares at the end of the period

As of Apr. 30, 2025:	2,196,405 shares	As of Oct. 31, 2024:	1,718,233 shares
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  - 3) Average number of shares outstanding during the period

Six months ended Apr. 30, 2025:	28,468,123 shares	Six months ended Apr. 30, 2024:	28,799,783 shares
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The current financial report is not subject to semi-annual review by certified public accountants or auditing firms.

## Explanation of appropriate use of earnings forecasts, and other special items

### Cautionary statement with respect to forward-looking statements

Outlook and other forward-looking statements in these materials are based on assumption judged to be valid and information available to the Company's management at the time the materials were prepared, but are not promises by the Company regarding future performance. Actual results may differ significantly from these forecasts for a number of factors. Please refer to "1. Overview of Results of Operations, (4) Explanation of Consolidated Forecast and Other Forward-looking Statements" on page 3 for forecast assumptions and notes of caution for usage.

### How to view supplementary information at the information meeting

The Company plans to hold an online information meeting today (Friday, June 13, 2025). Materials distributed at this event will be disclosed at the Timely Disclosure network (TDnet) with this financial report and also be available on the Company's website.

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## 1. Overview of Results of Operations

### (1) Results of Operations

During the first half of the fiscal year ending October 31, 2025, the Japanese economy remained on a gradual recovery trajectory, supported by improvements in the employment and income environment, a rebound in personal consumption, and strong growth of demand from foreign tourists. However, risks such as the U.S. government's trade policies and China's economic slowdown continue to weigh on Japan's economy.

In the real estate industry, where the Good Com Asset Group operates, it remains necessary to closely monitor the impact of rising interest rates associated with changes in monetary easing policies, as well as the increasing prices for raw materials and labor. Nevertheless, sustained by the continued low-interest rate environment, strong demand from domestic real estate investors persists.

The Group continued to expand planning, development and sales activities, mainly in Tokyo's 23 wards, for the newly constructed condominiums, which consists of the Genovia green veil, Genovia skygarden and Genovia skyrun brands. We also reinforced the customer support framework and strengthened advertising activities. During the first half, 579 condominium units in 15 buildings were sold. Properties acquired were 1,031 units in 19 buildings.

Net sales increased 69.4% to 19,227 million yen from one year earlier. Operating profit increased 89.2% to 1,646 million yen, ordinary profit increased 165.0% to 1,560 million yen, and profit attributable to owners of parent increased 191.9% to 1,047 million yen.

In addition, as part of our growth strategy to achieve net sales of 600 billion yen and operating profit of 60 billion yen by the fiscal year ending October 2030, the Group is actively pursuing M&A activities to expand existing businesses and business domains. As part of this initiative, we entered into a share transfer agreement on May 28, 2025, to acquire a portion of the shares of Livenup Group Co., Ltd., which is engaged in the detached housing and resale businesses, thereby making it a subsidiary. For further details, please refer to "2. Interim Consolidated Financial Statements and Notes, (4) Notes to Interim Consolidated Financial Statements, Material Subsequent Events."

Business segment performance was as follows:

#### (a) Wholesale

This segment consists of sales of the Genovia series of one-room and family condominiums to companies. During the first half, 408 condominium units in nine buildings were sold.

Sales increased 175.5% to 13,291 million yen from one year earlier, and the segment profit increased 514.3% to 1,482 million yen.

#### (b) Retail sales

This segment consists of sales of the Genovia series of one-room and family condominiums to individual investors. During the first half, 171 condominium units in 10 buildings were sold.

Sales decreased 6.8% to 4,798 million yen from one year earlier, and the segment loss was 168 million yen, compared with a 47 million yen profit one year earlier.

#### (c) Real estate management

The occupancy rate for these buildings and units consistently remained above 90% at the end of every month during the first half. However, rental income decreased as the number of unsold condominium units sharply declined due to strong sales of these properties in the previous fiscal year.

Sales decreased 17.6% to 1,165 million yen from one year earlier, and the segment profit decreased 43.6% to 341 million yen.

#### (d) Others

This segment consists of three new businesses: consulting for companies planning an initial public offering and for the investor relations and capital policy activities of listed companies, the Good Com Fund, which sells small amount real estate investment units, and the real estate fund business. Sales increased 17.5% to 21 million yen from one year

earlier, and the segment loss was 42 million yen, compared with a 62 million yen loss one year earlier.

## **(2) Financial Position**

### **Assets**

Total assets increased 3,816 million yen, or 9.7%, from the end of the previous fiscal year to 43,276 million yen at the end of the second quarter of the current fiscal year. This was mainly due to increases in real estate for sale of 3,331 million yen and investment securities included in investments and other assets of 1,174 million yen, while there was a decrease in cash and deposits of 1,929 million yen.

### **Liabilities**

Total liabilities increased 4,337 million yen, or 17.0%, from the end of the previous fiscal year to 29,860 million yen. This was mainly due to an increase in long-term borrowings of 8,226 million yen, while there was a decrease in accounts payable for construction contracts of 2,738 million yen.

### **Net assets**

Total net assets decreased 520 million yen, or 3.7%, from the end of the previous fiscal year to 13,416 million yen. The main factors include a 1,047 million yen increase in retained earnings due to profit attributable to owners of parent, a 1,181 million yen decrease in retained earnings due to dividend payments, and a 418 million yen increase in treasury shares.

Consequently, the equity ratio was 31.0% at the end of the second quarter of the current fiscal year.

## **(3) Cash Flows**

Cash and cash equivalents (hereinafter, “net cash”) at the end of the second quarter of the current fiscal year decreased 16.6% to 9,712 million yen from the end of the previous fiscal year.

Cash flows by category during the first half of the current fiscal year and the main reasons for changes are as follows.

### **Cash flows from operating activities**

Net cash used in operating activities was 6,649 million yen (2,571 million yen provided in the same period of the previous fiscal year). This was mainly due to a 3,599 million yen increase in inventories and a 2,738 million yen decrease in trade payables.

### **Cash flows from investing activities**

Net cash used in investing activities was 1,366 million yen (1 million yen used in the same period of the previous fiscal year). The main factors include purchase of investment securities of 1,161 million yen.

### **Cash flows from financing activities**

Net cash provided by financing activities was 6,086 million yen (4,045 million yen used in the same period of the previous fiscal year). The main factors include repayments of long-term borrowings of 8,425 million yen, while there were proceeds from long-term borrowings of 16,046 million yen.

## **(4) Explanation of Consolidated Forecast and Other Forward-looking Statements**

Good Com Asset maintains its full-year consolidated forecasts that were announced on December 13, 2024 in the Financial Results for the Fiscal Year Ended October 31, 2024.

## 2. Interim Consolidated Financial Statements and Notes

### (1) Interim Consolidated Balance Sheet

(Thousands of yen)

	FY10/24 (As of Oct. 31, 2024)	Second quarter of FY10/25 (As of Apr. 30, 2025)
<b>Assets</b>		
Current assets		
Cash and deposits	11,661,993	9,732,049
Accounts receivable-trade	3,432	3,619
Securities	-	200,000
Real estate for sale	16,060,175	19,391,606
Real estate for sale in process	8,038,304	8,265,666
Advance payments to suppliers	1,480,680	1,761,432
Other	1,273,826	1,794,092
Allowance for doubtful accounts	(232,830)	(209,291)
Total current assets	38,285,581	40,939,175
Non-current assets		
Property, plant and equipment	70,156	64,386
Intangible assets	1,321	2,713
Investments and other assets	1,102,983	2,270,623
Total non-current assets	1,174,461	2,337,724
Total assets	39,460,042	43,276,899
<b>Liabilities</b>		
Current liabilities		
Accounts payable for construction contracts	3,142,232	403,591
Short-term borrowings	4,066,392	4,216,400
Current portion of bonds payable	82,000	82,000
Current portion of long-term borrowings	3,590,088	2,985,144
Refund liabilities	45,124	79,632
Income taxes payable	1,386,051	545,906
Provision for bonuses	35,094	29,061
Provision for loss on guarantees	91,440	112,292
Other	906,276	990,118
Total current liabilities	13,344,699	9,444,146
Non-current liabilities		
Bonds payable	89,000	48,000
Long-term borrowings	12,000,895	20,226,983
Other	88,390	141,325
Total non-current liabilities	12,178,285	20,416,308
Total liabilities	25,522,984	29,860,455
<b>Net assets</b>		
Shareholders' equity		
Share capital	1,595,944	1,595,944
Capital surplus	1,513,106	1,535,569
Retained earnings	11,775,815	11,641,707
Treasury shares	(947,706)	(1,365,786)
Total shareholders' equity	13,937,159	13,407,434
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(101)	9,009
Total accumulated other comprehensive income	(101)	9,009
Total net assets	13,937,058	13,416,443
Total liabilities and net assets	39,460,042	43,276,899

**(2) Interim Consolidated Statements of Income and Comprehensive Income****Interim Consolidated Statement of Income**

(Thousands of yen)

	First six months of FY10/24 (Nov. 1, 2023 – Apr. 30, 2024)	First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)
Net sales	11,351,166	19,227,410
Cost of sales	8,922,055	15,878,910
Gross profit	2,429,111	3,348,499
Selling, general and administrative expenses	1,559,114	1,702,314
Operating profit	869,996	1,646,185
Non-operating income		
Interest income	41	2,709
Dividend income	591	29
Commission income	1,541	1,709
Penalty income	93,777	119,100
Other	10,690	6,474
Total non-operating income	106,641	130,023
Non-operating expenses		
Interest expenses	296,558	151,372
Commission expenses	84,971	63,204
Other	6,261	1,114
Total non-operating expenses	387,791	215,691
Ordinary profit	588,846	1,560,518
Extraordinary losses		
Loss on valuation of investment securities	4,300	-
Loss on extinguishment of tie-in shares	1,762	-
Total extraordinary losses	6,063	-
Profit before income taxes	582,783	1,560,518
Income taxes	224,064	513,327
Profit	358,718	1,047,190
Profit attributable to owners of parent	358,718	1,047,190

**Interim Consolidated Statement of Comprehensive Income**

(Thousands of yen)

	First six months of FY10/24 (Nov. 1, 2023 – Apr. 30, 2024)	First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)
Profit	358,718	1,047,190
Other comprehensive income		
Valuation difference on available-for-sale securities	55	9,111
Foreign currency translation adjustment	1,700	-
Total other comprehensive income	1,755	9,111
Comprehensive income	360,474	1,056,301
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	360,474	1,056,301
Comprehensive income attributable to non-controlling interests	-	-



**(3) Interim Consolidated Statement of Cash Flows**

(Thousands of yen)

	First six months of FY10/24 (Nov. 1, 2023 – Apr. 30, 2024)	First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)
Cash flows from operating activities		
Profit before income taxes	582,783	1,560,518
Depreciation	83,775	44,218
Increase (decrease) in allowance for doubtful accounts	21,814	(23,538)
Increase (decrease) in provision for bonuses	(2,335)	(6,032)
Increase (decrease) in provision for loss on guarantees	2,895	20,851
Loss (gain) on extinguishment of tie-in shares	1,762	-
Loss (gain) on valuation of short-term and long-term investment securities	4,300	-
Interest and dividend income	(632)	(2,739)
Interest expenses	296,558	151,372
Decrease (increase) in advance payments to suppliers	(1,004,115)	(280,752)
Decrease (increase) in inventories	2,693,695	(3,599,050)
Decrease (increase) in consumption taxes refund receivable	(15,799)	(66,095)
Increase (decrease) in trade payables	(296,373)	(2,738,641)
Increase (decrease) in accrued consumption taxes	(1,908)	(503)
Increase (decrease) in refund liabilities	(62,021)	34,508
Other, net	551,962	(215,292)
Subtotal	2,856,363	(5,121,177)
Interest and dividends received	136	2,716
Interest paid	(327,318)	(218,040)
Income taxes paid	(23,688)	(1,317,702)
Income taxes refund	66,273	4,314
Net cash provided by (used in) operating activities	2,571,766	(6,649,889)
Cash flows from investing activities		
Purchase of property, plant and equipment	(1,125)	(281)
Purchase of investment securities	-	(200,000)
Proceeds from collection of loans receivable	280	-
Purchase of investment securities	(302)	(1,161,416)
Purchase of intangible assets	-	(1,700)
Payments into time deposits	(20,028)	(20,030)
Proceeds from withdrawal of time deposits	20,026	20,028
Payments of leasehold deposits	-	(2,826)
Other, net	(73)	-
Net cash provided by (used in) investing activities	(1,222)	(1,366,226)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	(5,935,862)	150,008
Proceeds from long-term borrowings	8,078,650	16,046,960
Repayments of long-term borrowings	(5,139,984)	(8,425,816)
Redemption of bonds	(41,000)	(41,000)
Purchase of treasury shares	(46)	(462,683)
Dividends paid	(1,007,751)	(1,181,298)
Net cash provided by (used in) financing activities	(4,045,993)	6,086,169
Effect of exchange rate change on cash and cash equivalents	22	-
Net increase (decrease) in cash and cash equivalents	(1,475,426)	(1,929,945)
Cash and cash equivalents at beginning of period	8,040,953	11,641,964
Increase in cash and cash equivalents resulting from merger with unconsolidated subsidiaries	652	-
Cash and cash equivalents at end of period	6,566,179	9,712,019

**(4) Notes to Interim Consolidated Financial Statements****Going Concern Assumption**

Not applicable.

**Significant Changes in Shareholders' Equity**

Pursuant to the resolution by the Board of Directors on September 12, 2024, the Company purchased 549,900 shares of its own shares. As a result, treasury shares increased 462,683 thousand yen.

Pursuant to the resolution by the Board of Directors on January 30, 2025, the Company disposed 71,728 treasury shares for use as restricted stock compensation. Consequently, there were a decrease of 44,602 thousand yen in treasury shares and an increase of 22,463 thousand yen in capital surplus due to a gain from the disposal of treasury shares.

As a result, treasury shares and capital surplus were 1,365,786 thousand yen and 1,535,569 thousand yen, respectively, at the end of the second quarter.

**Changes in Accounting Policies**

Not applicable.

**Special Accounting Methods for Presenting Interim Consolidated Financial Statements****Calculation of tax expense**

The tax expense was calculated by first reasonably estimating the effective tax rate after the application of tax effect accounting with respect to profit (loss) before income taxes during the current fiscal year, and multiplying that rate by the quarterly profit (loss) before income taxes. However, the Company uses legally stipulated effective tax rates to calculate tax expenses when the use of estimated tax rates produces a clearly irrational result.

**Additional Information**

Subsequent real estate purchases after the consolidated fiscal year-end

As of the consolidated fiscal year-end date (April 30, 2025), the total amount of future real estate purchases for which contracts or agreements have been finalized, along with the amounts payable after the fiscal year-end, are as follows:

(Thousands of yen)

	Within one year	More than one year but within two years	More than two years but within three years	More than three years
Total purchase price	32,207,089	26,194,916	7,190,902	3,394,462
Deposit paid	1,047,150	603,230	-	-
Estimated amount payable	31,159,939	25,591,686	7,190,902	3,394,462

**Effect of the change in corporate tax rate**

Following the enactment of the “Act for Partial Revision of the Income Tax Act, etc.” (Act No. 13 of 2025) on March 31, 2025, a special defense corporation tax will be imposed for the fiscal years beginning on or after April 1, 2026. Consequently, the statutory effective tax rate for the calculation of deferred tax assets and deferred tax liabilities will be revised from 30.62% to 31.52% for temporary differences expected to be reversed for the fiscal years beginning on or after November 1, 2026.

The effect of this change on profit or loss for the current fiscal year is insignificant.

**Segment and Other Information**

## Segment Information

## I. First six months of FY10/24 (Nov. 1, 2023 – Apr. 30, 2024)

## 1. Information related to net sales and profit or loss for each reportable segment

(Thousands of yen)

	Reportable segment				Total
	Wholesale	Retail sales	Real estate management	Others	
Net sales					
External sales	4,823,880	5,148,621	1,361,214	17,450	11,351,166
Inter-segment sales and transfers	-	-	53,296	600	53,896
Total	4,823,880	5,148,621	1,414,510	18,050	11,405,063
Segment profit (loss)	241,275	47,456	605,162	(62,718)	831,174

## 2. Reconciliation of the amount shown in the interim consolidated statement of income with total profit or loss for reportable segments

(Thousands of yen)

Profit	Amounts
Total for reportable segments	831,174
Elimination of inter-segment transactions	38,821
Operating profit on the interim consolidated statement of income	869,996

## 3. Information related to impairment losses on non-current assets or goodwill, etc. for each reportable segment

Impairment losses related to non-current assets

Not applicable.

Significant change in goodwill

Not applicable.

Significant gain on bargain purchase

Not applicable.

## II. First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)

## 1. Information related to net sales and profit or loss for each reportable segment

(Thousands of yen)

	Reportable segment				Total
	Wholesale	Retail sales	Real estate management	Others	
Net sales					
External sales	13,291,036	4,798,612	1,117,161	20,600	19,227,410
Inter-segment sales and transfers	-	-	47,852	600	48,452
Total	13,291,036	4,798,612	1,165,013	21,200	19,275,862
Segment profit (loss)	1,482,076	(168,649)	341,577	(42,571)	1,612,432

Note: The wholesale segment includes transactions with real estate funds that use special-purpose companies.

## 2. Reconciliation of the amount shown in the interim consolidated statement of income with total profit or loss for reportable segments

(Thousands of yen)

Profit	Amounts
Total for reportable segments	1,612,432
Elimination of inter-segment transactions	33,752
Operating profit on the interim consolidated statement of income	1,646,185

## 3. Information related to impairment losses on non-current assets or goodwill, etc. for each reportable segment

Impairment losses related to non-current assets

Not applicable.

Significant change in goodwill

Not applicable.

Significant gain on bargain purchase

Not applicable.

**Revenue Recognition**

Information of breakdown on revenue from contracts with customers

First six months of FY10/24 (Nov. 1, 2023 – Apr. 30, 2024)

(Thousands of yen)

	Reportable segment				Total
	Wholesale	Retail sales	Real estate management	Others	
Goods that are transferred at a point in time	4,823,880	5,148,621	207,352	-	10,179,855
Goods that are transferred over a certain period of time	-	-	230,049	17,450	247,499
Revenue from contracts with customers	4,823,880	5,148,621	437,401	17,450	10,427,354
Other revenue	-	-	923,812	-	923,812
External sales	4,823,880	5,148,621	1,361,214	17,450	11,351,166

First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)

(Thousands of yen)

	Reportable segment				Total
	Wholesale	Retail sales	Real estate management	Others	
Goods that are transferred at a point in time	2,121,036	4,798,612	34,886	1,000	6,955,535
Goods that are transferred over a certain period of time	-	-	171,480	19,600	191,080
Revenue from contracts with customers	2,121,036	4,798,612	206,367	20,600	7,146,615
Other revenue	11,170,000	-	910,794	-	12,080,794
External sales	13,291,036	4,798,612	1,117,161	20,600	19,227,410

Note: “Other revenue” under “Wholesale” refers to the transfer of real estate (including beneficial interests in real estate trust) subject to the “Practical Guidelines on the Accounting by Transferors for the Securitization of Real Estate Using Special-Purpose Companies” (ASBJ Transferred Guidance No. 10).

## Material Subsequent Events

New subsidiary through acquisition of stock and disposal of treasury shares through third party allotment

Good Com Asset hereby announces that, at the Board of Directors meeting held on May 28, 2025, it resolved to acquire 80% of the issued shares (excluding treasury shares) of Livenup Group Co., Ltd. (“LUG”) to make it a subsidiary, and to dispose of treasury shares through a third-party allotment (the “Disposal of Treasury Shares”) as part of the consideration for the acquisition. Based on this resolution, the Company completed the Disposal of Treasury Shares and acquired the shares of LUG on June 5, 2025.

### 1. New subsidiary through acquisition of stock

#### (1) Overview of business combination

##### (a) Acquired company and its business activities

Acquired company: Livenup Group Co., Ltd.

Business activities: Business management of group companies, business succession, investment in income-producing real estate

##### (b) Primary reasons for acquisition

Since its establishment in November 2005, the Group has been engaged in the sale of newly built investment condominiums. While expanding its supply area from Tokyo’s 23 wards to all of Tokyo and three neighboring prefectures and the Kansai region, the Group has continued to achieve steady growth. In parallel, as part of its growth strategy toward achieving net sales of 600 billion yen in the fiscal year ending October 2030, the Group is actively pursuing M&A activities to expand existing businesses and business domains. Under this management policy, the Group has been evaluating potential investment targets, with a particular focus on companies engaged in real estate-related businesses.

LUG has proven expertise in the detached housing and resale businesses, and as part of its growth strategy, aims to increase the number of units under management and expand recurring (stock) income by acquiring real estate-related businesses, particularly real estate management companies, through M&A. Given that LUG has conducted multiple M&A transactions in the past and possesses a high level of expertise in this area, we believe that its knowledge and experience will significantly contribute to the future growth of the Group, particularly in the execution of our proactive M&A-driven growth strategy.

##### (c) Acquisition date

June 5, 2025 (stock acquisition date)

June 30, 2025 (assumed acquisition date)

##### (d) Legal form of acquisition

Acquisition of shares with cash and treasury shares

##### (e) Company’s name after acquisition

There is no change in the company’s name.

##### (f) Percentage of voting rights acquired

80%

#### (2) Acquisition cost and other information

Payment for the acquisition: Cash	1,000 million yen
Treasury shares	599 million yen
Payment for the acquisition:	1,600 million yen (estimated)

## (3) Major acquisition-related costs

Advisory fees, etc.: 190 million yen (estimated)

## (4) Methods for procuring funds

Own funds, borrowings and treasury shares

## (5) Goodwill resulting from the acquisition

Not determined at this time.

## (6) Breakdown of assets acquired and liabilities assumed on the acquisition date

Not determined at this time.

## 2. Disposal of treasury shares through third party allotment

## (1) Summary of disposal of treasury shares

(a)	Deadline	June 5, 2025
(b)	Type and number of shares	Common shares of Good Com Asset: 581,959 shares
(c)	Price	1,031 yen per share
(d)	Total proceeds	599,999,729 yen
(e)	Method	Third-party allotment
(f)	Recipients	GRIT Partners Co., Ltd.
(g)	Other	The Company submitted the Securities Registration Statement taking effect in accordance with the Financial Instruments and Exchange Act for the Disposal of Treasury Shares

## (2) Purposes and reasons for the disposal of treasury shares

As is explained in “1. New subsidiary through acquisition of stock, (1) Overview of business combination, (b) Primary reasons for acquisition,” LUG became a subsidiary on June 5, 2025. GRIT Partners Co., Ltd., which sold LUG stock to Good Com Asset, became a shareholder of Good Com Asset and will continue to be a LUG shareholder and participate to some extent in the management of LUG as a shareholder. Good Com Asset believes that this will contribute to the consistent growth of the Group’s corporate value by increasing the motivation of LUG to raise the corporate value of the Group and aligning the interests of LUG with the interests of other shareholders of Good Com Asset. As a result, Good Com Asset made the decision to conduct this disposal of treasury shares.

*This financial report is solely a translation of “Kessan Tanshin” (in Japanese, including attachments), which has been prepared in accordance with accounting principles and practices generally accepted in Japan, for the convenience of readers who prefer an English translation.*