

January 16, 2018

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
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Notice Concerning Acquisition of Properties
(Zama Distribution Center and Oppama 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 properties. This will be the first acquisition of distribution centers by KRR.

1. Outline of the acquisition

Property number	Property name	Location	Type of acquisition	Anticipated acquisition price (million yen) (Note 1)	Appraisal NOI yield (%) (Note 2)
L-1	Zama Distribution Center	Zama, Kanagawa	Real estate	1,400	6.0
L-2	Oppama Distribution Center	Yokosuka, Kanagawa	Real estate	1,300	6.5
Total/Average				2,700	6.3

- (1) Date of contract: January 17, 2019
 (2) Acquisition date: April 5, 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.

(Note 2) “Appraisal NOI yield” is calculated by dividing the appraisal NOI of the anticipated properties as on the appraisal report as of January 1, 2019 by the anticipated acquisition price for the properties and 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.

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 in June 2018 by making changes to the Retail REIT Department Asset Management of the Asset Manager. Regarding the details of the changes to the Asset Management Guidelines, please refer to

the press release “Revisions to Asset Management Internal Rules (Retail REIT Department Asset Management Guidelines)” dated May 17, 2018. In acquiring the distribution centers, KRR especially evaluated the following points.

L-1 Zama Distribution Center

Acquisition highlight:

Distribution center for a major convenience store chain that delivers to its stores

(1) Location

The property is located within Zama area in Kanagawa prefecture, with a concentration of logistics facilities. The area can be characterized by its high accessibility to densely populated cities of Sagami and Atsugi and easy access (5.8 km) to the Yokohama Machida Interchange of the Tomei Expressway, making it a location with high potential for logistics facilities. The property is facing Prefectural Route 50, making local delivery convenient.

(2) Features of the building

The facility is a two-story box type distribution center with truck berths on the first floor. The low rise facility’s size is suitable for single lease, making the facility a rare presence in the area.

(3) Tenant

The tenant is a major convenience store chain. The tenant makes highly efficient deliveries to its stores in Kanagawa prefecture.

L-2 Oppama Distribution Center

Acquisition highlight:

Core distribution center of a major convenience store chain that delivers to its stores and features a process center function

(1) Location

The property is located within Tokyo metropolitan bay area. It is approximately 2 km to National Route 16, making it a location with high potential for local deliveries as well as wide area distribution to western part of Tokyo metropolitan area. The area also has a concentration of manufacturing industries, making demands for deliveries of manufacturing goods. Because the property is within an industrial park, 24-hour operation is possible, making it suitable for distribution for convenience stores or supermarkets.

(2) Features of the building

The facility is a three-story box type distribution center with truck berths on the first floor. There are plenty of truck berths, where trucks are parked to load/unload cargo.

(3) Tenant

The tenant is a major convenience store chain. The tenant makes highly efficient deliveries to its stores in Kanagawa prefecture, multiple times a day. The facility also features a process center function, making it a core presence for the tenant.

3. Details of the property

L-1 Zama Distribution Center

Property name	Zama Distribution Center
Anticipated acquisition date	April 5, 2019
Property type (Note 1)	L
Type of specified asset	Real estate

Seller		Undisclosed (Note 2)
Location		6-38-30, Sagamigaoka, Zama, Kanagawa
Land	Form of ownership	Proprietary ownership
	Land area	6,011.26 m ²
	Zoning	Industrial area
	Building coverage ratio	60%
	Floor-area ratio	200%
Building	Form of ownership	Proprietary ownership
	Gross floor area	5,479.92 m ²
	Date constructed	March 14, 1995
	Use	Warehouse
	Structure/No. of floors	S-structure/2-story building
Architect		Fujita Corporation, Yokohama Branch First-Class Architect Office
Construction company		Fujita Corporation, Yokohama Branch
Construction confirmation authority		Kanagawa prefecture
Master lessee		-
Type of master lease		-
PM		Kenedix Real Estate Fund Management, Inc. (planned)
Sub-PM		Fukuda & Partners, Co., Ltd. (planned)
PML		6.83%
Acquisition price		1,400 million yen
Appraisal value		1,640 million yen (as of January 1, 2019)
Real estate appraiser		The Tanizawa Sōgō Appraisal Co., Ltd.
Appraisal NOI yield		6.0% (Note 3)
Collateral		None
Lease summary		(as of December 31, 2018)
	Number of tenants	1
	Annual rent	Undisclosed (Note 4)
	Tenant deposits	Undisclosed (Note 4)
	Leased area	5,479.92 m ²
	Leasable area	5,479.92 m ²
	Occupancy rate	100.0%
Remarks		Part of the property conflicts with the Building Standards Act and the Fire Service Act. KRR, however, has agreed with the seller that renovation and improvement be completed at the expense and responsibility of the seller.

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 January 1, 2019 by the anticipated acquisition price for the property and 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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L-2 Oppama Distribution Center

Property name		Oppama Distribution Center
Anticipated acquisition date		April 5, 2019
Property type (Note 1)		L
Type of specified asset		Real estate
Seller		Undisclosed (Note 2)
Location		2873-21, Natsushimacho, Yokosuka, Kanagawa
Land	Form of ownership	Proprietary ownership
	Land area	6,611.57 m ²
	Zoning	Industrial area
	Building coverage ratio	60%
	Floor-area ratio	200%
Building	Form of ownership	Proprietary ownership
	Gross floor area	6,543.87 m ²
	Date constructed	March 12, 1998
	Use	Factory/warehouse
	Structure/No. of floors	S-structure/3-story building
Architect		Fujita Corporation, Yokohama Branch First-Class Architect Office
Construction company		Fujita Corporation, Yokohama Branch
Construction confirmation authority		Kanagawa prefecture
Master lessee		-
Type of master lease		-
PM		Kenedix Real Estate Fund Management, Inc. (planned)
Sub-PM		Fukuda & Partners, Co., Ltd. (planned)
PML		9.13%
Acquisition price		1,300 million yen
Appraisal value		1,580 million yen (as of January 1, 2019)

Real estate appraiser	The Tanizawa Sōgō Appraisal Co., Ltd.
Appraisal NOI yield	6.5% (Note 3)
Collateral	None
Lease summary	(as of December 31, 2018)
Number of tenants	1
Annual rent	Undisclosed (Note 4)
Tenant deposits	Undisclosed (Note 4)
Leased area	6,543.87 m ²
Leasable area	6,543.87 m ²
Occupancy rate	100.0%
Remarks	<p>Part of the property conflicts with the Building Standards Act and the Fire Service Act. KRR, however, has agreed with the seller that renovation and improvement be completed at the expense and responsibility of the seller.</p> <p>There is an unregistered building with gross floor area of 74.74 m² owned by the sublessee, within the site. As of today, there is no agreement for the use of the site. However, the seller agreed to enter into a contract with the sublessee for the use of the land at the expense and responsibility of seller.</p> <p>Rain water pipe of the property is connected to the road to the south via neighboring land. The owner of the neighboring land agreed to enter into a contract for the use of the land for the rain water pipe.</p>
Others	<p>Notes:</p> <ol style="list-style-type: none"> 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). Undisclosed as KRR has not obtained consent from the seller. “Appraisal NOI yield” is calculated by dividing the appraisal NOI of the anticipated property as on the appraisal report as of January 1, 2019 by the anticipated acquisition price for the property and 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. Undisclosed as KRR has not obtained consent from the tenant.

4. Overview of the seller

The name and attribute of the seller and other information 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 broker is a domestic company, and the name of broker and other information are 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 Asset Manager. For the transaction, the Asset Manager, pursuant to its Retail REIT Department's Internal Regulations on Related Party Transactions, is required fully to comply with statutory and other regulatory requirements. The Asset Manager submits the transaction for deliberation and resolution by the Compliance Committee. Following the approval by the Compliance Committee, the transaction is submitted to the Retail REIT Department's Asset Management Committee for resolution. 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	January 16, 2019
Scheduled contract date	January 17, 2019 (planned)
Scheduled payment date / delivery date	April 5, 2019 (planned)

(Note) The purchase and sale agreement of the asset falls under the category of forward commitment made by investment corporations as stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." enacted by the Financial Service Agency of Japan. (Forward commitment here means a forward commitment contract that is conditional on settlement and delivery of properties after the elapse of one month or more from the execution of the contract.) In case either of the parties violates any provisions of the agreement (including breaches of representations and warranties, but excluding minor violations), and if the violation makes it impossible for the other party to achieve the objective of the agreement, such other party is entitled to terminate the agreement by giving a prior notice, unless otherwise stated in the agreement. In the event the agreement is terminated in such a manner, the violating party shall pay a penalty corresponding to 20% of the acquisition price (excluding consumption taxes and local consumption taxes) to the other party and may also be charged for the damage in excess of the above penalty. Cash on hand and the source of dividends are able to cover the penalty and the compensation. KRR therefore believes that it is unlikely to have adverse effect on KRR's financial position.

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 on the financial results is minimal.

10. Summary of real estate appraisal report

L-1 Zama Distribution Center

Summary of real estate appraisal report		
Appraisal value	1,640,000,000 yen	
Appraiser	The Tanizawa Sōgō Appraisal Co., Ltd.	
Date of appraisal	January 1, 2019	
Item	Content	Basis
Income capitalization approach value	1,640,000,000 yen	Calculated by the DCF method, with the results verified using the direct-capitalization method
Value based on direct capitalization method	1,630,000,000 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	Undisclosed	
Utility expenses	0yen	None on assumption that the expenses are borne by the tenant
Repair expenses	Undisclosed	
PM fees	3,600,000 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))	84,391,568 yen	
(4) Profit from security deposits	800,000 yen	Calculated on assumption that the investment yield is 1.0%
(5) Capital expenditure	6,970,000 yen	The average annual renovation expenses described in the engineering report plus CM fees
(6) Net cash flow (NCF=(3)+(4)-(5))	78,221,568 yen	
(7) Cap rate	4.8%	Calculated based on overall evaluation of the location, building specifications and contract terms of the property
Value based on DCF method	1,650,000,000 yen	
Discount rate	4.8%	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	5.0%	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	1,590,000,000 yen	
Ratio of land	80.7%	
Ratio of building	19.3%	
Adjustments in estimated value and considerations taken into account in determining appraisal value	<p>The property is a distribution center located along Route 50, approx. 1.8km southeast from Odakyu Sagami-hara Station on Odakyu Odawara Line and 6km west from Yokohama Machida Interchange of the Tomei Expressway.</p> <p>The building is 24 years old, but it has a high level of accessibility to expressway interchange and to consumption and producing areas. In addition, the location is along a prefectural route, giving the property a high level of visibility. There are other distribution centers and roadside stores within the surrounding area with residential area, which makes retaining of labor force easier. The building also has sufficient features as a distribution center.</p> <p>From the factors shown above, the property is considered to be relatively competitive within the area.</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.

L-2 Oppama Distribution Center

Summary of real estate appraisal report		
Appraisal value	1,580,000,000 yen	
Appraiser	The Tanizawa Sōgō Appraisal Co., Ltd.	
Date of appraisal	January 1, 2019	
Item	Content	Basis
Income capitalization approach value	1,580,000,000 yen	Calculated by the DCF method, with the results verified using the direct-capitalization method
Value based on direct capitalization method	1,530,000,000 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	Undisclosed	
Utility expenses	0yen	None on assumption that the expenses are borne by the tenant
Repair expenses	Undisclosed	
PM fees	3,600,000 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))	85,085,302 yen	
(4) Profit from security deposits	486,232 yen	Calculated on assumption that the investment yield is 1.0%
(5) Capital expenditure	10,800,000 yen	The average annual renovation expenses described in the engineering report plus CM fees
(6) Net cash flow (NCF=(3)+(4)-(5))	74,771,534 yen	
(7) Cap rate	4.9%	Calculated based on overall evaluation of the location, building specifications and contract terms of the property
Value based on DCF method	1,600,000,000 yen	
Discount rate	5.0%	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	5.1%	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	1,540,000,000 yen	
Ratio of land	67.7%	
Ratio of building	32.3%	
Adjustments in estimated value and considerations taken into account in determining appraisal value	<p>The property is a distribution center located approx. 1.9km east from Oppama Station on Keikyu Main Line and 1.8km east from Route 16.</p> <p>The building is 21 years old, but it has a high level of accessibility to major routes and to consumption and producing areas. In addition, since the property is within an industrial park, 24-hour operation is possible. Retaining of labor force is considered to be relatively easy as there are buses to the property from Oppama Station. The building also has sufficient features as a distribution center.</p> <p>From the factors shown above, the property is considered to be relatively competitive within the area.</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 January 16, 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. Property portfolio of KRR

Reference material 1. Property photograph and Map

L-1 Zama Distribution Center



L-2 Oppama Distribution Center



Reference material 2. Property portfolio of KRR (after the acquisition of Zama Distribution Center and Oppama 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	7.1
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	2.8
T-4	Urban Station-Front SC	Daikanyama Address Dixsept	Shibuya-ku, Tokyo	February 10, 2015	5,390	6,370	2.6
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	5,5105,400	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-14	SM	Gourmet City Chiba-Chuo	Chiba, Chiba	October 2, 2015	760	792	0.4
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	4,3104,300	2.0
T-19	NSC	Yumemachi Narashinodai Mall	Funabashi, Chiba	April 19, 2017	3,416	3,5103,520	1.6
T-20	NSC	Kawamachi Yahagi Mall	Chiba, Chiba	May 18, 2017	3,097	3,210	1.5
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 (Note 1)	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	4.0
O-2	SM	Life Takadono (Land)	Osaka, Osaka	February 10, 2015	2,685	3,150	1.3
O-3	NSC	Piago Kahma Home Center 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	5.2
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	3.1
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	1.8
N-1	SS	Kahma Home Center 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	3.4
N-5	SS	K's Denki Shin-Moriyama (Land)	Nagoya, Aichi	November 1, 2016	1,370	1,440	0.7
N-6	NSC	Resora Obu Shopping Terrace	Obu, Aichi	August 1, 2017	7,911	7,950	3.8
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	2.4
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	4.8
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
R-7	Urban Station- Front SC	Solala Plaza (Note 7)	Sendai, Miyagi	April 21, 2016	-	-	-

No.	Type (Note 1)	Property name	Location	(Anticipated) acquisition date	(Anticipated) acquisition price (million yen) (Note 2)	Appraisal value (million yen) (Note 3)	Share (%) (Note 4)
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	2.0
R-10	NSC	Sun Street Hamakita	Hamamatsu, Shizuoka	April 27, 2017	10,746	11,160 (Note 8)	5.1
R-11	SS	Costco Wholesale Sapporo Warehouse (Note 9)	Sapporo, Hokkaido	May 31, 2018	4,210	4,410	2.0
L-1	L	Zama Distribution Center	Zama, Kanagawa	April 5, 2019	1,400	1,640	0.7
L-2	L	Oppama Distribution Center	Yokosuka, Kanagawa	April 5, 2019	1,300	1,580	0.6
Total/Average					2009,877	226,744	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 Costco Wholesale Sapporo Warehouse, please refer to “Notice Concerning Acquisition of Property (Costco Wholesale Sapporo Warehouse)” dated March 30, 2018.