

【To whom it may concern】

Tosei Corporation
December 19, 2024

Release of Information Regarding “TREC No. 12 Condominium Fund Nagoya City <Meitetsu Collaboration>”

Tosei Corporation (Head office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities code: 8923, “the Company” hereafter) has released information regarding “TREC No. 12 Condominium Fund Nagoya City <Meitetsu Collaboration>” (“the Fund” hereafter), the 12th fund of the “TOSEI Real Estate Crowd TREC FUNDING” through which you can make online real estate investment, on December 19. The Fund is the first joint project with Nagoya Railroad Co., Ltd. (Head office: Nagoya, Aichi Prefecture; President: Hiroki Takasaki; Securities code: 9048, “Nagoya Railroad” hereafter), with whom we entered into a capital and business alliance agreement in May of this year.

Only investors that are residents of Japan are permitted to invest in the Fund and use our services related to investing in the Fund. Investors that are non-residents of Japan are not permitted to invest in the Fund or otherwise receive our services, so we cannot accept investment requests from any investors that are non-residents of Japan.

◆ Fund Overview

Fund name	TREC No. 12 Condominium Fund Nagoya City <Meitetsu Collaboration>
Property type	Single-building condominium
Total amount of fund	525.5 million yen
Amount of offering (preferred investment)	204 million yen
Expected distribution rate	6.5% (annual rate)
Scheduled management period	2 years (February 27, 2025 - February 26, 2027)
Minimum investment amount	10,000 yen (10,000 yen per unit x 1 unit)
Scheduled offering period	Friday, January 17, 2025, 12:00 p.m. - Thursday, February 6, 2025, 12:00 a.m.
URL for details	https://trec-funding.jp/investment/fund_detail/12/

◆ A Fully Equipped Condominium for Single Persons

The Fund will acquire and manage the land and building of a single condominium located in Naka-ku, Nagoya City, Aichi Prefecture. The subject property consists of a total of 50 units of 1K and 1LDK, and is designed for single persons with excellent facilities such as auto-lock function, delivery box, and independent washstand. Shinsakae-machi Station area, where the subject property is located, has a wide variety of convenient shopping and dining spots. There is also a park near the station where you can get back to nature, providing a tranquil living environment.

As of October 31, 2024, 46 of the 50 units are leased, and 4 units are vacant. We will start leasing activities for the vacant units quickly after acquisition, aiming to achieve full occupancy as soon as possible. For leased units, we will strive to improve cash flow by revising rents to appropriate levels at the time of contract renewal.

Through these initiatives, we will strive to maximize the value of the property, and in addition to the distribution of income during the period from rental income, we will eventually sell the property and distribute profits from the sale. If an opportunity arises, we may sell the property without waiting for the scheduled management period and redeem early. We aim to improve the investment efficiency of investors' capital by minimizing the period until the end of management (completion of the sale of the property).



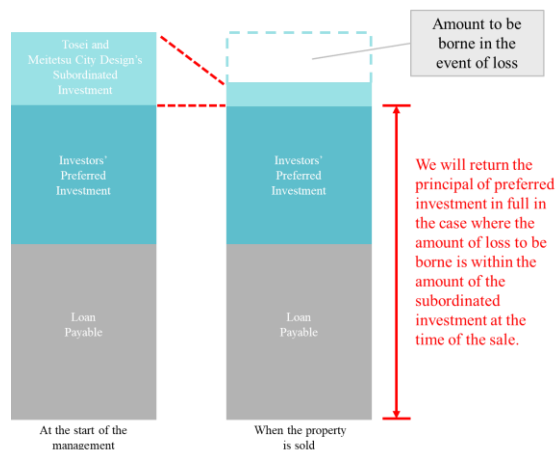
The subject property

◆ The Fund Characteristics

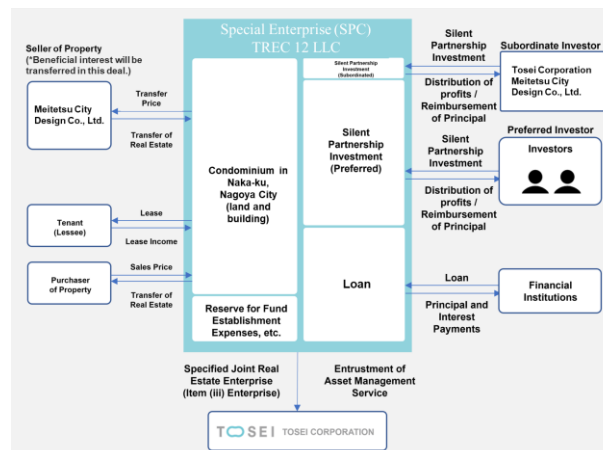
■ Adoption of preferred/subordinated investment structure

With respect to the Fund, the Company and Meitetsu City Design Co., Ltd., a wholly owned consolidated subsidiary of Nagoya Railroad, will make a subordinated investment to enhance the safety of the principal of the preferred investment made by investors. In the event of a loss arising from the real estate management, the loss will be borne first by the subordinated investors. Therefore, if the loss is within subordinated investment amount, the principal of the preferred investment will not be impaired.

Please carefully confirm and consider the details of the Fund before making an investment decision.



Preferred/subordinated investment structure



Fund scheme

■ Leverage effect

The Fund will borrow from domestic financial institutions and aim to achieve relatively high yields through the leverage effect.

TOSEI Real Estate Crowd TREC FUNDING will continue to strive to plan products that meet our investors' expectations and improve our services.

◆ Overview of TOSEI Real Estate Crowd TREC FUNDING Services

- Website name: TOSEI Real Estate Crowd "TREC FUNDING"
*TREC stands for "TOSEI Real Estate Crowd"
- Concept: Achievement and confidence in real estate business - Start real estate crowdfunding with TOSEI
- Website URL: <https://trec-funding.jp/>
- Membership registration URL: https://trec-funding.jp/investor/step1_entry.html



*You need to register as a member and take the relevant bank account opening procedure, etc. to invest via "TREC FUNDING." Please note that there are conditions to invest via TREC FUNDING as stated at the beginning of this release.

< Tosei Corporation Corporate Data >

Company name: Tosei Corporation

<https://www.toseicorp.co.jp/english/>

President and CEO: Seiichiro Yamaguchi

Address: Tamachi Tosei Bldg., 4-5-4 Shibaura, Minato-ku, Tokyo

Business: Revitalization, Development, Rental, Fund and Consulting,

Property Management, Hotel

Contact

Public Relations / Sustainability Promotion Section
Corporation Management Department
Tosei Corporation

Tel: +81-3-5439-8807

[Indications under the Financial Instruments and Exchange Act, and the Real Estate Specified Joint Enterprise Act]

1. Trade Name, Registration Number and Memberships

Trade Name: TOSEI CORPORATION

Financial Instruments Business Registration No.: Director-General of Kanto Local Finance Bureau (Financial Instruments) No. 898

Type of Financial Instruments Business: Type II Financial Instruments Business; Investment Advisory and Agency Business

Memberships: Type II Financial Instruments Firms Association; Japan Investment Advisors Association

Real Estate Specified Joint Enterprise Operator License No.: Commissioner of the Financial Services Agency, Minister of Land, Infrastructure, Transport and Tourism No. 102

Type of Real Estate Specified Joint Enterprise : Item (i) Enterprise; Item (iii) Enterprise; Item (iv) Enterprise (The Items (i) and Item (iv) Enterprise include Electronic Trading Services)

Representative: Seiichiro Yamaguchi, President and CEO

Business Manager: Hitoshi Ohshima, Service Manager, Head Office

2. Investment Risks and Fees

Neither yield nor principal is guaranteed for the equity in any investment in a silent partnership that we handle in this service, and there are risks, such as a loss of the principal of the investment. In principle, the equity of an investment in a silent partnership cannot be transferred to a third party or cancelled unless there are unavoidable circumstances. Therefore, it is possible that you will not be able to transfer or cancel the equity of your investment in a silent partnership at the time of your request and therefore cannot convert the same into cash. The fees and risks will vary depending on the fund. For more details, please refer to the details of each fund on our website and the Documents Prior to the Conclusion of a Contract that are to be delivered.

3. Type of Real Estate Specified Joint Enterprise Contract and Manner of Transaction

Type of Contract: Contract as set forth in Article 2, Paragraph (3), Item (ii) of the Real Estate Specified Joint Enterprise Act.

Manner of Transaction: Treatment of offering (acting as an agent or intermediary in concluding a Real Estate Specified Joint Enterprise Contract to which a Special Enterprise is a party)

<p>*The Japanese version of this website shall be the original, and this English version has been prepared for reference purposes only. In the event of any discrepancy or inconsistency between these two versions, the Japanese version shall prevail (provided, however, that this shall not apply to any discrepancy or inconsistency for any matter relating to the scope of investors or the scope of provision of our services first written above).</p>
