

# Translation Purpose Only

For Immediate Release

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## Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate

Starts Proceed Investment Corporation ("Starts Proceed") announces that Starts Asset Management Co., Ltd., to which Starts Proceed entrusts the management of its assets (the "Asset Management Company"), today decided to conduct acquisition of trust beneficiary interest in domestic real estate. The details are as follows.

Since the counterparty of the acquisition transaction is an interested party, etc. as defined in the Act on Investment Trusts and Investment Corporations (Act No.198, 1951, as amended (the "Investment Trust Act")), the Asset Management Company, pursuant to its internal rules, has obtained consent from Starts Proceed to proceed with the transaction based on approval from the Board of Directors' meeting of Starts Proceed held today.

1. Reason for Acquisition

Starts Proceed will conduct acquisition of this asset to enhance growth potential and stability of the portfolio based on the asset management objectives and policies set forth in its Articles of Incorporation. For the characteristics of the asset to be acquired, please refer to "3. Description of Asset to be Acquired" below.

## 2. Overview of Acquisition

(1) Asset to be Acquired:

Property No.	Property name	Type of specified asset	Seller	Planned acquisition price (thousand yen) (Note 1)
C-82	The Parkhabio Yokohamayamate	Trust beneficiary interest	Starts Development Corporation (Note 2)	3,047,000

(Note 1) "Planned acquisition price" does not include miscellaneous acquisition related expenses, fixed property taxes, city planning taxes, consumption taxes and local consumption taxes.

(Note 2) Starts Development Corporation is an interested party, etc. of the Asset Management Company as defined in the Investment Trusts Act. For details, please refer to "4. Overview of Seller" below.

- (2) Date of conclusion of sales contract : March 31, 2020
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- (3) Planned date of acquisition : March 31, 2020
- (4) Acquisition financing : Own funds (planned)
- (5) Payment method : Payment in full at the time of acquisition



## 3. Description of Asset to be Acquired

#### C-82: The Parkhabio Yokohamayamate **Overview of specified asset** Overview of leasing (as of February 29, 2020) Trust beneficiary interest Type of specified asset Total number of tenants 1 Rental housing Use Number of leased units 75(76) Planned acquisition price 3,047,000 thousand yen (Total number of leasable units) Number of leased parking units 2-78-11, Ishikawa-cho, Naka-ku, Location (Address) (Total number of leasable parking 23(23) Yokohama-shi, Kanagawa units) Mitsubishi Jisho House Net Co., 2,613.77 m<sup>2</sup> PM Company/ML Company Leased floor area Ltd. Master lease type Pass-through Total leasable floor area 2,654.69 m<sup>2</sup> Sumitomo Mitsui Trust Bank, Ltd. Trustee Annual rent revenue 127,788 thousand yen From: June 29, 2017 Security and guarantee deposits, etc. 12,410 thousand yen Period of trust agreement To: March 31, 2030 Occupancy rate 98.5% Ownership form Proprietorship **Overview of appraisal report** Chuo Real Estate Site area 944.24 m<sup>2</sup> Appraiser Appraisal Co., Ltd. Neighborhood commercial district March 1, 2020 Land Zoning Date of appraisal Building-to-3,160,000 thousand yen 90% Appraisal value land ratio Floor-area ratio 300% Overview of building condition evaluation report Tokio Marine & Nichido Ownership form Proprietorship Evaluation company Risk Consulting Co., Ltd. Reinforced concrete structure with Date of evaluation March 2020 Structure flat roof / 7F Building Construction July 2, 2015 Building replacement value 994,900 thousand yen completion date Total floor area 3,606.42 m<sup>2</sup> Long-term repair costs (12 years) 28,121 thousand yen Use Apartment complex PML (Date of evaluation: June 2017) 15.0% Collateral

None

#### Special notations / Status of the property

(structure and other matters that have significant impact on the price of the investment property)

#### None

## Remarks

## 2-minute walk from Ishikawacho Station on the JR Negishi Line

#### Area/Property characteristics

With the opening of the Port of Yokohama, a foreign settlement was established in the Yamate area where the property is located, and today the area still has many foreign residents and a townscape with an exotic atmosphere. Since the area was among the first to import western cultures and customs, it has become the birthplace of many activities/practices in Japan, including tennis, pool and beer brewery. Located a 2-minute walk from the property, Ishikawacho Station allows for direct access to Yokohama Station (approximately 6 minutes) and Shinagawa Station (approximately 34 minutes), and such excellent access to Yokohama Station and central Tokyo is very appealing. In addition, with sightseeing spots representative of Yokohama, including Yokohama Chinatown and Yokohama Statium, concentrated in the surrounding area, it is a popular destination for many people. Due to these reasons, the property can expect stable demand not only from singles commuting to offices in Tokyo, but also from small households with double income.

[Explanation]

1. "Type of specified asset" indicates the type as a specified asset, such as trust beneficiary interests, real estate, etc. "Use" is indicated in accordance with the stated categories in "Part I. Fund Information, Item 1. Situation of the Fund, 2. Investment Policies, (1) Investment Policies, 3) Portfolio Construction Policies" set out in the Securities Report.

2. "Planned acquisition price" indicates the amount (transaction price described in the trust beneficial interest transaction agreement with condition precedent, etc.) excluding various expenses required (real estate transaction brokerage fee, etc.) for the acquisition of the asset to be acquired.

<sup>3. &</sup>quot;PM Company / ML Company" indicates the property management company that has concluded a property management agreement and the master lease company that has concluded a master lease agreement, agreements that are effective as of today for each property, or indicates the property management company that is scheduled to conclude a property management agreement and the master lease company that is scheduled to conclude a property management agreement and the master lease company that is scheduled to conclude a master lease agreement at the time of acquisition by Starts Proceed. For "Master lease type," "Pass-through" is indicated for a master lease in which the trustee and the master lease company has agreed that the master lease company pays the same amount as the rent stated in the sublease agreement concluded between the



master lease company and the end tenant to the trustee.

- "Trustee" indicates a trustee or a planned trustee at the time of the property acquisition by Starts Proceed. As to "Period of trust agreement," the starting date is the effective date of the trust agreement which is effective as of today (for trust agreement which is scheduled to be concluded, the scheduled effective date is indicated), and the ending date is the termination date of trust agreement which is scheduled to be agreed (including agreement for amendments) between the related parties of the trust agreement on the same date as acquisition by Starts Proceed.
- 5.
- Concerning the description of "Land" and "Building" "Site area," "Structure," "Construction completion date" and "Total floor area" are in accordance with information described in the certificate of entry in real estate registration. For properties that have annex buildings, the annex buildings are not included in "Total floor area." However, it may be different if the description has been found incorrect as a result of investigation.
- "Zoning" indicates the type of zoning district classified in accordance with Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, as amended)
- "Building-to-land ratio" is the ratio of the building area of the building to the site area as stipulated in Article 53 of the Building Standards Act (Act No. 201 of 1950, as amended; the "Building Standards Act") and indicates the maximum figures stipulated in the city plan in accordance with the zoning, etc. Pursuant to Article 53, Paragraph 3 or Paragraph 5 of the Building Standards Act, corner lots in a block and fireproof buildings, etc. in fire prevention districts may be subject to mitigation of building-to-land ratio or may not be subject to building-to-land ratio restriction itself. There are cases in which separate restrictions, mitigations, etc. may apply in accordance with the Building Standards Act or other administrative laws and regulations. In such cases, figures after application of such restrictions, mitigations, etc. are indicated.
- "Floor-area ratio" is the ratio of the total floor area of the building to the site area as stipulated in Article 52 of the Building Standards Act and indicates the maximum figures stipulated in the city plan in accordance with the zoning, etc. Pursuant to Article 52, Paragraph 2 or Paragraph 9 of the Building Standards Act, restrictions due to frontage road width rules or mitigations due to specified road rules may apply in some cases. There are cases in which separate restrictions, mitigations, etc. may apply in accordance with the Building Standards Act or other administrative laws and regulations. In such cases, figures after application of such restrictions, mitigations, etc. are indicated.
- If more than one zoning exists for one property, pursuant to Article 53, Paragraph 2 or Article 52, Paragraph 7 of the Building Standards Act, "Building-toland ratio" and "Floor-area ratio" indicate the weighted average figures in accordance with the size of area of each zoning that are on the design drawing / completion drawing, etc. from the time of construction.
- 6. Concerning the description of "Overview of leasing"
- For the asset to be acquired, a master lease agreement with Mitsubishi Jisho House Net Co., Ltd. as a lessee and a sublessor is concluded or scheduled to be concluded among Starts Proceed, the trustee and Mitsubishi Jisho House Net Co., Ltd. at the time of acquisition by Starts Proceed. Thus "Total number of tenants" indicates the number regarding the master lease company as a tenant as of now or after the acquisition.
- "Number of leased units (Total number of leasable units)," "Leased floor area," "Total leasable floor area," "Annual rent revenue" and "Security and guarantee deposits, etc." are indicated in accordance with the same standards as the description of notes for the table illustrated in "Part I. Fund Information, Item 1. Situation of the Fund, 5. Management Status, (2) Investment Assets, 3) Other Major Investment Assets, (iv) Overview of Leasing Status, a. Overview of Leasing Status" set out in the Securities Report. "Number of leased parking units (Total number of leasable parking units)" is indicated in accordance with the same standards as the description of notes at the beginning of "Part I. Fund Information, Item 1. Situation of the Fund, 5. Management Status, (2) Investment Assets, 3) Other Major Investment Assets, (vi) Individual Overview of Real Estate in Trust for Acquired Assets" set out in the Securities Report.
- "Occupancy rate" is the ratio of leased floor area to each tenant to the total leasable floor area of each property and is rounded off to the first decimal place.
- 7 "Overview of appraisal report" describes the content indicated in the appraisal report prepared for the asset to be acquired.
- 8. Concerning the description of "Overview of building condition evaluation report" Contents described in the building condition evaluation report and the seismic risk evaluation report that were prepared for the asset to be acquired are
- provided.
- <sup>4</sup>Date of evaluation" is the date (year, month and date or year and month) on which the building condition evaluation report was prepared.
- "Building replacement value" is the total amount of appropriate costs required assuming to reconstruct the subject building on the date of evaluation.
- "Long-term repair costs" is the total amount of expected long-term repair costs (12 years) based on the building condition evaluation report.
- Figures of "PML" are the figures in the report prepared by Tokio Marine & Nichido Risk Consulting Co., Ltd. "PML" represents the probable maximum loss that the subject facility or group of facilities may suffer from an earthquake with a 10% probability of exceedance in 50 years (earthquake corresponding to a 475-year return period) by expressing the amount of physical loss corresponding to a 90% non-exceedance probability in the event of such earthquake as a percentage of the building replacement value.
- "Collateral" describes the existence/non-existence of collateral as on the date of acquisition of the asset to be acquired.
- 10. Concerning the description of "Special notations / Status of the property (structure and other matters that have significant impact on the price of the investment property)"
- In principle, it describes (1) the rights of third parties other than the tenants housed in the asset to be acquired and restrictions, etc. based on such rights, and (2) restrictions, etc. from administrative laws and regulations related to the asset to be acquired, as of today. In case a specific description refers to fact situations as on the date of acquisition by Starts Proceed, description is made based on future prediction that is as rational as possible as of today
- When the type of a specified asset that Starts Proceed is acquiring is trust beneficiary interest, description of "acquired by Starts Proceed" also refers to acquisition by Starts Proceed through trust beneficiary interest. In such cases, the legal owner or right holder of the real estate that is the trust asset of the trust beneficiary interest is the trustee and Starts Proceed acquires the trust beneficiary interest.
- 11. "Area/Property characteristics" is based on the description on the appraisal report, market report, etc. prepared for the asset to be acquired.



## 4. Overview of Seller

	lew of Seller		
Name		Starts Development Corporation	
Location		3-4-10 Nihonbashi, Chuo-ku, Tokyo	
Re	presentative	Kazuyoshi Yoshizawa, President	
	in business ivities	Real estate development, planning and sales	
Caj	pital	320 million yen (As of March 31, 2019)	
Est	ablished	October 3, 2005	
Ne	t assets	-4,663 million yen (As of March 31, 2019)	
To	tal assets	39,114 million yen (As of March 31, 2019)	
Major shareholder and shareholding ratio		Starts Corporation Inc. (100%)	
Re	lationship with Starts	Proceed and Asset Management Company	
	Capital relationship	There is no capital relationship to report concerning Starts Proceed and the Asset Management Company with the company.	
	Personnel relationship	There is no personnel relationship to report concerning Starts Proceed and the Asset Management Company with the company.	
Business relationship		Starts Proceed acquired one property (770 million yen) from the company in the fiscal period ended October 2019.	
	Related party or not	The company falls within the scope of a related party of Starts Proceed. The company is a fellow subsidiary of the Asset Management Company under the same parent company as described above and thus falls within the scope of a related party of the Asset Management Company.	

5. Transaction with Interested Parties of the Asset to be Acquired

Starts Development Corporation, which is the seller of the asset to be acquired, falls within the scope of an interested party, etc. of the Asset Management Company as defined in the Investment Trusts Act. Accordingly, the transaction has been determined after following appropriate procedures based on the internal rules of the Asset Management Company and pursuant to standards stipulated by laws and regulations.

## 6. Status of Parties Related to the Acquisition of the Properties

Property No.	Property name		Current owner		Previous owner
C-82	The Parkhabio Yokohamayamate	Name	Starts Development Corporation	Name	Other than one with a relationship of special interest
		Relationship with related parties	Please refer to "4. Overview of Seller" above	Relationship with related parties	_
		Acquisition background and reason, etc.	Acquisition as provision of warehousing function until the acquisition by Starts Proceed	Acquisition background and reason, etc.	—
		Acquisition price	2,900,000 thousand yen	Acquisition price	—
		Acquisition period	December 16, 2016	Acquisition period	—

# 7. Overview of Brokerage

None

## 8. Future Outlook

Since the impact on the management status for the fiscal period ending April 2020 (November 1, 2019 to April 30, 2020) and the fiscal period ending October 2020 (May 1, 2020 to October 31, 2020) which was announced on March 13, 2020, is minimal, there will be no revision to the management status forecast.



## 9. Overview of Appraisal Report

Property name	The Parkhabio Yokohamayamate	
Appraisal value		3,160,000 thousand yen
Appraiser	Chuo Real Estate Appraisal Co., Ltd.	
Date of appraisal	March 1, 2020	

	Date of appraisal	March 1, 2020	}	
			(Unit: thousand yen)	
	Item	Amount	Details	
	e approach value	3,160,000	Determined by emphasizing income approach value obtained through the DCF method while also relating value based on direct capitalization method	
	lue based on direct pitalization method	3,220,000	Assessed by returning net income (NCF) that is stable over the medium to long term by capitalization rate	
	Operating revenue	149,604	-	
	Effective gross income	153,420	Assessed new rent and common area maintenance charges (new rent, etc.) assumed when the property is newly leased, taking into account the rent and common area maintenance charges based on the current lease agreement, etc. and the level of the rent and common area maintenance charges of similar properties.	
	Vacancy loss, etc.	3,816	Assessed after setting an occupancy rate (vacancy rate) that is stable over the medium to long term taking into account past occupancy results, etc. of the property and similar properties as well as future market trend predictions, etc.	
	Operating expenses	26,470	-	
	Maintenance expenses	3,504	Assessed by taking into account the historical data and the level of expenses of similar properties, based on the current BM contract terms.	
	Utility expenses	1,398	Assessed by taking into account the level of expenses of similar properties, based on the historical data.	
	Repair expenses	1,806	Assessed based on the engineering report, past results, etc.	
	PM fees	4,306	Assessed based on the business entrustment agreement	
	Tenant solicitation expenses, etc.	5,405	Assessed based on the business entrustment agreement and past results	
	Taxes and public dues	7,201	Assessed based on the most recent actual amount, etc.	
	Non-life insurance fees	2,047	Recorded estimated amount	
	Other expenses	803	Assessed based on past results	
	Net operating income (NOI)	123,134	-	
	Gain on management of income from lump- sum payment	105	Assessed assuming management yield at 1.0%	
	Capital expenditures	925	Recorded the average of accumulated total amount of renewal expenses for facilities, etc. over the past 12 years stated in the engineering report	
	Net income (NCF)	122,314	-	
	Capitalization rate	3.8%	Assessed by taking into account individual characteristics of the property such as location, building specifications and relationship of rights, by reference to the investment yield of transactions of similar properties, etc.	
dis	lue of earnings calculated by counted cash flow (DCF) thod	3,130,000	-	
	Discount rate	3.5%	Assessed based on capitalization rate reflecting current economic growth rate, market trends outlook, etc.	
	Terminal capitalization rate	4.0%	Assessed based on capitalization rate taking into account risk premiums such as price fall risk due to deterioration from aging, market fluctuation risk, etc.	
Cost m	ethod value	2,310,000	-	
La	Land ratio		-	
Bu	ilding ratio	42.9%	-	

Other items considered by real estate	Since demand for the property comes mostly from investors emphasizing profitability, appraisal
appraisal agent upon appraisal	value was determined based on income approach valuation using cost method valuation only as
appraisar agent upon appraisar	reference.



<Attachments> [Attachment 1] Portfolio List after Acquisition of Asset to be Acquired [Attachment 2] Photo and Map of Assets to be Acquired

 \* Distribution: Kabuto Club, Ministry of Land, Infrastructure, Transport and Tourism Press Club, and Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications
 \* Starts Proceed website: <u>https://www.sp-inv.co.jp/en/</u>



Acqu		Acquisition	uisition price	
Property No.	Property name	Acquisition price (thousand yen) (Note 1)	Investment share (%) (Note 2)	
C-1	Proceed Ichikawa	1,076,000	1	
C-2	Proceed Toyocho	646,700	0	
C-3	Proceed Kasai	688,700	0	
C-4	Proceed Sangenjaya	555,900	C	
C-5	Proceed Mizue	602,600	0	
C-6	Proceed Funabashi Miyamoto	419,900	0	
C-7	Proceed Minamikasai	303,500	0	
C-9	Proceed Gyotoku	315,600	0	
C-10	Proceed Makuharihongo	279,300	0	
C-11	Proceed Minamigyotoku	287,300	0	
C-12	Proceed Makuharihongo 2	223,400	0	
C-14	Proceed Funabori	226,100	0	
C-15	Proceed Takenozuka	169,400	0	
C-16	Proceed Sengendai 2	86,700	0	
C-17	Proceed Shoto	937,400	1	
C-18	Proceed Sangubashi	497,600	0	
C-19	Proceed Urayasu	431,400	0	
C-20	Proceed Shinkoiwa	465,200	C	
C-21	Proceed Yachiyo Midorigaoka I	383,600	C	
C-22	Proceed Yachiyo Midorigaoka II	339,000	C	
C-23	Proceed Toritsudaigaku	790,400	0	
C-24	Proceed Toritsudaigaku 2	772,200	0	
C-25	Proceed Honjoazumabashi	339,800	C	
C-26	Proceed Meguro Aobadai	466,700	0	
C-27	Proceed Suginami Miyamae	454,900	C	
C-28	Proceed Ryogoku	443,900	0	
C-29	Proceed Mita	1,537,200	1	
C-30	Proceed Nakanoshimbashi	638,800	0	
C-31	Proceed Kameido	339,000	C	
C-32	Proceed Takadanobaba	223,700	C	
C-33	Proceed Shinkoenji	742,100	0	
C-34	Proceed Koenjiminami	277,400	0	
C-35	Proceed Hasune	284,000	0	
C-36	Proceed Oimachi	944,000	1	
C-37	Proceed Jujo	533,000	0	
C-38	Proceed Hakuraku	241,000	0	
C-39	Proceed Shinmaruko	635,000	0	
C-40	Proceed Motoyawata	307,000	0	
C-41	Proceed Nishiarai	5,172,000	5	
C-42	Proceed Chofu	460,500	0	
C-43	Proceed TX Rokucho	156,800	0	
C-44	Proceed Nakagawara	1,141,000	1	
C-45	Proceed Oizumigakuen	268,300	0	
C-46	Proceed Chitosekarasuyama	289,600	0	
C-47	Proceed Mitaka	477,200	0	
C-48	Proceed Kashiwa Est	732,000	0	

# [Attachment 1] Portfolio List after Acquisition of Assets to be Acquired



		Acquisition price		
Property No.	Property name	Acquisition price (thousand yen) (Note 1)	Investment share (%) (Note 2)	
C-49	Proceed Kashiwa Nord	689,000	0.	
C-50	Proceed Gyotokuekimae	331,000	0.	
C-51	Proceed Funabashi Honcho	531,700	0.	
C-52	Proceed Nishikawaguchi	881,000	1.	
C-53	Proceed Gumyoji	552,000	0.	
C-54	Proceed Tsurugamine	356,000	0.	
C-55	Proceed Sagamiotsuka	234,000	0.	
C-56	Proceed Shinozaki 2	913,300	1.	
C-57	Proceed Kashiwa Trois	537,100	0.	
C-58	Proceed Shinozaki Tower	1,564,000	1.	
C-59	Proceed Tobu Nerima	422,000	0.	
C-60	Proceed Yukigaya	323,000	0.	
C-61	Proceed Ichikawa Minami	687,000	0.	
C-62	Proceed Ichikawa Myoten	498,000	0.	
C-63	Proceed Fujisawa Kugenuma	729,000	0.	
C-64	Proceed Nihonbashi-horidomecho	1,485,800	1.	
C-65	Proceed TX Nagareyama Central Park	979,700	1.	
C-66	Proceed Gyotoku 2	830,000	0.	
C-67	Proceed Nishikasai	875,600	1.	
C-68	Proceed Kasai 2	750,000	0.	
C-69	Proceed Nihonbashi Honcho	2,449,000	2.	
C-70	Proceed Nishi Shinjuku	2,549,000	2.	
C-71	Proceed Unoki	917,000	1.	
C-72	Proceed Minamigyotoku 2	1,080,000	1.	
C-73	Proceed CO-Z East Building	1,830,000	2.	
C-74	Proceed CO-Z West Building	971,000	1.	
C-75	Proceed Shin Yokohama	4,330,000	4.	
C-76	Life Support Residence Funaboriekimae	380,000	0.	
C-77	Proceed Kinshicho	2,140,000	2.	
C-78	Proceed K2	1,170,000	1.	
C-79	Proceed K3 Annex	283,000	0.	
C-80	Proceed K5	269,000	0.	
C-81	Proceed Ichikawa Myoden II	800,000	0.	
C-82	The Parkhabio Yokohamayamate	3,047,000	3.	
	opolitan area major cites subtotal	63,987,000	72	
G-8	Proceed Taikodori	403,400	0.	
G-11	Proceed Honamicho	275,000	0.	
G-13	Proceed Shinsakae	792,500	0.	
G-14	Proceed Chiyoda	309,300	0.	
G-15	Proceed Fukuoka Takamiya	453,600	0.	
G-17	Proceed Kanayama	1,022,000	1.	
G-18	Proceed Fukiage	499,000	0.	
G-19	Proceed Toyoda	219,000	0.	
G-21	Proceed Nishitenma	880,000	1	
G-22	Proceed Kobemotomachi	780,000	0	
G-23	Group Home Tanoshii Ie Taisho	158,000	0	
G-24	Proceed Kanayama 2	2,040,400	2.	
G-25	Proceed Aratamabashi	2,129,600	2	



		Acquisitio	n price
Property No.	Property name	Acquisition price (thousand yen) (Note 1)	Investment share (%) (Note 2)
G-27	Proceed Nagaikoendori	1,070,000	1.2
G-28	Proceed Nishinagahori	942,000	1.1
G-29	Proceed Kyobashi	2,040,000	2.3
G-30	Proceed Hyogoekimaedori	1,670,000	1.9
G-31	Proceed Mizuho	535,000	0.6
G-32	Proceed Osu	831,000	0.9
G-33	Proceed Sendai Kozurushinden	698,000	0.8
G-34	Proceed Sendai Kamisugi	1,560,000	1.8
G-35	Proceed Kanayama 3	770,000	0.9
Cabinet orde	er designated cities subtotal	22,247,800	25.3
R-2	Proceed Mito	383,700	0.4
R-3	Proceed Mito 2	416,900	0.5
R-4	Proceed Tsukuba Gakuentoshi	775,600	0.9
Regional are	ea major cities subtotal	1,576,200	1.8
Portfolio total		87,811,000	100.0

(Note 1) "Acquisition price" under "Acquisition price" is the transaction price stated in the trust beneficiary interest transaction agreement, etc. (excluding the various expenses, such as real estate transaction brokerage fee, required for the acquisition of the assets acquired or the asset to be acquired).

(Note 2) "Investment share" under "Acquisition price" is the ratio of acquisition price of the assets acquired or the asset to be acquired to the total acquisition price and is rounded off to the first decimal place.



[Attachment 2] Photo and Map of Asset to be Acquired (C-82) The Parkhabio Yokohamayamate



Location (Address): 2-78-11, Ishikawa-cho, Naka-ku, Yokohama-shi, Kanagawa

