



March 21, 2025

To whom it may concern,

**The Nisshin Oillio Group, Ltd.**

Takahisa Kuno, Representative Director and President  
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## Announcement of Transfer and Acquisition of Fixed Assets

The Nisshin Oillio Group, Ltd. (the “Company”) decided at the Board of Directors’ meeting convened on March 21, 2025, to transfer and acquire the fixed assets as set forth below.

### I. Transfer of Fixed Asset

#### 1. Reason for the transfer

In light of the current status of use, the Company has decided to transfer the fixed asset in order to make effective use of business resources.

#### 2. Fixed asset to be transferred

Details and location of asset	Gain on transfer	Current status
Land: 25,754.28 m <sup>2</sup> Location: 1-3-1 Chiwaka-cho, Kanagawa-ku, Yokohama, Kanagawa	Approximately 23.1 billion yen	Commercial land

Note: The transfer price and book value of the asset will not be disclosed in accordance with the agreement with the counterparty. The transfer is to be conducted at an appropriate price determined through a competitive bidding process.

The gain on transfer was estimated by deducting the book value and transfer-related costs from the transfer price.

#### 3. Overview of the counterparty

The counterparty is a domestic business corporation. Other details will not be disclosed in accordance with the agreement with the counterparty. There is no noteworthy capital relationship, personnel relationship, or transactional relationship between the counterparty and the Company. In addition, the counterparty does not fall under the Company’s related party.

#### 4. Transfer schedule

(1) Board of Directors’ resolution date	March 21, 2025
(2) Contract execution date	March 21, 2025 (planned)
(3) Property transfer date	May 30, 2025 (planned)

#### 5. Future outlook

The transfer of the fixed asset will not have an impact on business results in the current fiscal period. The gain on transfer of approximately 23.1 billion yen is expected to be recorded as extraordinary income in the consolidated financial results for the first quarter of the fiscal year ending March 31, 2026.

## II. Acquisition of Fixed Asset

### 1. Reason for the acquisition

The fixed asset will be acquired to expand the site of the Company's Yokohama Isogo Complex.

The counterparty will continue to use the property even after the acquisition date under a lease-back arrangement and plans to clear and vacate the property by the end of March 2031.

### 2. Fixed asset to be acquired

Details and location of asset	Current status
Land: 40,150.01 m <sup>2</sup> Location: 33 Shin-Isogo-cho, Isogo-ku, Yokohama, Kanagawa	Commercial land

Note: The acquisition price of the asset will not be disclosed in accordance with the agreement with the counterparty. The acquisition is to be conducted at an appropriate price that reflects the market value. Furthermore, the acquisition price is less than 30% of the Company's consolidated net assets in the most recent fiscal year.

### 3. Overview of the counterparty

(1) Name	Toshiba Corporation	
(2) Address	1-1, Shibaura 1-chome, Minato-ku, Tokyo	
(3) Name and title of representative	Taro Shimada, Representative Director, Corporate Officer, President and Chief Executive Officer	
(4) Business activities	Energy Systems & Solutions, Infrastructure Systems & Solutions, Building Solutions, Retail & Printing Solutions, Electronic Devices & Storage Solutions, Digital Solutions, Battery Business	
(5) Capital	201,449 million yen (as of March 31, 2024)	
(6) Date of establishment	June 25, 1904	
(7) Net assets	710,561 million yen	
(8) Total assets	2,004,517 million yen	
(9) Main shareholder and shareholding ratio	TBJH Inc., 100%	
(10) Relationship between the Company and the counterparty	Capital relationship	Not applicable
	Personnel relationship	Not applicable
	Transactional relationship	Not applicable
	Related party status	Not applicable

### 4. Acquisition schedule

(1) Board of Directors' resolution date	March 21, 2025
(2) Contract execution date	March 21, 2025 (planned)
(3) Property acquisition date	May 30, 2025 (planned)

### 5. Future outlook

The acquisition of the fixed asset will not have an impact on business results in the current fiscal period. If any matter requiring disclosure arises in the future, we will promptly make the required disclosures.