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FOR IMMEDIATE RELEASE

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Notice of Capital and Business Alliance with Star Mica Holdings Co., Ltd., Undertaking of Third-Party Allotment of Shares, and Acquisition of Shares

Tokyo Tatemono Co., Ltd. (the “Company”), hereby announces that it has decided to enter into a “Capital and Business Alliance Agreement” with Star Mica Holdings Co., Ltd., (Headquarters: Minato-ku, Tokyo; Representative Director: Masashi Mizunaga; hereinafter referred to as “SMH”) effective on May 13, 2026, to subscribe for newly issued common shares of SMH through a third-party allotment (hereinafter referred to as the “Third-Party Allotment”), and to enter into a “Share Transfer Agreement” (hereinafter referred to as the “Share Transfer Agreement”) with Mr. Masashi Mizunaga, the company’s President and CEO of SMH, for the purpose of acquiring the shares held by him. Details are as follows.

1. Reasons for the Capital and Business Alliance

The Company Group has established a long-term vision titled “Becoming a Next-Generation Developer,” with a focus on 2030. In the residential business—one of the core operations—Based on Brillia brand, the Company provides high-value-added housing that anticipates social changes. Furthermore, the Company has identified “Revitalization and Utilization of the Real Estate Stock” as one of the material issues and is actively engaged in a wide range of initiatives, including condominium reconstruction and redevelopment projects, real estate brokerage, and property management.

SMH Group, whose corporate mission is “We strive to realize society from “build” to “utilize”, is a leading company with the largest number of pre-owned condominium units in Japan (as of the end of November 2025, according to SMH’s research). SMH Group operates a unique business model in which it acquires pre-owned condominium units currently under lease, renovates them after tenants move out, and then sells them.

The Company and SMH have been exploring ways to optimize each other’s collaboration by leveraging each other’s strengths, and have concluded that a stronger partnership framework, including a capital alliance, is the most effective way to enhance corporate value. Through this Capital and Business Alliance, the Company and SMH will effectively utilize both companies’ management resources and expertise to further strengthen collaboration and contribute to the advancement of a stock-based society.

2. Content of Initiatives Under the Capital and Business Alliance

The Company and SMH intend to leverage each other's management resources and pursue a comprehensive business alliance based on the following basic principles. Specific implementation details and conditions regarding each initiative will be determined through mutual consultation between the two companies.

(1) In SMH's high-end pre-owned condominium units for end-users and whole-building renovation projects, the Company and SMH will aim to enhance product value and improve profitability by incorporating the property planning capabilities, environmentally conscious technologies, and expertise in condominium management cultivated under the Company's "Brillia" brand, and by exploring collaboration opportunities—including joint investment. Furthermore, the Company and SMH will explore opportunities for collaboration in the condominium reconstruction and urban redevelopment projects the Company is promoting, leveraging SMH's extensive portfolio of over 4,000 condominium units and the business foundation and expertise derived from this portfolio.

(2) By leveraging each other's customer bases and information networks, the Company and SMH will strive to maximize business opportunities in the purchase and resale of pre-owned condominiums, lease-back arrangements, and brokerage services for property sales.

(3) The Company and SMH aim to strengthen business foundation and improve cost competitiveness through personnel exchanges between the two companies, the sharing of technical expertise in areas such as quality control, and the joint procurement of housing equipment and other items.

3. Content of the Capital and Business Alliance

Through this Third-Party Allotment of shares and this Share Transfer Agreement, the Company intends to acquire 5,213,300 shares of SMH's common stock (representing 15.00% of the company's total issued shares of 34,755,900 as of March 19, 2026) and hold them for the long term.

For details regarding this Third-Party Allotment of new shares and the Company's ownership ratio, please refer to the press release titled "Notice Regarding Execution of Capital and Business Alliance Agreement with Tokyo Tatemono Co., Ltd., Issuance of New Shares Through Third-Party Allotment and Secondary Offering of Shares, and Change in Major Shareholders" issued by SMH today.

4. Overview of the Counterparty in the Capital and Business Alliance (as of November 30, 2025)

(1) Name	Star Mica Holdings Co., Ltd.		
(2) Location	3-1, Toranomom, Minato-ku, Tokyo		
(3) Job title and name of representative	President & CEO, Masashi Mizunaga		
(4) Description of business	Renovated Condominium Business, Investment Business, Advisory Business		
(5) Share capital	831,924,671 yen		
(6) Date of establishment	July, 1998		
(7) Major Shareholders and Shareholding Ratios	Masashi Mizunaga		35.6%
	The Master Trust Bank of Japan, Ltd. (Account in trust)		12.2%
	Custody Bank of Japan, Ltd. (Account in trust)		6.5%
	GOVERNMENT OF NORWAY		3.3%
	Nomura Securities Co., Ltd.		2.3%
	Development Bank of Japan Inc.		2.2%
	RE FUND 107 CLIENT AC		2.1%
	NORTHERN TRUST CO.(AVFC) RE UK PENSION FUNDS EXEMPT LENDING ACCOUNT		2.0%
	Nomura Trust and Banking Co., Ltd. (Investment Trust Account)		1.4%
MORGAN STANLEY & CO. LLC		1.1%	
(8) Relationship between the Company and said Company	Capital Relationship	Not Applicable	
	Personnel Relationship	Not Applicable	
	Business Relationship	There is a brokerage relationship between the Company group and said Company's group regarding real estate sales.	
	Related Party Relationship	Not Applicable	
(9) Consolidated Financial Results and Financial Position of Said Company for the Past Three Years (Unit: million yen)			
As of / Fiscal year ended	November 2023	November 2024	November 2025
Consolidated net assets	23,231	25,499	29,699
Consolidated total assets	94,982	102,760	115,462
Consolidated net assets per share (yen)	693.58	768.06	872.58
Consolidated revenue	48,877	55,849	69,158
Consolidated operating profit	4,846	5,524	7,314
Consolidated ordinary profit	3,921	4,607	6,156
Profit attributable to owners of parent	2,664	3,106	4,184
Consolidated net profit per share (yen)	79.59	92.98	124.40
Dividends per share (yen)	20.0	23.0	37.0

5. Schedule

(1) Date of the Company's resolution and the date of execution of the Capital and Business Alliance Agreement and this Share Transfer Agreement: May 13, 2026

(2) Date of share acquisition and payment due date pursuant to this Third-Party Allotment and this Share Transfer Agreement: June 1, 2026

6. Outlook

The impact of this matter on the Company's consolidated financial results for the fiscal year ending December 2026 will be minimal, and there are no changes to the earnings forecast announced on February 12, 2026.