

The following is a report on the state of corporate governance at ES-CON JAPAN Ltd.:

I. Basic thinking regarding corporate governance, capital structure, corporate attributes, and other basic information

1. Basic thinking Update

We regard corporate governance as a critical factor, both in implementation and continued reinforcement, in becoming a vital entity within society. Corporate governance is key to achieving enduring growth in corporate value and enhancing corporate transparency and soundness based on our purpose, vision, and principles of action.

<Purpose (The Group's raison d'être in society and the value of its presence from society's perspective)>

"Ideal to Real: Bringing ideals into reality to create a new future"

We create value rooted in the community, helping to bring about cherished cities and living environments in which residents can take pride.

The value we create represents our contributions to society. Consequently, each of us seeks to realize original forms of self-actualization through that value.

While designing an ideal future, we will be creating a new future, with the aim of being regarded as a unique, essential presence by all our shareholders.

<Vision (Our ideal shape for achieving our Purpose)>

"Life Developer"

To develop not just buildings but the lives of those who live in them, with their happiness in mind—this is the kind of life developer we aspire to be.

Through solutions proposed by cross-departmental teams made up of the best and brightest, we create a new prosperity unprecedented in the real estate industry, connecting people with people and communities with the future.

<Principles of Action (principles formulated to realize our vision)>

1. Provision of new value
We will use our information networks, planning ability, and product development expertise to tap the unlimited potential of real estate and to create new value that responds to every need of our clients.
2. Sustainability management
We will respond to various social challenges with precision and pursue scenarios in which our company and society can grow sustainably and side by side.
3. Growth and stability
Rather than pursuing volume and scale, we aspire to achieve high-quality growth based on a keen awareness of capital and cash efficiency. At the same time, we seek to build firm financial and operational foundations capable of accommodating a broad range of business risk.
4. Management awareness
We will strive to achieve a strong offense in management that is always one step ahead by ensuring that all Group employees are aware of management issues and by continuing to be a company that practices rapid decision-making.
5. Compliance
We will comply with all applicable laws, regulations, and societal norms both within and outside Japan; maintain a keen awareness of compliance and governance issues; take appropriate action as human beings; and form an organization with great bottom-up communication.
6. Gratitude
We will act at all times in ways that demonstrate our clear appreciation and respect for colleagues, whether within or outside the company. We will seek to build and maintain strong working relationships.

Our basic outlook on corporate governance is also presented in our Securities Report.

Our corporate governance structure is outlined below.

The Company is a company with an audit and supervisory committee. Together with the board of directors, the Auditors Committee manages, supervises, and audits business execution.

The board of directors consists of ten members: three executive directors, three non-executive directors, and four directors who are members of the Auditors Committee. To enhance management oversight functions, the six independent external directors are the three non-executive directors and three of the four directors who are members of the Auditors Committee. In principle, the board of directors meets at least once a month for thoroughgoing reporting and deliberations on all important matters, in addition to reporting on the state of execution of its decisions, to ensure the timely and accurate ascertainment of management information and effective controls.

The Auditors Committee is made up of four members. It has two full-time members, of which one external director serves as chair. To bolster its independence, three of the four members are independent external directors, of which, to further strengthen governance, one serves as a full-time member.

In principle, the Auditors Committee meets monthly. At the request of the Auditors Committee, the accounting auditor, executive directors and other members of senior management attend committee meetings as appropriate and are subject to interviews. A representative of the Internal Auditing Office attends each meeting and receives reports on these meetings in a timely and appropriate manner.

The Nomination and Remuneration Advisory Committee has been established as an advisory body to the board of directors to strengthen the independence, objectivity, and accountability of board functions related to matters such as the nomination and remuneration of directors.

The Nomination and Remuneration Advisory Committee is described in greater detail under 3 and 4 of Principle 3-1 [Full Disclosure], [Optional Committee], and Supplementary Principle 4-10-1 of Principle 4-10 [Use of Optional Approach].

[Reasons for Not Implementing the Principles of the Corporate Governance Code]

We comply with all principles stated in our Corporate Governance Code.

[Disclosure Based on the Principles of the Corporate Governance Code] Update

[Supplementary Principle 1-2-4. Exercise of Shareholder Rights at General Meetings of Shareholders]

We make it easier for shareholders to exercise their voting rights through the adoption of an Internet-based electronic voting system and use of the Electronic Voting Platform. We also provide English translations of announcements of regular general meetings of shareholders for foreign investors.

[1-4. Cross-shareholdings]

(1) Policy on cross-shareholdings

We may choose to hold shares of stock in publicly traded firms as cross-shareholdings when the management policies of such publicly traded firms mesh with our management strategies and we believe these shareholdings contribute to improving corporate value over the medium to long term.

(2) Details of verification of effect of holding cross-shareholdings

We hold investment shares not held purely for investment purposes when the effects of holding the shares for business strategy are recognized—for example, for maintaining transactional relationships. The appropriateness of holding the shares is verified by the board of directors at the end of each fiscal year based on thorough consideration of the purpose and consequences of holding them. Our policy is to consider reducing holdings of shares for which the reasons for holding the shares no longer apply.

(3) Standards for exercising voting rights on cross-shareholdings

In principle, we exercise all voting rights on cross-shareholdings. A decision to support or oppose resolutions is made based on the perspectives of medium- to long-term increases in value and sustained growth of both our Company and the companies in which we invest, as well as enhancements in the governance structures of these companies.

[1-7. Related Party Transactions]

All proposed conflict of interest transactions with directors including officers of important subsidiaries, non-director executive officers, or executive officers are submitted to the board of directors for deliberations. We respect the opinions of external directors in aspects such as the reasonability, appropriateness, and soundness of such transactions to determine whether or not to proceed. In addition, any transactions with major shareholders are determined after careful consideration to ensure they will not deviate from the standards governing transactions with third parties.

[2-3. Issues surrounding sustainability, starting with social and environmental issues]

Our purpose is expressed in the phrase: IDEAL to REAL. As a life developer that responds to changing needs and creates ideal lifestyles, we strive to help establish a sustainable society and sustained growth by promoting sustainability management and responding to social issues. On April 25, 2025, we established the Sustainability Promotion Committee to strengthen systems that promote sustainability and to clarify management involvement. Positioned directly under the board of directors, the committee is chaired by the President and Representative Director. It is composed of members selected by the chairman, full-time Auditors Committee members, and others who participate as observers. Composed of the Environment Subcommittee, Society Subcommittee, and Human Rights Subcommittee, the Sustainability Promotion Committee is administered by the Sustainability Promotion Department. Important matters related to sustainability are reported to and appear on the agenda of the board of directors, who deliberate on these matters and seek to identify their relative impact and the risks and opportunities they present.

[2-4. Ensuring internal diversity, including promoting the active participation of women]

Supplementary Principle 2-4-1 (Ensuring Diversity of Core Human Resources)

Recognizing that our human resources represent the foundations of our corporate activities and our most important management resource, we have established a medium- to long-term strategy calling for human resource foundations characterized by three key goals: securing and cultivating human resources to support business growth; promoting employee health and safety; and maintaining environments that allow diverse human resources to thrive.

On this basis, in addition to developing workplace environments in which employees can demonstrate their abilities to the fullest while engaged in rewarding work, we promote diversity in our human resources to help them thrive.

We hire human resources and promote core human resources on an individual basis with an emphasis on their abilities and track record, regardless of gender, nationality, form of employment, age, or other factors. In this way, we promote the proactive hiring and promotion to core positions of diverse human resources, thereby realizing sustainable growth and growth in corporate value.

(1) Initiatives to secure diversity

① Percentage of women among new hires (total for new graduates and midcareer hires)

Pursuant to the Act on the Promotion of Female Participation and Career Advancement in the Workplace, we have formulated an action plan to maintain the percentage of women among new hires at an average of 35% or higher over three years.

- FY2022: 68 new hires, of whom 29 (43%) were women
 - FY2023: 64 new hires, of whom 31 (48%) were women
 - FY2024: 53 new hires, of whom 17 (32%) were women
- ② Promotion of women employees to managerial and management positions (end of June 2025)
- Women directors: 2 persons
 - Women Executive Officers: 1 person
 - Women in managerial positions: 7 persons
- ③ Hiring of a certain number of midcareer hires each year to serve as immediate assets to the organization and their promotion to managerial and management positions
- FY2022: 43 midcareer hires, of whom 20 were in managerial positions
 - FY2023: 42 midcareer hires, of whom 10 were in managerial positions
 - FY2024: 26 midcareer hires, of whom seven were in managerial positions and one was an Executive Officer
- ④ We hire non-Japanese workers, regardless of nationality, and provide them opportunities to thrive in each section.
- ⑤ We provide highly experienced senior employees with opportunities to thrive through a reemployment program for those past the mandatory retirement age of 65 years.
- ⑥ We resumed hiring new graduates twelve years ago. We currently hire about 30 new graduates each year. We plan to continue hiring about 30 new graduates per year as we work toward stable hiring and training for the next generation of employees.
- (2) Internal environmental improvements
- ① Recognizing health and productivity management as key management responsibilities, we recently established the Basic Safety and Health Policy and Safety and Health Principles of Action.
- [Basic Safety and Health Policy]
We will create environments that allow people to work together and to focus on their jobs safely and in good health. We embody the ideals implicit in this commitment to provide value to local communities.
- [Safety and Health Principles of Action]
1. Establish a workplace environment that enables work to be done safely and comfortably; maintain the environment by keeping things tidy and organized.
 2. Grasp the health status of employees and their families, provide the necessary support, and act while putting health first
 3. Respect diverse values and foster a company culture in which everyone can work with vitality and peace of mind.
 4. Consider the safety and health of all stakeholders involved in business and collaborate with them.
- ② Continuing on from FY2024, we were recognized as one of the 2025 Certified Health & Productivity Management Outstanding Organizations (Large Enterprise Category).
- ③ In promoting active participation and career advancement of diverse human resources, we have introduced a broad range of modes of employment, including staggered working hours, shortened working hours, programs for working from home and flextime work. We administer an engagement survey to all employees as part of activities to build better workplace environments.
- ④ We are striving energetically to build rewarding working environments. We set the three targets in our General Employer Action Plans under the Act on Advancement of Measures to Support Raising Next-Generation Children and the Act on the Promotion of Women's Active Engagement in Professional Life.
- [Targets under the General Employer Action Plans]
1. Create opportunities at least once a year to contribute to employee work-life balance and promote career development awareness (according to the above two laws)
 2. Make the average number of days of childcare leave taken by men 14 or more days (according to the above two laws)
 3. As follows, gradually reduce the number of workers working a monthly average of 45 or more hours of statutory overtime (FY2026: 10 persons; FY2027: 5 persons) (Act on the Promotion of Women's Active Engagement in Professional Life)
- ⑤ We have formulated plans to reduce overtime work by improving business efficiency, including no-overtime days intended to reduce working hours.
- ⑥ We strive proactively to hire people with disabilities and to improve working environments for them. Some people with disabilities hired by the Company who reside in rural districts work at an indoor farm (Cordiale Farm), assigned to work centered on hydroponic farming.
- (3) Basic HR Development Policy
- We recognize the importance of the purposeful engagement of our employees with their work and the stable development of human resources and sustained enhancements of our human capital that result in to improve our corporate value over the medium to long term. In 2023, we established a new Basic HR Development Policy (HR requirements applicable to all employees), and are endeavoring to train our human resources.

1	Passing along our DNA (values)	Working with a sense of gratitude at all times, keenly aware of our drive to be a company that builds projects and does business to contribute to society while putting customers first
2	Lofty ambitions and a sense of mission	Sensing our mission to contribute to society through our work
3	Integrity, intelligence, and mental and physical strength	Working with integrity, intelligence, and mental and physical strength to carry out diverse work on a daily basis
4	Outstanding leadership	Involving others as we move forward with our work and business initiatives with passion, consideration, and an awareness of numerical figures at all times

5	Foresight, strategy	Learning constantly while responding with keen sensitivity to changes in the external environment
6	Networking and communication skills	Building human networks based on trust through internal and external communications
7	Experience with innovation	Striving and taking on challenges to realize innovative businesses in the spirit of pursuing new business models for the industry

[2-6. Roles of Corporate Pension Funds as Asset Owners]

At this time, we have adopted only a defined-contribution pension plan. We do not play an active role in the investment of a reserve fund. As such, we have not implemented specific measures regarding this principle.

[3-1. Full Disclosure]

1. Matters such as Company objectives (e.g., purpose, vision and principles of action), management strategies, management plans, and management policies are described in this Report under “1. Basic thinking regarding corporate governance.”
With respect to management plans, the Company has published its Long-Term Vision 2030, which presents the company it wishes to be by FY2030 and the company’s desired heading. The Company has also released its fifth medium-term management plan, covering the FY2024-2026 three-year period. The Long-Term Vision 2030 and fifth medium-term management plan are described in the Securities Report and on the Company website (https://www.es-conjapan.co.jp/english/about_us/plan.php).
2. Basic thinking and basic policies on corporate governance based on each of the principles of the Code
Our basic thinking and basic policies regarding corporate governance are described under “1. Basic thinking regarding corporate governance” in this Report.
3. Board of directors policies and procedures for determining the remuneration of senior management and directors
The Company has established the Nomination and Remuneration Advisory Committee as an advisory body to the board of directors to strengthen the independence, objectivity, and accountability of board functions related to matters such as nomination and remuneration of directors. This Committee makes decisions on proposed remuneration amounts for individual directors who are not members of the Auditors Committee and deliberates on policies governing remuneration decisions, including the establishment of and revisions to officers’ remuneration systems, remuneration levels, and evaluation systems, and makes decisions on related proposals. Policies and procedures for remuneration decisions are described below under “Disclosure of policies for decision-making on remuneration amounts or their calculation method.”
4. Board of directors policies and procedures for the appointment/dismissal of senior management and nomination of candidate directors
We appoint members of senior management after deliberations in the Nomination and Remuneration Advisory Committee to select proposed candidates followed by comprehensive assessments by the board of directors of the candidates’ track record, reputation, experience, and so forth.
Senior management members recognized to have failed to satisfy the conditions of the appointment policies described above and presenting no indication that they may do otherwise in the future are dismissed by the board of directors following deliberations in the Nomination and Remuneration Advisory Committee. Senior management members, including the CEO, are subject to annual performance evaluations by the Nomination and Remuneration Advisory Committee. Reappointment decisions are made based on these evaluations.
Candidates for directors who will not serve as members of the Auditors Committee are nominated based on comprehensive assessments of their familiarity with Company management and businesses and the knowledge, experience, track record, character, discernment, and so forth needed to contribute to Company growth. The Nomination and Remuneration Advisory Committee deliberates on and selects proposed candidates; this is followed by decisions by the board of directors after deliberations in the Auditors Committee.
Candidates for directors who will serve as members of the Auditors Committee are nominated based on comprehensive assessments of matters such as specialized knowledge and experience in management, law, accounting, finance, or other areas and recognition of outstanding character and discernment.
5. Explanations with respect to individual appointments/dismissals of senior management and nominations of directors based on 4 above
Explanations of individual appointments of senior management and nominations of candidate directors are provided in the announcements of regular general meetings of shareholders. These provide brief career histories of the candidates and the reasons for their selection as candidate directors. The appointment and nomination of independent external directors is based on comprehensive assessments of each candidate’s knowledge, experience, and other factors, in accordance with the Company’s own criteria for evaluating independence, in addition to the independence requirements established by the Tokyo Stock Exchange.

Supplementary Principle 3-1-3 (Sustainability Initiatives, Disclosure under the TCFD Framework)

(1) Sustainability initiatives

As articulated by our Purpose, IDEAL to REAL (Bringing ideals into reality to create a new future), we seek to realize two goals: contributing to a sustainable society and achieving sustained profit growth by responding to social issues. We promote sustainability management as a life developer committed to creating ideal lifestyles in response to changing needs. Also, based on sustainability management principles, we have established the Sustainability Promotion Committee, which is chaired by the President and Representative Director, and promote concrete initiatives through the committee’s subcommittees, the Environment Subcommittee, Society Subcommittee, and Human Rights Subcommittee.

The Company also sets forth sustainability management as one of its Principles of Action (formulated in November 2023) and recognizes the importance of steadily promoting it.

For that reason, the Company evaluates and classifies the importance of various challenges in sustainability management from the perspective of stakeholders and Group management to identify materialities (priority challenges), after which it sets forth

corresponding indicators and targets and takes on the task of addressing such challenges.

[Materialities in sustainability management]

Materialities	Main targets to achieve by FY2030
Use of diverse human resources	Female recruitment ratio of 35% or higher Improvement of engagement surveys etc.
Enforcement of compliance	Implementation of compliance promotion measures in harmony with Chubu Electric etc.
Reinforcing governance and risk management that includes Group companies	Enhancing effectiveness and making continuous improvements to the board of directors
Promoting a decarbonized society	Greenhouse gas reductions of 40%* (over FY2022)
Realizing a society characterized by well-being	Contributing to regional revitalization and improving quality of life by promoting urban development sensitive to the environment and to society

*Covers Scope 1 and Scope 2.

(2) Investing in human capital and intellectual property

① Investing in human capital

Recognizing that human capital and human resources constitute the foundations of our corporate activities and our most important management assets, we are moving ahead to invest in and to ensure returns to human capital.

Based on the Basic HR Development Policy established in 2023, in addition to onboarding for all new employees joining the organization, we provide level-specific training for specific posts and roles, e-learning, and on-the-job training (OJT) within each section.

Given the nature of our businesses, which require specialized knowledge of real estate, construction, and other fields, we provide subsidies and support for acquiring various qualifications, including registered real estate transaction specialist, first-class registered architect, and real estate securitization master. We are strong supporters of employee self-improvement efforts.

We offer external off-the-job training and 360-degree evaluations at the managerial level as part of efforts to develop future management human resources. In addition to giving employees the opportunity to recognize their own management capabilities, these evaluations create opportunities to enhance management capabilities and strengthen awareness from managerial perspectives through means including coaching.

To bolster our initiatives related to human rights, based on an awareness of the importance of safeguarding the human rights of all stakeholders involved in our businesses, we carry out due diligence on human rights based on the Chubu Electric Power Group Basic Human Rights Policy and work to identify, evaluate, prevent, mitigate, and correct human rights issues within the Group.

② Intellectual property management

Since, in light of the nature of our businesses, managing intellectual property focuses on trademarks and similar rights, we strive to ensure thorough management with support from outside experts.

(3) Disclosure under the TCFD framework

Based on the goal of achieving a carbon neutral society by 2050, we're seeking to create new value for the environment through next-generation urban development efforts. As part of plans based on the key management strategy of countering climate change, the members of the Sustainability Promotion Committee work to disclose information based on the TCFD framework recommendations. Our Group of companies announced its endorsement of the TCFD in June 2022.

[4-1. Roles and Responsibilities of the Board of Directors]

Supplementary Principle 4-1-1

The Company's Articles of Association specify that decisions on important business execution may be delegated, in whole or in part, to directors. Directors to whom such authority has been delegated based on decisions by the board of directors are tasked with making decisions on individual matters of business execution, thereby accelerating the decision-making process and enhancing the oversight functions of the board of directors.

The board of directors formulates management strategies and objectives and oversees the status of their execution.

In addition, the status of the execution of individual business matters is reported to the board of directors without delay. A system is maintained whereby the board of directors can monitor related progress.

Rules on internal authority and other provisions specify standard amounts of money for respective duties used to determine the matters submitted to the board of directors for deliberations and the scope of delegation to directors. Management proceeds in strict compliance with these rules.

Supplementary Principle 4-1-3

To train the next generation of corporate management, we are striving to develop Executive Officers as candidates for future successors to senior management. The Company has delegated Executive Officers and employee Executive Officers and specifies terms of office for Executive Officers. Through everyday business execution, the Representative Director and directors strive to communicate and to pass on to managerial candidates the management philosophy and corporate values based on the management philosophy. The Company provides support for self-improvement by providing opportunities for external training. Efforts seek to train future managerial candidates in on-the-job training by assigning missions on important topics related to Company growth and missions leading to the acquisition of the Company's human resource requirements (skills and abilities needed by the Company). The state of their understanding of, implementation of, and succession to the ES-CON JAPAN DNA and their mastery of the Company's human resource requirements for management are confirmed through annual evaluations by the Nomination and Remuneration Advisory Committee and the results of external evaluations. These, in turn, are applied in the selection of candidate directors and in on-the-job training in the next fiscal year. Since FY2024, as part of the succession plan,

we've been creating opportunities to exchange viewpoints between management members and external directors who are members of the Nomination and Remuneration Advisory Committee. In 2024, we organized two meetings to exchange viewpoints with eight executive officers (employees).

[4-8. Effective Use of Independent External Directors]

Six of the Company's ten directors are independent external directors. We plan to continue to appoint independent external directors who possess qualities that will contribute to sustained growth in the Company's corporate value.

[4-9. Criteria for Evaluating Independence and Qualification for Independent External Directors]

As criteria for evaluating the independence of independent external directors, based on the requirements for the independence of external directors as specified by the Tokyo Stock Exchange and other domestic financial instruments exchanges, we evaluate the independence of individual directors by checking to ensure that they currently and in all of the past three fiscal years satisfy the following requirements:

- (1) Not an important trading partner (*1) of the Company or person who executes business thereof (*2)
- (2) Not an important lender (*3) of the Company or a person who executes business thereof
- (3) Not a consultant, accounting specialist, or legal specialist receiving significant sums of money or other property from the Company other than executive compensation (However, if the recipient of such property is a corporation, association, or other organization, this shall refer to a person affiliated with such organization.)
- (4) Not a major shareholder (*5) of the Company or a person who executes business thereof
- (5) Not a recipient of a large sum (*4) of donations from the Company (However, if the recipient of such donations is a corporation, association, or other organization, this shall refer to a person affiliated with such organization.)
- (6) None of the following is true for the individual's spouse and relatives within the second degree of consanguinity:
 - ① Those under (1)-(5) above
 - ② Person who executes business or non-executive director or auditor of the Company or Company subsidiary
 - ③ A representative employee or other employee of the Company's accounting auditor

*1 An "important trading partner" refers to a trading partner with whom annual trade exceeds 2% of its consolidated net sales in the most recent fiscal year if paid by the Company or 2% of the Company's consolidated net sales in the most recent fiscal year if paid to the Company.

*2 A "person who executes business" refers to a person who executes business as stipulated in Article 2, Paragraph 3, Item 6 of the Ordinance for Enforcement of the Companies Act.

*3 An "important lender" refers to a lender of more than 2% of the Company's consolidated total assets.

*4 A "large sum" refers to a sum of more than 10 million yen per year for an individual or more than 2% of the organization's annual gross income in the most recent fiscal year for a person affiliated with a corporation, association, or other organization.

*5 A "major shareholder" refers to a holder of at least 10% of voting rights, whether directly or indirectly.

[4-10. Use of Optional Approach]

Supplementary Principle 4-10-1

As described under Principle 3-1 [Full Disclosure], 3 and 4 above, the Company has established a Nomination and Remuneration Advisory Committee under the board of directors. For more information on the powers and roles of this committee, see "[Optional Committee] Supplemental explanation" under "II-1. Matters related to institutional structure, organizational management, etc." in this report.

[4-11. Preconditions for Ensuring Effectiveness of Board of Directors and Auditors Committee]

Supplementary Principle 4-11-1

The Company board of directors consists of directors who are not members of the Auditors Committee, selected based on factors such as past experience and track record, and directors who are members of the Auditors Committee, appointed based on qualifications and experience as specialists in law, accounting, or taxation as well as auditing experience. As shown in the officers' skills matrix below, this structure ensures a well-balanced and diverse board in terms of knowledge, experience, and ability. The Articles of Association call for the board of directors to include no more than 10 directors who are not members of the Auditors Committee and no more than five directors who are members of the Auditors Committee. The Company considers the current size of the board of directors to be appropriate.

Officer Skills Matrix

	Takatoshi Ito	Minoru Nakanishi	Masakazu Tsubouchi	Keiko Otsuki ^{*1}	Hiroaki Hattori ^{*1}	Hiroko Kiba ^{*1}	Masayoshi Nishitake ^{*1}	Tomohiko Wakayama ^{*1}	Hiroto Mizobata ^{*1}	Tadashi Fukuda ^{*1}	Tomohiko Egashira ^{*2}	Akira Mizunoya ^{*2}
Corporate management / business strategies	◎	◎			◎		○	○	○	○	○	○
Real estate business / urban development	◎	○		○	○						◎	◎
Finance / accounting	○	◎	◎	◎	◎		○	◎	◎			
Compliance / risk management	○	○	○		○	○	◎	◎	◎	◎		
ESG / sustainability	○	○		○	○	◎	○					
Personnel / diversity	○	○			○	◎	○					
DX			○				○					

*1 The Tokyo Stock Exchange has been notified that this director serves as an independent external officer.

(◎: outstanding skills; ○: high skills)

*2 Delegated Executive Officer

Supplementary Principle 4-11-2

The state of concurrent duties of directors is reported in the Securities Report and announcements of regular general meetings of shareholders.

One of the Company's external directors who is a member of the Auditors Committee is a full-time director. This structure enables

effective utilization of external directors.

Supplementary Principle 4-11-3

To the efficacy of the board of directors, the Company undertakes a survey in which respondents grade, on a five-point scale, the following eight items: the composition of the board of directors; the management of the board of directors; risk management; efficacy improvements; evaluation and remuneration of senior management; stakeholder engagement; officer training; and the overall efficacy of the board of directors.

With respect to the efficacy of the board of directors, the results of this survey in 2024 showed that the board is regarded to be generally effective. Nevertheless, improvements are underway on the following points identified as issues based on survey results:

- Composition of the board of directors: Ensuring diversity (promoting women directors, promoting directors with management experience)

The women directors promoted to address the above issues include Keiko Otsuki, appointed in March 2021, and Hiroko Kiba, appointed in June 2025. To promote those with management experience, Hiroaki Hattori was appointed in March 2023. Keiko Otsuki offers extensive knowledge in securities and finances as a securities analyst, and Hiroaki Hattori offers experience and knowledge related to corporate management having served as bank director and chairman. Hiroko Kiba, appointed in June 2025, offers extensive knowledge of sustainability management and diversity promotion, gained in part through her activities as a freelance newscaster. We believe the diversity represented by the board of directors is improving.

In addition, the seven currently appointed Executive Officers (employees) include one woman.

(See the Securities Report for career histories of directors.)(Japanese Only)

[4-14. Director and Auditor Training]

Supplementary Principle 4-14-2

While the Company strives to create training opportunities to enable directors to effectively fulfill their roles and responsibilities, including provision of information on various seminars and distribution of training materials, we intend to focus even more efforts on this area to enhance training methods still further and to increase training opportunities.

[5-1. Policy for Constructive Dialogue with Shareholders]

The Company promotes constructive dialogue with shareholders through proactive IR activities.

IR activities are managed by the Representative Director and by the head of the Management Planning Division, the latter of whom is the executive in charge of IR. The Company employs an approach open to reasonable requests for interviews from shareholders.

The Company established the IR Office within the Management Planning Division in April 2025 to enhance the disclosure of financial and non-financial information. It has established departments in charge of IR, finance and accounting within the Management Planning Division, departments in charge of general affairs and legal affairs in the Management Division, and a department in charge of public relations in the Corporate Division. These departments maintain an organizational structure that ensures the organic coordination of functions to promote dialogue with shareholders and to assess the shareholder makeup. Feedback is provided to the board of directors as appropriate regarding matters such as shareholder opinions ascertained through dialogue.

In addition, the Company appropriately manages insider information through rigorous control of material facts not yet announced publicly based on insider trading control rules.

[Actions aimed at realizing management mindful of the cost of capital and stock price]

In order to improve our shareholder and corporate value, we engage in management mindful of the cost of capital and stock price based on the basic approach and the nature of initiatives that seek to realize profit growth, achieve a mindful approach to capital efficiency, ensure aggressive shareholder returns (continuation of progressive dividend policy), and establish constructive dialogue with shareholders and institutional investors.

As key indicators, in our fifth medium-term management plan (covering the FY2024-2026 three-year period), we have adopted ROE exceeding the cost of shareholder equity and ROIC exceeding WACC, and are currently working to achieve a high level of capital-efficient management.

[Indicators emphasized (results and targets)]

	FY2025 Results	FY2026 Targets	FY2027 Targets
ROE	14.8%	13.9%	14.0%
Cost of shareholders' equity*			Approx. 9.6%
ROIC	3.5%	3.5%	3.6%
WACC			Approx. 2.5%

*Calculated by the Company based on β -values over a fifteen-year period

Details are presented in the Financial Results for Fiscal Year Ended March 2025.

(<https://www.es-conjapan.co.jp/english/ir/library.php>)

2. Capital structure

Percentage of foreign shareholders

Less than 10%

[Major Shareholders] Update

Name	Number of shares owned	Ownership ratio (%)
Chubu Electric Power Co., Inc.	49,599,000	51.07

The Master Trust Bank of Japan, Ltd. (account in trust)	6,144,000	6.33
Tenma Seiryu Co., Ltd.	3,610,000	3.72
Custody Bank of Japan, Ltd. (account in trust)	2,897,500	2.98
Seiryu Corporation Co., Ltd.	2,100,000	2.16
Takatoshi Ito	1,288,800	1.33
MSIP CLIENT SECURITIES	1,261,200	1.30
Keiko Akashi	531,000	0.55
Yutaka Tonami	433,000	0.45
Sumitomo Mitsui Banking Corporation	300,000	0.31

Controlling shareholder (other than parent company)	—
Parent company	Chubu Electric Power Co., Inc. (listed on Tokyo Stock Exchange and Nagoya Stock Exchange) (Securities code) 9502

- (1) The above table of major shareholders presents ownership ratios based on shares owned as of March 31, 2025.
- (2) Of the shares held by Custody Bank of Japan, Ltd. (account in trust), 1,444,700 shares consist of shares of Company stock owned by the share-based payment benefits trust for officers and shares of Company stock owned by the share-based payment benefits type employee-stock ownership plan (ESOP) trust adopted by the Company. These shares of Company stock are recorded on the consolidated and nonconsolidated financial statements as treasury stock.
- (3) In addition to the above, the Company owns 1,462,554 shares of treasury stock.
- (4) Ownership ratios of major shareholders exclude treasury stock (1,462,554 shares).

3. Corporate attributes

Listed exchange and market category	Prime Market, Tokyo Stock Exchange
Fiscal year ends	March
Category of industry	Real estate
(Consolidated) number of employees at the end of the most recent fiscal year	100 or more but less than 500
(Consolidated) net sales at the end of the most recent fiscal year	100 billion or more but less than 1 trillion yen
Number of consolidated subsidiaries at the end of the most recent fiscal year	10 or more companies

4. Guidelines on policies for the protection of minority shareholders in cases such as transactions with controlling shareholders **Update**

Chubu Electric Power qualifies as the parent company, holding 51.12% of voting rights in the Company.

The Company is positioned as a primary subsidiary that handles the real estate business within the Chubu Electric Power Group. It focuses on strengthening overall corporate value based on the Group's brand power while drawing on the higher profile gained from its stock market listing to strengthen business performance in transactions outside the Group and, in so doing, to help enhance the Group's corporate value.

The Real Estate Business Division was established in April 2025. The parent company is cultivating the real estate business as a new revenue pillar, targeting the goals of the Chubu Electric Power Group Management Vision 2.0 and seeking to establish a positive cycle of local sustained growth and increased corporate value. Through this division, the Company will work with the various companies of the Chubu Electric Power Group to push forward with urban development efforts that generate secure and comfortable lives for community residents.

The parent company respects the independence of the management of the Company. In its transactions with the Company, it is the policy of the parent company to proceed with such transactions fairly from a position of equal footing as a business partner in accordance with the Chubu Electric Power CSR Declaration. Likewise, in its transactions with the parent company, as with its transactions with other companies, the Company determines the transaction conditions with the parent company on a rational basis while examining contractual terms and market prices and engages in said transactions only after fully examining the pros and cons of the transactions, their conditions and other factors to ensure that they are not unfairly detrimental to the interests of minority shareholders.

The Company has adopted a structure wherein the majority of its board of directors consists of external directors, and has established a governance structure that is effective from the standpoint of protecting minority shareholders. With respect to the appointment and dismissal of directors, including Independent external directors, the parent company exercises its voting rights while fully respecting the appointment or dismissal proposals made by the optional Nomination and Remuneration Advisory Committee consisting of one external director and three independent external directors. The independence of the appointment and dismissal of members of the management team from the parent company is secured.

Based on the above, the Company judges that from a business operation standpoint, the protection of minority shareholders is sufficiently ensured.

Additionally, to facilitate the management of Group companies by the parent company and help ensure the independence of Company decision-making, it is the Company's policy to consult with or report to the parent company on matters that are notable and significant from a management perspective. In addition to the above, the Company has set forth provisions on matters such as the priority selection of Chubu Electric Power for energy supply and utilities construction in connection with its development projects. However, it stipulates that Company business activities and management decisions must be based on the Company's independent management judgments. The Company believes these provisions provide it with a degree of independence from the parent company.

5. Other specific conditions that could have significant impact on corporate governance

//. Status of corporate governance structure of management control organizations related to managerial decision-making, execution, and oversight and other related matters

1. Matters related to institutional structure, organizational management, etc.

Organizational form	Company with an audit and supervisory committee
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[Directors]

Number of directors specified in the Articles of Association	15
Term of office of director specified in the Articles of Association	1 year
Chairperson of the board of directors	President
Number of directors	10
External directors appointed?	Y
Number of external directors	6
Number of external directors designated as independent officers	6

Relationship to the Company (1) Update

Name	Attribute	Relationship to the Company*										
		a	b	c	d	e	f	g	h	i	j	k
Masayoshi Nishitake	From another company					△						
Hiroto Mizobata	Certified public accountant											
Tadashi Fukuda	Attorney at law											
Keiko Otsuki	From another company											
Hiroaki Hattori	From another company											
Hiroko Kiba	From another company											

* Categories of relationships to the Company

* ○: the individual currently has or recently had such a relationship; △: the individual had such a relationship in the past.

* ●: a close relative of the individual currently has or recently had such a relationship; ▲: a close relative of the individual had such a relationship in the past.

- Person who executes business of a listed company or subsidiary thereof
- Person who executes business of a parent company of a listed company or non-executive director thereof
- Person who executes business of a sister company of a listed company
- Person for whom a listed company is an important trading partner or person who executes business thereof
- Important trading partner of a listed company or person who executes business thereof
- Consultant, accounting specialist, or legal specialist receiving a large sum of money or other property from a listed company, other than executive compensation
- Major shareholder of a listed company (or person who executes business of the shareholder if said major shareholder is a corporate person)
- Person who executes business of a trading partner (not falling under d, e, or f) of a listed company (the individual concerned only)
- Person who executes business of a company that shares external directors with the Company (the individual concerned only)
- Person who executes business of a recipient of donations from a listed company (the individual concerned only)
- Other

Relations to the Company (2) Update

Name	Auditors Committee member	Independent officer	Supplemental explanation related to applicable item	Reasons for appointment
Masayoshi Nishitake	○	○	Mr. Nishitake satisfies the Company's criteria for evaluating the independence of its independent external directors.	Mr. Nishitake has been appointed as an external director. He is judged fit for the post in light of his remarkable discernment, his abundant experience, and his strong track record at financial institutions. He has been named an independent officer because he satisfies the requirements for independence and neutrality and because his appointment poses no risk of conflicts of interest between him and ordinary shareholders.

Hiroto Mizobata	○	○	Mr. Mizobata satisfies the Company's criteria for evaluating the independence of its independent external directors.	Mr. Mizobata possesses a wealth of experience and a wide range of knowledge as certified public accountant, certified tax accountant, and manager. He has been appointed external director to take advantage of his experience and knowledge in Company management. He has been named an independent officer because he satisfies the requirements for independence and neutrality and because his appointment poses no risk of conflicts of interest between him and ordinary shareholders.
Tadashi Fukuda	○	○	Mr. Fukuda satisfies the Company's criteria for evaluating the independence of its independent external directors.	Mr. Fukuda possesses a wealth of corporate legal experience and a wide range of knowledge as attorney at law. He has been appointed external director to take advantage of his experience and knowledge in Company management. He has been named an independent officer because he satisfies the requirements for independence and neutrality and because his appointment poses no risk of conflicts of interest between him and ordinary shareholders.
Keiko Otsuki		○	Ms. Otsuki satisfies the Company's criteria for evaluating the independence of its independent external directors.	Ms. Otsuki possesses a wealth of experience and a strong track record of achievements, including work as a securities analyst overseas. She has been appointed an external director to apply her deep insights, gained through this experience and knowledge, to Company management. She has been named an independent officer because she satisfies the requirements for independence and neutrality and her appointment poses no risk of conflict of interest between her and ordinary shareholders.
Hiroaki Hattori		○	Mr. Hattori satisfies the Company's criteria for evaluating the independence of its independent external directors.	Mr. Hattori possesses a wealth of experience and a strong track record of achievements over many years as a leading manager at Minato Bank, Ltd. He has been appointed external director to allow the Company to draw on the resulting high level of knowledge that he possesses. He has been named an independent officer because he satisfies the requirements for independence and neutrality and because his appointment poses no risk of conflicts of interest between him and ordinary shareholders.
Hiroko Kiba		□	Ms. Kiba satisfies the Company's criteria for evaluating the independence of its independent external directors.	Ms. Kiba has an extensive career history as a freelance newscaster and university professor. She has provided public service as a member of various committees within the Ministry of Land, Infrastructure, Transport and Tourism and Ministry of Economy, Trade and Industry. She has been appointed an external director to apply her keen insights in sustainability management and diversity promotion to Company management. She has been named an independent officer because she meets the requirements for independence and neutrality; additionally, her appointment poses no risk of conflicts of interest between her and ordinary shareholders.

[Auditors Committee]

Auditors Committee membership and attributes of chairperson

	Total membership (persons)	Full-time member(s) (person[s])	Internal director(s) (person[s])	External director(s) (person[s])	Chairperson
Auditors Committee	4	2	1	3	External director

Director(s) and employees assigned to assist in the duties of the Auditors Committee?

Y

Matters related to independence of such director(s) and employees from executive directors

While these director(s) and employees are assigned to assist in the duties of the Auditors Committee in the form of concurrent assignment of personnel in charge of internal auditing, since the department in charge of internal auditing is an organization under the Auditors Committee, decisions by and the consent of the Auditors Committee are required for the transfer and personnel evaluations of such employees. As such, their independence is secured through a structure whereby the command and control authority of executive directors does not extend to duties related to the Auditors Committee.

State of cooperation among the Auditors Committee, accounting auditor, and internal auditing department

<Cooperation between the Auditors Committee and the accounting auditor>

In principle, the Auditors Committee quarterly receives an explanation of matters such as the state of accounting auditing and internal control auditing from the accounting auditor and exchanges information with the accounting auditor.

<Cooperation between the Auditors Committee and the internal auditing department>

In principle, the internal auditing department attends each meeting of the Auditors Committee, reporting on the formulation of internal auditing plans, the state of their implementation, and their results.

[Optional Committee]

Optional committee corresponding to a nomination committee or a remuneration committee established?

Y

State of establishment of optional committee, its membership, and attributes of its chairperson

	Name of committee	Total membership (persons)	Full-time member(s) (person[s])	Internal director(s) (person[s])	Independent external director(s) (person[s])	Outside expert(s) (person[s])	Other (person[s])	Chairperson
Optional committee corresponding to a nomination committee	Nomination and Remuneration Advisory Committee	4	0	1	3	0	0	Internal director
Optional committee corresponding to a remuneration committee	Nomination and Remuneration Advisory Committee	4	0	1	3	0	0	Internal director

Supplemental explanation

Update

Remuneration and nomination procedures

The Company has established the Nomination and Remuneration Advisory Committee as an advisory body to the board of directors for the purpose of strengthening the independence, objectivity, and accountability of board functions with regard to matters such as the nomination and remuneration of directors. This Committee consists of three or more members, a majority of whom must be external directors. Its membership is appointed by resolution of the board of directors.

In the nomination process, the Nomination and Remuneration Advisory Committee makes decisions on draft resolutions for regular general meetings of shareholders regarding the appointment and dismissal of directors who are not members of the Auditors Committee and directors who are members of the Auditors Committee; proposals for the appointment and dismissal of the Representative Director, managing directors, and Executive Officers; the proposed assignment of duties of executive directors;

and proposed related basic policies. It also deliberates on matters such as those related to succession plans. Members of senior management, including the CEO, are subject to annual performance evaluations regarding matters such as the status of achievement of business performance objectives and deliberations on reappointment by the Nomination and Remuneration Advisory Committee.

With regard to remuneration, the Nomination and Remuneration Advisory Committee makes decisions on proposed remuneration amounts for individual directors who are not members of the Auditors Committee and deliberates on policies governing remuneration decisions, including the establishment of and revisions to officers' remuneration systems, remuneration levels, and evaluation systems, and makes decisions on related proposals.

The current membership of the Committee is as follows:

Takatoshi Ito (President and Representative Director, Chairperson of the Committee)

Keiko Otsuki (independent external director)

Hiroaki Hattori (independent external director)

Hiroko Kiba (independent external director)

[Independent External Directors]

Number of independent external directors

6

Other matters related to independent external directors

[Criteria for evaluating the independence of its independent external directors]

Section / 1. Basic thinking: [Disclosure Based on the Principles of the Corporate Governance Code]: [4-9. Criteria for Evaluating Independence and Qualification for Independent External Directors] of this Report describes the criteria established by the Company for evaluating the independence of external directors.

[Incentives]

Status of implementation of measures related to providing incentives to directors

Adoption of performance-based reward system and stock option system

Supplemental explanation related to this item

In December 2017, we issued stock options to Company directors and employees and to employees of subsidiaries. The purpose in doing so was to strengthen morale and motivation of Company directors and employees to improve Company business performance into the future, to further improve profitability and corporate value over the long term, and to enhance solidarity within the Company.

In addition, under a resolution of the regular general meeting of shareholders held March 20, 2015, as part of revisions of the remuneration system for directors, we abolished the existing retirement benefits system for directors and adopted a performance-based stock award system for directors (excluding directors who are members of the Auditors Committee, external directors, and non-executive directors) for the purpose of strengthening the awareness of directors of the responsibility to contribute to medium- to long-term business performance and corporate value. Performance-based rewards are determined based on degree of contribution to accounting results and business performance in the fiscal year, with consideration for degree of responsibility according to job title.

On January 30, 2020, we established an optional Nomination and Remuneration Advisory Committee as an advisory body to the board of directors to strengthen independence, objectivity, and accountability in decisions concerning director remuneration.

The remuneration system for officers consists of a base remuneration component in the form of fixed monthly remuneration; an annual incentive remuneration component based on yearly business performance; and a medium-term incentive remuneration component based on business performance during the period of the medium-term management plan. This system is intended to contribute to continuing progress toward performance targets and increases in corporate value.

Recipients of stock options

Internal directors, external directors, Company employees, and employees of subsidiaries

Supplemental explanation related to this item

Update

Sixth stock options

Date of resolution on issue: December 1, 2017

Number of stock options: 2,672 (as of March 31, 2025)

Class of shares subject to stock options: common stock

Pay-in amount on stock options: 1 yen per stock option

Pay-in amount on exercise of stock options: 627 yen per share

Period for exercise of stock options: April 1, 2021 through December 26, 2025

Holdings as of March 31, 2025

Internal directors: Zero (0) stock options held by zero (0) persons

External directors (including former external directors):

Zero (0) stock options held by zero (0) persons
Company employees: 2,672 stock options held by 40 persons
Employees of Company subsidiaries: Zero (0) stock options held by zero (0) persons

[Director Remuneration]

State of disclosure (of individual director remuneration)	Individually disclosed for only some directors
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Supplemental explanation related to this item [Update](#)

Directors whose total remuneration exceeds 100 million yen

Takatoshi Ito

Shown below is director remuneration in the 30th term (April 1, 2025 – March 31, 2025).

Directors (excluding external directors)	283 million yen	5 persons
External directors	51 million yen	6 persons

In addition to the above amounts paid, performance-based stock awards for officers have been paid to four directors and (delegated) executive officers (excluding directors who are members of the Auditors Committee, external directors, and non-executive directors). The 21st regular general meeting of shareholders held March 25, 2016, the 25th general meeting of shareholders held March 26, 2020, the 26th regular general meeting of shareholders held March 26, 2021, the extraordinary general meeting of shareholders held November 29, 2023, and the 29th regular general meeting of shareholders held June 25, 2024 resolved to establish this performance-based stock award system for officers as a framework apart from the system of remuneration described above.

Policies established for decision-making on remuneration amounts or their calculation method?	Update
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Y

Disclosure of policies for decision-making on remuneration amounts or their calculation method

<<Policies and procedures for board of directors decision-making on remuneration for senior management and directors>>

The Company applies the following policies and procedures to determine amounts of remuneration for directors who are or are not members of the Auditors Committee:

<<Basic policies for decision-making on remuneration for directors who are not members of the Auditors Committee>>

1. Basic policies for decision-making on officers' remuneration

(1) Basic policies for decision-making on remuneration

The basic policies call for appropriate remuneration for directors who are not members of the Auditors Committee to be determined by confirmation of business results and comparisons to other firms within the same industry by the Nomination and Remuneration Advisory Committee. This structure is also intended to increase the rate of annual and medium-term incentive remuneration and maintain and increase management motivation in light of the inherent volatility of the Company's businesses. In addition, a stock allocation system has been established as a system of nonmonetary remuneration for medium-term incentive remuneration. Remuneration decisions under this system are based on the perspective of considering total shareholder return (TSR) as an indicator that reflects shareholder perspectives and sets as clear objectives returns to shareholders and increased corporate value.

(2) Content and structure of remuneration and constituent ratios, timing, etc.

Three types of remuneration are available for directors who are not member of the Auditors Committee (excluding external directors): fixed monthly base remuneration; annual incentive remuneration based on annual performance; and medium-term incentive remuneration based on performance during the period of the medium-term management plan. The ratios of these constituent elements are determined based on each director's post and responsibilities.

Remuneration for external directors consists only of base remuneration in fixed monthly amounts.

A fixed monthly base remuneration is paid each month; annual incentive remuneration is paid after the end of each business year; and medium-term incentive remuneration is paid by awarding points after the end of the business year. The number of points awarded is finalized in the final business year of the medium-term management plan using consolidated operating income and TSR (total shareholder return) as the basis for calculations. With certain exceptions, following the conclusion of a transfer restriction agreement, Company shares are delivered in accordance with the total number of points granted (at the time of retirement from any position of director, etc. of the Company when transfer restrictions have been lifted).

Provided below is an overview of a case of payment in line with target amounts of incentive remuneration.

Remuneration item	Representative director	Vice president and director	Senior managing director	Managing director	Director	Purposes and overview of payment
Base remuneration	55%	54%	52%	55%	55%	Remuneration reflecting differences in roles in management oversight and business execution and differences in scope of responsibilities for each post. Amounts are determined based on officer category and post.

Remuneration item	Representative director	Vice president and director	Senior managing director	Managing director	Director	Purposes and overview of payment
Annual incentive remuneration	30%	29%	29%	30%	27%	Annual incentive remuneration is paid in amounts corresponding to each period's performance, using consolidated net income and consolidated operating income as indicators, to incentivize business execution to achieve the goals set in business plans; determined based on evaluations of progress with business measures over the course of the fiscal year and progress toward goals set in business plans.
Medium-term incentive remuneration	15%	17%	19%	15%	18%	Medium-term incentive remuneration is paid in the form of Company shares based on evaluations of progress toward goals set in the medium-term management plan and fluctuations in corporate value, using consolidated operating income and total returns to shareholders as stipulated in the medium-term management plan as indicators. This remuneration seeks to incentivize business execution with sustained growth in mind. Rights to receive Company shares obtained in accordance with performance in each year of the medium-term management plan are evaluated, from an external perspective, for each period of the medium-term management plan. Rights are finalized based on the results thereof.

2. Method for calculating annual incentive remuneration

Annual incentive remuneration is funded from a fixed percentage of profits. Funds are allocated based on the specific post and progress toward goals set in business plans.

Remuneration funds = consolidated net income × coefficient A × coefficient B based on achievement of consolidated operating income targets

Remuneration amount = remuneration funds × (individual points ÷ total points)

Coefficient A: The coefficient is set to realize the target remuneration amount upon achievement of goals set in business plans for the initial fiscal year of the medium-term management plan. This value is revised for each period of the medium-term management plan.

Coefficient B: Set to zero if less than 80% of the consolidated operating income target is achieved. The maximum is a multiple of 1.5 (i.e., +50%).

Individual points: Post-specific points + performance points (achievement of consolidated operating income target and President's commitment evaluation)

3. Method for calculating medium-term incentive remuneration

The base number of shares for each post is determined in the first fiscal year of the medium-term management plan. Points are awarded based on progress toward each year's consolidated operating income target. Points awarded for the full year are aggregated in the final year of the medium-term management plan. Following deliberations by the Nomination and Remuneration Advisory Committee, these aggregate points granted for the eligible period are multiplied by a linked coefficient determined by the Board of Directors based on the rate of divergence between the Company's TSR and that of TOPIX real estate shares on the Tokyo Stock Exchange Prime Market to determine the number of shares awarded.

(Each year)

Points awarded for the full year = base number of shares for each position × performance-linked coefficient ①

(Following end of eligible period)

Finalized points granted = aggregate points granted for the eligible period × performance-linked coefficient ②

Performance-linked coefficient ①:
Consolidated operating income achievement rate

Consolidated operating income target achievement rate	Linked coefficient
Less than 100%	0
100% or more but less than 110%	1.0
110% or more but less than 120%	1.2
120% or more	1.5

Performance-linked coefficient ②:
Determined by the board of directors following deliberations by the Nomination and Remuneration Advisory Committee based on the rate of divergence between the Company's TSR and the growth rate of TOPIX real estate shares on the Tokyo Stock Exchange Prime Market

Rate of divergence	Linked coefficient
Less than 60%	0.5
60% or more but less than 80%	0.7
80% or more but less than 90%	0.9
90% or more	1.0

4. Resolutions of the regular general meeting of shareholders concerning officers' remuneration

The 21st regular general meeting of shareholders held March 25, 2016 passed a resolution capping remuneration for directors who are not members of the Auditors Committee to no more than 400 million yen annually (excluding the employee salary portion for directors concurrently serving in employee positions). On June 25, 2025, when the Securities Report was submitted, this resolution applied to six officers.

The extraordinary general meeting of shareholders held November 29, 2023 passed a resolution capping remuneration for directors who are members of the Auditors Committee at no more than 100 million yen annually. As of June 25, 2025, this resolution applied to four officers.

5. Decisions on amounts of individual remuneration for directors who are not members of the Auditors Committee

(1) Decision-making policy

We strive to ensure transparency with regard to officer remuneration through Nomination and Remuneration Advisory Committee deliberations. The Committee consists of one internal director and three independent external directors. As an advisory body to the board of directors, the Nomination and Remuneration Advisory Committee decides on proposed individual remuneration amounts for directors who are not members of the Auditors Committee; deliberates on policies for decision-making on remuneration-related matters, such as the establishment of and revisions to officers' remuneration systems, remuneration levels, and evaluation systems; and decides on related proposals.

(2) Remuneration decision-making process

The secretariat of the Nomination and Remuneration Advisory Committee prepares materials related to revisions to remuneration. The Representative Director prepares a rough draft of individual remuneration reflecting evaluations of each director's commitment. Based on the decision-making policies, the Nomination and Remuneration Advisory Committee evaluates business results and key performance indicators (KPIs) as well as procedures and evaluation results, then makes decisions on the proposed individual remuneration amounts. The final decision is made by the board of directors.

(3) Results of activities of the Nomination and Remuneration Advisory Committee (April 2024 – May 2025)

Meetings were held eight times from April 2024 to May 2025. Matters deliberated on are presented in the Securities Report.

(4) Stock options and performance-based stock award system

Under a resolution passed by the board of directors at its meeting held December 1, 2017, stock options are issued to directors at fair prices to those eligible to receive them. These stock options are issued and allocated to eligible directors within the scope of conditions that would not be unduly advantageous.

The board of directors determines the numbers of shares to be allocated through comprehensive consideration of matters such as the post of each director and his or her performance and contributions. (This decision is entrusted by the board to the President and Representative Director.)

<<Remuneration for directors who are members of the Auditors Committee>>

(1) This consists of fixed based remuneration in amounts determined within the range of the total amount approved by the resolution of the general meeting of shareholders held November 29, 2023.

(2) The policy on base remuneration calls for base remuneration to be determined in light of the results of audits of legality and propriety in business execution contributing to sustained increases in corporate value and in light of job responsibilities.

(3) Draft policies governing remuneration and related issues for individual directors who are members of the Auditors Committee are determined by the Nomination and Remuneration Advisory Committee. Decisions on base remuneration are made through consultation among directors who are members of the Auditors Committee.

(4) In its December 1, 2017 meeting, the board of directors resolved to award stock options to directors who are members of the Auditors Committee at a premium. These premium stock options are issued to recipients at fair value in a manner that accords no undue advantages to the eligible directors who are members of the Auditors Committee.

Decisions on numbers of stock options to be allocated are made through consultation among directors who are members of the Auditors Committee, based on comprehensive consideration of matters such as individual posts and individual contributions.

[Support Structure for External Directors] **Update**

To make it possible to share management-related information with executive directors and to enable dynamic management, full-time external directors attend important meetings held periodically with executive directors and core personnel of business, financial, and management departments.

Other activities include an exchange of perspectives between external directors and the Representative Director and interviews with executive directors and senior management. This structure allows information sharing on the state of business execution, issues within each section, and other matters.

Documents related to board of directors meetings are distributed by the secretariat in advance to ensure sufficient time for thorough deliberations on and study of proposals and reports.

[Presidents and Representative Directors and other officers who have left office]

Names of former Presidents and Representative Directors and other officers serving as consultants, advisors, etc.

Not applicable

2. Matters related to functions such as business execution, auditing and oversight, nomination, and decision-making on remuneration (overview of current corporate governance structure) **Update**

<Overview of the Company's corporate governance structure>

The Company is a company with an audit and supervisory committee. Business execution is managed and supervised by the board of directors and the Auditors Committee.

(1) Board of directors (ten directors, six independent external directors; the chair assumed by the President and Representative Director)

- The board of directors in principle meets at least once a month to enhance management oversight functions through thorough deliberation and review of important matters.
- Information on the board of directors is provided in Principle 4-1 "Roles and Responsibilities of the Board of Directors."

(2) Auditors Committee (includes two full-time members and three independent external directors)

- In principle, the Auditors Committee meets monthly. If required by the Auditors Committee members, the accounting auditor and members of senior management, including executive directors, attend these meetings to respond to questions. Internal audit staff attend each meeting and provide timely and appropriate reports.

- The Auditors Committee members engage in the periodic exchange of perspectives with the President and Representative Director and, if necessary, meet to answer questions from members of senior management, including executive directors, to ascertain the state of business execution and related issues in individual business departments.
- The full-time Auditors Committee member attends important Company meetings to share information on the state of management and progress with business plans. These include periodic meetings of the management committee and head office meetings attended by executive directors and senior management.

(3) Internal auditing system

The Internal Auditing Office, the department in charge of internal audits, has four members. The office head has at least ten years of experience with internal audits at the Company. One member has qualifications as a certified internal auditor. The members of the Internal Auditing Office serve concurrently as members of the Auditors Committee Office. Both the Internal Auditing Office and the Auditors Committee Office are subsidiary organizations of the Auditors Committee, which works to ensure the independence of internal audits.

The head of the Internal Auditing Office attends meetings of the Auditors Committee, typically held monthly, and reports on internal audits and on audit findings. After reports are submitted to the Auditors Committee, the results of individual audits are also reported to the President. The findings of internal audits are reported regularly, twice a year, to the board of directors in an effort to ensure the effectiveness of the internal audits.

(4) Nomination and Remuneration Advisory Committee

As an advisory body to the board of directors, the Nomination and Remuneration Advisory Committee deliberates and makes decisions on matters such as director nomination and remuneration.

A majority of its membership consists of external directors to enhance the independence and transparency of nomination and remuneration.

3. Reasons for selection of the current corporate governance structure

- (1) The supervision and effectiveness of the board of directors are strengthened by having directors who are members of the Auditors Committee possess voting rights at board of directors meetings.
- (2) Delegation of important business to executive directors ensures promptness, mobility, and flexibility in execution, preventing loss of business opportunities.
- (3) Directors who are members of the Auditors Committee are involved in decision-making regarding nomination and remuneration of other directors based on their right to state their opinions on the process, enhancing its transparency.
- (4) The Nomination and Remuneration Advisory Committee, an advisory body to the board of directors, deliberates and makes proposed decisions on matters related to the nomination and remuneration of directors who are not members of the Auditors Committee (decisions on individual proposed remuneration amounts, proposed remuneration policies, and proposed nominations and reappointments). A majority of its membership consists of external directors. This is intended to strengthen further independence and objectivity in matters such as director nomination and remuneration.
- (5) Close mutual cooperation is maintained among the Auditors Committee, the internal auditing department, and the accounting auditor to ensure the efficacy of audits.

For the above reasons, we believe that the Company's current system for contributing to sustained growth in corporate value is an optimal one.

III. State of implementation of measures involving shareholders and other stakeholders

1. State of initiatives to invigorate discussion at regular general meetings of shareholders and facilitate the exercise of voting rights Update

	Supplemental explanation
Exercise of voting rights through electromagnetic means	To make it easier for shareholders to exercise their voting rights, we have adopted an infrastructure to allow electronic voting via the Internet and the Electronic Voting Platform.
Use of the Electronic Voting Platform and other initiatives to improve the environment for exercise of voting rights by institutional investors	Same as above
Provision of English translations of announcements of regular general meetings of shareholders (summaries)	We prepare English translations of announcements of regular general meetings of shareholders (from which business reports are omitted) and post them to our website (https://www.es-conjapan.co.jp/investor/meeting/).
Other	<ul style="list-style-type: none"> • The regular general meeting of shareholders was held June 25, 2025. • Announcements convening the 30th regular general meeting of shareholders was posted to the Company website on June 3, 2025. • During the general meeting of shareholders, the chair presents a business report and explains the resolutions, in addition to engaging in a question-and-answer session with shareholders.

2. State of IR-related activities Update

	Supplemental explanation	Explanation provided by representative?
Preparation and publication of disclosure policy	It is posted on our website and included in the Securities Report.	
Holding periodic briefings for individual investors	Not held at present	N
Holding periodic briefings for analysts and institutional investors	<p>These meetings were held twice in FY2023: in mid-February after the announcement of financial results and in mid-August after the closing of the second quarter. Each briefing is approximately one hour and includes presentations of business specifics and an overview of financial results, business strategies, and other matters by a representative, followed by a Q&A session for participants. Due to a change in the fiscal year end date, the briefings have been held in May and November since FY2024. Some 30 people participate in these events, including analysts and fund managers from Japan and overseas.</p>	Y
Holding periodic briefings for foreign investors	Each quarter, as requested, we engage in individual IR activities through face-to-face or web conferencing.	Y
Posting of IR materials to the website	<p>Information on financial results and other materials subject to timely disclosure, Securities Reports, Financial results briefing materials, information on the state of corporate governance, announcements of regular general meetings of shareholders, the medium-term management plan, and other financial materials, materials describing projects, and videos and slides from semiannual briefings on financial results are posted to the Company website (https://www.esconjapan.co.jp/investor/library/). In addition, IR staff accept questions concerning IR directly via the Internet (https://www.es-conjapan.co.jp/inquiry/ir/).</p> <p>To enhance disclosure and provision of information to overseas investors and other parties, we post to our English website translations of financial highlights (summaries), major press releases, and business information. (https://www.es-conjapan.co.jp/)</p>	
Establishing an IR section (person in charge)	<p>Department in charge of IR: IR Office</p> <p><Inquires></p> <p>Tel: +81-3-6230-9415</p> <p>Email address: ir@escon.jp</p>	

Other	The Company website includes an IR site for overseas investors. Here we publish English versions of summaries of accounts, announcements of regular general meetings of shareholders, and materials from briefings on financial results.
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3. State of efforts concerning respect for stakeholder position Update

	Supplemental explanation
Provisions on respect for the position of stakeholders in internal rules, etc.	<p>As stated in the Purpose, Vision, and Principles of Action set forth under our management philosophy system, our goal is to exercise management that leads to lasting and essential contributions to society. We seek to create new futures rooted in the community as a presence regarded as unique and essential by our shareholders. Based on this approach and through the following activities, we will strengthen value for each stakeholder:</p> <ol style="list-style-type: none"> (1) Based on our Principles of Action and Conduct Charter, we pursue our business activities based on a keen awareness of all our stakeholders. (2) Based on the Basic Policy on Human Resources Development (Basic Requirements for Human Resources), we train personnel to enable sustainable growth in corporate value. (3) Based on the Compliance Declaration, we respond to all stakeholders fairly, impartially, and honestly. (4) We disclose management information, including non-financial information, in a timely manner; improve corporate value; and make proactive returns to shareholders.
Implementation of environmental protection activities, CSR activities, and related efforts	The Company identifies efforts to address social challenges by promoting sustainability management as a key management strategy. By promoting Companywide initiatives, largely under the direction of the Sustainability Promotion Committee, the Company focuses on increasing essential corporate value in aspects beyond what is measured by financial information.
Formulation of policies related to the provision of information to stakeholders	The Corporate Ethics and Conduct Charter and Compliance Declaration stipulate efforts toward transparency and openness to stakeholders.

IV. Matters related to internal control systems

1. Basic outlook on internal control systems and their development status Update

[Basic policies on development of internal control systems]

In accordance with the Companies Act and the Ordinance for Enforcement of the Companies Act, the Company develops the following systems to ensure the propriety of its business operations ("internal control systems" hereinafter).

1. Systems for ensuring that the execution of duties by directors and employees complies with laws, regulations, and the Articles of Association (Legal compliance systems)
Based on our Corporate Ethics and Conduct Charter, which express a clear commitment to corporate ethics and corporate social responsibilities (CSR), the Company has established the Compliance Declaration, which stipulates a code of conduct under which officers and employees are required to act in strict compliance with laws, regulations, the Articles of Association, and social norms, and the Compliance Manual. The Company also stipulates systems in the Compliance Rules to ensure thorough implementation of the Compliance Declaration and the Compliance Manual. The Compliance Department promotes thorough compliance in cooperation with other Company sections, as instructed by the officer in charge of compliance. The Internal Auditing Office is responsible for auditing compliance. This office reports its findings to the President and Representative Director and the Auditors Committee and reports important matters to the board of directors. The Company has established and operates a hotline to allow officers and employees to directly report information concerning actions that may be in violation of laws and regulations and other concerns.
2. Systems related to retention and management of information related to the execution of duties of directors (information retention and management systems)
In accordance with the Document and Information Management Rules established by the board of directors, information related to the execution of duties of officers and employees is recorded in documents or electromagnetic media ("documents, etc." hereinafter) and duly retained and managed.
3. Rules and other systems related to managing risk of loss (risk management systems)
The Company's basic risk management policies are stipulated in Crisis Management Rules that form part of the Risk Management Rules to address emergency response. For risks related to business projects, study meetings (head office meetings) and other meetings held regularly by executive directors, directors who are full-time Auditors Committee members, the heads of each division, the person responsible for legal affairs, and others, examine in detail risks related to all initiatives and determine policies for response.
The Risk Management Committee, which meets at regular intervals, monitors cross-sectional risks and ensures Companywide sharing of related information.
Companywide response to matters posing the risk of serious impact on management are studied and implemented by crisis task forces convened and headed by the President and Representative Director.
In addition, to secure the accuracy and reliability of financial reporting, the Company identifies, assesses, and documents risks in operational processes and elsewhere based on the Internal Control Rules for Financial Reporting and periodically checks on the status of implementation of control activities.
4. Systems for ensuring efficient execution of the duties of directors (efficient job execution systems)
The board of directors establishes Companywide targets shared by officers and employees based on management policies that reflect trends in business conditions. The board presents specific action guidelines for related departments as necessary to achieve these targets. Directors and individual departments carry out practical activities to realize these plans.
An efficient execution structure that clarifies responsibilities based on the Job Authority Rules is established for everyday business execution. In addition, efforts are made to ascertain information in a timely manner and to ensure effective controls, including reporting on the state of execution at board of directors meetings and reporting on the state of business execution at study meetings (head office meetings) and other meetings held regularly by executive directors, directors who are full-time Auditors Committee members, the heads of each division, the person responsible for legal affairs, and others. Budgets are controlled through monthly reporting to the board of directors by the Finance Department on the status of budget execution and performance.
The Internal Auditing Office monitors to indicate whether efficient business execution is effectively implemented and reports to the board of directors.
5. Systems for ensuring appropriate operations in the Group consisting of the Company and its subsidiaries (Internal control systems in the Group)
 - (1) Systems for reporting to the Company on matters related to the execution of duties of subsidiary directors and others
Important matters concerning Group member companies to be deliberated on by or reported to the board of directors are stipulated in the Affiliate Management Rules, the ES-CON ASSET MANAGEMENT Ltd. Management Rules, and the ES-CON INVESTMENT PARTNERS Ltd. Management Rules. These rules also identify matters to be reported to related operations departments and to the President's Office. Liaison councils are convened as necessary.
 - (2) Rules and other systems related to managing risk of loss at subsidiaries
The Risk Management Rules call for information sharing and consideration of countermeasures by the Risk Management Committee on risk of loss at Group member companies. In addition, the President and Representative Director of each Group member company serves as its chief risk officer, and is responsible for checking on the progress of risk management, reporting to the board of directors, implementing risk management training, and promoting risk management awareness.
 - (3) Systems for ensuring that the duties of subsidiary directors and others are executed efficiently
Under the Affiliate Management Rules, the ES-CON ASSET MANAGEMENT Ltd. Management Rules, and The ES-CON INVESTMENT PARTNERS Ltd. Management Rules, Group member companies submit medium- to long-term and annual management plans and reports on budgets, monthly management conditions, and financial results. Management analysis and guidance are implemented on that basis. In addition, basic policies are established on the guidance

and development of Group member companies; efforts are made to strengthen ties between Group member companies; and liaison councils are convened as necessary.

- (4) Systems for ensuring that the execution of duties by directors and employees of subsidiaries complies with laws, regulations, and the Articles of Incorporation

The Compliance Rules call for the Presidents and Representative Directors of Group member companies to participate as members in Group compliance systems as the individuals with ultimate responsibility for compliance within their companies. The Internal Auditing Office implements internal audits of Group member companies under the Internal Audit Rules.

6. Matters related to directors and employees assigned to assist with the duties of the Auditors Committee

The Company assigns employees in the Auditors Committee Office, a subsidiary organization of the Auditors Committee, to assist with the duties of the Auditors Committee.

7. Matters related to the independence of directors and employees assigned to assist with the duties of the Auditors Committee from other directors (excluding directors who are members of the Auditors Committee)

Employees assisting with the duties of the Auditors Committee work under the direction and supervision of the Auditors Committee. Any organizational changes, human-resource evaluations, or personnel transfers of such employees require prior consultation with the Auditors Committee.

8. Matters related to ensuring the efficacy of instructions to directors and employees assigned to assist with the duties of the Auditors Committee

To ensure the efficacy of instructions to employees assigned to assist with the duties the Auditors Committee, the full-time Auditors Committee member performs human resource evaluations of these employees.

9. Systems involving in reporting to the Auditors Committee

- (1) Systems for reporting by Company directors (excluding directors who are members of the Auditors Committee) and employees to the Auditors Committee

The Company maintains a system whereby officers and employees report to the Auditors Committee not just the matters provided for in laws and regulations, but other matters with serious potential impact on the Company and Group member companies; status of internal audits; and the status of reports to the compliance hotline and the nature of these reports.

- (2) Systems for reporting to the Auditors Committee by officers and employees of subsidiaries and persons receiving reports from them

Officers and employees of Group member companies are required to promptly provide appropriate reports when asked by the Auditors Committee to report on matters related to business execution.

Officers and employees of Group member companies who discover matters posing serious potential harm to Group member companies, such as violations of laws and regulations, are required to report immediately to related operations departments, the President's Office, or the whistleblowing hotline.

The Company maintains systems to allow reporting to the Company Auditors Committee on the status of reports from officers and employees of Group member companies and the nature of these reports.

10. Systems for ensuring that persons who report information to the Auditors Committee are not treated disadvantageously due to their reports

The Company prohibits unfavorable or disadvantageous treatment of officers and employees of Group member companies who report to the Auditors Committee due to their reports. Officers and employees of Group member companies are made thoroughly aware of this prohibition.

11. Procedures for prepayment or reimbursement of costs for execution of Auditors Committee duties and other matters related to policies on processing of costs or obligations arising from the execution of such duties

Requests from the Auditors Committee for the prepayment or reimbursement of costs for execution of its duties shall be processed swiftly unless it can be demonstrated that such costs or obligations are not necessary to the execution of such duties. A fixed amount is budgeted each year for payment of costs arising from the execution of Auditors Committee duties.

12. Other systems for ensuring that auditing by the Auditors Committee is conducted effectively

The Auditors Committee holds periodic meetings to exchange perspectives with the President and Representative Director and with the accounting auditor.

The Company has established a system to make audits performed by the Auditors Committee more effective by placing the Internal Audit Office under the direction of the Auditors Committee as its subsidiary organization.

2. Basic thinking on exclusion of antisocial forces and state of initiatives therefor Update

- (1) Basic thinking on exclusion of antisocial forces

As part of our compliance initiatives related to antisocial forces, under the Corporate Ethics and Conduct Charter, we categorically renounce all ties to antisocial forces or groups. In addition, Compliance Declaration calls for a resolute attitude against antisocial forces, a policy of strict noninvolvement in illegal or antisocial actions, and refusal to provide or receive economic gains or any other benefits related to antisocial forces.

Furthermore, the Company's Guidelines on Responding to Antisocial Forces ensures thorough understanding of related matters

within the Company and helps maintain a resolute stance on excluding antisocial forces across the organization. To maintain the efficacy of these systems, before engaging in transactions, the Company has all new trade partners screened by an independent agency regarding their integrity and verifies that the potential trade partner is entirely free of ties to antisocial forces.

(2) State of initiatives toward exclusion of antisocial forces

We have completed the following initiatives for excluding antisocial forces:

- a. We have established sections responsible for response and officers responsible for guarding against inappropriate demands.
- b. We work with external specialists (attorneys, police departments with jurisdiction, Centers for Removal of Criminal Organizations, compliance consultants).
- c. We gather information on antisocial forces through external specialists and implement screening by independent agencies regarding antisocial forces.
- d. We maintain guidelines on responding to antisocial forces.
- e. We install surveillance cameras in head office meeting rooms.
- f. We implement compliance training.

V. Other

1. Measures to defend against takeover bids

Measures adopted to defend against takeover bids?

N

Supplemental explanation related to this item

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2. Other matters related to corporate governance structure, etc. Update

Status of internal controls related to the timely disclosure of Company information

(1) Handling of material facts

Material facts related to important decisions are submitted to the board of directors for approval. Material facts related to important decisions requiring approval are reported in advance by the head of the related department to the chief information officer. After the relevant information has been determined, the material facts in question are shared with the IR section. These reports are submitted concurrently to the Risk Management Committee which monitors risks and related conditions across the organization and ensures Companywide information sharing.

The IR section verifies the need for timely disclosure. The findings are reported to the officer in charge of disclosure, who makes final decisions on whether to disclose the information. If he or she determines that such disclosure is necessary, the information is disclosed in a timely and appropriate manner.

(2) Handling of financial results information

Financial results are disclosed swiftly following preparation of disclosure documents, such as summaries of accounts, by the section in charge of financial accounting; review of these documents by the IR section; and approval by the board of directors for information on the status of financial results.

(3) Handling of subsidiary information

Facts related to decisions by and occurrences at subsidiaries and subsidiary financial results information are disclosed in a timely and appropriate manner if disclosure is deemed necessary by the procedures described above. Such disclosures are handled via the Company section in charge of the subsidiary.

(4) Handling of important information

To prevent insider trading and related purposes, the Insider Trading Control Rules specify the measures to prevent leakage of insider information and related notes or restrictions. In addition, persons responsible for handling of information are appointed. Such information is managed strictly in accordance with these rules.



