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To All Concerned Parties

Real Estate Investment Trust Securities Issuer  
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Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2022,  
and Operating and Dividend Forecasts for the Fiscal Period Ending December 2022

marimo Regional Revitalization REIT, Inc. (“marimo REIT”) announces the following revision of the operating and dividend forecasts for the fiscal period ending June 2022 (from January 1, 2022 to June 30, 2022) announced in “Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending December 2021 and the Fiscal Period Ending June 2022” dated November 16, 2021. In addition, marimo REIT announces the following outlook for operating and dividend forecasts for the fiscal period ending December 2022 (from July 1, 2022 to December 31, 2022).

The operating and dividend forecasts for the fiscal period ended December 2021 (from July 1, 2021 to December 31, 2021) remain unchanged.

1. Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2022  
(from January 1, 2022 to June 30, 2022)

	Operating revenue	Operating income	Ordinary income	Net income	Dividends per unit (including dividends in excess of earnings)	Dividends per unit (excluding dividends in excess of earnings)	Dividends in excess of earnings per unit
Previous forecasts (A)	1,387 million yen	634 million yen	522 million yen	521 million yen	3,806 yen	3,416 yen	390 yen
Revised forecasts (B)	1,765 million yen	825 million yen	675 million yen	674 million yen	3,815 yen	3,499 yen	316 yen
Amount of increase (decrease) (B-A)	377 million yen	191 million yen	152 million yen	152 million yen	9 yen	83 yen	(74) yen
Rate of increase (decrease)	27.2%	30.1%	29.3%	29.3%	0.2%	2.4%	(19.0)%

(Reference) Fiscal period ending June 2022

Forecast number of investment units issued and outstanding at end of period: 192,746 units; Forecast net income per unit: 3,499 yen

(Note 1) The revision of the operating and dividend forecasts for the fiscal period ending June 2022 is the revision at this point in time. Accordingly, the actual operating revenue, operating income, ordinary income, net income, dividends per unit and dividends in excess of earnings per unit may vary. The forecasts above are not a guarantee of the amount of dividends per unit and dividends in excess of earnings per unit.

(Note 2) The forecasts above may be revised in the event a discrepancy above a certain level from the forecasts above is expected.

(Note 3) Monetary figures are rounded down to the nearest specified unit. Percentage figures are rounded to the first decimal place.

Disclaimer: This press release is a document for making a public announcement concerning revision of operating and dividend forecasts for the fiscal period ending June 2022, and operating and dividend forecasts for the fiscal period ending December 2022 of 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.

2. Operating and Dividend Forecasts for the Fiscal Period Ending December 2022  
(from July 1, 2022 to December 31, 2022)

	Operating revenue	Operating income	Ordinary income	Net income	Dividends per unit (including dividends in excess of earnings)	Dividends per unit (excluding dividends in excess of earnings)	Dividends in excess of earnings per unit
Fiscal period ending Dec. 2022	1,700 million yen	750 million yen	597 million yen	596 million yen	3,529 yen	3,095 yen	434 yen

(Reference) Fiscal period ending December 2022

Forecast number of investment units issued and outstanding at end of period: 192,746 units; Forecast net income per unit: 3,095 yen

(Note 1) The operating and dividend forecasts for the fiscal period ending December 2022 are the forecasts at this point in time. Accordingly, the actual operating revenue, operating income, ordinary income, net income, dividends per unit and dividends in excess of earnings per unit may vary. The forecasts above are not a guarantee of the amount of dividends per unit and dividends in excess of earnings per unit.

(Note 2) The forecasts above may be revised in the event a discrepancy above a certain level from the forecasts above is expected.

(Note 3) Monetary figures are rounded down to the nearest specified unit.

3. Reason for Revision and Announcement

marimo REIT is revising the operating and dividend forecasts for the fiscal period ending June 2022 (12th fiscal period) announced in “Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending December 2021 and the Fiscal Period Ending June 2022” dated November 16, 2021, because the decisions on issuance of new investment units, acquisition of domestic real estate trust beneficiary rights and borrowing of funds announced in “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights and Accompanying Commencement of Leasing” and “Notice Concerning Borrowing of Funds” dated today changed the assumptions underlying the calculation of the operating and dividend forecasts and thereby result in an increase of 10% or more being expected in the operating revenue forecast and an increase of 30% or more being expected in the operating income forecast. At the same time, marimo REIT is newly announcing the operating and dividend forecasts for the fiscal period ending December 2022 (13th fiscal period).

As of today, the operating and dividend forecasts for the fiscal period ended December 2021 (11th fiscal period) announced in “Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending December 2021 and the Fiscal Period Ending June 2022” dated November 16, 2021 remain unchanged.

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

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Assumptions Underlying the Operating Forecasts for the Fiscal Period Ending June 2022 and Fiscal Period Ending December 2022

Item	Assumptions
Accounting period	<ul style="list-style-type: none"> <li>• Fiscal period ending June 2022 (12th fiscal period) (from January 1, 2022 to June 30, 2022) (181 days)</li> <li>• Fiscal period ending December 2022 (13th fiscal period) (from July 1, 2022 to December 31, 2022) (184 days)</li> </ul>
Assets under management	<ul style="list-style-type: none"> <li>• The assumption is that, among the real estate trust beneficiary rights to 32 properties held as of today (the “portfolio assets”), marimo REIT will dispose ArtizA Hakataeki-Minami (50% quasi co-ownership interest) (the “Asset to be Disposed”) on January 26, 2022 and continue to hold other properties through to the end of the fiscal period ending December 2022, and that marimo REIT will acquire real estate trust beneficiary rights to 7 properties on January 19, 2022 and real estate trust beneficiary rights to 1 property on April 1, 2022, totaling 8 properties (the “Assets to be Acquired”) and continue to hold such through to the end of the fiscal period ending December 2022. For details of the Asset to be Disposed, please refer to “Notice Concerning Disposition of Domestic Real Estate Trust Beneficiary Right” dated November 16, 2021. For details of the Assets to be Acquired, please refer to “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights and Accompanying Commencement of Leasing” dated today.</li> <li>• In actual practice, change may arise due to acquisition of new properties other than the Assets to be Acquired, disposition of portfolio properties other than the Asset to be Disposed, etc.</li> </ul>
Operating revenue	<ul style="list-style-type: none"> <li>• Operating revenue from leasing of the portfolio assets is calculated on the basis of rent, etc. stated in lease contracts in effect as of today, historical data, etc. Operating revenue from leasing of the Assets to be Acquired is calculated on the basis of the content of lease agreements provided by the current beneficiary, etc. and past tenants, market trends, etc., as well as the content of lease agreements scheduled to be in effect on the planned acquisition date, and by taking into account various factors, such as the assumed occupancy rate and rent fluctuation projections based on post-acquisition tenant move-in/move-out and rent level projections.</li> <li>• Gain on disposition of the Asset to be Disposed is expected to be 120 million yen for the fiscal period ending June 2022 (12th fiscal period).</li> <li>• The assumption is that there will be no delinquent or unpaid rent by tenants.</li> <li>• Some degree of decrease in operating revenue from leasing, etc. due to the impact of COVID-19 is taken into account when calculation is made.</li> </ul>
Operating expenses	<ul style="list-style-type: none"> <li>• Of operating expenses from leasing, which are the main operating expenses, the expenses other than depreciation are calculated on the basis of historical data, etc. (for the Assets to be Acquired, using historical data, etc. provided by the current beneficiary, etc.) and by reflecting the factors causing fluctuation in expenses.</li> <li>• Operating income from leasing after operating expenses from leasing (including depreciation) are deducted (excluding gain on sales of real estate properties) is expected to be 941 million yen for the fiscal period ending June 2022 and 988 million yen for the fiscal period ending December 2022.</li> <li>• In general, fixed asset tax, city planning tax, etc. are calculated on a pro rata basis and reimbursed at the time of acquisition to the previous beneficiary, etc. upon transactions of real estate, etc. However, the amount equivalent to the reimbursement is included in the cost of acquisition and thus not expensed at the time of acquisition. The amount equivalent to fixed asset tax, city planning tax, etc. to be included in the cost of acquisition is expected to be 34 million yen for the fiscal period ending June 2022.</li> <li>• Repair expenses for buildings based on medium- to long-term repair plans formulated by the Asset Manager are expected to be 55 million yen for the fiscal period ending June 2022 and 44 million yen for the fiscal period ending December 2022. Furthermore, emergency repair expenses possibly arising from unforeseeable factors causing building damage, etc., the amount generally varying materially from fiscal year to fiscal year and not being an amount that arises periodically, etc. may result in repair expenses for each accounting period differing materially from the forecast amount.</li> <li>• Depreciation is calculated by the straight-line method inclusive of incidental expenses and other future additional capital expenditures, and expected to be 306 million yen for the fiscal period ending June 2022 and 310 million yen for the fiscal period ending December 2022.</li> </ul>

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Non-operating expenses	<ul style="list-style-type: none"> <li>Interest expenses and other borrowing related expenses are expected to be 138 million yen for the fiscal period ending June 2022 and 142 million yen for the fiscal period ending December 2022. In addition, expenses associated with the issuance of new investment units and the issuance of new investment units through third-party allotment for which resolution was passed at the meeting of the Board of Directors of marimo REIT held on January 4, 2022 are expected to be 38 million yen and amortized by the straight-line method over a period of 3 years.</li> <li>Investment unit issuance expenses inclusive of the above are expected to be 11 million yen for the fiscal period ending June 2022 and 11 million yen for the fiscal period ending December 2022.</li> </ul>
Loans	<ul style="list-style-type: none"> <li>The assumption is that, with the acquisition of assets, 5,200 million yen will be borrowed on January 19, 2022. Furthermore, it is assumed that 230 million yen of such borrowing will be repaid before maturity by the end of the fiscal period ending June 2022.</li> <li>The assumption is that total interest-bearing liabilities will be 21,100 million yen at the end of the fiscal period ending June 2022 and 21,085 million yen at the end of the fiscal period ending December 2022.</li> <li>In addition to the above, the assumption is that internal reserves from a portion of depreciation will be used as the source of funds to repay principal of 15 million yen every fiscal period.</li> </ul>
Investment units	<ul style="list-style-type: none"> <li>The assumption is that, in addition to the number of investment units issued and outstanding as of today of 152,680 units, the number of investment units planned to be newly issued in the issuance of new investment units (38,158 units) and the issuance of new investment units through third-party allotment (upper limit of 1,908 units) for which resolution was passed at the meeting of the Board of Directors of marimo REIT held on January 4, 2022 to total an upper limit of 40,066 units will all be issued.</li> <li>The assumption is that there will be no change in the number of investment units due to issuance of new investment units, etc. other than the above through to the end of the fiscal period ending December 2022.</li> </ul>
Dividends per unit (excluding dividends in excess of earnings)	<ul style="list-style-type: none"> <li>Dividends per unit (excluding dividends in excess of earnings) is calculated based on the assumption that distribution will be in accordance with the policy on distribution of cash provided in marimo REIT's Articles of Incorporation.</li> <li>Dividends per unit (excluding dividends in excess of earnings) may vary due to various factors, such as fluctuation in rent revenue accompanying change in assets under management, change in tenants or other event, or incurrence of unexpected repairs.</li> </ul>
Dividends in excess of earnings per unit	<ul style="list-style-type: none"> <li>Dividends in excess of earnings per unit is calculated in accordance with the policy provided in marimo REIT's Articles of Incorporation and the management guidelines that are the internal rules of the Asset Manager.</li> <li>Distribution in excess of earnings is calculated based on the assumption that the sum total amount of taxation and accounting discrepancies are distributed as allowance for temporary difference adjustments for the purpose of tax reduction.</li> <li>As of today, marimo REIT deems there to be no specific concerns of substantial deterioration in the external economic environment, real estate market conditions and financial status of marimo REIT.</li> <li>For the fiscal period ending June 2022 and fiscal period ending December 2022, there are high needs to retain certain funds to respond in the event that opportunities to acquire new properties as investment that would serve to enhance the income-producing potential of the portfolio or such arise, but in light of marimo REIT's financial status, projected likelihood of refinancing borrowings, etc., the view is that it is not in a state that calls for prioritized allocation of funds to reducing interest-bearing liabilities, etc. in both concerned accounting periods. As of today, execution of distribution in excess of earnings is deemed to be reasonable for the fiscal period ending June 2022 and fiscal period ending December 2022. As such, for the fiscal period ending June 2022, total dividends in excess of earnings is expected to be 60 million yen of which total dividends of allowance for temporary difference adjustments is 1 million yen and total other dividends in excess of earnings is 59 million yen, and for the fiscal period ending December 2022, total dividends in excess of earnings is expected to be 83 million yen of which total dividends of allowance for temporary difference adjustments is 1 million yen and other distribution in excess of earnings is 82 million yen (Note).</li> </ul>

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Item	Assumptions
	<p>(Note) Distribution in excess of earnings shall be executed only when total appraisal value of real estate, etc. held as at the end of the accounting period (refers to the appraisal value in the real estate appraisal report with the end of the accounting period as the date of value that was obtained for real estate, etc. held by marimo REIT) exceeds total book value of real estate, etc. for the concerned accounting period plus total planned capital expenditures (refers to the total amount of reserve for capital expenditures) for the concerned accounting period's next period, but after also considering other options, such as utilization for repair expenses and capital expenditures and allocation to funds for repayment of borrowings or acquisition of new properties. To that end, distribution in excess of earnings is not executed, regardless of the forecast above, in the event that such conditions are not met.</p> <p>In addition, as of today, marimo REIT adopts the policy of distributing as cash in excess of earnings an amount decided by marimo REIT each accounting period that is not to exceed the amount provided in the rules of The Investment Trusts Association, Japan ("JITA"), no more than the amount equivalent to 30% of depreciation for the concerned accounting period and within the scope not to exceed payout ratio (refers to the ratio of total dividends including distribution in excess of earnings to the amount of net income plus depreciation) of 75%. Accordingly, the distribution in excess of earnings may not take place or the amount of dividends in excess of earnings may decrease in the event of conflict with these limits.</p> <p>Moreover, in the event that substantial deterioration in the external economic environment, real estate market conditions, financial status of marimo REIT, etc. or such newly arise in the future, the policy as of today to execute distribution in excess of earnings as part of cash management may be changed and there may also be cases where the distribution in excess of earnings may not take place or the amount of dividends in excess of earnings may decrease. For instance, each accounting period's limits on the amount of dividends in excess of earnings like those above may be revised in the case that large-scale additional incorporation of new assets or other factors lead to large fluctuation in the revenue and expense structure of the portfolio or such newly arising, in the case of material change in the financial environment, real estate investment trust market conditions, etc. or in other cases in the period up to when the distribution in excess of earnings for the concerned accounting period is ultimately executed.</p>
Other	<ul style="list-style-type: none"> <li>• The assumption is that there will be no amendment of laws and regulations, tax systems, accounting standards, listing regulations, JITA rules, etc. that will impact the forecast figures above.</li> <li>• The assumption is that there will be no unforeseen material change in general economic trends, real estate market conditions, etc.</li> </ul>

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