



December 22, 2025

Company name: Mizuho Leasing Company, Limited
 Representative: President and CEO Akira Nakamura
 (Code number: 8425 Tokyo Stock Exchange Prime Market)
 Executive Officer,
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Acquisition and Transfer of Fixed Asset by a Consolidated Subsidiary

Mizuho Leasing Company, Limited hereby announces that on December 22, 2025, ML Estate Company, Limited, a consolidated subsidiary of Mizuho Leasing Company, Limited, has decided to acquire and transfer fixed asset as detailed below.

1. Overview of the consolidated subsidiary

- (1) Name: ML Estate Company, Limited
- (2) Location: 2-6 Toranomom 1-chome, Minato-ku, Tokyo
- (3) Representative: Masato Matsui, President and CEO
- (4) Business: Building lease and other real estate-related financing support
- (5) Major shareholder and shareholding ratio: Mizuho Leasing Company, Limited (100%)
- (6) Paid-in capital: 10 million yen
- (7) Date of establishment: December 3, 1993

2. Reason for acquisition and Transfer

The purpose of the acquisition and Transfer is short-term investment of ML Estate's assets.

Tokyo C-NX is an advanced logistics hub that offers a wide range of added value: prime location close to central Tokyo and its transport terminals, high efficiency achieved by consolidating all operations on a single floor, and stability derived from resilience to labor shortages and disasters.

It serves as a gateway between Japan and the world.

3. Details of the asset to be acquired and Transferred of

| Site name, location, and size | Current status | Acquisition Price | Transfer Price |
|------------------------------------|--------------------|-------------------------------|-------------------------------|
| (1) Tokyo C-NX (Koto-ku, Tokyo) | Logistics facility | approximately 100 billion yen | approximately 100 billion yen |

| Site name, location, and size | Current status | Acquisition Price | Transfer Price |
|---|----------------|-------------------|----------------|
| Site area: 59,504 m ² (18,000 tsubo) Total floor area: 151,345 m ² (45,782 tsubo) | | | |

* The site area is based on the real estate registry, and the total floor area is based on the values stated in the as-built drawings.

4. Overview of the seller

| | | | |
|------|--|---|------|
| (1) | Name | Nippon Express Co., Ltd. | |
| (2) | Location | Kanda-Izumicho 2, Chiyoda-ku, Tokyo | |
| (3) | Representative | Shinjiro Takezoe, President | |
| (4) | Business | Logistics services in general and related operations, including automobile transport, rail transport, marine transport, vessel transport, air transport, warehouses, travel, customs, heavy cargo transport, plant transport and construction, special transport, and information processing and analysis | |
| (5) | Paid-in capital | 70,175 million yen | |
| (6) | Date of establishment | October 1, 1937 | |
| (7) | Net assets | 303,384 million yen (as of December 31, 2024) | |
| (8) | Total assets | 765,428 million yen (as of December 31, 2024) | |
| (9) | Major shareholder and shareholding ratio | Nippon Express Holdings, Inc. (100%) | |
| (10) | Relationship between the listed company and the said company | Capital relationship | None |
| | | Personnel relationship | None |
| | | Business relationship | None |
| | | Related party relationship | None |

5. Overview of the buyer

| | | | |
|-----|--|---|------|
| (1) | Name | JUL Special Purpose Company | |
| (2) | Location | Tokyo Kyodo Accounting Office, 1-4-1 Marunouchi, Chiyoda-ku, Tokyo | |
| (3) | Representative | Hisayoshi Kitagawa, Director | |
| (4) | Business | (1) Operations related to securitization of specific assets (2) All other operations ancillary to the aforementioned operations related to securitization of specific assets | |
| (5) | Paid-in capital | 100,000 yen | |
| (6) | Date of establishment | November 21, 2025 | |
| (7) | Relationship between the listed company and the said company | Capital relationship | None |
| | | Personnel relationship | None |
| | | Business relationship | None |
| | | Related party relationship | None |

*Due to our non-disclosure agreements with the other parties, we are unable to disclose the net assets, total assets, and major shareholders and shareholding ratio.

6. Acquisition schedule

| | | |
|-----|-------------------------------|-------------------|
| (1) | Decision date | December 22, 2025 |
| (2) | Contract execution date | December 25, 2025 |
| (3) | Property handover deadline | December 25, 2025 |

7. Transfer schedule

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|-----|-------------------------------|-------------------|
| (1) | Decision date | December 22, 2025 |
| (2) | Contract execution date | December 25, 2025 |
| (3) | Property handover deadline | February 27, 2026 |

8. Forecast

There are no changes to our business forecast due to the acquisition and the transfer.