



Supplementary Material on Press Releases Dated March 27, 2024*

Dividend Forecast Revision Accompanied by Transfer of Kawasaki Toshiba Building

*Notice Concerning Revision of Dividend for the 42nd Fiscal Period Ending November 2024

*Notice Concerning Sale of Trust Beneficiary Interest of Domestic Real Estate Property (Kawasaki Toshiba Building)

*Notice Concerning Acquisition of Domestic Real Estate Property (IIDABASHI PLANO: Additional Acquisition)

March 27, 2024

Asset Management Company

Marubeni REIT Advisors Co., Ltd.

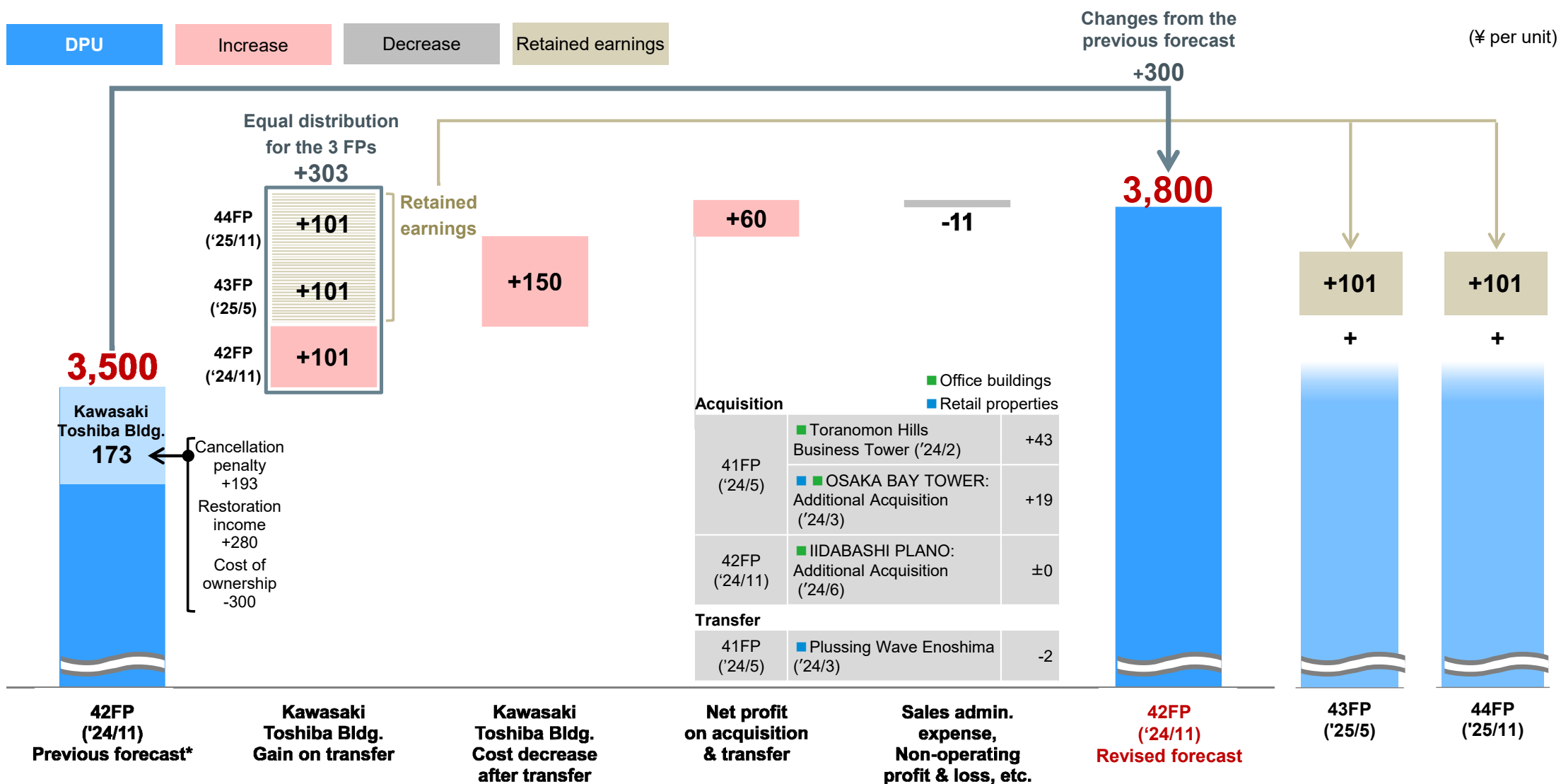
Registration No. 336 by Kanto Local Bureau

Member of The Investment Trust Association, Japan

TEL +81-3-5402-3680 FAX +81-3-5402-3199

Solve the Concerns - Lower the Avg. Bldg. Age & Materialize Gain on Transfer

- Distribute ¥940M (+¥303/unit) gain on transfer evenly over the 3 FPs; Bottom up each DPU and keep stable distribution.
- Receive ¥1,466M (¥473/unit) for cancellation penalty and restoration income upon the tenant's departure; Improve ¥466M (+¥150/unit) with a decrease in cost of ownership.
- Increase +¥300/unit for the 42nd FP DPU from the previous forecast* due in part to the profit from new acquisitions.





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Group**

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