

Translation of Japanese Original

March 12, 2019

To All Concerned Parties

REIT Issuer:
Kenedix Retail REIT Corporation
Representative: Akihiro Asano, Executive Director
(Securities Code: 3453)

Asset Manager:
Kenedix Real Estate Fund Management, Inc.
Representative: Masahiko Tajima, President & CEO
Contact: Koichiro Nobata, Head of Planning Division,
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Notice Concerning Acquisition of Property (Yokohama Kamigo Distribution Center)

Kenedix Retail REIT Corporation (“KRR”) announced today that Kenedix Real Estate Fund Management, Inc. (“the Asset Manager”), the asset manager for KRR, has decided to acquire the following property. In addition, the Asset Manager is considering constructing a new building (“the New Building”) at the property (“the Property Expansion”). KRR will disclose promptly when the Asset Manager makes a decision to construct the New Building.

1. Outline of the acquisition

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|-----|-------------------------------|--|
| (1) | Type of acquisition: | Trust beneficiary interest in real estate |
| (2) | Property name: | Yokohama Kamigo Distribution Center |
| (3) | Acquisition price (Note 1): | 790 million yen |
| (4) | Appraisal NOI yield (Note 2): | 5.0% |
| (1) | Date of contract: | March 12, 2019 |
| (2) | Acquisition date: | April 11, 2019 |
| (3) | Seller: | Please refer to Item 4. Seller’s profile for details |
| (4) | Acquisition funds: | Cash on hand |
| (5) | Settlement method: | Payment in full at settlement |

(Note 1) Excluding acquisition costs, adjustment amount of property tax and city-planning tax, consumption tax, etc. Assumed construction cost as of today for the Property Expansion is 113,850,000 yen.

(Note 2) “Appraisal NOI yield” is calculated by dividing the appraisal NOI of the anticipated property as on the appraisal report as of February 1, 2019 by the sum of the anticipated acquisition price for the property and assumed construction costs as of today for the Property Expansion, rounded to the first decimal place.

“Appraisal NOI” refers to the net operating income before depreciation expenses, which is calculated by deducting the operating expenses from the operating revenues described in the appraisal report, and thus, differs from NCF (Net Cash Flow) which is calculated by adding the profit from the investment of tenant deposits to and deducting capital expenditures from NOI. The appraisal NOI here is the NOI calculated using the direct capitalization method. Operating revenues from the New Building is reflected in the Appraisal NOI.

2. Reason for the acquisition

The acquisition is made to diversify and enhance the portfolio to realize the growth of asset size and secure stable revenues, in accordance with KRR’s investment targets and policies as set forth in its Articles of Incorporation. KRR makes focused investment in shopping centers for daily needs, but it has expanded its investment targets to distribution centers.

Currently, a distribution center exists on the land planned for acquisition. It is a distribution center of a major home delivery service firm, and the Asset Manager highly values the location, features and the tenant of the

facility. Although the current NOI yield of the property (without the New Building) is 3.6%, KRR seeks to enhance profitability and grow its asset value by property expansion on the underutilized space (Note) of the existing property. Assumed NOI yield after the Property Expansion including the operating revenues from the New Building is 5.0%, which is desirable yield for the property.

KRR has concluded a lease contract with a prospective tenant, which becomes effective upon the construction of the New Building. Therefore, KRR believes there is feasibility to operating revenues of the New Building. Operating revenues from the New Building is reflected in the Appraisal NOI.

Note: “Underutilized space” is floor-area ratio as determined according to the Building Standards Act multiplied by the land area minus the actual gross floor area of building to land area.

Acquisition highlight (Distribution Center):

Distribution center of a home delivery service firm within a residential district

(1) Location

The property is located within a residential district in southern Yokohama. It faces Prefectural Route 23, which leads to Route 1 and Route 16, making local delivery convenient. Spaces for distribution centers are limited in the area because it is a residential district. Securing labor force is relatively easy within the area as well.

(2) Features of the building

The facility is small and shallow, making it easy for loading and unloading. The facility is suitable as a distribution center of a home delivery service firm with raised platform and wide truck parking spaces, but may be used as a distribution center of other delivery firms as well.

(3) Tenant

The distribution center is currently leased to a major home delivery service firm. It is likely that the firm will continue to use the facility because it is located within a residential district, making it convenient to make home deliveries from the facility and also because spaces for distribution centers in the area are limited. Even in the case of leasing the space, demand from local delivery service firms is expected.

3. Details of the property

Property name		Yokohama Kamigo Distribution Center
Anticipated acquisition date		April 11, 2019
Property type (Note 1)		L
Type of specified asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation (planned)
Trust period		April 11, 2019 to April 30, 2037 (planned)
Seller		Undisclosed (Note 2)
Location		1292-1, Shodo, Kamigocho Sakae-ku, Yokohama, Kanagawa
Land	Form of ownership	Proprietary ownership
	Land area	5,025.72 m ²
	Zoning	Category I residential area
	Building coverage ratio	60%
	Floor-area ratio	200%
Building	Form of ownership	Proprietary ownership
	Gross floor area	870.85 m ²
	Date constructed	November 15, 2011
	Use	Warehouse, office

	Structure/No. of floors	S-structure/2-story building
Architect		Daiwa House Industry Co., Ltd., Yokohama Branch First-Class Architect Office
Construction company		Daiwa House Industry Co., Ltd., Yokohama Branch
Construction confirmation authority		Bureau Veritas Japan Co., Ltd.
Master lessee		-
Type of master lease		-
PM		Kenedix Real Estate Fund Management, Inc. (planned)
Sub-PM		Fukuda & Partners, Co., Ltd. (planned)
PML		9.16%
Acquisition price		790 million yen
Appraisal value		849 million yen (as of February 1, 2019)
Real estate appraiser		The Tanizawa Sōgō Appraisal Co., Ltd.
Appraisal NOI yield		5.0% (Note 3)
Collateral		None
Lease summary		(as of February 28, 2019)
	Number of tenants	1
	Annual rent	Undisclosed (Note 4)
	Tenant deposits	Undisclosed (Note 4)
	Leased area	1,685.77 m ²
	Leasable area	1,685.77 m ²
	Occupancy rate	100.0%
Remarks		There is a building on the land, other than the building shown above. KRR has agreed with the seller that the building be removed at the expense and responsibility of the seller. KRR has approval from Yokohama City, who owns the adjacent land, to use the adjacent land to install rain water pipe.

Others	<p>Notes:</p> <ol style="list-style-type: none"> 1. Properties are categorized into the following six types of properties: NSC (Neighborhood Shopping Center), SM (Supermarket), CSC (Community Shopping Center), Urban Station-Front SC (Urban Station-Front Shopping Center), SS (Specialty Store) and L (Logistics facility). 2. Undisclosed as KRR has not obtained consent from the seller. 3. “Appraisal NOI yield” is calculated by dividing the appraisal NOI of the anticipated property as on the appraisal report as of February 1, 2019 by the sum of the anticipated acquisition price for the property and assumed construction costs as of today for the Property Expansion, rounded to the first decimal place. “Appraisal NOI” refers to the net operating income before depreciation expenses, which is calculated by deducting the operating expenses from the operating revenues described in the appraisal report, and thus, differs from NCF (Net Cash Flow) which is calculated by adding the profit from the investment of tenant deposits to and deducting capital expenditures from NOI. The appraisal NOI here is the NOI calculated using the direct capitalization method. 4. Undisclosed as KRR has not obtained consent from the tenant.
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4. Overview of the seller

The name and attribute of the seller are undisclosed as KRR has not obtained the seller’s consent. There is no special capital, personnel, business relationship between KRR/the Asset Manager and the seller.

5. Status of property acquirer and previous owners

Details are omitted since the seller of the property is not a special related party of KRR or the Asset Manager.

6. Details of brokerage

The name of the broker, which is a domestic company, is undisclosed as KRR has not obtained the broker's consent. The broker is not deemed a related party under either the Investment Trust Law or the “Retail REIT Department’s Internal Regulations on Related Party Transactions” of the Asset Manager, and there is no special capital, personnel, business relationship between KRR/the Asset Manager and the broker.

7. Transactions with related parties

KRR will conclude a property management agreement with the trustee and the Asset Manager. Fees to the Asset Manager regarding the property are at the same level as that of existing properties.

[Details of property management fee]

Property management fee (annual): 3.6 million yen (planned)

Fees associated with the management of construction projects:

Construction price	Fees
Less than 1 million yen	None
1 million yen to less than 2 million yen	6%
2 million yen to less than 5 million yen	120,000 yen + 5% on the portion exceeding 2 million yen
5 million yen to less than 10 million yen	270,000 yen + 4% on the portion exceeding 5 million yen

10 million yen to less than 100 million yen	470,000 yen + 3% on the portion exceeding 10 million yen
100 million yen to less than 200 million yen	3,170,000 yen + 2% on the portion exceeding 100 million yen
200 million yen or more	5,170,000 yen + 1% on the portion exceeding 200 million yen

8. Acquisition schedule

Acquisition decision date	March 12, 2019
Scheduled contract date	March 12, 2019
Scheduled payment date / delivery date	April 11, 2019 (planned)

9. Future outlook

There are no changes to the forecasts of financial results of KRR published in the “Financial Report for the Fiscal Period Ended September 30, 2018” dated November 14, 2018 as the impact of acquiring Yokohama Kamigo Distribution Center and Musashi Ranzan Distribution Center on the financial results is minimal.

10. Summary of real estate appraisal report

Summary of real estate appraisal report			
Appraisal value	840,000,000 yen		
Appraiser	The Tanizawa Sōgō Appraisal Co., Ltd.		
Date of appraisal	February 1, 2019		
Item	Content	Basis	
Income capitalization approach value	840,000,000 yen	Sum of income capitalization approach value of the Distribution Center and its land and that of the surplus land	
Income capitalization approach value (Distribution Center and its land)	649,000,000 yen	Calculated by the DCF method, with the results verified using the direct-capitalization method	
Value based on direct capitalization method (Distribution Center and its land)	659,000,000 yen	Calculated by dividing the stabilized NCF by the cap rate	
(1) Gross operating revenue	Undisclosed		
Effective gross operating revenue	Undisclosed		
Loss from vacancy, etc.	0 yen	Calculated based on the occupancy rate level that is expected to remain stable over the medium term	
(2) Operating expenses	Undisclosed		
Maintenance expenses	0 yen		
Utility expenses	0yen	None on assumption that the expenses are borne by the tenant	
Repair expenses	Undisclosed		
PM fees	2,000,000 yen	Calculated based on anticipated PM fees for the property and the PM fee rates for comparable properties	
Tenant recruit expenses, etc.	0 yen	None assuming long-term tenancy	
Taxes and dues	Undisclosed		
Insurance premium	Undisclosed		
Other expenses	Undisclosed		
(3) Net operating income (NOI= (1)-(2))	30,449,544 yen		
(4) Profit from security deposits	186,000 yen	Calculated on assumption that the investment yield is 1.0%	
(5) Capital expenditure	985,000 yen	The average annual renovation expenses described in the engineering report plus CM fees	
(6) Net cash flow (NCF=(3)+(4)-(5))	29,650,544 yen		
(7) Cap rate	4.5%	Calculated based on overall evaluation of the location, building specifications and contract terms of the property	
Value based on DCF method	644,000,000 yen		
Discount rate	[1st to 2nd year] 4.5%	Calculated based on transactions of comparable properties and by taking into account the uniqueness of real estate properties as	

		[3rd to 11th year] 4.6%	financial assets in terms of investment yield
	Terminal cap rate	4.7%	Calculated by taking into account the characteristics of the NCF used for the capitalization rate and future uncertainties/ liquidity/ marketability of the property
Income capitalization approach value (surplus land)		191,000,000 yen	Calculated by the DCF method, with the results verified using the direct-capitalization method
Value based on direct capitalization method (surplus land)		201,000,000 yen	Calculated by dividing the NCF from the land by the cap rate
(1)	Gross operating revenue	Undisclosed	
	Effective gross operating revenue	Undisclosed	
	Loss from vacancy, etc.	0 yen	Calculated based on the occupancy rate level that is expected to remain stable over the medium term
(2)	Operating expenses	Undisclosed	
	Maintenance expenses	Undisclosed	
	Utility expenses	0 yen	None on assumption that the expenses are borne by the tenant
	Repair expenses	Undisclosed	
	PM fees	980,000 yen	Calculated based on anticipated PM fees for the property and the PM fee rates for comparable properties
	Tenant recruit expenses, etc.	0 yen	None assuming long-term tenancy
	Taxes and dues	Undisclosed	
	Insurance premium	Undisclosed	
	Other expenses	Undisclosed	
(3)	Net operating income (NOI= (1)-(2))	15,113,500 yen	
(4)	Profit from security deposits	70,000 yen	Calculated on assumption that the investment yield is 1.0%
(5)	Capital expenditure	216,000 yen	The average annual renovation expenses described in the engineering report plus CM fees
(6)	Net cash flow (NCF=(3)+(4)-(5))	14,967,500 yen	
(7)	Net cash flow (NCF) from the land	8,260,880 yen	Calculated by subtracting NCF of assumed building from NCF of assumed building and its land
(8)	Cap rate for land	4.1%	Calculated based on overall evaluation of the location, assumed building specifications, etc. of the property
Value based on DCF method		186,000,000 yen	
	Return on investment	8.6%	Calculated based on discount rate, development profit rate and risk premium
	Discount rate	4.6%	Calculated based on transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
	Terminal cap rate	4.7%	Calculated by taking into account the characteristics of the NCF used for the capitalization rate and future uncertainties/ liquidity/ marketability of the property
Value based on cost method		871,000,000 yen	
	Ratio of land	83.7%	
	Ratio of building	16.3%	
Adjustments in estimated value and considerations taken into account in determining appraisal value	<p>The property is a distribution center and its land located approx. 3.1kmsouth of Konandai Station on JR Negishi Line, and 2.8km northwest of Asahina IC of Yokohama-Yokosuka Road along Prefectural Route 23.</p> <p>The property is facing a major road and close to highway interchange, providing easy access to Tokyo Metropolitan area. The distribution facility has relatively suitable size and grade. There also is a surplus land, and profitability may be enhanced by constructing an extra building on the surplus land.</p>		

(Note) Figures used in the direct capitalization method include information that KRR has not obtained consent from the lessee for its disclosure. Such information or figures that can make calculation of such information are not disclosed in (1) and (2) above.

KRR website address: <https://www.krr-reit.com/en/>

This notice is the English translation of the Japanese announcement on March 12, 2019. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Attached materials

- Reference material 1. Property photograph and map
- Reference material 2. Restaurant building planned for construction
- Reference material 3. Property portfolio of KRR

Reference material 1. Property photograph and map



Reference material 2. Restaurant building planned for construction



(Note) The illustration above may differ from the actual building after completion.



(Note) Aerial photograph provided by Geospatial Information Authority of Japan

Reference material 3. Property portfolio of KRR (after the acquisition of Yokohama Kamigo Distribution Center, Zama Distribution Center, Oppama Distribution Center and Musashi Ranzan Distribution Center and disposition of Solala Plaza)

No.	Type (Note1)	Property name	Location	(Anticipated) acquisition date	(Anticipated) acquisition price (million yen) (Note 2)	Appraisal value (million yen) (Note 3)	Share (%) (Note 4)
T-1	CSC	Fululu Garden Yachiyo	Yachiyo, Chiba	February 10, 2015	14,848	15,200	6.9
T-2	Urban Station-Front SC	MONA Shin-Urayasu	Urayasu, Chiba	February 10, 2015	8,063	9,410	3.8
T-3	Urban Station-Front SC	Passaggio Nishiarai	Adachi-ku, Tokyo	February 10, 2015	5,850	6,710	2.7
T-4	Urban Station-Front SC	Daikanyama Address Dixsept	Shibuya-ku, Tokyo	February 10, 2015	5,390	6,370	2.5
T-5	NSC	Unicus Ina	Kitaadachi-gun, Saitama	February 10, 2015 (Note 5)	4,470	5,050	2.1
T-6	NSC	Yorktown Kita-Kaname	Hiratsuka, Kanagawa	February 10, 2015	4,000	4,350	1.9
T-7	NSC	Unicus Yoshikawa	Yoshikawa, Saitama	February 10, 2015	3,600	3,840	1.7
T-8	SS	Sports Club Renaissance Fujimidai	Nerima-ku, Tokyo	February 10, 2015	2,586	2,760	1.2
T-9	NSC	Super Viva Home Iwatsuki (Land)	Saitama, Saitama	October 2, 2015	4,815	5,510	2.3
T-10	SS	K's Denki Shonan-Fujisawa (Land)	Fujisawa, Kanagawa	October 2, 2015	3,169	3,510	1.5
T-11	NSC	Unicus Kamisato (Land)	Kodama-gun, Saitama	October 2, 2015	3,000	3,050	1.4
T-12	NSC	Unicus Konosu (Land)	Konosu, Saitama	October 2, 2015	1,700	1,770	0.8
T-13	SM	Inageya Yokohama Minamihonjuku (Land)	Yokohama, Kanagawa	October 2, 2015	1,442	1,430	0.7
T-15	NSC	Nakamachidai Tokyu Store	Yokohama, Kanagawa	April 21, 2016	3,360	3,810	1.6
T-16	SS	Central Wellness Club Nagatsuta Minamidai	Yokohama, Kanagawa	April 20, 2016	1,724	1,890	0.8
T-17	SM	Life Kameido	Koto-ku, Tokyo	April 21, 2016	1,450	1,520	0.7
T-18	NSC	Totsuka-Fukaya Shopping Center (Land)	Yokohama, Kanagawa	April 19, 2017	4,170	4,310	2.0
T-19	NSC	Yumemachi Narashinodai Mall	Funabashi, Chiba	April 19, 2017	3,416	3,510	1.6
T-20	NSC	Kawamachi Yahagi Mall	Chiba, Chiba	May 18, 2017	3,097	3,210	1.4
T-21	SS	Prime Square Jiyugaoka	Meguro-ku, Tokyo	April 19, 2017	2,820	2,830	1.3
T-22	SS	Round1 Ichikawa-Onitaka	Ichikawa, Chiba	April 19, 2017	1,880	1,970	0.9
T-23	SM	Ozeki Tokiwadai	Itabashi-ku, Tokyo	February 13, 2018	1,263	1,350	0.6
T-24	SS	Konami Sports Club Shibuya	Shibuya-ku, Tokyo	April 27, 2018	3,400	3,420	1.6

No.	Type (Note1)	Property name	Location	(Anticipated) acquisition date	(Anticipated) acquisition price (million yen) (Note 2)	Appraisal value (million yen) (Note 3)	Share (%) (Note 4)
O-1	NSC	Blumer Maitamon	Kobe, Hyogo	February 10, 2015	8,389	9,370	3.9
O-2	SM	Life Takadono (Land)	Osaka, Osaka	February 10, 2015	2,685	3,150	1.3
O-3	NSC	DCM Kahma MEGA Don Quijote Omihachiman	Omihachiman, Shiga	February 10, 2015	2,140	2,470	1.0
O-4	NSC	Blumer HAT Kobe	Kobe, Hyogo	April 16, 2015	11,000	11,500	5.1
O-5	Urban Station- Front SC	Carino Esaka	Suita, Osaka	October 2, 2015	6,555	7,040	3.1
O-6	Urban Station- Front SC	COMBOX Komyoike	Izumi, Osaka	October 2, 2015	6,450	6,790	3.0
O-7	SM	Hankyu Oasis Hirakatadeguchi	Hirakata, Osaka	October 2, 2015	1,280	1,330	0.6
O-8	SS	Welcia Kishiwadakamori (Land)	Kishiwada, Osaka	October 2, 2015	487	488	0.2
O-9	SM	Life Nishi-Tengachaya	Osaka, Osaka	January 21, 2016	1,505	1,690	0.7
O-10	NSC	Million Town Tsukaguchi (Land)	Amagasaki, Hyogo	April 21, 2016	3,723	3,950	1.7
N-1	SS	DCM Kahma Nakagawa Tomita (Land)	Nagoya, Aichi	February 10, 2015	2,311	2,700	1.1
N-2	NSC	Valor Ichinomiya-Nishi	Ichinomiya, Aichi	February 10, 2015	2,174	2,330	1.0
N-4	SS	Homecenter Kohnan Sunadabashi	Nagoya, Aichi	April 21, 2016	7,140	7,290	3.3
N-5	SS	K's Denki Shin-Moriyama (Land)	Nagoya, Aichi	November 1, 2016	1,370	1,440	0.6
N-6	NSC	Resora Obu Shopping Terrace	Obu, Aichi	August 1, 2017	7,911	7,950	3.7
F-1	SM	Sunny Noma	Fukuoka, Fukuoka	February 10, 2015	1,497	1,620	0.7
F-2	SS	Round1 Stadium Hakata-Hanmichibashi	Fukuoka, Fukuoka	April 19, 2017	5,020	5,500	2.3
F-3	NSC	Kurume-Nishi Shopping Center	Kurume, Fukuoka	April 19, 2017	1,515	1,720	0.7
R-1	NSC	Roseo Mito	Mito, Ibaraki	February 10, 2015 (Note 6)	10,046	11,700	4.7
R-2	SS	K's Denki Aomori Honten	Aomori, Aomori	February 10, 2015	1,469	1,580	0.7
R-3	SS	Super Sports Xebio Aomori-Chuo	Aomori, Aomori	February 10, 2015	898	938	0.4
R-4	NSC	Ashico Town Ashikaga	Ashikaga, Tochigi	October 2, 2015	4,180	5,030	2.0
R-5	NSC	Yorktown Shinden-Higashi	Sendai, Miyagi	October 2, 2015	3,252	3,340	1.5
R-6	SM	Kasumi Technopark Sakura	Tsukuba, Ibaraki	October 2, 2015	830	876	0.4

No.	Type (Note1)	Property name	Location	(Anticipated) acquisition date	(Anticipated) acquisition price (million yen) (Note 2)	Appraisal value (million yen) (Note 3)	Share (%) (Note 4)
R-7	Urban Station-Front SC	Solala Plaza (Note 7)	Sendai, Miyagi	April 21, 2016	-	-	-
R-8	NSC	P-1 Plaza Tenno	Hamamatsu, Shizuoka	April 22, 2016	4,010	4,350	1.9
R-9	NSC	Seiyu Rakuichi Moriya (Land)	Moriya, Ibaraki	January 31, 2017	4,111	4,230	1.9
R-10	NSC	Sun Street Hamakita	Hamamatsu, Shizuoka	April 27, 2017	10,746	11,160 (Note 8)	5.0
R-11	SS	Costco Wholesale Sapporo Warehouse	Sapporo, Hokkaido	May 31, 2018	4,210	4,410	2.0
L-1	L	Zama Distribution Center (Note 9)	Zama, Kanagawa	April 5, 2019	1,400	1,640	0.7
L-2	L	Oppama Distribution Center (Note 9)	Yokosuka, Kanagawa	April 5, 2019	1,300	1,580	0.6
L-3	L	Musashi Ranzan Distribution Center (Note 10)	Hiki-gun, Saitama	March 26, 2019	3,879	4,000 (Note 8)	1.8
L-4	L	Yokohama Kamigo Distribution Center	Yokohama, Kanagawa	April 11, 2019	790 (Note 11)	840	0.4
Total/Average					213,786	230,792	100.0

(Note 1) Properties are categorized into the following six types of properties: NSC (Neighborhood Shopping Center), SM (Supermarket), CSC (Community Shopping Center), Urban Station-Front SC (Urban Station-Front Shopping Center), SS (Specialty Store) and L (Logistics facility).

(Note 2) “(Anticipated) acquisition price” indicates the purchase price of each property specified in purchase agreement in relation to the acquisition of each property (excluding acquisition costs, adjustment in property tax and city-planning tax, and consumption tax; and rounded down to the nearest one million yen). (As for the properties with building expansion, the price includes the amount described in the construction contract and construction design/supervision outsourcing contracts related to construction of the building for the secondhand shop building (excluding expenses and taxes and rounded down to the nearest million yen).

(Note 3) “Appraisal values” are the values as of the end of September 2017 for the properties held as of September 30, 2017, as of January 1, 2019 for Zama Distribution Center and Oppama Distribution Center.

(Note 4) “Share” indicates the percentage of the (anticipated) acquisition price for each property in the total (anticipated) acquisition price, rounded down to the first decimal place.

(Note 5) A restaurant building additionally acquired on January 16, 2017.

(Note 6) A second-hand store building additionally acquired on November 26, 2015.

(Note 7) For details of the disposition of Solala Plaza, please refer to “Notice Concerning Disposition of Property (Solala Plaza)” dated November 14, 2018, “Notice Concerning the Change of the Buyer of Solala Plaza” dated December 20, 2018 and “Notice Concerning the Completion of Property Disposition (Solala Plaza (49% quasi co-ownership interests))” dated December 21, 2018.

(Note 8) Represents the amount corresponding to the trust beneficiary co-ownership interest (a trust beneficiary co-ownership interest of 90%).

(Note 9) For details of the acquisition of Zama Distribution Center and Oppama Distribution Center, please refer to “Notice Concerning Acquisition of Property (Zama Distribution Center and Oppama Distribution Center)” dated January 16, 2019 and “Notice Concerning the Change of Property Name” dated March 12, 2019.

(Note 10) For details of the acquisition of Musashi Ranzan Distribution Center, please refer to “Notice Concerning Acquisition of Property (Musashi Ranzan Distribution Center)” dated March 12, 2019.

(Note 11) Assumed construction cost for property expansion is not included.