

March 27, 2019

For Immediate Release

REIT Issuer:
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(Securities Code:3492)

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Notice Concerning Acquisition of Domestic Real Estate

Takara Leben Real Estate Investment Corporation (the “Investment Corporation”) announces that Takara PAG Real Estate Advisory Ltd. (the “Asset Management Company”), to which the Investment Corporation entrusts asset management, decided today regarding the acquisition of the following property (the “Asset to be Acquired”) as follows.

Since Takara Leben Co., Ltd. which is the seller of the Asset to be Acquired, falls under the category of interested persons, etc. defined in the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended; the “Investment Trusts Act”), the asset management company. In addition, the Asset Management Company has completed the decision-making procedures stipulated in the internal rules on Transactions with Interested Persons.

1. Overview of the Acquisition

Asset type	Asset no. (Note 1)	Asset name	Location	(anticipated) Acquisition price (million yen) (Note 2)
Retail and Other	C-03	TA Shonan Kugenumakaigan	Fujisawa, Kanagawa	500
Total			—	500

(Note1) “Asset no.” is the code and number assigned to the portfolio assets of the Investment Corporation by property according to each type of use. The code “O” represents office properties, “R” represents residential properties, “H” represents hotel properties and “C” represents retail and other properties.

(Note2) “Acquisition price” is the amount of the sale and purchase price of real estate, etc. stated in the sale and purchase contract (the “Sale and Purchase Contract”) for each portfolio asset (not including consumption tax and local consumption tax or brokerage fees and other expenses), rounded down to the nearest million yen.

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| (1) Contract Date (anticipated) | March 28, 2019 |
| (2) Acquisition Date (anticipated) | March 28, 2019 |
| (3) Seller | Takara Leben Co., Ltd. |
| (4) Acquisition Financing | Cash on hand |
| (5) Settlement method | To be paid in a lump sum upon delivery |

2. Reason for Acquisition

The Asset to be Acquired is developed by the Takara Leben group, which is the sponsor. Since the Asset to be Acquired is located one minute walk from the nearest station with high rarity, and is considered as a

community-based commercial facility with a stable tenant configuration, we expected the Asset to be Acquired would contribute to the improvement of quality of the Investment Corporation's portfolio.

This press release is an announcement concerning acquisition of domestic real estate and has not been prepared for the purpose of solicitation for investment.

The Investment Corporation's website : <https://takara-reit.co.jp/>

This notice is the English translation of the Japanese announcement on March 27, 2018. However, no assurance or warranties are given for the completeness or accuracy of this English translation.