



Supplemental Material on the Changes to the Asset Management Fee Structure Announced Today

“Notice Concerning Changes to the Articles of Incorporation and Appointment of Directors”

December 14, 2021

Outline of the Changes to the Asset Management Fee Structure

Highlight of the changes to the fee structure

- Changed the acquisition fee rate from 0.5% of the acquired price (0.25% for acquisition from related parties) to 1.0% uniformly
- Disposition fee is changed to a performance-based commission system in which commission is incurred only in the event of gain on sale
- It aims to raise distributions through external growth and strengthen the alignment of interests with unitholders' profits

	Current		After the changes ^(Note 1)
Acquisition and Sale Commission	Acquisition Fee Acquired price × 0.5% (0.25% for acquisition from related parties)	Raise distributions through external growth Strengthen the alignment of interests with unitholders' profits	Acquisition Fee Acquisition price × 1.0%
	Disposition Fee Disposition value × 0.5% at a maximum		Disposition Fee Abolition However, only if gain on sale ^(Note 2) occur, gain on sale × 10.0%
Periodic compensation linked to asset size and earnings (distributions)	Asset Management Fee I Total assets × 0.13%		No Change
	Asset Management Fee II Distribution per unit ^(Note 1) × 23,000		
	Asset Management Fee III Increase in distribution per unit ^(Note 2) × Number of outstanding investment units × 10%		

Note 1: It is assumed that an approval will be obtained at the Eleventh General Meeting of Unitholders to be held on January 28, 2022.

Note 2: Gain on sale means the amount that calculated by deducting (ii) from (i) below if, during the business period in which the date of disposition of specified assets by the Investment Corporation occurred, (i) the total disposition value of the specified assets disposed of (excluding disposition-related costs) exceeds (ii) the total book value immediately prior to the effective date of the transfer of ownership and other rights of each of the specified assets that are disposed of.

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