JINUSHI Co., Ltd.

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June 11, 2026

Company name: JINUSHI Co., Ltd.
Name of representative: Hirofumi Nishira, Representative Director and President
(Securities code: 3252; TSE Prime)
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Notice Concerning the Sale of Real Estate for Sale

JINUSHI Co., Ltd. (the "Company") hereby announces that it has resolved, at a meeting of the Board of Directors held today, to sell certain real estate for sale, as described below.

1. Summary of the Real Estate for Sale, the Buyer and the Transaction

(1) Summary of the Real Estate for Sale

Location	Type of Real Estate *1	Land Area *2
Tsurumi-ku, Yokohama-shi, Kanagawa	Land	24,555 m^2

(2) Summary of the Buyer

Name	ML Estate Company, Limited	
Address	2-3, Toranomon 2-chome, Minato-ku, Tokyo	
Title and Name of Representative	Masato Matsui, Representative Director	
Business Activities	Building Leasing and Other Real Estate-Related Financial Support	
Capital	¥10 million	
Date of Establishment	December 3, 1993	
Net Assets	¥38,645 million (as of March 31, 2025)	
Total Assets	¥919,330 million (as of March 31, 2025)	
Major Shareholder and Shareholding Ratio	Mizuho Leasing Company, Limited 100%	
Relationship between the Company and the Counterparty	Capital Relationships	None
	Human Relationships	None

	Business Relationships	Please refer to "(3) Summary of the Transaction."
	Related Party Relationship	None

(3) Summary of the Transaction

ML Estate Company, Limited ("ML Estate"), the Company, and its wholly owned subsidiary, JINUSHI Asset Management Co., Ltd. ("JINUSHI AM"), entered into the "Basic Agreement on Comprehensive Sales Transaction"[*1] on December 10, 2019, which sets forth the framework for comprehensive sales transactions of real estate for sale (including trust beneficiary interests). In addition, the parties amended the agreement on November 14, 2022, including an extension of its term[*3]. Accordingly, the Company has decided to proceed with this transaction pursuant to the above agreement.

(4) Schedule

Date of execution of purchase agreement:	June 30, 2026
Settlement and delivery date:	June 30, 2026

2. Impact on Business Performance

The impact of this sale on the Company's consolidated financial results for the fiscal year ending December 31, 2026, has already been incorporated into the consolidated forecast for the fiscal year ending December 31, 2026, announced on February 12, 2026.

Details of the sale price and other transaction terms are not disclosed due to confidentiality obligations under the agreement with the buyer. However, the sale price exceeds 10% of the Company's consolidated net sales of ¥76,327 million for the fiscal year ended December 31, 2025, which is the threshold for timely disclosure.

FYI: Consolidated forecast for the current fiscal year and consolidated results for the previous fiscal year

	Net sales	Operating profit	Ordinary profit	Net profit attributable to owners of parent	Net profit per share
FY12/26 Consolidated Forecast (Announced on Feb. 12, 2026)	Million yen 100,000	Million yen 12,000	Million yen 9,000	Million yen 8,000	Yen 386.62
FY12/25 Results	76,327	8,603	7,191	7,369	357.07

*1: The type of trust asset is shown for trust beneficiary rights.

*2: The land area has been rounded to the nearest whole number.

*3: Please refer to the “Notice Concerning Extension of Term, etc. of the Comprehensive Purchase and Sale Transaction Agreement with ML Estate Company Limited” disclosed in Japanese on November 14, 2022.