



April 28, 2025

To all,

Company name Goodcom Asset Co., Ltd.
 Name of representative Yoshikazu Nagashima, President and CEO
 (Code: 3475 TSE Prime and FSE)
 Inquiries Yoshihiro Kawai,
 Executive Officer, Manager, Management Division
 (TEL:03-5338-0170)

Notice of Sales of Real Estate for Sale (No. 3 Private Fund)

Goodcom Asset Co., Ltd. (the "Company") is pleased to inform you that the Company has resolved to sell real estate for sale at the meeting of the Board of Directors held today as follows.

In order to achieve ¥600 billion in sales by 2030, the Company is promoting sales to privately placed funding for "GENOVIA", our own branded condominiums. Following the 1st and 2nd Funds in July and 10th of 2024, this matter will be sold to the 3rd Funds in the Real Estate Funds business.

Part of the fund's asset management business will be entrusted by Good Com Asset Investment Advisers Co., Ltd.

Going forward, the Company intends to continue to form funds with No. 4 and No. 5 funds, with the Real Estate Fund business as a pillar of our growth strategy.

1.Outline of the property

	Property name	Location	Property type	Site area	Total floor area	number of units
1	GENOVIA Akabane	Kita-ku, Tokyo	Condominium	1,382.30 m ² (418.14 tsubo)	3,370.15 m ² (1,019.47 tsubo)	75 Units
2	GENOVIA Asakusa VI	Taito-ku, Tokyo	Condominium	785.65 m ² (237.65 tsubo)	3,843.48 m ² (1,162.65 tsubo)	99 units
3	GENOVIA Shinkoyasu	Yokohama-shi, Kanagawa	Condominium	1,118.53 m ² (338.35 tsubo)	4,410.33 m ² (1,334.12 tsubo)	98 units
4	GENOVIA Hiratsuka	Hiratsuka-shi, Kanagawa	Condominium	374.62 m ² (113.32 tsubo)	1,861.86 m ² (563.21 tsubo)	60 units
Total						332 Units

2.Outline of Customers and Transactions

The buyer will be a special purpose company in which our company and institutional investors, etc., have invested in an anonymous partnership with "GENOVIA" as the investment target. This will be the third fund in our private placement fund business.

The sales amount is equivalent to approximately 18% of consolidated net sales for the previous fiscal year (the fiscal year ended October 2024).

Part of the fund's asset management business will be entrusted by Good Com Asset Investment Advisers Co., Ltd.

3.Schedule

Contract day	: April 28, 2025 (planned)
Delivery and settlement date (Date of sales recognition)	: April 30, 2025 (planned)

4.Future Outlook

The recording of sales from this property is scheduled to take place on April 30, 2025, and has already been factored into the forecast of consolidated financial results for the fiscal year ending October 2025. In the future, we will disclose matters to be disclosed in a timely and appropriate manner.

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.

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