August 17, 2026

To Whom It May Concern:

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Notice Concerning Sale of Properties Associated with Review of Real Estate Holding Policy

TOHO CO., LTD. (the "Company") established a policy for the real estate business in the "TOHO Mid-Term Plan 2028" announced in April 2025 to "Review our property portfolio from a medium- to long-term perspective, and evaluate options, including potential sale, for properties with low strategic value."

Based on this policy, in March 2025, the Company established a review team, "The real estate strategy review committee," and has been verifying and discussing the strategic value of approximately 130 properties owned by the Company from both quantitative and qualitative perspectives. Based on the results of these reviews, the Company has proceeded with selecting specific target properties and the process toward their sale. As the first concrete measure, the Company has decided to sell seven properties located in regional and suburban areas, which have been determined to have low strategic value for the Company due to their limited potential future contribution to earnings, as described below.

Please note that while this transaction does not meet the timely disclosure standards prescribed by the rules of the Tokyo Stock Exchange, the Company is disclosing this information voluntarily as it is deemed to be useful information.

1. Overview of Properties to Be Sold

Property Name (Location)	Book Value*	Current Status
1. Tsukuba Tatemono (Tsukuba City, Ibaraki Prefecture) 2. Ushiku Tatemono A (Ushiku City, Ibaraki Prefecture) 3. Ushiku Tatemono B (Ushiku City, Ibaraki Prefecture) 4. Ushiku Tatemono C (Ushiku City, Ibaraki Prefecture) 5. Ushiku Tatemono D (Ushiku City, Ibaraki Prefecture) 6. Kofu-Showa Tatemono (Showacho, Nakakoma-gun, Yamanashi Prefecture) 7. Asahikawa Parking (Asahikawa City, Hokkaido)	Total of 7 properties: 1.43 billion yen *As of the fiscal year ended February 28, 2026	Real estate for lease (Properties 1-6: commercial stores; Property 7: former parking lot site)

2. Overview of Buyers, Sale Price, etc.

For the seven target properties, the Company executed sales agreements and delivered for one of them today, and is sequentially proceeding with discussions and adjustments toward executing agreements for the other properties. Individual sale prices will not be disclosed due to confidentiality obligations to the counterparties. In addition, while all buyers are domestic corporations, the Company refrains from disclosing their specific names at the request of the buyers. There is no capital, personal, or business relationships required to be disclosed between the Company and the buyers. The delivery of each property is scheduled to be carried out sequentially as soon as the necessary preparations are completed.

3. Impact on the Company's Consolidated Financial Results

In connection with the completion of the sale of these seven properties, the Company expects to record a total of approximately 0.3 billion yen in gain on sale of non-current assets as extraordinary income.

The extraordinary income is scheduled to be recorded sequentially as the delivery of each property is completed, and the timing is expected to be from the second quarter to the fourth quarter of the fiscal year ending February 28, 2027. If any matters requiring disclosure arise in the future in connection with this transaction, such as revisions to financial results forecasts, the Company will promptly disclose them.

4. Future Outlook

In order to achieve sustainable enhancement of corporate value, the Company will continue to review its portfolio in the real estate business with the aim of optimizing possessed assets and improving capital efficiency, and will actively evaluate and implement measures, such as sales, for properties determined to have low strategic value.

With regard to the future implementation of real estate property sales, etc., the Company will promptly disclose the sale of properties that have a significant impact on consolidated financial results when decided. In addition, the Company will periodically provide updates on the overall progress of small-scale property sales, etc., through quarterly financial results briefing materials, etc.

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