

NIPPON REIT Investment Corporation (TSE Code : 3296)
Performance Report (July - September 2022)

October 31, 2022

NIPPON VISION

Serious, Steady, Solid.



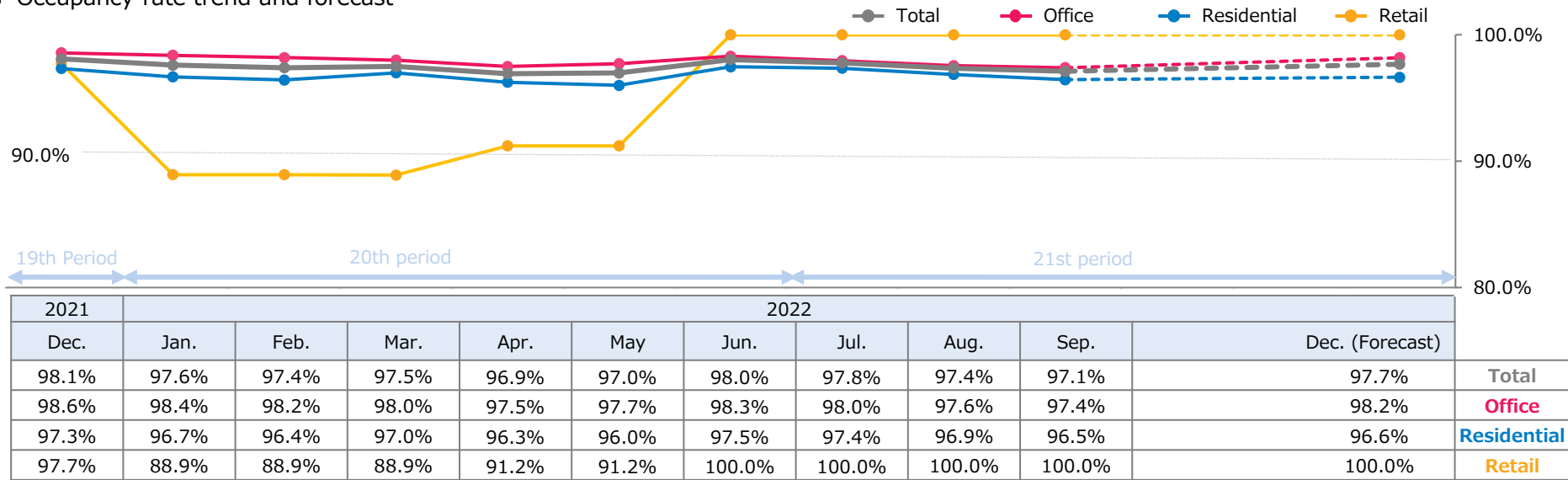
NIPPON REIT
Investment Corporation

<https://www.nippon-reit.com/en/>

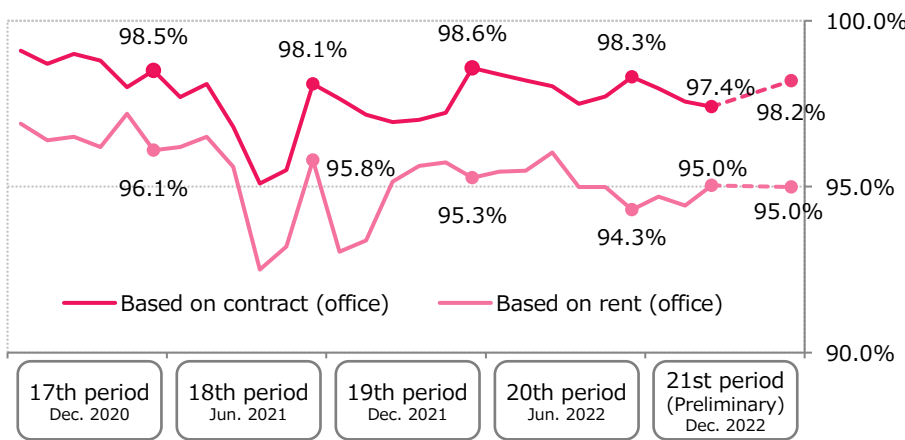
Occupancy Rate and Free Rent Period Trend

◆ The occupancy rate is steady for the 1st half of the 21st period

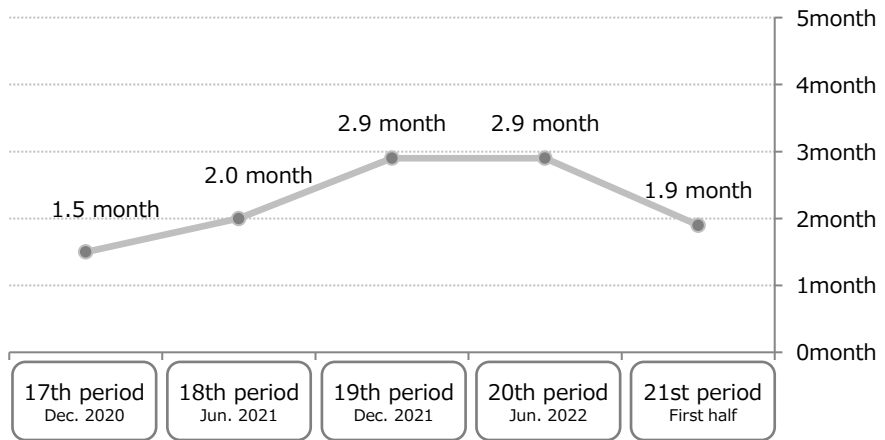
■ Occupancy rate trend and forecast



■ Trend of office occupancy rate based on rent



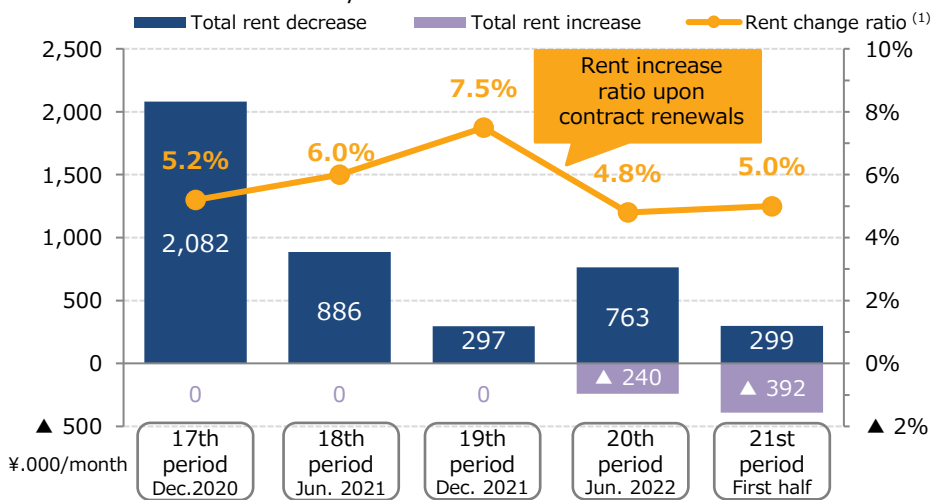
■ Trend of average free rent period for office



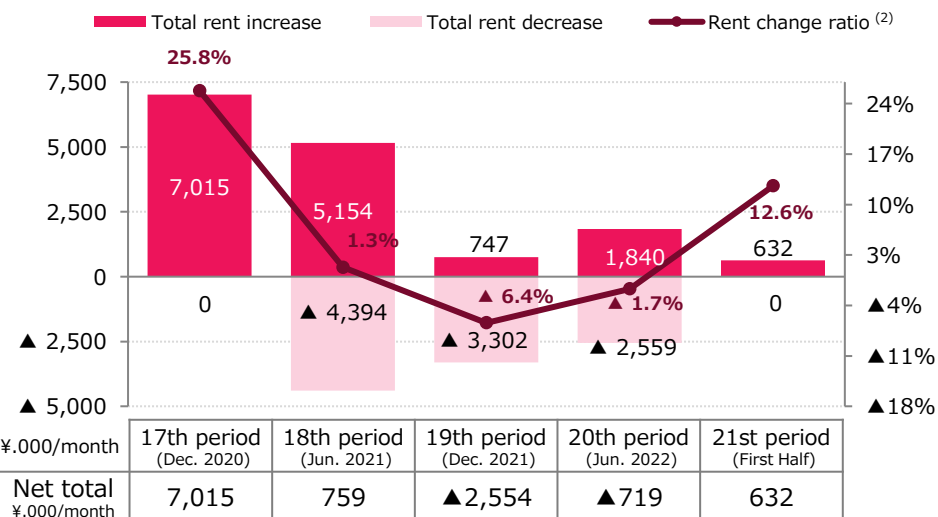
Trend of Rent Change (Office)

◆ Despite the continued impact of COVID-19, total rent change (total of contract renewal and tenant replacement) turned positive

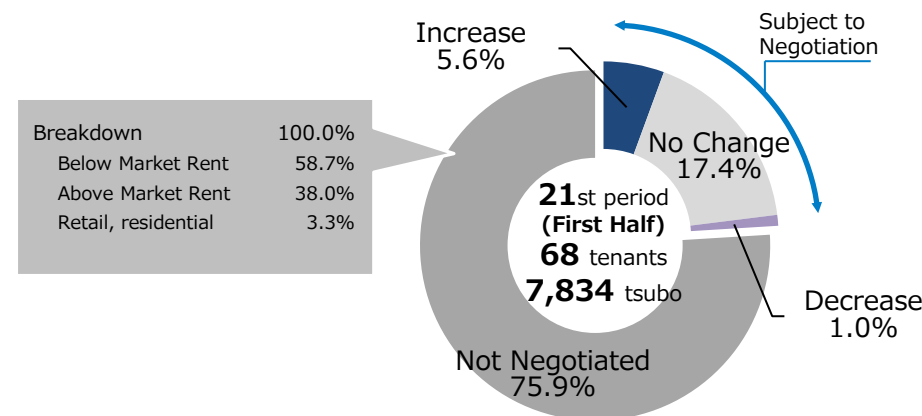
■ Status of rent increase/decrease at contract renewals



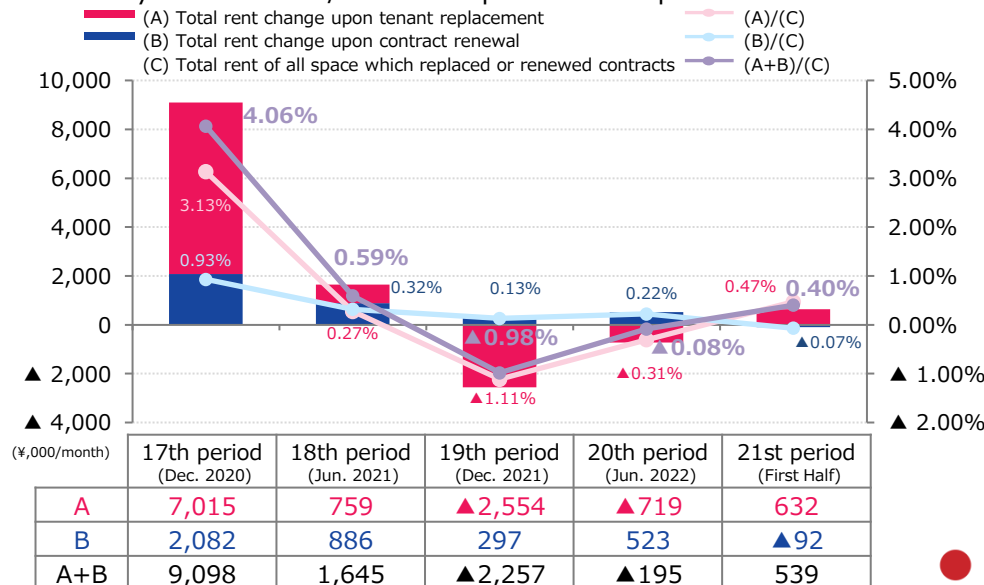
■ Monthly rent increase/decrease upon tenant replacement



■ Trend of rent renewals based on floor space



■ Monthly rent increase/decrease upon tenant replacement

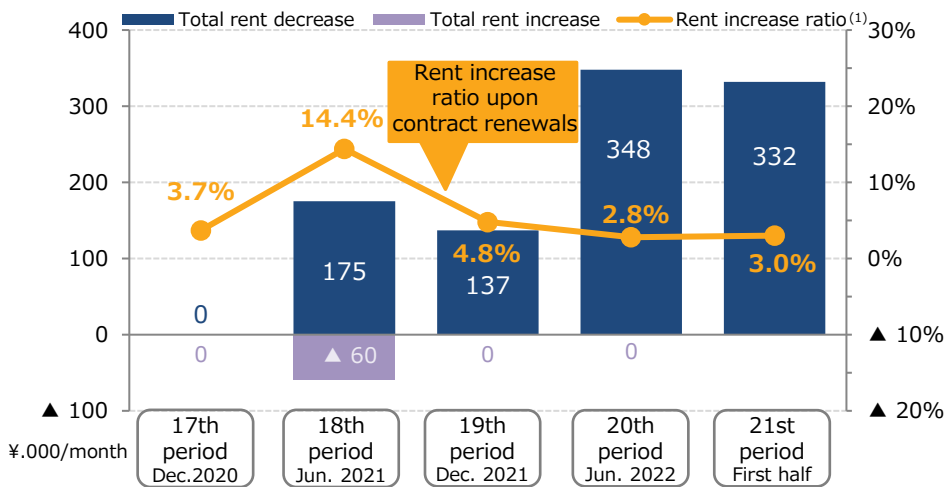


1. "Rent change ratio" is (total rent after tenant replacement - total rent before tenant replacement) / (total rent before tenant replacement). Figures are rounded to the first decimal place.
2. "Rent increase ratio" is (total rent increase after rent renewal - total rent before rent renewal) / (total rent before rent renewal). Figures are rounded to the first decimal place.

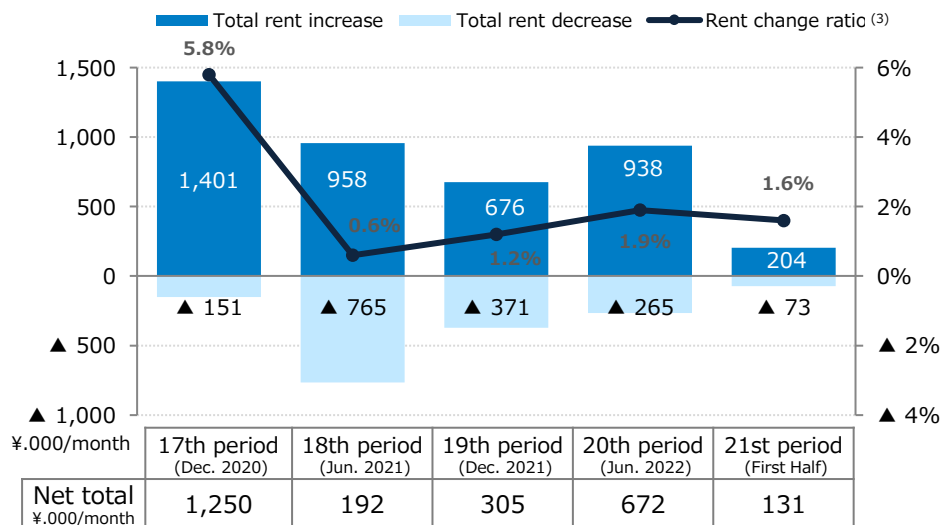
Trend of Rent Change (Residential)

◆ Efforts to raise rents at the time of contract renewal are showing solid results

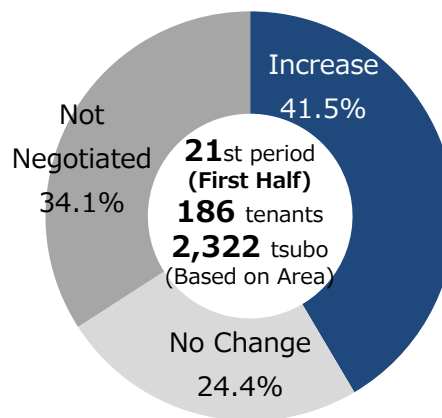
■ Status of rent increase/decrease at contract renewals



■ Monthly rent increase/decrease upon tenant replacement⁽²⁾



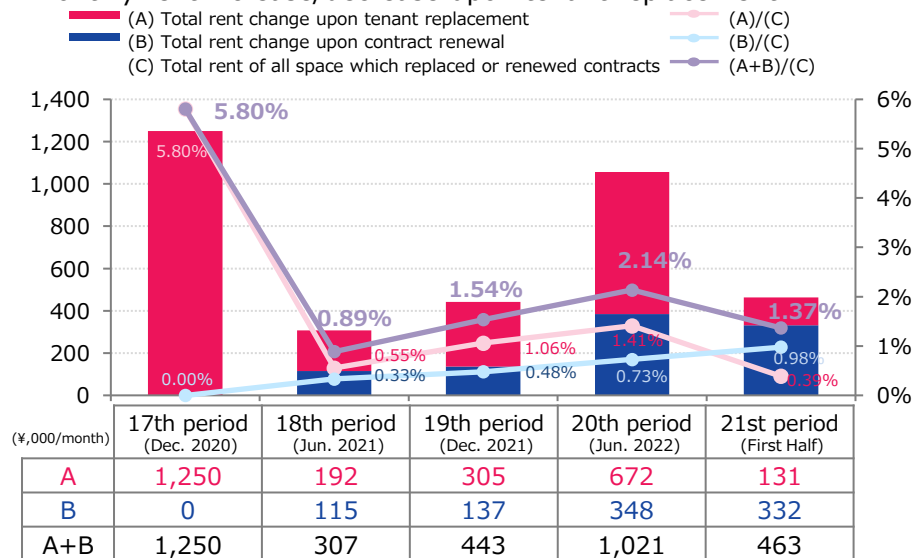
■ Trend of rent renewals based on floor space



Total Rent Increase
¥332k/month

Total Rent Decrease
¥0/month

■ Monthly rent increase/decrease upon tenant replacement



1. "Rent increase ratio" is (total rent increase after rent renewal - total rent before rent renewal) / (total rent before rent renewal). Figures are rounded to the first decimal place.

2. Residential properties that are not subject to fixed rent master lease.

3. "Rent change ratio" is (total rent after tenant replacement - total rent before tenant replacement) / (total rent before tenant replacement). Figures are rounded to the first decimal place.

Status of Cancellation Notices (Office & Retail)

Property name	Occupancy rate	Status of cancellation notice			Assumed occupancy rate ⁽¹⁾	
FORECAST Nishishinjuku	100.0%	1 floor	(64 tsubo)	cancellation received	100.0%	(Oct. 2022)
NORE Fushimi	97.0%	1 space	(34 tsubo)	vacant	100.0%	(Oct. 2022)
TK Gotanda Building	100.0%	1 floor	(139 tsubo)	cancellation received	100.0%	(Oct. 2022)
Nishi-Shinjuku Sanko Building	83.5%	1 space	(123 tsubo)	vacant	100.0%	(Nov. 2022)
FORECAST Mita	78.5%	1 floor	(116 tsubo)	vacant	100.0%	(Dec. 2022)
FORECAST Ningyocho PLACE	87.1%	1 floor	(72 tsubo)	vacant	100.0%	(Dec. 2022)
		1 floor	(72 tsubo)	cancellation received	100.0%	
The Square	100.0%	2 spaces	(53 tsubo)	cancellation received	100.0%	(Jan. 2023)
Otakibashi Pacifica Building	100.0%	1 floor	(44 tsubo)	cancellation received	100.0%	(Jan. 2023)
DIA Building Meieki	100.0%	1 space	(19 tsubo)	cancellation received	96.4%	(Apr. 2023)
FORECAST Gotanda WEST	100.0%	1 floor	(212 tsubo)	cancellation received	96.2%	(Apr. 2023)
FORECAST Shinjuku SOUTH	96.9%	1 space	(164 tsubo)	cancellation received	96.1%	(Apr. 2023)
		1 space	(135 tsubo)	vacant		
FORECAST Kameido	100.0%	1 space	(49 tsubo)	cancellation received	94.7%	(Jan. 2023)
FORECAST Sakurabashi	100.0%	1 space	(118 tsubo)	cancellation received	94.1%	(Mar. 2023)
		1 floor	(305 tsubo)			
NORE Meieki	94.7%	1 space	(68 tsubo)	vacant	93.5%	(Dec. 2022)
		1 space	(15 tsubo)	cancellation received	93.5%	
Omiya Center Building	93.4%	3 spaces	(223 tsubo)	vacant	93.4%	(Sep. 2022)
		1 space	(60 tsubo)	cancellation received		
Toranomon Sakura Building	100.0%	1 space	(84 tsubo)	cancellation received	90.8%	(Nov. 2022)

Property name	Occupancy rate	Status of cancellation notice			Assumed occupancy rate ⁽¹⁾	
MK Kojimachi Building	100.0%	1 floor	(50 tsubo)	cancellation received	90.7%	(Jan. 2023)
NRT Kandasudacho Building	100.0%	2 floors	(72 tsubo)	cancellation received	90.5%	(Mar. 2023)
Kanda Ocean Building	100.0%	1 floor	(43 tsubo)	cancellation received	90.2%	(Dec. 2022)
		2 spaces	(12 tsubo)			
FORECAST Yotsuya	100.0%	1 floor	(52 tsubo)	cancellation received	89.7%	(Jan. 2023)
GreenOak Kudan	100.0%	4 floors	(408 tsubo)	cancellation received	89.4%	(Jan. 2023)
Gotanda Sakura Building	100.0%	1 floor	(48 tsubo)	cancellation received	89.3%	(Oct. 2022)
Hiroo ON Building	100.0%	1 floor	(86 tsubo)	cancellation received	87.3%	(Nov. 2022)
ANTEX24 Building	86.7%	1 floor	(90 tsubo)	vacant	86.7%	(Sep. 2022)
La Verite AKASAKA	100.0%	1 floor	(69 tsubo)	cancellation received	86.6%	(Mar. 2023)
FORECAST Takadanobaba	83.8%	1 floor	(277 tsubo)	vacant	83.8%	(Sep. 2022)
Nishi-Gotanda 8-chome Building	100.0%	2 floors	(218 tsubo)	cancellation received	75.9%	(Apr. 2023)
GreenOak Takanawadai	92.7%	2 floors	(141 tsubo)	cancellation received	74.8%	(Jan. 2023)
		1 floor	(58 tsubo)	vacant		
Shinto GINZA EAST	100.0%	3 floors	(140 tsubo)	cancellation received	74.1%	(Dec. 2022)
FORECAST Shinagawa	84.2%	1 floor	(108 tsubo)	vacant	74.0%	(Oct. 2022)
		1 space	(70 tsubo)	cancellation received		

Properties of which occupancy rate is expected to be 100% because new lease contracts have been concluded or we have already received tenancy applications for subject area

1. Assumed occupancy rate refers to the occupancy rate after the realization of all tenancy applications and cancellation notices at the end of September 2022.

◆ Engineering Management, another driver of internal growth, is planned and carried out in a consistent manner

■ Implemented measures from Jul. – Sep. 2022

Primegate Iidabashi:
Revenue increase through revision of parking lot sublease contract

- Total annual revenue increase of approx. ¥3.49mm is expected through changing subleasing company and adding vacant parking lots to the contract

Toranomon Sakura Building and Primegate Iidabashi:
Revenue increase through installation of cell phone base stations

- Total annual revenue increase of approx. ¥1.30mm is expected through installation of new antennas for 5G

Residence Kinshicho and other five properties:
Revenue increase through installation of share bike and electric kickboard stations

- Total annual revenue increase of approx. 0.58mm is expected from installation of share bike and electric kickboard station in the property premises

FORECAST Ichigaya and other two properties:
Revenue increase through airing of advertisements in restroom stalls

- Total annual revenue increase of approx. 0.25mm is expected from installation of tablets in restroom stalls and distributing advertisement and notifications

- Measure to increase revenue
- Measure to improve tenant satisfaction
- Measure to reduce expense
- Measure with environmental consideration

■ Planned measures to be implemented after Oct. 2022

Omiya Center Building
Converting conference room into office space

- Converted rental conference room into office space, started leasing activities and leasing application has been received

Primegate Iidabashi:
Revenue increase through renovation of a unit

- Revenue increase is expected through large-scale renovation of the 1st floor unit, which the former tenant has moved out

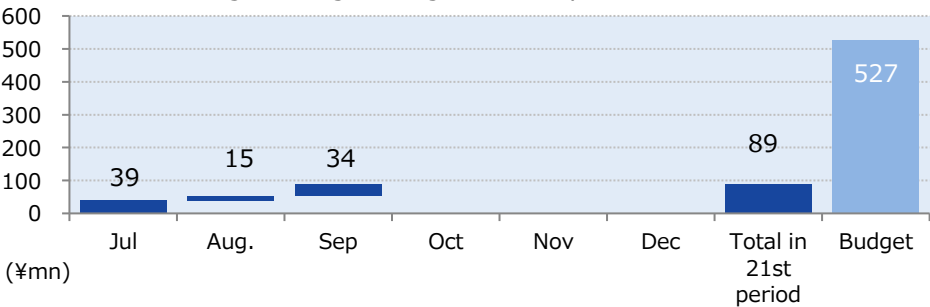
Sumitomo Mitsui Bank Koraibashi Building and other two properties:
Revenue increase through revision of parking lot sublease contract

- Revenue increase is expected through revision of sublease contract and adding vacant parking lots to the contract

FORECAST Ningyocho PLACE and The Square:
Electricity cost reduction by upgrading air conditioner and installation of LED lighting

- Reduction of CO2 emission and electricity costs are expected by updating air conditioner and installing LED lighting

■ Status of Engineering Management Implementation ⁽¹⁾



1. Total amounts of Planned capital investment and Strategic value-enhancing investment are stated. Furthermore, the figures may change when accounting items will be determined.

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