

To All Concerned Parties

Investment Corporation
 ESCON JAPAN REIT Investment Corporation
 Representative: Satoshi Omori
 (Securities Code: 2971)

Asset Manager
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(Correction) Regarding partial correction to " Financial Report for the Fiscal Period Ended July 31, 2019 (REIT)", " Financial Report for the Fiscal Period Ended January 31, 2020 (REIT)", " Financial Report for the Fiscal Period Ended July 31, 2020 (REIT)", and " Financial Report for the Fiscal Period Ended January 31, 2021 (REIT)"

ESCON JAPAN REIT Investment Corporation (hereafter, " ESCON REIT "), hereby informs you that there was an error in part of the content of the " Financial Report for the Fiscal Period Ended July 31, 2019 (REIT)" announced on September 13, 2019, the " Financial Report for the Fiscal Period Ended January 31, 2020 (REIT)", announced on March 16, 2020, the " Financial Report for the Fiscal Period Ended July 31, 2020 (REIT)", announced on September 15, 2020, and the " Financial Report for the Fiscal Period Ended January 31, 2021 (REIT)", announced on March 12, 2021. The details are as follows.

1. Financial Report for the Fiscal Period Ended July 31, 2019 (REIT)

Location of correction:

P. 23, 3. Reference Information, (2)Investment assets

(iii) Other major investment assets, b. Overview of lease. (Underlined text shows the corrected text)

【Before】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (㎡) (Note 2)	Leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue	Ratio to total rent revenue (%)

Warning: This press release has been prepared as a public announcement regarding partial correction to " Financial Report for the Fiscal Period Ended July 31, 2019 (REIT)", " Financial Report for the Fiscal Period Ended January 31, 2020 (REIT)", " Financial Report for the Fiscal Period Ended July 31, 2020 (REIT)", and " Financial Report for the Fiscal Period Ended January 31, 2021 (REIT)" and is not intended to solicit investments. Please make investments at your own discretion and responsibilities.

						(million yen) (Note 4)	
(Omission)							
TT- 1	PareMarche Nishiharu	55	<u>26,433.55</u>	<u>26,335.02</u>	99.6	158	11.0
(Omission)							
	Total	182	<u>283,791.95</u>	<u>282,989.89</u>	99.7	1,434	100.0

(Omission)

(Note2) The rentable area and the leased area are stated based on data as of the closing date.

(Omission)

【After】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (㎡) (Note 2)	Leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue (million yen) (Note 4)	Ratio to total rent revenue (%)
(Omission)							
TT- 1	PareMarche Nishiharu	55	<u>26,432.58</u>	<u>26,334.05</u>	99.6	158	11.0
(Omission)							
	Total	182	<u>283,790.98</u>	<u>282,988.92</u>	99.7	1,434	100.0

(Omission)

(Note2) "Rentable area" is the total area covered by lease contracts for each building (in the case of leasehold land, the area of the respective leasehold land) among all acquired assets as of July 31, 2019. Also, "leased area" is the total leased area covered by each lease contract as of that date. Each total is rounded to two decimal places.

With regard to the "Rentable area" pertaining to PareMarche Nishiharu, for some lease contracts for which the leased area is not included, the leased area is dependent on completed building drawings, etc. With respect to the "Leased Area" of assets under a master lease agreement, the Leased Area under sublease contracts with the end tenant is stated rounded to two decimal places.

(Omission)

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2. Financial Report for the Fiscal Period Ended January 31, 2020 (REIT)

Location of correction:

P. 27, 3. Reference Information, (1)Portfolio information, ii. Investment assets

C. Other major investment assets, b. Overview of lease. (Underlined text shows the corrected text)

【Before】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (m ²) (Note 2)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue (million yen) (Note 4)	Ratio to total rent revenue (%)
(Omission)							
TT- 1	PareMarche Nishiharu	57	<u>26,433.55</u>	<u>26,433.55</u>	100.0	171	11.1
(Omission)							
	Total	190	<u>283,814.28</u>	<u>283,488.30</u>	99.9	1,544	100.0

(Omission)

(Note2) The rentable area and the leased area are stated based on data as of the closing date.

(Omission)

【After】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (m ²) (Note 2)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue (million yen) (Note 4)	Ratio to total rent revenue (%)
(Omission)							
TT- 1	PareMarche Nishiharu	57	<u>26,432.58</u>	<u>26,432.58</u>	100.0	171	11.1
(Omission)							
	Total	190	<u>283,813.31</u>	<u>283,487.33</u>	99.9	1,544	100.0

(Omission)

(Note2) "Rentable area" is the total area covered by lease contracts for each building (in the case of leasehold land, the area of the respective leasehold land) among all acquired assets as of January 31, 2020. Also, "leased area" is the total leased area covered by each lease contract as

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of that date. Each total is rounded to two decimal places.

With regard to the "Rentable area" pertaining to PareMarche Nishiharu, for some lease contracts for which the leased area is not included, the leased area is dependent on completed building drawings, etc. With respect to the "Leased Area" of assets under a master lease agreement, the Leased Area under sublease contracts with the end tenant is stated rounded to two decimal places.

(Omission)

3. Financial Report for the Fiscal Period Ended July 31, 2020 (REIT)

Location of correction:

P. 24, 3. Reference Information, (1)Portfolio information, ii. Investment assets

C. Other major investment assets, b. Overview of leases. (Underlined text shows the corrected text)

【Before】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (㎡) (Note 2)	Leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue (million yen) (Note 4)	Ratio to total rent revenue (%)
(Omission)							
KT- 3	tonarie Yamatotakada (ownership 50%)	63	<u>14,505.67</u>	<u>14,189.02</u>	97.8	162	8.5
(Omission)							
TT- 1	PareMarche Nishiharu	56	<u>26,433.55</u>	<u>26,360.57</u>	99.7	171	9.0
(Omission)							
	Total	286	<u>316,055.67</u>	<u>315,568.93</u>	99.8	1,902	100.0

(Omission)

(Note2) The rentable area, leased area, and occupancy rate are stated based on data as of their respective closing dates. ESCON REIT holds a 50% quasi-co-ownership interest in the trust beneficiary rights pertaining to tonarie Yamatotakada and tonarie Toga·Mikita, but the table above shows the figures for the entire properties.

(Omission)

【After】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (㎡) (Note 2)	Leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue (million)	Ratio to total rent revenue (%)
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						yen) (Note 4)	
(Omission)							
KT- 3	tonarie Yamatotakada (ownership 50%)	63	<u>14,399.77</u>	<u>14,083.12</u>	97.8	162	8.5
(Omission)							
TT- 1	PareMarche Nishiharu	56	<u>26,432.58</u>	<u>26,359.60</u>	99.7	171	9.0
(Omission)							
	Total	286	<u>315,948.80</u>	<u>315,462.06</u>	99.8	1,902	100.0

(Omission)

(Note2) “Rentable area” is the total area covered by lease contracts for each building (in the case of leasehold land, the area of the respective leasehold land) among all acquired assets as of July 31, 2020. Also, “leased area” is the total leased area covered by each lease contract as of that date. Each total is rounded to two decimal places.

With regard to the “Rentable area” pertaining to PareMarche Nishiharu, for some lease contracts for which the leased area is not included, the leased area is dependent on completed building drawings, etc. With respect to the “Leased Area” of assets under a master lease agreement, the Leased Area under sublease contracts with the end tenant is stated rounded to two decimal places. With regard to the Rentable area and leased area of Tonarie Yamatotakada (50% equity), the areas are dependent on completed building drawings, etc.

“Occupancy rate” is based on data at the date and time of settlement. ESCON REIT holds a 50% quasi-co-ownership interest in the trust beneficiary rights pertaining to tonarie Yamatotakada and tonarie Toga・Mikita, but the table above shows the figures for the entire properties.

(Omission)

4. Financial Report for the Fiscal Period Ended January 31, 2021 (REIT)

Location of correction:

P. 26, 3. Reference Information, (1)Portfolio information, ii . Investment assets

C. Other major investment assets, b. Overview of lease. (Underlined text shows the corrected text)

【Before】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (㎡) (Note 2)	Leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue (million yen) (Note 4)	Ratio to total rent revenue (%)
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(Omission)							
KT- 3	tonarie Yamatotakada (ownership 50%)	63	<u>14,505.67</u>	<u>14,267.61</u>	<u>98.4</u>	174	9.1
(Omission)							
TT- 1	PareMarche Nishiharu	53	<u>26,433.55</u>	<u>26,200.22</u>	99.1	165	8.6
(Omission)							
	Total	282	<u>316,092.16</u>	<u>315,507.75</u>	99.8	1,922	100.0

(Omission)

(Note2) The rentable area, leased area, and occupancy rate are stated based on data as of their respective closing dates. ESCON REIT holds a 50% quasi-co-ownership interest in the trust beneficiary rights pertaining to tonarie Yamatotakada and tonarie Toga・Mikita, but the table above shows the figures for the entire properties.

(Omission)

【After】

Property number	Property name	Total number of tenants (Note 1)	Rentable area (m ²) (Note 2)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Real estate rent business revenue (million yen) (Note 4)	Ratio to total rent revenue (%)
(Omission)							
KT- 3	tonarie Yamatotakada (ownership 50%)	63	<u>14,399.77</u>	<u>14,161.71</u>	<u>98.3</u>	174	9.1
(Omission)							
TT- 1	PareMarche Nishiharu	53	<u>26,432.58</u>	<u>26,199.25</u>	99.1	165	8.6
(Omission)							
	Total	282	<u>315,985.29</u>	<u>315,400.88</u>	99.8	1,922	100.0

(Omission)

(Note2) “Rentable area” is the total area covered by lease contracts for each building (in the case of leasehold land, the area of the respective leasehold land) among all acquired assets as of January 31, 2021. Also, “leased area” is the total leased area covered by each lease contract as of that date. Each total is rounded to two decimal places.

With regard to the “Rentable area” pertaining to PareMarche Nishiharu, for some lease contracts for which the leased area is not included, the leased area is dependent on completed building drawings, etc. With respect to the “Leased Area” of assets under a master lease agreement, the Leased Area under sublease contracts with the end tenant is stated rounded

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