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**Progress Report of All-building Investigations and  
Notice Concerning Newly Confirmed Construction Defects**

On April 27 and May 29, 2018, Leopalace21 Corporation (Headquarters: Nakano, Tokyo; President and CEO: Eisei Miyama, the “Company”) announced that parting walls of certain apartments constructed by the Company had the possibility of being in violation of the Building Standard Law. We announced that we will investigate all buildings and repair those with defects. During the course of the investigations, we confirmed additional construction defects that may be in violation of the Building Standard Law. These defects are separate from the parting wall defects previously announced. Details of defects and our future courses of action are described below.

We sincerely apologize to our tenants, apartment owners, and all our stakeholders for the trouble caused by parting wall defects, as well as these newly confirmed defects. In the wake of these newly confirmed defects, we intend to reiterate our commitment to resolving this issue through efforts of all officers and employees. We are marshaling our corporate forces to conduct investigations and repairs, and will make every effort to restore trust as soon as possible.

**1. Progress report of all-building investigations**

All-building investigations are implemented with emphasis on checking the existence of parting walls and any discrepancies with the actual construction and construction certification documents (floor plans and specifications necessary for authorization of construction). On-site investigations are accompanied by third-party first-class architects. After we judge the results of the investigation, third party first-class architects make final judgments, and we report the results to designated administrative agencies. Also, management and the Emergency Headquarters for Parting Wall Construction Deficiencies, with the President and CEO acting as Chief of Headquarters, monitors and discusses the progress of investigations daily. We will continue to conduct investigations while receiving instructions from designated administrative agencies, and make effort to ensure the objectivity of these investigations.

**(1) Nail series**

Nail series are subject to top priority investigations, and the investigation progress rate is 99.01%. This progress rate is based on the number of buildings that we have investigated, by entering from under eaves or rooms into attics. However, repairs are behind schedule. We previously planned to complete repairs by the end of January, but the progress rate as of January 28, 2019 is 32.5%. Consultation concerning repairs is taking more time than previously assumed, but we will review personnel assignments and operational flows, and make every effort to complete repairs as soon as possible.

(2) 6 series

6 series are subject to top priority investigations, and the investigation progress rate is 90.93%. This progress rate is based on the number of buildings in which we have investigated at least one room. If a defect is confirmed in any of the rooms, we categorize the entire building as defected. Even if defects are not confirmed, we will continue investigations until all rooms in the building are completed. Concerning repairs, most repairs are done from the interior, and are completed room-by-room rather than an entire building all at once. Concerning minor deficiencies (B-4 noted in Appendix 1), which makes up the majority of defects, there are cases where repairs are conducted at the same time as investigations, after consultations with apartment owners and designated administrative agencies. We are making every effort to complete repairs by our initial target of October 31, 2019.

(3) Series not subject to top priority investigations

In conjunction with top priority investigations, we are currently investigating series not subject to top priority investigations (ie. series other than Nail and 6 series). We have checked and confirmed that there are no inadequacies in construction certification documents and construction manuals of these series. Previously, we planned to complete investigations and repairs of these other series at the same time as the Nail and 6 series. However, we have decided to investigate these other series after we have an outlook on the completion of top priority investigations. We will repair properties if any defects are found.

(4) Revision of the number of buildings constructed by the Company

During the course of all-building investigations, we discovered properties not included in our list of constructed properties. The current number of properties subject to investigations is 39,085 buildings.

[Appendix 1] All-building investigation progress as of January 28, 2019

2. Newly confirmed defects

(1) Overview of defects

① Discrepancies of insulation materials in parting walls

During the course of all-building investigations, we confirmed certain discrepancies in parting walls of Gold Residence and New Gold Residence series (both subject to top priority investigations, “GR” and “NGR”) constructed between June 12, 1996 and September 17, 2001. Discrepancies were confirmed in certain buildings constructed in 16 prefectures of Japan. Although it is written in construction certification documents that glass wool (fiberglass) is to be used as insulation material in parting walls, we confirmed that foamed urethane was used in certain buildings. There is a possibility that these buildings do not meet the sound insulation standards of apartments required by the Building Standard Law. “Foamed urethane was used” means that the installed wall panels (“subject panels”) were filled with foamed urethane. The foamed urethane was used as an insulation material.

[Appendix 2] Specifications of walls with foamed urethane (parting wall)

- ② Exterior wall structures not meeting qualifications certified by the Minister of Land, Infrastructure and Transport

We confirmed that subject panels (noted in Appendix 3) were installed in exterior walls of “GR”, “NGR”, and Villa Alta (not subject to top priority investigations, “AGR”) series constructed in 16 prefectures between September 14, 1999 and February 9, 2001. According to the Building Standard Law, exterior walls of apartments require semi-fire-resistant or fireproof structures. However, we confirmed that certain buildings with the subject panels installed do not meet qualifications certified by the Minister of Land, Infrastructure and Transport<sup>\*1</sup>, as noted in construction certification documents.

[Appendix 3] Specifications of walls with foamed urethane (exterior wall)

\*1 Qualifications certified by the Minister of Land, Infrastructure and Transport:

1 hour semi-fire-resistant structure list	Exterior wall (outer side)	QF060BE-9225	Before May 16, 2002: Semi-fire-resistant Wb2011
45 minute semi-fire-resistant structure list	Exterior wall (outer side)	QF045BE-9226	Before May 16, 2002: Semi-fire-resistant Wb1022
Fireproof structure list	Exterior wall (outer side)	PC030BE-9202	Before May 16, 2002: Fireproof No. 1287

- ③ Construction of ceilings

During the course of all-building investigations, we confirmed defects in ceilings (ie. living space floors) of “GR” series constructed between March 16, 1996 and January 22, 2001. Defects were confirmed in certain buildings constructed in 32 prefectures of Japan. According to the Building Standard Law, floors of three-story apartments require one-hour semi-fire-resistant structures, with double layers using materials specified in construction certification documents. However, we confirmed single-layered ceilings as well as double-layered ceilings with non-specified materials.

- (2) Cause of defects

- ① Course of events leading to subject panels being used in exterior and parting walls and number of subject properties

- a. Course of events leading to subject panels being used

At that time, we were examining measures to increase productivity at construction sites. As a simplified method of binding materials for exterior walls (siding and reinforced gypsum board) and parting walls (two gypsum boards), subject panels were manufactured using foamed urethane as an adhesive.

b. Cause of defects in parting walls

At that time, the Ministry of Construction Notice No. 1827 (issued in 1970) required glass wool or rock wool to be used as insulation material in parting walls. However, since foamed urethane was recognized as a superior material in terms of insulation performance and price (foamed urethane is more expensive), we wrongly assumed that it met notice requirements.

c. Cause of defects in exterior walls

The binding method of boards and the necessary length between wall backings is specified in qualifications certified by the Minister of Land, Infrastructure and Transport. However, we believe communication between the designing department and the product ordering department was insufficient, leading to the manufacturing of subject panels with specifications different from those specified in the qualifications.

d. Number of subject properties

A list prepared at the time when subject panels were manufactured contains the apartment numbers which panels were delivered. By checking this list against the list of apartments we have constructed, we confirmed that 925 apartments have the possibility of subject panels being installed in the exterior and/or parting walls.

② Cause of construction defects in ceilings and number of subject properties

a. Cause of defects

In the finish specifications included in construction certification documents, it is written that “semi-fire-resistant specifications are stated in the ‘semi-fire-resistant structure list.’” In the semi-fire-resistant structure list, it is written that the materials used for ceilings should be “12.5 mm reinforced gypsum board (drywall) + 9 mm sound-absorbing rock wool board.” However, in the sectional detail drawing, it is written that materials used for ceilings should be “12.5 mm reinforced PB + 9 mm decorative board (drywall).” In the finish specifications, it is written that materials for ceilings should be “sound-absorbing rock wool board or 9.5 mm decorative gypsum board (drywall).” We believe these inconsistent and misleading expressions have resulted in misunderstandings, thus leading to construction defects. In addition, the decorative board and the sound-absorbing rock wool board are similar in appearance, and it is also not clear from the outside whether there is one layer or two layers after the ceiling is finished. Due to these factors, it is highly probable that construction supervision failed to indicate any inadequacies. Therefore, we believe that inadequate use of decorative boards on ceilings was not corrected and constructions were carried out.

[Appendix 4] Ceiling specifications of three-story Gold Residence with semi-fire-resistant structure

b. Number of subject properties

We checked construction certification documents of all apartment series and have confirmed that only construction certification documents of three-story “GR” have misleading notations. Properties with the possibility of being defective are limited to three-story “GR” with one hour semi-fire-resistant structures. There are a maximum of 641 buildings existing nationwide.

(3) Repair method

Currently, we are considering adding a layer from the inside of the room to repair ceilings and parting walls. We will consult with apartment owners and designated administrative agencies and decide the method and content of repairs.

For exterior walls, we are considering repairs to match qualifications certified by the Minister of Land, Infrastructure and Transport, and will consult with apartment owners and designated administrative agencies. At the same time, we will check whether or not we can acquire the qualifications.

(4) Maximum number of properties with additional defects

Series	Total number of buildings constructed	Defect in parting wall *1	Defect in exterior wall *2	Construction defect in ceiling *3	Total (*1+*2+*3) excluding overlap
GR	1,660	546	546	641	945
NGR	679	225	326	-	326
AGR	153	-	53	-	53
Total	2,492	771	925	641	1,324

\*1 Defect in parting wall: nonconformance with Ministry of Construction Notice No. 1827

\*2 Defect in exterior wall: nonconformance with qualifications certified by the Minister of Land, Infrastructure and Transport (No. QF060BE-9225, QF045BE-9226, PC030BE-9202)

\*3 Construction defect in ceiling: nonconformance with Ministry of Land, Infrastructure and Transport Notice No. 253

[Appendix 5] Maximum number of properties with additional defects by prefecture

3. Future courses of action against newly confirmed defects

(1) For tenants living in apartments constructed by the Company

① Apartments with defects confirmed in parting walls

Although fire resistance is ensured by double-layered gypsum boards (drywall), there is a possibility that sound insulation levels do not meet standards required by the Building Standard Law.

For tenants living in apartments managed by the Company, we will make arrangements for relocation once we complete consultations with apartment owners and designated administrative agencies about repair methods. We will bear all expenses related to relocations.

For tenants living in apartments managed by other companies, we will promptly notify apartment owners and property management companies of the situation. We will make arrangements for relocation once we complete consultations with designated administrative agencies about repair methods. We will bear all expenses related to relocations.

② Apartments with defects confirmed in exterior walls

At that time, we have conducted fire resistance performance tests, and received approval to a certain degree. However, since the buildings do not comply with qualifications certified by the Minister of Land, Infrastructure and Transport, we are considering repairs to match the specifications required by the qualifications.

For tenants living in apartments managed by the Company, we will make arrangements for relocation once we complete consultations with apartment owners and designated administrative agencies about repair methods. We will bear all expenses related to relocations.

For tenants living in apartments managed by other companies, we will promptly notify apartment owners and property management companies of the situation. We will make arrangements for relocation once we complete consultations with designated administrative agencies about repair methods. We will bear all expenses related to relocations.

③ Apartments with construction defects confirmed in ceilings

Fire resistance of apartments with defects does not meet standards required by the Building Standard Law. Therefore, we will promptly make arrangements for relocation.

For tenants living in apartments managed by the Company, we will make arrangements for relocation, and bear all expenses related to relocations.

For tenants living in apartments managed by other companies, we will promptly notify apartment owners and property management companies of the situation. We will make arrangements for relocation and bear all expenses related to relocations.

(2) For owners of apartments constructed by the Company

① Apartments with defects confirmed in parting walls

We will inform owners of apartments with defects. We will bear all expenses related to repairs, as well as compensate the rent of vacant rooms while tenant recruitment is suspended.

② Apartments with defects confirmed in exterior walls

We will inform owners of apartments with defects. We are considering repairs to match qualifications certified by the Minister of Land, Infrastructure and Transport, and will consult with apartment owners and designated administrative agencies. At the same time, we will check whether or not qualifications certified by the Minister of Land, Infrastructure and Transport can be acquired. We will bear all expenses related to repairs, as well as compensate the rent of vacant rooms while tenant recruitment is suspended.

③ Apartments with construction defects confirmed in ceilings

We will inform owners of apartments with defects. We will bear all expenses related to repairs, as well as compensate the rent of vacant rooms while tenant recruitment is suspended.

#### 4. Determining root causes of defects and measures to prevent recurrence

##### (1) Determining root causes of defects

At the current time, we have confirmed inconsistent expressions and clerical errors in construction certification documents, construction not being done according to construction certification documents, and certain structures not meeting qualifications certified by the Minister of Land, Infrastructure and Transport. We believe these defects are a result of a low level of knowledge and consciousness concerning legal compliance. However, we have not been able to determine the specific causes for these defects. We will continue investigating the root causes including problems of construction management, and will do so by interviewing the relevant personnel at the time.

##### (2) Measures to prevent recurrence

The newly established Compliance Management Division will investigate the causes and formulate measures to prevent recurrence. Going forward, when launching new products or changing parts and materials for existing products, we will confirm that there is no doubt about compliance with laws and regulations, through checks by the Construction Legal Department and inquiries to outside experts (third-party organizations). As a result, the causes of defects that we have currently confirmed will be eliminated, and we believe that similar incidents will not occur in the future.

In addition, based on the results of investigating root causes, we will review the work flow and rules of the department in charge and restructure a system to prevent recurrence.

##### (3) Establishment of Compliance Management Division

Problems concerning construction defects of parting walls prompted us to fundamentally review the compliance system of Leopalace21 group. We have established a Compliance Management Division to drastically reorganize and strengthen our compliance and risk system. The Compliance Management Division is made up of the Compliance Management Department, the Construction Legal Department, and the Legal Affairs Department, and will plan and formulate new systems, establish and operate an information management system, and verify compliance with laws and regulations for new businesses, services, and new products.

##### (4) Construction Legal Department

The Construction Legal Department of the Compliance Management Division will lead efforts to establish an organizational culture that ensures thorough legal compliance of products as well as the construction business itself. The Construction Legal Department will implement measures such as the restructuring of systems that enable on-site risk information from designing departments and construction departments to be shared throughout the company, a system in which employees can report opinions and suggestions, workshops concerning incidents of law violations, and compliance training.

#### 5. Impact on business results

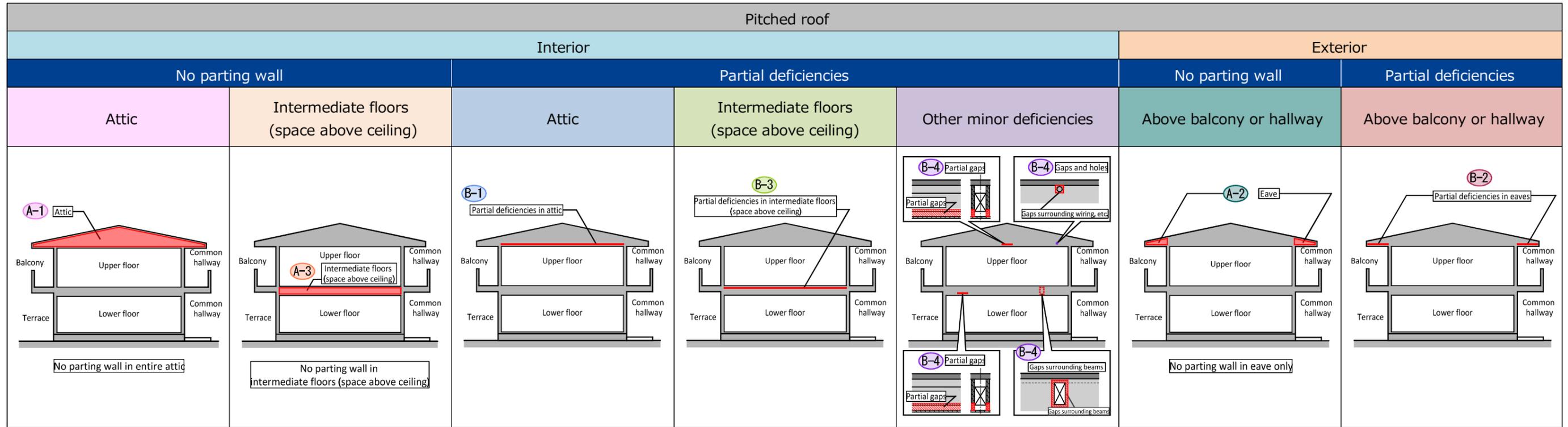
For details, please refer to “Notice Concerning Revision of Earnings and Dividend Forecasts due to Recording of Extraordinary Loss” announced on February 7, 2019. We maintain a sufficient level of cash and cash equivalents as well as shareholders’ equity. As of December 31, 2018, cash and cash equivalents (consolidated) is 89.2 billion yen, and shareholders’ equity is 106.9 billion yen (shareholders’ equity ratio 35.2%). Going forward, we will continue to strengthen our sales capabilities, further review our operational flow and costs, and work to ensure smooth business operations.

#### 6. Responsibilities of the Company’s management and disciplinary actions

The Board of Directors takes parting wall defects and newly confirmed defects as a matter of extreme importance. The cause, future courses of action, and the responsibilities of internal directors will be objectively examined by outside directors. At this time, internal directors will return a portion of their remuneration as follows.

[Details of the return of officer remunerations]

Period:	6 months from February 2019		
Subject:	Internal directors		
Content:	President and CEO	30% of monthly remunerations	
	Other directors	20% of monthly remunerations	



					Interior					Exterior	
					No parting wall		Partial deficiencies			No parting wall	Partial deficiencies
					Attic	Intermediate floors (space above ceiling)	Attic	Intermediate floors (space above ceiling)	Other minor deficiencies	Above balcony or hallway	Above balcony or hallway
					A-1	A-3	B-1	B-3	B-4	A-2	B-2
<b>Top priority investigations</b>											
Subject to investigations	Total to be investigated	Investigation commenced	Investigation progress rate	No deficiencies							
Nail series	913	904	99.01%	6	824	0	20	0	33	0	21

					Interior					Exterior	
					No parting wall		Partial deficiencies			No parting wall	Partial deficiencies
					Attic	Intermediate floors (space above ceiling)	Attic	Intermediate floors (space above ceiling)	Other minor deficiencies	Above balcony or hallway	Above balcony or hallway
					A-1	A-3	B-1	B-3	B-4	A-2	B-2
<b>Top priority investigations</b>											
Subject to investigations	Total to be investigated	Investigation commenced	Investigation progress rate	No deficiencies							
6 series	14,370	13,067	90.93%	1,745	412	636	1,900	535	5,067	516	649

**Series other than the above**

Since Leopalace21 is prioritizing investigations and judgments on the Nail series and 6 series, we will commence investigations and judgments on 23,802 buildings of apartment series other than the above after top priority properties are completed. We will be conducting investigations based on requests or other circumstances.

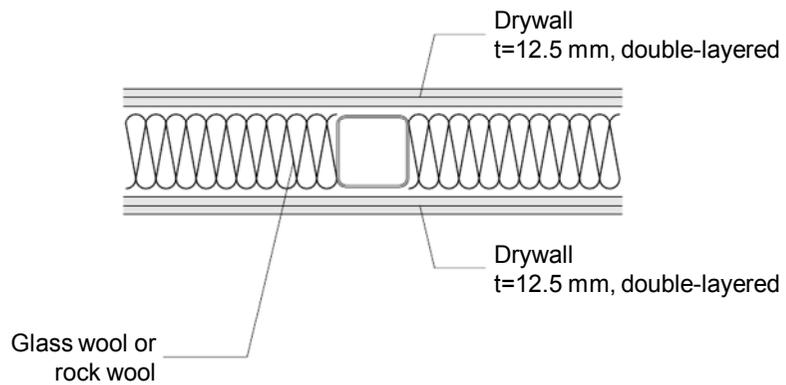
\*The disclosure method has been changed to reflect prioritization of judgments concerning interior deficiencies.  
 \*Above are preliminary figures, and are subject to changes or revisions.

Appendix 2. Specifications of walls with foamed urethane (parting wall)

[ Semi-fire-resistant structure list ]

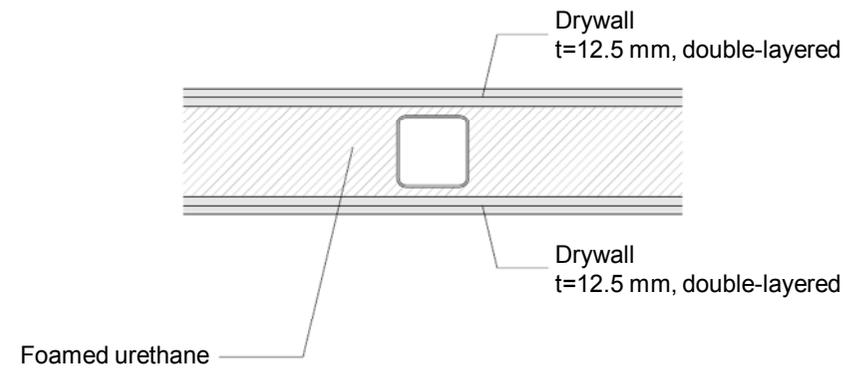
Parting wall	Drywall 12.5mm DL Wallpaper	Ministry of Land, Infrastructure and Transport Notice No.253
	Drywall 12.5mm DL Wallpaper	

Specifications written in construction certification documents



Cross section of parting wall

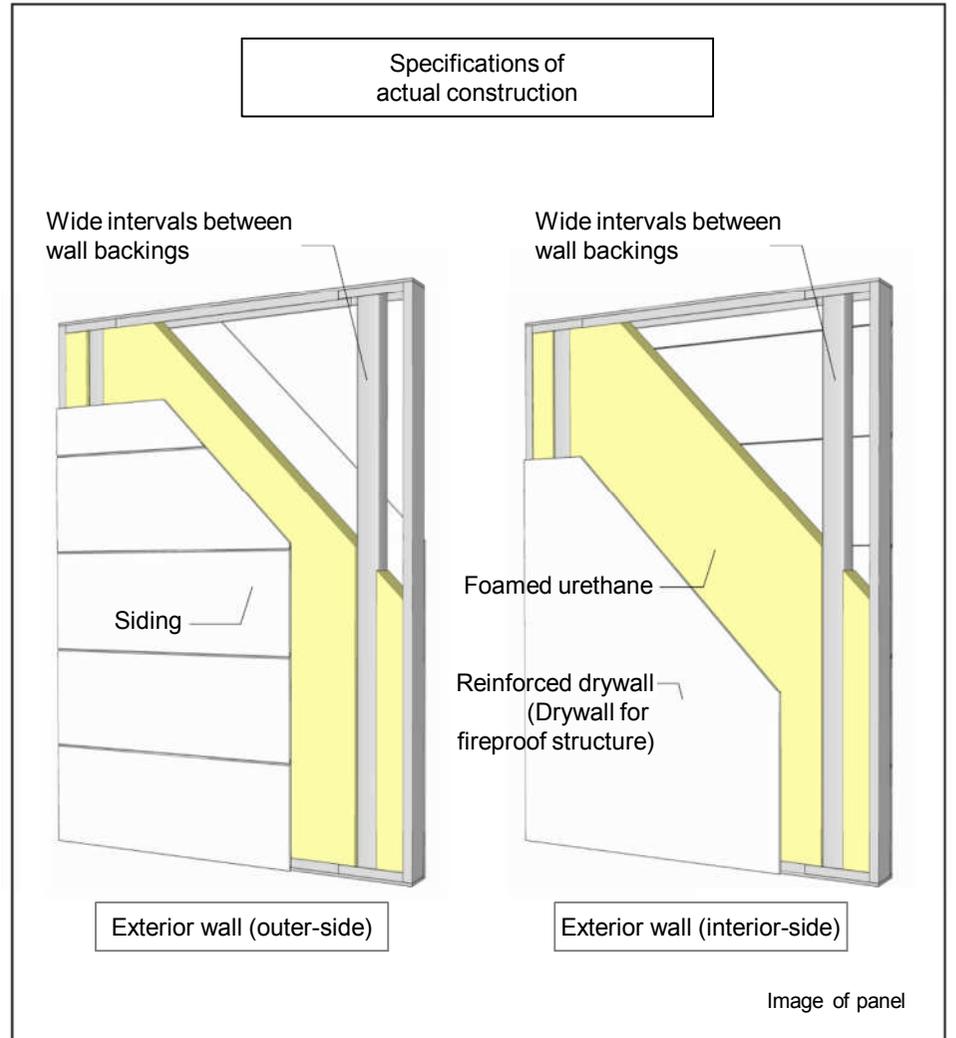
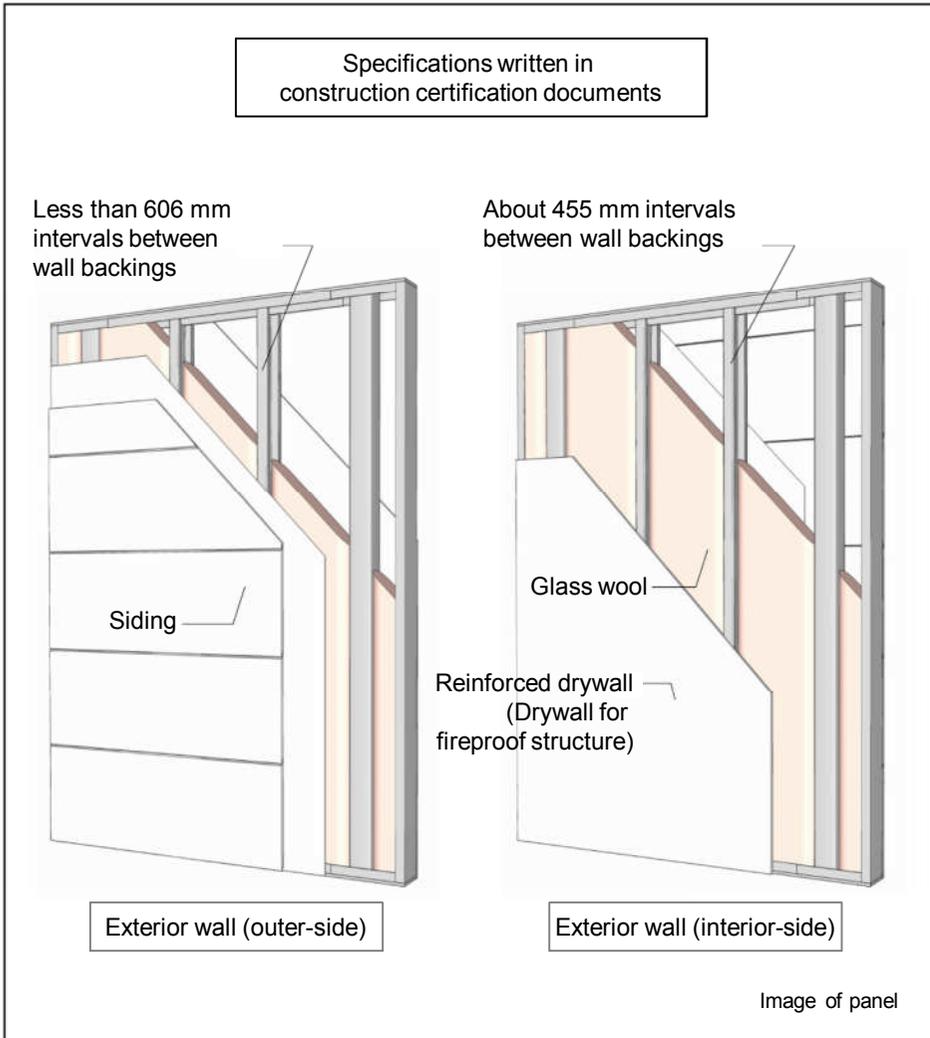
Specifications of actual construction



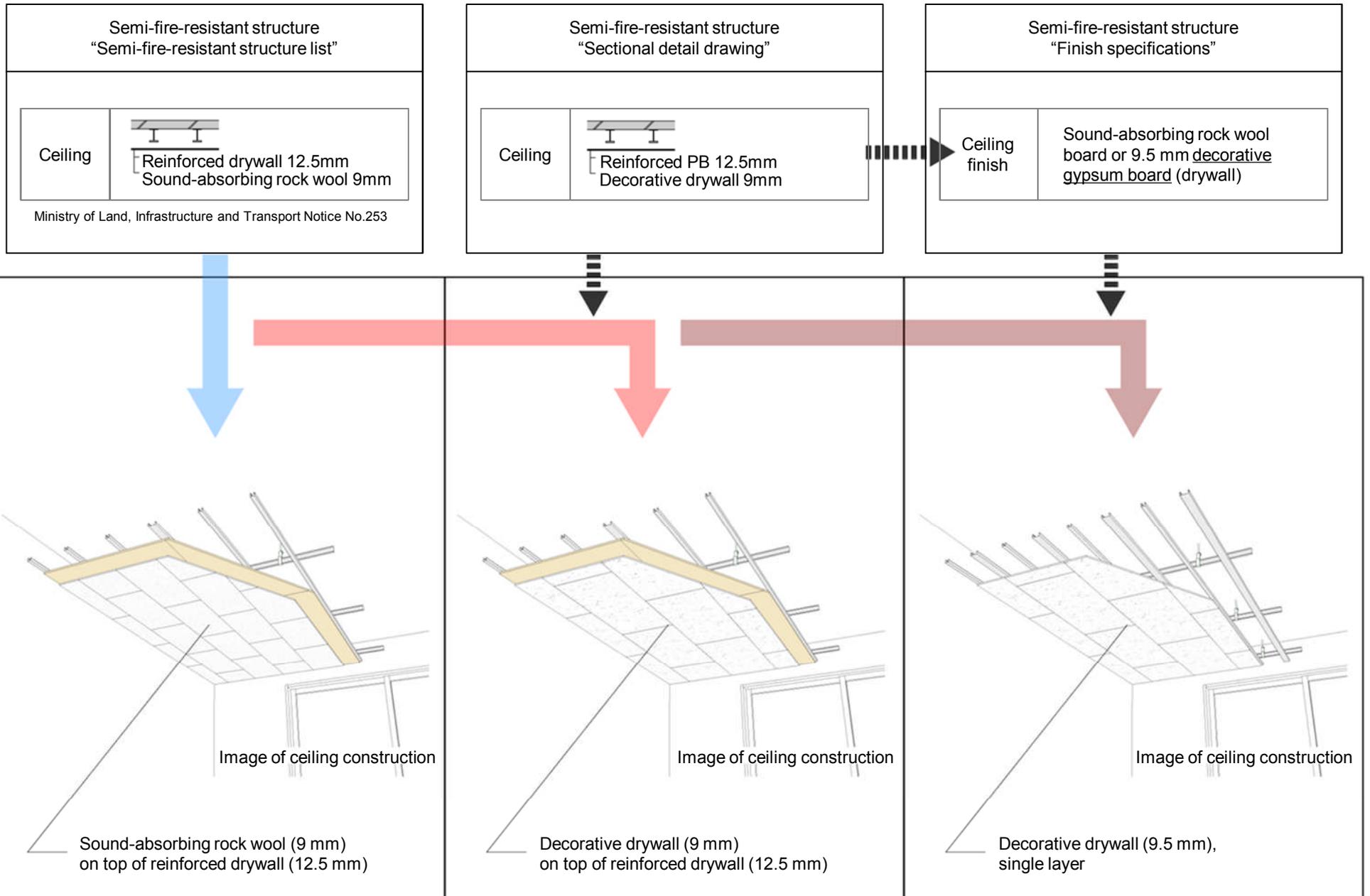
Cross section of parting wall

### Appendix 3. Specifications of walls with foamed urethane (exterior wall)

[ 1 hour semi-fire-resistant structure list ]			[ 45 minute semi-fire-resistant structure list ]			[ Fireproof structure list ]		
Exterior wall		QF060BE-9225	Exterior wall		QF045BE-9226	Exterior wall		PC030BE-9202



Appendix 4. Ceiling specifications of three-story Gold Residence with semi-fire-resistant structure



Appendix 5. Maximum number of properties with additional defects by prefecture

No.	Prefecture	GR				Total (1+2+3) excluding overlap	No.	Prefecture	NGR				Total (1+2+3) excluding overlap	No.	Prefecture	AGR				Total (1+2+3) excluding overlap
		Total number of buildings constructed	1. Defect in parting wall	2. Defect in exterior wall	3. Construction defect in ceiling				Total number of buildings constructed	1. Defect in parting wall	2. Defect in exterior wall	3. Construction defect in ceiling				Total number of buildings constructed	1. Defect in parting wall	2. Defect in exterior wall	3. Construction defect in ceiling	
	Total	1,660	546	546	641	945		Total	679	225	326	0	326		Total	153	0	53	0	53
1	Hokkaido	0	0	0	0	0	1	Hokkaido	0	0	0	0	0	1	Hokkaido	0	0	0	0	0
2	Aomori	0	0	0	0	0	2	Aomori	0	0	0	0	0	2	Aomori	0	0	0	0	0
3	Iwate	0	0	0	0	0	3	Iwate	7	0	0	0	0	3	Iwate	0	0	0	0	0
4	Miyagi	9	8	8	2	8	4	Miyagi	3	1	1	0	1	4	Miyagi	0	0	0	0	0
5	Akita	0	0	0	0	0	5	Akita	14	0	0	0	0	5	Akita	0	0	0	0	0
6	Yamagata	1	1	1	0	1	6	Yamagata	0	0	0	0	0	6	Yamagata	0	0	0	0	0
7	Fukushima	6	6	6	2	6	7	Fukushima	0	0	0	0	0	7	Fukushima	1	0	1	0	1
8	Ibaraki	122	95	95	48	103	8	Ibaraki	53	46	50	0	50	8	Ibaraki	4	0	4	0	4
9	Tochigi	42	24	24	22	34	9	Tochigi	4	0	2	0	2	9	Tochigi	2	0	1	0	1
10	Gunma	66	12	12	28	37	10	Gunma	25	8	11	0	11	10	Gunma	0	0	0	0	0
11	Saitama	149	103	103	74	123	11	Saitama	71	55	70	0	70	11	Saitama	15	0	13	0	13
12	Chiba	188	161	161	89	171	12	Chiba	37	25	37	0	37	12	Chiba	6	0	6	0	6
13	Tokyo	82	37	37	16	39	13	Tokyo	64	24	60	0	60	13	Tokyo	22	0	12	0	12
14	Kanagawa	117	55	55	15	60	14	Kanagawa	61	35	55	0	55	14	Kanagawa	21	0	12	0	12
15	Niigata	3	0	0	0	0	15	Niigata	8	0	0	0	0	15	Niigata	1	0	0	0	0
16	Toyama	25	2	2	1	3	16	Toyama	8	0	0	0	0	16	Toyama	0	0	0	0	0
17	Ishikawa	21	4	4	10	11	17	Ishikawa	4	0	0	0	0	17	Ishikawa	0	0	0	0	0
18	Fukui	13	0	0	3	3	18	Fukui	4	0	0	0	0	18	Fukui	0	0	0	0	0
19	Yamanashi	17	8	8	10	13	19	Yamanashi	7	2	4	0	4	19	Yamanashi	0	0	0	0	0
20	Nagano	24	8	8	13	15	20	Nagano	28	2	2	0	2	20	Nagano	3	0	0	0	0
21	Gifu	66	0	0	11	11	21	Gifu	3	0	0	0	0	21	Gifu	0	0	0	0	0
22	Shizuoka	104	21	21	54	63	22	Shizuoka	45	27	34	0	34	22	Shizuoka	9	0	4	0	4
23	Aichi	96	0	0	34	34	23	Aichi	24	0	0	0	0	23	Aichi	5	0	0	0	0
24	Mie	44	0	0	6	6	24	Mie	2	0	0	0	0	24	Mie	0	0	0	0	0
25	Shiga	4	0	0	1	1	25	Shiga	2	0	0	0	0	25	Shiga	1	0	0	0	0
26	Kyoto	2	0	0	1	1	26	Kyoto	19	0	0	0	0	26	Kyoto	1	0	0	0	0
27	Osaka	67	0	0	37	37	27	Osaka	56	0	0	0	0	27	Osaka	17	0	0	0	0
28	Hyogo	128	0	0	60	60	28	Hyogo	34	0	0	0	0	28	Hyogo	8	0	0	0	0
29	Nara	34	0	0	16	16	29	Nara	9	0	0	0	0	29	Nara	0	0	0	0	0
30	Wakayama	5	0	0	2	2	30	Wakayama	8	0	0	0	0	30	Wakayama	0	0	0	0	0
31	Totori	0	0	0	0	0	31	Totori	0	0	0	0	0	31	Totori	0	0	0	0	0
32	Shimane	0	0	0	0	0	32	Shimane	0	0	0	0	0	32	Shimane	0	0	0	0	0
33	Okayama	40	0	0	14	14	33	Okayama	3	0	0	0	0	33	Okayama	1	0	0	0	0
34	Hiroshima	44	0	0	21	21	34	Hiroshima	3	0	0	0	0	34	Hiroshima	18	0	0	0	0
35	Yamaguchi	10	0	0	1	1	35	Yamaguchi	3	0	0	0	0	35	Yamaguchi	3	0	0	0	0
36	Tokushima	0	0	0	0	0	36	Tokushima	0	0	0	0	0	36	Tokushima	0	0	0	0	0
37	Kagawa	2	0	0	1	1	37	Kagawa	14	0	0	0	0	37	Kagawa	3	0	0	0	0
38	Ehime	0	0	0	0	0	38	Ehime	3	0	0	0	0	38	Ehime	0	0	0	0	0
39	Kouchi	0	0	0	0	0	39	Kouchi	0	0	0	0	0	39	Kouchi	0	0	0	0	0
40	Fukuoka	60	1	1	22	23	40	Fukuoka	29	0	0	0	0	40	Fukuoka	7	0	0	0	0
41	Saga	9	0	0	1	1	41	Saga	4	0	0	0	0	41	Saga	0	0	0	0	0
42	Nagasaki	0	0	0	0	0	42	Nagasaki	0	0	0	0	0	42	Nagasaki	0	0	0	0	0
43	Kumamoto	30	0	0	21	21	43	Kumamoto	11	0	0	0	0	43	Kumamoto	4	0	0	0	0
44	Oita	30	0	0	5	5	44	Oita	7	0	0	0	0	44	Oita	1	0	0	0	0
45	Miyazaki	0	0	0	0	0	45	Miyazaki	0	0	0	0	0	45	Miyazaki	0	0	0	0	0
46	Kagoshima	0	0	0	0	0	46	Kagoshima	2	0	0	0	0	46	Kagoshima	0	0	0	0	0
47	Okinawa	0	0	0	0	0	47	Okinawa	0	0	0	0	0	47	Okinawa	0	0	0	0	0