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FOR IMMEDIATE RELEASE

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**Announcement on the Determination of the Amount of
Gain on Sale of Investment Securities (Extraordinary Income)
and Revisions to Forecast of Full-year Consolidated Financial Results of Operations and Dividend Forecast**

Tokyo Tatemono Co., Ltd. (the “Company”) has announced the sale of a portion of its holdings of common stock in Hulic Co., Ltd. (“Hulic”) in connection with the secondary offering of common stock in Hulic in the disclosure materials “Announcement on Sale of Investment Securities” dated November 27, 2024 and “Announcement on Recording of Gain on Sale of Investment Securities (Extraordinary Income)” dated December 10, 2024. The Company hereby announce that the amount of gain on sales of investment securities (extraordinary income) has been finalized following the exercise of the right to acquire additional shares of Hulic common stock granted to Mizuho Securities Co., Ltd.

In addition, the Company has also decided to revise the forecasts of the consolidated financial results of operations for the fiscal year ending December 31, 2024, which were announced on August 8, 2024, following the confirmation of the amount of gain on sales of investment securities (extraordinary income).

1. Shares to be Sold

- | | | |
|-----|--|-------------------------------------|
| (1) | Investment securities to be sold: | Common stock of Hulic Co., Ltd |
| (2) | Number of shares to be sold: | 20,374,600 shares |
| (3) | Total selling price: | ¥26.1 billion (¥1,282.34 per share) |
| (4) | Gain on sale of investment securities: | ¥25.9 billion |

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2. Revisions to the forecasts of the consolidated financial results of operations for the fiscal year ending December 31, 2024 (January 1, 2024 to December 31, 2024)

	Operating revenue	Operating profit	Business profit*	Ordinary profit	Profit attributable to owners of parent	Profit per share
	Million yen	Million yen	Million yen	Million yen	Million yen	Yen
Previous forecast (A)	465,000	77,500	78,000	69,500	48,500	232.25
Revised forecast (B)	465,000	77,500	78,000	69,500	62,000	296.90
Amount of change (B - A)	—	—	—	—	13,500	—
Percentage change	—	—	—	—	27.8%	—
(Reference) Results for the previous fiscal year (Fiscal year ended December 31, 2023)	375,946	70,508	74,428	69,471	45,084	215.82

* Business profit = Operating profit + Share of profit (loss) of entities accounted for using equity method

<Reasons for the revisions>

The consolidated results forecast has been revised following the confirmation of the amount of gain on sales of investment securities (extraordinary income), as described in 1. above.

The above-mentioned forecasts are forward-looking statements based on information currently deemed to be reasonable, and actual results may differ from the forecasts.

3. Revisions to the dividend forecast.

	Annual dividends		
	End of second quarter	Year-end	Total
Previous forecast		43.00 yen	80.00 yen
Revised forecast		53.00 yen	90.00 yen
Results for the fiscal year ending December 31, 2024	37.00 yen		
Results for the previous fiscal year (Fiscal year ended December 31, 2023)	36.00 yen	37.00 yen	73.00 yen

<Reasons for the revisions>

The Company sets a baseline dividend payout ratio of at least 30% for the period of the Tokyo Tatemono Group's medium-term business plan (FY2020–FY2024). For the fiscal year ending December 31, 2024, the Company has revised the year-end dividend to 53 yen per share, an increase of 10 yen from the previous forecast, in line with the upward revision to the forecast of the consolidated financial results of operations for the fiscal year under review, as described in 2. above. As a result, the annual dividend forecast will be 90 yen per share, an increase of 10 yen from the previous forecast, and the payout ratio is scheduled to be 30.3%