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[Translation]

December 20, 2023

To whom it may concern

Tosei Corporation

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**Notice Regarding Revision of Full-Year Earnings Forecasts for
Fiscal Year Ending November 30, 2023, and Revision of Dividend Forecasts**

Tosei Corporation (the “Company”), hereby announces that in light of recent performance trends it decided to revise its full-year earnings forecasts and dividend forecasts for the fiscal year ending November 30, 2023 (December 1, 2022 to November 30, 2023) announced on October 31, 2023. The details are as follows.

1. Consolidated Earnings Forecasts Revision for Fiscal Year Ending November 30, 2023 (December 1, 2022, to November 30, 2023)

	Revenue (¥ million)	Operating profit (¥ million)	Profit before tax (¥ million)	Profit attributable to owners of the parent (¥ million)	Basic earnings per share (¥)
Previous forecasts (A) (Announced on October 31, 2023)	79,321	15,768	14,800	10,084	210.92
Revised forecasts (B)	79,446	16,254	15,310	10,507	219.74
Amount of change (B-A)	125	486	510	423	
Percentage change (%)	0.2	3.1	3.4	4.2	
[Reference] Results for the previous fiscal year ended November 30, 2022	70,953	13,514	12,753	8,607	181.66

2. Non-consolidate Earnings Forecasts Revision for Fiscal Year Ending November 30, 2023 (December 1, 2022, to November 30, 2023)

	Net sales (¥ million)	Ordinary income (¥ million)	Net income (¥ million)	Net income per share (¥)
Previous forecasts (A) (Announced on October 31, 2023)	46,506	10,673	8,603	179.95
Revised forecasts (B)	46,480	10,906	8,738	182.76
Amount of change (B-A)	(26)	233	135	
Percentage change (%)	(0.1)	2.2	1.6	
[Reference] Results for the previous fiscal year ended November 30, 2022	43,063	10,678	8,687	183.35

[Reason for Revisions]

(1) Consolidated Earnings Forecasts

After careful examination of the consolidated earnings forecast for the current fiscal year, the revenue forecast was revised to ¥79,446 million, an increase of ¥125 million from the previous forecast. This is mainly due to the sales of pre-owned condominiums sold in the Revitalization Business as well as the hotel occupancy rates and ADRs (average daily rates) in October and November in the Hotel Business exceeded our expectations.

In addition to the aforementioned, the repair expenses in the Rental Business were lower than expected and we were able to contain the general and administrative expenses. Therefore, the full-year operating profit forecast was revised to ¥16,254 million, an increase of ¥486 million, profit before tax was revised to ¥15,310 million, an increase of ¥510 million and the profit attributable to owners of the parent was revised to ¥10,507 million, an increase of ¥423 million.

(2) Non-consolidated Earnings Forecasts

As for the net sales forecast, after careful examination of the non-consolidated earnings forecast, it was revised to ¥46,480 million, a decrease of ¥26 million from the previous forecast. Due to the same reason for consolidated earnings forecasts, the ordinary income forecast was revised to ¥10,906 million, an increase of ¥233 million, and the net income forecast was revised to ¥8,738 million, an increase of ¥135 million.

3. Dividend Forecasts Revision for the Fiscal Year Ending November 30, 2023

	Annual dividends per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
Previous forecasts (Announced on October 31, 2023)	(¥) —	(¥) —	(¥) —	(¥) 64.00	(¥) 64.00
Revised forecasts	—	—	—	66.00	66.00
Results for the current period	—	0.00	—	—	—
Results for the same period of the previous year ended Nov. 2022	—	0.00	—	51.00	51.00

[Reason for Revisions]

The Company maintains the stable dividend distribution to its shareholders as a crucial management priority. The Company's basic policy is to comprehensively take into account such factors as its operating performance trend, the surrounding business environment going forward, as well as the development of the business plans, so as to balance the profit distribution with the need for the internal capital resources for a long-term enterprise value enhancement by taking advantage of profitable business opportunities.

For the fiscal year ending November 30, 2023, the Company revised its year-end dividend forecast to ¥66 per share (payout ratio 30.0%), up ¥2 from the previous forecast, based on the revision to the consolidated earnings forecast and the level of the payout ratio before the revision (30.3%).

End

Note: The above earnings forecasts are based on information available at the time of announcement. There is a possibility that the actual result may differ from the forecasts.