

For information purpose only. The Japanese press release should be referred to as the original.

April 15, 2019

To All Concerned Parties

REIT Issuer:

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 (Securities Identification Code: 3466)

Asset Manager:

LaSalle REIT Advisors K.K.  
 Representative: Toshimitsu Fujiwara, President and CEO  
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## Notice Concerning Acquisition and Disposition of Domestic Real Estate Trust Beneficiary Rights

LaSalle LOGIPORT REIT (hereinafter referred to as “**LLR**”) who has entrusted the management of its assets to LaSalle REIT Advisors K.K (hereinafter referred to as “**LRA**” or “**Asset Manager**”), announces that it has resolved to acquire one asset as outlined below under “1. Acquisition Overview” (hereinafter, the “**Intended Acquisition Asset**”), and will dispose of one asset as outlined below under “2. Disposition Overview” (hereinafter, the “**Intended Disposition Asset**”) (respectively referred to as “**This Acquisition**” and “**This Disposition**”, and collectively referred to as “**This Transaction**”) as described below.

### 1. Acquisition Overview

Area	Property number	Property name	Location (city or ward, prefecture)	Seller	Intended Acquisition Price (yen in millions) (Note 1)	Appraisal Value (yen in millions) (Note 2)	NOI Yield (%) (Note 3)
Osaka area	Osaka-2	LP Sakai Chikko Shinmachi	Sakai-city, Osaka	BTS5 Real Estate Hanbai GK	4,160	4,560	5.3%

- (1) Purchase & Sale Agreement date : April 15, 2019
- (2) Intended acquisition date : 1<sup>st</sup> Settlement Date – July 1, 2019 (for a 40% interest)  
2<sup>nd</sup> Settlement Date – September 3, 2019 (for a 60% interest)
- (3) Seller : Refer to “6. Seller profile” below.
- (4) Funds for acquisition : Proceeds raised from the sale of the Intended Disposition Asset and cash on hand
- (5) Settlement method : Each scheduled acquisition date (see (2) above) will be paid in full by the amount calculated by multiplying the above intended acquisition price by the ratio of the joint co-ownership interest to be acquired on each scheduled acquisition date.

Note :

1. “Intended Acquisition Price” is the price to be paid for the Intended Acquisition Asset pursuant to each Joint Co-ownership interest Purchase & Sale Agreement for each respective trust beneficiary right (excluding national and local consumption taxes, and expenses such as transaction fees, and is rounded down to the nearest million yen).
2. With respect to the appraisal evaluation, Tanizawa Sogo Appraisal Co., Ltd. was commissioned to appraise the value of the Intended Acquisition Asset. “Appraisal value” was based on the appraisal values from the relevant appraisal reports as of March 31, 2019.
3. “NOI yield” is the ratio of Appraisal NOI (see footnote 4) to the acquisition price of the Intended Acquisition Asset, rounded to the first decimal place.
4. “Appraisal NOI” is the stabilized net operating income (an amount with operating expenses deducted from operating income) based on a direct capitalization analysis contained in the relevant appraisal report appraised by Tanizawa Sogo Appraisal Co., Ltd., which represents revenue before deducting depreciation expense. Appraisal NOI is different from NCF (net cash flow), to which interest derived from security deposits, etc. were added back, and from which capital expenditures are deducted.

## 2. Disposition Overview

Area	Property number	Property name	Location (city or ward, prefecture)	Seller	Intended Disposition Price (yen in millions) (Note 1)	Book Value (yen in millions) (Note 2)	Difference of Intended Disposition Price and Book Value (yen in millions)	Appraisal Value (yen in millions) (Note 3)
Tokyo area	Tokyo-4	LP Nagareyama A	Nagareyama-city, Chiba	Undisclosed	4,500	3,469	1,030	4,080

- (6) Purchase & Sale Agreement date : April 15, 2019
- (7) Intended acquisition date : 1<sup>st</sup> Settlement Date – June 28, 2019 (for a 40% interest)  
2<sup>nd</sup> Settlement Date – September 2, 2019 (for a 60% interest)
- (8) Seller : Refer to “7. Next Buyer profile” below.
- (9) Use of Capital upon Disposition : To be used for the acquisition of the Intended Acquisition Asset
- (10) Settlement method : Each scheduled acquisition date (see (2) above) will be paid in full by the amount calculated by multiplying the above intended acquisition price by the ratio of the joint co-ownership interest to be acquired on each scheduled acquisition date.

Note:

1. “Intended Disposition Price” is the price to be paid for the Intended Disposition Asset pursuant to each Joint Co-ownership interest Purchase & Sale Agreement for each respective trust beneficiary right (excluding national and local consumption taxes, and expenses such as transaction fees, and is rounded down to the nearest million yen).
2. Book value is as of February 28, 2019.
3. With respect to appraisal evaluation, CBRE K.K.. was commissioned to appraise the value of the Intended Acquisition Asset. “Appraisal value” was based on the appraisal values from the relevant appraisal reports as of February 28, 2019.

## 3. Rationale for This Transaction

LLR has strategically decided to sell an asset with a relatively low yield that has limited upside potential, and with the proceeds raised from the sale, it will recycle that capital by acquiring an asset with a higher yield that also provides future upside potential. This is the main reason for why LLR is employing this asset replacement strategy. The Intended Acquisition Asset is a “large-scale, high specification” modern logistics facilities located in a “logistics suitable site” within the Osaka area, and is a property that meets LLR’s criteria for what is considered to be “Prime Logistics.” The Asset Manager has decided to acquire the property based on its judgment that the Intended Acquisition Asset would generate stable mid to long-term revenues. Moreover, by acquiring the Intended Acquisition Asset and by selling the Intended Disposition Asset simultaneously, the overall yield for the entire portfolio improves as a function of this asset replacement strategy.

In addition to the acquisition of the Intended Acquisition Asset, LLR selected the tenants based on the LLR's tenant selection criteria guideline (please refer to the "Report on management systems of issuers of real estate investment trust securities" dated November 30, 2018), and the tenants all conform and meet the standards required per this guideline.

For further details related to the features of the Intended Acquisition Asset, please refer to the attachment below Exhibit 1: Features of LOGIPORT Sakai Chikko Shinmachi.

#### 4. Description of Intended Acquisition Asset

##### (1) Overview of Intended Acquisition Asset

Tables (2) through (4) below show an overview of the Intended Acquisition Asset (the "Individual Property Tables"). When referring to the Individual Property Tables, please refer to the following explanation for terms used. In principle, unless otherwise noted, all information included in the tables are as of April 15, 2019.

##### a. Explanation on the section

- "Use" column indicates the primary building's type of use stated in the property registry.

##### b. Explanation on "Overview of specified assets"

- "Type of specified asset" represents the category of Newly Acquired Asset at acquisition; either acquisition through trust beneficiary interest or acquisition of real estate ownership rights.
- "Anticipated acquisition price" represents the each joint co-ownership interest purchase price of the Intended Acquisition Asset, as shown in each respective joint co-ownership interest purchase and sale agreement (excluding national and local consumption taxes and expenses, such as transaction fees, and is rounded down to the nearest million yen).
- "Overview of trust beneficiary right" represents the entrustment date, trustee and trust maturity date of each property.
- "Location" of "Land" represents the displayed address of each property. If there is no displayed address, the building address in the property registry is shown (one of the addresses if there are multiple addresses).
- "Land area" of "Land" is based on the description in the land registry, and the land area of some sites may not match the current status.
- "Zoning" of "Land" represents types of districts listed in Article 8, paragraph 1, item 1 of the City Planning Act.
- "BCR" of "Land" represents the ratio of the building area of buildings to the site area, as depicted in Article 53 of the Building Standards Act, and indicates the upper limit of the building coverage ratio as determined in city planning in accordance with the zoning.
- "FAR" of "Land" represents the ratio of the total floor area of buildings to the site area, as depicted in Article 52 of the Building Standards Act, and indicates the upper limit of the floor area ratio as determined in city planning in accordance with the zoning.
- "Form of ownership" of "Land" and "Building" represents type of rights owned by the trustee with respect to the property.
- "Presence or absence of collateral" indicates whether a property is collateralized or not and an overview of the collateral if such property is collateralized.
- "Master lessee" represents the companies with which the trustee has entered into a master lease agreement for acquired asset.
- "Type of master lease" indicates, in accordance with the terms and conditions of the master lease agreement, "pass-through type" for the pass-through type master lease in which rent received by the lessor is in principle the same amount as the rent received by the master lessee

from end-tenants, and “sub-lease type” for the sub-lease type master lease in which rent received by the lessor is fixed even if the rent received by the master lessee from end-tenants change.

- “Overview of building appraisal” represents the summary appraisal report of the Intended Acquisition Asset that was conducted by Earth-Appraisal Co., Ltd. upon the request made by LLR. The appraisal conducted an investigation of building deterioration conditions, planning of short-term and long-term repair and maintenance, an investigation of building code compliance, and an environmental assessment with respect to hazardous substances. The appraisal reports represent a judgment and an opinion of the engineering firm mentioned above only at a certain point in time, and any adequacy and accuracy of the reports are not guaranteed.
- “Structure / No. of floors” and “Type” of building are based on the property registry.
- “Completion date” of building represents the date of completion as described in the property registry.
- “Gross floor area” of building is based on the property registry.
- “Property manager” is the planned company with which the trustee will enter into a property management agreement in order to manage the Intended Acquisition Asset.
- “Tenants” are based on the lease agreements in relation to the properties as of the planned acquisition date of April 15, 2019.
- “Number of tenants” is based on the number of lease agreements for each property in trust. For properties with master lease agreements, this is the total number of end-tenants. However, tenants who have entered into multiple lease agreements are counted as one tenant.

c. Explanation on “Remarks”

- “Remarks” indicates items believed to be important in terms of the relationship of rights and use of acquired assets as well as items believed to be important in consideration of their impact on the appraisal value, profitability, and possibility of disposal regarding a given acquired asset as of the date of this press release, and includes the following items:
  - Major restrictions or regulations under laws and other rules
  - Major encumbrances or restrictions related to rights and duties
  - Major matters concerning lease terms agreed with tenants or end tenants, or major status, etc. of property use by tenants or end tenants
  - Major matters when there are structures or other physical elements that cross abutting real estate boundary lines, or when there are problems in confirming real estate adjacent boundaries

d. Explanation of “Outline of leasing”

- “Outline of leasing” represents the terms and conditions of lease agreements for property, which is in effect as of the intended acquisition date; April 15, 2019. In cases where a master lease agreement is entered into, it represents lease agreements between the end tenants and the master lessee.
- “Leased area” means the floor area (based on the floor area in the lease agreement).
- “Annual rent” is calculated by multiplying by twelve the monthly contracted rent (including common area maintenance fees but excluding consumption taxes and regional consumption tax; if the property has multiple tenants, the total of all monthly rents) for property as indicated in the relevant lease agreements of property in trust.
- “Tenant leasehold deposit” represents the outstanding balance of tenant leasehold and security deposit from the relevant end-tenants set forth in the lease agreements effective.

e. Explanation of the “Outline of the appraisal report”

- “Outline of the appraisal report” describes the summary of the appraisal for the Intended

Acquisition Asset which was evaluated by the appraisers that LLR commissioned. Such an appraisal report represents a judgment and an opinion of an appraiser as an evaluator at only a certain point in time, and any adequacy, accuracy or feasibility of a transaction at such appraisal value are not guaranteed. In this item, figures are rounded down to the nearest unit and ratios are rounded to the nearest first decimal place.

## (2) Overview of specified assets

### Osaka-2 LOGIPORT Sakai Chikko Shinmachi

Property name		LOGIPORT Sakai Chikko Shinmachi
Use		Warehouse
Type of specified asset		Trust beneficiary right in real property
Planned acquisition date		1 <sup>st</sup> Settlement Date – July 1, 2019 (for a 40% interest) 2 <sup>nd</sup> Settlement Date – September 3, 2019 (for a 60% interest)
Anticipated acquisition price		4,160 million yen
Overview of trust beneficiary right	Entrustment date	July 31, 2017
	Trustee	Mitsubishi UFJ Trust and Banking Corporation
	Trust maturity date	February, 28, 2028
Land	Location	2-7-13 Chikko Shinmachi, Nishi-ku, Sakai-city, Osaka
	Land area	17,837.83 m <sup>2</sup>
	Zoning	Exclusive industrial zone, Industrial zone
	SCR	60%
	FAR	200%
	Form of ownership	Ownership
Presence or absence of collateral setting		None
Master lessee		—
Type of master lease		—
Appraisal value		4,560 million yen
Real estate appraiser		Tanizawa Sogo Appraisal Co., Ltd.
Overview of building appraisal	Appraiser	Earth-Appraisal Co., Ltd.
	Appraisal date	April 6, 2019
	Emergency repair cost	—
	Short-term repair cost	—
	Long-term repair cost	48,172 yen / 12 years (annual average: 4,014 yen)
Building (Note)	Structure / No. of floors	Steel structure aluminum-zinc alloy coated steel roofing, 2-stories
	Completion date	August 7, 2018
	Gross floor area	20,428.39 m <sup>2</sup>
	Type	Warehouse, office
	Form of ownership	Ownership
Property manager		CRE Inc.
Tenants	Number of tenants	1
	Annual rent	-(Note)
	Security deposit	-(Note)
	Leased area	20,427.91 m <sup>2</sup>
	Net Rentable area	20,427.91 m <sup>2</sup>
	Occupancy rate	100.0%
Remarks		From July 1, 2019 to September 3, 2019, during the period where LLR will own only a partial interest in the Intended Acquisition Asset in co-ownership with the current seller, LLR will enter into a Beneficial Interest Joint Co-Ownership Agreement with the relevant parties until LLR owns the asset free and clear.

Note: Not disclosed because approval has not been obtained from the tenant.

### Osaka-2 LOGIPORT Sakai Chikko Shinmachi

Outline of Lease			
Tenant	Net Rentable Area	Annual Rent (excluding consumption tax and regional consumption tax)	Security Deposits
KK Lonco Japan	20,427 m <sup>2</sup>	— (Note)	— (Note)
Type of Lease : — (Note)			
Rental Revisions : — (Note)			
Termination Options : — (Note)			

Note: Not disclosed because approval has not been obtained from the tenant.

(3) Outline of appraisal report

Osaka-2 LOGIPORT Sakai Chikko Shinmachi

Outline of the appraisal report		
Appraisal value	4,560 million yen	
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.	
Appraisal date	March, 31, 2019	
Item	Detail (million yen)	Outline
Income approach value	4,560	
Direct capitalization method	4,730	
Operating revenues	-(Note)	
Total potential revenue	-(Note)	
Loss such as vacancy	-(Note)	
Operating expenses	-(Note)	
Maintenance costs	-(Note)	
Utility costs	-(Note)	
Repair costs	-(Note)	
Property management fees	-(Note)	
Leasing commissions	-(Note)	
Property taxes	-(Note)	
Insurance premiums	-(Note)	
Other expenses	-(Note)	
Net operating income	220	
One-time investment gains	-(Note)	
Capital expenditure	-(Note)	
Net income	217	
Capitalization rate	4.6%	
Discounted cash flow method	4,480	
Discount rate	4.5%	
Terminal capitalization rate	4.8%	

Cost method	4,490	
Proportion of land	48.0%	
Proportion of building	52.0%	
Other points to be noted for the determination of appraisal value	N/A	

Note: As the data contains information the disclosure of which is not approved by the lessee and information that makes it possible to calculate the information in question, it would create disadvantages (such as difficulty in maintaining a long-term lease agreement due to undermining of the relations with the lessee) and may eventually undermine unitholder interests if such data is disclosed. Accordingly, the data remains undisclosed except in certain instances where it was deemed that no harm would result from disclosure.

## 5. Description of Intended Disposition Asset

### (1) Overview of Intended Acquisition Asset

Tables (2) through (4) below show an overview of the Intended Acquisition Asset (the “Individual Property Tables”). When referring to the Individual Property Tables, please refer to the following explanation for terms used. In principle, unless otherwise noted, all information included in the tables are as of April 15, 2019.

#### a. Explanation on the section

- “Use” column indicates the primary building’s type of use stated in the property registry.

#### b. Explanation on “Overview of specified assets”

- “Type of specified asset” represents the category of Newly Acquired Asset at acquisition; either acquisition through trust beneficiary interest or acquisition of real estate ownership rights.
- “Anticipated acquisition price” represents the each joint co-ownership interest purchase price of the Intended Acquisition Asset, as shown in each respective joint co-ownership interest purchase and sale agreement (excluding national and local consumption taxes and expenses, such as transaction fees, and is rounded down to the nearest million yen).
- “Overview of trust beneficiary right” represents the entrustment date, trustee and trust maturity date of each property.
- “Location” of “Land” represents the displayed address of each property. If there is no displayed address, the building address in the property registry is shown (one of the addresses if there are multiple addresses).
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- “Zoning” of “Land” represents types of districts listed in Article 8, paragraph 1, item 1 of the City Planning Act.
- “BCR” of “Land” represents the ratio of the building area of buildings to the site area, as depicted in Article 53 of the Building Standards Act, and indicates the upper limit of the building coverage ratio as determined in city planning in accordance with the zoning.
- “FAR” of “Land” represents the ratio of the total floor area of buildings to the site area, as depicted in Article 52 of the Building Standards Act, and indicates the upper limit of the floor area ratio as determined in city planning in accordance with the zoning.
- “Form of ownership” of “Land” and “Building” represents type of rights owned by the trustee with respect to the property.
- “Presence or absence of collateral” indicates whether a property is collateralized or not and an overview of the collateral if such property is collateralized.
- “Master lessee” represents the companies with which the trustee has entered into a master lease agreement for acquired asset.
- “Type of master lease” indicates, in accordance with the terms and conditions of the master



lease agreement, “pass-through type” for the pass-through type master lease in which rent received by the lessor is in principle the same amount as the rent received by the master lessee from end-tenants, and “sub-lease type” for the sub-lease type master lease in which rent received by the lessor is fixed even if the rent received by the master lessee from end-tenants change.

- “Overview of building appraisal” represents the summary appraisal report of the Intended Acquisition Asset that was conducted by Earth-Appraisal Co., Ltd. upon the request made by LLR. The appraisal conducted an investigation of building deterioration conditions, planning of short-term and long-term repair and maintenance, an investigation of building code compliance, and an environmental assessment with respect to hazardous substances. The appraisal reports represent a judgment and an opinion of the engineering firm mentioned above only at a certain point in time, and any adequacy and accuracy of the reports are not guaranteed.
- “Structure / No. of floors” and “Type” of building are based on the property registry.
- “Completion date” of building represents the date of completion as described in the property registry.
- “Gross floor area” of building is based on the property registry.
- “Property manager” is the planned company with which the trustee will enter into a property management agreement in order to manage the Intended Acquisition Asset.
- “Tenants” are based on the lease agreements in relation to the properties as of the planned acquisition date of April 15, 2019.
- “Number of tenants” is based on the number of lease agreements for each property in trust. For properties with master lease agreements, this is the total number of end-tenants. However, tenants who have entered into multiple lease agreements are counted as one tenant.

c. Explanation on “Remarks”

- “Remarks” indicates items believed to be important in terms of the relationship of rights and use of acquired assets as well as items believed to be important in consideration of their impact on the appraisal value, profitability, and possibility of disposal regarding a given acquired asset as of the date of this press release, and includes the following items:
  - Major restrictions or regulations under laws and other rules
  - Major encumbrances or restrictions related to rights and duties
  - Major matters concerning lease terms agreed with tenants or end tenants, or major status, etc. of property use by tenants or end tenants
  - Major matters when there are structures or other physical elements that cross abutting real estate boundary lines, or when there are problems in confirming real estate adjacent boundaries

d. Explanation of “Outline of leasing”

- “Outline of leasing” represents the terms and conditions of lease agreements for property, which is in effect as of the intended acquisition date; April 15, 2019. In cases where a master lease agreement is entered into, it represents lease agreements between the end tenants and the master lessee.
- “Leased area” means the floor area (based on the floor area in the lease agreement).
- “Annual rent” is calculated by multiplying by twelve the monthly contracted rent (including common area maintenance fees but excluding consumption taxes and regional consumption tax; if the property has multiple tenants, the total of all monthly rents) for property as indicated in the relevant lease agreements of property in trust.
- “Tenant leasehold deposit” represents the outstanding balance of tenant leasehold and security deposit from the relevant end-tenants set forth in the lease agreements effective.



e. Explanation of the “Outline of the appraisal report”

- “Outline of the appraisal report” describes the summary of the appraisal for the Intended Acquisition Asset which was evaluated by the appraisers that LLR commissioned. Such an appraisal report represents a judgment and an opinion of an appraiser as an evaluator at only a certain point in time, and any adequacy, accuracy or feasibility of a transaction at such appraisal value are not guaranteed. In this item, figures are rounded down to the nearest unit and ratios are rounded to the nearest first decimal place.

(2) Overview of specified assets

Tokyo-4 LOGIPORT Nagareyama A

Property name		LOGIPORT Nagareyama A
Use		Warehouse
Type of specified asset		Trust beneficiary right in real property
Planned acquisition date		1 <sup>st</sup> Settlement Date – June 28, 2019 (for a 40% interest) 2 <sup>nd</sup> Settlement Date – September 2, 2019 (for a 60% interest)
Anticipated acquisition price		4,500 million yen
Overview of trust beneficiary right	Entrustment date	September 25, 2009
	Trustee	Sumitomo Mitsui Trust Bank
	Trust maturity date	February 28, 2026
Land	Location	492 Minami, Nagareyama-city, Chiba
	Land area	9,243.95 m <sup>2</sup>
	Zoning	Undesignated
	SCR	60%
	FAR	200%
	Form of ownership	Ownership
Presence or absence of collateral setting		None
Master lessee		LOGIPORT Master Lease GK
Type of master lease		Pass through
Appraisal value		4,080 million yen
Real estate appraiser		CBRE KK
Overview of building appraisal	Appraiser	Earth-Appraisal Co., Ltd.
	Appraisal date	November 6, 2015
	Emergency repair cost	—
	Short-term repair cost	—
	Long-term repair cost	106,539,000 yen / 12 years (annual average: 8,878,000 yen)
Building (Note)	Structure / No. of floors	Steel structure aluminum-zinc alloy coated steel roofing, 5-stories Steel reinforced concrete
	Completion date	1) July 26, 2008 2) July 26, 2008
	Gross floor area	1) 17,673.87 m <sup>2</sup> 2) 6.25 m <sup>2</sup>
	Type	1) Warehouse 2) Security Guard office
	Form of ownership	Ownership
Property manager		Tosei Community KK
Tenants	Number of tenants	1
	Annual rent	-(Note)
	Security deposit	-(Note)
	Leased area	18,172.59 m <sup>2</sup>
	Net Rentable area	18,172.59 m <sup>2</sup>
	Occupancy rate	100.0%
Remarks		None

Note 1: Under the “Building” category above, the security guard building labeled under 2) is an ancillary part of the storage building labeled under 1), as per the property registry.

Note 2: Not disclosed because approval has not been obtained from the tenant.

Tokyo-4 LOGIPORT Nagareyama A

Outline of Lease			
Tenant	Net Rentable Area	Annual Rent (excluding consumption tax and regional consumption tax)	Security Deposits
KK Maruwa Unyu	18,172.59 m <sup>2</sup>	— (Note)	— (Note)
Type of Lease : — (Note)			
Rental Revisions : — (Note)			
Termination Options : — (Note)			

Note: Not disclosed because approval has not been obtained from the tenant.

(4) Outline of appraisal report

Tokyo-4 LOGIPORT Nagareyama A

Outline of the appraisal report		
Appraisal value	4,080 million yen	
Appraiser	CBRE KK	
Appraisal date	February 28, 2019	
Item	Detail (million yen)	Outline
Income approach value	4,080	Derived by taking a combination of a direct capitalization approach as well as a discounted cash flow approach.
Direct capitalization method	4,060	
Operating revenues	-(Note)	
Total potential revenue	-(Note)	
Loss such as vacancy	-(Note)	
Operating expenses	-(Note)	
Maintenance costs	-(Note)	
Utility costs	-(Note)	
Repair costs	-(Note)	
Property management fees	-(Note)	
Leasing commissions	-(Note)	
Property taxes	-(Note)	
Insurance premiums	-(Note)	
Other expenses	-(Note)	
Net operating income	184	
One-time investment gains	-(Note)	
Capital expenditure	-(Note)	
Net income	175	
Capitalization rate	4.4%	Assessed after taking into consideration the yield on sales comparables of similar real estate as well as adjusting the spread

			attributable to the locational considerations for the subject real estate relative to the standard yield for a given location.
	Discounted cash flow method	4,080	
	Discount rate	4.0%	Appraised after comprehensively considering the individuality of the subject real estate while referring to the investment yield of similar real estate
	Terminal capitalization rate	4.3%	Appraised after comprehensively considering the future capitalization trends in investment yields while also referencing sales comparables for similar real estate
	Cost method	2,840	
	Proportion of land	60.9%	
	Proportion of building	39.1%	
	Other points to be noted for the determination of appraisal value		N/A

Note: As the data contains information the disclosure of which is not approved by the lessee and information that makes it possible to calculate the information in question, it would create disadvantages (such as difficulty in maintaining a long-term lease agreement due to undermining of the relations with the lessee) and may eventually undermine unitholder interests if such data is disclosed. Accordingly, the data remains undisclosed except in certain instances where it was deemed that no harm would result from disclosure.

## 6. Seller Profile

Name	BTS5 Real Estate Hanbai GK
Address	2-9-15 Yotsuya, Shinjuku-ward, Tokyo
Representative	Managing Member BTS5 ISH Executive Officer Takeshi Morita
Line of business	1. Acquisition, ownership, management, and disposition of trust beneficiary rights 2. Sale, ownership, management and leasing of real estate 3. Acquisition, ownership, management, and disposition of monetary claims 4. All other business incidental to the preceding items above
Capital	100,000 yen
Relationship with LLR and LaSalle REIT Advisors K.K.	
Capital ties	There are no noteworthy capital relationships.
Personal relations	There are no significant personnel relationships.
Business relationship	There are no significant business relationships.
Applicable situation to related parties	The company does not fall under the category of a related party to LLR or LRA. In addition, none of the related parties and affiliated companies of this company fall under the category of a related party to LLR or LRA.

## 7. Next Buyer Profile

Name	Undisclosed (Note)
Address	Undisclosed (Note)
Representative	Undisclosed (Note)
Line of business	Undisclosed (Note)
Capital	Undisclosed (Note)
Relationship with LLR and LaSalle REIT Advisors K.K.	
Capital ties	There are no noteworthy capital relationships.
Personal relations	There are no significant personnel relationships.
Business relationship	There are no significant business relationships.

Applicable situation to related parties	The company does not fall under the category of a related party to LLR or LRA. In addition, none of the related parties and affiliated companies of this company fall under the category of a related party to LLR or LRA.
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(Note) As consent to disclose information about the Next Buyer was not obtained, the information is left undisclosed.

8. Transactions with related parties  
Not applicable

9. Status of the Buyer and Seller concerned with This Transaction  
The Intended Acquisition Asset is not being acquired from any special related parties connected with LLR or LRA.

10. Broker Summary  
There is no brokerage firm involved in the transaction of the This Transaction.

11. Future Outlook  
For further details on future projections, please refer to the “Notice Concerning Upward Revisions to the Forecasts for Financial Results and Distributions Per Unit (“DPU”) for the Fiscal Periods Ending August 31, 2019 and Feb 29, 2020, respectively”

\* Recipients of this notice: the Kabuto Club, the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction industry newspapers at the Ministry of Land, Infrastructure, Transport and Tourism.

\* LLR’s website: <http://lasalle-logiport.com/english/>

<Attachment below>

Exhibit 1: Features of the LOGIPORT Sakai Chikko Shinmachi

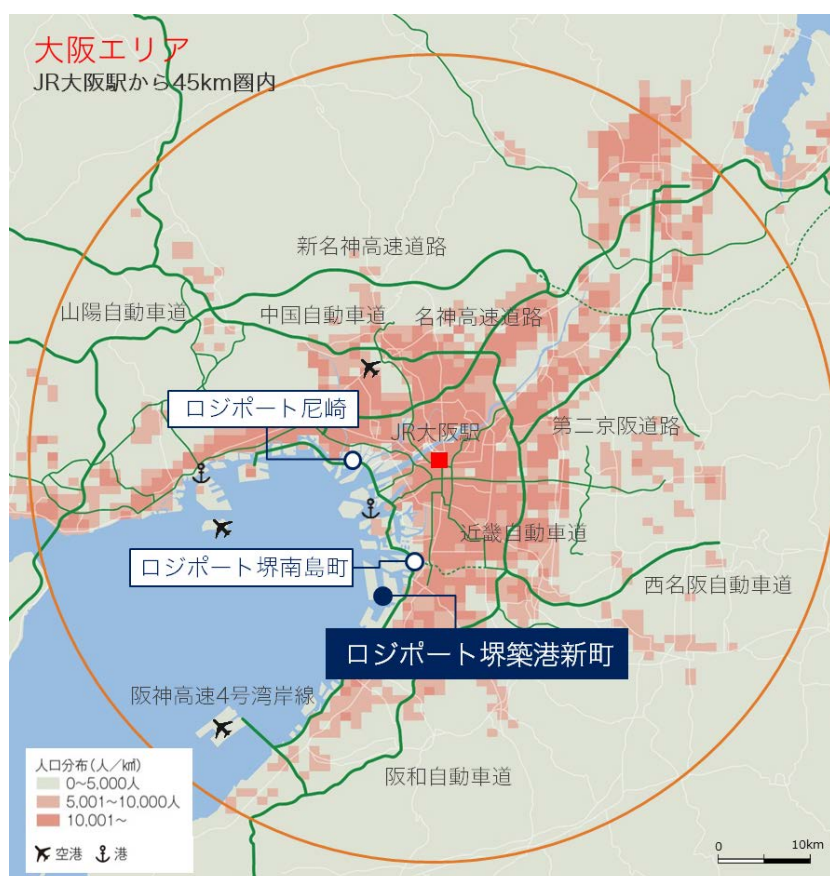
Exhibit 2: Appraisal Summary

Exhibit 3: Engineering Report and PML Summary

Exhibit 4: Portfolio Summary

*This notice is an English translation of the Japanese announcement dated February 26 2018. No assurance or warranties are made regarding the completeness or accuracy of this English translation. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.*

Exhibit 1: Features of the LOGIPORT Sakai Chikko Shimmachi





#### Location Well Suited to Logistics Operations

- ① Excellent access to areas of high consumption  
Good access to a wide catchment throughout the Kansai area, via the Hanshin Expressway
- ② Close proximity to main arterial highways, expressways and interchanges  
Good access to the expressway at approximately 3.0 km to the Ishizu interchange along the Hanshin Expressway
- ③ Zoning for industrial usage, allowing 24-hour logistics operations  
24 hour operations are possible as the area is zoned for this use.





### Large Scale

- ① Gross floor area of in excess of 6,000 tsubo

### High Functionality

- ① Effective ceiling height of at least approximately 6.0 meters, a floor loading capacity of at least 1.5 tons/square meter, and column-to-column a span columns of approximately 9.9 × 10.0 meters
- ② Freight elevators with a loading capacity of 3.5 tons ・ vertical conveyors throughout
- ③ Ample office space with air conditioning is available



**Exhibit 2: Appraisal Summary**

No.	Property Name	Appraiser	Value Date	Appraisal Value (millions yen)	Cost Approach (millions yen)	Income Approach (millions yen)				
						Direct Cap		DCF		
						Value	CR (%)	Value	DR (%)	Terminal CR (%)
<b>Existing Portfolio</b>										
Tokyo-1	LP Hashimoto (Note1)	Tanizawa Sogo	2/28/2019	22,900	20,400	23,500	4.1	22,700	4.2	4.3
Tokyo - 2	LPSagamihara (Note 2)	Tanizawa Sogo	2/28/2019	25,300	23,100	25,900	4.2	25,100	4.3	4.4
Tokyo - 3	LPKitakashiwa	CBRE	2/28/2019	28,800	23,400	29,100	4.0	28,800	3.8	4.1
Tokyo-5	LPNagareyama B	CBRE	2/28/2019	29,100	21,500	28,900	4.3	29,100	4.0	4.3
Tokyo-6	LP Higashi Ogishima A	Tanizawa Sogo	2/28/2019	19,500	19,000	19,500	4.6	19,500	4.6	4.7
Tokyo-7	LP Higashi Ogishima B	Tanizawa Sogo	2/28/2019	21,300	20,100	21,700	4.6	21,100	4.6	4.7
Tokyo-8	LP Higashi Ogishima C	Tanizawa Sogo	2/28/2019	25,000	24,300	25,000	4.5	25,000	4.5	4.6
Tokyo-9	LP Kawagoe	Tanizawa Sogo	2/28/2019	12,200	11,300	12,600	4.4	12,100	4.5	4.6
Tokyo-10	LP Hiratsuka Shinmachi	JREI	2/28/2019	7,230	6,320	7,290	4.5	7,170	4.1	4.6
Tokyo-11	LP Sakai Minamijimacho	JREI	2/28/2019	8,510	5,940	8,610	4.5	8,400	4.2	4.6
<b>Intended Acquisition Asset</b>										
Osaka-2	LP Sakai Chikko Shinachi	Tanizawa Sogo	TBD	4,560	4,490	4,730	4.6	4,480	4.5 (Note 3)	4.8
<b>Totals</b>				<b>204,400</b>	<b>179,850</b>	<b>206,730</b>		<b>203,450</b>		

**Notes:**

1. The appraisal value, cost method value, estimated value of direct capitalization method and estimated value of discounted cash flow method of LOGIPORT Hashimoto describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary rights (55% for each property).
2. The appraisal value, cost method value, estimated value of direct capitalization method and estimated value of discounted cash flow method of LOGIPORT Sagamihara describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary rights (51% for each property).
3. For LOGIPORT Sakai Chikko Shinmachi, the discount rate is shown for the 1<sup>st</sup> rate through the 8<sup>th</sup> year.

Exhibit 3: Engineering Report and PML Summary

No.	Property Name	Engineering Report				Earthquake Assessment Report		
		Engineering Firm	Survey Date	Emergency Short Term Repair Costs (thousand yen) (Note 1、 2)	Medium to Long Term Repair Costs (thousand yen) (Note 1、 3)	Earthquake Assessor	Analysis Date	PML (%) (Note1)
Existing Portfolio								
Tokyo-1	LP Hashimoto (Note4)	Earth-Appraisal Co., Ltd.	11/6/2015	—	206,901	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Oct 2015	1.3
Tokyo-2	LP Sagamihara (Note 5)	Earth-Appraisal Co., Ltd.	11/6/2015	—	289,248	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Oct 2015	0.5
Tokyo-3	LP Kitakashiwa	Earth-Appraisal Co., Ltd.	11/6/2015	—	238,851	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Oct 2015	0.9
Tokyo-5	LP Nagareyama B	Earth-Appraisal Co., Ltd..	11/6/2015	—	666,525	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Oct 2015	2.3
Tokyo-6	LP Higashi Ogishima A	Earth-Appraisal Co., Ltd..	10/12/2018	100	1,021,194	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Oct 2015	6.5
Tokyo-7	LP Higashi Ogishima B	Earth-Appraisal Co., Ltd..	10/12/2018	—	1,215,861	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Oct 2015	6.2
Tokyo-8	LP Higashi Ogishima C	Earth-Appraisal Co., Ltd..	11/6/2015	—	817,104	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Oct 2015	6.3
Tokyo-9	LP Kawagoe	Earth-Appraisal Co., Ltd..	2/7/2017	—	118,057	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Feb 2017	4.4
Tokyo-10	LP Hiratsuka Shinmachi	Earth-Appraisal Co., Ltd..	1/19/2018	—	83,438	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Feb 2018	5.2
Osaka-1	LP Sakai Minamijimacho	Earth-Appraisal Co., Ltd..	1/19/2018	—	29,950	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Feb 2018	6.5
Intended Acquisition Asset								
Osaka-2	LP Sakai Chikko Shimanchi	Earth-Appraisal Co., Ltd..	4/6/2019	—	48,172	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Apr 2019	7.6
Portfolio PML (Note 6)								3.1

Notes:

1. “Emergency and short-term repair costs” and “Medium-to-long-term repair costs” are indicated in the Engineering reports, and “PML” are indicated in “Seismic review report”.
2. “Emergency and short-term repair costs” are the repair costs which are expected to be required within 12 months from the date of the relevant report.
3. “Medium-to-long-term repair costs” are the repair costs which are expected to be required within 12 years from the date of the relevant report.
4. “Emergency and short-term repair costs” and “Medium-to-long-term repair costs” of LOGIPORT Hashimoto describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary rights (55% for each property), which is rounded down to the nearest thousand yen.
5. “Emergency and short-term repair costs” and “Medium-to-long-term repair costs” of LOGIPORT Sagamihara describe

our pro-rata portion of the joint co-ownership interest in the trust beneficiary rights (51% for each property), which is rounded down to the nearest thousand yen.

6. “Portfolio PML” is stated based on the “Portfolio Seismic review report of 11 properties” dated February, 2018.

Exhibit 4: Portfolio Summary

Area	No.	Property Name	Acquisition Price (millions yen)	Appraisal Value (millions yen)	Investment Ratio (%) (Note)
Existing Portfolio					
Tokyo Area	Tokyo-1	LP Hashimoto	21,200	22,900	11.2
	Tokyo-2	LP Sagamihara	23,020	25,300	12.2
	Tokyo-3	LP Kitakashiwa	25,300	28,800	13.4
	Tokyo-5	LP Nagareyama B	26,600	29,100	14.1
	Tokyo-6	LP Higashi Ogishima A	19,000	19,500	10.0
	Tokyo-7	LP Higashi Ogishima B	19,120	21,300	10.1
	Tokyo-8	LP Higashi Ogishima C	23,700	25,000	12.5
	Tokyo-9	LP Kawagoe	11,950	12,200	6.3
	Tokyo-10	LP Hiratsuka Shinmachi	6,900	7,230	3.6
Osaka	Osaka-1	LP Sakai Minamijimacho	8,150	8,510	4.3
Intended Acquisition Asset					
Osaka	Osaka-2	LP Sakai Chikko Shinmachi	4,160	4,560	2.2
Portfolio Totals			189,100	204,400	100.0

Note: “Investment ratio” is the ratio of the acquisition price of a given property relative to the total acquisition price, rounded to the nearest tenth. Therefore, the sum of the investment ratio of each property may differ from the subtotal or the total investment ratio.