November 12, 2026

Company name: KI-STAR REAL ESTATE Co., Ltd.
Representative: Keiji Hanawa, President and CEO
Securities code: 3465, Tokyo Stock Exchange, Prime Market
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Notice Concerning Revision (Dividend Increase) of Dividend Forecast and Implementation of Commemorative Shareholder Benefits

KI-STAR REAL ESTATE CO., LTD. (the "Company") hereby announces that its Board of Directors resolved at a meeting held on November 12, 2026, to revise (increase) the dividend forecast for the fiscal year ending March 31, 2027 (FY3/2027), previously announced on August 13, 2026, and to implement commemorative shareholder special benefits.

1. Reasons for Revision and Implementation

The Company positions returning profits to shareholders as one of its most important management priorities. In order to secure a certain level of funds for business growth, the Company maintains a policy of adjusting annual dividends in line with profit increases.

As announced today (November 12, 2026) in the "Notice Concerning Formulation of Medium-Term Management Plan 2030," the Group is now expected to achieve the profit target of the current "Medium-Term Management Plan 2028" one full year ahead of schedule. Following this progress and in conjunction with the formulation and announcement of the "Medium-Term Management Plan 2030," the Company has revised upward its year-end dividend forecast for the fiscal year ending March 31, 2027, from the previous forecast of ¥75.00 per share to ¥95.00 per share (an increase of ¥20.00) as part of its proactive approach to shareholder returns.

Furthermore, the Company marks the 10th anniversary of its listing on the First Section of the Tokyo Stock Exchange (now the Prime Market) in December 2016. The Company expresses its deepest gratitude for the generous support from shareholders and all other stakeholders. To express its appreciation to shareholders for their ongoing support, the Company has decided to implement a commemorative shareholder special benefits.

Moving forward, the Company will continue striving to maintain stable dividend distributions to shareholders and enhance the investment appeal of its shares.

2. Details

(1) Revision of Dividend Forecast

	Dividend per share		
	2Q-end	Year-end	Total
	Yen	Yen	Yen
Previous forecast	-	75.00	150.00
Revised forecast	-	95.00	170.00
Current fiscal year results	75.00	-	-
Previous fiscal year results (ended March 31, 2026)	100.00	135.00	235.00

(Note) The Company conducted a 2-for-1 stock split of its common shares effective April 1, 2026. Dividend amounts for the fiscal year ended March 31, 2026, reflect the actual amounts paid prior to the stock split.

(2) Commemorative Shareholder Special Benefits

1) Eligible Shareholders: Shareholders listed or recorded in the Company's shareholder registry as of March 31, 2027.

2) Details of the Commemorative Benefit:

Record Date	Number of Shares Held	Benefit Content
March 31, 2027	200 to less than 300 shares	Electronic money, etc. equivalent to ¥2,000
	300 to less than 400 shares	Electronic money, etc. equivalent to ¥3,000
	400 to less than 500 shares	Electronic money, etc. equivalent to ¥4,000
	500 to less than 600 shares	Electronic money, etc. equivalent to ¥5,000
	600 to less than 700 shares	Electronic money, etc. equivalent to ¥6,000
	700 to less than 800 shares	Electronic money, etc. equivalent to ¥7,000
	800 to less than 900 shares	Electronic money, etc. equivalent to ¥8,000
	900 to less than 1,000 shares	Electronic money, etc. equivalent to ¥9,000
	1,000 shares or more	Electronic money, etc. equivalent to ¥10,000

(Notes)

1. This commemorative shareholder special benefit will be provided in addition to the regular shareholder special benefit program. Eligible shareholders who have held shares continuously for more than one year as of the record date of March 31, 2027, will receive the combined total value of electronic money, etc. from both the regular program and this commemorative program.

2. While the regular shareholder special benefit program requires a holding period of "more than one continuous year," this commemorative program will apply to all shareholders listed or recorded in the shareholder registry as of March 31, 2027, regardless of holding period, to express gratitude to as broad a base of shareholders as possible.