

August 19, 2024

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
Contact: Katsuhiro Shimada, Financial Management Officer
TEL: +81-3-6205-4755

Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights and
Accompanying Commencement of Leasing

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 today on the acquisition (the “Acquisition”) of domestic real estate trust beneficiary rights (the “Assets to Be Acquired”) as described below. marimo REIT also announces the accompanying commencement of leasing (the “Leasing”) of the Assets to Be Acquired.

Marimo Co. Ltd. (“Marimo”), the seller of some of the Assets to Be Acquired, falls under the category of interested persons, etc. as defined in the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) (the “Investment Trusts Act”). Therefore, pursuant to the Investment Trusts Act, the Asset Manager has obtained the consent of marimo REIT based on approval of the Board of Directors of marimo REIT at a meeting held on August 19, 2024. Marimo also falls under the category of interested persons, etc. defined in the rules on transactions with interested persons, etc., which are the internal rules set by the Asset Manager. Therefore, the Asset Manager has followed the decision-making procedure specified in the rules on transactions with interested persons, etc. (including approval of the Board of Directors of marimo REIT at a meeting held on August 19, 2024; the same shall apply hereinafter) upon conducting asset acquisition transaction with Marimo.

1. Outline of the Acquisition

Property number (Note 1)	Property name (Note 2)	Location	Planned acquisition price (million yen) (Note 1)	Appraisal value (million yen) (Note 3)	Appraisal NOI cap rate (%) (Note 4)	Intermediation
Rp-23	Dormy Hirosaki	Hirosaki-shi, Aomori	741	797	6.1	N/A
Cp-23	MRR Ebetsu II	Ebetsu-shi, Hokkaido	510	572	5.3	Yes
Cp-24	Fuji Grand Ube	Ube-shi, Yamaguchi	5,528	6,120	6.7	N/A
Hp-04	Natural Hot Spring Hotel Livemax PREMIUM Nagano Ekimae	Nagano-shi, Nagano	1,600	1,680	5.5	N/A
Lp-02	Ota Kiyohara Logistics Center	Ota-shi, Gunma	1,283	1,590	5.5	N/A
Lp-03	Chiyoda-machi Logistics Center	Ora-gun, Gunma	373	524	7.1	N/A
Total (6 properties)			10,035	11,283	6.2	-

Disclaimer: This press release is a document for making a public announcement concerning acquisition of domestic real estate trust beneficiary rights and accompanying commencement of leasing by marimo REIT and has not been prepared for the purpose of soliciting investment. Investors should ensure that they have read the prospectus for the issuance of new investment units and secondary offering of investment units, as well as any amendments thereto, prepared by marimo REIT before investing and make investment decisions at their own discretion.



- (Note 1) For definitions of “property number” and “planned acquisition price,” please refer to “4. (1) Overview of the Assets to Be Acquired” later in this document. The same applies hereinafter.
- (Note 2) “Property name” is the name planned to be used after acquisition by marimo REIT. The same applies hereinafter.
- (Note 3) Appraisal of each property is entrusted to Japan Valuers Co., Ltd. “Appraisal value” indicates the appraisal value as of the dates of value of April 1, 2024, and June 1, 2024, stated in the real estate appraisal report for each property.
- (Note 4) “Appraisal NOI cap rate” indicates the figure calculated by the Asset Manager by dividing NOI (which refers to net operating income (NOI) obtained by deducting operating expenses from the operating income indicated in real estate appraisal reports and is the income before deducting depreciation; the same applies hereinafter) by the planned acquisition price, rounded to the first decimal place. However, the figure in the “total” column indicates the figure calculated by the Asset Manager by dividing total NOI by the total planned acquisition price, rounded to the first decimal place. The relevant figures were calculated by the Asset Manager and are not the figures indicated in real estate appraisal reports.

- (1) Acquisition decision date: August 19, 2024
- (2) Sale and purchase agreement date: August 19, 2024
- (3) Planned payment date and planned acquisition date: September 3, 2024
- (4) Acquisition financing: Proceeds from the issuance of new investment units resolved by the Board of Directors of marimo REIT at a meeting held on August 19, 2024 (Note 1), borrowings (Note 2), and cash on hand
- (5) Settlement method: Lump sum payment on the planned acquisition date (planned)

(Note 1) For details, please refer to “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” separately announced today by marimo REIT.

(Note 2) For details, please refer to “Notice Concerning Borrowing of Funds and Prepayment of Loan” separately announced today by marimo REIT.

2. Reason for the Acquisition

In pursuit of securing “stability” and “profitability” and steady portfolio growth while aiming to continually enhance unitholder value over the medium to long term through the acquisition of new real estate trust beneficiary rights, marimo REIT decided to acquire the Assets to Be Acquired (total of 6 properties) after considering the matter in light of market trends, the level of dividends per unit, etc. The features of each property are as shown in the following table.

Property number	Property name	Overview
Rp-23	Dormy Hirosaki	<ul style="list-style-type: none"> Student dormitory completed in February 2023, located about a 9-minute walk from Hirosaki University Bunkyocho Campus and about a 10-minute walk from the Honmachi Campus. The dormitory business of Kyoritsu Maintenance Corporation, the operator, has maintained a high occupancy rate of over 90%, even during the pandemic, and stable occupancy is expected in the future. Generates stable cash flow through a long-term fixed-rent contract with the operator.
Cp-23	MRR Ebetsu II	<ul style="list-style-type: none"> The property is a retail facility located in an area with good accessibility, with Sapporo Station approximately 16 minutes by train from the nearest station, JR Oasa Station, and central Sapporo approximately 30 minutes by car via public roads. Tsuruha Drug’s Ebetsu Sumiyoshi branch (MRR Ebetsu), located northeast of the property, was acquired at the time of the previous public offering. The property is expected to attract stable customers under the dominant strategy of Tsuruha Drug. The property is expected to generate stable income by acquiring the land with leasehold interest of Birthday, a baby goods store adjacent to Tsuruha Drug.

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Property number	Property name	Overview
Cp-24	Fuji Grand Ube	<ul style="list-style-type: none"> A large-scale lifestyle-oriented commercial facility with a wide range of tenants and good accessibility within 3 km of the city center and the airport. The property is the center of Ube City's lifestyle, with the only MUJI and a cinema in Ube City, as well as a large supermarket and many other tenants that are close to the daily lives of the city's residents. Generates stable cash flow through a long-term fixed-rent contract with Fuji Corporation, a subsidiary of AEON Co., Ltd.
Hp-04	Natural Hot Spring Hotel Livemax PREMIUM Nagano Ekimae	<ul style="list-style-type: none"> Nagano City is one of Japan's leading tourist destinations and is highly accessible from JR Tokyo Station via Shinkansen in 77 minutes at the fastest, and tourist attractions such as Zenkoji Temple and Togakushi Shrine are nearby. A fixed-rent structure is adopted, enabling stable cash flow. The property is conveniently located about a 3-minute walk from JR Nagano Station, and is a relatively new hotel equipped with a large public bath and sauna.
Lp-02	Ota Kiyohara Logistics Center	<ul style="list-style-type: none"> Conveniently located about 2.3 km from the Ota-Kiryu Interchange on the Kita-Kanto Expressway. The facility is located in Ota City, which is the corporate castle town of SUBARU Corporation and ranks first among municipalities in the Kita-Kanto region in terms of manufactured product shipments (over 2 trillion yen) (Note 1), and is expected to be sought as a base for storing raw materials and parts and for wide-area delivery. Located near a densely populated area, with a population of about 47,000 workers(Note 2) within a 5-kilometer radius of the facility, making it relatively easy to secure labor.
Lp-03	Chiyoda-machi Logistics Center	<ul style="list-style-type: none"> Located approximately 12 km from the Tatebayashi Interchange on the Tohoku Expressway, Chiyoda is situated in a dedicated industrial area with five industrial parks scattered throughout the town. Located between Ota City, which boasts the largest shipment volume of manufactured goods in the northern Kanto region, and Tatebayashi City, where the headquarters, factory, and research center of major soy sauce manufacturer Shoda Shoyu Co., Ltd. are located, the facility is expected to capture the needs of companies expanding into the district or nearby cities.

(Note 1) See Statistics Bureau, Ministry of Internal Affairs and Communications, "2021 Economic Census"

(Note 2) See Statistics Bureau, Ministry of Internal Affairs and Communications, "2020 Population Census"

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