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March 12, 2025

Company name: INTRANCE CO., LTD.

Stock exchange listing: Tokyo Growth

Stock code number: 3237

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## **Notice Regarding Development of Inbound Accommodation facilities**

Intrance Co., Ltd. (the "Company") hereby announce that the company acquired real estate located in Toshima-ku, Tokyo, as described below, and will proceed with the development of inbound accommodation facilities.

### 1. Overview of the Development

The company aim to expand our business domain and increasing corporate value since accelerating efforts in the hotel management business, a new business domain, in addition to the real estate business, which has been with us since our establishment.

The business model that the company is aiming for is to generate stable earnings from the real estate business and achieve high growth in the hotel management business. The basic strategy is to increase hotel management earnings by promoting "urban apartment hotel development" and "regional hotel investment.

In addition, since it takes a certain amount of time to monetize the above-mentioned activities, we are also working on the development and sale of inbound accommodation facilities, which can be expected to generate income in a shorter period of time.

Inbound accommodation facilities are small-scale accommodation facilities targeting mid- to long-term stay tourists in large groups, such as families and groups, and are capable of accommodating groups of 10 or more people in a single building. The concept of this facility is to provide a sense of security as if one were at home and an opportunity to experience Japanese traditions and culture.

The company develop these inbound accommodation facilities in collaboration with real estate companies and construction companies, and then sell the properties to investors who purchase them for operating income, from which the company earn profits.

This development can be easily scaled up by standardizing accommodation development specifications, and a large number of developments can be expected. In addition, the development period is shorter than that of a typical hotel development, and profits from sales can be achieved in a shorter period of time.

This project is located in the Ikebukuro area, which is popular among tourists visiting Japan and has easy access to major tourist attractions, making it a convenient location for a tourist base, and the company believes that this area is suitable for our concept of the accommodation facility.

The company will continue to develop accommodation facilities mainly on the golden routes of Tokyo, Osaka, and Kyoto, as well as in regional tourist cities, and aim to contribute to the development of the inbound industry through the promotion of these businesses and to increase revenues through the sale of accommodation facilities.

## 2. Overview of acquired real estate

Location :	Higashi-Ikebukuro, Toshima-ku, Tokyo
Land area :	78.93 m <sup>2</sup>
Total floor area :	105.59 m <sup>2</sup>

## 3. Schedule

Date of conclusion of sales agreement :	March 2025 (Scheduled)
Acquisition Settlement / Settlement Date :	Fiscal year ending Mar. 2026 (Scheduled)
Scheduled date of sale :	Fiscal year ending Mar. 2026 (Scheduled)

## 4. Overview of Seller and Acquisition Price

Due to an agreement with the seller, the company will refrain from disclosing the name of the seller and the details of the transaction. The acquisition price is less than 30% of our consolidated net assets for the previous fiscal year.

The amount of sales of the property to be sold is equivalent to 10% or more of our consolidated net sales for the previous fiscal year, and the profit is equivalent to 30% or more of the average amount of net income attributable to owners of the parent company for the most recent five years.

## 5. Impact on Performance

Since this transaction is expected to be sold during the fiscal year ending March 2026, there will be no impact on the consolidated earnings forecast for FY2024.

However, if it becomes necessary to revise the earnings forecast, the Company will promptly announce such revision.