

**For Translation Purpose Only**

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

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Notice Concerning Acquisition of Real Estate Trust Beneficiary Rights and Leases  
(TR garden Yokohama-Nakada)

Tosei Reit Investment Corporation (“Tosei Reit”) announces that its asset management company Tosei Asset Advisors, Inc. (the “Asset Management Company”) today decided on acquisition of the real estate trust beneficiary rights of the following (the “to-be-acquired asset”) and corresponding commencement of leasing, as described below.

1. Overview of the Acquisition

Type	Property number	Property Name (Note 1)	Location	Anticipated acquisition date (Note 2)	Anticipated acquisition price (JPY million) (Note 3)	Appraisal NOI yield (%) (Note 4)	Brokerage
Residential properties	Rd-46	TR garden Yokohama-Nakada	Yokohama-shi, Kanagawa	May 29, 2026	670	5.06	Presence

- (1) Contract date : April 27, 2026  
 (2) Scheduled acquisition date : Please refer to “Anticipated acquisition date” in the table above.  
 (3) Sellers : Please refer to “4. Seller profile” later in this document.  
 (4) Acquisition financing : Planning to use loans (Note 5) and funds on hand.  
 (5) Settlement method : Payment of entire amount at time of delivery

(Note 1) The name of the property is scheduled to change following the acquisition by Tosei Reit. The new name is used in this document including “Property name” above. The current name as of today is "N-flats Yokohama Nakada".

(Note 2) “Anticipated acquisition date” is the anticipated acquisition date stated in the real estate trust beneficiary right sale and purchase contract for the to-be-acquired asset. The anticipated acquisition date is subject to change in accordance with the real estate trust beneficiary right sale and purchase contract. The same applies hereinafter.

(Note 3) “Anticipated acquisition price” is the sale and purchase price stated in the real estate trust beneficiary right sale and purchase contract for the to-be-acquired asset. The sale and purchase price exclude consumption tax, local consumption tax and various expenses required for the acquisition. The same applies hereinafter.

(Note 4) “Appraisal NOI yield” is the figure arrived at when appraisal net operating income (NOI) is divided by the anticipated acquisition price for the to-be-acquired asset, rounded to two decimal places. In addition, “Appraisal NOI” refers to the total amount of net operating income based on the direct capitalization method stated in the real estate appraisal report as of March 31, 2026, the effective date of the appraisal (date of value).

(Note 5) A summary of the loans will be announced once they have been finalized.

## 2. Reason for asset acquisition and leasing

The decision was made to acquire the to-be-acquired asset, in an aim to secure stable revenue over the medium to long term and achieve steady growth of assets under management as provided in “Basic Policy for Asset Management” in the Articles of Incorporation.

Tosei Reit has evaluated the following characteristics in deciding the acquisition.

Property number	Property name	Characteristics of location and property
Rd-46	TR garden Yokohama-Nakada	<ul style="list-style-type: none"><li>• Around a 4-minute walk from Nakada Station on the Yokohama Municipal Subway Blue Line.</li><li>• The property is accessible from multiple stations. Besides Nakada Station, it is around a 10-minute walk from Tateba Station, which is also on the Yokohama Municipal Subway Blue Line. It offers easy access to the city center; it is around 20 minutes from Nakada Station to JR Yokohama Station by transferring at Totsuka Station on the JR Shonan-Shinjuku Line.</li><li>• There are various community facilities in the vicinity, such as an elementary school, clinic, and post office within a 10-minute walk. It is therefore highly convenient for daily life and an excellent residential location.</li></ul>

Through the acquisition of the to-be-acquired asset, the Tosei Reit portfolio will expand to 64 properties totaling JPY 84.4 billion in terms of acquisition price (scheduled).

In addition, as stated in the “Report on Management Structure and Systems” dated January 29, 2026, Tosei Reit has set as tenant selection criteria that tenant occupancy be determined by taking into account the attributes, creditworthiness, business category, use purpose, leasing agreement terms and conditions, tenant replacement potential and other factors in a comprehensive manner. The lessees of the to-be-acquired asset are deemed to meet the tenant selection criteria set by Tosei Reit.

## 3. Description of the to-be-acquired asset and leasing schedule

The following tables are an overview of the to-be-acquired asset of which the acquisition is decided by Tosei Reit compiled into tables. A glossary of the terms used in the tables is provided below.

Unless otherwise noted, in principle, the entries are the status as of March 31, 2026.

(Note) Unless otherwise noted, the numerical value figures, percentage figures and years stated in the following text are stated with numerical value figures rounded down to the nearest specified unit (if decimals, then to the nearest specified decimal place) and percentage figures and years rounded to one decimal place. Accordingly, the respective item figures or percentages may not add up to the total.

### (1) About “Trustee,” “Trust establishment date” and “Trust expiration date”

- “Trustee” is the planned trustee of the to-be-acquired asset at the time of the property acquisition. In addition, “Trust establishment date” is the planned date of establishment of any trust to be established as of today.
- “Trust expiration date” is the scheduled trust expiration date in the real estate management and disposition trust agreement scheduled to be concluded as of today is indicated.

### (2) About “Location (indication of residential address)”

“Location (indication of residential address)” is the indication of residential address of the real estate.

(3) About “Land”

- “Floor area ratio” is, in principle, the figures provided in accordance with related laws and regulations, such as the Building Standards Act (Act No.201 of 1950; including amendments thereto) (hereinafter the “Building standards Act”) and the City Planning Act (Act No.100 of 1968; including amendments thereto) (hereinafter the “City Planning Act”).
- “Building coverage ratio” is, in principle, the figures provided in accordance with related laws and regulations, such as the Building Standards Act and the City Planning Act. The to-be-acquired asset based on “Building coverage ratio” stated in this material is subject to certain relaxation measures.
- “Use district” is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act.
- “Site area” is based on that stated in the real estate registry and may differ from the present state.
- “Type of ownership” is the type of right to be held by the trustee of the to-be-acquired asset.

(4) About “Building”

- “Construction completion” is the date of new construction in the real estate registry.
- “Structure” and “Floors” are based on those stated in the real estate registry.
- “Use” is the major type of building in the real estate registry.
- “Total floor area” is based on that stated in the real estate registry. Furthermore, it does not include the floor area of annex building.
- “Type of ownership” is the type of right to be held by the trustee of the to-be-acquired asset.

(5) About “Appraisal value”

“Appraisal value” is the appraisal value stated in the real estate appraisal report as of March 31, 2026, the effective date of the appraisal (date of value). In addition, “real estate appraisal report” refers collectively to the real estate appraisal report prepared at Tosei Reit’s request for appraisal of the to-be-acquired asset by JLL Morii Valuation & Advisory K.K., pursuant to the Matters to be Considered in Real Estate Appraisal Pertaining to the Act on Investment Trusts and Investment Corporations (the “Investment Trusts Act”), as well as the Act on Real Estate Appraisal and the Real Estate Appraisal Standards. There is no special vested interest between JLL Morii Valuation & Advisory K.K., which performed the real estate appraisal, and Tosei Reit or the Asset Management Company.

(6) About “Long-term repair expenses” and “Urgent, short-term repair expenses”

- “Long-term repair expenses” indicates the amount that the Asset Management Company obtained by converting the total amount of repair and renewal expenses projected for the next 12 years in the engineering report into an annual average.
- “Urgent, short-term repair expenses” is the sum total of the expenses stated in the engineering report as expenses in urgent need and repair and renewal expenses required within roughly one year.

(7) About “PML value”

Tosei Reit has an evaluation of seismic risk analysis conducted by Sompo Risk Management Inc. at its request as part of due diligence upon acquisition of the to-be-acquired asset. The analysis evaluates a building’s seismic performance by an independent structural evaluation method based on structural drawings and structural calculation documents, which is then weighed against the content of structural calculation documents to arrive at the building’s final seismic performance evaluation. The building’s specific seismic vulnerability based on such evaluation is considered and seismic hazards and ground conditions are factored into for a comprehensive evaluation, based on the results of which a building’s seismic probable maximum loss (PML) value is calculated. “PML value” is the to-be-acquired asset’s building PML value stated in the “seismic PML evaluation report” prepared by said company. The statements in the seismic PML evaluation report are no more than an indication of the opinion of the reporting party, and Tosei Reit does not guarantee the accuracy of the content thereof. There is no special vested interest between Sompo Risk Management Inc. and Tosei Reit or the Asset Management Company.

(8) About “Master lease company”

“Master lease company” is the company that is scheduled to conclude a master lease agreement for the to-be-acquired asset.

“Master lease agreement” refers to the contract form where investment real estate is leased with a separate lessee (master lessee) mediating between the lessor and tenants. “Fixed-rent master lease agreement” refers to a master lease agreement of which the contract form is the receipt of a fixed amount of rent regardless of fluctuations in rent from tenants. “Pass-through type master lease agreement” refers to a master lease agreement of which the contract form is the receipt of rent from tenants as is in principle.

(9) About “Property management company”

“Property management company” is the company that is scheduled to conclude a property management agreement for the to-be-acquired asset.

(10) About “Status of leasing”

- “Scheduled contract date,” “Scheduled leasing commencement date” and “Contract period” are based on the master lease agreement scheduled to be concluded upon acquisition of the to-be-acquired asset. “Scheduled contract date” and “Scheduled leasing commencement date” are subject to change with the change of scheduled acquisition date.
- “Total number of tenants” is the number of tenants for the to-be-acquired asset based on lease agreement for the to-be-acquired asset (in cases where a tenant has concluded more than one lease agreement, the tenant is counted as one). However, since pass-through type master lease agreement is scheduled to be concluded for the to-be-acquired asset, the number of tenants is the total number of end-tenants.
- “Annual rent” is the amount annualized by multiplying by 12 the monthly rent (limited to the rent of rental units, including common area maintenance charges, but excluding warehouse, signboard, parking lot, etc. usage fees; the same applies hereinafter) for the building indicated in lease agreement for the to-be-acquired asset (limited to those occupied as of February 28, 2026). For the to-be-acquired asset, since pass-through type master lease agreement is scheduled to be concluded it is the amount annualized by multiplying by 12 the monthly rent based on lease agreements concluded with end-tenants.
- “Security and guarantee deposits” is the sum total amount of tenant security and guarantee deposits required based on lease agreement for the to-be-acquired asset (limited to those occupied as of February 28, 2026). For the to-be-acquired asset, it is the sum total amount of tenant security and guarantee deposits based on lease agreements concluded with end-tenants, since pass-through type master lease agreement is scheduled to be concluded. Also, free-rent (free of rent) as of the same date is not taken into consideration. In addition, even if there is a notice of termination of lease agreements with end-tenants, the notice are not taken into consideration for “Total number of tenants,” “Annual rent,” “Security and guarantee deposits,” “Total leased area,” “Occupancy rate” etc. in the case of agreements that are ongoing as of February 28, 2026.
- “Total leasable area” is the floor area regarded as being available for leasing based on the lease agreement or building drawing, etc. of the building for the to-be-acquired asset.
- “Total leased area” is the sum total of the leased floor area indicated in lease agreement for the to-be-acquired asset. The leased area indicated in the lease agreement may differ from the actual figures. However, for the to-be-acquired asset, it is the sum total of the leased floor area indicated in lease agreements concluded with end-tenants, because pass-through type master lease agreement is scheduled to be concluded.
- “Ratio of total leasable area to total leasable area of entire portfolio” is the ratio of the total leasable area for the to-be-acquired asset to total leasable area for the assets held by Tosei Reit after acquisition of the to-be-acquired asset.
- “Occupancy rate” is the ratio of the total leased area to total leasable area for the to-be-acquired asset. However, since pass-through type master lease agreement is scheduled to be concluded for the to-be-acquired asset, the occupancy rate in the case of a property under a pass-through type master lease agreement is the ratio of the sum total of the floor area actually leased under lease agreements concluded with end-tenants.
- “Other matters to be specially noted” is, in principle, concerning matters considered important in leasing of the to-be-acquired asset based on information as of today.

(11) About “Matters of special note”

“Matters of special note” is, in principle, concerning matters considered important in rights, use, etc. of the to-be-acquired asset, as well as matters considered important in consideration of the degree of impact on valuation, profitability and disposability of the to-be-acquired asset, based on information as of today.

(12) About “Summary of real estate appraisal report”

“Summary of real estate appraisal report” is a summary of the real estate appraisal reports. Real estate appraisal is no more than the appraiser’s judgment and opinion at a certain point in time, and is not a guarantee of the validity or accuracy of the content, possibility of transaction at the concerned appraisal value, etc.

Property name		Rd-46 TR garden Yokohama-Nakada
Type of specified asset		Trust beneficiary right
Anticipated acquisition price		JPY 670 million
Scheduled acquisition date		May 29, 2026
Trustee		SMBC Trust Bank Ltd.
Trust establishment date		May 29, 2026
Trust expiration date		May 31, 2036
Previous owner (Previous beneficiary)		Undisclosed (Note 1)
Location (indication of residential address)		4-5-9 Nakataminami, Izumi-ku, Yokohama-shi, Kanagawa
Land	Floor area ratio / Building coverage ratio	200%/80.53% (Note 2)
	Use district	Category 1 residential area, Neighborhood commercial district
	Site area	986.38 m <sup>2</sup>
	Type of ownership	Proprietary ownership
Building	Construction completion	May 2004
	Structure and floors	RC/6F
	Use	Residential properties
	Total floor area	1,977.44 m <sup>2</sup>
	Type of ownership	Proprietary ownership
Appraisal value		JPY 701 million
Appraisal firm		JLL Morii Valuation & Advisory K.K..
Building condition investigation		
	Investigation date	April 2026
	Investigator	Tokio Marine dR Co., Ltd.
	Long-term repair expenses	JPY 4,647 thousand
	Urgent, short-term repair expenses	JPY 20 thousand
	Replacement value	JPY 670,300 thousand
PML value		7.2%
PML investigator		Sompo Risk Management Inc.
Master lease company		MITSUI HOME ESTATE Co.,Ltd.
Property management company		MITSUI HOME ESTATE Co.,Ltd.
Status of leasing		Pass-through type master lease agreement
	Scheduled contract date	May 29, 2026
	Scheduled leasing commencement date	May 29, 2026
	Contract period	From May 29, 2026, to end of May 2027 (one-year contract renewal thereafter)
	Total number of tenants	24
	Annual rent	JPY 43 million
	Security and guarantee deposits	JPY 7 million
	Total leasable area	1,841.22 m <sup>2</sup>
	Total leased area	1,841.22 m <sup>2</sup>
	Ratio of total leasable area to total leasable area of entire portfolio	0.8%
	Occupancy rate	100.0%
	Other matters to be specially noted	Not applicable.
Collateral		None
Matters of special note		Although there are findings in “Engineering Report 【N-flats Yokohama Nakada】 ” prepared by Tokio Marine dR Co., Ltd. in April 2026, an agreement has been reached with the seller to ameliorate them at its expense at the time of or after the acquisition by Tosei Reit.

(Note 1) Not disclosed as consent has not been obtained from the previous owner.

(Note 2) The designated building coverage ratio would typically be 60% for the Category 1 Residential District section and 80% for the Neighborhood

Commercial District section, but a relaxation measure is applied under Article 53, Paragraph 3-2, of the Building Standards Act (relaxation for corner sites). The indicated figure is the weighted average of the standard floor area ratio for each zone based on their respective areas, after applying the relaxation measure.

Summary of real estate appraisal report		
Property name	TR garden Yokohama-Nakada	
Appraisal value	JPY 701 million	
Appraisal firm	JLL Morii Valuation & Advisory K.K..	
Date of value	March 31, 2026	
Item	Details	Description, etc.
Indicated value by income approach	701,000,000	Estimated through correlation of the indicated value by direct capitalization method with the indicated value by DCF method as both values are deemed to be of comparable standards.
Indicated value by direct capitalization method	714,000,000	Appraised as net cash flow regarded as being stable in the medium to long term and discounted by the capitalization rate.
(1) Operating revenue ((a)-(b))	46,079,000	-
(a) Gross potential income	48,439,000	Appraised based on the unit level of rent, etc. receivable in a stable manner over the medium to long term.
(b) Vacancy loss, etc.	2,360,000	Appraised based on stable occupancy rate level over the medium to long term.
(2) Operating expenses	12,204,000	-
Maintenance and management fee	2,184,000	Appraised based on the scheduled maintenance and management fee and the level of maintenance and management fee of similar real estate.
Utilities expenses	869,000	Appraised based on the level of utilities expenses of similar real estate and actual income.
Repair expenses	2,593,000	Appraised by taking into consideration such factors as the annual average amount of medium- to long-term repair and renewal expenses in the engineering report.
Property management fee	815,000	Appraised based on the scheduled fee rate for property management services and by verifying with the property management fee rate of similar real estate
Tenant leasing cost, etc.	1,622,000	Appraised by taking into consideration the regional practices and the factors specific to the subject real estate as well.
Property taxes	3,326,000	Appraised based on such factors as the fiscal 2025 taxation statement.
Insurance premium	215,000	Appraised based on such factors as the estimated amount of insurance premium and the insurance premium of similar real estate.
Other expenses	580,000	-
(3) Net operating income (NOI=(1)-(2))	33,875,000	-
(4) Financial interests on deposits	83,000	Appraised financial interests at investment return of 1.0%.
(5) Capital expenditures	3,253,000	Appraised by taking into consideration such factors as the annual average amount of medium- to long-term repair and renewal expenses in the engineering report.
(6) Net cash flow (NCF=(3)+(4)-(5))	30,705,000	-
(7) Capitalization rate	4.3%	Appraised by adding/subtracting the spread attributable to the location conditions, building conditions and other conditions of the subject real estate and taking into account such factors as future uncertainties and the market capitalization rate for similar real estate.
Indicated value by DCF method	686,000,000	-
Discount rate	4.1%	Appraised by referencing such factors as the investment capitalization rate of similar real estate and comprehensively taking into account such factors as the factors specific to the subject real estate.
Terminal capitalization rate	4.5%	Appraised by referencing such factors as the market capitalization rate of similar real estate and comprehensively taking into account such factors as future trends in the investment capitalization rate, risks of the subject real estate as an investment target, general projection of the future economic growth rate and trends in real estate prices and rent.
Indicated value by cost approach	592,000,000	-
Ratio of land	75.3%	-
Ratio of building	24.7%	-
Matters considered in reconciliation of indicated values and determination of appraisal value	Deeming that the indicated value by income approach derived from the pricing process from earnings aspects is a credible value that more truly reflects the actual market state, the indicated value by income approach was employed with the indicated value by cost approach as reference.	

#### 4. Seller profile

The seller is a domestic corporation, but its name is not disclosed as consent for disclosure, etc. has not obtained. The seller has no capital, personnel, or business relationships with Tosei Reit or the Asset Management Company to be stated. No stakeholders or affiliates of Tosei Reit or the Asset Management Company have any noteworthy capital, personnel, or business relationships with any stakeholders or affiliates of the seller. The seller and its stakeholders and affiliates are not related parties of Tosei Reit or the Asset Management Company.

#### 5. Status of property buyers, etc.

The property has not been acquired from a special related party of Tosei Reit or the Asset Management Company.

#### 6. Matters concerning forward commitments, etc.

##### (1) About forward commitments, etc. (Note)

The trust beneficiary right sale and purchase contract for the to-be-acquired asset falls under the category of forward commitments, etc.

Property name	Contract date	Scheduled acquisition date
TR garden Yokohama-Nakada	April 27, 2026	May 29, 2026

(Note) In the Financial Services Agency's Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc., "Forward commitments, etc." are defined as future-dated sale and purchase contracts, where the settlement and delivery of the property will take place at least one month after the contract is executed, and other similar agreements.

##### (2) Impact on Tosei Reit's Financial Standing in the event of a Failure of the Fulfillment of Forward Commitment, etc.

Under the trust beneficiary right sale and purchase contract for the asset to be acquired, if either Tosei REIT or the seller determines that the other party has breached its contractual obligations, it may specify an appropriate period of time and demand that the latter rectify the matter. If it fails to do so within that period, Tosei REIT or the seller may cancel the contract and demand that the other party pay an amount equivalent to 20% of the transaction amount, excluding consumption taxes, etc., as a penalty. In the event that further damages exceeding this penalty are incurred due to the cancelation of the contract, Tosei REIT or the seller may not demand an amount exceeding the penalty, and even if the damages are less than the amount of the penalty, it is not possible to demand a reduction in the penalty amount.

#### 7. Overview of brokerage

The intermediary, a domestic corporation, is not disclosed as consent for disclosure, etc. has not obtained. The intermediary has no capital, personnel, or business relationships with Tosei Reit or the Asset Management Company to be stated. No stakeholders or affiliates of Tosei Reit or the Asset Management Company have any noteworthy capital, personnel, or business relationships with any stakeholders or affiliates of the intermediary. The intermediary and its stakeholders and affiliates are not related parties of Tosei Reit or the Asset Management Company.

#### 8. Acquisition schedule

Acquisition decision date	April 27, 2026
Acquisition contract date	April 27, 2026
Scheduled payment date	May 29, 2026
Scheduled acquisition date	May 29, 2026

(Note) The "scheduled payment date" and "scheduled acquisition date" is subject to change in accordance with the real estate trust beneficiary right sale and purchase contract.

#### 9. Future outlook

The scheduled acquisition date of the to-be-acquired asset is May 29, 2026, and there is no change to the outlook of operating results for the fiscal period ending April 30, 2026 (from November 1, 2025 to April 30, 2026) (23rd FP). The acquisition of said to-be-acquired asset is expected to have an impact on the forecasts of operating results and cash distribution for the fiscal period ending October 31, 2026 (from May 1, 2026 to October 31, 2026) (24th FP) within the scope of insignificance criteria. The specific forecast figures will be announced alongside the forecasts of

operating results and cash distribution for the fiscal period ending April 30, 2027 (from November 1, 2026 to April 30, 2027) (25th FP) in “(REIT) Financial Report for the Fiscal Period Ended April 30, 2026” scheduled to be announced on June 17, 2026.

\* Tosei Reit website: <https://tosei-reit.co.jp/en/>

Reference Material

(1) Exterior photos and map

TR garden Yokohama-Nakada



## (2) Portfolio list of Tosei Reit (after the acquisition of the to-be-acquired asset)

Property No.	Property name	Building age (years) (Note 1)	Location	(Anticipated) Acquisition price (JPY million) (Note 2)	Investment ratio (%) (Note 3)	(Anticipated) Acquisition date (Note 4)
O-01	Tama Center Tosei Building	36.7	Tama-shi, Tokyo	3,370	4.0	November 28, 2014
O-02	KM Shinjuku Building	34.5	Shinjuku-ku, Tokyo	2,057	2.4	November 28, 2014
O-03	Nihonbashi-Hamacho Building	35.4	Chuo-ku, Tokyo	1,830	2.2	November 28, 2014
O-04	Kannai Tosei Building II	42.1 (Note 5)	Yokohama-shi, Kanagawa	4,100	4.9	November 17, 2015
O-05	Nishi Kasai Tosei Building	32.2	Edogawa-ku, Tokyo	1,710	2.0	November 17, 2015
O-06	Shin-Yokohama Center Building	35.3	Yokohama-shi, Kanagawa	1,364	1.6	November 17, 2015
O-07	Nishidai NC Building	34.0	Itabashi-ku, Tokyo	1,481	1.8	August 31, 2016
O-08	JPT Motomachi Building	34.4	Yokohama-shi, Kanagawa	2,377	2.8	November 2, 2016
O-09	Hakusan Asanomi Building	32.7	Bunkyo-ku, Tokyo	1,380	1.6	November 2, 2016
O-10	Chojamachi Duo Building	32.7	Yokohama-shi, Kanagawa	1,300	1.5	November 2, 2017
O-11	NU Kannai Building	39.1	Yokohama-shi, Kanagawa	3,800	4.5	November 2, 2018
O-12	Higashitotsuka West Building	33.1	Yokohama-shi, Kanagawa	2,650	3.1	November 2, 2018
O-13	Kannai Wise Building	35.1	Yokohama-shi, Kanagawa	2,050	2.4	December 2, 2019
O-14	Hon-Atsugi Tosei Building	33.2	Atsugi-shi, Kanagawa	880	1.0	November 5, 2019
O-15	Hachioji Tosei Building	38.1	Hachioji-shi, Tokyo	1,600	1.9	May 29, 2020
O-16	Hon-Atsugi Tosei Building II	30.8	Atsugi-shi, Kanagawa	1,115	1.3	December 24, 2021
O-17	Chiba-Chuo Tosei Building	17.2	Chiba-shi, Chiba	833	1.0	December 24, 2021
Offices subtotal				33,897	40.1	-
Rt-01	Inage Kaigan Building	33.4	Chiba-shi, Chiba	2,380	2.8	November 28, 2014
Rt-02	Musashi Fujisawa Tosei Building	28.6	Iruma-shi, Saitama	1,950	2.3	November 17, 2015
Rt-04	Wako Building	39.9	Chiba-shi, Chiba	1,400	1.7	November 2, 2017
Retail facilities subtotal				5,730	6.8	-
Offices and retail facilities combined subtotal				39,627	46.9	-

Property No.	Property name	Building age (years) (Note 1)	Location	(Anticipated) Acquisition price (JPY million) (Note 2)	Investment ratio (%) (Note 3)	(Anticipated) Acquisition date (Note 4)
Rd-01	T's garden Koenji	15.2	Suginami-ku, Tokyo	1,544	1.8	November 28, 2014
Rd-02	Live Akabane	37.0	Kita-ku, Tokyo	1,227	1.5	November 28, 2014
Rd-03	Gekkocho Apartment	18.0	Meguro-ku, Tokyo	1,000	1.2	November 28, 2014
Rd-04	T's garden Kawasakidaishi	17.2	Kawasaki-shi, Kanagawa	980	1.2	November 28, 2014
Rd-05	Abitato Kamata	34.8	Ota-ku, Tokyo	836	1.0	November 28, 2014
Rd-07	Avenir Shirotae	31.1	Yokohama-shi, Kanagawa	780	0.9	November 28, 2014
Rd-08	Dormitory Haramachida	33.7	Machida-shi, Tokyo	600	0.7	November 28, 2014
Rd-09	SEA SCAPE Chiba Minato	18.1	Chiba-shi, Chiba	2,800	3.3	November 17, 2015
Rd-11	T's garden Shin-Koiwa	28.0	Katsushika-ku, Tokyo	670	0.8	November 2, 2016
Rd-12	Twin Avenue	34.1	Nerima-ku, Tokyo	1,880	2.2	November 2, 2017
Rd-13	Milestone Higashikurume	36.5	Higashikurume-shi, Tokyo	1,650	2.0	November 2, 2017
Rd-14	Lumiere No.3	31.5	Kawaguchi-shi, Saitama	1,420	1.7	November 2, 2017
Rd-15	T's garden Nishifunabashi	35.1	Funabashi-shi, Chiba	860	1.0	November 2, 2017
Rd-16	Quest Yamatedai	37.1	Yokohama-shi, Kanagawa	710	0.8	November 2, 2017
Rd-17	Sancerre Yonohonmachi	35.4	Saitama-shi, Saitama	600	0.7	November 2, 2017
Rd-18	Rising Place Kawasaki No.2	9.1	Kawasaki-shi, Kanagawa	1,812	2.1	November 2, 2018
Rd-19	JPalace Sakuradai	32.1	Nerima-ku, Tokyo	1,090	1.3	November 2, 2018
Rd-20	Personnage Yokohama	35.3	Yokohama-shi, Kanagawa	740	0.9	November 2, 2018
Rd-21	T's garden Nishihachioji West	29.2	Hachioji-shi, Tokyo	600	0.7	November 2, 2018
Rd-22	T's garden Ojima	36.4	Koto-ku, Tokyo	1,020	1.2	May 24, 2019
Rd-23	T's garden Kitakashiwa	31.9 (Note 5)	Kashiwa-shi, Chiba	2,770	3.3	December 2, 2019
Rd-24	Century Urawa	37.0	Saitama-shi, Saitama	980	1.2	November 5, 2019
Rd-25	T's garden Nagayama	39.8	Tama-shi, Tokyo	850	1.0	November 5, 2019

Property No.	Property name	Building age (years) (Note 1)	Location	(Anticipated) Acquisition price (JPY million) (Note 2)	Investment ratio (%) (Note 3)	(Anticipated) Acquisition date (Note 4)
Rd-26	Grandeur Fujimino	29.1	Fujimi-shi, Saitama	822	1.0	November 5, 2019
Rd-27	T's garden Hitotsubashi-gakuen	37.9	Kodaira-shi, Tokyo	760	0.9	November 5, 2019
Rd-28	T's garden WarabiII	39.0	Kawaguchi-shi, Saitama	750	0.9	November 5, 2019
Rd-29	T's garden WarabiIII	36.4	Kawaguchi-shi, Saitama	655	0.8	November 5, 2019
Rd-30	T's garden Kashiwa	34.1	Kashiwa-shi, Chiba	595	0.7	November 5, 2019
Rd-31	Suning Kitamatsudo	20.1	Matsudo-shi, Chiba	482	0.6	November 5, 2019
Rd-32	T's garden Tanashi	34.5	Nishitokyo-shi, Tokyo	310	0.4	November 5, 2019
Rd-33	T's garden Center Minami	19.2	Yokohama-shi, Kanagawa	1,140	1.3	December 17, 2020
Rd-34	Boulevard Maioka	22.3	Yokohama-shi, Kanagawa	810	1.0	December 17, 2020
Rd-35	T's garden Koiwa	33.0	Edogawa-ku, Tokyo	490	0.6	December 17, 2020
Rd-36	T's garden Tsuzuki-fureainooka II	37.5	Yokohama-shi, Kanagawa	480	0.6	December 17, 2020
Rd-37	Cerulean City	34.8	Higashikurume-shi, Tokyo	1,060	1.3	December 24, 2021
Rd-38	T's garden Koshigaya-Obukuro	35.0	Koshigaya-shi, Saitama	804	1.0	December 24, 2021
Rd-39	T's garden Kajigaya	32.9	Kawasaki-shi, Kanagawa	790	0.9	December 24, 2021
Rd-40	T's garden Tsuzuki-fureainooka	36.9	Yokohama-shi, Kanagawa	660	0.8	December 24, 2021
Rd-41	Green Star Heights	33.6	Arakawa-ku, Tokyo	620	0.7	December 24, 2021
Rd-42	Sunhouse Nonami	38.5	Nagoya-shi, Aichi	780	0.9	March 1, 2023
Rd-43	T's garden Nishiterao	26.4	Yokohama-shi, Kanagawa	3,000	3.6	January 30, 2024
Rd-44	Route Sagamigaoka	16.4	Zama-shi, Kanagawa	670	0.8	January 30, 2024
Rd-45	TR garden Warabi	28.7	Kawaguchi-shi, Saitama	1,053	1.2	August 29, 2025
Rd-46	TR garden Yokohama-Nakada	21.9	Yokohama-shi, Kanagawa	670	0.8	May 29, 2026
Residential properties subtotal				44,820	53.1	-
Total/Average		31.9 (Note 5)	-	84,447	100.0	-

- (Note 1) "Building age" is the number of years that has elapsed from the date of new construction in the real estate registry to March 31, 2026. In addition, that in the total/average column is the figure that is the weighted average based on (anticipated) acquisition price.
- (Note 2) "(Anticipated) Acquisition price" is the sale and purchase price stated in the real estate trust beneficiary right sale and purchase contract for asset under management or the to-be-acquired asset. The sale and purchase price exclude consumption tax, local consumption tax and various expenses required for the acquisition.
- (Note 3) "Investment ratio" is the ratio of acquisition (anticipated) price for the assets under management or the to-be-acquired asset to the sum total amount of acquisition (anticipated) price, and the figures are rounded to the first decimal place. Therefore, the total figure of the investment ratio may not correspond with that stated in the column "Total/Average."
- (Note 4) "(Anticipated) Acquisition date" is the date when Tosei Reit acquired asset under management or the anticipated acquisition date stated in the Sale and Purchase Contract(s) for the to-be-acquired asset. Anticipated acquisition date is subject to change in accordance with the Sale and Purchase Contract(s).
- (Note 5) Kannai Tosei Building II was constructed with construction of a parking lot portion in May 1980 and later extended with an office portion. The construction completion entry is the date of new construction in the real estate registry for the office portion, which is the major building portion, and the building age for Kannai Tosei Building II and the average building age are the number of years calculated based on that date of new construction.
- Although there is more than one building, building age for T's garden Kitakashiwa and average building age are a weighted average of years based on the total leasable area of building.