

July 10, 2018

For Immediate Release

## REIT Issuer:

Takara Leben Real Estate Investment Corporation  
Representative: Masayuki Ishihara, Executive Director  
(Securities Code:3492)

## Asset Manager:

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Notice Concerning Revision of Forecasts of Financial Results for the Fiscal Periods  
Ending August 31, 2018, February 28, 2019 and August 31, 2019

Takara Leben Real Estate Investment Corporation (the “Investment Corporation”) announced the following revision of Investment Corporation’s forecasts of financial results for the fiscal periods ending August 2018 (1st fiscal period) (from September 11, 2017 to August 31, 2018), February 2019 (2nd fiscal period) (from September 1, 2018 to February 28, 2019) and August 2019 (3rd fiscal period) (from March 1, 2019 to August 31, 2019) announced in “Notice Concerning Forecasts of Financial Results for the Fiscal Periods Ending August 31, 2018, February 28, 2019 and August 31, 2019” dated June 25, 2018.

## 1. Reason for revision of forecasts

Concerning the issuance of new investment units and secondary distribution of investment units for which resolution was made at the meeting of the Board of Directors of the Investment Corporation held on June 25, 2018, the indicative price range of the issue price for the issuance of new investment units through public offering was determined today. With this, the Investment Corporation’s forecasts of financial results for the fiscal periods ending August 31, 2018, February 28, 2019 and August 31, 2019 are being revised.

- (1) Issue price of new investment units that is the assumption underlying the forecasts announced on June 25, 2018  
100,000 yen per unit
- (2) Issue price of new investment units that is the assumption underlying the revision following the determination of the indicative price range  
Between 96,000 yen (inclusive) and 100,000 yen (inclusive) per unit  
Furthermore, the issue price is scheduled to be determined on July 19, 2018 (Thursday).

## 2. Details of revision

(millions of yen unless otherwise noted)

	Operating revenues	Operating income	Ordinary income	Net income	Distributions per unit (yen) (excluding excess of earnings per unit)	Distributions in excess of earnings per unit (yen)
Previous forecast (announced on June 25, 2018)						
Fiscal period ending August 31, 2018 (1st fiscal period)	374	187	10	9	28	0
Fiscal period ending February 28, 2019 (2nd fiscal period)	2,115	1,255	1,118	1,117	3,235	0
Fiscal period ending August 31, 2019 (3rd fiscal period)	2,099	1,141	1,007	1,006	2,915	0
Revised forecast						
Fiscal period ending August 31, 2018 (1st fiscal period)	374	187	9~10	9	26~28	0
Fiscal period ending February 28, 2019 (2nd fiscal period)	2,115	1,255	1,115~ 1,118	1,114~ 1,117	3,226~ 3,235	0
Fiscal period ending August 31, 2019 (3rd fiscal period)	2,099	1,141	1,004~ 1,007	1,003~ 1,006	2,905~ 2,915	0

Part of the “Assumptions Underlying the Forecasts of Financial Results for the Fiscal Periods Ending August 31, 2018, February 28, 2019 and August 31, 2019” announced in “Notice Concerning Forecasts of Financial Results for the Fiscal Periods Ending August 31, 2018, February 28, 2019 and August 31, 2019” dated June 25, 2018 is being revised as below following the determination of the indicative price range, etc. stated in 1. above. As a result, operating income, ordinary income, net income and distribution per unit (excluding distribution in excess of earnings) are being revised as above.

### “Non-operating expenses” column:

Concerning the costs to issue and list the new investment units, the amount expected for the fiscal period ending August 31, 2018 (1st fiscal period) is being revised from 89 million yen to between 88 million yen and 89 million yen. In addition, concerning interest expenses and other borrowing related expenses, the amount expected for the fiscal period ending August 31, 2018 (1st fiscal period) is being revised from 155 million yen to between 155 million yen and 156 million yen, the amount expected for the fiscal period ending February 28, 2019 (2nd fiscal period) is being revised from 122 million yen to between 122 million yen and 125 million yen,

and the amount expected for the fiscal period ending August 31, 2019 (3rd fiscal period) is being revised from 118 million yen to between 118 million yen and 121 million yen.

“Interest-bearing debt” column:

Concerning total interest-bearing debt, the amount expected for the end of the fiscal period ending August 31, 2018 (1st fiscal period) is being revised from 33,200 million yen to between 33,200 million yen and 34,600 million yen, the amount expected for the end of the fiscal period ending February 28, 2019 (2nd fiscal period) is being revised from 31,860 million yen to between 31,860 million yen and 33,260 million yen, and the amount expected for the end of the fiscal period ending August 31, 2019 (3rd fiscal period) is being revised from 31,860 million yen to between 31,860 million yen and 33,260 million yen.

(Reference) Fiscal period ending August 31, 2018 (1st fiscal period)

Forecast number of investment units issued and outstanding at end of period : 345,500 units

(No change from previous forecast)

Fiscal period ending February 28, 2019 (2nd fiscal period)

Forecast number of investment units issued and outstanding at end of period : 345,500 units

(No change from previous forecast)

Fiscal period ending August 31, 2019 (3rd fiscal period)

Forecast number of investment units issued and outstanding at end of period : 345,500 units

(No change from previous forecast)

(Note1) The operating periods of the Investment Corporation are every year from March 1 to August 31 and from September 1 to the last day of February in the following year, but the operating period of the 1st first fiscal period is from September 11, 2017, which is the date of incorporation of the Investment Corporation, to August 31, 2018. The actual business period of the 1st first fiscal period is from July 30, 2018, which is the scheduled date of acquisition of properties, to August 31, 2018 (33days).

(Note2) The forecast figures above are the current forecast figures calculated under certain assumptions. Accordingly, discrepancies with the assumptions may arise due to various factors, such as future additional acquisition or disposal of real estate, etc., fluctuation in rent revenue accompanying change in tenants, etc., incurrence of unexpected repairs or other change in the management environment, fluctuation in interest rates, the actually determined number of new investment units to be issued and other circumstances surrounding the Investment Corporation. As a result, the actual operating revenues, operating income, ordinary income, net income, distribution per unit (excluding distribution in excess of earnings per unit) and distribution in excess of earnings per unit may vary. In addition, the forecasts are not a guarantee of the amount of distribution.

(Note3) The forecasts may be revised in the event that a discrepancy is expected to exceed a certain level from the forecasts above.

(Note4) The scheduled date of listing of the Investment Corporation investment units on the Real Estate Investment Trust Securities Market of Tokyo Stock Exchange, Inc. is July 27, 2018.

(Note 5) Figures are rounded down to the nearest specified unit.

The original Japanese version of this announcement is being distributed July 10, 2018 to the Kabuto Club, the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Construction Specialty Publication Press Club.

This notice is the English translation of the Japanese announcement on July 10, 2018. However, no assurance or warranties are given for the completeness or accuracy of this English translation.