



September 30, 2024

To whom it may concern

Company name: Nisshinbo Holdings Inc.

Representative: Masahiro Murakami,

President and Representative Director

(Code No. 3105, Prime Market of Tokyo Stock Exchange)

Contact: Corporate Communications Group

Notice Concerning Sale of Real Estate

Nisshinbo Holdings Inc. announces that it has today entered into a sales agreement for the sale of real estate held for lease, as described below.

1. Reason for sale

As announced in Medium-Term Management Plan 2026, we are working to improve capital efficiency and enhance corporate value by promoting the systematic sale of real estate. Recently, we have reached an agreement with a buyer in accordance with our business plan, and have decided to sell the following real estate.

2. Summary of real estate for sale

N a m e	Ario Nishi Arai (site and building)
L o c a t i o n	1-20-1, Nishi Arai Sakae-cho, Adachi-ku, Tokyo
L a n d A r e a	Approx. 25,060 m2 (Approx. 7,580 tsubo)
Total floor area	Approx. 107,700 m2 (Approx. 32,600 tsubo)
B u i l d i n g	Completed in 2007, RC, 6 floors above ground and 1 basement floor

3. Summary of Sales Contract

(1) Summary of the buyer

(1) N a m e	Hulic Co., Ltd.		
(2) L o c a t i o n	7-3, Nihonbashi-Odenma-cho, Chuo-ku, Tokyo		
(3) Title and name of representative	Takaya Maeda, President and Representative Director		
(4) B u s i n e s s	Real estate holding, leasing, sales and brokerage		
(5) C a p i t a l	111,609 million yen (as of December 31, 2023)		
(6) Date of Establishment	March 1957		
(7) Relationship between the listed company and the company concerned	Capital relationship	N/A	
	Personnel relationship	N/A	
	Business relationship	N/A	

(2) Sales price

Due to contractual confidentiality obligations with the buyer under the real estate sales agreement, we will not disclose the sales price.

4. Schedule of Sales

Contract Date	September 30, 2024
Settlement Delivery Date (1st)	October 31, 2024 (scheduled)
Settlement Delivery Date (2nd)	March 31, 2025 (scheduled)

5. Future Outlook

The impact of this matter on our business results for the fiscal year ending December 31, 2024, has been incorporated in the consolidated business forecast already announced on August 7, 2024.