October 30, 2026

Listed Company: LIFULL Co., Ltd.
Representative: ITO Yuji
Representative Director, President
(Stock Code: 2120 TSE Prime)
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Notice Concerning Transfer of Fixed Assets (Trust Beneficiary Rights)

LIFULL Co., Ltd. (the "Company") hereby announces that it resolved to transfer fixed assets (trust beneficiary rights), and today executed the agreement and completed the transfer, as outlined below.

Notes

1. Reason for the Transfer

Under the corporate message "Make every LIFE FULL," the Company provides services for home-seekers and real estate professionals utilizing AI and advanced technologies, including LIFULL HOME'S, a leading real estate and housing platform in Japan, and Kenbiya, an investment property listing service.

The assets (trust beneficiary rights) subject to this transfer were acquired and placed into operation in December 2024 to acquire operational know-how through the Company's subsidiary, LIFULL Social Asset Co., Ltd., in renovating idle properties into accommodation facilities and subsequently operating and reselling them, with the aim of ultimately providing a solution to the issue of abandoned homes and revitalizing real estate markets in rural Japan. Having successfully accumulated the targeted business expertise over the operational period, the Company has transferred these assets in order to reallocate management resources, improve asset efficiency, and strengthen its financial position.

The Company will continue to drive strategic portfolio optimization and strive to enhance corporate value.

2. Details of Transferred Assets (Trust Beneficiary Rights)

Name of Asset(s) (Location)	Book Value	Transfer Price	Current Usage
- Rakuten STAY VILLA Sengokuhara Kita-kan (Hakone-machi, Ashigarashimo-gun, Kanagawa) - Rakuten STAY VILLA Sengokuhara Minami-kan (Hakone-machi, Ashigarashimo-gun, Kanagawa) - Rakuten STAY VILLA Kamogawa (Kamogawa-shi, Chiba) - Rakuten STAY VILLA Nikko (Nikko-shi, Tochigi)	¥5,396 mil.	¥5,583 mil.	Lodging Facilities (Land and Buildings)

3. Overview of Counterparty

(1) Name:	RMB1 LLC
(2) Location:	c/o Tokyo Kyodo Accounting Office, 1-4-1 Marunouchi, Chiyoda-ku, Tokyo
(3) Title and Name of Representative:	Representative Member: General Incorporated Association Konan Partners 2 Operating Officer: HONGO Masakazu
(4) Description of Business:	(1) Acquisition, holding, operation, disposal, leasing and management of real estate etc. (2) Acquisition, holding and disposal of real estate trust beneficiary rights (3) Other businesses incidental or related to the preceding items
(5) Capital:	¥100,000
(6) Date of Establishment:	August 19, 2026
(7) Net Assets and Total Assets:	Not applicable, as the Counterparty has not yet concluded its first fiscal year following incorporation.
(8) Relationship Between the Listed Company and the Counterparty:	There are no capital, personnel or business relationships to state. Furthermore, the Counterparty does not fall under the category of a related party of the Company.

4. Schedule of Transfer

(1) Board Resolution Date:	October 28, 2026 (*Conditional resolution; conditions finalized on October 30, 2026)
(2) Agreement Execution Date:	October 30, 2026
(3) Transfer Execution Date:	October 30, 2026

5. Future Outlook

While the impact of this transfer on consolidated financial results for the fiscal year ending September 30, 2027, is immaterial, it will be incorporated into the "Consolidated Financial Results Forecast for the Fiscal Year Ending September 30, 2027," scheduled to be announced on November 12, 2026. The Company will promptly disclose any further matters that warrant disclosure should they arise.