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(Securities code 3277) March 13, 2023 (Starting date of the measures for electronic provision: March 4, 2023)

To Shareholders with Voting Rights:

Takashi Matsuzaki President and Representative Director Sansei Landic Co., Ltd. 2-5-1 Marunouchi, Chiyoda-ku, Tokyo

NOTICE OF

THE 47TH ORDINARY GENERAL MEETING OF SHAREHOLDERS

We would like to express our appreciation for your continued support and patronage.

This is to inform you that the 47th Ordinary General Meeting of Shareholders (this "Meeting") of Sansei Landic Co., Ltd. (the "Company") will be held for the purposes as described below.

The Company has taken measures for the electronic provision of materials for this Meeting, and posted the matters to be provided electronically on the following website.

The Company's website: https://www.sansei-l.co.jp/en/ir/

In addition to the above, the materials to be provided electronically are disclosed on the following website.

Tokyo Stock Exchange's website (Listed Company Search):

https://www2.jpx.co.jp/tseHpFront/JJK020010Action.do?Show=Show

To view the information thus disclosed, please access the website above, search for us by entering our company name or securities code, and select "Basic information" and then "Documents for public inspection/PR information."

Instead of attending the Meeting, you can exercise your voting rights by either of the following methods. Please review the attached Reference Documents for the General Meeting of Shareholders, and exercise your voting rights no later than 6:30 p.m. Japan time on Tuesday, March 28, 2023.

[Exercise of voting rights by mail]

Please indicate your approval or disapproval of each of the proposals on the enclosed Voting Rights Exercise Form and return it so that it is received by the above deadline.

[Exercise of voting rights via the Internet]

Please refer to the "Guide on the Exercise of Voting Rights via the Internet" in the Japanese version of this notice and enter your approval or disapproval of each of the proposals by the above deadline.

The Company participates in the Electronic Voting System Platform for institutional investors operated by ICJ, Inc.

	Date and Time: Place:				
3.	Meeting Agenda:				
Matters to be reported		 The Business Report, Consolidated Financial Statements for the Company's 47th Fiscal Year (January 1, 2022 - December 31, 2022), and results of audits of the Consolidated Financial Statements by the Accounting Auditor and the Audit & Supervisory Board Non-consolidated Financial Statements for the Company's 47th Fiscal Year (January 1, 2022 - December 31, 2022) 			
	Proposals to be resolved	1:			
	Proposal 1:	Appropriation of Surplus			
	Proposal 2:	Partial Amendments to the Articles of Incorporation			
	Proposal 3:	Election of 7 Directors			
	Proposal 4:	Election of 3 Audit & Supervisory Board Members			
	Proposal 5:	Election of 1 Substitute Audit & Supervisory Board Member			
	Proposal 6:	Election of Accounting Auditor			

4. Matters to be Determined concerning Convocation:

You may exercise your voting rights via proxy provided the proxy is a shareholder entitled to vote. Delegation of your voting rights is limited to one proxy.

- ◎ If you are attending the Meeting, please submit the enclosed Voting Rights Exercise Form at the reception.
- ◎ In accordance with laws and regulations and Article 15, Paragraph 2 of the Company's Articles of Incorporation, the following matters are not included in the paper copies delivered to shareholders who have requested them. Accordingly, the paper copies thus delivered form a part of the documents audited by the Audit & Supervisory Board Members and by the Accounting Auditor in preparing their respective audit reports.
 - Notes to Consolidated Financial Statements _
 - Notes to Non-consolidated Financial Statements
- O Any revisions required to the matters to be provided electronically will be posted on respective websites.

Reference Documents for the General Meeting of Shareholders

Proposals and References

Proposal 1: Appropriation of Surplus

The Company's basic dividend policy is to increase profitability and secure the source of dividends, thereby pay dividends in a sustainable and stable manner and actively return profits to shareholders commensurate with business performance.

In consideration of sufficient internal reserves necessary for new growth, the Company proposes distribution of surplus for the current fiscal year as follows.

Matters regarding year-end dividend

- (1) Dividend asset type Cash
- Matters concerning allotment of dividend property to shareholders and its total amount 28 yen per share of common stock Total dividends of 228,165,224 yen
- (3) Effective date of dividend of surplus March 30, 2023

Proposal 2: Partial Amendments to the Articles of Incorporation

- 1. Reasons for amendments to the Articles of Incorporation
 - (1) In order to quickly respond to changes in business environment and prepare for diversification of business contents, business purposes in (Purpose), Article 2 of the current Articles of Incorporation shall be amended.
 - (2) Also, some expressions shall be corrected.
- 2. Details of amendments to the Articles of Incorporation The details of the amendments are as follows.

The details of the amendments are as follows.	(Amended parts are underlined.)
Current Articles of Incorporation	Proposed Amendments
(Purpose)	(Purpose)
Article 2 The purpose of the Company shall	Article 2 <same as="" at="" present=""></same>
be to engage in the following businesses:	
1. Sale & purchase, brokerage,	1. <same as="" at="" present=""></same>
management and lease of real estate	
2. Possession, management and	2. <same as="" at="" present=""></same>
utilization of real estate	
3. Management of lodging facilities	3. <same as="" at="" present=""></same>
such as hotels, and eating places,	
and lease of facilities	1 - 0
4. Businesses under the Act on	4. <same as="" at="" present=""></same>
Specified Joint Real Estate Ventures	5. I
<newly established=""></newly>	5. Loan of money, guarantee of
Norther antablished	obligations, and financial business
<newly established=""></newly>	6. Type-II financial instruments
	businesses under the Financial Instruments and Exchange Act
5 Investment to specified nurnese	7. Investment to specified purpose
<u>5.</u> Investment to specified purpose companies, special purpose	
companies and real-estate	companies, special purpose companies and real-estate
investment trust, and sale &	investment trust, and sale &
purchase, brokerage, and	purchase, brokerage, and
management of equity in investment	management of equity in investment
<u>6.</u> Non-life insurance agency business	<u>8.</u> Non-life insurance agency business
and life insurance solicitation	and life insurance solicitation
business	business
<u>7.</u> Designing, supervising, and	<u>9.</u> Designing, supervising, and
construction of civil engineering	construction of civil engineering
work	work
<u>8.</u> Sale of food, alcoholic beverages,	<u>10.</u> Sale of food, alcoholic beverages,
nonalcoholic beverages, medicines,	nonalcoholic beverages, medicines,
newspapers, books, and	newspapers, books, and
miscellaneous daily goods	miscellaneous daily goods
<u>9.</u> Sale of agricultural products, sea	<u>11.</u> Sale of agricultural products, sea
products, and souvenirs	products, and souvenirs
<u>10.</u> Sale of leisure-time articles	<u>12.</u> Sale of leisure-time articles
including sports, travel, music,	including sports, travel, music,
theatrical performance, photograph,	theatrical performance, photograph,
and arts, as well as hosting thereof	and arts, as well as hosting thereof
<u>11.</u> Planning and consulting business	<u>13.</u> Planning and consulting business
related to local revitalization	related to local revitalization
<u>12.</u> All businesses accompanying and	<u>14.</u> All businesses accompanying and
related to each of the preceding	related to each of the preceding
items	items
<u>13.</u> Investing, guaranteeing, or	<u>15.</u> Investing, guaranteeing, or
becoming an incorporator of a	becoming an incorporator of a
company or an organization so as to	company or an organization so as to
execute business of each of the	execute business of each of the
preceding items	preceding items

Proposal 3: Election of 7 Directors

The terms of office of all 8 Directors will expire at the conclusion of this Meeting. We therefore propose that 7 Directors be elected.

The candidates for Directors are as follows:

No.	Name (Date of birth)	Career summary, positions, responsibilities and significant concurrent positions		Number of shares of the Company held
1	Takashi Matsuzaki (May 1, 1970; male)	July 2003 March 2010 October 2019	Joined the Company General Manager, Land Business Department General Manager, First Sales Department General Manager, Sales Division President and Representative Director (to present) President and Representative Director, Sansei Community Co., Ltd. Representative Director, Sansei Landic Funding Co., Ltd. (to present) Executor of Duties, Hachimantai Tourism Revitalization Limited Liability Company (to present)	1,294,800
	[Reason for nomination a	l s candidate for Di		
	sales division, and perfo served as President and	rmed his duties p Representative D p. Therefore, the 0 rector of the Comp		rience. Having controlling the
		April 1977 March 1983 May 1999 September 2000 July 2006	Joined the Saison Group Transferred to Seiyo Kankyo Kaihatsu Co., Ltd. (currently Mizuho Realty Co., Ltd.) Director, House Port Seiyo Co., Ltd. (currently Mizuho Realty Co., Ltd.) Joined Anshin Jutaku Hanbai Co., Ltd. (currently Mizuho Realty Co., Ltd.) Executive Officer, General Manager, Tokyo-Minami Branch,	

a Director of the Company.

No.	Name (Date of birth)	Career summary, positions, responsibilities share		Number of shares of the Company held
3	Noriyuki Imafuku (January 9, 1979; male)	April 2003 January 2010 January 2013 January 2016 January 2017 March 2017	Joined the Company General Manager, Nagoya Branch General Manager, Second Sales Department Deputy General Manager, Sales Division and General Manager, First Sales Department General Manager, First Sales Division Director, General Manager, First Sales Division (to present)	38,252
	sales operations and perfe served as Director since N	ny, he has famili ormed his duties March 2017, he b		rience. Having , the Company
4	Shunyo Morioka (April 10, 1981; male)	April 2004 May 2008 January 2013 January 2016 January 2017 March 2017 January 2021	Joined Nissho Co., Ltd. Joined the Company General Manager, Nagoya Branch Deputy General Manager, Sales Division and General Manager, Nagoya Branch General Manager, Third Sales Division and General Manager, Nagoya Branch Director, General Manager, Third Sales Division and General Manager, Nagoya Branch Director, General Manager, Third Sales Division (to present)	44,089
	sales operations and perfe served as Director since N	ny, he has famili ormed his duties March 2017, he b	irector] arized himself with the overall operations of the Company w properly based on his abundant business knowledge and expe- uilt a track record in the management of the Group. Therefore or in the belief that he is qualified to serve as a Director of the C Joined Asahi Audit Corp. (currently KPMG AZSA LLC) Joined the Company General Manager, Corporate Planning Office	rience. Having , the Company Company.
* 5	(February 22, 1979; male) [Reason for nomination as	January 2021 July 2022 s candidate for Di	General Manager, Administration Division General Manager, Administration Division and General Manager, Accounting Department (to present) irector]	100
	familiarized himself with served as General Manag the Group mainly in the a	the overall oper er, Administration administration div	ence as a certified public accountant. Since joining the Con- ations of the Company with a focus on the administration dir n Division, since January 2021, he built a track record in the n- rision and the Corporate Planning Office. Therefore, the Comp- belief that he is qualified to serve as a Director of the Company	vision. Having nanagement of any nominated

No.	Name (Date of birth)		Career summary, positions, responsibilities and significant concurrent positions	Number of shares of the Company held
6	The Company expects th based on his abundant ex	August 1986 June 1995 August 2007 September 2007 September 2017 May 2011 June 2011 March 2012 June 2012 June 2015 March 2017 June 2017 s candidate for O at he will provid perience and bro	 Joined Fuso Audit Corporation Partner, Shinko Audit Corporation Representative Partner, Chuo Audit Corporation Representative Partner, Shin Nihon & Co. (currently Ernst & Young ShinNihon LLC) Standing Director responsible for Business Development Department, Marketing Division 9 Standing Director in charge of Business Promotion Office, Audit Control Department, Client Service Division, Shin Nihon LLC 0 General Manager, Business Promotion Office, Audit Operation Division, Shin Nihon LLC 0 utside Director, PARCO CO., LTD. President and Representative Director, PRONET, Inc. (to present) Outside Director, the Company (to present) Outside Director, HUMANWEB Inc. (currently General Oyster Inc.) Outside Director, Realize Inc. (currently Netamoto Inc.) utside Director and expected roles] e appropriate guidance from a standpoint independent from it and insight as a certified public accountant, which will increase, the Company renominated him as a candidate for Director in 	s management e transparency
	he is qualified to serve as an Outside Director of the Company.			

he is qualified to serve as an Outside Director of the Company. He will have served as an Outside Director of the Company for eleven years at the conclusion of this Meeting.

 April 1995 Joined the National Police Agency August 2001 Northeast Asia Division, Asian and Oceanian Affairs Bureau, Ministry of Foreign Affairs 	No.	Name (Date of birth)		Career summary, positions, responsibilities and significant concurrent positions	Number of shares of the Company held
Riraku Co., Ltd. (to present)	7		August 2001 August 2003 March 2005 July 2006 October 2007 April 2010 January 2013 January 2015 January 2016 August 2018 September 2018 March 2021 June 2021	Northeast Asia Division, Asian and Oceanian Affairs Bureau, Ministry of Foreign Affairs Chief of 2nd Criminal Investigation Division, Criminal Investigation Department, Shizuoka Prefectural Police Headquarters Chief of Foreign Affairs Division, Security Department, Hyogo Prefectural Police Headquarters Foreign Affairs Division, Foreign Affairs and Intelligence Department, Security Bureau, National Police Agency Security Planning Division, Security Bureau, National Police Agency Bain & Company Japan Incorporated Senior Director, Kroll International Inc. (Japan Office) Associate Managing Director, Kroll International Inc. Representative, Kroll International Inc. (Japan Office) Managing Director, Kroll International Inc., Representative, Kroll International Inc. (Japan Office) President and Representative Director, Nobligier Co., Ltd. (to present) Senior Advisor, Kroll International Inc. (Japan Office) (to present) Outside Director, Audit and Supervisory Committee Member, SEGA SAMMY HOLDINGS INC. (to present) Outside Director, Audit and Supervisory Committee Member,	-

[Reason for nomination as candidate for Outside Director and expected roles]

The Company expects that she will provide appropriate guidance from a standpoint independent from the Company's management based on her abundant experience and broad insight she accumulated through her service at the National Police Agency and the Ministry of Foreign Affairs, as well as a corporate manager, which will increase transparency and soundness of management. Therefore, the Company renominated her as a candidate for Director in the belief that she is qualified to serve as an Outside Director of the Company.

She will have served as an Outside Director of the Company for two years at the conclusion of this Meeting.

Notes:

- 1. An asterisk (*) indicates a new candidate for Director.
- 2. There are no special interests between any of the candidates and the Company.
- 3. Mr. Hiroshi Takahashi and Ms. Naoko Murasaki are candidates for Outside Director.
- 4. In accordance with Article 427, Paragraph 1 of the Companies Act and provisions of the Articles of Incorporation, the Company has entered into liability limitation agreements with Mr. Hiroshi Takahashi and Ms. Naoko Murasaki to limit their liability for damages as stipulated in Article 423, Paragraph 1 of said Act to the minimum amount set forth in Article 425, Paragraph 1 of said Act. If their reelection is approved and resolved, the Company will continue the agreements with them.
- 5. The Company has registered Mr. Hiroshi Takahashi and Ms. Naoko Murasaki as Independent Directors as stipulated by the Tokyo Stock Exchange. If their reelection is approved and resolved, they will continue to serve as Independent Directors.
- 6. The Company has entered into a directors and officers liability insurance contract to insure its Directors and Audit & Supervisory Board Members. The contract will cover damages that may arise due to insured Directors and Audit & Supervisory Board Members assuming liability for their execution of duties, or receiving a claim for the pursuit of such liability.

If the candidates are appointed as Director, each of them will be insured under the insurance contract, which is to be renewed during their terms of office.

Proposal 4: Election of 3 Audit & Supervisory Board Members

The terms of office of all 3 Audit & Supervisory Board Members will expire at the conclusion of this Meeting. We therefore propose that 3 Audit & Supervisory Board Members be elected.

The Audit & Supervisory Board has given its consent to this proposal.

The candidates for Audit & Supervisory Board Member are as follows:

No.	Name (Date of birth)	cignitionst condurrent positions		Number of shares of the Company held
* 1	Takeshi Nagata (July 8, 1958; male)	April 1979 October 1994 February 2004 September 2005 February 2009 May 2012 June 2012 January 2013 March 2013 March 2017	Joined Maruzen Kensetsu Co., Ltd. Joined Nihon Sogo Jisho Co., Ltd. (currently DAIWA LAND RESIDENCE CO., LTD.) Audit & Supervisory Board Member, Real Asset Management Co., Ltd. Audit & Supervisory Board Member, Real Cierto Co., Ltd. Director, Real Cierto Co., Ltd. Joined the Company General Manager, Administration Division and General Manager, Planning and Finance Department General Manager, Administration Division and General Manager, Operations Management Department Director, General Manager, Administration Division Managing Director, General Manager, Administration Division	39,361
	January 2021Managing Director responsible for Administration (to present)[Reason for nomination as candidate for Audit & Supervisory Board Member]With his insight into finance and accounting and leveraging his abundant knowledge and experience in the real estateindustry, he has familiarized himself with the overall operations with a focus on the administration division sincejoining the Company. Having served as Director since March 2013, he built a track record in the management of theGroup. The Company nominated him as a candidate for Audit & Supervisory Board Member in the belief that he willutilize his broad perspective to strengthen the audit system of the Company.			
	Toshihiro Enokizono (December 26, 1973; male)	October 2002 October 2006 January 2012 March 2015	Joined Shin-Tokyo Sohgoh Law Office Partner, Tokyo Chuo Sogo Law Office Partner, Tokyo Seiwa Law Office (to present) Outside Audit & Supervisory Board Member, the Company (to present)	-
2	 [Reason for nomination as candidate for Outside Audit & Supervisory Board Member] With his abundant experience and knowledge as an attorney, he is expected to help the Company ensure corporate management. The Company renominated him as a candidate for Audit & Supervisory Board I belief that he will utilize his broad perspective to strengthen the audit system of the Company as an Ou Supervisory Board Member. He will have served as an Outside Audit & Supervisory Board Member of the Company for eight years at of this Meeting. 			Member in the utside Audit &

No.	Name (Date of birth)		Career summary, positions and significant concurrent positions	Number of shares of the Company held	
*	Takahiro Yamagishi (October 16, 1975; male)	October 2000 June 2005 July 2006 December 2008 April 2009 July 2016	Joined Tohmatsu & Co. (currently Deloitte Touche Tohmatsu LLC) Registered as a certified public accountant Transferred to Deloitte Tohmatsu FAS Co., Ltd. (currently Deloitte Tohmatsu Financial Advisory LLC) Registered as a certified public tax accountant Partner, Yamagishi Accounting Office (to present) Representative Partner, Tokyo Shinjuku Financial Advisory Service LLC (currently Yamagishi Zaisan Consultants LLC) (to present)	-	
	[Reason for nomination as candidate for Outside Audit & Supervisory Board Member]				
	With his abundant experience and knowledge as a certified public accountant and a certified public tax accountant expected to help the Company ensure soundness of corporate management. The Company nominated him as a car for Audit & Supervisory Board Member in the belief that he will utilize his broad perspective to strengthen the				

Notes:

- 1. An asterisk (*) indicates a new candidate for Audit & Supervisory Board Member.
- 2. There are no special interests between any of the candidates and the Company.

system of the Company as an Outside Audit & Supervisory Board Member.

- 3. Mr. Toshihiro Enokizono and Mr. Takahiro Yamagishi are candidates for Outside Audit & Supervisory Board Member.
- 4. Mr. Takeshi Nagata is a candidate for Full-Time Audit & Supervisory Board Member.
- 5. In accordance with Article 427, Paragraph 1 of the Companies Act, the Company has entered into a liability limitation agreement with Mr. Toshihiro Enokizono to limit his liability for damages as stipulated in Article 423, Paragraph 1 of said Act to the minimum amount set forth in Article 425, Paragraph 1 of said Act. If his reelection is approved and resolved, the Company will continue with the agreement with him.
- 6. If the election of Mr. Takahiro Yamagishi is approved and resolved, the Company will enter into a liability limitation agreement with him in accordance with Article 427, Paragraph 1 of the Companies Act to limit his liability for damages as stipulated in Article 423, Paragraph 1 of said Act to the minimum amount set forth in Article 425, Paragraph 1 of said Act.
- 7. The Company has registered Mr. Toshihiro Enokizono as Independent Auditor as stipulated by the Tokyo Stock Exchange. If his reelection is approved and resolved, he will continue to serve as Independent Auditor.
- 8. As Mr. Takahiro Yamagishi satisfies the requirements for Independent Auditor as stipulated by the Tokyo Stock Exchange, he will be designated as an Independent Auditor if his election is approved and resolved.
- 9. The Company has entered into a directors and officers liability insurance contract to insure its Directors and Audit & Supervisory Board Members. The contract will cover damages that may arise due to insured Directors and Audit & Supervisory Board Members assuming liability for their execution of duties, or receiving a claim for the pursuit of such liability.

If the candidates are appointed as Audit & Supervisory Board Member, each of them will be insured under the insurance contract, which is to be renewed during their terms of office.

Proposal 5: Election of 1 Substitute Audit & Supervisory Board Member

To prepare for a contingency in which the number of the Company's Audit & Supervisory Board Members falls below the statutory requirement, the election of 1 substitute Audit & Supervisory Board Member is proposed.

The Audit & Supervisory Board has given its consent to this proposal.

The candidate for substitute Audit & Supervisory Board Member is as follows:

Name (Date of birth)	Ca	Career summary and significant concurrent positions	
Yoshihiko Masuda (April 27, 1982; male)	April 2005 January 2008 August 2013 February 2014 July 2015 May 2018 December 2019 May 2020	Joined KPMG AZSA & Co. (currently KPMG AZSA LLC) Registered as a certified public accountant Joined ASAHI Tax Corporation Registered as a certified public tax accountant Representative, Yoshihiko Masuda Certified Public Accountant Office (to present) Director (Audit and Supervisory Committee Member), RPA Holdings, Inc. (to present) Auditor, Green Earth Institute Co., Ltd. (to present) Audit and Supervisory Committee Member, RPA Technologies, Inc., SEGMENT, Inc., OPEN ASSOCIATES JAPAN, Inc., and LEAGLE Inc. (to present)	Company held

Notes:

- 1. There are no special interests between Mr. Yoshihiko Masuda and the Company.
- 2. Mr. Yoshihiko Masuda is a candidate for substitute Outside Audit & Supervisory Board Member.
- 3. The reason for nominating Mr. Yoshihiko Masuda as a candidate for substitute Outside Audit & Supervisory Board Member is because the Company expects that leveraging his abundant experience and broad insight as a certified public accountant and a certified public tax accountant will further strengthen the audit system of the Company.
- 4. If Mr. Yoshihiko Masuda is appointed as an Audit & Supervisory Board Member, the Company will enter into a liability limitation agreement with him in accordance with Article 427, Paragraph 1 of the Companies Act and provisions of the Articles of Incorporation to limit his liability for damages as stipulated in Article 423, Paragraph 1 of said Act to the minimum amount set forth in Article 425, Paragraph 1 of said Act.
- 5. If Mr. Yoshihiko Masuda is appointed as an Audit & Supervisory Board Member, the Company will register him with the Tokyo Stock Exchange as an Independent Auditor.
- 6. The Company has entered into a directors and officers liability insurance contract to insure its Directors and Audit & Supervisory Board Members. The contract will cover damages that may arise due to insured Directors and Audit & Supervisory Board Members assuming liability for their execution of duties, or receiving a claim for the pursuit of such liability.

If Mr. Yoshihiko Masuda is appointed as an Audit & Supervisory Board Member, he will be insured under the insurance contract.

Proposal 6: Election of Accounting Auditor

KPMG AZSA LLC, Accounting Auditor of the Company, will resign from its duties due to the expiration of its appointment at the conclusion of this Meeting. The election of a new Accounting Auditor is thus proposed.

This proposal is based on a decision by the Audit & Supervisory Board.

The reason for nominating Izumi Audit Co. as a candidate for Accounting Auditor is because the Audit & Supervisory Board believes that it is qualified to serve in that position as, given its expertise, independence, and quality control system, which are required of an Accounting Auditor, it is expected to conduct audits properly and from a new perspective commensurate with the Company's business scale.

The candidate for Accounting Auditor is as follows:

Name	Izumi Audit Co.		
Location of the principal office	2-18, Ageba-cho, Shinjuku-ku, Tokyo		
Establishment	April 1983		
Overview	Capital:21,600,000 yenMembers:Representative Partners9Partners1Certified public accountants40Other members5Total55		

Note: If Izumi Audit Co. is elected, the Company will enter into a liability limitation agreement with it in accordance with Article 427, Paragraph 1 of the Companies Act and provisions of the Articles of Incorporation to limit its liability for damages as stipulated in Article 423, Paragraph 1 of said Act to the minimum amount set forth in Article 425, Paragraph 1 of said Act.