TOSEI CORPORATION

CORPORATE GOVERNANCE

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Tosei Corporation

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The state of corporate governance of Tosei Corporation ("the Company") is as described below:

I. Fundamental Approach toward Corporate Governance, Capital Structure, Corporate Attributes, and Other Basic Information

1. Fundamental Approach

Fundamental Approach toward Corporate Governance

Our Group aspires to be a valuable contributor to all kinds of our stakeholders in the society, including the shareholders, the employees, the business partners and others, by promptly and appropriately responding to the changes in the business environment and continuing operational activities which enable the Group to achieve a sound growth. For this purpose, the Group has placed the greatest importance on enhancement of corporate governance, and in particular, "fully cultivating compliance mind", "enhancing risk management" and "conducting timely disclosure" as three key initiatives. Furthermore, the group is determined to make efforts in a unified manner, from the top management down to each employee of the Group companies, to develop an internal control system as required by the Companies Act and the Financial Instruments and Exchange Act, as well as to set up a system which is credible to investors, as a financial instruments business operator.

2. Capital Structure

Foreign shareholding ratio	10% to under 20%

【Major Shareholders】

Name of shareholders	Number of Owned Shares	Share Holding Ratio (%)
Seiichiro Yamaguchi	12,885,500	26.68
Zeus Capital Limited	6,000,000	12.42
Japan Trustee Services Bank, Ltd. (Trust Account)	3,286,300	6.80
Barclays Bank PLC A/C Client Segregated A/C PB Cayman Clients	1,480,700	3.06
State Street Bank and Trust Company	1,185,900	2.45
The Chase Manhattan Bank, N.A. London Secs Lending Omnibus Account	1,029,700	2.13
The Master Trust Bank of Japan, Ltd. (Trust Account)	921,100	1.90
HSBC-Fund Services, Sparx Asset Management Co Ltd	693,800	1.43
BNP PARIBAS Securities Services Luxembourg／JASDEC／FIM／Luxembourg Funds	580,000	1.20
Deutsche Bank AG London - PB Non - Treaty Clients 613	556,700	1.15

Existence of controlling shareholders (excluding the parent company)	—

Existence of a parent company	No

Supplementary explanation

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3. Corporate Attributes

Listed exchange and market division	Tokyo Stock Exchange, First Section
Fiscal year end	November

Category of business	Real estate business
Number of employees (consolidated) as of the end of the latest fiscal year	100 to under 500
Consolidated sales of the latest fiscal year	10 to under 100 billion yen
Number of consolidated subsidiaries as of the end of the latest fiscal year	Under 10

4. Policy on Measures to Protect Minority Shareholders in Conducting Transactions with Controlling Shareholder

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5. Other Special Circumstances which may have Material Impact on Corporate Governance

There is no special circumstance that may affect the Company's corporate governance as the Company does not have a parent company or a listed subsidiary.

As the Company is also listed on the Mainboard of the Singapore Exchange, it is required to act in accordance with rules and regulations prescribed by the said Exchange.

II. Business Management Organization and Other Corporate Governance System regarding Decision-making, Execution and Oversight in Management

1. Matters Concerning Governing Bodies and Conduct of Organizations

Organizational form	Company with Audit & Supervisory Board Members

【Board of Directors】

Number of directors in the Articles of Incorporation	6
Term of directorship in the Articles of Incorporation	2 years
Chairperson of Board of Directors meetings	President
Number of directors	5

Appointment of outside directors	Yes
Number of outside directors	2
Number of outside directors appointed as independent director	2

Relationship between outside directors and the company (1)

Name	Attributes	Relationship with the Company (*)									
		a	b	c	d	e	f	g	h	i	j	k
Goro Kamino	From other company											
Kenichi Shohtoku,	Certified public accountant								○			

* Each type of the relationship with the Company is defined as follows:

* Fill in the applicable box with ○ if the person himself is applicable currently or recently, and with △ if the person himself was applicable in the past:

* Fill in the applicable box with ● if the close relative is applicable currently or recently, and with ▲ if the close relative was applicable in the past:

a Person who executes business of the listed company or its subsidiary;

b Person who executes business or director who is not executive personnel of a parent company of the listed company;

c Person who executes business of a fellow subsidiary of the listed company;

d Party for which the listed company is a major client or a person who executes its business;

e Listed company's major client or a person who executes its business;

f Consultant, accounting professional, or legal professional who receives a large amount of money or other financial asset other than remuneration for directorship/auditorship from the listed company;

g Listed company's major shareholder (in case of a corporate shareholder, person who executes its business);

h Person who executes business of a client of the listed company which does not fall under d, e or f (the said person only);

i Person who executes business of an entity in which the outside officer has concurrent positions to serve (the said person only);

j Person who executes business of an entity to which the listed company make donations (the said person only); or

k Other

Relationship between outside directors and the Company (2)

Name	Independent Director	Supplemental Information Concerning Eligibility for the Position	Reason for the election
Goro Kamino	Yes		Mr. Kamino has no interest in the Company which may conflict with the interest of general shareholders of the company, and his independence is secured. In addition, he has extensive experience and knowledge as a management executive of listed companies including a gas company which is highly public. The Company believes he can, in his objective standpoint, fully supervise other directors and provide advices/suggestions to ensure the adequacy and appropriateness of the directors' decision-making.
Kenichi Shohtoku,	Yes	Mr. Shohtoku is the representative director of SCS Global Holdings Pte Ltd, with which the Company ~~has~~ had ~~an~~ a consulting service agreement until February 28, 2015 in connection with overseas operational development. However, the Company expects no conflict of interest to arise between him and its shareholders, as the amount of fees paid to the said company ~~is~~ was immaterial, and it ~~is~~ was not economically dependent on the Company.	As a certified public accountant, Mr. Shohtoku has an extensive experience and knowledge including those relating to overseas business. The Company believes he can provide appropriate supervisions over the Company's operation, with his objective position as an accounting professional.

Presence or absence of any voluntary committees corresponding to a nominating committee or a compensation committee.	Yes

Committee's Name, Composition, and Attributes of Chairperson

	Committee's Name	All Committee Members	Full-time Members	Inside Directors	Outside Directors	Outside Experts	Other	Chairperson
Committee Corresponding to Nominating Committee	Nominating and Compensation Advisory Committee	5	0	2	2	0	1	Outside director
Committee Corresponding to Compensation Committee	Nominating and Compensation Advisory Committee	5	0	2	2	0	1	Outside director

Supplementary Explanation

The Company established the Nominating and Compensation Advisory Committee voluntarily as a consultative body to the Board of Directors to ensure appropriateness and transparency in such matters as the process of selecting candidates in connection with director election proposals submitted to the general meeting of shareholders and resolutions of the Board of Directors relating to allocation of remuneration, etc. to individual directors.

As of December 1, 2015, the committee was constituted by one representative director, one full-time director, all the outside directors (independent directors; currently numbering two) and one full-time Audit & Supervisory Board Member, and the chairperson was elected by the outside directors between themselves. The Board of Directors will continue to fulfill its mandate from the Company's shareholders and investors by respecting the recommendations of the committee to the maximum extent and developing an appropriate governance system.

【Audit & Supervisory Board Members】

Existence of Audit & Supervisory Board	Yes
Number of Audit & Supervisory Board Members in the Articles of Incorporation	6
Number of Audit & Supervisory Board Members	5

Cooperation among Audit & Supervisory Board Members, accounting auditors and internal audit department

1. Cooperation between Audit & Supervisory Board Members and accounting auditors

In the course of auditing activities conducted in accordance with the annual audit plan, the Audit & Supervisory Board Members closely work with the accounting auditors by regularly exchanging information and opinions. The Audit & Supervisory Board Members receive the audit results from the accounting auditors, and witness the audits performed by the accounting auditors from time to time. The meetings for the accounting auditors to report to the Audit & Supervisory Board Members (Audit & Supervisory Board) were held six times during the year ended November 30, 2014.

2. Cooperation between Audit & Supervisory Board Members and internal audit department

The Audit & Supervisory Board Members and the internal audit department meet to exchange opinions every other month, and the internal audit department also reports to the Audit & Supervisory Board Members in a timely manner as to the internal audit results. While the full-time Audit & Supervisory Board Members attend the interviews of the general managers, both sides work in concert with each other to enhance the quality of its audits and to efficiently conduct audits.

Appointment of outside Audit & Supervisory Board Members	Yes
Number of outside Audit & Supervisory Board Members	5
Number of outside Audit & Supervisory Board Members appointed as independent auditor	5

Relationship between outside Audit & Supervisory Board Members and the Company (1)

Name	Attributes	Relationship with the Company (*)												
		a	b	c	d	e	f	g	h	i	j	k	l	m
Yasuhiro Honda	From other company													
Yutaka Kitamura	From other company										△			
Hiroshi Nishinakama	From other company										△			
Tatsuki Nagano	From other company													
Osamu Doi	From other company													

* Each type of the relationship with the Company is defined as follows:

* Fill in the applicable box with ○ if the person himself is applicable currently or recently, and with △ if the person himself was applicable in the past:

* Fill in the applicable box with ● if the close relative is applicable currently or recently, and with ▲ if

the close relative was applicable in the past:

a Person who executes business of the listed company or its subsidiary;

b Director or accounting advisor who is not executive personnel of the listed company or its subsidiary;

c Person who executes business or director who is not executive personnel of a parent company of the listed company;

d Audit & Supervisory Board Member of a parent company of the listed company;

e Person who executes business of a fellow subsidiary of the listed company;

f Party for which the listed company is a major client or a person who executes its business;

g. Listed company's major client or a person who executes its businessy;

h Consultant, accounting professional, or legal professional who receives a large amount of money or other financial asset other than remuneration for directorship/auditorship from the listed company

i Listed company's major shareholder (in case of a corporate shareholder, person who executes its business)

j Person who executes business of a client of the listed company which does not fall under f, g or h (the said person only);

k Person who executes business of an entity in which the outside officer has concurrent positions to serve (the said person only);

l Person who executes business of an entity to which the listed company make donations (the said person only); or

m Other

Relationship between outside Audit & Supervisory Board Members and the Company (2)

Name	Independent Audit & Supervisory Board Member	Notes Concerning Eligibility for the Outside/Independent Audit & Supervisory Board Member	Reason for the election
Yasuhiro Honda	Yes	-	Mr. Honda has no interest in the Company which may conflict with general shareholders of the Company, and has maintained his independence. With his extensive management experience and professional knowledge primarily in the administrative divisions of a major construction firm, the Company believes that he will be a contributor in ensuring the adequacy and appropriateness of the management of the Company.
Yutaka	Yes	Mr. Kitamura was an operating officer of Mizuho Trust &	Mr. Kitamura has gained abundant experience including overseas

Kitamura		Banking Co., Ltd. until 2005 with which the Company has business relationship. However, the Company is not economically dependent on Mizuho Trust, given the size of transactions with the bank, and it believes this will not affect his independency required as an independent director.	assignments primarily at a major financial institution, as well as professional knowledge in this field. The Company believes that he will be a contributor in ensuring the adequacy and appropriateness of the management of the Company, particularly in financial and global aspects.
Hiroshi Nishinakama	Yes	Mr. Hiroshi Nishinakama was an executive at The Bank of Tokyo-Mitsubishi UFJ, Ltd., with which the Company has a business relationship, until 2007. In addition, he was an executive at ORIX Corporation, with which the Company also has a business relationship, until February 2015. However, since the Company has a low level of economic dependence on each of these companies in light of the scale of these business relationships, the Company believes that this does not have an impact on the independence of Mr. Nishinakama as an Outside Audit & Supervisory Board Member.	Mr. Hiroshi Nishinakama has extensive experience and expert knowledge, accumulated mainly at major financial institutions including work overseas. Consequently, the Company believes that he can perform a role in ensuring the adequacy and appropriateness of the Company's management, particularly from a financial and global viewpoint.
Tatsuki Nagano	Yes	-	Mr. Nagano has no interest in the Company which may conflict with the interest of the general shareholders of the Company, and has maintained his independence. He has experience at a major financial institution and continues to be involved in the business management as a company representative. The Company believes that he will contribute to the Company in ensuring the adequacy and appropriateness of the management of the Company, with his extensive experience and high level of professional knowledge.

Osamu Doi	Yes	-	Mr. Doi has no interest in the Company which may a conflict with the interest of the general shareholders of the Company, and has maintained his independence. The Company believes that he will contribute to the Company in ensuring the adequacy and appropriateness of the business management of the Company with his abundant experience and professional knowledge he acquired in his past careers at a major securities firm and an investment banking firm.

【Independent Directors/Audit & Supervisory Board Members】

Number of independent directors/Audit & Supervisory Board Members	7

Other Matters Concerning Independent Directors/Audit & Supervisory Board Members

All eligible outside directors are designated as independent directors.

【Incentives for Directors】

Implementation of initiatives to offer incentives to directors	Stock option system introduced

Supplementary explanation concerning the above

The Company introduced stock options to further incentivize people to work to improve the performance and enhance the corporate value of the Group.

The 65th Ordinary General Meeting of Shareholders of the Company held on February 25, 2015, passed a resolution approving the amount and other details of remuneration provided as stock options to directors, and on October 28, 2015, the Board of Directors resolved to issue stock acquisition rights as stock options to directors, executive officers, and employees of the Company (including persons who are seconded to the Company's subsidiaries), and directors of the Company's subsidiaries. On November 26, 2015, the stock acquisition rights were allotted to those eligible in accordance with a resolution of the Board of Directors made on November 25, 2015.

Eligible persons for stock options	Inside directors, outside directors, and employees of the Company, and directors of the Company's subsidiaries

Supplementary explanation concerning the above

On October 28, 2015, the Board of Directors resolved to issue stock acquisition rights as stock options to directors, executive officers, and employees of the Company (including persons who are seconded to the Company's subsidiaries), and directors of the Company's subsidiaries. On November 26, 2015, the stock acquisition rights were allotted with the conditions below in accordance with a resolution of the Board of Directors made on November 25, 2015.

・Number of shares to be delivered upon exercise of each stock acquisition right 100 shares

・Persons to whom stock acquisition rights were allotted, and number of stock acquisition rights allotted

Directors of the Company	Five persons (of whom two were outside directors), 340 units (of which 40 were allotted to outside directors)
Executive officers of the Company	Seven persons, 490 units
Employees of the Company	193 persons, 3,980 units
Directors of the Company's subsidiaries	Four persons, 250 units

・Allotment date November 26, 2015

・Exercise period January 10, 2018, through October 28, 2020

・Exercise value Yen 803

【Directors' Remuneration】

Disclosure of remuneration of each director	Remuneration of each director is not disclosed.

Supplementary explanation concerning the above

The remuneration paid to the directors is as follows:

Total amount of the remuneration paid to the directors: Yen 150,260 thousand
(from the Annual Securities Report for the 65th Fiscal Period (December 1, 2013 - November 30, 2014))
The above amount includes Provision for the directors' retirement benefits of Yen 30,020 thousand for the said fiscal period.

Existence of Policies for determining	Yes

remuneration amounts and calculation method	

Disclosed details of the policies for determining remuneration amounts and calculation method

The maximum amounts of remuneration to be paid to the directors and to the Audit & Supervisory Board Members are determined by a resolution made at the General Meeting of Shareholders. The remuneration of each director is determined by the resolution of the board of directors and that of Audit & Supervisory Board Member is determined by the deliberation of the Audit & Supervisory Board Members.

【Support System Provided for Outside Directors/Outside Audit & Supervisory Board Members】

1. Support System Provided for Outside Directors

The Company sends out notices for a periodical board meeting to the outside directors three days prior to the meeting, and also distributes the meeting agendas/materials in advance. The meeting agendas/materials for extraordinary board meeting are also distributed in advance of the meeting, as a general rule. When there is an absentee, the Administration & HR Department informs him/her of the matters resolved at such meetings.

2. Support System Provided for Outside Audit & Supervisory Board Members

There are five outside Audit & Supervisory Board Members and two of them are part-time. The agendas to be submitted at the board meeting are pre-discussed by both full-time and part-time Audit & Supervisory Board Members at the management meeting, which is, in principle, held five days prior to the board meeting. The meeting agendas/materials are distributed to them the day before the management meeting. In the event any of the part-time Audit & Supervisory Board Members are unable to attend the meeting, the matters discussed at the meeting are delivered by the full-time Audit & Supervisory Board Members at the meeting of the Audit & Supervisory Board. The assistance duties for the Audit & Supervisory Board Members as well as the administrative tasks for the meeting of the Audit & Supervisory Board are undertaken by the Internal Audit Department.

2. Matters Concerning Business Execution, Audit/Supervision, Appointment of Officers, and Determination of Remuneration (Overview of the Current Corporate Governance System)

1. Operation of the Meetings of Board of Directors

The Board of Directors is constituted by five directors, two of whom are outside directors. Based on the regulations of the Board of Directors, the directors hold regular meetings every month, and extraordinary meetings are held as necessary. As the highest management decision-making body,

the Board of Directors makes resolutions on management policies and material issues and also supervises the execution of duties by the directors. In addition, the outside directors (the independent directors), by sharing their opinions from their objective standpoint, provide advices and suggestions to ensure the adequateness and appropriateness of the decisions made by the Board of Directors.

2. Nominating and Compensation Advisory Committee

The Company established the Nominating and Compensation Advisory Committee voluntarily as a consultative body to the Board of Directors to ensure appropriateness and transparency in such matters as the process of selecting candidates in connection with director election proposals submitted to the general meeting of shareholders and resolutions of the Board of Directors relating to allocation of remuneration, etc. to individual directors. As of December 1, 2015, the committee was constituted by one representative director, one full-time director, all the outside directors (independent directors; currently numbering two) and one full-time Audit & Supervisory Board Member, and the chairperson was elected by the outside directors between themselves. The Board of Directors will continue to fulfill its mandate from the Company's shareholders and investors by respecting the recommendations of the committee to the maximum extent and developing an appropriate governance system.

3. Audits Performed by Audit & Supervisory Board Members

The Company has adopted the Audit & Supervisory Board Member system and has the Audit & Supervisory Board with three full-time and two part-time Audit & Supervisory Board Members. All of these five persons fall under the definition of outside Audit & Supervisory Board Members as stipulated in Article 2, Item 16 of the Companies Act. The meetings of the Audit & Supervisory Board are held once a month as a general rule, and the matters of concern are discussed and resolved at such meeting. The activities conducted by the full-time Audit & Supervisory Board Members are also reported to the part-time Audit & Supervisory Board Members so that the information is commonly shared by all the Audit & Supervisory Board Members. The Audit & Supervisory Board Members also attend the meetings of the Board of Directors as well as the management meeting (constituted by the executive officers appointed by President and CEO), which serves as a consultative body for the matters to be approved by CEO.

The auditing activities by the Audit & Supervisory Board Members are performed in accordance with an annual audit plan. By cooperating with the accounting auditors as well as with the Audit Department, the Company has developed an efficient and viable auditing system. Furthermore, the full-time Audit & Supervisory Board Members regularly meet with each of the directors and officers in charge of each department, so as to fully understand the status of the business execution.

Such activities conducted by the Audit & Supervisory Board Members have worked effectively as

an auditing function for the Company's business management and have delivered positive effects to the Company.

4. Executive Officer System

The Company has adopted the executive officer system in order to more clearly segregate the monitoring/supervision of the Company's business management, which is the duty and responsibility of the directors, from the execution of the business. The executive officers are appointed at the board meetings and the representative director and president has assumed the position of the chief executive officer.

All of the Company's executive officers adhere to its internal rules and regulations as well as to the resolutions of the Board of Directors in executing and controlling the business operations of the Company. In addition, CEO holds the management meetings twice a month as a general rule to seek for consultations on the material issues to be decided by him, and to discuss the matters to be resolved at the board meetings in advance.

5. Corporate Governance Meeting

With the aim of continuously strengthening its corporate governance, the Company holds the corporate governance meetings constituted by the full-time directors and the full-time Audit & Supervisory Board Members once a month.

At the meetings, the directors and the Audit & Supervisory Board Members review and discuss the corporate governance concerns and the internal control matters in an effort to increase the corporate value of the Company, and where necessary, they receive advices from the outside experts such as corporate attorneys and/or certified public accountants.

6. Internal Audit

The Internal Audit Department under the direct supervision of the President and CEO performs audits for the entire Group in accordance with their annual auditing plan. In the event any inadequacy is discovered, recommendations for corrective actions are made to the audited departments. The audit has been quite effective as the Internal Audit Department discusses with the audited departments as to the issues in need of corrective actions and follows up with specific guidance.

7. Information Disclosure

The Company discloses various documents required by the relevant laws and regulations such as the Companies Act and the Financial Instruments and Exchange Act, and also discloses information required by the stock exchanges. The Company provides information to its stakeholders including shareholders and investors in appropriate and timely manners, though its IR activities as well as via its website. Further, with the listing on the Singapore Exchange, the Company has been making disclosures in accordance with the rules prescribed by the said exchange.

8. Audit by Accounting Auditors

The Company has entered into an auditing agreement with Shinsoh Audit Corporation in accordance with the Companies Act and the Financial Instruments and Exchange Act, and the audit of the Company's accounts is performed by Shinsoh Audit Corporation based on the annual audit plan. In addition to the full-year audit performed at the end of the fiscal years, Shinsoh conducts reviews at each quarter end.

The details of the Company's accounting auditor are as follows:

Name of Audit Corporation：	Shinsoh Audit Corporation
Designated Partner/Engagement Partner:	Kazuma Shinohara, CPA (Number of continuing audit years including the current fiscal year: 3)
Designated Partner/Engagement Partner:	Takayuki Sakashita, CPA (Number of continuing audit years including the current fiscal year: 1)

9. Limited Liability Agreement

The Company has concluded contracts for limitation of liability with Goro Kamino and Kenichi Shotoku as Outside Directors of the Company, and Yasuhiro Honda, Yutaka Kitamura, Hiroshi Nishinakama, Tatsuki Nagano and Osamu Doi as Outside Audit & Supervisory Board Members pursuant to the provisions of Article 427, paragraph 1 of the Companies Act for the liability for damages provided for in Article 423, paragraph 1 of the same, and limits their liability to the amount provided by relevant laws and regulations.

3. Reasons for Adopting the Current Corporate Governance System

The Company has set up the Board of Directors and the Audit & Supervisory Board. While appointing from outside its outside directors and all of its Audit & Supervisory Board Members, it has also adopted an executive officer system, for the purpose of operating its businesses with high transparency.

All of the Audit & Supervisory Board Members of the Company have been outside Audit & Supervisory Board Members since the time of listing. The Audit & Supervisory Board Members have always performed audits of the business management of the Company from the viewpoints of ensuring and increasing the Company's corporate value and the common interests of its shareholders. The Company further enhances its supervisory function over its management by inviting outside directors to the Board of Directors. On the management side, the Company has employed the executive officer system so as to achieve optimal distribution of decision-making functions and operational duties, as well as encouraging the delegation of authority in executing the businesses, in an attempt to strengthen its corporate governance.

As stated above, the management of the Company and the current system of monitoring and supervision over the management is adequately functioning, and the Company continues to maintain the system currently in place.

III. Implementation of Measures for Shareholders and Other Interested Parties

1. Efforts for Active General Shareholders Meetings and Smooth Exercises of Voting Rights

	Supplementary Explanation
Early Notification of General Shareholders Meeting	The Company has implemented "early notification" (sending at least 3 business days prior to the statutory date).
Avoidance of Peak Day	Not applicable (As the general shareholders meeting of the Company is held in February)
Exercise of Voting Rights by Electronic Means	The Company implements "the exercise of voting rights via the internet" as well as participation in the platform for electronic exercise of voting rights for institutional investors operated by ICJ Inc. since ordinary general meeting of shareholders held in February 2015.
Preparation of Convocation Notice (a summary of the original) in English	Convocation notice is provided in English.
Others	In order to foster a better understanding among the shareholders, the Company is conducting 1) the general shareholders meetings with visual presentations and 2) the post-meeting explanatory sessions on the Company's future business strategies. In addition, the convocation notices of the general shareholders meeting has been posted on its corporate website in both Japanese and English.

2. Status of Investor Relations Activities

	Supplemental Information	Presentation by the Company representative
Establishment and Disclosure of Disclosure Policies	Disclosure policies have been established and disclosed on the Company's corporate website.	

Periodical Briefing Sessions for Individual Investors	Periodical briefing sessions are held for the purpose of communicating with individual investors.	Yes
Periodical Briefing Sessions for Analysts and Institutional Investors	Large meetings (following full year and half year operating results announcements) are organized.	Yes
Availability of IR Materials on the Corporate Website	IR information platform is posted on the Company's corporate website, and "News Release" discloses the latest information. "IR Library" page contains the Company's financial statements and the Annual Securities Reports. The quarterly presentation videos are also posted with the presentation slides. The English versions of the IR materials and the presentation videos are disclosed as well.	
Designation of a Department (or person) responsible for Investor Relations	Corporate Planning Department	

3. Status of Measures to Ensure Due Respect for Stakeholders

	Supplemental Information
Provision of Rules on Respect for the Positions of the Stakeholders under the Internal Regulations of the Company	The Company has established the information disclosure regulations, effective from December 2006.
Conducting of Environmental Preservation Activities and CSR Activities	As a way to contribute to the natural environment through its business activities, the Company develops environmentally-friendly office buildings/housing and promotes revitalization of existing properties. The Company also works on in-house energy savings as well as promoting tree-planting activities. Since 2011, it has also conducted volunteer activities to support the areas affected by the Great East Japan Earthquake. The details of the aforementioned activities are reported in "Tosei Group's CSR Activity Report" on a yearly basis and disclosed on the Company's corporate website.
Establishment of Policies Concerning Provision of Information to Stakeholders	The disclosure policies have been established and put into effect.

IV. Matters Concerning Internal Control System

1. Basic Policy of Internal Control Systems and the Progress of the System Development

The Company's basic policies of internal control system have been partially amended at the board meeting held on July 27, 2015 and are currently as stated below. The progress of system development as of November 30, 2014 is also provided later in this section.

Basic Policies for "Ensuring Appropriate Company Management"

1. Basic Policies for Compliance with Laws and Regulations

   (1) Ensure awareness among all officers and employees regarding compliance with laws and regulations.
   (2) Strengthen the checking function for breach of laws and regulations.
   (3) Promptly react to any breach of laws and regulations, and make timely and appropriate information disclosure concerning such breaches.
   (4) Eliminate any association with anti-social forces.

2. Basic Policies for Storing and Managing of Information

   (1) Ensure awareness among all officers and employees regarding the importance of storing and managing information.
   (2) Enhance the initiatives for preventing the leakage of material information.
   (3) Ensure thorough familiarity with important information and information requiring timely disclosure and prevention of misstatements or material omissions.

3. Basic Policies for Management of Risk of Loss

   (1) Ensure thorough understanding, analysis and assessment of risks that may hinder the continuation of the Company's corporate activities.
   (2) Enhance monitoring of risk management.
   (3) Establish a proper whistle-blowing system for any occurrences and/or signs of surfacing of contingencies.
   (4) Promptly react to any occurrence of contingencies and/or accidents, and make timely and appropriate disclosure of information regarding such occurrences.

4. Basic Policies for Efficient Execution of Duties by Directors

   (1) Carry out deliberation and decision-making on the important management matters of the Company, in efficient, timely and appropriate manners.
   (2) Eliminate excessive pursuit of efficiencies in the management plans and/or the business targets and make balanced decisions considering the soundness of the Company.
   (3) Establish a system to allow appropriate and efficient execution of business in accordance with the rules on delegation of operational authority.

5. Basic Policies for Properness of the Operations of the Entire Group

(1) Strive for a full penetration of the understanding of the Company's corporate philosophy and awareness for the compliance among the officers and the employees of each of the Group companies and ensure that each of the Group companies complies with laws and regulations.

(2) Strive for full awareness, analysis and evaluation of risks that impede the sustenance and continuation of the businesses of each of the Group companies, prepare for contingencies, and establish a system to compel prompt reporting if contingencies occur.

(3) Formulate a medium-term management plan, business plans for single fiscal years and budgets for the same relating to the entire Group, periodically check the progress of these plans, and compel timely reporting on newly occurring problems and appropriately handle such problems.

(4) For matters that are important and those for which timely disclosure is required at each of the Group companies, and other matters relating to execution of duties by officers and employees at each of the Group companies, establish a system to compel prompt reporting from each of the Group companies to the Company.

(5) Enhance the system for ensuring the appropriateness of the financial reporting relating to the entire Group.

(6) Eliminate wrongful acts and/or irregular transactions using the Group.

6. Basic Policies for Systems to Ensure Effective Audits by the Audit & Supervisory Board Members

(1) Designate members of staff to assist Audit & Supervisory Board Members in their duties, and have them carry out assistance duties under the command of the Audit & Supervisory Board Members.

(2) Ensure the independence of the aforementioned members of staff from directors and obtain concurrence from the Audit & Supervisory Board for personnel matters for the said members of staff such as transfers and performance evaluations.

(3) In addition to deliberations on proposals and reports on important matters at the Board of Directors, have Audit & Supervisory Board Members attend important meetings for business execution, and carry out periodic interviews with Directors and important employees. Furthermore, ensure prompt reporting to Audit & Supervisory Board Members from all officers and employees who have identified any material loss and signs of the same or any breach of regulations or misconduct, and prompt reporting to the same in response to demands from them.

(4) Establish a system to compel prompt reporting to Audit & Supervisory Board Members from all officers and employees at each of the Group companies who have identified any material loss caused by management at each of the Group companies and signs of the same or any breach of laws and regulations or misconduct, or from officers and employees of the Company who have received reports from such persons, and strive for its full implementation, and also

compel prompt reporting if reporting is demanded by Audit & Supervisory Board Members.

(5) Ensure full notification of policy not to mete out disadvantageous treatment for the reason of a report described in the preceding two paragraphs made by officers and employees of the Company and the Group companies to Audit & Supervisory Board Members.

(6) Develop a whistle-blowing system across the entire Group and promptly report to Audit & Supervisory Board Members if whistle-blowing occurs.

(7) When Audit & Supervisory Board Members request advance payments, etc. of expenses, promptly handle the said expenses or debt obligations, except in cases where they are deemed unnecessary for the execution of duties.

(8) The directors are to make efforts to understand and support the audits by the Audit & Supervisory Board Members and proactively work to improve the issues raised by the Audit & Supervisory Board Members.

(9) In order to accomplish adequate audits of the entire Group performed by the Audit & Supervisory Board Members, the directors are to provide necessary cooperation to the Audit & Supervisory Board Members.

"The system to ensure the appropriateness of the Company's business operations" which the Company has adopted, and the initiatives newly employed during the last fiscal year (the year ended November 30, 2014) :

1. Compliance with Laws and Regulations

(1) For the purpose of supervising directors who execute business, the Company has appointed two Outside Directors, and all four of Audit & Supervisory Board Members are Outside Audit & Supervisory Board Members. The Company has notified the Tokyo Stock Exchange of all six of these officers (two Outside Directors and four Outside Audit & Supervisory Board Members) as "independent directors/auditors" in accordance with the Tokyo Stock Exchange's "Principles of Corporate Governance for Listed Companies."

(2) A corporate governance meeting attended by full-time directors and full-time Audit & Supervisory Board Members is held every month. Additionally, an interview with full-time Audit & Supervisory Board Members is performed by the President and CEO monthly, and by other directors quarterly. Matters regarding all aspects of management are deliberated upon and considered at the meetings in order to realize a higher quality governance system. In addition, education, training, recognizing current issues, and deliberations are carried out and signs of violations of laws and regulations, etc. are checked at the Compliance Committee (held monthly), which is composed of heads of divisions and the compliance officers of each Group company, and the details are reported at the monthly meetings of the Board of Directors.

(3) In order to thoroughly promote consciousness regarding violations of laws and regulations and strengthen the checking function for such violations, a compliance program is set at the beginning of the fiscal year, and various training sessions and seminars are held, while various

regulations are developed. Additionally, on a monthly basis, compliance slogans are gathered and published, and a booklet titled “Compliance Mind” is distributed to foster the legal awareness of employees. Furthermore, in continuation with the previous fiscal year, the Company carried out a compliance questionnaire to check the extent of the penetration of consciousness regarding compliance.

In the fiscal year under review, the Company carried out general compliance training, insider training and financial instruments business training sessions tailored to different positions, employee levels and career histories in the Company as regular training, and enhanced compliance training sessions for new employees. In addition, to increase awareness regarding information management, the Company started carrying out training on information asset management in the fiscal year under review.

(4) The Company worked to strengthen its structure as a financial instruments business operator based on the consultation with an external firm.

(5) A business law liaison meeting, which is composed of the respective heads of each team of asset solutions business and responsible personnel from each Group company, is held every month to make well known the revision of laws and regulations, etc. relating to businesses conducted by the Group and the gathering of information from industry associations it has membership in, and information about laws and regulations, etc. on permits and approvals across the Group. In addition, monitoring of matters such as the state of compliance with laws and regulations is carried out.

(6) In line with an increase in businesses targeting end users, the Company established uniform rules on examining matters such as advertising.

(7) A whistle-blowing system has been established providing contact points inside and outside the Company. In addition, employees are continuously informed about the whistle-blowing system.

(8) Regular training on action against anti-social forces is carried out in order to eliminate any association with anti-social forces. In addition, a manual on action against anti-social forces has been formulated, and an employee has been assigned to be in charge of preventing unreasonable demands.

2. Retaining and managing information

(9) Administrative offices have been set up in each of the Board of Directors and important meetings and committees as part of efforts to enable the thorough retaining and management of information.

(10) Important information is retained in a manner that makes it easy to find in accordance with the regulations on the retention of written documents. The unified management of a list of details pertaining to the retention of written documents and confidential information, which was prepared at each division based on inventories of information assets conducted periodically, has been implemented at the Administration and HR Department, and documents

for which the retention period has expired have been thoroughly disposed. In addition, the Company strengthened its security of the management of electronic information.

(11) The Company started carrying out training on information asset management in the fiscal year under review and strengthened measures to increase awareness regarding management of confidential information including personal information.

(12) In accordance with the enforcement of the revised Financial Instruments and Exchange Act, rules for the prevention of insider trading have been revised and thoroughly disseminated throughout the Company, and the internal information management system has been strengthened.

(13) The Information Disclosure Committee, which consists of executive officers in charge of each division (held 19 times during the current period), inspects circulars from the Tokyo Stock Exchange and the Singapore Exchange to gain an understanding of information for timely disclosure. When information is disclosed, meetings of the Committee are held flexibly, at which deliberations are held regarding the appropriateness, etc. of information for disclosure and such information is managed with the use of reports and check sheets regarding disclosure. Details of meetings of the Information Disclosure Committee are reported at the monthly meetings of the Board of Directors.

(14) An extraordinary report regarding the voting results at the 64th Ordinary General Meeting of Shareholders was submitted to the Director-General of the Kanto Local Finance Bureau and disclosed through EDINET (Electronic Disclosure for Investors' NETwork, an electronic disclosure system to file the corporate disclosure documents such as Securities Reports required under the Financial Instruments and Exchange Act).

3. Management of Risk of Loss

(1) Meetings of the Risk Management Committee, which is composed of the heads of each section and department, and the risk management officers of each Group company, are held monthly. Risks for the entire Group are identified, analyzed and evaluated, while information is gathered about individual events and countermeasures are deliberated upon. The details of the deliberations of the Risk Management Committee are reported at the monthly meetings of the Board of Directors. Important risk information is reported regularly by the full-time directors to the full-time Audit & Supervisory Board Members at corporate governance meetings..

(2) Matters regarding the evaluation of risks associated with financial reporting are verified every quarter.

(3) In order to enhance the whistle-blowing system regarding the occurrence of contingencies or signs that they may occur, a risk management program is set at the beginning of the fiscal year and a risk management cycle is implemented, consisting of risk evaluation and analysis, planning and implementation of risk countermeasures, reviews of the effectiveness of countermeasures and checks of functions disseminating information about them.

(4) With respect to the newly started operation of a listed investment corporation by a subsidiary, external consulting was carried out and this was monitored by the Company's Internal Audit Department.

(5) The Company reports troubles regarding the entire Group (including signs) to Audit & Supervisory Board Members on a regular basis or when necessary.

4. Efficient Execution of Duties by the Directors

(1) In addition to regular meetings of the Board of Directors, which are held on a monthly basis, extraordinary meetings of the Board of Directors are held as necessary in order to make decisions promptly, including approval of quarterly financial results (regular meetings have been held 12 times during the current period, and extraordinary meetings, including those for quarterly financial results, have been held seven times).

(2) In order to ensure that deliberations by the Board of Directors are carried out efficiently and substantially, management meetings attended by executive officers and Audit & Supervisory Board Members, at which details of the matters for deliberation are examined, are held before meetings of the Board of Directors (regular meetings have been held 24 times during the current period and extraordinary meetings have been held eight times).

(3) Company principles have been formulated to thoroughly communicate management policy and the direction the Company should take to all officers and employees of the Group, and a medium-term management plan and business plans for single fiscal years are formulated in accordance with these principles. In the fiscal year under review, a review of the progress of the present medium-term management plan and analyses of the internal and external environments were carried out. Based on the review and analyses, a medium- and long-term vision was set up and a new medium-term management plan for the coming three fiscal years was established.

(4) The previous four departments of asset solutions business were newly reorganized into four departments and eight teams of asset solutions business, and each of the heads of teams of asset solutions business was given part of the authority of heads of the previous departments of asset solutions business.

5. Properness of operations of entire Group

(1) All Group companies are required to construct an internal management system to the same level of that of the Company (the parent), and where necessary, the Company provides supports to the Group companies.

(2) Some Group companies strive to enhance the internal control system by establishing their own compliance program at the beginning of the fiscal year and obtaining progress reports on the program.

(3) Training sessions, gathering and publishing of compliance slogans on a monthly basis, distribution of a booklet titled "Compliance Mind" to foster the legal awareness of employees and diagnosis of risks are also implemented for Group companies. Additionally, responsible

personnel from each Group company are required to attend the Compliance Committee and the Risk Management Committee.

(4) In continuation with the previous fiscal year, Group companies carried out the same compliance questionnaire as the parent and the extent of the penetration of consciousness regarding compliance at all Group companies was checked.

(5) Reports are given on the implementation of internal audits of Group companies by the Company's Internal Audit Department and the management conditions of all Group companies to the monthly management meeting. In addition, indications of risks for each month are ascertained regularly through the meeting of associated companies, which is held by the Corporate Planning Department. Furthermore, the business support projects for Group companies are set up in the Company, and efforts are focused on solving management issues.

(6) Timely reporting is required to be made to the chairman of the Risk Management Committee in the case of an accident or other such event at any Group company.

(7) Part of the basic policies for properness of the operations of the entire Group in the basic policy on systems to ensure that directors' execution of their duties is in compliance with laws and regulations and the Articles of Incorporation and other systems necessary to ensure the properness of a company's operations was revised.

(8) Outside experts were invited to act as advisors for group companies, and they provided assistance and guidance on management and business strategies to construct internal control systems and improve profitability.

(9) Responsible personnel from Group companies also joined in business law liaison meeting, which work to make well known the amendment of laws and regulations, etc. relating to businesses conducted by the Group and disseminate cautionary information related to customer solicitation and information about laws and regulations, etc. on permits and approvals across the Group.

(10) Group companies that have registered as financial instruments business operators are continuously working to strengthen internal control environment based on the consultation with an external firm.

(11) Necessary cooperation is given for the liaison meeting of Audit & Supervisory Board Members of the Group companies (held on a half-yearly basis), which is held by Audit & Supervisory Board Members of the Company.

(12) Rules have been established requiring any significant transactions between Group companies to be reported in advance to the Board of Directors of the Company (in the current period there were no such transactions).

6. System to ensure effective auditing by Audit & Supervisory Board Members

(1) The Internal Audit Department has been assigned as the department in charge of assisting Audit & Supervisory Board Members in their duties. In addition to providing such assistance, this department carries out administrative duties for the Audit & Supervisory Board.

(2) The duties mentioned above are performed in accordance with direct orders from Audit & Supervisory Board Members. In addition, evaluations of personnel, rewards and punishments, and transfers of relevant personnel are carried out after the concurrence of the Board of Directors.

(3) Full-time Audit & Supervisory Board Members are provided with reports about various issues regarding all aspects of management at corporate governance meetings. The President and CEO makes reports on his areas of responsibility in interviews once a month, while other directors make such reports once a quarter and other important employees make reports on a half-yearly basis. Interviews are also held between presidents and officers of Group companies and the Company's full-time Audit & Supervisory Board Members (investigations of subsidiaries: once each, opinion-exchanging meetings: twice). Events that have the potential to develop into matters that pose a serious risk to the continuation of corporate activities or signs that such events may occur, as well as individual cases including controversies, accidents and complaints are reported to Audit & Supervisory Board Members in a timely and appropriate manner.

(4) In addition to regular and extraordinary meetings of the Board of Directors, Audit & Supervisory Board Members attend the regular management meetings that are held twice a month and also attend extraordinary meetings as necessary, and directors and executive officers make timely and appropriate reports to them. Comments received from Audit & Supervisory Board Members in business audits and at meetings of the Board of Directors and management meetings, are implemented as promptly as possible, and progress made on this is reported at the meeting of the Board of Directors once every three months. Documents requested by Audit & Supervisory Board Members for their inspection are submitted promptly.

(5) A system has been established in which all whistle blowing is reported promptly to Audit & Supervisory Board Members, and even when no whistle blowing has occurred, this fact is reported on a monthly basis.

(6) The directors receive explanations of Audit & Supervisory Board Members' yearly audit plans and make efforts to understand such plans and cooperate in their implementation.

(7) Audit & Supervisory Board Members attend meetings in which the audit corporation explains its audit result to the directors, which are held for each quarterly book closing, and confirm the contents of such explanation as well as the actions taken by directors in response.

(8) With the aim of enhancing the threefold auditing structure, there are periodic meetings at which the accounting auditor reports to the Audit & Supervisory Board (held six times during the current period) and periodic meetings at which Audit & Supervisory Board Members and Internal Audit Department exchange opinions (held six times during the current period).

(9) Meetings to exchange views were held for Outside Directors and Audit & Supervisory Board Members. (Meetings were held three times during the period under review.)

(10) With the aim of enhancing audits by Audit & Supervisory Board Members across the entire

Group, efforts are made to provide necessary cooperation for holding the liaison meeting of Audit & Supervisory Board Members of the Group companies on a half-yearly basis.

(11) Meetings to exchange opinions were held with legal advisors of the Company to promote understanding of legal matters relevant to the Tosei Group. (Meetings were held three times during the period under review.)

2. Basic Policies for Eliminating Anti-social Forces and Progress of System Establishment

The Company recognizes any association with anti-social forces will result in a breach of laws and regulations. The Company always treats this as a critical matter and takes countermeasures so as to refuse any transaction with such. In the event any dispute arises between the Company and anti-social forces, it will stand firmly against them.

In ordinary times, the Company makes it a rule to research and confirm that new business counterparty is not one of the anti-social forces, prior to the commencement of any transaction. If any issue arises, it will be handled, not by an individual, but by a team including the Administration & HR department (to which an officer responsible for unreasonable claim preventions belongs), and the Company will also coordinate closely with the legal counsel and the office of police responsible for the area. In addition to developing "The manual for acting against anti-social forces", the Company has provided the basic policies for eliminating any contact with anti-social forces and the checkpoints on the specific actions in the Company's compliance guidebook. The Company annually offers a training session and educate its employees in coping with such anti-social forces.

V. Others

1. Whether Takeover Defense Measures Are in Place

Whether Takeover Defense Measures Are in Place	Yes

Supplementary Explanation Concerning the Subject Matter

Basic Policy as to How the Persons Who Control Decision-making of the Financial and Business Policies of the Company Should Be

(1) Contents of the basic policy

The Company believes it is necessary for the persons who control decision-making regarding the Company's financial and business policies to have a sufficient understanding of the financial and business affairs of the Company and the source of its corporate value, and to be capable of

continuously and sustainably ensuring and enhancing the Company's corporate value and, in turn, the common interests of its shareholders.

The Company also believes that decisions regarding takeover propositions involving a change of control of the Company should ultimately be made based on the will of the shareholders of the Company as a whole. Furthermore, the Company will not reject a large-scale acquisition offer of the shares of the Company if it will contribute to the corporate value of the Company and, in turn, the common interests of its shareholders.

Nevertheless, among them are not a few forms of large-scale acquisition of shares that benefit neither the corporate value of the target company nor the common interests of its shareholders. Such acquisitions include those with a purpose that would apparently harm the corporate value of the target company and the common interests of its shareholders, those with the potential to practically coerce shareholders into selling their shares, those that do not provide sufficient time or information for the target company's board of directors and shareholders to consider the details of the large-scale acquisition offer, or for the target company's board of directors to make an alternative proposal, and those that require the target company to discuss or negotiate with the acquirer in order to procure more favorable terms than those originally presented by the acquirer.

It is particularly necessary and essential for the persons who make decisions on the Company's financial and business policies to (i) maintain the system under which the Company internally covers the six business fields that allow the "integration of real estate and finance," which leads to maximization of the potential of the Company group, (ii) maintain employees who support that system with knowledge and experience specializing in real estate and finance, (iii) maintain the Company's trust in the real estate industry that has been built up over a long period of time based on the establishment of the ability and information networks supporting various value creation technologies, and (iv) master knowhow that enables comprehensive business. Unless the acquirer of a proposed large-scale acquisition of the shares in the Company understands the source of the corporate value of the Company as well as the details of financial and business affairs of the Company and would ensure and enhance these elements over the medium-to-long term, the corporate value of the Company and, in turn, the common interests of its shareholders would be harmed.

The Company believes that a person who undertakes a large-scale acquisition of the shares in the Company in a manner that does not contribute to the corporate value of the Company or the common interests of its shareholders will not be the right person to control decisions on the Company's financial and business policies. The Company believes that it needs to secure the corporate value of the Company and, in turn, the common interests of its shareholders, by taking necessary and appropriate countermeasures against such large-scale acquisition offers,

(2) Overview of the special measures to realize the basic policy

Under the new medium-term management plan called "Advancing Together 2017" (the targeted period of the plan is three years from December 2014 to November 2017), the Company group aims to further strengthen the business infrastructure by expanding and developing of the existing six business areas and considering its advance to peripheral areas of business, to build optimum corporate governance for expansion of the Company group and increase of the employees which are entailed in expansion of the business, and to establish efficient organization management structure. Further, the Company group will emphasize the cultivation of the most valuable asset of the Company group, i.e. the human resources to increase satisfaction of the employees of the Company group. As the Basic Policy in the new medium-term management plan for the further growth of the Company group, the Company group is determined to establish the original and distinctive "Tosei brand" by providing products ensuring high customer satisfaction and high-quality services. Based on these policies, the Company group is dedicated to redefine existing ideas with the spirit of challenge and advance as the risk-taking group of companies, to aim "creation of new values and sensation as the truly globally-minded and promising professionals".

The Company group has previously appointed multiple outside directors (two members), invited all Audit & Supervisory Board Members (five members) from outside the company, and has notified all of the above seven outside directors and Audit & Supervisory Board Members as "independent directors and/or Audit & Supervisory Board Members" in accordance with the "Principles of Corporate Governance for Listed Companies" of the Tokyo Stock Exchange. Also, the Company group has reinforced the business execution function by the introduction of the executive officer system, and the establishment of the corporate governance board, and will continue to endeavor to further strengthen corporate governance. Specifically, the Company group will focus on putting into practice actions based on a high-level awareness of compliance through raising awareness from the level of "role model" to that of "ideal" in accordance with the Compliance Principles of the Company, thorough implementation of risk management by correctly understanding and analyzing risks involved in corporate activities, continuous performance of accountability to various stakeholders including investors by promptly publicly disclosing correct corporate information under the spirit of fair disclosure, and other efforts for strengthening corporate governance.

(3) Overview of the measures to prevent persons deemed as inappropriate, in view of the basic policy, from controlling the decisions on the Company's financial and business policies

This plan is a measure to prevent persons deemed as inappropriate, in view of the aforementioned basic policy, from controlling the decisions on the Company's financial and business policies, and its objective is to ensure and enhance the Company's corporate value and, in turn, the common interests of its shareholders.

The plan stipulates procedures to be followed in an acquisition, etc. of shares, etc. of the Company ((A) a purchase and/or other acquisition of the shares and the like issued by the Company that would result in the holding ratio of share certificates, etc. *(kabuken tou hoyuu wariai)* of a holder *(hoyuusha)*

of 20% or more; or (B) a tender offer *(koukai kaitsuke)* with respect to the shares, etc. issued by the Company that would result in the sum of the offeror's ownership ratio, and that of the persons having a special relationship with the offeror, of 20% or more; or any actions similar to (A) or (B) above) by those trying to acquire (hereinafter, the "Acquirer").

Specifically, the Acquirer must provide the Company a statement of undertaking and an acquisition document that includes necessary information, prior to making an acquisition.

Upon receiving these documents, an independent committee will conduct the review of the acquisition terms, collection of information on materials such as the management plans and business plans of the Acquirer and the Company's board of directors and comparison thereof, the review of alternative plans, etc. presented by the Company's board of directors, and discussions and negotiations with the Acquirer, while obtaining advice from independent experts. In the meantime, the Company will disclose information in a timely manner.

When the acquisition is not in compliance with the procedures stipulated in the plan, and/or there is possibility of such offer to apparently cause harm to the corporate value of the Company and, in turn, to the common interests of shareholders, and it is appropriate for the Company to implement the gratis allotment of stock acquisition rights, the independent committee will recommend the implementation the gratis allotment of stock acquisition rights to the Company's board of directors. In addition, when a meeting of shareholders is convened to confirm the intent of the Company's shareholders, the Company's board of directors will comply with the shareholders' intent. These stock acquisition rights will be allotted with an exercise condition that does not allow, as a general rule, the Acquirer to exercise the rights and an acquisition provision to the effect that the Company will acquire the stock acquisition rights in exchange for shares of the Company from persons other than the Acquirer. The Company's board of directors will resolve, as an agency stipulated by the Companies Act, as to the implementation or non-implementation of the gratis allotment of stock acquisition rights, fully respecting the recommendation of the Independent Committee. In addition, when a meeting of shareholders is convened to confirm the intent of the Company's shareholders, the Company's board of directors will follow the shareholders' intent. If the procedures under this plan have commenced, the Acquirer must refrain from making any acquisition until the Company's board of directors resolves not to trigger the plan. The plan will remain in effect until the conclusion of the ordinary general meeting of shareholders for the last fiscal year ending within three years of the conclusion of the 65nd Ordinary General Meeting of Shareholders. However, if, before the expiration of the effective period, the Company's board of directors resolves to abolish the plan, the plan will be abolished at that time.

(4) Assessment by the Company's board of directors regarding specific measures and reasons thereof

Company's board of directors is of the view that the various measures to enhance the corporate value, including the new medium-term management plan and other measures to strengthen corporate

governance have been established as specific actions to continuously and sustainably enhance the corporate value of the Company and, in turn, the common interests of its shareholders, and that these are in line with the basic policy, do not undermine the common interests of the Company's shareholders and are not for the purpose of maintaining the positions of the Company's corporate officers.

In addition, the Company's board of directors is of the view that the plan is in line with the basic policy, does not undermine the common interests of the Company's shareholders, and is not for the purpose of maintaining the positions of the Company's corporate officers, based on the following reasons: an approval at the general meeting of shareholders has been obtained for its renewal; its maximum effective period is stipulated to be three years and it can be abolished at any time by the resolution of the Company's board of directors; an independent committee, which is comprised of the members that are independent of the management of the Company, has been established and the countermeasures stipulated in the plan requires the decision by the independent committee for actual executions; and the plan fully satisfies the three principles set out in the "Guidelines Regarding Takeover Defense for the Purposes of Protection and Enhancement of Corporate Value and Shareholders' Common Interests" released by the Ministry of Economy, Trade and Industry and the Ministry of Justice on May 27, 2005.

2. Other Matters Concerning the Corporate Governance System

1. Overview of the Corporate Governance System

Tosei Group has implemented the "system to ensure that directors/executive officers' execution of duties comply with relevant laws and regulations as well as the articles of incorporation, and other systems to ensure appropriateness in the operations of the Company", as stipulated in the Company Act (so called "an internal control system"). (Please refer to "Basic Policies of Internal Control Systems and the Progress of the System Development" for the detail.) Furthermore, the Group works to enhance its risk management system and offers compliance training for all of its employees in the Group, as well as to develop and enhance the timely information disclosure system. The Group also supports the preservation of the natural environment through its business activities such as promoting the development and/or refurbishment of environmentally-friendly office/condominium buildings and promoting in-house energy savings as well as tree-planting activities. Since 2011, the company has also been conducting the volunteer activities to support those areas affected by the Great East Japan Earthquake.

2. Overview of Timely Information Disclosure System

(1) Basic Policy

Tosei Corporation takes its stand on the viewpoint of corporate governance and the company's social responsibility, as well as on the understanding that the enterprise value is the standard of

the market. Therefore, it believes that a proper management of the corporate information and a timely and rational disclosure of the important information is the most important responsibility of a corporation. Hence, the Company is making efforts to develop necessary internal systems for its timely information disclosure, in order to firmly establish the investors' trust in the Company and the credit standing of the Company in the capital market.

(2) System for a Timely Information Disclosure

(A) The Officers/Department in Charge of Information Disclosure

(i) The Officers/Departments in Charge of Information Disclosure

The executive responsible for the Company's information disclosure is the Senior Executive Officer of Administrative Division and the department in charge is the Corporate Planning Department. The disclosure of the information related to the full-year and quarterly financial results is jointly undertaken by the Corporate Planning Department and the Finance & Accounting Department.

(ii) Information Disclosure Committee

The Company has a deliberation body, the Information Disclosure Committee which consolidates and then shares all the relevant information, reviews and determines necessity and contents of the disclosure, in order to ensure a proper and timely disclosure of the corporate information.

Chaired by the executive in charge of information disclosure, the Disclosure Committee is constituted by the Senior Executive Officers and the Executive Officers of the Company, with the Corporate Planning Department functioning as a secretarial office. The Disclosure Committee is responsible for ensuring the Company's disclosure in accordance with the relevant laws and regulations described in (C) below.

(B) Identifying and Verifying Information to be Disclosed

In order for the Company to disclose its corporate information in a proper and timely manner, the Corporate Planning Department in charge of the information disclosure works to establish a system which enables close communications with the Board of Directors, the Management Committee, the operational and administrative departments, as well as the Company's subsidiaries.

(i) The Board of Directors and Management Committee Meetings

By having the Administration & HR Department and the Corporate Planning Department perform secretarial duties for the board meetings and the management committee meetings respectively, the Company maintains a system which allows prompt identification of the matters that may require disclosures.

(ii) The Operational and Administrative Divisions

As for the operational and administrative divisions, the Administration & HR Department reviews the work progress and status reports at the monthly managers' meetings as well as the circulated approval request memorandums, from the compliance standpoint. This enables the Corporate Planning Department to identify the matters which may be subject to information disclosure.

(iii) The Subsidiaries

The Corporate Planning Department serves as a department in charge of managerial and administrative matters of the Company's subsidiaries. It tries to understand their operational conditions through the monthly subsidiary meetings. At the same time, the Company maintains a system through which it acquires their information requiring information disclosure by such measures as sending directors to the subsidiaries.

(C) The Guidelines for Timey Information Disclosure

The following laws and regulations are referred to by the Company as the basis in determining the necessity of timely disclosure of its corporate information:

(i) Companies Act, Financial Instruments and Exchange Act, and other relevant laws and regulations

(ii) Rules and regulations of the Tokyo Stock Exchange

(iii) Rules and regulations of the Singapore Exchange, which the Company is required to comply with because of its secondary listing on the said Exchange

(iv) The Articles of Incorporation of the Company

(v) The Insider Trading Prevention Regulations of the Company

(vi) The Information Disclosure Regulations of the Company

(vii) The Disclosure Policies of the Company (available on the Company's website)

(D) Operational Flow of the Information Disclosure (Please refer to the appendix.)

・ The significant information of the Company as determined in our Information Disclosure Regulations, such as "information legally required to be disclosed", "information required to be timely disclosed", or "information required to be disclosed by the Singapore Exchange", is promptly reported by the relevant operational department to the Corporate Planning Department, a secretarial office of the Company's management committee meetings, or to the Administration & HR Department, a secretarial office of the board meetings. The Corporate Planning

Department and/or the Administration & HR Department then instruct the subject departments to carefully manage such information and review the details of such information if necessary.

- The Corporate Planning Department as the office of the Information Disclosure Committee reports such pieces of information to the Committee for its review, and the Committee determines whether the disclosure is necessary.

- With respect to the information whose disclosure is decided to be necessary, the Corporate Planning Department drafts up the disclosure documents, with the advice/guidance of the legal counsels and/or the accounting auditors as appropriate (the disclosure documents relating to the Company's financial results are prepared by the Finance & Accounting Department), and the Administration & HR Department confirms the contents of the disclosure. In finalizing the contents of the disclosure, the Corporate Planning Department further obtains a resolution from the Board of Directors on those matters requiring the board resolutions, and/or an approval by the President and CEO for other matters requiring the Company's approvals.

(E) Procedures for a Timely Disclosure

(i) General Procedure

The Corporate Planning Department makes timely disclosure though the "Timely Disclosure Network (TDnet)" operated by the Tokyo Stock Exchange. It also discloses the same information in English simultaneously through "SGXNET" operated by the Singapore Exchange. Upon such disclosure, the Company also distributes an announcement on the disclosed information to press clubs and other media immediately. Such announcement is also posted on the Company's corporate website. The Company actively discloses other information which is not subject to the timely disclosure requirements on the website, from the standpoint of investors' fairness.

(ii) Emergency Case Procedure

The information is disclosed promptly based on the judgment by the President and CEO or the Senior Executive Officer in charge of the information disclosure.

(3) Managing Corporate Information

(A) Preventing Information Leakage

In accordance with the Insider Trading Prevention Regulations, the Executive Officer of Administrative Division serves as the person responsible for management of the significant insider information within the Company, communication with the Japan Securities Dealers

Association, and management of a timely disclosure of the Company's internal control (the Officer in Charge of Information Handling). With respect to the insider information, access and utilization are limited only to those whose access is deemed as necessary in the course of business duty. Further, the General Managers of each department take such measures as placing strict controls over the storage of documents and electronic data that contain such insider information he/she obtained in the course of duty, so as to prevent any leakage. In the event drafting of document and/or preparation of material is outsourced, the Company takes appropriate actions to ensure confidentiality.

(B) Insider Trading Regulation

In an effort to prevent its employees and officers from committing insider trading , the Company has set out the items to be observed by its employees and officers with respect to handling of the Company's insider information they obtained in the course of their duty, restrictions on trading of the Company's shares and other transactions, as well as fulfilling their operational duties, in accordance with the Insider Trading Prevention Regulations. Further, it works to enhance the effectiveness of the regulations by requiring the following specific actions:

(i) Restrictions on the trading conducted by the Company's employees and directors

The Company requires its employees and directors, as a base rule, to submit an "application for trading of shares, etc." to the officer in charge of handling insider information for his/her approval, when they are to transact in the shares of the Company. It also requires them to report the results of such trading to the officer in charge of handling insider information, using the "report of securities trading results".

(ii) Managing of insider Information

In the event where any information of the Company or other listed companies that may be deemed insider information came to the knowledge of the Company's employees and/or directors, the Company requires them to submit "report on accessing internal information of the Company" or "report on accessing internal information of other companies", and reports to the officer responsible for handling internal information.

(iii) Periodical activity reports by Information Disclosure Committee at the board meetings

With respect to the "activities done by the Information Disclosure Committee", the Company designates such activities as one of the agenda items to be regularly reported at the monthly board meetings (the party in charge of the regular reporting agenda is the Administration & HR Department), to ensure that its directors are fully aware of

the current status of the Company's timely disclosure and information control.

(iv) Educating employees and directors of the Company

The Company tries to educate and enlighten its employees and directors regarding the insider trading issues, during the training sessions organized by the Administration & HR Department.

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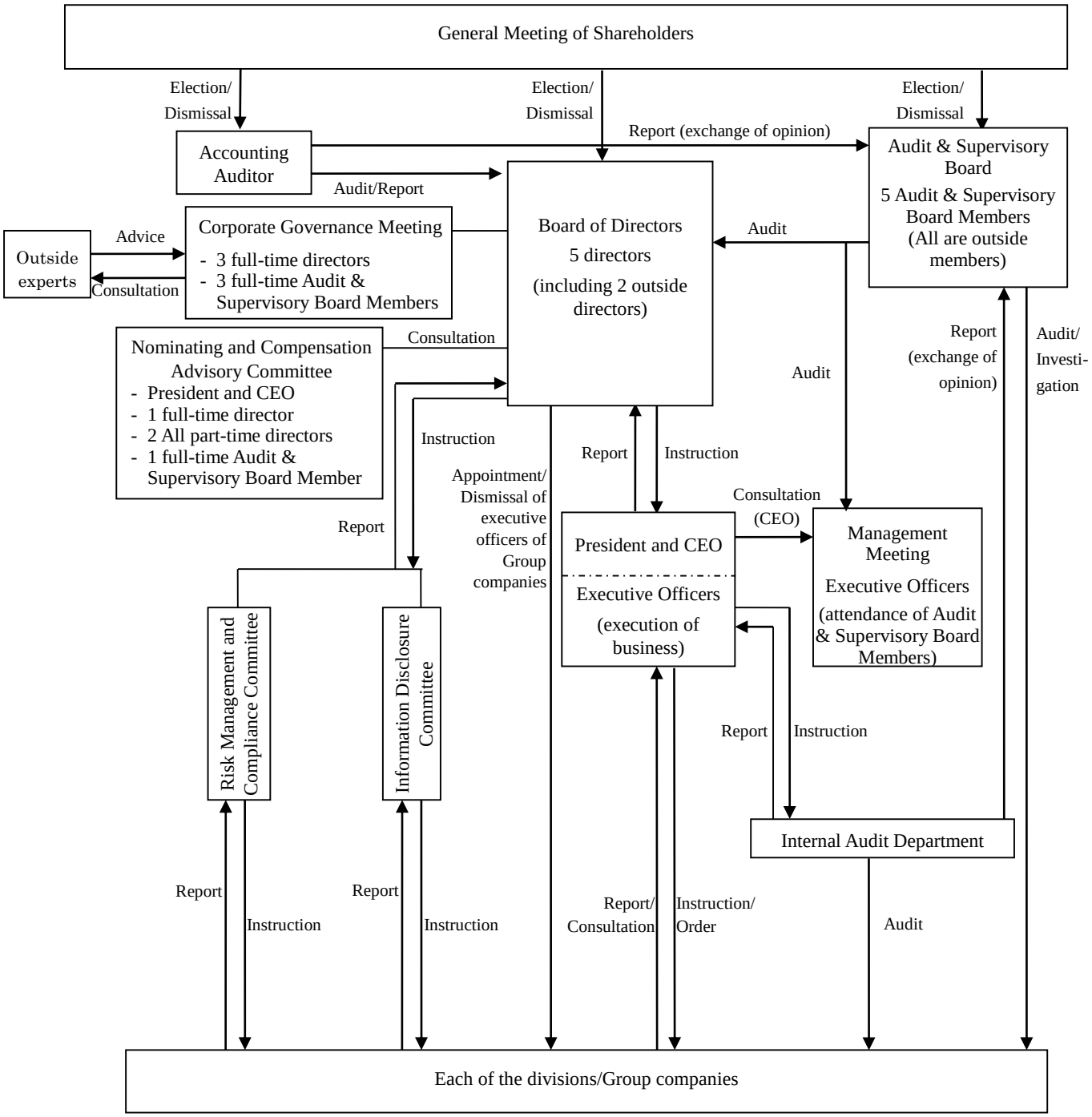
Tosei Corporation's Corporate Governance System - Diagram



Tosei Corporation's Information Disclosure - Operational Flow

