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NEWS RELEASE

March 21, 2025

Yamato Holdings Co., Ltd

Notice Regarding the Sale and Leaseback of Non-current Assets to Strengthen Balance Sheet Management, the Booking of Extraordinary Income, and Revision of the Consolidated Earnings Forecasts for the Fiscal Year Ending March 31, 2025

Yamato Holdings Co., Ltd. (the “Company”) has resolved at the Board of Directors meeting held today that the Company and its consolidated subsidiary Yamato Transport Co., Ltd. (“Yamato Transport”) will conduct the sale and leaseback of the non-current assets listed below, as part of the initiative to strengthen balance sheet management.

Additionally, due to the booking of extraordinary income from the sale of the subject non-current assets, the Company has revised its consolidated earnings forecasts for the fiscal year ending March 31, 2025, previously announced on February 3, 2025.

1. Reason for the transaction

Under the medium-term management plan “Sustainability Transformation 2030 ~1st Stage~”, which runs through the fiscal year ending March 31, 2027, Yamato Group has positioned these three years as the period for strengthening the TA-Q-BIN network and transforming its business portfolio.

Specifically, the Company aims to achieve profit growth by “Stabilizing earnings in the TA-Q-BIN business (Retail domain)”, “Expanding earnings in the Corporate Business”, and “Creating new business models that address environmental and social issues”, while also “Strengthening balance sheet management”, to improve basic earnings per share and return on capital, thereby achieving sustainable corporate value enhancement.

In relation to “Strengthening balance sheet management”, the Company has already undertaken the sale of investment securities and a share buyback of up to 50 billion yen. The proceeds of 45 billion yen from this sale of non-current assets will be used to make the necessary investments for future business growth, such as strengthening the TA-Q-BIN network, and expanding the Corporate Business domain including M&A, while the Company will also flexibly consider using the proceeds for share buybacks.

2. Details of the non-current assets to be sold

Asset name	Owning entity	Location	Asset details	Gain on sale
Yamato Headquarters Building A, Building B	The Company /Yamato Transport	2-12-16 Ginza, Chuo-ku, Tokyo 2-12-18 Ginza, Chuo-ku, Tokyo	Land: 1,965.88 m ² Building: 18,475.71 m ²	Approx. 11.2 billion yen
Umibe Building	Yamato Transport	8-4 Umibe, Koto-ku, Tokyo	Land: 6,815.32 m ² Building: 16,479.71 m ²	Approx. 6.5 billion yen
Shinonome Building	Yamato Transport	2-2-3 Shinonome, Koto-ku, Tokyo	Land: 3,548.02 m ² Building: 8,744.58 m ²	Approx. 4.4 billion yen
Shibaura Building	Yamato Transport	3-15-14 Kaigan, Minato-ku, Tokyo	Land: 1,194.87 m ² Building: 4,622.73 m ²	Approx. 2.1 billion yen
Total				Approx. 24.2 billion yen

Note: Although the sale prices and book values cannot be disclosed due to confidentiality obligations with the buyers, the assets will be sold at fair market value.

3. Overview of the buyers

(1) Buyer of the Yamato Headquarters Building A, Building B

Name	Meiji Yasuda Life Insurance Company	
Address	2-1-1 Marunouchi, Chiyoda-ku, Tokyo	
Representative	Mr. Hideki Nagashima, Director, President, Representative Executive officer	
Business	Life insurance	
Total funds	980 billion yen	
Establishment	July 9, 1881	
Total assets	46,457.8 billion yen (as of September 30, 2024)	
Net assets	5,090.2 billion yen (as of September 30, 2024)	
Relationship with the Company	Capital relationship	Owns 4.31% of the Company (as of Sept. 30, 2024)
	Personnel relationship	None notable

	Business relationship	Group insurance for the Yamato Group, etc.
	Related party status	Not applicable

(2) Buyers of other properties

The buyers of properties other than Yamato Headquarters Building A, Building B are all domestic corporations, and their names will not be disclosed at their request. There are no capital, personnel, or business relationships between the Company and these buyers, nor are they related parties.

4. Timing of the transfer

- Board resolution March 21, 2025
- Contract signing March 28, 2025
- Property delivery March 28, 2025

5. Future outlook and revision of consolidated earnings forecasts for the fiscal year ending March 31, 2025 (April 1, 2024 – March 31, 2025)

The Company expects to book an extraordinary income of 24.2 billion yen from the sale of these non-current assets in the fiscal year ending March 31, 2025. As this extraordinary income is expected to result in higher profit attributable to owners of parent compared to the previous earnings forecasts (announced on February 3, 2025), the Company has revised its full-year consolidated earnings forecasts as outlined below.

(Unit : Million yen)

	Operating revenue	Operating profit	Ordinary profit	Profit attributable to owners of parent	Basic earnings per share
Previous forecasts (A)	1,760,000	10,000	13,000	18,000	53.08 yen
Revised forecasts (B)	1,760,000	10,000	13,000	36,000	106.16 yen
Change (B – A)	0	0	0	18,000	–
Change (%)	0.0	0.0	0.0	100.0	–
(Reference) Previous fiscal year (Ended March 31, 2024)	1,758,626	40,059	40,458	37,626	107.23 yen

Note: The above earnings forecasts are based on information currently available to the Company, and certain assumptions deemed reasonable, and actual results may vary due to various factors.

6. Other matters necessary for investors to appropriately understand Company information and make decisions

Even after the transfer of the subject non-current assets, the Company and Yamato Group plan to continue using the subject properties under fixed-term building lease agreements with the buyers until the following dates:

Yamato Headquarters Building A, Building B	March 31, 2045 (20 years)
Umibe Building	March 31, 2027 (2 years)
Shinonome Building	March 31, 2027 (2 years)
Shibaura Building	March 31, 2027 (2 years)

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