KENEDIX
Retail REIT Corporation

Translation of Japanese Original

September 22, 2021

To All Concerned Parties

REIT Issuer:
Kenedix Retail REIT Corporation
Representative: Moyuru Watanabe, 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, Retail REIT Department
TEL: +81-3-5157-6013

Notice Concerning Acquisition of Property (Kitera Town Fukuoka Nagahama)

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.

1. Outline of the acquisition

(1)	Type of acquisition:	Trust beneficiary interest in real estate
(2)	Property name:	Kitera Town Fukuoka Nagahama
(3)	Acquisition price (Note 1):	6,000,000,000 yen
(4)	Appraisal NOI yield (Note 2):	4.7%
(5)	Date of contract:	September 22, 2021
(6)	Acquisition date:	October 1, 2021
(7)	Seller:	Please refer to Item 4. Seller's profile for details
(8)	Acquisition funds:	Borrowings and cash on hand (Note 3)
(9)	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 property as on the appraisal report as of September 1, 2021 by the 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.

(Note 3) Matters concerning the new borrowings shall be announced after details decided.

2. Reason for the acquisition

KRR makes focused investment in shopping centers for daily needs while it has expanded its investment targets to distribution centers. 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.

The leasing of this property has been sluggish and the occupancy rate is 82.8% as of September 10, 2021. This is due to the timing of its completion in November 2020 amid the COVID-19 pandemic. However, the decision to acquire the property was made based on the following reasons. (1) The core tenant is a grocery supermarket, which is stable even amid the pandemic. (2) The property incorporates delivery function as a distribution center for an online supermarket partnered with the grocery supermarket as an example of integration of retail and

logistics facilities, providing the facility a potential to leverage e-commerce demand. (3) The property is located within 1.5km radius from Tenjin Station and in the catchment area with high population growth rate.

Acquisition highlight:
An NSC that opened in February 2020 in an area with high population growth, neighboring Tenjin area in Fukuoka

(1) Features of the building

- The property is located in Nagahama area, approximately 1.5km northwest of Tenjin Station. The number of families with young children is increasing with active housing developments in the surrounding area.
- The property features a grocery supermarket, Sunny, on the first floor. Tenants on the second and third floors include a drugstore, a baby and children's store, a dollar shop, a karaoke lounge and a health club.
- Sunny, Seiyu's brand in Fukuoka prefecture, is open 24-hours and provides delivery service for its online supermarket, meeting the demand of urban consumers and young families working in central business district.

(2) Overview of the surrounding area

a. Location and access

- The property is located in a convenient area within walking distance of Akasaka Station (approximately 7-minute subway ride to Hakata Station) and Ohorikoen Station on the Kuko Line of Fukuoka City Subway. Active housing developments have contributed to the area's recent high population growth while the area is categorized as a harbor district where Fukuoka City Central Wholesale Market Fresh Fish Market, companies associated with the market and logistics companies are located.

b. Characteristics of the surrounding area

- Based on the 2015 Population Census, the population in the catchment area was approximately 9,800 people in the 0.5km radius, approximately 32,000 people in the 1km radius, and 123,000 people in the 2km radius. Compared to population numbers in 2010, the population in 2015 within the 0.5km, 1km and 2km radius were 109.5%, 109.7% and 108.1%, respectively, showing a high growth rate backed by abundant households with young workers.

3. Details of the property

Property name		Kitera Town Fukuoka Nagahama
Acquisition date		October 1, 2021
Property type (Note 1)		NSC
Type of specified asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust period		December 15, 2017 to March 31, 2041 (planned)
Seller		GK FRP
Location		1-10-1, Minato, Chuo-ku, Fukuoka, Fukuoka
Land	Form of ownership	Proprietary ownership
	Land area	3,471.10 m^2
	Zoning	Commercial area
	Building coverage ratio	80%
	Floor-area ratio	400%
Building	Form of ownership	Proprietary ownership
	Gross floor area	10,217.38 m^2
	Date constructed	November 28, 2020

	Use	Retail store, parking lots
	Structure/No. of floors	S-structure/flat-roofed 4-story building
Architect		Nikkisekkei Co., Ltd.
Construction company		Ichiken Co., Ltd. Kyushu Branch
Construction confirmation authority		The Building Center of Japan
Master lessee		ITOCHU Urban Community Ltd. (planned)
Type of master lease		Pass-through type (planned)
PM		Kenedix Real Estate Fund Management, Inc. (planned)
Sub-PM		ITOCHU Urban Community Ltd. (planned)
PML		0.4%
Acquisition price		6,000,000,000 yen
Appraisal value		6,100,000,000 yen (as of September 1, 2021)
Real estate appraiser		Japan Real Estate Institute
Appraisal NOI yield		4.7% (Note 2)
Collateral		None
Lease summary		(as of September 10, 2021)
	Number of tenants	13
	Annual rent	280,215 thousand yen
	Tenant deposits	150,075 thousand yen
	Leased area	5,265.50 m^2
	Leasable area	6,355.66 m^2
	Occupancy rate	82.8%
Remarks		Part of this property is not in compliance with the Building Standards Act and the Fire Service Act. KRR, however, has agreed with the seller that renovation and improvement will be completed at the expense and responsibility of the seller.
Others		Notes: 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. "Appraisal NOI yield" is calculated by dividing the appraisal NOI of the anticipated property as on the appraisal report as of September 1, 2021 by the 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. Overview of the seller

Name	GK FRP
Address	2-1-6 Uchisaiwaicho Chiyoda-ku, Tokyo

Name and title of representative	Representative Partner: General Incorporated Association FRP Holdings Executive Kazumasa Hongo
Description of business	1. Acquisition, holding, disposition, leasing, and management of real estate 2. Acquisition, holding, and disposition of trust beneficiary interest in real estate 3. Tasks related to the above
Capital	100,000 yen
Incorporation	September 22, 2017
Net assets	Undisclosed, as consent has not been obtained from the seller.
Total assets	Undisclosed, as consent has not been obtained from the seller.
Relationship between KRR/the Asset Manager and the seller	
Capital relationship	Kenedix Inc., the Asset Manager's 100% owner and parent company, etc. under the Financial Instruments and Exchange Act of Japan (the "FIEA"), contributes to the funds of the general incorporated association holding 0.27% equity interests of the seller.
Personnel relationship	No special personnel relationship between KRR/the Asset Manager and the seller. Also, no special personnel relationship between the related parties/ affiliates of KRR/the Asset Manager and the related parties/affiliates of the seller.
Business relationship	No special business relationship between KRR/the Asset Manager and the seller. However, Kenedix Investment Partners, Inc. is entrusted with asset management business by the seller.
Related party transactions	The seller is deemed a related party under the "Retail REIT Division on Related-Party Transactions Rules" of the Asset Manager.

5. Status of property acquirer and previous owners

Name (location)		Kitera Town Fukuoka Nagahama (Fukuoka, Fukuoka)	
Status of property owner		Previous owner	Owner prior to previous owner
	Name	GK FRP	-
	Relationship with related party	A private property fund in which Kenedix, Inc., the 100% parent company of the Asset Manager and the parent company, etc. under the FIEA, holds 0.27% of the total amount of contributions of Tokumei Kumiai, and to which Kenedix Investment Partners, Inc. has been entrusted to provide the asset management business services.	Not a related party
	Background and purpose of acquisition	Acquired as an investment	-
	Acquisition price	Omitted (Note 1)	-
	Acquisition timing	Land: December 2017 Building: November 2020 (Note 2)	-

(Note 1) The acquisition price is omitted because the previous owner has owned it for more than one year, and the building is a development project for the previous owner.

(Note 2) The acquisition timing of the building is based on its completion date.

6. Details of brokerage

Not applicable.

7. Transactions with related parties

(1) Acquisition

The seller of the acquisition is deemed a related party under the Retail REIT Division Related-party Transactions Rules. The Asset Manager submitted the transaction for deliberation and resolution by the Compliance Committee. Following the approval by the Compliance Committee, the transaction was submitted to the Retail REIT Division's Asset Management Committee for resolution.

(2) Delegation of property management to the Asset Manager

KRR concluded a property management agreement with 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): Total income from properties × 1.5% + on-site personnel expenses

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	September 22, 2021
Contract date	September 22, 2021
Payment date / delivery date	October 1, 2021

9. Future outlook

There are no changes to the forecasts of fiscal periods ending September 30, 2021 and March 31, 2022 as the impact of the acquisition on the financial results is minimal.

10. Summary of real estate appraisal report

Summary of real estate appraisal report			
Appraisal value	6,100,000,000 yen		
Appraiser	Japan Real Estate Institute		
Date of appraisal	September 1, 2021		
Item		Content	Basis
Income capitalization approach value		6,100,000,000 yen	Calculated by the DCF method, with the results verified using the direct-capitalization method
Value based on direct capitalization method		6,170,000,000 yen	Calculated by dividing the standardized NCF that is expected to remain stable over the medium term by the cap rate
(1)	Gross operating revenue	390,203,000 yen	
	Effective gross operating revenue	397,977,000 yen	
	Loss from vacancy, etc.	7,774,000 yen	Calculated based on occupancy rates and supply-demand trends of similar properties that have replacement competition relationships and other relationships in similar areas in the same supply-demand area, the occupancy rates of the property in the past, and expected future trends and posted losses from vacancies

(2) Operating expenses	110,742,000 yen	
Maintenance expenses	15,370,000 yen	Calculated by taking the uniqueness of the property into account, referring to results in the previous fiscal year and maintenance fees for similar real estates
Utility expenses	55,440,000 yen	Calculated based on results from the previous fiscal year
Repair expenses	1,416,000 yen	Calculated based on the average annual repair expenses described in the engineering report
PM fees	7,850,000 yen	Calculated based on the anticipated PM fees for the property and the information on PM fees for comparable properties from the requestor
Tenant marketing expenses	2,258,000 yen	Calculated based on the average annual amount based on the anticipated turnover period of the tenant
Taxes and dues	27,991,000 yen	Calculated by taking standard tax amounts and tax burden adjustment measures from tax documents into account
Insurance premium	417,000 yen	Calculated based on contract of insurance and actual insurance premium rates for comparable properties
Other expenses	0 yen	Assuming no other expenses
(3) Net operating income (NOI= (1)-(2))	279,461,000 yen	
(4) Profit from security deposits	1,641,000 yen	Calculated on assumption that investment of security deposits, which is assumed by taking current and future lease terms into account, generates 1.0% yield
(5) Capital expenditure	3,488,000 yen	Calculated based on the average annual renovation expenses which is described in the engineering report and assumed by taking comparable properties and each age into account
(6) Net cash flow (NCF=(3)+(4)-(5))	277,614,000 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	6,030,000,000 yen	
Discount rate	4.1%	Calculated based on transactions of comparable properties and by taking into account the uniqueness of the property 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	6,060,000,000 yen	
Ratio of land	67.9%	
Ratio of building	32.1%	
Adjustments in estimated value and considerations taken into account in determining appraisal value	None	

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

This notice is the English translation of the Japanese announcement on September 22, 2021. 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 (after the acquisition and disposition of anticipated disposition)

Reference material 1. Property photograph and map





Reference material 2. Property portfolio of KRR (after the acquisition and disposition of anticipated disposition)

No.	Type (Note 1)	Property name	Location	Acquisition date	Acquisition price (million yen) (Note 2)	Appraisal value (million yen) (Note 3)	Share (%) (Note 4)
T-2	Urban Station-Front SC	MONA Shin-Urayasu	Urayasu, Chiba	Feb. 10, 2015	8,063	9,820	3.2
T-3	Urban Station-Front SC	Passaggio Nishiarai	Adachi-ku, Tokyo	Feb. 10, 2015	5,850	6,530	2.3
T-4	Urban Station-Front SC	Daikanyama Address Dixsept (Note 5)	Shibuya-ku, Tokyo	Feb. 10, 2015	-	-	-
T-5	NSC	Unicus Ina	Kitaadachi-gun, Saitama	Feb. 10, 2015 (Note 6)	3,576	4,216 (Note 7)	1.4
T-6	NSC	Yorktown Kita-Kaname	Hiratsuka, Kanagawa	Feb. 10, 2015	4,000	4,340	1.6
T-7	NSC	Unicus Yoshikawa	Yoshikawa, Saitama	Feb. 10, 2015	3,600	3,860	1.4
T-8	SS	Sports Club Renaissance Fujimidai	Nerima-ku, Tokyo	Feb. 10, 2015	2,586	2,750	1.0
T-9	NSC	Super Viva Home Iwatsuki (Land)	Saitama, Saitama	Oct. 2, 2015	4,815	5,530	1.9
T-10	SS	K's Denki Shonan-Fujisawa (Land)	Fujisawa, Kanagawa	Oct. 2, 2015	3,169	3,450	1.3
T-11	NSC	Unicus Kamisato (Land)	Kodama-gun, Saitama	Oct. 2, 2015	3,000	3,050	1.2
T-12	NSC	Unicus Konosu (Land)	Konosu, Saitama	Oct. 2, 2015	1,700	1,780	0.7
T-13	SM	Inageya Yokohama Minamihonjuku (Land)	Yokohama, Kanagawa	Oct. 2, 2015	1,442	1,380	0.6
T-15	NSC	Nakamachidai Tokyu Store	Yokohama, Kanagawa	Apr. 21, 2016	3,360	3,740	1.3
T-16	SS	Central Wellness Club Nagatsuta Minamidai	Yokohama, Kanagawa	Apr. 20, 2016	1,724	1,780	0.7
T-17	SM	Life Kameido	Koto-ku, Tokyo	Apr. 21, 2016	1,450	1,480	0.6
T-18	NSC	Totsuka-Fukaya Shopping Center (Land)	Yokohama, Kanagawa	Apr. 19, 2017	4,170	4,330	1.7
T-19	NSC	Yumemachi Narashinodai Mall	Funabashi, Chiba	Apr. 19, 2017	3,416	3,500	1.4
T-20	NSC	Kawamachi Yahagi Mall	Chiba, Chiba	May 18, 2017	3,097	3,240	1.2
T-21	SS	Prime Square Jiyugaoka	Meguro-ku, Tokyo	Apr. 19, 2017	2,820	2,810	1.1
T-22	SS	Round1 Ichikawa-Onitaka	Ichikawa, Chiba	Apr. 19, 2017	1,880	1,960	0.8
T-23	SM	Ozeki Tokiwadai	Itabashi-ku, Tokyo	Feb. 13, 2018	1,263	1,340	0.5
T-24	SS	Konami Sports Club Shibuya	Shibuya-ku, Tokyo	Apr. 27, 2018	3,400	3,380	1.4
T-25	NSC	Apita Terrace Yokohama Tsunashima	Yokohama, Kanagawa	Nov. 1, 2019, Apr. 30, 2021	11,567	12,050	1.6

No.	Type (Note 1)	Property name	Location	Acquisition date	Acquisition price (million yen) (Note 2)	Appraisal value (million yen) (Note 3)	Share (%) (Note 4)
T-26	NSC	Kalsa Hiratsuka	Hiratsuka, Kanagawa	Nov. 1, 2019	5,980	6,010	2.4
T-27	NSC	Monenosato Mall	Yotsukaido, Chiba	Oct. 24, 2019	2,410	2,970	1.1
T-28	NSC	Chofu Center Building (Retail wing)	Chofu, Tokyo	Oct. 24, 2019	2,300	2,470	0.9
T-29	NSC	Across Plaza Urayasu Higashino (Land)	Urayasu, Chiba	Oct. 24, 2019	2,248	2,310	0.9
T-30	SM	Comfort Market Nishi-Magome	Ota-ku, Tokyo	Apr. 15, 2020	1,920	1,990	0.8
T-31	NSC	Kitera Town Chofu	Chofu, Tokyo	Apr. 21, 2021	10,500	11,400	4.2
T-32	NSC	Unicus Urawamisono (Land)	Saitama, Saitama	Apr. 9, 2021	732	817	0.3
O-1	NSC	Blumer Maitamon	Kobe, Hyogo	Feb. 10, 2015	8,389	9,580	3.4
O-2	SM	Life Takadono (Land)	Osaka, Osaka	Feb. 10, 2015	2,685	3,140	1.1
O-3	NSC	DCM Kahma MEGA Don Quijote UNY Omihachiman	Omihachiman, Shiga	Feb. 10, 2015	2,140	2,590	0.9
O-4	NSC	Blumer HAT Kobe	Kobe, Hyogo	Apr. 16, 2015	11,000	11,000	4.4
O-5	Urban Station-Front SC	Carino Esaka	Suita, Osaka	Oct. 2, 2015	6,555	7,260	2.6
O-6	Urban Station-Front SC	COMBOX Komyoike	Izumi, Osaka	Oct. 2, 2015	6,450	6,460	2.6
O-9	SM	Life Nishi-Tengachaya	Osaka, Osaka	Jan. 21, 2016	1,505	1,690	0.6
O-10	NSC	Million Town Tsukaguchi (Land)	Amagasaki, Hyogo	Apr. 21, 2016	3,723	3,990	1.5
O-11	NSC	Habikigaoka Shopping Center	Habikino, Osaka	Sep. 27, 2019	2,000	2,020	0.8
O-12	NSC	Merado Daikai	Kobe, Hyogo	Apr. 21, 2021	5,440	5,780	2.2
N-1	SS	DCM Kahma Nakagawa Tomita (Land)	Nagoya, Aichi	Feb. 10, 2015	2,311	2,680	0.9
N-2	NSC	Valor Ichinomiya-Nishi	Ichinomiya, Aichi	Feb. 10, 2015	2,174	2,360	0.9
N-4	SS	Homecenter Kohnan Sunadabashi	Nagoya, Aichi	Apr. 21, 2016	7,140	7,540	2.9
N-6	NSC	Resora Obu Shopping Terrace	Obu, Aichi	Aug. 1, 2017	7,911	7,040	3.2
N-7	SM	Valor Nakashidami (Land)	Nagoya, Aichi	Nov. 1, 2019	2,551	2,550	1.0
F-1	SM	Sunny Noma	Fukuoka, Fukuoka	Feb. 10, 2015	1,497	1,650	0.6
F-2	SS	Round1 Stadium Hakata-Hanmichibashi	Fukuoka, Fukuoka	Apr. 19, 2017	5,020	5,780	2.0
F-3	NSC	Kurume-Nishi Shopping Center	Kurume, Fukuoka	Apr. 19, 2017	1,515	1,840	0.6

No.	Type (Note 1)	Property name	Location	Acquisition date	Acquisition price (million yen) (Note 2)	Appraisal value (million yen) (Note 3)	Share (%) (Note 4)
R-1	NSC	Roseo Mito	Mito, Ibaraki	Feb. 10, 2015 (Note 8)	10,046	12,000	4.0
R-2	SS	K's Denki Aomori Honten	Aomori, Aomori	Feb. 10, 2015	1,469	1,520	0.6
R-3	SS	Super Sports Xebio Aomori-Chuo	Aomori, Aomori	Feb. 10, 2015	898	911	0.4
R-4	NSC	Ashico Town Ashikaga	Ashikaga, Tochigi	Oct. 2, 2015	4,180	4,900	1.7
R-5	NSC	Yorktown Shinden-Higashi	Sendai, Miyagi	Oct. 2, 2015	3,252	2,600	1.3
R-6	SM	Kasumi Technopark Sakura	Tsukuba, Ibaraki	Oct. 2, 2015	830	888	0.3
R-8	NSC	P-1 Plaza Tenno	Hamamatsu, Shizuoka	Apr. 22, 2016	4,010	4,350	1.6
R-9	NSC	Seiyu Rakuichi Moriya (Land)	Moriya, Ibaraki	Jan. 31, 2017	4,111	4,280	1.6
R-10	NSC	Sun Street Hamakita	Hamamatsu, Shizuoka	Apr. 27, 2017	10,746	11,160 (Note 7)	4.3
R-11	SS	Costco Wholesale Sapporo Warehouse	Sapporo, Hokkaido	May 31, 2018	4,210	4,410	1.7
L-1	L	Zama Distribution Center	Zama, Kanagawa	Apr. 5, 2019	1,400	1,740	0.6
L-2	L	Oppama Distribution Center	Yokosuka, Kanagawa	Apr. 5, 2019	1,300	1,630	0.5
L-3	L	Musashi Ranzan Distribution Center	Hiki-gun, Saitama	Mar. 26, 2019	3,879	4,170 (Note 7)	1.6
L-4	L	Yokohama Kamigo Distribution Center	Yokohama, Kanagawa	Apr. 11, 2019 (Note 9)	918	1,020	0.4
L-5	L	Gyoda Distribution Center	Gyoda, Saitama	Oct. 1, 2019	3,160	3,510	1.3
L-6	L	Shinjuku Nishiochiai Distribution Center	Shinjuku-ku, Tokyo	Jan. 10, 2020	810	821	0.3
L-7	L	Chiba-Kita Distribution Center	Chiba, Chiba	Dec. 25, 2020	1,250	1,340	0.5
L-8	L	Sapporo Shiroishi Distribution Center	Sapporo, Hokkaido	Dec. 24, 2020	800	1,020	0.3
Anticipated properties							
F-4	NSC	Kitera Town Fukuoka Nagahama	Fukuoka, Fukuoka	Oct. 1, 2021	6,000	6,100	2.4
Total/Average					249,657	267,763	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 March 2021 for the properties held as of March 31, 2021, as of March 31, 2021 for Apita Terrace Yokohama Tsunashima, Kalsa Hiratsuka, Monenosato Mall, Chofu Center Building (Retail wing), Across Plaza Urayasu Higashino (Land), Valor Nakashidami (Land) and Gyoda Distribution Center and as of September 1, 2021 for Kitera Town Fukuoka Nagahama. The

appraisal value of Apita Terrace Yokohama Tsunashima is the sum of 51% quasi co-owmership interest (as of March 31, 2021) and 49% quasi co-ownership interest (as of March 1, 2021). The appraisal value of Unicus Ina is 80% of the whole appraisal value.

(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) Please refer to "Notice Concerning Disposition of Property (Daikanyama Address Dixsept)" released on November 17, 2020 for disposition of Daikanyama Address Dixsept.

(Note 6) A restaurant building additionally acquired on January 16, 2017.

(Note 7) Represents the amount corresponding to the trust beneficiary co-ownership interest.

(Note 8) A second-hand store building additionally acquired on November 26, 2015.

(Note 9) A restaurant building and a lounge building were additionally acquired on September 29, 2020 and March 1, 2021, respectively.