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FOR IMMEDIATE RELEASE

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Representative: Katsuhito Ozawa  
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### Notice Concerning the Introduction of Shareholder Special Benefit Program

Tokyo Tatemono Co., Ltd. (the “Company”), hereby announces that at today’s Board of Directors meeting, the Company decided to newly introduce a shareholder special benefit program, as detailed below.

#### 1. Purpose of introduction of the shareholder special benefit program

To further enhance the appeal of investing in the Company’s shares, as well as to encourage more people to hold the Company’s shares for an extended period, the Company has decided to newly introduce a shareholder special benefit program.

#### 2. Overview of shareholder special benefits

##### (1) Eligible shareholders

Shareholders who are recorded in the Company’s shareholder registry on the record date of December 31 of each year, and who meet the requirements for the holding period and number of shares held will be eligible.

The shareholder special benefits will initially be awarded to those eligible shareholders recorded in the shareholder registry on the record date of December 31, 2025.

##### (2) Details of shareholder special benefits

Based on the holding period and number of shares held as of the most recent record date, eligible shareholders will be awarded an online gift catalogue and discount coupons that can be used at the Group’s facilities (“facility use discount coupons”).

- 1) Shareholders who have continuously held 200 or more of the Company’s shares for a period of 1 year or more but less than 3 years (\*)

Number of shares held as of the most recent record date	Benefit awarded
200 shares or more but less than 400 shares	Online gift catalogue (equivalent to 2,000 yen) and 2 facility use discount coupons
400 shares or more but less than 800 shares	Online gift catalogue (equivalent to 4,000 yen) and 4 facility use discount coupons
800 shares or more	Online gift catalogue (equivalent to 8,000 yen) and 8 facility use discount coupons

2) Shareholders who have continuously held 200 or more of the Company's shares for a period of 3 years or more (\*)

Number of shares held as of the most recent record date	Benefit awarded
200 shares or more but less than 400 shares	Online gift catalogue (equivalent to 3,000 yen) and 2 facility use discount coupons
400 shares or more but less than 800 shares	Online gift catalogue (equivalent to 6,000 yen) and 4 facility use discount coupons
800 shares or more	Online gift catalogue (equivalent to 12,000 yen) and 8 facility use discount coupons

\* Below are the requirements for the holding period and number of shares held.

- “Continuously holding 200 or more of the Company's shares for a period of 1 year or more but less than 3 years” means being recorded with 200 or more shares under the same shareholder number in the shareholder registry on the record date of December 31 of each year, continuously for 2 or more times but less than 4 times, counting back from the most recent record date.
- “Continuously holding 200 or more of the Company's shares for a period of 3 years or more” means being recorded with 200 or more shares under the same shareholder number in the shareholder registry as of the record date of December 31 of each year, continuously for 4 or more times, counting back from the most recent record date.
- If the number of shares held falls below 200 shares on the record date of December 31 of each year, such shares will not be included in the eligible period for the holding period requirement.

Facility use discount coupons

Eligible shareholders will be awarded facility use discount coupons that can be used at the Group's resort hotels (Hotel Regina Kawaguchiko and REGINA RESORT), bathing facility (Ofuro-no-Osama), and golf courses.

- For the resort hotels and golf courses, reservations are required before use.  
Depending on availability, reservations may not be accepted.
- Blackout dates apply to the resort hotel reservations (e.g., year-end and New Year's holidays).

Eligible facility		Discount provided
Resort hotels	Hotel Regina Kawaguchiko	2,000 yen discount from the Company's official price (valid for one coupon per room per night)
	REGINA RESORT (currently 9 facilities)	5,000 yen discount from the Company's official price (valid for one coupon per room per night)
Bathing facility	Ofuro-no-Osama (currently 10 facilities)	500 yen discount coupon for various body care services (valid for one coupon per person per visit)
Golf courses (currently 13 facilities)		1,000 yen discount on weekdays, 2,000 yen discount on Saturdays, Sundays, and holidays from the Company's official price (valid for one coupon per person per visit)

Notes:

1) For details on eligible facilities and the Company's official prices, please refer to the following websites:

Hotel Regina Kawaguchiko: <https://kawaguchiko.regina-resorts.com/en/>

REGINA RESORT: <https://www.regina-resorts.com/> (in Japanese)

Ofuro-no-Osama: <https://www.ousama2603.com/> (in Japanese)

Golf courses: <https://www.tatemono-golf.com/> (in Japanese)

2) REGINA RESORT facilities are dog friendly. Guests without dogs are welcome to use the facilities, but please be aware that many guests bring their dogs.

3) Facility use discount coupons may not be used at the urban spa, TOTOPA.

(3) Timing of awarding

The information will be sent to eligible shareholders every March, starting in March 2026.

(4) Others

Information regarding the shareholder special benefit program will be posted on the Company's website:

<https://tatemono.com/english/ir/stock/returning.html#benefit>

Inquiries regarding shareholder special benefits:

Phone: +81 -(0)3-3274-0111

Reception hours: 10:00 a.m. to 5:00 p.m., excluding Saturdays, Sundays, public holidays, and year-end and New Year holidays