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ENGLISH TRANSLATION OF DOCUMENT IN JAPANESE
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In all cases, the original Japanese version shall take precedence.

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For Immediate Release

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Notice Regarding Recognition of Extraordinary Income at a Subsidiary Resulting From Transfer of Non-current Assets

Seibu Holdings Inc. (the "Company") hereby announces that a resolution was passed at a meeting of the Board of Directors of the Company's consolidated subsidiary, Seibu Railway Co., Ltd. today to implement a transfer of its non-current assets. In accordance with this transfer, the Company expects to record a gain on sale of non-current assets resulting from this transfer as an extraordinary income in its consolidated financial results for the nine months ending December 31, 2025, as described below.

1. Reason for transfer

   To cooperate with the Tokyo City Planning, Park No. 5/5/10 Nerima-Joshi Park Project.

   Continuing from the transfer of non-current assets disclosed in "Notice Regarding Recognition of Extraordinary Income at a Subsidiary Resulting From Transfer of Non-current Assets" dated September 29, 2022, October 31, 2023, and October 29, 2024, this transfer involves the transfer of some parcels of land of the former Toshimaen. The series of transfers of the former Toshimaen based on the project by Seibu Railway Co., Ltd. will conclude with this transaction.

2. Details of the asset to be transferred

Name and location of assets	Details of the asset	Gain on transfer	Actual status
Former Toshimaen 1-1625-11, Kasuga-cho, Nerima-ku, Tokyo, and other 26 parcels of land	Land: 22,092.10 m^2	¥5.4 billion	A part of former Toshimaen

* The gain on transfer is an approximate amount obtained by deducting the book value and estimated costs related to the transfer from the transfer price.

* We will not disclose the transfer price and book value, but they will be transferred at a fair price reflecting the market price.

3. Overview of the transferee

Tokyo Metropolitan Government

There are no notable capital or personal relationships between the transferee and the Company and Seibu Railway Co., Ltd., and the transferee is not a related party of the Company and Seibu Railway Co., Ltd.

4. Schedule of the transfer

Date of decision	October 28, 2025
Date of conclusion of transfer agreement	November 14, 2025 (scheduled)
Date of handover of the asset to be transferred	November 14, 2025 (scheduled)

5. Impact on financial results

As a result of this transfer of non-current assets, the Company expects to record extraordinary income (gain on sale of non-current assets) in its consolidated financial results for the nine months ending December 31, 2025. The said extraordinary income is reflected in the full-year consolidated earnings forecasts for the fiscal year ending March 31, 2026 announced on May 14, 2025.

End