

July 14, 2020

For Translation Purpose Only

Real Estate Investment Trust Securities Issuer
Tosei Reit Investment Corporation
4-2-3 Toranomon, Minato-ku, Tokyo
Representative: Takayoshi Kitajima, Executive Director
(Securities Code: 3451)

Asset Management Company
Tosei Asset Advisors, Inc.
Representative: Kaname Wakabayashi, President & Representative Director
Inquiries: Keiji Miyaishi
General Manager, Treasury & Planning Department, REIT Division
(TEL: +81-3-3433-6320)

(Revised) Summary of Financial Results (REIT) for the Fiscal Period Ended April 30, 2020

Tosei Reit Investment Corporation (“Tosei Reit”) announces that it has revised a part of the Financial Results (REIT) for the Fiscal Period Ended April 30, 2020 dated June 15, 2020. Underlined part is revised.

Details of revision

Underlined content of “3. Reference Information, (1) Information on Price of Assets under Management, etc., (2) Investment Assets, (f) Summary of Engineering Reports and Seismic Risk Analyses, Etc.” page 40

【Before Revision】

(Omitted)

Property no.	Name of property	Engineering report prepared by	Engineering report date	Emergency and short-term repair expenses (JPY thousand) (Note 2)	Long-term repair expenses (JPY thousand) (Note 3)	Seismic PML reevaluation report prepared by	Seismic PML reevaluation report date	PML value (%)
O-01	Tama Center Tosei Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	2,220	<u>639,359</u>	Sompo Risk Management Inc.	March 2015	4.36
O-02	KM Shinjuku Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	8,080	<u>225,740</u>	Sompo Risk Management Inc.	March 2015	5.52
O-03	Nihonbashi-Hamacho Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	—	<u>292,700</u>	Sompo Risk Management Inc.	March 2015	6.11
(Omitted)								
Rt-01	Inage Kaigan Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	1,100	<u>298,230</u>	Sompo Risk Management Inc.	March 2015	6.49

(Omitted)

【After Revision】

(Omitted)

Property no.	Name of property	Engineering report prepared by	Engineering report date	Emergency and short-term repair expenses (JPY thousand) (Note 2)	Long-term repair expenses (JPY thousand) (Note 3)	Seismic PML reevaluation report prepared by	Seismic PML reevaluation report date	PML value (%)
O-01	Tama Center Tosei Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	2,220	<u>58,123</u>	Sompo Risk Management Inc.	March 2015	4.36
O-02	KM Shinjuku Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	8,080	<u>20,521</u>	Sompo Risk Management Inc.	March 2015	5.52
O-03	Nihonbashi-Hamacho Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	—	<u>26,609</u>	Sompo Risk Management Inc.	March 2015	6.11
(Omitted)								
Rt-01	Inage Kaigan Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	1,100	<u>27,111</u>	Sompo Risk Management Inc.	March 2015	6.49

(Omitted)

* Tosei Reit website: <http://www.tosei-reit.co.jp/en/>