



January 4, 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)

Asset Manager
Marimo Asset Management Co., Ltd.
Representative: Takashi Kitagata, CEO
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Notice Concerning Conclusion of Support Agreement

marimo Regional Revitalization REIT, Inc. ("marimo REIT") and Marimo Asset Management Co., Ltd. (the "Asset Manager"), to which marimo REIT entrusts management of its assets, announce that they entered a "Support Agreement" (the "Agreement") on January 4, 2023, with Alpha Court Co., Ltd. (the "New Support Company") as described below.

1. Reasons for and Details of the Agreement

Having long built a community-rooted support system to realize regional revitalization^(Note 1), marimo REIT and the Asset Manager have concluded the Agreement with the New Support Company, which is engaged in activities rooted in Hokkaido, to strengthen the support system. Through the system, marimo REIT will obtain information on quality real estate in the region and secure opportunities to acquire properties over the medium to long term.

Based on the Agreement, when the New Support Company decides to sell any of its real estate, trust beneficiary rights in real estate, real estate-backed securities^(Note 2) or silent partnership interest backed by real estate (including real estate in the development stage) that meet the investment policy stipulated by marimo REIT and the Asset Manager ("Qualified Real Estate, etc."), it shall provide information on such Qualified Real Estate, etc. to marimo REIT and the Asset Manager.

(Note 1) marimo REIT defines revitalizing regional areas as correcting the overconcentration in Tokyo and creating local communities throughout Japan where people can have hope for the future of their own communities and lead unique and enriching lives.

(Note 2) In marimo REIT's Articles of Incorporation, real estate-backed securities are defined as a collective term for preferred equity securities, beneficiary certificates, investment securities, and beneficiary certificates of special purpose trusts that aim to invest an amount exceeding one half of the underlying assets in real estate, etc.

(Reference)

<Content of Support from the Sponsor^(Note 1) and Support Companies^(Note 2) after Conclusion of the Agreement>

<Content of Support from the Sponsor and Support Companies>

	Support overview	Sponsor pipeline and support agreement	Support agreement								
		Marimo Co., Ltd.	Alpha Court Co., Ltd.	San Ju San Bank, Ltd. (Mie)	The Michinoku Bank, Ltd. (Aomori)	The Tokyo Star Bank, Ltd. (Tokyo)	Chugoku Bank, Ltd. (Okayama)	Kansai Mirai Bank, Ltd. (Osaka)	The Hiroshima Bank, Ltd. (Hiroshima)	The Ashikaga Bank, Ltd. (Tochigi)	ReBITA Inc.
External growth	Preferential provision of property information	●									
	Grant of preferential negotiating rights for sales transactions	●									
	Provision of warehousing functions	●									
	Provision of construction management support	●									
	Provision of property information		● (Note 2)	● (Note 2)	● (Note 2)	● (Note 2)	● (Note 2)	● (Note 2)	● (Note 2)	● (Note 2)	● (Note 2)
Internal growth	Provision of property management services, etc. ^(Note 3)	●	●								
	Provision of leasing support ^(Note 3)	●	●								
	Provision of support in renovation of portfolio assets	●									
	Provision of fixed-rent-type master lease agreements	●									
	Provision of master lease services, etc. ^(Note 3)		●								
	Provision of brokerage services ^(Note 3)		●								
	Financial advisory and assistance						●	●			
Other support	Investment in the Asset Manager	(Note 1)									
	Grant of license to use trademark ^(Note 3)	●	●	●	●	●					●
	Same-boat investment	●									
	Continued holding of investment units ^(Note 3)	●	●								
	Provision of support in securing human resources ^(Note 3)	●	●								

(Note 1) As of the date of this document, Marimo Co., Ltd. has no stake in the Asset Manager because it transferred all held shares of the Asset Manager on November 1, 2016. However, Marimo Holdings, Inc., the transferee and Marimo Co., Ltd.'s parent company, owns all the shares of the Asset Manager acquired from Marimo Co., Ltd. as of the date of this document.

(Note 2) "Provision of property information" does not mean that the New Support Company, San Ju San Bank, Michinoku Bank, Tokyo Star Bank, Chugoku Bank, Kansai Mirai Bank, Hiroshima Bank, Ashikaga Bank, and ReBITA will provide property information to marimo REIT on a preferential basis. In particular, the support agreements with Michinoku Bank, Chugoku Bank, Hiroshima Bank, and Ashikaga Bank provide for the provision of property information at their discretion on a voluntary basis. In addition, the support agreements with the New Support Company, San Ju San Bank, Kansai Mirai Bank, and ReBITA do not stipulate that the information is to be provided to marimo REIT prior to or at the same time as to third parties.

(Note 3) "Provision of property management services, etc." means that the New Support Company will, upon request from marimo REIT and the Asset Manager, provide services and other necessary support based on separate master lease and property management agreements for real estate, etc. owned by marimo REIT or have other entities in the New Support Company's group provide such support.

"Provision of leasing support" means that the New Support Company will provide support such as brokerage and management for properties that marimo REIT is considering acquiring or holds if it receives a request for leasing support from the Asset Manager for marimo REIT's purpose of stabilizing occupancy rates over the medium to long term.

"Provision of master lease services, etc." means that the New Support Company will, upon request from marimo REIT and the Asset Manager, provide services and other necessary support based on separate master lease and property management agreements for real estate, etc. owned by marimo REIT or have other entities in the New Support Company's group provide such support.

"Provision of brokerage services" means that the New Support Company will provide information on its group's Qualified Real Estate, etc. to marimo REIT and the Asset Manager, and when marimo REIT acquires such Qualified Real Estate, etc., will provide brokerage services for such acquisition when requested by marimo REIT and the Asset Manager (however, marimo REIT and the Asset Manager shall request only when deemed

appropriate in consideration of the New Support Company's transaction execution capability, compliance with laws and regulations, credit risk, transaction costs, etc.) unless there are special circumstances.

"Grant of license to use trademark" means that the New Support Company has granted a non-exclusive license to marimo REIT and the Asset Manager to use trademarks stipulated in the Agreement in prospectuses, websites, financial results briefing materials, securities registration statements, asset management reports and other disclosures upon providing information on marimo REIT's investment policies and properties bearing these trademarks.

"Continued holding of investment units" means that the New Support Company has expressed to marimo REIT and the Asset Manager its intention to hold marimo REIT's investment units for the foreseeable future if it acquires such investment units, unless there are special circumstances. However, there are no specific provisions regarding the number of investment units or period to be held by the New Support Company.

"Provision of support in securing human resources" means that the New Support Company will provide maximum cooperation in terms of human resources to offer the Asset Manager the expertise required for the growth of the Asset Manager and marimo REIT, such as seconding necessary personnel from its group to the Asset Manager. The Asset Manager plans to accept one seconded employee from the New Support Company in March 2023, but there are no plans to acquire any new properties, etc. as a result of this secondment.

2. Overview of New Support Company

Name	Alpha Court Co., Ltd.	
Location	7-1-3 Minami 1-jo Nishi, Chuo-ku, Sapporo-shi	
Title and name of representative	Representative Director Yuji Kawamura	
Business	Real estate leasing, real estate sales, architectural design, design supervision, construction subcontracting, etc.	
Capital (as of January 4, 2023)	100 million yen	
Establishment	March 22, 2004	
Consolidated net assets	8,085 million yen (based on consolidated balance sheet as of May 31, 2022)	
Consolidated total assets	38,275 million yen (based on consolidated balance sheet as of May 31, 2022)	
Major shareholders and percentages	Alpha Group Holdings Co., Ltd. (96%), treasury stock (4%)	
Relationship with marimo REIT or Asset Manager	Capital ties	No relevant items.
	Personnel ties	No relevant items. However, one employee of the company is scheduled to be seconded to the Asset Manager in March 2023.
	Business ties	The company has entered a support agreement with marimo REIT and the Asset Manager for the purpose of providing property information, etc.
	Concerning related parties	No relevant items.

3. Future Outlook

For the impact of the Agreement on the operating forecast, please refer to the operating forecast announced in "Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2023, and Operating and Dividend Forecasts for the Fiscal Period Ending December 2023" dated today.

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