



June 23, 2025

Company name: NIPRO CORPORATION
 Name of representative: Yoshihiko Sano, Representative
 Director and President
 (Securities code: 8086; Prime
 Market)
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 Director and General Manager of
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 of the Company
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Notice of Regarding Transfer of Beneficial Interest in Domestic Real Estate (Land) Trust and Extraordinary gains

We hereby announce that June 20, 2025, we have decided to transfer the beneficial interest in domestic real estate (land) trust and expect to record a gain on the transfer as outlined below.

1. Reason for the Transfer

To enhance asset efficiency and strengthen our financial base through effective utilization of management resources, we have decided to transfer the beneficial interest in the following real estate (land) trust owned by our company.

Please note that the property will continue to be used under a lease agreement with the transferee, and therefore, this transfer will not result in the relocation of our factory.

2. Details of the Transfer

Description & Location	Transfer Price	Book Value	Gain on Transfer	Current Status
Land: 27,240.39 m ² Location: 2-1-1 Shinmeidai, Hamura, Tokyo	¥10.0billion	¥5.9billion	¥4.1billion	Tokyo CPF (Hamura) Land

3. Overview of the Transferee of the Beneficial Interest

Name	Hulic Co., Ltd.
Location	7-3 Nihonbashi Odenmacho, Chuo-ku, Tokyo, Japan
Representative	President, Representative Director Takaya Maeda
Business Description	Ownership, leasing, sale, and brokerage of real estate
Capital	¥111.69 billion (as of December 2024)
Date of Establishment	March 1957
Net Assets	¥856.344 billion (as of December 2024)

Total Assets	¥3,048.935 billion (as of December 2024)	
Major Shareholders	The Master Trust Bank of Japan, Ltd. (Trust Account) Meiji Yasuda Life Insurance Company Fuyo General Lease Co., Ltd. Yasuda Real Estate Co., Ltd. Yasuda Warehouse Co., Ltd.	
Relationship with Our Company	Capital Relationship	Not applicable
	Personnel Relationship	Not applicable
	Transactional Relationship	Not applicable
	Related Party Status	Not applicable

4. Schedule of the Transfer

(1) Board Resolution Date	April 23, 2025
(2) Contract Signing Date	June 20, 2025
(3) Transfer Date	June 20, 2025

The transfer was conditionally approved at the Board of Directors meeting held on April 23, 2025, and negotiations have been ongoing. The conditions have now been met, and the transfer agreement has been executed.

5. Outlook

As a result of this transfer of beneficial interest, we expect to record a gain on sale of fixed assets of ¥4.1 billion in the first quarter of the fiscal year ending March 2026.

We are currently reviewing the impact on our performance for the current fiscal year, including costs related to the efficiency of other assets. If any revisions are necessary, we will promptly disclose them.

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