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For Translation Purpose Only

Real Estate Investment Trust Securities Issuer
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Notice Concerning Change in Tenant (Cancellation of Lease Agreement)

Tosei Reit Investment Corporation (“Tosei Reit”) announces today that the lease agreement for Shin Yokohama Center Building will be terminated due to the cancellation of the agreement as outlined below.

1. Background of cancellation of lease agreement

Tosei Reit today received a lease agreement cancellation notice six months in advance from the tenant concerning the lease agreement described in “2. Summary of the lease agreement to be cancelled” below.

2. Summary of the lease agreement to be cancelled

Name of the tenant	Not disclosed (Note 1)
Name of the property	Shin Yokohama Center Building
Leased area	1,822.20 m ²
Ratio of leased area to total leasable area of the Property	46.9% (Note 2)
Ratio of leased area to total leasable area of Tosei Reit’s entire portfolio	1.0% (Note 3)
Cancellation date of the agreement	June 30, 2021 (scheduled)

(Note 1) Not disclosed because approval from the tenant has not been obtained.

(Note 2) Total leasable area of the Property as of the end of November 2020 : 3,888.28 m²

(Note 3) Total leasable area of Tosei Reit’s entire portfolio as of the end of November 2020 : 182,693.29 m²

3. Future outlook

As the scheduled date of cancellation is June 30, 2021, there is no impact on the management status for the fiscal year ending April 30, 2021 (13th FP). Furthermore, this has already been factored into the business performance forecast, and there is no change in the forecast of management status for the fiscal year ending October 30, 2021 (14th FP).

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