

April 3, 2017

To All Concerned Parties

REIT Securities Issuer
3-8-11 Kudan Minami, Chiyoda-ku, Tokyo
Sakura Sogo REIT Investment Corporation
Representative Makoto Muranaka,
Executive Director:
Securities Code 3473)

Asset Management Company:
Sakura Real Estate Funds Management, Inc.
Representative Makoto Muranaka,
Representative Director and
President
Inquiries: Mayumi Kobiki,
Chief Financial Officer
Tel:+81-3-6272-6608

Notice Concerning Execution of Pipeline Support Agreements by Asset Management Company

Sakura Sogo REIT (hereinafter the “Investment Corporation”) announces that Sakura Real Estate Funds Management, Inc. (hereinafter the “Asset Management Company”), to which the Investment Corporation entrusts its asset management, has executed Pipeline Agreements with new two parties. The details are as follows:

1. Reasons for executing the Pipeline Support Agreements

The Companies who are party to the Pipeline Support Agreements (“the Companies”) are real estate companies that have developed a wide range of businesses, including development, sales, brokerage, leasing and management of real estate and sale of condominiums. By entering into the Pipeline Support Agreements with the Companies, the Asset Management Company will be able to obtain information on properties owned and/or managed by the Companies on a preferential basis, which will further strengthen its business performance.

2. Outline of the Pipeline Support Agreements (hereinafter the “Agreements”)

(i) Contents of the Agreements

The Companies will provide the Asset Management Company with sales information on a preferential basis. The information to be provided will relate to assets owned and/or managed by the Companies that are for sale and that meet the investment criteria of the Investment Corporation.

(ii) Provision of the right of first refusal

The Asset Management Company will be granted the right for a defined period to negotiate in preference to third parties regarding the Investment Corporation’s acquisition of the property referred to in the sale information provided.

(iii) Fulfillment of pipeline / support work

- a. The Companies will provide property information to allow the Asset Management Company to determine whether the property is an appropriate investment opportunity. The Asset Management Company will notify the Companies within a defined period after receipt of the property information whether it wishes to proceed with the potential acquisition.
- b. If the Asset Management Company informs the relevant Company that it wishes to proceed with the potential acquisition, a right of first refusal will be granted to the Asset Management Company for a defined period during which the Companies will negotiate in good faith.

(iv) Compensation and expense for pipeline and support operations

The Companies will perform pipeline and support operations at no charge.

(v) Term of the Agreements

The term of the Agreements will be one year from the date of execution. The Agreements will renew automatically on an annual basis unless either party requests in writing to terminate the Agreement one month prior to the expiry date.

(ii) Overview of the Companies (one Company has requested that its identity not be made public):

Company Name	Liv Co., Ltd.	
Address	Roppongi 7-18-18, Minato-ku, Tokyo	
Representative	Tsunenori Fukumoto, Representative Director	
Lines of Business	Real-estate development, sale, brokerage, lease and management services	
Capital	JPY 90 million	
Established	February 2003	
Relation with the Investment Corporation and the Asset Management Company	Capital	There is no capital relation between this company and the Investment Corporation and the Asset Management Company.
	Personal	There is no personal relation between this company and the Investment Corporation and the Asset Management Company.
	Business	There is no capital relation between this company and the Investment Corporation and the Asset Management Company.

Company Name	Undisclosed (Listed on the second section of the Tokyo Stock Exchange)	
Address	Minato-ku, Tokyo	
Representative	Undisclosed	
Lines of Business	Real-estate sale, brokerage, leasing and management services	
Capital	Undisclosed	
Established	Undisclosed	

Relation with the Investment Corporation and the Asset Management Company	Capital	There is no capital relation between this company and the Investment Corporation and the Asset Management Company.
	Personal	There is no personal relation between this company and the Investment Corporation and the Asset Management Company.
	Business	There is no capital relation between this company and the Investment Corporation and the Asset Management Company.

(iii) Future Outlook

No revision is made for the forecasts of investment status for the fiscal period ended February 2017 and the fiscal period ending August 2017.

Sakura Sogo REIT website address: <http://sakurasogoreit.com>