



June 27, 2019
JCR Pharmaceuticals Co., Ltd.

Translation

Notice of Expansion for Research-Related Facilities

JCR Pharmaceuticals Co., Ltd. (TSE 4552; Chairman and President: Shin Ashida; “JCR”) announces that it has decided at the Board of Directors meeting held on June 27, 2019 to acquire real estate for the purpose of expanding the following research-related facilities.

1. Reason for acquisition

The acquisition is for the purpose of addressing upgrades to drug research functions in the gene therapy field and an increase in the number of research personnel.

2. Details of acquired real estate

(1) Location	1-5-4 Murotani, Nishi-ku, Kobe, Japan
(2) Property Overview	[1] Structure: Steel frame, flat roof, 4 floors [2] Use: Research facility [3] Site area: 10,548.40m ² [4] Floor area: 5,406.56m ²
(3) Acquisition price	2.2 billion yen

3. Overview of the Counterparty

(1) Name	Pacific Marketing Co., Ltd.	
(2) Company location	1-2-4 Minami-shinmachi, Chuo-ku, Osaka, Japan	
(3) Company representative	President & CEO Setsuko Muro	
(4) Business activities	[1]Real estate sales, investment, leasing and brokerage [2]Planning for highly efficient use of land and buildings, planning and commercialization of idle land, and planning of development plans	
(5) Capital	85,850,000 yen	
(6) Date of establishment	December 1991	
(7) Affiliation between JCR and the counterparty	Capital-related	None
	Personnel-related	None
	Trade-related	None
	Relevant status towards affiliated parties	None

4. Date of acquisition

(1) Date of the resolution by the Board of Directors	June 27, 2019
(2) Date for agreement conclusion	July, 2019 (Planned)

5. Future outlook

This acquisition is expected to have a minor impact on JCR's consolidated financial results for the year ending on March 31, 2020.

[About JCR Pharmaceuticals]

JCR is a specialty pharma engaged in the research, development, manufacture and marketing of biopharmaceuticals and regenerative medicine with a focus on rare diseases. Its philosophy, "Contributing towards people's healthcare through pharmaceutical products" drives JCR to create innovative pharmaceutical products as value-added treatment options for the under-served patient community.

[Cautionary Statement Regarding Forward-Looking Statements]

This document contains forward-looking statements that are subject to known and unknown risks and uncertainties, many of which are outside our control. Forward-looking statements often contain words such as "believe," "estimate," "anticipate," "intend," "plan," "will," "would," "target" and similar references to future periods. All forward-looking statements regarding our plans, outlook, strategy and future business, financial performance and financial condition are based on judgments derived from the information available to us at this time. Factors or events that could cause our actual results to be materially different from those expressed in our forward-looking statements include, but not limited to, a deterioration of economic conditions, a change in the legal or governmental system, a delay in launching a new product, impact on competitors' pricing and product strategies, a decline in marketing capabilities relating to our products, manufacturing difficulties or delays, an infringement of our intellectual property rights, an adverse court decision in a significant lawsuit and regulatory actions.

This document involves information on pharmaceutical products (including those under development). However, it is not intended for advertising or providing medical advice. Furthermore, it is intended to provide information on our company and businesses and not to solicit investment in securities we issue.

Except as required by law, we assume no obligation to update these forward-looking statements publicly or to update the factors that could cause actual results to differ materially, even if new information becomes available in the future.

Investors & Media:

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