

March 10, 2026

To Whom It May Concern

Company name:	Take and Give Needs Co., Ltd.
Name of representative:	Kenji Iwase Representative Director and President (Securities code: 4331; TSE PRIME)
Inquiries:	Tatsuji Wakabayashi Director and General Manager of Public Relations & IR Department (Telephone: +81-3-3471-6806)

### **Notice of Execution of a Hotel Management Contract**

Take and Give Needs Co., Ltd. (Headquarters: Shinagawa-ku, Tokyo; Representative Director and President: Kenji Iwase; hereinafter referred to as “the Company”) hereby announces that, following a review by First Brothers Co., Ltd. (Head Office: Chiyoda-ku, Tokyo; listed on the TSE Standard Market) regarding the selection of an operating partner for the hotel owned by its group, the Company has been selected as the new operating partner and has executed an agreement concerning the hotel operations.

This property is scheduled to become the first hotel under the Company’s new hotel brand.

#### **1. Facility Overview**

Facility Name: TBD

Location: 3-1-7 Koshigoe, Kamakura-shi, Kanagawa

Total Floor Area: 914.58 m<sup>2</sup> (276.66 tsubo)

Number of Guest Rooms: 16

Facilities: Restaurant, banquet space, ceremonial space, etc.

Commencement Date of Hotel Management: Scheduled for around January 2027

#### **2. Background of the Management Contract**

The Company’s group has positioned new hotel openings as a key pillar of its growth strategy and regards the hotel business as a driver of mid- to long-term business expansion.

The hotel for which we will assume operational management is in Kamakura, a highly popular destination among both domestic and international travelers, attracting approximately 16 million visitors annually.\* Located close to Enoshima and conveniently situated for sightseeing in Kamakura, yet offering a calm and serene environment away from the bustle, the property is expected to appeal strongly to leisure travelers from Japan and abroad. Based on this potential, we have reached an agreement to undertake its management.

\* Source: Kamakura City Press Release “Approx. 15.94 million Visitors to Kamakura in 2024”

(<https://www.city.kamakura.kanagawa.jp/kisya/data/2025/20250529.html>)

#### **3. Overview of Contract Counterparty**

Company Name: First Brothers Co., Ltd. (Code: 3454, TSE Standard Market)

Location: Chiyoda-ku, Tokyo

Business Description: Investment management business

Corporate Website: <http://www.firstbrothers.com/>

#### 4. Future Outlook

The hotel is scheduled to open in FY2027, and the impact on our business results for the fiscal year ending December 2026 is expected to be minimal.

End