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April 9, 2025

Company name: INTRANCE CO., LTD.

Stock exchange listing: Tokyo Growth

Stock code number: 3237

Representative: He Tongxi, President and Chief Executive Officer

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## **Notice Regarding the Conclusion of a Business Alliance Agreement Concerning Domestic Resort Facility Development Business**

Intrance Co., Ltd. (the "Company") hereby announce that our Board of Directors, at a meeting held today, the Company resolved to enter into a business alliance agreement ("Agreement") with Tomigin International Co., Ltd. ("Tomigin") for the development business of domestic resort facilities as described below.

### 1. Overview of the Agreement

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 our group is aiming for is to generate stable earnings from the real estate business and to achieve high growth in the hotel management business. Thereby, the company has focused on promoting "urban apartment hotel development" and "regional hotel investment," as well as developing and selling inbound accommodation facilities and brokering hotel land sales.

In the FY 2024 under review, the company has also begun project management for the development of domestic resort facilities with capital mainly from Chinese companies as a new business domain, and the company will further accelerate this through a business alliance with Tomigin.

Tomigin is an investment company incorporated in Japan, and its representative, Mr. Zhang Youwei, is a major shareholder of LVKE International Prefabrication, a manufacturer of trailer homes for resorts in the People's Republic of China, and a representative of Pan Pacific Design Group Limited (Canada), a Canadian design firm that has been involved in several leading luxury hotel design projects in the People's Republic of China.

Tomigin is focused on developing resort facilities in Japan, and owns a large hotel development site on the main island of Okinawa and leasehold land for trailer house development in Oshinohakkai, Yamanashi Prefecture. The company is a partner in resort development projects undertaken by Tomigin, and will responsible for project management.

As mentioned above, by promoting the domestic resort facility development business, the Company expects to secure project management fees, brokerage commissions for sales and purchases, and operation and management fees after the resort facility opens.

Through these alliances with foreign capital, the company aims to diversify our promotion of domestic resort development, promote the revitalization of the real estate market in regional areas, and secure more profitable opportunities for our business growth.

## 2. Details of the Alliance

The company aims to maximize profits for both parties by leveraging the resort facility development know-how, financing capabilities, and ability to supply facilities such as trailer houses of Tomigin and its representative, Mr. Chang Youwei, and by combining this with the project management and facility operation capabilities of the company.

To achieve this objective, the company and Tomigin will identify, develop, operate, and finance domestic resort facility projects, and sell trailer houses.

In addition, both companies plan to strengthen our cooperative relationship in the future, with a view of the company's share holdings by Tomigin or establishing a joint venture company.

## 3. Overview of the Partner of the Alliance (As of March 31, 2025)

(1)	Company Name	Tomigin International Co., Ltd.	
(2)	Location	2416-20, Shibokusam Oshino-village, Minamitsuru-country, Yamanashi	
(3)	Representative	Zhang Youwei, Representative Director	
(4)	Business	Investment Business	
(5)	Paid in Capital	5,100 thousand yen	
(6)	Date of Establishment	October 28, 2022	
(7)	Major shareholders and shareholding ratio	Zhang Youwei	100.00%
(8)	Relationship with the Company		
	Capital relationship	No notable matters.	
	Personal relationship	No notable matters.	
	Business relationship	No notable matters.	
	Applicable Status of Related Party	No notable matters.	

(Note) Due to the wishes of the counterparty, operating results are not disclosed.

#### 4. Schedule

(1)	Date of resolution by the Board of Directors	April 9, 2025
(2)	Date of agreement signed	April 9, 2025
(3)	Date of Commencement of the Alliance	April 9, 2025

#### 5. Impact on Performance

The company believes that this alliance will contribute to our company's performance and corporate value in the medium to long term, however the company thinks that it will have a slight impact on the company's financial result for the fiscal year ending March 2026.

The company will promptly announce any other events that may affect significant impact on our business.