



Japan Excellent, Inc.

**For Immediate Release
For Translation Purposes Only**

May 23, 2023

Japan Excellent, Inc. (TSE: 8987)
Shuichiro Kayama, Executive Director

Asset Management Company:
Japan Excellent Asset Management Co., Ltd.

Representative:
Shuichiro Kayama, President

Contact:
Kazue Horikawa
General Manager, Corporate Planning Dept.
TEL: +81-3-5412-7911

Notice Concerning Transaction with Sponsor Related Company

Japan Excellent, Inc. (hereinafter “JEI”) announces that it has decided to conduct a transaction with a sponsor related company, as described below.

1. Summary of Agreement

JEI will execute the following lease agreement (hereinafter the “Agreement”) with The Neo First Life Insurance Company, Limited (Note 1).

(1) Name of Leased Property:	SE Sapporo Building
(2) Lessee:	The Neo First Life Insurance Company, Limited
(3) Date of Execution of Agreement (planned):	May 31, 2023
(4) Type of Agreement:	Standard building lease agreement
(5) Term of Agreement:	From June 1, 2023 to May 31, 2025 (2 years)
(6) Leased Floor Space:	107.81m ²
(7) Total Leasable Floor Space (Note 2):	337,866.69m ² (as of March 31, 2023)
(8) Percentage of Leased Floor Space to Total Leasable Floor Space (Note3):	0.03%
(9) Contract Rent:	Non-disclosure (Note 4)

(Note 1) In practice, the operations management company for SE Sapporo Building will execute the Agreement instead of JEI, as JEI has granted the leasing rights for the property to the company through the trustee.

(Note 2) This item represents the total leasable floor space of all properties owned by JEI.

(Note 3) Rounded to two decimal place

(Note 4) The rent is not disclosed as consent for disclosure has not been obtained from the lessee.

2. Details of Lessee

Company Name: The Neo First Life Insurance Company, Limited
Headquarters: 2-11-1 Osaki, Shinagawa-ku, Tokyo
Representative: Yuji Tokuoka, President
Capital: 47,599 million yen
Business operations: Life insurance business

3. Transactions with Sponsor Related Company

The Neo First Life Insurance Company, Limited, the above-mentioned lessee, does not fall under the category of “related party” as defined in the Act on Investment Trusts and Investment Corporations. However, it is a “sponsor related company” under the “Regulations for Transactions with Sponsor Related Companies,” which are voluntary internal regulations formulated by Japan Excellent Asset Management Co., Ltd. (“JEAM”), the asset management



Japan Excellent, Inc.

company retained by JEI. Accordingly, upon executing the Agreement with said sponsor related company, JEAM, in compliance with the aforementioned regulations, has completed the following procedures: (i) obtained approval of its Compliance Committee, which includes outside experts, and (ii) deliberation and resolution of its Investment Committee.

4. Outlook

The execution of the Agreement will have minimal impact on JEI's operating results for the 34th Fiscal Period (January 1, 2023 to June 30, 2023) and 35th Fiscal Period (July 1, 2023 to December 31, 2023) , and JEI makes no change to its operating forecasts for the 34th and 35th Fiscal Periods announced in the "Japan Excellent, Inc. Reports 33rd Period Fiscal Results" dated February 16, 2023.

(End)

Japan Excellent, Inc. Website: <https://www.excellent-reit.co.jp/en/>