

(REIT) Financial Report for the Fiscal Period Ended June 2019

August 19, 2019

REIT Securities Issuer: marimo Regional Revitalization REIT, Inc.
 Securities Code: 3470
 Representative: Takashi Kitagata, Executive Director

Asset Manager: Marimo Asset Management Co., Ltd.
 Representative: Takashi Kitagata, CEO
 Contact: Katsuhiko Shimada, Financial Management Officer
 TEL: +81-3-6205-4755

Listing: Tokyo Stock Exchange
 URL: <https://www.marimo-reit.co.jp/>

Scheduled date of commencement of dividends payment: September 13, 2019

Scheduled date of submission of securities report: September 26, 2019

Preparation of supplementary financial results briefing materials: Yes

Holding of financial results briefing session: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

1. Status of Management and Assets for the Fiscal Period Ended June 2019 (from January 1, 2019 to June 30, 2019)

(1) Operating Results

(% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenue		Operating income		Ordinary income		Net income	
	million yen	%	million yen	%	million yen	%	million yen	%
Ended June 2019	1,121	2.5	471	0.1	397	0.3	396	0.3
Ended Dec. 2018	1,093	3.4	471	(0.2)	395	0.1	395	0.1

Fiscal period	Net income per unit	Return on equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenue
	yen	%	%	%
Ended June 2019	2,995	3.2	1.4	35.4
Ended Dec. 2018	2,984	3.1	1.4	36.2

(2) Dividends

Fiscal period	Dividends per unit (excluding dividends in excess of earnings)	Total dividends (excluding dividends in excess of earnings)	Dividends in excess of earnings per unit	Total dividends in excess of earnings	Dividends per unit (including dividends in excess of earnings)	Total dividends (including dividends in excess of earnings)	Payout ratio	Ratio of dividends to net assets
	yen	million yen	yen	million yen	yen	million yen	%	%
Ended June 2019	2,995	396	499	66	3,494	462	100.0	3.2
Ended Dec. 2018	2,985	395	460	60	3,445	455	100.0	3.1

(Note 1) The breakdown of total dividends in excess of earnings for the fiscal period ended December 2018 is total dividends from allowance for temporary difference adjustments of 1 million yen (9 yen per unit) and total dividends from distribution accompanying decrease in capital, etc. under tax law of 59 million yen (451 yen per unit).

The breakdown of total dividends in excess of earnings for the fiscal period ended June 2019 is total dividends from allowance for temporary difference adjustments of 1 million yen (9 yen per unit) and total dividends from distribution accompanying decrease in capital, etc. under tax law of 64 million yen (490 yen per unit).

(Note 2) The ratio of decreasing surplus, etc. attributable to distribution in excess of earnings (refund of investments in capital) for the fiscal period ended December 2018 is 0.005 and for the fiscal period ended June 2019 is 0.006.

(Note 3) Payout ratio is the figure calculated by the following formula, rounded to the first decimal place.

Payout ratio = Total dividends (excluding dividends in excess of earnings) ÷ Net income × 100

(3) Financial Position

Fiscal period	Total assets	Net assets	Equity ratio	Net assets per unit
	million yen	million yen	%	yen
Ended June 2019	28,102	12,551	44.7	94,840
Ended Dec. 2018	27,492	12,610	45.9	95,290

(4) Cash Flows

Fiscal period	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	million yen	million yen	million yen	million yen
Ended June 2019	666	(780)	229	1,704
Ended Dec. 2018	772	(84)	(615)	1,589

2. Operating Forecasts for the Fiscal Period Ending December 2019 (from July 1, 2019 to December 31, 2019) and

Operating Forecasts for the Fiscal Period Ending June 2020 (from January 1, 2020 to June 30, 2020)

(% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenue		Operating income		Ordinary income		Net income		Dividends per unit (excluding dividends in excess of earnings)	Dividends in excess of earnings per unit	Dividends per unit (including dividends in excess of earnings)
	mn yen	%	mn yen	%	mn yen	%	mn yen	%	yen	yen	yen
Ending Dec. 2019	1,105	(1.3)	468	(0.6)	385	(3.0)	384	(3.1)	2,903	497	3,400
Ending June 2020	1,100	(0.5)	469	0.2	385	(0.0)	384	(0.0)	2,902	498	3,400

(Reference) Forecast net income per unit (Forecast net income ÷ Forecast average number of investment units during period)

Fiscal period ending December 2019: 2,903 yen

Fiscal period ending June 2020: 2,902 yen

(Note) The rate of period-on-period increase (decrease) for the fiscal period ending December 2019 shows comparison with the actual figures for the fiscal period ended June 2019, and that for the fiscal period ending June 2020 shows comparison with the forecast figures for the fiscal period ending December 2019.

* Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates, and Retrospective Restatements

- ① Changes in accounting policies accompanying amendments to accounting standards, etc.: None
- ② Changes in accounting policies other than ①: None
- ③ Changes in accounting estimates: None
- ④ Retrospective restatements: None

(2) Total Number of Investment Units Issued and Outstanding

- ① Total number of investment units issued and outstanding (including treasury investment units) at end of period

Fiscal period ended June 2019	132,340 units	Fiscal period ended Dec.2018	132,340 units
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- ② Number of treasury investment units at end of period

Fiscal period ended June 2019	0 units	Fiscal period ended Dec.2018	0 units
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* Financial reports are exempt from the audit by a certified public accountant or an auditing firm.

* Special note

The operating forecasts and other forward-looking statements contained in this document are based on information currently available to and certain assumptions deemed reasonable by marimo Regional Revitalization REIT, Inc. (hereinafter, "marimo REIT"). Accordingly, the actual operating results, etc. may differ materially due to various factors. In addition, the forecasts are not a guarantee of the amount of dividends.