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June 25, 2024

Company name: JINUSHI Co., Ltd.
 Name of representative: Hirofumi Nishira, Representative Director and President
 (Securities code: 3252; TSE Prime)
 Inquiries: Sou Yamashita, General Manager of Investor Relations & Public Relations Office
 (Telephone: +81-(0)3-5220-2902)

Notice about Sale of Real Estate for Sale

JINUSHI Co., Ltd. (the “Company”) announces that it has resolved at a board meeting held today to sell the real estate owned by the Company and JINUSHI Financial Advisors Inc. (our wholly owned subsidiary).

1. Summary of Real Estate Sold, Sale Destination and Transaction

(1) Summary of Real Estate Sold

No.	Location	Type of Real Estate*	Land Area (m ²)	Sale Destination
(1)	Naka-ku, Okayama city, Okayama	Land	10,740.45	SMFL MIRAI Partners Company, Limited
(2)	Miyagino-ku, Sendai city, Miyagi	Land	7,075.63	
(3)	Takatsuki city, Osaka	Land	5,467.46	
(4)	Toda city, Saitama	Land	2,036.64	
(5)	Toyonaka city, Osaka	Land	1,933.87	Mitsubishi HC Capital Estate Plus Inc.
(6)	Tokorozawa city, Saitama	Land	1,148.12	
(7)	Chiryu city, Aichi	Land	2,832.01	RICOH LEASING COMPANY, LTD.
(8)	Nakamura-ku, Nagoya city, Aichi	Land	2,626.98	
(9)	Niiza city, Saitama	Land	2,552.45	

* In the case of trust beneficiary interests, the type of trust assets is stated.

(2) Summary of Sale Destination

Company Name	SMFL MIRAI Partners Company, Limited	
Address	3-2, Marunouchi 1-chome, Chiyoda-ku, Tokyo, Japan	
Representative	President; Akira Ueda	
Business Activities	Real estate business; Environmental and energy business; Other; Services relating to above-mentioned businesses	
Capital	500 million yen	
Established	October 1, 2018	
Net Assets	Not stated due to nondisclosure.	
Total Asset	Not stated due to nondisclosure.	
Major Shareholders and Shareholding Ratio	Sumitomo Mitsui Finance and Leasing Company, Limited (100%)	
Relationship between the listed company and the company concerned	Capital relationships	None
	Human relationships	None
	Business relationships	Refer to "(3) Summary of Transaction."
	Status of related parties	None

Company Name	Mitsubishi HC Capital Estate Plus Inc.	
Address	6-5 Marunouchi 1-chome, Chiyoda-ku, Tokyo, Japan	
Representative	Representative Director and President; Tsuyoshi Nonoguchi	
Business Activities	Real Estate Leasing; Development, Management, and Leasing of Logistics, Commercial, and Residential Facilities; Real Estate Sales, Brokerage, and Management	
Capital	251 million yen	
Established	November 6, 1989	
Net Assets	Not stated due to nondisclosure.	
Total Asset	Not stated due to nondisclosure.	
Major Shareholders and Shareholding Ratio	Mitsubishi HC Capital Inc. (100%)	
Relationship between the listed company and the company concerned	Capital relationships	None
	Human relationships	None
	Business relationships	We have a track record of transactions related to selling estate.
	Status of related parties	None

Company Name	RICOH LEASING COMPANY, LTD.	
Address	4-1 Kioi-cho, Chiyoda-ku, Tokyo, Japan	
Representative	President and CEO; Tokuharu Nakamura	
Business Activities	Leases & Finance Business; Services Business; Investment Business	
Capital	7,896 million yen	
Established	December 21, 1976	
Net Assets	221,936 million yen (As of March 31, 2024)	
Total Asset	1,247,276 million yen (As of March 31, 2024)	
Major Shareholders and Shareholding Ratio	Ricoh Company, Ltd. (33.7%), Mizuho Leasing Company, Ltd. (20.0%), and others	
Relationship between the listed company and the company concerned	Capital relationships	None
	Human relationships	None
	Business relationships	None
	Status of related parties	None

(3) Summary of Transaction

SMFL Mirai Partners Corporation (the "SMFL"), the Company, and its wholly owned subsidiary, JINUSHI Asset Management Corporation (the "JINUSHI AM"), entered the "Basic Agreement on Comprehensive Sales Transaction" on November 18, 2019. This agreement sets forth the framework for establishing a comprehensive sales transaction framework for real estate for sale (including trust beneficiary interests). Also, on November 14, 2022, the term was extended, and other details were amended, etc..(*) This time's transaction with SMFL was decided based on the above.

In addition, in transactions with Mitsubishi HC Capital Estate Plus Inc. and RICOH LEASING COMPANY, LTD., when such companies sell the real estate, they grant preferential negotiating rights to third parties designated by JINUSHI Private REIT Inc. or JUNUSHI AM (including those to be determined after consultation with such companies).

* Refer to the "Notice of Extension of the Term of the Comprehensive Purchase and Sale Transaction Agreement with SMFL MIRAI Partners Company" (Only in Japanese) disclosed on November 14, 2022.

(4) Schedule

	No.1-6	No.7-9
Date of execution of purchase agreement	June 27, 2024 (Plan)	June 28, 2024 (Plan)
Settlement and delivery date	June 27, 2024 (Plan)	June 28, 2024 (Plan)

2. Impact on Business Performance

We will not disclose the sale price details, etc., based on confidentiality obligations under contract with the sale destination. The total sale price of the nine properties sold is expected to be at least 10% of the consolidated net sales (31,597 million yen) for the fiscal year ended December 31, 2023, which is the standard for timely disclosure.

The estimated profit contribution from this sale is expected to be less than 30% of the consolidated ordinary profit (5,718 million yen) and profit attributable to owners of parent (4,709 million yen), respectively. This information has already been incorporated in the "Consolidated Forecast for the Fiscal Year Ending December 31, 2024," announced on February 13, 2024.

(FYI: Forecast of consolidated financial results for the fiscal year ending December 31, 2024, and consolidated financial results for the fiscal year ended December 31, 2023.)

	Net sales	Operating profit	Ordinary profit	Profit attributable to owners parent	Net profit per share
Consolidated forecast of FY12/24 (Announced February 13, 2024)	Million yen 55,000	Million yen 8,200	Million yen 7,300	Million yen 5,000	yen sen 302.78
Consolidated results for FY12/23	31,597	6,154	5,718	4,709	267.76