

September 29, 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. 4 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 October 2024 and the 3rd Fund in April 2025, this matter will be sold to the 4th Fund 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., a consolidated subsidiary of the Company

Going forward, we will continue to implement these initiatives in conjunction with Fund No. 5 and Fund No. 6 and will enter REIT business in the future. By doing so, we intend to make these initiatives a key 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 Hatagaya	Shibuya-ku, Tokyo	Condominium	165.69 m ² (50.12 tsubo)	1,068.10 m ² (323.10 tsubo)	27 Units
2	GENOVIA Shinkoenji	Suginami-ku, Tokyo	Condominium	300.46 m ² (90.88 tsubo)	691.87 m ² (209.29 tsubo)	28 Units
3	GENOVIA Nezu	Taito-ku, Tokyo	Condominium	279.43 m ² (84.52 tsubo)	850.44 m ² (257.25 tsubo)	21 Units
4	GENOVIA Asakusa VII	Taito-ku, Tokyo	Condominium	296.59 m ² (89.71 tsubo)	1,655.40 m ² (500.75 tsubo)	36 Units
5	GENOVIA Minami Senju VIII	Taito-ku, Tokyo	Condominium	223.91 m ² (67.73 tsubo)	1,006.75 m ² (304.54 tsubo)	26 Units
6	GENOVIA Mizue	Edogawa-ku, Tokyo	Condominium	441.00 m ² (133.40 tsubo)	1,536.01 m ² (464.64 tsubo)	40 Units
7	GENOVIA Yokohama Ishikawacho	Yokohama City, Kanagawa	Condominium	338.74 m ² (102.46 tsubo)	2,040.84 m ² (617.35 tsubo)	60 units
8	GENOVIA Myoden	Ichikawa City, Chiba	Condominium	567.99 m ² (171.81 tsubo)	1,335.59 m ² (404.01 tsubo)	48 Units

	Property name	Location	Property type	Site area	Total floor area	number of units
9	GENOVIA Warabi	Kawaguchi, Saitama	Condominium	518.67 m ² (156.89 tsubo)	1,234.28 m ² (373.36 tsubo)	38 Units
10	GENOVIA Yatsuka	Soka City, Saitama	Condominium	1,102.38 m ² (333.46 tsubo)	2,819.75 m ² (852.97 tsubo)	98 units
11	GENOVIA Misato Ekimae	Misato City, Saitama	Condominium	396.58 m ² (119.96 tsubo)	1,776.20 m ² (537.30 tsubo)	67 Units
12	GENOVIA Hiratsuka II	Hiratsuka City, Kanagawa	Condominium	599.18 m ² (181.25 tsubo)	2,883.35 m ² (872.2 tsubo)	115 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 fourth fund in our private placement fund business.

As multiple properties that were originally planned for sale were sold as a single building, the sales amount is equivalent to approximately 27% of the consolidated sales for the previous consolidated fiscal year (ending October 2024).

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

3.Schedule

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

4.Future Outlook

The recording of sales from this property is scheduled to take place on September 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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