

Company Name: GMO Internet Group, Inc.
(TSE Prime Market, Code: 9449)
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Notice Regarding Acquisition of Ownership of Land and Building Containing Setagaya Business Square

GMO Internet Group, Inc. (the "Company") hereby announces that it has agreed today to acquire trust beneficiary rights (fixed assets) set for Setagaya Business Square ("SBS", the sub-name: GMO Internet TOWER) . Regarding the trust beneficiary rights (fixed assets) set for SBS 35% will be acquired for approximately JPY 15.0 billion from three companies of Tokyu Group: TOKYU CORPORATION, TOKYU BUS CORPORATION and CT Realty Limited. With this acquisition, the Company will hold 90% of the trust beneficiary rights (fixed assets) in SBS.

1. Reason for the acquisition

Because of the pandemic, GMO Internet Group has been quickly adapting to business style in the era of post-corona and with-corona, such as beginning to work from home in January 2020 and declaring in April 2020 that the Group will discourage the use of seal impression. We have recognized the importance of a function our capital (e.g. office) has, as a symbol of corporate brands or a place promoting real communication.

SBS is a high-rise composite facility that is based in Setagaya-ku, which is close to Shibuya-ku, and that leads directly to Yoga station on the Tokyu Den-en-toshi Line. The Company has determined that acquisition of SBS will likely generate revenue stably in the long-term and will enhance GMO Internet Group's brand value, and decided to acquire 55% of trust beneficiary rights (fixed assets) set for SBS in November 2021, and designated the sub-name of SBS as "GMO Internet TOWER" (*)

While continuing our office strategy based in Shibuya, GMO Internet Group is also advancing the utilization of GMO Internet TOWER. We are expanding brand recognition through the renaming of the sub-name of SBS and Yoga station, using the space as "GMO GLOBAL STUDIO," a hybrid-type event space that combines physical and online experiences, and a research base for cutting-edge technologies pertaining to advanced Air Mobility. We are also using as the "GMO Cybersecurity Center," thereby accelerating our efforts to foster the next generation of top engineers and white hat hackers within GMO Internet Group, improving our technical capabilities through monitoring, analyzing, and exercising against increasingly sophisticated cyber attacks.

In order to enhance our brand value, we have decided to acquire an additional 35% of the trust beneficiary rights (fixed assets) in SBS for 15.0 billion yen. We will continue to work in collaboration with the community to contribute to regional revitalization and strive to enhance the group's brand value.

Office function will remain consolidated in GMO Internet Group's first headquarter (Cerulean Tower) and GMO Internet Group's second headquarter (Shibuya FUKURAS), and we will not relocate to SBS.

* For details, please refer to the disclosure "Notice Regarding Acquisition of Ownership of Land and Building Containing Setagaya Business Square and Cerulean Tower" dated November 22, 2021.

2. Details of assets to be acquired (trust beneficiary rights)

(1) Name	Setagaya Business Square(The sub-name: GMO Internet TOWER)
(2) Location	Yoga, Setagaya-ku, Tokyo
(3) Transportation	Leads directly to Yoga station (The sub-name: GMO Internet TOWER) on the Tokyu Den-en-toshi Line
(4) Total floor area	94,373 m ²
(5) Application	Office, Store
(6) Acquired from	TOKYU CORPORATION, TOKYU BUS CORPORATION, CT Realty Limited
(7) Share acquired	35%
(8) Amount of acquisition	JPY 15.0 billion
(9) Funds for the acquisition	Borrowings from financial institutions

* The costs of acquisition are approximate values calculated by adding the miscellaneous expenses relating to the acquisition.

* The Company has solicited appraisal and examined validity in the amount of acquisition upon the acquisition.

3. Overview of seller

(1) TOKYU CORPORATION

(1) Name	TOKYU CORPORATION	
(2) Location	5-6 Nampeidai-cho, Shibuya-ku, Tokyo	
(3) Name & Title of Representative	Masahiro Horie, President & Representative Director	
(4) Business Description	Real estate leasing, Real estate sales, Other Businesses	
(5) Capital	JPY 121,724 million (as of March 31, 2023)	
(6) Net assets	JPY 551,429 million (as of March 31, 2023)	
(7) Total assets	JPY 2,073,120 million (as of March 31, 2023)	
(8) Establishment	September 2, 1922	
(9) Major Shareholders and Ownership Ratio	The Master Trust Bank of Japan, Ltd. (Custodial Account) 14.67% Custody Bank of Japan, Ltd. (Custodial Account) 5.07% The Dai-ichi Life Insurance Company, Limited 5.02%	
(10) Relationship with GMO Internet Group	Capital relations	Not applicable
	Human relations	Not applicable
	Business relations	Not applicable
	Related party relationship	Not applicable

(2) TOKYU BUS CORPORATION

(1) Name	TOKYU BUS CORPORATION	
(2) Location	3-8-1 Higashiyama, Meguro-ku, Tokyo	
(3) Name & Title of Representative	Takashi Hurukawa, President	
(4) Business Description	Car transportation business, Real estate leasing, Travel Agency under the Travel Agency Law	
(5) Capital	JPY 100 million (as of March 31, 2023)	

(6)	Net assets	JPY 35,632 million (as of March 31, 2023)	
(7)	Total assets	JPY 52,485 million (as of March 31, 2023)	
(8)	Establishment	May 21, 1991	
(9)	Major Shareholders and Ownership Ratio	TOKYU CORPORATION 100%	
(10)	Relationship with GMO Internet Group	Capital relations	Not applicable
		Human relations	Not applicable
		Business relations	Not applicable
		Related party relationship	Not applicable

(3) CT Realty Limited

(1)	Name	CT Realty Limited	
(2)	Location	Nihonbashi 1-chōme Building, 1-4-1 Nihonbashi, Chuo-ku, Tokyo	
(3)	Name & Title of Representative	Yasuharu Tabuchi , Director	
(4)	Business Description	Real Estate Business	
(5)	Capital	JPY 3 million (as of February 28, 2023)	
(6)	Net assets	JPY -1,328 million (as of February 28, 2023)	
(7)	Total assets	JPY 47,779 million (as of February 28, 2023)	
(8)	Establishment	February 13, 2004	
(9)	Major Shareholders and Ownership Ratio	CT Asset Funding Association 100%	
(10)	Relationship with GMO Internet Group	Capital relations	Not applicable
		Human relations	Not applicable
		Business relations	Not applicable
		Related party relationship	Not applicable

4. Acquisition schedule

(1)	Date of Resolution by the Board of Directors	November 29, 2023
(2)	Contract Execution	November 30, 2023
(3)	Closed Date of Acquisition	January 31, 2024

5. Future outlook

Regarding the consolidated results of the Company in the fiscal year ending December 2023, although the acquisition of trust beneficiary rights causes the Company to incur expenditure, the Company considers that this has limited impact on the profit and loss. The Company shall also immediately disclose any further important information which has come to light.