



5th Fiscal Period (Ended December 31, 2018)

Presentation Material

Securities Code: 3470



marimo Regional Revitalization REIT, Inc.

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Summary of Financial Results for 5th Fiscal Period



Financial outcome

LTV to total assets ^(Note 1)

end of 4th FP end of 5th FP
47.8% → **47.7%**

Management status

Dividends per unit

Forecasts for the 5th FP ^(Note 2) Results of the 5th FP
3,426 yen → **3,445** yen

Ratio of unrealized gain ^(Note 3)

end of 4th FP end of 5th FP
15.9% → **16.6%**

Average occupancy rate

end of 4th FP end of 5th FP
98.4% → **98.4%**

NAV per unit ^(Note 4)

end of 4th FP end of 5th FP
121,786 yen → **122,535** yen

Upward rent revision ratio ^(Note 5)

end of 4th FP end of 5th FP
57.3% → **61.8%**

(Note 1) "LTV to total assets" is calculated with the following formula: Period-end interest-bearing liabilities / Period-end total assets x 100. The same applies hereafter.

(Note 2) The forecast for the 5th Fiscal Period is the forecast announced on August 17, 2018 (includes dividends in excess of earnings).

(Note 3) "Ratio of unrealized gain" is calculated by dividing the difference between the total appraisal value and total book value by the total book value, and rounded to the first decimal place. The figure does not guarantee the amount of profit calculated with the ratio.

(Note 4) "NAV per unit" is calculated with the following formula: (Unitholders' capital – Total dividends + Unrealized gain) / Number of investment units issued and outstanding. The same applies hereafter.

(Note 5) "Upward rent revision ratio" is calculated by dividing the number of rents revised upward/downward upon rent revision concerning new contracts of residential properties (11 properties) for each fiscal period, by the total number of new contracts for each fiscal period. The same applies hereafter.

5th Fiscal Period Forecasts and Results (period ended December 2018)

(million yen)	Forecasts for the 5th FP ^(Note 1) (a)	Results of the 5th FP (b)	Variation (b)-(a)
Operating revenue ^(Note 2)	1,086	1,093	+ 7
Operating income ^(Note 2)	467	471	+ 4
Ordinary income ^(Note 2)	391	395	+ 4
Net income ^(Note 2)	390	395	+ 4
Dividends per unit (yen) (excluding dividends in excess of earnings) (1)	2,953	2,985	+ 32
Dividends in excess of earnings per unit (yen) (2)	473	460	-13
Dividends per unit (yen) (1) + (2) (including dividends in excess of earnings)	3,426	3,445	+ 19

Factors (unit: million yen)

Operating revenue	+7
Increase in utilities expenses	+4
Increase in other income (Income from key money, restoration costs, etc.)	+3
Operating expenses	-3
Increase in utilities expenses	-2
Increase in outsourcing expenses	-2
Decrease in expenses other than those above	+1

(Note) + indicates net income increasing factor
- indicates net income decreasing factor

(Note 1) Announced on August 17, 2018

(Note 2) Rounded down to the nearest specified unit



Earnings Forecasts (Note 1)

(million yen)	5th Fiscal Period ended December 2018	6th Fiscal Period ending June 2019	Variation	7th Fiscal Period ending December 2019	Variation	Assumptions for the forecasts for the 6th FP and 7th FP (unit: million yen)	
	Results (A)	Forecast (B)	(B)-(A)	Forecast (C)	(C)-(B)		
Operating revenue ^(Note 2)	1,093	1,111	+17	1,105	-5	Forecast for the 6th FP	
Operating income ^(Note 2)	471	467	-3	468	+1	Operating revenue	+17
Ordinary income ^(Note 2)	395	391	-4	385	-6	Increase in rent	+24
Net income ^(Note 2)	395	390	-4	384	-6	(Acquisition of Artiza Higashi-Shimada on January 4 +22)	
						Decrease in utilities revenue	-4
						Decrease in other income	-3
						(Income from key money, restoration costs, etc.)	
						Operating expenses	-20
						Decrease in repair costs	+19
						Increase in fixed asset tax and city planning tax for 7 properties acquired in 4th FP	-26
						Increase in depreciation	-10
						Increase in expenses other than those above	-3
						Forecast for the 7th FP	
						Operating revenue	-5
						Increase in utilities revenue	+3
						Cancellation notice from 1 tenant (MRR Omuta)	-7
						Decrease in other income	-1
						Operating expenses	+6
						Decrease in repair costs	+7
						Increase in utilities expenses	-3
						Increase in expenses for general meeting of unitholders	-2
						Decrease in expenses other than those above	+4
						Non-operating expenses	-7
						Increase in interest expenses	-1
						Increase in borrowing related expenses	-6
Dividends per unit (yen) (excluding dividends in excess of earnings) (1)	2,985	2,953	-32	2,903	-50		
Dividends in excess of earnings per unit (yen) (2)	460	502	+42	497	-5		
Dividends per unit (yen)... (1) + (2) (including dividends in excess of earnings)	3,445	3,455	+10	3,400	-55		

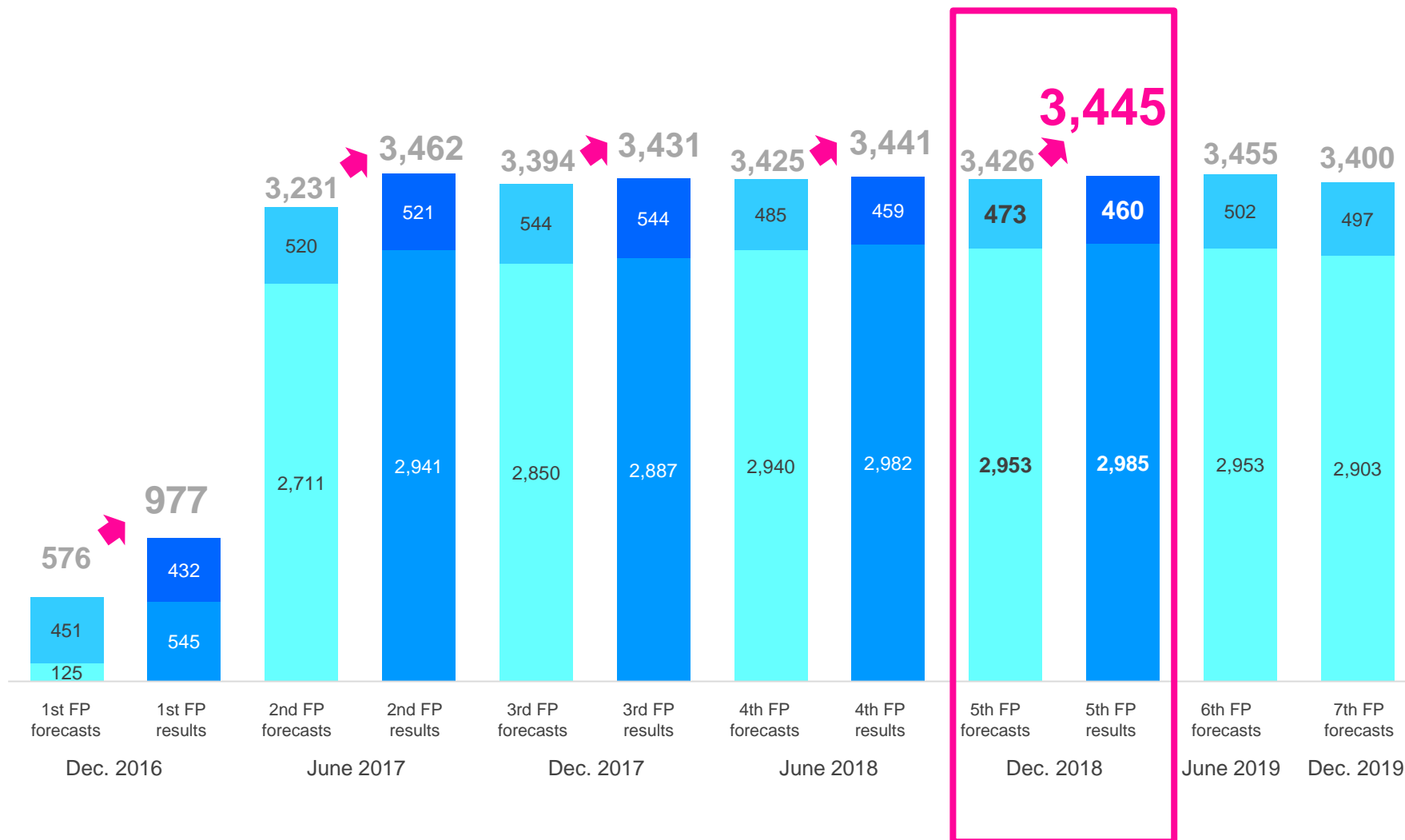
(Note 1) The forecasts for the 6th Fiscal Period and 7th Fiscal Period do not guarantee actual results.

(Note 2) Rounded down to the nearest specified unit

(Note) + indicates net income increasing factor

- indicates net income decreasing factor

Dividends per unit (including dividends in excess of earnings)



(Note 1) We do not guarantee the achievement of forecasts for 6h FP and 7th FP.

02

Management Results for 5th Fiscal Period





Carried out a major repair work to improve customer satisfaction (Total cost: 49 million yen)



Exterior (repair of tiles, etc.)



Outside corridors (repair of ceiling over corridors)



Veranda (repair of walls, repair of waterproof urethane floor
*For repairing walls, dirt-proof coating was applied.



Elevators (repair of exterior)

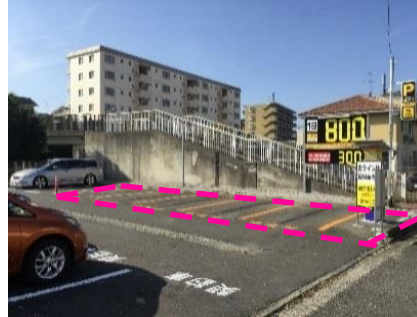
Efforts for increasing parking income, reducing cost and leasing promptly

■ Car sharing, coin-operated parking

Secure lease revenue by leasing part of parking lots to parking operators



Car sharing
(Artiza Kamimaezu III / Artiza Hakataeki-Minami)



Coin-operated parking
(Artiza Tsuzuki Chuo Koen)

■ Efforts for reducing cost

- Replacement of air-conditioning system
 - MRR Delta Building
- Installation of LED
 - MRR Itoshima
- Switching the electric power distributors
 - Artiza Kamimaezu II
 - Artiza Chiyoda
 - MRR Kumamoto
 - MRR Sasebo
 - MRR Itoshima



Replacement of air-conditioning system
(MRR Delta Building)

Realized **cost reduction of approximately 3.8 million yen** in total by installing LED and switching electric power distributors

■ Leasing activities

Although there was tenant cancellation at MRR Sasebo, the next tenant signed a contract soon after as a result of implementing leasing activities to find succeeding tenant capitalizing on the network of Marimo (PM company), the sponsor, in regional cities.



Points for prompt leasing

Relationship	marimo REIT, upon tenant leasing, conducts unique analysis based on actual management experiences, etc. while also retaining excellent relationship with real estate agents in various places through utilization of real estate information network in regional cities which Marimo has built with its seven bases across the nation.
Property's appeal	The property faces National Route 35 connecting the center of Sasebo city and southeastern area of the city. The road has heavy traffic and the property stands on flat land which is hard to find in the area. The property has been repaired, etc. regularly and maintains a certain level of competitiveness.

Efforts for Improving Customer Satisfaction

- Installation of delivery box ••••• ArtizA Kamimaezu /ArtizA Kamimaezu II
- Installation of free internet (Wi-Fi) ••••• ArtizA Kamimaezu II
- Installation of AED ••••• MRR Kumamoto



Installation of delivery box

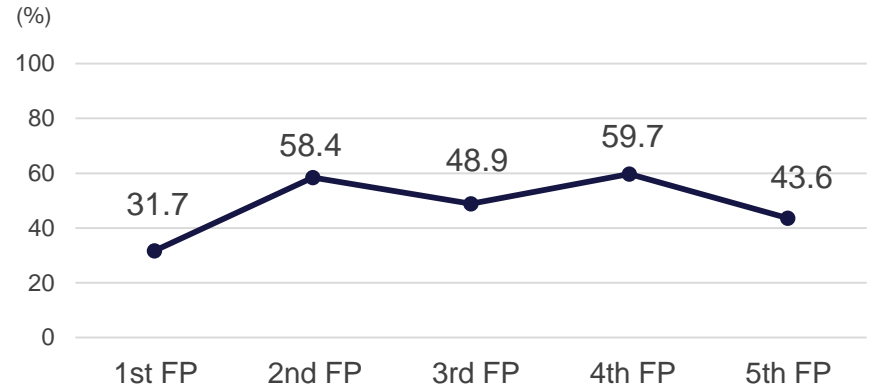


Installation of free internet (Wi-Fi)



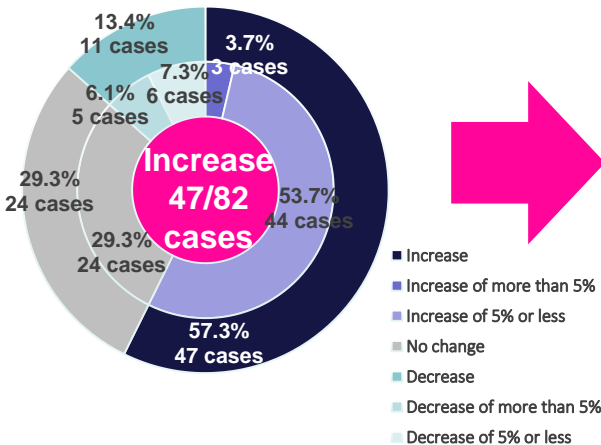
Installation of AED

Change in Target Downtime (within 60 days) Achievement Ratio

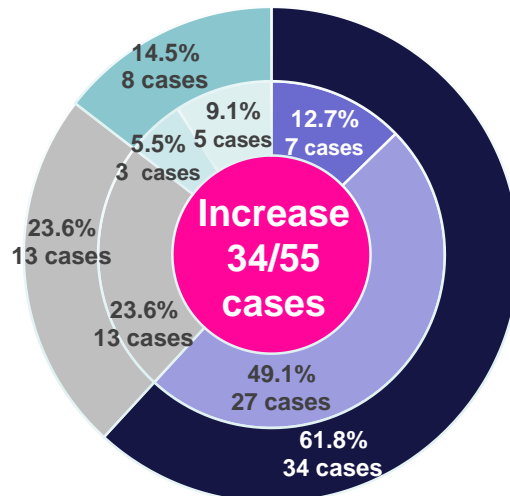


Increase/Decrease in Residential Rent

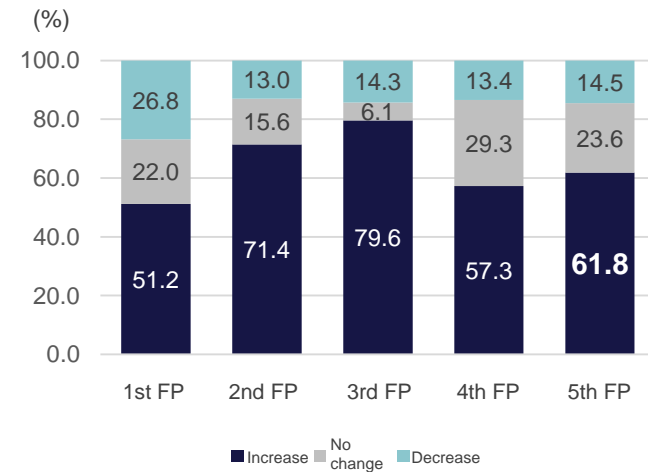
4th Fiscal Period



5th Fiscal Period

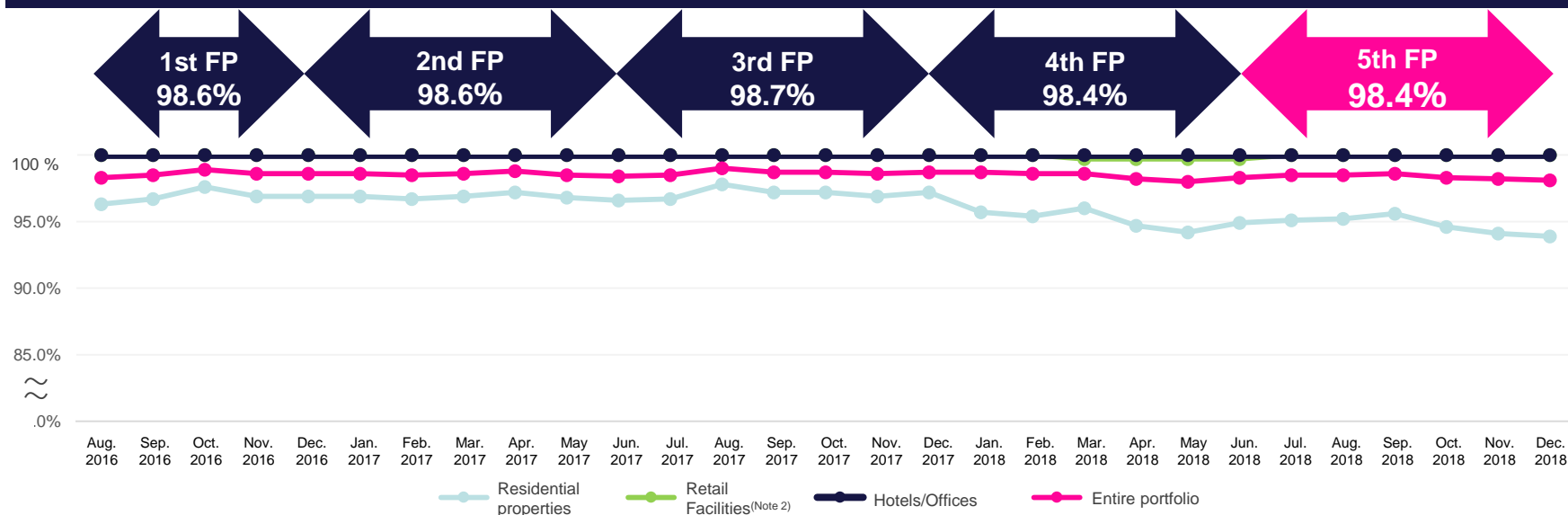


Change from the 1st FP to 5th FP





Average occupancy rate for entire portfolio during fiscal periods



Occupancy rate (%) (Note 1)	1st FP (Dec. 2016)	2nd FP (June 2017)	3rd FP (Dec. 2017)	4th FP (June 2018)	5th FP (Dec. 2018)					
	End of December	End of June	End of December	End of June	End of Jul.	End of Aug.	End of Sept.	End of Oct.	End of Nov.	End of Dec.
Residential properties	96.9	96.6	97.2	94.9	95.1	95.2	95.6	94.6	94.1	93.9
Retail Facilities	100	100	100	99.7	100	100	100	100	100	100
Hotels/Offices	100	100	100	100	100	100	100	100	100	100
Entire portfolio	98.6	98.4	98.7	98.3	98.5	98.5	98.6	98.3	98.2	98.1

(Note 1) For 1st to 4th FPs, occupancy rates at the end of the fiscal period are indicated; and for 5th FP, those at the end of the month are indicated.

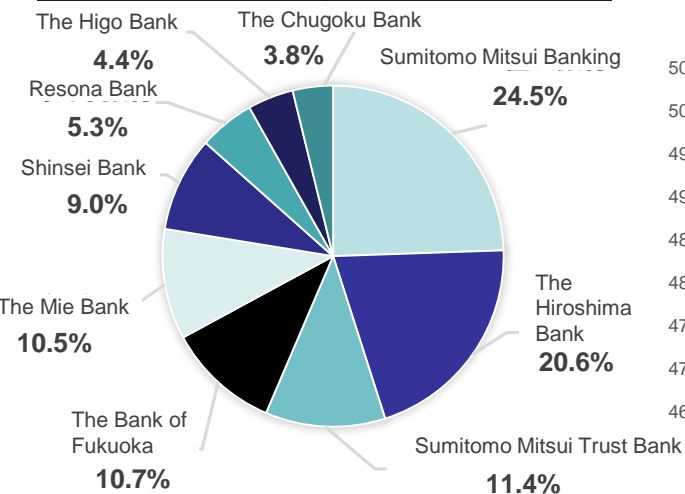
(Note 2) Average occupancy rate for retail facilities was 100.0% at any time between August 2016 and February 2018.

5th Fiscal Period Financial Status (period ended December 2018)

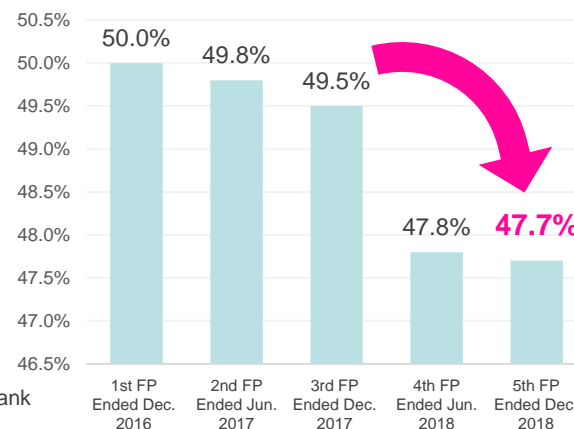
(unit: million yen, rounded down to nearest specified unit)

Lender	Balance of borrowings at end of 4th FP	Amount repaid in 5th FP	New borrowings in 5th FP	Balance of borrowings at end of 5th FP	Floating or fixed	Interest rate	Borrowing date	Maturity date	Remarks
Syndicate of lenders arranged by Sumitomo Mitsui Banking ・Sumitomo Mitsui Banking ・The Hiroshima Bank ・Sumitomo Mitsui Trust Bank ・The Bank of Fukuoka ・The Mie Bank ・Shinsei Bank ・Resona Bank ・The Higo Bank ・The Chugoku Bank	3,330	0	0	3,330	Floating	3M TIBOR +0.6%	Aug. 1, 2016	Aug. 1 2019	Unsecured & unguaranteed
	3,500	0	0	3,500	Fixed	0.86669%		Aug. 2 2021	
	1,447	15	0	1,432		1.09908%	Aug. 1 2023		
	4,840	0	0	4,840	Floating	3M TIBOR +0.6%	Jan. 23, 2018	Feb. 1 2021	
	145	145	0	0		3M TIBOR +0.2%			
	Total	13,262	160	0		13,102			

Diversification status of lenders



LTV to total assets



Average interest rate

0.76%

Long-term debt ratio

100%

Focused on presentation for individual investors in an effort to spread awareness

IR Activities in the 5th Fiscal Period (Jul. to Dec. 2018)

- | | | |
|--|------------|-------------|
| 1. SMBC Nikko Securities
IR for individual investors (Nagasaki) | Sep. 6 | Thu. |
| 2. ARES J-REIT Fair (Tokyo) | Sep. 21-22 | Fri. & Sat. |
| 3. Nomura Securities
IR for individual investors (Tokyo) | Sep. 25 | Tue. |
| 4. ARES Nation-Wide J-REIT Promotion
Caravan (Tenjin) | Sep. 28 | Fri. |
| 5. Radio Nikkei “The Money” | Oct. 9 | Tue. |
| 6. SMBC Nikko Securities J-REIT Fair
(Tokyo) | Oct. 20 | Sat. |
| 7. Daiwa J-REIT Caravan (Fukuoka) | Nov. 22 | Thu. |
| 8. Tokyo Stock Exchange, Nikkei Radio and Pronexus
J-REIT Fan 2018 Autumn (Tokyo) | Nov. 24 | Sat. |
| 9. SMBC NIKKO “Property Conference
Tokyo 2018” (for institutional investors) (Tokyo) | Dec. 6 | Thu. |



03

Future Initiatives



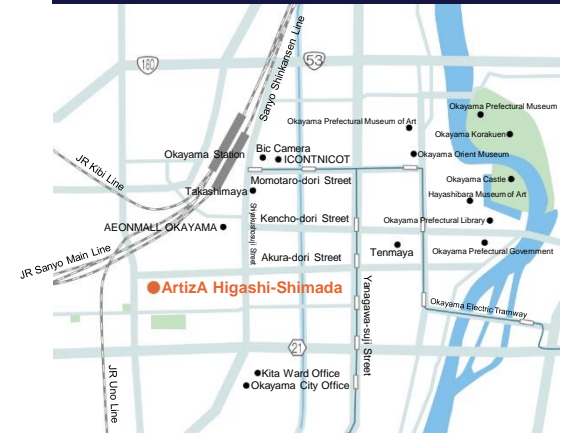
Property Acquisition

- External Growth: Artiza Higashi-Shimada (Acquired on January 4, 2019) -

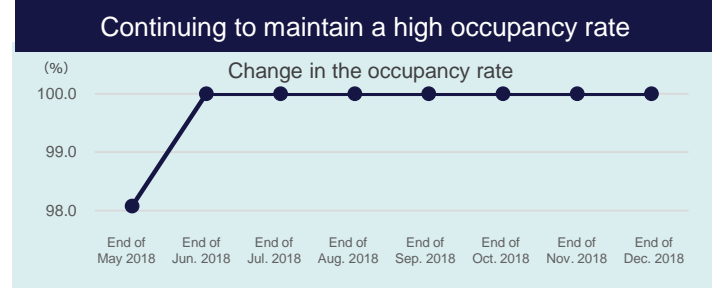
Acquisition of property developed by the sponsor by exercising preferential negotiation rights for sales transactions



Track record of developing 12 Polestar-series for-sale condominiums in Okayama City (Note 1)



Property Location	Appraisal NOI yield	Occupancy rate
Okayama City, Okayama	5.3% (Note 2)	100%
Acquisition price	Appraisal value	Completion date
700 million yen	730 million yen (Note 2)	Dec. 2016
Property type	Exclusive area (for a unit)	No. of Units
1K, 1LDK	34.8m ²	52



Property description


- The property is located approximately 900 meters southwest of Okayama Station on the JR Sanyo MainLine/Sanyo Shinkansen (approximately a 12-minute walk).
- The central-Okayama office district and “AEON MALL Okayama” (one of the largest shopping mall in West Japan) are within walking distance.
- Completed two years ago, the property possesses due quality in its interior, facilities and such, and expects persistent residential demand mainly for rental housing provided by companies, etc.

(Note 1) Regarding each of marimo’s for-sale condominiums, marimo REIT has no specific plans for acquisitions, nor is there any guarantee that it may be acquired in the future as of the date of this document.

(Note 2) “Appraisal NOI yield” and “Appraisal value” indicate figures as of October 31, 2018.

External Growth Sponsor Pipeline

Property under sponsor's urban redevelopment projects



MIRAKITA CITY HIMEJI
Location : Himeji City, Hyogo
Main type : Retail
(sectional)
Constructed : Jan. 2019

Preferential negotiation rights for sales transactions

Properties developed by sponsors



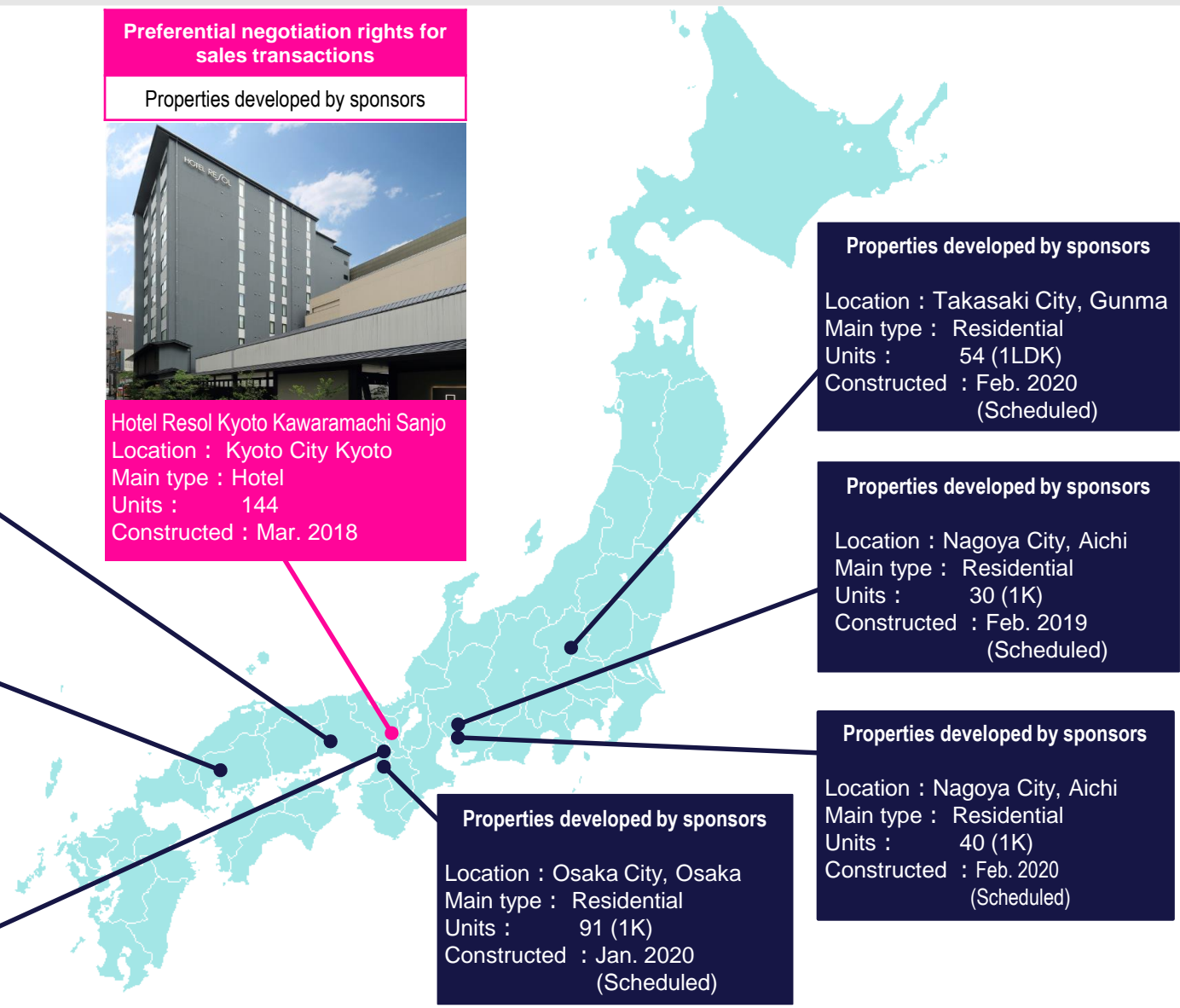
Hotel Resol Kyoto Kawaramachi Sanjo
Location : Kyoto City Kyoto
Main type : Hotel
Units : 144
Constructed : Mar. 2018

Properties developed by sponsors

Location : Hiroshima City, Hiroshima
Main type : Hotel
Units : 228
Constructed : Jun. 2018

Properties developed by sponsors

Location : Mino City, Osaka
Main type : Retail
Constructed : Dec. 2019
(Scheduled)



Properties developed by sponsors

Location : Takasaki City, Gunma
Main type : Residential
Units : 54 (1LDK)
Constructed : Feb. 2020
(Scheduled)

Properties developed by sponsors

Location : Nagoya City, Aichi
Main type : Residential
Units : 30 (1K)
Constructed : Feb. 2019
(Scheduled)

Properties developed by sponsors

Location : Nagoya City, Aichi
Main type : Residential
Units : 40 (1K)
Constructed : Feb. 2020
(Scheduled)

Properties developed by sponsors

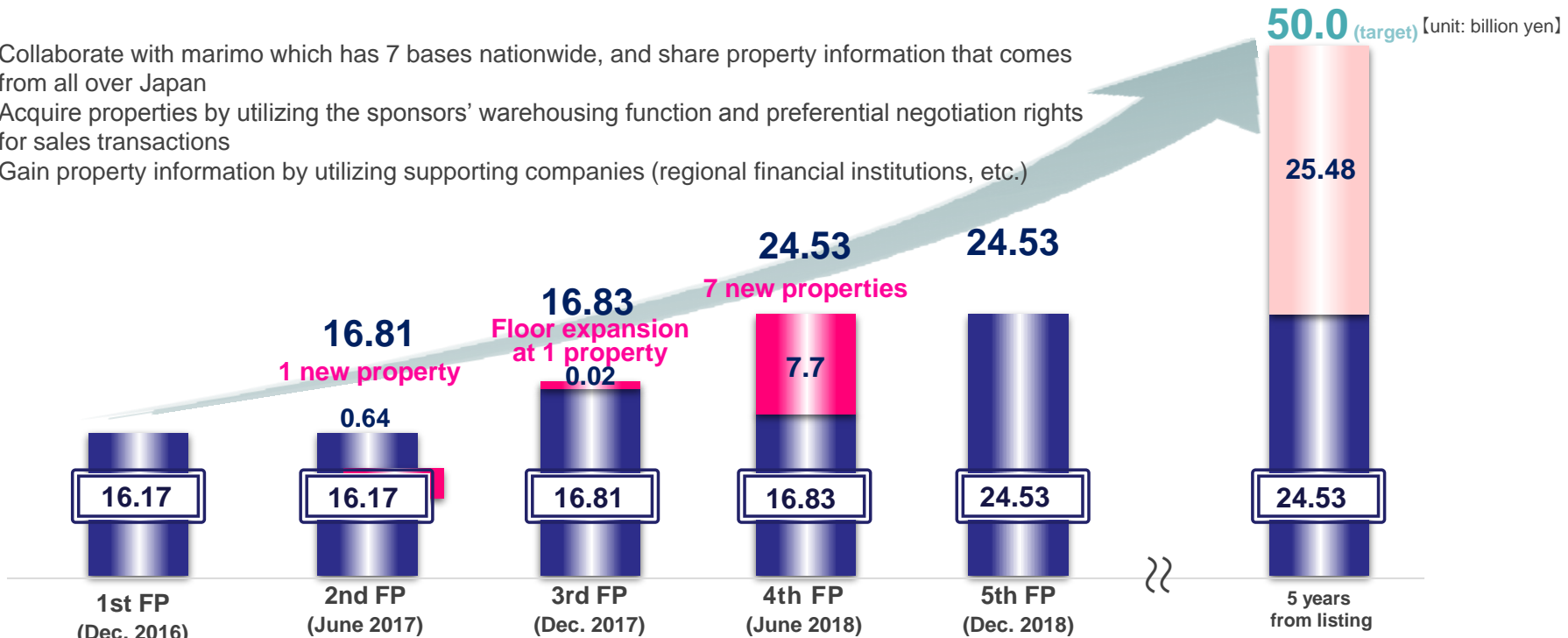
Location : Osaka City, Osaka
Main type : Residential
Units : 91 (1K)
Constructed : Jan. 2020
(Scheduled)

(Note 1) As to properties developed by sponsors, there are no plans for marimo REIT to acquire the properties as of the date of this document and there is no guarantee it can acquire them in the future.

External Growth Expand Size of Portfolio

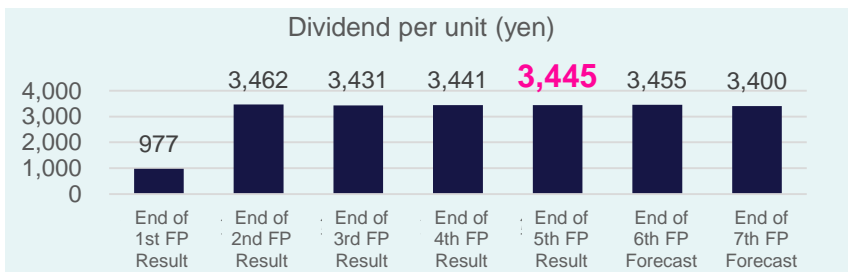
Aim for medium- to long-term external growth and securement of stable revenues

- 1) Collaborate with marimo which has 7 bases nationwide, and share property information that comes from all over Japan
- 2) Acquire properties by utilizing the sponsors' warehousing function and preferential negotiation rights for sales transactions
- 3) Gain property information by utilizing supporting companies (regional financial institutions, etc.)

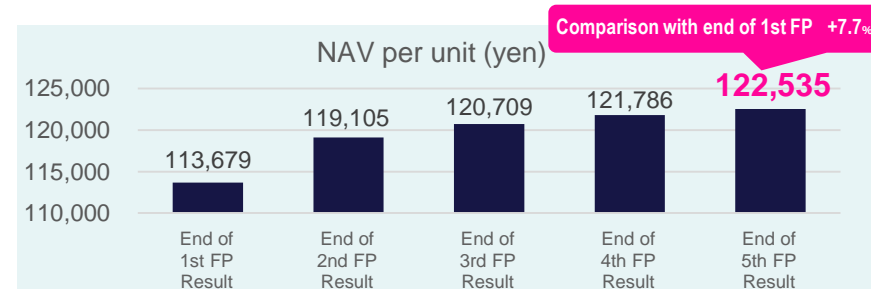


(Note 1) The figure for 5 years from listing indicates our target and does not guarantee actual change in asset size.

Aiming for enhancing unitholder value with the expansion of asset size.



(Note 2) We do not guarantee the achievement of forecasts for the 6th FP and 7th FP.

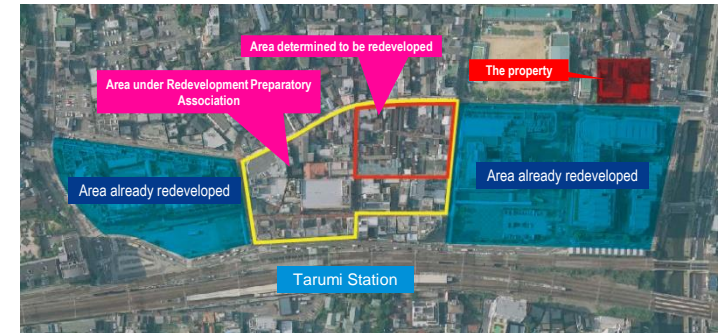


04

Appendix



Tarumiekimae Gold Building



Source: Aerial photo from the Geospatial Information Authority of Japan processed by the asset manager

The property stands adjacent to the Tarumi Station-front redevelopment area. With the Tarumi Ward office, a food supermarket, super-high-rise apartment, etc. developed in the Tarumi Station-front redevelopment area, the property can expect to attract people capitalizing on the superior location going forward.

Property descriptions

- The property is located approximately 350 meters northeast of Tarumi Station on the JR Sanyo Main Line and Sanyo-Tarumi Station on the Sanyo Electric Railway (approximately a 5-minute walk).
- With many medium-rise shop/office buildings, etc., the neighboring area has much pedestrian traffic.
- There are also financial institutions offering convenience, and efficient foot traffic from the station is laid out to create an excellent commercial district environment.
- The property is a medical mall building having clinics and other medical service providers as tenants.
- The property is occupied by stable tenants which are unlikely to be affected by economic fluctuations.
- Population of approximately 1.52 million (Kobe City, as of January 1, 2019)

(Note 1) "Appraisal NOI yield" is calculated as: Appraisal NOI at the end of 5th FP/Acquisition price.

(Note 2) "Appraisal NOI yield," "Occupancy rate" and "Appraisal value" indicate figures as of December 31, 2018.

Location	Appraisal NOI yield	Occupancy rate
Kobe City Hyogo	6.5% (Note 1)(Note 2)	100% (Note 2)
Acquisition price	Appraisal value	Completion date
500 million yen	542 million yen (Note 2)	Jun. 2008

Tenants

3rd floor	Clinic (Ophthalmology)	Contact lens shop	Pharmacy back office
2nd floor	Clinic (Gastroenterology)		Clinic (Psychosomatic medicine)
1st floor	Pharmacy		Clinic (Orthopedics)

Foodaly Aoba Store



Location	Appraisal NOI yield	Occupancy rate
Miyazaki City Miyazaki	10.0% (Note 1)(Note 2)	100% (Note 2)
Acquisition price	Appraisal value	Completion date
250 million yen	395 million yen (Note 2)	Apr. 2009

Stability Food supermarket visited daily

Profitability Appraisal NOI yield at 10.0%

Property descriptions

- The property is located approximately 650 meters northeast of Miyazaki Station on the JR Nippo Main Line (approximately a 7-minute walk).
- The west exit area of Miyazaki Station where large stores such as department stores stand is within walking distance.
- The property is a store building section in Polestar Aoba City Plaza developed by Marimo.
- marimo REIT owns the store areas on the first and second floors, which are leased in its entirety to a supermarket.

(Note 1) "Appraisal NOI yield" is calculated as: Appraisal NOI at the end of 5th FP/Acquisition price.

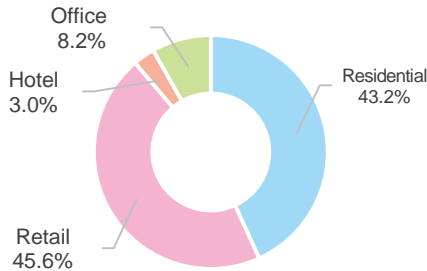
(Note 2) "Appraisal NOI yield," "Occupancy rate" and "Appraisal value" indicate figures as of December 31, 2018.

Environment of Miyazaki City and its surroundings

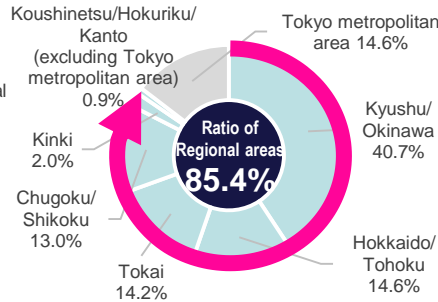
Miyazaki City has population of 403,238 with 195,232 households (as of January 1, 2019). The city enjoys mild winter, with the annual average temperature of around 18 degrees, attracting training camps of professional baseball and J-League soccer teams, etc.

Portfolio Map (as of December 31, 2018)

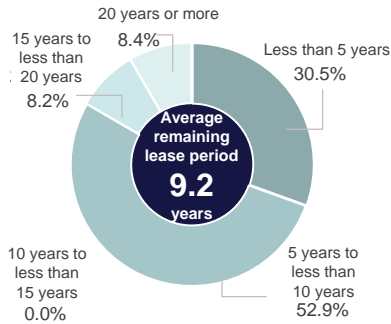
Investment ratio by type (based on acquisition price)



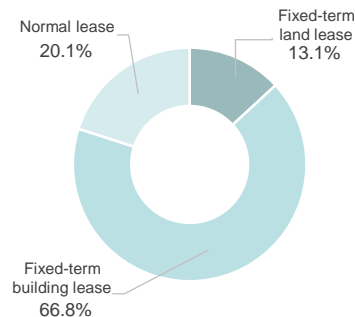
Investment ratio by region (based on acquisition price)



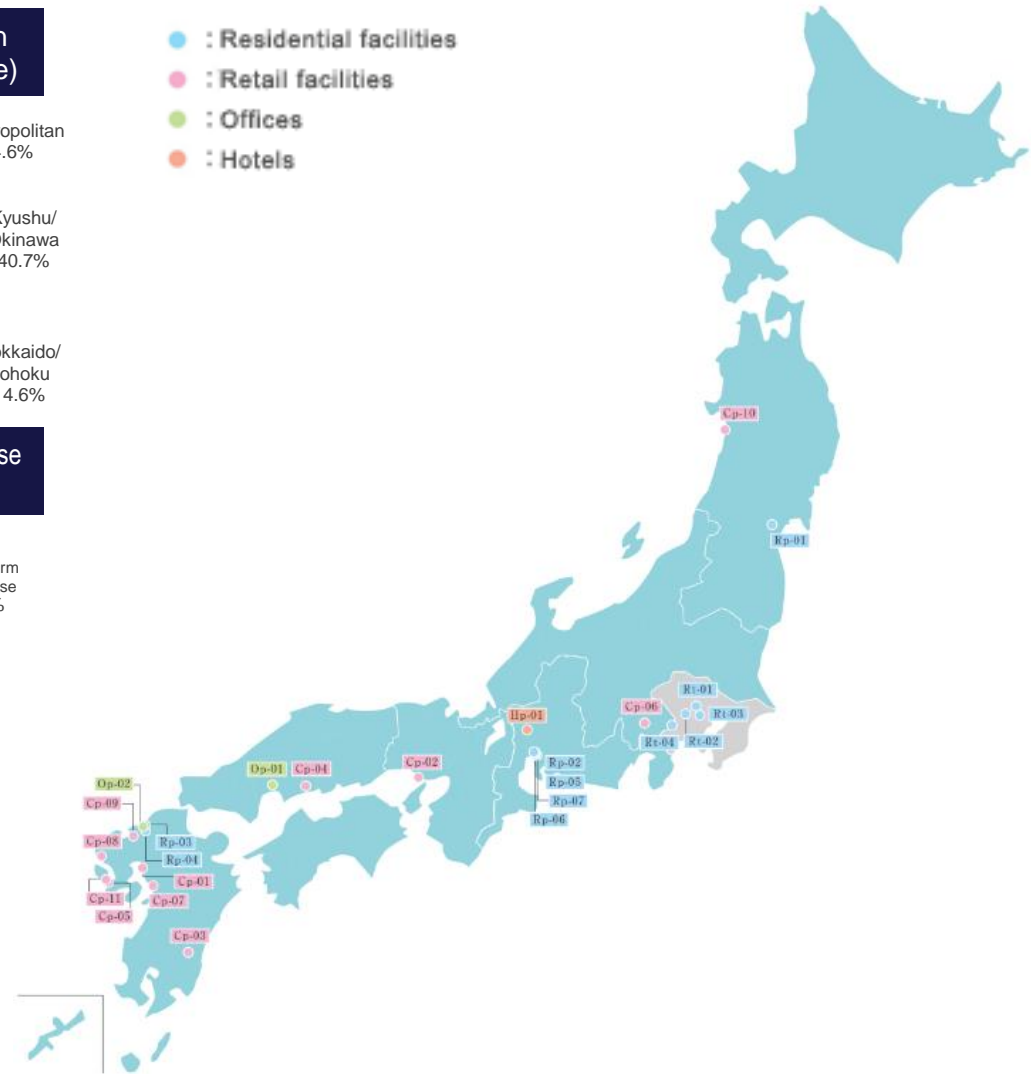
Composition ratio of average remaining lease period (based on rent) (*)



Composition ratio of types of lease agreements (based on rent)



- : Residential facilities
- : Retail facilities
- : Offices
- : Hotels



**"Property No." on the map of Japan indicates a number given to each property in marimo REIT's portfolio, which is a combination of categories for "investment target" and "investment ratio by region." As to "investment target," R refers to residential properties, C to retail facilities, H to hotels and O to offices, while p refers to regional areas and t to Tokyo metropolitan area. For property names, please refer to "Portfolio List" on page 23/24.

* "Composition ratio of average remaining lease period" (weighted average) is calculated using the following formula: (Monthly rent (yen) x Remaining years)/Monthly rent (yen).

Portfolio List (1) (fiscal period ended December 2018)



(unit: million yen)

Property No.	Property name	Location	Category	Acquisition Price	Book value at the end of 5th FP	Appraisal value at the end of 4th FP	Appraisal value at the end of 5th FP	Terminal capitalization rate at the end of 4th FP	Terminal capitalization rate at the end of 5th FP	Appraisal NOI Yield
Rp-01	Artiza Sendai Kakyoin	Sendai City, Miyagi	Residential Properties	2,730	2,676	3,640	3,640	5.5%	5.5%	7.5%
Rp-02	Artiza Kamimaezu	Nagoya City, Aichi	Residential Properties	400	395	525	525	5.2%	5.2%	6.9%
Rp-03	Artiza Hakata PREMIER	Fukuoka City, Fukuoka	Residential Properties	1,060	1,025	1,240	1,250	5.2%	5.2%	6.7%
Rp-04	Artiza Hakataeki-Minami	Fukuoka City, Fukuoka	Residential Properties	500	487	564	564	5.1%	5.1%	6.4%
Rp-05	Artiza Higashi-Betsuin	Nagoya City, Aichi	Residential Properties	640	644	667	668	4.9%	4.9%	5.1%
Rp-06	Artiza Kamimaezu II	Nagoya City, Aichi	Residential Properties	720	735	770	770	5.0%	5.0%	5.3%
Rp-07	Artiza Chiyoda	Nagoya City, Aichi	Residential Properties	980	997	1,080	1,090	4.9%	4.8%	5.2%
Rt-01	Artiza Ikejiri	Setagaya Ward, Tokyo	Residential Properties	610	611	681	682	4.2%	4.2%	4.6%
Rt-02	Artiza Tsuzuki Chuo Koen	Yokohama City, Kanagawa	Residential Properties	1,050	1,082	1,100	1,100	5.2%	5.2%	6.0%
Rt-03	Artiza Kawasaki EAST	Kawasaki City, Kanagawa	Residential Properties	780	778	886	886	5.4%	5.4%	6.7%
Rt-04	Artiza Sobudai	Zama City, Kanagawa	Residential Properties	1,130	1,176	1,290	1,290	5.4%	5.4%	6.8%

(Note 1) **Property No.** indicates a number given to each property in marimo REIT's portfolio, which is a combination of categories for "investment target" and "investment ratio by region." As to "investment target," R refers to residential properties, C to retail facilities, H to hotels and O to offices, while p refers to regional areas and t to Tokyo metropolitan area. For multiple-use facilities, a use type accounting for the largest rent income ratio when full occupancy is assumed is indicated as the investment target. The same applies hereafter.

(Note 2) "Appraisal NOI yield" is calculated as: Appraisal NOI at the end of 5th FP/Acquisition price.

Portfolio List (2) (fiscal period ended December 2018)



(unit: million yen)

Property No.	Property name	Location	Category	Acquisition Price	Book value at the end of 5th FP	Appraisal value at the end of 4th FP	Appraisal value at the end of 5th FP	Terminal capitalization rate at the end of 4th FP	Terminal capitalization rate at the end of 5th FP	Appraised
Cp-01	MRR Omuta	Omuta City, Fukuoka	Retail facilities	1,265	1,236	1,280	1,280	6.6%	6.6%	7.0%
Cp-02	Tariumekimae Gold Building	Kobe City, Hyogo	Retail facilities	500	483	538	542	6.1%	6.1%	6.5%
Cp-03	Foodaly Aoba Store	Miyazaki City, Miyazaki	Retail facilities	250	236	405	395	6.3%	6.3%	10.0%
Cp-04	Yamada Denki Tecc Land Mihara Store	Mihara City, Hiroshima	Retail facilities	2,000	1,930	2,730	2,730	6.3%	6.3%	8.7%
Cp-05	Yamada Denki Tecc Land Togitsu Store	Nishi-Sonogi County, Nagasaki	Retail facilities	950	932	1,120	1,120	6.4%	6.4%	7.9%
Cp-06	Seven-Eleven Kofu Aioi 1-chome Store (land ownership interests)	Kofu City, Yamanashi	Retail facilities	220	223	220	220	7.1%	7.1%	6.6%
Cp-07	MRR Kumamoto	Kumamoto City, Kumamoto	Retail facilities	2,120	2,162	2,300	2,300	5.9%	5.9%	6.7%
Cp-08	MRR Sasebo	Sasebo City, Nagasaki	Retail facilities	990	1,003	1,270	1,270	5.8%	5.8%	7.4%
Cp-09	MRR Itoshima	Itoshima City, Fukuoka	Retail facilities	900	915	982	955	5.4%	5.4%	5.8%
Cp-10	MRR Akita	Akita City, Akita	Retail facilities	840	855	879	879	6.8%	6.8%	6.7%
Cp-11	Supercenter TRIAL Togitsu Store (land ownership interests)	Nishi-Sonogi County, Nagasaki	Retail facilities	1,150	1,170	1,200	1,200	5.0%	5.0%	5.0%
Hp-01	ROUTE INN Ichinomiya Ekimae	Ichinomiya City, Aichi	Hotels	740	698	838	841	6.1%	6.1%	6.9%
Op-01	MRR Delta Building	Hiroshima City, Hiroshima	Offices	1,200	1,178	1,280	1,280	5.7%	5.7%	6.4%
Op-02	PLEAST Hakata Gion Building	Fukuoka City, Fukuoka	Offices	800	776	975	1,000	5.1%	5.0%	6.1%
Total / Average			25 properties	24,525	24,415	28,471	28,477	-	-	6.7%

Photos of Properties (fiscal period ended December 2018)



marimo Regional Revitalization REIT, Inc.

Residential properties (11 properties)

ArtizA Sendai Kakyoin



ArtizA Kamimaezu



ArtizA Hakata PREMIER



ArtizA Hakataeki-Minami



ArtizA Higashi-Betsuin



ArtizA Chiyoda



ArtizA Ikejiri



ArtizA Tsuzuki Chuo Koen



ArtizA Kawasaki EAST



ArtizA Sobudai



ArtizA Kamimaezu II



Retail facilities (11 properties)

MRR Omuta



Tarumiekimae Gold Building



Foodaly Aoba Store



Seven-Eleven Kofu Aioi 1-chome Store (land ownership interests)



Yamada Denki Tecc Land Togitsu Store



Yamada Denki Tecc Land Mihara Store



MRR Kumamoto



MRR Sasebo



MRR Itoshima



MRR Akita



Supercenter TRIAL Togitsu Store (land ownership interests)



Hotels (1 property)

ROUTE INN Ichinomiya Ekimae



Offices (2 properties)

MRR Delta Building



PLEAST Hakata Gion Building



Basic principle = “Strengthen Japan from regional areas”

Regional revitalization

marimo REIT’s idea on regional revitalization is to create regional societies where nationwide people can live their unique lifestyle pleasantly while having hope for their region’s future by reducing the “monocentric concentration in Tokyo.”



Creation of employment



Revitalization of regional economy

Revitalization of “towns” through investing in regional real estate

marimo Regional Revitalization REIT, Inc.

Expertise in
real estate development
and urban redevelopment



marimo
株式会社マリモ
Marimo Co., Ltd.

Provide property information (Note)



Michinoku Bank

TOKYO STAR BANK



THE CHUGOKU BANK, LTD.

Kansai Urban Banking Corporation

HIROSHIMA BANK

THE ASHIKAGA BANK, LTD.

ReBITA

(Note) The Michinoku Bank, The Chugoku Bank, The Hiroshima Bank and The Ashikaga Bank are to provide property information voluntarily at their own discretion.
Furthermore, Kansai Urban Banking Corporation is scheduled to merge with The Kinki Osaka Bank, Ltd. on April 1, 2019 to become Kansai Mirai Bank, Ltd. The same applies hereafter.

Overview of the Sponsor, Marimo

Company name

Marimo Co., Ltd.

**Headquarters
address**

1-17-23, Kougokita, Nishi Ward, Hiroshima

Established

September 1, 1970

Global operation

Japan, China, Malaysia, etc.

**Net sales
(Non-consolidated)**

43.0 billion yen (as of July 31, 2018)

**Business description
(Including business description
of subsidiaries)**

Planning, development, designing, supervising and sales business of for-sale residential properties, real estate securitization business and sales of overseas for-sale condominiums

Since foundation in 1970,
**Achieved surplus for 48
consecutive fiscal periods**

Track record of for-sale condominium
development
(as of December 31, 2018)
387 structures with 24,922 units in
over 43 prefectures nationwide

Urban redevelopment business (Note)



The Kumamoto Gardens

Domestic for-rent condominium business



Artiza Higashi-Ginza



Artiza Ikejiri

Income property direction business



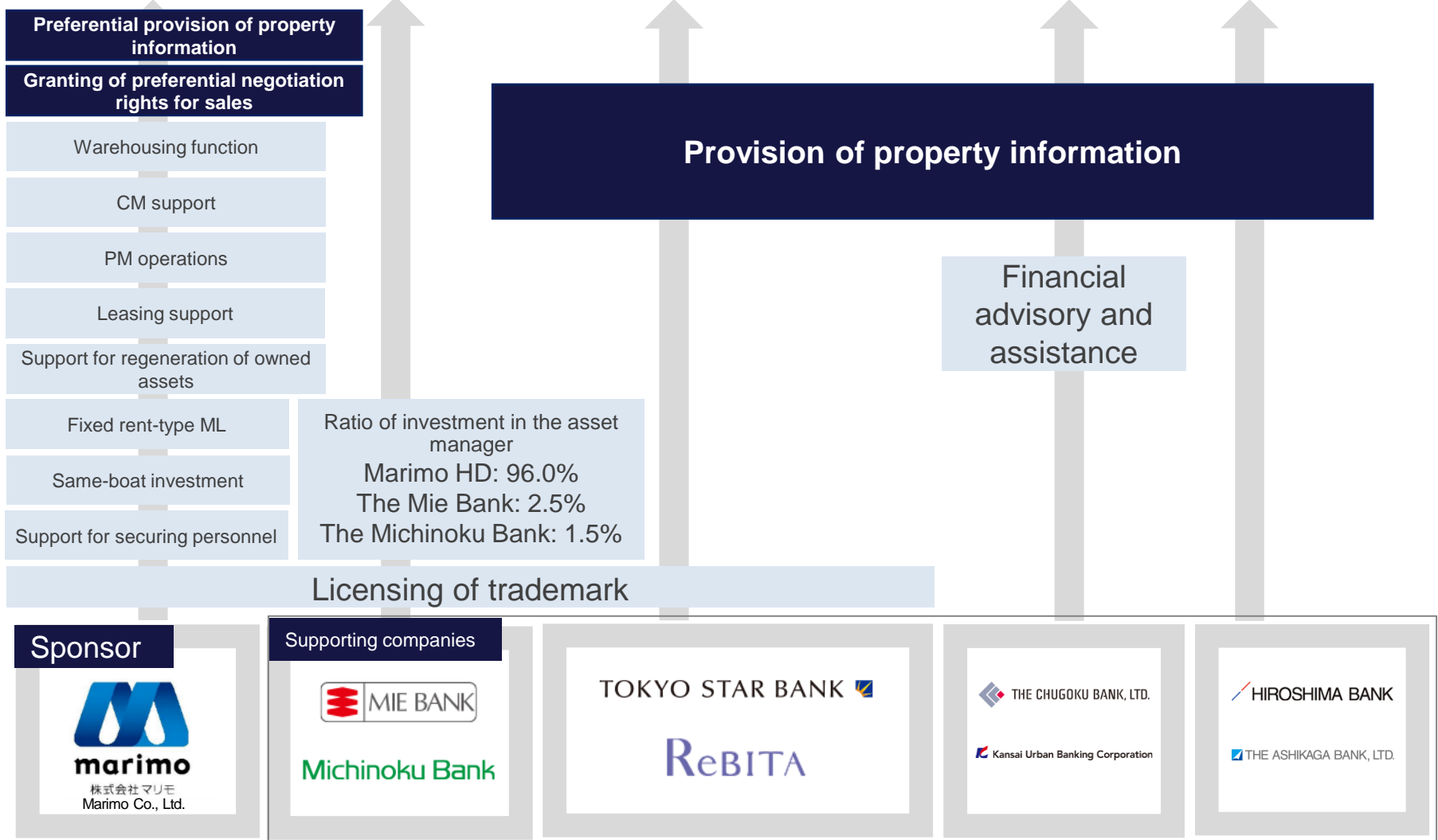
M Building Ebisu I



Hotel Resol Kyoto Kawaramachi Sanjo

(Note) The graphic for the urban redevelopment business is a rendering of the completed The Kumamoto Gardens, which is scheduled to be constructed based on the urban redevelopment project as of December 31, 2018 in which Marimo is involved.
There are no plans for marimo REIT to acquire the properties as of the date of this document and there is no guarantee it can acquire them in the future.

marimo Regional Revitalization REIT, Inc.





Points to consider upon selection

- (1) Number of parking spaces
- (2) Location along arterial roads/traffic volume
- (3) Resistance to e-commerce



Stability of cash flows

Since regional areas are largely dependent on automobiles, we assume that people go shopping by car after work and go to resorts or go shopping on weekends with families by car.

Number of cars owned per household

As of end of Mar. 2018

Tokyo metropolitan area	Regional areas
0.696	1.214

Source: Statistics by Automobile Inspection & Registration Information Association (announced on August 15, 2018)

(Example) Number of parking spaces of existing facilities

Facility name	No. of parking spaces
MRR Kumamoto	259
MRR Sasebo	131
MRR Itoshima	136
MRR Akita	149
Supercenter TRIAL Togitsu Store (land ownership interests)	224

Source: Prepared based on in-house documents

Closely check the number of parking spaces

(Example) Traffic volume in the surrounding areas of MRR Sasebo

	24-hour traffic volume of motor vehicles	Congestion benchmark
Closest point	50,742	1.71
Prefectural average	9,876	0.73

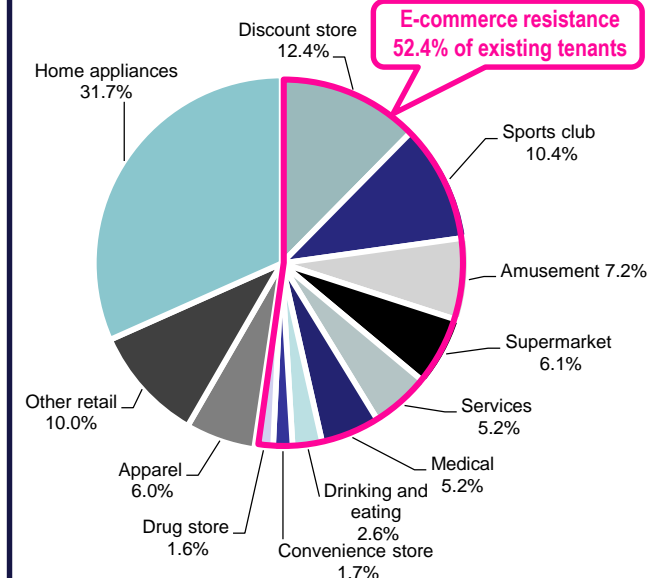
Explanation on congestion benchmark

1.00 or lower	No congestion and traffic is smooth.
1.25~1.75	Not only during the peak hours but congestion is also likely to occur at an accelerated pace during other hours around the peak time.
2.00 or higher	Chronic congestion, with around 70% of the 12-hour daytime period seeing congestion

Source: Road Traffic Census FY2015

Closely check the traffic volume and congestion benchmark

Attributes of existing tenants



*Part of "Other retail" and "Supermarket" have been reclassified into "Discount store" from September 14, 2018 to subdivide the attribute of existing tenants.

Closely check e-commerce resistance

B-to-C EC Market Size in Japan

Scale of B-to-C EC market and composition ratio of each business sector

	2016	2017	Growth rate
A. Retail sector	8,004.3 billion yen (EC ratio 5.43%)	8,600.8 billion yen (EC ratio 5.79%)	7.5%
B. Service-related sector	5,353.2 billion yen	5,956.8 billion yen	11.3%
C. Digital-related sector	1,778.2 billion yen	1,947.8 billion yen	9.5%
Total	15,135.8 billion yen	16,505.4 billion yen	9.1%

A. Retail sector

(1)	Food products, beverages, liquor
(2)	Home electrical appliances, AV equipment, PC/peripheral equipment, etc. (not including online games)
(3)	Books, video/music software (not including e-publishing in books)
(4)	Cosmetics, pharmaceutical products
(5)	Sundries, furniture, interior
(6)	Clothing, accessories, etc.
(7)	Automobiles, motorcycles, auto parts, etc.
(8)	Office products/stationery
(9)	Others

B. Service-related sector

(1)	Travel Service
(2)	Food service
(3)	Ticket sale
(4)	Financial service
(5)	Beauty service
(6)	Others (medical, insurance, housing-related, education, etc.)

C. Digital-related sector

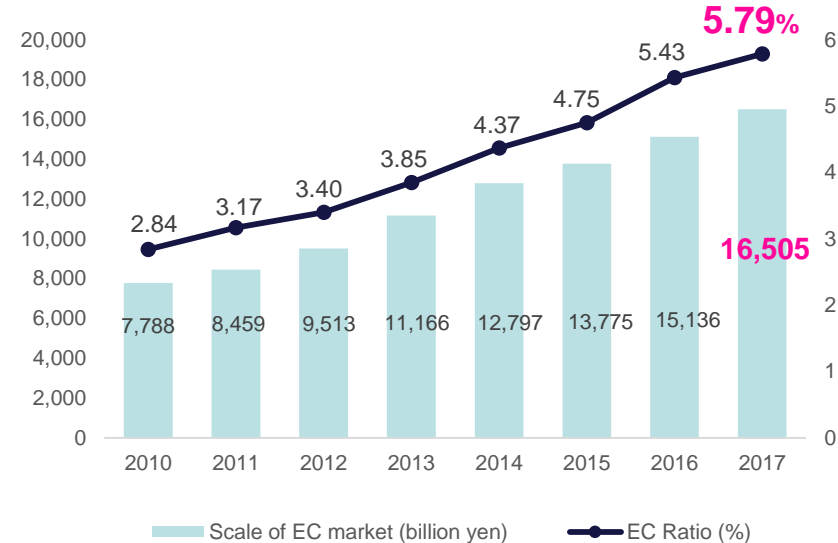
(1)	E-publishing (e-books, e-magazines)
(2)	Fee-based music streaming
(3)	Fee-based video streaming
(4)	Online games
(5)	Others

(Note 1) Business to consumer e-commerce is abbreviated as "B-to-C EC."

Source: "FY2017 Survey of Infrastructure Development Status for Data-driven Society in Japan (E-Commerce Market Survey)" by Information Economy Division, Commerce and Information Policy Bureau, Ministry of Economy, Trade and Industry

Changes in scale of B-to-C EC market and EC ratio (Note 2)

*EC ratio is for the retail sector



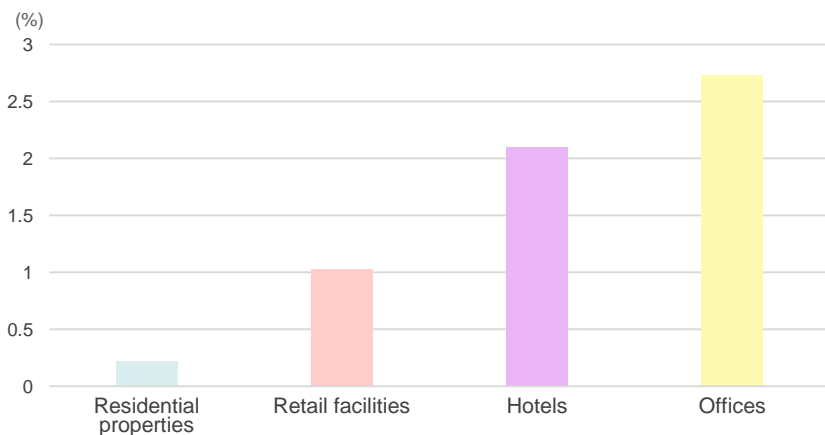
(Note 2) EC ratio indicates the ratio of e-commerce market size against the transaction amount of all types of commerce (commerce market size)

Source: "FY2017 Survey of Infrastructure Development Status for Data-driven Society in Japan (E-Commerce Market Survey)" by Information Economy Division, Commerce and Information Policy Bureau, Ministry of Economy, Trade and Industry

The scale of the B-to-C EC market is on an expanding trend, but the EC ratio for the retail sector is 5.79%

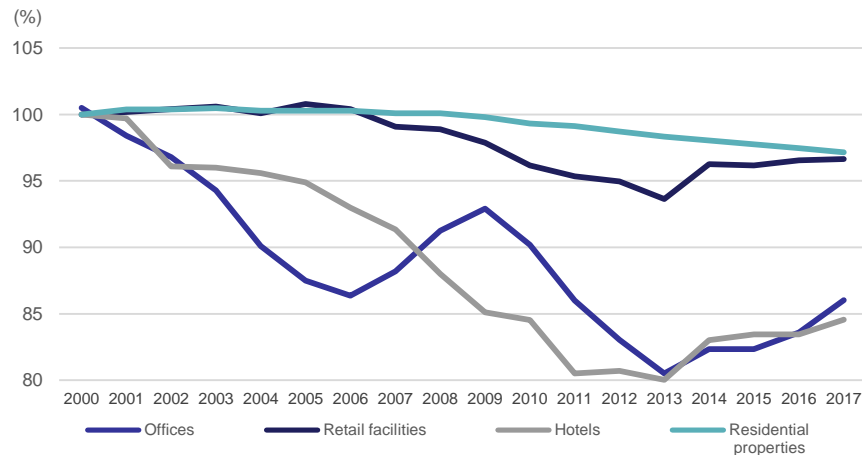
Residential Properties and Retail Facilities Market Data

Standard Deviation of Rate of Change of Rent Level by Real Estate Type



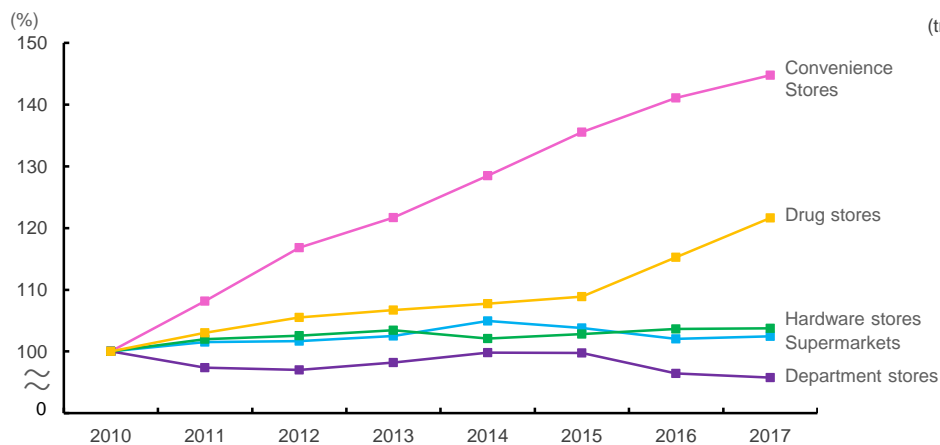
Source: Prepared by the asset manager based on the Bank of Japan's Corporate Service Index and the Statistic Bureau's (Ministry of Internal Affairs and Communications) Consumer Price Index (from 2000 to 2017).

Corporate Service Index and Consumer Price Index (2000 = 100)



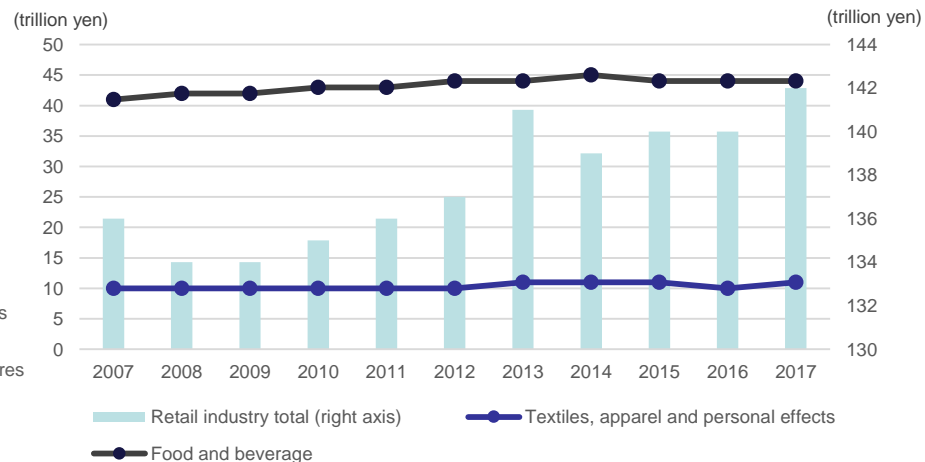
Source: Prepared by the asset manager based on the Bank of Japan's Corporate Service Index and the Statistic Bureau's (Ministry of Internal Affairs and Communications) Consumer Price Index

Change in Annual Sales of Various Retailers



Source: Prepared by the asset manager based on data from the Ministry of Economy, Trade and Industry's Current Survey of Commerce, Japan DIY Industry Association and Japan Association of Chain Drug Stores' FY2017 Japan Drug Store Survey (2010 = 100).

Change in Sales in the Retail Industry Overall and in Daily Necessities

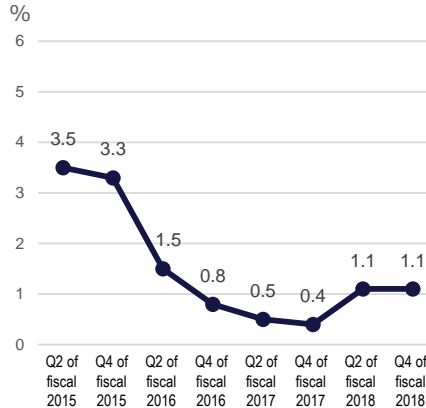


Source: Prepared by the asset manager based on the Ministry of Economy, Trade and Industry's Current Survey of Commerce and Commercial Sales Value by Type of Business and Comparison with Previous Year (fiscal year, period and month).

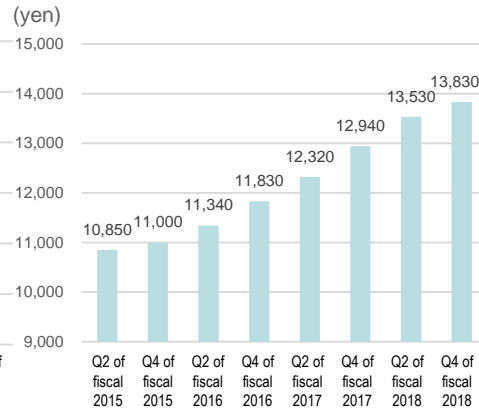
Rent continue to increase in major cities and vacancy rates also continue to decline

Sapporo City

Vacancy rate

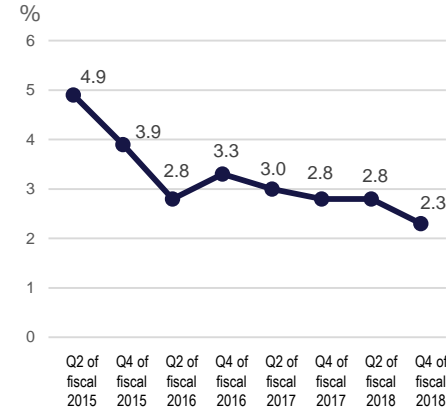


Assumed contracted rents

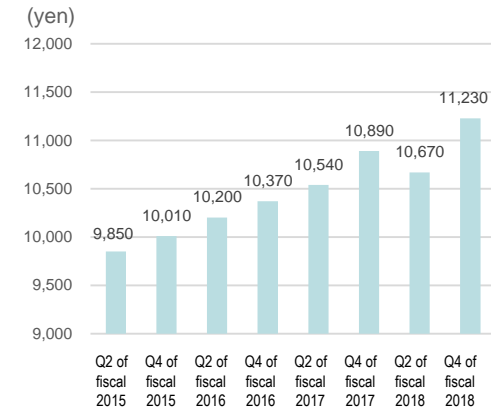


Hiroshima City

Vacancy rate

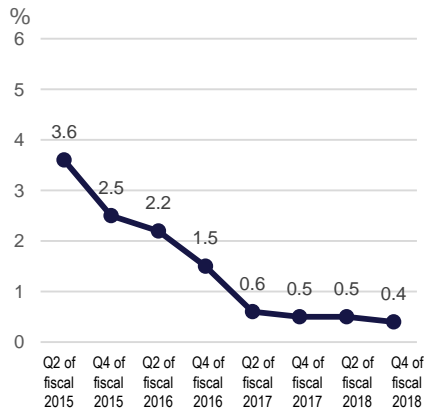


Assumed contracted rents

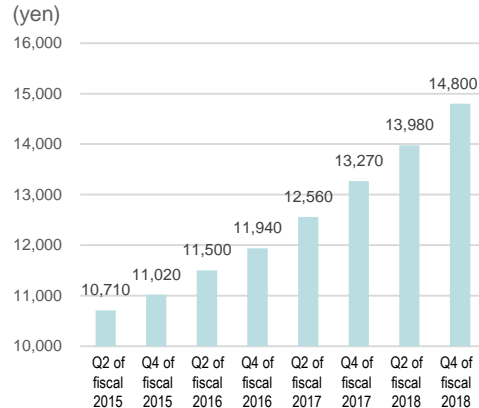


Fukuoka City

Vacancy rate

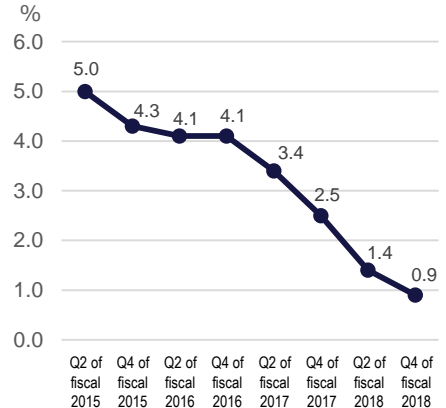


Assumed contracted rents

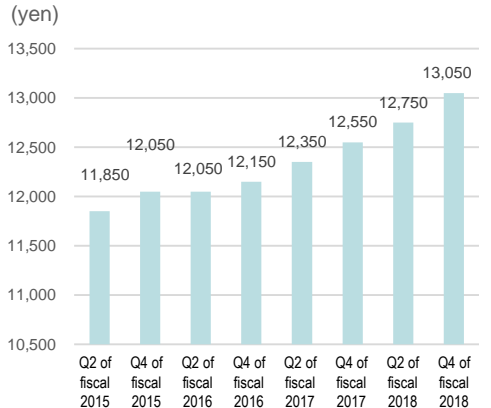


Nagoya City

Vacancy rate



Assumed contracted rents

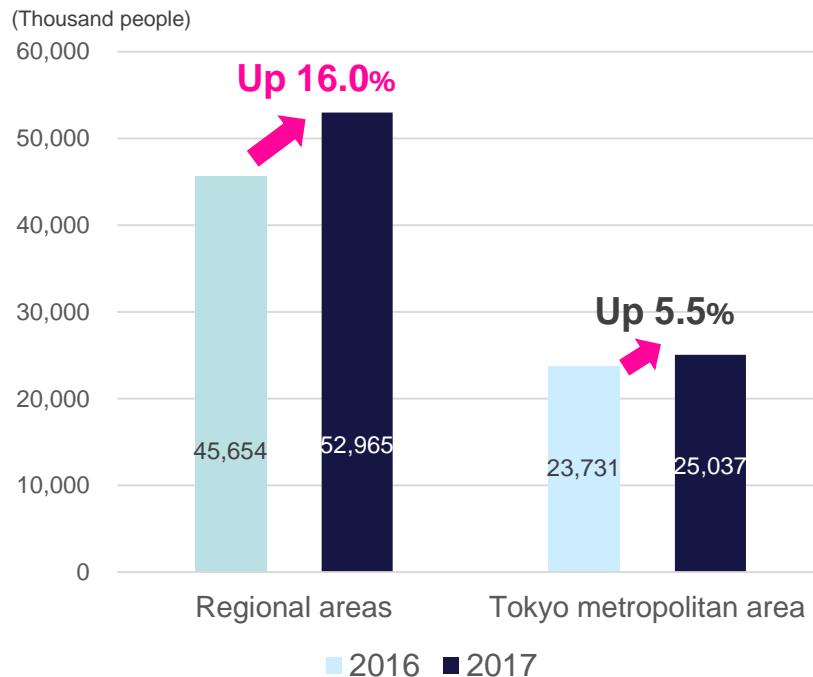


Source: Prepared by the asset manager based on "Japan Office Market View" of CBRE, K.K. (Cited grade B data for assumed contracted rents for Nagoya City)



Number of lodging foreign travelers in Japan Comparison between regional areas and Tokyo metropolitan area

Total Number of Lodgers by Year (2016 to 2017; unit: thousand people)

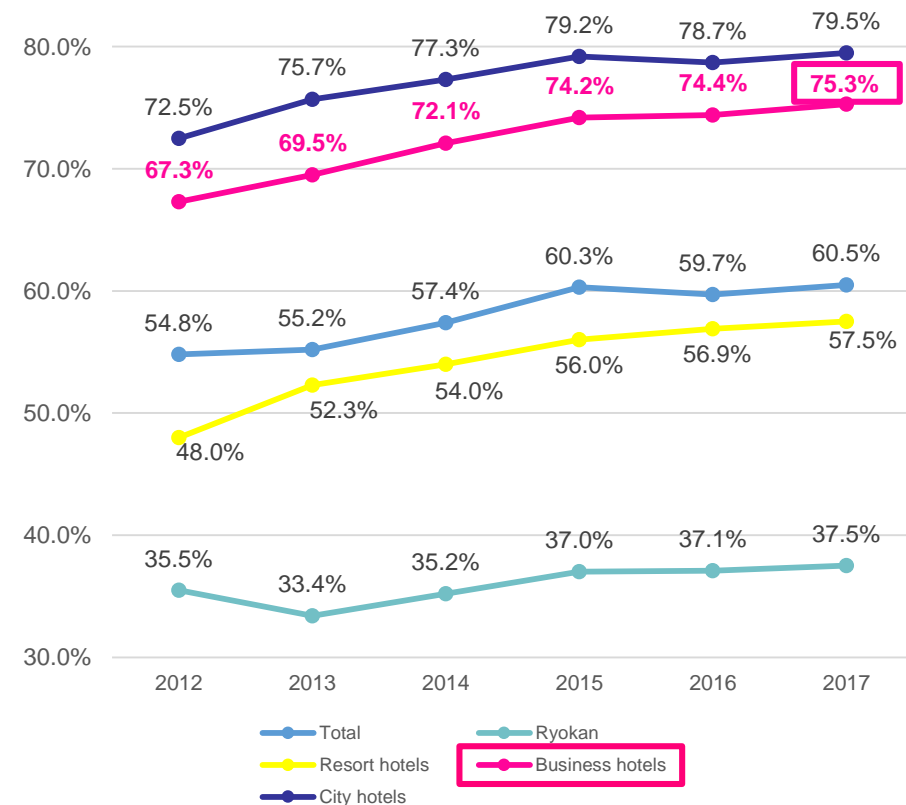


Regional areas: All areas other than the Tokyo metropolitan area
Tokyo metropolitan area: Tokyo, Chiba, Kanagawa and Saitama prefectures

Source: Prepared by the asset manager based on "Overnight Travel Statistics Survey" by the Japan Tourism Agency, Ministry of Land, Infrastructure, Transport and Tourism

Steady performance of occupancy rate of business hotels

Occupancy Rate by Facility Type



Policy on dividends in excess of earnings

Verify the most appropriate cash management from various aspects including capital expenditures, economic environment, real estate market conditions, financial status, repayment of borrowings and funds for acquiring new properties

- marimo REIT decides whether or not it will execute dividends in excess of earnings and the amount for the respective fiscal period after verifying the following (1) and (2)

Verification (1) Execute or not

(Execute when the following conditions are met)

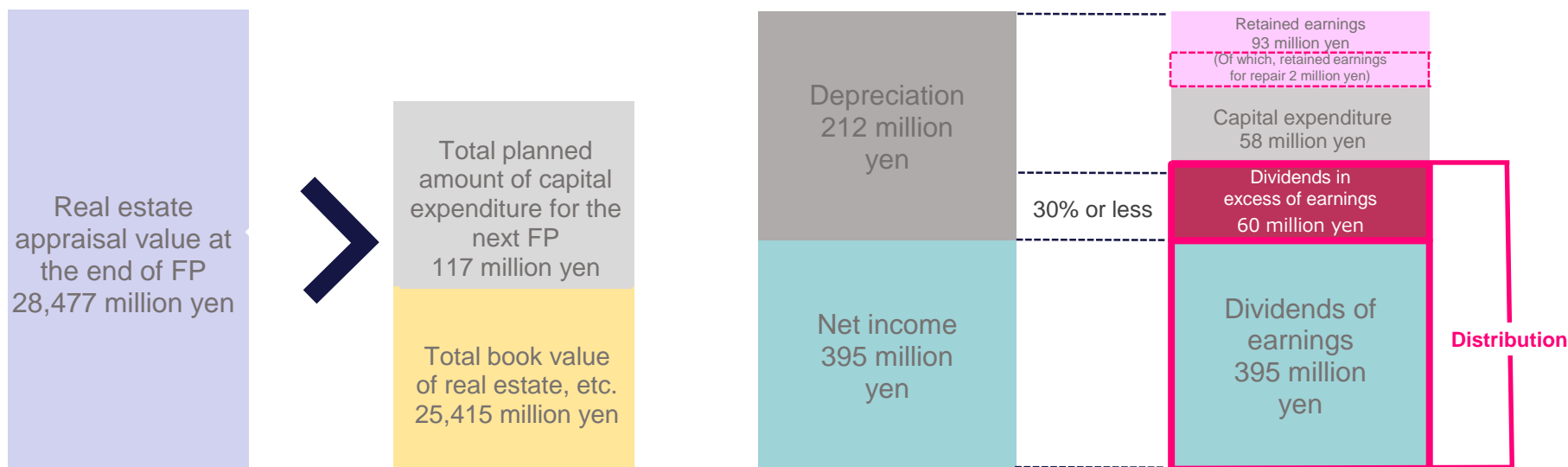
Verification (2) Amount of dividends in excess of earnings

30% of depreciation or less and 75% of payout ratio* or less

(The figure is the actual amount of the 5th FP)

$$\frac{\text{*Total amount of dividends (including dividends in excess of earnings)}}{\text{Net income + depreciation}} = 75.0\%$$

5th FP results

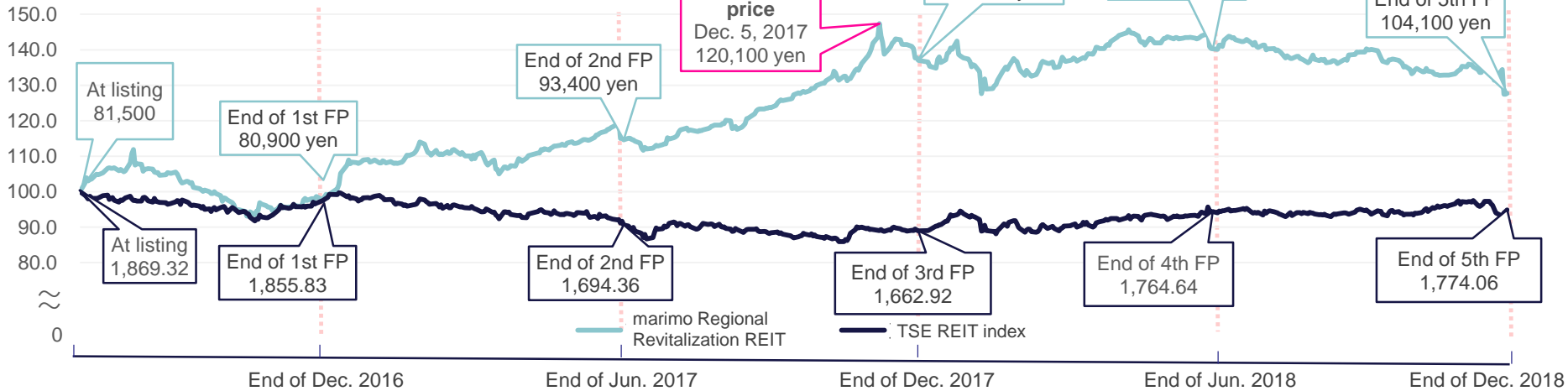


(Note) The above figures are as of the end of the 5th FP and do not indicate the ratio of distribution to net income or depreciation, or the ratio of dividends in excess of earnings. Dividends in excess of earnings may change in amount or may not be implemented due to economic conditions, trends in the real estate market, and the state of finances and the portfolio.

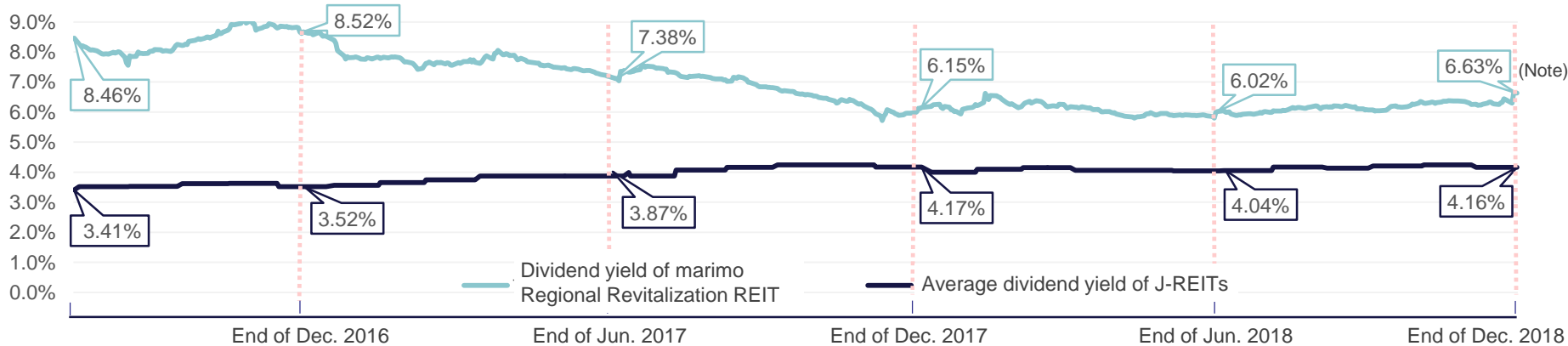
Change in Investment Unit Price and Dividend Yield

Change in investment unit price

*Indexed with the closing price on July 29, 2016 set as 100.



Change in dividend yield



(Note) Calculated by dividing the sum of final dividend of 3,445 yen for the 5th FP and forecast dividend of 3,455 yen for the 6th FP by the closing price on December 28, 2018.

Balance Sheet and Statement of Income for the 5th Fiscal Period



**marimo Regional
Revitalization REIT, Inc.**

Balance Sheet for the 5th Fiscal Period (December 31, 2018)

Assets	
Current assets	
Cash and deposits	1,018,870
Cash and deposits in trust	1,923,690
Operating accounts receivable	8,474
Prepaid expenses	39,272
Other	93
Total current assets	2,990,402
Non-current assets	
Property, plant and equipment	
Buildings in trust	11,110,758
Accumulated depreciation	(839,726)
Buildings in trust, net	10,271,031
Structures in trust	265,363
Accumulated depreciation	(25,391)
Structures in trust, net	239,971
Machinery and equipment in trust	114,331
Accumulated depreciation	(13,158)
Machinery and equipment in trust, net	101,173
Tools, furniture and fixtures in trust	10,129
Accumulated depreciation	(1,749)
Tools, furniture and fixtures in trust, net	8,379
Land in trust	13,790,968
Construction in progress in trust	112
Total property, plant and equipment	24,411,637
Intangible assets	
Leasehold rights in trust	4,094
Software	2,951
Total intangible assets	7,045
Investments and other assets	
Long-term prepaid expenses	37,315
Deferred tax assets	13
Guarantee deposits	10,000
Lease and guarantee deposits in trust	13,500
Total investments and other assets	60,828
Total non-current assets	24,479,511
Deferred assets	
Investment unit issuance expenses	22,516
Total deferred assets	22,516
Total assets	27,492,430

Liabilities	
Current liabilities	
Operating accounts payable	97,585
Current portion of long-term loans payable	3,360,000
Accrued expenses	135,768
Income taxes payable	875
Accrued consumption taxes	30,006
Advances received	168,612
Current portion of tenant leasehold and security deposits in trust	51,817
Other	3,622
Total current liabilities	3,848,288
Non-current liabilities	
Long-term loans payable	9,742,500
Tenant leasehold and security deposits in trust	1,272,545
Asset retirement obligations	18,241
Other	78
Total non-current liabilities	11,033,366
Total liabilities	14,881,654
Net assets	
Unitholders' equity	
Unitholders' capital	
Deduction from unitholders' capital	12,412,622
Allowance for temporary difference adjustments	(4,151)
Other deduction from unitholders' capital	(192,771)
Total deduction from unitholders' capital	(196,923)
Unitholders' capital, net	12,215,699
Surplus	
Unappropriated retained earnings (undisposed loss)	395,076
Total surplus	395,076
Total unitholders' equity	12,610,776
Total net assets	12,610,776
Total liabilities and net assets	27,492,430

Statement of Income for the 5th fiscal period		From July 1, 2018 to December 31, 2018
Operating revenue		
Lease business revenue		1,040,211
Other lease business revenue		53,728
Total operating revenue		1,093,940
Operating expenses		
Expenses related to rent business		462,255
Asset management fee		98,854
Asset custody fee		1,378
Administrative service fees		14,518
Directors' compensations		2,400
Taxes and dues		9,746
Other operating expenses		33,585
Total operating expenses		622,739
Operating income		471,201
Non-operating income		
Interest income		13
Interest on refund		114
Insurance income		52
Total non-operating income		180
Non-operating expenses		
Interest expenses		50,951
Borrowing related expenses		18,902
Amortization of investment unit issuance expenses		5,629
Other		—
Total non-operating expenses		75,483
Ordinary income		395,898
Net income before income taxes		395,898
Income taxes - current		877
Income taxes - deferred		3
Total income taxes		881
Net income		395,016
Retained earnings brought forward		59
Unappropriated retained earnings (undisposed loss)		395,076

Balance of Individual Properties (1) (Ended December 31, 2018)



**marimo Regional
Revitalization REIT, Inc.**

Investment area			Regional area						
Property no.			Rp-01	Rp-02	Rp-03	Rp-04	Rp-05	Rp-06	Rp-07
Property name			ArtizA Sendai Kakyoin	ArtizA Kamimaezu	ArtizA Hakata PREMIER	ArtizA Hakataeki-Minami	ArtizA Higashi-Betsuin	ArtizA Kamimaezu II	ArtizA Chiyoda
Acquisition date			Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Jun. 1, 2017	Jan. 23, 2018	Jan. 23, 2018
Price information	Acquisition price	(million yen)	2,730	400	1,060	500	640	720	980
	Investment ratio	(%)	11.1	1.6	4.3	2.0	2.6	2.9	4.0
	Period-end book value (Note 1)	(million yen)	2,676	395	1,025	487	644	735	997
Leasing information	Leasable area (Note 1)	(m ²)	9,810.37	1,096.48	3,804.39	1,691.50	1,336.50	1,557.90	2,062.06
	Leased area (Note 1)	(m ²)	9,043.79	1,071.56	3,641.87	1,544.38	1,262.25	1,356.06	2,062.06
	Occupancy rate (Note 1)	(%)	92.2	97.7	95.7	91.3	94.4	87.0	100
Balance (Note 2)	(1) Number of operating days		184 days	184 days	184 days	184 days	184 days	184 days	184 days
	(2) Total lease business revenue	(thousand yen)	126,498	17,722	47,775	21,666	22,232	23,203	35,281
		Lease business revenue	121,900	17,631	46,473	20,882	21,431	22,938	34,656
		Other lease business revenue	4,597	91	1,302	783	800	265	625
	(3) Total lease business expenses	(thousand yen)	22,337	3,145	15,233	6,478	5,084	2,530	4,233
		Management fees	8,864	1,269	3,239	1,622	1,682	1,733	2,651
		Taxes and public dues	7,693	1,338	3,268	1,559	1,619	–	–
		Utility costs	963	151	523	378	167	187	198
		Repair costs	4,047	11	7,617	2,540	412	176	172
		Insurance fees	284	44	127	49	78	66	93
		Trust fees	220	225	220	220	225	225	225
		Other lease business expenses	264	106	237	108	899	141	893
		(4) NOI (= (2) – (3))	(thousand yen)	104,160	14,577	32,542	15,187	17,147	20,673
	(5) Depreciation	(thousand yen)	29,904	4,407	16,310	7,021	6,569	6,188	9,170
	(6) Lease business income (= (4) – (5))	(thousand yen)	74,255	10,169	16,232	8,166	10,578	14,484	21,878
	(7) Capital expenditures	(thousand yen)	–	344	248	248	–	1,695	–
	(8) NCF (= (4) – (7))	(thousand yen)	104,160	14,232	32,294	14,939	17,147	18,977	31,048

(Note 1) Figures are as of the end of the 5th Fiscal Period.

(Note 2) The balance is for the 5th Fiscal Period.

Balance of Individual Properties (2) (Ended December 31, 2018)



Investment area			Regional area					
Property no.			Cp-01	Cp-02	Cp-03	Cp-04	Cp-05	Cp-06
Property name			MRR Omuta	Tarumiekimae Gold Building	Foodaly Aoba Store	Yamada Denki Tecc Land Mihara Store	Yamada Denki Tecc Land Togitsu Store	Seven-Eleven Kofu Aioi 1-chome Store (land ownership interests)
Acquisition date			Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016
Price information	Acquisition price	(million yen)	1,265	500	250	2,000	950	220
	Investment ratio	(%)	5.2	2.0	1.0	8.2	3.9	0.9
	Period-end book value (Note 1)	(million yen)	1,236	483	236	1,930	932	223
Leasing information	Leasable area (Note 1)	(m ²)	6,485.11	678.57	1,729.30	11,579.19	5,998.15	904.27
	Leased area (Note 1)	(m ²)	6,485.11	678.57	1,729.30	11,579.19	5,998.15	904.27
	Occupancy rate (Note 1)	(%)	100	100	100	100	100	100
Balance (Note 2)	(1) Number of operating days		184 days	184 days	184 days	184 days	184 days	184 days
	(2) Total lease business revenue	(thousand yen)	56,177	21,159	16,308	*	*	7,800
	Lease business revenue		56,128	19,432	16,308	*	*	7,800
	Other lease business revenue		48	1,726	—	—	—	—
	(3) Total lease business expenses	(thousand yen)	10,588	3,728	3,421	*	*	767
	Management fees		2,333	1,154	489	*	*	234
	Taxes and public dues		4,890	722	1,111	8,726	3,032	296
	Utility costs		76	1,365	—	—	—	—
	Repair costs		384	202	—	1,350	—	—
	Insurance fees		481	31	52	451	288	—
	Trust fees		225	220	220	220	225	220
	Other lease business expenses		2,198	31	1,548	17	3,853	16
	(4) NOI (= (2) – (3))	(thousand yen)	45,589	17,431	12,886	*	*	7,032
(5) Depreciation	(thousand yen)	14,768	4,943	3,929	18,695	6,303	—	
(6) Lease business income (= (4) – (5))	(thousand yen)	30,821	12,487	8,957	*	*	7,032	
(7) Capital expenditures	(thousand yen)	93	—	—	—	—	—	
(8) NCF (= (4) – (7))	(thousand yen)	45,495	17,431	12,886	*	*	7,032	

* Figures are undisclosed as the consent of the tenant could not be obtained. Furthermore, while the tenant of Yamada Denki Tecc Land Mihara Store is Marimo Co., Ltd., there is an item of concern in the contract with the end tenant and so the figures are undisclosed as consent of the end tenant could not be obtained.

(Note 1) Figures are as of the end of the 5th Fiscal Period. Furthermore, the leasable area and leased area of Yamada Denki Tecc Land Mihara Store and Yamada Denki Tecc Land Togitsu Store include the areas of the 1F automobile garage (piloti-type parking lot section under the building) and the warehouse building.

(Note 2) The balance is for the 5th Fiscal Period.

Balance of Individual Properties (3) (Ended December 31, 2018)



Investment area			Regional area				
Property no.			Cp-07	Cp-08	Cp-09	Cp-10	Cp-11
Property name			MRR Kumamoto	MRR Sasebo	MRR Itoshima	MRR Akita	Supercenter TRIAL Togitsu Store (land ownership interests)
Acquisition date			Jan. 23, 2018	Jan. 23, 2018	Jan. 23, 2018	Jan 23, 2018	Jan. 23, 2018
Price information	Acquisition price	(million yen)	2,120	990	900	840	1,150
	Investment ratio	(%)	8.6	4.0	3.7	3.4	4.7
	Period-end book value (Note 1)	(million yen)	2,162	1,003	915	855	1,170
Leasing information	Leasable area (Note 1)	(m ²)	11,157.71	5,070.01	2,842.78	8,416.10	13,719.74
	Leased area (Note 1)	(m ²)	11,157.71	5,070.01	2,842.78	8,416.10	13,719.74
	Occupancy rate (Note 1)	(%)	100	100	100	100	100
Balance (Note 2)	(1) Number of operating days		184 days	184 days	184 days	184 days	184 days
	(2) Total lease business revenue	(thousand yen)	120,890	56,864	42,168	32,104	*
	Lease business revenue		104,670	49,308	33,455	32,104	*
	Other lease business revenue		16,219	7,556	8,712	—	—
	(3) Total lease business expenses	(thousand yen)	40,107	15,515	13,395	4,064	*
	Management fees		14,808	6,125	3,342	963	*
	Taxes and public dues		—	—	—	—	—
	Utility costs		18,148	5,713	7,454	—	—
	Repair costs		5,881	3,109	1,933	1,643	—
	Insurance fees		915	340	360	33	—
	Trust fees		250	225	250	225	225
	Other lease business expenses		103	—	53	1,200	—
	(4) NOI (= (2) – (3))	(thousand yen)	80,783	41,348	28,772	28,039	*
(5) Depreciation	(thousand yen)	19,855	6,533	3,201	952	—	
(6) Lease business income (= (4) – (5))	(thousand yen)	60,928	34,815	25,571	27,087	*	
(7) Capital expenditures	(thousand yen)	—	628	3,750	4,156	—	
(8) NCF (= (4) – (7))	(thousand yen)	80,783	40,720	25,022	23,882	*	

* Figures are undisclosed as the consent of the tenant could not be obtained.

(Note 1) Figures are as of the end of the 5th Fiscal Period.

(Note 2) The balance is for the 5th Fiscal Period.

Balance of Individual Properties (4) (Ended December 31, 2018)



Investment area			Regional area			Tokyo metropolitan area			
Property no.			Hp-01	Op-01	Op-02	Rt-01	Rt-02	Rt-03	Rt-04
Property name			ROUTE INN Ichinomiya Ekimae	MRR Delta Building	PLEAST Hakata Gion Bldg.	ArtizA Ikejiri	ArtizA Tsuzuki Chuo Koen	ArtizA Kawasaki East	ArtizA Sobudai
Acquisition date			Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016	Aug. 1, 2016
Price information	Acquisition price	(million yen)	740	1,200	800	610	1,050	780	1,130
	Investment ratio	(%)	3.0	4.9	3.3	2.5	4.3	3.2	4.6
	Period-end book value (Note 1)	(million yen)	698	1,178	776	611	1,082	778	1,176
Leasing information	Leasable area (Note 1)	(m ²)	3,860.81	3,053.57	1,931.47	641.16	3,731.75	3,055.80	5,703.73
	Leased area (Note 1)	(m ²)	3,860.81	3,053.57	1,931.47	576.67	3,555.65	3,055.80	5,230.43
	Occupancy rate (Note 1)	(%)	100	100	100	89.9	95.3	100	91.7
Balance (Note 2)	(1) Number of operating days		184 days	184 days	184 days	184 days	184 days	184 days	184 days
	(2) Total lease business revenue	(thousand yen)	*	56,335	30,000	17,976	42,669	30,000	51,798
	Lease business revenue		*	51,068	30,000	17,047	39,251	30,000	50,413
	Other lease business revenue		–	5,266	–	928	3,418	–	1,384
	(3) Total lease business expenses	(thousand yen)	*	16,882	5,200	3,438	11,623	3,886	27,325
	Management fees		*	3,705	2,319	1,973	4,255	1,260	4,614
	Taxes and public dues			3,974	5,066	2,391	767	2,867	2,318
	Utility costs			–	5,989	–	150	268	–
	Repair costs			–	1,446	5	277	3,867	–
	Insurance fees			200	190	164	45	123	82
	Trust fees			225	220	220	225	225	225
Other lease business expenses			–	264	100	–	14	–	
(4) NOI (= (2) – (3))	(thousand yen)	*	39,453	24,799	14,537	31,046	26,113	24,472	
(5) Depreciation	(thousand yen)		10,779	14,467	6,802	2,462	3,455	5,324	
(6) Lease business income (= (4) – (5))	(thousand yen)	*	24,985	17,997	12,075	27,590	20,789	14,260	
(7) Capital expenditures	(thousand yen)		–	5,452	–	–	3,460	–	
(8) NCF (= (4) – (7))	(thousand yen)	*	34,001	24,799	14,537	27,586	26,113	(13,760)	

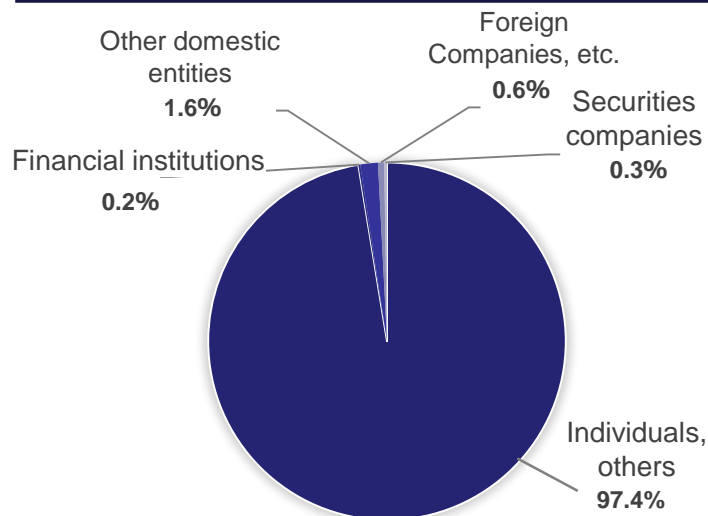
* Figures are undisclosed as the consent of the tenant could not be obtained.

(Note 1) Figures are as of the end of the 5th Fiscal Period.

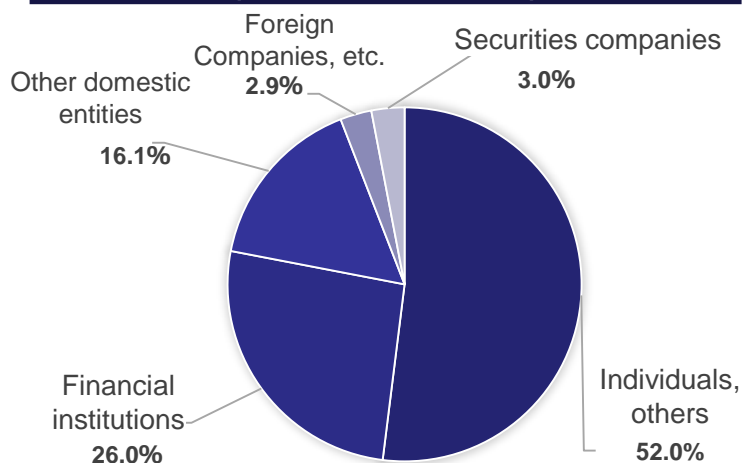
(Note 2) The balance is for the 5th Fiscal Period.



Ratio of Unitholders by Number (8,676 unitholders in total)



Ratio of Investment Units by Number (132,340 units in total)



Rank	Name of unitholder	Number of investment units	Ownership ratio
1	Marimo Co., Ltd.	13,950	10.5%
2	The Master Trust Bank of Japan, Ltd. (trust account)	9,980	7.5%
3	Trust & Custody Services Bank, Ltd. (securities investment trust account)	9,057	6.8%
4	Japan Trustee Services Bank, Ltd. (trust account)	7,298	5.5%
5	The Nomura Trust and Banking Co., Ltd. (investment trust account)	4,338	3.3%
6	The ICHII SHINKIN BANK	1,091	0.8%
7	Ueda Yagi Tanshi Co., Ltd.	1,049	0.8%
8	DFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO	988	0.7%
9	JPMorgan Securities Japan Co., Ltd	803	0.6%
10	An individual	717	0.5%
Total		49,271	37.2% (Note)

(Note) Calculated by dividing the 49,271 investment units owned by the top 10 unitholders by the 132,340 investment units issued and outstanding, and rounded to the first decimal place.

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Regional areas have hidden potential



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