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Securities Code: 7196

April 10, 2025

Start date of measures for electronic provision:

April 3, 2025

To our shareholders:

Seigo Miyaji
Representative Director and President
Casa Inc.
2-6-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Notice of the 12th Annual General Meeting of Shareholders

We are pleased to announce the 12th Annual General Meeting of Shareholders of Casa Inc. (the “Company”), which will be held as indicated below.

When convening this general meeting of shareholders, the Company takes measures for providing information that constitutes the content of reference documents for the general meeting of shareholders, etc. (matters for which measures for providing information in electronic format are to be taken) in electronic format, and posts this information on each of the following websites. Please access any of the websites by using the internet addresses shown below to review the information.

[The Company’s website]

<https://casa-inc.co.jp/ir/> (in Japanese)

(From the above website, select “Stock Information,” and then “12th Annual General Meeting of Shareholders.”)

[Website on which the Reference Documents for the General Meeting of Shareholders are posted]

<https://d.sokai.jp/7196/teiji/> (in Japanese)

[Tokyo Stock Exchange website (Listed Company Search)]

<https://www2.jpx.co.jp/tseHpFront/JJK020010Action.do?Show=Show>

(Access the TSE website by using the internet address shown above, enter “Casa” in “Issue name (company name)” or the Company’s securities code “7196” in “Code,” and click “Search.” Then, click “Basic information” and select “Documents for public inspection/PR information.” Under “Filed information available for public inspection,” click “Click here for access” under “[Notice of General Shareholders Meeting /Informational Materials for a General Shareholders Meeting].”)

If you are unable to attend the meeting in person, you may exercise your voting rights via the internet, etc. or in writing. Please review the Reference Documents for the General Meeting of Shareholders, which are shown below, and exercise your voting rights by 6:00 p.m. on Thursday, April 24, 2025.

1. Date and Time: Friday, April 25, 2025, at 10:00 a.m. (JST) (Reception will open at 9:15 a.m.)

2. Venue: Conference Center, Bellesalle Shinjuku Grand,
5F Sumitomo Fudosan Shinjuku Grand Tower
8-17-1, Nishi-Shinjuku, Shinjuku-ku, Tokyo

3. Purpose of the Meeting:

Matters to be reported:

1. The Business Report and the Consolidated Financial Statements for the 12th fiscal year (from February 1, 2024 to January 31, 2025), and the results of audits of the Consolidated Financial Statements by the Financial Auditor and the Audit & Supervisory Board
2. The Non-consolidated Financial Statements for the 12th fiscal year (from February 1, 2024 to January 31, 2025)

Matters to be resolved:

- | | |
|-----------------------|---|
| Proposal No. 1 | Appropriation of Surplus |
| Proposal No. 2 | Election of Six Directors |
| Proposal No. 3 | Election of Three Audit & Supervisory Board Members |

- For those attending the meeting on the day, please submit the voting form sent with this notice at the reception desk.
- 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 each of the aforementioned websites.
- For this general meeting of shareholders, paper-based documents stating matters for which measures for providing information in electronic format are to be taken will be delivered to all shareholders regardless of whether they have made a request for delivery of such documents.

However, in accordance with the provisions of relevant laws and regulations and the Articles of Incorporation of the Company, the following matters are not included in those documents.

(1) Notes to Consolidated Financial Statements

(2) Notes to Non-consolidated Financial Statements

Note: The matters listed above are available in Japanese only.

Consequently, the documents consist of part of the Consolidated Financial Statements and the Non-consolidated Financial Statements that were audited by the Financial Auditor or the Audit & Supervisory Board Members in preparing the financial audit report or audit report.

- We do not prepare gifts for shareholders who will attend the General Meeting of Shareholders. We greatly appreciate your understanding.

Information About Business Briefing Session

The Company is holding a Business Briefing Session after this General Meeting of Shareholders at the same venue. We would like to explain our recent management status and future outlook as well as answer your inquiries.

Note that, if any matters arise regarding the Business Briefing Session or changes in the way this General Meeting of Shareholders will be run, you will be informed on the Company's website (URL: <https://casa-inc.co.jp/ir/>) (in Japanese).

Reference Documents for the General Meeting of Shareholders

Proposal No. 1 Appropriation of Surplus

The Company places the improvement of corporate value through business expansion as the most important policy, and regards the return of profits to shareholders as an important management issue.

The Company has given consideration to matters including the business performance, the financial status of the current fiscal year and future business development and other factors, and it proposes to pay year-end dividends for the current fiscal year as follows:

Year-end dividends

- (1) Type of dividend property
Cash
- (2) Allotment of dividend property and their aggregate amount
¥32.00 per common share of the Company
Total dividends: ¥324,357,632
- (3) Effective date of dividends of surplus
April 28, 2025

Proposal No. 2 Election of Six Directors

The terms of office of six Directors will expire at the conclusion of this meeting. Therefore, the Company proposes the election of six Directors.

The candidates for Director are as follows:

Candidate No.	Name	Position in the Company	
1	Seigo Miyaji	Representative Director and President	Reelection
2	Yutaka Matsumoto	Director, General Manager of Sales Division and General Manager of Tokyo Metropolitan Sales Department	Reelection
3	Ichiro Kashima	Director, General Manager of Customer Management Division and General Manager of Tokyo Metropolitan Customer Management Department	Reelection
4	Aiichiro Uchikomi	Outside Director	Reelection Outside Independent
5	Kazuhiro Shimada	Outside Director	Reelection Outside Independent
6	Ako Iida	Outside Director	Reelection Outside Independent
Reelection	Candidate for Director to be reelected		
Outside	Candidate for outside Director		
Independent	Independent officer as defined by the securities exchange		

Candidate No.	Name (Date of birth)	[Career summary, position and responsibility in the Company, and significant concurrent positions outside the Company]		Number of the Company's shares owned
1	Seigo Miyaji (March 14, 1972) Reelection Attendance at Board of Directors meetings 19/19	Apr. 2004	Joined Re-plus Inc.	938,300 shares
		Oct. 2008	Representative Director and President of RentGo Guarantee Inc. (former Casa Inc.)	
		Feb. 2009	Representative Director of HDA Corporation	
		Mar. 2009	Representative Director of Nippon Hosho System Co., Ltd.	
		Oct. 2009	Representative Director of T-ship Co., Ltd.	
		Nov. 2009	Representative Director of Leasing Guarantee Organization (currently Country-wide Guarantee Organization)	
		Feb. 2014	Representative Director and President of the Company (current position)	
Reasons for nomination as candidate for Director Seigo Miyaji possesses abundant management experience and knowledge as a manager, and he has exercised leadership to make organizational reforms, create new businesses, and otherwise strengthen the business base since 2008 as the Representative Director and President of the Company. Therefore, the Company continues to nominate him as a candidate for Director for the further growth and development of the Company.				
2	Yutaka Matsumoto (April 9, 1969) Reelection Attendance at Board of Directors meetings 19/19	Apr. 1991	Joined Towa Real Estate Development Co., Ltd.	4,600 shares
		Jan. 1997	Joined Nike Japan, Inc.	
		June 2014	Joined New Balance Japan, Inc. Senior Manager	
		Dec. 2018	Executive Officer, General Manager, and in charge of Sales Department of the Company	
		Apr. 2019	Director and General Manager of Sales Department	
		Oct. 2023	Director, General Manager of Sales Division and General Manager of Tokyo Metropolitan Sales Department (current position)	
Reasons for nomination as candidate for Director Yutaka Matsumoto possesses abundant experience and know-how in the area of sales, and has exercised strong leadership carrying out sales strategies. Therefore, the Company continues to nominate him as a candidate for Director for the further growth and development of the Company.				
3	Ichiro Kashima (May 22, 1974) Reelection Attendance at Board of Directors meetings 19/19	Apr. 1999	Joined Sunx Co., Ltd.	12,300 shares
		Apr. 2005	Joined WIDE CO., LTD.	
		June 2007	Joined Re-plus Inc.	
		Oct. 2008	Joined RentGo Guarantee Inc. (former Casa Inc.)	
		June 2019	Executive Officer and General Manager of Customer Management Department of the Company	
		Apr. 2022	Director and General Manager of Customer Management Department	
		Oct. 2023	Director, General Manager of Customer Management Division and General Manager of Tokyo Metropolitan Customer Management Department (current position)	
Reasons for nomination as candidate for Director Ichiro Kashima possesses abundant experience and insight in the customer management department and he has extensive know-how in the area of receivables management. He has contributed to controlling credit risk and curtailing indemnification claims as the person in charge of the customer management department. Therefore, the Company continues to nominate him as a candidate for Director for the further growth and development of the Company.				

Candidate No.	Name (Date of birth)	[Career summary, position and responsibility in the Company, and significant concurrent positions outside the Company]		Number of the Company's shares owned
4	Aiichiro Uchikomi (April 14, 1952) Reelection Outside Independent Attendance at Board of Directors meetings 19/19	Apr. 1976 Joined The Mitsubishi Bank, Limited (currently MUFG Bank, Ltd.) Feb. 2006 Corporate Executive Vice President of RICOH LEASING COMPANY, LTD. June 2006 Director and Corporate Executive Vice President Apr. 2014 Director, Deputy President and Corporate Vice President June 2014 Director of Aurora Servicing Co., Ltd June 2015 Corporate Auditor of INES Corporation July 2016 Outside Director of the Company (current position)		0 shares
	Reasons for nomination as candidate for outside Director and overview of expected roles Aiichiro Uchikomi possesses wide-ranging insight regarding finance and accounting cultivated in a financial institution, and possesses abundant experience and knowledge as a corporate manager. Therefore, the Company continues to nominate him as a candidate for outside Director as it expects him to utilize this experience and provide useful advice from a high-level and broad perspective for the further growth and development of the Company.			
5	Kazuhiro Shimada (April 23, 1945) Reelection Outside Independent Attendance at Board of Directors meetings 19/19	Apr. 1964 Joined Bank of Japan Aug. 1983 Joined ACOM CO., LTD. June 2006 Senior Managing Director Dec. 2008 Representative Director and President of Japan Credit Information Reference Center Corp. June 2015 Advisor Apr. 2017 Outside Director of the Company (current position)		0 shares
	Reasons for nomination as candidate for outside Director and overview of expected roles Kazuhiro Shimada possesses wide-ranging insight regarding finance and receivables management cultivated in a financial institution, and possesses abundant experience and knowledge as a corporate manager. Therefore, the Company continues to nominate him as a candidate for outside Director as it expects him to utilize this experience and provide useful advice from a high-level and broad perspective for the further growth and development of the Company.			
6	Ako Iida (April 1, 1985) Reelection Outside Independent Attendance at Board of Directors meetings 15/15	Apr. 2011 Joined KPMG AZSA LLC Aug. 2014 Registered as a certified public accountant Jan. 2022 Representative of Ako Iida Certified Public Accountant Office (current position) Apr. 2024 Outside Director of the Company (current position) Mar. 2025 Outside Director (Audit, Supervisory) of MTG Co., Ltd. (current position)		0 shares
	Reasons for nomination as candidate for outside Director and overview of expected roles Ako Iida has observed the corporate governance of many listed companies through her auditing work as a certified public accountant. Therefore, the Company continues to nominate her as a candidate for outside Director as it expects her to utilize this experience along with her high degree of insight related to financial auditing and internal controls, and provide useful advice from objective perspective for the further growth and development of the Company.			

- Notes:
- There is no special interest between any of the candidates and the Company.
 - Aiichiro Uchikomi, Kazuhiro Shimada and Ako Iida are candidates for outside Director. The Company has submitted notification to Tokyo Stock Exchange, Inc. that Aiichiro Uchikomi, Kazuhiro Shimada and Ako Iida have been designated as independent officers as provided for by the aforementioned exchange. If their reelection is approved, the Company plans for their designation as independent officers to continue.
 - The number of years since the candidates for outside directors assumed as outside Director of the Company:
 At the conclusion of this meeting, Aiichiro Uchikomi's tenure since assuming office as outside Director will have been eight years and nine months.
 At the conclusion of this meeting, Kazuhiro Shimada's tenure since assuming office as outside Director will have been eight years.
 At the conclusion of this meeting, Ako Iida's tenure since assuming office as outside Director will have been one year.
 - Pursuant to the provisions of Article 427, paragraph (1) of the Companies Act, the Company has entered into agreements with Aiichiro Uchikomi, Kazuhiro Shimada and Ako Iida to limit their liability for damages under Article 423, paragraph

- (1) of said Act. If their reelection is approved as originally proposed, the Company plans to renew these agreements. The maximum amount of liability for damages under these agreements is the amount provided for under laws and regulations.
5. The Company has taken out a directors and officers liability insurance policy with an insurance company as provided for in Article 430-3, paragraph (1) of the Companies Act. The policy covers damages, such as compensation for damage, settlement money and legal costs, arising when an insured receives a claim for compensation for harm or loss from breach of duty based on their position, act in breach of trust, negligence of duty, etc. Each candidate is included as an insured in the policy. In addition, when the policy is renewed, the Company plans to renew the policy with the same terms.

Proposal No. 3 Election of Three Audit & Supervisory Board Members

The terms of office of three Audit & Supervisory Board Members will expire at the conclusion of this meeting. Therefore, the Company proposes the election of three Audit & Supervisory Board Members.

In addition, the consent of the Audit & Supervisory Board has been obtained for this proposal.

The candidates for Audit & Supervisory Board Member are as follows:

Candidate No.	Name	Position in the Company	
1	Masaru Masuda	Head of Internal Audit Department	New election
2	Ryoichi Miyazaki	Outside Audit & Supervisory Board Member	Reelection Outside Independent
3	Satoshi Hirota	Outside Audit & Supervisory Board Member	Reelection Outside Independent
New election	Candidate for Audit & Supervisory Board Member to be newly elected		
Reelection	Candidate for Audit & Supervisory Board Member to be reelected		
Outside	Candidate for outside Audit & Supervisory Board Member		
Independent	Independent officer as defined by the securities exchange		

Candidate No.	Name (Date of birth)	[Career summary, position in the Company, and significant concurrent positions outside the Company]		Number of the Company's shares owned
1	Masaru Masuda (December 18, 1968) New election	Apr. 1992	Joined Mitsukoshi Co., Ltd. (currently Isetan Mitsukoshi Ltd.)	0 shares
		Apr. 2020	Joined FUJI FOODS, INC.	
		Sep. 2023	Standing Audit & Supervisory Board Member of GOURIKI CORPORATION	
		Mar. 2025	Head of Internal Audit Department of the Company (current position)	
	Reasons for nomination as candidate for Audit & Supervisory Board Member Masaru Masuda possesses abundant professional knowledge regarding business reorganization, establishing business infrastructure and strengthening compliance and governance systems. The Company judges that he will be able to utilize this experience and insight to adequately perform the auditing function with respect to the execution of duties by Directors. Therefore, the Company newly requests his election as a Standing Audit & Supervisory Board Member.			
2	Ryoichi Miyazaki (January 23, 1983) Reelection Outside Independent	Dec. 2006	Joined Deloitte Touche Tohmatsu (currently Deloitte Touche Tohmatsu LLC)	0 shares
		Sep. 2010	Registered as a certified public accountant	
		Oct. 2011	Representative Director of Bridge Consulting Group Inc. (current position)	
		Nov. 2011	Registered as a certified public tax accountant	
		Nov. 2011	Managing Partner of Bridge Tax Offices	
		Jan. 2016	Outside Audit & Supervisory Board Member of the Company (current position)	
	Reasons for nomination as candidate for outside Audit & Supervisory Board Member Ryoichi Miyazaki can provide appropriate advice from an objective standpoint based on his past abundant experience and knowledge. Therefore, the Company continues to nominate him as a candidate for Audit & Supervisory Board Member for the further growth and development of the Company.			

Candidate No.	Name (Date of birth)	[Career summary, position in the Company, and significant concurrent positions outside the Company]		Number of the Company's shares owned
3	Satoshi Hirota (July 8, 1977) Reelection Outside Independent	Oct. 2002	Joined Mitsui, Yasuda, Wani & Maeda (currently Mitsui Company)	0 shares
		Aug. 2008	Joined Haynes and Boone, LLP	
		Apr. 2015	Established HCA LAW OFFICE Principal Lawyer (current position)	
		Sep. 2015	Outside Director of WILLPLUS Holdings Corporation (current position)	
		May 2016	Outside Auditor of Psychic VR Lab Co., Ltd. (currently STYLY, Inc.) (current position)	
		May 2017	Outside Director (Audit and Supervisory Committee Member) of LOCONDO, Inc. (currently JADE GROUP, Inc.) (current position)	
		Apr. 2018	Substitute Audit & Supervisory Board Member of the Company	
		Aug. 2018	Outside Audit & Supervisory Board Member (current position)	
Reasons for nomination as candidate for outside Audit & Supervisory Board Member Satoshi Hirota possesses professional knowledge and abundant experience related to corporate legal affairs as a lawyer, and he can provide appropriate advice from an objective standpoint. Therefore, the Company continues to nominate him as a candidate for Audit & Supervisory Board Member for the further growth and development of the Company.				

- Notes:
1. There is no special interest between any of the candidates and the Company.
 2. Ryoichi Miyazaki and Satoshi Hirota are candidates for outside Audit & Supervisory Board Member. The Company has submitted notification to Tokyo Stock Exchange, Inc. that Ryoichi Miyazaki and Satoshi Hirota have been designated as independent officers as provided for by the aforementioned exchange. If the reelection of Mr. Miyazaki and Mr. Hirota is approved, the Company plans for their designation as independent officers to continue.
 3. The number of years since the candidates for outside audit & supervisory board members assumed as outside Audit & Supervisory Board Member of the Company:
At the conclusion of this meeting, Ryoichi Miyazaki's tenure since assuming office as outside Audit & Supervisory Board Member will have been nine years and three months.
At the conclusion of this meeting, Satoshi Hirota's tenure since assuming office as outside Audit & Supervisory Board Member will have been six years and eight months.
 4. Pursuant to the provisions of Article 427, paragraph (1) of the Companies Act, the Company has entered into agreements with Ryoichi Miyazaki and Satoshi Hirota to limit their liability for damages under Article 423, paragraph (1) of said Act. If their reelection is approved as originally proposed, the Company plans to renew these agreements. The maximum amount of liability for damages under these agreements is the amount provided for under laws and regulations.
 5. The Company has taken out a directors and officers liability insurance policy with an insurance company as provided for in Article 430-3, paragraph (1) of the Companies Act. The policy covers damages, such as compensation for damage, settlement money and legal costs, arising when an insured receives a claim for compensation for harm or loss from breach of duty based on their position, act in breach of trust, negligence of duty, etc. Each candidate is included as an insured in the policy. In addition, when the policy is renewed, the Company plans to renew the policy with the same terms.

(Reference)

Skills Matrix of Directors and Audit & Supervisory Board Members After Approval of Proposals

If Proposal No. 2 “Election of Six Directors” and Proposal No. 3 “Election of Three Audit & Supervisory Board Members” are approved as originally proposed, the skills matrix of Directors and Audit & Supervisory Board Members will be as follows:

Name	Position	Outside	Experience and expertise					
			Corporate management	Financial accounting	Legal/ compliance	Internal control/risk management	IT/ technology	Sales/ marketing
Seigo Miyaji	Representative Director and President		○				○	○
Yutaka Matsumoto	Director, General Manager of Sales Division and General Manager of Tokyo Metropolitan Sales Department							○
Ichiro Kashima	Director, General Manager of Customer Management Division and General Manager of Tokyo Metropolitan Customer Management Department				○			
Aiichiro Uchikomi	Director	●	○	○			○	
Kazuhiro Shimada	Director	●	○	○			○	
Ako Iida	Director	●		○		○		
Masaru Masuda	Standing Audit & Supervisory Board Member				○	○		
Ryoichi Miyazaki	Audit & Supervisory Board Member	●	○	○				
Satoshi Hirota	Audit & Supervisory Board Member	●			○	○		

Experience/expertise forming reason for selection

Item	Reason for selection
Corporate management	We require Directors, etc. who possess the capability and corporate management experience to demonstrate foresight regarding the uncertain future and make appropriate, speedy and resolute decisions in the significantly changing business environment and in order to formulate sustainable growth strategies and achieve growth for the Company in the medium to long term.
Financial accounting	We require Directors, etc. who possess sound knowledge and experience in the fields of finance and accounting in order to prepare accurate financial reports and construct a solid financial base, promote growth investment aimed at the sustainable enhancement of corporate value, and formulate financial strategies to achieve robust returns to shareholders.
Legal/compliance	We require Directors, etc. who possess the knowledge and experience in legal compliance necessary for a listed company and for the field of business the Company operates in, which has a strong social nature.
Internal control/risk management	Fundamental to the sustainable enhancement of corporate value is the establishment of appropriate internal control, and we require Directors, etc. who possess sound knowledge and experience in the fields of corporate governance and risk management in order to improve effectiveness of management oversight in the Board of Directors.
IT/technology	We require Directors, etc. who possess insight into technological development in order to promote improved business efficiency through technological advancement, provide advanced-level services to stakeholders, and realize even more stable operation of security measures and systems.
Sales/marketing	We require Directors, etc. who possess insight and experience in sales and marketing in order to expand the business base centered on the property management market and provide highly convenient products to the self-managing landlord market and to tenants.