Securities Code: 8904
(Delivery date) November 10, 2026
(Commencement of electronic provision measures) October 30, 2026

To Our Shareholders:

Hirokoji Cross Tower 12th Floor
2-20-15, Nishiki, Naka-ku, Nagoya-City
AVANTIA Co., Ltd.
Representative Director and President Yasunari Sawada

Notice of the 37th Annual Meeting of Shareholders

The Company would hereby like to request shareholders to attend its 37th Annual Meeting of Shareholders as described below.
In convening this meeting of shareholders, the Company has taken measures to electronically provide information containing the Reference Documents for the Annual Meeting of Shareholders, etc. (Matters Subject to Electronic Provision Measures). The information is posted on the following respective websites. Please access one of them to review.

■ Company's website https://avantia-g.jp/corp/ir/library/shareholder_report.html
■ Website where materials for the meeting of shareholders are posted https://d.sokai.jp/8904/teiji/
■ Tokyo Stock Exchange (TSE) website (Search for a Listed Company) https://www2.jpx.co.jp/tseHpFront/JJK010010Action.do?Show=Show (Access the above TSE website, input "AVANTIA" in "Issue name (company name)" or the Company's security code "8904" in "Code" and search. Select in the order of "Basic information" and "Documents for public inspection/PR information" and review from the "Notice of General Shareholders Meeting/Informational Materials for a General Shareholders Meeting" under "Filed information available for public inspection.")

If you do not attend the meeting in person, you may also exercise your voting rights by the internet, etc., or in writing (by mail). We kindly request that you review the Reference Documents for the Annual Meeting of Shareholders and exercise your voting rights by no later than 6 p.m. on Thursday, November 26, 2026 (JST).

Sincerely yours,

1 Date:	10:00 a.m. on November 27, 2026 (Friday) (the reception desk will open at 9 a.m.)
2 Venue:	2nd Floor, Zuiun East, Hotel Mielparque NAGOYA 3-16-16, Aoi, Higashi-ku, Nagoya
3 Purposes:	Items to be reported: 1. The business report, the consolidated financial statements, and the results of consolidated financial statement audits by the Accounting Auditor and the Audit & Supervisory Board for the 37th business period (September 1, 2025 to August 31, 2026) 2. The non-consolidated financial statements for the 37th business period (September 1, 2025 to August 31, 2026) Items to be resolved: Agenda Item 1: Election of Seven (7) Directors Agenda Item 2: Election of One (1) Audit & Supervisory Board Member

* When you attend the meeting, we kindly request that you submit the voting form to the receptionist at the venue.
* If there is any modification to the Matters Subject to Electronic Provision Measures, matters before and after the change will be posted to that effect on each website described on the previous page.
* Documents that include the Matters Subject to Electronic Provision Measures will also be sent to shareholders who have requested delivery in writing. However, the following listed matters will not be included in the said documents pursuant to the provisions of laws and regulations and Article 18 of the Company's Articles of Incorporation. The consolidated financial statements and non-consolidated financial statements included in the documents concerned are a portion of the documents that the Accounting Auditor and the Audit & Supervisory Board Members audited in the course of preparing their respective financial audit report and audit report.
  1. Notes to Consolidated Financial Statements
  2. Notes to Non-Consolidated Financial Statements

Reference Document for the Annual Meeting of Shareholders

Agenda Item 1: Election of Seven (7) Directors

The terms of office of all six (6) Directors shall expire at the conclusion of this Annual Meeting of Shareholders. Accordingly, the Company proposes to elect seven (7) Directors (including three (3) Outside Directors), increasing the number by one (1) Director with the aim of reinforcing the management structure.

The candidates for Directors are as follows.

Candidate No.	Name	Position and responsibility at the Company		Number of Board of Directors' Meetings attended (37th business period)
1	Yasunari Sawada	Representative Director and President	Reappointment	13/13 (100%)
2	Ryo Okamoto	Director, Department Manager of Construction and Development	Reappointment	12/13 (92%)
3	Shoji Higuchi	Director, Department Manager of Administration	Reappointment	13/13 (100%)
4	Masaharu Sato	Executive Officer, Deputy Department Manager of Construction and Development	New appointment	-
5	Etsuko Yuhara	Outside Director	Reappointment Outside Independent Officer	13/13 (100%)
6	Minoru Matsushima	Outside Director	Reappointment Outside Independent Officer	12/13 (92%)
7	Tetsuro Kato	Outside Director	Reappointment Outside Independent Officer	13/13 (100%)

[For Reference] Skill Matrix of Candidates for Directors

As AVANTIA Group's long-term vision, the Group aims to "become a corporate group that solves every real estate need together with customers, communities, and society."
In view of the medium- to long-term management and business strategies to realize this long-term vision, the Company's Nominating and Compensation Committee identifies the skills (knowledge, experience, capability) necessary for Directors to fulfill management oversight and monitoring functions. After considering the diversity and balance of these skills, the Company determines its Director candidates based on the deliberation and recommendations of the Nominating and Compensation Committee.
The skill matrix of the new management structure will be as follows if this Agenda Item is approved.

	Name	Corporate management Management Strategy	Construction Real Estate Industry	Finance	Corporate Governance Risk Management	General Real Estate Services New Business Development M&A	Product Development Marketing	Sustainability
1	Yasunari Sawada	○	○			○		○
2	Ryo Okamoto	○	○				○	
3	Shoji Higuchi			○	○			○
4	Masaharu Sato		○			○	○	
5	Etsuko Yuhara				○			○
6	Minoru Matsushima	○			○			○
7	Tetsuro Kato	○		○		○		

Note: The above chart does not present all the expertise and knowledge each candidate possesses.

Candidate No. 1 Yasunari Sawada

Reappointment



(Date of birth)
(May 4, 1971)

Term of office as Company's Director
20 years (at the conclusion of this Annual Meeting of Shareholders)

Attendance at Board of Directors Meetings
13/13 (100%)

Number of the Company's shares owned
392,400 shares

Brief profile, position and responsibility at the Company

February 1990	Joined the Company
October 2003	Executive Officer, General Manager of Sales Department
November 2006	Director, Executive Officer and Department Manager of Sales
November 2011	Managing Director and Department Manager of Sales
November 2017	Representative Director and Vice President, Department Manager of Sales
September 2018	Representative Director and President (current position)

[Reason for the nomination as a Director candidate]

Mr. Yasunari Sawada has contributed to AVANTIA Group's business expansion and development by driving the growth of the individual housing business since joining the Company shortly after its establishment and working on various management issues with his strong leadership and determination since assuming the office of representative director and president. The Company has nominated him as a Director candidate again in the belief that he will contribute to the Company's sustainable growth and enhancement of corporate value by utilizing the abundant experience and insight in the management of the Company previously gained.

Candidate No. 2 Ryo Okamoto

Reappointment



(Date of birth)
(April 30, 1973)

Term of office as Company's Director
7 years (at the conclusion of this Annual Meeting of Shareholders)

Attendance at Board of Directors Meetings
12/13 (92%)

Number of the Company's shares owned
35,900 shares

Brief profile, position and responsibility at the Company

April 1998	Joined the Company
September 2010	General Manager of Planning & Development Department
September 2018	Executive Officer, General Manager of Planning & Development Department
November 2019	Director, Executive Officer, General Manager of Planning & Development Department
November 2021	Director, Department Manager of Construction
September 2026	Director, Department Manager of Construction and Development (current position)

[Reason for the nomination as a Director candidate]

Mr. Ryo Okamoto has contributed to the Company's growth and development from a strategic business aspect by building up track records as a person in charge of planning, development, promotion, and marketing of housing and real estate products. The Company has nominated him as a Director candidate again in the belief that he will continuously contribute to the Company's sustainable growth and enhancement of corporate value, mainly through development, business expansion, and branding of new products.

Candidate No. 3

Shoji Higuchi

Reappointment



(Date of birth)
(September 10, 1965)

Term of office as Company's Director
5 years (at the conclusion of this Annual Meeting of Shareholders)

Attendance at Board of Directors Meetings
13/13 (100%)

Number of the Company's shares owned
22,700 shares

Brief profile, position and responsibility at the Company

April 1988	Joined the Juroku Bank, Ltd.
January 2019	General Manager of Tajimi Branch, the Juroku Bank, Ltd.
April 2020	Seconded to the Company, Deputy General Manager of Planning & Development Department
November 2020	General Manager of General Affairs Department
April 2021	Joined the Company
November 2021	Director, Department Manager of Administration (current position)

[Reason for the nomination as a Director candidate]

Mr. Shoji Higuchi has contributed to the strengthening of AVANTIA Group's management base, including organizational, financial, and risk management, based on his extensive knowledge of and experience in business management cultivated in a financial institution. The Company has nominated him as a Director candidate again in the belief that he will continuously further reinforce the AVANTIA Group's management base and contribute to the Company's sustainable growth and enhancement of corporate value.

Candidate No. 4

Masaharu Sato

New appointment



(Date of birth)
(July 24, 1970)

Term of office as Company's Director
-

Attendance at Board of Directors Meetings
-

Number of the Company's shares owned
0 shares

Brief profile, position and responsibility at the Company

April 1994	Joined Asahi Kasei Homes Corp.
July 2020	General Manager of Chubu & Shizuoka Business Division, Asahi Kasei Housing Construction Co., Ltd. (currently, Asahi Kasei Homes Construction Corp.)
April 2023	Director, General Manager of Kansai & West Japan Business Division
April 2024	Director, General Manager of West Japan Business Division, Asahi Kasei Homes Construction Corp.
October 2026	Joined the Company and became an Executive Officer and Deputy Department Manager of Construction and Development (current position)

[Reason for the nomination as a Director candidate]

Mr. Masaharu Sato has extensive experience in the housing industry in both aspects of technology and corporate management, and is so well-versed in the construction field that he has achieved structural reform based on technological knowledge and revenue improvement through thorough cost control. The Company has nominated him as a Director candidate in the belief that he will contribute to the Company's growth and enhancement of corporate value by utilizing such knowledge and experience.

Candidate No. 5

Etsuko Yuhara

Reappointment | Outside | Independent Officer



(Date of birth)
(February 12, 1970)

Term of office as Company's Outside Director
5 years (at the conclusion of this Annual Meeting of Shareholders)

Attendance at Board of Directors Meetings
13/13 (100%)

Number of the Company's shares owned
6,700 shares

Brief profile, position and responsibility at the Company

April 1992	Joined Fukutake Publishing Co., Ltd. (currently, Benesse Holdings, Inc.)
April 2001	Research Fellowship for Young Scientists of Japan Society for the Promotion of Science
April 2004	Lecturer of Department of Social Welfare, Faculty of Social Welfare, Nihon Fukushi University
April 2007	Associate Professor of Department of Social Welfare, Faculty of Social Welfare, Nihon Fukushi University
July 2010	Director of Carers Japan
April 2018	Professor of Department of Social Welfare, Faculty of Social Welfare, Nihon Fukushi University (current position)
May 2021	Chairperson of Nagoya City Recidivism Prevention Council (current position)
June 2021	Chairperson of Toyota City Recidivism Prevention Committee (current position)
November 2021	Outside Director of the Company (current position)
May 2022	Director of Chitachiiki-Kenriyougoshien-Center (current position)
August 2023	Representative Director of Carers Japan
June 2024	Advisor, NPO kurashi-o-en network (current position)
June 2025	Director of Carers Japan (current position)

Significant concurrent positions

Professor of Department of Social Welfare, Faculty of Social Welfare, Nihon Fukushi University
Chairperson of Nagoya City Recidivism Prevention Council
Chairperson of Toyota City Recidivism Prevention Committee
Director of Chitachiiki-Kenriyougoshien-Center
Advisor, NPO kurashi-o-en network
Director of Carers Japan

[Reason for the nomination as an Outside Director candidate and outline of expected roles]

Although Ms. Etsuko Yuhara has no experience of direct involvement of corporate management, she has extensive knowledge as a university professor specializing in local welfare and aging issues and has provided instructive advice and suggestions to the Company's business from various perspectives, such as the aged, young people, and women. As such, the Company has nominated her as an Outside Director candidate again in the belief that she will contribute to the enhancement of corporate value and diversity promotion of the Company from an independent and unbiased point of view.

Candidate No. 6

Minoru Matsushima

Reappointment | Outside | Independent Officer



(Date of birth)
(August 27, 1973)

Term of office as Company's Outside Director
4 years (at the conclusion of this Annual Meeting of Shareholders)

Attendance at Board of Directors Meetings
12/13 (92%)

Number of the Company's shares owned
15,700 shares

Brief profile, position and responsibility at the Company

April 1992	Joined Nikken Engineering Corporation
July 1996	Joined Toa Highway Guard Corporation
November 1998	Established Ecosystem Co., Ltd. (currently, Japan Ecosystem Co., Ltd.) President & CEO (current position)
November 2015	Representative Director of Satellite Ichinomiya Co., Ltd.
May 2017	Representative Director of Nippon Vender Net Co., Ltd.
December 2019	Director of Nippon Vender Net Co., Ltd.
April 2021	Board of Trustee member of Shotoku Gakuen (current position)
November 2022	Outside Director of the Company (current position)
December 2022	Representative Director and Chairperson of Nippon Vender Net Co., Ltd.
January 2023	Representative Director of AOI DENKI KOUGYO Co., Ltd.
October 2023	Representative Director of OTS Inc. (current position)
November 2024	Representative Director of Public Interest Incorporated Foundation Matsushima Sports Foundation (current position)

Significant concurrent positions

President & CEO of Japan Ecosystem Co., Ltd.
Board of Trustee member of Shotoku Gakuen
Representative Director of OTS Inc.
Representative Director of Public Interest Incorporated Foundation Matsushima Sports Foundation

[Reason for the nomination as an Outside Director candidate and outline of expected roles]

Mr. Minoru Matsushima has abundant experience and knowledge as an in-service manager of a listed company and has provided advice and suggestions that contribute to the enhancement of corporate value from various points of view, such as corporate governance and sustainability. As such, the Company has nominated him as an Outside Director candidate again in the belief that he will contribute mainly to the enhancement of corporate value, promotion of sustainability management, and strengthening of corporate governance of the Company from an independent and unbiased point of view.

Candidate No. 7 **Tetsuro Kato** Reappointment Outside Independent Officer



(Date of birth)
(February 1, 1965)

Term of office as Company's Outside Director
4 years (at the conclusion of this Annual Meeting of Shareholders)

Attendance at Board of Directors Meetings
13/13 (100%)

Number of the Company's shares owned
2,600 shares

Brief profile, position and responsibility at the Company

April 1987	Joined Takeshi Kato Certified Public Accountants Office
June 2005	Established and became Representative of Tetsuro Kato Tax Accountant Office
January 2012	Established and became Representative Partner of Tax Accountants Corporation Aobakai (current position)
November 2015	Established and became Representative Director of Orca Consulting Ltd. (current position)
June 2017	Representative Director of Shinachu Co., Ltd. (current position)
October 2017	Representative Director of agricoeules Co., Ltd. (current position)
April 2022	Representative Director of Nakamyo Yuuki Accounting Office Co., Ltd. (current position)
	Representative Director of AOBA Co., Ltd. (current position)
November 2022	Outside Director of the Company (current position)

Significant concurrent positions

Representative Partner of Tax Accountants Corporation Aobakai
Representative Director of Orca Consulting Ltd.
Representative Director of Shinachu Co., Ltd.
Representative Director of agricoeules Co., Ltd.
Representative Director of Nakamyo Yuuki Accounting Office Co., Ltd.
Representative Director of AOBA Co., Ltd.

[Reason for the nomination as an Outside Director candidate and outline of expected roles]

Mr. Tetsuro Kato has specialized knowledge as a certified tax accountant and management experience at a consulting firm strong in M&A and has been providing instructive advice and suggestions extensively from financial and business management perspectives. As such, the Company has nominated him as an Outside Director candidate again in the belief that he will contribute mainly to the enhancement of corporate value, strengthening of the management base in financial and capital aspects, and strengthening of corporate governance from an independent and unbiased point of view.

Notes:
1. There are no special relationships of interest between the respective Director candidates and the Company.
2. The three persons, Ms. Etsuko Yuhara, Mr. Minoru Matsushima, and Mr. Tetsuro Kato, are candidates for Outside Director.
3. In accordance with the provisions of Article 427, paragraph (1) of the Companies Act, the Company has entered into an agreement with the respective three persons, Ms. Etsuko Yuhara, Mr. Minoru Matsushima, and Mr. Tetsuro Kato, to limit their liability for damages as provided for by Article 423, paragraph (1) of the said Act; provided, however, that the minimum liability amount provided for by Article 425, paragraph (1) of the said Act shall be set as a limit if the Director acts in good faith without gross negligence. The Company shall renew the agreement concerned if the three are reappointed as originally proposed.
4. The Company has entered into a Directors and Officers Liability Insurance (D&O Insurance) Contract, stipulated in Article 430-3, paragraph (1) of the Companies Act with an insurance company. The said insurance contract will compensate for legal damages and costs to be borne by the insured, with the Company bearing the insurance premium of the insured in full amount. Certain exemptions exist, however, such as non-coverage of damages caused by any conduct committed by the insured while knowing that such conduct was in violation of laws and regulations. Each candidate, if they are elected and assume office, will be part of the insured parties of the said insurance contract. The insurance contract will also be renewed under the same terms and conditions upon its subsequent renewal.
5. The three persons, Ms. Etsuko Yuhara, Mr. Minoru Matsushima, and Mr. Tetsuro Kato, meet the requirements of an Independent Officer specified by the Tokyo Stock Exchange and Nagoya Stock Exchange. The Company has notified both stock exchanges that the three are Independent Officers. If the three are reappointed as originally proposed, they will continue to be Independent Officers.

Agenda Item 2: Election of One (1) Audit & Supervisory Board Member

The term of office of Audit & Supervisory Board Member Mr. Shuichi Kawasaki shall expire at the conclusion of this Annual Meeting of Shareholders. Therefore, the Company proposes to elect one (1) Audit & Supervisory Board Member.
Consent of the Audit & Supervisory Board has been previously obtained with regard to this agenda item.
The candidate for Audit & Supervisory Board Members is as follows.

Takashi Azumi

New appointment | Outside | Independent Officer



(Date of birth)
(April 20, 1972)

Term of office as Company's Outside Audit & Supervisory Board Member
-

Attendance at Board of Directors Meetings
-

Attendance at Audit & Supervisory Board Meetings
-

Number of the Company's shares owned
0 shares

Brief profile and position at the Company

April 1995	Joined Sumitomo Bank (currently, Sumitomo Mitsui Banking Corporation)
April 2000	Joined Certified Public Tax Accountant Corporation Chuo Research Institute
December 2011	Registered with Aichi Bar Association and joined Mizutani & Kani Law Office
April 2013	Part-time Lecturer, Nagoya University Graduate School of Law (current position)
January 2014	Partner Attorney, Mizutani, Kani & Azumi Law Office
April 2016	Representative Attorney, Kusuda Law Office (currently Kusuda & Azumi Law Office) (current position)
July 2021	Outside Director and Audit & Supervisory Committee Member of Yagami Inc. (current position)

Significant concurrent positions

Part-time Lecturer, Nagoya University Graduate School of Law
Representative Attorney, Kusuda & Azumi Law Office
Outside Director and Audit & Supervisory Committee Member of Yagami Inc.

[Reason for the nomination as an Outside Audit & Supervisory Board Member candidate]

Although Mr. Takashi Azumi has not been involved in corporate management except serving as an outside officer, he has extensive experience and specialized knowledge of legal affairs in general as an attorney. The Company has nominated him as an Outside Audit & Supervisory Board Member candidate in the belief that he will utilize the above competences in audits of the Company.

Notes: 1. There is no special relationship of interest between Mr. Takashi Azumi and the Company.
2. Mr. Takashi Azumi is a candidate for an Outside Audit & Supervisory Board Member.
3. If Mr. Takashi Azumi assumes the office of an Audit & Supervisory Board Member, in accordance with the provisions of Article 427, paragraph (1) of the Companies Act, the Company will enter into an agreement with him to limit his liability for damages as provided for by Article 423, paragraph (1) of the said Act; provided, however, that the minimum liability amount provided for by Article 425, paragraph (1) of the said Act shall be set as a limit if the Audit & Supervisory Board Member acts in good faith without gross negligence.
4. The Company has entered into a Directors and Officers Liability Insurance (D&O Insurance) Contract, stipulated in Article 430-3, paragraph (1) of the Companies Act with an insurance company. The said insurance contract will compensate for legal damages and costs to be borne by the insured, with the Company bearing the insurance premium of the insured in full amount. Certain exemptions exist, however, such as non-coverage of damages caused by any conduct committed by the insured while knowing that such conduct was in violation of laws and regulations. If Mr. Takashi Azumi is elected and assumes office, he will be one of the insured parties of the said insurance contract. The insurance contract will also be renewed under the same terms and conditions upon its subsequent renewal.
5. Mr. Takashi Azumi meets the requirements of an Independent Officer specified by the Tokyo Stock Exchange and Nagoya Stock Exchange. If he is appointed as originally proposed, he will be an Independent Officer.