

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

November 30, 2016

To All Concerned Parties

REIT Issuer:

LaSalle LOGIPORT REIT  
8th Floor, Otemachi Nomura Building  
1-1, Otemachi 2-chome, Chiyoda-ku, Tokyo  
Representative: Toshimitsu Fujiwara, Executive Director  
(Securities Identification Code: 3466)

Asset Manager:

LaSalle REIT Advisors K.K.  
Representative: Toshimitsu Fujiwara, President and CEO  
Contact: Daisuke Ishida, Director, General Manager  
of Finance & Management Department  
TEL: +81-3-6367-5600

### **Notice Concerning Obtainment of Preferential Negotiation Rights**

LaSalle LOGIPORT REIT (hereinafter referred to as “LLR”) announces that an asset management company that has been engaged to manage LLR’s assets, LaSalle REIT Advisors K.K. (hereinafter referred to as “LRA”), has executed an agreement with Logistics Feeder 1 G.K. and has obtained preferential negotiation rights (the “Preferential Negotiation Rights Agreement”) pertaining to the acquisition of the Kawagoe Logistics Center (the “Subject Property”), as described below.

#### 1. Overview: Subject Property with Preferential Negotiation Rights

- |   |   |
|---|---|
| (1) Counterparty:                                   | Logistics Feeder 1 Godo Kaisha (“SPC”)  |
| (2) Execution date:                                 | November 30, 2016   |
| (3) Target asset:                                   | Kawagoe Logistics Center (“Subject Property”)   |
| (4) Preferential negotiation right validity period: | From November 30, 2016 to November 30, 2020 (the “Preferential Negotiating Rights Period”)  |
| (5) Main details of right:                          | <p>1) During the Preferential Negotiating Rights Period, with respect to a transaction involving the disposal of the Subject Property (inclusive of a straight sale or a partial interest transfer of the company), the SPC may not negotiate or enter into any contract with any third party that is neither LLR or any third party designated by LRA.</p> <p>2) While the Preferential Negotiation Right Agreement has been executed, for purposes of clarity, neither LLR nor the SPC have any binding legal obligation to buy or sell the Subject Property in any way.</p> <p>3) With respect to LLR or any third party designee identified by LRA, should it become impossible or difficult for LLR to complete its acquisition of the Subject Property, LRA will immediately notify the SPC to that effect, and the Preferential Negotiation Rights Agreement would terminate, and under this</p> |

scenario, neither LLR nor LRA assume any responsibility toward the SPC.

(6) Other

As a condition to the purchase and sale agreement (the “PSA”), all due diligence related matters, such as the obtainment of real estate appraisals, engineering reports, seismic analysis, environmental analysis, building code compliance, contract issues among other items (collectively, the “DD”), were either conducted by LLR or a third party designee designated by LRA, and to which the contents of each DD item were found to be satisfactory.

As of the current date, with respect to the Subject Property, LLR has not concluded on whether it will acquire the Subject Property and there is no guarantee that it will be able to acquire the Subject Property. In relation to the acquisition of the Subject Property, upon all necessary DD being completed, LRA will make decisions based on internal regulations. Moreover, upon obtaining this Preferential Negotiation Right, neither LLR nor LRA have paid any compensation or consideration for entering into this contract.

2. Reasons and context for the obtainment of preferential negotiation rights

The Subject Property is located in a “logistic suitable site” and is a “large scale • high specification” building that is in line with the criteria set out by LLR in terms of how it defines “Prime Logistics” facilities. LRA entered into this Preferential Negotiation Rights Agreement in order to secure the acquisition opportunity of the Subject Property because it is expected to have stable earnings over the medium to long term. In the event that the Subject Property acquisition is realized, it is believed that the acquisition would contribute to the expansion of having excellent assets under management coupled with a diversification within its portfolio, which would lead to a further increase in investor value.

While the Subject Property was developed and managed by a third party other than the LaSalle Group, as of this date, the asset manager assigned to undertake the asset management business on behalf of the SPC is LLR’s sponsor, LaSalle Investment Management K.K., where in turn LRA has obtained Preferential Negotiation Rights from the SPC. As of today, the Subject Property is 100% occupied, however, there is a chance that 32% of the net leasable area would become vacant due to a lease expiration date approaching in the near future. If this lease does not renew, then it would temporarily impact LLR’s distribution per unit (“DPU”) and upon giving consideration to such a possibility, LLR decided to utilize the warehousing function afforded to it through its sponsor support agreement. LLR intends to acquire the Subject Property at an appropriate time by exercising its rights through the Preferential Negotiation Rights Agreement, while keeping a close eye on the trends and status for each lease contract at the Subject Property.

Going forward, through its sponsor support, LLR will continue to utilize this warehousing function for properties that have low occupancy rates or where there are opportunities where curable defects are found for certain properties. LLR will continuously strive to improve the quality of its portfolio.

### 3. Features of properties for which preferential negotiation rights were granted

Property		Kawagoe Logistics Center
Use		Industrial
Land	Location	3-5-1, Yoshinodai, Kawagoe-city, Saitama prefecture
	Land area	34,768.45 m <sup>2</sup>
	Zoning	Urbanization control area (Kawagoe City, Kamoda District, District Planning Area)
	SCR	60%
	FAR	200%
	Form of ownership	Fee Simple Ownership
Building	Structure / No. of floors	Reinforced steel concrete structure, aluminum-zinc alloy coated steel roofing, 4-stories
	Completion date	January 14, 2011
	Gross floor area	50,742.47 m <sup>2</sup>
Building	Type	Warehouse
	Form of ownership	Fee Simple Ownership
Number of tenants		4

(Note) Outline of the Subject Property and with respect to the following exhibits <attachment: Features of the Kawagoe Logistics Center>, the information described is based on information provided by the SPC as of today. If LLR acquires the Subject Property in the future, there may be differing information provided by LLR at the time of its acquisition in the future.

### 4. Future outlook

The obtainment of the Preferential Negotiation Rights will have no impact on the operating results forecast for the fiscal period ending February 28, 2017 (September 1, 2016 – February 28, 2017) announced by LLR on October 17, 2016.

\* The Investment Corporation's website: <http://lasalle-logiport.com/english/>

<Attachment below>

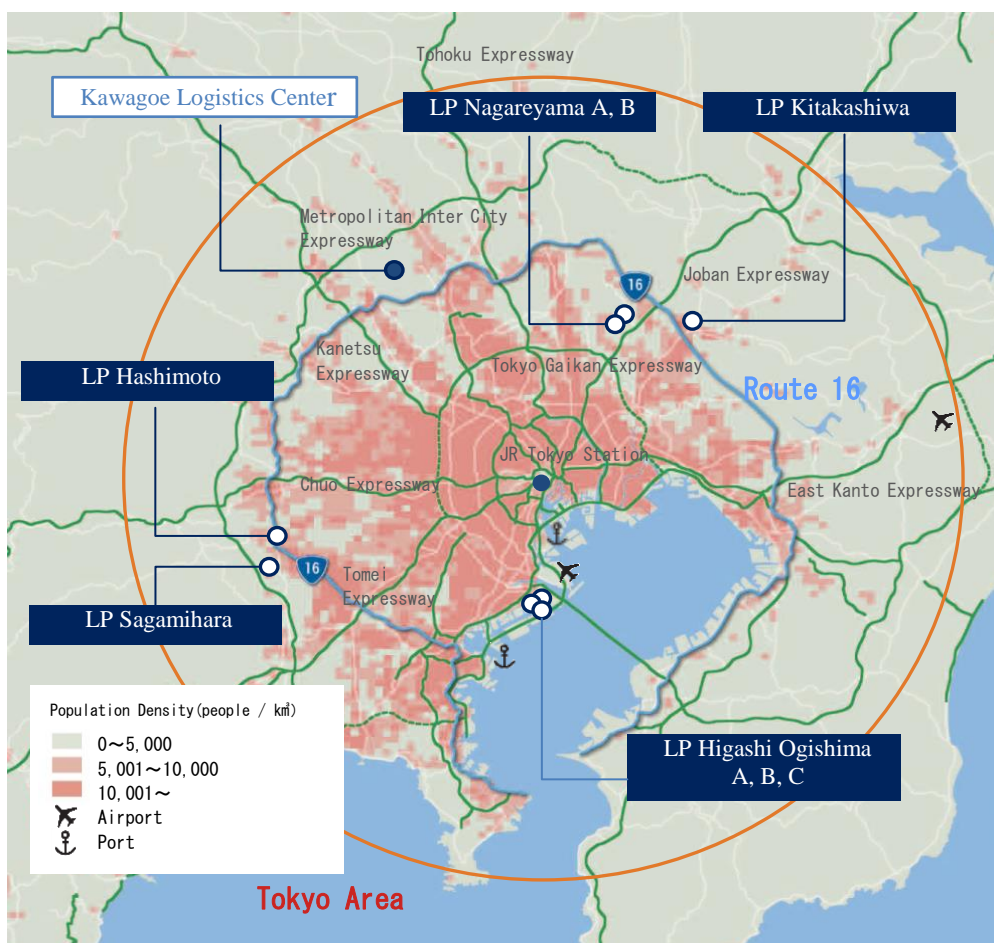
Feature of the Kawagoe Logistics Center

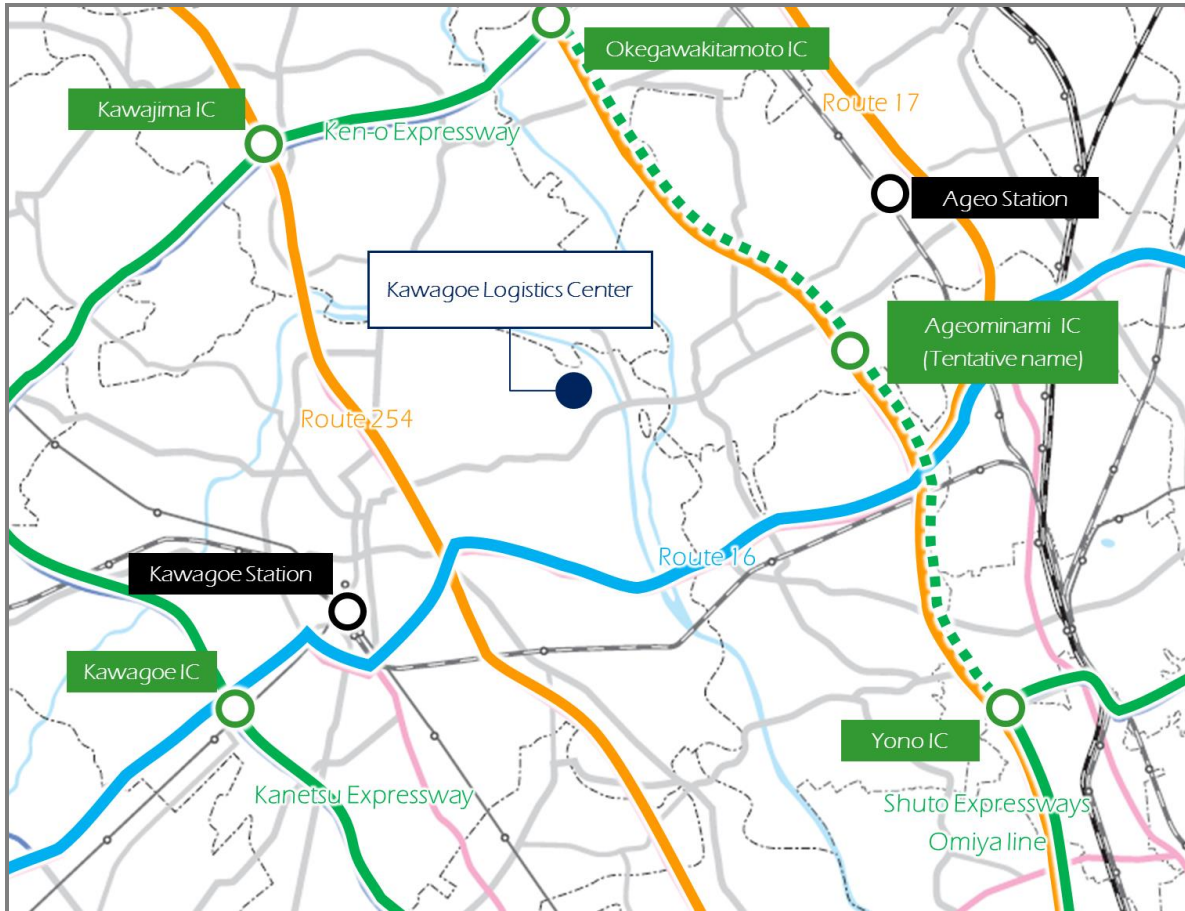
*This notice is an English translation of the Japanese announcement dated September 1, 2016. No assurance or warranties are made regarding the completeness or accuracy of this English translation. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.*

(Exhibit)

Property Detail

A "prime logistics facilities" located in a well suited area for logistics operations with large-scale and high functionality building specifications.





### Location Well Suited to Logistics Operations

- ① Excellent access to areas of high consumption  
 Good access to Saitama and Tokyo, which are large consumption areas  
 By using the Ken-o or Kanetsu Expressways, this location offers great distribution coverage across the Tokyo Metropolitan area
- ② Close proximity to main arterial highways, expressways and interchanges  
 Close to National Route 16 and Route 254, which are main roads within the Tokyo metropolitan area. Good access to the Kanetsu Expressway, Ken-o Expressway, and Shuto Expressways.
- ③ Zoning for industrial usage, allowing 24-hour logistics operations  
 The surrounding area is an aggregation of logistics facilities and other industrial use.
- ④ Easy access for pedestrians from public transportation, aiding in attracting and retaining employees  
 Bus access from Kawagoe and Ageo stations are in walking distance, frequent bus service (over 100 round trips each weekday)



### Large Scale

- ① Gross floor area of 15,000 tsubo or more, where each floor boasts of a scale of more than 5,000 tsubo per floor.

### High Functionality

- ① Effective ceiling height of at least approximately 5.5 -7.0 meters, a floor loading capacity of at least 1.5 tons/square meter, and column-to-column a span columns of approximately 11.3 × 9.7 meters
- ② Freight elevators with a loading capacity of 3.5 tons ▪ vertical conveyors throughout  
Additional vertical conveyor systems can be installed
- ③ Truck berths are set up on both sides of the first floor, possible to divide the space up for 4 tenants
- ④ There is an 8 meter eave extending out from the first floor truck berth. With 13 meter piloti + 8 meter roof eaves, the Property can offer high efficiency cargo handling under heavy rain.
- ⑤ Ample office space with air conditioning is available