JINUSHI Co., Ltd.

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MEMBERSHIP

July 8, 2025

Company name: JINUSHI Co., Ltd.

Name of representative: Hirofumi Nishira, Representative Director and President

(Securities code: 3252; TSE Prime)

Inquiries: Sou Yamashita, General Manager of Investor Relations & Public Relations Office

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Notice Concerning Investment in a U.S. Limited Liability Company (LLC) for U.S. Real Estate Investment by JINUSHI USA INC. (Change in Specified Subsidiary)

At the Board of Directors meeting held today, JINUSHI Co., Ltd. (the "Company") resolved that its wholly owned subsidiary, JINUSHI USA INC. (hereinafter referred to as "JINUSHI USA"), will make an investment in a local limited liability company established in the United States for the purpose of real estate investment, named CJ IL Schaumburg, LLC (the "LLC"). As the investment amount is equivalent to10% or more of the Company's stated capital, the LLC will qualify as a specified subsidiary of the Company.

- This marks the 14th investment by JINUSHI USA, bringing the total investment amount to approximately 7.4 billion yen.
- The subject consists of two factory-office properties in Chicago, Illinois, currently leased to manufacturing tenants.
- The transaction is a sale-and-leaseback involving properties currently occupied and operated by the tenants, with triple-net lease (NNN) agreements to be executed.

1. Reason for Investment

To expand its JINUSHI BUSINESS in the United States, the Company established JINUSHI USA in May 2018. In addition to investments in leased land, the subsidiary has focused on real estate projects utilizing triple-net lease (NNN) structures, where taxes, maintenance and repair costs, and insurance premiums are borne by tenants, thereby reducing investment risk. Including this project, JINUSHI USA has made a total of 14 investments amounting to approximately 7.4 billion yen[*1].

This project involves investing in the LLC, established to acquire two properties in Chicago, Illinois, both leased to manufacturing tenants. These are sale-and-leaseback transactions where the tenants will remain in place, and NNN leases are to be executed.

2. Overview of the Investment Target

(1)	Name	CJ IL Schaumburg, LLC	
(2)	Address	850 New Burton Road Suite 201, Dover, DE 19904, USA	
(3)	Title and Name of Representative	Karl Smancik Jr.	
(4)	Business Activities	Acquisition, ownership, and disposal of real estate	
(5)	Total Investment	6,738 thousand US dollars	
(6)	Establishment Date	May 12, 2025	
(7)	Equity Participation	JINUSHI USA INC.: 95.0% Outside (U.S.) investor: 5.0%	
(8)	Relationship between the Company and the Partnership Entity	Capital relationship	As stated above under (7) Equity Participation
		Personnel relationship	None
		Transaction relationship	None
		Related party status	None
(9)	Operating Results and Financial Positions for the Last Three Years	As the LLC was established on May 12, 2025, there is nothing to disclose.	

3. Change in Specified Subsidiary

(1) Overview

As a result of this investment, the LLC is expected to become a specified subsidiary of the Company.

(2) Overview of the Subsidiary Subject to Change

As stated in “2. Overview of the Investment Target.”

4. Schedule

(1) Date of Board Resolution: July 8, 2025

(2) Investment Date: July 15, 2025 (Scheduled)

5. Outlook

The impact of this matter on the Company’s consolidated financial results for the fiscal year ending December 31, 2025, is expected to be minimal. We will promptly disclose any matters requiring disclosure should they arise in the future.

*1: Yen conversion is based on the exchange rate at the time of each investment. The total includes joint ventures and fund investments.