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March 26, 2025

FOR IMMEDIATE RELEASE

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Representative: Katsuhito Ozawa
Representative Director
President and Chief Executive Officer
Securities Code: 8804 (Prime Market of Tokyo Stock
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Notice of Company Split (Simplified Absorption-type Split) with a Subsidiary

Tokyo Tatemono Co., Ltd. (the “Company”) hereby announces that it was resolved at a meeting of its Board of Directors held today to conduct a company split (below, the “Company Split”) in which it will succeed the building leasing business conducted by its wholly owned subsidiary, Tokyo Tatemono Resort Co., Ltd. (below, the “Resort”).

Because the Company Split is a company split in which a part of the business of a wholly owned subsidiary is succeeded, some disclosure items and details have been omitted.

Details

1. Purpose of the Company Split

The purpose of the Company Split is to consolidate the building leasing business within the Company to optimize the operational structure of the building business in the Group.

2. Summary of the Company Split

(1) Schedule of the Company Split

Date of signing of the absorption-type split agreement	March 26, 2025
Date of resolution of the General Meeting of Shareholders of the Resort	March 31, 2025 (scheduled)
Effective date of the Company Split	May 1, 2025 (scheduled)

*Because the Company Split falls under the category of a simplified company split as stipulated in Article 796, Paragraph 2 of the Companies Act for the succeeding company, the Company will conduct the Company Split without obtaining approval at a General Meeting of Shareholders. In addition, although the Company Split falls under the category of a summary-form company split as stipulated in Article 784, Paragraph 1 of the Companies Act for the Resort, the Company Split will be conducted subject to approval at a General Meeting of Shareholders.

(2) Method of the Company Split

The Company Split is an absorption-type split in which the Resort, a wholly owned subsidiary of the Company, will be the splitting company and the Company will be the succeeding company.

(3) Allotment related to the Company Split

There will be no shares or other money of the Company allocated to the Resort in the Company Split.

(4) Treatment of stock acquisition rights and bonds with stock acquisition rights in connection with the Company Split
Not applicable.

(5) Capital to be increased or decreased as a result of the Company Split

There will be no increase or decrease in the Company's capital as a result of the Company Split.

(6) Rights and obligations succeeded by the succeeding company

The Company will succeed the rights and obligations, excluding employment contracts, related to the business transferred from the Resort as a result of the Company Split.

(7) Prospect for fulfillment of obligations

It has been determined that there will be no issues with respect to the prospects for fulfillment of obligations by the Company and the Resort after the Company Split.

3. Outline of the splitting company (as of December 31, 2024)

(1)	Name	Tokyo Tatemono Resort Co., Ltd.		
(2)	Head office address	4-3-18 Nihonbashi Muromachi, Chuo-ku, Tokyo		
(3)	Title and name of representative	Hisatoshi Kato Representative Director President and Chief Executive Officer		
(4)	Business	Operation of hotels Operation of golf courses Operation of hot spring facilities		
(5)	Capital	100 million yen		
(6)	Date of establishment	June 18, 1987		
(7)	Number of shares issued	2,000		
(8)	Fiscal year end	December 31		
(9)	Major shareholders and shareholding ratio	Tokyo Tatemono Co., Ltd.		100%
(10)	Operating results and financial position for the last 3 years			
		Fiscal year ended December 31, 2022	Fiscal year ended December 31, 2023	Fiscal year ended December 31, 2024
	Net assets	(373)	3,352	6,017
	Total assets	22,588	26,024	26,437
	Net assets per share (yen)	(186,603)	1,676,245	3,008,638
	Operating revenue	14,558	16,008	16,010
	Operating profit	1,988	2,750	2,234
	Ordinary profit	1,983	3,179	2,350
	Profit	610	2,177	1,242
	Profit per share (yen)	305,341	1,088,805	621,372

(Units: million yen, except where otherwise noted)

4. Outline of the succeeding company (as of December 31, 2024, except where otherwise noted)

(1)	Name	Tokyo Tatemono Co., Ltd.
(2)	Head office address	1-9-9 Yaesu, Chuo-ku, Tokyo
(3)	Title and name of representative (as of January 1, 2025)	Katsuhito Ozawa Representative Director President and Chief Executive Officer
(4)	Business	Real estate business
(5)	Capital	92,451 million yen
(6)	Date of establishment	October 1, 1896
(7)	Number of shares issued	209,167,674
(8)	Fiscal year end	December 31

(9) Major shareholders and shareholding ratio	The Master Trust Bank of Japan, Ltd. (Trust Account)	16.73%
	Custody Bank of Japan, Ltd. (Trust Account)	10.49%
	Sompo Japan Insurance Inc.	2.27%
	Meiji Yasuda Life Insurance Company	2.26%
	STICHTING PENSIOENFONDS ZORG EN WELZIJN	2.23%
	STATE STREET BANK AND TRUST COMPANY 505103	2.14%
	STATE STREET BANK AND TRUST COMPANY 505001	2.03%
	Morgan Stanley MUFG Securities Co., Ltd.	2.02%
	THE NOMURA TRUST AND BANKING CO., LTD. AS THE TRUSTEE OF REPURCHASE AG FUND 2024-09 (LIMITED OT FINANC IN RESALE RSTRCT)	1.90%
JAPAN SECURITIES FINANCE CO., LTD.	1.86%	

(10)	Operating results and financial position for the last 3 years		
	Fiscal year ended December 31, 2022	Fiscal year ended December 31, 2023	Fiscal year ended December 31, 2024
Consolidated net assets	456,838	508,035	547,524
Consolidated total assets	1,720,134	1,905,309	2,081,226
Consolidated net assets per share (yen)	2,135.08	2,378.61	2,567.66
Consolidated operating revenue	349,940	375,946	463,724
Consolidated operating profit	64,478	70,508	79,670
Consolidated ordinary profit	63,531	69,471	71,722
Profit attributable to owners of parent	43,062	45,084	65,882
Consolidated profit per share (yen)	206.15	215.82	315.50

(Units: million yen, except where otherwise noted)

5. Business activities of the division to be transferred

Building leasing business conducted by the Resort

6. Situation following the Company Split

There will be no change in the name, address, title and name of the representative, business activities, capital, or fiscal year end of the Company and the Resort after the Company Split.

7. Future outlook

The Company Split is an internal Group reorganization involving the Company and its wholly owned subsidiary, and will not have a material impact on the Company's consolidated financial results.