

February 19, 2026

Company name: **Osaki Electric Co., Ltd.**
Name of representative: Yoshihide Watanabe,
 Chairman and CEO
 (Securities code:6644; TSE
 Prime Market)
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 Executive Officer Head of Group
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Notice Concerning Transfer of Non-current Assets by Consolidated Subsidiaries and Recording of Extraordinary Income

Osaki Electric Co., Ltd. announces that its consolidated subsidiary, Osaki Estate Co., Ltd., will transfer certain fixed asset holdings according to a resolution made at the subsidiary's board meeting held today.

Details

1. Overview of Subsidiary

(1) Name	Osaki Estate Co., Ltd.
(2) Address	1-10 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo
(3) Title and Name of Representative	President and Representative Director, Tadashi Yamada
(4) Business	Real estate rental business
(5) Capital	¥310 million
(6) Established	October 14, 1991

2. Reasons for the Transfer

In its announcement dated May 9, 2024, titled "Fostering Management Conscious of Capital Cost and Stock Price" the Company identified the improvement of ROE as a key management priority and has been implementing various measures to improve profitability and capital efficiency.

As part of these efforts, in order to make effective use of management resources and improve asset efficiency, the Company resolved at a board meeting held on August 6, 2024, to adopt a policy to sell certain land and buildings in the real estate business. The transfer is being carried out in accordance with this policy.

3. Details of Transferred Assets

Details and Location	Capital Gains	Current Status
Land: : 1,571.25 ㎡ Building: 3,713.91 ㎡ (Total floor area) Address: Minami-Azabu 4-chome, Minato-ku, Tokyo	Approx. ¥6,000 million	Rental real estate

* The transfer price and book value are not disclosed due to confidentiality obligations with the transferee.

* The gain on transfer represents an estimated amount calculated by deducting the book value and estimated expenses related to the transfer from the transfer price.

4. Overview of Transferee

(1) Name	ES-CON JAPAN Ltd.
(2) Address	2-10-4 Toranomom, Minato-ku, Tokyo
(3) Title and Name of Representative	President and Representative Director, Takatoshi Ito
(4) Business	Condominium business, Real estate development business, Real estate leasing business, Asset management business, Other business
(5) Capital	16,519 million yen
(6) Established	April 18, 1995

* There are no capital, personnel, or business relationships requiring disclosure between the transferee and the Company.
The transferee does not qualify as a related party of the Company.

5. Schedule of Transfer

Resolution of Osaki Estate Board of Directors	February 19, 2026
Execution of Agreement	February 19, 2026
Delivery of the Property	Late March 2026 (scheduled)

6. Outlook

As a result of the transfer of the non-current assets, the Company expects to record a gain on sale of non-current assets of approximately 6,000 million yen as extraordinary income in the fourth quarter of the fiscal year ending March 31, 2026.

The proceeds from the transfer will be used for growth investments aimed at further enhancing corporate value. In addition, in order to further strengthen shareholder returns through improved capital efficiency, the Company will utilize the funds for stock repurchases and a payment of a special dividend.

For details regarding the impact on financial results, the implementation of the special dividend, and the stock repurchase, please refer to the announcements released today titled “Notice Concerning Revision of Full-Year Consolidated Financial Result Forecasts and Revision of Dividend Forecast (Special Dividend)” and “Notice Concerning Resolution on Stock Repurchase.”