

March 17, 2025

To All Concerned Parties

Real Estate Investment Trust Securities Issuer
ESCON JAPAN REIT Investment Corporation
Representative: Tadashi Ebihara
Executive Director
(Securities Code:2971)

Asset Manager
ES-CON ASSET MANAGEMENT Ltd.
Representative: Wataru Orii
President and Representative Director
Inquiries: Kenichi Tanaka
General Manager of the Department of
Finance and Control
TEL: +81-3-6230-9338

Notice Concerning Acquisition of a Domestic Real Estate Trust Beneficial Interest (Kohnan tonarie Yamatotakada (leasehold land))

ES-CON ASSET MANAGEMENT Ltd. (hereinafter, the “Asset Manager”), to which ESCON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) entrusts the management of its assets, decided on the acquisition of an asset as described below (hereinafter the “Acquisition”. Additionally, the asset to be acquired is referred to as the “Asset to be Acquired”). The Asset Manager hereby announces this decision.

ES-CON Japan Ltd. (hereinafter, “ES-CON JAPAN”), which is the seller of the asset, is considered interested parties under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended, hereinafter, “Investment Trust Act”). Accordingly, the Asset Manager has obtained the consent of ESCON REIT based on the approval of ESCON REIT's board of directors held today, in compliance with the Investment Trust Act. Since ES-CON JAPAN is also considered interested parties under the Asset Manager's internal regulations, the decision-making procedures stipulated in the Interested Party Transaction Rules have been followed when conducting transaction for the acquisition of the asset with ES-CON JAPAN.

1. Overview of the Asset to be Acquired

Property Name	Kohnan tonarie Yamatotakada (leasehold land)
Location	Yamatotakada City, Nara
Asset Type	Commercial facility
Scheduled Acquisition Price	1,145 million yen ^{*1}
Appraisal Value	1,170 million yen ^{*2}
Scheduled Seller	ES-CON Japan Ltd.
Brokerage	None
Decision of Acquisition	March 17, 2025
Contract Date	March 17, 2025
Scheduled Acquisition Date	April 1, 2025
Settlement Method	Full payment on transfer
Acquisition Funds	Borrowing ^{*3}

^{*1} “Scheduled Acquisition Price” states the sales price (rounded down to the nearest million yen) of the real estate trust beneficial interest stated in the relevant sales agreement of the Asset to be Acquired, and excluding consumption tax, local consumption tax and other acquisition-related costs.

^{*2} For details on the appraisal value, please refer to “4. Overview of the Real Estate Appraisal Report” below.

*3 Please refer to “Notice Concerning Debt Financing” disclosed today.

2. Reason for the Acquisition

ESCON REIT, by investing in lifestyle-focused assets, aims to revitalize the local communities, enable the enriched lives of the people, ensure the steady growth of managed assets, and maximize investor value.

This acquisition will be made as part of these efforts, per our investment policy, to further upgrade the quality of the portfolio and enhance investor value.

The Asset to be Acquired this time is located in Yamatotakada City, the most densely populated area in Nara Prefecture, and is adjacent to “tonarie Yamatotakada,” a commercial facility owned by ESCON REIT.

With the concept of “a three-dimensional park connecting with the community,” “tonarie Yamatotakada” is a commercial facility that features expansive terrace decks on multiple floors and attracts young families. “Le JADE Yamatotakada Ekimae” a condominium developed by the sponsor, ES-CON JAPAN, the Asset to be Acquired this time, and the commercial facility “tonarie Yamatotakada” owned by ESCON REIT, are all integrated developments.

The tenant of the adjacent Asset to be Acquired will be a DIY store and for the commercial facility, “tonarie Yamatotakada,” which is already owned by ESCON REIT, the addition of a new type of tenant next door is expected to enhance the appeal of the commercial complex and attract even more customers.

Additionally, once the DIY store opens at the Asset to be Acquired, the parking lots of “tonarie Yamatotakada,” the commercial facility owned by ESCON REIT,” and the Asset to be Acquired will be open to the customers of both facilities, thereby making both facilities easily accessible to the customers, which, in turn, is expected to increase the sales of “tonarie Yamatotakada” and contribute to the revitalization of the entire area.

This acquisition, by enabling the integrated management of the Asset to be Acquired and “tonarie Yamatotakada,” is expected to improve the convenience of the entire area and attract an even greater number of customers, and as a “lifestyle-focused asset” that revitalizes the local communities and enables the enriched lives of the people who live there, further upgrade the portfolio quality of ESCON REIT and improve investor value through the medium- to long-term enhancement of asset value.



3. Details of the Asset to be Acquired

The table below shows the individual summary of the overview for the Asset to be Acquired (hereinafter, “Individual Property Table”). The terms used in the Individual Property Table are as follows. The situation as of February 28, 2025 is stated unless otherwise noted.

a. Explanation of “Overview of Specified Asset”

- “Type of Specified Asset” states the type of the Asset to be Acquired at the time of acquisition.
- “Scheduled Acquisition Date” states the date scheduled for the acquisition of the Asset to be Acquired specified in the relevant sales agreements.
- “Scheduled Acquisition Price” states the sales price (excluding consumption tax, local consumption tax and expenses such as sales commission, rounded off to the nearest million yen) of the real estate trust beneficial interest stated in the relevant sales agreements of the Asset to be Acquired.
- “Location” of land states the location of the building in the registration (if there is more than one location, one lot number among them).
- “Area” of land is stated based on the description in the registration.
- “Use District” of land states the type of use districts set forth in Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, as amended).
- “Building Coverage Ratio” of land is the ratio of the building area to the site area as provided for in Article 53 of the Building Standards Act (Act No. 201 of 1950, as amended), and the upper limit of the building coverage ratio determined in city planning according to use districts, etc. (designated building coverage ratio) is stated. The designated building coverage ratio may be eased or restricted on the grounds that the building is a fireproof building in a fire prevention district or other reasons and may differ from the actually applied building coverage ratio.
- “Floor-area Ratio” of land is the ratio of the total floor-area of buildings to the site area as provided for in Article 52 of the Building Standards Act and the upper limit of the floor-area ratio determined in city planning according to use districts, etc. (designated floor-area ratio; if there is more than one designated floor-area ratio, all of them) is stated. The designated floor-area ratio may be eased or restricted for the reason that a road is connecting with the site or other reasons and may be different from the actually applied floor-area ratio.
- “Type of Ownership” of land and building states the type of rights owned (or to be owned) by the trustee.
- “Use” states the use of the major building among those in the registration, and the use of the building existing on the leasehold land is stated.
- “Trustee” states the party who become or will become the trustee of the Asset to be Acquired.

b. Explanation of “Status of Leasing”

- In “Status of Leasing”, the details of an effective lease contract as of February 28, 2025, are stated for the Asset to be Acquired based on the figure and information provided by the current owner or the current trustee of the Asset to be Acquired, unless otherwise noted.
- “Name of Lessee” states the name of the lessee in the lease contract of the building pertaining to the Asset to be Acquired (in the case of leasehold land, the name of the lessee of the leasehold land) as of February 28, 2025.
- For “Type of Contract / Number of Tenants”, the total number of lease contracts specified in each lease contract pertaining to the Asset to be Acquired as of February 28, 2025, is stated.
- “Leasable Area” states the leasable area pertaining to the Asset to be Acquired as of February 28, 2025, and it is rounded to second decimal places as stated in the lease contract.
- “Leased Area” states the Leased Area pertaining to the Asset to be Acquired as of February 28, 2025, and it is rounded to second decimal places as stated in the lease contract.

- “Term of Contract” states the term of contract specified in the lease contract in which the lease has commenced as of February 28, 2025. The term of contract is the period from the commencement date to the expiration date of the lease prescribed in the contract, and it is different from the remaining period of lease as of the date of acquisition by ESCON REIT.
 - “Occupancy Rate” is the percentage of leased area made up of the leasable area pertaining to the Asset to be Acquired as of February 28, 2025, and it is rounded to first decimal place.
 - “Monthly Rent (including common area maintenance charge)” is the total amount of monthly rent (including common area maintenance charge) specified in the lease contract as of February 28, 2025, and it is rounded off to the nearest thousand yen.
 - For “Lease Deposit / Guarantee Deposit”, the total amount of outstanding balances of lease deposit and guarantee deposit specified in the lease contract as of February 28, 2025 (if more than one lease is contracted, the total amount) is stated by rounding it off to the nearest thousand yen.
 - “Rent Revision”, “Renewal” and “Termination” are stated based on the lease contract pertaining to the Asset to be Acquired as of February 28, 2025.
- c. Explanation of “Status of Fulfillment of Standards for Selecting Tenants”
- “Status of Fulfillment of Standards for Selecting Tenants” describes the details of judgment of ESCON REIT on the status of fulfillment of standards for selecting tenants by the parties who lease the properties from ESCON REIT or the trustee based on a lease contract which is effective as of February 28, 2025 that is stated in the section of the “Tenants” list in “Chapter 1. Information on the Fund / Section 1. Status of the Fund / 2 Investment Policy / (1) Investment Policy / (3). Investment Policy / (d) Individual Investment Standards / Investment Standards (Common)” in the securities report submitted on October 30, 2024.
- d. Explanation of “Special Comment”
- “Special Comment” states any matters that are deemed important in terms of the rights to and the use of the Asset to be Acquired as of today, and any matters that are deemed important in consideration of the impact on the assessed value, profitability and disposability of the Assets to be Acquired.
- e. Explanation of “Characteristics of Property”
- “Characteristics of Property” states the basic nature, characteristics of the Asset to be Acquired and the features of the location based on the description of “Simple Potential Survey Report” prepared by JLL Retail Management K.K, and data from administrative agencies. The report represents the judgment and opinions at a certain point in time of the outside experts who have prepared them, and do not guarantee the reasonableness and accuracy of the details thereof. Environmental changes, etc. occurred after the report were prepared are not reflected. In addition, there are no special interests between ESCON REIT and the Asset Manager and these outside experts.

Kohnan tonarie Yamatotakada (leasehold land)			Property number	16213	Use	Commercial
Overview of Specified Asset*1						
Type of Specified Asset		Real estate trust beneficial interest (Scheduled)*1	Scheduled Acquisition Date		April 1, 2025	
			Scheduled Acquisition Price		1,145 million yen	
Land	Location	3-16 Saiwaicho, Yamatotakada City, Nara Prefecture	Building*2	Construction Period	-	
	Area	8066.07㎡		Structure and Number of Stories	-	
	Use District	Commercial district		Total Floor Area	-	
	Building Coverage Ratio	80%		Use	-	
	Floor-area Ratio	400%				
	Type of Ownership	Ownership		Type of Ownership	-	
Trustee		Mizuho Trust & Banking Co., Ltd. (Scheduled)	Appraisal Value (Date of Value)		1,170 million yen (February 28, 2025)	
PM Company		ES-CON PROPERTY Ltd.	Appraiser		JLL Morii Valuation & Advisory K.K.	
Status of Leasing*3						
Name of Lessee		KOHNAN SHOJI CO., LTD.	Leasable Area		8,066.07㎡	
Type of Contract / Number of Tenants		Fixed-term business-use land lease contract / 1	Leased Area		8,066.07㎡	
Term of Contract		Not disclosed*4	Monthly Rent (including common service charge)		Not disclosed*4	
Occupancy Rate		100.0%	Lease Deposit/ Guarantee Deposit		Not disclosed*4	
Rent Revision		Not disclosed*4				
Contract Renewal		Not disclosed*4				
Termination		Not disclosed*4				
Status of Fulfillment of Standards for Selecting Tenants						
ESCON REIT has determined that the lessee has fulfilled the standards for selecting tenants and has sufficient creditworthiness as a tenant as of the date hereof.						
Special Comment						
Not applicable						
Characteristics of Property						
<div><Location advantages></div> <div>• Yamatotakada City is the most densely populated area in Nara Prefecture and the Asset to be Acquired is located close to Yamato-Takada Station on the Kintetsu Osaka Line to the southeast and Takada Station on the JR Line to the north, making the 1 km radius around the Asset to be Acquired the area with the highest concentration of households within a 3 km radius.</div> <div>The Nara Prefectural Route 5 which runs along the west side of the Asset to be Acquired runs north-south through the commercial area. The property also has relatively good access to the main artery running east-west. The entire area within the 3 km radius is well served by arterial roads running in both directions and relatively good access to the roads is ensured throughout the entire area.</div> <div><Tenant features></div> <div>• The Asset to be Acquired is adjacent to “tonarie Yamatotakada,” which has already by acquired by ESCON REIT.</div> <div>• “Kohnan,” which is scheduled to open in the Asset to be Acquired expects to have a sales area of 3,679m². Although there are a total of six stores</div>						

in the same DIY store category within a 5 km radius of the store, none are located as close (within walking distance) to a railway station as this property. Thus, this location in front of a station is expected to give this store its strength and a competitive edge against its competitors.

- * 1 As of today, the seller owns the asset to be acquired as real estate. However, on the scheduled acquisition date, the property will be transferred to a trustee and converted into trust beneficiary interests and ESCON REIT plans to acquire said trust beneficiary interests. The said trust beneficiary interest is scheduled to be a trust beneficiary interest mainly in the land with leasehold interest, and buildings and other facilities existing on the said land with leasehold interest will not be included in the trust assets.
- * 2 As of today, the building on the land of this property is under construction and is scheduled to commence operations at the beginning of April 2025.
- * 3 The above information is based on fixed-term business-use land lease agreements which have been executed as of today.
- * 4 The figure is not disclosed as consent has not been obtained from the lessee.



4. Overview of the Real Estate Appraisal Report

Overview of the Real Estate Appraisal Report			
Property name		Kohnan tonarie Yamatotakada (leasehold land)	
Appraisal value		1,170,000 thousand yen	
Appraiser		JLL Morii Valuation & Advisory K.K.	
Date of value		February 28, 2025	
Items		Details (thousand yen)	Remarks
Revenue price		1,170,000	
Value calculated using DCF method		1,170,000	
(1) Operating income (a) – (b) – (c)		Not disclosed*	
(a) Effective gross income		-	
(b) Vacancy losses		-	
(c) Bad debt loss		-	
(2) Operating expenses (d) + (e) + (f) + (g) + (h) + (i) + (j) + (k)		Not disclosed*	
(d) Maintenance and management fee		-	
(e) Utility expenses		-	
(f) Repair expenses		-	
(g) Property management fee		Not disclosed*	
(h) Tenant solicitation expenses, etc.		-	
(i) Property tax and public dues		Not disclosed*	
(j) Insurance premium		-	
(k) Other expenses		-	
(3) Net operating income (NOI = (1) - (2))		42,944	
(4) Financial interests on refundable deposits		338	Assessed based on actual amounts and lease contract
(5) Capital expenditure		-	Not recorded due to being leasehold land only
(6) Net cash flow (NCF = (3) + (4) - (5))		43,282	
(7) Discount Rate		4.5%	
(8) Capitalization rate		-	
Value calculated using DC method		-	Appraised using the DCF method only
Capitalization rate		-	
Cost method value		-	Appraised using the DCF method only
Percentage of land		-	
Percentage of building		-	
Other matters to which the appraiser paid attention for appraisal		Not applicable.	

* The figure is not disclosed as consent has not been obtained from the lessee.

5. Overview of Seller

- (a) Name ES-CON JAPAN Ltd.
- (b) Location 2-10-4, Toranomon, Minato-ku, Tokyo
- (c) Position and name of representative Takatoshi Ito (President and Representative Director)
- (d) Business lines Condominium business, Real estate development business, Real estate leasing business, Asset management business, Other business
- (e) Capital 16,519 million yen (FY2024/3, consolidated basis)
- (f) Established April 18, 1995
- (g) Net assets 70,702 million yen (FY2024/3, consolidated basis)
- (h) Total assets 399,696 million yen (FY2024/3, consolidated basis)
- (i) Major shareholder Chubu Electric Power Co., Inc. (51.2%, FY2024/3, consolidated basis)
- (j) Relationships between ESCON REIT and the Asset Manager and ES-CON JAPAN
 - Capital relationship The Asset Manager is 100% owned by ES-CON JAPAN.
 - Personnel relationship As of today, 11 employees of the Asset Manager (excluding officers) are seconded from ES-CON JAPAN.
 - Business relationship ES-CON JAPAN signed a sponsor support agreement with ESCON REIT and the Asset Manager (including subsequent amendments). ES-CON JAPAN has a master lease agreement with ESCON REIT.
 - Status as a Related Party ES-CON JAPAN is the parent company of the Asset Manager and is a related party. Furthermore, ES-CON JAPAN falls under interested parties as defined by the Investment Trusts Act. It is also an interested party under the interested party transaction regulations of the Asset Manager, so it has gone through the decision-making procedures stipulated in the interested party transaction regulations to conduct this acquisition.

6. Status of Property Acquirers

Status of Property Owners etc.	Previous Owner	Second Previous Owner
Company Name	ES-CON JAPAN Ltd.	-
Relationship with a Person with Special interest	Refer “5. Overview of Seller” described above	-
Background and Reason for the Acquisition	For redevelopment	-
Acquisition Price	Omitted because it has been owned more than a year	-
Time of Acquisition	July 2015	-

7. Transaction with Interested Parties

ESCON REIT plans to acquire the asset from ES-CON JAPAN, which falls under interested parties as defined in Article 201, Paragraph 1 of the Investment Trusts Act and Article 123 of the Enforcement Order of the Investment Trusts Act, as well as under the interested party transaction regulations of the Asset Manager. The Asset Manager has obtained the consent of ESCON REIT based on the approval of ESCON REIT's board of directors held today, in compliance with the Investment Trust Act. Also, the decision-making procedures stipulated in the Interested Party Transaction Rules have been followed when conducting the acquisition of the asset from ES-CON JAPAN.

8. Schedule of the Transaction

- March 17, 2025 Acquisition Decision
- Execution of trust beneficiary interest purchase agreement
- April 1, 2025 Acquisition of trust beneficiary interest (Scheduled)
- Payment for acquisition (Scheduled)

9. Settlement Methods

For the Asset to be Acquired, the acquisition price will be paid in a lump sum on the scheduled acquisition date.

10. Future Forecast

For the forecast for the future management status of ESCON REIT, refer to “Financial Report for the Fiscal Period Ended January 31, 2025 (REIT)”

【URL of ESCON REIT : <https://www.escon-reit.jp/en/>】

[Reference]

Other press releases, etc. issued as of today.

- “Financial Report for the Fiscal Period Ended January 31, 2025 (REIT)”
- “Financial Results Presentation Materials (16th Period)”
- “Notice Concerning Debt Financing”



<Attachment>

Reference Material: Portfolio List

	Property No.	Property Name	Appraiser	(Scheduled) Acquisition Price* ¹ (million yen)	Appraisal Value* ² (million yen)	Investment Ratio* ³ (%)
Assets Acquired	11201	YAMADA DENKI Tecc Land Sapporo Shiroishi	The Tanizawa Sogo Appraisal Co., Ltd.	1,300	1,350	1.8
	13101	Asumigaoka Brand-New Mall* ⁴	The Tanizawa Sogo Appraisal Co., Ltd.	3,200	(i) 3,290 (ii) 164	4.5
		Asumigaoka Brand-New Mall (leasehold land) * ⁵			151	
	13102	Nishi-shiroi Ekimae Plaza	DAIWA REAL ESTATE APPRAISAL CO., LTD.	451	489	0.6
	13103	fab Minamiosawa	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,600	4,400	5.0
	13201	K's Denki Oyumino (leasehold land)	JLL Morii Valuation & Advisory K.K.	2,710	2,880	3.8
	13202	Nitori Tsuchiura (leasehold land)	JLL Morii Valuation & Advisory K.K.	999	1,100	1.4
	13203	Nitori Imaichi (leasehold land)	JLL Morii Valuation & Advisory K.K.	363	411	0.5
	15201	MaxValu Kikyogaoka- higashi (leasehold land)	JLL Morii Valuation & Advisory K.K.	477	554	0.7
	16101	tonarie Minami-senri	The Tanizawa Sogo Appraisal Co., Ltd.	7,200	11,100	10.1
	16102	tonarie Seiwadai	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,290	3,380	4.6
	16103	tonarie Yamatotakada	JLL Morii Valuation & Advisory K.K.	8,208	8,130	11.5
	16104	tonarie Toga ・ Mikita	DAIWA REAL ESTATE APPRAISAL CO., LTD.	6,986	7,210	9.8
	16201	LAMU Kitatsumori (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,270	1,480	1.8
	16202	K's Denki Nishi-kobe (leasehold land)	JLL Morii Valuation & Advisory K.K.	2,133	2,470	3.0
	16203	Sanyo Marunaka Mitani (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,430	1,550	2.0
	16206	TRIAL Omihachiman (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,010	1,110	1.4
	16207	Kusuri no Aoki Ikaruga (leasehold land) * ⁶	JLL Morii Valuation & Advisory K.K.	711	(i) 702 (ii) 29	1.0
	16208	DRUG Yutaka Mukokamiueno (leasehold land)	JLL Morii Valuation & Advisory K.K.	460	477	0.6
	16209	WELCIA Amagasaki Mukomotomachi (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	565	578	0.8
	16210	Cocokara Fine Neyagawakoen (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	702	721	1.0
	16211	ENEOS Ikawadani SS (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	530	531	0.7
	16212	GEO Hikone Takamiya (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	300	303	0.4
	18101	SUROY MALL Nagamine	JLL Morii Valuation & Advisory K.K.	4,600	4,190	6.4
	18201	MrMAX Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	3,387	4,010	4.7
	18202	UNIQLO Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	595	685	0.8
	18203	Avail.Shimamura Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	863	1,130	1.2



	Property No.	Property Name	Appraiser	(Scheduled) Acquisition Price ^{*1} (million yen)	Appraisal Value ^{*2} (million yen)	Investment Ratio ^{*3} (%)
Assets Acquired	18204	au-Softbank Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	143	162	0.2
	18205	Kura Sushi Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	261	306	0.4
	18206	docomo Shop Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	160	183	0.2
	18207	Konpira Maru Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	236	266	0.3
	18208	One-Karubi Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	236	266	0.3
	18209	Suke-san Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	401	423	0.6
	18210	NAFCO Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	2,631	3,500	3.7
	18211	K's Denki Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	1,487	1,880	2.1
	19101	Fuji Grand Natalie	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,950	4,190	5.5
	19201	K's Denki Kurashiki (leasehold land)	JLL Morii Valuation & Advisory K.K.	2,121	2,460	3.0
	39101	Hasekura Medical Building	Japan Real Estate Institute	1,400	1,480	2.0
Asset to be Acquired	16213	Kohnan tonarie Yamatotakada (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,145	1,170	1.6
	Total		—	71,518	80,861	100.0

*1 The “(Scheduled) Acquisition Price” includes the purchase price of each trust beneficiary interest as stated in each trust beneficiary interests sales contract related to the Assets to Acquired and Assets to be Acquired, rounded down to the nearest million yen. Therefore, the “(Scheduled) Acquisition Price” may not match the overall total. The purchase price does not include consumption tax, local consumption tax, and other acquisition-related costs.

*2 For assets acquired, the “Appraisal Value” is based on the appraisal report prepared by a real estate appraiser as of January 31, 2025, according to the asset valuation method and standards stipulated in ESCON REIT’s regulations and the rules set by the Investment Trusts Association. Among the Assets to be Acquired, the appraisal value of “Kohnan tonarie Yamatotakada” is based on February 28, 2025, and rounded down to the nearest million yen. Therefore, the total of the “Appraisal Values” may not match the overall total.

*3 The “Investment Ratio” indicates the ratio of the (Scheduled) Acquisition Price of each asset to the total acquisition price, rounded to first decimal place. Therefore, the total of the Investment Ratio may not be in conformity with the total investment ratio.

*4 The “Appraisal value at the end of the period” of “Asumigaoka Brand New Mall” indicates the value of the retail building as (i) and the separate building (the building acquired free of charge from Akindo Sushiro Co. on April 30, 2024.) as (ii), respectively.

*5 “Asumigaoka Brand-New Mall (leasehold land)” is subject to fixed-term business-use land lease agreements with McDonald's Holdings Company (Japan), Ltd.

*6 “Kusuri no Aoki Ikaruga (leasehold land)” is subject to fixed-term business-use land lease agreements with two tenants, Kusuri no Aoki Co., Ltd. and Ikaritombo Co., Ltd.. The “(Scheduled) Acquisition Price” and “Investment Ratio” are stated as the combined amounts and figures for the two tenants. In addition, the “Appraisal Value” is stated for each portion related to Kusuri no Aoki Co. as (i) and Ikaritombo Co. as (ii).