

November 2, 2023

To All Concerned Parties

Real Estate Investment Trust Securities Issuer  
1-1-21 Toranomom, Minato-ku, Tokyo  
marimo Regional Revitalization REIT, Inc.  
Representative: Takashi Kitagata, Executive Director  
(Securities Code: 3470)

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Marimo Asset Management Co., Ltd.  
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Notice Concerning Filing of Lawsuit for Rent Reduction Regarding Investment Asset of marimo REIT  
(Yamada Denki Tecc Land Mihara Store)

With regard to Yamada Denki Tecc Land Mihara Store (the “Property”), an investment asset of marimo Regional Revitalization REIT, Inc. (“marimo REIT”), marimo REIT announces the filing of a lawsuit for reduction of rent (the “Lawsuit”) by Yamada Holdings Co., Ltd. (the “Tenant”), the end tenant, against Marimo Co., Ltd. (the “ML Company”), the master lessee of the Property. Details are as follows.

1. Regarding the Lawsuit

- 1) Date of filing: October 16, 2023
- 2) Date complaint, etc. was received by defendant (ML Company): October 30, 2023
- 3) Date communication was received by marimo REIT regarding the Lawsuit: October 31, 2023

2. Causes of and Circumstances Leading to the Filing of the Lawsuit

marimo REIT has sincerely negotiated the rent of the Property for some time at the request of the Tenant. However, the arbitration for rent reduction filed by the Tenant was also unsuccessful, leading to the filing of the Lawsuit.

Although the ML Company is the defendant in the Lawsuit, and neither marimo REIT nor the trustee of the Property are defendants, the trustee and the ML Company have entered into a pass-through-type master lease agreement.

3. Outline of Plaintiff in the Lawsuit

- 1) Name: Yamada Holdings Co., Ltd.
- 2) Location: 1-1 Sakae-cho, Takasaki City, Gunma Prefecture
- 3) Representative: Noboru Yamada, Representative Director

4. Details of the Lawsuit

- 1) Court where the lawsuit was filed: Tokyo District Court
- 2) Defendant: Makoto Fukagawa, President, Marimo Co., Ltd.
- 3) Primary claim of this lawsuit: Rent reduction of approximately 30% of the current rent for August 2022 and thereafter.

5. Policy Concerning Future Response

marimo REIT believes that the request for rent reduction in the Lawsuit lacks reasonable grounds and intends to plead to that effect in future court proceedings through the master lessee against whom the Lawsuit has been filed.

6. Outlook for Future Performance

The impact of the Lawsuit on marimo REIT’s performance has not yet been determined. We will promptly disclose any relevant matters as they occur.