

*January 31, 2018***Notice Concerning Termination and Conclusion  
of Sale Contracts for Real Estate for Sale**

ARDEPRO Co., Ltd., ("the Company") and Central Management, a subsidiary of the Company, decided to terminate a sales contract concerning 79 properties and to conclude new sales contracts for sale.

**1. Details of Termination of the Sales Contract for Real Estate for Sale****(1) Factor behind the termination**

The settlement date of the sale for the following real estate had been postponed until January 31 by request from the buyer. However, the buyer claimed that the settlement could not be made by January 31 and wished to conclude new sales contracts for the properties. After careful consideration, the Company decided to conclude new contracts for some properties in the existing contract with the same buyer.

The following properties will be canceled.

**① Owned by the Company**

Location	Type	Gross floor area (m <sup>2</sup> )	Land area (m <sup>2</sup> )
35 properties in Japan	Residence	4,972.72	6,116.88

Note: The amount of gross floor area and land area in the table above is the total amount.

**② Owned by Central Management (a subsidiary of the Company)**

Location	Type	Gross floor area (m <sup>2</sup> )	Land area (m <sup>2</sup> )
44 properties in Japan	Residence	5,592.68	6,061.15

Note: The amount of gross floor area and land area in the table above is the total amount.

**2. New Sales Contract for Real Estate for Sale (No. 1)****(1) Outline of the sales contract**

The Company concluded a sales contract for the following real estate for sale.

Location	Type	Gross floor area (m <sup>2</sup> )	Land area (m <sup>2</sup> )
9 properties in Japan	Residence	961.02	1,158.50

Note: The amount of gross floor area and land area in the table above is the total amount.

(2) Schedule for the sale

(i) Date of conclusion of the sales contract: January 31, 2018

(ii) Scheduled settlement date for the sale: By February 28, 2018

(3) Outline of the buyer and the transaction

The name of the buyer and the sales price of the aforementioned property may not be disclosed, due to the non-disclosure agreement agreed with the buyer of these sales contracts for the real estate. The sales price is less than 10% of the amount of the Company's consolidated sales for the fiscal year ended July 31, 2017 (7,733 million yen). The Company has no capital, personal, or transactional relationship with the buyer, and the buyer is not considered to be the Company's related party.

3. New Sales Contract for Real Estate for Sale (No. 2)

(1) Outline of the sales contract

The Company concluded a sales contract for the following real estate for sale.

① Owned by the Company

Location	Type	Gross floor area (m <sup>2</sup> )	Land area (m <sup>2</sup> )
Kasukabe City, Saitama Prefecture	Residence	211.18	234.67

② Owned by Central Management (a subsidiary of the Company)

Location	Type	Gross floor area (m <sup>2</sup> )	Land area (m <sup>2</sup> )
30 properties in Japan	Residence	3,635.38	3,972.69

Note: The amount of gross floor area and land area in the table above is the total amount.

(2) Schedule for the sale

(i) Date of conclusion of the sales contract: January 31, 2018

(ii) Scheduled settlement date for the sale: By February 28, 2018

(3) Outline of the buyer and the transaction

The name of the buyer and the sales price of the aforementioned property may not be disclosed, due to the non-disclosure agreement agreed with the buyer of these sales contract for the real estate. The sales price is less than 10% of the amount of the Company's consolidated sales for the fiscal year ended July 31, 2017 (7,733 million yen). The Company has no capital, personal, or transactional relationship with the buyer, and the buyer is not considered to be the Company's related party.

#### 4. Future Outlook

The sales from the aforementioned sales contract will be recorded in the business results for the fiscal year ending July 31, 2018. The financial forecast for the fiscal year ending July 31, 2018 will be announced as soon as estimates can be made.