

NEWS RELEASE

CENTURY 21 REAL ESTATE OF JAPAN LTD.

**Century 21 Japan Acquires 10% Equity Stake in CTCAP,
Which Holds Development Rights* Across 11 Asian Countries and Regions**

Investment to Drive Cross-Border Real Estate Referral Business for Japanese Franchisees

* The term "development rights" refers to sub-franchise rights in the countries concerned, as granted by Century 21 Real Estate LLC (International Headquarters), entitling the holder to independently develop franchises as a sub-franchisor in that country.

Century 21 Real Estate of Japan Ltd.'s First-Ever Direct Investment in the Asian Region

CENTURY 21 REAL ESTATE OF JAPAN LTD. (Headquarters: Minato-ku, Tokyo; Representative Director and President: Yusuke Takasaka) hereby announces that it has made an equity investment in CTC Asia Pacific Management Ltd. (CTCAP), which holds Century 21 franchise development rights across 11 Asian countries and regions. This direct investment will allow the company to strengthen collaboration with Century 21 offices across Asia within one of the world's largest real estate networks and to expand cross-border inbound and outbound business opportunities for domestic franchisees in Japan.

1. Investment Overview

Investment Target	CTC Asia Pacific Management Ltd. (CTCAP)
Capital Amount	USD 1,155,000
Shares Acquired	10% of issued and outstanding shares
Nature of Investment	General equity investment aimed at building a strategic partnership in the Asian region

2. Purpose of Investment: Strengthening Business Collaboration Through Strategic Partnership

The aim of this investment is to further strengthen the cooperative framework between the company and Century 21 local headquarters and their franchisees across Asia, a region experiencing growing real estate demand driven by rapid economic growth. The company expects that the following three initiatives, conducted in collaboration with CTCAP, will expand revenue opportunities for domestic franchisees in Japan.

Maximizing Cross-Border Real Estate Referral Demand

By connecting directly with the Century 21 network across 11 Asian countries and regions—including Taiwan, Hong Kong, and Singapore—the company will establish and promote cross-border client referral programs. It will actively cultivate referrals from overseas investors interested in Japanese real estate, creating new deal opportunities for domestic franchisees.

Strengthening Collaboration with the GREATS21 Franchisee Group

Centering on GREATS21, a voluntary group of Japanese domestic franchisees specializing in overseas real estate transactions, the company will support growth in the number of inbound-capable offices and improvements in overseas-related revenue per office, with the aim of increasing the company's service fee revenue.

Creating New Revenue Streams and Enhancing Brand Value

By facilitating better penetration of the Century 21 brand across Asian markets, the company will enhance brand recognition and explore new business opportunities, including equity investments in prominent local companies and joint real estate investment projects in each country.

3. Profile of the Investee Company (CTCAP)

CTCAP has been granted sub-franchise development rights across 11 Asian countries and regions by Century 21 Real Estate LLC (International Headquarters), and it aims to expand the Century 21 brand throughout the region.

Company Name: CTC Asia Pacific Management Ltd.

Headquarters: Malaysia

Regions with Development Rights (11 Countries/Regions):

Taiwan, Indonesia, Singapore, Hong Kong, Macau, South Korea, Thailand, Vietnam, Philippines, Brunei, Laos

Strategic Partners (Major Shareholders):

Overseas Venture Management Ltd. (OVM) — Post-investment stake: 45%

A group led by Wang Fu-Zhang (Chairman of Century 21 Taiwan), the pioneer who introduced Century 21 to Taiwan and who has led the modernization and internationalization of the Taiwanese real estate brokerage industry.

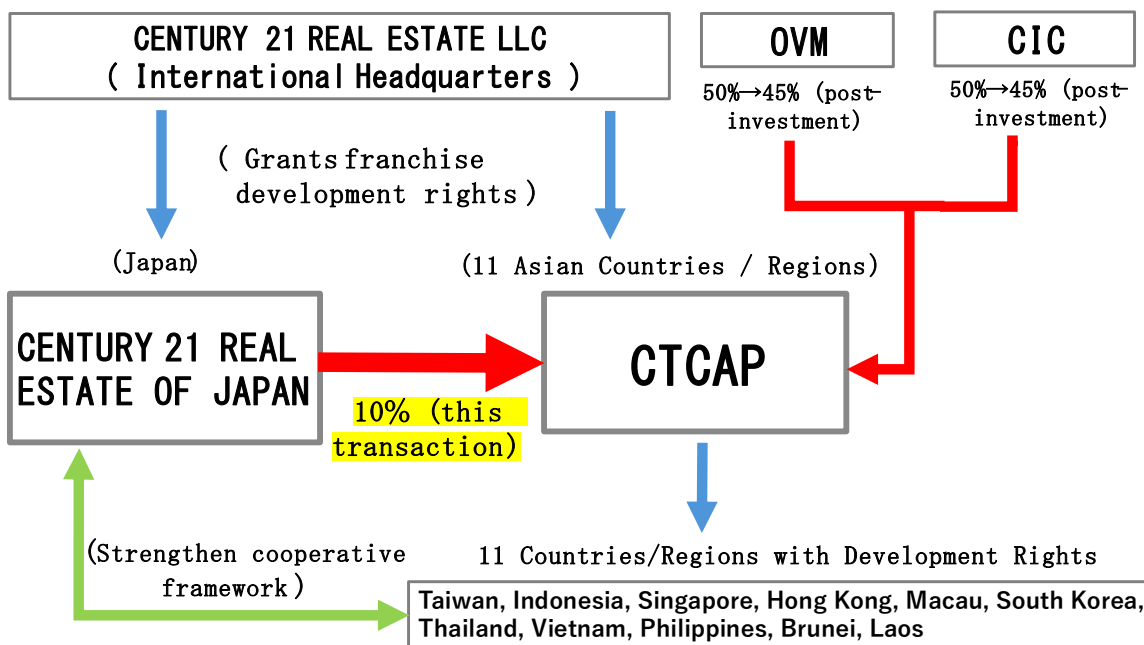
Charlwood International Corporation (CIC) — Post-investment stake: 45%

A group led by U. Gary Charlwood (Chairman of Century 21 Canada), the founder of Century 21 in Canada and a legend in the international franchise industry.

4. Future Outlook

- **Current Fiscal Year Impact:** The financial impact of this transaction on the company's results for the current fiscal year is expected to be immaterial.
- **Medium-Term Contribution:** By leveraging CTCAP's robust network across 11 Asian markets, the company will strengthen its overseas transaction capabilities and contribute to increased sales for Japanese domestic franchisees.
- **Long-Term Vision:** The company aims to share Japan's proven expertise and know-how with Century 21 operations throughout Asia, revitalizing the entire Century 21 Asia region and achieving the sustainable enhancement of corporate value.

Figure: Ownership and Franchise Structure (Post-Investment)



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Contact for Inquiries Regarding This Matter
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