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[Translation]

January 14, 2026

To Whom It May Concern

Company name: Tosei Corporation
President and CEO: Seiichiro Yamaguchi
Securities code: 8923 (Tokyo Stock Exchange, Prime Market)
Securities code: S2D (Singapore Exchange, Main Board)
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Notice Regarding Transfer of Real Estate for Sale (Trust Beneficiary Rights)

Tosei Corporation (the “Company”) hereby announces that it decided to transfer real estate for sale (trust beneficiary rights) at the meeting of Board of Directors held today.

Details are as follows:

1. Overview of the Property (Trust Beneficiary Rights)

Name	TOSEI HOTEL & SEMINAR MAKUHARI
Location	2-3-2 Akanehama, Narashino-shi, Chiba
Type	Building 1: Training facility / Office Garbage storage (Annex building) Building 2: Retail store
Site Area	6,975.69 m ² (2,110.14 tsubo) (Registered Area)
Total Floor Area	Building 1: 8,213.25 m ² (2,484.50 tsubo) (as registered) Annex building 12.97 m ² (3.92 tsubo) (as registered) Building 2: 542.31 m ² (164.04 tsubo) (as registered)
Transfer Price (Scheduled)	¥4,725 million

2. Overview of the Purchaser

Name	MIRARTH Real Estate Investment Corporation
Head Office	2-2-1 Otemachi, Chiyoda-ku, Tokyo
Representative	Tetsuo Saida, Executive Director
Relationship with the Company	There are no capital, personnel, or business relationships to be stated herein between the Company and the purchaser.

3. Transfer Schedule

Contract Date	January 14, 2026
Closing Date	January 30, 2026 (Scheduled)

4. Impact on the Company's Business Performance

Following the transfer, hotel operations by Tosei Hotel Management Co., Ltd., a wholly owned subsidiary of the Company and the current operator, will continue. The impact of this transaction on the Company's business performance has already been reflected in the consolidated earnings forecasts for the fiscal year ending November 2026.

End