



April 19, 2021

Dear All,

Notice concerning the conclusion of fixed-term building lease agreement

ZOZO, Inc. (hereinafter, referred to as "ZOZO") made a resolution at the Board of Directors held today, to conclude a fixed-term building lease agreement, as described below:

1. Reason for entering into the fixed-term building lease agreement

We believe that investment in logistic base is essential for the continued growth of ZOZO's business and to maintain its service level. Therefore, we decided to enter into this agreement after deliberating gross merchandise volume growth in medium to long term.

2. Outline of the lessor

(1)	Name	Iwaki Special Purpose Company	
(2)	Address	Tokyo Building, 7-3, Marunouchi 2-chome, Chiyoda-ku, Tokyo	
(3)	Name and title of representative	Shu Inada, Director	
(4)	Business activities	• Operations related to securitization of specified assets • All other operations incidental to the business relating to the securitization of specified assets	
(5)	Capital amount	100 million yen	
(6)	Date of incorporation	March 30, 2010	
(7)	Relationship between ZOZO and the company	Capital relationship	Not applicable.
		Personnel relationship	Not applicable.
		Business relationship	Not applicable.

3. Outline of the facility to be leased

(1)	Name	Prologis Park Tsukuba 3
(2)	Address	34 Miyukigaoka, Tsukuba City, Ibaraki
(3)	Site area	68,500m ²
(4)	Total floor area	156,500m ²
(5)	Rent area	137,100m ²
(6)	Structure / Floors	Steel-Framed / 5-Storied
(7)	Lease period	10 years and 6 months
(8)	Rent	Due to the confidentiality clause of the agreement, we refrain from disclosing the total amount of the rent, but it exceeds 30% of ZOZO's consolidated net asset.

4. Upcoming schedule

(1)	Date of resolution at the Board of Directors	April 19, 2021
(2)	Date of conclusion of the fixed-term building lease agreement	May 13, 2021
(3)	Lease commencement date	February 1, 2023 (Scheduled)

5. Effect on business performance

As the commencement date of the lease will be February 1, 2023 (Scheduled), it will have no impact on ZOZO's consolidated business results for the fiscal period ending March 31, 2022. In the event that we decide on any matter that may affect ZOZO's future business performance, we will disclose it promptly.

DISCLAIMER:

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