



To Investors,

July 26, 2019

MonotaRO Co, Ltd
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Notice of Renting Fixed Asset through Lease

MonotaRO Co., Ltd. (hereafter the "Company") announces that at the meeting of the Board of Directors held on July 26, 2019, it resolved to enter into a contract to rent fixed assets through lease as follows.

1. Reason for Renting Asset

The Company will increase shipping and inventory capacities as its business expands.

2. Reason for Renting Asset through Lease

The Company will make efficient use of funds by utilizing leases.

3. Details of Asset

(1) Name	Prologis Park Inagawa 1
(2) Location	Kimokawa, Kawabegun Inagawacho, Hyogo
(3) Outline	Total Floor Area: 130,256.59 m ²
(4) Total Lease Fee	17,187million JPY

4. Overview of

(1) Name	Zao Special Purpose Company
(2) Location	2-7-3 Marunouchi, Chiyoda-ku, Tokyo
(3) Representative	Shigeru Inada, Director
(4) Business	① Business related to the acquisition, management, and disposal of specified assets in accordance with the plan for the securitization of assets based on the laws concerned. ② Other operations including those related to the securitization of the specific asset mentioned above.
(5) Capital	100 million JPY
(6) Foundation Date	April 25, 2007
(7) Net Assets	68 million JPY
(8) Total Assets	1,803 million JPY
(9) Major Shareholder & Shareholding Ratio	Prologis Gassan Pte. Ltd. (100%)
(10) Relationship with the Company	No capital, personal, or business relationships between two companies. Not a related party of the Company.

Disclaimer

This is an English translation of the captioned release. This translation is prepared and provided for the purpose of the reader's convenience. All readers are recommended to refer to the original version in Japanese of the release for complete information.

5. Schedule of Lease

(1) Contract Date	July 26, 2019
(2) Start Date of Lease	Floor 1, 2, and 3: December 1, 2021 Floor 4: December 1, 2022

6. Future Outlook

The operation of the facility is scheduled to start from December 2021; therefore, there is no impact on the consolidated financial results for the fiscal year ending December 2019.

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