

NIPPON REIT Investment Corporation (TSE code: 3296)  
**Performance Report** (January - March 2023)

April 28, 2023



**NIPPON VISION**

*Serious, Steady, Solid.*

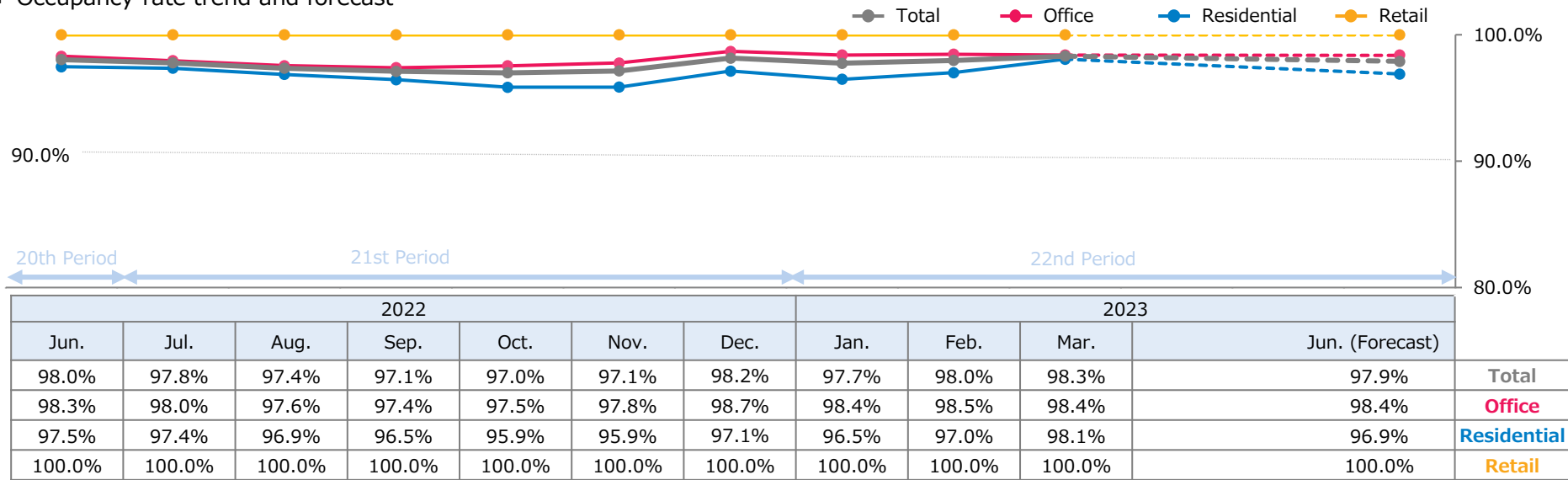


**NIPPON REIT**  
Investment Corporation

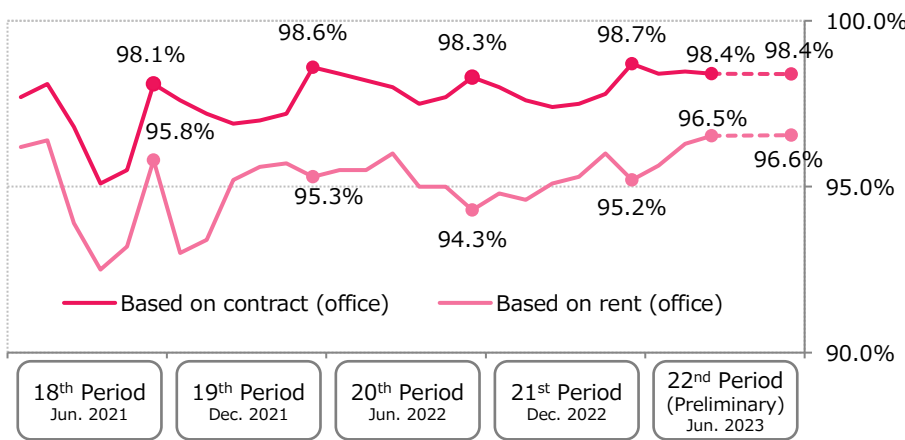
# Occupancy Rate and Free Rent Period Trend

◆ The occupancy rate is steady for the 1<sup>st</sup> half of the 22<sup>nd</sup> Period

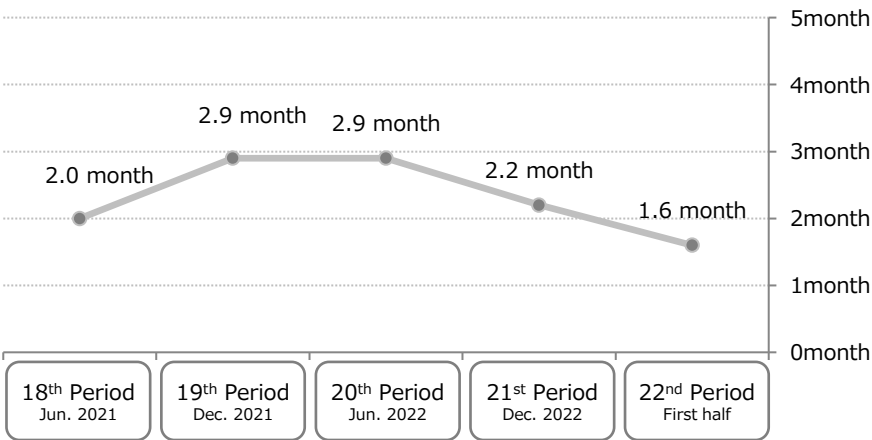
■ Occupancy rate trend and forecast



■ Trend of office occupancy rate based on rent



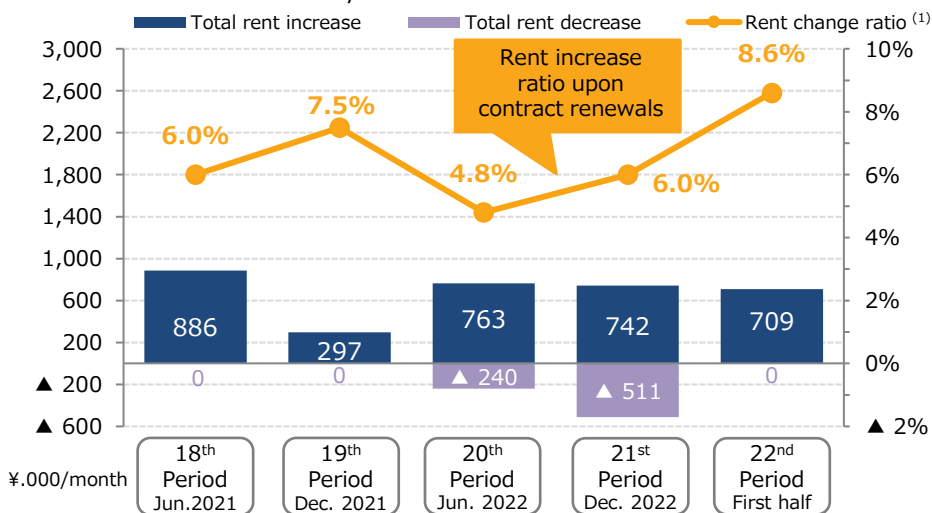
■ Trend of average free rent period for office



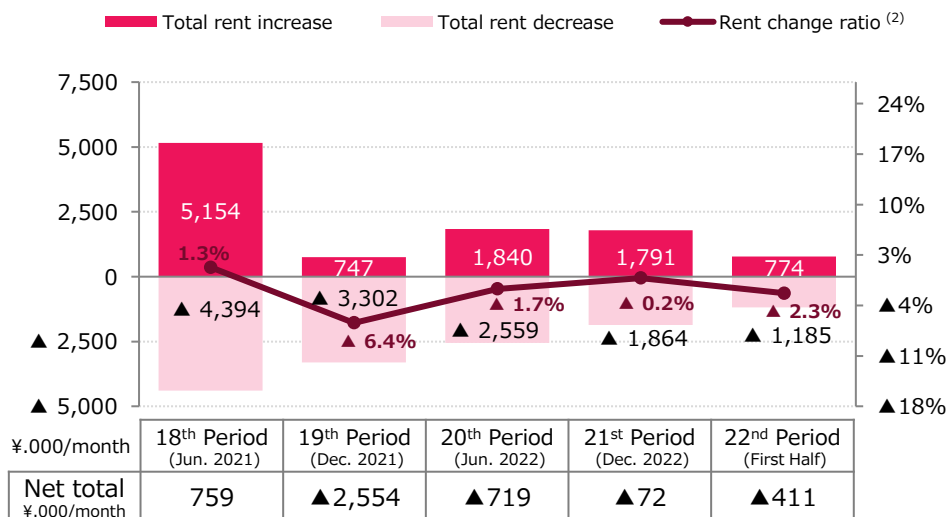
# Trend of Rent Change (Office)

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

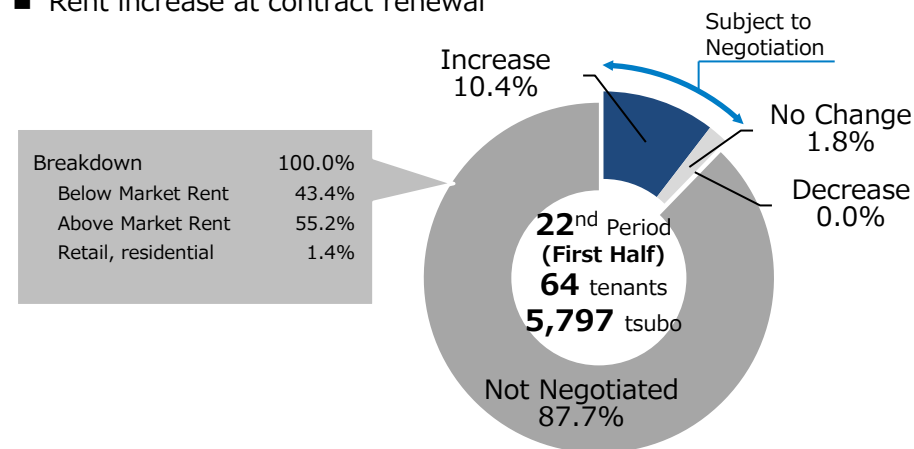
### ■ Status of rent increase/decrease at contract renewals



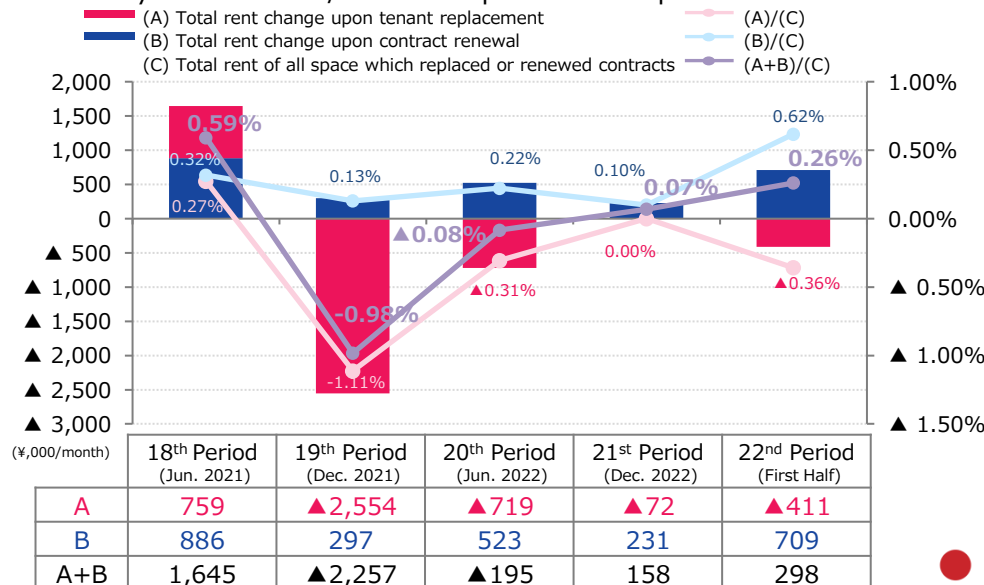
### ■ Monthly rent increase/decrease upon tenant replacement



### ■ Rent increase at contract renewal



### ■ Monthly rent increase/decrease upon tenant replacement

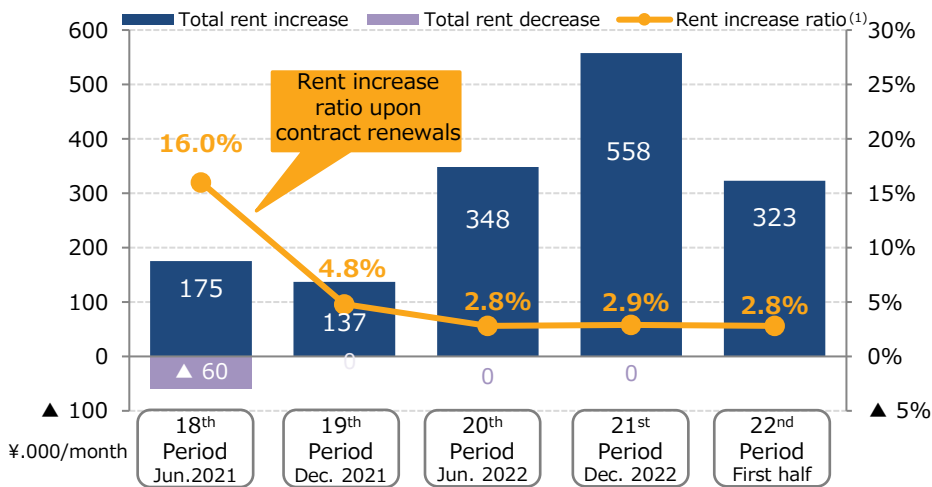


1. "Rent change ratio" is (total rent after tenant replacement - total rent before tenant replacement) / (total rent before tenant replacement). Figures are rounded to the first decimal place.  
2. "Rent increase ratio" is (total rent increase after rent renewal - total rent before rent renewal) / (total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

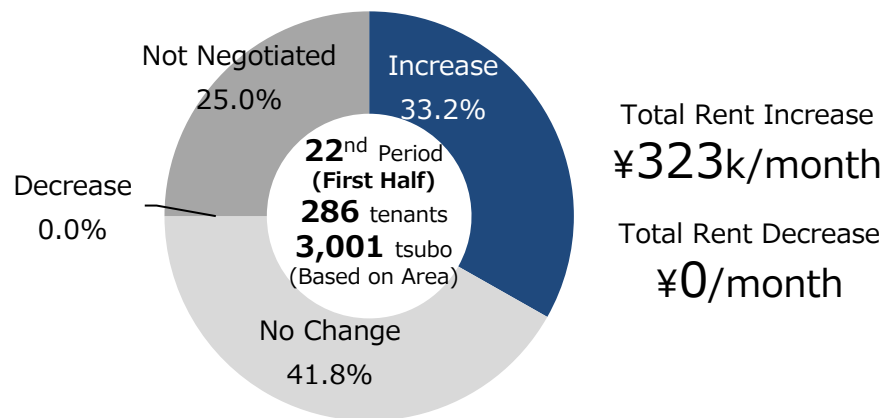
# Trend of Rent Change (Residential)

◆ Continuing the efforts to raise rents at contract renewal, which started in the 20<sup>th</sup> Period

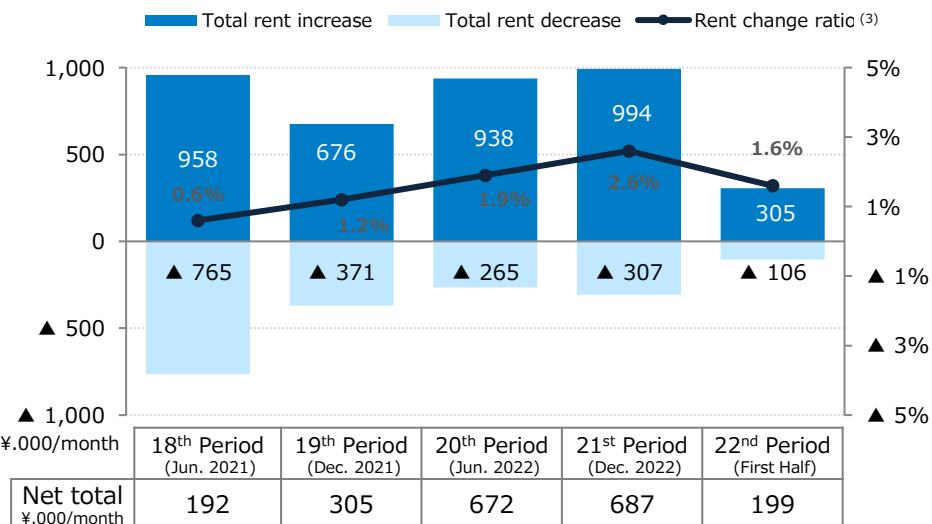
## ■ Status of rent increase/decrease at contract renewals



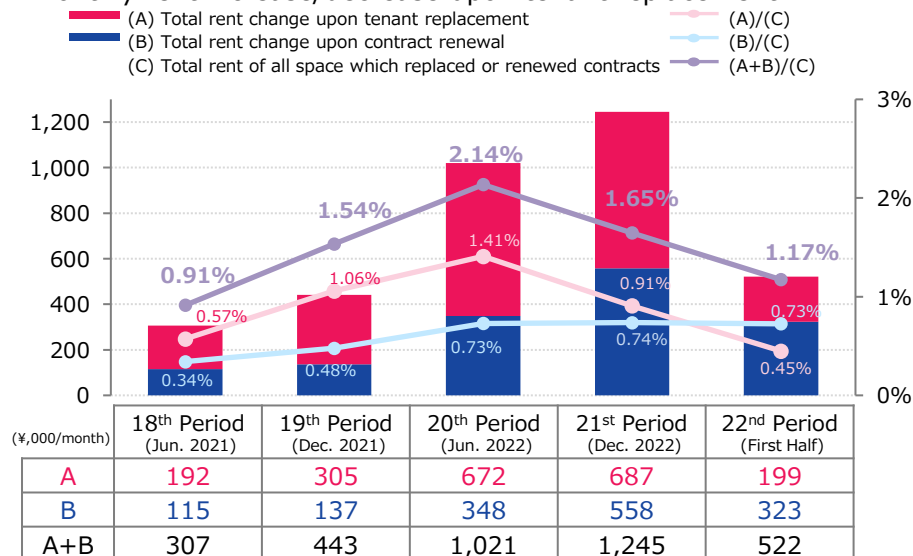
## ■ Rent increase at contract renewal



## ■ Monthly rent increase/decrease upon tenant replacement<sup>(2)</sup>



## ■ 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 <sup>(1)</sup>
FORECAST Takadanobaba	83.8%	1 floor (277 tsubo) vacant	100.0% (May.2023)
FORECAST Shinjuku SOUTH	100.0%	1 space (164 tsubo) cancellation received	100.0% (Jun.2023)
GreenOak Takanawadai	93.4%	1 floor (52 tsubo) vacant	100.0% (Jun.2023)
		2 floors (116 tsubo) cancellation received	
Alte Building Higobashi	100.0%	1 floor (110 tsubo) cancellation received	100.0% (Jul.2023)
FORECAST Ichigaya	100.0%	1 space (61 tsubo) cancellation received	100.0% (Aug.2023)
Nishi-Gotanda 8-chome Building	100.0%	3 floors (311 tsubo) cancellation received	100.0% (Aug.2023)
DIA Building Meieki	100.0%	2 spaces (38 tsubo) cancellation received	100.0% (Aug.2023)
Omiya Center Building	100.0%	1 floor (325 tsubo) cancellation received	100.0% (Oct.2023)
		3 spaces (236 tsubo)	
Kanda Ocean Building	97.9%	2 spaces (13 tsubo) cancellation received	99.0% (Oct.2023)
I・S Minamimorimachi Building	100.0%	1 space (33 tsubo) cancellation received	97.3% (Aug.2023)
BECOME SAKAE	100.0%	1 space (70 tsubo) cancellation received	95.0% (Oct.2023)
FORECAST Gotanda WEST	100.0%	1 space (141 tsubo) cancellation received	94.8% (Sep.2023)
		1 floor (212 tsubo)	94.8% (Sep.2023)
FORECAST Sakurabashi	94.1%	1 space (118 tsubo) vacant	94.1% (Mar.2023)
FORECAST Kayabacho	100.0%	2 floors (222 tsubo) cancellation received	93.8% (Aug.2023)
		1 space (15 tsubo)	93.8%
Itohpia Iwamotocho 2-chome Building	100.0%	2 spaces (146 tsubo) cancellation received	93.0% (Jun.2023)

Property name	Occupancy rate	Status of cancellation notice	Assumed occupancy rate <sup>(1)</sup>
Toranomon Sakura Building	90.8%	1 space (84 tsubo) vacant	90.8% (Apr.2023)
		1 floor (184 tsubo) cancellation received	
MK Kojimachi Building	90.6%	1 floor (50 tsubo) vacant	90.6% (Mar.2023)
NRT Kandasudacho Building	90.5%	1 floor (33 tsubo) vacant	90.5% (Mar.2023)
The Square	100.0%	2 spaces (47 tsubo) cancellation received	89.7% (Sep.2023)
Tsukiji Front	100.0%	1 floor (25 tsubo) vacant	88.0% (Mar.2023)
La Verite AKASAKA	100.0%	2 floors (138 tsubo) cancellation received	86.7% (Jul.2023)
REID-C Megurofudomae	100.0%	1 floor (39 tsubo) cancellation received	85.7% (Jul.2023)
Towa Higashi-Gotanda Building	100.0%	1 floor (158 tsubo) cancellation received	82.1% (Jun.2023)
Shinto GINZA EAST	74.1%	2 floors (95 tsubo) vacant	74.1% (Mar.2023)
Itohpia Iwamotocho ANNEX Building	100.0%	2 floors (249 tsubo) cancellation received	73.1% (Feb.2024)
Central Daikanyama	100.0%	2 floors (142 tsubo) cancellation received	69.5% (Aug.2023)
		1 space (33 tsubo)	
TK Gotanda Building	100.0%	3 floors (355 tsubo) cancellation received	68.4% (Sep.2023)
Hiroo ON Building	100.0%	5 floors (421 tsubo) cancellation received	38.0% (Nov.2023)

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 March 2023.



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

■ Implemented measures from Jan. – Mar. 2023

**Field Avenue and LAPUTA KUJO:**  
**Revenue increase through revision of parking lot sublease contract**

- Total annual revenue increase of approx. ¥1.74mm is expected through revision of sublease contract and inclusion of additional parking lots to the contract

**Meister house Kawasaki and Piacere Fuminosato:**  
**Revenue increase through installation of additional cell phone base stations**

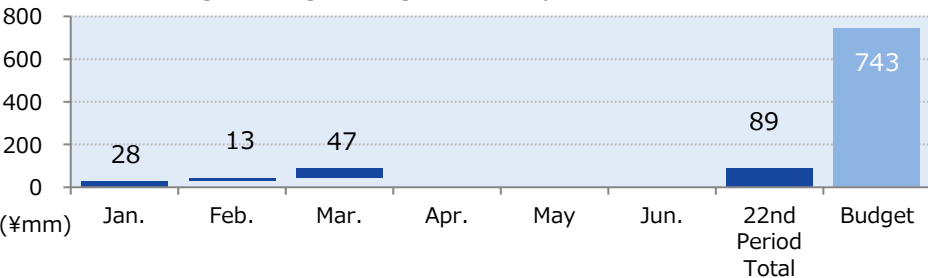
- Total annual revenue increase of approx. ¥0.54mm is expected through installation of new cell phone base stations on the rooftop

**DeLCCS KASAI:**  
**Revenue increase through renovation of residential units**

- Total annual revenue increase of approx. 0.40mm is expected through renovation of residential units

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

■ Status of Engineering Management Implementation <sup>(1)</sup>



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.

■ Planned measures to be implemented after Apr. 2023

**FORECAST Shinjuku SOUTH and other two properties:**  
**Revenue increase through revision of parking lot sublease contract**

- Revenue increase is expected through revision of parking lot sublease contract and inclusion of additional parking space to the contract

**Primegate Iidabashi:**  
**Revenue increase through renovation of a unit**

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

**FORECAST Mita and Sylphide Higashi-shinagawa:**  
**Revenue increase through installation of new coin-operated parking spaces**

- Revenue increase is expected through leasing of four vacant parking spaces to a coin-operated parking operator

**Omiya Center Building:**  
**Renovation of building entrance and office spaces**

- Improvement in aesthetics of building and leasing competitiveness is expected through large-scale renovation of building entrance and office spaces

**Homat Horizon Building:**  
**Distinctive cost reduction through optimization of building maintenance works**

- Cost reduction through optimization of building maintenance works and frequency

**Tsukiji Front:**  
**Revenue increase through ready-to-use office conversion**

- Revenue increase is expected through ready-to-use office conversion of 3<sup>rd</sup> floor office space upon tenant's move-out

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