

December 24, 2025

To whom it may concern:

Company Name: &Do Holdings Co., Ltd.
 Representative: Masahiro Ando, Chairman and CEO
 (Code No.3457/PRIME of the Tokyo Stock Exchange)
 Contact Person: Kazuaki Tomita, Vice Chairman, CFO and CHO
 Head of Corporate Strategy Department
 (Tel:81+3-5220-7230)

Announcement Regarding Transfer of Inventory Assets

The &Do Holdings Co., Ltd. (hereafter, “&Do HLD” or the “Company”) announces that during a meeting held on December 24, 2025, its Board of Directors resolved to liquidate private properties and other real estate acquired through its House-Leaseback service, which allows users to sell their homes while continuing to live in them, and transfer relevant trust beneficiary rights to HLB Fund No. 22 LLP (hereafter, HLB 22).

1. Purpose to Transfer of Trust Beneficiary Rights of House-Leaseback Assets to HLB Fund No.22 LLP

Through its House-Leaseback service, &Do HLD is capable of meeting the financial needs of a wide range of customers, including the elderly and individual business owners.

&Do HLD securitizes assets acquired through this service, including private homes, to make effective use of assets held and improve the soundness of financing.

2. Summary of Assets for Transfer (trust beneficiary rights)

(1) Description of Target Properties	Detached homes and condominiums (building subdivisions) in the Tokyo Metropolitan Area and Chubu and Kinki regions Average unit price: about ¥18 million
(2) Number of Properties	110(planned)
(3) Transfer Price	¥1,984 million (planned)
(4) Book Value	¥1,685 million (planned)
(5) Profit on transfer	¥299 million (planned)

3. Outline of HLB Fund No.22 LLP

(1) Name	HLB Fund No.22 LLP	
(2) Title and name of Representative	General Incorporated Association Fund Do 22 Masakatsu Tanaka, Executor	
(3) Location	2-5 Kasumigaseki, Chiyoda-ku, Tokyo	
(4) Business Description	Acquisition, holding, and disposal by sale of trust beneficiary rights for real estate assets	
(5) Date of Established	November 27, 2025	
(6) Total amount of investment	¥100,000	
(7) Investment ratio	General Incorporated Association Fund DO No.22 100%	
(8) Relationship between &Do HLD and HLB Fund No.22 LLP	Capital	&Do HLD plans a ¥98 million silent partnership investment
	Status of related party	None
	Personal	None
	Business	None

4. Schedule

(1) Date of Transfer of Trust beneficiary Rights	December 25, 2025 (Planned)
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5. Future outlook

As a result of this transfer, we expect to record the above transfer price as net sales in our consolidated financial results for the fiscal year ending June 30, 2026. Dividends from silent partnership investments will be recorded as non-operating income. The impact of this decision was included in the company's full-year FY 6/26 forecast, which was released on August 14, 2025. Accordingly, the company has currently made no changes to this forecast.

* The purpose of this document is to inform the public of the resolution to transfer trust beneficiary rights to HLB Fund No. 22 LLP. This document was not created with the intent of soliciting investments.

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