



April 20, 2026

To all,

Company name Goodcom Asset Co., Ltd.
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(Partial Change to Disclosed Matters) Notice Regarding Acquisition of Land for Condominium Development (Minami-Yukigaya, Ota-ku, Tokyo)

At the meeting of the Board of Directors held today, Goodcom Asset Co., Ltd. resolved to partially change the property specifications and other matters related to the "Outline of Development Plan" announced in the "Notice Regarding Acquisition of Land for Condominium Development (Minami-Yukigaya, Ota-ku, Tokyo)" dated March 25, 2024. The Company is pleased to announce the following.

1. Details of changes (underlined portions indicate changes)

	Before the change	After change
Location	Minami-Yukigaya, Ota-ku, Tokyo	Minami-Yukigaya, Ota-ku, Tokyo
Property type	Condominium	Condominium
Land area	1,662.09m (502.78 tsubo)	1,662.09m (502.78 tsubo)
Number of units	<u>95 units</u>	<u>57 units</u>
Time for completion	<u>End of April, 2027</u> (scheduled)	<u>End of October, 2028</u> (scheduled)
Outlook	<u>Revenue from this property acquisition is expected to be recorded from the fiscal year ending October 2027 onwards, and the impact on consolidated financial results is expected to be minor.</u>	<u>Revenue from this property acquisition is expected to be recorded from the fiscal year ending October 2028 onwards.</u>

2. Reasons for changes

At the time of purchase, the property was planned to be developed as part of our proprietary brand ""GENOVIA"" series, primarily featuring rooms of 25 m² to 40 m² for single-person to DINKS households. However, it has been decided to develop the property as the new brand ""G-class"" series, a higher-end condominium featuring rooms primarily of 40 m² to 70 m², with open glass-walled design, parking spaces accommodating large vehicles, and retail tenant recruitment with consideration for

childcare support.

Note: This document has been translated from 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.

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