

August 8, 2025

Consolidated Financial Results for the Six Months Ended June 30, 2025 (Under Japanese GAAP)

Company name: Tokyo Tatemono Co., Ltd.
 Listing: Tokyo Stock Exchange
 Securities code: 8804
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 Scheduled date to file semi-annual securities report: August 12, 2025
 Scheduled date to commence dividend payments: September 8, 2025
 Preparation of supplementary material on financial results: Yes
 Holding of financial results briefing: Yes (for institutional investors and analysts)

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Consolidated financial results for the six months ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

(1) Consolidated operating results

(Percentages indicate year-on-year changes.)

	Operating revenues		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2025	208,793	(24.8)	34,033	(33.6)	27,912	(42.0)	20,549	(35.2)
June 30, 2024	277,616	54.5	51,236	42.1	48,134	32.8	31,692	33.1

Note: Comprehensive income For the six months ended June 30, 2025: ¥22,886 million [(41.3)%]
 For the six months ended June 30, 2024: ¥39,012 million [4.7%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
June 30, 2025	98.62	-
June 30, 2024	151.73	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
June 30, 2025	2,205,209	555,562	24.7	2,616.27
December 31, 2024	2,081,226	547,524	25.8	2,567.66

Reference: Equity
 As of June 30, 2025: ¥544,006 million
 As of December 31, 2024: ¥536,065 million

2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended December 31, 2024	-	37.00	-	58.00	95.00
Fiscal year ending December 31, 2025	-	48.00	-	-	-
Fiscal year ending December 31, 2025 (Forecast)	-	-	-	49.00	97.00

Note: Revisions to the forecast of cash dividends most recently announced: None

3. Forecast of consolidated financial results for the fiscal year ending December 31, 2025 (from January 1, 2025 to December 31, 2025)

(Percentages indicate year-on-year changes.)

	Operating revenues		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Fiscal year ending December 31, 2025	503,000	8.5	86,000	7.9	74,000	3.2	55,000	(16.5)	264.43

Note: Revisions to the earnings forecasts most recently announced: None

* **Notes**

- (1) Significant changes in the scope of consolidation during the period: Yes
 Newly included: 2 companies (Shin Oyama Country Club Co., Ltd.)
 (WonderScape INC.)
 Excluded: None

- (2) Adoption of accounting treatment specific to the preparation of semi-annual consolidated financial statements: None

- (3) Changes in accounting policies, changes in accounting estimates, and restatement

- (i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
 (ii) Changes in accounting policies due to other reasons: None
 (iii) Changes in accounting estimates: None
 (iv) Restatement: None

- (4) Number of issued shares (common shares)

- (i) Total number of issued shares at the end of the period (including treasury shares)

As of June 30, 2025	209,167,674 shares
As of December 31, 2024	209,167,674 shares

- (ii) Number of treasury shares at the end of the period

As of June 30, 2025	1,235,655 shares
As of December 31, 2024	391,463 shares

- (iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

Six months ended June 30, 2025	208,360,810 shares
Six months ended June 30, 2024	208,868,205 shares

*The Company has introduced a stock compensation plan, "Board Benefit Trust (BBT)." The shares of the Company held by the trust are included in the number of treasury shares at the end of the period and the treasury shares deducted in the calculation of the average number of shares outstanding during the period.

*Semi-annual financial results reports are exempt from the review conducted by certified public accountants or an audit firm.

*Proper use of earnings forecasts, and other special matters

The forward-looking statements, including forecasts of financial results, contained in these materials are based on information available to the Company and on certain assumptions deemed to be reasonable. Actual financial results may differ from the results anticipated in the statements due to various factors. Matters related to earnings forecasts are described in Appendix P.4 "1. Outline of Operating Results, Etc. (3) Description of Consolidated Earnings Forecasts and Other Forward-Looking Statements."

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1. Outline of Operating Results, Etc.

(1) Outline of Operating Results for the First Two Quarters

In the six months ended June 30, 2025, the Tokyo Tatemono Group recorded a decrease in sales of for-sale condominiums in the Residential business. As a result of this and other factors, operating revenue was ¥208,793 million (down 24.8% from ¥277,616 million for the same period of the previous fiscal year), operating profit was ¥34,033 million (down 33.6% from ¥51,236 million for the same period of the previous fiscal year), business profit was ¥34,472 million (down 31.4% from ¥50,236 million for the same period of the previous fiscal year), ordinary profit was ¥27,912 million (down 42.0% from ¥48,134 million for the same period of the previous fiscal year), and profit attributable to owners of parent was ¥20,549 million (down 35.2% from ¥31,692 million for the same period of the previous fiscal year).

Note: From the beginning of the six months ended June 30, 2025, the definition of business profit has been changed as follows in order to respond to the flexible sale of non-current assets and the diversification of investment schemes in overseas businesses.

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

After: Business profit = Operating profit + Share of profit (loss) of entities accounted for using equity method, etc. + Gain (loss) on sale of non-current assets

(Share of profit (loss) of entities accounted for using equity method, etc. includes interest and dividend incomes, and gain (loss) on sale of investment equity in investment vehicles for Overseas business.)

Business profit figures for the six months ended June 30, 2024, are presented based on the changed calculation method.

See below for an outline of consolidated results by business segment.

(i) Commercial Properties Business

In the six months ended June 30, 2025, while leasing of buildings and operations of facilities remained solid, real estate sales decreased.

Consequently, operating revenue was ¥73,150 million (down 3.3% from ¥75,621 million for the same period of the previous fiscal year), operating profit was ¥18,017 million (up 12.8% from ¥15,973 million for the same period of the previous fiscal year), and business profit was ¥18,219 million (up 13.9% from ¥15,998 million for the same period of the previous fiscal year).

Category	Six months ended June 30, 2024		Six months ended June 30, 2025	
	Quantity	Operating revenue (millions of yen)	Quantity	Operating revenue (millions of yen)
Leasing of buildings and operating of facilities	Rentable 1,111,355 m ² (Of which for sublease 66,754 m ²)	39,876	Rentable 1,102,670 m ² (Of which for sublease 66,186 m ²)	45,773
Real estate sales	—	16,744	—	7,915
Building management service, etc.	—	19,000	—	19,461
Total operating revenue	—	75,621	—	73,150
Operating profit	—	15,973	—	18,017
Business profit	—	15,998	—	18,219

Notes:

1. The “Leasing of buildings” category has been renamed “Leasing of buildings and operating of facilities” from the beginning of the six months ended June 30, 2025.
2. The category for accounting revenues from operating hotels and other facilities that are operated in company-owned buildings, which was previously presented under “Building management service, etc.,” was reclassified to “Leasing of buildings and operating of facilities” from the beginning of the six months ended June 30, 2025. Rentable does not include the above facilities.
3. Actual figures for the same period of the previous fiscal year are restated to reflect the new classification.

(ii) Residential Business

In the six months ended June 30, 2025, in the real estate sales business, projects including “Shirokanedai 5-chome Residential Project (provisional name)” (Minato-ku, Tokyo) were recorded as property sales to investors. In addition, in the residential sales business, projects including “Brillia Tower Minoh Semba” (Minoh-shi, Osaka Prefecture) and “Brillia Seiseki Sakuragaoka BLOOMING TERRACE” (Tama-shi, Tokyo) were recorded. However, impacted by factors such as the sales of a large condominium recorded in the same period of the previous fiscal year, revenue and profit decreased compared to the same period of the previous fiscal year.

Consequently, operating revenue was ¥102,538 million (down 40.2% from ¥171,495 million for the same period of the previous fiscal year), operating profit was ¥17,674 million (down 51.7% from ¥36,611 million for the same period of the previous fiscal year), and business profit was ¥17,674 million (down 51.5% from ¥36,445 million for the same period of the previous fiscal year).

Category	Six months ended June 30, 2024		Six months ended June 30, 2025	
	Quantity	Operating revenue (millions of yen)	Quantity	Operating revenue (millions of yen)
Residential sales	1,409 units	136,926	969 units	68,613
Real estate sales	—	19,014	—	19,216
Residence leasing	Rentable 115,276 m ²	2,904	Rentable 130,051 m ²	3,205
Condominium management service	Number of units 99,896 units	7,506	Number of units 101,680 units	7,427
Other	—	5,143	—	4,076
Total operating revenue	—	171,495	—	102,538
Operating profit	—	36,611	—	17,674
Business profit	—	36,445	—	17,674

(iii) Asset Service Business

In the six months ended June 30, 2025, the brokerage business remained strong, and revenue of real estate from property sales to investors increased in the asset solution business.

Consequently, operating revenue was ¥21,858 million (up 6.3% from ¥20,572 million for the same period of the previous fiscal year), operating profit was ¥3,522 million (down 20.0% from ¥4,401 million for the same period of the previous fiscal year), and business profit was ¥3,534 million (down 19.7% from ¥4,401 million for the same period of the previous fiscal year).

Category	Six months ended June 30, 2024		Six months ended June 30, 2025	
	Quantity	Operating revenue (millions of yen)	Quantity	Operating revenue (millions of yen)
Brokerage	567 deals	2,875	526 deals	3,117
Asset solution (Note)	—	3,421	—	4,308
Management service, etc.	—	2,321	—	2,355
Parking lot operations	Number of parking spaces 82,473 spaces	11,954	Number of parking spaces 88,007 spaces	12,078
Total operating revenue	—	20,572	—	21,858
Operating profit	—	4,401	—	3,522
Business profit	—	4,401	—	3,534

Note: This business mainly purchases and resells real estate after improving its added value.

(iv) Other

In the six months ended June 30, 2025, revenue increased but profit decreased in the leisure business mainly due to the suspension of operations for the renewal at some hot spring facilities, despite strong occupancy of resort facilities. Consequently, operating revenue was ¥11,245 million (up 13.3% from ¥9,927 million for the same period of the previous fiscal year), operating profit was ¥809 million (down 11.0% from ¥909 million for the same period of the previous fiscal year), and business profit was ¥1,011 million (¥50 million for the same period of the previous fiscal year).

Category	Six months ended June 30, 2024	Six months ended June 30, 2025
	Operating revenue (millions of yen)	Operating revenue (millions of yen)
Leisure business	7,138	7,504
Other	2,788	3,740
Total operating revenue	9,927	11,245
Operating profit	909	809
Business profit	50	1,011

(2) Outline of Financial Position for the First Two Quarters

(Assets)

Total assets at the end of the six months ended June 30, 2025 were ¥2,205,209 million, up ¥123,982 million from the end of the previous fiscal year. This was primarily attributable to increases in property, plant and equipment, and cash and deposits.

(Liabilities)

Total liabilities at the end of the six months ended June 30, 2025 were ¥1,649,646 million, up ¥115,943 million from the end of the previous fiscal year. This was primarily attributable to an increase in interest-bearing debt, the balance of which (excluding lease obligations) was ¥1,349,241 million, up ¥136,896 million from the end of the previous fiscal year.

(Net assets)

Total net assets at the end of the six months ended June 30, 2025 were ¥555,562 million, up ¥8,038 million from the end of the previous fiscal year, primarily attributable to an increase in retained earnings.

(3) Description of Consolidated Earnings Forecasts and Other Forward-Looking Statements

Business results for the six months ended June 30, 2025 were generally as planned and the Company has not revised the earnings forecasts for FY2025 stated in “Outline of Consolidated Financial Statements for the Fiscal Year Ended December 2024” that was released on February 12, 2025.

2. Semi-annual Consolidated Financial Statements and Key Notes

(1) Semi-annual Consolidated Balance Sheet

(Millions of yen)

	As of December 31, 2024	As of June 30, 2025
Assets		
Current assets		
Cash and deposits	111,141	147,758
Trade notes, accounts receivable and contract assets	15,057	14,245
Real estate for sale	261,318	284,523
Real estate for sale in process	307,858	304,501
Other	35,375	43,001
Allowance for doubtful accounts	(22)	(31)
Total current assets	730,727	793,998
Non-current assets		
Property, plant and equipment		
Buildings and structures	437,718	442,879
Accumulated depreciation	(194,369)	(200,994)
Buildings and structures, net	243,349	241,885
Land	617,042	627,183
Construction in progress	101,213	138,512
Other	36,022	37,063
Accumulated depreciation	(23,014)	(23,976)
Other, net	13,008	13,087
Total property, plant and equipment	974,614	1,020,668
Intangible assets		
Leasehold interests in land	124,337	124,165
Other	12,935	12,815
Total intangible assets	137,273	136,981
Investments and other assets		
Investment securities	139,265	164,733
Investments in silent partnerships	12,538	12,708
Deferred tax assets	2,071	2,219
Leasehold and guarantee deposits	20,693	20,692
Retirement benefit asset	1,763	1,685
Other	63,901	52,907
Allowance for doubtful accounts	(1,623)	(1,385)
Total investments and other assets	238,610	253,561
Total non-current assets	1,350,498	1,411,211
Total assets	2,081,226	2,205,209

	As of December 31, 2024	As of June 30, 2025
Liabilities		
Current liabilities		
Short-term borrowings	80,949	63,667
Commercial papers	66,000	10,000
Current portion of bonds payable	20,000	30,000
Accounts payable - other	19,434	17,471
Income taxes payable	20,031	7,528
Provisions	1,047	1,142
Deposits received under real estate specified joint enterprise law	6,300	6,300
Other	84,025	72,000
Total current liabilities	297,789	208,110
Non-current liabilities		
Bonds payable	245,000	285,000
Long-term borrowings	798,570	958,849
Deferred tax liabilities	28,202	32,850
Deferred tax liabilities for land revaluation	27,274	28,077
Provisions	503	562
Leasehold and guarantee deposits received	79,950	81,091
Retirement benefit liability	13,943	13,753
Deposits received under real estate specified joint enterprise law	14,806	14,591
Other	27,660	26,759
Total non-current liabilities	1,235,913	1,441,535
Total liabilities	1,533,702	1,649,646
Net assets		
Shareholders' equity		
Share capital	92,451	92,451
Capital surplus	66,262	66,071
Retained earnings	269,936	277,939
Treasury shares	(747)	(2,854)
Total shareholders' equity	427,902	433,608
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	57,551	63,688
Revaluation reserve for land	43,187	42,801
Foreign currency translation adjustment	7,865	4,302
Remeasurements of defined benefit plans	(443)	(395)
Total accumulated other comprehensive income	108,162	110,398
Non-controlling interests	11,458	11,555
Total net assets	547,524	555,562
Total liabilities and net assets	2,081,226	2,205,209

(2) Semi-annual Consolidated Statement of Income and Semi-annual Consolidated Statement of Comprehensive Income
Semi-annual Consolidated Statement of Income

(Millions of yen)

	Six months ended June 30, 2024	Six months ended June 30, 2025
Operating revenue	277,616	208,793
Operating costs	201,017	151,078
Operating gross profit	76,599	57,714
Selling, general and administrative expenses	25,362	23,681
Operating profit	51,236	34,033
Non-operating income		
Interest income	197	406
Dividend income	2,355	2,061
Share of profit of entities accounted for using equity method	829	143
Foreign exchange gains	2,702	-
Other	258	360
Total non-operating income	6,343	2,972
Non-operating expenses		
Interest expenses	4,409	5,862
Borrowing fee	484	741
Bond issuance costs	61	422
Foreign exchange losses	-	1,863
Dividends paid on real estate specified joint enterprise law	4,169	139
Other	320	64
Total non-operating expenses	9,444	9,093
Ordinary profit	48,134	27,912
Extraordinary income		
Gain on sale of non-current assets	1	37
Gain on sale of investment securities	810	1,131
Gain on sales of investments in capital of subsidiaries and associates	1,103	1,289
Gain on bargain purchase	-	133
Gain on liquidation of subsidiaries and associates	-	11
Reversal of allowance for doubtful accounts	-	238
Total extraordinary income	1,915	2,843
Extraordinary losses		
Loss on sale of non-current assets	0	1
Loss on retirement of non-current assets	79	113
Impairment losses	25	21
Loss on valuation of investment securities	3	-
Provision of allowance for doubtful accounts	2,293	-
Total extraordinary losses	2,401	135
Profit before income taxes	47,649	30,620
Income taxes - current	15,631	8,369
Income taxes - deferred	(120)	1,279
Total income taxes	15,510	9,648
Profit	32,138	20,971
Profit attributable to non-controlling interests	446	422
Profit attributable to owners of parent	31,692	20,549

Semi-annual Consolidated Statement of Comprehensive Income

(Millions of yen)

	Six months ended June 30, 2024	Six months ended June 30, 2025
Profit	32,138	20,971
Other comprehensive income		
Valuation difference on available-for-sale securities	3,948	6,231
Revaluation reserve for land	-	(802)
Foreign currency translation adjustment	1,718	(1,307)
Remeasurements of defined benefit plans, net of tax	5	48
Share of other comprehensive income of entities accounted for using equity method	1,201	(2,255)
Total other comprehensive income	6,874	1,915
Comprehensive income	39,012	22,886
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	38,622	22,368
Comprehensive income attributable to non-controlling interests	390	517

(3) Notes on Semi-annual Consolidated Financial Statements

(Notes on Going Concern Assumptions)

Not applicable

(Notes on Cases Where There was a Substantial Change in the Amount of Shareholders' Equity)

Not applicable

(Additional Information)

(Change in presentation method)

(Consolidated balance sheet)

“Real estate for development” under current assets, which was separately presented in FY2024, is now included in “Real estate for sale in process” from the beginning of the six months ended June 30, 2025. This change was made as, in light of the diversification of our business schemes, we determined it to be more appropriate to present this item collectively as real estate for sale that is in process.

To reflect the change in presentation, in the FY2024 consolidated balance sheet, the “Real estate for development” of ¥138,095 million is restated as “Real estate for sale in process.”

“Advance payments for real estate acquisition,” which was included in “Other” under current assets in FY2024, is now included in “Real estate for sale in process” from the beginning of the six months ended June 30, 2025. This change was made as, in light of the diversification of our business schemes, we determined it to be more appropriate to present these payments collectively as real estate for sale that is in process.

To reflect the change in presentation, in the consolidated balance sheet for FY2024, the “Other” of ¥36,623 million under current assets is restated to ¥1,248 million as “Real estate for sale in process” and ¥35,375 million as “Other.”

(Notes on Segment Information, Etc.)

Segment Information

I. The six months of the previous fiscal year (January 1, 2024 to June 30, 2024)

1. Information on operating revenues and amounts of profits or losses for each reported segment

(Millions of yen)

	Reportable segments				Other (Note)1	Total	Adjustment (Note)2	Per semi-annual consolidated statement of income (Note)3
	Commercial Properties Business	Residential Business	Asset Service Business	Total				
Operating revenue								
External customers	75,621	171,495	20,572	267,689	9,927	277,616	—	277,616
Inter-segment transactions	461	325	5,171	5,958	93	6,052	(6,052)	—
Total	76,083	171,820	25,743	273,647	10,021	283,668	(6,052)	277,616
Segment profit (Business profit)								
Operating profit	15,973	36,611	4,401	56,986	909	57,896	(6,659)	51,236
Share of profit (loss) of entities accounted for using equity method, etc.	25	(166)	—	(140)	(860)	(1,000)	—	(1,000)
Gain (loss) on sale of non- current assets	—	—	0	0	0	0	0	0
Total	15,998	36,445	4,401	56,845	50	56,896	(6,659)	50,236

Notes:

1. The “Other” category is a business segment that is not included in the reporting segments, and is engaged in the Leisure Business, Asset Management Business, and Overseas Business.
2. Segment profit adjustment of (6,659) million yen includes (302) million yen of inter-segment transactions elimination and (6,356) million yen of company-wide expenses that have not been allocated to each reporting segment. Corporate expenses are general and administrative expenses that are not primarily attributable to the reporting segment.
3. Segment profit is adjusted for operating profit in the semi-annual consolidated statement of income plus share of profit (loss) of entities accounted for using equity method, etc. and gain (loss) on sale of non-current assets.

II. The six months of the current fiscal year (January 1, 2025 to June 30, 2025)

1. Information on operating revenues and amounts of profits or losses for each reported segment

(Millions of yen)

	Reportable segments				Other (Note)1	Total	Adjustment (Note)2	Per semi-annual consolidated statement of income (Note)3
	Commercial Properties Business	Residential Business	Asset Service Business	Total				
Operating revenue								
External customers	73,150	102,538	21,858	197,548	11,245	208,793	—	208,793
Inter-segment transactions	486	242	463	1,192	138	1,330	(1,330)	—
Total	73,636	102,780	22,322	198,740	11,383	210,124	(1,330)	208,793
Segment profit (Business profit)								
Operating Profit	18,017	17,674	3,522	39,214	809	40,024	(5,991)	34,033
Share of profit (loss) of entities accounted for using equity method, etc.	201	—	—	201	201	402	—	402
Gain (loss) on sale of non- current assets	—	—	12	12	—	12	24	36
Total	18,219	17,674	3,534	39,428	1,011	40,439	(5,967)	34,472

Notes:

1. The “Other” category is a business segment that is not included in the reporting segments, and is engaged in the Leisure Business, Asset Management Business, and Overseas Business.
2. Segment profit adjustment of (5,967) million yen includes 37 million yen of inter-segment transaction elimination and (6,004) million yen of company-wide expenses that have not been allocated to each reporting segment. Corporate expenses are general and administrative expenses that are not primarily attributable to the reporting segment.
3. Segment profit is adjusted for operating profit in the semi-annual consolidated statement of income plus share of profit (loss) of entities accounted for using equity method, etc. and gain (loss) on sale of non-current assets.

2. Changes to Reporting Segments, etc.

From the beginning of the six months ended June 30, 2025, the definition of segment profit (business profit) has been changed as follows in order to respond to the flexible sale of non-current assets and the diversification of investment schemes in Overseas business.

Before: Segment profit (business profit) = Operating profit + Share of profit (loss) of entities accounted for using equity method

After: Segment profit (business profit) = Operating profit + Share of profit (loss) of entities accounted for using equity method, etc. + Gain (loss) on sale of non-current assets

(Share of profit (loss) of entities accounted for using equity method, etc. includes interest and dividend incomes, and gain (loss) on sale of investment equity in investment vehicles for Overseas business.)

Segment profit figures for the six months ended June 30, 2024 is presented based on the changed calculation method.

(Major Subsequent Events)

(Issuance of Bonds)

The Company decided to issue unsecured straight bonds (sustainability bonds) on June 27, 2025, and issued them on July 11, 2025, based on the limit and summary of unsecured straight bond issuance approved by the Board of Directors on February 12, 2025.

These unsecured bonds are for retail investors, and the bonds are titled “Tokyo Tatemono Brillia Sustainability Bonds”. A summary of these bonds is below.

36th Unsecured Bonds (Sustainability Bonds)

1. Total issue amount: 10,000 million yen
2. Issue price: 100 yen per 100 yen
3. Interest rate: 1.76% per annum
4. Maturity date: July 9, 2032 (lump-sum redemption at maturity)
5. Payment date (issue date): July 11, 2025
6. Use of funds: To be used for funds for repayment of loans