TOKYO TATEMONO

November 12, 2026

FOR IMMEDIATE RELEASE

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Notice Regarding Change in Consolidated Subsidiaries (Share Transfer)

Tokyo Tatemono Co., Ltd. (the "Company") hereby announces that, at a meeting of its Board of Directors held today, it resolved to transfer to a third party outside the Company Group all shares held by the Company and its consolidated subsidiary Tokyo Tatemono Asia Pte. Ltd. ("TTA") in PT Dharma Tatemono Property ("DTP") and PT Dharma Tatemono Residences ("DTR"; together with DTP, the "Project Companies"), both of which are consolidated subsidiaries of the Company (the "Share Transfer"). The Company and TTA each hold 50% of the issued shares of each Project Company. Details are as follows.

1. Reasons for the Share Transfer

Through the Project Companies, the Company and TTA have been participating in the "Dharmawangsa Project (tentative name)" (the "Project"), a project involving the development and sale of condominiums and offices in Jakarta, Indonesia, since 2018.

With respect to the Project, in order to proceed with business restructuring in light of the spread of COVID-19 and sluggish conditions in the local real estate market, the Company and TTA acquired the shares in the Project Companies held by their co-investor and made the Project Companies wholly owned subsidiaries of the Company Group in 2023, with the aim of optimizing the decision-making structure of the Project Companies.

Since making the Project Companies wholly owned subsidiaries of the Company Group, the Company has been working to restructure the Project's operations. As a result, the Company has concluded that transferring the shares of the Project Companies to a third party (the "Intended Transferee") is the optimal course of action and has therefore decided to proceed with the Share Transfer. In conjunction with the Share Transfer, the Company and TTA also plan to transfer to the Intended Transferee all receivables they hold against the Project Companies.

The Company is proceeding with the optimization of its business portfolio in accordance with its medium-term management plan, including through the Share Transfer, and will continue these efforts to further enhance corporate value.

2. Overview of the subsidiaries (the Project Companies) to be changed

PT Dharma Tatemono Property

(1)	Location	Jl. Darmawangsa VII No. 7, Sub-district of Pulo, District of Kebayoran Baru, South Jakarta, Indonesia

(2)	Job title and name of representative	Akio Wakabayashi, Director	
(3)	Description of business	Real-estate development	
(4)	Share capital	1,095.1 billion IDR (approx. 9,527 million yen)	
(5)	Date of establishment	January 22, 2016	
(6)	Major shareholders and ownership ratios	Tokyo Tatemono Co., Ltd.: 50% TTA: 50%	
(7)	Relationship between the Company and said company	Capital relationship	The company is a consolidated subsidiary of the Company and is classified as a specified subsidiary.
		Personnel relationship	One employee of the Company serves as a director of the said company.
		Business relationship	The Company and TTA hold receivables from the said company.

(8) Operating results and financial position of said company for the last three years

As of / Fiscal year ended	December 31, 2023	December 31, 2024	December 31, 2025
Net assets	674.5 billion IDR Approx. 5,868 million yen	330.6 billion IDR Approx. 2,876 million yen	188.4 billion IDR Approx. 1,639 million yen
Total assets	1,417.3 billion IDR Approx. 12,330 million yen	1,102.7 billion IDR Approx. 9,594 million yen	982.5 billion IDR Approx. 8,548 million yen
Net assets per share	6,159,622 IDR Approx. 53,588 yen	3,019,391 IDR Approx. 26,268 yen	1,721,174 IDR Approx. 14,974 yen
Net sales	- billion IDR - million yen	- billion IDR - million yen	- billion IDR - million yen
Operating profit	192.5 billion IDR Approx. 1,674 million yen	(332.8) billion IDR Approx. (2,895) million yen	(133.0) billion IDR Approx. (1,157) million yen
Ordinary profit	137.1 billion IDR Approx. 1,193 million yen	(339.7) billion IDR Approx. (2,956) million yen	(141.7) billion IDR Approx. (1,233) million yen
Profit	137.1 billion IDR Approx. 1,193 million yen	(339.7) billion IDR Approx. (2,956) million yen	(141.7) billion IDR Approx. (1,233) million yen
Earnings per share	1,252,459 IDR Approx. 10,896 yen	(3,102,732) IDR Approx. (26,993) yen	(1,294,352) IDR Approx. (11,260) yen
Dividend per share	- IDR - yen	- IDR - yen	- IDR - yen

PT Dharma Tatemono Residences

(1)	Location	Jl. Darmawangsa Raya No. 39, Sub-district of Pulo, District of Kebayoran Baru, South Jakarta, Indonesia
(2)	Job title and name of representative	Akio Wakabayashi, Director
(3)	Description of business	Real-estate development
(4)	Share capital	889.1 billion IDR (approx. 7,735 million yen)
(5)	Date of establishment	January 22, 2016
(6)	Major shareholders and ownership ratios	Tokyo Tatemono Co., Ltd.: 50% TTA: 50%

(7)	Relationship between the Company and said company	Capital relationship	The company is a consolidated subsidiary of the Company.
		Personnel relationship	One employee of the Company serves as a director of the said company.
		Business relationship	The Company and TTA hold receivables from the said company.

(8) Operating results and financial position of said company for the last three years

As of / Fiscal year ended	December 31, 2023	December 31, 2024	December 31, 2025
Net assets	446.2 billion IDR Approx. 3,882 million yen	1.4 billion IDR Approx. 12 million yen	(101.1) billion IDR Approx. (879) million yen
Total assets	1,189.0 billion IDR Approx. 10,344 million yen	771.2 billion IDR Approx. 6,709 million yen	690.8 billion IDR Approx. 6,010 million yen
Net assets per share	5,019,600 IDR Approx. 43,670 yen	16,379 IDR Approx. 142 yen	(1,137,376) IDR Approx. (9,895) yen
Net sales	- billion IDR - million yen	- billion IDR - million yen	- billion IDR - million yen
Operating profit	22.4 billion IDR Approx. 194 million yen	(440.3) billion IDR Approx. (3,830) million yen	(91.1) billion IDR Approx. (793) million yen
Ordinary profit	(19.7) billion IDR Approx. (172) million yen	(450.0) billion IDR Approx. (3,915) million yen	(103.0) billion IDR Approx. (896) million yen
Profit	(19.7) billion IDR Approx. (172) million yen	(450.0) billion IDR Approx. (3,915) million yen	(103.0) billion IDR Approx. (896) million yen
Earnings per share	(222,436) IDR Approx. (1,935) yen	(5,061,711) IDR Approx. (44,036) yen	(1,158,745) IDR Approx. (10,081) yen
Dividend per share	- IDR - yen	- IDR - yen	- IDR - yen

Notes: 1. Figures are rounded down to the stated unit.

2. Figures use an exchange rate of 1 Indonesian rupiah (IDR) = 0.0087 yen.

3. Overview of the Intended Transferee

The Company refrains from disclosing an overview of the Intended Transferee because it has not obtained the Intended Transferee's consent to such disclosure.

There are no matters of particular note between the Intended Transferee and the Company Group in terms of capital, personnel, or business relationships or with respect to related-party status.

4. Number of shares to be transferred, transfer price, and shareholdings before and after the transfer

(1)	Number of shares held before the transfer	DTP:109,510 shares (Number of voting rights: 109,510 units) (Ratio of voting rights held: 100.0%) DTR: 88,910 shares (Number of voting rights: 88,910 units) (Ratio of voting rights held: 100.0%)
(2)	Number of shares to be transferred	DTP:109,510 shares (Number of voting rights: 109,510 units) (Ratio of voting rights held: 100.0%) DTR: 88,910 shares (Number of voting rights: 88,910 units) (Ratio of voting rights held: 100.0%)
(3)	Transfer price	The Company refrains from disclosing the transfer price pursuant to a confidentiality obligation with the Intended Transferee.

(4)	Number of shares held after the transfer	DTP: 0 shares (Number of voting rights: 0 units) (Ratio of voting rights held: 0%) DTR: 0 shares (Number of voting rights: 0 units) (Ratio of voting rights held: 0%)

5. Future outlook

The impact of the Share Transfer on the Company's consolidated financial results for the fiscal year ending December 31, 2026 is expected to be immaterial, and there are no changes to the earnings forecast announced on August 6, 2026.

DTP is currently classified as a specified subsidiary of the Company but will cease to be classified as such as a result of the Share Transfer.