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To All Concerned Parties

Real Estate Investment Trust Securities Issuer
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marimo Regional Revitalization REIT, Inc.
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Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2025

marimo Regional Revitalization REIT, Inc. ("marimo REIT") announces the following revision of the operating and dividend forecasts for the fiscal period ending June 2025 (from January 1, 2025, to June 30, 2025) announced in "Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending December 2024, and Operating and Dividend Forecasts for the Fiscal Period Ending June 2025" dated August 19, 2024.

1. Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2025

(1) Details of Revision of Operating and Dividend Forecasts

	Operating revenue	Operating income	Ordinary income	Net income	Dividends per unit (including dividends in excess of earnings)	Dividends per unit (excluding dividends in excess of earnings)	Dividends in excess of earnings per unit
Previous forecasts (A)	2,515 million yen	1,094 million yen	788 million yen	787 million yen	3,295 yen	2,797 yen	498 yen
Revised forecasts (B)	2,527 million yen	1,079 million yen	732 million yen	731 million yen	3,101 yen	2,597 yen	504 yen
Amount of increase (decrease) (B-A)	11 million yen	(14) million yen	(56) million yen	(56) million yen	(194) yen	(200) yen	6 yen
Rate of increase (decrease)	0.5 %	(1.4) %	(7.2) %	(7.2) %	(5.9) %	(7.2) %	1.2 %

(Reference) Fiscal period ending June 2025:

Forecast number of investment units issued and outstanding at end of period: 281,494 units; forecast net income per unit: 2,597 yen

(Note 1) The revision of the operating and dividend forecasts for the fiscal period ending June 2025 is the revision at this point in time. Accordingly, the actual operating revenue, operating income, ordinary income, net income, dividends per unit and dividends in excess of earnings per unit may vary. The forecasts above are not a guarantee of the amount of dividends per unit and dividends in excess of earnings per unit.

(Note 2) The forecasts above may be revised in the event that a discrepancy above a certain level from the forecasts above is expected.

(Note 3) Monetary figures are rounded down to the nearest specified unit. Percentages are rounded to the first decimal place.



2. Reason for Revision and Announcement

marimo REIT is revising the dividend forecast because the forecast dividend per unit for the fiscal period ending June 2025 (18th fiscal period) announced in "Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending December 2024, and Operating and Dividend Forecasts for the Fiscal Period Ending June 2025" dated August 19, 2024, will change by 5% or more due to fluctuations in the assumptions underlying the calculation of the forecasts, mainly because of increase in interest costs and repair expenses. At the same time, marimo REIT is also announcing revisions to its operating forecast.

With regard to the assumptions underlying the operating forecast for the fiscal period ending June 2025 (January 1, 2025, to June 30, 2025), please refer to "Assumptions Underlying the Operating Forecasts for the Fiscal Period Ending June 2025 (from January 1, 2025, to June 30, 2025) and Fiscal Period Ending December 2025 (from July 1, 2025, to December 31, 2025)" on page 7 of "(REIT) Financial Report for the Fiscal Period Ended December 2024" separately announced today.

*Website of marimo REIT: <https://www.marimo-reit.co.jp/en/>