



June 30, 2026

To All Concerned Parties

Company Name: Open House Group Co., Ltd.  
Address: 7-2, Marunouchi 2-chome, Chiyoda-ku, Tokyo  
Representative: President and CEO  
Ryosuke Fukuoka  
(Code Number: 3288 Prime Market of Tokyo Stock Exchange)  
Contact: Senior Managing Director, CFO  
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**Notice Concerning Acquisition of Shares of SHINSEI TRUST Co., Ltd. by a Subsidiary of the Company (Making it a Sub-subsidiary)**

Open House Group Co., Ltd. (the “Company”) hereby announces that Pressance Co., Ltd. (hereinafter referred to as “Pressance”), a wholly-owned subsidiary of the Company, today acquired all issued shares of SHINSEI TRUST Co., Ltd. (hereinafter “SHINSEI TRUST” and “the Share Acquisition”, respectively) as follows, and made the company a wholly-owned subsidiary (making it a sub-subsidiary of the Company).

**1. Reason for the Share Acquisition**

Pressance has focused on the supply of condominiums in selected locations in central areas, mainly in the Kinki region, the Tokai-Chukyo region, the Tokyo metropolitan area, and core regional cities including Okinawa. Furthermore, Pressance has built a solid foundation, such as becoming No. 1 nationwide in the number of condominium units supplied in 2025, and in particular, maintaining No. 1 for 16 consecutive years in the Kinki region (according to research by the Real Estate Economic Institute Co., Ltd., as of February 2026).

SHINSEI TRUST, headquartered in Osaka City, develops its own brand "Swans Mansions" mainly in the Kinki region, primarily sells investment studio condominiums, and has its own customer base.

Sales of investment studio condominiums require high-level expertise and abundant experience, and securing and training excellent human resources requires significant time and cost. SHINSEI TRUST has many experienced sales staff members who have accumulated a track record in this field over many years, and its human resources are a ready-to-work force of great value to Pressance. Through the Share Acquisition, by welcoming SHINSEI TRUST's excellent human resources into Pressance, Pressance aims to quickly expand the sales base while reducing the training workload. This is practically a strategic initiative to "acquire time and human resources," and Pressance expects a strong synergy effect in terms of human resources.

By integrating the know-how and human resources possessed by Pressance and SHINSEI TRUST, Pressance will further strengthen the combined business foundation in the Kinki region, contributing to its sustainable growth.

In addition, along with the Share Acquisition, the Company expects to generate business synergies by utilizing the real estate for sale (inventories) held by both parties. In the sale of investment condominiums, inventories are an important management resource forming the foundation of the business, and through the Share Acquisition, property information held by Pressance and SHINSEI TRUST can be shared and centrally managed, and the range of proposals to customers will greatly expand. Furthermore, enabling cross-selling across their respective sales networks will enhance sales efficiency and boost inventory turnover.

The Company believes that these synergies will further strengthen the sales cycle of Pressance, expanding its business foundation in the Kinki region and driving its sustainable growth.

## 2. Overview of the Subsidiary of the Company Acquiring the Shares

a. Trade Name	Pressance Co., Ltd.
b. Location	1-2-27 Shiromi, Chuo-ku, Osaka City
c. Name and Title of Representative	Masanori Harada, President and CEO
d. Content of Business	Planning, development, and sale of investment condominiums and residential condominiums
e. Amount of Stated Capital	7,886 million yen
f. Date of Incorporation	October 1, 1997
g. Major Shareholders and Shareholding Ratios	Open House Group Co., Ltd. 100%

## 3. Overview of SHINSEI TRUST

a. Trade Name	SHINSEI TRUST Co., Ltd.	
b. Location	1-6-7 Doshomachi, Chuo-ku, Osaka City, Osaka	
c. Name and Title of Representative	Naoya Fujii, Representative Director	
d. Content of Business	Sale and rental management of condominiums	
e. Amount of Stated Capital	100 million yen	
f. Date of Incorporation	August 8, 2002	
g. Relationship between the Listed Company and the Said company	Capital Relationship	Not applicable
	Personnel Relationship	Not applicable
	Business Relationship	Not applicable

## 4. Number of Acquired Shares and Status of Shares Held Before and After the Acquisition

a. Number of Shares Held before the Change	0 shares (Number of voting rights: 0, % of voting rights held: 0%)
b. Number of Acquired Shares	170 shares (Number of voting rights: 170)
c. Number of Shares Held after the Change	170 shares (Number of voting rights: 170, % of voting rights held: 100%)

\*The Company will not disclose the acquisition price due to confidentiality obligations with the counterparty. In addition, the acquisition price has been determined through discussions between the parties based on a share valuation by an external expert.

## 5. Date of Share Acquisition

June 30, 2026

## 6. Future Outlook

The impact of the Share Acquisition on the Company's consolidated financial results for the current fiscal year is immaterial.

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