



December 25, 2025

To All Concerned Parties

Real Estate Investment Trust Securities Issuer
2-3-17 Toranomom, Minato-ku, Tokyo
marimo Regional Revitalization REIT, Inc.
Representative: Takashi Kitagata, Executive Director
(Securities Code: 3470)

Asset Manager
Marimo Asset Management Co., Ltd.
Representative: Takashi Kitagata, CEO
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Notice Concerning Additional Acquisition of Domestic Real Estate (Yamada Denki Tecc Land Togitsu Store)

marimo Regional Revitalization REIT, Inc. (“marimo REIT”) announces that Marimo Asset Management Co., Ltd. (the “Asset Manager”), to which marimo REIT entrusts management of its assets, decided on the additional acquisition (the “Acquisition”) of the land with leasehold interest portion (the “Land”) of Yamada Denki Tecc Land Togitsu Store (the “Property”), which is an asset under management of marimo REIT.

1. Outline of the Acquisition

- | | |
|--------------------------------|---|
| (1) Asset to be acquired: | Domestic real estate ^(Note 1) |
| (2) Property name: | Yamada Denki Tecc Land Togitsu Store (Property number: Cp-05) ^(Note 2) |
| (3) Planned acquisition price: | 166 million yen |
| (4) Planned agreement date: | December 26, 2025 |
| (5) Planned acquisition date: | December 26, 2025 |
| (6) Sellers: | Refer to “4. Overview of Planned Sellers” later in this document |
| (7) Acquisition financing: | Cash on hand |
| (8) Intermediation: | Yes |

(Note 1) marimo REIT plans to acquire the Land as real estate and add it to trust assets on the same day.

(Note 2) “Property number” is the number assigned property by property by combining the asset type classifications of “investment targets” and “investment ratio by region” for the asset to be acquired of marimo REIT. “Investment targets” are represented by R for residential, C for retail, H for hotel, O for office, and L for logistics, while p is for regional and t is for Tokyo metropolitan area.

2. Reason for the Acquisition

marimo REIT, which has thus far been using the Land through the holders of the land ownership interests having established land leasehold rights to it, is acquiring the Land from the holders of the land with leasehold interest in pursuit of the Property’s stable management and reduced operating costs leading to better dividend levels. While marimo REIT has been using the Land as the Property’s parking lot, the Acquisition will result in it being able to use the Land without having to pay ground rent. marimo REIT believes that the Acquisition using cash on hand will serve to enhance the Property’s asset value over the long term.

3. Details of the Asset to Be Acquired

The following presents an overview of the real estate that is the asset to be acquired and an overview of the planned addition to trust.

- “Building coverage ratio” for land indicates, in principle, the maximum value (designated building coverage ratio) (in cases of multiple values, all of them) determined by City Planning in accordance with the land use district, etc. for the ratio of the construction area of the structure to the site area, as set forth in Article 53 of the Building Standards Act (Act No. 201 of 1950; as amended; the “Building Standards Act”). Designated building coverage ratio may be mitigated, increased or decreased due to reasons such as being a fire-resistant building in a fire prevention district, and may differ from the actual building coverage ratio applied.
- “Floor-area ratio” for land indicates the maximum value (designated floor-area ratio) (in cases of multiple values, all of them) determined by City Planning in accordance with the land use district, etc. for the ratio of the gross floor area of the building to the site area, as set forth in Article 52 of the Building Standards Act. Designated floor-area ratio may be mitigated, increased or decreased due to reasons such as the width of roads connecting to the site, and may differ from the actual floor-area ratio applied.
- “Use district” for land indicates the type of land use district (if there are several, all of them) listed in Article 8, Paragraph 21, Item 1 of the City Planning Act (Act No. 100 of 1968; as amended).
- “Form of ownership” for land indicates the type of right planned to be held by marimo REIT.
- “Notes” indicates matters considered material in light of their impact on the valuation amount, profitability, and disposability of the asset to be acquired, as well as matters considered material in relation to the right relations and use, etc. of the asset to be acquired as of today.

Trust establishment date	December 26, 2025 (planned date of addition to trust)	
Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Trust term expiration date	End of March 2026	
Land	Lot number (Note 1)	24-1 and 24-5 Aza-Iwasaki, Nodago, Togitsucho, Nishisonogi-gun, Nagasaki
	Building coverage ratio	80%
	Floor-area ratio	300%
	Use district	Neighborhood commercial district
	Site area	2,124.42 m ² (Note 2)
	Form of ownership	Proprietorship
Appraisal	Appraisal value: 166 million yen Date of value: December 1, 2025 Appraisal agency: Japan Valuers Co., Ltd.	
Earthquake PML value	- (Note 3)	
Whether security is established	None	
Notes	No applicable matters for the Acquisition.	

(Note 1) The lot number stated in the register for the Land that has been decided to be additionally acquired is indicated.

(Note 2) The above description is for the additional acquisition portion (site area of the Land).

The Property’s site area at the time of the acquisition is ① Site on which the store is located: 7,679.69 m², and ② Off-site parking lot for the store: 1,859.00 m², of which ① includes the area of the land with leasehold interest portion to be additionally acquired this time (2,124.42 m²).

(Note 3) As the Acquisition is additional acquisition of land, earthquake PML value is not indicated.

4. Overview of Planned Sellers

The planned sellers are several individuals, but details are not disclosed, because consent has not been obtained. There are no relationships required to be stated between marimo REIT or the Asset Manager and the planned sellers. In addition, there are no noteworthy relationships between related parties and affiliated companies of marimo REIT or the Asset Manager and those of the planned sellers.

5. Transactions with Interested Persons, Etc.

Property management and master lease operations for the asset to be acquired will be entrusted to Marimo Co., Ltd. (“Marimo”), which is the parent company of the Asset Manager. Marimo falls under the category of interested persons, etc. defined in Article 201 of the Act on Investment Trusts and Investment Corporations and Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations, as well as interested persons, etc. defined in the rules on transactions with interested persons, etc., which are the internal rules set by the Asset Manager. Therefore, upon modifying the agreement for the asset to be acquired with such parties, the Asset Manager has followed the procedure specified in the rules on transactions with interested persons, etc. (including consent based on approval of the Board of Directors of marimo REIT at a meeting held on December 25, 2025).

6. Information on Property Acquirers, Etc.

Status of property acquisition, etc. from interested persons, etc. of marimo REIT, special purpose companies (subsidiaries) of which decision-making bodies are controlled by the interested persons, etc. and other persons with special relationship (the “Persons of Special Interest”) is as follows (①: Name of the company or name of the person, ②: Relationship with Persons of Special Interest, ③: Acquisition particulars and reason).

Property name	Previous owner or trust beneficiary	Second previous owner
	①, ②, ③ Acquisition price Acquisition timing	①, ②, ③ Acquisition price Acquisition timing
Yamada Denki Tecc Land Togitsu Store (additional acquisition)	Other than Persons of Special Interest	-
	-	-
	-	-

7. Outline of Intermediation

(1)	Name	Hama Denki Jutaku Kabushiki Kaisha
(2)	Location	1-4-8 Tagami, Nagasaki-shi, Nagasaki
(3)	Name and title of representative	Hitomi Baba, Representative Director
(4)	Business description	Real estate transaction business, etc.
(5)	Capital	8 million yen
(6)	Date established	December 12, 2024
(7)	Net assets	Not disclosed ^(Note)
(8)	Total assets	Not disclosed ^(Note)
(9)	Major shareholders and shareholding ratio	Not disclosed ^(Note)
(10)	Relationship between marimo REIT / Asset Manager and the company	There are no relationships required to be stated between marimo REIT or the Asset Manager and the company. In addition, there are no noteworthy relationships between related parties and affiliated companies of marimo REIT or the Asset Manager and those of the company.
(11)	Breakdown and amounts of intermediation fee, etc.	Not disclosed (Note)

(Note) Not disclosed, because consent has not been obtained from the intermediary.

8. Settlement Method, Etc.

The entire amount is scheduled to be paid on December 26, 2025, the planned acquisition date.

9. Future Outlook

The impact of the Acquisition on the business performance is minimal. Thus, there is no change to the operating forecasts announced in “(REIT) Financial Report for the Fiscal Period Ended June 2025” dated August 19, 2025.

10. Other

For other overviews of the Property, please refer to “Notice Concerning Completion of Acquisition of Domestic Real Estate Trust Beneficiary Rights” dated August 1, 2016.

<Attached Materials>

Reference Material ①

Local Photos

Reference Material ②

Map (Small Scale) and Map (Large Scale)

*Website of marimo REIT: <https://www.marimo-reit.co.jp/en/>

Reference Material ①

Local Photos



(Note) The photos of the asset to be acquired, which represent the condition of the asset to be acquired, were taken at a specific point in time. Thus, the present state may differ due to changes, etc. over time. In addition, of the photos above, the left photo was taken of the Property but is not a photo of the Land.

Reference Material ②

Map (Small Scale)



Map (Large Scale)

