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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Granting and Cancellation of Preferential Negotiating Rights Pertaining to Acquired Assets

Tosei Reit Investment Corporation (“Tosei Reit”) announces that there have been changes in properties for which preferential negotiating rights have been granted by Tosei Corporation (the “Sponsor”), the sponsor of Tosei Reit, as described below.

1. Granting and cancellation of preferential negotiating rights of properties

Granting of preferential negotiating rights

Property name: Yokohama Shin Kannai Building (Please refer to “3. Overview of property for which preferential negotiating rights were granted”)
Date of granting: April 27, 2015
Preferential negotiating period: From the date of granting above to July 31, 2015
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: Kinshicho Mark Building
Date of cancellation: April 27, 2015
Reason for cancellation: The preferential negotiating period ended with the receipt of notice from the Sponsor
Background: The preferential negotiating rights for Kinshicho Mark Building (the “Cancelled Property”), which is being cancelled, had been granted for a designated period of time for purchase with the purpose of the Sponsor supporting the external growth of Tosei Reit. However, since the property still has not fulfilled part of the investment criteria of Tosei Reit as of the date of cancellation above and also does not expect to fulfill such for the time being, it has been decided that the preferential negotiating period be terminated without renewal.
No penalty, etc. shall arise from the cancellation of the preferential negotiating rights.

Disclaimer: This document is an English translation of a press release for public announcement concerning granting and cancellation of preferential negotiating rights pertaining to acquired assets by Tosei Reit Investment Corporation, and has not been prepared for the purpose of solicitation of investment.

2. Preferential negotiating rights

Granting of preferential negotiating rights is conducted 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 acquisitions.

The acquisition price, acquisition date, etc. for Yokohama Shin Kannai Building (the “Property”), 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 Property nor is Tosei Reit obliged to acquire the Property.

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 guidelines.

No consideration from Tosei Reit to the Sponsor will accrue concerning the acquisition of the preferential negotiating right.

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



Property Name	Yokohama Shin Kannai Building
Address	Sumiyoshicho, Chuo-ku, Yokohama-shi
Property type	Office
Site area	1,227.47m ²
Total floor area	9,405.48 m ²
Construction	SRC/ 12F
Completed	March 5, 1984

4. Future outlook

There is no impact on the operating results and no changes to the operating results forecast for the fiscal period ending April 2015 (1st fiscal period) due to the grant and cancellation of the preferential negotiating rights.

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《Reference》 Properties for which preferential negotiating rights have been granted by the Sponsor as of today (except for the abovementioned property)



Property name	SEA SCAPE Chiba Minato
Address	Chiba-shi, Chiba
Property type	Residential property



Property name	Daisan Yoshino Building
Address	Edogawa-ku, Tokyo
Property type	Office

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

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