

For Immediate Release

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

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Notice Concerning Determination on Prices and Other Conditions with Regard to Issuance of New Investment Units and Secondary Offering of Investment Units

Tosei Reit Investment Corporation (“Tosei Reit”) announces that it determined at the Board of Directors meeting held today the issue price, offer price of secondary offering and other conditions concerning issuance of new investment units and secondary offering of investment units of Tosei Reit that was resolved at the Board of Directors meeting held on October 11, 2018, as described below.

1. Issuance of new investment units through public offering (primary offering)

- (1) Paid-in amount (issue amount): JPY 104,931 per unit
- (2) Total paid-in amount (total issue amount): JPY 4,858,305,300
- (3) Issue price (offer price): JPY 108,723 per unit
- (4) Total issue price (offer price): JPY 5,033,874,900
- (5) Subscription period: From October 23 (Tuesday), 2018 to October 24 (Wednesday), 2018
- (6) Payment date: November 1 (Thursday), 2018
- (7) Delivery date: November 2 (Friday), 2018

(Note) The underwriters shall underwrite the issue at the paid-in amount (issue amount) and publicly offer the issue at an issue price (offer price).

2. Secondary offering of investment units (over-allotment)

- (1) Number of investment units to be offered: 2,315 units
- (2) Offer price: JPY 108,723 per unit
- (3) Total offer price: JPY 251,693,745
- (4) Subscription period: From October 23 (Tuesday), 2018 to October 24 (Wednesday), 2018
- (5) Delivery date: November 2 (Friday), 2018

3. Issuance of new investment units through third-party allotment

- (1) Paid-in amount (issue amount): JPY 104,931 per unit
- (2) Total paid-in amount (total issue amount): JPY 242,915,265 (maximum)
- (3) Subscription period (subscription date): November 27 (Tuesday), 2018
- (4) Payment date: November 28 (Wednesday), 2018

(Note) If there is no subscription for all or part of the investment units on or before the subscription period (subscription date) described in (3) above, the issuance of such investment units shall be cancelled.

Disclaimer: This document is an English translation of a press release for public announcement concerning issuance of new investment units and secondary offering of investment units by Tosei Reit Investment Corporation, and has not been prepared for the purpose of solicitation of investment. We caution investors to refer to Tosei Reit’s prospectus and notice of amendments thereto without fail and to undertake investment at their own decision and responsibility.

<Reference>

1. Calculations of the issue price and offer price

- (1) Record date for calculation and price: October 22 (Monday), 2018 JPY 114,800  
(2) Discount rate: 2.50%

(Note) Issue price (offer price) and offer price are calculated by applying the discount rate indicated above, after deducting JPY 3,289, of forecasted distribution per unit for the fiscal period ending October 31, 2018, from the investment unit price (closing price of the investment units of Tosei Reit in a regular trading session at the Tokyo Stock Exchange Inc.) as of the record date for calculation.

2. Syndicate cover transaction period

From October 25 (Thursday), 2018 to November 22 (Thursday), 2018

3. Use of funds to be procured

The net proceeds of JPY 4,858,305,300 Tosei Reit will receive from the primary offering shall be used for part of the funds for the acquisition of the specified assets (the same meaning as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) and part of the funds for acquisition-related expenses. The residual funds, if any, will be saved as cash on hand together with the JPY 242,915,265, the maximum amount of proceeds from the issuance of new investment units through third-party allotment, to be allocated to part of the funds for future acquisition of specified assets and part of the funds for repayment of loans.

For details of assets to be acquired, please refer to “Notice Concerning Acquisition of Real Estate Trust Beneficiary Rights and Leases (Total of 6 Properties)” announced on October 11, 2018.

(Note) The procured funds are scheduled to be deposited at financial institutions until the time of expenditure.

\* 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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