

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.
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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 announces also 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. 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 January 4, 2023. 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 January 4, 2023; the same shall apply hereinafter) upon conducting asset acquisition transaction with Marimo.

1. Outline of the Acquisition

Property number	Property name	Location	Planned acquisition price (million yen)
Rp-20	ArtizA Mito Shiraume	Mito-shi, Ibaraki	707
Rp-21	Grand E’terna Hokudaimae II	Sapporo-shi, Hokkaido	570
Rp-22	Alpha Square Minami 4jo Higashi	Sapporo-shi, Hokkaido	840
Cp-14	Coop Sapporo Megumino	Eniwa-shi, Hokkaido	870
Cp-15	MRR Chitose	Chitose-shi, Hokkaido	471
Cp-16	MRR Iwamizawa	Iwamizawa-shi, Hokkaido	572
Cp-17	MRR Hakodate	Hakodate-shi, Hokkaido	390
Cp-18	MRR Ebetsu	Ebetsu-shi, Hokkaido	649
Cp-19	MrMax Isesakiten	Isesaki-shi, Gunma	1,461
Cp-20	MIRAKITA CITY HANAKITA	Himeji-shi, Hyogo	570
Hp-02	Hotel Wing International Hida-Takayama	Takayama-shi, Gifu	1,750
Lp-01	Nippon Express Komagane Logistics Center	Komagane-shi, Nagano	1,170
Total (12 properties)			10,020

(Note 1) “Property name” is the name planned to be used after acquisition by marimo REIT. The same shall apply hereinafter.

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- (1) Acquisition decision date: January 4, 2023
- (2) Sale and purchase agreement date (Note 1): January 4, 2023
- (3) Planned payment date and planned acquisition date: January 19, 2023, for the properties other than Coop Sapporo Megumino and Nippon Express Komagane Logistics Center, and March 31, 2023, for Coop Sapporo Megumino and Nippon Express Komagane Logistics Center
- (4) Planned seller: Please refer to “5. Overview of Planned Seller” later in this document.
- (5) Acquisition financing: Proceeds from the issuance of new investment units for which resolution was passed at the meeting of the Board of Directors of marimo REIT held on January 4, 2023^(Note 2), borrowings,^(Note 3) and cash on hand
- (6) Settlement method: For the properties other than Coop Sapporo Megumino and Nippon Express Komagane Logistics Center, the entire amount is scheduled to be paid on January 19, 2023, the planned acquisition date. For Coop Sapporo Megumino and Nippon Express Komagane Logistics Center, the entire amount is scheduled to be paid on March 31, 2023, the planned acquisition date. The sale and purchase agreements for Coop Sapporo Megumino and Nippon Express Komagane Logistics Center fall under the category of forward commitment, etc.^(Note 4) defined in “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, Etc.” established by the Financial Services Agency. For the terms and conditions of contract cancellation and other details, please refer to “9. Settlement Method, etc.” later in this document.
- (7) Intermediaries: Intermediaries were used for Coop Sapporo Megumino, MRR Chitose, MRR Ebetsu, MrMax Isesakiten and Nippon Express Komagane Logistics Center.

(Note 1) For MrMax Isesakiten, the date of conclusion of the status transfer agreement between the current owner and marimo REIT, which transfers the status as a buyer of the trust beneficiary right sale and purchase agreement dated October 31, 2022, and the rights and obligations based on such to marimo REIT.

(Note 2) 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 3) For details, please refer to “Notice Concerning Borrowing of Funds” separately announced today by marimo REIT.

(Note 4) Refers to a postdated sales contract under which payment and delivery shall be made at least one month after the conclusion of the contract, or any other contract similar thereto. The same shall apply hereinafter.

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2. Reason for the Acquisition

In pursuit of securing “stability” and “profitability” and steady growth of the portfolio while aiming to continually enhance unitholder value over the medium to long term through acquisition of new real estate trust beneficiary rights, marimo REIT decided to acquire the Assets to Be Acquired (total of 12 properties) after consideration 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-20	ArtizA Mito Shiraume	<ul style="list-style-type: none"> A new compact residence in high demand for one-person households Conveniently located about a 10-minute walk from JR Mito Station, a terminal station Sufficiently competitive with ample specs required for an apartment building for individuals
Rp-21	Grand E'terna Hokudaimae II	<ul style="list-style-type: none"> A studio residential property with lofts, underfloor storage, and all-electric facilities for rent by students, operated by J.S.B. Co., Ltd. Located about a 2-minute walk from Kitajuhachijo Station on the Namboku Subway Line, where student demand is expected due to the return to in-person classes at Hokkaido University
Rp-22	Alpha Square Minami 4jo Higashi	<ul style="list-style-type: none"> Designer apartments with one-, two-, and four-bedroom rental units for DINKs and families. Located about an 8-minute walk from Hosui Susukino Station on the Toho Subway Line, with commuter demand expected due to the excellent office district access
Cp-14	Coop Sapporo Megumino	<ul style="list-style-type: none"> Highly visible, facing roads on three sides in the center of a concentrated residential area due to the promotion of a compact city around a JR station Strong demand expected as a mixed-use retail complex centered on Coop Sapporo, which is well-known with over 100 locations in Hokkaido
Cp-15	MRR Chitose	<ul style="list-style-type: none"> Steady demand expected with the Tsuruha Drug brand With a population of 100,000 (as of December 31, 2021), Chitose City is popular because of its convenience to both New Chitose Airport and JR Sapporo Station
Cp-16	MRR Iwamizawa	<ul style="list-style-type: none"> Has parking for 63 vehicles and faces a street with good connectivity to the busiest road in the area Steady demand expected with Tsuruha Drug and a wholesale supermarket offering large-volume, low-price products
Cp-17	MRR Hakodate	<ul style="list-style-type: none"> Located in Hakodate, Hokkaido's third-largest city with a population of 250,000 (as of December 31, 2021) Steady demand expected as part of a welfare community area promoted by Hakodate City, improving its livability and convenience
Cp-18	MRR Ebetsu	<ul style="list-style-type: none"> With a population of 120,000 (as of December 31, 2021), Ebetsu is a popular commuter town for Sapporo as the nearest station, JR Nopporo Station, is only about a 20-minute train ride from JR Sapporo Station Steady demand expected with Tsuruha Drug and Prono, a well-known hardware store with 51 locations (as of October 19, 2022) mainly in Hokkaido
Cp-19	MrMax Isesakiten	<ul style="list-style-type: none"> A large mixed-use complex facing a well-traversed arterial road connected to Maebashi, a major city Steady revenue expected due to a planned long-term fixed-rent contract with Mr Max Holdings Ltd.
Cp-20	Mirakita City Hanakita	<ul style="list-style-type: none"> Compartmentalized ownership of the neighborhood's newest retail complex (as of October 31, 2022) combined with a large for-sale condominium Highly convenient transportation. Only about a 4-minute walk from JR Nozato Station, which is two stations from city-center JR Himeji Station
Hp-02	Hotel Wing International Hida-Takayama	<ul style="list-style-type: none"> Travel demand and future business demand expected, as all rooms are designed to accommodate two or more people At only about a 7-minute walk from JR Takayama Station and within walking distance of the city's sightseeing spots, the hotel has a highly convenient location.
Lp-01	Nippon Express Komagane Logistics Center	<ul style="list-style-type: none"> Conveniently located about 10 minutes (about 5 km) from Komagane Interchange in the middle of the Chuo Expressway Steady cash flow expected due to a long-term fixed-rent contract with Nippon Express Company, Limited, a subsidiary of Nippon Express Holdings Inc.

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