May 27, 2025

To whom it may concern:


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| Company: | Sumitomo Realty & Development Co., Ltd. |
| Representative: | Kojun Nishima,<br>Representative Director and President |
| Securities code: | 8830 (TSE Prime Market) |
| Contact: | Takafumi Horikiri,<br>General Manager of Corporate Planning Department |


# Announcement on the Disposal of Treasury Stock by Third-party Allotment in Connection with the Introduction of the Stock Compensation Plan (Stock Delivery Trust) to Reward Long Service and Dedication for Employees of the Sumitomo Realty Group

Sumitomo Realty & Development Co., Ltd. (the "Company") hereby announces that, at the meeting of the Board of Directors held today, the Company resolved to dispose of treasury stock in connection with the introduction of the stock compensation plan to reward long service and dedication (the "Plan") for employees of the Sumitomo Realty Group, as outlined below.

1. Overview of the disposal

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| (1) Disposal date | June 12, 2025 |
| (2) Class and number of shares to be disposed of | The Company's common stock: 2,054,100 shares |
| (3) Disposal value | 5,355 yen per share |
| (4) Total disposal amount | 10,999,705,500 yen |
| (5) Planned disposal recipient | Sumitomo Mitsui Trust Bank, Limited (trust account)<br>(Re-entrusted trustee: Custody Bank of Japan, Ltd. (trust account)) |

2. Purpose and reason of the disposal

The Company has decided to introduce the Plan for employees of the Company (excluding employees of the Company and Group companies which are covered by the retirement benefit system) using a trust. The Plan is a form of human capital investment aimed at encouraging the employees to actively drive the enhancement of corporate value through sustainable growth, which is our fundamental policy. We expect the Plan to foster their expectations that their share allocations will increase annually based on their contributions each year, and that their compensation received will further increase with the rise in the Company's stock price.

For the Plan overview, please refer to the "Announcement on the Expansion of the Scope of the Stock Compensation Plan (Stock Delivery Trust) to Reward Long Service and Dedication for Employees of the Sumitomo Realty Group" dated February 6, 2025.

This disposal of treasury stock is to allocate a part of the shares, which had been repurchased from the market for the purpose of contributing to the Plan, to Sumitomo Mitsui Trust Bank, Limited (trust account) (Re-entrusted trustee: Custody Bank of Japan, Ltd (trust account)), who is the trustee of a trust (the "Trust") set for the introduction of the Plan.

Furthermore, the number of shares to be disposed of (2,054,100 shares; 20,541 voting rights) is equivalent to the number of shares that are expected to be delivered to eligible employees taking into account the changes in the eligible employee composition during the trust period in accordance with the Stock Delivery Regulations established

by the Company for the Plan. The rate of the total number of shares issued as of March 31, 2025, 476,085,978, is 0.43% (the rate of voting rights to the total number of voting rights as of March 31, 2025, 4,706,034, is 0.44%; both figures are rounded to the second decimal place.) The Company deems that there is no significant impact on the trading market.

(Reference) Overview of the trust agreement on the Trust

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| (1) Name | Stock delivery trust for group employees |
| (2) Trustor | Sumitomo Realty & Development Co., Ltd. |
| (3) Trustee | Sumitomo Mitsui Trust Bank, Limited (trust account)<br>(Re-entrusted trustee: Custody Bank of Japan, Ltd. (trust account)) |
| (4) Beneficiaries | Eligible employees who meet the beneficiary requirements |
| (5) Trust administrator | A third party that is independent of the Company and its officers is to be appointed |
| (6) Exercise of voting rights | The trustee exercises voting rights based on instructions from the trust administrator throughout the trust term |
| (7) Type of trust | Trusts involving money other than monetary trust (third-party benefit trust) |
| (8) Date of trust agreement | June 12, 2025 (planned) |
| (9) Date of monetary trust | June 12, 2025 (planned) |
| (10) Trust term | June 12, 2025 to September 30, 2035 (planned) |
| (11) Purpose of trust | To deliver the Company's shares to the beneficiaries in accordance with the Stock Delivery Regulations |

3. Basis for the disposal value calculation and its details

Considering recent changes in share price and the necessity to eliminate arbitrariness in the valuation, we set the disposal value at 5,355 yen, the closing price on the Tokyo Stock Exchange on May 26, 2025 (the business day immediately prior to the resolution of the Board of Directors). The closing price of the Company's shares on the business day prior to the resolution of the Board of Directors was adopted because it represents the market value immediately prior to the resolution of the Board of Directors and was deemed to be highly objective and reasonable as a basis for calculation.

For the disposal value, the rate of deviation from 5,402 yen (fractions omitted), the average of closing prices during the nearest one-month period to the business day immediately prior to the resolution of the Board of Directors (April 28, 2025 to May 26, 2025), is -0.87%; the rate of deviation from 5,426 yen (fractions omitted), the average of closing prices during the nearest three-month period (February 27, 2025 to May 26, 2025), is -1.31%; the rate of deviation from 5,185 yen (fractions omitted), the average of closing prices during the period of six month (November 27, 2024 to May 26, 2025), is 3.28% (all the rates of deviation are rounded to the second decimal place).

Considering the above, the Company deems that the disposal value of treasury stock is reasonable and not particularly favorable to the planned disposal recipient.

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