

For Translation Purpose Only

June 15, 2016

Real Estate Investment Trust Securities Issuer
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(Securities Code: 3451)

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Notice Concerning Obtainment and Cancellation 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 two office properties from Tosei Corporation (the “Sponsor”), the sponsor of Tosei Reit, as described below.

We also announce the cancellation of part of the preferential negotiating rights granted by the Sponsor described in “Notice Concerning Obtainment of Preferential Negotiating Rights Pertaining to Acquisition of Investment Assets” announced on December 17, 2015.

1. Obtainment and cancellation of preferential negotiating rights

Obtainment of preferential negotiating rights

Property name: JPT Motomachi Building(Please refer to “3. Overview of properties for which preferential negotiating rights were granted”)

Date of obtainment: June 15,2016

Preferential negotiating period: From the date of obtainment above to November 30, 2016
If no request is made for cancellation 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.

Property name: Hakusan Asanomi Building(Please refer to “3. Overview of properties for which preferential negotiating rights were granted”)

Date of obtainment: June 15,2016

Preferential negotiating period: From the date of obtainment above to November 30, 2016
If no request is made for cancellation 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.

Cancellation of preferential negotiating rights

Property name:	Miyata Building No.16
Date of cancellation:	June 15,2016
Reason for cancellation:	Preferential negotiating rights are cancelled due to notification received from Tosei Asset Advisors, Inc. (the “Management Company”) as there were no prospects of fulfilling the investment criteria of Tosei Reit. No penalty, etc. shall arise from the cancellation of the preferential negotiating right.

2. Preferential negotiating rights

The preferential negotiating rights are granted in accordance with the “Sponsor Support Agreement” concluded among Tosei Reit, 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 acquisitions.

The acquisition price, acquisition date, etc. for JPT Motomachi Building and Hakusan Asanomi Building, 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 Property and make decisions in compliance with the Asset Management Company’s interested-party transaction rules.

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

(Note)The total number of properties for which preferential negotiating rights have been granted by the Sponsor as of today is four. As for properties except for the abovementioned two properties, please refer to “Reference”.

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



Property Name	JPT Motomachi Building
Address	Yamashita-cho, Naka-ku, Yokohama-shi, Kanagawa
Property type	Office
Site area	1,130.08 m ²
Total floor area	7,924.98 m ²
Construction	S, SRC, RC with flat roof, B2/8F
Completed	October 1991



Property Name	Hakusan Asanomi Building
Address	Hakusan, Bunkyo-ku, Tokyo
Property type	Office
Site area	473.72 m ²
Total floor area	2,367.80 m ²
Construction	S, SRC, with flat roof, B1/10F
Completed	July 1993

4. Future outlook

There is no impact on the operating results and no changes to the operating results forecast for the

fiscal period ending October 2016 (4th fiscal period) due to the obtainment and cancellation of the preferential negotiating rights.

《Reference》 Properties for which preferential negotiating rights were granted as of today, except for the abovementioned properties(2 properties)



Property Name	T's garden Shinkoiwa (Former 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	T's garden Nishi Hachioji (Former Property Name: Miyata Building No.14)
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

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