

For the Fiscal Period Ended April 30, 2019 (9th Fiscal Period)

IR Presentation

Securities Code: 3451

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Overview of Financial Results

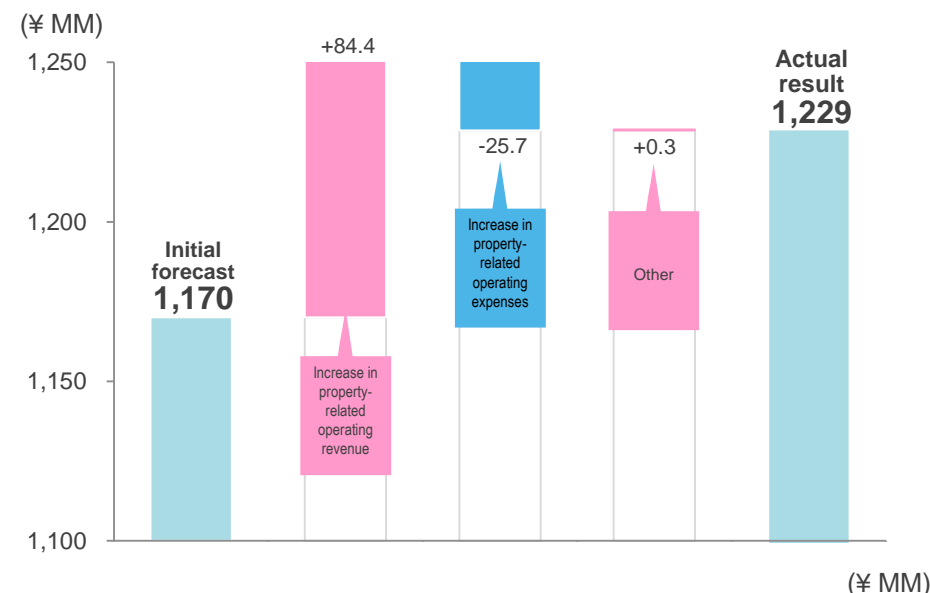
- Compared with initial forecast, operating revenue was +3.5% at ¥2,748 MM and net income +5.0% at ¥1,229 MM

Results for the 9th Fiscal Period

(¥ MM)

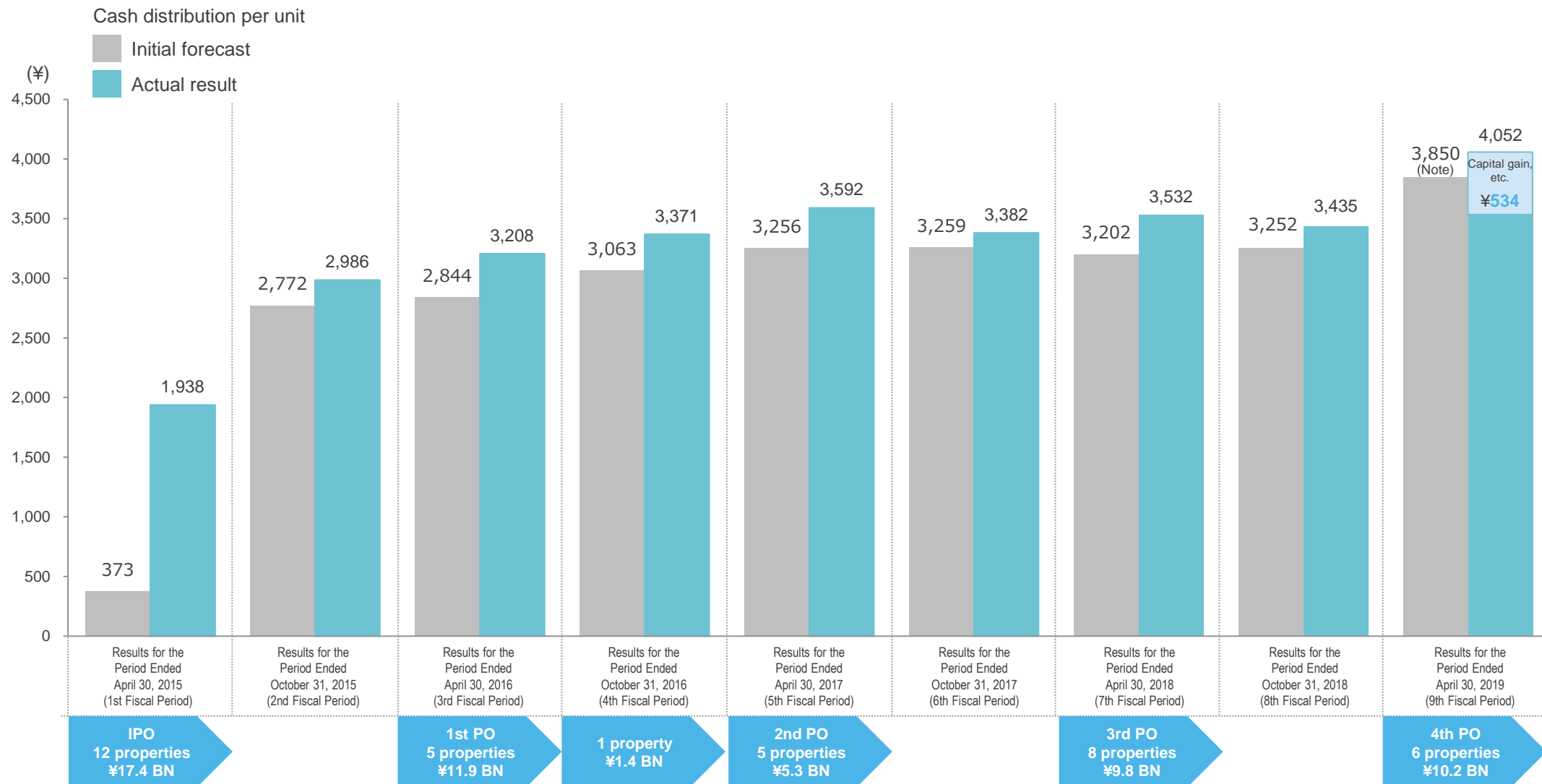
	Period Ended October 31, 2018 (8th Fiscal Period)	Period Ended April 30, 2019 (9th Fiscal Period)		
		Forecast Announced December 17, 2018	Actual Result	Compared with Forecast
Days in operation	184	181	181	—
Operating revenue	2,051	2,656	2,748	+3.5%
Operating income	981	1,437	1,490	+3.7%
Ordinary income	805	1,213	1,273	+5.0%
Net income	805	1,170	1,229	+5.0%
Cash distribution per unit (¥)	3,435	3,850	4,052	+5.2%
Total assets	51,537	—	62,514	—

Main Factors of Changes in Net Income (compared with initial forecast)



Increase in property-related operating revenue (Of which +18.3 for office rent, +18.2 for residential rent, -1.0 for shop rent, +4.3 for common service income, +8.8 for utilities revenue and +36.3 for other operating revenue (construction to restore properties to original state, renewal fees, cancellation penalties, etc.))	+84.4
Increase in property-related operating expenses (Of which -5.6 for increase in PM fees, -6.6 for increase in utilities expenses, -20.6 for increase in repair and maintenance expenses (including cost to restore properties to original state) and +6.7 for decrease in other (advertising expenses))	-25.7
Other (Of which -6.9 for increase in depreciation, +7.6 for gain on sales of real estate properties, -5.9 for increase in G&A expenses and +3.2 for decrease in non-operating expenses (interest expenses))	+0.3

- Actual result for the 9th Fiscal Period was ¥4,052 per unit, +¥202 from the recent forecast



Note: The figure announced first is listed as the initial forecast. However, the initial forecast for the fiscal period ended April 30, 2019 (9th Fiscal Period) was released on December 17, 2018.

Operating Results

Changes in Portfolio

	Portfolio as of the End of the 8th Fiscal Period		Acquired Assets (November 2, 2018)		Transferred Assets (November 15, 2018)		Portfolio as of the End of the 9th Fiscal Period		Acquired Assets (May 24, 2019)		Portfolio after Asset Replacement
Number of properties	31		6		1		36		1		37
Asset size (acquisition price)	¥45,996 MM	+	¥10,692 MM	-	¥830 MM	▶	¥55,858 MM	+	¥1,020 MM	▶	¥56,878 MM
Total appraisal value	¥51,869 MM		¥11,120 MM		¥884 MM (as of October 31, 2018)		¥63,181 MM		¥1,070 MM (as of April 1, 2019)		¥64,251 MM
Appraisal NOI yield	6.08%		5.40%		6.83% (as of October 31, 2018)		5.96%		5.77% (as of April 1, 2019)		5.96%
Average building age (as of April 30, 2019)	25.6 years		24.1 years		29.0 years		25.2 years		29.5 years		25.3 years

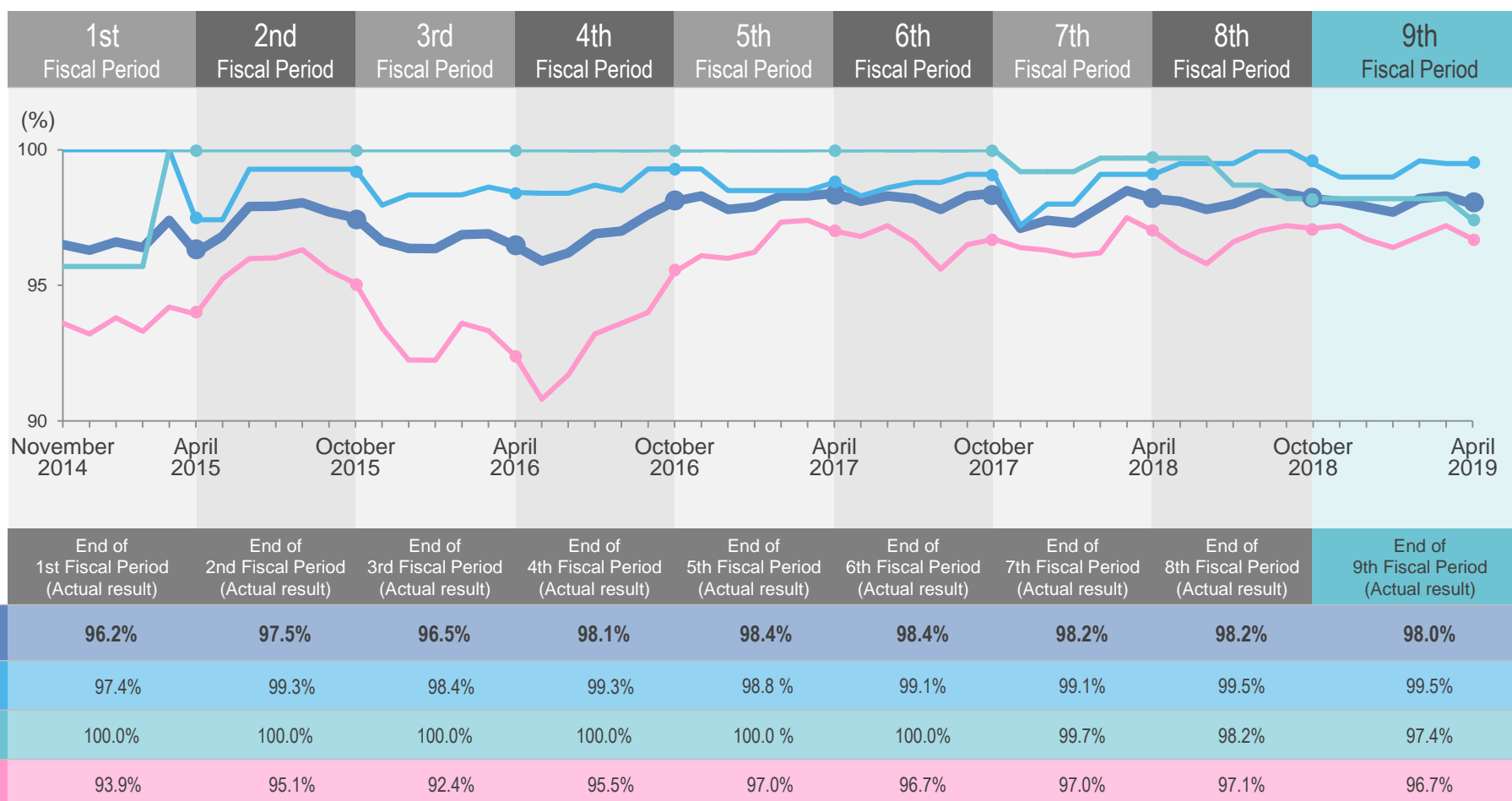
Overview of Acquired or Transferred Assets (Note)

	Acquired Assets						Transferred Assets	Acquired Assets
								
Property Name	NU Kannai Building	Higashitotsuka West Building	Rising Place Kawasaki No.2	J Palace Sakuradai	Personnage Yokohama	T's garden Nishihachioji West	MarLandFive	T's garden Ojima
Address	Yokohama-shi, Kanagawa	Yokohama-shi, Kanagawa	Kawasaki-shi, Kanagawa	Nerima-ku, Tokyo	Yokohama-shi, Kanagawa	Hachioji-shi, Tokyo	Fujimi-shi, Saitama	Koto-ku, Tokyo
Type	Office	Office	Residential properties	Residential properties	Residential properties	Residential properties	Residential properties	Residential properties
Acquisition/transfer price	¥3,800 MM	¥2,650 MM	¥1,812 MM	¥1,090 MM	¥740 MM	¥600 MM	¥1,150 MM	¥1,020 MM
Book value	¥3,817 MM	¥2,661 MM	¥1,917 MM	¥1,102 MM	¥749 MM	¥611 MM	¥813 MM	—
Appraisal NOI Yield	5.60%	5.32%	4.93%	4.83%	6.05%	6.16%	6.83%	5.77%
Occupancy Rate	99.0%	100.0%	97.8%	100.0%	89.2%	93.2%	93.0%	100.0%

Note: Figures for six properties acquired on November 2, 2018 indicate those as of April 30, 2019. However, book value, appraisal NOI yield and occupancy rate for MarLandFive are those as of October 31, 2018 while appraisal NOI yield and occupancy rate for T's garden Ojima are figure as of April 1, 2019 and May 31, 2019, respectively.

- For entire portfolio at the end of the 9th Fiscal Period: 98.0%
- The occupancy rates of residential properties and retail facilities slightly decreased, while offices maintained a high rate of 99.5%, the same level as the previous period

■ Occupancy Rate (Note)



Note: The occupancy rate is the ratio of leased area to leasable area.

● New / Cancelled Rents

- In the 9th Fiscal Period, newly contracted rent totaled ¥21.3 MM, while cancellations totaled -¥19.1 MM, resulting in a difference in monthly rent of +¥2.1 MM.
- At Nihonbashi-Hamacho Building and Hakusan Asanomi Building, monthly rent increased more than 30% respectively through tenant replacement.

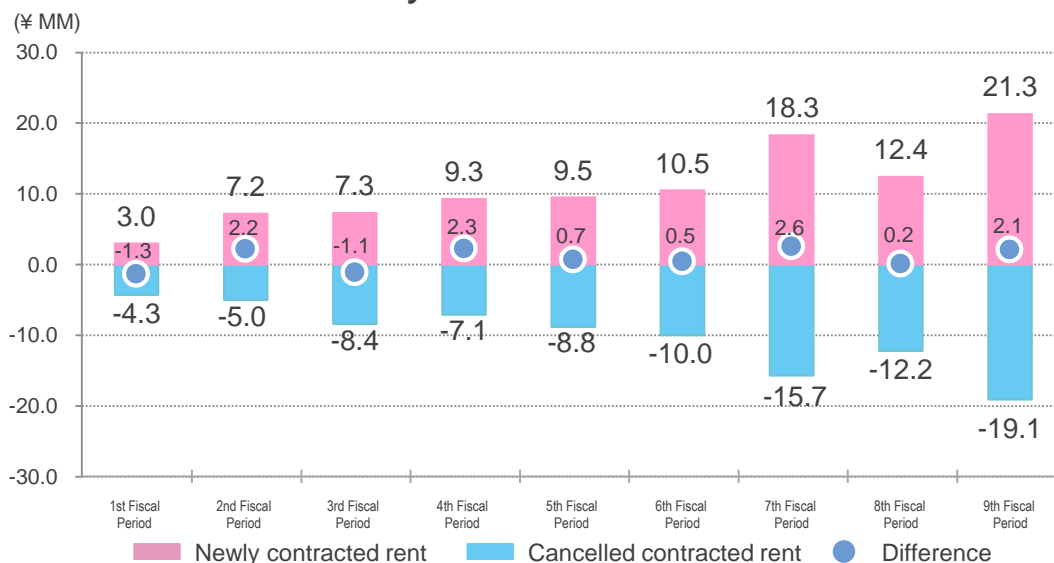
Difference in rent arrived at by new contracts - cancellations	
Monthly	Conversion to 6 months
+¥2.1 MM	+¥13.1 MM

● Rent Revisions

- Of the 358 renewals, rents were increased for 133
- Achieved high level of rate of rent increase at 4.96% on average (Ratio of rent increase: offices 7.1%, residential properties 3.3%, retail facilities 6.3%)

Rent increase at contract renewal	
Monthly	6 months in total
+¥0.8 MM	+¥5.1 MM

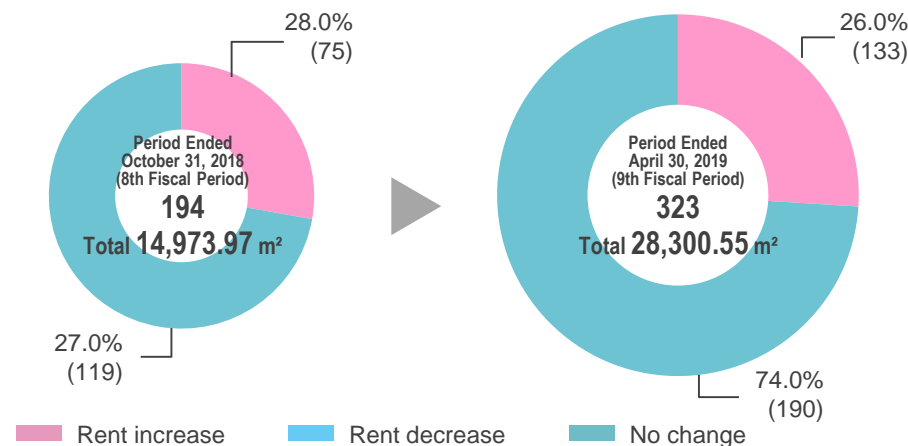
■ New / Cancelled Monthly Rents



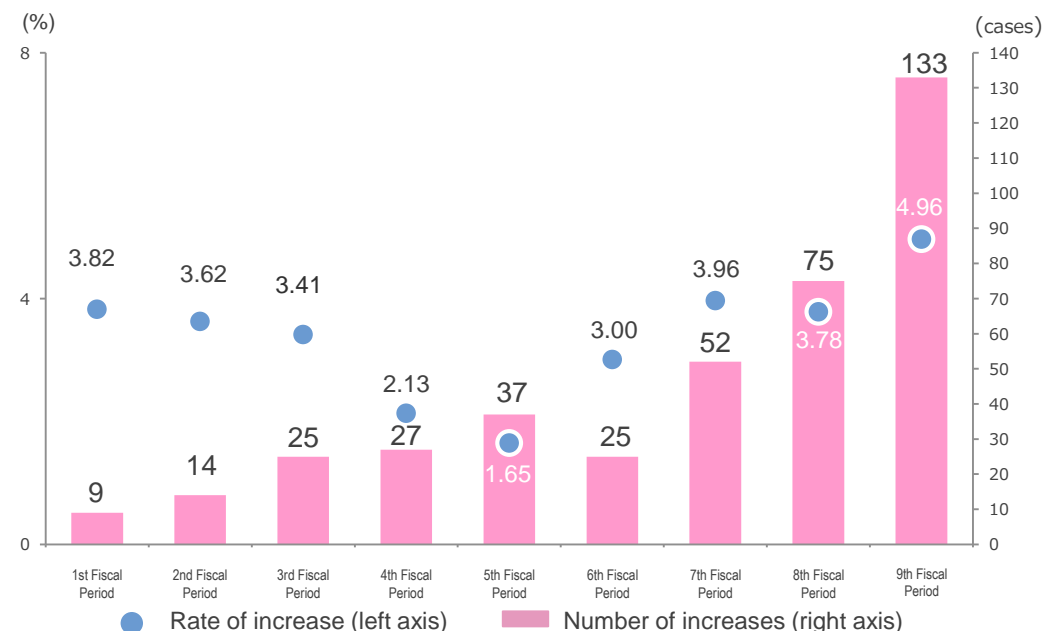
■ Rent Revision Comparison (leased area basis)

Contracts up for renewal: 213
Renewal rate: 91%

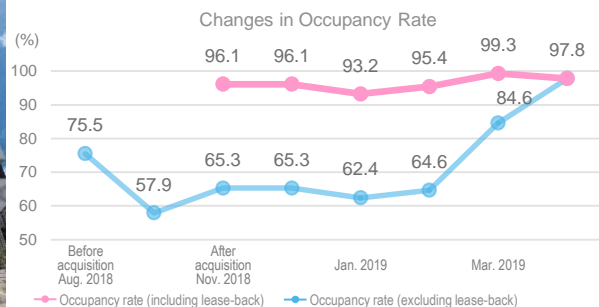
Contracts up for renewal: 358
Renewal rate: 90%



■ Rent Increases (number of cases of increases and rate of increase)



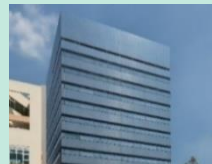
■ Properties acquired in 9th Fiscal Period; Rising Place Kawasaki No.2



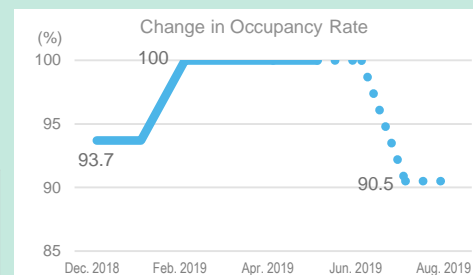
Status

- Acquired on November 2, 2018 and occupancy rate was supported by the seller leasing back a part of the vacant spaces
- Succeeded in taking in demand for corporate housing, etc. (47 units) in the surrounding area and the number of spaces leased back was zero as of April 30, 2019. Succeeded in virtually stabilizing occupancy

Higashitotsuka West Building



- Realized occupancy rate of 100% by finding tenants for vacant spaces in February 2019
- On the other hand, responses to newly emerged cancellations are required



■ Shorten downtime that emerge along with tenants moving out

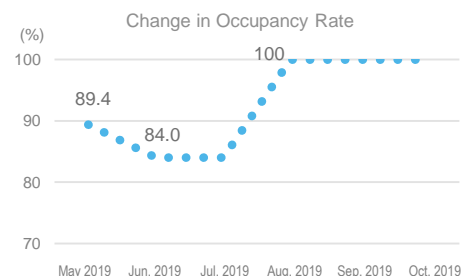
- Vacated spaces in office properties were occupied by succeeding tenants without downtime

Property Name	Space	Tenant	Contract Start (Vacancy Period))
KM Shinjuku Building	5F	Retail	From May 1, 2019 (0 days)
Kannai Tosei Building II	8F	Legal professional service	From May 9, 2019 (0 days)
	5F	Non-ferrous metal manufacturer	From Aug. 1, 2019 (0 days)
Nihonbashi-Hamacho Building	5/6F	Logistics service	From Jul. 1, 2019 (0 days)
Inage Kaigan Building	2F	Sales of electrical parts/products	From June 18, 2019 (78 days, schedule)

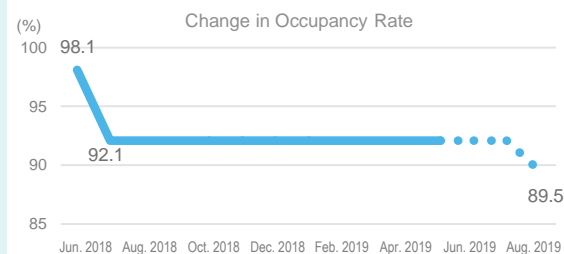
■ Priority Properties Chojamachi Duo Building



- Addressed tenant needs by raising floors of vacant spaces in 2F and 3F, and is expected to achieve full occupancy



Wako Building



Status

- In addition to one vacant space (223.71 m²) on 3F as of the end of the 9th Fiscal Period, one space (74.00 m²) on 5F is to be vacant in July 2019

Targets

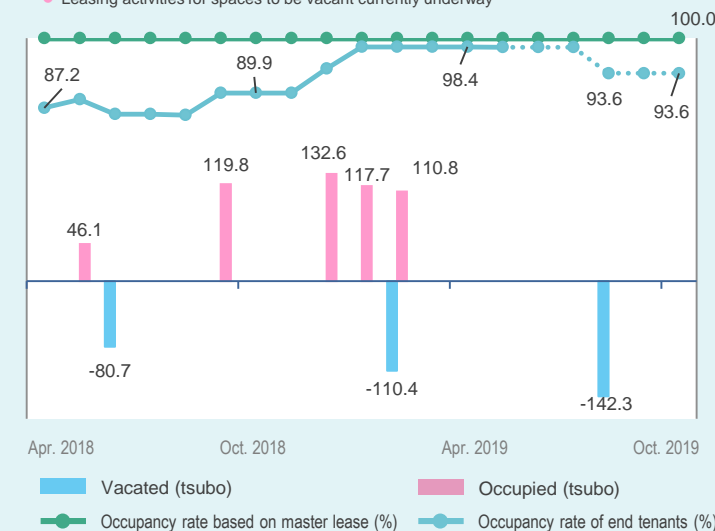
- Restaurant which utilized the station front location, cram school, etc.

Measures

- Strengthen direct marketing targeting stores, cram schools, etc.
- Hold private viewings, run campaigns to promote private viewings
- Flexibly address various demands concerning building aspects such as dividing space and handing over without interior work

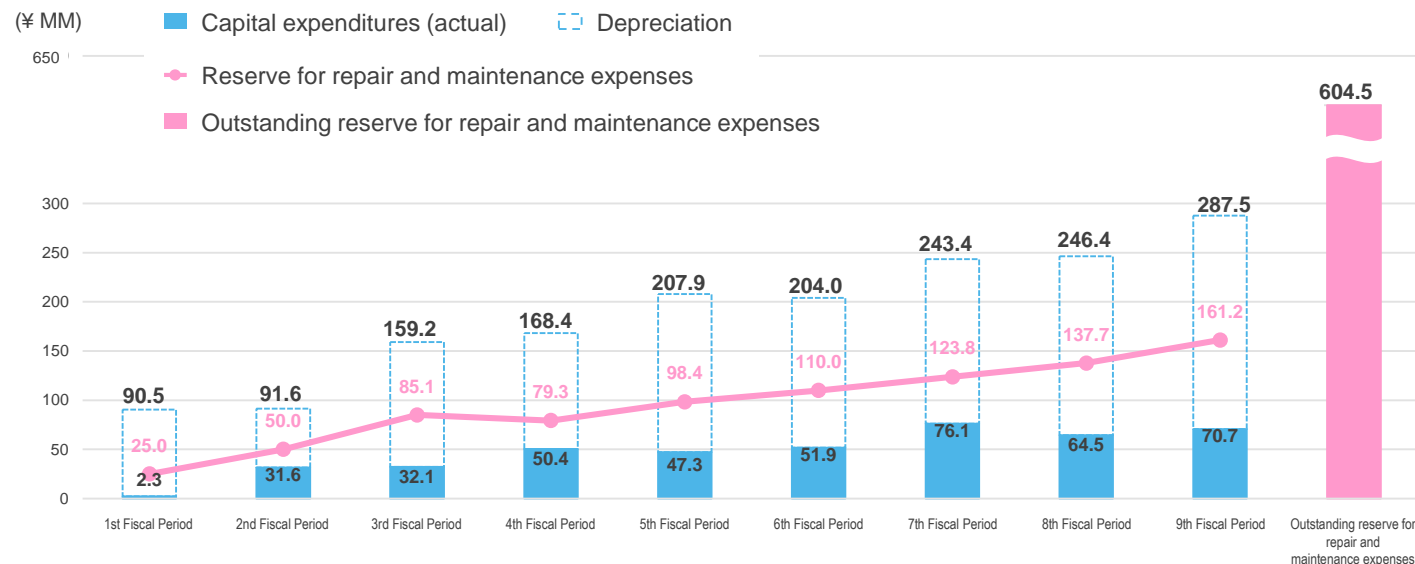
■ Occupancy Rate of End Tenants at Tama Center Tosei Building

- ML and end tenant occupancy rate as of the end of the 9th Fiscal Period: 98.4%
- Leasing activities for spaces to be vacant currently underway



※1tsubo = 3.30m²

Capital Expenditures and Depreciation



Breakdown

(1st Fiscal Period to 9th Fiscal Period cumulative)

Details	Value (¥MM)	%
Air-conditioning work	162.7	38.1%
Electrical and other facilities	148.7	34.8%
Mechanical parking facility	23.8	5.6%
Refurbishment / Enhancement work	91.7	21.5%

Facilities Update

- Updated air-conditioning facility, etc.

Property name	Implementation period	Costs
Tama Center Tosei Building	November 2018	¥24.8 MM
Nishidai NC Building	November 2018	¥14.7 MM
JPT Motomachi Building	December 2018	¥11.3 MM



(Tama Center Tosei Building)



(Nishidai NC Building)



(JPT Motomachi Building)

Interior Refurbishment

- In addition to restoring to original state, implemented replacement of equipment in kitchen/bathroom areas, etc.

Property name	Implementation period	Commencement of new contract	Rate of rent increase
Abitato Kamata	January 2019	February 2019	+17.7%
T's garden Nishifunabashi I	January 2019	February 2019	+20.0%
T's garden Nishifunabashi II	April 2019	April 2019	+16.1%



(Abitato Kamata)



(T's garden Nishifunabashi I)



(T's garden Nishifunabashi II)

Appraisal Value at End of 9th Fiscal Period

Acquired in 9th Fiscal Period	Property Name	Acquisition Price	Book Value at End of 9th Fiscal Period	Period Ended April 30, 2019 (9th Fiscal Period)		Period-on-Period Change	
				Appraisal Value at End of Period	Unrealized Gains (Book Value Basis)	Appraisal Value at End of Period	Unrealized Gains (Book Value Basis)
	O-01 Tama Center Tosei Building	3,370	3,304	3,730	425	70	60
	O-02 KM Shinjuku Building	2,057	1,995	2,590	594	70	78
	O-03 Nihonbashi-Hamacho Building	1,830	1,791	2,560	768	280	290
	O-04 Kannai Tosei Building II	4,100	3,991	4,640	648	0	20
	O-05 Nishi Kasai Tosei Building	1,710	1,667	2,010	342	40	49
	O-06 Shin Yokohama Center Building	1,364	1,350	1,750	399	50	58
	O-07 Nishidai NC Building	1,481	1,474	1,780	305	40	33
	O-08 JPT Motomachi Building	2,377	2,351	2,850	498	120	121
	O-09 Hakusan Asanomi Building	1,380	1,375	1,640	264	40	46
	O-10 Chojamachi Duo Building	1,300	1,300	1,410	109	20	28
●	O-11 NU Kannai Building	3,800	3,817	4,000	182	-	-
●	O-12 Higashitsutsuka West Building	2,650	2,661	2,720	58	-	-
	Offices subtotal	27,419	27,081	31,680	4,598	730	786
	Rt-01 Inage Kaigan Building	2,380	2,251	2,710	458	60	77
	Rt-02 Musashi Fujisawa Tosei Building	1,950	1,918	2,180	261	0	6
	Rt-03 Selection Hatsutomi	310	314	356	41	7	8
	Rt-04 Wako Building	1,400	1,388	1,410	21	0	9
	Retail facilities subtotal	6,040	5,873	6,656	782	67	101
	Offices and retail facilities subtotal	33,459	32,954	38,336	5,381	797	888
	Rd-01 T's garden Koenji	1,544	1,515	2,040	524	50	55
	Rd-02 Live Akabane	1,227	1,206	1,530	323	40	44
	Rd-03 Gekkocho Apartment	1,000	990	1,200	209	10	12
	Rd-04 T's garden Kawasakidaishi	980	952	1,140	187	10	15
	Rd-05 Abitato Kamata	836	832	929	96	2	3
	Rd-07 Avenir Shirotae	780	746	945	198	13	18
	Rd-08 Dormitory Haramachida	600	620	741	120	20	25
	Rd-09 SEA SCAPE Chiba Minato	2,800	2,700	3,100	399	30	53
	Rd-10 Prime Garden	600	614	625	10	0	3
	Rd-11 T's garden Shinkoiwa	670	671	729	57	3	4
	Rd-12 Twin Avenue	1,880	1,891	1,970	78	50	53
	Rd-13 Milestone Higashikurume	1,650	1,647	1,700	52	30	37
	Rd-14 Lumiere No.3	1,420	1,425	1,550	124	20	25
	Rd-15 T's garden Nishifunabashi	860	865	878	12	1	3
	Rd-16 Quest Yamatedai	710	713	746	32	0	2
	Rd-17 Sancerre Yonohonmachi	600	604	622	17	0	1
●	Rd-18 Rising Place Kawasaki No.2	1,812	1,917	1,850	-67	-	-
●	Rd-19 J Palace Sakuradai	1,090	1,102	1,130	27	-	-
●	Rd-20 Personnage Yokohama	740	749	794	44	-	-
●	Rd-21 T's garden Nishihachioji West	600	611	626	14	-	-
	Residential properties subtotal	22,399	22,380	24,845	2,464	279	360
	Total	55,858	55,335	63,181	7,845	1,076	1,249

(¥ MM)

Period-on-Period Change in Appraisal Value (¥ MM)

Nihonbashi-Hamacho Building



- Appraisal value: +280
- Appraisal NOI: +11.7
- Cap rate: ±0%

■ Increase in newly contracted rents

Shin Yokohama Center Building



- Appraisal value: +50
- Appraisal NOI: +0.5
- Cap rate: -0.1%

■ Decrease in cap rate and increase in rent unit prices after rent revisions

JPT Motomachi Building



- Appraisal value: +120
- Appraisal NOI: +2.3
- Cap rate: -0.1%

■ Decrease in cap rate as well as rent increase after rent revisions and increase in newly contracted rents

Inage Kaigan Building



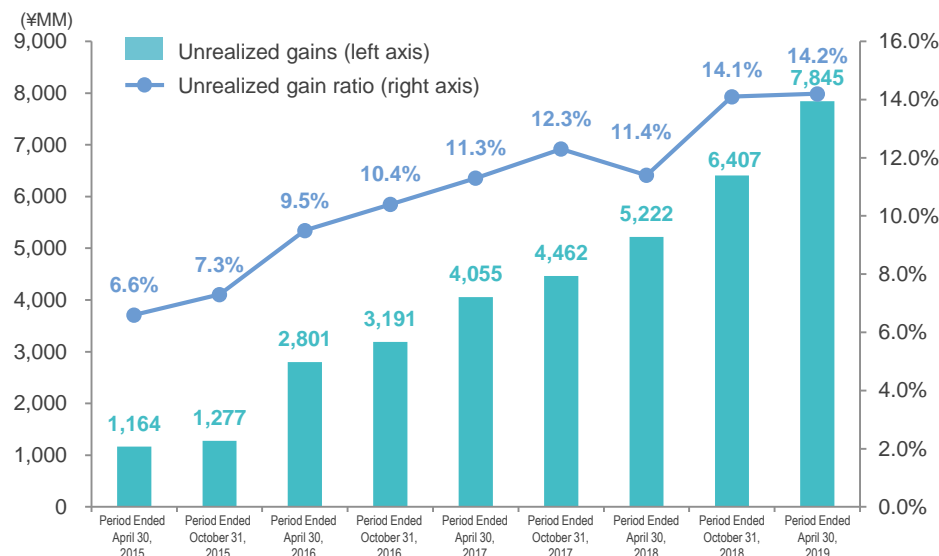
- Appraisal value: +60
- Appraisal NOI: +0.1
- Cap rate: -0.1%

■ Decrease in cap rate

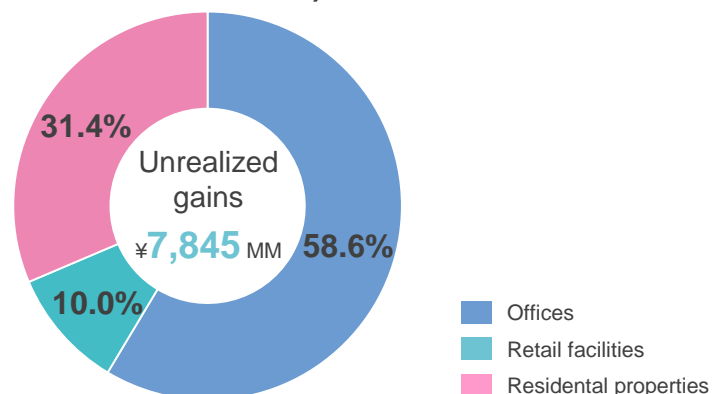
Status of Unrealized Gains (at End of 9th Fiscal Period)

- Unrealized gains were ¥7,845 MM, of which the breakdown by property type was 58.6% offices, 10.0% retail facilities and 31.4% residential properties

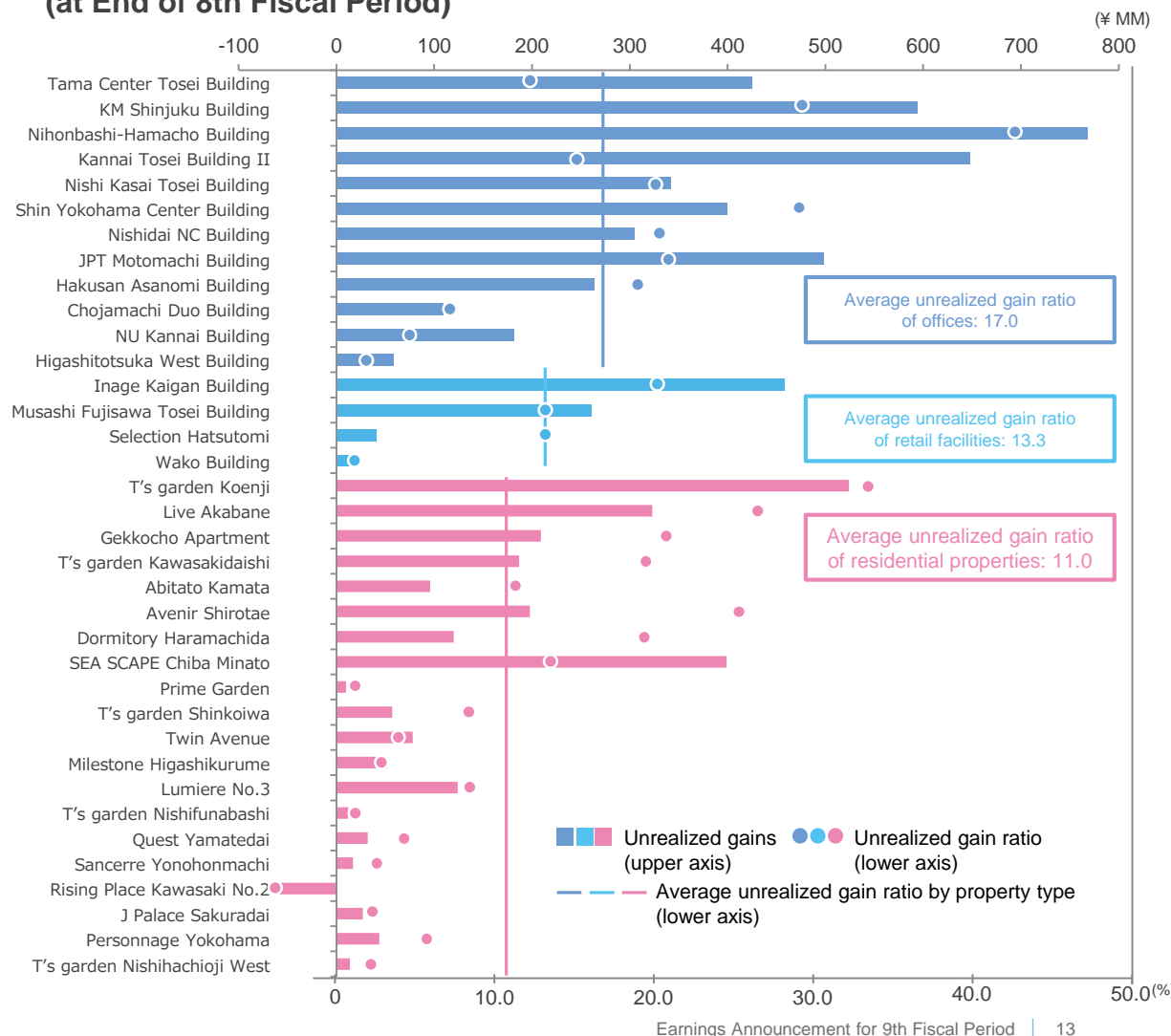
Unrealized Gains and Ratio of Unrealized Gains in the Portfolio



Ratio of Unrealized Gains in the Portfolio by Property Type (at End of 9th Fiscal Period)



Status of Unrealized Gains for Each Asset Under Management (at End of 8th Fiscal Period)

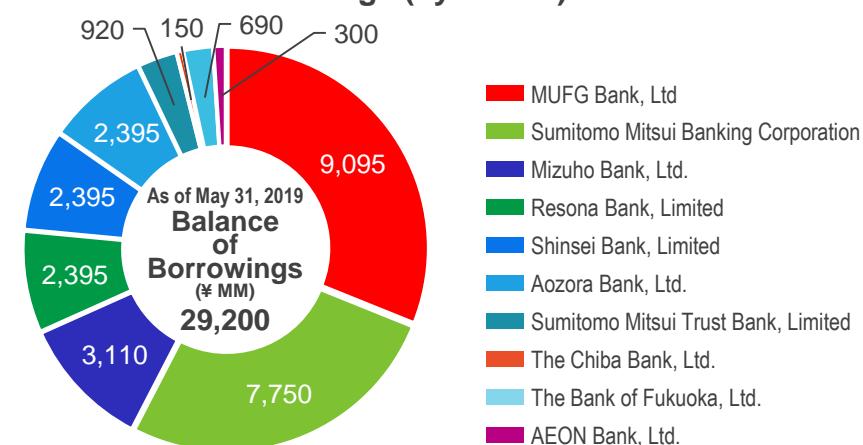


- Conducted public offering and new borrowings at the beginning of the period and LTV at the end of the 9th Fiscal Period maintained almost the same level as in the previous period
- At the end of May 2019, refinanced ¥1,200 MM into a loan with fixed interest with term of 5.0 years (before refinancing: floating interest with term of 3.5 years)

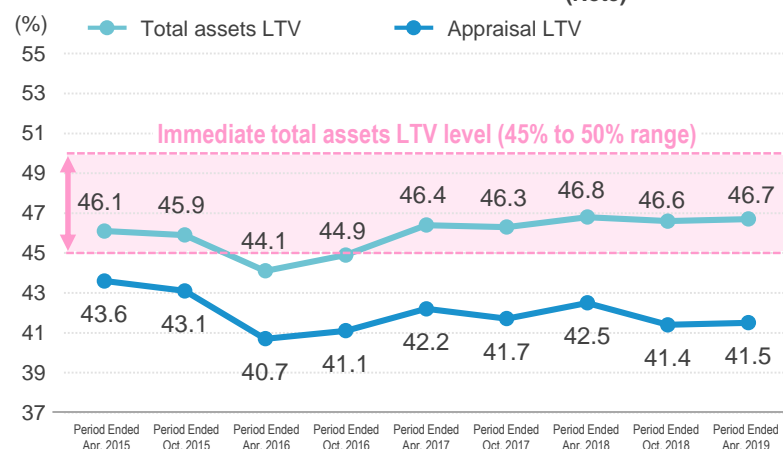
Financial Indicators

	Period Ended October 31, 2018 (8th Fiscal Period)	Period Ended April 30, 2019 (9th Fiscal Period) (A)	After Refinancing (B)	Rate of Change or Difference (B)-(A)
Interest-bearing debt	24,000 ¥ MM	29,200 ¥ MM	29,200 ¥ MM	0 ¥ MM
Average loan interest rate	0.89 %	0.92 %	0.93 %	+0.01 %
Average remaining maturity	2.7 years	3.1 years	3.2 years	+0.1 years
Ratio of fixed rates	69.6 %	70.9 %	75.0 %	+4.1 %
Ratio of long-term borrowings	100.0 %	100.0 %	100.0 %	0.0 %
LTV	46.6 %	46.7 %	— %	— %

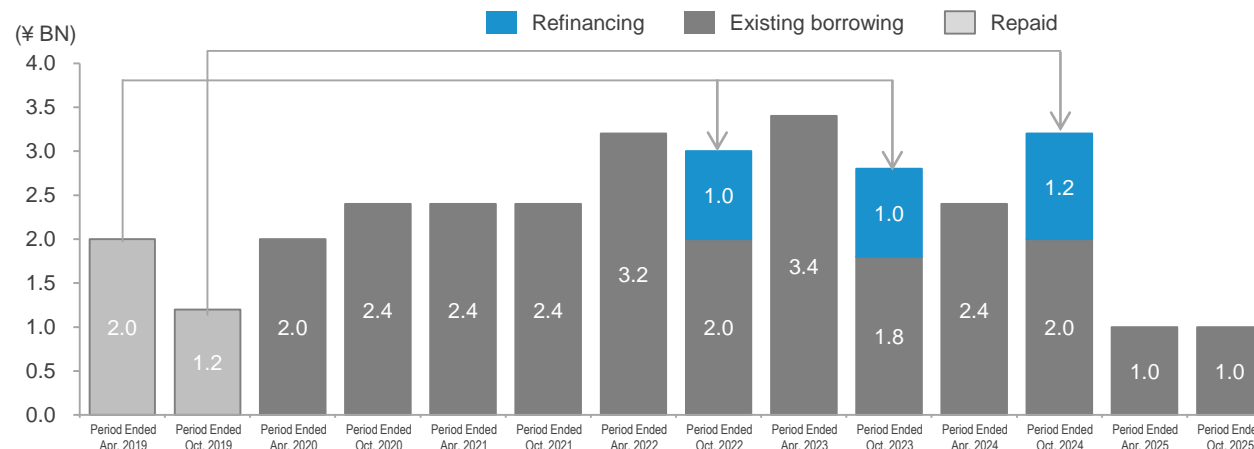
Balance of Borrowings (by lender)



Total Assets LTV and Appraisal LTV (Note)



Diversified Repayment Dates



Note: Appraisal LTV refers to the ratio of interest-bearing debt in the amount arrived at by adding unrealized gains to Tosei Reit's total assets.

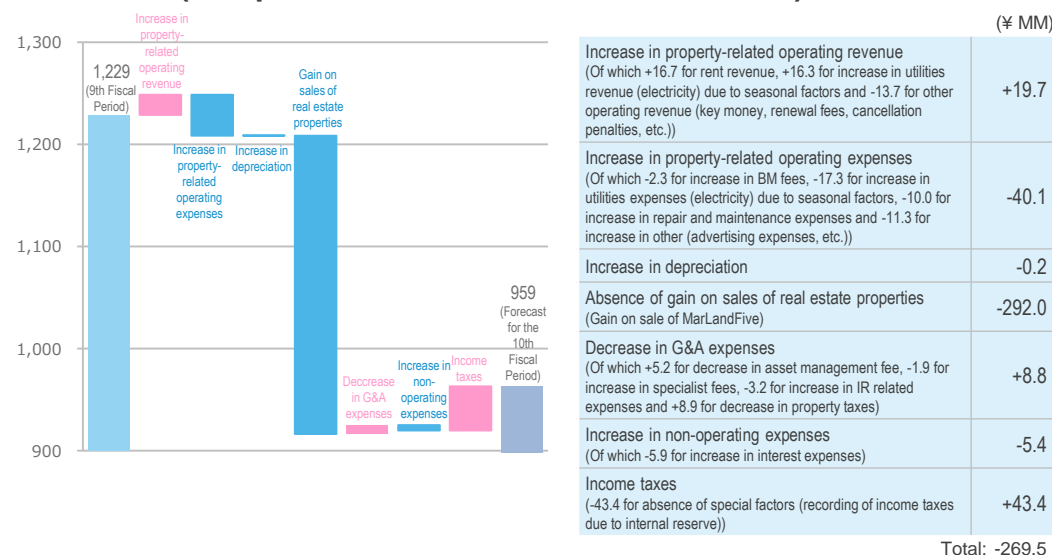
Future Policy

Earnings Forecast for the 10th and 11th Fiscal Periods

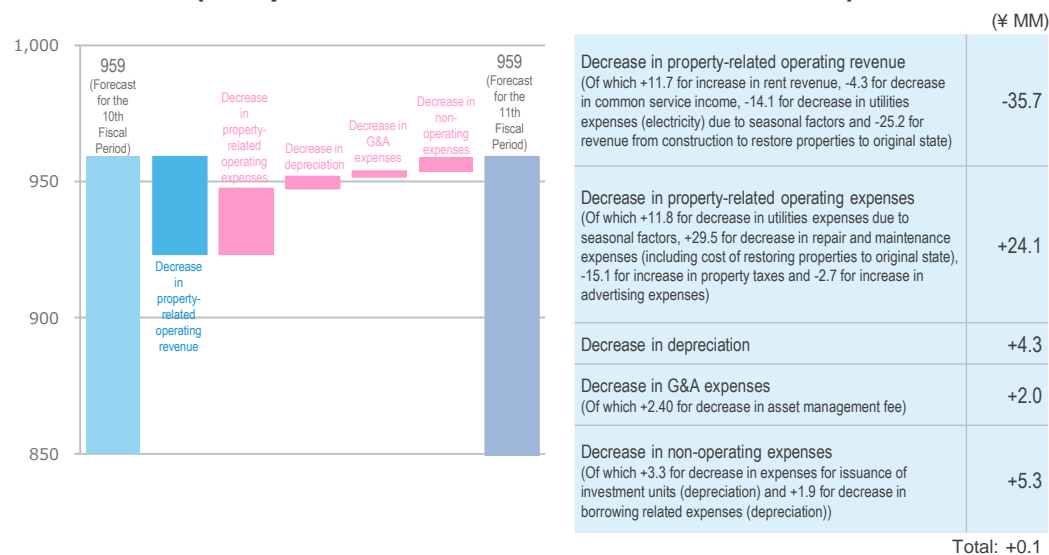
Earnings Forecast for the 10th and 11th Fiscal Periods

	Results for the Period Ended April 30, 2019 (9th Fiscal Period)	Forecast for the Period Ending October 31, 2019 (10th Fiscal Period)				Forecast for the Period Ending April 30, 2020 (11th Fiscal Period)	Compared with 10th Fiscal Period Forecast
		Initial Forecast (Announced December 17, 2018)	Recent Forecast (Announced June 14, 2019)	Compared with 9th Fiscal Period Results	Compared with Initial Forecast		
Operating revenue	2,748	2,383	2,475	-9.9%	+3.9%	2,440	-1.4%
Operating income	1,490	1,173	1,187	-20.4%	+1.2%	1,181	-0.4%
Net income	1,229	946	959	-21.9%	+1.4%	959	+0.0%
Cash distribution per unit (¥)	4,052	3,430	3,480	-14.1%	+1.5%	3,480	0.0%

Main Factors of Changes in 10th Fiscal Period Net Income Forecast (compared with 9th Fiscal Period results)



Main Factors of Changes in 11th Fiscal Period Net Income Forecast (compared with 10th Fiscal Period forecast)



Note: Cash distributions for the fiscal periods ending October 31, 2019 and ending April 30, 2020 are forecasts and are subject to change as a result of future acquisition or sale of real estate, as well as fluctuations in the real estate market environment and other circumstances relevant to Tosei Reit. Moreover, these forecasts do not constitute a guarantee of the amount to be distributed.

External Growth

■ Acquisition of “T’s garden Ojima” (May 2019)

- Initiatives for continuous asset size expansion
- Property acquisitions funded exclusively with cash on hand
- Acquire properties of relatively high yield through sponsor support

■ Discover projects in the pipeline

- Obtain properties in the pipeline through cycle of “Acquisition by sponsor” → “Value enhancement work and lease-up” → “Acquisition by Tosei Reit”
- While environment surrounding property acquisitions remains severe, target yields will be maintained (middle to latter half of the 4% range after depreciation)
- Search for properties outside the Tokyo metropolitan area from the standpoint of securing yield and diversification in terms of geographic area
- Consider acquisition of hotels and warehouses as well from the standpoint of diversification in terms of asset type but respond severely to yields and other factors

Internal Growth

■ Achieve stable occupancy rate and enhance earning capacity

- Early leasing up of vacant spaces and spaces that will become vacant
 - Focus on Wako Building (currently vacant) and Higashitotsuka West Building (vacated at the end of June)
- Revision of rent level upon tenant replacement and contract renewals
 - Aim to increase rent as planned upon tenant replacement (vacating and occupying) at offices and retail facilities
 - Contracts up for renewal in 10th Fiscal Period: 274 (32 offices, 7 retail facilities and 235 residential properties)
 - ~Hold detailed negotiations in light of market prices

■ Maintain and improve property value

- Implement planned capital expenditure in light of building age
 - For residential properties, consider implementing refurbishment to avoid the property becoming obsolete in addition to construction to restore properties to original state upon tenant vacating or occupying with an aim to maintain stable occupancy rate

“T’s garden Ojima” (building on land under leasehold) —Acquired on May 24, 2019—



Acquired by sponsor in December 2015

Conducted value enhancement work and stabilized occupancy rate

- Renovated exterior walls
- Renovated entrance (door and interior)
- Beautification work including planting
- Construction work for ensuring legal compliance

Acquired by Tosei Reit

- Occupancy rate of 100% when acquired
- Appraisal NOI yield of 5.77%
- Assumed appraisal NOI yield after depreciation of 5.49%

Financial Strategy

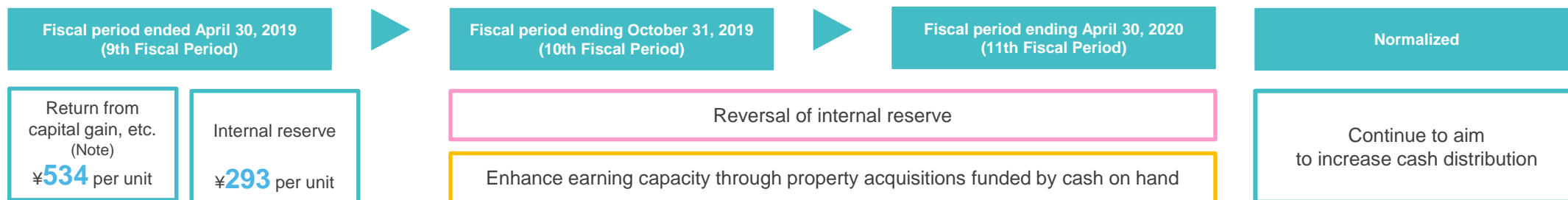
■ Actions contributing to enhancement of investment unit price

- A property already acquired as a measure to utilize cash on hand effectively. In addition to improving efficiency of funds operations, realized enhancement of earning capacity and normalized DPU without changing LTV
- Increased cash distribution through reversal of internal reserve. Return to unitholders as cash distribution

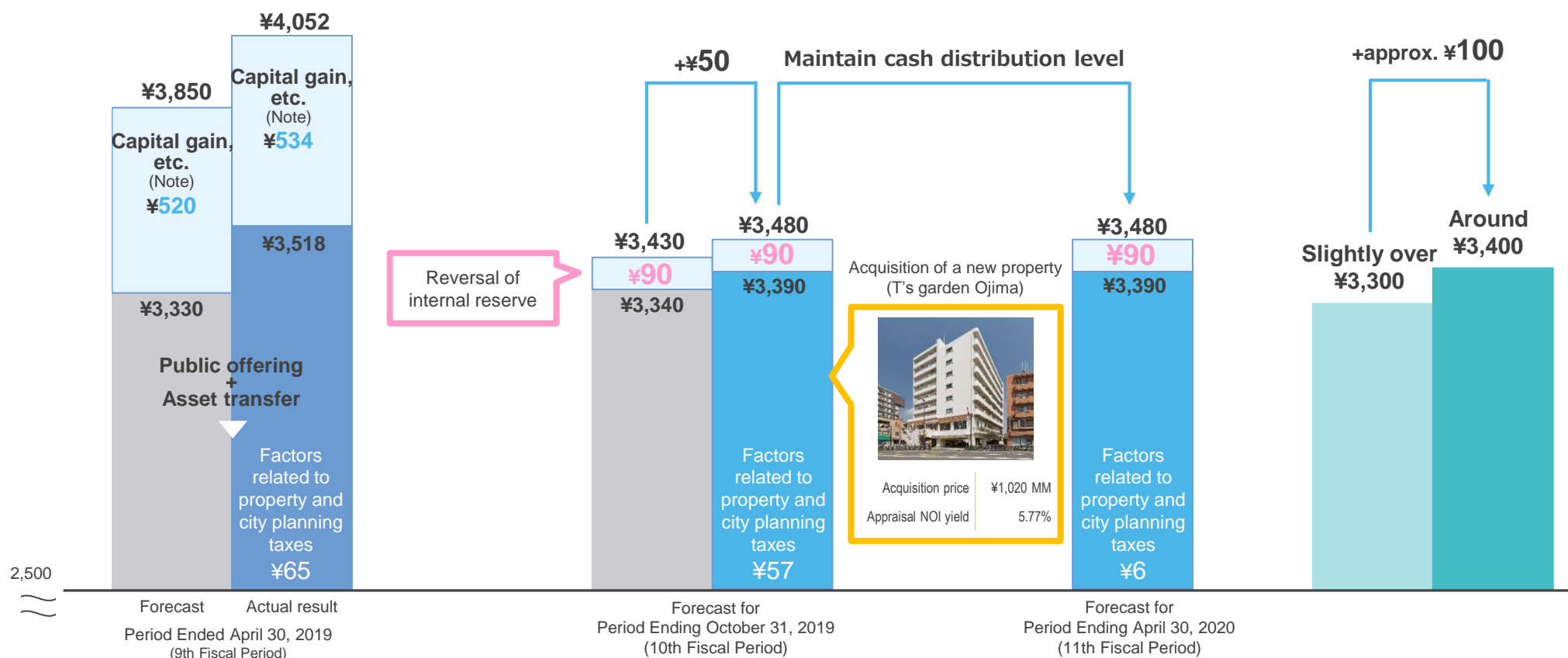
■ Achieve stable and sound fund procurement

- Refinanced at the end of May 2019 (¥1,200 MM, 5 years to maturity, fixed interest rate)
- Extend maturities, diversify repayment dates and increase ratio of fund procurement with fixed rates

■ Cash Distribution per Unit

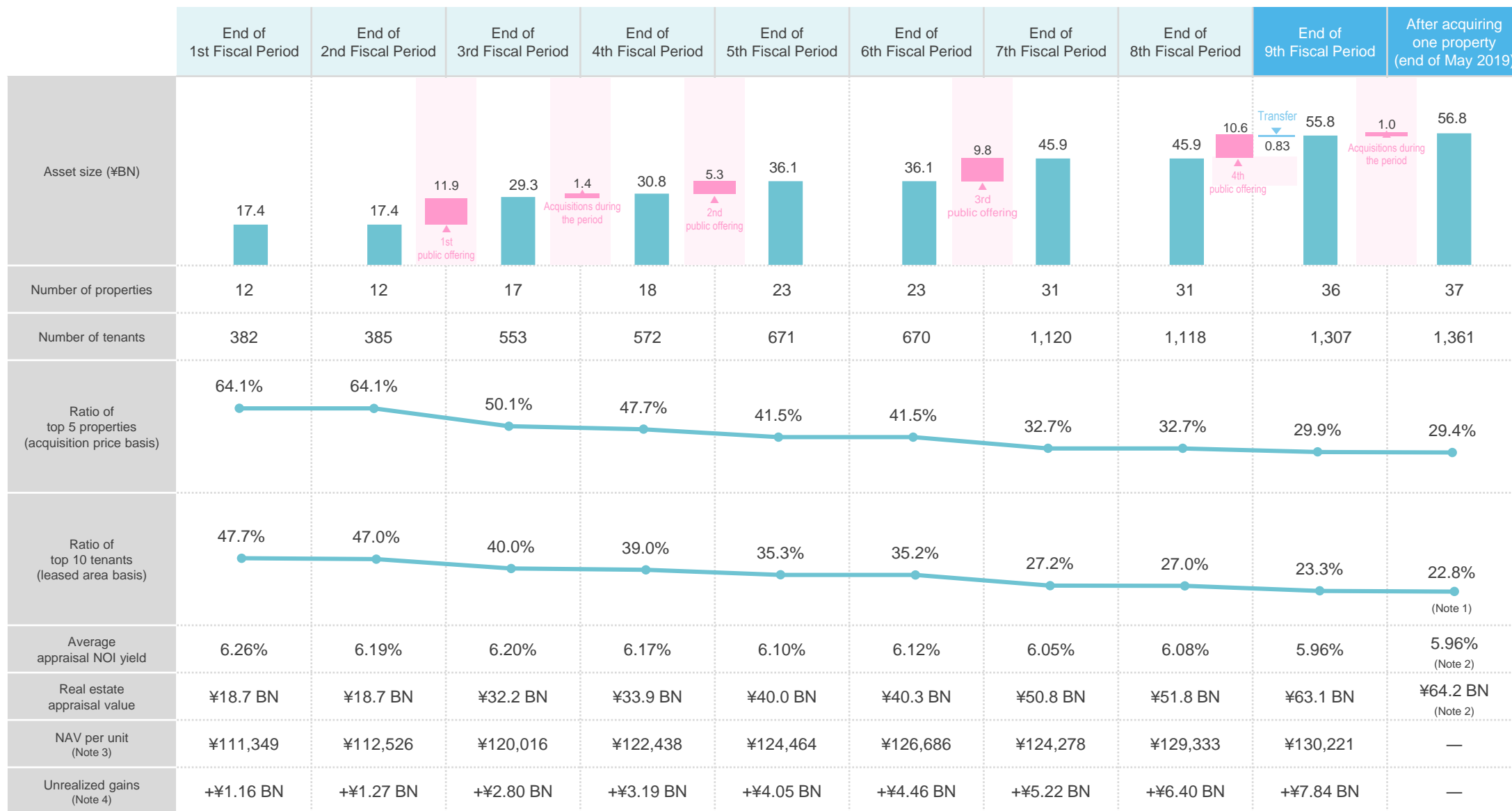


■ Forecast announced on December 17, 2018
■ Actual result
■ Forecast announced on June 14, 2019



Appendix

Changes in Portfolio



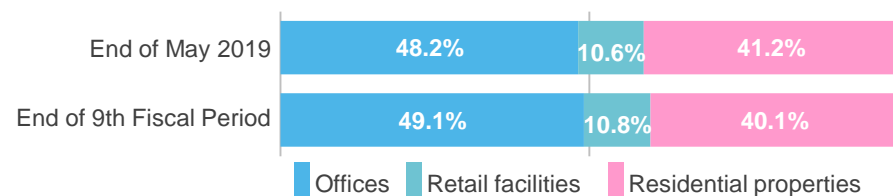
1: Number of tenants and ratio of top 10 tenants for after acquiring one property are calculated using the number of tenants and leased area based on lease agreements as of the end of May 2019. Also, the leased area as of the end of May 2019 is a preliminary figure and may differ from the final figure.

2: Average appraisal NOI yield and real estate appraisal value after acquiring one property are calculated using the figures stated in real estate appraisal reports as of the end of April 2019 for the 36 properties owned as of the end of the 9th Fiscal Period and as of April 1, 2019 for the one newly acquired property.

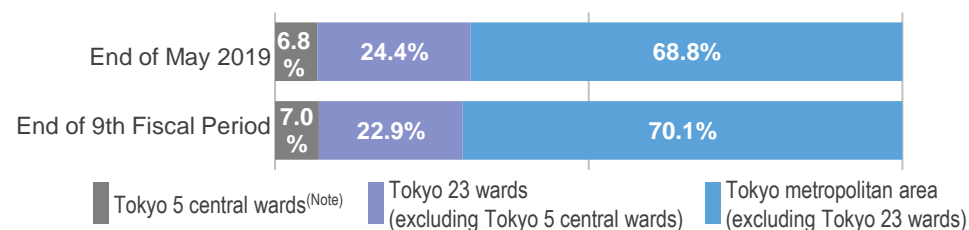
3: NAV per unit is calculated as "NAV ÷ Total number of units issued and outstanding," and NAV is calculated as "Total value of investment units issued + (Total appraisal value - Total book value)."

4: Unrealized gains is calculated as "Total appraisal value of owned assets - Total book value of owned assets" for each period.

Portfolio Composition by Property Type (acquisition price basis)

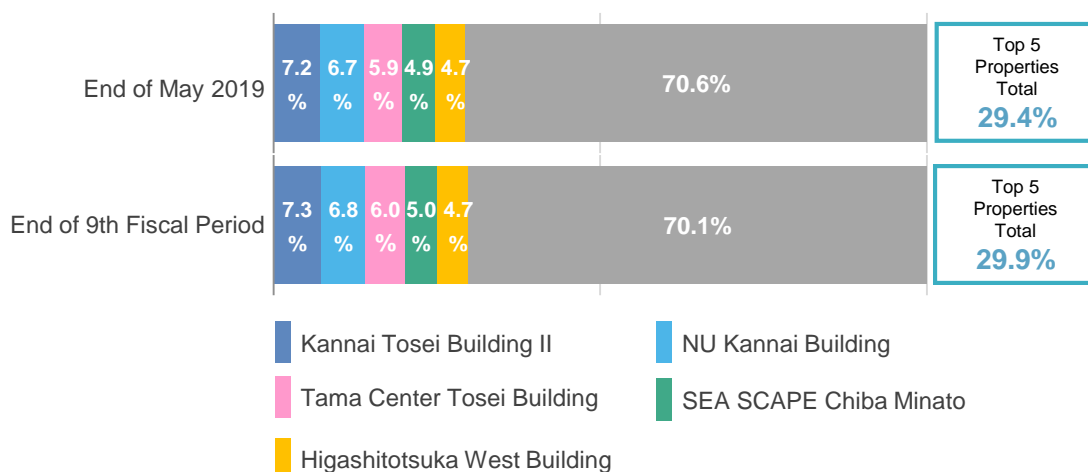


Portfolio Composition by Area (acquisition price basis)



Note: "Tokyo 5 central wards" collectively refers to Chiyoda, Chuo, Minato, Shinjuku and Shibuya wards. Hereafter the same shall apply

Investment Ratio by Property (acquisition price basis)



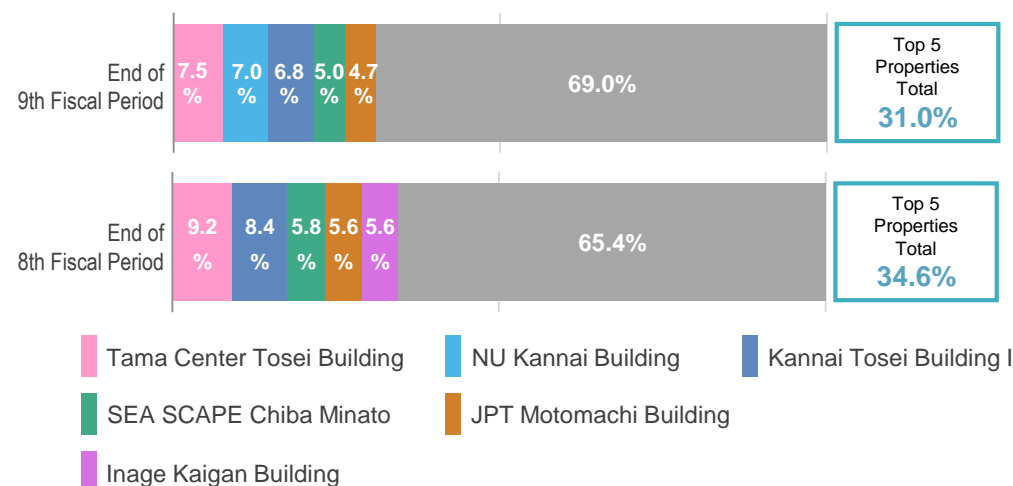
Average Appraisal NOI Yield by Property Type

	End of 9th Fiscal Period	End of May 2019
Offices	6.09%	6.09%
Retail facilities	6.31%	6.31%
Residential properties	5.71%	5.71%

Average Appraisal NOI Yield by Area

	End of 9th Fiscal Period	End of May 2019
Tokyo 5 central wards ^(Note)	6.33%	6.33%
Tokyo 23 wards	5.64%	5.65%
Tokyo metropolitan area	6.03%	6.03%

NOI Ratio by Property



Portfolio List (37 properties)

Property No.	Acquired during 9th Fiscal Period	Acquiring during 10th Fiscal Period	Property Name	Age of Building (years)	Address	Acquisition Price (¥ MM)	Investment Ratio (%)	Real Estate Appraisal Value (¥ MM)	Appraisal NOI Yield (%)	Total Leasable Area (m ²)	Occupancy Rate (%)	PML (%)
O-01			Tama Center Tosei Building	29.8	Tama-shi, Tokyo	3,370	5.9	3,730	7.14	9,737.49	100.0 (98.4)	4.36
O-02			KM Shinjuku Building	27.6	Shinjuku-ku, Tokyo	2,057	3.6	2,590	5.73	3,403.95	100.0	5.52
O-03			Nihonbashi-Hamacho Building	28.5	Chuo-ku, Tokyo	1,830	3.2	2,560	7.01	3,334.40	100.0	6.11
O-04			Kannai Tosei Building II	35.2	Yokohama-shi, Kanagawa	4,100	7.2	4,640	6.02	6,919.80	100.0	11.54
O-05			Nishi Kasai Tosei Building	25.2	Edogawa-ku, Tokyo	1,710	3.0	2,010	6.15	3,187.97	100.0	3.84
O-06			Shin Yokohama Center Building	28.4	Yokohama-shi, Kanagawa	1,364	2.4	1,750	6.88	3,888.28	100.0	6.47
O-07			Nishidai NC Building	27.1	Itabashi-ku, Tokyo	1,481	2.6	1,780	6.27	3,798.48	100.0	5.25
O-08			JPT Motomachi Building	27.5	Yokohama-shi, Kanagawa	2,377	4.2	2,850	6.08	5,453.13	100.0 (100.0)	6.06
O-09			Hakusan Asanomi Building	25.8	Bunkyo-ku, Tokyo	1,380	2.4	1,640	5.51	1,860.51	100.0	7.31
O-10			Chojamachi Duo Building	25.8	Yokohama-shi, Kanagawa	1,300	2.3	1,410	5.37	2,204.74	89.4	3.56
O-11	●		NU Kannai Building	32.2	Yokohama-shi, Kanagawa	3,800	6.7	4,000	5.60	8,025.76	99.0	4.56
O-12	●		Higashitotsuka West Building	26.2	Yokohama-shi, Kanagawa	2,650	4.7	2,720	5.32	5,667.32	100.0	5.22
Offices subtotal				-	-	27,419	48.2	31,680	6.09	57,481.83	99.5	-
Rt-01			Inage Kaigan Building	26.4	Chiba-shi, Chiba	2,380	4.2	2,710	6.33	5,890.92	96.4	6.49
Rt-02			Musashi Fujisawa Tosei Building	21.7	Iruma-shi, Saitama	1,950	3.4	2,180	6.56	6,089.72	100.0 (94.0)	5.85
Rt-03			Selection Hatsutomi	15.9	Kamagaya-shi, Chiba	310	0.5	356	6.63	1,839.45	100.0	7.98
Rt-04			Wako Building	32.9	Chiba-shi, Chiba	1,400	2.5	1,410	5.84	2,827.26	92.1	9.32
Retail facilities subtotal				-	-	6,040	10.6	6,656	6.31	16,647.35	97.4	-
Offices and retail facilities subtotal				-	-	33,459	58.8	38,336	6.13	74,129.18	99.0	-

Portfolio List (37 properties)

Property No.	Acquired during 9th Fiscal Period	Acquiring during 10th Fiscal Period	Property Name	Age of Building (years)	Address	Acquisition Price (¥ MM)	Investment Ratio (%)	Real Estate Appraisal Value (¥ MM)	Appraisal NOI Yield (%)	Total Leasable Area (m ²)	Occupancy Rate (%)	PML (%)
Rd-01			T's garden Koenji	8.3	Suginami-ku, Tokyo	1,544	2.7	2,040	5.35	2,169.38	95.3	7.91
Rd-02			Live Akabane	30.1	Kita-ku, Tokyo	1,227	2.2	1,530	6.39	3,876.41	97.2	7.45
Rd-03			Gekkocho Apartment	11.1	Meguro-ku, Tokyo	1,000	1.8	1,200	5.24	1,392.13	96.9	8.98
Rd-04			T's garden Kawasaki-daishi	10.2	Kawasaki-shi, Kanagawa	980	1.7	1,140	5.79	2,067.85	96.4	7.38
Rd-05			Abitato Kamata	27.9	Ota-ku, Tokyo	836	1.5	929	5.48	1,768.23	96.3	7.82
Rd-07			Avenir Shirotae	24.2	Yokohama-shi, Kanagawa	780	1.4	945	6.78	2,499.93	91.5	7.57
Rd-08			Dormitory Haramachida	26.8	Machida-shi, Tokyo	600	1.1	741	7.07	1,867.03	94.9	5.29
Rd-09			SEA SCAPE Chiba Minato	11.1	Chiba-shi, Chiba	2,800	4.9	3,100	5.90	6,758.52	96.6	7.30
Rd-10			Prime Garden	24.2	Kamagaya-shi, Chiba	600	1.1	625	6.15	3,687.98	98.3	9.42
Rd-11			T's garden Shinkoiwa	21.1	Katsushika-ku Tokyo	670	1.2	729	5.34	1,652.93	96.7	4.41
Rd-12			Twin Avenue	27.1	Nerima-ku, Tokyo	1,880	3.3	1,970	5.38	4,558.96	100.0	5.70
Rd-13			Milestone Higashikurume	29.6	Higashikurume-shi, Tokyo	1,650	2.9	1,700	5.69	3,546.62	95.0	4.34
Rd-14			Lumiere No.3	24.6	Kawaguchi-shi, Saitama	1,420	2.5	1,550	6.02	5,644.16	95.6	2.58
Rd-15			T's garden Nishifunabashi	28.2	Funabashi-shi, Chiba	860	1.5	878	5.72	2,643.84	94.4	7.50
Rd-16			Quest Yamatedai	30.2	Yokohama-shi, Kanagawa	710	1.2	746	5.88	2,802.74	97.2	9.66
Rd-17			Sancerre Yonohonmachi	28.5	Saitama-shi, Saitama	600	1.1	622	5.76	1,419.39	97.2	4.13
Rd-18	●		Rising Place Kawasaki No.2	2.2	Kawasaki-shi, Kanagawa	1,812	3.2	1,850	4.93	2,962.48	98.5	3.94
Rd-19	●		J Palace Sakuradai	25.2	Nerima-ku, Tokyo	1,090	1.9	1,130	4.83	2,395.40	100.0	5.38
Rd-20	●		Personnage Yokohama	28.4	Yokohama-shi, Kanagawa	740	1.3	794	6.05	1,989.84	89.2	4.65
Rd-21	●		T's garden Nishihachioji West	22.2	Hachioji-shi, Tokyo	600	1.1	626	6.16	2,315.99	97.6	7.44
Rd-22		●	T's garden Ojima	29.5	Koto-ku, Tokyo	1,020	1.8	1,070	5.77	2,705.70	100.0	5.35
Residential properties subtotal				-	-	23,419	41.2	25,915	5.71	60,725.51	96.6	-
Total/Average				25.3	-	56,878	100.0	64,251	5.96	134,854.69	97.9	3.29

Note: The figures in this table are as of the end of April 2019, except "Real Estate Appraisal Value" and "Appraisal NOI Yield" are the figures as of April 1, 2019 for the "T's garden Ojima" acquired in the 10th Fiscal Period. "Total Leasable Area" and "Occupancy Rate" are the figures as of the end of May 2019. Also, "Total Leasable Area" and "Occupancy Rate" are preliminary figures and may differ from the final figures. "Occupancy Rate" figures in parentheses are the percentage of the total area for which leases have been concluded between the master lease company and the end tenants, and that are actually being rented. Furthermore, "PML" and the "Total/Average" of "PML" are based on the seismic PML (re)evaluation reports of each property as well as Sampo Risk Management Inc.'s Portfolio Earthquake PML Evaluation Report dated May 2019

■ Tosei Group's ESG Initiatives

Tosei Asset Advisors, Inc., the asset management company of Tosei Reit Investment Corporation, operates under the Tosei Group ESG Policy as well as the ESG Action Guidelines as a member of the Tosei Group.

The Tosei Group ESG Policy

The Tosei Group has a mission of creating new value and inspiration in all aspects of real estate as a global-minded group of seasoned professionals. It regards its commitment to Environment, Society and Governance as a priority management challenge. It will address the social issues associated with real estate to contribute to society and achieve its own continuous growth.

The Tosei Group ESG Action Guidelines

- | | | |
|------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------|
| 1. Carry out business activities that achieve sound growth | 4. Carry out business activities with environmental considerations | 7. Increase employee satisfaction |
| 2. Comply with laws and regulations | 5. Contribute to tenants, locals and communities through owned real estate | 8. Disclose ESG information |
| 3. Take actions that increase the value of real estate | 6. Increase customer satisfaction | |

■ Tosei Asset Advisors' Environmental Initiatives

Tosei Asset Advisors aims to improve the performance of relatively aged properties through the implementation of value-adding work and such, maintaining asset value and utilizing these in the long term as investment properties.

Acquisition of Environmental Certification

A rating of 3 Stars has been acquired from the Building-Housing Energy-efficiency Labeling System (BELS), a third-party certification for residences and buildings



Shin Yokohama Center Building



Improvement of Energy Efficiency through Updating of Air-Conditioning Equipment

Energy-related CAPEX investment such as for air conditioning update work is implemented for aged properties. Improvement of energy efficiency is strived for through the replacement and update of air conditioning equipment, etc.



Tama Center Tosei Building

Rooftop Greenery

Greenery is being promoted at some owned properties for the purpose of improving insulation and landscaping of buildings as well as improvement of urban environments.



Gekkocho Apartment

Operation of Rooftop Greening

In May 2010, it introduced greening to the rooftop of its office, Toranomom Tosei Building.



Planting of seedlings

■ Mechanism for Aligning with Unitholder Interest

Management Fee System

- Introduced management fees linked to investment corporation revenue as management fee II (Management fee II = Net income × 5.00%)

Same-Boat Investment by the Sponsor

Alignment of Unitholder Interest and Sponsor Interest

- Implemented same-boat investment in order to promote the sharing of interest among Tosei Reit's unitholders and the Tosei Group and increase the effectiveness of sponsor support. As of the end of April 2019, the sponsor (Tosei Corporation) owned 14,251 units of Tosei Reit's investment units (5.03% of the total number of investment units issued and outstanding).

Introduction of Cumulative Investment Unit Investment Program

Alignment of Unitholder Interest and the Interest of Officers and Employees of the Tosei Group

- The cumulative investment unit investment program was introduced for the purpose of further enhancing the awareness of Tosei Group officers and employees regarding the enhancement of Tosei Reit's business performance and for their contribution to the continuous growth of Tosei Reit and enhancement of medium- to long-term unitholder value (contribution started in December 2016).
- Tosei officers and employees including those seconded to Tosei Reit's asset management company can acquire Tosei Reit's investment units by using the cumulative investment unit investment program.

Initiatives for Employees

● Personnel development and training

The Tosei Group has introduced the implementation of personnel development and training as well as a self-development assistance program and certification incentive program in order to support self-improvement and skill development of employees.

● Support for work-life balance of employees

The Tosei Group implements initiatives for managing the physical and mental health of its employees by obligating yearly health examinations for the preservation of employee health as well as through the implementation of questionnaires for all employees concerning mental health care and training under the instruction of partnered industrial physicians.



■ Tosei Group's Social Initiatives

Regional and Social Contribution

● Cleaning activity volunteering

Took part in the Nishinagisa-Hatsu Tokyo-Satoumi-Aid, a clean-up event held at Kasai Rinkai Park to remove marine debris.



● Green fund-raising



● Recycling of caps



Activity Results

45

people participated

31

bags of debris collected
(45-liter garbage bag)

● Continuation of relief activities to areas affected by the Great East Japan Earthquake

*Photos are from volunteer activities in recent years.

Since 2011, the Tosei Group has continuously coordinated relief activities by inviting volunteers and experts, as well as through donations.



Donated Japanese drums to Naruse Mirai Junior High School just opened in Higashi Matsushima City by using a total of ¥1.4 MN of contributions from volunteer members in Tosei Group.

Donation

28

Japanese drums



Support of Autumn Festival
(2018)



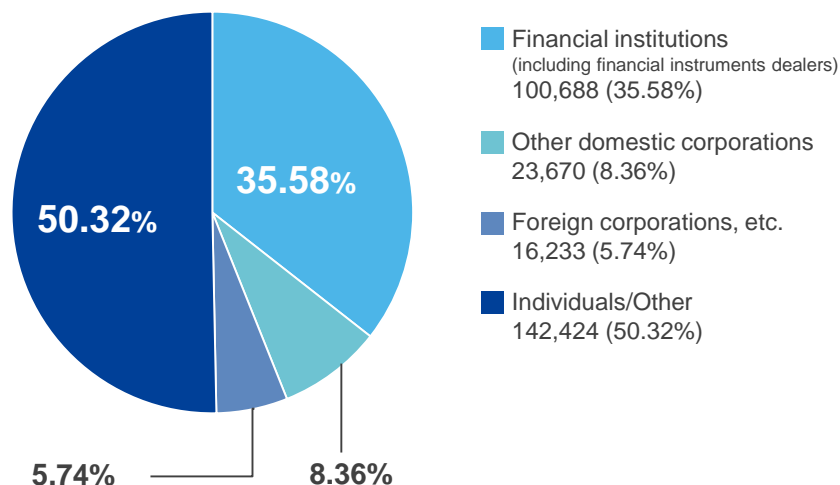
Support of Machibiraki Festival
(2017)



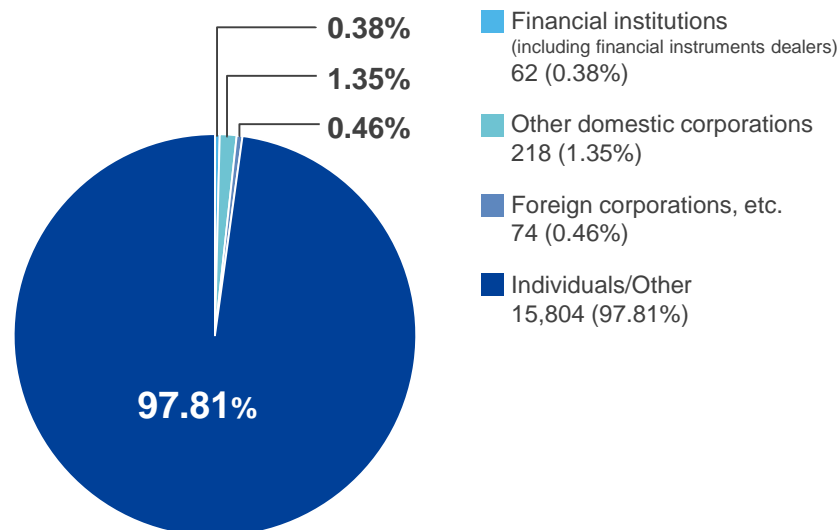
Painting of nursery playthings
(2016)

Unitholder Composition (at End of 9th Fiscal Period)

Number of Units by Unitholder Type (Number of units issued: 283,015)



Number of Unitholders by Unitholder Type (Total: 16,158)



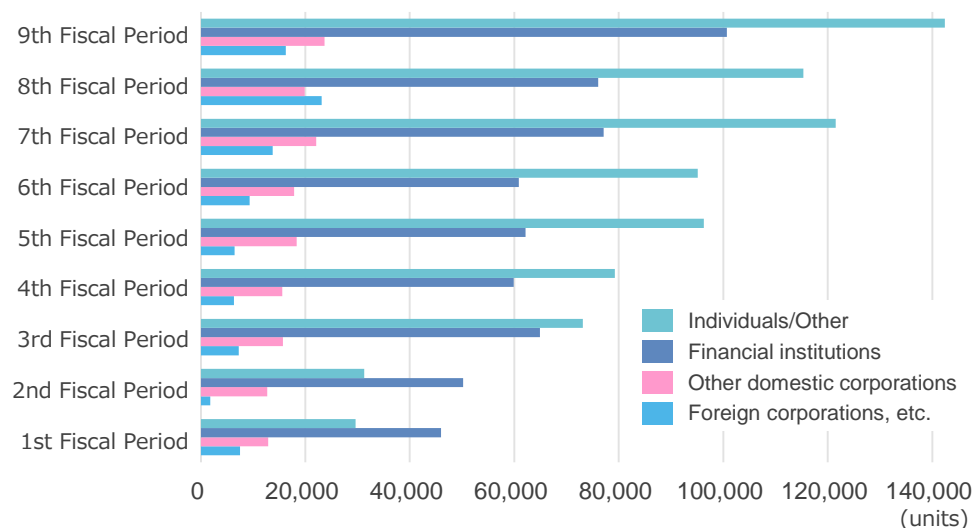
Top 10 Unitholders (Note)

	Name	Number of Investment Units Owned (units)	Number of Investment Units Owned as a Percentage of Total Number of Investment Units Issued and Outstanding
1	The Master Trust Bank of Japan, Ltd. (Trust Account)	26,550	9.38%
2	Japan Trustee Services Bank, Ltd. (Trust Account)	19,039	6.72%
3	Tosei Corporation	14,251	5.03%
4	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	10,530	3.72%
5	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	8,924	3.15%
6	Morgan Stanley MUFG Securities Co., Ltd.	4,376	1.54%
7	Kinki Sangyo Credit Union	4,340	1.53%
8	BNY FOR GCM CLIENT ACCOUNTS (E) BD	4,049	1.43%
9	JPMorgan Securities Japan Co., Ltd.	3,437	1.21%
10	STATE STREET BANK AND TRUST COMPANY 505001	3,058	1.08%
Total		98,554	34.82%

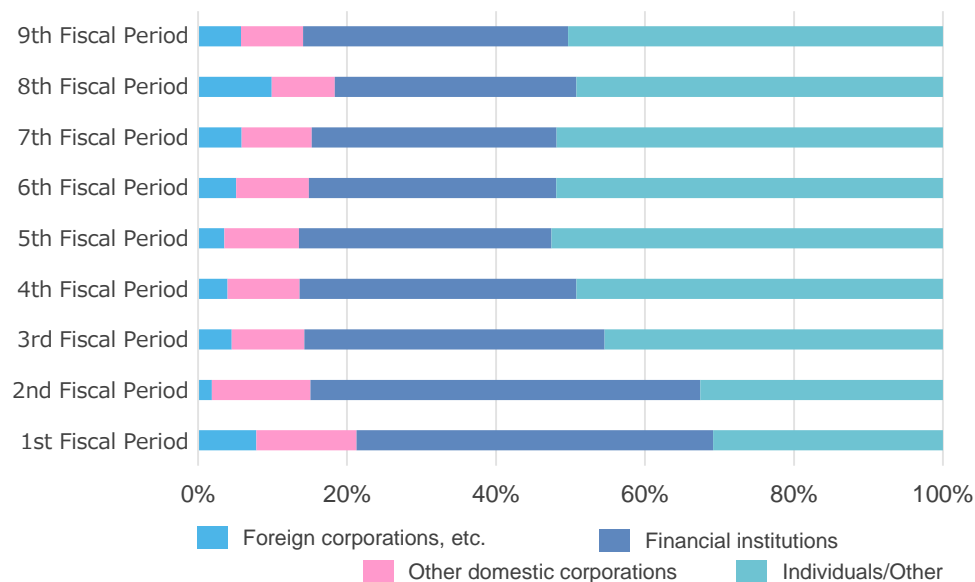
Note: Based on the unitholder registry as of April 30, 2019. "Number of Investment Units Owned as a Percentage of Total Number of Investment Units Issued and Outstanding" refers to the ratio of the number of investment units owned to the total number of units issued, and figures are rounded down to the second decimal place.

Trends in Units Held

Fluctuations in units held by investor categories



Fluctuations in percentage of units held by investor categories



IR Activities Targeting Individual Investors (actual)

February 13, 2019	Daiwa J-REIT Campaign 2018 (second half) (Tokyo)
February 21, 2019	Nihon Securities Journal IR Seminar (Hiroshima)
April 23, 2019	Nikkei J-REIT Infrastructure Fund Forum (Tokyo)



Daiwa J-REIT Festival
2018



Nikkei J-REIT
Infrastructure Fund Forum

IR Activities Targeting Individual Investors (planned)

July 9, 2019	ARES Nationwide J-REIT Popularization Campaign 2019 (first half) (Fukuoka)
July 19, 2019	ARES Nationwide J-REIT Popularization Campaign 2019 (first half) (Nagoya)

Balance Sheet

(¥ K)

	Period Ended October 31, 2018 (8th Fiscal Period)	Period Ended April 30, 2019 (9th Fiscal Period)
Assets		
Current assets		
Cash and deposits	1,902,037	2,241,792
Cash and deposits in trust	3,830,246	4,310,993
Operating accounts receivable	3,555	13,187
Prepaid expenses	103,579	166,330
Consumption taxes receivable	-	119,462
Other	-	1
Total current assets	5,839,418	6,851,768
Non-current assets		
[Property, plant, and equipment]	[45,461,135]	[55,335,436]
Buildings in trust	13,515,395	15,958,022
Accumulated depreciation	(1,244,757)	(1,467,073)
Buildings in trust, net	12,270,638	14,490,949
Structures in trust	143,424	167,801
Accumulated depreciation	(34,091)	(38,985)
Structures in trust, net	109,332	128,815
Machinery and equipment in trust	303,516	306,542
Accumulated depreciation	(84,627)	(98,036)
Machinery and equipment in trust, net	218,889	208,505
Tools, furniture and fixtures in trust	123,707	172,411
Accumulated depreciation	(36,345)	(43,741)
Tools, furniture and fixtures in trust, net	87,362	128,669
Land in trust	32,774,913	40,378,496
[Investments and other assets]	[214,821]	[292,853]
Long-term prepaid expenses	204,811	278,476
Deferred tax assets	10	4,377
Lease and guarantee deposits	10,000	10,000
Total non-current assets	45,675,957	55,628,290
Investment unit issuance expenses	22,284	34,755
Total deferred assets	22,284	34,755
Total assets	51,537,660	62,514,815

	Period Ended October 31, 2018 (8th Fiscal Period)	Period Ended April 30, 2019 (9th Fiscal Period)
Liabilities		
Current liabilities		
Operating accounts payable	83,719	87,630
Current portion of long-term loans payable	4,000,000	3,200,000
Accounts payable	101,450	131,943
Income taxes payable	814	48,843
Accrued consumption taxes	69,257	11,542
Advances received	451,002	394,839
Other	63,798	72,195
Total current liabilities	4,770,042	3,946,996
Non-current liabilities		
Long-term loans payable	20,000,000	26,000,000
Tenant leasehold and security deposits in trust	2,054,450	2,330,353
Other	2,424	-
Total non-current liabilities	22,056,875	28,330,353
Total liabilities	26,826,918	32,277,349

Net assets		
Unitholders' equity		
Unitholders' capital	23,907,827	29,009,048
Allowance for temporary difference adjustments	(4,219)	(2,344)
Total deduction from unitholders' capital	(4,219)	(2,344)
Unitholders' capital, net	23,903,608	29,006,704
Surplus	[809,558]	[1,231,936]
Unappropriated retained earnings (undisposed loss)	809,558	1,231,936
Total Unitholders' equity	24,713,166	30,238,640
Valuation and translation adjustments		
Deferred gains or losses on hedges	(2,424)	(1,175)
Total valuation and translation adjustments	(2,424)	(1,175)
Total net assets	24,710,742	30,237,465
Total liabilities and net assets	51,537,660	62,514,815

Statement of Income

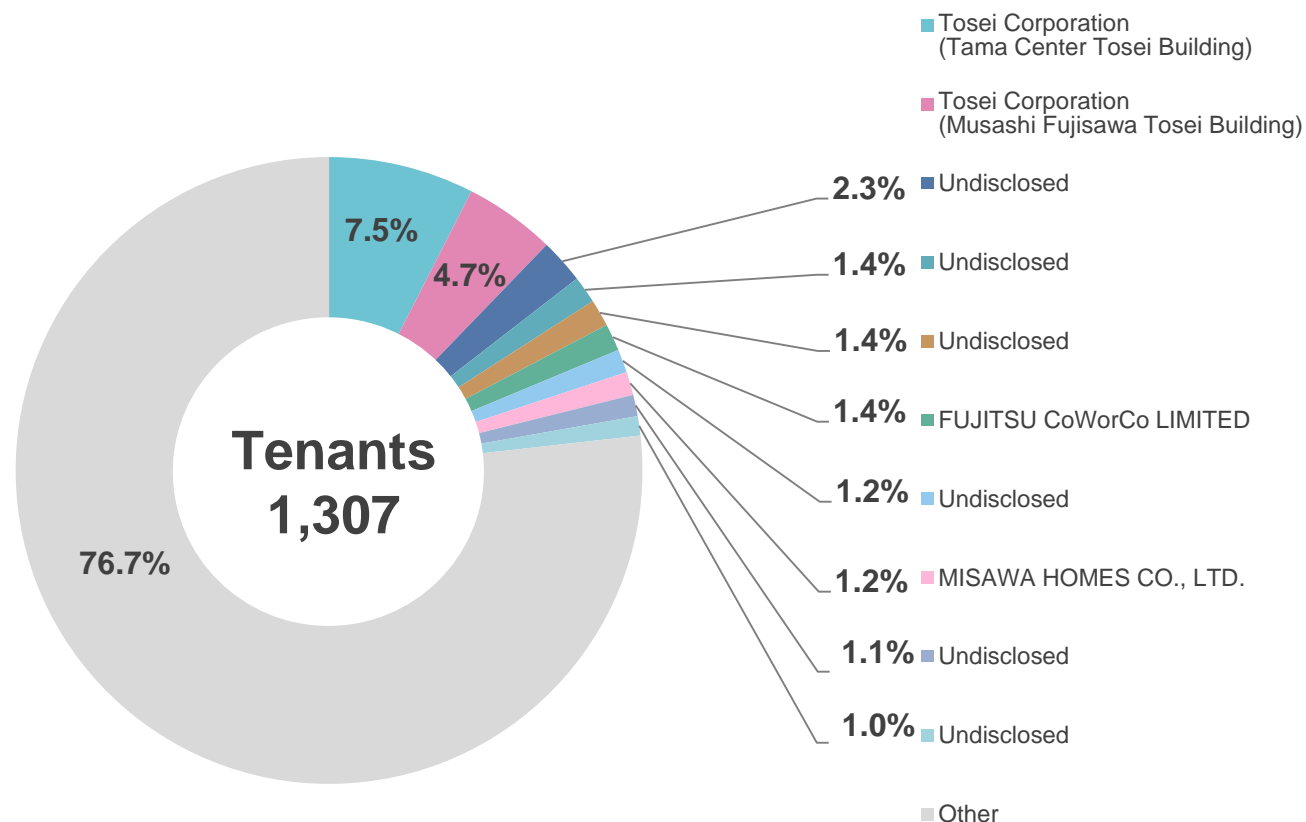
(¥ K)

	Period Ended October 31, 2018 (8th Fiscal Period)	Period Ended April 30, 2019 (9th Fiscal Period)
Operating revenue		
Lease business revenue	1,852,313	2,218,912
Other lease business revenue	199,586	237,348
Gain on sales of real estate properties	-	292,018
Total operating revenue	2,051,900	2,748,279
Operating expenses		
Expenses related to rent business	880,247	1,030,586
Asset management fee	120,005	151,068
Asset custody fee	2,447	2,457
Administrative service fees	14,206	15,757
Directors' compensation	3,180	2,460
Other operating expenses	50,206	55,026
Total operating expenses	1,070,294	1,257,356
Operating income	981,605	1,490,922
Non-operating income		
Interest income	24	29
Insurance claim income	-	3,766
Compensation for damage	418	-
Miscellaneous income	91	64
Total non-operating income	534	3,859
Non-operating expenses		
Interest expenses	102,076	133,628
Borrowing related expenses	62,578	76,016
Other	11,622	11,239
Total non-operating expenses	176,277	220,884
Ordinary income	805,861	1,273,897
Profit before income taxes	805,861	1,273,897
Income taxes - current	818	48,848
Income taxes - deferred	5	(4,367)
Total income taxes	824	44,480
Net income	805,037	1,229,416
Retained earnings brought forward	4,520	2,519
Unappropriated retained earnings (undisposed loss)	809,558	1,231,936

Distribution of Tenants (at End of 9th Fiscal Period)

■ Top 10 Tenants (by leased floor area)

	Name	Leased Area (m ²)	Tenanted Property	%
1	Tosei Corporation	9,737.49	Tama Center Tosei Building	7.5%
2	Tosei Corporation	6,089.72	Musashi Fujisawa Tosei Building	4.7%
3	Undisclosed	2,989.01	Inage Kaigan Building	2.3%
4	Undisclosed	1,852.02	JPT Motomachi Building	1.4%
5	Undisclosed	1,839.45	Selection Hatsutomi	1.4%
6	FUJITSU CoWorCo LIMITED	1,822.20	Shin Yokohama Center Building	1.4%
7	Undisclosed	1,549.35	Undisclosed	1.2%
8	MISAWA HOMES CO., LTD.	1,544.92	Higashitotsuka West Building	1.2%
9	Undisclosed	1,420.46	Undisclosed	1.1%
10	Undisclosed	1,286.19	Undisclosed	1.0%



Earnings Performance of Properties (1) (at End of 9th Fiscal Period)

(¥ K)

Property name	O-01 Tama Center Tosei Building	O-02 KM Shinjuku Building	O-03 Nihonbashi- Hamacho Building	O-04 Kannai Tosei Building II	O-05 Nishi Kasai Tosei Building	O-06 Shin Yokohama Center Building	O-07 Nishidai NC Building
Rental and other operating revenue (1)	207,131	96,382	94,775	171,467	73,875	75,000	80,501
Lease business revenue	168,148	83,504	79,222	153,262	65,333	70,660	74,349
Other lease business revenue	38,983	12,878	15,553	18,205	8,542	4,339	6,152
Property-related expenses (2)	77,823	33,082	39,061	55,171	22,967	23,003	28,753
Property management fees	24,251	8,163	7,737	17,937	6,623	8,439	8,979
Trust fees	300	300	300	300	300	300	300
Utilities expenses	32,062	8,500	11,691	16,790	7,128	6,040	9,682
Insurance premiums	423	138	136	252	109	156	154
Repair and maintenance expenses	2,225	4,915	4,861	3,403	668	335	421
Property taxes	17,492	10,064	8,174	13,468	6,501	7,161	8,305
Other expenses	1,067	1,000	6,161	3,018	1,635	569	911
NOI (3) [(1)-(2)]	129,308	63,300	55,714	116,296	50,907	51,997	51,748
Depreciation (4)	18,102	8,905	10,738	20,973	9,081	8,204	10,300
Rental operating income (5) [(3)-(4)]	111,205	54,394	44,975	95,322	41,826	43,792	41,447
Capital expenditures (6)	27,461	343	-	490	-	-	16,749
NCF (7) [(3)-(6)]	101,846	62,957	55,714	115,806	50,907	51,997	34,999

Earnings Performance of Properties (2) (at End of 9th Fiscal Period)

(¥ K)

Property name	O-08 JPT Motomachi Building	O-09 Hakusan Asanomi Building	O-10 Chojamachi Duo Building	O-11 NU Kannai Building	O-12 Higashitotsuka West Building	Rt-01 Inage Kaigan Building	Rt-02 Musashi Fujisawa Tosei Building
Rental and other operating revenue (1)	113,999	62,228	48,308	164,564	100,558	126,324	72,186
Lease business revenue	100,931	47,626	43,094	154,094	89,829	102,024	72,186
Other lease business revenue	13,067	14,601	5,214	10,469	10,729	24,299	-
Property-related expenses (2)	33,302	22,017	14,449	44,465	33,051	47,932	7,545
Property management fees	10,611	4,086	5,161	21,708	13,054	7,569	1,080
Trust fees	300	300	300	299	299	300	300
Utilities expenses	11,629	3,031	4,958	13,777	11,386	24,457	-
Insurance premiums	191	73	83	354	237	218	87
Repair and maintenance expenses	370	10,472	402	476	1,132	3,001	283
Property taxes	9,533	4,020	3,193	6,745	5,180	11,478	5,775
Other expenses	666	32	350	1,103	1,759	906	20
NOI (3) [(1)-(2)]	80,696	40,211	33,859	120,098	67,507	78,391	64,640
Depreciation (4)	12,806	6,410	9,786	11,418	9,417	20,338	7,933
Rental operating income (5) [(3)-(4)]	67,890	33,801	24,072	108,680	58,090	58,053	56,706
Capital expenditures (6)	11,776	100	1,472	338	-	2,590	1,476
NCF (7) [(3)-(6)]	68,920	40,111	32,386	119,760	67,507	75,801	63,164

Earnings Performance of Properties (3) (at End of 9th Fiscal Period)

(¥ K)

Property name	Rt-03 Selection Hatsutomi	Rt-04 Wako Building	Rd-01 T's garden Koenji	Rd-02 Live Akabane	Rd-03 Gekkocho Apartment	Rd-04 T's garden Kawasakidaishi	Rd-05 Abitato Kamata
Rental and other operating revenue (1)	14,250	64,896	54,714	54,737	35,973	36,762	29,148
Lease business revenue	14,250	56,947	51,074	52,450	35,029	34,895	27,195
Other lease business revenue	-	7,949	3,640	2,286	944	1,867	1,953
Property-related expenses (2)	3,943	21,824	10,651	14,770	8,089	8,283	11,619
Property management fees	1,104	9,336	4,547	5,298	2,894	2,865	2,537
Trust fees	300	300	300	300	300	300	300
Utilities expenses	-	8,135	420	744	443	236	576
Insurance premiums	29	109	57	105	44	51	47
Repair and maintenance expenses	132	500	1,320	3,979	802	1,293	5,099
Property taxes	2,249	3,121	2,986	3,354	2,099	1,981	1,541
Other expenses	129	320	1,018	988	1,506	1,554	1,516
NOI (3) [(1)-(2)]	10,306	43,072	44,063	39,966	27,883	28,478	17,529
Depreciation (4)	1,288	10,099	5,796	4,275	3,430	5,204	3,293
Rental operating income (5) [(3)-(4)]	9,017	32,972	38,266	35,691	24,452	23,274	14,236
Capital expenditures (6)	-	710	-	157	441	-	2,243
NCF (7) [(3)-(6)]	10,306	42,362	44,063	39,809	27,441	28,478	15,285

Earnings Performance of Properties (4) (at End of 9th Fiscal Period)

(¥ K)









Property name	Rd-06 MarLandFive	Rd-07 Avenir Shirotae	Rd-08 Dormitory Haramachida	Rd-09 SEA SCAPE Chiba Minato	Rd-10 Prime Garden	Rd-11 T's garden Shinkoiwa	Rd-12 Twin Avenue	Rd-13 Milestone Higashikurume
Rental and other operating revenue (1)	3,709	37,270	30,288	119,639	31,855	25,981	64,296	67,966
Lease business revenue	2,863	35,483	28,922	109,842	31,499	24,634	62,806	61,460
Other lease business revenue	846	1,786	1,366	9,796	356	1,347	1,489	6,506
Property-related expenses (2)	3,784	10,830	10,428	34,503	9,759	5,847	12,622	19,938
Property management fees	289	2,782	2,730	9,933	3,763	2,624	3,486	5,645
Trust fees	24	300	300	300	300	300	300	300
Utilities expenses	739	765	695	9,334	408	576	821	4,054
Insurance premiums	6	65	62	223	92	48	112	108
Repair and maintenance expenses	222	3,953	2,936	3,436	2,450	703	2,692	5,260
Property taxes	2,570	2,050	2,398	9,209	2,436	1,449	4,538	2,692
Other expenses	(67)	912	1,304	2,064	308	145	670	1,876
NOI (3) [(1)-(2)]	(75)	26,440	19,860	85,136	22,095	20,134	51,674	48,028
Depreciation (4)	812	6,422	5,158	23,811	3,540	2,535	3,775	7,949
Rental operating income (5) [(3)-(4)]	(888)	20,017	14,701	61,325	18,555	17,599	47,898	40,078
Capital expenditures (6)	—	924	100	657	520	698	714	-
NCF (7) [(3)-(6)]	(75)	25,515	19,760	84,478	21,575	19,436	50,959	48,028

Earnings Performance of Properties (5) (at End of 9th Fiscal Period)









(¥ K)

Property name	Rd-14 Lumiere No.3	Rd-15 T's garden Nishifunabashi	Rd-16 Quest Yamatedai	Rd-17 Sancerre Yonohonmachi	Rd-18 Rising Place Kawasaki No.2	Rd-19 J Palace Sakuradai	Rd-20 Personnage Yokohama	Rd-21 T's garden Nishihachioji West
Rental and other operating revenue (1)	59,317	33,726	29,721	24,553	60,444	35,983	27,773	25,943
Lease business revenue	57,113	30,675	29,434	23,207	58,827	34,678	25,764	25,587
Other lease business revenue	2,204	3,050	287	1,346	1,616	1,305	2,008	356
Property-related expenses (2)	12,111	11,538	7,569	7,547	13,349	6,899	10,098	4,358
Property management fees	4,224	3,025	2,865	2,684	5,340	3,271	2,580	2,269
Trust fees	300	300	300	300	299	299	299	299
Utilities expenses	550	594	433	518	492	522	1,543	595
Insurance premiums	136	65	65	45	101	63	62	69
Repair and maintenance expenses	2,068	3,143	1,790	942	680	1,424	3,350	1,008
Property taxes	4,087	2,381	1,904	1,653	2,565	-	809	-
Other expenses	743	2,029	209	1,402	3,868	1,318	1,452	116
NOI (3) [(1)-(2)]	47,205	22,187	22,152	17,006	47,094	29,083	17,674	21,585
Depreciation (4)	6,030	2,298	2,824	1,934	13,956	2,042	3,214	3,471
Rental operating income (5) [(3)-(4)]	41,175	19,888	19,327	15,071	33,138	27,041	14,459	18,114
Capital expenditures (6)	148	200	166	-	-	-	320	-
NCF (7) [(3)-(6)]	47,057	21,987	21,985	17,006	47,094	29,083	17,354	21,585









List of Properties (1)

Property name	O-01 Tama Center Tosei Building	O-02 KM Shinjuku Building	O-03 Nihonbashi-Hamacho Building	O-04 Kannai Tosei Building II
				
Address	Ochiai, Tama-shi, Tokyo	Kabuki-cho, Shinjuku-ku, Tokyo	Nihonbashihama-cho, Chuo-ku, Tokyo	Sumiyoshi-cho, Naka-ku, Yokohama-shi, Kanagawa
Access	Approx. 4-min. walk from Odakyu Tama Center Station, Odakyu Tama Line	Approx. 1-min. walk from Seibu-Shinjuku Station, Seibu Shinjuku Line	Approx. 3-min. walk from Hamacho Station, Toei Subway Shinjuku Line	Approx. 3-min. walk from Kannai Station, Yokohama Municipal Subway Line
Acquisition price	¥3,370 MM	¥2,057 MM	¥1,830 MM	¥4,100 MM
Structure	S, SRC	SRC	SRC, S	SRC
Floors	B1/7F	B1/9F	9F	B1/12F
Floor area	16,212.96 m ²	5,240.41 m ²	4,583.48 m ²	9,383.81 m ²
Property name	O-05 Nishi Kasai Tosei Building	O-06 Shin Yokohama Center Building	O-07 Nishidai NC Building	O-08 JPT Motomachi Building
				
Address	Nishikasai, Edogawa-ku, Tokyo	Shin-Yokohama, Kohoku-ku, Yokohama-shi, Kanagawa	Takashimadaira, Itabashi-ku, Tokyo	Yamashita-cho, Naka-ku, Yokohama-shi, Kanagawa
Access	Approx. 2-min. walk from Nishi-kasai Station, Tokyo Metro Tozai Line	Approx. 5-min. walk from Shin-Yokohama Station, JR Tokaido Shinkansen Line and Yokohama Line	Approx. 1-min. walk from Nishidai Station, Toei Subway Mita Line	Approx. 5-min. walk from Ishikawacho Station, JR Keihin-Tohoku Line and Negishi Line
Acquisition price	¥1,710 MM	¥1,364 MM	¥1,481 MM	¥2,377 MM
Structure	SRC	SRC, RC	S, RC	S, SRC, RC
Floors	B1/8F	B2/9F	B1/7F	B2/8F
Floor area	4,271.38 m ²	5,809.25 m ²	6,214.11 m ²	7,924.98 m ²









List of Properties (2)

Property name	O-09 Hakusan Asanomi Building	O-10 Chojamachi Duo Building	O-11 NU Kannai Building	O-12 Higashitotsuka West Building
				
Address	Hakusan, Bunkyo-ku, Tokyo	Chojamachi, Naka-ku, Yokohama-shi, Kanagawa	Yamashita-cho, Naka-ku, Yokohama-shi, Kanagawa	Kawakami-cho, Totsuka-ku, Yokohama-shi, Kanagawa
Access	Approx. 1-min. walk from Hakusan Station, Toei Subway Mita Line	Approx. 1-min. walk from Isezaki-chojamachi Station, Yokohama Municipal Subway Blue Line	Approx. 6-min. walk from Kannai Station, JR Negishi Line and Yokohama Line	Approx. 2-min. walk from Higashi-Totsuka Station, JR Yokosuka Line and Shonan-Shinjuku Line
Acquisition price	¥1,380 MM	¥1,300 MM	¥3,800 MM	¥2,650 MM
Structure	S, SRC	RC, SRC	SRC	SRC, S
Floors	B1/10F	B1/7F	B1/10F	B1/11F
Floor area	2,374.87 m ²	3,091.23 m ²	10,963.91 m ²	8,758.32 m ²
Property name	Rt-01 Inage Kaigan Building	Rt-02 Musashi Fujisawa Tosei Building	Rt-03 Selection Hatsutomi	Rt-04 Wako Building
				
Address	Takasu, Mihama-ku, Chiba-shi, Chiba	Higashi Fujisawa, Iruma-shi, Saitama	Kita-Hatsutomi, Kamagaya-shi, Chiba	Takasu, Mihama-ku, Chiba-shi, Chiba
Access	Approx. 1-min. walk from Inagekaigan Station, JR Keiyo Line	Approx. 9-min. walk from Musashi-Fujisawa Station, Seibu Ikebukuro Line	Approx. 3-min. walk from Kita-Hatsutomi Station, Shin-Keisei Railway Shin-Keisei Line	Approx. 1-min. walk from Inagekaigan Station, JR Keiyo Line
Acquisition price	¥2,380 MM	¥1,950 MM	¥310 MM	¥1,400 MM
Structure	SRC	Steel frame structure, galvanized steel	S	S
Floors	7F	2F	2F	B1/5F
Floor area	7,175.12 m ²	6,131.07 m ²	1,827.75 m ²	4,059.79 m ²






List of Properties (3)

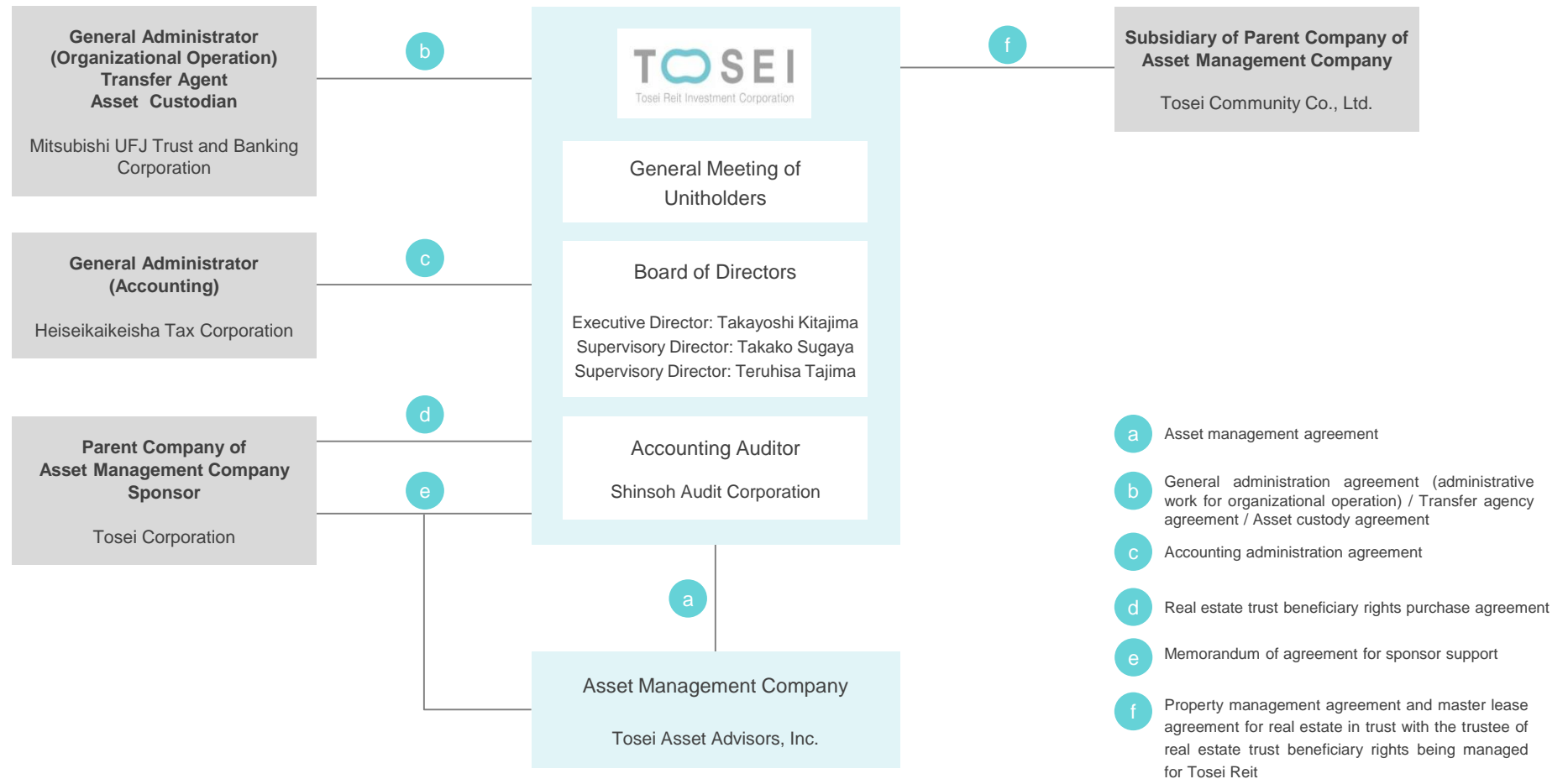
Property name	Rd-01 T's garden Koenji	Rd-02 Live Akabane	Rd-03 Gekkocho Apartment	Rd-04 T's garden Kawasakidaishi
				
Address	Koenjikota, Suginami-ku, Tokyo	Ukima, Kita-ku, Tokyo	Shimomeguro, Meguro-ku, Tokyo	Ise-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa
Access	Approx. 5-min. walk from Koenji Station, JR Chuo Line	Approx. 4-min. walk from Kita-Akabane Station, JR Saikyo Line	Approx. 13-min. walk from Musashi-koyama Station, Tokyu Meguro Line	Approx. 8-min. walk from Suzukicho Station, Keikyu Daishi Line
Acquisition price	¥1,544 MM	¥1,227 MM	¥1,000 MM	¥980 MM
Structure	RC	SRC	RC	S
Floors	6F	12F	6F	3F
Floor area	2,445.31 m ²	4,484.24 m ²	1,547.03 m ²	2,105.59 m ²
Property name	Rd-05 Abitato Kamata	Rd-07 Avenir Shirotae	Rd-08 Dormitory Haramachida	Rd-09 SEA SCAPE Chiba Minato
				
Address	Chuo, Ota-ku, Tokyo	Shirotae-cho, Minami-ku, Yokohama-shi, Kanagawa	Haramachida, Machida-shi, Tokyo	Chuoko, Chuo-ku, Chiba-shi, Chiba
Access	Approx. 18-min. walk from Kamata Station, JR Keihin-Tohoku Line	Approx. 4-min. walk from Bandobashi Station, Yokohama Municipal Subway Blue Line	Approx. 6-min. walk from Machida Station, JR Yokohama Line	Approx. 1-min. walk from Chibaminato Station, JR Keiyo Line
Acquisition price	¥836 MM	¥780 MM	¥600 MM	¥2,800 MM
Structure	RC	SRC	SRC, S	RC
Floors	6F	11F	B1/12F	B1/13F
Floor area	2,062.09 m ²	3,001.81 m ²	2,239.50 m ²	7,571.58 m ²

List of Properties (4)

Property name	Rd-10 Prime Garden	Rd-11 T's garden Shinkoiwa	Rd-12 Twin Avenue	Rd-13 Milestone Higashikurume
				
Address	Kita-Hatsutomi, Kamagaya-shi, Chiba	Nishi-Shinkoiwa, Katsushika-ku Tokyo	Sekimachikita, Nerima-ku, Tokyo	Higashihoncho, Higashikurume-shi, Tokyo
Access	Approx. 4-min. walk from Kita-Hatsutomi Station, Shin-Keisei Railway Shin-Keisei Line	Approx. 4-min. walk from Shin-Koiwa Station, JR Sobu Line	Approx. 8-min. walk from Musashi-Seki Station, Seibu Shinjuku Line	Approx. 5-min. walk from Higashi-Kurume Station, Seibu Ikebukuro Line
Acquisition price	¥600 MM	¥670 MM	¥1,880 MM	¥1,650 MM
Structure	RC	SRC	SRC	SRC
Floors	6F	10F	8F	10F
Floor area	3,962.71 m ²	1,976.90 m ²	4,563.79 m ²	4,374.55 m ²
Property name	Rd-14 Lumiere No.3	Rd-15 T's garden Nishifunabashi	Rd-16 Quest Yamatedai	Rd-17 Sancerre Yonohonmachi
				
Address	Shiba, Kawaguchi-shi, Saitama	Futagocho, Funabashi-shi, Chiba	Nishigaoka, Izumi-ku, Yokohama-shi, Kanagawa	Shimoochiai, Chuo-ku, Saitama-shi, Saitama
Access	Approx. 16-min. walk from Warabi Station, JR Keihin-Tohoku Line	Approx. 9-min. walk from Shimosa-Nakayama Station, JR Sobu Line	Approx. 10-min. walk from Yayoidai Station, Sotetsu Izumino Line	Approx. 8-min. walk from Yono Station, JR Keihin-Tohoku Line
Acquisition price	¥1,420 MM	¥860 MM	¥710 MM	¥600 MM
Structure	RC	RC	RC	RC
Floors	7F	6F	7F	4F
Floor area	5,812.86 m ²	2,871.43 m ²	2,905.27 m ²	1,978.93 m ²

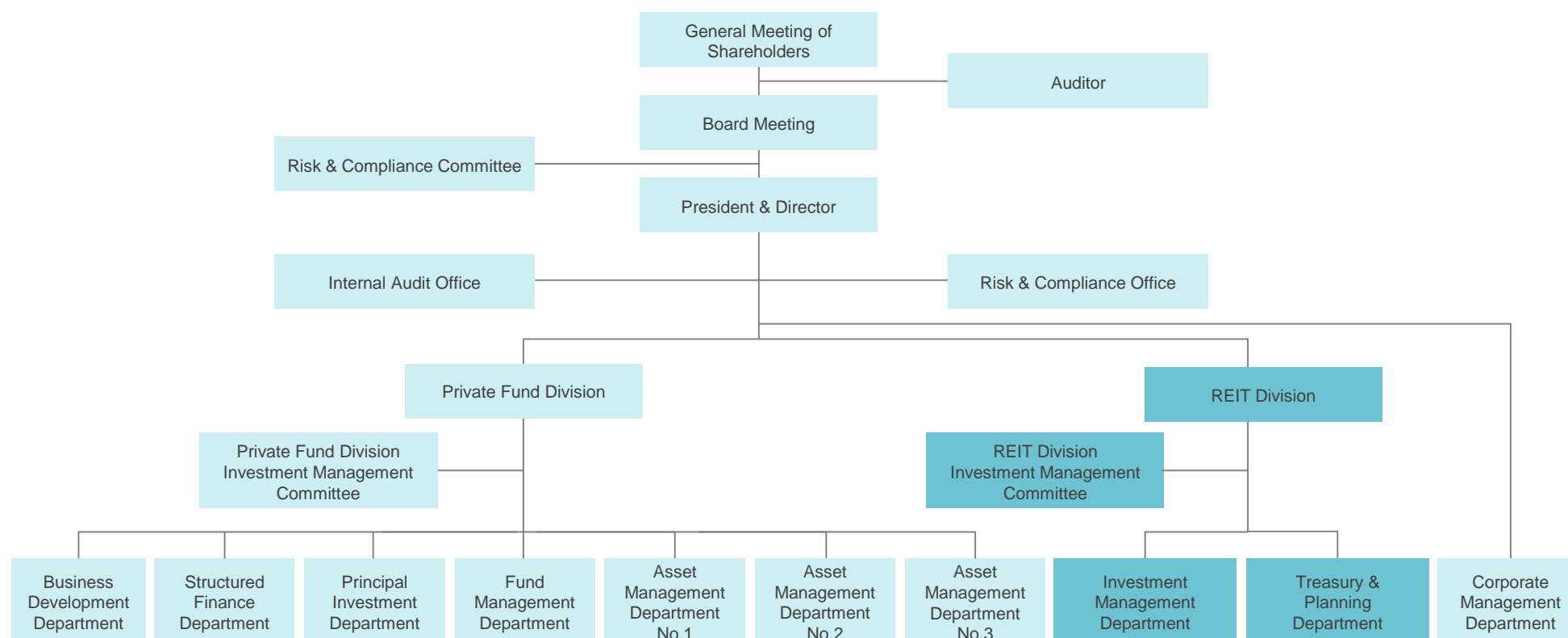
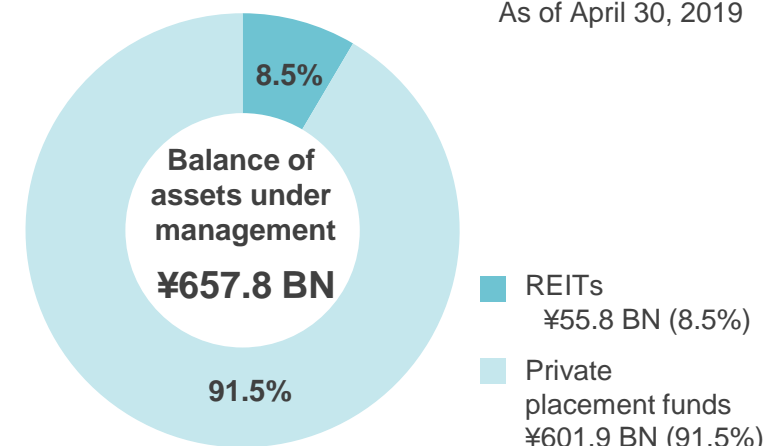
List of Properties (5)

Property name	Rd-18 Rising Place Kawasaki No.2		Rd-19 J Palace Sakuradai		Rd-20 Personnage Yokohama	
						
Address	Hama-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa		Sakuradai, Nerima-ku, Tokyo		Katsura-cho, Sakae-ku, Yokohama-shi, Kanagawa	
Access	Approx. 10-min. walk from Hama-Kawasaki Station, JR Nambu Line and Tsurumi Line Approx. 2-min. walk from Hama-Kawasaki Bus Stop, Kawasaki Tsurumi Rinko Bus		Approx. 6-min. walk from Hikawadai Station, Tokyo Metro Yurakucho Line and Fukutoshin Line		Approx. 12-min. walk from Hongodai Station, JR Negishi Line	
Acquisition price	¥1,812 MM		¥1,090 MM		¥740 MM	
Structure	RC		RC		RC	
Floors	9F		B1/7F		6F	
Floor area	3,697.17 m ²		2,483.20 m ²		2,408.94 m ²	
Property name	Rd-21 T's garden Nishihachioji West		Rd-22 T's garden Ojima			
						
Address	Daimachi, Hachioji-shi, Tokyo		Kitasuna, Koto-ku, Tokyo			
Access	Approx. 12-min. walk from Nishi-Hachioji Station, JR Chuo Line		11-min. walk from Nishi-Ojima Sta., Toei Subway Shinjuku Line			
Acquisition price	¥600 MM		¥1,020 MM			
Structure	RC		SRC			
Floors	B1/5F		B1/9F			
Floor area	2,679.43 m ²		3,002.99 m ²			



As of April 30, 2019

Company Name	Tosei Asset Advisors, Inc.	Licenses/Registrations	Type II Financial Instruments Business, Investment Advisory and Agency Business, and Investment Management Business: Director-General of Kanto Local Finance Bureau (Financial Instruments) Registration No. 363
Date of Establishment	September 28, 2005		
Capital	¥100 MM		Entrustment-Based Agency Services For Transactions: Minister of Land, Infrastructure, Transport and Tourism, License No. 52
President & Representative Director	Akihiko Fujinaga		Real Estate Brokerage Business: Governor of Tokyo (3) Registration No. 85736
Number of Officers and Employees	73 persons		Real Estate Specified Joint Enterprise License: Commissioner of the Financial Services Agency, Minister of Land, Infrastructure, Transport and Tourism No. 70



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