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Securities Code: 8999

Start date of measures for electronic provision: June 4, 2026

Date of sending by postal mail: June 8, 2026

To our shareholders:

President
Yasushi Sayama
Grandy House Corporation
4-3-18 Odori, Utsunomiya-shi, Tochigi

Notice of the 35th Annual General Meeting of Shareholders

We are pleased to announce the 35th Annual General Meeting of Shareholders of Grandy House Corporation (the “Company”), which will be held as indicated below.

In convening this General Meeting of Shareholders, the Company takes measures for providing information that constitutes the content of Reference Documents for the General Meeting of Shareholders, etc. (matters for which measures for providing information in electronic format are to be taken) in electronic format, and posts this information on each of the following websites. Please access any of these websites using the internet address shown below to review the information.

The Company’s website
<https://www.grandy.co.jp> (in Japanese)

(Please access the above website, select “Investors Relations (English)” from the menu, then “IR Library,” and review the information.)

Website for posting materials for the General Meeting of Shareholders
<https://d.sokai.jp/8999/teiji/> (in Japanese)

Tokyo Stock Exchange website (Listed Company Search):
<https://www2.jpx.co.jp/tseHpFront/JJK010010Action.do?Show=Show> (in Japanese)

(Please access the above TSE website, enter “Grandy House” in “Issue name (company name)” or the Company’s securities code “8999” in “Code,” and click “Search.” Then, click “Basic information” and select “Documents for public inspection/PR information.” Under “Filed information available for public inspection,” click “Click here for access” under “[Notice of General Shareholders Meeting /Informational Materials for a General Shareholders Meeting].”)

Furthermore, if you are unable to attend the General Meeting of Shareholders in person, please review the Reference Documents for the General Meeting of Shareholders and exercise your voting rights in writing or by electromagnetic means (the Internet, etc.), in accordance with the instructions (in Japanese only) on pages 3 and 4 by 5:30 p.m. on Thursday, June 25, 2026.

- 1. Date and Time** Friday, June 26, 2026, at 11:00 a.m. (JST) (Reception starts at 10:00 a.m.)
- 2. Venue** Hotel New Itaya, 3rd floor, Tenpyo-no-Ma
2-4-6 Odori, Utsunomiya-shi, Tochigi
To prevent infection, we are considering seating layouts with space between seats, and we ask for your understanding that we may have to move you to another venue in the same hotel if the above-mentioned venue is full.

3. Purpose of the Meeting

Matters to be reported:

1. Reports on the Business Report and Consolidated Financial Statements for the 35th Fiscal Year (from April 1, 2025 to March 31, 2026) and the Audits Results of the Consolidated Financial Statements by the Financial Auditor and the Audit and Supervisory Committee
2. Reports on the Non-consolidated Financial Statements for the 35th Fiscal Year (from April 1, 2025 to March 31, 2026)

Matters to be resolved:

- Proposal** Election of Five Directors (Excluding Directors Who Are Audit and Supervisory Committee Members)

4. Matters Determined in Relation to the Convocation (Instructions Concerning the Exercise of Voting Rights)

- (1) When voting rights have been exercised in writing (by mail), if there is no indication of a vote for or against a proposal on the voting form, it shall be treated as an indication of a vote for the proposal.
- (2) If voting rights have been exercised multiple times via the Internet, the final exercise of voting rights shall be treated as valid.
- (3) If voting rights have been exercised in duplicate via the Internet and in writing (by mail), the exercise of voting rights via the Internet shall be treated as valid, regardless of the time and date of arrival.
- (4) If exercising voting rights by proxy, one other shareholder with voting rights may attend the General Meeting of Shareholders as a proxy. Please note, however, that it is necessary to submit a document proving the authority of the proxy.

- If you plan to attend the meeting in person, please submit the voting form to the receptionist at the meeting.
- The Company shall send paper-based documents containing the matters for which measures for providing information in electronic format shall be taken to shareholders who have requested the delivery of paper-based documents. However, the following matters shall be excluded from these paper-based documents, pursuant to the provisions of laws and regulations and Article 15 of the Articles of Incorporation.
 - (i) “Notes to Consolidated Financial Statements”
 - (ii) “Notes to Non-consolidated Financial Statements”

Accordingly, the Consolidated Financial Statements and Non-consolidated Financial Statements provided in these paper-based documents constitute part of the documents audited by the Financial Auditor and the Audit and Supervisory Committee when preparing the accounting audit report and audit report, respectively.

- The Company shall send this convocation notice and the reference documents for the General Meeting of Shareholders to shareholders who have not requested the delivery of paper-based documents.
- If revisions arise to the matters for which measures for providing information in electronic format are to be taken, a notice of the revisions and the details of the matters before and after the revisions will be posted on each of the websites on page 1.

Reference Documents for the General Meeting of Shareholders

Proposal Election of Five Directors (Excluding Directors Who Are Audit and Supervisory Committee Members)

The term of office of all five Directors (excluding Directors who are Audit and Supervisory Committee Members; the same shall apply hereinafter in this proposal) will expire at the conclusion of this General Meeting of Shareholders.

Therefore, the Company proposes the election of five Directors, including one new Director.

The Audit and Supervisory Committee considered this proposal, and there were no objections.

The candidates for Director are as follows:

Candidate No.	Name (Date of birth)	Career summary, and position and responsibility in the Company (Significant concurrent positions outside the Company (Note 3))		Number of the Company's shares owned
1	Yasuro Hayashi (February 23, 1959) Re-election Male	Apr. 1982 Apr. 2010 June 2010 Apr. 2011 Mar. 2012 June 2013 Apr. 2014 Apr. 2018 Apr. 2024	Joined The Ashikaga Bank, Ltd. Joined the Company General Manager of Finance Department, Administration Division Managing Director Supervisor of Finance Department, Administration Division Senior Managing Director Head of President's Office Supervisor Responsible for the Entire Company Management Vice President President Chairman (current position)	149,171 shares
2	Yasushi Sayama (October 31, 1969) Re-election Male	Apr. 1992 Apr. 1997 June 2005 Mar. 2008 June 2013 Apr. 2023 Apr. 2024	Joined Watanabe General Construction Joined the Company Director Managing Director General Manager of Development Division Senior Managing Director Vice President President (current position)	151,914 shares
3	Hideki Tani (April 15, 1973) Re-election Male	Oct. 1999 Feb. 2003 Dec. 2003 Jan. 2010 Apr. 2011 June 2011 Oct. 2013 Apr. 2024	Joined the Company Joined Houshou Kensetsu Joined the Company General Manager of Construction Department, Construction Division General Manager of Construction Division (current position) Director Managing Director Senior Managing Director (current position)	45,849 shares

Candidate No.	Name (Date of birth)	Career summary, and position and responsibility in the Company (Significant concurrent positions outside the Company (Note 3))		Number of the Company's shares owned
4	Kana Takahashi (September 19, 1975) Re-election Female	Apr. 1997 Apr. 2018 Apr. 2019 June 2025 July 2025	Joined the Company Head of President's Office (current position) Executive Officer Director (current position) Head of the Corporate Planning Office (current position)	29,581 shares
5	Ryuji Umeki (September 8, 1968) New appointment Male	Oct. 1999 May 2004 Sept. 2006 Oct. 2015 June 2022 Apr. 2023 Apr. 2026	Joined Aoyama Audit Corporation Registered as a certified public accountant Joined PricewaterhouseCoopers Aarata (currently PricewaterhouseCoopers Japan LLC) Joined MITSUI-SOKO Supply Chain Solutions, Inc. Joined the Company General Manager of Administration Department, Administration Division (current position) Executive Officer Senior Executive Officer (current position)	2,307 shares

- Notes:
1. There is no special interest between any of the Director candidates and the Company.
 2. Directors (excluding Directors who are Audit and Supervisory Committee Members), in principle, are appointed as Executive Directors; Directors supervise each other from the perspective of the individual field of business that they are in charge of (or have been supervising), and, in addition, have involvement in the making of important decisions. Under such a basis, we have adopted a policy for the selection of candidates in which the individual's skills, qualifications, personality, experience, track record, etc., are considered, with the objective of achieving a Board of Directors that has a good balance of important managerial skills for the corporate management of the Company (refer to the "Skills Matrix of Directors" shown below).

The reasons for the election of each Director candidate are as follows.

- Yasuro Hayashi has held various important positions since his appointment as Director in charge of finance, and has a proven track record of expanding the Company's business as President since 2018 and as Chairman since April 2024, as well as insight into corporate management. Therefore, we request that he be elected to continue to serve as Chairman.
 - Yasushi Sayama has a proven track record of contributing to the expansion of the Company's business in the acquisition and development of land for sale, which is at the core of the Group's business, as Director in charge of the development division, has contributed to the strengthening of the Company's management structure since his appointment as Vice President in April 2023, and, in addition, has led the management of the Group as President since April 2024. Therefore, we request that he be elected to continue to serve as President.
 - Hideki Tani, as Director in charge of the construction division, has a proven track record of contributing to the improvement of the quality and performance, etc. of newly built housing, which is a flagship product of the Group, as well as the establishment of a production system to accommodate business expansion. Therefore, we request that he be elected to continue to serve as Director.
 - Kana Takahashi, after being responsible for accounting operations in the Administration Department, assisted the President as Head of the President's Office and Head of the Corporate Planning Office, and has a proven track record of contributing to the overall management administration of the Group and to responses to management issues such as promoting diversity and work style reform. Therefore, we request that she be elected to continue to serve as Director.
 - Ryuji Umeki has extensive knowledge and experience in finance and accounting as a certified public accountant, and after joining the Company, has contributed to the strengthening of financial reporting, corporate governance, and the risk management system as Executive Officer in charge of the administrative division. Since April 2026, he has participated in management in a position equivalent to Director as Senior Executive Officer. Based on these achievements and experience, we have determined that he is suitable to serve as Director supervising the Company's Administrative Division. Therefore, we request that he be newly elected to serve as Director.
3. Significant concurrent positions outside the company held by each candidate are as follows
 - Yasuro Hayashi concurrently serves as a Director of Ibaraki Grandy House, Gunma Grandy House, Chiba Grandy House, General Livtech Co., Ltd., Chuko Jutaku Joho Kan Co., Ltd., Grandy Reform Co., Ltd., and Kanagawa Grandy House Co., Ltd. (all consolidated subsidiaries of the Company).
 - Yasushi Sayama concurrently serves as a Director of Ibaraki Grandy House, Gunma Grandy House, Chiba Grandy House, General Livtech Co., Ltd., Chuko Jutaku Joho Kan Co., Ltd., Grandy Reform Co., Ltd., and Kanagawa Grandy House Co., Ltd.

- Hideki Tani concurrently serves as a Director of Grandy Reform Co., Ltd. and Representative Director of Welcome House Co., Ltd. (a consolidated subsidiary of the Company).
4. The Company has concluded a directors and officers liability insurance contract with an insurance company as stipulated in Article 430-3 of the Companies Act, which insures Directors (including Directors who are Audit and Supervisory Committee Members), Audit and Supervisory Board Members, and Executive Officers of the Company and its subsidiaries, and a summary of the contents of such insurance policy is stated in the Business Report “II. Current Status of the Company, 3. Status of Company Officers, (iii) Overview of the content of Officers’ Liability Insurance Policy” (in Japanese only). If each of the candidates is appointed as a Director under this proposal, the insurance policy will expire during his term of office, but the Company intends to continue to conclude an equivalent corporate officers’ liability insurance policy insuring all of the candidates.
 5. The number of the Company’s shares owned is the number of shares as of March 31, 2026.

[Reference] Skills Matrix of Directors

- If this proposal is approved in its original form at this General Meeting of Shareholders, the skills matrix of the Company's Directors will be as follows.

Name	Expertise and experience						
	Corporate management Organizational operation	Sales Sales strategies	Technology/quality Development	Finance Accounting	Internal controls Risk management Legal affairs	Human resources development Personnel/labor affairs	ESG Sustainability
Yasuro Hayashi	●	●		●		●	●
Yasushi Sayama	●	●	●		●		●
Hideki Tani	●	●	●				●
Kana Takahashi				●		●	●
Ryuji Umeki				●	●		●
Chikara Chikami* (Audit and Supervisory Committee Member)	●			●	●		
Takehiko Kobayashi* (Audit and Supervisory Committee Member)				●	●		
Toru Yoshino* (Audit and Supervisory Committee Member)				●	●		
Akifumi Morita* (Audit and Supervisory Committee Member)				●	●		

(*) Independent Outside Director