The following is an English version of the official Japanese announcement, which has been given to the JASDAQ and the media in Tokyo, Japan.

December 5, 2014

Company: SPARX Group Co., Ltd.
(JASDAQ Standard Code: 8739)

Notice Regarding Real Estate Investment Fund

The Company reported in the "Notice Regarding Real Estate Investment Partnership" dated March 26, 2013 and October 28, 2013, SPARX Japan Real Asset Properties Fund I, L.P. (formerly SPARX Japan Residential Fund I, L.P.) for which our subsidiary SPARX Asia Capital Management Limited (Cayman) is serving as Investment Advisor had invested in the private placement fund (hereinafter referred to as "FUND") established in Japan for the purpose of Investment Case 3. The management of operations of the FUND had been assigned to, and was being performed by, SPARX Asset Trust & Management Co., Ltd. (hereinafter referred to as "SATM"), one of the Group subsidiaries.

The Company hereby notify you that assets (real estate trust beneficiary right) of approximately 10.1 billion yen owned by the FUND No. 3 has been sold to an investment corporation, for which AD Investment Management Co., Ltd., acts as asset management company.

We intend to continue investing in residences, office buildings, warehouses, commercial facilities, or healthcare-related facilities by utilizing the real estate know-how of SATM in the future.

(Reference) Overview of SATM

Name	SPARX Asset Trust & Management Co., Ltd.
Address	Tennoz First Tower, 2-2-4, Higashi Shinagawa, Shinagawa-ku, Tokyo, Japan
Name and Title of the Representative	Masatoshi Fukami, President and Representative Director
Major Shareholders	SPARX Group Co., Ltd.（100%）
Capital Amount	100 million yen（As of November 30, 2014）
Business	Real estate asset management business, Fund launching consulting business, and real estate brokerage business, etc.
Date of Incorporation	May 10, 2006

End of document