

January 8, 2025

For Translation Purpose Only

Real Estate Investment Trust Securities Issuer
Tosei Reit Investment Corporation
4-5-4 Shibaura, Minato-ku, Tokyo
Representative: Yukitaka Okochi, Executive Director
(Securities Code: 3451)

Asset Management Company
Tosei Asset Advisors, Inc.
Representative: Yoshiyuki Tsukada, President & CEO
Inquiries: Keiji Miyaishi
General Manager, Treasury & Planning Department, REIT Division
(TEL: +81-3-5439-8721)

(Revised) “Summary of Financial Results (REIT) for the Fiscal Period Ended October 31, 2024”
and “October 31, 2024 (20th Fiscal Period) Asset Management Report”

Tosei Reit Investment Corporation (“Tosei Reit”) announces that it has revised a part of the "Financial Results (REIT) for the Fiscal Period Ended October 31, 2024 " dated December 16, 2024 and the " October 31, 2024 (20th Fiscal Period) Asset Management Report" sent on January 8, 2025. Underlined part is revised.

1. Details of revision at “Financial Results (REIT) for the Fiscal Period Ended October 31, 2024”

(1) Underlined content of “(4) Statement of Cash Distributions” page 11

【Before Revision】

(Unit: JPY)

Item	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)	20th Period (From: May 1, 2024 To: Oct. 31, 2024)
I. Unappropriated retained earnings	1,506,937,002	<u>1,536,848,672</u>
II. Amount of cash distribution [Amount of cash distribution per investment unit]	1,386,107,310 (3,682)	1,415,847,255 (3,761)
III. Retained earnings carried forward	120,829,692	121,001,418
Method of calculating the amount of cash distribution	Cash distribution per investment unit for the fiscal period under review is JPY 3,682 as stated above. Concerning cash distribution of earnings (not including cash distribution in excess of earnings), in order to ensure that the maximum amount of cash distribution of earnings would be included in deductible expenses based on application of special	Cash distribution per investment unit for the fiscal period under review is JPY 3,761 as stated above. Concerning cash distribution of earnings (not including cash distribution in excess of earnings), in order to ensure that the maximum amount of cash distribution of earnings would be included in deductible expenses based on application of special

	provisions for taxation on investment corporations (Article 67-15 Paragraph 1 of the Special Taxation Measures Act), Tosei Reit decided to distribute almost the entire amount of the net income portion of earnings defined in Article 136 Paragraph 1 of the Investment Trusts Act, excluding the portion where cash distribution per investment unit would be less than JPY 1. As a result, Tosei Reit declared a cash distribution per investment unit (not including cash distribution in excess of earnings) of JPY 3,682.	provisions for taxation on investment corporations (Article 67-15 Paragraph 1 of the Special Taxation Measures Act), Tosei Reit decided to distribute almost the entire amount of the net income portion of earnings defined in Article 136 Paragraph 1 of the Investment Trusts Act, excluding the portion where cash distribution per investment unit would be less than JPY 1. As a result, Tosei Reit declared a cash distribution per investment unit (not including cash distribution in excess of earnings) of JPY 3,761.
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【After Revision】

(Unit: JPY)

Item	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)	20th Period (From: May 1, 2024 To: Oct. 31, 2024)
I. Unappropriated retained earnings	1,506,937,002	<u>1,536,848,673</u>
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2. Details of revision at “October 31, 2024 (20th Fiscal Period) Asset Management Report”

(1) Underlined content of “VI. Statement of Cash Distributions” page 46

【Before Revision】

(Unit: JPY)

Item	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)	20th Period (From: May 1, 2024 To: Oct. 31, 2024)
I. Unappropriated retained earnings	1,506,937,002	<u>1,536,848,672</u>
II. Amount of cash distribution	1,386,107,310	1,415,847,255
[Amount of cash distribution per investment unit]	(3,682)	(3,761)
III. Retained earnings carried forward	120,829,692	121,001,418
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* Tosei Reit website: <https://tosei-reit.co.jp/en/>