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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Obtainment of Preferential Negotiating Rights Pertaining to Acquisition of Investment Assets

Tosei Reit Investment Corporation (“Tosei Reit”) announces that it obtained today preferential negotiating rights pertaining to three residential properties (the “Properties”) from Tosei Corporation (the “Sponsor”), the sponsor of Tosei Reit, as described below.

1. Acquisition of preferential negotiating rights

Property name	Address	Preferential negotiating period
Il Village Shinkoiwa	Katsushika-ku, Tokyo	From December 17, 2015 to June 16, 2016 (If no request is made for termination of the preferential negotiating rights before one month prior to the expiry date of the above negotiating period, it shall be automatically renewed every two months.)
Dai 14 Miyata Building	Hachioji-shi, Tokyo	
Dai 16 Miyata Building	Hachioji-shi, Tokyo	

2. Preferential negotiating rights

The preferential negotiating rights were granted in accordance with the “Sponsor Support Agreement” concluded among Tosei Reit, Tosei Asset Advisors, Inc. (the “Asset Management Company”) and the Sponsor. Through the above, Tosei Reit aims to achieve external growth by securing opportunities for future property acquisitions and realizing timely acquisition of properties.

The acquisition prices, acquisition dates, etc. for the Properties, for which preferential negotiating rights were granted today, have yet to be determined. It is not guaranteed that Tosei Reit will be able to acquire the Properties nor is Tosei Reit obliged to acquire the Properties.

Tosei Reit will perform the necessary due diligence upon actual acquisition of the Properties and make decisions in compliance with the Asset Management Company’s interested-party transaction guidelines.

No consideration from Tosei Reit to the Sponsor will accrue concerning the obtainment of the preferential negotiating rights.

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3. Overview of Properties for which preferential negotiating rights were granted



Property name	Il Village Shinkoiwa
Address	Nishi Shinkoiwa, Katsushika-ku, Tokyo
Property type	Residential property
Site area	488.61m ²
Total floor area	1,976.9m ²
Construction	SRC with flat roof, 10F
Completed	March 1998



Property name	Dai 14 Miyata Building
Address	Daimachi, Hachioji-shi, Tokyo
Property type	Residential property
Site area	1,886.27m ²
Total floor area	1,997.62 m ² 742.50m ²
Construction	RC with flat roof, 6F RC with flat roof, 5F
Completed	March 1994

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Property name	Dai 16 Miyata Building
Address	Daimachi, Hachioji-shi, Tokyo
Property type	Residential property
Site area	1,760.65m ²
Total floor area	2,679.43m ² 4.40m ² (annex building)
Construction	RC with flat roof, B1/5F RC with flat roof, 1F (annex building)
Completed	January 1997

* This material is distributed to the press club of the Tokyo Stock Exchange (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.

* Tosei Reit Investment Corporation website: <http://www.tosei-reit.co.jp/en/>

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