

February 14, 2024

For Immediate Release

REIT Issuer:
 14-15, Akasaka 1-chome, Minato-ku, Tokyo
 Takara Leben Real Estate Investment Corporation
Representative: Tetsuo Saida, Executive Director
 (Securities Code: 3492)

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Notice Concerning Acquisition and Leasing of Trust Beneficiary Interests
in Domestic Real Estate

Takara Leben Real Estate Investment Corporation (the “Investment Corporation”) hereby announces that Takara PAG Real Estate Advisory Limited. (the “Asset Management Company”) to which the Investment Corporation entrusts its asset management decided to acquire and lease trust beneficiary interests in domestic real estate of 7 properties (the “Assets to be Acquired”) as stated below (the “Acquisition”).

1. Overview of the Acquisition

Asset Class	Property No. (Note 1)	Property Name	Location	Expected Acquisition Price (million yen) (Note 2)	Broker
Residence	R-40	LUXENA TOYOCHO	Koto-ku, Tokyo	4,143	None
	R-41	La Vita Namba-Motomachi	Osaka, Osaka	1,130	
	R-42	TLR Residence Machida	Machida, Tokyo	2,199	
	R-43	Ark Stage I・II (Note3)	Nagoya, Aichi	1,064	
Office	O-22	TLR Kashiwa Building	Kashiwa, Chiba	2,905	
	O-23	solala garden OFFICE	Sendai, Miyagi	1,130	
Retail	C-14	Tecc Land Hachioji Takao	Hachioji, Tokyo	4,710	Mediated (Note4)
Total			—	17,281	—

(Note 1) As for “Property No.”, the code “R” represents residential properties, “O” represents office properties, “C” represents retail properties and “H” represents hotel properties, followed by the number assigned to each property. The same shall apply hereinafter.

(Note 2) “Expected Acquisition Price” is the amount of the sale and purchase price stated in the sale and purchase contract of trust beneficiary interests in real estate (the “Sale and Purchase Contract”) already executed for each of the Assets to be Acquired (not including consumption tax and local consumption tax or brokerage fees and other expenses), rounded down to the nearest million yen. Therefore, the sum of the Expected Acquisition Price of each property may differ from “Total” of the Expected Acquisition Price. The same shall apply hereinafter.

(Note 3) Ark Stage I・II are separate premises for registration purposes, they are adjacent to each other, and as they have obtained development permits as a single entity, they are evaluated as a single entity and have decided to acquire them. Therefore, they are treated as one property.

(Note 4) The name, etc. of the broker has not been disclosed as its consent to disclosure has not been obtained. The broker does

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not fall under the category of interested parties, etc. as defined in the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended), or interested parties as defined in the rules regarding related-party transactions of the Asset Management Company.

- (1) Contract Date February 14, 2024
 - (2) Scheduled Acquisition Date March 4, 2024 (date of delivery and settlement) (Note 1)
 - (3) Acquisition Financing Proceeds from issuance of new investment units resolved at the Board of Directors meeting of the Investment Corporation held today (Note 2), borrowings (Note 3) and treasury funds
 - (4) Settlement method To be paid in a lump sum upon delivery
- (Note 1) "Scheduled Acquisition Date" represents the expected date of acquisition described in the Purchase and Sale Agreement related to each anticipated asset to be acquired.
- (Note 2) Please refer to the "Notice Concerning Issuance of New Investment Units and Secondary Distribution of Investment Units" announced today for further details of such proceeds.
- (Note 3) The Investment Corporation will announce the details of borrowings as soon as they are finalized.

2. Reasons for Acquisition and Lease

The Investment Corporation's basic investment policy is to aim to secure stable earnings over the medium to long term and steadily grow assets under management. The Investment Corporation also has four investment strategies as its medium-term management strategy: "steady expansion of asset size," "improvement of portfolio quality and stability," "realization of solid internal growth," and "implementation of financial strategies and other measures."

Based on this management strategy, the Investment Corporation acquired 8 properties in the beginning of the fiscal period ended August 31, 2023 (11th fiscal period), and the La Vita Shin-Okachimachi on August 1, 2023. Through the replacement of these strategic assets, we have aimed to "improve the quality of our portfolio" and "improve stability by building a diversified portfolio."

This Acquisition aims to expand the scale of assets, reduce the average age of the portfolio (rejuvenation) and further improve the quality of the portfolio by incorporating mainly shallow properties. Both tenants of assets to be acquired conform to the Investment Corporation's tenant selection criteria.

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

This notice is the English translation of the Japanese announcement on February 14, 2024. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

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