

[Translation]

Tender Offer Explanatory Statement

January 2026

Toyota Asset Preparatory Co., Ltd.
(Target Company: Toyota Industries Corporation)

Tender Offer Explanatory Statement

The tender offer conducted under this Explanatory Statement is subject to the application of the provisions of Chapter II-2, Section 1 of the Financial Instruments and Exchange Act (Act No. 25 of 1948, as amended), and this Explanatory Statement has been prepared in accordance with the provisions of Article 27-9 of the Financial Instruments and Exchange Act.

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Note 1: The term “**Offeror**” means Toyota Asset Preparatory Co., Ltd.

Note 2: The term “**Target Company**” means Toyota Industries Corporation.

Note 3: Where the figures have been rounded or truncated, the amount indicated as the total may not always coincide with the sum of the relevant figures.

Note 4: The term “**Act**” means the Financial Instruments and Exchange Act (Act No. 25 of 1948, as amended).

Note 5: The term “**Enforcement Order**” means the Order for Enforcement of the Financial Instruments and Exchange Act (Cabinet Order No. 321 of 1965, as amended).

Note 6: The term “**Cabinet Ordinance**” means the Cabinet Office Order on Disclosure Required for Tender Offer for Share Certificates by Persons Other Than Issuers (Ministry of Finance Ordinance No. 38 of 1990, as amended).

Note 7: The term “**Share Certificates, Etc.**” means a right in a share.

Note 8: The term “**Business Day(s)**” means any day(s) other than those set forth in any item of Article 1, Paragraph 1 of the Act on Holidays of Administrative Organs (Act No. 91 of 1988, as amended).

Note 9: Unless otherwise specified, any reference to a number of days or a date and time means the number of days or the date and time in Japan.

Note 10: The common shares (the “**Target Company Shares**”) of the Target Company, which is a company incorporated in Japan, are subject to the tender offer for which this Statement is being submitted (the “**Tender Offer**”). The Tender Offer will be conducted in accordance with the procedures and information disclosure standards prescribed in the laws of Japan and the procedures and standards for the Tender Offer will be conducted in accordance with the procedures and information disclosure standards prescribed in the Financial Instruments and Exchange Act of Japan, which may differ from the procedures and information disclosure standards in the U.S. In particular, Section 13(e) and Section 14(d) of the U.S. Securities Exchange Act of 1934 (as amended; hereinafter the same) and the rules prescribed thereunder do not apply to the Tender Offer, and the Tender Offer does not conform to those procedures or standards. Financial information contained in this Statement has been prepared in accordance with international accounting standards (IFRS), which may be materially different from the generally accepted accounting standards in the U.S. or other countries. In addition, as the Offeror is a legal entity established outside the U.S. and all or some of its officers are non-U.S. residents, it may become difficult to exercise rights or requests which could be claimed under U.S. securities laws. Furthermore, it may not be possible to commence legal proceedings against the legal entity established outside the U.S. and its officers in a non-U.S. court for violations of U.S. securities laws. Furthermore, U.S. courts may not necessarily have jurisdiction over legal entities and their respective subsidiaries and affiliates outside the U.S.

Note 11: Unless otherwise specified, all procedures relating to the Tender Offer are to be conducted entirely in the Japanese language. If all or some of documents relating to the Tender Offer are prepared in the English language and there is any inconsistency between the English-language documentation and the Japanese-language documentation, the Japanese-language documentation will prevail.

Note 12: This Statement includes statements that fall under a “forward-looking statement” as defined in Section 27A of the U.S. Securities Act of 1933 (as amended; hereinafter the same) and Section 21E of the U.S. Securities Exchange Act of 1934. Due to the known and unknown risks, uncertainties, and other factors, the actual results might differ significantly from the predictions portrayed implicitly or explicitly as “forward-looking statements.” Neither the Offeror nor its affiliates guarantee that the predictions portrayed implicitly or explicitly in such “forward-looking statements” will ultimately materialize. The “forward-looking statements” in this Statement were prepared based on the information obtained by the Offeror as of the date hereof, and unless required by law, the Offeror and its respective affiliates are not obligated to

update or revise such forward-looking statements to reflect future matters and situations.

Note 13: The Offeror, the financial advisors to the Offeror and the Target Company, and the tender offer agent (including its respective affiliates) may, before the commencement of the Tender Offer or during the purchase period of the Tender Offer (the “**Tender Offer Period**”) and within their ordinary course of business, engage in the purchase of, or in an arrangement to purchase, the shares of the Target Company for their own account or for their customers’ accounts outside the Tender Offer in accordance with Rule 14e-5(b) of the U.S. Securities Exchange Act of 1934, to the extent permitted under Japanese securities regulations and other applicable laws and regulations. Such purchases, etc. may be made at the market price through market transactions or at a price determined by negotiation outside of the market. In the event that information regarding such purchases, etc. is disclosed in Japan, such information will also be disclosed in a similar manner in the U.S.

Note 14: If a right to request the purchase of shares less than one unit is exercised by shareholders in accordance with the Companies Act (Act No. 86 of 2005, as amended; the “**Companies Act**”), the Target Company may purchase its own shares less than one unit during the Tender Offer Period in accordance with procedures required by laws and regulations.

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I. Terms and conditions of tender offer

1. Name of the Target Company

Toyota Industries Corporation

2. Class of Share Certificates, Etc. for tender offer

Common stock

3. Purposes of tender offer

(1) Summary of the Tender Offer

The Offeror is a stock company (*kabushiki kaisha*) established on June 9, 2025 for the primary purpose of acquiring and holding the Share Certificates, Etc. of the Target Company. As of the date hereof, Toyota Asset Co., Ltd., which is a stock company established separately from the Offeror on June 9, 2025 (the “**Offeror’s Parent Company**”), holds all of the issued shares of the Offeror, and Toyota Fudosan Co., Ltd. (“**Toyota Fudosan**”) holds all of the issued shares of the Offeror’s Parent Company. On June 3, 2025, the board of directors of Toyota Fudosan adopted a resolution regarding the establishment of the Offeror’s Parent Company and the Offeror.

In addition, during the period from the successful completion of the Tender Offer to the Business Day immediately prior to the commencement date of the settlement of the Tender Offer, the Offeror’s Parent Company will conduct a capital increase by a third-party allotment of common shares through which shares will be allotted to Toyota Fudosan (the “**Common Shares Contribution (Toyota Fudosan)**”) (Note 1) and will also conduct a capital increase by a third-party allotment of preferred shares (non-voting shares that are class shares with no conversion rights to common shares) through which shares will be allotted to Toyota Motor Corporation (“**TMC**”; this allotment is referred to as the “**Preferred Shares Contribution**”) (Note 2) for the purpose of appropriating funds to the contribution to be made by the Offeror’s Parent Company to the Offeror in order to procure the funds necessary for the Offeror to execute the Transactions (as defined below; hereinafter the same). Furthermore, during the period from the execution of the Common Shares Contribution (Toyota Fudosan) and the Preferred Shares Contribution to the Business Day immediately prior to the commencement date of the settlement of the Tender Offer, the Offeror will conduct a capital increase by a third-party allotment of common shares through which shares will be allotted to the Offeror’s Parent Company (the “**Common Shares Contribution (Offeror’s Parent Company (First Contribution))**”) (Note 3) for the purpose of providing for the funds necessary to execute the Transactions, and the Offeror’s Parent Company will subscribe for the shares subject to the Common Shares Contribution (Offeror’s Parent Company (First Contribution)) using the proceeds from the Common Shares Contribution (Toyota Fudosan) and the Preferred Shares Contribution.

Note 1: The amount of the Common Shares Contribution (Toyota Fudosan) is expected to be 200 billion yen.

Note 2: The amount of the Preferred Shares Contribution is expected to be 800 billion yen.

Note 3: While the amount of the Common Shares Contribution (Offeror's Parent Company (First Contribution)) is expected to be approximately 999.4 billion yen or more, the specific amount has not yet been decided and will be decided after taking into account the operations of the Offeror's Parent Company to be established in the future.

In August 1953, TMC Co., Ltd. (now TMC), Toyoda Automatic Loom Works, Ltd. (now the Target Company), and Nissin Tsusho Kaisha, Ltd. (now Toyota Tsusho Corporation; "**Toyota Tsusho**") invested together to establish Towa Real Estate Co., Ltd.—the previous trade name for Toyota Fudosan. The company was formed to succeed from Toyota Sangyo Kaisha, Ltd. the business of owning, using, and managing real estate, and the business of owning securities. Since then, the company has mainly focused on the development and management of office buildings in the three areas of Nagoya, Tokyo, and Osaka. In April 2022, Towa Real Estate Co., Ltd. changed its company name to "Toyota Fudosan Co., Ltd." and continues to operate under this name today. As of the date hereof, Toyota Fudosan holds 16,291,374 shares (ownership percentage (Note 4): 5.42%; the "**Target Company Shares Held by Toyota Fudosan**") of the Target Company Shares.

Note 4: "Ownership percentage" means the ratio of the shares owned (rounded to two decimal places; hereinafter the same) to the number of shares (300,473,872 shares) obtained from (i) the total number of issued shares of the Target Company as of September 30, 2025 (325,840,640 shares) as stated in the "Consolidated Financial Results for the Second Quarter (Interim Period) of the Fiscal Year Ended March 31, 2026 (IFRS)" announced by the Target Company on October 31, 2025 (the "**Target Company's Financial Results**") minus (ii) the number of treasury shares held by the Target Company as of September 30, 2025 (25,366,768 shares).

As announced in the "Notice Concerning Planned Commencement of Tender Offer for the Share Certificates, Etc. of Toyota Industries Corporation (Securities Code: 6201)" released by Toyota Fudosan on June 3, 2025 (the "**Press Release Regarding Planned Commencement of Tender Offer**"), Toyota Fudosan resolved, by way of a written resolution in lieu of a resolution of its board of directors in accordance with Article 370 of the Companies Act and the provisions of the Articles of Incorporation of Toyota Fudosan, that it plans to have the Offeror conduct the Tender Offer for the purpose of acquiring all of the Target Company Shares (excluding the Target Company Shares held by TMC (the "**Target Company Shares Held by TMC**") and the treasury shares held by the Target Company; the "**Shares Subject to the Tender Offer**") as soon as practicable after the date on which the conditions precedent (Note 5) set out in the Master Agreement (as defined below; hereinafter the same) (those conditions precedent, the "**Tender Offer Conditions Precedent**") are satisfied or waived at the discretion of the Offeror as part of a series of transactions aimed at taking the Target Company Shares listed on the Prime Market of the Tokyo Stock Exchange, Inc. (the "**Tokyo Stock Exchange**") and the Premier Market of the Nagoya Stock Exchange, Inc. (the "**Nagoya Stock Exchange**") private on the condition that the Tender Offer Conditions Precedent are satisfied or waived at the discretion of the Offeror (Note 6).

Note 5: The Tender Offer Conditions Precedent in the Master Agreement are as follows:

- (i) the board of directors of the Target Company has, at the time of announcement of the Tender Offer, adopted a resolution to the effect that it will express an opinion in support of the Tender Offer (the “**Opinion at the Time of Announcement**”), such resolution has been published in accordance with laws and regulations, and the Opinion at the Time of Announcement has not been changed or withdrawn;
- (ii) the board of directors of the Target Company has, at the time of commencement of the Tender Offer, adopted a resolution to the effect that it will express an opinion in support of the Tender Offer and that it will recommend that the Target Company’s shareholders tender their shares in the Tender Offer (the “**Opinion at the Time of Commencement**”), such resolution has been published in accordance with laws and regulations, and the Opinion at the Time of Commencement has not been changed or withdrawn;
- (iii) the Special Committee (as defined below; hereinafter the same) established by the board of directors of the Target Company in connection with the Tender Offer has, at the time of announcement of the Tender Offer, reported to the board of directors of the Target Company that it is appropriate for the board of directors of the Target Company to express the Opinion at the Time of Announcement and the report has not been changed or withdrawn;
- (iv) the Special Committee has, at the time of commencement of the Tender Offer, reported to the board of directors of the Target Company that it is appropriate for the board of directors of the Target Company to express the Opinion at the Time of Commencement and the report has not been changed or withdrawn;
- (v) (a) there is no judgment by any judicial or administrative agency that restricts or prohibits any or all of the Transactions and (b) no petition, action, or proceeding is pending before any judicial or administrative agency that seeks to restrict or prohibit any or all of the Transactions;
- (vi) all clearances (Note 7) have been obtained (the “**Obtainment of Clearances**”);
- (vii) TMC has performed and complied with, in all material respects, all of its obligations under the Master Agreement (Note 8) and, as of the execution date of the Master Agreement and the commencement date of the Tender Offer, all of the representations and warranties of TMC under the Master Agreement (Note 9) are true and correct in all material respects;
- (viii) the tender offer agreement dated as of the execution date of the Master Agreement between Toyota Fudosan and the Target Company (the “**Tender Offer Agreement**”) has been duly and validly executed and remains in effect, and the Target Company has performed and complied with, in all material respects, all of its obligations under the Tender Offer Agreement that are required to be performed and complied with by the Target Company (Note 10) and, as of the execution date of the Master

Agreement and the commencement date of the Tender Offer, all of the representations and warranties of the Target Company under the Tender Offer Agreement (Note 11) are true and correct in all material respects;

- (ix) as of the Business Day immediately prior to the commencement date of the Tender Offer, there is no material fact regarding the business, etc. of the Target Company as provided for in Article 166, Paragraph 2 of the Act (excluding those publicly announced in accordance with Article 166, Paragraph 4 of the Act) or any fact that a tender offer, etc. will be launched or any fact that a tender offer, etc. will be suspended as provided for in Article 167, Paragraph 2 of the Act (excluding the Tender Offer and any fact publicly announced in accordance with Article 166, Paragraph 4 of the Act), except for matters relating to the Transactions, including the Tender Offer, to be announced on that date by the Target Company, and the Target Company has provided a document or the like confirming this matter to the Offeror;
- (x) no material adverse effect (Note 12) has been identified or has occurred at the Target Company;
- (xi) no exemption event (Note 13) has occurred;
- (xii) no circumstances have arisen in the Target Company that, if the Tender Offer has commenced, would allow the withdrawal of the Tender Offer pursuant to the provisions of the proviso of Article 27-11, Paragraph 1 of the Act; and
- (xiii) it is reasonably expected that each of the Tender Offers for Own Shares (as defined below; hereinafter the same) will commence as prescribed in the Press Releases Concerning the Tender Offers for Own Shares (as defined below; hereinafter the same) (pursuant to the Amendment Agreement (as defined in “(6) Matters relating to material agreements regarding the Tender Offer” below), item (xiii) in the Tender Offer Conditions Precedent has been amended to require that each of the Tender Offers for Own Shares be reasonably expected to commence as prescribed in the Press Releases Concerning Amendment to Conditions of the Tender Offers for Own Shares (as defined below; hereinafter the same)).

Note 6: The Master Agreement stipulates that any or all of the Tender Offer Conditions Precedent may be waived at the discretion of the Offeror.

Note 7: “Clearance” means, individually or collectively, with respect to filings under domestic and foreign competition laws and regulations, the EU Foreign Subsidies Regulation, investment control laws and regulations, financial regulatory laws and regulations, and other procedures with judicial or administrative agencies that Toyota Fudosan, the Offeror, or the Offeror’s Parent Company reasonably determines to be necessary or desirable for the implementation of the Transactions, (i) if there is a waiting period under those laws and regulations, the expiration of the waiting period (including any extended period if the waiting period is extended by the judicial or

administrative agency having jurisdiction over such procedures) and (ii) if it is necessary to obtain the judgment of a judicial or administrative agency, the obtainment of the judgment from such judicial or administrative agency.

Note 8: Please refer to “(6) Matters relating to material agreements regarding the Tender Offer” below for details of TMC’s obligations under the Master Agreement.

Note 9: Please refer to “(6) Matters relating to material agreements regarding the Tender Offer” below for details of the representations and warranties of TMC under the Master Agreement.

Note 10: Please refer to “(6) Matters relating to material agreements regarding the Tender Offer” below for details of the Target Company’s obligations under the Tender Offer Agreement.

Note 11: Please refer to “(6) Matters relating to material agreements regarding the Tender Offer” below for details of the representations and warranties of the Target Company under the Tender Offer Agreement.

Note 12: “Material adverse effect” means any material adverse effect on the business, assets, liabilities, financial condition, operating results, or cash flow of the Target Company Group (as defined below; hereinafter the same) as a whole or on the execution of the Transactions, or any specific threat thereof.

Note 13: “Exemption event” means, with regard to the financial institution that will become the lender in the borrowings by the Offeror or Toyota Fudosan for the purpose of financing the Transactions, (i) any natural disaster, war, or outbreak of terrorism, (ii) any breakdown or failure of electric, communication, or various clearing systems, (iii) any event where, in the Tokyo Interbank Market, a loan of yen funds cannot be executed, and (iv) any other event that is similar to (i) through (iii) above for any reason not attributable to the lender for which the financial institution reasonably determines that it is substantially impossible or extremely difficult to conduct the financing due to that event.

Further, the Offeror has confirmed that, as described below, all of the Tender Offer Conditions Precedent have been satisfied by January 14, 2026, and therefore decided on the same day to commence the Tender Offer from January 15, 2026.

(i) The Offeror received a report from the Target Company to the effect that, as of June 3, 2025, the board of directors of the Target Company had adopted a resolution regarding the Opinion at the Time of Announcement with the unanimous approval of all disinterested directors, such resolution had been published in the “Notice Concerning Expression of Opinion in Support of Planned Commencement of Tender Offer for Company Shares by Toyota Fudosan Co., Ltd. and Neutral Opinion to Tender Share Therein” released by the Target Company on June 3, 2025 (the “**Target Company Press Release Dated June 3, 2025**”), and the Opinion at the Time of Announcement had not been changed or withdrawn. Therefore, the Offeror confirmed that item (i) in the Tender Offer Conditions Precedent mentioned above has been satisfied.

- (ii) The Offeror received a report from the Target Company to the effect that, as of January 14, 2026, the board of directors of the Target Company had adopted a resolution regarding the Opinion at the Time of Commencement with the unanimous approval of all disinterested directors, such resolution was scheduled to be published in the “Notice Concerning Expression of Opinion in Support of the Tender Offer for Company Shares by Toyota Fudosan Co., Ltd. and Recommendation to Tender Share Therein” released by the Target Company on January 14, 2026 (the “**Target Company Press Release Dated January 14, 2026**”; together with the Target Company Press Release Dated June 3, 2025, the “**Target Company Press Releases**”), and the Opinion at the Time of Commencement had not been changed or withdrawn. Thereafter, upon the announcement of the Target Company Press Release Dated January 14, 2026, the Offeror confirmed that item (ii) in the Tender Offer Conditions Precedent mentioned above has been satisfied.
- (iii) The Offeror received a report from the Target Company to the effect that, as of June 3, 2025, the Special Committee had reported to the board of directors of the Target Company that it is appropriate for the board of directors of the Target Company to express the Opinion at the Time of Announcement and such report had not been changed or withdrawn. Therefore, the Offeror confirmed that item (iii) in the Tender Offer Conditions Precedent mentioned above has been satisfied.
- (iv) The Offeror received a report from the Target Company to the effect that, as of January 14, 2026, the Special Committee had reported to the board of directors of the Target Company that it is appropriate for the board of directors of the Target Company to express the Opinion at the Time of Commencement and such report had not been changed or withdrawn. Therefore, the Offeror confirmed that item (iv) in the Tender Offer Conditions Precedent mentioned above has been satisfied.
- (v) The Offeror received a report from the Target Company to the effect that, as of January 14, 2026, (a) there is no judgment by any judicial or administrative agency that restricts or prohibits any or all of the Transactions and (b) no petition, action, or proceeding is pending before any judicial or administrative agency that seeks to restrict or prohibit any or all of the Transactions. Therefore, the Offeror confirmed that item (v) in the Tender Offer Conditions Precedent mentioned above has been satisfied.
- (vi) As stated in “(2) Relevant laws and regulations” in “6. Approvals, etc. concerning acquisition of Share Certificates, Etc.” below, the Obtainment of Clearances was completed by January 14, 2026. Therefore, the Offeror confirmed that item (vi) in the Tender Offer Conditions Precedent mentioned above has been satisfied.
- (vii) The Offeror received a report from TMC to the effect that TMC has performed and complied with, in all material respects, all of its obligations under the Master Agreement, and that, as of June 3, 2025 and January 14, 2026, all of the representations and warranties of TMC under the Master Agreement are true and correct in all material respects. The Offeror also confirmed that TMC has performed and complied with such obligations and the Offeror is not aware of any breach by TMC of such representations or warranties. Therefore, the Offeror confirmed that item (vii) in the Tender Offer Conditions Precedent mentioned above has been satisfied.

(viii) The Offeror received a report from the Target Company to the effect that the Tender Offer Agreement remains in effect, and the Target Company has performed and complied with, in all material respects, all of its obligations under the Tender Offer Agreement that are required to be performed and complied with by the Target Company, and that, as of June 3, 2025 and January 14, 2026, all of the representations and warranties of the Target Company under the Tender Offer Agreement are true and correct in all material respects. The Offeror also confirmed that the Target Company has performed and complied with such obligations and the Offeror is not aware of any breach by the Target Company of such representations or warranties. Therefore, the Offeror confirmed that item (viii) in the Tender Offer Conditions Precedent mentioned above has been satisfied.

(ix) The Offeror received a document from the Target Company to the effect that, as of January 14, 2026, there is no material fact regarding the business, etc. of the Target Company as provided for in Article 166, Paragraph 2 of the Act (excluding those publicly announced in accordance with Article 166, Paragraph 4 of the Act) or any fact that a tender offer, etc. will be launched or any fact that a tender offer, etc. will be suspended as provided for in Article 167, Paragraph 2 of the Act (excluding the Tender Offer and any fact publicly announced in accordance with Article 166, Paragraph 4 of the Act), except for matters relating to the Transactions, including the Tender Offer, to be announced on that date by the Target Company. Therefore, the Offeror confirmed that item (ix) in the Tender Offer Conditions Precedent mentioned above has been satisfied.

(x) The Offeror received a report from the Target Company to the effect that no material adverse effect has been identified or has occurred at the Target Company. Therefore, the Offeror confirmed that item (x) in the Tender Offer Conditions Precedent mentioned above has been satisfied.

(xi) The Offeror has not received a report from the financial institution that will become the lender in the borrowings by the Offeror for the purpose of financing the Transactions to the effect that, as of January 14, 2026, any exemption event has occurred, and the Offeror is not aware that any such exemption event has occurred. Therefore, the Offeror confirmed that item (xi) in the Tender Offer Conditions Precedent mentioned above has been satisfied.

(xii) The Offeror received a report from the Target Company to the effect that no circumstances have arisen in the Target Company that, if the Tender Offer has commenced, would allow the withdrawal of the Tender Offer pursuant to the provisions of the proviso of Article 27-11, Paragraph 1 of the Act, and the Offeror is not aware of any such circumstances having arisen that would allow for the withdrawal of the Tender Offer. Therefore, the Offeror confirmed that item (xii) in the Tender Offer Conditions Precedent mentioned above has been satisfied.

(xiii) The Offeror received reports from TMC, Denso Corporation (“**Denso**”), Toyota Tsusho, and Aisin Corporation (“**Aisin**”; Denso, Toyota Tsusho, and Aisin are collectively referred to as the “**Three Toyota Group Companies**”) to the effect that it is reasonably expected that each of the Tender Offers for Own Shares will commence as prescribed in the Press Releases Concerning the Tender Offers for Own Shares and the Press Releases Concerning Amendment to Conditions of the Tender Offers for Own Shares. Therefore, the Offeror confirmed that item (xiii)

in the Tender Offer Conditions Precedent mentioned above has been satisfied.

Except for the increase in the tender offer price of 16,300 yen as announced in the Press Release Regarding Planned Commencement of Tender Offer (the “**Initial Tender Offer Price**”) to 18,800 yen (the “**Tender Offer Price Change**”; for details of the background leading to the Tender Offer Price Change, please refer to “(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer” below), there are no changes to the main conditions precedent as announced in the Press Release Regarding Planned Commencement of Tender Offer.

The Transactions consist of the following procedures:

- (i) the Tender Offer;
- (ii) (a) the Common Shares Contribution (Toyota Fudosan), the Preferred Shares Contribution, and the Common Shares Contribution (Offeror’s Parent Company (First Contribution)), each to be conducted during the period from the successful completion of the Tender Offer to the Business Day immediately prior to the commencement date of the settlement of the Tender Offer; and (b) the capital increase by a third-party allotment of common shares through which shares are allotted by the Offeror’s Parent Company to Mr. Akio Toyoda (“**Mr. Toyoda**”), who is the Chairman of the Board of Directors of TMC and Toyota Fudosan (the “**Common Shares Contribution (Mr. Toyoda)**”) (Note 14), and the capital increase by a third-party allotment of common shares through which shares are allotted by the Offeror to the Offeror’s Parent Company (the “**Common Shares Contribution (Offeror’s Parent Company (Second Contribution))**”), both to be conducted after the settlement of the Tender Offer;
- (iii) subject to the successful completion of the Tender Offer and the settlement thereof, (a) the tender offer by TMC for its own shares (the “**Tender Offer for Own Shares (TMC)**”), (b) the tender offer by Denso for its own shares (the “**Tender Offer for Own Shares (Denso)**”), (c) the tender offer by Toyota Tsusho for its own shares (the “**Tender Offer for Own Shares (Toyota Tsusho)**”), and (d) the tender offer by Aisin for its own shares (the “**Tender Offer for Own Shares (Aisin)**”) (procedures (a) through (d) are collectively referred to as the “**Tender Offers for Own Shares**”, and procedures (a), (c), and (d) are collectively referred to as the “**Tender Offers for Own Shares (TMC, Toyota Tsusho, and Aisin)**”) as well as the tendering of shares by the Target Company in the Tender Offers for Own Shares (TMC, Toyota Tsusho, and Aisin);
- (iv) in the case that the Offeror is unable to acquire all of the Shares Subject to the Tender Offer through the Tender Offer, a share consolidation to be conducted in accordance with Article 180 of the Companies Act for the purpose of making the Offeror and TMC the only shareholders of the Target Company (the “**Share Consolidation**”; the series of procedures aimed at making the Offeror and TMC the only shareholders of the Target Company and taking the Target Company Shares private through the Share Consolidation are referred to as the “**Squeeze-Out Procedures**”);
- (v) the share repurchase of the Target Company Shares Held by TMC to be conducted

by the Target Company on the condition that the Squeeze-Out Procedures have been completed (the “**Share Repurchase**”); and

- (vi) subject to the successful completion of the Tender Offer and the settlement thereof, the Tender Offer for Own Shares (Denso) as well as the tendering of shares by the Target Company in the Tender Offer for Own Shares (Denso).

Please refer to “(4) Policy for organizational restructuring after the Tender Offer (matters relating to a so-called “Two-Step Acquisition”)” below for details of the Share Consolidation.

Note 14: The amount of the Common Shares Contribution (Mr. Toyoda) is expected to be 1 billion yen. The value of the Target Company Shares, which serves as the basis for determining the amount to be paid in per common share of the Offeror’s Parent Company in the Common Shares Contribution (Mr. Toyoda), is expected to be set at the same price as the purchase price per Target Company Share in the Tender Offer (the “**Tender Offer Price**”). Furthermore, given that the Common Shares Contribution (Mr. Toyoda) is being made based on the understanding that, from the viewpoint of committing to the Transactions, Mr. Toyoda, who is the Chairman of the Board of Directors and Representative Director of TMC, becoming a shareholder who directly or indirectly holds voting rights in the Target Company would be the best way for the entire Toyota Group (consisting of a total of 18 companies (as of March 31, 2025), including Toyota Fudosan, TMC, and the Three Toyota Group Companies, although not necessarily parent or subsidiary companies, related companies, or jointly controlled companies; the same applies hereinafter) to grow and that the Common Shares Contribution (Mr. Toyoda) was considered independently of whether or not Mr. Toyoda would tender his shares in the Tender Offer, the Offeror believes that the Common Shares Contribution (Mr. Toyoda) will not provide any consideration for tendering shares in the Tender Offer and that it will not conflict with the purpose of the regulation on uniformity with respect to tender offer prices (Article 27-2, Paragraph 3 of the Act).

The Offeror has set the minimum number of shares to be purchased in the Tender Offer stated in (i) above at 126,215,300 shares (ownership percentage: 42.01%). If the total number of share certificates, etc. tendered in the Tender Offer (the “**Tendered Share Certificates, Etc.**”) is less than the minimum number of shares to be purchased (126,215,300 shares), then the Offeror will not purchase any of the Tendered Share Certificates, Etc. The minimum number of shares to be purchased (126,215,300 shares) has been set to be the number of shares obtained from (a) the total number of issued shares of the Target Company as of September 30, 2025 (325,840,640 shares) as stated in the Target Company’s Financial Results minus the number of treasury shares held by the Target Company as of September 30, 2025 (25,366,768 shares), (b) dividing that number of shares (300,473,872 shares) by one unit of the Target Company Shares (100 shares) (rounded down to the nearest whole number), (c) multiplying that number by two-thirds, (d) deducting from that number of voting rights (2,003,159 voting rights, rounded up to the nearest whole number) the number of voting rights (741,006 voting rights) represented by the Target Company Shares Held by TMC (74,100,604 shares; ownership percentage: 24.66%), and then (e) multiplying that number of voting rights by one unit of the Target Company Shares (100 shares) (resulting in 126,215,300 shares; ownership

percentage: 42.01%). Given that, if the Offeror is unable to acquire all of the Shares Subject to the Tender Offer, as stated in “(4) Policy for organizational restructuring after the Tender Offer (matters relating to a so-called “Two-Step Acquisition”)” below, the Offeror will request the Target Company after the successful completion of the Tender Offer to carry out the Squeeze-Out Procedures prior to the Share Repurchase for the purpose of making the Offeror and TMC the only shareholders of the Target Company and taking the Target Company Shares private, and given that a special resolution in the shareholders’ meeting as provided for in Article 309, Paragraph 2 of the Companies Act is required for carrying out the procedures in the Share Consolidation for the Squeeze-Out Procedures, the abovementioned minimum number of shares to be purchased has been set so that the Offeror and TMC will collectively own two-thirds or more of the total number of voting rights of all shareholders of the Target Company after the successful completion of the Tender Offer in order to ensure that the Transactions will be carried out. Furthermore, because the Offeror intends to take the Target Company Shares private by acquiring all of the Shares Subject to the Tender Offer, the Offeror has not set a limit on the maximum number of shares to be purchased in the Tender Offer, and if the total number of Tendered Share Certificates, Etc. is equal to or greater than the minimum number of the shares to be purchased (126,215,300 shares), then the Offeror will purchase all of the Tendered Share Certificates, Etc.

As stated in “(2) Deposits or borrowings allocable for funds required for tender offer” in “8. Funds required for tender offer” below, the Offeror plans to procure the funds required for the settlement of the Tender Offer through the Common Shares Contribution (Offeror’s Parent Company (First Contribution)) and the loans from Sumitomo Mitsui Banking Corporation (“**Sumitomo Mitsui Banking**”), MUFG Bank, Ltd. (“**MUFG Bank**”), and Mizuho Bank, Ltd. (“**Mizuho Bank**”; the loans are collectively referred to as the “**Bank Loans**”) and, subject to the satisfaction of the conditions precedent required under the loan agreements for the Bank Loans, including the successful completion of the Tender Offer, the Offeror also plans to receive the Common Shares Contribution (Offeror’s Parent Company (First Contribution)) and the Bank Loans by no later than the Business Day immediately prior to the commencement date of the settlement of the Tender Offer. The details of the loan terms of the Bank Loans will be specified in the loan agreements for the Bank Loans upon separate consultation with each bank. The loan agreements for the Bank Loans will stipulate that all of the issued common shares of the Offeror to be held by the Offeror’s Parent Company, the Target Company Shares to be acquired by the Offeror through the Tender Offer, and the assets held by the Target Company and its major subsidiaries, will be provided as security. Of the assets to be provided as security for the Bank Loans, the assets held by the Target Company and its major subsidiaries will be provided as security after the Squeeze-Out Procedures are completed.

In connection with the Tender Offer, Toyota Fudosan has executed a master agreement dated as of June 3, 2025 with TMC (the “**Master Agreement**”) pursuant to which: (i) TMC will not tender any of the Target Company Shares Held by TMC in the Tender Offer; (ii) TMC will make the Preferred Shares Contribution; (iii) TMC will conduct the Tender Offer for Own Shares (TMC) on the condition that a resolution has been adopted by the board of directors of TMC to conduct the Tender Offer for Own Shares (TMC); and (iv) TMC will sell all of the Target Company Shares Held by TMC in accordance with the Share Repurchase after the Squeeze-Out Procedures are completed. It has been agreed in the Master Agreement that, after the establishment of the Offeror and the Offeror’s

Parent Company, the Offeror and the Offeror’s Parent Company will also become parties to the Master Agreement, and the Offeror and the Offeror’s Parent Company became parties to the Master Agreement on June 20, 2025. For details of the Master Agreement, please refer to “(6) Matters relating to material agreements regarding the Tender Offer” below.

Toyota Fudosan intends to tender all of the Target Company Shares Held by Toyota Fudosan in the Tender Offer. Furthermore, Toyota Fudosan has obtained confirmation via e-mail from Denso on May 29, 2025, from Toyota Tsusho on June 3, 2025, and from Aisin on May 27, 2025, respectively, that: (i) Denso intends to tender all of the Target Company Shares held by Denso (14,823,500 shares (ownership percentage: 4.93%)); (ii) Toyota Tsusho intends to tender all of the Target Company Shares held by Toyota Tsusho (15,294,053 shares (ownership percentage: 5.09%)); and (iii) Aisin intends to tender all of the Target Company Shares held by Aisin (6,578,372 shares (ownership percentage: 2.19%)) in the Tender Offer. The details of the Tender Offers for Own Shares stated in (iii) and (vi) above are summarized below.

(i) The Tender Offer for Own Shares (TMC)

According to the “Notice Concerning the Planned Tender Offer for Own Shares and Determination of Matters Relating to the Repurchase of Shares and the Retirement of Treasury Shares” announced on June 3, 2025 by TMC (the “**Press Release Concerning the Tender Offer for Own Shares (TMC)**”), TMC decided, by way of a written resolution in lieu of a resolution of its board of directors as of June 3, 2025 in accordance with Article 370 of the Companies Act and the provisions of the Articles of Incorporation of TMC, that it intends to conduct a share repurchase, and the Tender Offer for Own Shares (TMC) as the specific method for such repurchase, pursuant to Article 156, Paragraph 1 of the Companies Act as applied by replacing certain terms under Article 165, Paragraph 3 of the same Act and the provisions of the Articles of Incorporation of TMC.

Subsequently, according to the “Notice Concerning Changes to Terms and Conditions of the Tender Offer for Own Shares and Changes to Matters Relating to the Repurchase of Shares” announced by TMC on January 14, 2026 (the “**Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (TMC)**”), TMC, at the board of directors meeting held on January 14, 2026, resolved to change the purchase price of the Tender Offer for Own Shares (TMC) (the “**Tender Offer Price for Own Shares (TMC)**”) from (a) the price discounted 10% from the lower of: (i) the closing price of TMC’s common shares on the Prime Market of the Tokyo Stock Exchange on the Business Day immediately preceding the date of resolution at the board of directors meeting that finally determines the Tender Offer Price for Own Shares (TMC); or (ii) the simple average closing price of TMC’s common shares on the Prime Market of the Tokyo Stock Exchange for the past one month up to the same day (rounded to the nearest yen; provided, however, that if such price exceeds 2,691 yen (rounded to the nearest yen), which is the closing price of TMC’s common shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, the Business Day immediately preceding the date of resolution concerning the planned Tender Offer for Own Shares (TMC) at TMC’s board of directors meeting, 2,691 yen shall be used) to (b) the price discounted 10% from the lower of: (i) the closing price of TMC’s common shares on the Prime Market of the Tokyo Stock Exchange on the Business Day immediately preceding

the date of resolution at the board of directors meeting that finally determines the Tender Offer Price for Own Shares (TMC); or (ii) the simple average closing price of TMC's common shares on the Prime Market of the Tokyo Stock Exchange for the past one month up to the same day (rounded to the nearest yen; provided, however, that if such price exceeds 3,641 yen, which is the closing price of TMC's common shares on the Prime Market of the Tokyo Stock Exchange on January 13, 2026, the Business Day immediately preceding the date of resolution concerning the planned Tender Offer for Own Shares (TMC) at TMC's board of directors meeting, 3,641 yen shall be used) and accordingly to change the total purchase price for the share repurchase to up to 4,341,277,243,820 yen.

In the Tender Offer Agreement, subject to the successful completion of the Tender Offer, the settlement thereof, and TMC's commencement of the Tender Offer for Own Shares (TMC) thereafter, the Target Company has agreed to tender all of the common shares of TMC held by the Target Company (1,192,330,920 shares; ownership percentage of TMC shares (Note 15): 9.15%) in the Tender Offer for Own Shares (TMC). For details of the Tender Offer for Own Shares (TMC), please refer to the Press Release Concerning the Tender Offer for Own Shares (TMC) and the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (TMC).

Note 15: "Ownership percentage of TMC shares" means the ratio of the shares owned (rounded to two decimal places) to the number of shares (13,033,389,219 shares) obtained from the total number of issued shares of TMC as of September 30, 2025 (15,794,987,460 shares) as stated in the "Consolidated Financial Results for the Second Quarter (Interim Period) of the Fiscal Year Ended March 31, 2026 (IFRS)" announced by TMC on November 5, 2025 minus the number of treasury shares held by TMC as of September 30, 2025 (2,761,598,241 shares).

(ii) The Tender Offer for Own Shares (Denso)

According to the "Notice Regarding Share Repurchase and Expected Commencement of Tender Offer for Own Shares" announced on June 3, 2025 by Denso (the "**Press Release Concerning the Tender Offer for Own Shares (Denso)**"), Denso decided, by way of a written resolution in lieu of a resolution of its board of directors as of June 3, 2025 in accordance with Article 370 of the Companies Act and the provisions of the Articles of Incorporation of Denso, that it intends to conduct a share repurchase, and the Tender Offer for Own Shares (Denso) as the specific method for such repurchase, pursuant to Article 156, Paragraph 1 of the Companies Act as applied by replacing certain terms under Article 165, Paragraph 3 of the same Act and the provisions of the Articles of Incorporation of Denso.

Subsequently, according to the "Notice Regarding Change of Conditions of Purchase of Tender Offer for Own Shares" announced by Denso on January 14, 2026 (the "**Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Denso)**"), Denso resolved by way of a written resolution dated January 14, 2026 in lieu of a board resolution under Article 370 of the Companies Act and its articles of incorporation, to change the purchase price in the Tender Offer for Own Shares (Denso) (the "**Tender Offer Price for Own Shares**

(Denso)” from the price obtained by applying a 10% discount to the lower of the closing price of Denso’s common shares on the Prime Market of the Tokyo Stock Exchange on the Business Day immediately preceding the date of the board resolution of the final decision on the Tender Offer Price for Own Shares (Denso) or the simple average of closing prices of Denso’s common shares on the Prime Market of the Tokyo Stock Exchange for one month until the said date (such price is rounded to the nearest whole yen; provided, however, that if such price exceeds the closing price of Denso’s common shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025 (1,935 yen (rounded to the nearest whole yen)) which is the Business Day immediately preceding the date of the board resolution on the expected implementation of the Tender Offer for Own Shares (Denso), then it would be 1,935 yen), to the price obtained by applying a 10% discount to the lower of the closing price of Denso’s common shares on the Prime Market of the Tokyo Stock Exchange on the Business Day immediately preceding the date of the board resolution of the final decision on the Tender Offer Price for Own Shares (Denso) or the simple average of closing prices of Denso’s common shares on the Prime Market of the Tokyo Stock Exchange for one month until the said date (such price is rounded to the nearest whole yen; provided, however, that if such price exceeds the closing price of Denso’s common shares on the Prime Market of the Tokyo Stock Exchange on January 13, 2026 (2,209 yen (rounded to the nearest whole yen)) which is the Business Day immediately preceding the date of the board resolution on the change of the conditions of the Tender Offer for Own Shares (Denso), then it would be 2,209 yen). Furthermore, according to the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Denso), due to Denso’s plan to announce the mid-term management plan for 2030 around March 2026, Denso intends to commence the Tender Offer for Own Shares (Denso) after the announcement of its financial results for the fourth quarter of the fiscal year ending March 31, 2026, which is scheduled for April 28, 2026.

In the Tender Offer Agreement, subject to the successful completion of the Tender Offer, the settlement thereof, and Denso’s commencement of the Tender Offer for Own Shares (Denso) thereafter, the Target Company has agreed to tender all of the common shares of Denso held by the Target Company (157,705,656 shares; ownership percentage of Denso shares (Note 16): 5.86%) and all of the common shares of Denso entrusted to Sumitomo Mitsui Trust Bank, Limited (reentrusted to Custody Bank of Japan, Ltd.) as trust assets in a retirement benefit trust (27,192,000 shares; ownership percentage of Denso shares: 1.01%) (184,897,656 shares in total; ownership percentage of Denso shares: 6.87%) in the Tender Offer for Own Shares (Denso).

For details of the Tender Offer for Own Shares (Denso), please refer to the Press Release Concerning the Tender Offer for Own Shares (Denso) and the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Denso).

Note 16: “Ownership percentage of Denso shares” means the ratio of the shares owned (rounded to two decimal places) to the number of shares (2,689,424,448 shares) obtained from (i) the total number of issued shares of Denso as of September 30, 2025 (2,910,979,691 shares) as stated in the “Consolidated Financial Results for the Second Quarter (Interim Period) of the Fiscal Year Ended March 31, 2026 (IFRS)” announced by Denso on October 31, 2025 minus (ii) the number of treasury shares (221,555,243

shares) obtained from the number of treasury shares held by Denso as of September 30, 2025 (206,952,043 shares) plus the number of own shares acquired through the share repurchase conducted by Denso during the period from October 1, 2025 to October 27, 2025 (14,603,200 shares) as stated in the “Notice Concerning Status and Completion of Stock Repurchases” announced by Denso on October 28, 2025.

(iii) The Tender Offer for Own Shares (Toyota Tsusho)

According to the “Notice Concerning the Planned Share Repurchase and the Tender Offer for Own Shares” announced on June 3, 2025 by Toyota Tsusho (the “**Press Release Concerning the Tender Offer for Own Shares (Toyota Tsusho)**”), Toyota Tsusho decided, by way of a written resolution in lieu of a resolution of its board of directors as of June 3, 2025 in accordance with Article 370 of the Companies Act and the provisions of the Articles of Incorporation of Toyota Tsusho, that it intends to conduct a share repurchase, and the Tender Offer for Own Shares (Toyota Tsusho) as the specific method for such repurchase, in accordance with the provisions of the Articles of Incorporation of Toyota Tsusho pursuant to Article 459, Paragraph 1 of the Companies Act and the provisions of Article 156, Paragraph 1 of the same Act.

Subsequently, according to the “Notice Concerning Amendment of Terms of Repurchase, etc. of the Tender Offer for Own Shares” announced by Toyota Tsusho on January 14, 2026 (the “**Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Toyota Tsusho)**”), Toyota Tsusho resolved, by written resolution dated January 14, 2026 in lieu of a resolution at a board of directors meeting pursuant to the provisions of Article 370 of the Companies Act and the provisions of its articles of incorporation, to amend the purchase price in the Tender Offer for Own Shares (Toyota Tsusho) (the “**Tender Offer Price for Own Shares (Toyota Tsusho)**”) from the lower of the closing price of Toyota Tsusho’s common shares on the Prime Market of the Tokyo Stock Exchange on the Business Day preceding the date of the resolution of the board of directors to finally determine the Tender Offer Price for Own Shares (Toyota Tsusho) or the simple average of the closing prices of Toyota Tsusho’s common shares on the Prime Market of the Tokyo Stock Exchange for the past one month up to that date, with a 10% discount applied (rounded to the nearest yen; however, 3,054 yen in case that the amount exceeds the closing price of 3,054 yen on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, which is the Business Day preceding the date of the resolution of the board of directors regarding the planned implementation of the Tender Offer for Own Shares (Toyota Tsusho), to the lower of the closing price of the Toyota Tsusho’s common shares on the Prime Market of the Tokyo Stock Exchange on the Business Day preceding the date of the resolution of the board of directors to finally determine the Tender Offer Price for Own Shares (Toyota Tsusho) or the simple average of the closing prices of the Toyota Tsusho’s common shares on the Prime Market of the Tokyo Stock Exchange for the past one month up to that date, with a 10% discount applied (rounded to the nearest yen; however, 5,862 yen in case that the amount exceeds the closing price of 5,862 yen of the Toyota Tsusho’s common shares on the Prime Market of the Tokyo Stock Exchange on January 13, 2026, which is the Business Day preceding the date of the resolution of the board of directors regarding the amendment of conditions of the planned Tender Offer for Own Shares (Toyota Tsusho)).

In the Tender Offer Agreement, subject to the successful completion of the Tender Offer, the settlement thereof, and Toyota Tsusho's commencement of the Tender Offer for Own Shares (Toyota Tsusho) thereafter, the Target Company has agreed to tender all of the common shares of Toyota Tsusho held by the Target Company (118,095,402 shares; ownership percentage of Toyota Tsusho shares (Note 17): 11.19%) in the Tender Offer for Own Shares (Toyota Tsusho). For details of the Tender Offer for Own Shares (Toyota Tsusho), please refer to the Press Release Concerning the Tender Offer for Own Shares (Toyota Tsusho) and the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Toyota Tsusho).

Note 17: "Ownership percentage of Toyota Tsusho shares" means the ratio of the shares owned (rounded to two decimal places) to the number of shares (1,055,776,624 shares) obtained by deducting the treasury shares held by Toyota Tsusho as of September 30, 2025 (6,392,924 shares) from the total number of issued shares of Toyota Tsusho as of September 30, 2025 (1,062,169,548 shares) as stated in the "Consolidated Financial Results for the Second Quarter (Interim Period) of the Fiscal Year Ended March 31, 2026 (IFRS)" announced by Toyota Tsusho on October 31, 2025.

(iv) The Tender Offer for Own Shares (Aisin)

According to the "Notice Concerning Changes in Matters Concerning Share Repurchase and Planned Commencement of Tender Offer for Own Shares" announced on June 3, 2025 by Aisin (the "**Press Release Concerning the Tender Offer for Own Shares (Aisin)**"); together with the Press Release Concerning the Tender Offer for Own Shares (TMC), the Press Release Concerning the Tender Offer for Own Shares (Denso), and the Press Release Concerning the Tender Offer for Own Shares (Toyota Tsusho), the "**Press Releases Concerning the Tender Offers for Own Shares**", Aisin resolved at the meeting of its board of directors held on June 3, 2025 that it intends to conduct a share repurchase, and the Tender Offer for Own Shares (Aisin) as the specific method for such repurchase, pursuant to Article 156, Paragraph 1 of the Companies Act as applied by replacing certain terms under Article 165, Paragraph 3 of the same Act and the provisions of the Articles of Incorporation of Aisin.

Subsequently, according to the "Notice Concerning Changes to the Tender Offer Conditions for Own Share Tender Offer and Changes in Matters Concerning Share Repurchase" announced by Aisin on January 14, 2026 (the "**Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Aisin)**"); together with the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (TMC), the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Denso), and the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Toyota Tsusho), the "**Press Releases Concerning Amendment to Conditions of the Tender Offer for Own Shares**", Aisin passed a resolution at its board of directors meeting held on January 14, 2026 to change the method for determining the price of the Tender Offer for Own Shares (Aisin) (the "**Tender Offer Price for Own Shares (Aisin)**") so that, instead of being set at the lower of (a) the closing price of Aisin's common shares on the Prime Market of the Tokyo Stock Exchange for the Business Day prior to the date of the board of directors' resolution to finally

determine the Tender Offer Price for Own Shares (Aisin) or (b) the simple average of the closing price of Aisin's common shares on the Prime Market of the Tokyo Stock Exchange for the past one month up to the Business Day above; whichever the case, with a 10% discount on the price (rounded to the nearest whole number; however, if the price exceeds the closing price of 1,791 yen (rounded to the nearest whole number) of Aisin's common shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, which is the Business Day prior to the board of directors meeting that will pass the resolution for the planned implementation of the Tender Offer for Own Shares (Aisin), then 1,791 yen), the Tender Offer Price for Own Shares (Aisin) will be set at the lower of (a) the closing price of Aisin's common shares on the Prime Market of the Tokyo Stock Exchange for the Business Day prior to the date of the board of directors' resolution to finally determine the Tender Offer Price for Own Shares (Aisin) or (b) the simple average of the closing price of Aisin's common shares on the Prime Market of the Tokyo Stock Exchange for the past one month up to the Business Day above; whichever the case, with a 10% discount on the price (rounded to the nearest whole number, however, if the price exceeds the closing price of 3,078 yen (rounded to the nearest whole number) of Aisin's common shares on the Prime Market of the Tokyo Stock Exchange on January 13, 2026, which is the Business Day prior to the board of directors meeting that will pass the resolution to change the tender offer conditions, then 3,078 yen).

In the Tender Offer Agreement, subject to the successful completion of the Tender Offer, the settlement thereof, and Aisin's commencement of the Tender Offer for Own Shares (Aisin) thereafter, the Target Company has agreed to tender all of the common shares of Aisin held by the Target Company (23,239,227 shares; ownership percentage of Aisin shares (Note 18): 3.20%) in the Tender Offer for Own Shares (Aisin). For details of the Tender Offer for Own Shares (Aisin), please refer to the Press Release Concerning the Tender Offer for Own Shares (Aisin) and the Press Release Concerning Amendment to Conditions of the Tender Offer for Own Shares (Aisin).

Note 18: "Ownership percentage of Aisin shares" means the ratio of the shares owned (rounded to two decimal places) to the number of shares (725,364,635 shares) obtained from (i) the total number of issued shares of Aisin as of September 30, 2025 (759,023,902 shares) as stated in the "Consolidated Financial Results for the Second Quarter (Interim Period) of the Fiscal Year Ended March 31, 2026 (IFRS)" announced by Aisin on October 31, 2025 minus (ii) the number of treasury shares (33,659,267 shares) obtained from the number of treasury shares held by Aisin as of September 30, 2025 (21,272,967 shares) plus the number of own shares acquired through the share repurchase conducted by Aisin during the period from October 1, 2025 to October 31, 2025 (5,034,100 shares) as stated in the "Notice Concerning Status of Share Repurchases" announced by Aisin on November 6, 2025, the number of own shares acquired through the share repurchase conducted by Aisin during the period from November 1, 2025 to November 30, 2025 (3,877,300 shares) as stated in the "Notice Concerning Status of Share Repurchases" announced by Aisin on December 4, 2025, and the number of own shares acquired through the share repurchase conducted by Aisin during the period from December 1, 2025 to December 31, 2025 (3,474,900 shares) as stated in the "Notice

Concerning Status of Share Repurchases" announced by Aisin on January 9, 2026.

In addition, Toyota Fudosan did not provide any explanations on matters regarding the Tender Offer to the Target Company's shareholders (excluding TMC, the Three Toyota Group Companies, and Mr. Toyoda) prior to the announcement of the planned commencement of the Tender Offer from the perspective of the confidentiality of the Transactions under consideration, and none of those shareholders informed the Offeror of any intention to tender the Target Company Shares they hold in the Tender Offer. However, from early December 2025, the Offeror requested multiple shareholders of the Target Company to tender their shares in the Tender Offer from the perspective of increasing the likelihood of the successful completion of the Tender Offer, taking into consideration the number of shares held, the expected number of shares to be tendered, and other factors. Subsequently, by January 14, 2026, each of (a) JTEKT Corporation (2,002,625 shares; ownership percentage: 0.67%), (b) Aichi Steel Corporation (478,305 shares; ownership percentage: 0.16%), (c) Toyota Physical and Chemical Research Institute (119,000 shares; ownership percentage: 0.04%), (d) Aisan Industry Co., Ltd. (113,557 shares; ownership percentage: 0.04%), (e) Toyota L&F Hiroshima Co., Ltd. (100,494 shares; ownership percentage: 0.03%), (f) Toyota Mizunami Development Co., Ltd. (99,300 shares; ownership percentage: 0.03%), (g) Taiho Kogyo Co., Ltd. (81,500 shares; ownership percentage: 0.03%), (h) Toyota Boshoku Corporation (33,985 shares; ownership percentage: 0.01%), (i) Kowa Company, Ltd. (565,050 shares; ownership percentage: 0.19%), (j) Asai Sangyo Co., Ltd. (292,500 shares; ownership percentage: 0.10%), or (k) Aioi Nissay Dowa Insurance Co., Ltd. (3,922,472 shares; ownership percentage: 1.31%), (l) Mitsui Sumitomo Insurance Company, Limited (2,619,400 shares; ownership percentage: 0.87%), and (m) Tokyo Marine & Nichido Fire Insurance Co., Ltd. (2,019,550 shares; ownership percentage: 0.67%) (shareholders (a) through (m) are collectively referred to as the "**Shareholders Expressing Intent to Tender Shares**") had informed the Offeror that it intended to tender all of the Target Company Shares that it holds (total number of shares held: 12,447,738 shares; total ownership percentage: 4.14%) in the Tender Offer. The Offeror has only received notice from each of the Shareholders Expressing Intent to Tender Shares of its intent to tender its shares and has not executed any tender agreements with any such shareholder. Accordingly, each of the Shareholders Expressing Intent to Tender Shares are not restricted from changing its intent to tender its shares in the Tender Offer.

Furthermore, in the Share Repurchase stated in (v) above, the Target Company plans to acquire the Target Company Shares Held by TMC at a total of approximately 1.1479 trillion yen (if any fractions less than one share arise in the Target Company Shares Held by TMC as a result of the Squeeze-Out Procedures, the amount shall be the amount that remains after deducting the amount to be paid to TMC as consideration for the fractions). While the Share Repurchase will be conducted within the limit of the distributable amount of the Target Company, the Target Company plans to obtain the funds necessary for the Share Repurchase using deposits held by the Target Company and the consideration received by the Target Company from tendering the shares of TMC and the Three Toyota Group Companies held by the Target Company in the Tender Offers for Own Shares. If it is necessary to secure the distributable amount for the purpose of lawfully implementing the Share Repurchase, the Target Company will reduce its stated capital and reserves in accordance with Article 447, Paragraph 1 and Article 448, Paragraph 1 of the Companies Act and conduct a provisional settlement of accounts by preparing provisional financial

statements as provided for in Article 441, Paragraph 1 of the same Act.

The acquisition price of the Target Company Shares Held by TMC in the Share Repurchase (the price per share prior to the implementation of the Squeeze-Out Procedures; the “**Repurchase Price**”) is expected to be 15,491 yen per Target Company Share prior to the Share Consolidation, which has been set with respect to TMC, a corporation subject to the provisions for exclusion of deemed dividends from taxable income under the Corporation Tax Act (Act No. 34 of 1965, as amended; hereinafter the same), so that (i) the amount calculated as the proceeds after tax if the Share Repurchase were to be conducted at the Repurchase Price is equivalent to (ii) the proceeds after tax to be received if TMC were to tender its shares in the Tender Offer at the Tender Offer Price. In addition to the fact that the Share Repurchase and the Tender Offer are independent transactions, given that the acquisition price per Target Company Share in the Share Repurchase (based on the price prior to the implementation of the Share Consolidation) has not been set at a level that would benefit TMC relative to the minority shareholders of the Target Company, the Offeror believes that it will not conflict with the purpose of the regulation on uniformity with respect to tender offer prices (Article 27-2, Paragraph 3 of the Act).

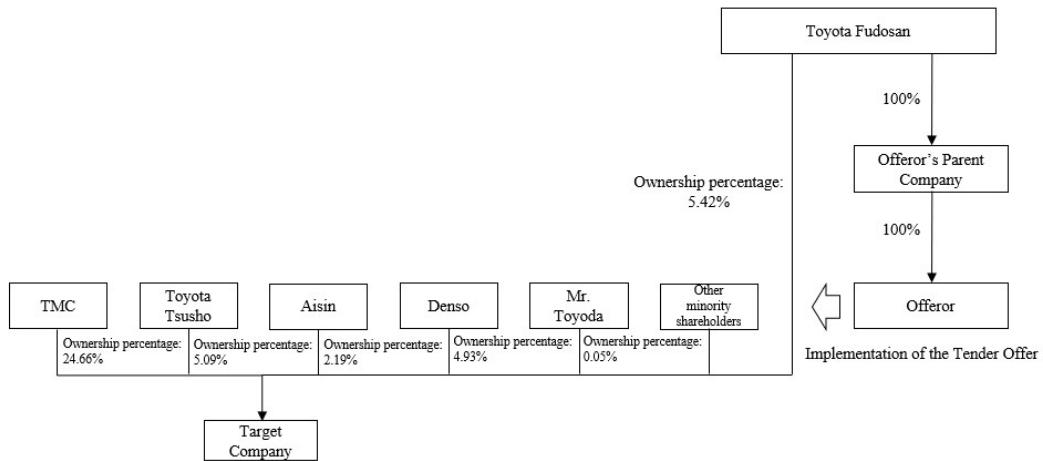
Structure of the Transactions

(i) As of the date hereof

As of the date hereof, TMC holds 74,100,604 shares (ownership percentage: 24.66%), Toyota Tsusho holds 15,294,053 shares (ownership percentage: 5.09%), Aisin holds 6,578,372 shares (ownership percentage: 2.19%), Denso holds 14,823,500 shares (ownership percentage: 4.93%), Mr. Toyoda holds 141,600 shares (ownership percentage: 0.05%), and Toyota Fudosan holds 16,291,374 shares (ownership percentage: 5.42%) of the Target Company Shares and the remaining Target Company Shares are held by other minority shareholders.

In addition, Toyota Fudosan established the Offeror’s Parent Company and the Offeror on June 9, 2025. The Offeror will conduct the Tender Offer for all of the Shares Subject to the Tender Offer.

Toyota Fudosan, the Three Toyota Group Companies, and the Shareholders Expressing Intent to Tender Shares intend to tender all of the Target Company Shares they hold in the Tender Offer.

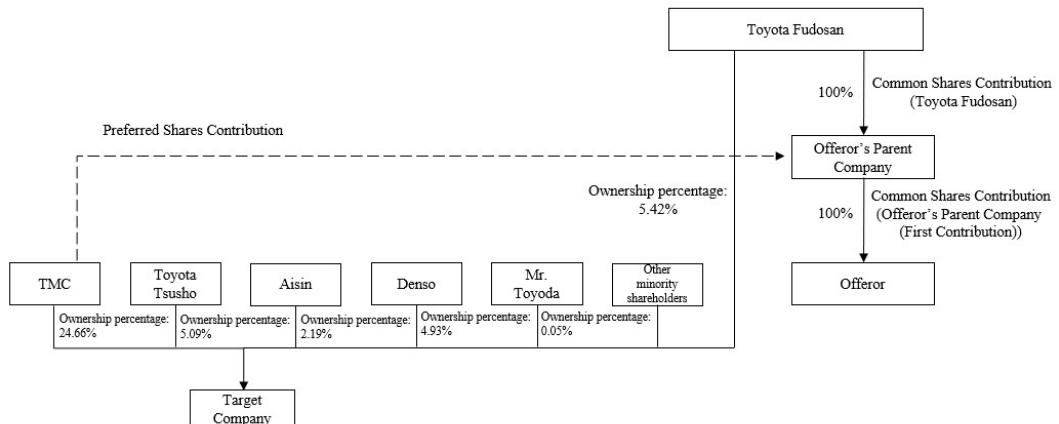


(ii) Successful completion and settlement of the Tender Offer

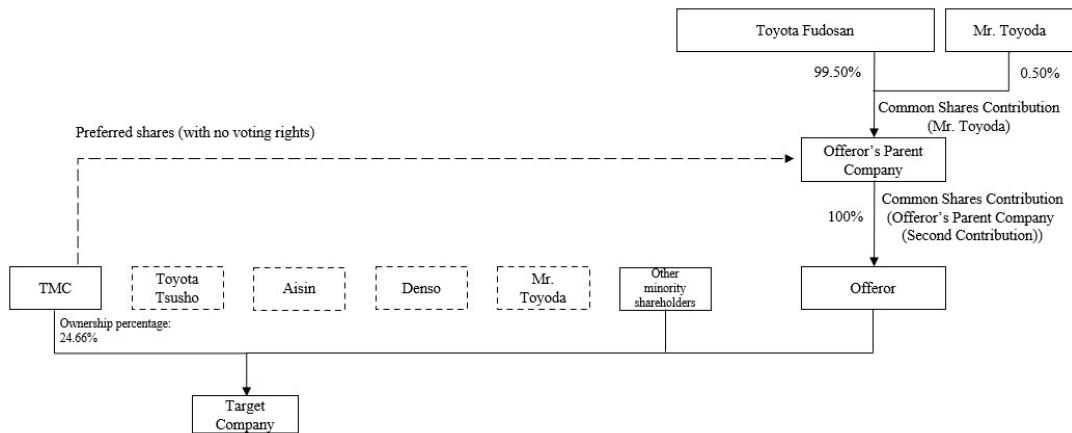
If the Tender Offer is successfully completed, the Offeror will conduct the settlement of the Tender Offer. By no later than the Business Day immediately prior to the commencement date of the settlement of the Tender Offer, Toyota Fudosan will make the Common Shares Contribution (Toyota Fudosan), and TMC will make the Preferred Shares Contribution. In addition, the Offeror's Parent Company will make the Common Shares Contribution (Offeror's Parent Company (First Contribution)) after the Common Shares Contribution (Toyota Fudosan) and the Preferred Shares Contribution.

After the settlement of the Tender Offer, Mr. Toyoda will make the Common Shares Contribution (Mr. Toyoda). In addition, the Offeror's Parent Company will make the Common Shares Contribution (Offeror's Parent Company (Second Contribution)) after the Common Shares Contribution (Mr. Toyoda).

Before the settlement of the Tender Offer

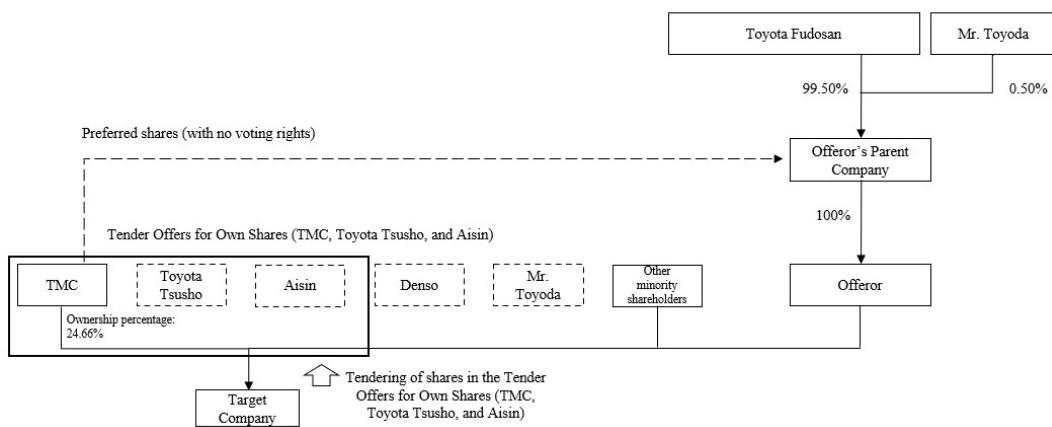


After the settlement of the Tender Offer, the Common Shares Contribution (Mr. Toyoda), and the Common Shares Contribution (Offeror's Parent Company (Second Contribution))



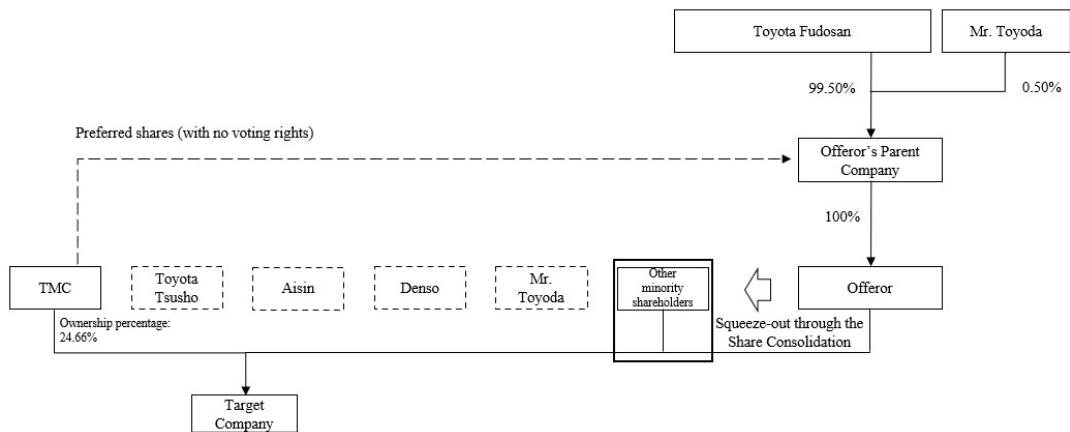
(iii) The Tender Offers for Own Shares (TMC, Toyota Tsusho, and Aisin) (by mid or late April 2026)

Subject to the successful completion of the Tender Offer and the settlement thereof, TMC, Toyota Tsusho, and Aisin will conduct the Tender Offers for Own Shares (TMC, Toyota Tsusho, and Aisin), and the Target Company will tender the shares of TMC, Toyota Tsusho, and Aisin held by the Target Company in the Tender Offers for Own Shares (TMC, Toyota Tsusho, and Aisin). Please refer to (vi) below for details of the Tender Offer for Own Shares (Denso).



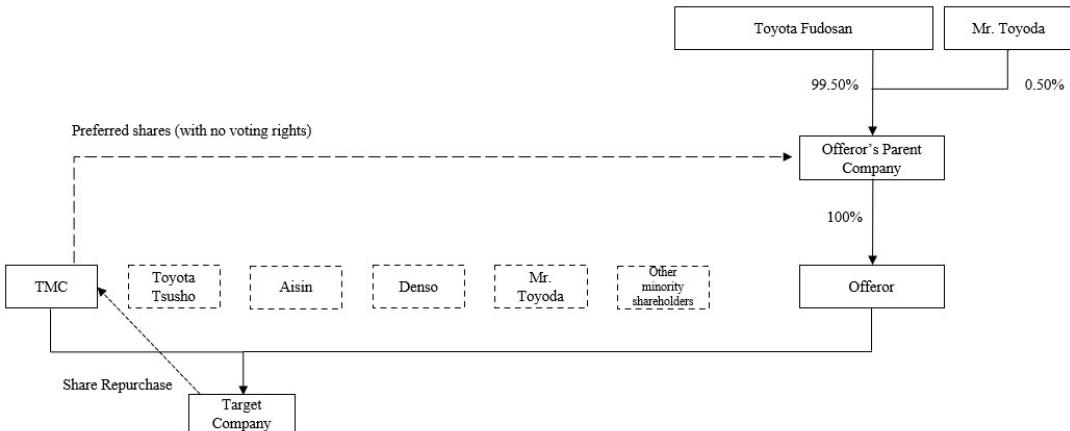
(iv) The Squeeze-Out Procedures (by mid-May 2026)

After the successful completion of the Tender Offer, the Offeror will request the Target Company to implement the Squeeze-Out Procedures, and the Target Company will make the Offeror and TMC the only shareholders of the Target Company by implementing the Squeeze-Out Procedures.



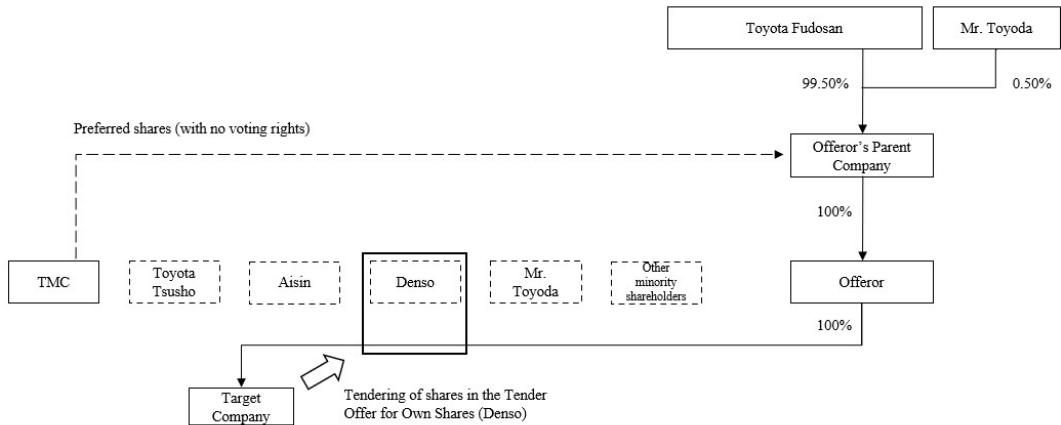
(v) The Share Repurchase (by mid or late May 2026)

After completing the Squeeze-Out Procedures, the Target Company will acquire all of the Target Company Shares Held by TMC through the Share Repurchase. The Share Repurchase is in any event intended to be conducted after the delisting of the Target Company Shares. As the delisted shares will not constitute “listed share certificates, etc.” (Article 24-6, Paragraph 1 of the Act and Article 4-3 of the Order for Enforcement of the Financial Instruments and Exchange Act (Cabinet Order No. 321 of 1965, as amended)), which would be subject to a tender offer for own shares (Article 27-22-2 of the Act), a tender offer for own shares is not planned to be conducted for the Share Repurchase.



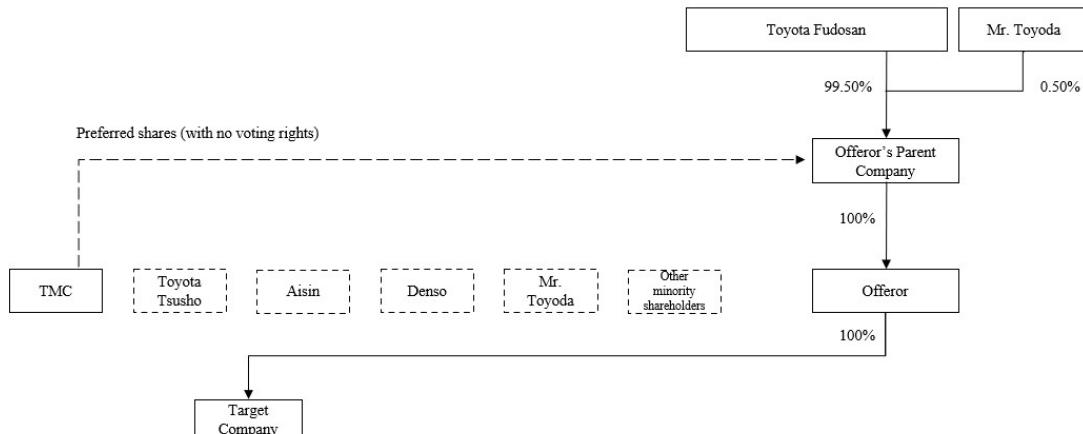
(vi) The Tender Offer for Own Shares (Denso) (by late June 2026)

Subject to the successful completion of the Tender Offer and the settlement thereof, Denso will conduct the Tender Offer for Own Shares (Denso), and the Target Company will tender the shares of Denso held by the Target Company in the Tender Offer for Own Shares (Denso).



(vii) After the implementation of the Transactions

After the completion of the Share Repurchase, the Offeror is planned to hold all of the issued shares of the Target Company (excluding own shares), and after the completion of the Tender Offers for Own Shares, the Target Company is planned not to hold any shares in TMC or the Three Toyota Group Companies.



Toyota Fudosan is considering implementing an absorption-type merger in which the Target Company will be the surviving company and the Offeror will be the dissolved company following the completion of the Transactions. However, the implementation of the absorption-type merger, including details such as the timing and specific terms and conditions thereof, has not yet been decided as of the date hereof.

According to the Target Company, at the board of directors meeting of the Target Company held on June 3, 2025, a resolution was adopted that if the Tender Offer commences, the position of the Target Company as of the same day is that it will express an opinion in support of the Tender Offer and that it will leave the decision regarding whether to tender their shares in the Tender Offer to the discretion of the Target Company's shareholders.

Subsequently, the Target Company was informed by the Offeror on December 5, 2025, that the Offeror may commence the Tender Offer from January 15, 2026, subject to the satisfaction (or waiver) of the Tender Offer Conditions Precedent depending on the progress of the clearance procedures required under the procedures and steps for making

applications to gain approval for the Transactions under the Financial Services and Markets Act 2000 (“**U.K. FCA Application**”; such procedures and steps, the “**Response to U.K. Financial Regulations**”). In addition, the Target Company was informed by the Offeror on January 13, 2026 that the Obtainment of Clearances, including the Response to U.K. Financial Regulations, had been completed. In response to this, since the Target Company passed a resolution at the board of directors meeting held on June 3, 2025 that it would consult with the Special Committee to consider whether there is any change in the opinion expressed by the Special Committee to the board of directors of the Target Company as of June 3, 2025, and to provide the board of directors of the Target Company with a statement to that effect if there is no change, or the revised opinion if there is a change (the “**Additional Advisory Matters**”). While respecting to the utmost extent the details of the report submitted by the Special Committee on January 14, 2026 (the “**Report Dated January 14, 2026**”; for details of the Report Dated January 14, 2026, the specific details of the activities of the Special Committee, and other matters, please refer to “(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom” in “(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)” in “Process of calculation” in “(2) Price of tender offer” in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below), the Target Company carefully discussed and considered again details of various conditions of the Tender Offer, taking into consideration matters including the Target Company’s business results and market environment change after the board of directors meeting held on June 3, 2025, as well as the Tender Offer Price Change (for details of the background leading to the Tender Offer Price Change, please refer to “(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer” below).

As a result, as stated in “(c) Details of the decision-making by the Target Company” in “(ii) Decision-making process and details and reasons for the Target Company’s decision to issue the opinion to support the Tender Offer” in “(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer” below, at its board of directors meeting held on January 14, 2026, the Target Company adopted a resolution indicating that it would express an opinion in support of the Tender Offer again and that it would change its decision as of June 3, 2025 and recommend that shareholders of the Target Company tender their shares in the Tender Offer.

(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer

(i) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer

As described in “(1) Summary of the Tender Offer” above, Toyota Fudosan was established in August 1953 under the trade name of “Towa Fudosan Co., Ltd.” as a member of the Toyota Group, with all of its shareholders being companies belonging to the Toyota Group up until the present. Since its establishment, Toyota Fudosan has developed its business mainly in the development and operation of office buildings in the three areas of Nagoya, Tokyo, and Osaka. In recent years, Toyota Fudosan has been strengthening and expanding its business in the Tokyo area, by actively expanding the breadth of its business and the areas in

which it operates, including an arena development project in Tokyo’s Odaiba and Aomi areas and a redevelopment project in the area surrounding Fuji Speedway. Furthermore, Toyota Fudosan engages in the planning, development, and operation of various types of assets, including offices, commercial facilities, arenas, hotels and resorts, incubation spaces, event spaces and meeting rooms. As it looks to the future and embraces new challenges, the company changed its trade name from “Towa Fudosan” to “Toyota Fudosan” in April 2022, and in January 2024 established a dual head office system with head offices in Tokyo and Nagoya while promoting further urban development to expand its business breadth and areas in which it operates and take on the challenge of connecting urban development with mobility as a comprehensive developer in the Toyota Group. In addition, while having Toyota Group companies as shareholders, Toyota Fudosan aims to maintain a certain degree of independence in terms of capital and business operations while serving as an intermediary to facilitate smooth collaboration in business operations among Toyota Group companies, each of which are independent corporate entities, including listed companies, and also further promote the mid- to long-term growth of the Toyota Group as a whole.

On the other hand, according to the Target Company Press Release Dated June 3, 2025, the Target Company was founded in November 1926 in Kariya-shi, Aichi, as Toyoda Automatic Loom Works, Ltd. to manufacture “Type G Automatic Looms” invented by Sakichi Toyoda (the Target Company changed its trade name to the current Toyota Industries Corporation in August 2001). In August 1937, it separated its Automobile Manufacturing Department and founded Toyota Motor Co., Ltd. (now TMC); as such, since its establishment, the Target Company has diversified its business and expanded its business domains to include textile machinery, automobiles (vehicles, engines, car air-conditioning compressors, car electronics components and devices, etc.), and materials handling equipment. In May 1949, the Target Company was listed on the First Section of the Tokyo Stock Exchange, the Nagoya Stock Exchange, and the Osaka Stock Exchange, and is currently listed on the Prime Market of the Tokyo Stock Exchange and the Premier Market of the Nagoya Stock Exchange. The Target Company and its 281 subsidiaries and 19 affiliated companies (collectively, the “**Target Company Group**”) are mainly engaged in manufacturing and sale of materials handling equipment such as automobiles and lift trucks, as well as textile machinery, and developing its business activities.

“Vision 2030,” established by the Target Company in April 2019, shows the direction for the Target Company Group to achieve sustainable growth based on its founding spirit, “Toyoda Precepts,” while it continues to develop the “automobile” and “materials handling equipment and logistics solutions” businesses with the “textile machinery” business as the starting point, which has been its business since its founding, in harmony with society. The Target Company Group is sincerely confronting the changes and issues in society, and is working to improve the value of each business of the Target Company Group.

Specifically, first of all, in the mobility field centered on automobiles, regarding units and components essential for mobility, such as car air-conditioning compressors and car electronics, the Target Company aims to contribute to the growth of automakers not just for the superb quality and performance of the products but also for its stable and flexible supply structure and support capabilities.

In particular, to contribute to the electrification of vehicles, the Target Company is securing supply capacity for electric compressors and power electronics products (Note 19), which are in growing demand, and actively promoting R&D in next-generation models, and is working to advance into new fields, including bipolar nickel-metal hydride batteries for HEVs, which utilize its proprietary material and production technologies, and participate in development of lithium-ion batteries and solid-state batteries utilizing such knowledge.

Note 19: Power electronics products refer to electronic components and devices such as DC-DC converters and on-board chargers for electrified vehicles, as well as on-board AC inverters that make household electric appliances available in vehicles.

In addition, in the field of logistics solutions, the Target Company is aiming at supporting logistics operations of a wide variety of industries in all corners of the world by mainly offering lift trucks but also materials handling equipment and storage systems. It aims at further strengthening its competitiveness by leveraging its expanding value chain that encompasses sales and services based on its manufacturing capabilities and human resources cultivated in the mobility field and its experiences in pursuing highly reliable mass-produced products. In particular, the Target Company is accelerating initiatives to resolve social issues they face, including work style reforms and decrease in the workforce. Also, to meet increasingly diverse and complex needs in countries and regions around the world, the Target Company improves industry-leading automation technologies and cutting-edge environmental technologies at various-sized logistics sites, and through M&As and technical cooperation, is working to further enhance the comprehensive strengths of its products, fortify its business capabilities and increase its corporate value. Further, by possessing both mobility-related business and logistics solutions business, it aims for such possession to mutually enhance the respective strengths, and is working to advance into new fields.

As stated in “(1) Summary of the Tender Offer” above, the capital relationship between Toyota Fudosan and the Target Company began in August 1953, when Toyota Fudosan was established, as a result of the Target Company investing in Towa Real Estate Co., Ltd., the predecessor of Toyota Fudosan. As of the date hereof, the Target Company holds 4,742,000 common shares of Toyota Fudosan (ownership percentage of Toyota Fudosan shares (Note 20): 19.43%). In addition, as of the date hereof, Toyota Fudosan holds 16,291,374 Target Company Shares (ownership percentage: 5.42%).

Note 20: “Ownership percentage of Toyota Fudosan shares” means the ratio of the shares owned (rounded to two decimal places) to the total number of issued shares (24,400,000 shares) of Toyota Fudosan as of the date hereof.

TMC, which is a major, and is the largest, shareholder of the Target Company, originated from the Automobile Department, which was established in 1933 within Toyoda Automatic Loom Works, Ltd. (now the Target Company), which was founded in November 1926 in Kariya-shi, Aichi to manufacture “Type G Automatic Looms” invented by Sakichi Toyoda. Ever since its founding, TMC has sought to contribute to “a more prosperous society through the manufacture of automobiles,”

operating its business with a focus on vehicle production and sales. Currently, the automotive industry is in a once-in-a-century period of change, and with its mission of “producing happiness for all,” as a Toyota Group member, it is taking on challenges to “transform into a mobility company” and aiming to contribute to the development of the mobility industry in Japan and the world through these challenges.

According to TMC, mobility involves four perspectives (specifically, the movement of people, goods, information, and energy); among these, TMC is working on the evolution of cars from the perspective of movement of people and is aiming to contribute to the realization of a “mobility society” full of smiles. On the other hand, TMC believes that in order for the Toyota Group to “transform into a mobility company,” it is necessary to focus not only on movement of people but also on movement of goods. Under these circumstances, TMC believes that the Target Company, which engages in materials handling equipment business within the Toyota Group for development, manufacture, and sale of products and services of wide-ranging domains, from lift trucks to logistics equipment and systems, and which is a globally remarkable leading company regarding movement of goods, is indispensable for these transformations, and that it is important to further strengthen its competitiveness.

On the other hand, since fiscal year 2023, TMC has continuously been considering various options, including reviewing its capital relationship with the Target Company, as part of Toyota Group companies’ efforts to improve capital efficiency by effectively utilizing the funds obtained by selling shares mutually owned by them, while maintaining a capital relationship that allows them to maintain a good relationship to date, for the purpose of realizing further growth for the Toyota Group.

As a result, TMC has come to consider that the Target Company achieving growth as a leading company regarding movement of goods from a long-term perspective by utilizing the Toyota Group’s platforms (network, business, technology, human resources, etc.) to the utmost extent, deepening business collaboration and cooperation with Toyota Group companies, and pioneering new sales channels and businesses, while maintaining and strengthening its current business base, without preconceiving concerns over short-term deterioration of business performance, will contribute to improvement of the corporate value of the Target Company and the entire Toyota Group, which is taking on challenges to “transform into a mobility company”; thus, in the process of reviewing the capital relationship of Toyota Group companies, TMC has come to determine that the Target Company should consider going private.

Based on the above background, TMC believed that the Target Company should consider taking drastic measures, including going private, in order for the Target Company to lead within the Toyota Group the business domain centered on movement of goods, such as materials handling equipment and logistics solutions, while the Toyota Group transforms into a corporate group which leads the mobility industry supporting the movement of people, goods, information, and energy, and to strengthen the competitiveness of the Target Company’s automotive business through further deepening of collaboration with the Toyota Group. Thus, on December 16, 2024, TMC submitted an initial letter of intent to the Target Company

(the “**Initial Proposal**”) concerning the consideration of the privatization of the Target Company, including a tender offer.

TMC then considered that, in taking the Target Company private, because if TMC or its subsidiaries, which engage in automotive business, becomes an offeror of the transaction for taking the Target Company private, they are likely to get caught up in the perspective of automotive OEMs, which conduct business with a focus on responding to technological innovation in the automotive industry and market changes, in order for the Target Company, which has been operating materials handling equipment business, a non-automotive business, to realize growth in the new mobility domain, the Target Company should pursue an approach to achieve growth in the mobility field of the next generation by making those other than TMC and its subsidiaries an offeror, and actively incorporating innovative ideas and diverse perspectives, beyond the boundaries of industries. In addition, based on the background that the Target Company, where the Toyota Group originated from, has been promoting collaboration among Toyota Group companies historically, TMC became convinced that instead of TMC or its subsidiaries becoming the acquirer in the transaction for taking the Target Company private, (a) from the viewpoint of deepening business collaboration and cooperation with Toyota Group companies, Toyota Fudosan, whose shares are held by Toyota Group companies, and (b) from the viewpoint of committing to the Transactions, Mr. Toyoda, each becoming shareholders that directly or indirectly hold voting rights in the Target Company would be the best way for the entire Toyota Group to grow.

Toyota Fudosan also began considering the possibility of taking the Target Company private, with Toyota Fudosan taking the lead, taking into account the fact that the Target Company responded positively to TMC’s Initial Proposal in early February 2025, and after receiving an explanation of TMC’s position and taking into account the Target Company’s intentions. At that time, Toyota Fudosan confirmed that the relationship between TMC and the Target Company, as well as that the structure of the Target Company’s business operations, customer and business partner relationships, etc., are expected to be maintained, and that TMC has no intention of making the Target Company a subsidiary of TMC. Based on this, in mid-February Toyota Fudosan appointed Nomura Securities Co., Ltd. (“**Nomura Securities**”) as the Offeror’s financial advisor and third-party appraiser and appointed Mori Hamada & Matsumoto as the Offeror’s legal advisor after confirming their respective independence from Toyota Fudosan, the Offeror, the Target Company, and TMC, and upon establishing a framework to conduct negotiations and discussions regarding taking the Target Company private, Toyota Fudosan commenced full-fledged consideration of the proposal.

As described above, as a member of the Toyota Group, Toyota Fudosan has primarily engaged in the development and operation of office buildings, as well as securities holding business, and as a company with Toyota Group companies as its shareholders, Toyota Fudosan maintains a certain degree of independence in terms of capital and business operations by not having a parent company, and while serving as an intermediary to facilitate smooth collaboration in business operations among Toyota Group companies, each of which are independent corporate entities, including listed companies, it will also promote the mid- to long-term growth of the Toyota Group as a whole. Toyota Fudosan believes that advancing these efforts will also contribute to the mid- to long-term enhancement of the corporate value of

Toyota Fudosan, which holds shares in Toyota Group companies as part of its securities holding business.

Furthermore, based on the explanation provided by TMC regarding the background of the consideration of taking the Target Company private, Toyota Fudosan has determined that, in order for the Toyota Group to achieve its “transformation into a mobility company,” it is essential for the Target Company to realize growth in new mobility areas, and given that a paradigm shift is required, rather than being bound by the perspective of an automotive OEM, which conducts business with an eye toward technological innovation and market changes in the automotive industry, Toyota Fudosan has determined that, it is not desirable for TMC or its subsidiaries, which operate automotive businesses, to be the acquirer in the transaction to take the Target Company private, and determined that it is desirable for Toyota Fudosan, whose shareholders are Toyota Group companies, to be the acquirer in the transaction to take the Target Company private from the perspective of deepening business cooperation and collaboration with the Toyota Group companies, since the Target Company, which is the original company in the Toyota Group, has historically promoted cooperation with the Toyota Group companies. Furthermore, Toyota Fudosan, having deepened its understanding that taking the Target Company private will contribute to the growth of the Toyota Group as a whole, and at the same time contribute to the enhancement of Toyota Fudosan’s corporate value, has come to determine that it is optimal for Toyota Fudosan, which maintains capital and operational independence while broadly having Toyota Group companies as shareholders, to serve as an intermediary for business collaboration and cooperation with Toyota Group companies and proceed with taking the Target Company private.

Toyota Fudosan believes that the following initiatives and synergies can be expected for the Toyota Group, including the Target Company, as a whole as a result of taking the Target Company private through the Transactions. Toyota Fudosan recognizes that the expected general disadvantages of delisting include (a) difficulty in obtaining equity financing through public offerings, (b) a possible decrease in the motivation of the Target Company’s employees and loss of employees, (c) possible negative effects on the Target Company’s recruitment of employees, (d) possible negative effects on transactions with existing customers and the acquisition of new customers, (e) impact on compliance systems, and (f) a possible loss of trust of other stakeholders, including business partners. With regard to (a), for the time being Toyota Fudosan does not anticipate a situation after the Transactions in which it will need to raise funds from capital markets, and believes that if significant funds are required for future advancement of business (logistics solutions, batteries, etc.), it can leverage the creditworthiness of the Toyota Group and establish a financial structure and support systems that can meet significant capital needs, including equity finance. Furthermore, with regard to (b) through (f), while Toyota Fudosan’s position as a member of the Toyota Group will not change even if the Target Company is delisted, there may be certain adverse effects, but Toyota Fudosan will be able to respond to and overcome such adverse effects to minimize them while strengthening unity within the Toyota Group through discussions with the Target Company.

(A) Automobile Business and Textile Machinery Business

While maintaining the Target Company's current business operation structure in the Automobile Business and Textile Machinery Business after the Transactions, Toyota Fudosan believes it will be more important than ever, particularly in the Automobile Business, to align the overall strategy of the Toyota Group and the business direction of the Target Company to develop the Target Company's strengths in the automobile area.

Toyota Fudosan does not plan at this time to carry out business restructuring in an effort to increase the value of the Target Company's Automobile Business, and Toyota Fudosan expects to continue to expand sales outside of the Toyota Group by securing the same degree of freedom in business operations that the Target Company has enjoyed up until now.

(B) Materials Handling Equipment Business

Toyota Fudosan, with Toyota Group companies as its shareholders, believes that taking the Target Company private through the Offeror will promote collaboration between the Target Company and Toyota Group companies, and further promote cooperation concerning Toyota Group companies' superior technologies and resources. Through such collaboration, the Target Company will be able to, while utilizing the Target Company's independent research and development, to incorporate Toyota Group companies' research results in the automobile field into the Target Company's Materials Equipment Handling Business, thereby enabling expansion of the scope for growth in growth areas such as the use of data in the movement of goods, electrification, and automated driving. Furthermore, Toyota Fudosan believes that if the Target Company can effectively utilize the multi-pathway (Note 21) technologies and strategies that the Toyota Group is pursuing in the automotive field, it will not only enhance the competitiveness of the Target Company's business, but by proactively and boldly applying its accumulated experience and know-how in automation and increasing efficiencies and the like in the movement of goods related to logistics solutions to solve operational logistics issues faced by Toyota Group companies, this will not only benefit the Target Company but also improve the logistics and manufacturing efficiency of Toyota Group companies, thereby contributing to improving the corporate value of the Toyota Group as a whole.

Note 21: "Multi-pathway" refers to the preparation of a various options to address varying energy situations and ways of using vehicles in various markets.

Toyota Fudosan believes that the Target Company is globally active as a leading company in the movement of goods in the Toyota Group, however, given that the Target Company is a listed company, and in light of the need to consider matters from the perspective of the independence of the Target Company and the interests of minority shareholders, exchanges with Toyota Group companies in terms of business, technology, and human resources have been conducted within a narrow scope, however, after the Transactions, such barriers will be removed, and by Toyota Fudosan serving as an intermediary, collaboration between the Target Company and other Toyota Group companies will be strengthened. Therefore, as described above, Toyota Fudosan expects the Target Company, to further grow and increase its presence in the Toyota Group, thereby accelerating new value creation

and the transformation of business structures enabling said value creation in other Toyota Group companies and prompting the optimal allocation of businesses, technologies, and resources related to the movement of goods that are inefficiently dispersed throughout the Toyota Group, and as a result the Target Company can be expected to play a central role within the Toyota Group in the mobility area that supports the movement of goods.

Furthermore, in order to carefully examine the feasibility of the Transactions, including the Tender Offer, Toyota Fudosan conducted due diligence on the Target Company from late February 2025 to mid-May 2025, and in parallel, held repeated discussions with the Target Company and the Special Committee regarding the significance, purpose and structure of the Transactions, and business operations after the Transactions. Specifically, on February 17, 2025, Toyota Fudosan received questions from the Special Committee regarding the significance and purpose of the Transactions, and at the Special Committee meeting held on March 18, 2025, Toyota Fudosan answered those questions and explained the significance and purpose of the Transactions, which was followed by a question and answer session. Subsequently, Toyota Fudosan received questions from the Target Company on April 24, 2025 regarding matters such as the management policy of the Target Company after the Transactions, concerns regarding the Transactions, and the structure, and Toyota Fudosan responded to those questions, excluding those under consideration, in writing on April 4, 2025. Furthermore, Toyota Fudosan received additional written questions from the Special Committee on April 9 regarding that response, and on April 15, Toyota Fudosan provided a written response to those questions. Subsequently, Toyota Fudosan has provided written responses to some of the questions of March 24, 2025 that were under consideration.

Subsequently, after comprehensively considering the publicly available information regarding the Target Company, information obtained through the due diligence conducted by Toyota Fudosan with regard to the Target Company, the Target Company's business plan prepared by Toyota Fudosan based on such information for the purpose of calculating the Target Company's share value, and the details of the initial share value analysis of the Target Company conducted by Nomura Securities based on such information, the Offeror's financial advisor, which was based on such information, on April 30, 2025, Toyota Fudosan made a proposal regarding the terms and conditions of the Transactions, including setting the Tender Offer Price at 14,646 yen (a 10.74% premium (rounded to two decimal places; hereinafter the same shall apply to the figures of premiums and discounts (%)) on the 13,225 yen closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of April 25, 2025, before the announcement, in light of speculative reports regarding the Transactions after the close of trading on April 25, 2025 (the "**Speculative Reports**")), on the assumption that the Target Company would not pay any interim dividend or year-end dividend for the fiscal year ending March 31, 2026, or any dividends thereafter, and would not repurchase its own shares (excluding requests for the purchase of shares less than one unit as provided for in the Companies Act). However, on May 7, 2025, the Target Company requested Toyota Fudosan to reconsider its proposal, as it did not consider the price to be sufficient in light of the Target Company's intrinsic value, could not consider the price as sufficiently taking into account the interests of the Target Company's minority shareholders, and regardless of the existence of Speculative Reports and

the extent of their impact, from the viewpoint of the probability of the successful completion of the Tender Offer, the Target Company considered it necessary to place a considerable emphasis on a premium which is based on the time or period close to the announcement date of the Tender Offer in making a determination. Subsequently, based on the Target Company's request to reconsider the proposal, on May 13, 2025, Toyota Fudosan proposed that it intended to set the Tender Offer Price at 15,507 yen (in light of the Speculative Reports, a 17.26% premium on the 13,225 yen closing price of the Target Company Shares on the Tokyo Stock Exchange Prime Market as of April 25, 2025, before the Speculative Reports). However, on May 15, 2025, the Target Company requested Toyota Fudosan to reconsider the proposal, as it still did not consider the proposed price to be sufficient, and regardless of the existence of Speculative Reports and the extent of their impact, from the viewpoint of the probability of the successful completion of the Tender Offer, the Target Company considered it necessary to place a considerable emphasis on a premium which is based on the time or period close to the announcement date of the Tender Offer in making a determination. Subsequently, on May 20, Toyota Fudosan made a final proposal to set the Tender Offer Price at 16,300 yen (in light of the Speculative Reports, a 23.25% premium on the 13,225 yen closing price of the Target Company Shares on the Tokyo Stock Exchange Prime Market as of April 25, 2025, before the Speculative Reports). In response, on May 21, 2025, the Target Company requested a further increase in the Tender Offer Price, as the Target Company had determined that it was difficult to consider that the price secured the interests of the Target Company's minority shareholders to the maximum extent in light of the Target Company's intrinsic value and other factors. However, on May 23, although Toyota Fudosan carefully and earnestly examined the proposal again based on advice from Nomura Securities and other considerations, Toyota Fudosan once again notified the Target Company to the effect that Toyota Fudosan believes that the above proposal to set the Tender Offer Price at 16,300 yen is a price that sufficiently considers the intrinsic value of the Target Company and provides minority shareholders of the Target Company with an opportunity to sell their shares at a sufficient premium. Subsequently, on May 27, the Target Company requested a further increase in the Tender Offer Price, as it had determined that it was still difficult to evaluate that the interests of the Target Company's minority shareholders were secured to the maximum extent in light of the Target Company's intrinsic value, and on the same day, Toyota Fudosan again responded to the effect that it had come to the conclusion that the above proposal to set the Tender Offer Price at 16,300 yen sufficiently considered the Target Company's intrinsic value and that it would provide shareholders who have been holding the Target Company Shares in the medium to long term with an opportunity to sell their shares at a sufficient premium. In response, on May 28, the Target Company stated that it believed that the early achievement of the synergies stated in "(c) Details of the decision-making by the Target Company" in "(ii) Decision-making process and details and reasons for the Target Company's decision to issue the opinion to support the Tender Offer" below, and further accelerating the growth thereof is the best and most optimal way to maximize the corporate value of the Target Company Group, and taking into account the advice regarding the analysis of the share value of the Target Company provided by SMBC Nikko Securities ("SMBC Nikko Securities"), the Target Company's financial advisor, and Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. ("Mitsubishi UFJ Morgan Stanley Securities"), the financial advisor of the Special Committee, the Target Company stated that it

believed that the price is an appropriate price that can be reasonably assessed as considerably reflecting the intrinsic value of the Target Company, and that it is not unreasonable to evaluate that it includes a certain premium on the share price of the Target Company Shares before the Speculative Reports, and therefore determined that the Transactions, including the Tender Offer, would contribute to enhancing the corporate value of the Target Company, and that it would support the Transactions. However, regarding whether it would recommend shareholders of the Target Company to tender their shares in the Tender Offer at the Tender Offer Price of 16,300 yen, taking into account the situation concerning the share price of the Target Company, where there is a high possibility of the Tender Offer Price being discounted compared to the closing price on the Business Day prior to the planned announcement date of the Transactions, the Target Company stated that it would take a neutral stance and expressed the opinion that it believed that it was appropriate to leave the decision of whether to tender shares in the Tender Offer to the discretion of the shareholders of the Target Company.

Following such discussions and negotiations, Toyota Fudosan decided by a resolution of its board of directors as of June 3, 2025 to implement the Tender Offer through the Offeror at a Tender Offer Price of 16,300 yen.

Thereafter, the Offeror has been conducting the procedures and steps required under domestic and foreign competition laws and regulations, EU regulations on foreign subsidies, foreign investment control laws and regulations, financial regulatory laws, and financial regulations in the U.K. and Sweden for the purpose of implementing the Tender Offer. However, as announced by Toyota Fudosan in the “Notice Concerning Progress of the Tender Offer for the Share Certificates, Etc. of Toyota Industries Corporation (Securities Code: 6201) by a Company to be Established by Toyota Fudosan” dated October 6, 2025, from among the abovementioned procedures and steps, the Obtainment of Clearances has not been completed as of that date except for the clearances obtained under the competition laws and regulations of Australia, Canada, Israel, and South Africa. Subsequently, on January 13, 2026, the Offeror confirmed that clearances had been obtained for all of the procedures and steps for which clearances had not been obtained as of October 6, 2025.

On the other hand, on December 17, 2025, Toyota Fudosan received a written request from the Target Company to raise the Tender Offer Price in light of the fact that: (i) the market price of the Target Company Shares had remained above the Initial Tender Offer Price of 16,300 yen since the announcement date of the Tender Offer; (ii) the Initial Tender Offer Price has been set at a level significantly discounted from the market price, making it unlikely that the general shareholders of the Target Company would voluntarily tender their shares in the Tender Offer, and therefore the probability of the successful completion of the Tender Offer had significantly decreased; (iii) since the announcement date of the Tender Offer, events that have had a material impact on the fundamental value of the Target Company have occurred, including a significant increase in the value of the TMC shares held by the Target Company and the shares of the Three Toyota Group Companies; and (iv) objections and concerns regarding the market price trend of the Target Company Shares on the announcement date of the Tender Offer and the Initial Tender Offer Price were raised during the Target Company’s engagement with multiple shareholders conducted after the publication of the Target Company

Press Release Dated June 3, 2025. In response, on December 19, 2025, Toyota Fudosan responded in writing to the effect that (i) while it cannot be denied that the share value of the Target Company Shares had also risen to a certain extent since the announcement date of the Tender Offer due to increases in the market prices of the listed shares held by the Target Company, it is difficult to say that the business environment surrounding the Target Company since the announcement date of the Tender Offer has been entirely favorable, given factors such as exchange rates, interest rates, and U.S. tariffs, and considering that the Target Company has recorded settlement costs for the U.S. class-action lawsuit and customer response expenses arising from engine certification issues for forklift engines, which was unforeseen by Toyota Fudosan prior to the announcement date of the Tender Offer and resulted in a downward revision of the Target Company's performance forecast for the fiscal year ending March 2026, the Offeror believes that arguments demanding an increase in the Tender Offer Price based on changes in the stock market environment that ultimately have a favorable impact on the Target Company's share value cannot be considered fair in terms of risk-sharing, but (ii) on the other hand, given the fact that Toyota Fudosan believes that, in commencing the Tender Offer, it is necessary for the board of directors of the Target Company to adopt a resolution to the effect that it will express an opinion in support of the Tender Offer and that it will recommend that the Target Company's shareholders tender their shares in the Tender Offer and the fact that many of the Target Company's shareholders are expected to tender their shares in the Tender Offer, the Offeror was considering reflecting a certain increase in the Tender Offer Price that incorporated the risk of fluctuations in the share value of the listed shares held by the Target Company.

In response, on December 24, 2025, Toyota Fudosan was strongly requested by the Target Company to reconsider the Tender Offer Price from the perspective of protecting the interests of its minority shareholders, and the Target Company requested a revision of the Tender Offer Price from the perspective of obtaining broad understanding and support from the Target Company's stakeholders, including its minority shareholders, as well as increasing the probability of the successful completion of the Tender Offer. In response to this request, on December 25, 2025, Toyota Fudosan proposed to the Target Company a Tender Offer Price of 17,000 yen (representing a 4.68% discount on 17,835 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on December 24, 2025, the Business Day immediately preceding the date of proposal).

In response, on December 29, 2025, the Target Company requested a further increase in the Tender Offer Price, stating that the proposed Tender Offer Price deviated significantly from the price level projected by the board of directors of the Target Company and the Special Committee in expressing support for the Tender Offer and recommending that shareholders tender their shares in the Tender Offer. In response to this request, on December 30, 2025, Toyota Fudosan proposed to the Target Company a Tender Offer Price of 17,800 yen (representing a 0.61% discount on 17,910 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on December 29, 2025, the Business Day immediately preceding the date of proposal).

In response, on January 1, 2026, the Target Company requested a further increase in the Tender Offer Price, stating that the proposed Tender Offer Price continued to deviate significantly from the price level projected by the board of directors of the Target Company and the Special Committee. In response to this request, on January 3, 2026, Toyota Fudosan proposed to the Target Company a Tender Offer Price of 17,900 yen (representing a 0.56% premium on 17,800 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on December 30, 2025, the Business Day immediately preceding the date of proposal).

In response, on January 5, 2026, the Target Company requested a further increase in the Tender Offer Price, stating that the proposed Tender Offer Price continued to deviate significantly from the price level projected by the board of directors of the Target Company and the Special Committee. In response to this request, on January 6, 2026, Toyota Fudosan proposed to the Target Company a Tender Offer Price of 18,300 yen (representing a 1.64% premium on 18,005 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on January 5, 2026, the Business Day immediately preceding the date of proposal).

In response, on January 7, 2026, the Target Company requested a further increase in the Tender Offer Price, stating that the proposed Tender Offer Price continued to deviate significantly from the price level projected by the board of directors of the Target Company and the Special Committee. In response to this request, on January 7, 2026, Toyota Fudosan again proposed to the Target Company a Tender Offer Price of 18,300 yen (representing a 1.67% premium on 18,000 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on January 6, 2026, the Business Day immediately preceding the date of proposal).

In response, on January 8, 2026, the Target Company requested a further increase in the Tender Offer Price, stating that the proposed Tender Offer Price continued to deviate significantly from the price level projected by the board of directors of the Target Company and the Special Committee. In response to this request, on January 8, 2026, Toyota Fudosan proposed to the Target Company a Tender Offer Price of 18,600 yen (representing a 2.96% premium on 18,065 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on January 7, 2026, the Business Day immediately preceding the date of proposal).

In response, on January 9, 2026, the Target Company requested a further increase in the Tender Offer Price, stating that it was difficult to say that the proposed Tender Offer Price had taken into consideration the interests of the minority shareholders of the Target Company to the utmost extent. In response to this request, on January 10, 2026, Toyota Fudosan again proposed to the Target Company a Tender Offer Price of 18,600 yen (representing a 3.30% premium on 18,005 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on January 9, 2026, the Business Day immediately preceding the date of proposal).

In response, on January 11, 2026, the Target Company requested a further increase in the Tender Offer Price, stating that while the Special Committee appreciated the efforts of Toyota Fudosan to raise the Tender Offer Price, Toyota Fudosan should again increase the price in order to take into consideration the interests of the minority shareholders of the Target Company to the utmost extent. In response to this request, on January 12, 2026, Toyota Fudosan proposed to the Target Company a Tender Offer Price of 18,800 yen (representing a 4.42% premium on 18,005 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on January 9, 2026, the Business Day immediately preceding the date of proposal).

In response, on January 13, 2026, the Target Company again requested a proposal of the Tender Offer Price, stating that while the board of directors of the Target Company and the Special Committee appreciated the efforts of Toyota Fudosan to raise the Tender Offer Price, the interests of the minority shareholders of the Target Company should be maximized. In response to this request, on January 13, 2026, after seriously considering whether the proposed Tender Offer Price could be further increased, Toyota Fudosan determined that it would be difficult to further increase the Tender Offer Price and again proposed to the Target Company a Tender Offer Price of 18,800 yen (representing a 4.42% premium on 18,005 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on January 9, 2026, the Business Day immediately preceding the date of proposal).

In response, the Target Company and the Special Committee determined that, considering the course of negotiations to date, the Tender Offer Price of 18,800 yen was Toyota Fudosan's final offer price, with no room for further increase even if negotiations were to continue, and Toyota Fudosan received a notice from the Target Company on the same day agreeing to the proposal.

Further, as stated in "(1) Summary of the Tender Offer" above, Toyota Fudosan confirmed that all of the other Tender Offer Conditions Precedent have been satisfied and therefore decided to commence the Tender Offer from January 15, 2026.

(ii) Decision-making process and details and reasons for the Target Company's decision to issue the opinion to support the Tender Offer

(a) Process of the establishment of an examination framework

According to the Target Company Press Releases, as stated in "(i) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer" above, since fiscal year 2023, the Toyota Group companies, including the Target Company, have continuously been considering various options, including reviewing the capital relationship between TMC and the Target Company, as part of their efforts to improve capital efficiency by effectively utilizing the funds obtained by selling shares mutually owned by Toyota Group companies, while maintaining a capital relationship that allows them to maintain a good relationship to date, for the purpose of realizing further growth for the Toyota Group.

Thereafter, as stated in “(i) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer” above, on December 16, 2024, the Target Company received the Initial Proposal from TMC, which is a major, and the largest shareholder of the Target Company.

As stated in “(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)” in “Process of calculation” in “(2) Price of tender offer” in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below, from the viewpoint of being careful in making decisions regarding the Transactions and ensuring fairness throughout the process of examination and judgments regarding whether to conduct the Transactions and the appropriateness of the conditions thereof, the Target Company has established a system that allows it to examine and negotiate the Transactions from a position independent of Toyota Fudosan, Mr. Toyoda, and TMC, in light of the fact that (i) Toyota Fudosan directly holds 16,291,374 Target Company Shares (ownership percentage: 5.42%); (ii) there is a possibility that the interests of TMC, which is a large shareholder holding 74,100,604 Target Company Shares (ownership percentage: 24.66%) and the interests of the minority shareholders of the Target Company would not necessarily align because it is expected that TMC, the Target Company’s largest shareholder, will invest in the Offeror’s Parent Company based on an agreement with Toyota Fudosan and that the Tender Offer for Own Shares (TMC) and the Share Repurchase will be implemented between the Target Company and TMC; and (iii) Mr. Toyoda is the Chairman of the Board of Directors and Representative Director of TMC and is expected to invest in Toyota Fudosan or the Offeror’s Parent Company. Specifically, in relation to the examination, negotiations, and other matters concerning the Transactions, including the initial proposal received from TMC, in the middle of December 2024, the Target Company appointed Nishimura & Asahi (Gaikokuho Kyodo Jigyo) (“**Nishimura & Asahi**”) as its legal advisor independent of Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company, and in late December 2024, it appointed SMBC Nikko Securities as its financial advisor and third-party appraiser independent of Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company, respectively. In addition, by a resolution adopted at an board of directors meeting held on January 31, 2025, the Target Company established a special committee (the “**Special Committee**”), which consists of the following three people and is independent of Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company, and completion of the Transactions: Mr. Junichi Handa (Outside, Independent Director and CEO of Management Wisdom Partners, Japan Inc.), Mr. Shuzo Sumi (Outside, Independent Director and Senior Executive Advisor for Tokio Marine & Nichido Fire Insurance Co., Ltd.), and Ms. Tokiko Shimizu (Outside, Independent Director; Representative Director and President of EmEco Corporation). The Target Company inquired with the Special Committee regarding the legitimacy and rationality of the purpose of the Transactions and the fairness and appropriateness of the conditions of the Transactions (for details of the process of establishment of, and process of examination, and the decision by, the Special Committee, please refer to “(v) Establishment by the Target Company of an independent special committee and procurement by the Target

Company of a report therefrom" in "(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)" in "Process of calculation" in "(2) Price of tender offer" in "4. Term, price, and number of Share Certificates, Etc. for tender offer" below).

Also, as stated in "(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom" in "(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)" in "Process of calculation" in "(2) Price of tender offer" in "4. Term, price, and number of Share Certificates, Etc. for tender offer" below, the Special Committee approved the Target Company's appointment of SMBC Nikko Securities as its financial advisor and third-party appraiser and Nishimura & Asahi as its legal advisor, after confirming that there were no issues concerning their independence and expertise. Further, as stated in "(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom" in "(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)" in "Process of calculation" in "(2) Price of tender offer" in "4. Term, price, and number of Share Certificates, Etc. for tender offer" below, based on the authority granted to it, on February 10, 2025, the Special Committee respectively appointed Mitsubishi UFJ Morgan Stanley Securities, as a financial advisor which is a third-party appraiser independent of Toyota Fudosan, TMC, and the Target Company, and Gaien Partners as a legal advisor independent of Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company, as its own advisors. Furthermore, as stated in "(viii) Establishment of an independent examination framework at the Target Company" in "(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)" in "Process of calculation" in "(2) Price of tender offer" in "4. Term, price, and number of Share Certificates, Etc. for tender offer" below, the Target Company established an internal framework for implementing examinations, negotiating, and making judgments for the Tender Offer (including the scope of officers and employees of the Target Company to be involved in the examination, negotiation and judgements regarding the Tender Offer, and their duties) from a standpoint independent of Toyota Fudosan, Mr. Toyoda, and TMC, and received an approval from the Special Committee that there are no issues concerning the examination framework from the viewpoint of independence and fairness.

(b) Process of negotiations

After organizing the above framework, based on the negotiation policy confirmed in advance by the Special Committee, which received advice from Mitsubishi UFJ Morgan Stanley Securities and Gaien Partners, the Special Committee's own advisors, and opinions, instructions, requests and the like provided on material aspects of negotiations, the Target Company carefully considered whether to implement the Transactions, the appropriateness of the conditions of the Transactions, and other matters, while receiving

professional advice from SMBC Nikko Securities on negotiations and other matters related to the Transactions and legal advice from Nishimura & Asahi on measures to ensure the fairness of the procedures of the Transactions, and other matters, and had several discussions and negotiations with Toyota Fudosan.

Specifically, based on the receipt of a letter of intent regarding the Transactions as the initial proposal from TMC, on December 16, 2024, the Target Company and the Special Committee proceeded with the examination and discussions by the Special Committee. Also, in response to the questions asked on February 17, 2025 about the significance and purpose of the Transactions, answers to the questions and explanations regarding the significance and purpose of the Transactions were provided by Toyota Fudosan at a meeting of the Special Committee held on March 18, 2025, and in response thereto, question and answer sessions took place, and the Target Company had discussions with Toyota Fudosan regarding the significance and purpose of the Transactions. Thereafter, the Target Company continued discussions with Toyota Fudosan, and on March 24, 2025, the Target Company asked Toyota Fudosan about the Target Company's management policy after the Transactions, concerns regarding the Transactions, and structures of the Transactions, among other matters; on April 4, 2025, Toyota Fudosan provided the Target Company with a written answer to the questions excluding the matters that are still being considered.

Since April 30, 2025, the Target Company has held several negotiations regarding the Tender Offer Price with Toyota Fudosan. Specifically, Toyota Fudosan comprehensively took into consideration public information regarding the Target Company, information obtained through due diligence conducted by Toyota Fudosan on the Target Company and the business plan of the Target Company which was established by Toyota Fudosan based on such information for the purpose of calculating the value of the Target Company Shares, as well as the details of the initial analysis of the Target Company Shares conducted by Nomura Securities, the Offeror's financial advisor, based on such information, and assumed that the Target Company would not distribute any interim or year-end dividends for the fiscal year ending March 2026 or any subsequent dividends, and would not acquire any of its own shares (excluding the exercise of appraisal rights for share less of than one unit as set forth in the Companies Act). As a result thereof, on April 30, 2025, the Target Company received a proposal from Toyota Fudosan regarding various conditions of the Transactions, including the Tender Offer Price being set at 14,646 yen (in light of the Speculative Reports, a premium of 10.74% on 13,225 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on April 25, 2025, which was before the release of the Speculative Reports). However, on May 7, 2025, the Target Company requested that Toyota Fudosan consider raising the price because the price could not be judged to be sufficient in light of the intrinsic value of the Target Company and could not be assessed as a price that fully considered the interests of minority shareholders of the Target Company, and because, regardless of whether there were any Speculative Reports and the extent of the impact thereof, from the viewpoint of the

probability of the successful completion of the Tender Offer, it was necessary to make judgments by adequately focusing on premiums based on a point in time or a period close to the announcement of the Tender Offer. The proposed price was a 9.73% discount of 16,225 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on April 28, 2025, the Business Day immediately preceding April 30, 2025, on which Toyota Fudosan made the above proposal. In response to this, on May 13, 2025, the Target Company received a proposal from Toyota Fudosan regarding various conditions of the Transactions, including the Tender Offer Price being set at 15,507 yen (in light of the Speculative Reports, a premium of 17.26% on 13,225 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of April 25, 2025, which is before the release of the Speculative Reports). However, on May 15, 2025, the Target Company requested that Toyota Fudosan consider raising the price because the price still could not be judged to be sufficient in light of the intrinsic value of the Target Company and because, regardless of whether there were any Speculative Reports and the extent of the impact thereof, from the viewpoint of the probability of the successful completion of the Tender Offer, it was necessary to make judgments by adequately focusing on premiums based on a point in time or a period close to the announcement of the Tender Offer. The proposed price was a 10.29% discount of 17,285 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on May 12, 2025, the Business Day immediately preceding May 13, 2025, on which Toyota Fudosan made the above proposal again. In response to this, on May 20, 2025, the Target Company received a proposal from Toyota Fudosan regarding various conditions of the Transactions, including the Tender Offer Price being set at 16,300 yen (in light of the Speculative Reports, a premium of 23.25% on 13,225 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of April 25, 2025, which is before the release of the Speculative Reports). However, on May, 21, 2025, the Target Company requested that Toyota Fudosan consider raising the price because they judged it difficult to assess that the interests of minority shareholders in light of the intrinsic value of the Target Company were secured to the fullest extent. The proposed price was a 1.33% discount of 16,520 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on May 19, 2025, the Business Day immediately preceding May 20, 2025, on which Toyota Fudosan made the above proposal. In response to this, on May 23, 2025, the Target Company received a response from Toyota Fudosan that although Toyota Fudosan had sincerely and carefully considered the price again by referring to advice from Nomura Securities, Toyota Fudosan still believed that the above proposal, which set the Tender Offer Price at 16,300 yen, fully considered the intrinsic value of the Target Company and would provide with opportunity to minority shareholders of the Target Company to sell their shares with sufficient premium. However, on May 27, 2025, the Target Company requested again that Toyota Fudosan consider raising the Tender Offer Price because it judged it difficult to assess that interests of minority shareholders of the Target Company in light of the intrinsic value of the Target Company were secured to the fullest extent. In response to this, on the same

day, the Target Company received a response from Toyota Fudosan again that Toyota Fudosan concluded that the above proposal, which set the Tender Offer Price at 16,300 yen, fully considered the intrinsic value of the Target Company and that it could provide shareholders who held the Target Company Shares for the medium to long term with an opportunity to sell those shares with a sufficient premium being added. In response to this, on May 28, 2025, Toyota Fudosan expressed an opinion to Toyota Fudosan, to the following effect: the Target Company believes that realizing the synergies stated in “(iii) Details of the decision-making by the Target Company” below early and further accelerating the growth thereof are the best and the most suitable means of maximizing the corporate value of the Target Company Group, and that, by referring to advice regarding the analysis of share value by SMBC Nikko Securities and Mitsubishi UFJ Morgan Stanley Securities, the proposed price is an appropriate price that can be reasonably assessed as considerably reflecting the intrinsic value of the Target Company and that it is not unreasonable to assess that a certain premium has been added to the share price of the Target Company before the Speculative Reports; in light of the foregoing, the Target Company has come to judge that the Transactions, including the Tender Offer, would contribute to the improvement of the corporate value of the Target Company and that it would support the Transactions; however, in relation to whether to recommend that their shareholders tender their shares in the Tender Offer where the Tender Offer Price is 16,300 yen, the Target Company intends to take a neutral position and believes that it is reasonable to leave the decision of whether to tender shares in the Tender Offer to the discretion of the shareholders, in light of the circumstances that the proposed price is a discounted price from 17,860 yen, which was the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of the same date and that it is highly likely that the Tender Offer Price would be a discounted price from the closing price of the Business Day immediately preceding the planned announcement date of the Transactions.

During the examination and negotiation process as stated above, the Target Company, when discussing and negotiating the Tender Offer Price with Toyota Fudosan, conducted examinations based on opinions of the Special Committee and advice from SMBC Nikko Securities and Nishimura & Asahi; at that time, the Special Committee, from time to time, received advice from its advisors, Mitsubishi UFJ Morgan Stanley Securities and Gaien Partners, and exchanged opinions with the Target Company and its advisors, to confirm and approve relevant matters as appropriate. Specifically, the Target Company asked the Special Committee to confirm, and received approval therefrom, in advance, the reasonableness of the details of the Target Company’s business plan which the Target Company presented to Toyota Fudosan, and SMBC Nikko Securities used as the basis for appraising the Target Company Shares, material preconditions to such plan, process of the preparation of the plan, and other matters. In addition, SMBC Nikko Securities, the Target Company’s financial advisor, is taking relevant measures in accordance with the negotiation policy which was determined in advance after the deliberation by the Special Committee, and when it received a proposal on the Tender Offer Price from Toyota Fudosan, it immediately

reported to that effect to the Special Committee, received opinions, instructions, requests and the like from the Special Committee regarding the negotiation policy with Toyota Fudosan and other matters, and took measures in accordance therewith.

The Target Company received a report (the “**Report Dated June 3, 2025**”) from the Special Committee dated June 3, 2025 (for the summary of the Report Dated June 3, 2025, please refer to “(v) Establishment by the Target Company of an independent special committee and procurement by Toyota Fudosan of a report therefrom” in “(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)” in “Process of calculation” in “(2) Price of tender offer” in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below).

Together with the Report Dated June 3, 2025, the Target Company also received a share valuation report from the Special Committee regarding the results of calculation of the value of Toyota Fudosan Shares submitted by Mitsubishi UFJ Morgan Stanley Securities (the “**Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities)**”) dated June 2, 2025 (for the summary of the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities), please refer to “(vi) Procurement by the Target Company’s special committee of a share valuation report and fairness opinion from an independent financial advisor and third-party appraiser” in “(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)” in “Process of calculation” in “(2) Price of tender offer” in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below).

Subsequently, on December 17, 2025, taking into account several factors including (i) the fact that the market price of the Target Company Shares had remained above the Initial Tender Offer Price of 16,300 yen since the announcement date of the Tender Offer; (ii) the Initial Tender Offer Price has been set at a level significantly discounted from the market price, making it unlikely that the general shareholders of the Target Company would voluntarily tender their shares in the Tender Offer, and therefore the probability of the successful completion of the Tender Offer had significantly decreased; (iii) since the announcement date of the Tender Offer, events that have had a material impact on the fundamental value of the Target Company have occurred, including a significant increase in the value of the TMC shares held by the Target Company and the shares of the Three Toyota Group Companies; and (iv) objections and concerns regarding the market price trend of the Target Company Shares on the announcement date of the Tender Offer and the Initial Tender Offer Price were raised during the Target Company’s engagement with multiple shareholders conducted after the publication of the Target Company Press Release Dated June 3, 2025, the Special Committee was convened on December 17, 2025 to carefully examine and discuss the need to review the Tender Offer Price, and concluded that negotiations regarding a review of the Tender Offer Price should be resumed. In response to this, on the same date, the Target Company sent a written document to

Toyota Fudosan requesting consideration of an increase in the Tender Offer Price and proposal of the Tender Offer Price again, taking into consideration the following: (a) in light of the intrinsic value of the Target Company as of that time, the Tender Offer Price of 16,300 yen cannot be determined to be a price that fully reflects such value, and cannot be assessed as fully considerate of interests of the Target Company's minority shareholders, and as of the commencement of the Tender Offer, it deviates from the price level envisioned by the Target Company and the Special Committee in expressing an opinion in support of the Tender Offer again, and accordingly, it is acknowledged that it is difficult for the Target Company to maintain its supporting opinion it expressed on the announcement date of the Tender Offer; (b) after the announcement date of the Tender Offer, the value of shares of TMC, the Three Toyota Group Companies, etc. owned by the Target Company has been increasing significantly, and these changes in circumstances are an exhibition of the fact that it is objectively obvious that the value of the Target Company Shares are being affected, from the viewpoint of the Target Company's shareholders and investors; and the Target Company and the Special Committee, which are responsible for securing interests of minority shareholders, believe that it is necessary to consider this fact seriously; (c) they further believe that because the Tender Offer Price of 16,300 yen cannot be assessed as fully considerate of interests of the Target Company's minority shareholders, a concern may arise about the probability of the successful completion of the Tender Offer and the realization of the Transactions.

Following this, on December 19, 2025, the Target Company received a response from Toyota Fudosan to the following effect: (a) Toyota Fudosan believes that, when commencing the Tender Offer, it is necessary for the board of directors of the Target Company to adopt a resolution to express an opinion in support of the Tender Offer and to recommend that the Target Company's shareholders tender their shares to the Tender Offer; (b) because Toyota Fudosan expects that many shareholders of the Target Company tender their shares to the Tender Offer, Toyota Fudosan is considering reflecting the increase in the value of listed shares owned by the Target Company to the Tender Offer Price; (c) on the other hand, while shares of TMC and the Three Toyota Group Companies owned by the Target Company are to be sold through tendering to the Tender Offers for Own Shares as part of the Transactions, the upper limit for each tender offer price for the Tender Offers for Own Shares is set on the basis of each closing price of shares of TMC and the Three Toyota Group Companies on the Prime Market of the Tokyo Stock Exchange as of June 2, 2025, the day immediately preceding the announcement date of the Tender Offer, and accordingly, shares of TMC and the Three Toyota Group Companies owned by the Target Company may not always be sold at prices after a certain discount to be made in the Tender Offers for Own Shares based on the current market share price; (d) although Toyota Fudosan has been holding discussions with TMC and the Three Toyota Group Companies to change the upper limit for the tender offer prices for the Tender Offers for Own Shares, as of December 19, 2025, the outcome of such discussions cannot be foreseen, and accordingly, Toyota Fudosan believes that it will be able to propose a specific Tender Offer Price factoring

in the outcome of such discussions, if the discussions are settled or Toyota Fudosan can determine that it is highly likely to be settled, and even in such case, given the time of the commencement of the Tender Offers for Own Shares, a certain period of time will be required after the announcement of the commencement of the Tender Offer to sell shares of TMC and the Three Toyota Group Companies owned by the Target Company, and accordingly, it is also necessary to factor in the risk of share price fluctuations up to the commencement of the Tender Offer for Own Shares.

In response to this, on December 24, 2025, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider the Tender Offer Price and propose a specific amount again, based on the fact that the Target Company's board of directors and the Special Committee believed as follows: (a) the increase in the market price of the respective shares of TMC and the Three Toyota Group Companies owned by the Target Company is in a situation where the value of the Target Company Shares is affected regardless of whether or not the terms and conditions of the Tender Offer for Own Shares are reviewed; (b) whether the Tender Offer Price fully reflects the intrinsic value of the Target Company should be considered after factoring in the increase in the market share price of the respective companies and will be evaluated by comprehensively taking into consideration matters including its appropriateness from a financial standpoint; (c) from the perspective of interests of the Target Company's minority shareholders, if the upward trend in the market share price of TMC and the Three Toyota Group Companies as of the same date continues and where the market share price of those companies exceeds the tender offer prices of the Tender Offers for Own Shares, there will be a concern that the value of the shares of those companies owned by the Target Company will be transferred to the Offeror, and it is therefore necessary that the increase in the value of the shares of TMC and the Three Toyota Group Companies owned by the Target Company be fully reflected in the Tender Offer Price, taking into account the risk of price fluctuations; (d) the Target Company and the Special Committee need to determine whether the circumstances are in place to recommend that the Target Company's shareholders tender their shares to the Tender Offer, such as the situation in which the Tender Offer Price is discounted at a certain rate from the Target Company's share price ceased to exist at the time of the commencement of the Tender Offer, and they therefore believe that the relationship between the Tender Offer Price proposed by Toyota Fudosan and the Target Company Share price on the Business Day immediately preceding the scheduled announcement date of the commencement of the Tender Offer, and on other dates, is also important; and based on the fact that (e) the Special Committee strongly requested that Toyota Fudosan review the Tender Offer Price again from the perspective of securing interests of minority shareholders.

Following this, on December 25, 2025, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 17,000 yen (4.68% discount to 17,835 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of December 24, 2025, the Business Day immediately preceding the proposal date), based on

the matters including the following: (a) Toyota Fudosan believes that, since the date of the announcement of the Tender Offer, it is undeniable that the value of the Target Company Shares has also risen to a certain extent due to the increase in the market price of listed shares owned by the Target Company; on the other hand, it is difficult to say that the business environment surrounding the Target Company is necessarily favorable, due to factors such as foreign exchanges, interest rate conditions, and U.S. tariffs; in addition, after the announcement of the Tender Offer, the Target Company had to record the settlement money in relation to the U.S class action and expenses for responding to customers due to the issues regarding forklift engine certification, which the Offeror had not expected before the announcement, and consequently, the earnings forecast for the current fiscal year has been revised downward. Toyota Fudosan has determined that the Target Company's corporate value (excluding the value of listed shares owned by the Target Company) be equivalent to or below such value as of the date of the announcement of the Tender Offer; (b) Toyota Fudosan is discussing with TMC and the Three Toyota Group Companies to change the upper limit of the tender offer prices of the Tender Offers for Own Shares for the purpose of reflecting the increase in the value of listed shares owned by the Target Company in the Tender Offer Price, but no agreement has been reached as of the same date; (c) even if an agreement is reached, given the time of the commencement of the Tender Offers for Own Shares, a certain period of time will be required after the announcement of the commencement of the Tender Offer to sell shares of TMC and the Three Toyota Group Companies owned by the Target Company, and accordingly, it is also necessary to factor in the risk of share price fluctuations up to the commencement of the Tender Offers for Own Shares, in light of the fact that additional financing will be necessary if the share price of TMC and the Three Toyota Group Companies falls and the tender offer prices of the Tender Offers for Own Shares fall below the price which was used as the assumption to determine the Tender Offer Price.

However, on December 29, 2025, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider increasing the Tender Offer Price and make a proposal again, based on the fact that the Target Company's board of directors and the Special Committee believed as follows: (a) in light of the intrinsic value of the Target Company that takes into account the increase in the value of shares of TMC and the Three Toyota Group Companies after the announcement date of the Tender Offer up to December 29, 2025, the Tender Offer Price of 17,000 yen cannot be determined to be a sufficient price, cannot be assessed as fully considerate of interests of minority shareholders of the Target Company, and significantly deviates from the price level assumed by its board of directors and the Special Committee in expressing an opinion in support of the Tender Offer and recommending that shareholders of the Target Company tender their shares in the Tender Offer; (b) whether the Tender Offer Price fully reflects the Target Company's intrinsic value should be considered after factoring in the increase in the share prices of the respective companies in the market, and it will be assessed by comprehensively taking into account factors including the appropriateness from a financial standpoint; (c) the Tender

Offer Price is a discounted price that is significantly below the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of the same date (17,910 yen), and thus, the Special Committee believes that the situation in which the Tender Offer Price is discounted at a certain rate from the Target Company's share price ceased to exist is a precondition for recommending that shareholders of the Target Company tender their shares in the Tender Offer, and the relationship between the Tender Offer Price and the share price of the Target Company on the Business Day immediately preceding the scheduled announcement date of the commencement of the Tender Offer or other dates is also important; (d) regardless of whether there are various restrictions on the increase of the Tender Offer Price claimed by Toyota Fudosan, in order for the Target Company's board of directors and the Special Committee to assess that the Tender Offer Price is fully considerate of interests of minority shareholders of the Target Company, they will comprehensively take into consideration matters including the following: (i) whether the Tender Offer Price fully reflects the Target Company's intrinsic value; (ii) the appropriateness of the Tender Offer Price to minority shareholders of the Target Company from a financial standpoint; and (iii) the relationship with the share price of the Target Company on the Business Day immediately preceding the scheduled announcement date of the commencement of the Tender Offer or other dates; (e) from such perspective, the Target Company believes that the Tender Offer Price of 17,000 yen significantly deviates from the price level envisioned by its board of directors and the Special Committee in expressing an opinion in support of the Tender Offer and recommending that shareholders of the Target Company tender their shares in the Tender Offer; and based on the fact that (f) the Special Committee strongly requested that Toyota Fudosan review the Tender Offer Price again from the perspective of securing interests of minority shareholders.

In response to this, on December 30, 2025, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 17,800 yen (0.61% discount to 17,910 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of December 29, 2025, the Business Day immediately preceding the proposal date). However, on January 1, 2026, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider further increasing the Tender Offer Price and make a proposal again, based on the fact that the Target Company's board of directors and the Special Committee believed as follows: (a) in light of the perspective of assessment by comprehensively taking into account factors including those stated in (i) through (iii) above, the proposed Tender Offer Price still cannot be determined to be a price that fully reflects the intrinsic value of the Target Company that is based on factors including the increase in the share value of TMC and the Three Toyota Group Companies after the announcement date of the Tender Offer up to January 1, 2026; (b) from the perspective of the appropriateness, from a financial standpoint, of the proposed Tender Offer Price and securing interests of minority shareholders, it is not yet possible to assess it to be considerate of interests of minority shareholders of the Target Company to the fullest extent; (c) the proposed Tender Offer Price

significantly deviates from the price level envisioned by the Target Company's board of directors and the Special Committee; and based on the fact that (d) the Special Committee strongly requested that Toyota Fudosan review the Tender Offer Price again to fully reflect the intrinsic value of the Target Company, from the perspective of securing interests of minority shareholders.

Following this, on January 3, 2026, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 17,900 yen (0.56% premium to 17,800 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of December 30, 2025, the Business Day immediately preceding the proposal date). However, on January 5, 2026, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider further increasing the Tender Offer Price and make another proposal based on the matters including the following: (a) in light of the perspective of assessment by comprehensively taking into account factors including those stated in (i) through (iii) above, the proposed Tender Offer Price still cannot be determined to be a price that fully reflects the intrinsic value of the Target Company that is based on factors including the increase in the share value of TMC and the Three Toyota Group Companies after the announcement date of the Tender Offer up to January 5, 2026; (b) from the perspective of the appropriateness, from a financial standpoint, of the proposed Tender Offer Price and securing interests of minority shareholders, it is not yet possible to assess it to be considerate of interests of minority shareholders of the Target Company to the fullest extent; (c) the proposed Tender Offer Price significantly deviates from the price level envisioned by the Target Company's board of directors and the Special Committee; and (d) the Special Committee strongly requested that Toyota Fudosan significantly increase the Tender Offer Price again to fully reflect the intrinsic value of the Target Company, from the perspective of securing interests of minority shareholders.

Following this, on January 6, 2026, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 18,300 yen (1.64% premium to 18,005 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of January 5, 2026, the Business Day immediately preceding the proposal date). However, on January 7, 2026, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider further increasing the Tender Offer Price and make another proposal, based on the matters including the following: (a) in light of the perspective of assessment by comprehensively taking into account factors including those stated in (i) through (iii) above, the proposed Tender Offer Price still cannot be determined to be a price that fully reflects the intrinsic value of the Target Company that is based on factors including the increase in the share value of TMC and the Three Toyota Group Companies after the announcement date of the Tender Offer up to January 7, 2026; (b) from the perspective of the appropriateness, from a financial standpoint, of the proposed Tender Offer Price and securing interests of minority shareholders, it is not yet possible to assess it to be considerate of interests of minority shareholders of the Target

Company to the fullest extent; (c) it still significantly deviates from the price level envisioned by the Target Company's board of directors and the Special Committee; and (d) the Special Committee strongly requested that Toyota Fudosan significantly increase the Tender Offer Price again to fully reflect the intrinsic value of the Target Company, from the perspective of securing interests of minority shareholders.

Following this, on January 7, 2026, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 18,300 yen without changing its proposal as of January 6, 2026 (1.67% premium to 18,000 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of January 6, 2026, the Business Day immediately preceding the proposal date), because (a) Toyota Fudosan believes that the proposed Tender Offer Price already reflects the increase in the value of shares of the TMC and the Three Toyota Group Companies owned by the Target Company after the announcement of the Tender Offer; (b) there is no progress in the discussions with each of TMC and the Three Toyota Group Companies regarding the change of the tender offer prices of the Tender Offers for Own Shares by each such company, which are intended to be used as the funds for the increase of the Tender Offer Price. However, on January 8, 2026, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider further increasing the Tender Offer Price and make another proposal, based on the matters including the following: (a) in light of the perspective of assessment by comprehensively taking into account factors including those stated in (i) through (iii) above, the proposed Tender Offer Price still cannot be determined to be a price that fully reflects the intrinsic value of the Target Company that is based on factors including the increase in the share value of TMC and the Three Toyota Group Companies after the announcement date of the Tender Offer up to January 8, 2026; (b) from the perspective of the appropriateness, from a financial standpoint, of the proposed Tender Offer Price and securing interests of minority shareholders, it is not yet possible to assess it to be considerate of interests of minority shareholders of the Target Company to the fullest extent; (c) the Special Committee believes that in order to recommend that the Target Company's minority shareholders tender their shares to the Tender Offer, it is essential to obtain a fairness opinion from each of the third-party appraisers appointed by the Target Company and the Special Committee in light of its appropriateness, from a financial standpoint, for minority shareholders and from the perspective of securing interests of minority shareholders; (d) it still significantly deviates from the price level envisioned by the Target Company's board of directors and the Special Committee; and (e) the Special Committee strongly requested that Toyota Fudosan significantly increase the Tender Offer Price again to fully reflect the intrinsic value of the Target Company, from the perspective of securing interests of minority shareholders.

Following this, on January 8, 2026, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 18,600 yen (2.96% premium to 18,065 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of January 7, 2026, the Business Day immediately preceding the proposal date) and explanation that:

(a) the proposed Tender Offer Price reflects the intrinsic value of the Target Company Shares because it factors in all increases in the value of shares of TMC and the Three Toyota Group Companies owned by the Target Company after the announcement of the Tender Offer; and (b) because it is above the highest price since the listing of the Target Company, is a fully attractive proposal to shareholders of the Target Company, by which tenders necessary for the successful completion of the Tender Offer can be expected. However, on January 9, 2026, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider further increasing the Tender Offer Price and make another proposal, based on the matters including the following: (a) in light of the perspective of assessment by comprehensively taking into account factors including those stated in (i) through (iii) above, particularly based on the increase in the value of shares of TMC and the Three Toyota Group Companies after the announcement date of the Tender Offer up to January 9, 2026, it is difficult to assess that the proposed Tender Offer Price is considerate of interests of minority shareholders of the Target Company to the fullest extent, from the perspective of the appropriateness, from a financial standpoint, of the proposed Tender Offer Price and securing interests of minority shareholders; (b) the Special Committee believes that in order to recommend that the Target Company's minority shareholders tender their shares to the Tender Offer, it is essential to obtain a fairness opinion from each of the third-party appraisers appointed by the Target Company and the Special Committee in light of its appropriateness, from a financial standpoint, for minority shareholders and from the perspective of securing interests of minority shareholders; (c) it still significantly deviates from the price level envisioned by the Target Company's board of directors and the Special Committee, and must be largely increased also from the perspective of securing interests of minority shareholders; (d) from the perspective of securing interests of minority shareholders, in light of the fact that there is an increasing trend in the share prices of TMC and the Three Toyota Group Companies owned by the Target Company, the Tender Offer Price must be proposed factoring in the risk of price fluctuations up to the scheduled announcement date of the commencement of the Tender Offer; and (e) the Special Committee strongly requested that Toyota Fudosan substantially increase the Tender Offer Price again from the perspective of securing interests of minority shareholders.

Following this, on January 10, 2026, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 18,600 yen without changing its proposal as of January 8, 2026 (3.30% premium to 18,005 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of January 9, 2026, the Business Day immediately preceding the proposal date), because (a) the proposed Tender Offer Price already factors in all increases in the value of shares of TMC and the Three Toyota Group Companies owned by the Target Company after the announcement of the Tender Offer, and accordingly, it reflects the intrinsic value of the Target Company Shares, and thus is appropriate from a financial standpoint; (b) it is above the highest price since the listing of the Target Company, is a fully attractive proposal to shareholders of the Target Company, by which tenders necessary for the successful completion of the Tender Offer

can be expected; (c) increase of the Tender Offer Price that exceeds the increase of the value of shares of TMC and the Three Toyota Group Companies owned by the Target Company after the announcement of the Tender Offer will substantially lead to an increase in the financial burden of the Target Company after it goes private, and Toyota Fudosan thus believes it not desirable from the perspective of improving the Target Company's corporate value.

However, on January 11, 2026, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider further increasing the Tender Offer Price and make another proposal so that it will be considerate of interests of minority shareholders to the fullest extent, based on matters including the following: (a) in light of the perspective by the Target Company's board of directors and the Special Committee of assessment by comprehensively taking into account factors including those stated in (i) through (iii) above; (b) to fulfill its responsibility, the Special Committee believes that in order to recommend that the Target Company's minority shareholders tender their shares to the Tender Offer, it must be able to determine that the Tender Offer Price fully reflects the intrinsic value of the Target Company for minority shareholders and is appropriate from a financial standpoint; (c) the Special Committee believes that it is essential to verify the share valuation by each third-party appraiser, seek an appropriate price that may be called as the intrinsic value, and determine whether the Tender Offer Price is of that level, and obtain a fairness opinion from each of the third-party appraisers appointed by the Target Company and the Special Committee.

Following this, on January 12, 2026, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 18,800 yen (4.42% premium to 18,005 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of January 9, 2026, the Business Day immediately preceding the proposal date), and which stated that Toyota Fudosan did not intend to change the price any further. However, on January 12, 2026, the Target Company sent a written document to Toyota Fudosan, in which it requested that Toyota Fudosan consider further increasing the Tender Offer Price and make another proposal, with a view to maximizing the interests of minority shareholders, as determined by the Target Company's board of directors and the Special Committee.

Following this, on January 13, 2026, the Target Company received a proposal from Toyota Fudosan, which set the Tender Offer Price at 18,800 yen (4.42% premium to 18,005 yen, the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange as of January 9, 2026, the Business Day immediately preceding the proposal date) without changing from the proposal as of January 12, 2026, because while Toyota Fudosan sincerely considered increasing the Tender Offer Price, a further increase was not possible. Thereafter, the Target Company and the Special Committee, in light of the negotiation process to date, determined that the Tender Offer Price of 18,800 yen represented Toyota Fudosan's final proposal and that there was no further room for increase even if negotiations were to continue. Thus, on January 13, 2026, the Target Company notified Toyota Fudosan that it would agree to that proposal.

During the examination and negotiation process as stated above, the Target Company, when discussing and negotiating the Tender Offer Price with Toyota Fudosan, conducted examinations based on opinions of the Special Committee and advice from SMBC Nikko Securities and Nishimura & Asahi; at that time, the Special Committee, from time to time, received advice from its advisors, Mitsubishi UFJ Morgan Stanley Securities and Gaien Partners, and exchanged opinions with the Target Company and its advisors, to confirm and approve relevant matters as appropriate. Specifically, the Target Company asked the Special Committee to confirm, and received approval therefrom, in advance, the details of the Target Company's business plan which the Target Company presented to Toyota Fudosan, and SMBC Nikko Securities used as the basis for appraising the Target Company Shares, the reasonableness of material preconditions to such plan and process of the preparation of the plan, and other matters. In addition, SMBC Nikko Securities, the Target Company's financial advisor, is taking relevant measures in accordance with the negotiation policy which was determined in advance after the deliberation by the Special Committee, and when it received a proposal on the Tender Offer Price from Toyota Fudosan, it immediately reported to that effect to the Special Committee, received opinions, instructions, requests and the like from the Special Committee regarding the negotiation policy with Toyota Fudosan and other matters, and took measures in accordance therewith.

As of January 14, 2026, the Target Company received the Report Dated January 14, 2026 from the Special Committee (for the summary of the Report Dated January 14, 2026, please refer to "(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom" in "(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)" in "Process of calculation" in "(2) Price of tender offer" in "4. Term, price, and number of Share Certificates, Etc. for tender offer" below).

In addition, in expressing an opinion on the Tender Offer Price after the Tender Offer Price Change again at the time of the commencement of the Tender Offer, in order to ensure fairness in the decision-making with respect to the Tender Offer Price presented by Toyota Fudosan, taking into account the fact that since the announcement date of the Tender Offer, significant changes affecting the value of the Target Company Shares have occurred, including shifts in the economic environment such as those due to Trump tariffs and fluctuations in foreign exchange rates, as well as a rise in stock prices in the equity markets, particularly with the market stock prices of the shares of TMC and the Three Toyota Group Companies held by the Target Company have exhibited an upward trend, and other events have occurred that have had a substantial impact on the intrinsic value of the Target Company, the Target Company requested that SMBC Nikko Securities, a financial advisor acting as a third-party appraiser independent of the Target Company, calculate the value of the Target Company Shares and conduct any relevant financial analysis, and as of January 13, 2026, the Target Company obtained from SMBC Nikko Securities a share valuation report regarding the

results of valuation of the Target Company Shares (the “**Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities)**”) and a fairness opinion to the effect that the Tender Offer Price of 18,800 yen per share is fair for the Target Company’s shareholders (excluding Toyota Fudosan, TMC, and Mr. Toyoda) from a financial standpoint (the “**Fairness Opinion (SMBC Nikko Securities)**”). The Target Company also requested that EY Strategy and Consulting Co., Ltd. (“**EYSC**”), an independent third-party appraiser newly appointed, calculate the value of the Target Company Shares, and as of January 13, 2026, the Target Company obtained from EYSC a share valuation report regarding the results of valuation of the Target Company Shares (the “**Target Company Share Valuation Report (EYSC)**”) and a fairness opinion to the effect that the Tender Offer Price of 18,800 yen per share is fair for the Target Company’s shareholders (excluding Toyota Fudosan, TMC, Mr. Toyoda, the Three Toyota Group Companies, and the Target Company, which holds the Target Company Shares as treasury shares) from a financial standpoint (the “**Fairness Opinion (EYSC)**”). In addition, in considering the Additional Advisory Matters, taking into account the fact that since the announcement date of the Tender Offer, significant changes affecting the value of the Target Company Shares have occurred, including shifts in the economic environment, such as Trump tariffs, and fluctuations in foreign exchange rates, as well as a rise in stock prices in the equity markets, particularly with the market stock prices of the shares of TMC and the Three Toyota Group Companies held by the Target Company have exhibited an upward trend, and other events have occurred that have had a substantial impact on the intrinsic value of the Target Company, the Special Committee requested that Mitsubishi UFJ Morgan Stanley Securities, a financial advisor acting as a third-party appraiser independent of the Special Committee, calculate the value of the Target Company Shares and analyze any financial affairs incidental thereto again, and as of January 13, 2026, the Special Committee obtained from Mitsubishi UFJ Morgan Stanley Securities a share valuation report regarding the results of valuation of the Target Company Shares (the “**Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities)**”) and a fairness opinion to the effect that the Tender Offer Price of 18,800 yen per share is appropriate for the Target Company’s shareholders (excluding TMC, Mr. Toyoda, and the Target Company, as well as the Offeror and its related companies) from a financial standpoint (the “**Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities)**”); therefore, together with the Report Dated January 14, 2026, the Target Company also received from the Special Committee the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) and Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities). For the summary of the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities) and Fairness Opinion (SMBC Nikko Securities), please refer to “(ii) Procurement by the Target Company of a share valuation report and fairness opinion from SMBC Nikko Securities, an independent financial advisor and third-party appraiser” in “(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)” in “Process of calculation” in “(2) Price of tender offer”

in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below. For the summary of the Target Company Share Valuation Report (EYSC) and Fairness Opinion (EYSC), please refer to “(iii) Procurement by the Target Company of a share valuation report and fairness opinion from EYSC, an independent third-party appraiser” in “(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)” in “Process of calculation” in “(2) Price of tender offer” in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below. For the summary of the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) and Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), please refer to “(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)” in “Process of calculation” in “(2) Price of tender offer” in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below.

(c) Details of the decision-making by the Target Company

Based on the above process, at its board of directors meeting held on June 3, 2025, the Target Company took into consideration legal advice from Nishimura & Asahi, and professional advice from SMBC Nikko Securities regarding negotiations pertaining to the Transactions and other matters, and details of the share valuation report regarding the results of valuation of the Target Company Shares submitted by SMBC Nikko Securities dated June 2, 2025 (the **“Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities)”**) and the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) which the Special Committee procured from Mitsubishi UFJ Morgan Stanley Securities, and carefully examined and discussed whether the Transactions, including the Tender Offer, contribute to the improvement of the corporate value of the Target Company, whether the conditions of the Transactions, including the Initial Tender Offer Price and the Repurchase Price, are appropriate, and other matters, while respecting to the utmost extent details of the Special Committee’s decision presented in the Report Dated June 3, 2025 submitted by the Special Committee as of June 3, 2025.

As a result, the Target Company has come to the conclusion that the Transactions will contribute to the improvement of the Target Company’s corporate value, as stated below. In light of the statement in “(i) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer” above and the following descriptions pertaining to synergies regarding the Transactions, in celebrating the 100th anniversary of the Target Company’s founding in 2026, the Target Company Group has decided to return to the spirit of its corporate creed “Toyoda Precepts,” and to work on the growth of the next generation from a long-term perspective with the Toyota Group vision “Inventing our path forward, together.” The Target Company Group believes that it is necessary to fulfill the role of origin of the Toyota Group by making quick decisions and making bold investments through going private, with shareholders who share the same values.

Accordingly, the Target Company determined on June 3, 2025 that the best and most appropriate method to maximize the corporate value of the Target Company Group is to make the Offeror the only shareholder of the Target Company and to have Toyota Fudosan and Mr. Toyoda be shareholders involved in the Target Company Group's decision-making through the Offeror's Parent Company; thereby making it possible to aim for medium- to long-term growth that is not bound by short-term performance expectations through quick decision-making and deepening of business collaboration with Toyota Group companies, so that the maximization of synergies related to the Transactions as stated below will be achieved early and the Target Company Group's growth will be further accelerated.

The specific synergies that the Target Company believes will be realized through the Transactions are as follows.

(A) Accelerating growth in non-automotive domain

- a. A further leap forward in the logistics solutions business, which has achieved unique growth

Beginning with the acquisition of a leading European lift truck manufacturer in 2000 and takeover of the logistics and forklift (L&F) sales division of TMC in 2001, the Target Company, over the next quarter of a century, continued its efforts to develop its logistics solutions business, including the manufacture and sale of lift trucks and the provision of logistics equipment and systems; as of the fiscal year ending March 2025, the logistics solutions business had grown into a business that accounts for approximately 70% of the consolidated sales of the Target Company Group. In addition, the Target Company believes that it has led the industry as a leading lift truck company for many years, and it has expanded its business by investing approximately 240 billion yen in M&A in the logistics solutions business in the last eight years. After the acquisition, the Target Company, rather than pursuing short-term returns, has sought harmonization through a deep understanding of the corporate cultures of both the Target Company, the acquirer, and the acquiree, and has pursued synergies for the expansion of business domains as Target Company Group through trial and error in corporate governance wherein centralization and decentralization are balanced. In this way, through the management method that has been built over time and respecting diversity, the Target Company believes that it has grown as one of the world's leading logistics system partners and as the industry leader also in the airport-related business. The Target Company intends to continue to leverage this strength to achieve growth through further capital investment.

The Target Company believes that the global logistics market is expected to grow significantly in the future, but it is facing many issues, such as labor shortages, improvement of the efficiency of logistics bases, and efforts on green logistics. Under such circumstances, the Target Company is promoting initiatives to improve logistics warehouse

management, including autonomous driving of lift trucks; in this field, the Target Company recognizes that there is an urgent need to work on accelerating technologies and software fields such as big data and AI. The Target Company recognizes that in the automotive field, TMC is taking the lead in these initiatives and accumulating research results, and through the Transactions, expects to actively take in TMC's research results in the automotive field and make significant progress in its development activities.

In addition, data on movements of extremely large amounts of goods, such as daily movement of goods in e-commerce and movement of parcels, cargoes, and baggage of air passengers across borders, is gathered in real time to the Target Company's customers around the world; therefore, it is expected that growth investment in this data area will increase as logistics sites become more diverse and sophisticated. The Target Company believes that in the future, combining data on movement of people collected through the expansion of its connected business (Note 22) and technologies it utilizes in the automotive field of TMC, together with the Target Company's experience in the non-automotive field, will lead to the creation of value and the expansion of business domains of the future Toyota Group, towards, among others, promoting initiatives to solve social issues through the development of services, utilization of data, and other means that enrich people's lives.

Note 22: "Connected business" is a general term for services that support a safe, secure, comfortable, and convenient driving experience for customers.

All of the above measures require considerable time and various upfront investments from a long-term perspective, that will not align with the performance of short-term earnings that would be required if the listing were maintained, and the Target Company will be able to accelerate its efforts to realize them by taking the Target Company private through the Transactions.

- b. Contribution to the realization of a decarbonized society and growth through the creation of partnerships utilizing the Toyota Group's technologies

The Target Company believes that it may not only improve the value of its logistics solutions but also contribute to other industrial equipment fields by effectively utilizing the multi-pathway technologies and strategies that the Toyota Group is promoting in the automotive field, in addition to the know-how of electrification technology and next-generation energy technology that the Target Company has cultivated over the years. By including other industrial equipment business, the Target Company will be able to expand its business domain and invest in technological development on a large scale; through creating a partnership, the Target Company assumes that it will be able to contribute to the promotion of decarbonization in Japan's industry and to realize sustainable growth which is in harmony with the society,

which the Target Company sets as its vision.

On the other hand, since the Target Company alone, in some aspects, has a lack of understanding of the needs and issues and accomplishments in other industries other than logistics solutions, in the field of industrial equipment, such initiatives is expected to be limited; it aims at making these initiatives more effective by seeking cooperation as a member of the Toyota Group.

(B) Clarification of roles in the automotive domain from a long-term perspective and strategic investment of management resources

While the existing automobile-related businesses of the Target Company are still demonstrating, as its unique strengths, top-level quality and production efficiency among Toyota-affiliated body manufacturers in the vehicle assembly business, know-how in the development and production of diesel engines and turbochargers in engine business, excellent product development capabilities and abundant product lineup in compressor business, and development and production capacity of high-quality electric vehicle parts and equipment in car electronics and battery businesses, respectively, the Target Company is aiming at sustainable development through further enhancement of the improvement of competitiveness of TMC's automotive business and investment in human capital and R&D, by identifying the strengths needed as a group on a more stable management base.

By strengthening its collaboration with the Toyota Group through the Transactions, the Target Company will be able to align with the strategic direction of the entire group more than it has done so far and anticipate and flexibly respond to changes in industries that aim for sustainability, such as electrification and reduction of environmental impact. On the other hand, taking advantage of securing the same degree of business operational freedom as it has had to date, the Target Company will continue to expand and strengthen sales to automakers other than TMC.

In general, disadvantages of privatizing shares will include that it will not be possible for the relevant company to raise funds through equity financing from the capital markets and will not be able to enjoy advantages it has enjoyed as a listed company, such as the name recognition and social credibility. However, in terms of fundraising, it is not expected that the Target Company will need to raise funds through equity financing for the time being in light of its financial condition, where funds raised through equity financing is not necessary, even after the execution of the Transactions and it is possible to raise funds as necessary from financial institutions that are the Target Company's business partners. Moreover, while the Transactions lead to large amounts of borrowing from financial institutions through the Bank Loans, the Target Company received explanations from Toyota Fudosan about the status of consultation with the financial institutions on the measures to limit the impact on the sales finance and logistics solutions businesses , and confirmed that it could avoid any damage to the corporate value of the Target Company, resulting from such borrowing and maintain business competitiveness. Therefore, the Target Company believes that the

disadvantages of going private are also limited in terms of fundraising. In addition, the Target Company believes that there will be no change in the name recognition and social credibility of the Target Company Group because the brand and credibility as a company which is the origin of Toyota Group is significant, as the brand is already widely known and highly recognized, and the Target Company intends to continue to use its brand in the Target Company Group's business activities after the implementation of the Transactions. For this reason, the Target Company believes that there will be no impact on the social status of its employees or the recruitment of human resources.

Furthermore, the Target Company also considered the impact on its corporate value from the result that TMC, which is the largest shareholder and a major customer of the Target Company as of March 31, 2025, will cease to be a shareholder of the Target Company and that the Offeror will become a new parent company of the Target Company. However, the Target Company believes that the Target Company's corporate value is unlikely to be damaged due to the going private, in light of the following fact that: (i) through the hearing of opinions from TMC, the Target Company confirmed that the business relationship with TMC is not based on the assumption that it owns the Target Company Shares, and that TMC intends to maintain that relationship even after the Transactions; (ii) there is no agreement based on the existing capital relationship with TMC; and (iii) the Target Company was explained by Toyota Fudosan, among others, that with regard to the agreements which includes the provisions that require the consent of the counterparty in implementing the Transactions, such as a change of control clause, no substantial change will occur in the position of the Target Company as a member of the Toyota Group even after the execution of the Transactions, and thus it is not expected that there will be a serious hindrance to obtaining consent.

Based on the foregoing, the Target Company's board of directors has determined that the advantages of making the Target Company Shares private outweigh the disadvantages, and that making the Target Company Shares private through the Transactions, including the Tender Offer, will contribute to the improvement of the Target Company's corporate value.

In addition, based on the following points, the Target Company believes that, as of the announcement date of the Tender Offer on June 3, 2025, the Initial Tender Offer Price is an appropriate price that can be reasonably assessed as considerably reflecting the intrinsic value of the Target Company, and that other conditions of the Tender Offer are fair.

- (a) The Initial Tender Offer Price is a price agreed upon as a result of sufficient and sincere negotiation with Toyota Fudosan with the substantial involvement of the Special committee, after the Target Company fully taking measures to ensure fairness of the conditions of the Transactions, including the Tender Offer Price as stated in “(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)” in “Process of calculation” in “(2) Price of tender

offer” under “4. Term, price, and number of Share Certificates, Etc. for tender offer” below.

- (b) Among the results of valuation of the Target Company Shares in the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) as stated in “(ii) Procurement by the Target Company of a share valuation report and fairness opinion from SMBC Nikko Securities, an independent financial advisor and third-party appraiser” in “(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)” in “Process of calculation” in “(2) Price of tender offer” under “4. Term, price, and number of Share Certificates, Etc. for tender offer” below, the Initial Tender Offer Price is of the level that is within the calculation range based on the market price method (i) (as defined in “(B) Summary of the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities)” in “(ii) Procurement by the Target Company of a share valuation report and fairness opinion from SMBC Nikko Securities, an independent financial advisor and third-party appraiser” in “Process of calculation” in “(2) Price of tender offer” under “4. Term, price, and number of Share Certificates, Etc. for tender offer” below; hereinafter the same), exceeds the market price method (ii) (as defined in “(B) Summary of the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities)” in “(ii) Procurement by the Target Company of a share valuation report and fairness opinion from SMBC Nikko Securities, an independent financial advisor and third-party appraiser” in “Process of calculation” in “(2) Price of tender offer” under “4. Term, price, and number of Share Certificates, Etc. for tender offer” below; hereinafter the same), is within the comparative listed company method, and that is within the calculation range based on the discounted cash flow method (the “**DCF Method**”).
- (c) Among the results of valuation of the Target Company Shares in the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) as stated in “(vi) Procurement by the Target Company’s special committee of a share valuation report and fairness opinion from an independent financial advisor and third-party appraiser” in “(Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer)” in “Process of calculation” in “(2) Price of tender offer” in “4. Term, price, and number of Share Certificates, Etc. for tender offer” below, the Initial Tender Offer Price is of a level that is within the calculation range based on the market price analysis (record date 1) (as defined in “(B) Summary of the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities)” in “(vi) Procurement by the Target Company’s special committee of a share valuation report and fairness opinion from an independent financial advisor and third-party appraiser” in “Process of calculation” in “(2) Price of tender offer” under “4. Term, price, and number of Share Certificates, Etc. for tender

offer" below; hereinafter the same), exceeds the market price analysis (record date 2) (as defined in "(B) Summary of the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities)" in "(vi) Procurement by the Target Company's special committee of a share valuation report and fairness opinion from an independent financial advisor and third-party appraiser" in "Process of calculation" in "(2) Price of tender offer" under "4. Term, price, and number of Share Certificates, Etc. for tender offer" below; hereinafter the same), is within the comparable company analysis, and that is within the calculation range based on the discounted cashflow analysis (the "**DCF Analysis**").

- (d) The Tender Offer Price includes a premium of 23.25% on 13.225 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on April 25, 2025, which was before the Speculative Reports were made; a premium of 30.71% on 12,470 yen (rounded to the nearest whole number; the same applies in the calculations of simple average closing prices), which was the simple average closing price for the Target Company Shares over the preceding one-month period up to April 25, 2025; a premium of 27.61% on 12,773 yen, which was the simple average closing price for the Target Company Shares over the preceding three-month period; and a premium of 33.30% on 12,228 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period, respectively, and it is determined that it is not of a significantly low level and that it is sufficiently reasonable when compared with the premium levels in 13 other tender offer cases whose purpose was to make large listed companies, the market capitalization of this is 500 billion yen or more, go private on or after June 28, 2019, the date on which the "Fair M&A Guidelines – Enhancing Corporate Value and Securing Shareholders' Interest –" published by the Ministry of Economy, Trade and Industry was published (Note 23).
- (e) In the Transactions, although the Tender Offer Period has been set at 20 Business Days, which is the minimum period stipulated by law, because the period from the announcement of the plan of the Tender Offer to the actual commencement of the Tender Offer is long, appropriate opportunity for minority shareholders to determine to tender their shares in the Tender Offer and opportunity for parties other than the Offeror to purchase Target Company Shares have been ensured.
- (f) As stated in "(xi) Setting a minimum number of share certificates, etc. to be purchased that satisfies the majority of minority" in "(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)" in "Process of calculation" in "(2) Price of tender offer" under "4. Term, price, and number of Share Certificates, Etc. for tender offer" below, in the Transactions, the minimum number of shares to be purchased in the Tender Offer satisfies the number of shares to be purchased under the "majority of minority" condition.

- (g) In the Transactions, the money to be delivered to shareholders as consideration when conducting the Share Consolidation will be calculated so that it will be equal to the price obtained by multiplying the Tender Offer Price by the number of Target Company Shares owned by each of the shareholders of the Target Company (excluding TMC and the Target Company) who did not tender their shares in the Tender Offer; therefore, the opportunity for minority shareholders to make appropriate decisions on whether to tender their shares in the Tender Offer has been ensured, and that consideration has been given so as not to give rise to strong pressure.
- (h) As stated in “(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom” in “(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)” in “Process of calculation” in “(2) Price of tender offer” under “4. Term, price, and number of Share Certificates, Etc. for tender offer” below, it has been determined also in the Report Dated June 3, 2025 obtained from the Special Committee that the fairness and appropriateness of the conditions of the Tender Offer (including the Initial Tender Offer Price) are found to have been ensured.

Note 23: With respect to these cases, the median of the premium calculated using the Business Day immediately before the announcement date (for those in relation to which Speculative Reports had been made, the Business Day before such reports) as the record date is 25.97% on the closing price on the same day, 31.58% on the simple average closing price over the preceding one-month period up to the same day, 36.76% on the simple average closing price over the preceding three-month period up to the same day, 44.60% on the simple average closing price over the preceding six-month period up to the same day.

On the other hand, the Initial Tender Offer Price is a 10.73% discount on 18,260 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, the Business Day immediately preceding the announcement date of the Tender Offer, a 6.70% discount on 17,471 yen, which was the simple average closing price over the preceding one-month period, a premium of 12.87% on 14,442 yen, which was the simple average closing price over the preceding three-month period, a premium of 21.42% on 13,425 yen, which was the simple average closing price over the preceding six-month period. In this regard, the Target Company's share price significantly increased by 22.68% on a closing price basis from the closing price (13,225 yen) on April 25, 2025, which was the date on which the first Speculative Report was made, to the closing price (16,225 yen) on April 28, 2025, which was the immediately following Business Day, to a level that exceeded the highest price since the listing; further, another Speculative Report was made on May 19, 2025, and the Target Company's share price significantly increased by 8.60% from the

closing price (16,520 yen) on the same date, to the closing price (17,940 yen) on May 20, 2025, which was the immediately following Business Day. In particular, the increase rate from the closing price on April 25, 2025, on which the first Speculative Report was made, to the closing price on April 28, 2025, the immediately following Business Day, was the highest in the fluctuation of the market price of the Target Company Shares in the last ten years. In light of the foregoing, during these periods, it can be considered that the price of the Target Company Shares reflected a substantial degree of expectation regarding the implementation of the Transactions (for the increase in the share price after the Speculative Report on May 19, 2025, further expectation regarding the implementation of the Transactions). The Speculative Reports contain inaccurate information regarding the total acquisition amount of the Transactions and the restructuring of the Target Company's business. Based on these, the Target Company believes that it is not unreasonable to assess that the Target Company's share price after the Speculative Reports has not necessarily been appropriately priced and does not properly reflect the intrinsic value of the Target Company. However, as of June 3, 2025, the Initial Tender Offer Price is a price discounted at a certain rate from the closing price of the Business Day immediately preceding the announcement date of the Tender Offer and the simple average of the closing price over the preceding one-month period; thus, the Target Company concluded that, as of the same day, it is reasonable to take a neutral position on whether to recommend that its shareholders tender their shares in the Tender Offer and to leave it to their decision whether to tender their shares in the Tender Offer.

Based on the foregoing, at the board of directors meeting of the Target Company held on June 3, 2025, a resolution was adopted with the unanimous consent of all directors of the Target Company who participated in deliberation and resolution, that if the Tender Offer commences, the position of the Target Company as of the same day is that it will express an opinion in support of the Tender Offer and that it will leave to the decision to the Target Company's shareholders whether to tender their shares in the Tender Offer.

The Target Company took into consideration that Toyota Fudosan aimed for the commencement of the Tender Offer by the Offeror by early December 2025, but it is difficult to accurately estimate the amount of time required for the procedures involving domestic and foreign competition laws and regulations, the EU Foreign Subsidies Regulation and authorities having jurisdiction over investment control and financial laws and regulations; therefore, the Target Company also passed a resolution at the above board of directors meeting, that before the commencement of the Tender Offer, it would consult with the Special Committee to consider whether there is any change in the opinion expressed by the Special Committee to the board of directors of the Target Company as of June 3, 2025, and to provide with the board of directors of the Target Company a statement to that effect if there is no change, or the revised opinion if there is a change, and also that based on that opinion of the Special Committee (the "**Special Committee's Second Opinion**"), it would express an opinion on the Tender Offer again at the time of the commencement of the Tender Offer. As stated above, the Target Company believes that the share price of the Target Company after the

Speculative Reports was not necessarily priced appropriately and that it is not unreasonable to assess that it does not properly reflect the intrinsic value of the Target Company. In light of the fact that taking the Target Company Shares private through the Transactions, including the Tender Offer, will contribute to the improvement of the Target Company's corporate value, and that the Initial Tender Offer Price is an appropriate price that can be reasonably assessed as considerably reflecting the intrinsic value of the Target Company, if, as a result of accurate information regarding the Transactions being provided to the market in a sufficient and appropriate manner through the Press Release Regarding Planned Commencement of Tender Offer and the Target Company Press Release Dated June 3, 2025, and at the time of commencement of the Tender Offer, the situation in which the Initial Tender Offer Price is discounted at a certain rate from the Target Company's share price ceases to exist, or such other situation is secured in which the Target Company can recommend that its shareholders tender their shares in the Tender Offer, then the Target Company intended to change its neutral opinion as of June 3, 2025 regarding whether to recommend its shareholders to tender their shares in the Tender Offer, and to make such recommendation, while respecting the Special Committee's Second Opinion to the fullest extent.

Subsequently, the Target Company was informed by the Offeror on December 5, 2025, that the Offeror may commence the Tender Offer from January 15, 2026, subject to the satisfaction (or waiver) of the Tender Offer Conditions Precedent depending on the progress of the clearance procedures required for the Response to U.K. Financial Regulations. In response to this, the Target Company passed a resolution at the board of directors meeting held on June 3, 2025 that it would consult with the Special Committee regarding the Additional Advisory Matters. The Target Company received the Report Dated January 14, 2026 (for an overview of the Report Dated January 14, 2026, specific details of the activities of the Special Committee, and other matters, please refer to "(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom" in "Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer" in "Process of calculation" in "(2) Price of tender offer" in "4. Term, price, and number of Share Certificates, Etc. for tender offer" below). While respecting to the utmost extent the details of the Report Dated January 14, 2026 submitted by the Special Committee, the Target Company carefully discussed and considered again details of various conditions of the Tender Offer, taking into consideration matters including the Target Company's business results and market environment change after the board of directors meeting held on June 3, 2025, as well as the Tender Offer Price Change (for details of the background leading to the Tender Offer Price Change, please refer to "(b) Process of negotiations" above).

As a result, based on matters including the following, the Target Company has determined that even as of the date hereof, the Tender Offer Price is an appropriate price that appropriately reflects the intrinsic value of the Target Company, due to the Tender Offer Price Change, and the Transactions, including the Tender Offer, will contribute to the improvement of the Target

Company's corporate value. The Target Company has further determined that, even as of the date hereof, that the conditions of the Transactions, including the Tender Offer Price, after the Tender Offer Price Change are appropriate which ensure interests that minority shareholders of the Target Company should enjoy, that the Tender Offer will provide general shareholders of the Target Company with an opportunity to sell their Target Company Shares at a reasonable price, and that the situation has been secured in which the Target Company can recommend that its shareholders tender their shares to the Tender Offer. The Target Company considered the potential disadvantages of taking itself private and confirmed that such disadvantages were limited or would have no adverse effect.

The Target Company took into consideration matters including the following:

- (i) In celebrating the 100th anniversary of the founding in 2026, the Target Company Group has decided to return to the spirit of its corporate creed "Toyoda Precepts," and to work on the growth of the next generation from a long-term perspective with the Toyota Group vision "Inventing our path forward, together." The Target Company Group believes that it is necessary to fulfill the role of origin of the Toyota Group by making quick decisions and making bold investments through going private, with shareholders who share the same values. Accordingly, the Target Company determined that there is no change to its conclusion that the best and most appropriate method to maximize the corporate value of the Target Company Group is to make the Offeror the only shareholder of the Target Company and to have Toyota Fudosan and Mr. Toyoda be shareholders involved in the Target Company Group's decision-making through the Offeror's Parent Company; thereby making it possible to aim for medium- to long-term growth that is not bound by short-term performance expectations through quick decision-making and deepening of business collaboration with Toyota Group companies, so that the maximization of aforementioned synergies related to the Transactions will be achieved early and the Target Company Group's growth will be further accelerated.
- (ii) The Target Company has fully taken measures to ensure the fairness of the conditions of the Transactions, including the Tender Offer Price, as stated in "(3) Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer" below, and with the substantive involvement of the Special Committee, the Target Company fully and sincerely negotiated with Toyota Fudosan, and as a result, the Tender Offer Price has been increased from the Initial Tender Offer Price (16,300 yen) to 18,800 yen, increased by 15.34% (rounding to the second decimal place), and was agreed.
- (iii) Among the results of the calculation of the value of the Target Company Shares by SMBC Nikko Securities in the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities) as stated in "(ii) Procurement by the Target Company of a share valuation report and fairness opinion from SMBC Nikko Securities, an

independent financial advisor and third-party appraiser" in "(3) Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer" below, the Tender Offer Price after the Tender Offer Price Change is above the calculation range based on market price method (i) and market price method (ii), is within the calculation range based on comparable listed companies method (i) and comparable listed companies method (ii) (SOTP), and is within the calculation range based on DCF method (i) and DCF method (ii) (SOTP);

- (iv) Among the results of the calculation of the value of the Target Company Shares by EYSC in the Target Company Share Valuation Report (EYSC) as stated in "(iii) Procurement by the Target Company of a share valuation report and fairness opinion from EYSC, an independent third-party appraiser" in "(3) Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer" below, the Tender Offer Price after the Tender Offer Price Change exceeds the valuation ranges calculated using market price method (i) and market price method (ii), and falls within the valuation ranges calculated using the comparable company reference method and the DCF method;
- (v) Among the results of the calculation of the value of the Target Company Shares by Mitsubishi UFJ Morgan Stanley Securities in the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) as stated in "(vi) Procurement by the Target Company's special committee of a share valuation report and fairness opinion from an independent financial advisor and third-party appraiser" in "(3) Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer" below, the Tender Offer Price after the Tender Offer Price Change is above the calculation range based on the Market price analysis (Record Date 3) and the Market price analysis (Record Date 2), is within the calculation range based on the comparable listed companies analysis, and is within the calculation range based on the DCF analysis.
- (vi) Fairness opinions by SMBC Nikko Securities and EYSC that the Tender Offer Price of 18,800 yen per share is fair to shareholders (excluding Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company that owns the Target Company Shares as treasury shares) of the Target Company from a financial standpoint, and the fairness opinion by Mitsubishi UFJ Morgan Stanley Securities that the Tender Offer Price of 18,800 yen per share is appropriate for the shareholders of the Target Company (excluding TMC, Mr. Toyoda, and the Target Company, as well as the Offeror and its related companies) from a financial standpoint, have been submitted.
- (vii) The Tender Offer Price after the Tender Offer Price Change includes a premium of 3.30% on 18,200 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock

Exchange on January 13, 2026, the Business Day immediately preceding the announcement date of the commencement of the Tender Offer; a premium of 5.03% on 17,900 yen, which was the simple average closing price for the Target Company Shares over the preceding one-month period up to the same date; a premium of 8.36% on 17,349 yen, which was the simple average closing price for the Target Company Shares over the preceding three-month period up to the same date; and a premium of 11.30% on 16,891 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period up to the same date, respectively. The Tender Offer Price also includes a premium of 2.96% on 18,260 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, the Business Day immediately preceding the announcement date of the planned commencement of the Tender Offer; a premium of 7.61% on 17,471 yen, which was the simple average closing price for the Target Company Shares over the preceding one-month period up to the same date; a premium of 30.18% on 14,442 yen, which was the simple average closing price for the Target Company Shares over the preceding three-month period up to the same date; and a premium of 40.04% on 13,425 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period up to the same date, respectively. It further includes a premium of 42.16% on 13,225 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on April 25, 2025, which was before the Speculative Reports were made; a premium of 50.76% on 12,470 yen, which was the simple average closing price for the Target Company Shares over the preceding one-month period up to April 25, 2025; a premium of 47.19% on 12,773 yen, which was the simple average closing price for the Target Company Shares over the preceding three-month period up to April 25, 2025; and a premium of 53.75% on 12,228 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period up to April 25, 2025, respectively. Also, the Tender Offer Price after the Tender Offer Price Change is above the maximum price of 18,535 yen since the Target Company's listing.

- (viii) In light of the fact that taking the Target Company Share private through the Transactions, including the Tender Offer, will contribute to the improvement of the Target Company's corporate value, and that the Initial Tender Offer Price is an appropriate price that can reasonably be assessed to considerably reflect the intrinsic value of the Target Company, if, as a result of accurate information regarding the Transactions being provided to the market in a sufficient and appropriate manner through the Press Release Regarding Planned Commencement of Tender Offer and the Target Company Press Release Dated June 3, 2025, and at the time of commencement of the Tender Offer, a situation is secured in which the Target Company can recommend that its shareholders tender their shares in the Tender Offer such as the situation in which the Initial Tender Offer Price is

discounted at a certain rate from the Target Company’s share price ceases to exist, then the Target Company intended to change its neutral opinion as of June 3, 2025 regarding whether to recommend its shareholders to tender their shares in the Tender Offer, and to make such recommendation, while respecting the Special Committee’s Second Opinion to the fullest extent. However, as a result of the Tender Offer Price Change, the situation in which the Tender Offer Price was discounted from the market price has ceased to exist.

- (ix) It can be assessed that, following the clarification of the transaction scheme, terms, conditions, and other details of the Tender Offer through the publication of the Target Company Press Release Dated June 3, 2025, an environment was established in which other potential acquirers could make counterproposals, thereby implementing an indirect market check, and that no competing proposal or proposal requesting a change to or withdrawal of the Tender Offer premised on the privatization of the Target Company has been received.
- (x) As stated in “(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom” in “(3) Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer” below, in the Report Dated January 14, 2026 obtained from the Special Committee, it has also been determined regarding the Tender Offer Price after the Tender Offer Price Change and other conditions of the Tender Offer that the fairness and appropriateness of the conditions of the Transactions (including the Tender Offer Price after the Tender Offer Price Change) have been ensured.

Based on the above, at its board of directors meeting held on January 14, 2026, the Target Company adopted a resolution indicating that it would express an opinion in support of the Tender Offer again and that it would change its decision as of June 3, 2025 and recommend that shareholders of the Target Company tender their shares in the Tender Offer.

For details of the decision-making process by the Target Company’s board of directors, please refer to “(ix) Approval of all disinterested directors of the Target Company and opinions from all audit and supervisory committee members of the Target Company that they have no objection” in “(3) Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer” below.

Subsequently, in early December 2025, during the process of the Target Company’s examination of the Transactions, the Target Company received a legally binding offer related to the Tender Offer for Own Shares from a third party other than the Offeror to purchase all of the shares of one of the Three Toyota Group Companies held by the Target Company at a price higher than the tender offer price related to the Tender Offer for Own Shares (the “**Third Party Offer**”). Accordingly, the board of directors of the Target Company

sincerely evaluated the Third Party Offer, taking the following factors into account: (a) because the Tender Offer for Own Shares forms part of the Transactions, execution of the Transactions would become difficult if the Target Company were to accept the Third-Party Offer; however, it cannot be concluded that the economic benefits the Target Company may obtain under the Third Party Offer are superior to the Offeror's proposal, when compared with the expected synergies from the Transactions and viewed from the perspective of enhancing corporate value; and (b) due to the Tender Offer Price Change, the terms and conditions of the Transactions, including the Tender Offer Price, are reasonable and ensure the interests that minority shareholders of the Target Company should receive, and the Tender Offer provides the Target Company's general shareholders with an opportunity to sell their Target Company Shares at a reasonable price. However, because the Tender Offer for Own Shares forms part of the Transactions, execution of the Transactions would become difficult if the Target Company were to accept the Third Party Offer, which could result in the Target Company's general shareholders losing the opportunity to sell their shares at a reasonable price. Based on this, and from the perspective of securing the interests of the Target Company's general shareholders, it cannot be concluded that the Third Party Offer is superior to the Offeror's proposal. Therefore, the board of directors of the Target Company decided to cease considering the Third Party Offer.

(iii) Management policy after the Tender Offer

As stated in “(1) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer” above, Toyota Fudosan intends to consider the management policy after the Tender Offer thoroughly in consultation with the Target Company's management so that the Target Company will be able to aim for medium-to-long-term growth without being influenced by short-term performance expectations from the stock market, while maintaining and strengthening the foundation of its current revenue business. With regard to the composition of the management structure of the Target Company after the Transactions, it is not expected at this time that any changes will be made to the Target Company's business execution structure in connection with the implementation of the Transactions or that Toyota Fudosan will give direct instructions on the Target Company's business execution, and no decisions have been made at this time on matters regarding the dispatch of officers or other personnel-related matters, and Toyota Fudosan will discuss this matter in good faith with the Target Company after the successful completion of the Tender Offer. Furthermore, Toyota Fudosan's basic policy is to maintain the employment of the Target Company's employees after the Transactions and not to change the employment conditions of the Target Company's employees in a disadvantageous manner.

(3) Measures to ensure the fairness of the Tender Offer Price and avoid conflicts of interest, and other measures to ensure the fairness of the Tender Offer

As of June 3, 2025 and the date hereof, the Target Company is not a subsidiary of Toyota Fudosan, and the Tender Offer does not constitute a tender offer by a controlling shareholder. In addition, it is not planned for all or some of the management team members of the Target Company to directly or indirectly make capital contributions to the Offeror, and the Transactions, including the Tender Offer, do not constitute a so-called

management buyout (MBO).

However, in light of the fact that (i) Toyota Fudosan directly holds 16,291,374 Target Company Shares (ownership percentage: 5.42%), (ii) there is a possibility that the interests of TMC, which is a major and largest shareholder of the Target Company holding 74,100,604 Target Company Shares (ownership percentage: 24.66%), and the interests of the minority shareholders of the Target Company would not necessarily align because it is planned that Toyota Fudosan and TMC, which is the largest shareholder of the Target Company, will execute the Master Agreement and TMC will make the Preferred Shares Contribution to the Offeror's Parent Company as well as that the Target Company and TMC plan to implement the Tender Offer for Own Shares (TMC) and the Share Repurchase, and (iii) Mr. Toyoda is the Chairman of the Board of Directors and Representative Director of TMC and he will make the Common Shares Contribution (Mr. Toyoda) to the Offeror's Parent Company after the settlement of the Tender Offer, Toyota Fudosan, the Offeror, and the Target Company have each taken the following measures in order to ensure the fairness of the Transactions, to eliminate the arbitrariness in the decision-making process when deciding to execute the Transactions, to ensure fairness, transparency, and objectivity in the decision-making, and to avoid conflicts of interest. Among the descriptions below, the measures taken by the Target Company are based on the explanations received from the Target Company.

- (i) Procurement by Toyota Fudosan of a share valuation report from an independent financial advisor and third-party appraiser
- (ii) Procurement by the Target Company of a share valuation report and fairness opinion from SMBC Nikko Securities, an independent financial advisor and third-party appraiser
- (iii) Procurement by the Target Company of a share valuation report and fairness opinion from EYSC, an independent third-party appraiser
- (iv) Procurement by the Target Company of advice from an independent law firm
- (v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom
- (vi) Procurement by the Target Company's special committee of a share valuation report and fairness opinion from an independent financial advisor and third-party appraiser
- (vii) Procurement by the Target Company's special committee of advice from an independent law firm
- (viii) Establishment of an independent examination framework at the Target Company
- (ix) Approval of all disinterested directors of the Target Company and opinions from all audit and supervisory committee members of the Target Company that they have no objection
- (x) Ensuring objective circumstances to ensure the fairness of the Tender Offer
- (xi) Setting a minimum number of share certificates, etc. to be purchased that satisfies

the majority of minority

For the details of the above measures, please refer to “(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)” in “Process of calculation” in “(2) Price of tender offer” under “4. Term, price, and number of Share Certificates, Etc. for tender offer” below.

(4) Policy for organizational restructuring after the Tender Offer (matters relating to a so-called “Two-Step Acquisition”)

As stated in “(1) Summary of the Tender Offer” above, if the Offeror is unable to acquire all of the Shares Subject to the Tender Offer through the Tender Offer, then the Offeror intends to implement the Squeeze-Out Procedures after the successful completion of the Tender Offer through the following procedures.

Promptly after the successful completion of the Tender Offer, the Offeror intends to request the Target Company to hold an extraordinary shareholders' meeting at which the following proposals will be submitted (the “**Extraordinary Shareholders' Meeting**”): (i) to conduct the Share Consolidation in accordance with Article 180 of the Companies Act; and (ii) to make a partial amendment to the Target Company's Articles of Incorporation to abolish the provisions regarding shares less than one unit on the condition that the Share Consolidation becomes effective. The Offeror intends to approve each of those proposals at the Extraordinary Shareholders' Meeting.

If the proposal for the Share Consolidation is approved at the Extraordinary Shareholders' Meeting, the shareholders of the Target Company will come to own the number of Target Company Shares proportionate to the ratio of the Share Consolidation that is approved at the Extraordinary Shareholders' Meeting as of the effective date of the Share Consolidation. If, due to the Share Consolidation, the number is a fraction less than one, each shareholder of the Target Company who holds such fractional shares will receive an amount of cash obtained by selling the Target Company Shares equivalent to the total number of shares less than one unit (with such aggregate sum rounded down to the nearest whole number; the “Total Fractional Shares”) to the Target Company or the Offeror as per the procedures specified in Article 235 of the Companies Act and other relevant laws and regulations. The purchase price for the number of the Target Company Shares equivalent to the Total Fractional Shares will be valued so that the amount of cash received by each shareholder who does not tender its shares in the Tender Offer (excluding TMC and the Target Company) as a result of the sale will be equal to the price obtained by multiplying the Tender Offer Price by the number of Target Company Shares owned by each such shareholder. The Offeror will request the Target Company to file a petition to the court for permission to sell such Target Company Shares to the Target Company or the Offeror on this basis.

In addition, although the ratio of the Share Consolidation has not been determined as of the date hereof, the Offeror intends to request the Target Company to set the ratio in a way that the number of Target Company Shares held by the shareholders who did not tender their shares in the Tender Offer (excluding TMC and the Target Company) will become less than one unit in order for the Offeror and TMC to become the sole owners of all of the Target Company Shares. The Target Company will announce the specific procedures in this case promptly after such details are finalized.

Subject to the successful completion of the Tender Offer, the Target Company intends to comply with these request from the Offeror. If the Extraordinary Shareholders' Meeting would be scheduled around late April to mid-May 2026, the Target Company will announce the specific procedures in this case promptly after such details are finalized with the Offeror.

Since the Target Company Shares subject to the Share Consolidation include the Target Company Shares held by the Depositary Banks (as defined in "(2) Price of tender offer" under "4. Term, price, and number of Share Certificates, Etc. for tender offer" below; the same applies below) that are represented by ADRs (as defined in "(2) Price of tender offer" under "4. Term, price, and number of Share Certificates, Etc. for tender offer" below; the same applies below), if the abovementioned determination is made, the number of Target Company Shares held by the Depositary Banks after the Share Consolidation will also be a fractional number of less than one share. In this case, according to the ADR Registration Statements (as defined in "(2) Price of tender offer" under "4. Term, price, and number of Share Certificates, Etc. for tender offer" below; the same applies below), the Depositary Banks may terminate the ADRs and deliver to each of the holders of the ADRs, in proportion to the number of the ADSs (as defined in "(2) Price of tender offer" under "4. Term, price, and number of Share Certificates, Etc. for tender offer" below; the same applies below) they hold and that are represented by the ADRs, cash equal to the amount obtained by converting the cash delivered to the Depositary Banks into US dollars and deducting the fees of the Depositary Banks and taxes, etc. in accordance with the terms set out in the ADRs.

According to the provisions of the Companies Act that aim to protect the rights of minority shareholders in relation to a share consolidation, the Companies Act provides that if a share consolidation occurs and there are fractions less than one as a result thereof, each shareholder of the Target Company who opposes such share consolidation may request that the Target Company purchase all of the Target Company Shares that would be a fraction less than one held by the relevant shareholder at a fair price, and such shareholders may file a petition to the court to determine the price of the Target Company Shares in accordance with the provisions of Articles 182-4 and 182-5 of the Companies Act and other relevant laws and regulations.

If the holders of ADRs intend to make a demand for purchase of shares and file a petition for a determination of the sale price, they are required to deliver their ADRs to the Depositary Banks and withdraw the Target Company Shares deposited with the Depositary Banks before making the demand and filing the petition pursuant to the provisions of Articles 182-4 and 182-5 of the Companies Act and other relevant laws and regulations.

As stated above, because the number of the Target Company Shares held by each of the Target Company's shareholders who does not tender its shares in the Tender Offer (excluding TMC and the Target Company) will become fractions less than one as a result of the Share Consolidation, each such shareholder of the Target Company who opposes the Share Consolidation will be able to file the above petition. The purchase price in the event of such filing will ultimately be determined by the court.

With regard to the above procedures, it is possible that, depending on circumstances such as any amendment to and enforcement of relevant laws and regulations and the interpretation thereof by authorities, more time may be required or alternative methods

may be utilized to implement said procedures. However, even in such a case, the Offeror intends to adopt a method whereby the shareholders of the Target Company who do not tender their shares in the Tender Offer (excluding TMC and the Target Company) will ultimately receive cash consideration, which will be an amount equal to the number of Target Company Shares held by such shareholders multiplied by the Tender Offer Price. In this case, it is expected that the same will apply to the amount of the money to be delivered to the Depositary Banks in relation to the Target Company Shares that are held by the Depositary Banks and represented by ADRs, and according to the ADR Registration Statements, the Depositary Banks may terminate ADRs and deliver to each of the holders of the ADRs, in proportion to the number of ADRs they hold and that are represented by the ADRs, cash equal to the amount obtained by converting the cash delivered to the Depositary Banks into US dollars and deducting the fees of the Depositary Banks and taxes, etc. in accordance with the terms set out in the ADRs. It is planned that the specific procedures, the timing of the implementation thereof, and other related matters will be announced by the Target Company promptly after such details are finalized upon consultation between the Offeror and the Target Company.

The Tender Offer is in no way intended to solicit the consent of the Target Company's shareholders at the Extraordinary Shareholders' Meeting. In addition, it is advised that the shareholders, at their own responsibility, consult with certified public tax accountants or other experts regarding the tax implications of their tendering in the Tender Offer or related procedures described above.

(5) Expected delisting and reasons therefor

The Target Company Shares are listed on the Prime Market of the Tokyo Stock Exchange and the Premier Market of the Nagoya Stock Exchange as of the date hereof. However, since the Offeror does not intend to set a limit on the number of share certificates, etc. to be purchased in the Tender Offer, the Target Company Shares may be delisted through prescribed procedures in accordance with the stock delisting criteria of the Tokyo Stock Exchange and the Nagoya Stock Exchange, depending on the result of the Tender Offer.

Further, even in the event that the delisting standards are not met upon the successful completion of the Tender Offer, as stated in "(4) Policy for organizational restructuring after the Tender Offer (matters relating to a so-called "Two-Step Acquisition")" above, because the Offeror plans to implement the Squeeze-Out Procedures for the purpose of acquiring all of the Target Company Shares (excluding the Target Company Shares Held by TMC and the treasury shares held by the Target Company) after the successful completion of the Tender Offer, if the Squeeze-Out Procedures are carried out, then the Target Company Shares will be delisted through the prescribed procedures in accordance with the stock delisting criteria of the Tokyo Stock Exchange and the Nagoya Stock Exchange. After delisting, the Target Company Shares will no longer be traded on the Tokyo Stock Exchange or the Nagoya Stock Exchange.

(6) Matters relating to material agreements regarding the Tender Offer

In connection the Tender Offer, Toyota Fudosan did not provide any explanations on matters regarding the Tender Offer to the Target Company's shareholders (excluding TMC, the Three Toyota Group Companies, and Mr. Toyoda) prior to the announcement of the planned commencement of the Tender Offer from the perspective of the confidentiality of the Transactions under consideration, and none of those shareholders

informed the Offeror of any intention to tender the Target Company Shares they hold in the Tender Offer. However, from early December 2025, the Offeror requested multiple shareholders of the Target Company to tender their shares in the Tender Offer from the perspective of increasing the likelihood of the successful completion of the Tender Offer, taking into consideration the number of shares held, the expected number of shares to be tendered, and other factors. Subsequently, by January 14, 2026, each of the Shareholders Expressing Intent to Tender Shares had informed the Offeror that it intended to tender all of the Target Company Shares that it holds (total number of shares held: 12,447,738 shares; total ownership percentage: 4.14%) in the Tender Offer. (The Offeror has only received notice from each of the Shareholders Expressing Intent to Tender Shares of its intent to tender its shares and has not executed any tender agreements with any such shareholder. Accordingly, each of the Shareholders Expressing Intent to Tender Shares are not restricted from changing its intent to tender its shares in the Tender Offer.

The following agreements have also been executed by the Offeror.

(i) Master Agreement

As stated in “(1) Summary of the Tender Offer” above, as of June 3, 2025, Toyota Fudosan has, in connection with the Tender Offer, executed the Master Agreement with TMC regarding the Transactions. In the Master Agreement, TMC has agreed (a)(i) that it will not tender any of the Target Company Shares Held by TMC in the Tender Offer, (ii) that it will not transfer, create security interests on, or otherwise dispose of, any of the Target Company Shares Held by TMC, (iii) that it will not engage in any act that competes, contradicts, or conflicts with the Tender Offer or impedes the implementation of the Tender Offer or for which there is a risk thereof; provided that TMC may take such actions if a failure to do so is reasonably determined to be likely to breach the duty of care of prudent management on the part of the directors of TMC) and (b) that if TMC or the Target Company receives a proposal for a transaction to acquire shares in the Target Company from a person other than the Offeror or if TMC or the Target Company becomes aware that such a proposal exists, TMC will immediately notify Toyota Fudosan and the Offeror of that fact and the details of the proposal.

Additionally, the Master Agreement sets out the conditions precedent to the commencement of the Tender Offer (the “Tender Offer Conditions Precedent” set out in “Summary of the Tender Offer” above), the representations and warranties of Toyota Fudosan, the Offeror, the Offeror’s Parent Company, and TMC (Note 24), the obligations of TMC (Note 25), the obligations of the Offeror (Note 26), and termination events (Note 27). In the Master Agreement, it is also agreed that the Offeror and the Offeror’s Parent Company will also become parties to the Master Agreement after their incorporation, and the Offeror and the Offeror’s Parent Company became parties to the Master Agreement on June 20, 2025. Furthermore, with regard to the Master Agreement, the Offeror has executed an amendment agreement (the “**Amendment Agreement**”) with Toyota Fudosan, TMC, and the Offeror’s Parent Company on January 14, 2026 in order to make formatting adjustments based on the Tender Offer Price Change and the amendments to the conditions of each of the Tender Offers for Own Shares as described in the Press Releases Concerning Amendment to Conditions of the Tender Offers for Own Shares (the Amendment Agreement does not provide for any changes to the Master

Agreement regarding the conditions precedent for commencing the Tender Offer, representations and warranties, the obligations of TMC, the obligations of the Offeror, or termination events, except for matters regarding the Tender Offer Price Change stated above and the amendments to the conditions of each of the Tender Offers for Own Shares as described in the Press Releases Concerning Amendment to Conditions of the Tender Offers for Own Shares).

Note 24: In the Master Agreement, each of Toyota Fudosan, the Offeror, and the Offeror's Parent Company has made representations and warranties with respect to the following: (i) its incorporation, existence, and the existence of the power necessary for the execution and performance of the Master Agreement; (ii) the validity and enforceability of the Master Agreement; (iii) the obtainment and implementation of permits and authorizations, etc. necessary to execute and perform the Master Agreement; (iv) the absence of any conflict with laws and regulations regarding the execution and performance of the Master Agreement; (v) the absence of any insolvency proceedings, etc.; (vi) that it is not an antisocial force and has no relationship with any antisocial forces; and (vii) the sufficiency of funds necessary for the settlement of the Tender Offer. In addition, in the Master Agreement, TMC has made representations and warranties with respect to the following: (i) its incorporation, existence, and the existence of the power necessary for the execution and performance of the Master Agreement; (ii) the validity and enforceability of the Master Agreement; (iii) the obtainment and implementation of permits and authorizations, etc. necessary for the execution and performance of the Master Agreement; (iv) the absence of any conflict with laws and regulations regarding the execution and performance of the Master Agreement; (v) the absence of any insolvency proceedings, etc.; (vi) that it does not fall under an antisocial force and has no relationship with any antisocial forces; (vii) the legal and valid ownership of the Target Company Shares Held by TMC; and (viii) the accuracy of the securities reports, etc. of the Target Company filed on and after April 1, 2024.

Note 25: In summary, TMC has the obligations under the Master Agreement, including the following: (i) not to tender the Target Company Shares Held by TMC in the Tender Offer and not to transfer or otherwise dispose of the Target Company Shares Held by TMC; (ii) to implement the Preferred Shares Contribution; (iii) to implement the Tender Offer for Own Shares (TMC); (iv) to implement the Squeeze-Out Procedures; (v) to implement the Share Repurchase; (vi) to cooperate and make efforts to satisfy the Tender Offer Conditions Precedent; (vii) to notify Toyota Fudosan, the Offeror, and the Offeror's Parent Company if it is discovered that there is a possibility that TMC is in breach of any of its representations, warranties, or obligations, or that any of the Tender Offer Conditions Precedent will not be satisfied; (viii) to cooperate with the Offeror in its fundraising, etc.; (ix) to cooperate in the Obtainment of Clearances; and (x) to provide indemnification in the event of a breach of any of TMC's representations, warranties, or obligations.

Note 26: In summary, each of Toyota Fudosan, the Offeror, and the Offeror's

Parent Company has the obligations under the Master Agreement, including the following: (i) to commence the Tender Offer on or after the date on which the Tender Offer Conditions Precedent are satisfied; (ii) to implement the Common Shares Contribution (Toyota Fudosan) by Toyota Fudosan; (iii) to make efforts to complete the Obtainment of Clearances; (iv) to implement the Squeeze-Out Procedures; (v) to implement the Share Repurchase; (vi) to cooperate in and make efforts toward the satisfaction of the Tender Offer Conditions Precedent by Toyota Fudosan; (vii) to notify TMC if it is discovered that there is a possibility that the relevant party is in breach of any of its representations, warranties, or obligations, or that any of the Tender Offer Conditions Precedent will not be satisfied; and (viii) to provide indemnification in the event of a breach of any of its representations, warranties, or obligations.

Note 27: It is stipulated in the Master Agreement that the Master Agreement may be terminated by any of Toyota Fudosan, the Offeror, the Offeror's Parent Company, and TMC only on or before the last day of the Tender Offer Period by giving written notice to the other parties (in the case of Toyota Fudosan, the Offeror, and the Offeror's Parent Company, it means TMC, or, in the case of TMC, it means any of the other parties; the "**Breaching Party**") in any of the following events: (i) the Breaching Party materially breaches any of its representations and warranties (for Toyota Fudosan, the Offeror and the Offeror's Parent Company, it means TMC; for TMC it means Toyota Fudosan, the Offeror, and the Offeror's Parent Company); (ii) the Breaching Party materially defaults or fails to comply with any of its obligations under the Master Agreement; (iii) a petition for the commencement of insolvency proceedings is filed with respect to the Breaching Party; or (iv) the Tender Offer is not commenced by March 31, 2026 (if otherwise agreed upon by Toyota Fudosan, the Offeror, the Offeror's Parent Company, and TMC, it shall be that agreed date) for a reason not attributable to the terminating party. In addition, it is stipulated in the Master Agreement that the Master Agreement will automatically terminate if (i) the Offeror lawfully withdraws the Tender Offer in accordance with the Financial Instruments and Exchange Act or any other applicable laws and regulations or (ii) the total number of the Tendered Share Certificates, Etc. in the Tender Offer is less than the minimum number of share certificates, etc. to be purchased.

(ii) Tender Offer Agreement

As stated in "(1) Summary of the Tender Offer" above, as of June 3, 2025, Toyota Fudosan has, in connection with the Tender Offer, executed the Tender Offer Agreement with the Target Company regarding the Transactions. The Tender Offer Agreement sets out the conditions precedent to the commencement of the Tender Offer (the "Tender Offer Conditions Precedent" set out in "Summary of the Tender Offer" above), the representations and warranties of Toyota Fudosan, the Offeror, and the Target Company (Note 28), the obligations of Target Company (Note 29), the obligations of Toyota Fudosan and the Offeror (Note 31), and termination events (Note 32). In the Tender Offer Agreement, it is also agreed that

the Offeror will also become a party to the Tender Offer Agreement after its incorporation, and the Offeror became a party to the Tender Offer Agreement on June 20, 2025. Furthermore, with regard to the Tender Offer Agreement, the Offeror has executed a memorandum of understanding (the “**Amendment Memorandum**”) with Toyota Fudosan and the Target Company on January 14, 2026 in order to make formatting adjustments based on the Tender Offer Price Change and the amendments to the conditions of each of the Tender Offers for Own Shares as described in the Press Releases Concerning Amendment to Conditions of the Tender Offers for Own Shares (the Amendment Memorandum does not provide for any changes to the Tender Offer Agreement regarding the conditions precedent for commencing the Tender Offer, representations and warranties, the obligations of the Target Company, the obligations of the Offeror, or termination events, except for matters regarding the Tender Offer Price Change stated above and the amendments to the conditions of each of the Tender Offers for Own Shares as described in the Press Releases Concerning Amendment to Conditions of the Tender Offers for Own Shares).

Note 28: In the Tender Offer Agreement, the Target Company has made representations and warranties with respect to the following: (i) the incorporation and existence of the Target Company Group (excluding the affiliates of the Target Company; the same applies in the matters stated in “(ii) Tender Offer Agreement” below) and the existence of its power necessary for the execution and performance of the Tender Offer Agreement; (ii) the validity and enforceability of the Tender Offer Agreement; (iii) the obtainment and implementation of permits and authorizations, etc. necessary to execute and perform the Tender Offer Agreement; (iv) the absence of any conflict with laws and regulations regarding the execution and performance of the Tender Offer Agreement; (v) the absence of any insolvency proceedings, etc. with respect to the Target Company Group; (vi) that the Target Company Group is not an antisocial force and has no relationship with any antisocial forces; (vii) matters related to shares in the Target Company Group; (viii) the accuracy of the securities reports, etc. of the Target Company filed on and after April 1, 2023; (ix) the absence of any events occurring on and after April 1, 2025 that would have a material adverse effect on the Target Company Group, and the absence of any material off-balance-sheet liabilities and off-balance-sheet contingent liabilities incurred on and after April 1, 2025; (x) no violation of laws and regulations on the part of the Target Company Group at present or in the past three years (excluding those in connection with misconduct related to the emissions certification for the engines developed and manufactured by the Target Company, which were publicly announced by the Target Company in the Investigation Report dated January 29, 2024 and other documents); and (xi) the accuracy of the information disclosed in the due diligence. In addition, in the Tender Offer Agreement, Toyota Fudosan and the Offeror have made representations and warranties with respect to the following: (i) the incorporation and existence of Toyota Fudosan and the existence of its power necessary for the execution and performance of the Tender Offer Agreement; (ii) the validity and enforceability of the Tender Offer Agreement; (iii) the

obtainment and implementation of permits and authorizations, etc. necessary for Toyota Fudosan to execute and perform the Tender Offer Agreement; (iv) the absence of any conflict with laws and regulations regarding the execution and performance of the Tender Offer Agreement on the part of Toyota Fudosan; (v) the absence of any insolvency proceedings, etc. with respect to Toyota Fudosan; (vi) that Toyota Fudosan is not an antisocial force and has no relationship with any antisocial forces; and (vii) the sufficiency of the funds necessary for Toyota Fudosan and the Offeror to settle the Tender Offer and implement the Squeeze-Out Procedures.

Note 29: In summary, the Target Company has the obligations under the Tender Offer Agreement, including the following: (i) to pass a resolution to express an opinion in support of the Tender Offer (the “**Supporting Opinion**”) and to maintain the Supporting Opinion (Note 30); (ii) to notify Toyota Fudosan and the Offeror if the Target Company receives a proposal from a person other than the Offeror for any transaction that is reasonably determined to, or to be likely to, compete with, contradict, or conflict with the Tender Offer or make it difficult to conduct the Tender Offer, or if the Target Company becomes aware that such a proposal exists, or if any other circumstances occur or are discovered that are reasonably determined to make it difficult for the Target Company to maintain the Supporting Opinion, and to discuss with Toyota Fudosan and the Offeror how to respond to the proposal; (iii) to tender their respective shares in the Tender Offers for Own Shares; (iv) to implement the Squeeze-Out Procedures; (v) to implement the Share Repurchase; (vi) to conduct business within normal business operations and in accordance with past practices until the effective date of the Share Consolidation; (vii) to have consultation in good faith regarding the business operation structure of the Target Company Group after the completion of the Transactions; (viii) to perform all procedures necessary for the execution of the Transactions under laws and regulations; (ix) to cooperate in the Obtainment of Clearances; (x) to cooperate in fundraising, etc. conducted by the Offeror; (xi) to give Toyota Fudosan and the Offeror access to the Target Group’s information and to its directors, officers and employees; (xii) to covenant that there are no undisclosed material facts, etc.; (xiii) to make efforts to obtain approval for the Transactions from certain trading partners; (xiv) to notify certain trading partners of the Transactions; and (xv) to provide indemnification in the event of a breach of any of the Target Company’s representations, warranties, or obligations.

Note 30: It is stipulated in the Tender Offer Agreement that the Target Company may pass a resolution of its board of directors to withdraw or change the Supporting Opinion if the Target Company receives a legally binding written proposal from a person other than Toyota Fudosan and the Offeror for a transaction that contains a proposal for taking the Target Company Shares private at a price that is at least 5% higher than the Tender Offer Price, and it is objectively and reasonably determined that there is a high probability that maintaining the Supporting Opinion,

despite receiving such a proposal, as the opinion of the Target Company's board of directors would breach the duty of care of prudent management by the Target Company's board of directors. It is also stipulated in the Tender Offer Agreement that if the Target Company changes or withdraws the Supporting Opinion, the Target Company will be released from the obligations under the Tender Offer Agreement (except for those stipulated in (xv) in Note 29 above) until either the earlier of (i) the date on which a board of directors' resolution to express the Supporting Opinion is passed for the second time or (ii) the date on which the Tender Offer is successfully completed.

Note 31: In summary, each of Toyota Fudosan and the Offeror has the obligations under the Tender Offer Agreement, including the following: (i) to commence the Tender Offer on or after the date on which the Tender Offer Conditions Precedent are satisfied; (ii) to cooperate in the Share Repurchase; (iii) to maintain and respect the independence of management of the Target Company Group after the completion of the Transactions; (iv) to have consultation in good faith regarding the business operation structure of the Target Company Group after the completion of the Transactions; (v) not to terminate the employment of the employees of the Target Company Group or make any changes to the terms of employment that are in effect disadvantageous to those employees in connection with the completion of the Transactions; (vi) not to change the trade names or trademarks of the Target Company Group in connection with the completion of the Transactions; (vii) to ensure that the Target Company will be the surviving company and the Offeror will be the disappearing company if a merger takes place between the Offeror and the Target Company after the completion of the Transactions; (viii) to make efforts to complete the Obtainment of Clearances; and (ix) to provide indemnification in the event of a breach of their respective representations, warranties, or obligations.

Note 32: It is stipulated in the Tender Offer Agreement that the Tender Offer Agreement will automatically terminate if (i) the termination is agreed among the parties in writing; (ii) the Master Agreement ends due to termination or for any other reason; (iii) the Tender Offer is not commenced by March 31, 2026 (if otherwise agreed upon by the Target Company, Toyota Fudosan, and the Offeror, it shall be that agreed date); or (iv) the Tender Offer is commenced but ends without being successfully completed.

4. Term, price, and number of Share Certificates, Etc. for tender offer

(1) Tender offer period

(A) Initial term as of registration

Tender offer period	From January 15, 2026 (Thursday) to February 12, 2026 (Thursday) (20 Business Days)
Date of public notice	January 15, 2026 (Thursday)
Name of newspaper in which public notices are to appear	Public notices will be made electronically via the Internet, and a notice to that effect will be published in the Nikkei Newspaper. (URL of the electronic public notice: https://disclosure2.edinet-fsa.go.jp/)

(B) Possibility of extension of tender offer period upon request of the Target Company

If the Target Company submits a Position Statement in accordance with Article 27-10, Paragraph 3 of the Act to the effect that the Target Company requests an extension of the Tender Offer Period, the Tender Offer Period will be extended to February 27, 2026 (Friday) (31 Business Days).

(C) Person to contact for information about extension of tender offer period

N/A

(2) Price of tender offer

Share certificate	18,800 yen per share (Note 1)
Certificate of stock acquisition rights	-
Certificate of bond with stock acquisition rights	-
Trust beneficiary certificate for Share Certificates, Etc. ()	-
Depository receipt for Share Certificates, Etc. ()	-

Basis of calculation	<p>In order to ensure the fairness of the Tender Offer Price, Toyota Fudosan requested Nomura Securities, the financial advisor and third-party appraiser of the Offeror that is independent from Toyota Fudosan, TMC, and the Target Company, to calculate the share value of the Target Company before determining the Tender Offer Price.</p> <p>Nomura Securities considered the Target Company's financial condition, and the trends and other factors concerning the market price of the Target Company Shares, and then concluded that it is appropriate to calculate the value of the Target Company Shares multilaterally; it thus considered which of several share value calculation methods should be used to calculate the share value of the Target Company. As a result, Nomura Securities calculated the share value of the Target Company using the following calculation methods: (i) the average market price method given that the market price of the Target Company Shares is available, (ii) the comparable companies method, as there are multiple listed companies that are comparable to the Target Company, and an analogical inference of the share value of the Target Company Shares based on comparable companies is possible, and (iii) the DCF Method to account for the Target Company's future business operations in the valuation, and Toyota Fudosan obtained a share valuation report from Nomura Securities on June 2, 2025 (the “Offeror Share Valuation Report Dated June 2, 2025”).</p> <p>Nomura Securities is not affiliated with Toyota Fudosan, TMC, or the Target Company, and does not have a material interest in the Tender Offer. Since Toyota Fudosan believes that sufficient consideration has been given to the interests of the minority shareholders of the Target Company by comprehensively considering the various factors stated in “(i) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer” in “(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer” under “3. Purposes of tender offer” above, the Offeror has not obtained from Nomura Securities an opinion on the fairness of the Tender Offer Price (a fairness opinion).</p> <p>The ranges of values per Target Company Share calculated by Nomura Securities using the aforementioned methods are as follows.</p> <p>Average market price method (1): From 12,228 yen to 13,225 yen</p> <p>Average market price method (2): From 13,366 yen to 18,115 yen</p> <p>Comparable companies method: From 13,741 yen to 16,414 yen</p> <p>DCF Method: From 15,271 yen to 17,303 yen</p> <p>Based on the fact that the Speculative Reports were made (after the close of trading on April 25, 2025), the range of values per Target</p>
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Company Share obtained from the average market price method (1) is 12,228 yen to 13,225 yen, which is calculated, using April 25, 2025 as the record date (the “**Record Date (1)**”) in order to eliminate any impact on market prices that the Speculative Reports had caused, based on 13,225 yen, the closing price of the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on the Record Date (1), 12,937 yen, the simple average closing price over the preceding five-Business Day period starting from the Record Date (1), 12,470 yen, the simple average closing price over the preceding one-month period, 12,773 yen, the simple average closing price over the preceding three-month period, and 12,228 yen, the simple average closing price over the preceding six-month period. In addition, the range of values per Target Company Share obtained from the average market price method (2) is 13,366 yen to 18,115 yen, which is calculated, using May 30, 2025 as the record date (the “**Record Date (2)**”), based on 18,115 yen, the closing price of the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on the Record Date (2), 18,022 yen, the simple average closing price over the preceding five-Business Day period starting from the Record Date (2), 17,354 yen, the simple average closing price over the preceding one-month period, 14,379 yen, the simple average closing price over the preceding three-month period, and 13,366 yen, the simple average closing price over the preceding six-month period.

The range of values per Target Company Share obtained from the comparable companies method is 13,741 yen to 16,414 yen, which is derived by comparing the market share prices and financial indicators such as the profitability of listed companies engaged in relatively similar business to that of the Target Company.

The range of values per Target Company Share obtained from the DCF Method is 15,271 yen to 17,303 yen, which is derived by analyzing and evaluating the Target Company’s corporate value and share value as calculated by discounting to the present value at a certain discount rate the free cash flow that the Target Company is expected to generate in the future based on the Target Company’s estimated future earnings for the fiscal year ending March 31, 2026 and onwards, which take into account revenues and investment plans set out in the business plan of the Target Company for the ten fiscal years from the fiscal year ending March 31, 2026 to the fiscal year ending March 31, 2035 which was formulated by Toyota Fudosan for the purpose of calculating the share value of the Target Company and provided to Nomura Securities, interviews with the Target Company’s management, and the Target Company’s performance trends up to present, as well as other factors such as publicly released information. The Target Company’s business plan used for the analysis based on the DCF Method includes fiscal years in which a significant increase or decrease in profit is expected. Specifically, while operating profit is expected to decrease for the fiscal year ending March 31, 2026 due to factors such as the anticipated appreciation of the yen and increases

in labor cost, operating profit is expected to increase significantly for the fiscal year ending March 31, 2027 year-on-year, driven by an increase in sales revenue resulting from the recovery in vehicle sales in the automotive business and an increase in the number of forklift sales. In addition, the business plan is not premised on the Transactions being executed, and does not reflect the synergies expected to be realized through the execution of the Transactions because such synergies are difficult to specifically estimate at the time of calculation.

Toyota Fudosan ultimately decided on the Initial Tender Offer Price of 16,300 yen on June 3, 2025 in light of the results of discussions and negotiations with the Target Company by comprehensively considering factors such as the result of the calculation of the share value of the Target Company in the Offeror Share Valuation Report Dated June 2, 2025 obtained from Nomura Securities, as well as the results of the due diligence of the Target Company conducted by Toyota Fudosan from late February to mid-May 2025, whether the Tender Offer can be approved by the board of directors of the Target Company, and the prospect of shares being tendered in the Tender Offer.

Based on the fact that the Speculative Reports were made, the Initial Tender Offer Price of 16,300 yen represents a premium of 23.25% on 13,225 yen, which was the closing price for the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on April 25, 2025, before the Speculative Reports were made; a premium of 30.71% on 12,470 yen, which was the simple average closing price for the Target Company Shares over the one-month period prior to that date; a premium of 27.61% on 12,773 yen, which was the simple average closing price for the Target Company Shares over the three-month period prior to that date; and a premium of 33.30% on 12,228 yen, which was the simple average closing price over the six-month period prior to that date. In addition, the Tender Offer Price of 16,300 yen represents a discount of 10.73% on 18,260 yen, which was the closing price for the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on June 2, 2025 (which was the Business Day immediately preceding the announcement date of the Tender Offer); a discount of 6.70% on 17,471 yen, which was the simple average closing price for the Target Company Shares over the one-month period prior to that date; a premium of 12.87% on 14,442 yen, which was the simple average closing price for the Target Company Shares over the three-month period prior to that date; and a premium of 21.42% on 13,425 yen, which was the simple average closing price over the six-month period prior to that date.

Thereafter, in order to ensure the fairness of the Tender Offer Price, Toyota Fudosan again requested Nomura Securities, the financial advisor and third-party appraiser of the Offeror that is independent from the Offeror, the Offeror's Parent Company, Toyota Fudosan, TMC, and the Target Company, to calculate the value of the Target

	<p>Company Shares before determining the Tender Offer Price.</p> <p>As a result of reconsidering the share value calculation methods in the Tender Offer, Nomura Securities again calculated the value of the Target Company Shares using the following calculation methods: (i) the average market price method given that the Target Company Shares are listed on the Prime Market of the Tokyo Stock Exchange, (ii) the comparable companies method, as there are multiple listed companies that are comparable to the Target Company, and an analogical inference of the share value of the Target Company Shares based on comparable companies is possible, and (iii) the DCF Method to account for the Target Company's future business operations in the valuation, and the Offeror again obtained a share valuation report from Nomura Securities on January 13, 2026 (the "Offeror Share Valuation Report Dated January 13, 2026") (Note 2).</p> <p>Nomura Securities is not affiliated with the Offeror, the Offeror's Parent Company, Toyota Fudosan, TMC, or the Target Company, and does not have a material interest in the Tender Offer. Since the Offeror believes that sufficient consideration has been given to the interests of the minority shareholders of the Target Company by comprehensively considering the various factors stated in "(i) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer" in "(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer" under "3. Purposes of tender offer" above, the Offeror has not obtained from Nomura Securities an opinion on the fairness of the Tender Offer Price (a fairness opinion).</p> <p>The ranges of values per Target Company Share calculated by Nomura Securities using the aforementioned methods are as follows.</p> <p>Average market price method (1): From 12,228 yen to 13,225 yen</p> <p>Average market price method (2): From 13,425 yen to 18,260 yen</p> <p>Average market price method (3): From 16,870 yen to 18,025 yen</p> <p>Comparable companies method: From 15,046 yen to 19,937 yen</p> <p>DCF Method: From 16,694 yen to 19,956 yen</p> <p>Based on the fact that the Speculative Reports were made (after the close of trading on April 25, 2025), the range of values per Target Company Share obtained from the average market price method (1) is 12,228 yen to 13,225 yen, which is calculated, using the Record Date (1) in order to eliminate any impact on market prices that the Speculative Reports had caused, based on 13,225 yen, the closing price of the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on the Record Date (1), 12,937 yen, the</p>
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simple average closing price over the preceding five-Business Day period starting from the Record Date (1), 12,470 yen, the simple average closing price over the preceding one-month period, 12,773 yen, the simple average closing price over the preceding three-month period, and 12,228 yen, the simple average closing price over the preceding six-month period. In addition, the range of values per Target Company Share obtained from the average market price method (2) is 13,425 yen to 18,260 yen, which is calculated, using June 2, 2025 as the record date (the “**Record Date (2)**”), based on 18,260 yen, the closing price of the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on the Record Date (2), 18,051 yen, the simple average closing price over the preceding five-Business Day period starting from the Record Date (2), 17,471 yen, the simple average closing price over the preceding one-month period, 14,442 yen, the simple average closing price over the preceding three-month period, and 13,425 yen, the simple average closing price over the preceding six-month period. Furthermore, the range of values per Target Company Share obtained from the average market price method (3) is 16,870 yen to 18,025 yen, which is calculated, using January 9, 2026 as the record date (the “**Record Date (3)**”), based on 18,005 yen, the closing price of the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on the Record Date (3), 18,025 yen, the simple average closing price over the preceding five-Business Day period starting from the Record Date (3), 17,848 yen, the simple average closing price over the preceding one-month period, 17,324 yen, the simple average closing price over the preceding three-month period, and 16,870 yen, the simple average closing price over the preceding six-month period.

The range of values per Target Company Share obtained from the comparable companies method is 15,046 yen to 19,937 yen, which is derived by comparing the market share prices and financial indicators such as the profitability of listed companies engaged in relatively similar business to that of the Target Company.

The range of values per Target Company Share obtained from the DCF Method is 16,694 yen to 19,956 yen, which is derived by analyzing and evaluating the Target Company’s corporate value and share value as calculated by discounting to the present value at a certain discount rate the free cash flow that the Target Company is expected to generate in the future based on the Target Company’s estimated future earnings for the third quarter of the fiscal year ending March 31, 2026 and onwards, which take into account revenues and investment plans set out in the business plan of the Target Company for the ten fiscal years from the fiscal year ending March 31, 2026 to the fiscal year ending March 31, 2035 which was formulated by the Offeror for the purpose of calculating the share value of the Target Company and provided to Nomura Securities, interviews with the Target Company’s management, and the Target Company’s

performance trends up to present, as well as other factors such as publicly released information. The Target Company's business plan used for the analysis based on the DCF Method includes fiscal years in which a significant increase or decrease in profit is expected. In particular, for the fiscal years ending March 31, 2026 and March 31, 2027, a significant increase or decrease in profit is expected due to temporary increases in expenses related to engine certification and the impact of U.S. tariffs (for the fiscal year ending March 31, 2026: a decrease of 126.5 billion yen (-45.1%); for the fiscal year ending March 31, 2027: an increase of 92.9 billion yen (+60.3%)). Similarly, the Target Company's business plan used as the basis for the DCF Method includes fiscal years in which a significant increase or decrease in free cash flow is expected. Specifically, while free cash flow is expected to decrease significantly for the fiscal year ending March 31, 2026 due to temporary increases in expenses related to engine certification and the impact of U.S. tariffs (for the fiscal year ending March 31, 2026: a decrease of 35 billion yen (-32.2%)), given that the scale of capital expenditures varies by fiscal year, significant increases in free cash flow is expected for the fiscal years ending March 31, 2028, March 31, 2031, and March 31, 2034 (for the fiscal year ending March 31, 2028: an increase of 83.2 billion yen (+113.0%); for the fiscal year ending March 31, 2031: an increase of 68.4 billion yen (+67.1%); for the fiscal year ending March 31, 2034: an increase of 93.9 billion yen (+80.1%)). In addition, the business plan is not premised on the Transactions being executed, and does not reflect the synergies expected to be realized through the execution of the Transactions because such synergies are difficult to specifically estimate at the time of calculation.

The Offeror ultimately decided on the Tender Offer Price of 18,800 yen on January 13, 2026 in light of the results of discussions and negotiations with the Target Company by comprehensively considering factors such as the result of the calculation of the share value of the Target Company in the Offeror Share Valuation Report Dated January 13, 2026 obtained from Nomura Securities, as well as the results of the due diligence of the Target Company conducted by Toyota Fudosan from late February to mid-May 2025, whether the Tender Offer can be approved by the board of directors of the Target Company, and the prospect of shares being tendered in the Tender Offer.

Based on the fact that the Speculative Reports were made, the Tender Offer Price of 18,800 yen represents a premium of 42.16% on 13,225 yen, which was the closing price for the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on April 25, 2025, before the Speculative Reports were made; a premium of 50.76% on 12,470 yen, which was the simple average closing price for the Target Company Shares over the one-month period prior to that date; a premium of 47.19% on 12,773 yen, which was the simple average closing price for the Target Company Shares over the three-

	<p>month period prior to that date; and a premium of 53.75% on 12,228 yen, which was the simple average closing price over the six-month period prior to that date. In addition, the Tender Offer Price of 18,800 yen represents a premium of 3.30% on 18,200 yen, which was the closing price for the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on January 13, 2026 (which was the Business Day immediately preceding the announcement date of commencement of the Tender Offer); a premium of 5.03% on 17,900 yen, which was the simple average closing price for the Target Company Shares over the one-month period prior to that date; a premium of 8.36% on 17,349 yen, which was the simple average closing price for the Target Company Shares over the three-month period prior to that date; and a premium of 11.30% on 16,891 yen, which was the simple average closing price over the six-month period prior to that date.</p> <p>Furthermore, the Tender Offer Price of 18,800 yen represents a premium of 4.30% on 18,025 yen, which was the closing price for the Target Company Shares quoted on the Prime Market of the Tokyo Stock Exchange on January 14, 2026 (which was the Business Day immediately preceding the date hereof).</p>
Process of calculation	<p>(Process of determining the Tender Offer Price)</p> <p>Please refer to “(i) Background, purpose, and decision-making process leading the Offeror to conduct the Tender Offer” in (2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer” under “3. Purposes of tender offer” above.</p> <p>(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)</p> <p>(i) Procurement by Toyota Fudosan of a share valuation report from an independent financial advisor and third-party appraiser</p> <p>When determining the Tender Offer Price, in order to ensure the fairness thereof, Toyota Fudosan requested Nomura Securities, the financial advisor and third-party appraiser of the Offeror that is independent from Toyota Fudosan, TMC, and the Target Company, to calculate the share value of the Target Company, and obtained the Offeror Share Valuation Report Dated June 2, 2025 on June 2, 2025, and the Offeror obtained the Offeror Share Valuation Report Dated January 13, 2026 on January 13, 2026. Please refer to “Basis of calculation” above for the details of the Offeror Share Valuation Report Dated June 2, 2025 and the Offeror Share Valuation Report Dated January 13, 2026.</p> <p>(ii) Procurement by the Target Company of a share valuation report</p>

and fairness opinion from SMBC Nikko Securities, an independent financial advisor and third-party appraiser

(A) Name of appraiser and its relationship with the Target Company, TMC, and Toyota Fudosan

In expressing an opinion on the Tender Offer Price, in order to ensure fairness in the decision-making with respect to the Tender Offer Price presented by Toyota Fudosan, the Target Company requested that SMBC Nikko Securities, which is its own financial advisor and third-party appraiser independent from Toyota Fudosan, TMC, and the Target Company, calculate the value of the Target Company Shares and analyze any financial affairs incidental thereto, and the Target Company obtained the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) on June 2, 2025 and the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities) on January 13, 2026.

SMBC Nikko Securities is not a related party of the Target Company, Toyota Fudosan, Mr. Toyoda, or TMC, and has no material interest in the Transactions, including the Tender Offer. SMBC Nikko Securities is a member of the group companies of Sumitomo Mitsui Financial Group, Inc. similar to Sumitomo Mitsui Banking. Sumitomo Mitsui Banking engages in loan transactions as part of its ordinary banking transactions with the Target Company, and plans to offer a loan for the settlement related to the Tender Offer; however, the Target Company appointed SMBC Nikko Securities as its financial advisor and third-party appraiser, considering SMBC Nikko Securities' performance as a third-party appraiser and taking into account the following matters: a prescribed measure to block information for an adverse effect prevention measure has been taken between the department of SMBC Nikko Securities that provides services as a financial advisor and third-party appraiser on the one hand and the other departments of SMBC Nikko Securities and Sumitomo Mitsui Banking on the other hand; as the Target Company and SMBC Nikko Securities conduct transactions under the same transaction terms as those under which it conducts transactions with its general business partners, the independence as a financial advisor and third-party appraiser is ensured; and SMBC Nikko Securities is not a related party of the Target Company, Toyota Fudosan, Mr. Toyoda, or TMC, and in particular, no problems have been found with the Target Company requesting that SMBC Nikko Securities calculate the share value of the Target Company Shares. Moreover, the Special Committee confirmed that there are no problems with the independence or expertise of SMBC Nikko Securities, and at the first

meeting, the Special Committee approved it as the Target Company's financial advisor.

The remuneration to be paid to SMBC Nikko Securities for the Transactions includes a contingency remuneration to be paid subject to successful completion of the Transactions and other conditions. The Target Company concluded that the fact that the remuneration includes a contingency remuneration to be paid subject to successful completion of the Transactions and other conditions does not negate the independence of SMBC Nikko Securities, taking into account general practices in the same type of transactions and the pros and cons of the remuneration system in which the Target Company will incur a considerable monetary burden if the Transactions fail to be successfully completed, as well as SMBC Nikko Securities' performance for providing advice in the same type of transactions, its social appraisal, and other matters, and thereafter, the Target Company appointed SMBC Nikko Securities as its financial advisor and third-party appraiser based on the remuneration system above.

In preparing the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) and the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities), SMBC Nikko Securities assumed that all the materials and information on which these reports are based are accurate and complete; SMBC Nikko Securities has not independently verified, nor does it have an obligation or responsibility to verify, their accuracy and completeness; and SMBC Nikko Securities assumed that no facts, circumstances, or the like determining the provided information is inaccurate or misleading have been found by the Target Company. Also, SMBC Nikko Securities has not conducted an independent evaluation, appraisal, or assessment, nor has it made any request to a third-party appraiser for any evaluation, appraisal, or assessment, with respect to any assets or liabilities of the Target Company and its affiliates. If any issue is found as to the accuracy and completeness of those materials and information, the calculation result may significantly differ. Furthermore, SMBC Nikko Securities assumed that there are no claims or obligations related to any undisclosed litigations, disputes, environmental matters, tax affairs, and the like of the Target Company and its affiliates, or other contingent liabilities, off-balance sheet debts, or other facts that have a material impact on the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) or the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities). SMBC Nikko Securities

assumed that the Target Company's business plan and other information regarding the future provided to SMBC Nikko Securities (the “**Business Plan, Etc.**”), which are used in the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) and the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities), were prepared by the Target Company on a best forecast and determination basis as of the calculation base date in accordance with reasonable and appropriate procedures. In addition, in the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) and the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities), if SMBC Nikko Securities made an analysis based on the hypothesis provided based on the provided materials and information, SMBC Nikko Securities assumed that the provided materials, information, and assumptions are accurate and reasonable. SMBC Nikko Securities has not independently verified, nor does it have any obligation or responsibility to verify, the accuracy, appropriateness, and feasibility of the assumptions above.

(B) Summary of the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities)

SMBC Nikko Securities considered which of several calculation methods should be used to calculate the share value of the Target Company in the Tender Offer; thereafter, based on the idea that it is appropriate to calculate the value of the Target Company Shares multilaterally, SMBC Nikko Securities calculated the share value of the Target Company using the following calculation methods: the market price method, as the Target Company Shares are listed on the Prime Market of the Tokyo Stock Exchange and the Premier Market of the Nagoya Stock Exchange; the comparable listed companies method, as there are multiple listed companies that are comparable to the Target Company, and an analogical inference of the share value of the Target Company based on comparable listed companies is possible; and the DCF Method to account for the Target Company's future business operations in the valuation; and as of June 2, 2025, the Target Company obtained the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) from SMBC Nikko Securities.

The ranges of the share values per share of the Target Company Shares calculated under each of the methods above in the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) are as follows.

	<p>Market price method (i): 13,425 yen to 17,471 yen</p> <p>Market price method (ii): 12,228 yen to 12,773 yen</p> <p>Comparable listed companies method: 15,269 yen to 17,825 yen</p> <p>DCF Method: 14,229 yen to 18,400 yen</p> <p>Under the market price method, (i) by setting the record date for calculation as June 2, 2025 (the market price method with such record date for calculation is referred to as “market price method (i)” in this section), the range of values per Target Company Share was calculated to be 13,425 yen to 17,471 yen based on: 17,471 yen, which is the simple average value of the closing prices for the one month before the record date; 14,442 yen, which is the simple average value of the closing prices for the three months before the record date; and 13,425 yen, which is the simple average value of the closing prices for the six months before the record date, on the Prime Market of the Tokyo Stock Exchange; and (ii) in order to eliminate the effect of the Speculative Reports on the share price, by setting the record date for calculation as April 25, 2025 (the market price method with such record date for calculation is referred to as “market price method (ii)” in this section), which was the date of trading before the Speculative Reports were made, the range of values per Target Company Share was calculated to be 12,228 yen to 12,773 yen based on: 12,470 yen, which is the simple average value of the closing prices for the one month before the record date; 12,773 yen, which is the simple average value of the closing prices for the three months before the record date; and 12,228 yen, which is the simple average value of the closing prices for the six months before the record date, on the Prime Market of the Tokyo Stock Exchange.</p> <p>Under the comparable listed company method, the range of values per Target Company Share was calculated to be 15,269 yen to 17,825 yen by selecting comparable listed companies that were determined to be similar to the Target Company and by using the EBITDA multiple in relation to enterprise value.</p> <p>Under the DCF Method, the range of values per Target Company Share was calculated to be 14,229 yen to 18,400 yen by analyzing the corporate value and share value of the Target Company by discounting to the present value at a certain discount rate the free cash flow expected to be generated by the Target Company in and after the fiscal year ending March 2026 on the assumption of various factors,</p>
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	<p>including the earnings forecasts and investment plans in the Business Plan, Etc. for the three fiscal years from the fiscal year ending March 2026 to the fiscal year ending March 2028, as well as publicly available information and other materials, based on the Business Plan, Etc. prepared by the Target Company.</p> <p>The Business Plan, Etc. prepared by the Target Company, which was used by SMBC Nikko Securities for the calculation using the DCF Method, includes fiscal years in which significant increases or decreases in profits are expected. Specifically, for the fiscal year ending March 2026, operating income is expected to decline due to the expected strong yen and an increase in personnel costs, and for the fiscal year ending March 2027, a significant increase in operating income is expected when compared to the previous fiscal year ending March 2026, in accordance with the increase in sales due to the recovery in vehicle sales in the automotive business and the increase in the number of forklift sales.</p> <p>The synergy effects expected to be realized by implementing the Transactions have not been taken into account in the financial forecasts below as it is difficult to specifically estimate them at the time of calculation.</p> <p>(C) Summary of the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities)</p> <p>Subsequently, in expressing an opinion on the Tender Offer Price after the Tender Offer Price Change again at the time of the commencement of the Tender Offer, in order to ensure fairness in the decision-making with respect to the Tender Offer Price presented by the Offeror, taking into account the fact that since the announcement date of the Tender Offer, significant changes affecting the value of the Target Company Shares have occurred, including shifts in the economic environment and fluctuations in foreign exchange rates, such as Trump tariffs, as well as, in particular, an upward trend in the market stock prices of the shares of TMC and the Three Toyota Group Companies held by the Target Company, and other events have occurred that have had a substantial impact on the intrinsic value of the Target Company, the Target Company requested that SMBC Nikko Securities, a financial advisor acting as a third-party appraiser independent of the Target Company, calculate the value of the Target Company Shares and analyze any financial affairs incidental thereto again.</p> <p>SMBC Nikko Securities considered which of several calculation methods should be used to calculate the share</p>
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value of the Target Company in the Tender Offer; thereafter, based on the idea that it is appropriate to calculate the value of the Target Company Shares multilaterally, SMBC Nikko Securities calculated the share value of the Target Company using the following calculation methods: the market price method, as the Target Company Shares are listed on the Prime Market of the Tokyo Stock Exchange and the Premier Market of the Nagoya Stock Exchange; the comparable listed companies method, as there are multiple listed companies that are comparable to the Target Company, and an analogical inference of the share value of the Target Company based on comparable listed companies is possible; and the DCF Method to account for the Target Company's future business operations in the valuation; and as of January 13, 2026, the Target Company obtained the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities) from SMBC Nikko Securities.

The ranges of the share values per share of the Target Company Shares calculated under each of the methods above in the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities) are as follows.

Market price method (i): 16,891 yen to 17,900 yen

Market price method (ii): 12,228 yen to 12,773 yen

Comparable listed companies method (i): 17,634 yen to 23,314 yen

Comparable listed companies method (ii) (SOTP): 17,265 yen to 22,824 yen

DCF Method (i): 14,111 yen to 21,463 yen

DCF Method (ii) (SOTP): 14,376 yen to 21,217 yen

The Business Plan, Etc. that SMBC Nikko Securities used as a basis for the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities) was prepared by the Target Company for a currently reasonably foreseeable period, taking into account the current earnings environment, the Target Company's business performance, and other relevant factors, covering three fiscal years from the fiscal year ending March 2026 to the fiscal year ending March 2028. The Business Plan, Etc. was formulated by a team composed of executive officers and employees of the Target Company who do not have a material interest between the Offeror for the purpose of considering the Transactions, and was approved after review by the Special Committee in early April 2025. Subsequently, as stated in the 'Notice

	<p>Concerning Revision of Forecast of Financial Results for FY2026” published by the Target Company on October 31, 2025, the Target Company revised only the forecast of financial results for the fiscal year ending March 2026, and thereafter the Business Plan, Etc. was re-approved by the Special Committee on November 25, 2025. The financial forecast for the fiscal year ending March 2027 and fiscal year ending March 2028 has not been revised. In addition, the synergy effects expected to be realized through the execution of the Transactions are not reflected in the Business Plan, Etc., as they are difficult to estimate in detail at this time.</p> <p>Under the market price method, (i) by setting the record date for calculation as January 13, 2026 (the market price method using the same date as the calculation reference date shall hereinafter be referred to in this item as “Market price method (i)”), the range of values per Target Company Share was calculated to be 16,891 yen to 17,900 yen based on: 17,900 yen, which is the simple average value of the closing prices for the one month before the record date; 17,349 yen, which is the simple average value of the closing prices for the three months before the record date; and 16,891 yen, which is the simple average value of the closing prices for the six months before the record date, on the Prime Market of the Tokyo Stock Exchange; and (ii) in order to eliminate the effect of the Speculative Reports on the share price, by setting the record date for calculation as April 25, 2025, which was the date of trading before the Speculative Reports were made (the market price method using the same date as the calculation reference date shall hereinafter be referred to in this item as “Market price method (ii)”), the range of values per Target Company Share was calculated to be 12,228 yen to 12,773 yen based on: 12,470 yen, which is the simple average value of the closing prices for the one month before the record date; 12,773 yen, which is the simple average value of the closing prices for the three months before the record date; and 12,228 yen, which is the simple average value of the closing prices for the six months before the record date, on the Prime Market of the Tokyo Stock Exchange.</p> <p>Under the comparable listed companies method, the range of values per Target Company Share was calculated to be 17,634 yen to 23,314 yen by selecting KION Group AG, Jungheinrich AG, and Hyster-Yale, Inc. as comparable listed companies that were determined to be similar to the Target Company and by using the EBITDA multiple in relation to enterprise value (the “Comparable listed companies method (i)”).</p> <p>In addition, under the comparable listed companies method,</p>
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because the characteristics of the products and services offered by the Target Company's Materials Handling Equipment Business, Automobile Business, Textile Machinery Business, and other businesses differ from each other, the sum-of-the-parts ("SOTP") was also conducted to appropriately reflect the characteristics of each business in the calculation, classifying and valuing each of the Target Company's business ("Comparable listed companies method (ii) (STOP)"). The Target Company selected KION Group AG, Jungheinrich AG, and Hyster-Yale, Inc. as comparable listed companies that were determined to be similar to the Target Company's Materials Handling Equipment Business; Denso, BorgWarner Inc., Valeo SE, PHINIA Inc., Hanon Systems, Aisan Industry Co., Ltd. as comparable listed companies that were determined to be similar to the Target Company's Automobile Business; and Rieter Holding AG and SHIMA SEIKI MFG., LTD. as comparable listed companies that were determined to be similar to the Target Company's Textile Machinery Business. Thereafter, the range of values per Target Company Share was calculated to be 17,265 yen to 22,824 yen, based on the EBITDA multiple applied to corporate value and inclusive of other businesses. Although other businesses include businesses other than the Materials Handling Equipment Business, the Automobile Business, and the Textile Machinery Business ("Main Businesses"), they represent only a small proportion of the total financial forecast compared to the Main Businesses, but they also include capital expenditure and depreciation expenses common to the Main Businesses. Therefore, they are calculated using the EBITDA multiple derived from the weighted average of the EBITDA of the Main Businesses.

Under the DCF Method, the range of values per Target Company Share was calculated to be 14,111 yen to 21,463 yen by analyzing the corporate value and share value of the Target Company by discounting to the present value at a certain discount rate the free cash flow expected to be generated by the Target Company in and after the third quarter of the fiscal year ending March 2026 on the assumption of various factors, including the earnings forecasts and investment plans included in the business plan for the three fiscal years from the fiscal year ending March 2026 to the fiscal year ending March 2028 prepared by the Target Company for currently reasonably foreseeable period, financial information of the Target Company for the second quarter of the fiscal year ending March 2026, as well as publicly available information and other materials ("DCF Method (i)"). The discount rate is based on the weighted average cost of capital, set within a range of 10.38% to

12.68%. For the calculation of terminal value, both the perpetual growth method and the multiple-based approach have been adopted. Under the perpetual growth method, the perpetual growth rate is determined after a comprehensive assessment of external conditions, and is set within a range of 0.75% to 1.25%, resulting in a present value of a terminal value of 1,067,823 million yen to 1,067,823 million yen. Under the multiple-based approach, we apply an EBITDA multiple, referencing levels observed among listed companies selected under the comparable listed companies method, and set the EBITDA multiple within a range of 4.4 multiple to 5.4 multiple, resulting in a present value of a terminal value of 1,968,792 million yen to 2,533,959 million yen. With respect to material non-operating assets, the corporate value includes the assessed market value and other relevant value of the Target Company's holding in common shares of TMC, Denso, Toyota Tsusho, and Aisin, after taking into account applicable tax effects, as well as the fair value (Note 3) of Toyota Fudosan's common shares as of the end of September 2025, after taking into account applicable tax effects.

The financial forecasts based on the Business Plan, Etc. prepared by the Target Company, which was used by SMBC Nikko Securities for the calculation using the DCF Method (i) is as described below. The financial forecasts under the Business Plan, Etc., prepared by the Target Company include fiscal years in which significant increases or decreases in profits are expected and fiscal years in which significant increases or decreases in cash flow are expected. Specifically, for the fiscal year ending March 2026, operating income is expected to decline significantly due to costs related to engine certifications and the impact of the U.S. tariffs and cash flow is also expected to decline significantly in connection therewith, and for the following fiscal year, the fiscal year ending March 2027, significant increases in sales, operating income and EBITDA, as well as a significant increase in cash flow in connection therewith, are expected when compared to the previous fiscal year ending March 2026, due to the recovery in vehicle sales and the increase in forklift sales as the effects of price pass-through take hold. It is expected that, for the fiscal year ending March 2028, free cash flow is expected to increase significantly, as the increase in working capital will decrease compared with the fiscal year ending March 2027.

(Millions of yen)

	Fiscal year ending March 2026	Fiscal year ending March 2027	Fiscal year ending March 2028
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	(six months)		
Net sales	1,941,320	4,600,000	4,900,000
Operating income	62,473	270,007	299,965
EBITDA	209,615	563,244	599,116
Free cash flow	16,690	73,992	112,126

Further, SOTP was conducted for the DCF Method as well, and the range of values per Target Company Share was calculated to be 14,376 yen to 21,217 yen (“**DCF Method (ii) (SOTP)**”). The discount rate is based on the weighted average cost of capital, set within a range of: 10.38% to 12.68% for the Materials Handling Equipment Business; 8.34% to 10.20% for the Automobile Business; 10.56% to 12.90% for the Textile Machinery Business; and 9.84% to 12.03% for other businesses. For the calculation of terminal value, both the perpetual growth method and the multiple-based approach have been adopted. Under the perpetual growth method, the perpetual growth rate is determined after a comprehensive assessment of external conditions, and is set within a range of: 0.75% to 1.25% for the Materials Handling Equipment Business; 0.75% to 1.25% for the Automobile Business; 0.75% to 1.25% for the Textile Machinery Business; and 0.75% to 1.25% for other businesses, resulting in a range of the present value of the terminal value of 1,130,836 million yen to 1,552,756 million yen. Under the multiple-based approach, referencing levels observed among listed companies selected in the SOTP under the comparable listed companies method, the EBITDA multiple was set within a range of: 4.4 multiple to 5.4 multiple for the Materials Handling Equipment Business; 3.7 multiple to 4.5 multiple for the Automobile Business; 3.4 multiple to 4.2 multiple for the Textile Machinery Business; and 4.2 multiple to 5.1 multiple for other businesses, resulting in a range of the present value of the terminal value of 1,902,604 million yen to 2,443,289 million yen. Material assets are as stated in the above.

The financial forecasts based on the Business Plan, Etc. prepared by the Target Company, which was used by SMBC Nikko Securities for the calculation using the DCF Method (ii) (SOTP) is as described below. The financial forecasts under the Business Plan, Etc., prepared by the Target Company include fiscal years in which significant increases or decreases in profits are expected and fiscal years in which significant increases or decreases in cash flow are expected. Specifically, in the Materials Handling Equipment Business, operating income is expected to decline, along with an associated significant decrease in free cash flow, in the fiscal

	<p>year ending March 2026 due to record of costs related to engine certifications and the impact of the U.S. tariffs. A significant increase in net sales, operating income, and EBITDA is expected, along with an associated significant decrease in free cash flow, in the fiscal year ending March 2027 due to the effects of price pass-through. In the fiscal year ending March 2028, a significant increase in free cash flow is expected due to the further price increase and price pass-through. In the Automobile Business, operating income is expected to decline, along with an associated significant decrease in free cash flow, in the fiscal year ending March 2026 due to the impact of the U.S. tariffs and of the decline in vehicle sales and increase in research and development expenses. A significant increase in net sales, operating income, and EBITDA is expected, along with an associated significant increase in free cash flow, in the fiscal year ending March 2027 due to the launch of new models of vehicles and an increase in sales of electronic equipment for electric vehicles. In the fiscal year ending March 2028, a significant decrease in free cash flow is expected due to the increase in capital expenditures and other reasons when compared to the previous fiscal year ending March 2027. In the Textile Machinery Business, a significant decrease in operating income and EBITDA is expected in the fiscal year ending March 2026 due to a decrease in the sales of spinning machinery and yarn examining machines in India and China. A significant increase in net sales, operating income, and EBITDA is expected in the fiscal year ending March 2027 due to the expected increase in sales resulting from the cyclical nature of the spinning and weaving machinery market; however, a significant decrease in free cash flow is expected due to the temporary increase in capital expenditures for rebuilding the Kariya Plant and renewing production equipment. Because such a large-scale capital investment is not planned in the fiscal year ending March 2028, a significant increase in free cash flow when compared to the previous fiscal year ending March 2027. In other businesses, operating income is expected to significantly increase, along with an associated significant increase in free cash flow, in the fiscal year ending March 2026 due to the allocation of head office development expenses to Automobile Business. In the fiscal year ending March 2027, a significant decrease in operating income and EBITDA is expected when compared to the previous fiscal year ending March 2026, since such head office development expenses are allocated based on the incurred expenses and recorded as other businesses in the business plan.</p> <p>Materials Handling Equipment Business (Millions of yen)</p>
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	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	1,301,618	3,144,016	3,412,016
Operating income	49,163	205,963	234,967
EBITDA	132,196	374,817	407,134
Free cash flow	50,646	42,618	83,729

Automobile Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	570,674	1,309,469	1,338,469
Operating income	(1,274)	65,634	66,711
EBITDA	45,360	146,534	149,911
Free cash flow	(18,754)	32,706	21,307

Textile Machinery Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	44,843	90,400	93,600
Operating income	(1,475)	5,011	4,988
EBITDA	234	7,611	7,888
Free cash flow	(1,635)	(5,187)	1,292

Other businesses

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	24,186	56,115	55,915
Operating income	16,059	(6,602)	(6,700)
EBITDA	31,827	34,282	34,183
Free cash flow	(2,921)	7,273	8,442

(D) Summary of the Fairness Opinion (SMBC Nikko Securities)

As of January 13, 2026, the Target Company obtained from SMBC Nikko Securities the Fairness Opinion (SMBC Nikko Securities) (Note 4) to the effect that the Tender Offer Price of 18,800 yen per share is fair for the Target Company's shareholders (excluding Toyota Fudosan, TMC, and Mr. Toyoda) from a financial standpoint. The Fairness Opinion (SMBC Nikko Securities) expresses the opinion that in light of the valuation results of the Target Company Shares based on the Business Plan, Etc., the Tender Offer Price of 18,800 yen per share is fair for the Target Company's shareholders (excluding Toyota Fudosan, TMC, and Mr. Toyoda) from a financial standpoint. After analyzing and reviewing the financial information, including the Business Plan, Etc., and having question and answer sessions with the Target Company, in addition to the review of the results of the Target Company Shares valuation conducted by SMBC Nikko Securities, the Fairness Opinion (SMBC Nikko Securities) was issued through the SMBC Nikko Securities' approval procedure regarding fairness opinions.

(iii) Procurement by the Target Company of a share valuation report and fairness opinion from EYSC, an independent third-party appraiser

(i) Name of appraiser and its relationship with the Target Company, TMC, and Toyota Fudosan

In expressing an opinion on the Tender Offer Price, in order to ensure fairness in the decision-making with respect to the Tender Offer Price presented by Toyota Fudosan, the Target Company requested that EYSC, which is a third-party appraiser independent from Toyota Fudosan, TMC, and the Target Company, calculate the value of the Target Company Shares, and on January 13, 2026, the Target Company obtained the Target Company Share Valuation Report (EYSC).

EYSC is not a related party of the Target Company, Toyota Fudosan, Mr. Toyoda, or TMC, and has no material interest in the Transactions, including the Tender Offer. EYSC and other member firms in the EY network (collectively, the “**EY Firms**”) are professional firms that provide assurance, tax, strategy and transactional, and consulting services. Although EY Firms may currently or in the future provide services to the Target Company, Toyota Fudosan, Mr. Toyoda, and TMC, the Target Company appointed EYSC as a third-party appraiser, considering EYSC’s track record as a third-party appraiser and the fact that EYSC does not fall

under the category of related parties to the Target Company, Toyota Fudosan, Mr. Toyoda, and TMC, and based on the view that there are no particular issues with the Target Company requesting EYSC to calculate the share value of the Target Company Shares. The Special Committee approved EYSC as a third-party appraiser at its 17th meeting, after confirming that there were no issues concerning their independence and expertise. The remuneration to be paid to EYSC will not include any contingency remuneration to be paid subject to conditions including the successful completion of the Transactions.

(ii) Summary of calculation

Based on the idea that it is appropriate to analyze the value of the Target Company Shares multilaterally, EYSC calculated the value of the Target Company Shares using the following calculation methods: the market price method, as the Target Company Shares are listed on the Prime Market of the Tokyo Stock Exchange and the Premier Market of the Nagoya Stock Exchange; the comparable company reference method, as there are multiple listed companies that are comparable to each of the Target Company's businesses, and an estimate of the share value based on comparison with comparable listed companies is possible; and the DCF Method to account for the Target Company's future business operations in the valuation. On January 13, 2026, the Target Company obtained from EYSC the Target Company Share Valuation Report (EYSC) (Note 5).

The ranges of the share values per share of the Target Company Shares calculated under each of the methods above in the Target Company Share Valuation Report (EYSC) are as follows.

Market price method (i): 16,891 yen to 18,200 yen

Market price method (ii): 12,228 yen to 13,225 yen

Comparable company reference method: 16,558 yen to 21,776 yen

DCF Method: 16,820 yen to 20,458 yen

The Business Plan, Etc. that EYSC used as a basis for the Target Company Share Valuation Report (EYSC) was prepared by the Target Company for a currently reasonably foreseeable period, taking into account the current earnings environment, the Target Company's business performance, and other relevant factors, covering three fiscal years from the fiscal year ending March 2026 to the fiscal year ending

March 2028. The Business Plan, Etc. was formulated by a team composed of executive officers and employees of the Target Company who do not have a material interest between the Offeror for the purpose of considering the Transactions, and was approved after review by the Special Committee in early April 2025. Subsequently, as stated in the “Notice Concerning Revision of Forecast of Financial Results for FY2026” published by the Target Company on October 31, 2025, the Target Company revised only the forecast of financial results for the fiscal year ending March 2026, and thereafter the Business Plan, Etc. was re-approved by the Special Committee on November 25, 2025. The financial forecast for the fiscal year ending March 2027 and fiscal year ending March 2028 has not been revised. In addition, the synergy effects expected to be realized through the execution of the Transactions are not reflected in the Business Plan, Etc., as they are difficult to estimate in detail at this time.

Under the market price method, (i) by setting the record date for calculation as January 13, 2026 (the market price method using the same date as the calculation reference date shall hereinafter be referred to in this section as “**Market price method (i)**”), the range of values per Target Company Share was calculated to be 16,891 yen to 18,200 yen based on: 18,200 yen, which is the closing price of the calculation reference date; 17,900 yen, which is the simple average value of the closing prices for the one month before the record date; 17,349 yen, which is the simple average value of the closing prices for the three months before the record date; and 16,891 yen, which is the simple average value of the closing prices for the six months before the record date, on the Prime Market of the Tokyo Stock Exchange; and (ii) in order to eliminate the effect of the Speculative Reports on the share price, by setting the record date for calculation as April 25, 2025, which was the date of trading before the Speculative Reports were made (the market price method using the same date as the calculation reference date shall hereinafter be referred to in this section as “**Market price method (ii)**”), the range of values per Company Share was calculated to be 12,228 yen to 13,225 yen based on: 13,225 yen, which is the closing price of the calculation reference date; 12,470 yen, which is the simple average value of the closing prices for the one month before the record date; 12,773 yen, which is the simple average value of the closing prices for the three months before the record date; and 12,228 yen, which is the simple average value of the closing prices for the six months before the record date, on the Prime Market of the Tokyo Stock Exchange.

Under the comparable company reference method, EYSC

selected KION GROUP AG, Jungheinrich AG, Daifuku Co., Ltd., and Kardex Holding AG as similarly listed companies that were determined to have a certain degree of similarity to the Target Company's Materials Handling Equipment Business; Denso, Aisin, JTEKT Corporation, EXEDY Corporation, Aisan Industry Co., Ltd., Futaba Industrial Co., Ltd., and TPR Co., Ltd. as similarly listed companies that were determined to have a certain degree of similarity to the Target Company's Automobile Business; and Rieter Holding AG and SHIMA SEIKI MFG., LTD. as similarly listed companies that were determined to have a certain degree of similarity to the Target Company's Textile Machinery Business. Thereafter, the range of values per Target Company Share was calculated to be 16,558 yen to 21,776 yen, after calculating the business value using the EBITDA and EBITDA multiple applied to business value and adjusting non-operating assets, interest-bearing liabilities (excluding sales-finance borrowings), and other relevant items. Although other businesses include businesses other than the Materials Handling Equipment Business, Automobile Business, and the Textile Machinery Business (collectively, the "**Main Businesses**"), they represent only a small proportion of the total financial forecast compared to the Main Businesses, but they also include capital expenditure and depreciation expenses common to the Main Businesses. Therefore, they are calculated using the multiple derived from the weighted average of the business value of the Main Businesses.

Under the DCF Method, the range of values per Target Company Share was calculated to be 16,820 yen to 20,458 yen by calculating the business value of the Target Company by discounting to the present value at a certain discount rate the free cash flow expected to be generated by each business of the Target Company in and after the third quarter of the fiscal year ending March 2026 on the assumption of various factors, including the earnings forecasts and investment plans in the business plan for the three fiscal years from the fiscal year ending March 2026 to the fiscal year ending March 2028, financial information of the Target Company for the second quarter of the fiscal year ending March 2026, as well as publicly available information and other materials prepared by the Target Company for currently reasonably foreseeable period, and adjusting non-operating assets, interest-bearing liabilities (excluding sales-finance borrowings), and other relevant items. The discount rate is based on the weighted average cost of capital, set within a range of: 9.0% to 11.0% for forklift business and 6.0% to 8.2% for logistics solution business in the Materials Handling Equipment Business; 6.2% to 7.3% for

Automobile Business; 5.4% to 6.7% for Textile Machinery Business; and 7.4% to 9.4% for other businesses. For the calculation of terminal value, the perpetual growth method was adopted. Under the perpetual growth method, the perpetual growth rate is determined after a comprehensive assessment of external conditions, and is set within a range of 1.5% to 2.0% across all businesses, resulting in a terminal value of 1,741,404 million yen to 2,466,986 million yen. With respect to material non-operating assets, the amount of assessed market value and other relevant value of the Target Company's holding in common shares of TMC, Denso, Toyota Tsusho, and Aisin, after taking into account applicable tax effects, as well as the amount calculated based on the net assets equivalent to the Target Company's share as of the end of March 2025 for Toyota Fudosan's common shares, after taking into account the fair market value of the assets held and the applicable tax effects, are reflected.

The financial forecasts based on the Business Plan, Etc. prepared by the Target Company, which was used by EYSC for the calculation using the comparable company reference method and DCF Method are as described below. The financial forecasts under the Business Plan, Etc., prepared by the Target Company include fiscal years in which significant increases or decreases in profits are expected and in which significant increases or decreases in free cash flows are expected. Specifically, in the Materials Handling Equipment Business, operating income is expected to decline, along with an associated significant decrease in free cash flow, in the fiscal year ending March 2026 due to record of costs related to engine certifications and the impact of the U.S. tariffs. A significant increase in net sales, operating income, and EBITDA is expected, along with an associated significant decrease in free cash flow, in the fiscal year ending March 2027, due to the effects of price pass-through. In the fiscal year ending March 2028, a significant increase in free cash flow is expected, as M&A investments that had been anticipated in the previous fiscal year are not expected during this period. In the Automobile Business, operating income is expected to decline, along with an associated significant decrease in free cash flow, in the fiscal year ending March 2026 due to the impact of the U.S. tariffs and of the decline in vehicle sales and increase in research and development expenses. A significant increase in net sales, operating income, and EBITDA is expected, along with an associated significant increase in free cash flow, in the fiscal year ending March 2027 due to the launch of new model vehicles and increase in sales of electronic equipment for electric vehicles. In the fiscal year ending March 2028, a significant decrease in free cash flow is expected due to the

increase in capital expenditures and other reasons when compared to the previous fiscal year ending March 2027. In the Textile Machinery Business, a significant decrease in operating income and EBITDA is expected in the fiscal year ending March 2026 due to decrease in number of sales of spinning machinery and yarn examining machine in India and China. A significant increase in net sales, operating income, and EBITDA is expected in the fiscal year ending March 2027 due to the expected increase in number of sales resulting from the cyclicity of the spinning and weaving machinery market; however, a significant decrease in free cash flow is expected due to temporary capital expenditures for rebuilding the Kariya Plant and renewing production equipment. Because such a large-scale capital investment is not planned in the fiscal year ending March 2028, a significant increase in free cash flow when compared to the previous fiscal year ending March 2027. In other businesses, significant increase in free cash flow is expected in the fiscal year ending March 2027 due to reasons including decrease in the capital expenditure amount compared to the fiscal year ending March 2026. In the Business Plan, Etc. prepared by the Target Company, the profit of 10,000 million yen for the fiscal year ending March 2026 and the headquarters development expenses of 16,400 million yen for the fiscal years ending March 2027 and March 2028, which are included in other businesses, are each related to the Materials Handling Equipment Business and the Automobile Business, respectively. Accordingly, when these figures are used by EYSC for valuation purposes, they are reallocated to the respective businesses.

Materials Handling Equipment Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	1,301,618	3,144,016	3,412,016
Operating income	59,163	205,963	234,967
EBITDA	142,196	374,817	407,134
Free cash flow	(19,966)	(38,183)	72,148

Automobile Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028

Net sales	570,674	1,309,469	1,338,469
Operating income	(1,274)	49,234	50,311
EBITDA	45,360	130,134	133,511
Free cash flow	(17,535)	15,978	7,744

Textile Machinery Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	44,843	90,400	93,600
Operating income	(1,475)	5,011	4,988
EBITDA	234	7,611	7,888
Free cash flow	(1,629)	(5,187)	1,213

Other businesses

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	24,186	56,115	55,915
Operating income	6,059	9,798	9,700
EBITDA	21,827	50,682	50,583
Free cash flow	(15,110)	20,010	19,081

(iii) Summary of the Fairness Opinion (EYSC)

As of January 13, 2026, the Target Company obtained from EYSC the Fairness Opinion (EYSC) (Note 6) to the effect that the Tender Offer Price of 18,800 yen per share is fair for the Target Company's shareholders (excluding Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company holding the Target Company Shares as treasury shares) from a financial standpoint. The Fairness Opinion (EYSC) expresses the opinion that in light of the valuation results of the Target Company Shares based on the Business Plan, Etc., the Tender Offer Price of 18,800 yen per share is fair for the Target Company's shareholders (excluding Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company holding the Target Company Shares as treasury shares) from a financial standpoint. After analyzing and reviewing the financial information, including the Business Plan, Etc., and having

	<p>question and answer sessions with the Target Company, in addition to the review of the results of the Target Company Shares valuation conducted by EYSC, the Fairness Opinion (EYSC) was issued through deliberations and approval procedures of EYSC's committee regarding fairness opinions.</p> <p>(iv) Procurement by the Target Company of advice from an independent law firm</p> <p>In order to ensure fairness and appropriateness in the decision-making at the Target Company's board of directors meetings, the Target Company appointed Nishimura & Asahi as its legal advisor independent from Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company, and obtained from Nishimura & Asahi legal advice concerning the process and method of decision-making by the Target Company's board of directors, and other matters to be noted in the decision-making regarding the Tender Offer.</p> <p>Nishimura & Asahi is not a related party of Toyota Fudosan, Mr. Toyoda, TMC, or the Target Company, and has no material interest in relation to the Tender Offer. The remuneration of Nishimura & Asahi will consist only of remuneration that is payable on an hourly basis regardless of whether the Transactions are successfully completed and will not include any contingency remuneration to be paid subject to the successful completion of the Transactions.</p> <p>(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom</p> <p>Following the Initial Proposal presented by TMC, in light of, among others, the fact that the Tender Offer is being conducted as a part of the Transactions that aim at taking the Target Company Shares private, on January 31, 2025, the board of directors of the Target Company established the Special Committee, which consists of the following three people: Mr. Junichi Handa (Outside, Independent Director of the Target Company and CEO of Management Wisdom Partners, Japan Inc.), Mr. Shuzo Sumi (Outside, Independent Director of the Target Company and Senior Executive Advisor for Tokio Marine & Nichido Fire Insurance Co., Ltd.), and Ms. Tokiko Shimizu (Outside, Independent Director of the Target Company and Representative Director and President of EmEco Corporation), all of whom are independent from the Target Company, Toyota Fudosan, Mr. Toyoda, and TMC, and have no interest in whether the Transactions are successfully implemented, in order to ensure the fairness of the Tender Offer Price, and also to eliminate arbitrariness in the decision-making on the Transactions, to</p>
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ensure fairness, transparency, and objectivity in the Target Company’s decision-making process, and to avoid conflicts of interest. The board of directors of the Target Company inquired with the Special Committee regarding: (i) the legitimacy and rationality of the purpose of the Transactions (including whether the Transactions contribute to improving the corporate value of the Target Company); (ii) the fairness of the procedures related to the Transactions (including whether sufficient consideration is given to the interests of the Target Company’s shareholders); (iii) fairness and appropriateness of the conditions of the Transactions; (iv) pros and cons of expressing an opinion of the Target Company’s board of directors to support the Tender Offer and recommending that the Target Company’s shareholders tender their shares in the Tender Offer; and (v) whether implementation of the Transactions (including expression of an opinion of the Target Company’s board of directors to support the Tender Offer and recommendation of the Target Company shareholders tendering their shares in the Tender Offer) causes a disadvantage to the minority shareholders of the Target Company (collectively, the “**Advisory Matters**”), and entrusted the Special Committee to submit the report regarding the Advisory Matters to the Target Company. A fixed-amount remuneration is to be paid to each of the members of the Special Committee in consideration of their work, irrespective of the contents of their report. Moreover, the board of the directors of the Target Company has decided to grant to the Special Committee the authorities to: appoint, at the cost of the Target Company, its own attorneys, appraisers, certified public accountants, and other advisors when the Special Committee deemed it necessary; and be substantially involved in the negotiation process regarding the conditions of the Transactions by the Target Company confirming the policy of negotiations on the Transactions with the Special Committee in advance, receiving timely reports on the status of the negotiations, and giving opinions, instructions, or requests on material aspects. The Target Company has decided to make a decision regarding the Transactions with utmost respect for the determination of the Special Committee, and not to support the Tender Offer or the Transactions if the Special Committee determines that the conditions of Tender Offer or the Transactions are not appropriate.

The Special Committee carefully considered the Advisory Matters through information collection, consultation as needed, and other means, in addition to the total of 15 meetings held during the period from February 10, 2025 through June 3, 2025.

Specifically, the Special Committee approved first the appointment of the Target Company’s financial advisor and third-party appraiser SMBC Nikko Securities, and its legal advisor Nishimura & Asahi, upon confirming that there were no

problems with their independence and expertise. In addition, under the authority granted to the Special Committee, it appointed Mitsubishi UFJ Morgan Stanley Securities as its own financial advisor and third-party appraiser, and Gaien Partners as its own legal advisor on February 10, 2025, upon confirming that there were no problems with their independence and expertise. Furthermore, as stated in “(viii) Establishment of an independent examination framework at the Target Company” below, the Special Committee confirmed that there are no problems with the examination framework for the Transactions internally established by the Target Company from the viewpoint of independence and fairness. For the details of the consideration in the Target Company appointing SMBC Nikko Securities as its financial advisor and third-party appraiser, please refer to “(A) Name of appraiser and its relationship with the Target Company, TMC, and Toyota Fudosan” in “(ii) Procurement by the Target Company of a share valuation report and fairness opinion from SMBC Nikko Securities, an independent financial advisor and third-party appraiser” above.

Mitsubishi UFJ Morgan Stanley Securities is not a related party of the Target Company, Toyota Fudosan, Mr. Toyoda, or TMC, and has no material interest that should be stated regarding the Transactions, including the Tender Offer. Mitsubishi UFJ Morgan Stanley Securities has the same parent company as MUFG Bank, and MUFG Bank engages in loan transactions as part of its ordinary banking transactions with the Target Company, and plans to offer a loan for the settlement related to the Tender Offer; however, since Mitsubishi UFJ Morgan Stanley Securities stated that, according to Article 36, paragraph (1) of the Act and the applicable laws and regulations under Article 70-4 of the Cabinet Office Order on Financial Instruments Business (Cabinet Office Order No. 52 of 2007, as amended), it has established and implemented an appropriate conflict of interest management system, including an information barrier measure, which strictly manages the information about the Target Company between Mitsubishi UFJ Morgan Stanley Securities, as a financial advisor and third-party appraiser, and MUFG Bank, and within the respective company, as an adverse effect prevention measure; therefore, Mitsubishi UFJ Morgan Stanley Securities provides services as a financial advisor and third-party appraiser without being affected by MUFG Bank's determination, and calculates the value of the Target Company Shares in the capacity independent from the lender position of MUFG Bank. Accordingly, the Special Committee appointed Mitsubishi UFJ Morgan Stanley Securities as its own financial advisor and third-party appraiser independent from the Target Company, Toyota Fudosan, Mr. Toyoda, and TMC, in light of, among others, the statement that a strict information management system has been established between Mitsubishi

UFJ Morgan Stanley Securities and MUFG Bank, and within the respective company, and the fact that Mitsubishi UFJ Morgan Stanley Securities achieved performance as a third-party appraiser in the past in same types of transactions.

Then, based on the opinions obtained from Nishimura & Asahi and Gaien Partners, the Special Committee examined measures that should be taken to ensure the fairness of the procedures in the Transactions. In addition, based on the advice from Mitsubishi UFJ Morgan Stanley Securities, the Special Committee also received explanation from the Target Company on the details of, material preconditions to, and process of the preparation of, the Business Plan, Etc. prepared by the Target Company, and confirmed and approved the reasonableness of these matters. The Special Committee received explanations from the Target Company regarding the significance and purpose of the Transactions, impact on the Target Company's business, and other matters, which was followed by a question and answer session regarding these points; then, it presented questions and held a question and answer session with Toyota Fudosan regarding matters such as the purpose and background of the Transactions and the management policy after the Transactions. In addition, the Special Committee received reports from the Target Company and SMBC Nikko Securities from time to time regarding the negotiations between the Target Company and Toyota Fudosan, deliberated and examined them, and stated necessary opinions on the Target Company's negotiation policy as appropriate. Specifically, upon receipt of proposals of the Tender Offer Price from Toyota Fudosan, the Special Committee received a report on each of such proposals, received analysis results conducted by, and opinion from, SMBC Nikko Securities and Mitsubishi UFJ Morgan Stanley Securities regarding matters including the response policy, and then examined the proposals based on Mitsubishi UFJ Morgan Stanley Securities' advice provided from a financial standpoint. Then, the Special Committee was substantially involved in the overall process of discussions and negotiations between the Target Company and Toyota Fudosan regarding the conditions of the Transactions, including the Tender Offer Price and the Tender Offer Agreement, such as by stating its opinion to the Target Company on matters that should be discussed with Toyota Fudosan in order to achieve the significance and purpose of the Transactions as the Target Company. As a result, on May 20, 2025, the Target Company received a proposal from Toyota Fudosan that included setting the Tender Offer Price at 16,300 yen per share; it ultimately received three proposals in total, which led to an increase from the initially proposed price by 11.29% (rounded to two decimal places).

Furthermore, the Special Committee received explanations from

Nishimura & Asahi and Gaien Partners several times about the details of the draft Target Company Press Release Dated June 3, 2025 that the Target Company planned to announce or submit, and confirmed that information will be disclosed appropriately. In addition, the Special Committee was substantially involved in the discussions and negotiations with Toyota Fudosan regarding the Tender Offer Price and the Tender Offer Agreement, such as by receiving a report in a timely manner upon the Target Company's receipt of proposals regarding the Tender Offer Price from Toyota Fudosan, by stating its opinion several times to the Target Company that the Target Company should request that Toyota Fudosan increase the Tender Offer Price, and by deliberating and examining the negotiation policy with Toyota Fudosan.

Under the above process, the Special Committee carefully deliberated and examined the Advisory Matters based on each of the above-stated explanations, advice from each advisor, and other materials for examination, and as a result thereof, on June 3, 2025, the Special Committee submitted the Report regarding the Advisory Matters to the Target Company's board of directors, with the unanimous consent of its members, under certain preconditions including that the details of explanations and materials disclosed to the Special Committee are true and correct. The Report Dated June 3, 2025 is as outlined below.

a. Content of the Report

- (A) The Transactions are deemed to contribute to improvement of the Target Company's corporate value, and the purpose of the Transactions is considered to be legitimate and rational.
- (B) In the Transactions, appropriate measures are considered to have been taken to ensure fairness, and the negotiation process and procedures leading to the decision-making for the Transactions are considered to be fair.
- (C) The purchase price of the Tender Offer is considered to be an appropriate price which can be reasonably assessed as considerably reflecting the Target Company's intrinsic value based on the results of the share valuations conducted by Mitsubishi UFJ Morgan Stanley Securities and SMBC Nikko Securities, among others. The other terms and conditions of the Transactions are also considered to be fair.
- (D) Considering (A) through (C) above, it is convincing for the Target Company's board of directors to express an opinion in support of the Tender Offer. Regarding the

recommendation to the Target Company's shareholders to tender their shares in the Tender Offer, it is reasonable to decide to leave to their discretion whether to tender their shares in the Tender Offer as of June 3, 2025, in light of the Tender Offer Price being lower than the closing price on the Business Day immediately preceding the announcement date of the Tender Offer and the simple average of the closing price over the preceding one-month period. It would be appropriate for the Special Committee and the Target Company's board of directors to determine whether to recommend that shareholders of the Target Company tender their shares again at the time of commencement of the Tender Offer.

(E) In light of points (A) through (D) above, it is considered that proceeding with the Transactions, including the Tender Offer, would not be disadvantageous to the Target Company's minority shareholders.

b. Grounds for the Report

(A) Legitimacy and reasonableness of the purpose of the Transactions (including whether the Transactions will contribute to enhancement of the Target Company's corporate value)

The Special Committee conducted a detailed examination of the appropriateness and rationality of the specific details of the purpose of the Transactions in relation to the Target Company as stated in "3. Purposes of tender offer" above, the impact of the Transactions on the Target Company's employees and business partners, and the possibility of improving the Target Company's corporate value based on these matters. Specifically, the Special Committee comprehensively verified, among other matters, measures Toyota Fudosan envisions to improve the Target Company's corporate value in its current business environment, how specific and practical those measures are, whether it is necessary to implement the Transactions in order to implement those measures, what advantages the Transactions will bring to the Target Company's business, and, on the other hand, whether there are any disadvantages and the expected extent thereof.

As a result, it is recognized that there is nothing particularly unreasonable in the significance and purpose of the Transactions, including the Tender Offer, envisaged by the Target Company and Toyota Fudosan as stated in "(ii) Decision-making process and details

and reasons for the Target Company’s decision to issue the opinion to support the Tender Offer” in “(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer” under “3. Purposes of tender offer” above, and that the significance and purpose of the Transactions are the result of reasonable consideration. Therefore, the Special Committee has come to the conclusion (i) that the Transactions are being conducted for the purpose of improving the Target Company’s corporate value and (ii) that nothing particularly unreasonable is recognized in the Target Company’s judgment that the Transactions are necessary to implement each of the measures envisaged by the Target Company.

Furthermore, the Special Committee has confirmed that under Article 6, Paragraph 2 of the Tender Offer Agreement to be executed between Toyota Fudosan and the Target Company, Toyota Fudosan will maintain and respect the Target Company’s management autonomy under the Target Company Group’s corporate philosophy even after completion of the Transactions. Additionally, the Special Committee has determined that by making the Target Company a wholly owned subsidiary of the Offeror through the Transactions, it is expected that synergies and benefits that would have been difficult to realize while the Target Company remained listed will be generated, and that, at the same time, the necessity of maintaining the Target Company’s listed status and the disadvantages of going private have been assessed as being limited, as stated below.

- a) This transaction is aimed at: (i) the Target Company leading within the Toyota Group the business domain centered on the movement of goods, such as materials handling equipment and logistics solutions; and (ii) strengthening the competitiveness of the Target Company’s automotive business regarding the movement of people, through further deepening collaboration between the Target Company and the Toyota Group, and through these efforts, promoting the growth of the Toyota Group as a whole in the mobility industry by supporting the movement of information, under the Toyota Group’s broader vision of contributing to the development of the mobility industry in Japan and the world through taking on challenges to “transform into a mobility company.” The above vision is deeply resonant with the Target Company’s management team, and

	<p>the purpose of the Transactions aligns with the direction the Target Company is pursuing and which the Target Company's board of directors has discussed. Additionally, it is believed that pursuing the expansion of information and database utilization, which is essential for the Target Company to transform into a company that leads mobility companies through collaboration with Toyota Group companies, is a significant advantage of the Transactions.</p> <p>b) Toyota Fudosan, TMC, and Mr. Toyoda (collectively, the "Offeror Group") expect that the Transactions will serve as an opportunity to commence the allocation of businesses, technologies, and resources related to the movement of goods that are inefficiently dispersed throughout the Toyota Group, with the Target Company at the center. The Target Company believes that the Offeror Group's thinking is reasonable and will contribute to the medium- to long-term enhancement of the Target Company's corporate value.</p> <p>c) The Offeror Group is believed to have an accurate understanding of the following management issues that the logistics solutions business, which is the most important business for the Target Company's business strategy, will face in the future, as well as the strategies to address these issues. The Special Committee also shares the same view on these management issues and strategies.</p> <p>(i) Measures to strengthen competitiveness require significant upfront investments over the medium to long term, and some of which are unlikely to contribute to earnings in the short term.</p> <p>(ii) Growth in the areas of information, data, and software may be critical for competitiveness, and it is important to make significant upfront investments and to make decisions more quickly than ever before in these areas.</p> <p>(iii) Mobilizing management resources (particularly human resources and technology) across the group, beyond the scope of a single company, is considered to be a significant contributor to strengthening competitiveness.</p> <p>d) It is believed that the synergies Toyota Fudosan aims to achieve with the Target Company are feasible,</p>
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considering that the Transactions are positioned within the Toyota Group's vision as stated above, and enhancement of the Target Company's corporate value is a prerequisite for this strategy, that TMC will make a significant investment even though it will hold non-voting shares, that Toyota Fudosan will maintain capital and operational independence from all Toyota Group companies despite having a broad shareholder base within the Toyota Group, and that Mr. Toyoda, a member of the founding family of TMC, will hold voting rights in the Offeror's Parent Company.

- e) The Target Company, where the Toyota Group originated from, has been promoting collaboration among Toyota Group companies historically based on shared principles and guidelines such as the Toyoda Precepts and Toyota Production System (TPS). Therefore, it is believed that implementation of the Transactions between the Target Company and the Offeror Group, which share similar cultural backgrounds and values, will further enhance the likelihood of achieving the Toyota Group's vision and realizing synergies for both the Target Company and the Toyota Group.
- f) The Offeror Group has explicitly stated that it will consider the management policy after the Tender Offer thoroughly in consultation with the Target Company's management so that the Target Company will be able to aim for medium- to long-term growth without being influenced by short-term performance expectations from the stock market, while maintaining and strengthening the foundation of its current revenue business, by deepening business collaboration and coordination with the Toyota Group. Looking at what is expected of the Target Company following the Transactions, it is considered important to leverage the Target Company's strengths in the automotive business while maintaining the same level of operational flexibility as before. Regarding the materials handling equipment business, from a medium- to long-term perspective, it is planned to incorporate research and development results from Toyota Group companies in the automotive field into the Target Company's materials handling equipment business, in addition to the Target Company's own research and development in growth areas such as the integration of software and communication functions into

industrial vehicles, electrification, and autonomous driving. In light of the foregoing, it is believed that even following completion of the Transactions, the Target Company's corporate culture of manufacturing rooted in the trust the Target Company has cultivated with its customers, which remains one of the Target Company's strengths, will be preserved. Moreover, by further developing the managerial capabilities and resources that have underpinned the Target Company's growth so far, it is expected that the Target Company will achieve continued advancements on its own.

- g) As the Transactions involve an acquisition using LBO financing, it is expected that the Target Company's net asset value will decrease significantly after completion of the Transactions. However, based on interviews with the Target Company, the Special Committee has confirmed that (i) it is not expected that the Target Company will need to raise funds through equity financing, considering its financial condition, in order to conduct investments based on its business plan, (ii) it is possible to raise funds as necessary from financial institutions which are the Target Company's business partners, and (iii) Toyota Fudosan has consulted with financial institutions on the measures to limit the impact on the sales finance and logistics solutions businesses, and based on the status of these discussions, it has been confirmed that it is possible to avoid any damage to the Target Company's corporate value resulting from such borrowing and to maintain the Target Company's business competitiveness. In addition to this, Toyota Fudosan believes that "it can leverage the creditworthiness of the Toyota Group and establish a financial structure and support system that can meet significant capital needs, including equity financing," and given that this point is expected to be clearly stated in the press release, the disadvantages of delisting in terms of fundraising are considered to be minimal.
- h) Other general disadvantages of delisting include the possibility of business partners withdrawing, difficulties in recruiting personnel, and a decline in employee motivation. However, the Target Company, where the Toyota Group originated from, has a strong brand and credibility and its brand is already widely recognized and has a high level of

	<p>name recognition. Additionally, it is planned to continue using the Target Company's brand in the business activities of the Target Company Group even after completion of the Transactions. Therefore, there will be no change in the Target Company Group's name recognition or social credibility. Furthermore, since Toyota Fudosan has clearly stated that it will cooperate to the greatest extent possible for the Target Company to maintain and develop its business relationships with existing customers, suppliers, and other stakeholders of its business, the likelihood of business partners withdrawing due to delisting is extremely low. Moreover, as Toyota Fudosan's basic policy is to maintain the employment of the Target Company's employees after the Transactions and not to change the employment conditions of the Target Company's employees in a disadvantageous manner, which will be explicitly mentioned in the press release (Article 6, Paragraph 9 of the Tender Offer Agreement stimulates the maintenance of the employment of the Target Company Group), there will be no impact on the social status of employees or on recruitment.</p> <p>Based on the above points, and as a result of careful discussion and examination, the Special Committee reached a conclusion that the Transactions will contribute to the improvement of the corporate value of the Target Company, and that the purpose of the Transactions is legitimate and rational.</p> <p>(B) Fairness of the procedures related to the Transactions (including whether sufficient consideration has been given to the interests of the Target Company's shareholders)</p> <p>Based on the “Fair M&A Guidelines” published by the Ministry of Economy, Trade and Industry on June 28, 2019 (the “Fair M&A Guidelines”), the Special Committee examined the fairness of the negotiation process and decision-making procedures related to the Transactions.</p> <p>a) Establishment of an independent special committee</p> <p>a. Time of establishment</p> <p>In the Transactions, on December 16, 2024, TMC made the Initial Proposal to the Target Company to the effect that it wanted to start examining taking the Target Company private, and thereafter,</p>
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	<p>the Target Company established the Special Committee on January 31, 2025, and the first Special Committee meeting was held on February 10, 2025.</p> <p>As such, in the Transactions, the Special Committee became involved in the Transactions at an early stage after TMC proposed the Transactions, and it can be determined that the Special Committee's involvement in the Transactions has been ensured from the initial stage of the process of formulating the conditions of the Transactions.</p> <p>b. Composition of the Special Committee members (independence, attributes, and expertise)</p> <p>In the Transactions, in order to be careful in the Target Company's decision-making regarding the Transactions, and to eliminate arbitrariness and the risk of conflicts of interest and to ensure fairness in the decision-making process by the Target Company's board of directors, on January 31, 2025, the Target Company's board of directors appointed the following three people, all of whom are outside directors of the Target Company and are independent officers requested by the Tokyo Stock Exchange, with advice from Nishimura & Asahi, the Target Company's independent legal advisor, after confirming that they are independent from the Offeror Group and the Target Company Group and have no material interest in whether the Transactions are successfully completed that differs from that of minority shareholders: Mr. Junichi Handa (independent outside director of the Target Company), Mr. Shuzo Sumi (independent outside director of the Target Company), and Ms. Tokiko Shimizu (independent outside director of the Target Company).</p> <p>Thus, it has been confirmed that the members of the Special Committee are independent of both the Offeror Group and the Target Company Group and that they do not have a material interest in whether the Transactions are successfully completed that differs from that of minority shareholders, and it can be determined that they were appointed with due consideration of their expertise and attributes.</p>
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c. Involvement in the negotiations with the Offeror regarding the conditions, etc. of the Transactions

When negotiating the conditions of, and other matters concerning, the Transactions (including the terms of the Tender Offer Agreement; the same applies in c.), the Target Company and the Offeror Group were to report the status of the negotiations to the Special Committee in a timely manner and receive its opinions, instructions, and requests on important aspects, as stated above, and a situation in which the Special Committee could be substantially involved in the negotiations between the Target Company and the Offeror Group regarding the conditions, etc. of the Transactions, including the Tender Offer Price, was ensured. The Special Committee gave instructions to the Target Company's management on the negotiation policy when negotiating the conditions, etc. of the Transactions, including the Tender Offer Price.

Thus, it can be determined that the Special Committee was substantially involved in the negotiations between the Target Company and the Offeror Group regarding the Tender Offer Price and other conditions, etc. of the Transactions.

d. Advisors, etc.

The Special Committee appointed Mitsubishi UFJ Morgan Stanley Securities as its own financial advisor and third-party appraiser, and Gaien Partners as its own legal advisor, after confirming their independence, expertise, track records, etc. In addition, the Special Committee approved Nishimura & Asahi as an independent legal advisor and SMBC Nikko Securities as an independent financial advisor of the Target Company, after confirming their expertise, track records, etc., and received advice from Nishimura & Asahi and SMBC Nikko Securities as necessary.

Thus, it can be determined that the Special Committee carefully examined and discussed the rationality of the purpose of the Transactions, the fairness of the conditions of the Transactions, and other matters from the perspective of improving the Target Company's corporate value and

	<p>ensuring the interests of its minority shareholders, while obtaining expert advice, opinions, etc. from each of the above outside advisors in a timely manner in the process of examining the Transactions.</p> <p>e. Acquisition of information</p> <p>Upon establishment of the Special Committee, the Target Company's board of directors resolved to authorize the Special Committee to request that, when making decisions regarding the Transactions, the Target Company's directors, employees, and other persons deemed necessary by the Special Committee attend meetings of the Special Committee and that they explain necessary information.</p> <p>In addition, when examining the Transactions, the Special Committee received legal advice from Gaien Partners and Nishimura & Asahi on the decision-making process concerning the Transactions and the manner of operation of the Special Committee. In addition, in reviewing the materials regarding the present case, the Special Committee held question-and-answer sessions with management and other relevant personnel on the significance and purpose of the Transactions and the business plan, etc. of the Target Company, and with the Offeror Group, as stated above. Further, the Special Committee submitted written questions and additional questions to the Offeror Group and received responses several times to obtain sufficient information to examine the Transactions.</p> <p>Thus, it can be determined that the Special Committee has established a framework that allows it to obtain important information, including non-public information, and to examine and make judgments regarding whether to conduct the Transactions and the appropriateness of the conditions thereof based on such information.</p> <p>f. Remuneration</p> <p>In examining the Transactions, the Target Company's board of directors will pay to the Special Committee members fixed remuneration that is payable regardless of whether the</p>
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	<p>Transactions are successfully completed, as consideration for their duties, and the contingency remuneration system will not be adopted.</p> <p>In light of the fact that remuneration for appropriately fulfilling the role required of the Special Committee in examining the Transactions will be paid regardless of whether the Transactions are successfully completed, it can be determined that an environment has been created in which each member of the Special Committee can easily make a commitment in terms of time and effort and make judgments from a position independent of whether the Transactions are successfully completed.</p> <p>g. Handling of the Special Committee's judgments at the Target Company's board of directors' meetings</p> <p>When establishing the Special Committee, the Target Company's board of directors resolved that it would position the Special Committee as a consultative body independent of itself, and when making decisions on the Transactions, it would respect the Special Committee's opinions to the fullest extent possible, and if the Special Committee determined that the conditions of the Tender Offer or the Transactions were not appropriate, that it would not support the Tender Offer. The Target Company's board of directors further resolved that, in relation to the negotiations regarding the conditions of the Transactions with the Offeror Group, it would give to the Special Committee the authority to be substantially involved in the negotiation process, such as by confirming the policy thereof in advance and by receiving timely reports on the status of the negotiations and giving opinions, instructions, or requests at important moments, as well as the authority to appoint its own advisors at the Target Company's reasonable expense if the Special Committee deemed it necessary.</p> <p>Thus, it can be determined that a framework has been ensured in which the Target Company's board of directors of the Target Company can make decisions respecting the opinions of the Special Committee regarding the Transactions.</p> <p>h. The Target Company's internal examination</p>
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	<p>framework</p> <p>Out of the Target Company's directors, Mr. Shigeki Terashi served as a director of TMC until May 2021, and Mr. Kazunari Kumakura has been concurrently serving as General Manager of the Purchasing Management Division of TMC. In light of this fact, from the viewpoint of avoiding potential conflicts of interest, after receiving the Initial Proposal from TMC on December 16, 2024 stating that it wanted to start examining taking the Target Company private, Mr. Terashi and Mr. Kumakura did not participate in the deliberations and resolutions by the board of directors concerning the Transactions, including the board of directors meeting held on January 31, 2025 in which the establishment of the Special Committee was resolved, nor did they participate in the considerations of the Transactions or in the discussions or negotiations regarding the conditions of the Transactions, including the Tender Offer Price, between the Target Company and the Offeror Group from the Target Company's standpoint.</p> <p>Thus, it can be determined that the Target Company has established an internal framework that enabled it to conduct examinations and negotiations from a standpoint independent of the Offeror Group in the Transactions.</p> <p>i. Sub-summary</p> <p>As stated above, it can be determined that, in examining the Transactions, efforts were actively made to enhance the effectiveness of the Special Committee, and that the Special Committee has functioned effectively.</p> <p>b) Acquisition of independent expert advice or the like from outside experts</p> <p>a. Appointment of independent legal advisors and acquisition of advice therefrom</p> <p>It can be determined that immediately after TMC proposed the Transactions, the Target Company appointed Nishimura & Asahi, which is independent of the Offeror Group and the Target Company Group, as a legal advisor for the Transactions, and that, since then, it has been</p>
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	<p>receiving necessary legal advice regarding measures that should be taken to ensure the fairness of the procedures in the Transactions, various procedures in the Transactions, and matters including the method and process of the Target Company's decision-making concerning the Transactions. The Special Committee approved the above-stated appointment of Nishimura & Asahi as the Target Company's legal advisor.</p> <p>For details of the Special Committee appointing Gaien Partners as its own legal advisor and receiving necessary legal advice regarding measures that should be taken to ensure the fairness of the procedures in the Transactions, and matters including the method and process of deliberation by the Special Committee concerning the Transactions, please refer to d. in a) above.</p> <p>b. Appointment of independent financial advisors and third-party appraisers, and acquisition of share valuation reports therefrom</p> <p>The Target Company appointed SMBC Nikko Securities, which is independent of the Offeror Group and the Target Company Group, as the financial advisor and third-party appraiser for the Transactions, and obtained advice on examining the structure of the Transactions, alternative means, and alternative transactions, and price negotiations and other matters; in addition, the Target Company requested that SMBC Nikko Securities calculate the value of the Target Company Shares and obtained the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) regarding the valuation results of the Target Company Shares as of June 2, 2025 (please refer to b. in a) in (C) below.). The Special Committee approved the appointment of SMBC Nikko Securities as the Target Company's financial advisor.</p> <p>For details of the Special Committee appointing Mitsubishi UFJ Morgan Stanley Securities as its own financial advisor and third-party appraiser, please refer to d. in a) in (B) above, and for details of the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) regarding the calculation of the share value of the Target Company Shares</p>
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	<p>acquired on June 2, 2025, please refer to a. in a) in (C) below.</p> <p>c) Securing opportunities for other acquirers to propose acquisitions (market check)</p> <p>The Tender Offer Period is 20 Business Days. The Tender Offer is a so-called pre-announced tender offer, and since there is a relatively long period between the announcement of the Tender Offer and its commencement, minority shareholders will have sufficient time to make an appropriate decision regarding their participation in the Tender Offer, and other parties other than the Offeror will also have sufficient opportunity to purchase the Target Company Shares.</p> <p>The Tender Offer Agreement stipulates the Target Company's obligation to express an opinion in support of the Tender Offer. However, with respect to such obligation, a "fiduciary-out" clause is stipulated, which allows the Target Company to change or withdraws its opinion (i) if a party other than Toyota Fudosan or the Offeror makes a counter-proposal that includes the delisting of the Target Company Shares at the amount of consideration (whether in money, shares, or otherwise) equivalent to an amount that is 5% or more higher than the Tender Offer Price; and (ii) if it is objectively and reasonably recognized that there will be a high probability that maintaining the opinion in support of the Tender Offer even with such proposal will constitute a breach of due care of a prudent manager as a director of the Target Company. The agreement will not include any clause prohibiting the Target Company from contacting a competing offeror or requiring the Target Company to pay breakup fees when it is in support of the acquisition proposal by the competing offeror. In addition, there is no other agreement between the Target Company and Toyota Fudosan that excessively restricts the Target Company's contact with the competing offeror.</p> <p>d) Matters concerning setting of the majority of minority condition</p> <p>The "majority of minority" condition is, when implementing an M&A and where intentions of shareholders regarding whether to accept such M&A will be presented by exercising voting rights on</p>
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whether to support the M&A or by tendering their shares to the tender offer or not, to set a precondition to the successful completion of the M&A to obtain support from the majority of shares held by minority shareholders, and to publicly announce that precondition in advance. It has a function that places greater emphasis on securing opportunities for minority shareholders to make decisions.

In the Transactions, Toyota Fudosan, Mr. Toyoda and TMC respectively holds, as of June 3, 2025, 16,291,374 shares (ownership percentage: 5.42%), 141,600 shares (ownership percentage: 0.05%), and 74,100,604 shares (ownership percentage: 24.66%) of the Target Company Shares. The number of shares that had been set as the minimum number of shares to be purchased as of June 3, 2025 (126,216,300 shares (ownership percentage: 42.01%)) was set at a level that exceeds the number of shares equal to the majority of the number of shares obtained from (i) the total number of issued shares of the Target Company as of March 31, 2025 (325,840,640 shares) as stated in the “Consolidated Financial Results for the Fiscal Year Ended March 31, 2025 (IFRS)” announced by the Target Company on April 25, 2025 minus (ii) the number of treasury shares (25,365,334 shares) obtained from the number of treasury shares held by the Target Company as of March 31, 2025 (24,440,334 shares) plus the number of treasury shares acquired through the share repurchase conducted by the Target Company during the period from April 1, 2025 to April 30, 2025 (801,700 shares) as stated in the “Notice Concerning the Status of Repurchase of Shares of Treasury Stock” announced by the Target Company on May 7, 2025 and the number of treasury shares acquired through the share repurchase conducted by the Target Company during the period from May 1, 2025 to May 12, 2025 (123,300 shares) as stated in the “Notice Concerning the Status and Completion of the Repurchase of Shares of our Common Stock” announced by the Target Company on May 14, 2025, the Target Company Shares held by Toyota Fudosan (16,291,374 shares), the Target Company Shares held by Mr. Toyoda as of June 3, 2025 (141,600 shares), and the Target Company Shares Held by TMC (74,100,604 shares) (resulting in 209,941,728 shares (ownership percentage: 69.87%)), which is 104,970,865 shares (ownership percentage: 34.93%), constituting the majority of the number of

	<p>Target Company Shares held by the shareholders of the Target Company who do not have an interest in Toyota Fudosan; i.e., a so-called “majority of minority”.</p> <p>e) Enhancement of the information provision to minority shareholders and improvement of the transparency of the process</p> <p>a. Information about the Special Committee</p> <p>In the Transactions, the materials disclosed by the Target Company will include the following information: (i) information about the independence or expertise of the members of the Special Committee; (ii) information about the details of the authority granted to the Special Committee; (iii) if the Special Committee determined that the conditions of the Tender Offer or the Transactions are not appropriate, the resolution of the Target Company’s board of directors that it will not agree to the Tender Offer or the Transactions; (iv) process of consideration in the Special Committee, (v) information about the fact that the Special Committee is substantially involved in the negotiations between the Target Company and Toyota Fudosan; (vi) the details of the report from the Special Committee and the reason therefor (including the legitimacy and rationality of the purpose of the Transactions, the fairness of the procedures related to the Transactions, the fairness and appropriateness of the conditions of the Transactions, pros and cons of expressing an opinion of the Target Company’s board of directors to support the Tender Offer and recommending that the Target Company’s shareholders tender their shares in the Tender Offer; and whether implementation of the Transactions causes a disadvantage to the minority shareholders of the Target Company); and (vii) the effect that the remuneration to be paid to the Special Committee member is fixed. Therefore, it is deemed that the Transactions will satisfy the information disclosure requirements set forth in the Fair M&A Guidelines.</p> <p>b. Information about the share valuation report</p> <p>In the Transactions, the materials disclosed by the Target Company will include the following information: (i) with respect to the contents of the</p>
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	<p>Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) regarding the valuation results of the Target Company Shares obtained from Mitsubishi UFJ Morgan Stanley, which is the Special Committee's own financial advisor and third-party appraiser independent from the Target Company and the Offer Group, and the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities), information about each calculation method (market price analysis, comparable companies analysis and DCF Analysis for the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) and market price method, comparable listed companies method, and DCF Method for the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities)), and process of calculating the share value of the Target Company based thereon; and (ii) the fact that Mitsubishi UFJ Morgan Stanley Securities and SMBC Nikko Securities have independence from the Offeror Group and the Target Company Group, and have no material interest which is different from the minority shareholders concerning whether the Transactions are successfully completed. Therefore, it is deemed that the Transactions will satisfy the information disclosure requirements set forth in the Fair M&A Guidelines.</p> <p>c. Other information</p> <p>In the Transactions, the materials disclosed by the Target Company will include the following information: (i) information about the processes leading to the implementation of the Transactions; (ii) background and purpose of choosing to conduct the Transactions at this time; (iii) internal examination framework that excludes the Target Company's director who is a former TMC director and currently serves as the head of procurement at TMC to eliminate the impact from the structural conflicts of interest; (iv) process of consultations and negotiations regarding the conditions of the Transactions between the Target Company and the Offeror Group; (v) whether or not there is any agreement that includes deal protection provisions which excessively prohibit the Target Company from having contact with a competing offeror; (vi)</p>
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	<p>voting results to the resolution of the board of directors, and where the members who had an interest in deciding whether to approve the Transactions did not participate. Therefore, it is deemed that the Transactions will satisfy the information disclosure requirements set forth in the Fair M&A Guidelines.</p> <p>f) Elimination of coercion</p> <p>In the Transactions, (i) after the Tender Offer, the Squeeze-Out Procedures through the Share Consolidation are scheduled to limit the Target Company's shareholders only to the Offeror and TMC; however, no scheme has been scheduled in which shareholders who have objection to the Transactions do not have the right to request the purchase of shares, and (ii) it is scheduled to be disclosed that (a) if the Tender Offer is successfully completed, the Squeeze-Out Procedures are implemented, and that (b) in the Squeeze-Out Procedures, the amount of money to be delivered to the Target Company's shareholders who did not tender their shares in the Tender Offer will be the same as the price obtained by multiplying the Tender Offer Price by the number of shares of common stock of the Target Company held by that each shareholder. Therefore, it can be said that consideration is given to the minority shareholders, whether or not they tender their shares in the Tender Offer, to avoid a situation where it is expected that they are treated unfavorably if they did not tender their shares in the Tender Offer.</p> <p>Thus, in the Transactions, it can be said that consideration is given to avoid coercion to the minority shareholders, and it is deemed that measures that contribute to ensuring the fairness of the procedures are being taken.</p> <p>g) Sub-summary</p> <p>In light of the above, after careful discussion and deliberation, the Special Committee has concluded that, from the perspective of considering the interests of the Target Company's shareholders, appropriate fairness ensuring measures are taken in accordance with the fairness ensuring measures stipulated in the Fair M&A Guidelines, and that the negotiation process and decision-making process regarding the</p>
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	<p>Transactions are appropriate.</p> <p>(C) Matters concerning the fairness and reasonableness of the conditions of the Transactions</p> <p>a) Procurement of a share valuation report from a third-party appraiser</p> <p>a. Procurement by the Special Committee of a share valuation report from Mitsubishi UFJ Morgan Stanley Securities</p> <p>According to the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) procured by the Special Committee, the share value per Target Company Share ranges based on a market price analysis (record date 1) with June 2, 2025, the Business Day immediately preceding the announcement date of the Tender Offer, as the record date, and ranges from 13,425 yen to 18,260 yen. To exclude the impact on stock prices caused by Speculative Reports by certain media outlets regarding the Transactions (after the close of trading on April 25, 2025), the market price analysis (record date 2) as of April 25, 2025, which is the trading date before such Speculative Reports, ranges from 12,228 yen to 13,225 yen. The comparable company analysis ranges from 13,656 yen to 18,029 yen, and the DCF Analysis ranges from 15,665 yen to 19,888 yen. The Tender Offer Price of 16,300 yen exceeds the median of the market stock price analysis (record date 1), the upper limit of the market stock price analysis (record date 2), and the median of the comparable company analysis; moreover, it is within the range of the DCF Analysis.</p> <p>b. Procurement by the Target Company of a share valuation report from SMBC Nikko Securities</p> <p>According to the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) procured by the Target Company, the share value per Target Company Share, calculated using the market price method (i) with June 2, 2025, as the record date, ranges from 13,425 yen to 17,471 yen. To exclude the impact of Speculative Reports on stock prices, the market price method (ii), using April 25, 2025, which is the trading date before such Speculative</p>
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	<p>Reports as the record date, ranges from 12,228 yen to 12,773 yen. The comparable listed companies method results ranges from 15,269 yen to 17,825 yen, and the DCF Method results ranges from 14,229 yen to 18,400 yen. The Tender Offer Price of 16,300 yen exceeds the median of the valuation results under the market price method (i) and the upper limit of the valuation results under the market price method (ii), and it is also comparable to the median of the valuation results under the comparable listed companies method and the DCF Method.</p> <p>c. Consideration of the method for preparing the business plan underlying the share valuation report</p> <p>Furthermore, the Special Committee requested that Mitsubishi UFJ Morgan Stanley Securities and SMBC Nikko Securities to provide the Target Company, Mitsubishi UFJ Morgan Stanley Securities, and SMBC Nikko Securities with information regarding the valuation methods used in the share valuation, including the selection of valuation techniques, the methods, processes, and content of the business plan used as the basis for the DCF Analysis in the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) and the DCF Method in the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities), as well as the basis for the discount rate calculation; subsequently, and after conducting a review and Q&A session, no unreasonable points were identified in light of general valuation practices.</p> <p>b) Tender Offer Price</p> <p>a. Positioning of the Tender Offer Price in the calculation results of the third-party appraiser</p> <p>As described in a) above, the Tender Offer Price exceeds the median of the calculation results based on the market price analysis (record date 1), the upper limit of the calculation results based on the market price analysis (record date 2) and the median of the calculation results based on the comparable companies analysis, according to the calculation by Mitsubishi UFJ Morgan Stanley Securities, the third-party calculation agent of the</p>
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	<p>Special Committee; and the amount is comparable to the median value of the calculation results based on the comparable listed companies analysis, exceeding the median value of the calculation results based on the market share price analysis (1) and the upper limit value of the calculation results based on the market share price analysis (2) calculated by SMBC Nikko Securities, the Target Company's third-party appraiser. In addition, the amount is within the range of the calculation results of the DCF Analysis by Mitsubishi UFJ Morgan Stanley Securities, which is based on the Target Company's business plan and takes into account the Target Company's growth potential, and it is comparable to the median value of the calculation results of the DCF Analysis by SMBC Nikko Securities.</p> <p>b. Verification of the premium levels related to the Tender Offer Price</p> <p>The Tender Offer Price for the Tender Offer is 10.73% lower than the closing price of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, the Business Day before the announcement of the Tender Offer, and 6.70% lower than the simple average closing price of the Target Company Shares over the past month up to that date; moreover, it represents a premium of 12.87% over the simple average closing price of 14,442 yen for the three months ending on the same date, and a premium of 21.42% over the simple average closing price of 13,425 yen for the six months ending on the same date. However, following the initial Speculative Report on April 25, 2025, the closing price rose by 22.68% to 16,225 yen on the next Business Day, April 28, reaching a level exceeding the all-time high since listing on a closing price basis. Additionally, another Speculative Report was made on May 19 of the same year, and the closing price on the same day (16,520 yen) rose by 8.60% to the closing price on the next Business Day, May 20 (17,940 yen). In particular, the increase in the closing price from the closing price on April 25, 2025, when the initial Speculative Report was first made, to the closing price on the next Business Day, April 28, 2025, was the highest fluctuation rate in the past</p>
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ten years of the Target Company Shares market price fluctuations. Considering these factors, it can be interpreted that the market price of the Target Company Shares during these periods reflected a significant expectation regarding the implementation of the Transactions (and an even greater expectation regarding the implementation of the Transactions following the rise in stock price after the Speculative Reports on May 19 of the same year). Additionally, considering that the Speculative Reports contained inaccurate information regarding the total acquisition amount of the transaction or business restructuring, it would not be unreasonable to assess that the market price of the Target Company Shares following the Speculative Report may not have been appropriately formulated and may not reasonably reflect the Target Company's intrinsic value.

Then, analyzing the Tender Offer Price by setting as a reference date April 25, 2025, which is the date on which the Speculative Reports were made for the first time, the Tender Offer Price includes a premium of 23.25% on 13,225 yen, which was the closing price for the Target Company Shares on the Tokyo Stock Exchange on April 25, 2025; a premium of 30.71% on 12,470 yen, which was the simple average closing price for the Target Company Shares over the preceding one-month period; a premium of 27.61% on 12,773 yen, which was the simple average closing price for the Target Company Shares over the preceding three-month period; and a premium of 33.30% on 12,228 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period, respectively; moreover, it has been determined that it is not significantly low and that it is sufficiently reasonable when compared with 13 other tender offer cases conducted for the purpose of taking private large listed companies with a market capitalization of 500 billion yen or more on or after June 28, 2019, being the date on which the Fair M&A Guidelines published by the Ministry of Economy, Trade and Industry were released, based on the median percentages of premiums over (i) the closing price as of the reference date, being the Business Day immediately preceding the announcement date of the relevant tender offer

	<p>(or, where any speculative report was made with respect to the relevant tender offer, the Business Day immediately preceding the date of such report), and (ii) the simple average closing prices for the one-month, three-month, and six-month periods ending on the same day, which medians were 25.97%, 31.58%, 36.76%, and 44.60%, respectively.</p> <p>c. Price consensus building process</p> <p>The Target Company has established this Special Committee and decided not to approve the Tender Offer if the Special Committee determines that the terms and conditions of the Tender Offer or the Transactions are not appropriate. The Target Company and the Special Committee have conducted multiple rounds of discussions and negotiations with Toyota Fudosan regarding the Tender Offer Price, in accordance with the negotiation guidelines previously approved by the Special Committee, with the aim of protecting the interests of minority shareholders. Additionally, measures were taken to ensure that directors with potential conflicts of interest with the Offeror Group were not involved in the deliberation of agenda items related to the consideration of the Transaction, the consideration of the Transactions from the Target Company's perspective, or negotiations with the Offeror Group regarding the Transaction.</p> <p>Based on the above, it can be recognized that the negotiation process regarding the transaction terms of the Transactions between the Target Company and Toyota Fudosan was conducted under circumstances that can be regarded as equivalent to an independent transaction. Furthermore, as a result of such negotiations, the initial proposal by Toyota Fudosan (14,646 yen per share of the Target Company Shares) was ultimately increased to a total of 1,654 yen (11.29% rounded to the nearest hundredth).</p> <p>c) Fairness of other transaction conditions</p> <p>The minimum number of shares to be purchased to satisfy the majority of minority shareholders has been set, ensuring an opportunity for shareholders to confirm their intentions. Additionally, the period between the announcement of the Tender Offer and</p>
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	<p>the commencement of the Tender Offer is relatively lengthy, thereby ensuring that minority shareholders have sufficient time to make appropriate decisions regarding their participation in the Tender Offer. Furthermore, opportunities for parties other than the Offeror to purchase the Target Company Shares are also ensured. As a result, the transaction terms are not disadvantageous to minority shareholders.</p> <p>Furthermore, in the Transactions, the method of delisting the Target Company involves two stages: first, the Tender Offer; and second, the Squeeze-Out Procedures through the Share Consolidation. This is one of the generally adopted methods in transactions involving the delisting of a private subsidiary.</p> <p>Additionally, in the Squeeze-Out Procedures, shareholders of the Target Company who did not participate in the Tender Offer (excluding TMC and the Target Company) will ultimately receive cash. The amount of cash to be paid in such procedure is calculated to be equal to the Tender Offer Price multiplied by the number of shares of the Target Company held by such shareholders (it is understood that this intention will be explicitly stated in press releases, etc.), thereby ensuring that minority shareholders have an appropriate opportunity to make an informed decision regarding whether to participate in the Tender Offer and to prevent coercive effects.</p> <p>d) Sub-summary</p> <p>Based on the above (a) through (c), after careful deliberation and consideration, the Special Committee has determined that the Tender Offer Price is appropriate and can be reasonably assessed as considerably reflecting the intrinsic value of the Target Company, and that the other terms and conditions of the Transactions are fair to minority shareholders.</p> <p>(D) Whether the board of directors of the Target Company approves a resolution to express an opinion in support of the Tender Offer and recommend that the Target Company shareholders tender their shares in the Tender Offer</p> <p>The Special Committee has determined that the following conditions are satisfied: (A) the Transactions are deemed to contribute to the enhancement of the</p>
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Target Company's corporate value, and the purpose of the Transactions is deemed to be proper and reasonable; (B) appropriate fairness-ensuring measures have been implemented in connection with the Transactions, and the negotiation process and procedures leading to the decision regarding the Transactions were conducted fairly; and (C) the Tender Offer Price is appropriate and can be reasonably assessed as considerably reflecting the intrinsic value of the Target Company and provides minority shareholders with an opportunity to sell their shares at an appropriate price. Additionally, considering that the Target Company had not achieved a stock price exceeding the Tender Offer Price before the Speculative Reports, and that such a stock price could not have been achieved without the Tender Offer, the Special Committee has determined that it can approve the board of directors' decision to express an opinion in support of the Tender Offer.

However, considering that the amount represents a discount of 10.73% compared to the closing price of 18,260 yen per share of the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, the Business Day before the announcement of the Tender Offer, and a discount of 6.70% compared to the simple average closing price of 17,471 yen over the past one month up to that date, as of June 3, 2025, the Special Committee is unable to recommend that the Target Company's shareholders participate in the Tender Offer and must therefore maintain a neutral position on this matter.

Therefore, the Special Committee has determined that it is appropriate to: (i) approve the board of directors' decision to express an opinion in support of the Tender Offer; and (ii) as of June 3, 2025, leave to the decision of shareholders of the Target Company whether to tender their shares in the Tender Offer. Furthermore, the Special Committee believes it is appropriate to reassess the advisability of recommending participation in the Tender Offer when it commences, through the Special Committee and the board of directors.

Furthermore, as noted above, if, at the time of commencement of the Tender Offer, the situation in which the Tender Offer Price is discounted at a certain rate from the Target Company's share price ceases to exist, or such other situation is secured in which the Target Company can recommend that its shareholders tender their shares in the Tender Offer, the Special Committee may determine that it is appropriate to

	<p>approve a resolution by the board of directors to change its neutral position as of June 3, 2025 and recommend that shareholders participate in the Tender Offer.</p> <p>(E) Effect that the Transactions are not disadvantageous to minority shareholders of the Target Company</p> <p>As discussed in items (A) through (D) above, the Special Committee has determined that the terms and conditions of the Tender Offer do not disadvantage minority shareholders.</p> <p>Furthermore, with respect to matters other than those discussed in items (A) through (D) above, the Special Committee has not identified any particular circumstances that would cause the Transactions, including the Tender Offer, to be disadvantageous to the Target Company's minority shareholders.</p> <p>In light of the foregoing, the Special Committee has determined that proceeding with the Transactions, including the Tender Offer, would not be disadvantageous to the Target Company's minority shareholders.</p> <p>Subsequently, the Target Company was informed by the Offeror on December 5, 2025, that there was a possibility that the Offeror would commence the Tender Offer from January 15, 2026, subject to the satisfaction (or waiver) of the Tender Offer Conditions Precedent depending on the progress of the clearance procedures for the Response to U.K. Financial Regulations. In response to the fact that the Target Company has resolved at its board directors meeting held on June 3, 2025 to consult with the Special Committee to consider whether there was any change in the opinion expressed by the Special Committee to the board of directors of the Target Company on June 3, 2025, and to state that there was no change, if applicable, or to state the changed opinion, if applicable. In response to this, the Special Committee held a total of 12 meetings in the presence of all members constituting the Special Committee during the period from November 25, 2025 to January 14, 2026, and between these dates the Special Committee also carefully discussed and considered whether or not to change the opinion expressed by the Special Committee to the Target Company's board of directors on June 3, 2025, through deliberation and decision-making via e-mails and by other means. Specifically, the Special Committee confirmed that there are no issues with the independence or expertise</p>
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	<p>of EYSC, a third-party appraiser newly appointed by the Target Company, and approved the appointment. On and after June 3, 2025, the Special Committee confirmed the facts as to whether there are material changes in circumstances that may affect the Transactions, and also it was substantially involved in the entire process of discussion and negotiation for the Tender Offer Price Change between the Target Company and Toyota Fudosan or the Offeror regarding the conditions of the Transactions, including the Tender Offer Price, on the Target Company side. As a result of consideration of the Additional Advisory Matters based on (i) legal advice from Gaien Partners, the Special Committee's own legal advisor, advice from a financial standpoint provided by Mitsubishi UFJ Morgan Stanley Securities, the Special Committee's own financial advisor and third-party appraiser, and the contents of the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) submitted by Mitsubishi UFJ Morgan Stanley Securities to the Special Committee on January 13, 2026 and the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), and (ii) legal advice from Nishimura & Asahi, the Target Company's legal advisor, and the contents of the Target Company Share Valuation Report Dated January 13, 2026 (SMBC Nikko Securities) and the Fairness Opinion (SMBC Nikko Securities) obtained from SMBC Nikko Securities, the Target Company's financial advisor and third-party appraiser, and the contents of the Target Company Share Valuation Report (EYSC) and the Fairness Opinion (EYSC) obtained from EYSC, the Target Company's third-party appraiser, on January 14, 2026, the Special Committee submitted the Report Dated January 14, 2026 to the Target Company's board of directors, by the unanimous decision of all committee members. Please refer to the materials attached to the Target Company Press Release Dated January 14, 2026 for the details of the Report Dated January 14, 2026.</p> <p>(vi) Procurement by the Target Company's special committee of a share valuation report and fairness opinion from an independent financial advisor and third-party appraiser</p> <p>(A) Name of appraiser and its relationship with the Target Company, TMC, Mr. Toyoda and Toyota Fudosan</p> <p>In considering the Advisory Matters, the Special Committee requested that Mitsubishi UFJ Morgan Stanley Securities, a financial advisor acting as a third-party appraiser independent from Toyota Fudosan, Mr. Toyoda, TMC, and</p>
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	<p>the Target Company, calculate the share value of the Target Company Shares, and obtained the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) as of June 2, 2025.</p> <p>Further, in considering the Additional Advisory Matters, the Special Committee requested that Mitsubishi UFJ Morgan Stanley Securities, a financial advisor acting as a third-party appraiser independent from the Target Company, Mr. Toyoda, TMC, and Toyota Fudosan, calculate the share value of the Target Company Shares and express an opinion on the fairness of the Tender Offer Price from a financial standpoint, and obtained the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) and the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) as of January 13, 2026.</p> <p>Mitsubishi UFJ Morgan Stanley Securities is not a related party of Toyota Fudosan, Mr. Toyoda, TMC, or the Target Company, and has no material interest in the Tender Offer. The remuneration to be paid to Mitsubishi UFJ Morgan Stanley Securities does not include any contingency remuneration to be paid subject to successful completion of the Transactions or other conditions.</p> <p>(B) Summary of the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities)</p> <p>As a result of considering the calculation methods to be used in the Tender Offer, based on the idea that it is appropriate to calculate the value of the Target Company Shares multilaterally, Mitsubishi UFJ Morgan Stanley Securities calculated the share value of the Target Company using the following calculation methods: the market price analysis, as the Target Company Shares are listed on the Prime Market of the Tokyo Stock Exchange and the Premier Market of the Nagoya Stock Exchange and the market prices thereof exist; the comparable company analysis, as there are multiple listed companies that are comparable to the Target Company, and an analogical inference of the share value of the Target Company based on comparison with the market value of comparable listed companies is possible; and the DCF Analysis to reflect the intrinsic value based on the status of the Target Company's future business operations in the valuation (Note 7).</p> <p>The ranges of the share values per share of the Target Company Shares calculated under each of the methods</p>
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	<p>above are as follows.</p> <p>Market price analysis (Reference Date 1): 13,425 yen to 18,260 yen</p> <p>Market price analysis (Reference Date 2): 12,228 yen to 13,225 yen</p> <p>Comparable company analysis: 13,656 yen to 18,029 yen</p> <p>DCF Analysis: 15,665 yen to 19,888 yen</p> <p>Under the market price analysis, (i) by setting the reference date for calculation as June 2, 2025 (the “Reference Date 1”; the market price analysis using the same date as the calculation base date is referred to as “Market price analysis (Reference Date 1)”), which was the Business Day immediately preceding the announcement date (June 3, 2025) of the Tender Offer the range of values per Target Company Share was calculated to be 13,425 yen to 18,260 yen based on: 18,260 yen, which is the closing price of the Target Company Shares on the Reference Date 1; 17,471 yen, which is the simple average value of the closing prices for the one month before the Reference Date 1; 14,442 yen, which is the simple average value of the closing prices for the three months before the Reference Date 1; and 13,425 yen, which is the simple average value of the closing prices for the six months before the Reference Date 1, on the Prime Market of the Tokyo Stock Exchange; and (ii) in order to eliminate the effect on the share price due to speculating media coverage by some of the press regarding the Transactions (after the end of the market hours on April 25, 2025), by setting the reference date for calculation as April 25, 2025 (the “Reference Date 2”; the market price analysis using the same date as the calculation base date is referred to as “Market price analysis (Reference Date 2)”), on which trading before such coverage took place, the range of values per Target Company Share was calculated to be 12,228 yen to 13,225 yen based on: 13,225 yen, which is the closing price of the Target Company Shares on the Reference Date 2; 12,470 yen, which is the simple average value of the closing prices for the one month before the Reference Date 2; 12,773 yen, which is the simple average value of the closing prices for the three months before the Reference Date 2; and 12,228 yen, which is the simple average value of the closing prices for the six months before the Reference Date 2, on the Prime Market of the Tokyo Stock Exchange.</p> <p>Under the comparable company analysis, the range of values per Target Company Share was calculated to be 13,656 yen</p>
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	<p>to 18,029 yen by analyzing the value of the Target Company Shares, by comparing with financial indices indicating the market price, profitability, etc. of comparable listed companies that operate businesses comparably similar to that of the Target Company.</p> <p>Under the DCF Analysis, the range of values per Target Company Share was calculated to be 15,665 yen to 19,888 yen by analyzing the corporate value and share value of the Target Company by making certain financial adjustments such as by adding the value of cash equivalent or the like, including cash and deposits held by the Target Company, to the business value calculated by discounting to the present value at a certain discount rate the free cash flow expected to be generated by the Target Company in the future based on the future earnings forecasts in and after the fiscal year ending March 2026, which took into consideration various factors, including the business plan for the three fiscal years from the fiscal year ending March 2026 to the fiscal year ending March 2028, performance results trends to date, as well as publicly available information and other materials.</p> <p>The Target Company's business plan, which was used by Mitsubishi UFJ Morgan Stanley Securities as the basis for the calculation using the DCF Analysis, includes fiscal years in which significant increases or decreases in profits are expected compared to the previous fiscal years. Specifically, for the fiscal year ending March 2026, operating income is expected to decline due to the expected strong yen and an increase in personnel costs, and for the fiscal year ending March 2027, a significant increase in operating income is expected when compared to the previous fiscal year ending March 2026, in accordance with the increase in sales due to the recovery in vehicle sales in the automotive business and the increase in forklift sales.</p> <p>The synergy effects expected to be realized by implementing the Transactions have not been taken into account in the business plan as it is difficult to specifically estimate them at the time of calculation.</p> <p>(C) Summary of the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities)</p> <p>Subsequently, in considering the Additional Advisory Matters, taking into account the fact that since the announcement date of the Tender Offer, significant changes affecting the value of the Target Company Shares have occurred, including shifts in the economic environment and fluctuations in foreign exchange rates, such as tariffs</p>
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	<p>imposed by the U.S. administration under President Trump, as well as a rise in stock prices in the equity markets, particularly with the market stock prices of the shares of TMC and the Three Toyota Group Companies held by the Target Company have exhibited an upward trend, and other events have occurred that have had a substantial impact on the intrinsic value of the Target Company, the Special Committee requested that Mitsubishi UFJ Morgan Stanley Securities, a financial advisor acting as a third-party appraiser independent of the Special Committee, calculate the value of the Target Company Shares and analyze any financial affairs incidental thereto again, and as of January 13, 2026, the Special Committee obtained the Target Company Share Valuation Report Dated January 13 (Mitsubishi UFJ Morgan Stanley Securities) from Mitsubishi UFJ Morgan Stanley Securities.</p> <p>As a result of considering the calculation methods to be used in the Tender Offer, based on the idea that it is appropriate to calculate the value of the Target Company Shares multilaterally, Mitsubishi UFJ Morgan Stanley Securities calculated the share value of the Target Company using the following calculation methods: the market price analysis, as the Target Company Shares are listed on the Prime Market of the Tokyo Stock Exchange and the Premier Market of the Nagoya Stock Exchange and the market prices thereof exist; the comparable company analysis, as there are multiple listed companies that are comparable to the Target Company, and an analogical inference of the share value of the Target Company based on comparison with the market value of comparable listed companies is possible; and the DCF Analysis to reflect the intrinsic value based on the status of the Target Company's future business operations in the valuation (Note 8).</p> <p>The ranges of the share values per share of the Target Company Shares calculated under each of the methods above are as follows.</p> <p>Market price analysis (Reference Date 3): 16,891 yen to 18,200 yen</p> <p>Market price analysis (Reference Date 2): 12,228 yen to 13,225 yen</p> <p>Comparable company analysis: 17,839 yen to 23,772 yen</p> <p>DCF Analysis: 17,331 yen to 23,392 yen</p> <p>Under the market price analysis, (i) by setting the reference date for calculation as January 13, 2026 (the “Reference</p>
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Date 3"; the market price analysis using the same date as the calculation base date is referred to as "**Market price analysis (Reference Date 3)**"), which was the Business Day immediately preceding the announcement date of commencement of the Tender Offer (January 14, 2026), the range of values per Target Company Share was calculated to be 16,891 yen to 16,891 yen based on: 18,200 yen, which is the closing price of the Target Company Shares on the Reference Date 3; 17,900 yen, which is the simple average value of the closing prices for the one month before the Reference Date 3; 17,349 yen, which is the simple average value of the closing prices for the three months before the Reference Date 3; and 16,891 yen, which is the simple average value of the closing prices for the six months before the Reference Date 3, on the Prime Market of the Tokyo Stock Exchange; and (ii) as stated in "(B) Summary of the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities)" above, in order to eliminate the effect on the share price due to speculating media coverage by some of the press regarding the Transactions (after the end of the market hours on April 25, 2025), by setting the Reference Date 2 as April 25, 2025, on which trading before such coverage took place, the range of values per Target Company Share was calculated to be 12,228 yen to 13,225 yen based on: 13,225 yen, which is the closing price of the Target Company Shares on the Reference Date 2; 12,470 yen, which is the simple average value of the closing prices for the one month before the Reference Date 2; 12,773 yen, which is the simple average value of the closing prices for the three months before the Reference Date 2; and 12,228 yen, which is the simple average value of the closing prices for the six months before the Reference Date 2, on the Prime Market of the Tokyo Stock Exchange.

Under the comparable company analysis, similarly to the calculation in the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities), Mitsubishi UFJ Morgan Stanley Securities conducted a sum-of-the-parts analysis ("**SOTP Analysis**") under which the value is assessed by classifying the Target Company's business into Automobile Business, Materials Handling Equipment Business, Textile Machinery Business, and other businesses. In the selection of comparable companies, Mitsubishi UFJ Morgan Stanley Securities selected KION GROUP AG and Jungheinrich AG as listed companies that operate businesses relatively similar to the Materials Handling Equipment Business; Denso, Aisin, Magna International Inc., and BorgWarner Inc. as listed companies that operate businesses relatively similar to the

Automobile Business; and Rieter Holding AG as a listed company that operate businesses relatively similar to the Textile Machinery Business. Thereafter, the range of values per Target Company Share was calculated to be 17,839 yen to 23,772 yen, based on an analysis of the share value of the Target Company Shares using the EBITDA multiple applied to corporate value, with certain financial adjustments, including adding the value of cash and cash equivalents owned by the Target Company. Although other businesses include businesses other than the Main Businesses, they represent only a small proportion of the total financial forecast compared to the Main Businesses, but they also include capital expenditure and depreciation expenses common to the Main Businesses. Therefore, they are calculated using the EBITDA multiple derived from the weighted average of the EBITDA of the Main Businesses.

Under the DCF Analysis, similarly to the calculation in the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities), Mitsubishi UFJ Morgan Stanley Securities has conducted the SOTP analysis, and the range of values per Target Company Share was calculated to be 17,331 yen to 23,392 yen by analyzing the corporate value and share value of the Target Company by making certain financial adjustments such as by adding the value of cash equivalent or the like, including cash and deposits held by the Target Company, to the business value calculated by discounting to the present value at a certain discount rate the free cash flow expected to be generated by the Target Company in the future based on the future earnings forecasts in and after the fiscal year ending March 2026, which took into consideration various factors, including the business plan for the three fiscal years from the fiscal year ending March 2026 to the fiscal year ending March 2028, performance results trends to date, as well as publicly available information and other materials. The discount rate is based on the weighted average cost of capital, set within a range of: 7.00% to 8.00% for the Materials Handling Equipment Business; 6.00% to 7.00% for the Automobile Business; 4.00% to 5.00% for the Textile Machinery Business; and 6.50% to 7.50% for other businesses. For the calculation of terminal value, we have adopted the multiple-based approach, with EBITDA multiple within a range of : 3.50 multiple to 4.50 multiple for the Materials Handling Equipment Business; 4.75 multiple to 5.75 multiple for the Automobile Business; 5.75 multiple to 6.75 multiple for the Textile Machinery Business; and 3.75 multiple to 4.75 multiple for other businesses, resulting in a present value of terminal value of 2,114,457 million yen to 2,714,163 million yen. With

respect to material non-operating assets, the valuation includes the assessed market value and other relevant value of the Target Company's holding in common shares of TMC, Denso, Toyota Tsusho, and Aisin, after taking into account applicable tax effects, as well as the fair value (Note 3) of Toyota Fudosan's common shares as of the end of September 2025, after taking into account applicable tax effects.

Further, the financial forecasts based on the Business Plan, Etc., which Mitsubishi UFJ Morgan Stanley Securities used as a basis for the calculation using the DCF Analysis, are as described below. The financial forecasts under the Business Plan, Etc. include fiscal years in which significant increases or decreases in profits are expected. Specifically, in the Materials Handling Equipment Business, operating income is expected to decline, along with an associated significant decrease in free cash flow, in the fiscal year ending March 2026 due to record of costs related to engine certifications and the impact of the U.S. tariffs. A significant increase in net sales, operating income, and EBITDA is expected, along with an associated significant increase in free cash flow, in the fiscal year ending March 2027 due to the effects of price pass-through. In the fiscal year ending March 2028, a significant increase in free cash flow is expected due to the further price increase and price pass-through. In the Automobile Business, operating income is expected to decline, along with an associated significant decrease in free cash flow, in the fiscal year ending March 2026 due to the impact of the U.S. tariffs and of the decline in vehicle sales and increase in research and development expenses. A significant increase in net sales, operating income, and EBITDA is expected, along with an associated significant increase in free cash flow, in the fiscal year ending March 2027 due to the launch of new model vehicles and increase in sales of electronic equipment for electric vehicles. In the Textile Machinery Business, a significant decrease in operating income and EBITDA is expected in the fiscal year ending March 2026 due to decrease in number of sales of spinning machinery and yarn examining machine in India and China; however, due to the decrease in corporate tax payments compared to the previous fiscal year ending March 2025, a significant increase in free cash flow is expected. A significant increase in net sales, operating income, and EBITDA is expected in the fiscal year ending March 2027 due to the expected increase in number of sales resulting from the cyclical of the spinning and weaving machinery market; however, a significant decrease in free cash flow is expected due to the temporary increase in capital expenditures for rebuilding the Kariya Plant and renewing production equipment. Because such a large-

scale capital investment is not planned in the fiscal year ending March 2028, a significant increase in free cash flow when compared to the previous fiscal year ending March 2027. In other businesses, operating income is expected to significantly increase, along with an associated significant increase in free cash flow, in the fiscal year ending March 2026 due to the allocation of head office development expenses to Automobile Business. In the fiscal year ending March 2027, a significant decrease in operating income and EBITDA is expected, along with an associated significant decrease in free cash flow, when compared to the previous fiscal year ending March 2026, since such head office development expenses are allocated based on the incurred expenses and recorded as other businesses in the business plan. In the fiscal year ending March 2028, a significant increase in free cash flow is expected due to the decrease in corporate tax payments compared to the previous fiscal year ending March 2027.

The Business Plan, Etc. that Mitsubishi UFJ Morgan Stanley Securities used as a basis for the valuation of the Target Company Shares was prepared by the Target Company for a currently reasonably foreseeable period, taking into account the current earnings environment, the Target Company's business performance, and other relevant factors, covering three fiscal years from the fiscal year ending March 2026 to the fiscal year ending March 2028. The Business Plan, Etc. was formulated by a team composed of executive officers and employees of the Target Company who do not have a material interest between the Offeror for the purpose of considering the Transactions, and was approved after review by the Special Committee in early April 2025. Subsequently, as stated in the "Notice Concerning Revision of Forecast of Financial Results for FY2026" published by the Target Company on October 31, 2025, the Target Company revised only the forecast of financial results for the fiscal year ending March 2026, and thereafter the Business Plan, Etc. was re-approved by the Special Committee on November 25, 2025. The financial forecast for the fiscal year ending March 2027 and fiscal year ending March 2028 has not been revised. In addition, the synergy effects expected to be realized through the execution of the Transactions are not reflected in such business plan, as they are difficult to estimate in detail at this time.

Materials Handling Equipment Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
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Net sales	1,301,618	3,144,016	3,412,016
Operating income	49,163	205,963	234,967
EBITDA	132,196	374,817	407,134
Free cash flow	45,101	60,448	94,422

Automobile Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	570,674	1,309,469	1,338,469
Operating income	(1,274)	65,634	66,711
EBITDA	45,360	146,534	149,911
Free cash flow	(44,678)	27,748	23,924

Textile Machinery Business

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	44,843	90,400	93,600
Operating income	(1,475)	5,011	4,988
EBITDA	234	7,611	7,888
Free cash flow	(1,871)	(6,271)	676

Other businesses

(Millions of yen)

	Fiscal year ending March 2026 (six months)	Fiscal year ending March 2027	Fiscal year ending March 2028
Net sales	24,186	56,115	55,915
Operating income	16,059	(6,602)	(6,700)
EBITDA	31,827	34,282	34,183
Free cash flow	70,363	11,656	18,686

(D) Summary of the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities)

As of January 13, 2026, the Special Committee obtained from Mitsubishi UFJ Morgan Stanley Securities the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) to the effect that the Tender Offer Price of 18,800 yen per share is fair for the Target Company's shareholders (excluding TMC, Mr. Toyoda, and the Target Company, as well as the Offeror and its related companies) from a financial standpoint (Note 8). After analyzing and reviewing the Business Plan, Etc. and other financial information, submitted by the Target Company, and holding question and answer sessions between the Target Company and the Special Committee, in addition to reviewing the results of the Target Company Shares valuation conducted by Mitsubishi UFJ Morgan Stanley Securities, and holding question and answer sessions with the Target Company and the Special Committee regarding the circumstance and background leading to support of the Tender Offer, the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) issued through approval by the committee, which consists of the Investment Banking Division and other professionals of Mitsubishi UFJ Morgan Stanley Securities and its related companies, in accordance with the ordinary internal procedures of Mitsubishi UFJ Morgan Stanley Securities.

(vii) Procurement by the Target Company's special committee of advice from an independent law firm

The Special Committee appointed Gaien Partners as its legal advisor independent from Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company, and obtained from Gaien Partners legal advice, including advice for the measures to be taken to confirm fairness, objectivity, and rationality of the procedures in the Transactions, various procedures for the Transactions, and the method and process of decision-making by the Target Company regarding the Transactions.

Gaien Partners is not a related party of Toyota Fudosan, Mr. Toyoda, TMC, or the Target Company, and has no material interest in expressing opinions on the Tender Offer. The remuneration to be paid to Gaien Partners will consist only of remuneration that is payable on an hourly basis regardless of whether the Transactions are successfully completed and will not include any contingency remuneration to be paid subject to the successful completion of the Transactions.

(viii) Establishment of an independent examination framework at the Target Company

In response to the instruction of the Special Committee, as stated in "(ii) Decision-making process and details and reasons for the

Target Company's decision to issue the opinion to support the Tender Offer" in "(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer," under "3. Purposes of tender offer" from the viewpoint of being careful in making decisions regarding the Transactions and ensuring fairness throughout the process of examination and judgments regarding whether to conduct the Transactions and the appropriateness of the conditions thereof, the Target Company has promptly internally established a system that allows it to examine and negotiate the Transactions from a position independent of Toyota Fudosan, Mr. Toyoda, and TMC, in light of the fact that (i) Toyota Fudosan directly holds 16,291,374 Target Company Shares (ownership percentage: 5.42%); (ii) there is a possibility that the interests of TMC, which is a large shareholder holding 74,100,604 Target Company Shares (ownership percentage: 24.66%) and the interests of the minority shareholders of the Target Company would not necessarily align because it is expected that TMC, the Target Company's largest shareholder, will invest in the Offeror's Parent Company based on an agreement with Toyota Fudosan and that the Tender Offer for Own Shares (TMC) and the Share Repurchase will be implemented between the Target Company and TMC; and (iii) Mr. Toyoda is the Chairman of the Board of Directors and Representative Director of TMC and is expected to invest in Toyota Fudosan or the Offeror's Parent Company.

Specifically, as soon as the Special Committee was established following the Initial Proposal presented by TMC, the Special Committee confirmed, and the Target Company has maintained until the date hereof, the policy which does not allow any of the Target Company's officers or employees who presently concurrently serve or served in the past as officer or employee of Toyota Fudosan or TMC to be involved in the consideration, consultation, and negotiation on the transactions related to the Target Company's capital policy, including the Transactions, from the perspective of eliminating possible impact from the structural or potential conflicts of interest.

Moreover, the Special Committee requested an advance report about not only consultation and negotiation between Toyota Fudosan and TMC, but also the officers and employees to be involved in and specifically how they are involved in the response to the due diligence performed by Toyota Fudosan as a premise of such consultation and negotiation, and has verified whether there are any problems from the perspective of undergoing a fair consideration process independently from Toyota Fudosan, Mr. Toyoda, and TMC.

(ix) Approval of all disinterested directors of the Target Company and opinions from all audit and supervisory committee members of

	<p>the Target Company that they have no objection</p> <p>Based on the legal advice received from Nishimura & Asahi and the Target Company Share Valuation Report Dated June 2, 2025 (SMBC Nikko Securities) obtained from SMBC Nikko Securities, the Target Company carefully deliberated on the conditions of the Transactions by respecting to the maximum extent possible the Report Dated June 3, 2025 submitted by the Special Committee from the perspective of improving corporate value and maximizing shareholder interests.</p> <p>As a result, as stated in “(c) Details of the decision-making by the Target Company” in “(ii) Decision-making process and details and reasons for the Target Company’s decision to issue the opinion to support the Tender Offer” in “(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer” under “3. Purposes of tender offer” above, the Target Company’s board of directors determined that the Transactions, including the Tender Offer, will contribute to the improvement of the Target Company’s corporate value, that the Tender Offer Price (16,300 yen) is an appropriate price that would ensure benefits for the Target Company’s minority shareholders, and that the Tender Offer will afford the Target Company’s minority shareholders an opportunity to sell their Target Company Shares at an appropriate price. Accordingly, at the Target Company’s board of directors meeting held on June 3, 2025, the Target Company’s five directors who participated in the deliberations and resolutions, excluding Mr. Shigeki Terashi and Mr. Kazunari Kumakura, resolved to express an opinion in support of the Tender Offer and to leave the decision of the shareholders of the Target Company as to whether to tender shares in the Tender Offer with unanimous consent.</p> <p>Subsequently, the Target Company was informed by the Offeror on December 5, 2025, that there was a possibility that the Offeror would commence the Tender Offer from January 15, 2026, subject to the satisfaction (or waiver) of the Tender Offer Conditions Precedent depending on the progress of the clearance procedures for the Response to U.K. Financial Regulations. The Target Company was also informed by the Offeror on January 13, 2026 that the Obtainment of Clearances, including the Response to U.K. Financial Regulations was completed. Therefore, while respecting to the utmost extent details of the Report Dated January 14, 2026 submitted by the Special Committee (for details of the Report Dated January 14, 2026, specific details of the activities of the Special Committee, and other matters, please refer to “(v) Establishment by the Target Company of an independent special committee and procurement by the Target Company of a report therefrom”), the Target Company carefully discussed and considered again details of</p>
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various conditions of the Tender Offer, taking into consideration matters including the Target Company's business results and market environment change after the board of directors meeting held on June 3, 2025, as well as the Tender Offer Price Change (for details of the background leading to the Tender Offer Price Change, please refer to "(2) Background, purpose, and decision-making process leading to the decision to conduct the Tender Offer, and management policy following the Tender Offer" under "3. Purposes of tender offer" above).

The Target Company referred to the following matters:

- (i) In celebrating the 100th anniversary of the founding in 2026, the Target Company Group has decided to return to the spirit of its corporate creed "Toyoda Precepts," and to work on the growth of the next generation from a long-term perspective with the Toyota Group vision "Inventing our path forward, together." The Target Company Group believes that it is necessary to fulfill the role of origin of the Toyota Group by making quick decisions and making bold investments through going private, with shareholders who share the same values. Accordingly, the Target Company determined that there is no change to its conclusion that the best and most appropriate method to maximize the corporate value of the Target Company Group is to make the Offeror the only shareholder of the Target Company and to have Toyota Fudosan and Mr. Toyoda be shareholders involved in the Target Company Group's decision-making through the Offeror's Parent Company; thereby making it possible to aim for medium- to long-term growth that is not bound by short-term performance expectations through quick decision-making and deepening of business collaboration with Toyota Group companies, so that the maximization of aforementioned synergies related to the Transactions will be achieved early and the Target Company Group's growth will be further accelerated.
- (ii) The advice regarding the analysis of the share value of the Target Company provided by SMBC Nikko Securities, the Target Company's financial advisor, EYSC, a third-party appraiser newly appointed by the Target Company, and Mitsubishi UFJ Morgan Stanley Securities, the financial advisor of the Special Committee, as well as each fairness opinion by SMBC Nikko Securities and EYSC that the Tender Offer Price of 18,800 yen per share is fair to general shareholders of the Target Company from a financial standpoint, and the fairness opinion by Mitsubishi UFJ Morgan Stanley Securities that the Tender Offer Price of 18,800 yen per share is appropriate to shareholders of the Target Company (excluding TMC, Mr. Toyoda, and the Target Company, as well as the Offeror and its related

companies) from a financial standpoint. As a result, the Target Company has determined that even as of January 14, 2026, the Tender Offer Price is an appropriate price that can be reasonably assessed as considerably reflecting the intrinsic value of the Target Company, and the Transactions, including the Tender Offer, will contribute to the improvement of the Target Company's corporate value].

Further, the Target Company took into consideration matters including the following:

- (iii) The Tender Offer Price after the Tender Offer Price Change includes a premium of 3.30% on 18,200 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on the business day immediately preceding January 14, 2026, the announcement date of the commencement of the Tender Offer; a premium of 5.03% on 17,900 yen, which was the simple average closing price for the Target Company Shares over the preceding one-month period up to the same date; a premium of 8.36% on 17,349 yen, which was the simple average closing price for the Target Company Shares over the preceding three-month period up to the same date; and a premium of 11.30% on 16,891 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period up to the same date, respectively. The Tender Offer Price also includes a premium of 2.96% on 18,260 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on June 2, 2025, the business day immediately preceding the announcement date of the planned commencement of the Tender Offer; a premium of 7.61% on 17,471 yen, which was the simple average closing price for the Target Company Shares over the preceding one-month period up to the same date; a premium of 30.18% on 14,442 yen, which was the simple average closing price for the Target Company Shares over the preceding three-month period up to the same date; and a premium of 40.04% on 13,425 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period up to the same date, respectively. It further includes a premium of 42.16% on 13,225 yen, which was the closing price for the Target Company Shares on the Prime Market of the Tokyo Stock Exchange on April 25, 2025, which was before the Speculative Reports were made; a premium of 50.76% on 12,470 yen, which was the simple average closing price for the Target Company Shares over the preceding one-month period up to April 25, 2025; a premium of 47.19% on 12,773 yen, which was the simple average closing price for the Target Company Shares over the

preceding three-month period up to April 25, 2025; and a premium of 53.75% on 12,228 yen, which was the simple average closing price for the Target Company Shares over the preceding six-month period up to April 25, 2025, respectively. Thus, at any point in time, the Tender Offer Price can be assessed to include a sufficient premium to the Target Company Share price, and the Tender Offer provides general shareholders of the Target Company with an opportunity to sell Target Company Shares at a reasonable price.

- (iv) In light of the fact that taking the Target Company Share private through the Transactions, including the Tender Offer, will contribute to the improvement of the Target Company's corporate value, and that the Initial Tender Offer Price is an appropriate price that can reasonably be assessed to considerably reflect the intrinsic value of the Target Company, if, as a result of accurate information regarding the Transactions being provided to the market in a sufficient and appropriate manner through the Press Release Regarding Planned Commencement of Tender Offer and the Target Company Press Release Dated June 3, 2025, and at the time of commencement of the Tender Offer, a situation is secured in which the Target Company can recommend that its shareholders tender their shares in the Tender Offer such as the situation in which the Initial Tender Offer Price is discounted at a certain rate from the Target Company's share price ceases to exist, then the Target Company intended to change its neutral opinion as of June 3, 2025 regarding whether to recommend its shareholders to tender their shares in the Tender Offer, and to make such recommendation, while respecting the Special Committee's Second Opinion to the fullest extent. As a result of the Tender Offer Price Change, the situation in which the Tender Offer Price is discounted at a certain rate from the Target Company's share price ceased to exist.
- (v) It can be assessed that, after clarifying the scheme, conditions, and other details of the Tender Offer through the publication of the Target Company Press Release Dated June 3, 2025, an environment has been established in which other potential acquirers may make counterproposals and an indirect market check has been implemented, and no competing proposal or proposal requesting a change to or withdrawal of the Tender Offer premised on the privatization has been made. Accordingly, the Target Company has further determined that, even as of January 14, 2026, the Transactions, including the Tender Offer, will contribute to the improvement of the Target Company's corporate value, that the Tender Offer Price Change has made conditions of

	<p>the Transactions, including the Tender Offer Price, appropriate which ensures interests that minority shareholders of the Target Company should enjoy, that the Tender Offer will provide general shareholders of the Target Company with an opportunity to sell their Target Company Shares at a reasonable price, and that the situation has been secured in which the Target Company can recommend that its shareholders tender their shares to the Tender Offer.</p> <p>Based on the above, at its board of directors meeting held on January 14, 2026, the Target Company adopted a resolution indicating that it would express an opinion in support of the Tender Offer again and that it would change its decision as of June 3, 2025 and recommend that shareholders of the Target Company tender their shares in the Tender Offer.</p> <p>Because Mr. Shigeki Terashi, Director, belonged to TMC before April 2024 and Mr. Kazunari Kumakura, Director, concurrently serves as General Manager of Purchasing Management Division of TMC, from the perspective of avoiding potential conflicts of interest, they did not participate in the above deliberation and resolution of the board of directors meetings held on June 3, 2025 and January 14, 2026, and in the capacity of the Target Company, they did not participate in consideration of the Transactions, and consultation and negotiation with Toyota Fudosan and TMC. In addition, four audit and supervisory committee members of the Target Company attended the board of directors meetings held on June 3, 2025 and January 14, 2026 above, and all of the members present stated that they had no objection to adopting the above resolution.</p> <p>(x) Ensuring objective circumstances to ensure the fairness of the Tender Offer</p> <p>While the Tender Offer Period is 20 Business Days, the Tender Offer is a so-called pre-announced tender offer, and therefore a relatively long period of time will be secured after the announcement of a series of transaction terms, including the Tender Offer Price, before the commencement of the Tender Offer. In addition, no agreement which would unduly restrict the Target Company's contact or the like with a counter offeror has been executed between Toyota Fudosan and the Target Company. Accordingly, Toyota Fudosan believes that Toyota Fudosan has ensured an opportunity for the Target Company's shareholders to make an appropriate decision regarding tendering in the Tender Offer and for a counter offeror to make an acquisition proposal.</p> <p>(xi) Setting a minimum number of share certificates, etc. to be purchased that satisfies the majority of minority</p>
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As stated in “(1) Summary of the Tender Offer” in “3. Purposes of tender offer” above, the Offeror has set the minimum number of share certificates, etc. to be purchased in the Tender Offer at 126,215,300 shares, and if the total number of the Tendered Share Certificates, Etc. is less than the minimum number of share certificates, etc. to be purchased, the Offeror will not purchase any of the Tendered Share Certificates, Etc.

The minimum number of share certificates, etc. to be purchased (126,215,300 shares (ownership percentage: 42.01%)) has been set at a level that exceeds the number of shares equal to the majority of the number of shares obtained from (a) the total number of issued shares of the Target Company as of September 30, 2025 (325,840,640 shares) as stated in the Target Company’s Financial Results minus the number of treasury shares held by the Target Company as of September 30, 2025 (25,366,768 shares), and then (b) deducting from the resulting number of shares (300,473,872 shares) the Target Company Shares Held by Toyota Fudosan (16,291,374 shares), the Target Company Shares held by Mr. Toyoda (141,600 shares), and the Target Company Shares Held by TMC (74,100,604 shares) (resulting in 209,940,294 shares (ownership percentage: 69.87%)), which is 104,970,148 shares (ownership percentage: 34.93%), which constitutes the majority of the number of Target Company Shares held by the shareholders of the Target Company who do not have an interest in Toyota Fudosan; i.e., a so-called “majority of minority.” As a result, the Offeror believes that the Tender Offer has given serious consideration to the intention of the minority shareholders of the Target Company because the Transactions, including the Tender Offer, will not be conducted unless the Offeror obtains the support of the majority of shareholders of the Target Company other than those who are interested parties of Toyota Fudosan.

Furthermore, while the Three Toyota Group Companies have certain direct or indirect capital relationships with Toyota Fudosan or the Offeror, regardless of these capital relationships, each of the Three Toyota Group Companies make independent management decisions as a listed company without being influenced by Toyota Fudosan or the Offeror, and the Shareholders Expressing Intent to Tender Shares are independent third parties who have no interest in the Offeror. In addition, the communications of their respective intentions to tender their shares in the Tender Offer were made as a result of sincere discussions and negotiations conducted at arm’s length between independent parties and the Offeror has merely received communications of the intent from the Three Toyota Group Companies and the Shareholders Expressing Intent to Tender Shares and has not executed any tender offer agreement with the Three Toyota Group Companies or the Shareholders Expressing

	<p>Intent to Tender Shares. Accordingly, the Three Toyota Group Companies and the Shareholders Expressing Intent to Tender Shares are not restricted from changing their intentions regarding tendering in the Tender Offer. For this reason, the Offeror believes that the mere fact that the Three Toyota Group Companies and the Shareholders Expressing Intent to Tender Shares communicated their intent to tender shares in the Tender Offer will not render those shareholders of the Target Company “shareholders of the Target Company who have an interest in the Offeror” for purposes of determining the applicability of the so-called “majority of minority” condition.</p>
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Note 1: According to the registration statements for the ADRs (Form F-6EF) filed with the U.S. Securities and Exchange Commission respectively by Deutsche Bank Trust Company Americas on May 12, 2008, by Citibank, N.A. on June 10, 2008 and January 19, 2012, by The Bank of New York Mellon on December 27, 2011, by Convergex Depositary, Inc. on October 16, 2014, and by JPMorgan Chase Bank, N.A on May 31, 2013 and November 22, 2019 (collectively, the “**ADR Registration Statements**”), American Depositary Receipts for the Target Company Shares (the “**ADRs**”) have been issued in the United States by Deutsche Bank Trust Company Americas, Citibank, N.A., The Bank of New York Mellon, Convergex Depositary, Inc., and JPMorgan Chase Bank, N.A. (collectively, the “**Depositary Banks**”), and according to the Target Company, the Target Company was not involved in the issuance of the ADRs. The Offeror does not include the ADRs in the types of share certificates, etc. to be purchased in the Tender Offer. The holders of the ADRs who wish to tender their ADRs in the Tender Offer are requested to deliver them to the Depositary Banks, withdraw the Target Company Shares pertaining to the American Depositary Shares represented by the ADRs and deposited with the Depositary Banks (the “**ADSs**”) in advance, and tender those Target Company Shares.

Note 2: In calculating the share value of the Target Company, Nomura Securities has assumed that the publicly available information and all of the information provided to it are accurate and complete and did not independently verify the accuracy and completeness of such information. Also, Nomura Securities has not conducted an independent evaluation, appraisal, or assessment, nor has it made any request to a third-party institution for any appraisal or assessment, with respect to any assets or liabilities (including derivatives, off-balance-sheet assets and liabilities, and other contingent liabilities) of the Target Company and any of its affiliates, including any analysis or evaluation of individual assets and liabilities. Nomura Securities assumed that the financial forecast (including profit plans and other information) of the Target Company had been reasonably considered or prepared based on the best projections and judgment made in good faith that were available to the management of Toyota Fudosan and the Offeror as of the time of calculation. The calculation by Nomura Securities reflects the information and the economic conditions available to it as of May 30, 2025 for the Offeror Share Valuation Report Dated June 2, 2025, and as of January 9, 2026 for the Offeror Share Valuation Report Dated January 13, 2026. The sole purpose of the calculation by Nomura Securities is for the board of directors of Toyota Fudosan and the Offeror to use the calculation results as a reference for considering the share value of the Target Company.

Note 3: The fair value is based on the assessment applied to “financial assets measured at fair

value through other comprehensive income" in the Consolidated Financial Statements section in Part 1, 5-1 of the Target Company's securities report for the 147th term.

Note 4: In expressing the opinion stated in the Fairness Opinion (SMBC Nikko Securities), SMBC Nikko Securities assumed that all of the publicly available information, the information reviewed by SMBC Nikko Securities, provided to SMBC Nikko Securities, or discussed by SMBC Nikko Securities with the Target Company, and other information considered by SMBC Nikko Securities is accurate and complete. SMBC Nikko Securities relied on the accuracy and completeness of such information; and SMBC Nikko Securities has neither independently verified, nor does it have any responsibility or obligation to verify such information itself or the accuracy and completeness of such information. SMBC Nikko Securities does not provide any guarantee with respect to the accuracy and completeness of such information. SMBC Nikko Securities assumed that the Target Company's management is not aware of any facts or circumstances finding the information provided to SMBC Nikko Securities or discussed with SMBC Nikko Securities to be inaccurate or misleading. SMBC Nikko Securities has neither independently evaluated, appraised, or assessed the assets and liabilities (including the Target Company's securities, financial derivatives, off-the-book assets and liabilities, and other contingent liabilities) of the Target Company and its related companies, nor has it received any evaluation, appraisal, or assessment of them. SMBC Nikko Securities assumed that the Business Plan, Etc. were reasonably prepared or answered based on the best forecast and judgment of the management of the Target Company and that the Target Company's financial conditions would change in accordance with the Business Plan, Etc.; and SMBC Nikko Securities has not independently investigated the feasibility of the Business Plan, Etc., and relied on the Business Plan, Etc. and materials related thereto. Moreover, in expressing the opinion stated in the Fairness Opinion (SMBC Nikko Securities), SMBC Nikko Securities assumed that all the consents or permits and approvals by the government, competent authorities, and other parties (whether or not contractual) necessary for implementation of the Transactions would be obtained without having any adverse impact on the Target Company or interests anticipated to be generated from the Transactions. SMBC Nikko Securities is not a legal, accounting, or tax expert; and in expressing the opinion stated in the Fairness Opinion (SMBC Nikko Securities), SMBC Nikko Securities has not independently considered or analyzed the lawfulness, effectiveness of, and appropriateness of accounting or tax treatment concerning the Transactions. SMBC Nikko Securities assumed that the Transactions would be appropriately and effectively implemented through all the appropriate legal, accounting, and tax procedures. Furthermore, SMBC Nikko Securities has not considered any impact of implementation of the Transactions on taxation of the Target Company and other stakeholders.

SMBC Nikko Securities serves as the Target Company's financial advisor for the Transactions; and in consideration for its service, SMBC Nikko Securities will receive fees (a considerable portion of which is subject to completion of the Transactions) from the Target Company. Moreover, the Target Company has agreed to bear actual expenses paid by SMBC Nikko Securities and compensate SMBC Nikko Securities for certain liabilities arising from SMBC Nikko Securities' involvement. SMBC Nikko Securities and its related companies have provided or will provide the Target Company, TMC, Toyota Fudosan,, or their related companies with investment banking services and other services related to securities/financial instruments transactions,

banking services, and other services; and it has received or may receive in the future remuneration, etc. for the provision of such services. Furthermore, in the ordinary course of business, SMBC Nikko Securities may, from time to time, trade or own various financial instruments, including securities and financial derivatives of the Target Company, TMC, Toyota Fudosan, or their related parties for its own account or for account of its clients.

The expression of the opinion stated in the Fairness Opinion (SMBC Nikko Securities) does not state an opinion regarding the value or share price level of the Target Company Shares after implementation of the Transactions, nor does it recommend that specific purchase price is the only appropriate purchase price. SMBC Nikko Securities has neither been requested to state an opinion regarding the facts or hypotheses (including the Business Plan, Etc.) based on which the Transactions were determined, the Target Company's business decision to conduct the Transactions, or the relative dominance in comparison with alternative transactions to the Transactions, nor has it stated an opinion regarding such aspects in the Fairness Opinion (SMBC Nikko Securities). SMBC Nikko Securities has neither been requested to consider that the Transactions or the Tender Offer Price is fair to the holders of securities other than common shares, creditors, and other stakeholders of the Target Company, nor has it considered such matter. Moreover, the expression of the opinion stated in the Fairness Opinion (SMBC Nikko Securities) does not present an opinion or view regarding the fairness of the amount, nature, or other aspects of the remuneration for the officers, directors, or employees, or those persons holding certain positions of the parties to the Transactions in comparison with the Tender Offer Price (whether fair from a financial perspective). Furthermore, SMBC Nikko Securities is not obligated to the Target Company or its board of directors to solicit, or has not solicited, a third party to express an opinion on the Transactions. The opinion of SMBC Nikko Securities stated in the Fairness Opinion (SMBC Nikko Securities) neither states any opinion on the Target Company's shareholders' exercise of their voting rights or other shareholders' rights regarding the Transactions or solicits the Target Company's shareholders to do so, nor does it solicit or recommend that the Target Company's shareholders and other stakeholders tender in the Tender Offer, transfer, or acquire the Target Company Shares, or other matters related thereto. The expression of the opinion stated in the Fairness Opinion (SMBC Nikko Securities) is based on financial and capital markets, economic conditions, and other circumstances as of the preparation date of the Fairness Opinion (SMBC Nikko Securities), as well as information provided to or obtained by SMBC Nikko Securities by the preparation date of the Fairness Opinion (SMBC Nikko Securities). The content of the opinion stated in the Fairness Opinion (SMBC Nikko Securities) may be subject to changes in the circumstances in the future; however, SMBC Nikko Securities is not obligated to update, change, or reconfirm its opinion. The opinion stated in the Fairness Opinion (SMBC Nikko Securities) was provided only to the Target Company's board of directors solely for the purpose of providing reference information for the Target Company's board of directors to consider the Transactions. Accordingly, the content of the opinion stated in the Fairness Opinion (SMBC Nikko Securities) cannot be used for any purpose other than such purpose for the Target Company's board of directors.

Note 5: In connection with valuation of the Target Company Shares, EYSC has, as a general principle, adopted the information provided by the Target Company and publicly available sources as received, without alteration, and has assumed that all such adopted

information is accurate and complete. EYSC has not independently verified the accuracy or completeness of this information. Further, EYSC has not independently valued, appraised, or assessed the assets or liabilities (including contingent liabilities) of the Target Company and its affiliates, including any analysis or valuation of individual assets or liabilities. In addition, EYSC has assumed that the Target Company's financial projections were reasonably prepared based on the best available forecasts and judgments of the Target Company's management at the time. The valuation of the Target Company Shares by EYSC is based on the information stated above and economic conditions available up to January 13, 2026.

Note 6: EYSC has assumed that all information publicly disclosed by the Target Company, as well as all materials and information related to the business or financial matters of the Target Company and its affiliates provided by the Target Company to EYSC (including oral explanations by the Target Company's or employees), are accurate and complete.

EYSC has not independently valued, appraised, or assessed the assets or liabilities (including contingent liabilities) of the Target Company and its affiliates, including any analysis or valuation of individual assets or liabilities.

EYSC has assumed that the Business Plan, Etc. provided by the Target Company have been reasonably prepared based on the Target Company's best available forecasts and judgments at this time, and that they represent realistic and neutral estimates rather than optimistic or conservative projections.

EYSC has assumed that all material information that could affect the share value of the Target Company has been provided by the Target Company to EYSC, and that there is no undisclosed material information, including subsequent events that have occurred up to January 13, 2026.

EYSC has assumed that all information regarding the Transactions and any related transactions contingent upon the completion of the Transactions (including but not limited to the Tender Offers for Own Shares) has been provided by the Target Company to EYSC.

The Fairness Opinion (EYSC) is intended solely to be used as part of the reference materials for the Target Company's board of directors in considering the Transactions and does not constitute any recommendation or solicitation with respect to the decisions of the Target Company's board of directors or shareholders.

The Fairness Opinion (EYSC) expresses an opinion from a financial standpoint on the fairness of the Tender Offer Price determined by the Offeror for the Target Company's shareholders (excluding Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company holding the Target Company Shares as treasury shares). It does not express any opinion as to whether the Tender Offer Price is the most favorable compared to the terms of other potential transactions.

The Fairness Opinion (EYSC) addresses only the fairness from a financial standpoint of the Tender Offer Price in the Transactions for the Target Company's shareholders (excluding Toyota Fudosan, Mr. Toyoda, TMC, and the Target Company holding the Target Company Shares as treasury shares). It does not express any opinion on transaction terms or methods other than the Tender Offer Price, comparisons with

alternative approaches, compensation of officers or employees of the parties involved in the Transactions, or accounting, tax, legal, or other matters.

The Fairness Opinion (EYSC) is based on information, economic conditions, and other conditions available to EYSC as of the date of issuance of the Fairness Opinion (EYSC). EYSC has no obligation to update, revise, supplement, or reaffirm the Fairness Opinion (EYSC) in the event of any changes to such information, economic conditions, and other conditions after that date.

The Target Company shall not disclose to any third party, without the prior consent of EYSC, either the fact that EYSC has issued the Fairness Opinion (EYSC) or the contents of the Fairness Opinion (EYSC). If disclosure to a third party is made (including disclosure after obtaining EYSC's prior consent), the third party may not rely on the Fairness Opinion (EYSC), and neither EYSC nor its affiliates shall bear any responsibility to any third party other than the Target Company.

Note 7: The analysis by Mitsubishi UFJ Morgan Stanley Securities in the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities) and the analysis of the value of the Target Company Shares which was used as the basis of the first analysis, were conducted solely to serve as a reference by the Special Committee. Mitsubishi UFJ Morgan Stanley Securities does not state any opinion or make any recommendations to shareholders of the Target Company in relation to any behavior by the Offeror or such shareholders regarding the Tender Offer. Mitsubishi UFJ Morgan Stanley Securities does not recommend a specific tender offer price to the Special Committee, nor does it recommend that any specific tender offer price as the only appropriate tender offer price for the Tender Offer. When calculating the share value of the Target Company Shares in the Target Company Share Valuation Report Dated June 2, 2025 (Mitsubishi UFJ Morgan Stanley Securities), Mitsubishi UFJ Morgan Stanley Securities used information provided by the Special Committee and the Target Company, publicly available information, and other information as is in principle, assumed that those materials, information and the like were accurate and complete, and did not independently verify the accuracy and completeness thereof. In addition, with respect to the information regarding the financial forecast of the Target Company, Mitsubishi UFJ Morgan Stanley Securities assumed that such information was reasonably prepared by the Target Company based on the best forecast and judgments available as of June 2, 2025 (the "**Reference Date 1**"). Mitsubishi UFJ Morgan Stanley Securities assumed that all necessary licenses, approvals, consent or the like by governmental institutions and supervisory authorities can be obtained, and that no delays, restrictions, or conditions that may give material adverse effects to the Transactions will be attached thereto. Mitsubishi UFJ Morgan Stanley Securities is not a legal, accounting, tax, or IT advisor. Mitsubishi UFJ Morgan Stanley Securities is a financial advisor; it did not independently verify legal, accounting, tax, or IT-related issues, and relied upon judgments by the Special Committee and the Target Company, as well as their legal, accounting, tax, and IT advisors and auditing firm. Mitsubishi UFJ Morgan Stanley Securities did not independently evaluate or appraise any assets or liabilities (off-balance-sheet assets and liabilities, and other contingent liabilities) of the Target Company or any of its affiliates, nor did it request that any third-party institution evaluate or appraise them. The calculation by Mitsubishi UFJ Morgan Stanley Securities reflects the above information up to the Reference Date 1 and is based on financial, market, and other conditions as of the Reference Date 1 and information available to Mitsubishi UFJ

Morgan Stanley Securities as of the Reference Date 1. Events occurring after the Reference Date 1 may affect the assumptions used in the analyses by Mitsubishi UFJ Morgan Stanley Securities; however, Mitsubishi UFJ Morgan Stanley Securities does not undertake any obligation to update, revise, or reconfirm its analyses. The analyses by Mitsubishi UFJ Morgan Stanley Securities have gone through a complex process and are not necessarily suitable for partial analysis or summary description. The valuation range based on a specific analysis by Mitsubishi UFJ Morgan Stanley Securities cannot be construed as a evaluation by Mitsubishi UFJ Morgan Stanley Securities of the actual value of the Target Company. Mitsubishi UFJ Morgan Stanley Securities will provide services as a financial advisor to the Special Committee in connection with the Transactions and will receive a commission as consideration for such services. The commission to be paid to Mitsubishi UFJ Morgan Stanley Securities will only be a fixed remuneration to be paid regardless of whether the Transactions are successfully completed and does not include any contingency remuneration to be paid subject to the successful completion of the Transactions or any other conditions.

Note 8: The analysis by Mitsubishi UFJ Morgan Stanley Securities in the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) and the expression of opinion in the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), and the analysis of the value of the Target Company Shares which was used as the basis of the foregoing, were conducted solely to serve as a reference by the Special Committee. The Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) only deals with whether the Tender Offer Price is fair to shareholders of the Target Company (excluding TMC, Mr. Toyoda, and the Target Company, as well as the Offeror and its related companies) from a financial standpoint as of January 13, 2026; neither the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) nor the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) has any reference to the value of the Target Company Shares after the Tender Offer or at any other point in time. Neither the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) nor the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) states any opinion or make any recommendations to shareholders of the Target Company in relation to any behavior by the Offeror or such shareholders regarding the Tender Offer. Mitsubishi UFJ Morgan Stanley Securities does not recommend a specific tender offer price to the Special Committee, nor does it recommend that any specific tender offer price as the only appropriate tender offer price for the Tender Offer. When calculating the share value of the Target Company Shares in the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities), expressing opinion in the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), and analyzing the value of the Target Company Shares which was used as the basis of the foregoing, Mitsubishi UFJ Morgan Stanley Securities used information provided by the Special Committee and the Target Company, publicly available information, and other information as is in principle, assumed that those materials, information and the like were accurate and complete, and did not independently verify the accuracy and completeness thereof. When conducting analysis for the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities), expressing opinion in the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), and analyzing the value of the Target Company Shares which was used as the basis of the foregoing,

Mitsubishi UFJ Morgan Stanley Securities assumed that consolidated and non-consolidated internal financial statements provided by the Target Company were accurate in all aspects, and that they fairly indicated all items, without conducting any individual verification. In addition, when preparing the Target Company Share Valuation Report Dated January 13, 2026 (Mitsubishi UFJ Morgan Stanley Securities) and the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), with respect to the information regarding the financial forecast of the Target Company, Mitsubishi UFJ Morgan Stanley Securities assumed that such information was reasonably prepared by the Target Company based on the best forecast and judgments available as of January 13, 2026 (the “**Reference Date 3**”). Mitsubishi UFJ Morgan Stanley Securities assumed that all terms and conditions stated in agreements related to the Transactions would be fulfilled without any waiver, amendment, or delay. Mitsubishi UFJ Morgan Stanley Securities assumed that all necessary licenses, approvals, consent or the like by governmental institutions and supervisory authorities can be obtained, and that no delays, restrictions, or conditions that may give material adverse effects to the Transactions will be attached thereto. Mitsubishi UFJ Morgan Stanley Securities is not a legal, accounting, tax, or IT advisor. Mitsubishi UFJ Morgan Stanley Securities is a financial advisor; it did not independently verify legal, accounting, tax, or IT-related issues, and relied upon judgments by the Special Committee and the Target Company, as well as their legal, accounting, tax, and IT advisors and auditing firm. Mitsubishi UFJ Morgan Stanley Securities did not independently evaluate or appraise any assets or liabilities (off-balance-sheet assets and liabilities, and other contingent liabilities) of the Target Company or any of its affiliates, nor did it request that any third-party institution evaluate or appraise them. Mitsubishi UFJ Morgan Stanley Securities did not conduct any evaluation regarding the status of the pending litigation, etc. concerning the Target Company’s engine certification issue, and excluded the impact (including, but not limited to, details and amount of the sanction money and other expenses to be borne by the Target Company and its subsidiaries and affiliates, arising or in relation to such litigation, etc.) of such litigation, etc. from its analysis. The January 13, 2026 Company Share Valuation Report (Mitsubishi UFJ Morgan Stanley Securities) and the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) calculation by Mitsubishi UFJ Morgan Stanley Securities reflects the above information up to the Reference Date 3 and are based on financial, market, and other conditions as of the Reference Date 3 and information available to Mitsubishi UFJ Morgan Stanley Securities as of the Reference Date 3. Events occurring after the Reference Date 3 may affect the January 13, 2026 Company Share Valuation Report (Mitsubishi UFJ Morgan Stanley Securities) and the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), and the assumptions used in the analyses in the January 13, 2026 Company Share Valuation Report (Mitsubishi UFJ Morgan Stanley Securities) and the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities); however, Mitsubishi UFJ Morgan Stanley Securities does not undertake any obligation to update, revise, or reconfirm the January 13, 2026 Company Share Valuation Report (Mitsubishi UFJ Morgan Stanley Securities) or the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities). Upon Mitsubishi UFJ Morgan Stanley Securities’ analysis in the January 13, 2026 Company Share Valuation Report (Mitsubishi UFJ Morgan Stanley Securities), the expression of opinion in the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities), and the analysis of the Target Company Shares which was used as the basis of the foregoing, Mitsubishi UFJ Morgan Stanley Securities was not allowed to solicit any transaction entity in relation to acquisition, business integration, or other special transactions involving the Target Company, and

it has not actually engaged in such solicitation. In addition, Mitsubishi UFJ Morgan Stanley Securities has not negotiated with any transaction entity that has expressed to Mitsubishi UFJ Morgan Stanley Securities, excluding the Offeror, any interest in the potential acquisition of the Target Company itself or any part of the businesses that comprise the Target Company. The analyses which were used as the basis of the January 13, 2026 Company Share Valuation Report (Mitsubishi UFJ Morgan Stanley Securities) and the Fairness Opinion (Mitsubishi UFJ Morgan Stanley Securities) by Mitsubishi UFJ Morgan Stanley Securities have gone through a complex process and are not necessarily suitable for partial analysis or summary description. Mitsubishi UFJ Morgan Stanley Securities has considered all of its analyses results as a whole and has not placed any weight on any particular analyses or factors considered. When conducting its analyses, Mitsubishi UFJ Morgan Stanley Securities makes a number of assumptions regarding industry conditions, general business and economic conditions, and other matters, many of which are beyond the control of Mitsubishi UFJ Morgan Stanley Securities, the Target Company or the Offeror. All projections contained in Mitsubishi UFJ Morgan Stanley Securities' analyses are not necessarily indicative of future results or actual value, and such results or value could be largely better or worse than those suggested by such projections. The valuation range based on a specific analysis by Mitsubishi UFJ Morgan Stanley Securities cannot be construed as an evaluation by Mitsubishi UFJ Morgan Stanley Securities of the actual value of the Target Company. Mitsubishi UFJ Morgan Stanley Securities will provide services as a financial advisor to the Special Committee in connection with the Transactions and will receive a commission as consideration for such services. The commission to be paid to Mitsubishi UFJ Morgan Stanley Securities will only be a fixed remuneration and does not include any contingency remuneration to be paid subject to successful completion of the Transactions or any other conditions. Within two years retrospectively from the Reference Date 3, Mitsubishi UFJ Morgan Stanley Securities or its related companies provided services as a financial advisor to the Target Company or financial services and the Offeror's related companies, and Mitsubishi UFJ Morgan Stanley Securities or its related companies received fees as consideration for such services. In addition, other than the services to be provided as the Special Committee's financial advisor in relation to the Transactions, Mitsubishi UFJ Morgan Stanley Securities and its related companies may provide services as a financial advisor or financial services in the future to the Target Company and the Offeror's related companies and may in the future receive fees as consideration for such services. Mitsubishi UFJ Morgan Stanley Securities and its related companies provide global financial services, including banking, securities, trust, investment management, credit services, and other financial services (hereinafter collectively referred to as the **"Financial Services"**). Securities services include provision of investment banking, finance and financial advisory services, as well as securities underwriting, trading, brokerage services, foreign exchange, commodities and derivatives transactions. Mitsubishi UFJ Morgan Stanley Securities and its related companies may, in the course of their ordinary securities underwriting, trading, brokerage and financial services, hold long or short positions in bonds, shares, or loans of parties related to the Transactions, currencies or commodities related to the Transactions, or related derivatives products, or otherwise provide Financial Services of Mitsubishi UFJ Morgan Stanley Securities and its related companies to parties related to the Transactions; they may also engage in trading or other transactions in their own accounts or accounts of their customers. Mitsubishi UFJ Morgan Stanley Securities and its related companies, as well as their directors, officers, and employees may make

self-funded investments or may operate funds that make self-funded investments in bonds, shares or loans of parties related to the Transactions, or currencies or commodities related to the Transactions, or related derivatives products. Further, Mitsubishi UFJ Morgan Stanley Securities may conduct ordinary brokerage services for companies related to the Transactions.

(3) Number of Share Certificates, Etc. to be purchased

Class of Share Certificates, Etc.	Number of shares to be purchased	Minimum number of shares to be purchased	Maximum number of shares to be purchased
Common stock	226,373,268 (shares)	126,215,300 (shares)	- (shares)
Total	226,373,268 (shares)	126,215,300 (shares)	- (shares)

Note 1: If the total number of Tendered Share Certificates, Etc. is less than the minimum number of share certificates, etc. to be purchased (126,215,300 shares), the Offeror will not purchase any of the Tendered Share Certificates, Etc. If the total number of the Tendered Share Certificates, Etc. is equal to or exceeds the minimum number of share certificates, etc. to be purchased, the Offeror will purchase all the Tendered Shares Certificates, Etc.

Note 2: Shares less than one unit are also subject to the Tender Offer. If a right to request a purchase of shares less than one unit is exercised by shareholders in accordance with the Companies Act, the Target Company may purchase its own shares less than one unit during the Tender Offer Period in accordance with procedures required by laws and regulations.

Note 3: The Offeror does not intend to acquire the treasury shares held by the Target Company through the Tender Offer.

Note 4: In the Tender Offer, the Offeror has not set a maximum number of share certificates, etc. to be purchased, so the number of share certificates, etc. to be purchased is stated as the maximum number of share certificates, etc. that can be acquired by the Offeror through the Tender Offer (226,373,268 shares). This maximum number is equal to the number of shares obtained from (i) the total number of issued shares as of September 30, 2025 (325,840,640 shares) as stated in the Target Company's Financial Results minus (ii) the number of shares held by TMC (74,100,604 shares) and the number of treasury shares held by the Target Company (25,366,768 shares) as of September 30, 2025.

5. Ownership percentage of Share Certificates, Etc. after tender offer

Details	Number of voting rights
Number of voting rights represented by the Share Certificates, Etc. to be purchased: (a)	2,263,732
Number of voting rights represented by the potential Share Certificates, Etc. included in (a): (b)	-
Number of voting rights represented by trust beneficiary certificates and depositary receipts for Share Certificates, Etc. included in (b): (c)	-
Number of voting rights represented by the Share Certificates, Etc. held by the Offeror (as of January 15, 2026): (d)	-
Number of voting rights represented by the potential Share Certificates, Etc. included in (d): (e)	-
Number of voting rights represented by trust beneficiary certificates and depositary receipts for Share Certificates, Etc. included in (e): (f)	-
Number of voting rights represented by the Share Certificates, Etc. held by specially related parties (as of January 15, 2026): (g)	903,919
Number of voting rights represented by the potential Share Certificates, Etc. included in (g): (h)	-
Number of voting rights represented by trust beneficiary certificates and depositary receipts for Share Certificates, Etc. included in (h): (i)	-
Total number of voting rights of all shareholders, etc. of the Target Company (as of September 30, 2025): (j)	3,003,013
Ratio of the number of voting rights represented by the Share Certificates, Etc. to be purchased to the total number of voting rights of all shareholders, etc. of the Target Company (a/j) (%)	75.34
Ownership percentage of Share Certificates, Etc. after the Tender Offer $((a+d+g)/(j+(b-c)+(e-f)+(h-i)) \times 100)$ (%)	100.00

Note 1: “Number of voting rights represented by the Share Certificates, Etc. to be purchased: (a)” is the number of voting rights represented by the number of Share Certificates, Etc. to be purchased in the Tender Offer.

Note 2: “Number of voting rights represented by the Share Certificates, Etc. held by specially related parties (as of January 15, 2026): (g)” is the total number of voting rights represented by Share Certificates, Etc. held by each specially related party (excluding persons who are excluded from specially related parties pursuant to Article 3, Paragraph 2, Item (i) of the Cabinet Ordinance for the purpose of calculating the

ownership percentage of share certificates, etc. under each item of Article 27-2, Paragraph 1 of the Act). However, because the Share Certificates, Etc. held by the specially related parties (excluding the Target Company Shares Held by TMC) are also subject to purchase in the Tender Offer, when calculating the “Ownership percentage of Share Certificates, Etc. after the Tender Offer,” only the number of voting rights (741,006) represented by the Target Company Shares Held by TMC (74,100,604 shares) held by TMC among the “Number of voting rights represented by the Share Certificates, Etc. held by specially related parties (as of January 15, 2026): (g)” is added to the numerator.

Note 3: “Total number of voting rights of all shareholders, etc. of the Target Company (as of September 30, 2025): (j)” is the number of voting rights of all shareholders as of September 30, 2025 as stated in the semiannual securities report for the 148th fiscal year submitted by the Target Company on November 11, 2025 (based on the number of shares per unit being 100 shares). However, since the shares less than one unit are also subject to purchase in the Tender Offer, when calculating the “Ratio of the number of voting rights represented by the Share Certificates, Etc. to be purchased to the total number of voting rights of all shareholders, etc. of the Target Company” and “Ownership percentage of Share Certificates, Etc. after the Tender Offer,” the number of voting rights (3,004,738) represented by the number of shares (300,473,872 shares) obtained by deducting the number of treasury shares held by the Target Company as of September 30, 2025 (25,366,768 shares) from the total number of issued shares of the Target Company as of September 30, 2025 as stated in the Target Company’s Financial Results (325,840,640 shares) is used as the denominator.

Note 4: “Ratio of the number of voting rights represented by the Share Certificates, Etc. to be purchased to the total number of voting rights of all shareholders, etc. of the Target Company” and “Ownership percentage of Share Certificates, Etc. after the Tender Offer” have been rounded to two decimal places.

6. Approvals, etc. concerning acquisition of Share Certificates, Etc.

(1) Type of Share Certificates, Etc.

Common stock

(2) Relevant laws and regulations

(i) Act on Prohibition of Private Monopolization and Maintenance of Fair Trade

Pursuant to Article 10, Paragraph 2 of the Act on Prohibition of Private Monopolization and Maintenance of Fair Trade (Act No. 54 of 1947, as amended; the “**Antimonopoly Act**”), the Offeror is required to file a prior notification regarding its acquisition of the Target Company Shares through the Tender Offer (the “**Share Acquisition**”) with the Japan Fair Trade Commission prior to the Share Acquisition, and under Article 10, Paragraph 8 of the Antimonopoly Act, the Offeror may not as a general rule acquire the Target Company Shares until 30 days have passed from the date on which the prior notification was accepted (however, such period may be shortened; the period during which the share acquisition is prohibited is hereinafter referred to as the “**Acquisition Prohibition Period**”).

In addition, Article 10, Paragraph 1 of the Antimonopoly Act prohibits any act of acquiring shares of other companies that will cause a substantial restraint of competition in a particular field of trade and the Japan Fair Trade Commission may order measures necessary to eliminate any acts that breach that provision (Article 17-2, Paragraph 1 of the Antimonopoly Act; hereinafter referred to as a “**Cease and Desist Order**”). If the prior notification has been made and the Japan Fair Trade Commission intends to issue a Cease and Desist Order, it must conduct a hearing of opinions with the would-be addressee of that Cease and Desist Order (Article 49 of the Antimonopoly Act), and in advance of such hearing, shall notify the addressee of the details of the planned Cease and Desist Order (Article 50, Paragraph 1 of the Antimonopoly Act; hereinafter referred to as “**Prior Notification of Cease and Desist Order**”), which notification for share acquisition must be made within a certain period of time (in principle, 30 days from the date on which the prior notification above was accepted; however, the period might be extended or shortened; hereinafter referred to as the “**Cease and Desist Period**”) (Article 10, Paragraph 9 of the Antimonopoly Act). If the Japan Fair Trade Commission has decided not to give Prior Notification of Cease and Desist Order, it will give notification to that effect (“**Notification of Decision Not to Issue a Cease and Desist Order**”) (Article 9 of the Rules on Applications for Approval, Reporting, Notification, etc. Pursuant to the Provisions of Articles 9 to 16 of the Act on Prohibition of Private Monopolization and Maintenance of Fair Trade (Japan Fair Trade Commission Rule No. 1 of 1953, as amended)).

The prior notification regarding the Share Acquisition was submitted to the Japan Fair Trade Commission on October 16, 2025 and it has been accepted as of that date. In addition, the Offeror received from the Japan Fair Trade Commission a Notification of Decision Not to Issue a Cease and Desist Order dated November 7, 2025, and therefore the Cease and Desist Period ended on the same day. Furthermore, on November 7, 2025, the Offeror received from the Japan Fair Trade

Commission a Notice of Shortening of the Acquisition Prohibition Period dated November 7, 2025 stating that the Acquisition Prohibition Period would be shortened from 30 days to 22 days, so the Acquisition Prohibition Period ended with the lapse of November 7, 2025.

(ii) U.S. Hart-Scott-Rodino Antitrust Improvements Act of 1976

Pursuant to the U.S. Hart-Scott-Rodino Antitrust Improvements Act of 1976 (as amended), the Offeror is required to file a prior notification regarding the Share Acquisition with the U.S. Department of Justice Antitrust Division and the U.S. Federal Trade Commission (collectively, the “**U.S. Antitrust Authorities**”) prior to the Share Acquisition by the Offeror. The Offeror would be able to carry out the Share Acquisition after 15 days (or, if early termination of the waiting period is granted, a number of days less than 15) have passed since the prior notification above (if that day is a Saturday, Sunday, or holiday, then after the passage of the following day), unless any of the U.S. Antitrust Authorities issues a request for additional information (a “**Second Request**”). If a Second Request is issued, unless any of the U.S. Antitrust Authorities obtains an injunction against the Share Acquisition from a U.S. federal court, the Offeror would be able to carry out the Share Acquisition upon the expiration of an extended waiting period of ten days after it completes provision of additional information pursuant to the Second Request.

The prior notification regarding the Share Acquisition was submitted to the U.S. Antitrust Authorities on October 9, 2025 (local time), and was accepted by the U.S. Antitrust Authorities on the same day. The waiting period ended on October 24, 2025 (local time) with no Second Request being issued, and the Offeror confirmed on October 25, 2025 (local time) that the Share Acquisition can be conducted.

(iii) Competition Act (Canada)

Pursuant to the Competition Act of Canada, the Offeror is required to file a prior notification regarding the business combination with the Competition Bureau of Canada prior to the Share Acquisition. Where the Competition Bureau of Canada issues an Advanced Ruling Certificate or a No-Action Letter, or where the statutory waiting period expires without the Competition Tribunal of Canada taking measures to prohibit the Share Acquisition based on a petition by the Competition Bureau of Canada, the Offeror may conduct the Share Acquisition.

An application for the issuance of an Advanced Ruling Certificate concerning the Share Acquisition and a No-Action Letter in respect of measures prohibiting the business combination were submitted to and accepted by the Competition Bureau of Canada on September 8, 2025 (local time). Thereafter, the Competition Bureau of Canada issued an Advanced Ruling Certificate on September 11, 2025 (local time), and the Offeror has confirmed that it received that notice on the same date, and that it is now possible to execute the Share Acquisition.

(iv) Federal Economic Competition Law (Mexico)

Pursuant to the Federal Economic Competition Law of Mexico, the Offeror is required to file a prior notification regarding the business combination with the

Federal Economic Competition Commission prior to the Share Acquisition. The Federal Economic Competition Commission may request additional information within 10 business days from the acceptance of the notification. The Federal Economic Competition Commission has 15 business days from the date of submission of responses to the request for additional information to issue a second request for information. A resolution regarding the Share Acquisition will be made within 60 business days from the submission of responses to the first request for information or, where applicable, the second request.

The prior notification regarding the Share Acquisition was submitted to and accepted by the Federal Economic Competition Commission on September 8, 2025 (local time). The Federal Economic Competition Commission issued a request for information on September 19, 2025 (local time), and the Offeror completed the response with respect to the request for information on October 22, 2025 (local time). Thereafter, the Federal Economic Competition Commission issued a document approving the Share Acquisition on November 13, 2025 (local time), and the Offeror has confirmed that it received that document on the same date, and that it is now possible to execute the Share Acquisition.

(v) Act against Restraints of Competition (Germany)

Pursuant to the Act against Restraints of Competition of Germany (the “**German Act against Restraints of Competition**”), the Offeror is required to file a prior notification regarding the Share Acquisition with the Federal Cartel Office prior to the Share Acquisition. The Share Acquisition is generally prohibited during the one-month waiting period following the filing of the notification, however, if the Federal Cartel Office notifies the Offeror within this waiting period that the Share Acquisition does not fall under the prohibited grounds specified in the German Act Against Restraints of Competition and the execution thereof is permissible, as far as the German Act Against Restraints of Competition is concerned, the Offeror may execute the Share Acquisition without waiting for the expiration of the waiting period. The Offeror submitted the prior notification to the Federal Cartel Office on October 31, 2025 (local time), and has confirmed that it was received on the same date, and on November 26, 2025 (local time), the Federal Cartel Office issued a notification stating that the Share Acquisition does not fall under any grounds for prohibition and that it is possible to execute the Share Acquisition. The Offeror has confirmed that it received that notification on the same date and that approval of the Share Acquisition was granted as of the same date.

(vi) Cartel Act (Austria)

Pursuant to the Cartel Act of the Republic of Austria, the Offeror is required to file a prior notification regarding the Share Acquisition with the Federal Cartel Office of Austria prior to the Share Acquisition. The Federal Cartel Office of Austria will determine within a certain waiting period (in principle the period is generally four weeks, but may be extended by two weeks upon request by the notifying party) from the date of acceptance of the notification whether to approve the Share Acquisition or conduct a more detailed review. The Offeror submitted the prior notification to the Federal Cartel Office of Austria on October 21, 2025 (local time), and has confirmed that it was received on the same date, and on November 19, 2025 (local time), the Federal Cartel Office issued a notification approving the Share

Acquisition. The Offeror has confirmed that it received that notification on the same date and that approval of the Share Acquisition was granted as of the same date.

(vii) Act on the Protection of Competition (Czech Republic)

Pursuant to the Act on the Protection of Competition of the Czech Republic, the Offeror is required to file a prior notification regarding the Share Acquisition with the Office for the Protection of Competition of the Czech Republic prior to the Share Acquisition. If the Office for the Protection of Competition approves the Share Acquisition or does not take any measures such as prohibiting the Share Acquisition within 30 days in principle from the date of completion of the notification (including responses to additional questions from the Office for the Protection of Competition), the Offeror may execute the Share Acquisition. The Offeror completed the prior notification to the Office for the Protection of Competition Czech Republic on November 7, 2025 (local time), and the Office for the Protection of Competition issued a notification approving the Share Acquisition on November 25, 2025 (local time). The Offeror has confirmed that it received that notification on the same date and that approval of the Share Acquisition was granted as of the same date.

(viii) Act on Competition and Consumer Protection (Poland)

Pursuant to the Act on Competition and Consumer Protection of Poland, the Offeror is required to file a prior notification regarding the Share Acquisition with the Office of Competition and Consumer Protection of Poland prior to the Share Acquisition. If the Office of Competition and Consumer Protection of Poland approves the Share Acquisition or does not take any measures such as prohibiting the Share Acquisition within a certain review period starting from the date the notification is accepted (the review period is 30 days but the counting of the period is temporarily suspended under certain conditions, such as “until responses are made to additional questions from the authorities”), the Offeror may execute the Share Acquisition. The prior notification regarding the Share Acquisition was submitted to and accepted by the Office of Competition and Consumer Protection of Poland on October 17, 2025 (local time). Thereafter, the Office of Competition and Consumer Protection of Poland issued a document approving the Share Acquisition on November 4, 2025 (local time), and the Offeror has confirmed that it received that notification on the same date and that approval of the Share Acquisition was granted on the same date.

(ix) Act on the Protection of Economic Competition (Slovakia)

Pursuant to the Act on the Protection of Economic Competition of Slovakia (the **“Slovakia Economic Competition Protection Act”**), the Offeror is required to file a prior notification regarding the Share Acquisition with the Antimonopoly Office of the Slovak Republic prior to the Share Acquisition. The Antimonopoly Office of the Slovak Republic is required to issue a decision within 25 business days following acceptance of the notification. The Offeror submitted the prior notification to the Antimonopoly Office of the Slovak Republic on October 23, 2025 (local time), and has confirmed that it was received on the same date, and on November 11, 2025 (local time), the Antimonopoly Office of the Slovak Republic issued a decision to unconditionally approve the Share Acquisition, and that

decision became final on November 13, 2025 (local time). The Offeror received that notification on November 11, 2025 and has confirmed that approval was granted for the Share Acquisition on the same date.

(x) Law on the Protection of Competition (Türkiye)

Pursuant to the Law on the Protection of Competition of Türkiye, the Offeror is required to file a prior notification regarding the Share Acquisition with the Turkish Competition Authority prior to the Share Acquisition. If the Turkish Competition Authority approves the Share Acquisition or does not take any measures such as prohibiting the Share Acquisition within a certain review period starting from the date the notification is accepted (the review period is 30 days but the counting of the period resets if there are additional questions from the authorities), the Offeror may execute the Share Acquisition. The prior notification regarding the Share Acquisition was submitted to and accepted by the Turkish Competition Authority on September 25, 2025 (local time). Thereafter, the Turkish Competition Authority issued a document approving the Share Acquisition on October 23, 2025 (local time), and the Offeror has confirmed that it received that notification on the same date, and that approval was granted for the Share Acquisition on the same date.

(xi) Competition Law of Saudi Arabia

Pursuant to the Competition Law of Saudi Arabia (the “**Competition Law of Saudi Arabia**”), the Offeror is required to file a prior notification regarding the Share Acquisition with the General Authority for Competition of Saudi Arabia prior to the Share Acquisition. Within 90 days from its acceptance of the notification, the Authority is required to issue a decision to (i) approve the business combination, (ii) approve the business combination subject to conditions, or (iii) reject the business combination.

The Offeror filed the prior notification on September 28, 2025 (local time) and confirmed that the Authority accepted such notification on that date. On November 13, 2025 (local time), the Authority issued a notification to the effect that the Share Acquisition does not fall under any grounds for prohibition and may be implemented. The Offeror has confirmed that it received such notification on November 13, 2025 and that approval for the Share Acquisition had been granted as of that date.

(xii) Competition Law of Morocco

Pursuant to Law No. 104-12 on Competition (the “**Competition Law of Morocco**”) and its enforcement order, the Offeror is required to file a prior notification regarding the Share Acquisition with the Competition Council of Morocco (*Le Conseil de la concurrence du Maroc*) prior to the Share Acquisition. If, within the review period (60 days for Phase I) that commences following the issuance of a “declaration of completeness” (i.e., after all additional information requested by the Council has been submitted by the parties and deemed appropriate), the Council approves the Share Acquisition, does not take measures to prohibit it, or issues no decision, the Offeror may implement the Share Acquisition. However, the calculation of this review period may be temporarily suspended under certain

conditions, such as for the time that elapses until additional questions from the Council are answered.

The prior notification for the Share Acquisition was submitted to and accepted by the Council on September 24, 2025 (local time). The Offeror has confirmed that on December 3, 2025 (local time), the Council issued a notification to the effect that it had decided to approve the Share Acquisition.

(xiii) Competition Act of South Africa

Pursuant to the Competition Act No. 89 of 1998 of South Africa (the “**Competition Act of South Africa**”), the Offeror is required to file a prior notification regarding the Share Acquisition with the Competition Commission South Africa prior to the Share Acquisition. In addition, prior to the implementation of the Share Acquisition, the Offeror must obtain the approval of the South African Competition Tribunal after receiving a recommendation regarding the Share Acquisition from the Competition Commission South Africa.

The Offeror filed the prior notification with the Commission on August 12, 2025 (local time). On September 18, 2025 (local time), the Commission recommended its unconditional approval to the Tribunal, and on October 2, 2025 (local time), the Tribunal issued a decision to the effect that it unconditionally approved the Share Acquisition. The Offeror has confirmed that it received such decision on October 2, 2025 and that approval for the Share Acquisition had been granted as of that date.

(xiv) Competition Law of Spain

Pursuant to the Law on the Defense of Competition of Spain (the “**Competition Law of Spain**”), the Offeror is required to file a prior notification with the National Commission on Markets and Competition (CNMC) for the Share Acquisition prior to the Share Acquisition. Within one month from acceptance of the notification, the CNMC must decide whether to (i) approve the business combination, (ii) approve the business combination subject to remedies, (iii) initiate an in-depth investigation on the grounds that there may be a risk of impeding effective competition, (iv) refer the matter to the European Commission, or (v) terminate the review (subject to a 10-day extension if remedies are proposed).

The Offeror filed the prior notification on November 5, 2025 (local time) and confirmed that the CNMC accepted it on that date. On November 13, 2025 (local time), the CNMC issued a notification to the effect that the Share Acquisition does not fall under any grounds for prohibition and may be implemented. The Offeror has confirmed that it received such notification on November 13, 2025 and that approval for the Share Acquisition had been granted as of that date.

(xv) Competition Law of Israel

Pursuant to the Economic Competition Law of Israel (the “**Competition Law of Israel**”), the Offeror is required to file a prior notification regarding the Share Acquisition with the Israel Competition Authority prior to the Share Acquisition, and the Share Acquisition may not be implemented until the Offeror obtains approval from the Authority. Under the Competition Law of Israel, the Authority

is required to notify the Offeror within 30 days of accepting the filing whether it approves of the business combination or approves it subject to conditions. If no notification is issued within this period, the business combination is deemed to have been approved (however, the prohibition period may be extended)

The Offeror filed the prior notification with the Authority on September 19, 2025 (local time), and the Authority received it on September 21, 2025 (local time). On September 30, 2025 (local time), the Authority issued a written approval of the Share Acquisition. The Offeror has confirmed that it received such notification on September 30, 2025 and that approval for the Share Acquisition had been granted as of that date. In addition, according to the notification, the prohibition period expired on September 30, 2025.

(xvi) Competition Act of India

Pursuant to the Competition Act, 2002 of India (as amended), the Offeror is required to file a prior notification regarding the Share Acquisition with the Competition Commission of India prior to the Share Acquisition. The Commission will, within a prescribed review period from the date on which the notification is accepted (in principle, 30 days, although this period may be extended), decide whether to approve the Share Acquisition or to conduct a more detailed review (a “**Phase 2 Review**”). If the Commission decides to conduct a Phase 2 review, the Offeror may implement the Share Acquisition when the Commission issues its approval therefor or when the statutory review period (in principle, 150 days from the filing date, although this period may be extended) expires without the Commission making a formal decision.

The Offeror filed the prior notification on October 25, 2025 (local time), and the Commission received it on October 27, 2025. On November 25, 2025 (local time), the Commission issued a written approval of the Share Acquisition. The Offeror has confirmed that it received such written approval on November 25, 2025 and that approval for the Share Acquisition had been granted as of that date.

(xvii) Australian Competition Law

Pursuant to the Australian competition law, the Offeror, who is a person acquiring shares, is required to file a prior notification regarding the Share Acquisition with the Australian Competition and Consumer Commission prior to the Share Acquisition under a new regime enforced on January 1, 2026 (the “**New Regime**”). However, the Offeror may request prior clearance at its discretion as in the same way that existed before the New Regime was enforced.

The Offeror requested discretionary prior clearance of the Share Acquisition in a private manner on August 28, 2025 (local time), which was accepted on the same date (local time). On September 4, 2025 (local time), the Australian Competition and Consumer Commission issued a written approval of the Share Acquisition (to the effect that the New Regime would not apply to the Share Acquisition on the condition that the Share Acquisition would be executed within 12 months from September 4, 2025 (local time)), and the Offeror received such written approval on the same date (local time) and confirmed that the Share Acquisition was approved on the same date.

(xviii) EU Foreign Subsidies Regulation

Pursuant to the EU Foreign Subsidies Regulation of the European Union, the Offeror is required to file a prior notification regarding the business combination with the European Commission prior to the Share Acquisition. The European Commission conducts a preliminary review for a period of 25 business days from the acceptance of the notification and determines whether to initiate an in-depth investigation after reviewing whether there are foreign subsidies and whether such subsidies distort the markets within the European Union. If it is determined under the preliminary review that no in-depth investigation will be initiated, the Offeror may execute the Share Acquisition upon the expiration of the preliminary review period. The prior notification regarding the Share Acquisition was submitted to and accepted by the European Commission on October 24, 2025 (local time). Then, the preliminary review period expired on November 28, 2025, and it is now possible for the Offeror to execute the Share Acquisition on November 29, 2025.

(xix) Italian Decree-Law No. 21 of 2012

Pursuant to the Italian Decree-Law No. 21 of 2012 (the “**Golden Power Decree**”), the Offeror is required to file a prior notification regarding the Share Acquisition with the President of the Council of Ministers prior to the Share Acquisition. If the President of the Council of Ministers approves the Share Acquisition or does not take measures to prohibit or otherwise prevent the Share Acquisition within a certain review period (in principle, 45 days; however, the period may be extended), the Offeror may execute the Share Acquisition.

The Offeror, jointly with Toyota Fudosan and the Target Company, submitted a notification regarding the Share Acquisition to the President of the Council of Ministers, which was accepted on October 8, 2025 (local time). On November 20, 2025 (local time), the President of the Council of Ministers issued a written decision stating that the Share Acquisition would not fall within the scope of the Golden Power Decree, and the Offeror received such written decision on December 3, 2025 and confirmed that the Share Acquisition was approved on November 20, 2025 (local time).

(xx) Law on the Legal Regime for Capital Movements and Economic Transactions Abroad of Spain

Pursuant to the Law on the Legal Regime for Capital Movements and Economic Transactions Abroad (Law 19/2003) of Spain, the Offeror is required to file a prior notification regarding the Share Acquisition with the Council of Ministers through the Ministry of Industry, Trade and Tourism prior to the Share Acquisition. If the Council of Ministers approves the Share Acquisition within a certain review period (6 months) from the acceptance date of the notification, the Offeror may execute the Share Acquisition.

The Offeror submitted a notification regarding the Share Acquisition to the Council of Ministers through the Ministry of Industry, Trade and Tourism, which was accepted on August 8, 2025 (local time). On November 11, 2025 (local time), the Council of Ministers issued a written approval through the Ministry of Industry, Trade and Tourism, and the Offeror received such written approval on November

14, 2025 (local time) and confirmed that the Share Acquisition was approved on November 11, 2025 (local time).

(xxi) Foreign Trade and Payments Ordinance of Germany

Pursuant to the Foreign Trade and Payments Ordinance (*Außenwirtschaftsverordnung*) of Germany, the Offeror is required to file a prior notification regarding the Share Acquisition with the German Federal Ministry for Economic Affairs and Energy (*Bundesministerium für Wirtschaft und Energie*) prior to the Share Acquisition.

The Offeror submitted a notification regarding the Share Acquisition to the German Federal Ministry for Economic Affairs and Energy, which was accepted on October 10, 2025 (local time). On November 27, 2025 (local time), the German Federal Ministry for Economic Affairs and Energy issued a written approval of the Share Acquisition, and the Offeror received such written approval on the same date and confirmed that the Share Acquisition was approved on the same date.

(xxii) Banking and Financing Business Act (2004:297) of Sweden

Pursuant to the Banking and Financing Business Act (2004:297) of Sweden, the Offeror is required to give notice to the Swedish Financial Supervisory Authority (*Finansinspektionen*) and obtain prior approval from the Swedish Financial Supervisory Authority prior to the Transactions.

An application for approval of the Transactions was submitted to the Swedish Financial Supervisory Authority on September 20, 2025. The Swedish Financial Supervisory Authority confirmed that the application was completed on October 1, 2025 and gave approval on December 19, 2025.

As the application for approval described above is effective for a period of 3 months from the date on which such approval was given (however, the period may be extended at the request of the Offeror to the Swedish Financial Supervisory Authority), the Offeror requested the Swedish Financial Supervisory Authority to extend such effective term on January 8, 2026. If the approval expires due to the expiration of the effective term thereof despite such request, the Offeror may withdraw the Tender Offer by considering that an event listed in Article 14, Paragraph (1), item (iv) of the Enforcement Order as set out in “(2) Conditions for Withdrawal of the Tender Offer, Details Thereof and Method of Disclosing the Withdrawal” in “11 Other Conditions and Methods of the Tender Offer” below occurs.

(xxiii) U.K. Financial Services and Markets Act 2000

Pursuant to the U.K. Financial Services and Markets Act 2000, the Offeror is required to obtain approval from the U.K. Financial Conduct Authority (the “U.K. FCA”) prior to the Transactions.

The U.K. FCA Application was submitted to the U.K. FCA on October 13, 2025. The U.K. FCA received such application on October 14, 2025 and confirmed that the application was completed on November 5, 2025. The Offeror obtained the

approval from the U.K. FCA for the U.K. FCA Approval on January 12, 2026 (local time).

While the approval for the U.K. FCA Approval is effective for a period of 3 months from the date on which such approval was obtained (however, the period may be extended at the request of the Offeror to the U.K. FCA), if it is highly likely that the effective term of such approval expires before the expiration date of the Tender Offer Period (including any extended period), the Offeror will request the U.K. FCA to extend the effective term. If the approval expires due to the expiration of the effective term thereof despite such request, the Offeror may withdraw the Tender Offer by considering that an event listed in Article 14, Paragraph (1), item (iv) of the Enforcement Order as set out in “(2) Conditions for Withdrawal of the Tender Offer, Details Thereof and Method of Disclosing the Withdrawal” in “11 Other Conditions and Methods of the Tender Offer” below occurs.

(3) Approvals, etc. date and number

	Country or region	Name of issuing institution	Date of issuance of approvals, etc. (local time)	Reference numbers for approvals, etc.
(i)	Japan	Japan Fair Trade Commission	November 7, 2025 (by way of receipt of notice that no Cease and Desist Order would be issued) November 7, 2025 (by way of receipt of notice of shortening of the prohibition period)	<i>Kokeiki</i> No. 1273 (reference number of notice stating that no Cease and Desist Order would be issued) <i>Kokeiki</i> No. 1274 (reference number of notice stating the shortening of the prohibition period)
(ii)	United States	the U.S. Antitrust Authorities	December 25, 2025	20260048
(iii)	Canada	Competition Bureau of Canada	September 11, 2025	3118056
(iv)	Mexico	Federal Economic Competition Commission	November 13, 2025	CNT-114-2025
(v)	Germany	Federal Cartel Office	November 26, 2025	B5-94/25
(vi)	Austria	Federal Cartel Office of Austria	November 19, 2025	BWB/Z-7111
(vii)	Czech Republic	Office for the Protection of Competition of the Czech Republic	November 25, 2025	ÚOHS-45912/2025/890

(viii)	Poland	Office of Competition and Consumer Protection of Poland	November 4, 2025	DKK-1.421.69.2025.AG
(ix)	Slovakia	Antimonopoly Office of the Slovak Republic	November 13, 2025	2025/KOK/SKO/3/42
(x)	Turkey	Turkish Competition Authority	October 23, 2025	E-11734787-120.01.06-127104
(xi)	Saudi Arabia	General Authority for Competition of Saudi Arabia	November 13, 2025	RN0004231
(xii)	Morocco	Competition Council of Morocco	December 3, 2025	2025/K/193
(xiii)	South Africa	South African Competition Tribunal	October 2, 2025	LM074Aug25
(xiv)	Spain	National Commission on Markets and Competition (CNMC)	November 13, 2025	C/1625/25
(xv)	Israel	Israel Competition Authority	September 30, 2025	Merg 2025-032291
(xvi)	India	Competition Commission of India	November 25, 2025	C-2025/10/1341
(xvii)	Australia	Australian Competition and Consumer Commission	September 4, 2025	—
(xviii)	EU	European Commission	November 28, 2025	FS.100267
(xix)	Italy	President of the Council of Ministers	November 20, 2025	—
(xx)	Spain	Council of Ministers of Spain	November 11, 2025	GEN-ef1b-ebbe-2374-c604-3695-950f-dcd7-4fc0
(xxi)	Germany	German Federal Ministry for Economic Affairs and Energy	November 27, 2025	53303/009#504

(xxii)	Sweden	Swedish Financial Supervisory Authority	December 19, 2025	FI ref. no. 25-27418 FI ref. no. 25-27419 FI ref. no. 25-27422 FI ref. no. 25-27423 FI ref. no. 25-27424 FI ref. no. 25-27425
(xxiii)	United Kingdom	U.K. FCA	January 12, 2026	CIC/211867743/WE

7. Method of tendering shares and cancelling agreements

(1) Method of tendering shares

(i) Tender offer agent

Nomura Securities Co., Ltd. 13-1-1, Nihonbashi, Chuo-ku, Tokyo

(ii) Any person who accepts an offer to purchase the Share Certificates, Etc. pertaining to the Tender Offer or who is tendering shares in response to such offer (“**Tendering Shareholder, Etc.**”) is asked to state the required items in a prescribed Tender Offer Application Form at the main office or any branch in Japan of the tender offer agent no later than 3:30 p.m. on the last day of the Tender Offer Period. A seal, My Number (Individual Number) or corporate number, and documents for identity confirmation or the like may be necessary when tendering shares (Note 1).

If a Tendering Shareholder, Etc. tenders Share Certificates, etc. through the online service (the online service exclusively offered to customers who have accounts with the tender offer agent), the procedures must be completed through the online service at <https://hometrade.nomura.co.jp/> by 3:30 p.m. on the last day of the Tender Offer Period. In order to tender Share Certificates, etc. through the online service, the Tendering Shareholder, Etc. needs to apply for use of the online service with an account in the name of the Tendering Shareholder, Etc. opened by the Tendering Shareholder, Etc. at the tender offer agent (the “**Account of Tendering Shareholder, Etc.**”) (Note 2).

- (iii) In order for a tender of Share Certificates, Etc. to be accepted, it is necessary for the Share Certificates, Etc. that are being tendered to be recorded in the relevant Account of Tendering Shareholder, Etc. To that end, if the Share Certificates, Etc. being tendered are recorded in an account that has been opened with a financial instruments business operator, etc. other than the tender offer agent (including where those shares are recorded in a special account opened with Mitsubishi UFJ Trust and Banking Corporation, which is the account administrator for the Target Company’s special accounts), the Tendering Shareholder, Etc. will be required to complete procedures to make a transfer to the Account of Tendering Shareholder, Etc. prior to the tendering thereof.
- (iv) For the Tender Offer, tenders made via a financial instruments business operator other than the tender offer agent will not be accepted.
- (v) Any shareholder, etc. residing in a country other than Japan who does not have an account with the tender offer agent that is available for use in trading (including corporate shareholders, etc., a “**Foreign Shareholder, Etc.**”) is to tender shares through a standing proxy in Japan. A person residing in a country other than Japan cannot tender shares through the online service.
- (vi) In the case of a shareholder who is an individual residing in Japan, the difference between the sales proceeds of the Share Certificates, Etc. sold in the Tender Offer and the acquisition costs will be, in principle, subject to the application of self-assessed, separate taxation concerning any capital gain, etc. earned from the transfer of shares, etc. (Note 3)

(vii) If none of the Tendered Share Certificates, Etc. is purchased, the unpurchased Share Certificates, Etc. will be returned to the Tendering Shareholders, Etc.

Note 1: Seal, My Number (Individual Number) or corporate number, and documents for identity confirmation or the like

If a Tendering Shareholder, Etc. is opening a new account with Nomura Securities Co., Ltd., the tender offer agent, the Tendering Shareholder, Etc. will need a My Number (Individual Number) or corporate number and documents for identity confirmation or the like, and may also need a seal. Also, even if the Tendering Shareholder, Etc. already has an account with the tender offer agent, the Tendering Shareholder, Etc. may need a My Number (Individual Number) or corporate number and documents for identity confirmation or the like each time that procedures for a change of address or change of handling branch, tax-related procedures, or other procedures are carried out. Required documents for identity confirmation will be different depending on the type of document submitted to verify the My Number (Individual Number). Please inquire with the tender offer agent about the details of documents for verifying My Numbers (Individual Numbers) or corporate numbers and documents for identity confirmation.

For Individuals:

Documents required when providing a My Number (Individual Number)

When a My Number (Individual Number) is provided, a prescribed “My Number Submission Form,” as well as (a) a document for verifying that My Number (Individual Number) and (b) a document(s) for identity confirmation will be required.

* Please provide a document showing the name, address, and date of birth stated in the Tender Offer Application Form.

* Documents must be either within the period of validity, if applicable, or issued within the last six months, for documents without an expiry date (as of the date on which Nomura Securities Co., Ltd. accepts them) (Notification Cards remain valid more than six months after the issue date.).

* Tendering Shareholders, Etc. who go through the procedures for tendering at the head office or a branch office of Nomura Securities Co., Ltd. will be requested to present originals of any required documents (photocopies of the originals may be taken at the relevant counter of the handling office).

* Tendering Shareholders, Etc. who present a copy of a document may be requested to present an original on another occasion.

* When a document for identity confirmation is submitted for opening a new account, making a change of address, or other procedures, the document for identity confirmation may also serve as a document required when submitting a My Number (Individual Number) if it is a document for identity confirmation of the account holder (it is not necessary to submit multiple originals or copies of the same document).

* As the information below is subject to change, please inquire with the tender offer agent for more details of the documents for verifying My Numbers (Individual

Numbers) and the documents for identity confirmation at the time of the relevant procedure.

(a) Documents for verifying My Numbers (Individual Numbers)

Any one of the following is required: a My Number Card (Individual Number Card); Notification Card; a copy of the residence certificate showing the My Number (Individual Number); or a certificate of items entered in the residence certificate showing the My Number (Individual Number).

(b) Documents for identity confirmation

Documents for verifying My Numbers (Individual Numbers)	Required documents for identity confirmation
My Number Card (Individual Number Card)	My Number Card (Individual Number Card) * If an account will be opened with a dedicated online branch, any one of the documents described in (A) or (B) below
Notification Card * Notification Cards not showing a current name and address cannot be used.	Any one of the documents described in (A) below; or Any two of the documents described in (B) below * If an account will be opened with a dedicated online branch, any two of the documents described in (A) or (B) below
Copy of the residence certificate showing the My Number (Individual Number)	Any one of the documents described in (A) or (B) below (other than a copy of the residence certificate and certificate of items entered in the residence certificate)
Certificate of items entered in the residence certificate showing the My Number (Individual Number)	

(A) Photo identification

- For the following forms of identification, a copy of the valid original must be submitted:

A passport; driver's license; certificate of driving history; physical disability certificate; mental disability certificate; medical rehabilitation handbook; residence card; or special permanent resident certificate.

* Because Japanese passports issued based on applications made on and after February 4, 2020 do not include an "Information on Bearer" section, a copy of such a passport alone is not sufficient identification. Please submit it together with another document for identity confirmation.

(B) Non-photo identification

- For the following forms of identification, the original or a copy of the original (issued within the past six months) must be submitted:

An official copy of the residence certificate; a certificate of items entered in the residence certificate; or a seal registration certificate.

- For the following forms of identification, a copy of the valid original must be submitted:

A health insurance eligibility certificate; pension handbook (showing the holder's name, address, and date of birth); or welfare benefit certificate.

For Corporations:

A certificate of registered information, document issued by a public office, or other document for identity confirmation may be required.

* Information required for identification: (i) corporate name; and (ii) address of the head office or principal office

* In addition to the verification of the identity of the relevant corporation, the identity of its representative or agent and the person in charge of the transaction (who executes the agreement) must be verified.

When providing a corporate number, a Tendering Shareholder, Etc. may be required to present a printout of a search result on the "Corporate Number Publication Site" of the National Tax Agency or a copy of a "Notification of Corporate Number" as a document for verifying the corporate number. Also, the prescribed "Corporate Number Submission Form" may be required.

For foreign nationals (other than those residing in Japan) and corporations whose head office or principal office is located outside of Japan:

These persons are required to submit documents for identity confirmation that are equivalent to the documents for identity confirmation used by residents of Japan, such as a document that has been issued by a foreign government or an authorized international organization and that is recognized by the Japanese government.

Note 2: Tendering Shareholders, Etc. need to apply in order to use the online service. Please complete the application procedures ahead of time, as it will take approximately one week for the password to arrive at the registered address after the application to use the online service is filed. If the end of the Tender Offer Period is approaching, it will take less time to complete the tender application procedures at the handling branch.

Individuals: New applications will be accepted on the login page of the online service. Alternatively, please contact the handling branch or the online service support number.

Corporations: Please contact the handling branch. Only corporations for which no proxies or other agents are registered may tender shares through the online service.

Note 3: Self-assessed, separate taxation of any capital gain, etc. from the transfer of shares of residents of Japan (in the case of shareholders who are individuals)

Self-assessed, separate taxation applies, in principle, to any capital gain, etc. from the transfer of shares, etc. of individual shareholders. Each shareholder is asked to make its own determinations after having consulted a certified public tax accountant or other specialist with any specific questions regarding tax matters.

(2) Method of cancelling agreements

Any Tendering Shareholder, Etc. may cancel any agreement relating to the Tender Offer at any time during the Tender Offer Period. To cancel an agreement, please deliver or send a document stating that the Tendering Shareholder, Etc. is cancelling the agreement relating to the Tender Offer (the “**Cancellation Document**”) to the main office or any branch in Japan of the entity designated below that received the tender application, no later than 3:30 p.m. on the last day of the Tender Offer Period. Please note, however, that if the Cancellation Document is being sent in, it must arrive at the address below no later than 3:30 p.m. on the last day of the Tender Offer Period.

To cancel agreements concerning shares tendered through the online service, please either use the online service at <https://hometrade.nomura.co.jp/> or deliver or send the Cancellation Document. When cancelling an agreement through the online service, please follow the instructions on the website and complete the cancellation procedures no later than 3:30 p.m. on the last day of the Tender Offer Period. An agreement concerning shares tendered at the handling branch cannot be cancelled using the cancellation procedures available through the online service. To cancel an agreement by delivering or sending the Cancellation Document, please request the handling branch to send the Cancellation Document ahead of time, and then deliver or send the Cancellation Document to the handling branch no later than 3:30 p.m. of the last day of the Tender Offer Period. Please note, however, that if the Cancellation Document is being sent in, it must arrive at the address below no later than 3:30 p.m. on the last day of the Tender Offer Period.

Person with authority to receive the Cancellation Document

Nomura Securities Co., Ltd.

13-1, Nihonbashi 1-chome, Chuo-ku, Tokyo

(or any branch in Japan of Nomura Securities Co., Ltd.)

(3) Method of returning Share Certificates, Etc.

If a Tendering Shareholder, Etc. cancels their agreement under the Tender Offer in the manner described in “(2) Method of cancelling agreements” above, the Tendered Share Certificates, Etc. will be returned promptly after the completion of the cancellation procedures in accordance with the method indicated in “(4) Method of returning Share Certificates, Etc.” under “10. Method of settlement” below.

(4) Name and address of the head office of financial instruments firm/bank, etc. holding in trust and returning Share Certificates, Etc.

Nomura Securities Co., Ltd.
13-1, Nihonbashi 1-chome, Chuo-ku, Tokyo

8. Funds required for tender offer

(1) Funds, etc. required for tender offer

Purchase price (yen): (a)	4,255,817,438,400
Type of consideration other than cash:	-
Total amount of consideration other than cash:	-
Purchase commission: (b)	2,300,000,000
Others: (c)	30,000,000
Total (a)+(b)+(c):	4,258,147,438,400

Note 1: "Purchase price (yen): (a)" shows the amount obtained by multiplying the number of shares to be purchased (226,373,268 shares) by the Tender Offer Price (18,800 yen).

Note 2: "Purchase commission: (b)" consists of estimated commissions to be paid to the tender offer agent.

Note 3: "Others: (c)" consists of the estimated amount of fees for issuing a public notice concerning the Tender Offer, printing fees for the Tender Offer Explanatory Statement and other necessary documents, and other fees and expenses.

Note 4: There are other expenses to be paid to the tender offer agent and attorney's fees, etc., but the amounts of those expenses and fees have not been determined.

Note 5: The above amounts are exclusive of consumption tax, etc.

(2) Deposits or borrowings allocable for funds required for tender offer

(A) Deposits as of one day or two days preceding the date hereof

Type of deposit	Amount (thousand yen)
-	-
Total (a)	-

(B) Borrowings before the date hereof

(a) Financial institutions

	Category of business of lender	Name of lender	Terms of contract	Amount (thousand yen)
1	-	-	-	-

2	-	-	-	-
Total				-

(b) Others

Category of business of lender	Name of lender	Terms of contract	Amount (thousand yen)
-	-	-	-
-	-	-	-
Total			-

(C) Funds to be borrowed on or after the date hereof

(a) Financial institutions

	Category of business of lender	Name of lender	Terms of contract	Amount (yen)
1	-	-	-	-

			Borrowing to be allocated to funds required for tender offer: (1) Term loan A Repayment date: The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (installment payment) Interest: Variable interest rate based on JBA Japanese yen TIBOR Collaterals: Target Company Shares, etc. (2) Term loan B Repayment date: The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (bullet payment) Interest: Variable interest rate based on JBA Japanese yen TIBOR Collaterals: Target Company Shares, etc. (3) Term loan C Repayment date:	
2	Bank	Sumitomo Mitsui Banking Corporation (Note 1)	(1) Term Loan A 256,000,000,000 (2) Term Loan B 817,000,000,000 (3) Term Loan C 271,000,000,000	

			<p>The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (bullet payment)</p> <p>Interest:</p> <p>Variable interest rate based on JBA Japanese yen TIBOR</p> <p>Collaterals:</p> <p>Target Company Shares, etc.</p>	
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			Borrowing to be allocated to funds required for tender offer: (1) Term loan A Repayment date: The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (installment payment) Interest: Variable interest rate based on JBA Japanese yen TIBOR Collaterals: Target Company Shares, etc.	
		MUFG Bank, Ltd. (Note 2)	(1) Term loan A Repayment date: The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (bullet payment) Interest: Variable interest rate based on JBA Japanese yen TIBOR Collaterals: Target Company Shares, etc.	(1) Term Loan A 256,000,000,000 (2) Term Loan B 817,000,000,000 (3) Term Loan C 271,000,000,000
			(3) Term loan C Repayment date:	

			<p>The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (bullet payment)</p> <p>Interest:</p> <p>Variable interest rate based on JBA Japanese yen TIBOR</p> <p>Collaterals:</p> <p>Target Company Shares, etc.</p>	
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			Borrowing to be allocated to funds required for tender offer: (1) Term loan A Repayment date: The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (installment payment) Interest: Variable interest rate based on JBA Japanese yen TIBOR Collaterals: Target Company Shares, etc.	
		Mizuho Bank, Ltd. (Note 3)	(1) Term loan A Repayment date: The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (installment payment) Interest: Variable interest rate based on JBA Japanese yen TIBOR Collaterals: Target Company Shares, etc.	(1) Term Loan A 128,000,000,000
			(2) Term loan B Repayment date: The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (bullet payment) Interest: Variable interest rate based on JBA Japanese yen TIBOR Collaterals: Target Company Shares, etc.	(2) Term Loan B 408,500,000,000
			(3) Term loan C Repayment date:	(3) Term Loan C 135,500,000,000

		<p>The date that constitutes the seventh anniversary of the Business Day before the commencement date of settlement of the Tender Offer (bullet payment)</p> <p>Interest:</p> <p>Variable interest rate based on JBA Japanese yen TIBOR</p> <p>Collaterals:</p> <p>Target Company Shares, etc.</p>	
Total (b)			3,360,000,000,000

Note 1: On January 14, 2026, the Offeror obtained a certificate as evidence of the borrowings in the amounts stated above from Sumitomo Mitsui Banking Corporation stating that it is prepared to make loans to the Offeror of up to the loan amounts stated above. The terms and conditions set out in the loan certificate attached hereto are planned to be set as the conditions precedent for implementing the loan.

Note 2: On January 14, 2026, the Offeror obtained a certificate as evidence of the borrowings in the amounts stated above from MUFG Bank, Ltd. stating that it is prepared to make loans to the Offeror of up to the loan amounts stated above. The terms and conditions set out in the loan certificate attached hereto are planned to be set as the conditions precedent for implementing the loan.

Note 3: On January 14, 2026, the Offeror obtained a certificate as evidence of the borrowings in the amounts stated above from Mizuho Bank, Ltd. stating that it is prepared to make loans to the Offeror of up to the loan amounts stated above. The terms and conditions set out in the certificate attached hereto are planned to be set as the conditions precedent for implementing the loan.

(b) Others

Category of business of lender	Name of lender	Terms of contract	Amount (thousand yen)
-	-	-	-
-	-	-	-

Total (c)	-
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(D) Other methods of financing

Contents	Amount (yen)
Contribution by the Offeror's Parent Company through subscription for common shares (Note 1)	999,400,000,000
Total (d)	999,400,000,000

Note 1: As evidence of the above contribution, on January 14, 2026, the Offeror obtained a certificate of financing from the Offeror's Parent Company stating that it is prepared to make a contribution to the Offeror of up to 999.4 billion yen. On January 14, 2026, the Offeror's Parent Company obtained a certificate of financing from Toyota Fudosan stating that it is prepared to make a contribution to the Offeror's Parent Company of up to 800.0 billion yen, and obtained a certificate of financing from TMC stating that it is prepared to make a contribution to the Offeror's Parent Company of up to 200.0 billion yen.

Note 2: On January 14, 2026, Toyota Fudosan obtained certificates from Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., and Mizuho Bank, Ltd. stating that they are prepared to make loans to the Offeror of up to a total of 199.7 billion yen, respectively. The terms and conditions set out in the loan certificate attached hereto are planned to be set as the conditions precedent for implementing the loan.

Note 3: The Offeror has confirmed, by reference to the Condensed Semi-Annual Consolidated Financial Statements as of September 30, 2025 as stated in the FY 2026 Semi-Annual Financial Summary submitted by TMC on November 13, 2025, that TMC has an amount of cash and deposits that exceeds the amount of its contribution stated above.

(E) Total amount of deposits or borrowings allocable for funds required for purchase

4,359.4 billion yen ((a)+(b)+(c)+(d))

(3) Relationship between the Offeror and the issuer of securities to be used as consideration for tender offer

N/A

9. Status of the issuer of securities to be used as consideration for the tender offer

N/A

10. Method of settlement

(1) Name and location of head office of financial instruments business operator or bank, etc. in charge of settlement of the tender offer

Nomura Securities Co., Ltd., 13-1, Nihonbashi 1-chome, Chuo-ku, Tokyo

(2) Commencement date of settlement

February 19, 2026 (Thursday)

Note: Pursuant to the provisions of Article 27-10, Paragraph 3 of the Act, the commencement date of settlement of the Tender Offer will be March 6, 2026 (Friday) if a statement of opinion is submitted by the Target Company stating that the Target Company requests that the Tender Offer Period be extended.

(3) Method of settlement

A written notice of the purchase through the Tender Offer is to be sent by post to the address of each Tendering Shareholder, Etc. (in the case of a Foreign Shareholder, Etc., of its standing proxy) without delay after the end of the Tender Offer Period.

The purchases are to be made in cash. The Tendering Shareholder, Etc. is entitled to receive the sales proceeds from the tender offer in the manner that it specifies, including by way of remittance, without delay after the commencement date of the settlement (a remittance fee may be charged).

(4) Method of returning Share Certificates, Etc.

If all of the Tendered Shares are not purchased under the conditions set out in “(1) Conditions set forth in each item of Article 27-13, Paragraph 4 of the Act and the details thereof” and “(2) Conditions of withdrawal, etc. of the tender offer, details thereof and method of disclosure of withdrawal, etc.” in “11. Other conditions and methods of purchase” below, the shares that are to be returned will be returned to the Account of Tendering Shareholder, Etc. with the tender offer agent by restoring the record to the status immediately preceding the tendering of those shares promptly after the Business Day following the last day of the Tender Offer Period (or, if the Tender Offer has been withdrawn, after the date of that withdrawal) (if the Tendering Shareholders, Etc. wish their Shares, Etc. to be transferred to an account of the relevant Tendering Shareholder, Etc. established with other financial instruments business operators, etc., please confirm with the head office or any branch in Japan of the tender offer agent that accepted the tender).

11. Other conditions and methods of purchase

(1) Conditions set forth in each item of Article 27-13, Paragraph 4 of the Act and the details thereof

If the total number of Tendered Share Certificates, Etc. is less than the minimum number of the Share Certificates, Etc. to be purchased (126,215,300 shares), the Offeror will not purchase any of the Tendered Share Certificates, Etc. If the total number of the Tendered Share Certificates, Etc. is equal to or greater than the minimum number of Share

Certificates, Etc. to be purchased (126,215,300 shares), the Offeror will purchase all of the Tendered Share Certificates, Etc.

(2) Conditions of withdrawal, etc. of the tender offer, details thereof and method of disclosure of withdrawal, etc.

If any event listed in Article 14, Paragraph 1, Items (i)(a) through (i)(j), Items (i)(m) through (i)(s), Items (iii)(a) through (iii)(h) and (iii)(j), and Item (iv), and Article 14, Paragraph 2, Items (iii) through (vi) of the Enforcement Order occurs, the Offeror may withdraw the Tender Offer.

It should be noted that, if a corporate organization that determines the execution of the business of the Target Company decides to declare a dividend of surplus with a record date prior to the commencement date of settlement of the Tender Offer (excluding dividends for which the amount of money or other property to be delivered to shareholders is expected to be less than an amount equivalent to 10% of the book value of the net assets on the non-consolidated balance sheet of the Target Company as of the end of its most recent fiscal year (368,177 million yen (Note))), including cases where such organization decides to set a record date for a dividend of surplus prior to the commencement date of settlement of the Tender Offer without specifying the concrete amount of such dividend of surplus, or decides to submit a proposal to the general meeting of shareholders of the Target Company to declare such dividend, or if a corporate organization that determines the execution of the business of the Target Company decides to acquire its own shares (excluding acquisitions for which the amount of money or other property to be delivered in exchange for such shares is expected to be less than an amount equivalent to 10% of the book value of the net assets on the non-consolidated balance sheet of the Target Company as of the end of its most recent fiscal year (368,177 million yen (Note))), the Offeror may withdraw the Tender Offer on the grounds that such decision constitutes a “fact equivalent to those set forth in sub-items (a) through (s)” set out in Article 14, Paragraph 1, Item (i)(t) of the Enforcement Order. In addition, the “facts equivalent to those set forth in sub-items (a) through (i)” set out in Article 14, Paragraph 1, Item (iii)(j) of the Enforcement Order refers to the case (i) where any of the statutory disclosure documents submitted by the Target Company in the past is found to contain a false statement on a material fact or to omit a statement on a material fact that should have been stated or (ii) where any of the events listed in Article 14, Paragraph 1, Items (iii)(a) through (iii)(g) of the Enforcement Order occurs with respect to a material subsidiary of the Target Company.

If the Offeror intends to withdraw the Tender Offer, the Offeror will give an electronic public notice and publish a notice to that effect in the Nikkei Newspaper. However, if it is deemed difficult to give the public notice by the last day of the Tender Offer Period, the Offeror will make a public announcement by the method set out in Article 20 of the Cabinet Ordinance and give a public notice immediately after the announcement.

Note: If a dividend of surplus is paid in a manner that the amount of money or other property to be delivered to shareholders becomes an amount equivalent to 10% of the book value of the net assets on the non-consolidated balance sheet of the Target Company as of the end of its most recent fiscal year, assuming that the total number of issued shares and the number of treasury shares of the Target Company as of the relevant record date for such dividend are the same as those stated in this Statement, the dividend per share would be equivalent to 1,226 yen. Specifically,

this amount is calculated by dividing 368,177,000,000 yen, which corresponds to 10% of the net assets of the Target Company on a non-consolidated basis as of the end of March 2025 as stated in the Annual Securities Report for the 147th fiscal year submitted by the Target Company on June 9, 2025 (3,681,775 million yen, with amounts of less than one million yen rounded down), by the number of shares obtained by deducting the number of treasury shares held by the Target Company as of September 30, 2025 (25,366,768 shares) from the total number of issued shares of the Target Company as of September 30, 2025 as stated in the Target Company's Financial Results (325,840,640 shares), resulting in 300,473,872 shares, with any fraction of less than one yen rounded up.

(3) Conditions to reduce purchase price, details thereof and method of disclosure of reduction

Under Article 27-6, Paragraph 1, Item (i) of the Act, if the Target Company conducts any act set out in Article 13, Paragraph 1 of the Enforcement Order during the Tender Offer Period, the Offeror may reduce the purchase price in accordance with the standards set out in the provision of Article 19, Paragraph 1 of the Cabinet Ordinance.

If the Offeror intends to reduce the purchase price, the Offeror will give an electronic public notice and publish a notice to that effect in the Nikkei Newspaper. However, if it is deemed difficult to give the public notice by the last day of the Tender Offer Period, the Offeror will make a public announcement by the method set out in Article 20 of the Cabinet Ordinance and give public notice immediately after the announcement.

If the purchase price is reduced, the Offeror will also purchase the Share Certificates, Etc. tendered on or before the date of the public notice at the reduced purchase price.

(4) Matters concerning right of Tendering Shareholders, Etc. to cancel the agreement

The Tendering Shareholders, Etc. may, at any time during the Tender Offer Period, cancel their agreements for the Tender Offer in accordance with the method set out in "(2) Method of cancelling agreements" of "7. Method of tendering shares and cancelling agreements" above.

Even in the event of cancellation of the agreements by Tendering Shareholders, Etc., the Offeror will not make any claim for damages or a penalty payment. Further, the cost of returning Tendered Share Certificates, Etc. to the Tendering Shareholders, Etc. will be borne by the Offeror. If cancellation is proposed, the Tendered Share Certificates, Etc. will be returned promptly after the procedures for that cancellation proposal are consummated in the manner set out in "(4) Method of returning Share Certificates, Etc." in "10. Method of settlement" above.

(5) Method of disclosure if the conditions of the Tender Offer are changed

The Offeror may change the conditions, etc. of the Tender Offer during the Tender Offer Period unless such change is prohibited under Article 27-6, Paragraph 1 of the Act or Article 13, Paragraph 2 of the Enforcement Order.

If the Offeror intends to change any conditions, etc. of the Tender Offer, the Offeror will give an electronic public notice regarding the details thereof and publish a notice to that effect in the Nikkei Newspaper. However, if it is deemed difficult to give the notice by the last day of the Tender Offer Period, the Offeror will make a public announcement in

the manner set out in Article 20 of the Cabinet Ordinance and give a public notice immediately after the announcement.

If the conditions, etc. of the Tender Offer are changed, the Offeror will also purchase the Share Certificates, Etc. tendered on or before the date of the public notice in accordance with the changed conditions, etc. of the Tender Offer.

(6) Method of disclosure if amendment statement is filed

If an amendment statement is submitted to the Director-General of the Kanto Local Finance Bureau (unless otherwise provided for in the proviso in Article 27-8, Paragraph 11 of the Act), the Offeror will immediately make a public announcement of the content of that amendment statement that is relevant to the content of the public notice of the commencement of the Tender Offer in the manner set out in Article 20 of the Cabinet Ordinance. The Offeror will also immediately amend the explanatory statement of the Tender Offer and deliver the amended explanatory statement to the Tendering Shareholders, Etc. who have already received the previous explanatory statement. However, if the amendments are limited in scope, the Offeror may instead prepare and deliver to Tendering Shareholders, Etc. a document stating the reason for the amendments, the matters amended, and the details thereof.

(7) Method of disclosure of results of the Tender Offer

The Tender Offer will be made public on the day following the last day of the Tender Offer Period in the manner set out in Article 9-4 of the Enforcement Order and Article 30-2 of the Cabinet Ordinance.

II. Status of the Offeror

1. In the case of a corporation

(1) Outline of the Offeror

(A) History of the Offeror

Month, Year	History
June 2025	Incorporated as a joint stock corporation (<i>kabushiki kaisha</i>) whose trade name is Toyota Asset Preparatory Co., Ltd., whose head office is at 1-1-2, Yurakucho, Chiyoda-ku, Tokyo, and whose stated capital is 5,000 yen.

(B) Business purpose of the Offeror and the details of its business

(Business purpose of the Offeror)

- (1) Acquisition, possession, management, and sale and purchase of securities; and
- (2) Any and all businesses incidental or related to the item above.

(Details of its business)

The details of business of the Offeror are acquisition and possession of Share Certificates, Etc. of the Target Company.

(C) Amount of capital and total number of issued shares of the Offeror

(as of January 15, 2026)

Amount of capital	Total number of issued shares
5,000 yen	9,920 shares

(D) Major shareholders

(as of January 15, 2026)

Name	Address	Number of shares held (shares)	Ratio to the total number of issued shares (excluding treasury shares) (%)
Toyota Asset Co., Ltd.	1-1-2, Yurakucho, Chiyoda-ku, Tokyo	10	100.00
Total	--	10	100.00

(E) Employment histories of and number of shares held by officers

(as of January 15, 2026)

Title held	Position	Name	Date of birth	Employment history		Number of shares held (thousand shares)
Representative Director	Representative Director	Akira Toda	October 7, 1977	Apr. 2000 Joined Towa Real Estate Co., Ltd. (currently Toyota Fudosan Co., Ltd.) Jan. 2016 Manager of the HR Group, General Administration Department Jan. 2017 Manager of the Accounting Group, Accounting and Finance Department Jun. 2025 Representative Director of Toyota Asset Co., Ltd. (current position) Jun. 2025 Representative Director of Toyota Asset Preparatory Co., Ltd. (current position) Jan. 2026 General Manager of the Accounting and Finance Department of Toyota Fudosan Co., Ltd. (current position)		-
Total						-

(2) Financial condition

The Offeror is a company incorporated on June 9, 2025, and since its incorporation, no finalized financial statements of the Offeror have been prepared.

(3) Matters concerning the Offeror which is a company subject to the continuous disclosure obligation

(A) Documents filed by the Offeror

- (a) Annual Securities Report and documents attached thereto
- (b) Semiannual Securities Report
- (c) Amendment Report

(B) Place of public inspection of documents mentioned above

2. In the case of an entity other than a corporation

N/A

3. In the case of an individual

N/A

III. Breakdown of Share Certificates, Etc. held and/or traded by the Offeror and specially related parties

1. Breakdown of ownership of Share Certificates, Etc.

(1) Total number of Share Certificates, Etc. held by the Offeror and the specially related parties

(as of January 15, 2026)

	Number of Share Certificates, Etc. held	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (ii) of Enforcement Order	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (iii) of Enforcement Order
Share certificates	903,919 (shares)	— (shares)	— (shares)
Certificates of stock acquisition rights	—	—	—
Certificates of corporate bonds with stock acquisition rights	—	—	—
Beneficiary certificates of trust of Share Certificates, Etc. ()	—	—	—
Deposit receipts for Share Certificates, Etc. ()	—	—	—
Total	903,919	—	—
Total number of Share Certificates, Etc. held	903,919	—	—
(Total number of potential Share Certificates, Etc. held)	—	—	—

(2) Share Certificates, Etc. held by the Offeror (as of January 15, 2026)

N/A

(3) Share Certificates, Etc. held by the specially related parties (total shares held by specially related parties)

(as of January 15, 2026)

	Number of Share Certificates, Etc. held	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (ii) of Enforcement Order	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (iii) of Enforcement Order
Share certificates	903,919	—	—

	(shares)	(shares)	(shares)
Certificates of stock acquisition rights	—	—	—
Certificates of corporate bonds with stock acquisition rights	—	—	—
Beneficiary certificates of trust of Share Certificates, Etc. ()	—	—	—
Deposit receipts for Share Certificates, Etc. ()	—	—	—
Total	903,919	—	—
Total number of Share Certificates, Etc. held	903,919	—	—
(Total number of potential Share Certificates, Etc. held)	—	—	—

(4) Share Certificates, Etc. held by each specially related party (breakdown by each specially related party)

(A) Specially related parties

(as of January 15, 2026)

Name or corporate name	Toyota Fudosan Co., Ltd.
Address or location	4-7-1 Meieki, Nakamura-ku, Nagoya-shi, Aichi
Occupation or business description	Development, leasing, and operational management of real estate; securities and other investment
Contact information	Contact person: Akira Toda, General Manager of the Accounting and Finance Department, Toyota Fudosan Co., Ltd. Contact address: 1-1-2 Yurakucho, Chiyoda-ku, Tokyo Tel: 03-4511-3353
Relationship with Offeror	Toyota Fudosan Co., Ltd. is a corporation that has a special capital relationship with the Offeror.

Name or corporate name	Toyota Motor Corporation
Address or location	1 Toyota-cho, Toyota-shi, Aichi
Occupation or business description	Manufacture, sale, leasing, and repair of automobiles, industrial vehicles, ships, aircraft, and other transportation equipment, and space equipment, as well as parts and components thereof, and other related businesses
Contact information	Contact person: Yoshihide Moriyama, General Manager of the Capital Related Department, Toyota Motor Corporation Contact address: 1 Toyota-cho, Toyota-shi, Aichi Tel: 0565-28-2121
Relationship with Offeror	Toyota Motor Corporation is a juridical person that has agreed with the Offeror to exercise, jointly with the Offeror, voting rights and other rights in the Target Company as a shareholder of the Target Company.

Name or corporate name	Toyota Industries Corporation
Address or location	2-1, Toyoda-cho, Kariya-shi, Aichi
Occupation or business description	Manufacture and sale of textile machinery, materials handling equipment, automobiles, and automobile parts
Contact information	Contact person: Koichi Tamaki, General Manager of the Accounting & Finance Department Contact address: 2-1, Toyoda-cho, Kariya-shi, Aichi (head office of Toyota Industries Corporation) Tel: 0566-22-2511
Relationship with Offeror	Toyota Industries Corporation is a juridical person that has agreed with the Offeror to acquire Share Certificates, Etc. of the Target Company jointly with the Offeror.

Note: The Offeror has determined that the Target Company constitutes a juridical person that has agreed with the Offeror to acquire Share Certificates, Etc. of the Target Company jointly with the Offeror because the Target Company plans to acquire all of the Target Company Shares Held by TMC through the Share Repurchase after the Squeeze-Out Procedures. For this reason, the Target Company is listed as a specially related party of the Offeror.

(B) Number of Share Certificates, Etc. held

Toyota Fudosan Co., Ltd. (as of January 15, 2026)

	Number of Share Certificates, Etc. held	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (ii) of Enforcement Order	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (iii) of Enforcement Order
Share certificates	162,913 (shares)	— (shares)	— (shares)
Certificates of stock acquisition rights	—	—	—
Certificates of corporate bonds with stock acquisition rights	—	—	—
Beneficiary certificates of trust of Share Certificates, Etc. ()	—	—	—
Deposit receipts for Share Certificates, Etc. ()	—	—	—
Total	162,913		—
Total number of Share Certificates, Etc. held	162,913	—	—
(Total number of potential Share Certificates, Etc. held)	—	—	—

Toyota Motor Corporation

(as of January 15, 2026)

	Number of Share Certificates, Etc. held	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (ii) of Enforcement Order	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (iii) of Enforcement Order
Share certificates	741,006 (shares)	— (shares)	— (shares)
Certificates of stock acquisition rights	—	—	—
Certificates of corporate bonds with stock acquisition rights	—	—	—
Beneficiary certificates of trust of Share Certificates, Etc. ()	—	—	—
Deposit receipts for Share Certificates, Etc. ()	—	—	—
Total	741,006		—
Total number of Share Certificates, Etc. held	741,006	—	—
(Total number of potential Share Certificates, Etc. held)	—	—	—

Toyota Industries Corporation

(as of January 15, 2026)

	Number of Share Certificates, Etc. held	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (ii) of Enforcement Order	Number of Share Certificates, Etc. provided in Article 7, Paragraph 1, Item (iii) of Enforcement Order
Share certificates	0 (shares)	— (shares)	— (shares)
Certificates of stock acquisition rights	—	—	—
Certificates of corporate bonds with stock acquisition rights	—	—	—
Beneficiary certificates of trust of Share Certificates, Etc. ()	—	—	—
Deposit receipts for Share Certificates, Etc. ()	—	—	—
Total	0		—

Total number of Share Certificates, Etc. held	0	–	–
(Total number of potential Share Certificates, Etc. held)	–	–	–

Note: The Target Company, a specially related party of the Offeror, holds 25,366,768 Target Company Shares as of September 30, 2025. However, the Target Company has no voting rights because all of the shares it holds are treasury shares.

2. Trading of Share Certificates, Etc.

(1) Trading during the 60-day period prior to the date hereof

N/A

3. Material agreements regarding the Share Certificates, Etc.

In relation to the Transactions, Toyota Fudosan executed the Master Agreement with TMC on June 3, 2025. For the details of the Master Agreement, please refer to “(6) Matters relating to material agreements regarding the Tender Offer” in “3. Purposes of tender offer” under “I. Terms and conditions of tender offer” above.

In relation to the Transactions, Toyota Fudosan executed the Tender Offer Agreement with the Target Company on June 3, 2025. For the details of the Tender Offer Agreement, please refer to “(6) Matters relating to material agreements regarding the Tender Offer” in “3. Purposes of tender offer” under “I. Terms and conditions of tender offer” above.

4. Agreements of purchase, etc. of Share Certificates, Etc. on and after the date hereof

N/A

IV. Transactions etc. between the Offeror and the Target Company

1. Transactions between the Offeror and the Target Company or its directors or officers, and the contents thereof

N/A

2. Agreements between the Offeror and the Target Company or its directors or officers, and the contents thereof

(1) Expressions of Support for the Tender Offer

According to the Target Company Press Release Dated June 3, 2026, at the board of directors meeting of the Target Company held on June 3, 2025, a resolution was adopted that the position of the Target Company as of that date is that it will express an opinion in support of the Tender Offer and that it will leave the decision of whether to tender shares in the Tender Offer to the discretion of the shareholders of the Target Company.

In addition, according to the Target Company Press Release Dated January 14, 2026, at its board of directors meeting held on January 14, 2026, the Target Company adopted a resolution indicating that, in relation to the Tender Offer, it would partially change its opinion as of June 3, 2025 and it would express an opinion in support of the Tender Offer and recommend that shareholders of the Target Company tender their shares in the Tender Offer.

For details of the decision-making process of the Target Company's board of directors, please refer to "(viii) Approval of all disinterested directors of the Target Company and opinions from all audit and supervisory committee members of the Target Company that they have no objection" in "(Measures to ensure fairness of the Tender Offer, including measures to ensure fairness of the Tender Offer Price and measures to avoid conflicts of interest)" in "Process of calculation" in "(2) Price of tender offer" in "4. Term, price, and number of Share Certificates, Etc. for tender offer" under "I. Terms and conditions of tender offer" above.

(2) The Master Agreement

Please refer to "(6) Matters relating to material agreements regarding the Tender Offer" in "3. Purposes of the tender offer" under "I. Terms and conditions of tender offer" above for the details of the Master Agreement.

(3) The Tender Offer Agreement

Please refer to "(6) Matters relating to material agreements regarding the Tender Offer" in "3. Purposes of the tender offer" under "I. Terms and conditions of tender offer" above for the details of the Tender Offer Agreement.

V. Status of the Target Company

1. Profit and Losses, etc. for the past three years

(1) Profits and losses

Fiscal year	-	-	-
Net sales	-	-	-
Cost of Sales	-	-	-
Selling, general and administrative expenses	-	-	-
Non-operating income	-	-	-
Non-operating expenses	-	-	-
Net income (loss)	-	-	-

(2) Profit and loss per share

Fiscal year	-	-	-
Net income or loss per share	-	-	-
Dividend per share	-	-	-
Net assets per share	-	-	-

2. Share price information

(Unit: yen)

Names of financial instruments exchange or approved financial instruments dealers association	Prime Market of the Tokyo Stock Exchange						
Month	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026
Highest share price	16,340	16,390	16,770	16,940	17,565	18,050	18,235
Lowest share price	16,200	16,230	16,325	16,435	16,795	17,225	17,900

Note: The share prices in January 2026 are those quoted on or before January 14, 2026.

3. Shareholder information

(1) Breakdown by holders

Description	Status of Shares (shares constituting 1 unit: shares)							Status of shares less than 1 unit (shares)	
	National and local governments	Financial institutions	Financial instruments business operators	Other entities	Foreign entities, etc.		Individuals or others		
					Other than Individuals	Individuals			
Number of shareholders	-	-	-	-	-	-	-	-	
Number of shares held (units)	-	-	-	-	-	-	-	-	
Ratio of number of shares held (%)	-	-	-	-	-	-	-	-	

(2) Number of shares held by major shareholders, directors and officers

(A) Major shareholders

Name or corporate name	Address or location	Number of shares held	Ratio of the number of shares held to the total number of issued shares (excluding treasury shares) (%)
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	-	-	-

(B) Directors and officers

Name	Title	Job title	Number of shares held	Ratio of the number of shares held to the total number of issued shares (excluding treasury shares) (%)
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
Total	-	-	-	-

4. Matters concerning the Target Company which is a company subject to the continuous disclosure obligation

(1) Documents filed by the Target Company

(A) Annual Securities Report and documents attached thereto

The Annual Securities Report and documents attached thereto for the 146th fiscal year (from April 1, 2023 to March 31, 2024) were filed with the Director-General of the Kanto Local Finance Bureau on June 19, 2024.

The Annual Securities Report and documents attached thereto for the 147th fiscal year (from April 1, 2024 to March 31, 2025) were filed with the Director-General of the Kanto Local Finance Bureau on June 9, 2025.

(B) Semiannual Securities Report

The Semiannual Securities Report for the 148th fiscal year (from April 1, 2025 to September 30, 2025) was filed with the Director-General of the Kanto Local Finance Bureau on November 11, 2025.

(C) Extraordinary report

N/A

(D) Amendment report

N/A

(2) Place of public inspection of documents mentioned above

Toyota Industries Corporation

2-1, Toyoda-cho, Kariya-shi, Aichi

Tokyo Stock Exchange, Inc.

(2-1 Nihombashi Kabutocho, Chuo-ku Tokyo)

Nagoya Stock Exchange, Inc.

(8-20, Sakae 3-chome, Naka-ku, Nagoya)

5. Details, etc. of facts regarding implementation of Tender Offer that have been notified

N/A

6. Other matters

(1) Release of “Approach and Policy on Reduction of Investment Units”

In the “Position and Policy on Reduction of Investment Units” released by the Target Company as of June 3, 2025, the Target Company announced that as an approach to the reduction of investment units, it recognized that the reduction of investment units is one of the important measures for enhancing the liquidity of shares and encouraging market participation of a wide range of investors, and that as a policy regarding the reduction of investment units, because the Target Company Shares are scheduled to be delisted through the Transactions, it has no specific plans to reduce the investment unit. For details, please refer to said release.

(2) Release of “Notice of Settlement Regarding Litigation against the Company and its U.S. Subsidiaries”

In the “Notice of Settlement Regarding Litigation against the Company and its U.S. Subsidiaries” released by the Target Company as of October 31, 2025, the Target Company announced that the Target Company, together with its subsidiaries, Toyota Material Handling North America, Inc. and Toyota Material Handling, Inc. was named in a class-action lawsuit filed on September 22, 2024 (local time) in the United States District Court for the Northern District of California arising from a certification issue for forklift engines, but on October 31, 2025, the board of directors of the Target Company approved a resolution for entering into a settlement agreement with the plaintiffs, which provides for a settlement payment and complimentary maintenance services. For details, please refer to said release.

(3) Release of “Notice Concerning Revision of Forecast of Financial Results”

In the “Notice Concerning Revision of Forecast of Financial Results” released by the Target Company as of October 31, 2025, the Target Company revised the forecast of consolidated financial results for FY2026. For details, please refer to said release.

(4) Disclosure of “Consolidated Financial Results for the Second Quarter of the Fiscal Year Ending March 31, 2026 (IFRS)”

The Target Company disclosed the Target Company’s Financial Results as of October 31, 2025. The summary of the Target Company’s Financial Results based on that disclosure is as follows. The disclosure has not been reviewed by auditing firms under Article 193-2, Paragraph 1 of the Act. Also, as the following summary is extracted from portions of the results disclosed by the Target Company, please refer to that disclosure for the details.

(i) Status of profits or loss (consolidated)

Fiscal Period	Second Quarter of the Fiscal Year Ending March 31, 2026
Net sales	2,058,680 million yen
Cost of sales	(1,607,859 million yen)
Selling, general and administrative expenses	(369,444 million yen)
Other income	16,199 million yen
Other expenses	(60,049 million yen)
Operating profit	37,526 million yen

Interim profit	93,051 million yen
Interim profit attributable to owners of the parent	91,117 million yen

Note: Amounts shown in parentheses represent negative figures.

(ii) Status per share (consolidated)

Fiscal Period	Second Quarter of the Fiscal Year Ending March 31, 2026
Interim earnings per share - basic	303.22 yen
Interim earnings per share - diluted	303.22 yen

Trend of the main financial data, etc. of the Target Company

Trend of the main financial data, etc.

(1) Consolidated financial data, etc.

Financial period	143rd	144th	145th	146th	147th
Year-end	March 2021	March 2022	March 2023	March 2024	March 2025
Net sales (million yen)	2,118,302	2,705,183	3,379,891	3,833,205	4,084,984
Operating profit (million yen)	118,159	159,066	169,904	200,404	221,695
Profit (million yen)	141,435	185,350	198,716	236,854	271,247
Profit attributable to owners of the parent (million yen)	136,700	180,306	192,861	228,778	262,312
Comprehensive income (million yen)	854,098	751,823	(26,348)	2,285,895	(938,140)
Share of equity attributable to owners of the parent (million yen)	3,236,038	3,928,513	3,837,416	6,045,759	4,904,686
Total assets (million yen)	6,503,986	7,627,120	7,821,185	11,078,462	9,403,481
Share of equity attributable to owners of the parent per share (yen)	10,422.64	12,653.04	12,359.66	19,472.48	16,273.00
Earnings per share - basic (yen)	440.28	580.73	621.17	736.86	856.96
Earnings per share - diluted (yen)	440.28	580.73	621.17	736.86	856.96
Ratio of equity attributable to owners of the parent to total assets (%)	49.75	51.51	49.06	54.57	52.16
Return on equity (ROE) attributable to owners of the parent (%)	4.82	5.03	4.97	4.63	4.79

Price earnings ratio	(ratio)	22.39	14.58	11.83	21.24	14.83
Net cash provided by operating activities	(million yen)	382,386	321,085	194,964	443,590	171,578
Net cash used in investing activities	(million yen)	(404,164)	(229,805)	(427,642)	47,903	(43,403)
Net cash provided by (used in) financing activities	(million yen)	(105,477)	(92,114)	183,690	(209,491)	(198,654)
Cash and cash equivalents at end of year	(million yen)	238,248	247,085	202,731	496,849	378,455
Number of employees (Average number of temporary employees not included in the above figure)	(persons)	66,947 [11,396]	71,784 [12,923]	74,887 [14,358]	77,824 [15,146]	79,454 [15,226]

Note 1: The consolidated financial statements have been prepared based on the International Financial Reporting Standards (IFRS).

Note 2: “Earnings per share – diluted” are the same as “Earnings per share – basic” because there were no potential shares.

Note 3: The number of employees indicates the number of employees who are currently working at the Target Company (excluding employees seconded from the Target Company Group to external companies but including employees seconded from external companies to the Target Company Group).

(2) Financial data, etc. of the Target Company

Financial period	143rd	144th	145th	146th	147th
Year-end	March 2021	March 2022	March 2023	March 2024	March 2025
Net sales (million yen)	1,563,591	962,029	1,157,785	1,223,629	1,267,810
Ordinary profit (million yen)	98,123	131,662	150,414	178,619	180,360
Net profit (million yen)	82,801	107,173	112,565	272,330	192,007
Capital stock (million yen)	80,462	80,462	80,462	80,462	80,462
Total number of issued shares (shares)	325,840,640	325,840,640	325,840,640	325,840,640	325,840,640
Net assets (million yen)	2,734,565	3,246,174	3,003,728	4,958,200	3,681,775
Total assets (million yen)	4,643,579	5,325,852	5,050,498	7,732,127	5,737,794
Net assets per share (yen)	8,807.49	10,455.35	9,674.50	15,969.62	12,215.57
Dividends per share (yen)	150.00	170.00	190.00	240.00	280.00
Of the above, interim dividend per share (yen)	(70.00)	(80.00)	(90.00)	(100.00)	(140.00)
Net profit per share (yen)	266.68	345.19	362.56	877.13	627.28
Earnings per share after adjusting for potential shares (yen)	-	-	-	-	-
Equity ratio (%)	58.89	60.95	59.47	64.12	64.17
Return on equity (%)	3.45	3.58	3.60	6.84	4.44
Price earnings ratio (ratio)	36.97	24.54	20.27	17.84	20.25
Dividend payout ratio (%)	56.25	49.25	52.41	27.36	44.64
Number of employees (persons)	14,164	14,200	14,240	14,264	14,506

(Average number of temporary employees not included in the above figure)	[3,624]	[4,301]	[5,202]	[5,698]	[6,128]
Total shareholder return (%)	193.2	169.7	151.7	316.6	265.2
Comparative index: Dividend-included TOPIX (%)	[142.1]	[145.0]	[153.4]	[216.8]	[213.4]
Highest stock price (yen)	10,230	10,190	8,710	16,265	15,540
Lowest stock price (yen)	4,590	7,290	6,540	6,910	8,908

Note 1: The number of employees indicates the number of employees who are currently working at the Target Company (excluding employees seconded from the Target Company Group to external companies but including employees seconded from external companies to the Target Company Group).

Note 2: “Earnings per share after adjusting for potential shares” is not included because there were no potential shares.

Note 3: The highest stock prices and the lowest stock prices are those quoted on the First Section of the Tokyo Stock Exchange on or before April 3, 2022 and those quoted on the Prime Market of the Tokyo Stock Exchange from April 4, 2022.