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[Translation]

August 17, 2020

To whom it may concern

Tosei Corporation
Toranomom Tosei Building, 4-2-3 Toranomom, Minato-ku, Tokyo
President and CEO: Seiichiro Yamaguchi
Securities code: 8923 (Tokyo Stock Exchange, First Section)
S2D (Singapore Exchange, Mainboard)
Contact: Director and CFO: Noboru Hirano
TEL: +81-3-3435-2865

Notice Regarding Acquisition of a Non-current Asset

Tosei Corporation (the “Company”) hereby announces that it decided at a meeting of its Board of Directors held today to acquire a non-current asset as outlined below.

1. Reason for acquisition

This large size asset is located in very convenient area, 5-minute walk from Hatchobori station (JR Keiyo line and Tokyo Metro line). The Company acquired this asset as part of the effort to enhance business earnings and profits and continue to promote purchases of superior properties.

2. Details of assets (Real estate trust beneficiary right) to be acquired

| | |
|-------------------|---|
| Name | NBF Shinkawa Building (East Building, Maison New River) |
| Location | 2 Shinkawa Chuo-ku, Tokyo |
| Type | Office, residence and car park |
| Site Area | 2,775.23 m ² (839.50 tsubo) (as registered) |
| Total Floor Area | 17,586.10 m ² (5,319.79 tsubo) (as registered) |
| Acquisition Price | 11.9 billion yen |

3. Summary of seller of the asset

| | |
|------------------------------|---|
| Name | Nippon Building Fund Inc. |
| Address of head office | 3-1, Nihonbashi Muromachi 2-chome, Chuo-ku, Tokyo |
| Representative | Executive Director Koichi Nishiyama |
| Relationship with the seller | The Company has no capital, personnel or trade relationship to be stated with the seller. |

4. Timeframe of acquisition

| | |
|---------------------------|---|
| Contract date | August 17, 2020 |
| Transfer date (scheduled) | 50% co-ownership (trust beneficiary right) : December 25, 2020 50% co-ownership (trust beneficiary right) : March 31, 2021 |

5. Impact on earnings forecasts

The impact of this asset acquisition is minor to the financial forecast for the fiscal year ending November 30, 2020 announced on July 6, 2020.

End