Japan Logistics Fund, Inc.

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For Immediate Release

Real Estate Investment Trust
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Notice Concerning the Conclusion of Fixed-term Lease Contract, JLF as a Lessee, with a Termination Clause and the Acquisition of Purchase Option

Mitsui & Co., Logistics Partners Ltd. (hereafter referred to as "MLP"), the asset management company of Japan Logistics Fund, Inc. (hereafter referred to as "JLF"), announced today that JLF has decided to conclude fixed-term lease contract with a termination clause as a lessee (hereafter referred to as the "Contract") regarding Ichikawa Logistics Center III (hereafter referred to as the "Property" or sometimes as the "Asset") and concluded the Contract today, as detailed below. The Contract grants to JLF an option to purchase the Property with specified term and price (hereafter referred to as the "Purchase Option"). At the same time, the Contract also grants to the counterparty of the contract (hereafter referred to as the "Lessor") an option to sell the Property to JLF with specified term and price (hereafter referred to as the "Disposition Option") (Note)

(Note) As the Contract grant to the Disposition Option to the Lessor, the Contract, corresponds to the forward commitment, etc. (A post-dated acquisition contract, in which the actual transactions or closing take place one month or more after the conclusion of a contract. The same will apply hereafter.) stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." set by the Financial Services Agency. Please refer to "9. Other matters necessary for investors to properly understand and evaluate the related information" regarding the contents of the Disposition Option and penalty charges.

1. Outline of the Contract

a.	Name of the property	Ichikawa Logistics Center III
b.	Location	Ichikawa, Chiba (Note 1)
c.	Form of contact	Fixed-term lease contract with a termination clause
d.	Date of contract	June 29, 2018
e.	Term of building lease	20 years from fulfillment of the conditions precedent concerning the Contract

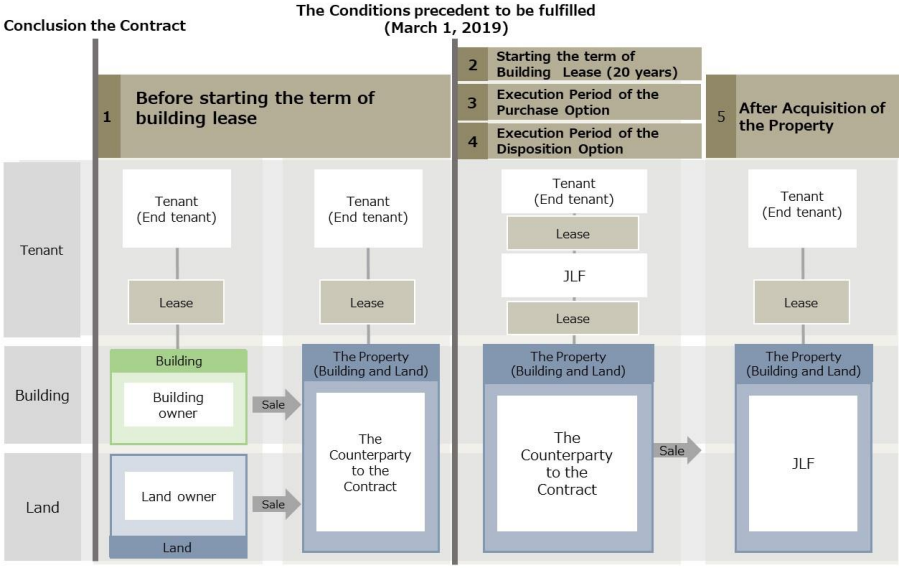
		(From March 1, 2019 to February 28, 2039 (Planned))
f.	Lessor	Not disclosed (Note 2)
g.	Lessee	JLF
h.	Total rental area	23,880.20 ㎡ (100% of the total rentable area regarding the Property)
i.	Monthly rent	Not disclosed (Note 3)
j.	Lease deposit	Not disclosed (Note 3)
k.	Termination clause	The lease shall not be commenced unless certain conditions are satisfied, such as the Lessor acquires the trust beneficiary rights of real estate associated with the Property or the Lessor confirms legal compliance issues.
l.	Purchase Option	The Purchase Option grants to JLF the right to purchase the Property from the Lessor at the prescribed price. That right may be exercised between the date the lease term begins (expected on March 1, 2019) until February 28, 2023.
m.	Disposition Option	The Disposition Option grants to the Lessor the right to sell the Property to JLF at the prescribed price. The right may be exercised between the date the lease term begins (expected on March 1, 2019) until February 28, 2023.
n.	Midterm cancellation	On or after October 1, 2025, JLF may cancel the Contract by providing the Lessor a written notification six months in advance of the desired cancellation date and by paying the Lessor 695 million Yen.

(Note 1) Details of the location are not disclosed, for unable to obtain the current land owner's consent. Note that the Lessor plans to acquire said land. Once acquisition of the land is complete (planned to be July, 2018), it is planned to obtain approval from the Lessor promptly and disclose the location.

(Note 2) Not disclosed, for unable to obtain the Lessor's consent.

(Note 3) As JLF will conclude the Contract to sublease the Property, JLF does not disclose Monthly rent because JLF judged the disclosure may affect adversely on competitive advantage of JLF, and may cause disadvantage to investors.

See below for a schematic diagram of the Contract. For details on the substance of the Contract, refer to the above 1. Outline of the Contract, 3. Outline of the Termination Clause, 4. Outline of the Sublease concerning the Contract , and 5. Outline of the Purchase Option and the Disposition Option concerning the Contract .



(Note) The property will be converted into the trust beneficiary rights once the Lessor acquires the Property. However, the substantive owner of the Property is the Lessor, and the diagram above shows the Lessor as the Property owner, for simplifying purpose.

2. Rationale for conclusion of the Contract

In order to secure routes for the acquisition of properties that will contribute to the growth of dividends per unit (DPU) in the medium to long term, JLF has adopted two approaches: "sourcing from the real estate market" and "independent sourcing." The "independent sourcing" approach involves using imaginative acquisition schemes to create opportunities for acquisitions through off-market transactions and enables JLF to acquire properties with higher cap rates than "sourcing from the logistics real estate market."

JLF believes that by striking the right balance between these two approaches, it will be able to achieve expansion in the size of its portfolio and the acquisition of properties with comparatively high cap rates, enabling it to pursue stable growth of DPU.

The Contract is an example of our independent sourcing that enables us to acquire properties that contribute to growth and stability in DPU in the future. Upon executing the Contract, JLF will become the lessee of the Property, sublease the Property to tenant(s) to gain earnings and assess the timing to acquire the Property.

3. Outline of the Termination Clause

The Contract prescribes that following conditions must be satisfied as the Termination Clause. The Termination Clause is expected to be fulfilled on March 1, 2019, and the lease under the Contract starts on the same date.

- The Lessor acquires trust beneficiary right of real estate associated with the Property.
- The Lessor is leasing the Property from the trustee in a legal and valid way.
- It can be confirmed that the Property is in compliance with all applicable laws and regulations, including the Building Standards Law and the Fire Service Law.
- The sublease (as defined in the after-mentioned 4. Outline of the Sublease concerning the Contract, hereinafter referred to as the "Sublease Contract") continues to exist and there are no circumstances of non-performance, cancellation, termination or invalidity.
- JLF clearly and definitively has assumed the status of lessor under the Sublease Contract and has obtained the approval of a tenant for that assumption of status as lessor.

4. Outline of the Sublease concerning the Contract

JLF intends to sublease to third parties the Property it leases from the Lessor. Specifically, it intends to, in conjunction with fulfillment of the Termination Clause, assume the status of lessor under a lease contract with the tenant currently leasing the Property and sublet the Property to said tenant. An outline of said Sublease Contract is as follows.

Form of contact:	Lease contract
Sublessee:	Not disclosed (Note)
Planned date of Succession of Lessor Status:	The date of fulfillment of the conditions prescribed in the Termination Clause (March 1, 2019 (Planned))
Expiration date of the lease contract:	September 30, 2025
Total rental area:	23,880.20 ㎡ (100% of the total rental area that JLF lease)
Monthly rent:	Not disclosed (Note)
Lease deposit:	Not disclosed (Note)
Termination clause:	Up until September 30, 2021, the lessee may cancel the contract: if the lessee provides JLF with seven months advance notice of cancellation and pays a prescribed penalty or; if the lessee refers a substitute lessee(s), which JLF approves, and pays a prescribed penalty. On or after October 1, 2021, if the lessee desires to cancel, the lessee may cancel without paying a penalty by

providing JLF with written notification one year and three months before the date of cancellation.

(Note) Not disclosed, for unable to obtain the consent.

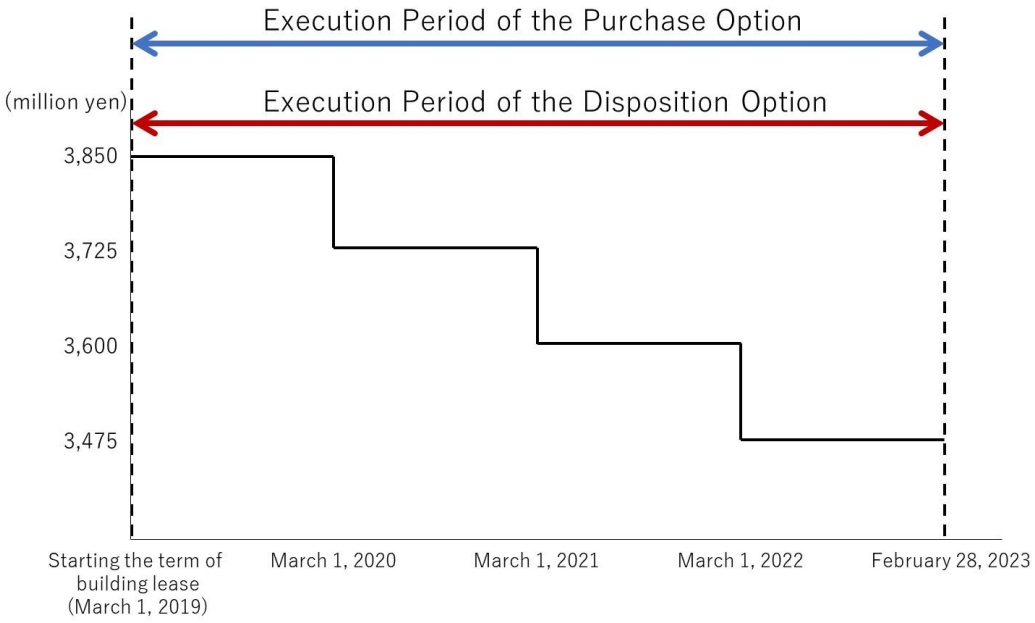
In the event the leasing and subleasing activity under the Contract and the Sublease Contract described above is implemented, it is assumed that JLF will gain 9 million yen in profit per earnings-reporting period (6 months). That assumed profit amount is the amount of leasing revenues that JLF receives from the sublessee, less lease and other expenses that JLF pays to the lessor.

5. Outline of the Purchase Option and the Disposition Option concerning the Contract

JLF is granted a purchase option to acquire the Asset from the Lessor. That option may be exercised between the date the lease term begins (March 1, 2019) until February 28, 2023. The acquisition price of the Asset shall be an amount agreed upon in advance, which falls within the range of 3,475 million Yen to 3,850 million Yen, depending on the planned acquisition date.

The Lessor is granted Disposition Option, the right to claim that JLF acquire the Asset. That right may be exercised between the date the lease term begins (March 1, 2019) until February 28, 2023. In that event, the price at which JLF acquires the Asset shall be an amount agreed upon in advance, which falls within the range of 3,475 million Yen to 3,850 million Yen, depending on the date that JLF receives notification of the Lessor's claim for acquisition.

<Reference> Diagram of Acquisition Pricing and Timing



6. Details of the Asset

(1) Outline of Ichikawa Logistics Center III

Outline of the asset		
Asset type		Trust beneficiary right of real estate
Date of the acquisition		Undecided (Note 1)
Acquisition price		Undecided (Note 1)
Land	Location	Ichikawa, Chiba (Note 2)
	Site area	13,080.20 m^2
	Zoning	Industrial area
	Floor-area ratio	200%
	Building-to-land ratio	60%
	Type of ownership	Ownership
Building	Structure/Story (Note 3)	Steel-frame 4-story building with aluminum sheet roof
	Date of the completion (Note 3)	July 23, 2001
	Total floor area (Note 3)	24,726.05 m^2
	Total rentable area	23,880.20 m^2
	Usage (Note 3)	Warehouse, Office
	Type of ownership	Ownership
Property management company (planned)		Undecided
Collateral		None

Outline of the appraisal		
Real estate appraiser		The Tanizawa Sōgō Appraisal Co., Ltd.
Date of the appraisal		June 29, 2018
Income approach		4,480 million yen
	Discounted cash flow approach	4,510 million yen
	Discount rate	4.3% / 4.4%
	Terminal cap rate	4.5%
	Direct capitalization approach	4,420 million yen
	Cap rate	4.3%
Cost approach		4,380 million yen
	Land (Percentage)	58.2%
	Building (Percentage)	41.8%

Outline of the lease contract	
Number of tenants	1
Names of major tenant	Not disclosed (Note 4)
Annual rent (excluding consumption tax)	Not disclosed (Note 4)
Lease deposit	Not disclosed (Note 4)
Total rent area (Note 5)	23,880.20 m^2
Occupancy	100.0%
Expected income/expense (Note 6)	
Income (including auxiliary income)	Not disclosed (Note 4)
Expected NOI	252 million yen
Expected NOI yield (based on acquisition price)	6.6% (Note 7)

Outline of engineering report	
Survey company	Shimizu Corporation
Issue date of the report	June 7, 2018
Urgent repairs	-
Short-term repairs	180 thousand yen
Long-term repairs	196,588 thousand yen
PML	10.9%
Design company, construction company and building certification company	
Design company	Daiwa House Industry Co., Ltd.
Construction company	Daiwa House Industry Co., Ltd.
Building certification company	JAPAN ERI CO., LTD.

Remarks: With regard to the local road (area to be determined) that lies adjacent to the Property, there is a plan to establish the easement of access under the Property as dominant estate and said local road as servient estate.

(Note 1) JLF has been granted the right to acquire the asset from the Lessor and in the event said Purchase Option is executed, the Property shall be acquired on a date between the date the lease term begins (March 1, 2019) until February 28, 2023, at a price agreed upon in advance under the Contract, which falls within the range of 3,475 million Yen to 3,850 million Yen.

(Note 2) Details of the location are not disclosed because as of today consent to disclose the address has not been obtained from the landowner.

(Note 3) The outline shown here is according to the real estate registry, and may differ from the present state.

(Note 4) Not disclosed, for unable to obtain the tenant's consent.

(Note 5) In general, there are minor differences between the definition of "rentable area" as determined by JLF and the definition of "rent area" as determined by the lease contracts (including pre-lease contract). The total rent area represents the sum of the rent area included in the rentable area. It is possible that some of the rent area is not included in the rentable area.

(Note 6) The figures are not forecasts for revenue from the Property as of the date of acquisition of the Property, but normalized estimations based on annual income and expenses projections. Furthermore, said estimated NOI represents the NOI to be

	enjoyed by the Property owner, which is not the same as the assumed earnings of JLF in the event JLF leases and sublets the Property.
(Note 7)	The figure is expected NOI divided by 3,850 million yen, which is the acquisition price on March 1, 2019.

(2) Characteristics of the Property

The Ichikawa area in which the Property is located provides excellent gateway access to the Tokyo Metropolitan Area and bay area locations such as the Port of Tokyo and Haneda Airport. The area is suitable as a base for storage and delivery for distribution to consumers as well as an International logistics site handling primarily imports. With close access to the Higashi Kanto Expressway and the Keiyo Expressway, the area provides excellent ground transportation access.

Furthermore, because Ichikawa serves as a commuter town, it is relatively easy to secure labor resources. Also, the surrounding environment is conducive to 24-hour operations, making the area highly valued as a location for logistics operations.

The property has standard size and facility specifications, with a gross leasable area (GLA) of 23,880.20 ㎡, ceiling heights of 5.5m and a floor load of 1.5t/m^2.

7. Outline of the Lessor

The Lessor is a Japanese limited liability company. The company may not be identified, however, because consent has not been obtained from the Lessor. As of today, these exist no noteworthy equity or personal relationships between JLF or MLP and the Lessor. There were no noteworthy transactions between the parties in the fiscal periods ending January 2018 and July 2018. It also does not apply as a related party to JLF or to MLP.

8. Outline of the broker

There is no broker in the acquisition of the Properties.

9. Other matters necessary for investors to properly understand and evaluate the related information

As the Contract grants to the Disposition Option to the Lessor, the Contract corresponds to the forward commitment, etc. (A post-dated acquisition contract, in which the actual transactions or closing take place one month or more after the conclusion of a contract. The same will apply hereafter.) stipulated in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” set by the Financial Services Agency. Regarding the contents of the Disposition Option and penalty charges are shown below.

With regard to the disposition option under the Contract, between the date the building lease term begins (March 1, 2019) until February 28, 2023, the Lessor may exercise the right to claim that JLF acquire the Asset for a prescribed amount. The exercise of said disposition option causes a purchase agreement on the Asset to take effect. The following are the cancellation provisions and the like planned to be stipulated by said sale contract. Furthermore, in the event the financial environment deteriorates markedly or otherwise it is objectively found not to be possible to raise the funds approximately equivalent to the sale amount for reasons not the fault of the buyer, JLF may cancel the transaction by paying the seller a penalty equivalent to 20% of the sale amount.

The total amount of the penalty to be borne by JLF if JLF fails to fulfill its obligations under the Purchase Agreement is less than the maximum amount of the penalty permitted when making a forward commitment, etc. stipulated in the internal rules of the asset manager and even if procurement of funds cannot be completed and JLF fails to fulfill the forward commitment, this is unlikely to have any major impact on JLF’s financial status. Moreover, JLF has a maximum commitment limit of 15.5 billion yen and has funding methods that ensure flexibility and stability of financing. It is, therefore, unlikely that JLF will pay a penalty because of the failure of procurement of funds in an amount equivalent to the purchase price.

(1) If one of the parties to the agreement violates said purchase agreement and said violation is not remedied within 30 days of notice of said violation by the counterparty, said counterparty may terminate said purchase agreement.
(2) In the event that one of the parties to said purchase agreement cancels based on (1) above, the party canceling may claim the counterparty a penalty equivalent to 20% of the sale amount upon canceling. Even in the event actual damages exceed the penalty amount, there shall be no claim for said excess damages. Likewise, even in the event damages fall short of the penalty, there shall be no claim for a reduction to the penalty.

10. Future prospects

The building lease term under the Contract is planned to begin March 1, 2019 (Fiscal Period 28 ending July 2019). Also, commencement of the exercise term for the acquisition option is planned also to begin March 1, 2019 (Fiscal Period 28 ending July 2019). Such being the case, exercising the Contract should have no impact on earnings forecasts for Fiscal Period 26 (ending July 2018) or Fiscal Period 27 (ending January 2019). Furthermore, the impact in case JLF acquires the Property will be announced once the acquisition by execution of the Purchase Option or the Disposition Option is determined.

11. Outline of the appraisal

[M-36　Ichikawa Logistics Center III]

Appraisal value	4,450 million yen
Real estate appraiser	The Tanizawa Sōgō Appraisal Co., Ltd.
Date of appraisal	June 29, 2018

Item	Details	Outline
Income approach value	4,480 million yen	Appraisal performed with validation using the direct capitalization approach based on a standard of a value under DCF approach.
Direct capitalization approach	4,420 million yen	
Operating revenues	Not disclosed (Note)	
Total potential revenue	Not disclosed (Note)	Appraisal based on market rent price levels for the subject real estate.
Loss such as vacancy	0 yen	Not assumed.
Operating expenses	Not disclosed (Note)	
Maintenance	0 yen	Not assumed.
Utilities expenses	0 yen	Not assumed.
Repairs	14 million yen	Appraisal by applying set allocations to figures based on ER and comparable transactions.
Property management fee	Not disclosed (Note)	Appraisal based on a standard monthly outsourcing fee
Expenses for recruiting tenants	0 yen	Not assumed.
Real estate taxes	27 million yen	Assessed based on tax documents.
Casualty insurance premium	Not disclosed (Note)	Appraisal based on a standard rate, with no earthquake insurance applied.
Other expenses	5 million yen	Appraisal based on earnings samples and the like.
Net operating income	219 million yen	
Profit on the investment of a lump sum	Not disclosed (Note)	
Capital expenditure	31 million yen	Appraisal by applying set allocations to figures based on ER and comparable transactions.
Net cash flow	189 million yen	
Capitalization rate	4.3%	Appraisal by comparing multiple transaction yields from comparable regions within the same area of supply and demand and neighboring areas and by comprehensively taking into consideration trends and the like in the real estate investment market.
DCF method	4,510 million yen	
Discount rate	4.3% / 4.4%	Appraisal by factoring individual risks related to the subject real estate

			on top of a base warehouse yield arrived at a build-up approach for financial products.
	Terminal cap rate	4.5%	Appraisal by incorporating future forecasting uncertainties based on a capitalization yield.
Cost approach		4,380 million yen	
	Land percentage	58.2%	
	Building percentage	41.8%	
Remarks		Not applicable	

(Note) JLF does not disclose these items because their disclosure may enable the lease terms and level of outsourcing fees to be estimated, which could have a negative impact on the efficient operations of JLF and cause disadvantages to investors.

[Appendix]
Portfolio list after acquisition of new assets

(End)

* JLF's website:http://8967.jp/eng/

This notice is the English translation of the announcement in Japanese on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

[Appendix]

Portfolio list after acquisition of new assets

Property number	Property name	Location	Acquisition price (Million Yen)	Ratio (Note 1)
M-1	Funabashi	Funabashi, Chiba	8,675	3.1%
M-2	Urayasu	Urayasu, Chiba	2,902	1.0%
M-3	Hiratsuka	Hiratsuka, Kanagawa	1,466	0.5%
M-4	Shinkiba	Koto-ku, Tokyo	2,454	0.9%
M-5	Urayasu Chidori	Urayasu, Chiba	6,000	2.1%
M-6	Funabashi Nishiura	Funabashi, Chiba	5,700	2.0%
M-8	Kawasaki	Kawasaki, Kanagawa	10,905	3.8%
M-9	Narashino	Narashino, Chiba	1,690	0.6%
M-11	Yachiyo	Yachiyo, Chiba	7,892 (Note 2)	2.8%
M-12	Yokohama Fukuura	Yokohama, Kanagawa	9,800	3.4%
M-13	Yachiyo II	Yachiyo, Chiba	5,300	1.9%
M-14	Urayasu Chidori II	Urayasu, Chiba	1,640	0.6%
M-15	Ichikawa	Ichikawa, Chiba	4,550	1.6%
M-16	Shinonome	Koto-ku, Tokyo	11,800	4.2%
M-17	Narashino II	Narashino, Chiba	7,875	2.8%
M-18	Ichikawa II	Ichikawa, Chiba	17,415	6.1%
M-19	Souka	Souka, Saitama	14,440 (Note 3)	5.1%
M-20	Tatsumi	Koto-ku, Tokyo	9,000	3.2%
M-21	Kashiwa	Kashiwa, Chiba	3,725	1.3%
M-22	Musashimurayama	Musashimurayama, Tokyo	8,650	3.0%
M-23	Kashiwa II	Kashiwa, Chiba	3,795 (Note 4)	1.3%
M-24	Shin-Koyasu	Yokohama, Kanagawa	9,696	3.4%
M-25	Misato	Misato, Saitama	3,873	1.4%
M-26	Sagamihara	Sagamihara, Kanagawa	8,032	2.8%
M-27	Chiba-Kita	Chiba, Chiba	1,459	0.5%
M-28	Chiba-Kita II	Chiba, Chiba	4,608	1.6%
M-29	Urayasu Chidori III	Urayasu, Chiba	1,053	0.4%
M-30	Zama	Zama, Kanagawa	1,728	0.6%
M-31	Shinkiba II	Koto-ku, Tokyo	15,270	5.4%
M-32	Yokohama Machida	Machida, Tokyo	25,452	9.0%

Property number	Property name	Location	Acquisition price (Million Yen)	Ratio (Note 1)
Metropolitan Area (Bay, Inland) Subtotal			216,846	76.3%
T-1	Daito	Daito, Osaka	9,762 (Note 5)	3.4%
T-2	Osaka Fukuzaki	Osaka, Osaka	4,096	1.4%
T-3	Kiyosu	Kiyosu, Aichi	3,010 (Note 6)	1.1%
T-4	Kadoma	Kadoma, Osaka	989	0.3%
T-5	Komaki	Komaki, Aichi	2,100	0.7%
T-6	Komaki II	Komaki, Aichi	1,800	0.6%
T-7	Fukuoka Hakozaki Futo	Fukuoka, Fukuoka	2,797	1.0%
T-8	Tajimi	Tajimi, Gifu	9,310 (Note 7)	3.3%
T-9	Fukuoka Kashiihama	Fukuoka, Fukuoka	2,750	1.0%
T-10	Kasugai	Kasugai, Aichi	3,500 (Note 8)	1.2%
T-11	Takatsuki	Takatsuki, Osaka	1,559	0.5%
Kinki Area, Chubu Area and Kyushu Area Subtotal			41,674	14.7%
O-1	Maebashi	Maebashi, Gunma	1,230	0.4%
O-2	Hanyu	Hanyu, Saitama	1,705	0.6%
O-3	Saitama Kisai	Kazo, Saitama	4,010	1.4%
O-4	Kazo	Kazo, Saitama	3,790	1.3%
O-5	Sendaiko-kita	Sendai, Miyagi	1,600	0.6%
Other Area Subtotal			12,335	4.3%
Portfolio Total after acquisition of the new asset			270,855	95.3%
Assets to which forward commitment, etc. is applied				
M-33	Yachiyo III	Yachiyo, Chiba	3,286 (Note 9)	1.2%
M-34	Shiroi	Shiroi, Chiba	4,052 (Note 10)	1.4%
M-35	Toda	Toda, Saitama	2,052 (Note 10)	0.7%
M-36	Ichikawa III	Ichikawa, Chiba	3,850 (Note 11)	1.4%
Total portfolio after acquisition of the assets to be newly acquired (Including assets to which forward commitment, etc. is applied)			284,095	100.0%

(Note 1) The figures represent the proportion of the acquisition price to the overall portfolio after the acquisitions of new assets (including assets to which forward commitment, etc. is applied), rounded off to the first decimal place. The planned dates of acquisition of "M-33 Yachiyo Logistics Center III" ,"M-34 Shiroi Logistics Center" and "M-36 Ichikawa Logistics Center III", assets to which forward commitments, etc. are applied, have not yet been decided as of today. "M-35 Toda Logistics Center" is to be acquired on March 31, 2019 ((Note 1) However, if JLF and the seller agree otherwise, it shall be the agreed-upon date.).

(Note 2) The figure is calculated by deducting the costs associated with write-offs and demolition of the former building in July 2013 (603 million yen), and adding the amount stated in the construction contract relating to the building after redevelopment (including the construction contract for additional works) (6,230 million yen) to the sale price stated in the initial sales contract (2,266 million yen).

(Note 3) The figure is the sum of the acquisition prices on March 27, 2012 and February 6, 2017.

(Note 4) The figure is the sum of the acquisition prices on September 20, 2013 and March 1, 2018.
(Note 5) The figure is calculated by deducting the costs associated with write-offs and demolition of the former building in July 2009 (291 million yen), and adding the amount stated in the construction contract relating to the Warehouse III (2,437 million yen) to the sale price stated in the initial sales contract (7,617 million yen).
(Note 6) The figure is calculated by adding the construction price relating to the redevelopment of the building (2,325 million yen) to the sale price stated in the initial sales contract (685 million yen).
(Note 7) The sum of the acquisition price on October 8, 2013 and November 4, 2014.
(Note 8) The sum of the acquisition price on April 23, 2015 and August 1, 2017.
(Note 9) The acquisition price of this building is the price defined in the acquisition contract. If a lease contract in the form and with content with which JLF is satisfied (hereinafter referred to as the "eligible lease contract" in this Note 9) is not concluded for all of this property until the date of delivery of this property, and if the effective eligible lease contract is not concluded and maintained on the date of delivery, the acquisition contract provides for deduction of 124 million yen from the acquisition price. Accordingly, the acquisition price could change in the future.
(Note 10) The acquisition price of this building is the price defined in the acquisition contract. Such acquisition price may change as the purchase agreement specifies that if contract prices and other costs for development of the Property fluctuate in the period up to and including the date of delivery of the Property, the acquisition price shall be changed accordingly.
(Note 11) The acquisition price shall be an amount agreed upon in advance, which falls within the range of 3,475 million Yen to 3,850 million Yen, depending on the planned acquisition date. The amount provided assumes an acquisition date of March 1, 2018.