



(Translation)

To Whom It May Concern

Company	TSI Holdings Co., Ltd.
Representative	Tsuyoshi Shimoji, Representative Director & President
Stock Listing	Tokyo Stock Exchange Prime Market (Code: 3608)
Inquiry	Shunsuke Hasegawa, Public & Investor Relations Office +81 (0)3 5785 6400

Notice Regarding the Recording of Special Profit from the Acquisition and Transfer of Domestic Beneficial Interests in a Real Estate Trust

TSI Holdings (the Company) announces that its Board of Directors, at a meeting held today, passed the resolutions detailed below.

1. Reasons for the Acquisition and Sale

As part of the financial strategy and capital policy outlined in the medium-term management plan (*TSI Innovation Program 2027*), disclosed on April 12, 2024, the Company is focused on optimizing non-core assets to improve asset and capital efficiency. This sale is a key initiative within that framework.

Additionally, on January 13, 2021, the property was converted into real estate trust interest, and 51% of the co-ownership interest was transferred. As part of the current sale, the Company repurchased the previously transferred trust interests to achieve full ownership (100%) before completing the transfer.

2. Details of the Property (Real Estate Trust Interest) for Sale

Name and Location of Property		Minato-ku, Tokyo
Area	Land	954.31 m ²
	Building (Total Floor Area)	3,896.97 m ²
Book Value (49%)		(Note 1)
Acquisition Value (51%)		(Note 1)
Sale Price (100%)		(Note 1)
Estimated Gain		23,913 million yen (Note 2)
Current Use		Leased property (Retail and Office Spaces)

(Note 1) Details cannot be disclosed due to confidentiality agreements with the parties involved in the acquisition and transfer.

(Note 2) The estimated gain on transfer is calculated by subtracting the book value and related expenses from the sale price.

3. Overview of the Acquiring Party

The acquiring party is a domestic company. There are no significant capital, personnel, or transactional relationships between the acquiring party and the Company that require disclosure. Furthermore, the acquiring party is not considered a related party of the Company.

4. Overview of the Transferring Party

The transferring party is a domestic company. There are no significant capital, personnel, or transactional relationships between the transferring party and the Company that require disclosure. Furthermore, the transferring party is not considered a related party of the Company.

5. Schedule for Acquisition and Transfer

Board Resolution: January 14, 2025

Contract Execution (Acquisition): January 15, 2025 (Tentative)

Contract Execution (Transfer): January 15, 2025 (Tentative)

Property Transfer: February 28, 2025 (Tentative)

6. Future Outlook

For the impact of the sale of the domestic real estate trust interests on the consolidated financial results for the fiscal year ending February 2025, please refer to the "Notice Regarding Revision of Full-Year Earnings and Dividend Forecast for Fiscal Year Ending February 2025," disclosed today.