

June 12, 2026

Company name: H.I.S. Co., Ltd.
Name of representative: Sawada Hidetaka, President
(Securities code: 9603; Prime Market)
Inquiries: Hanazaki Osamu,
Executive Officer, General Manager of
Accounting and Finance Headquarters
(Telephone: +81-50-1746-4188)

Notice Concerning Transfer of Fixed Assets

H.I.S. Co., Ltd. (the “Company”) hereby announce that its Board of Directors has resolved at a meeting held today to transfer fixed assets, as follows.

1. Reason for Transfer

The decision to transfer these assets was made to promote the effective use of managed resources and to strengthen the company's financial position by repaying interest-bearing liability, as well as to secure funds for investments aimed at sustainable growth.

2. Details of assets to be transferred

(1)	Name of Asset	Tokyo Worldgate, Kamiyacho Trust Tower, 4th and 5th floors
(2)	Location	4-1-1 Toranomom, Minato-ku, Tokyo
(3)	Land area	Total area: 16,131.84 m ² (Ownership 6.67% *Including partial superficies)
(4)	Buildings	Total floor area: 198,774.23 m ² (Owned area 7,595.44 m ²)
(5)	Transfer price	32,500 million yen
(6)	Book value	32,001 million yen
(7)	Capital gain on transfer	Approximately 500 million yen

3. Details of Counterparty

(1)	Name	MORI TRUST CO., LTD.	
(2)	Location	4-1-1 Toranomom, Minato-ku, Tokyo	
(3)	Job title and name of representative	Date Miwako, President and Chief Executive Officer	
(4)	Description of business	Real estate development, hotel management and investment business	
(5)	Share capital	30,000 million yen	
(6)	Date of establishment	June 10, 1970	
(7)	Total net assets	687,303 million yen (year ending March 31, 2026)	
(8)	Total assets	1,822,513 million yen (year ending March 31, 2026)	
(9)	Major shareholders and ownership ratios	Mori Trust Holdings Inc. 100%	
(10)	Relationship between the Company and said company	Capital relationship	None
		Personnel relationship	None
		Business relationship	None
		Related party relationship	None

4. Schedule

(1)	Date of resolution by Board of Directors	June 12, 2026
(2)	Date of Contract	July 31, 2026 (scheduled)
(3)	Property handover date	September 18, 2026 (scheduled)

5. Future Outlook

The impact of the transfer of the fixed assets on the business results for the consolidated financial fiscal year ending October 31, 2026 is expected to be minimal. We will promptly disclose any matters that require disclosure in the future.

Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.
