

November 1, 2022

To All Concerned Parties

Kenedix Retail REIT Corporation  
Kenedix Real Estate Fund Management, Inc.

**(Correction) Presentation Material for the Fiscal Period Ended March 2022**

Kenedix Retail REIT Corporation corrects the Presentation Material for the Fiscal Period Ended March 31, 2022.

Please refer to the yellow highlighted areas for the corrections.

## Portfolio overview (as of Apr. 30, 2022) (2)

No.	Property name	Location (city/ward, prefecture)	Acquisition price (JPY mm)	Appraisal value (JPY mm)	Appraisal yield NOI (%)	Occupancy rate (%)	Number of tenants
O-9	Life Nishi-Tengachaya	Osaka, Osaka	1,505	1,710	5.2	100.0	1
O-10	Million Town Tsukaguchi (Land)	Amagasaki, Hyogo	3,723	4,080	4.2	100.0	1
O-11	Habikigaoka Shopping Center	Habikino, Osaka	2,000	2,020	5.3	100.0	2
O-12	Merado Daikai	Kobe, Hyogo	5,440	5,780	5.3	100.0	7
N-1	DCM Kahma Nakagawa Tomita (Land)	Nagoya, Aichi	2,311	2,680	5.0	100.0	1
N-2	Valor Ichinomiya-Nishi	Ichinomiya, Aichi	2,174	2,360	6.0	100.0	1
N-4	Homecenter Kohnan Sunadabashi	Nagoya, Aichi	7,140	7,500	5.4	100.0	1
N-6	Resora Obu Shopping Terrace	Obu, Aichi	7,911	6,950	4.5	98.5	1(41)
N-7	Valor Nakashidami (Land)	Nagoya, Aichi	2,551	2,550	4.7	100.0	1
F-1	Sunny Noma	Fukuoka, Fukuoka	1,497	1,650	5.3	100.0	1
F-2	Round1 Stadium Hakata-Hanmichibashi	Fukuoka, Fukuoka	5,020	5,760	5.7	100.0	1
F-3	Kurume-Nishi Shopping Center	Kurume, Fukuoka	1,515	1,830	6.1	100.0	4
F-4	Kitera Town Fukuoka Nagahama	Fukuoka, Fukuoka	6,000	6,140	4.7	84.2	14
R-1	Roseo Mito	Mito, Ibaraki	10,046	12,100	6.0	100.0	1(23)
R-2	K's Denki Aomori Honten	Aomori, Aomori	1,469	1,520	6.2	100.0	1
R-3	Super Sports Xebio Aomori-Chuo	Aomori, Aomori	898	911	6.3	100.0	1
R-4	Ashico Town Ashikaga	Ashikaga, Tochigi	4,180	4,930	6.2	99.2	1(29)
R-5	Yorktown Shinden-Higashi	Sendai, Miyagi	3,252	2,580	4.7	100.0	2
R-6	Kasumi Technopark Sakura	Tsukuba, Ibaraki	830	981	6.2	100.0	1
R-8	P-1 Plaza Tenno	Hamamatsu, Shizuoka	4,010	4,050	5.2	100.0	1(7)
R-9	Seiyu Rakuichi Moriya (Land)	Moriya, Ibaraki	4,111	4,300	4.1	100.0	1
R-10	Sun Street Hamakita ①(90% quasi-co-ownership) ②(10% quasi-co-ownership)	Hamamatsu, Shizuoka	①10,746 ②1,200	①10,890 ②1,210	5.7	98.6	1(50)
R-11	Costco Wholesale Sapporo Warehouse	Sapporo, Hokkaido	4,210	4,430	4.8	100.0	1
L-1	Zama Distribution Center	Zama, Kanagawa	1,400	1,790	6.0	100.0	1
L-2	Oppama Distribution Center	Yokosuka, Kanagawa	1,300	1,680	6.6	100.0	1
L-3	Musashi Ranzan Distribution Center (90% quasi-co-ownership)	Hiki-gun, Saitama	3,879	4,330	5.7	100.0	1
L-4	Yokohama Kamigo Distribution Center	Yokohama, Kanagawa	918	1,040	5.0	100.0	2
L-5	Gyoda Distribution Center	Gyoda, Saitama	3,160	3,660	5.7	100.0	1
L-6	Shinjuku Nishiochiai Distribution Center	Shinjuku ward, Tokyo	810	842	4.4	100.0	1
L-7	Chiba-Kita Distribution Center	Chiba, Chiba	1,250	1,510	5.0	100.0	1
L-8	Sapporo Shiroishi Distribution Center	Sapporo, Hokkaido	800	1,040	7.3	100.0	1
L-9	Tenri Distribution Center	Tenri, Nara	1,070	1,090	5.5	100.0	1
L-10	Prima Meat Packers Kinki Center (90% quasi-co-ownership)	Osaka, Osaka	1,047	1,080	5.2	100.0	1
<b>Total / Average</b>			<b>253,619</b>	<b>273,777</b>	<b>5.3</b>	<b>99.2</b>	<b>522</b>

Note 1: The figures are as of Mar. 31, 2022 for the properties held as of Apr. 30, 2022. "Appraisal value" and "Appraisal NOI yield" are as of Mar. 1, 2022 for Higashimatsuyama Shopping Center and Prima Meat Packers Kinki Center. Furthermore, for Sun Street Hamakita, the values of 90% and 10% quasi-co-ownership interests are as of Mar. 31, 2022 and Mar. 1, 2022, respectively.

Note 2: As Kitera Plaza Aobadai is under conversion, its occupancy rate is 0% as of Mar. 31, 2022. However, if we exclude this property, the occupancy rate is 99.5%. Please refer to page 28 for details of Kitera Plaza Aobadai.

Note 3: In case of a master lessee with pass-through type master lease agreements, the number of end tenants is in parentheses after the number of master lessee. In the case of a master lessee with a sub-lease type master lease agreement, the number of the master lessee is shown.

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