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For Immediate Release

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Notice Concerning Acquisition of Real Estate Trust Beneficiary Interests in Japan (WORK VILLA MYJ kanda)

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that SBI REIT Advisors Co., Ltd. ("SRA"), which is entrusted to manage the assets of NIPPON REIT, today decided on the following acquisition (the "Acquisition") of the following trust beneficiary interests in real estate (the "Property to be Acquired").

1. Overview of acquisition

Prop.# (Note 1)	Real Estate in Trust (Property Name) (Note 2)	Location	Seller (Note 3)	Contract Date	Scheduled Acquisition Date	Brokerage	Scheduled Acquisition Price (¥mm) (Note 4)
A-82	WORK VILLA MYJ kanda	Chiyoda-ku, Tokyo	Sumitomo Corporation and one domestic business company	August 20, 2026	January 15, 2027	Yes	8,400

(Note 1) "Prop. #" is the number of each property in accordance with each asset type designated by NIPPON REIT. Capital letter of "A" represents office, "B" represents residence, and "C" represents properties used for other purposes. The same shall apply hereinafter.

(Note 2) The asset is a trust beneficiary interest, the principal trust assets of which consist of the sectional ownership interests in the office condominium units located on the 3rd through 13th floors of the Property and the quasi co-ownership interest in the leasehold rights pertaining to the land underlying the Property pursuant to the land lease agreement. For details of the trust property, please refer to "3. Details of the Asset to be Acquired" below..

(Note 3) For details of the "Seller", please refer to "5. Overview of Seller" below. NIPPON REIT will acquire a quasi-co-ownership interest in the trust beneficiary interest (30/100 ownership interest) from Sumitomo Corporation and a quasi-co-ownership interest in the trust beneficiary interest (70/100 ownership interest) from one domestic business company. The name of the domestic business company, one of the sellers, is not disclosed because consent for disclosure has not been obtained. However, such company does not fall under the category of the Interested Persons, etc. as defined in Article 201 of the Investment Trust Act and Article 123 of the Enforcement Order, nor does it fall under the category of interested parties under SRA's internal rules, the "Rules on Transactions with Interested Parties".

(Note 4) "Scheduled acquisition price" is stated as the acquisition price of the trust beneficiary interests in real estate pertaining to the Property to be Acquired stated in the sales agreement of trust beneficiary interests in real estate. The Scheduled acquisition price excludes consumption taxes, local consumption taxes and various expenses required for the acquisition, and is rounded down to the nearest million yen. The same shall apply hereinafter.

2. Reason for the Acquisition

NIPPON REIT is advancing asset replacement as part of its growth strategy to enhance the quality of its portfolio. Specifically, it is progressively selling properties with limited growth potential, such as those with significant age, and acquiring relatively inflation-resistant, newer properties with anticipated future growth. Newer properties tend to generate higher depreciation expenses while requiring relatively lower capital expenditure, resulting in a structure that increases available cash flow. NIPPON REIT plans to accelerate internal growth by allocating this generated free cash flow to strategic value-enhancement projects for existing properties, thereby aiming to improve the overall portfolio's NOI.

NIPPON REIT decided on the Acquisition based on the judgment that the Property to be Acquired is consistent with NIPPON REIT's asset management targets and policies set forth in the articles of incorporation and will improve the profitability of its portfolio and increase the cash flow.

In deciding on the acquisition, NIPPON REIT has evaluated the characteristics of the Property set forth in "3. Outline of Property to be Acquired" below.

The Property to be Acquired is located in a central Tokyo office area and benefits from transportation convenience and stable office demand, and is therefore expected to improve profitability going forward even in an inflationary environment.

NIPPON REIT expects that the Acquisition can be expected to accelerate its efforts to reinforce the portfolio, one of its growth strategies, and will enhance potential for future rental growth to achieve further NOI improvement.

3. Outline of Property to be Acquired

(1) Overview of the Asset

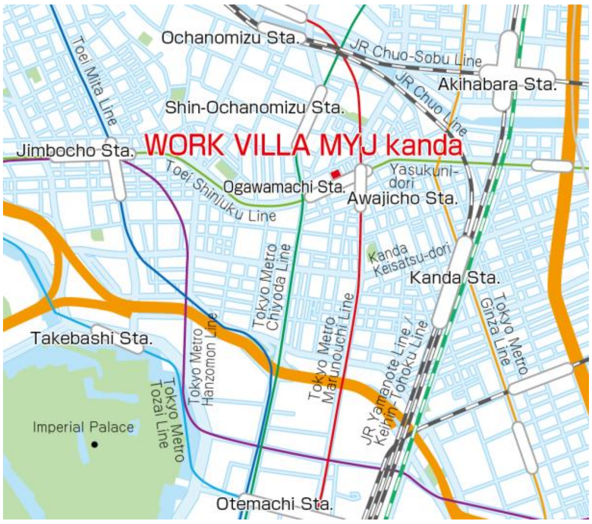
Type of specified asset		Trust beneficiary interests in real estate
Scheduled acquisition date		January 15, 2027
Trustee		Mizuho Trust & Banking Co., Ltd. (scheduled)
Trust establishment date		January 15, 2027 (scheduled)
Trust expiration date		January 31, 2037 (scheduled)
Location (indication of residential address)		1-4-4, Kanda-Ogawamachi, Chiyoda-ku, Tokyo
Land	Parcel number	1-4-4, Kanda-Ogawamachi, Chiyoda-ku, Tokyo and other three parcels
	Building coverage ratio/ Floor area ratio	80% / 800%
	Use district	Commercial district
	Site area	Site area (entire property): 479.36 m2
	Type of ownership	Site right (leasehold right) (Note 1)
Building	Construction completion	February 2025
	Structure / Floors	Steel-framed structure, 14F
	Use	Office
	Total floor space	Total floor space (entire building): 4,063.91 m2
	Type of ownership	Unit ownership (Note 2)
Master lease company		NIPPON REIT
Type of master lease		Pass-through
Appraisal value (effective date)		9,180 million yen (June 1, 2026)
Real estate appraiser		Japan Real Estate Institute
PML		2.4%
Collateral after acquisition		Not applicable
Status of leasing		
	Total leasable floor space	3,479.74 m2
	Total leased floor space	3,479.74 m2
	Occupancy rate	100.0% (end of April 2026) 100.0% (end of May 2026) 100.0% (end of June 2026) 100.0% (end of July 2026)
	Number of tenants	10
	Gross rental income (annual)	406 million yen
	Deposits, etc.	183 million yen
Special notations		With respect to the subject land, a land lease agreement has been entered into for the purpose of using the land as a building site. However, information relating to such agreement is not disclosed because consent for disclosure has not been obtained from the counterparty as of the date of this document.

(Note 1) Site rights have been established on the leasehold rights under the land lease agreement entered into with respect to the subject land (the “Leasehold Rights”), and the sellers quasi-co-own the Leasehold Rights with a third party. The ownership interest in the site rights to be acquired by NIPPON REIT is 913/1,000.

(Note 2) The ownership interest in the site and common areas, and the voting rights ratio associated with the unit ownership interest to be acquired are 913/1,000.

Property Characteristics	・Location The property has visibility along Yasukuni-dori and is located one minute on foot from Ogawamachi Station on the Toei Shinjuku Line, one minute on foot from Awajicho Station on the Tokyo Metro Marunouchi Line and two minutes on foot from Shin-ochanomizu Station on the Tokyo Metro Chiyoda Line. The surrounding area is an office district with many small- and medium-sized office buildings. Given its transportation convenience with access to multiple lines and high visibility, tenant demand is expected to remain firm, and the property is considered to have a competitive advantage within the area. ・Building The property is a newly built office building completed in February 2025. It is designed to meet diversifying tenant needs, featuring a rooftop garden with a coworking lounge and terrace, and all office floor units are fitted out as setup offices.

(2) Photo and Map

Photo	Map
	

(3) Summary of the Appraisal Report

Property name	WORK VILLA MYJ kanda
Appraisal value	9,180 million yen
Appraiser	Japan Real Estate Institute
Date of value	June 1, 2026

(Thousand yen)

	Details	Outline
Indicated value by income approach	9,180,000	Determined that the income value derived from the direct capitalization method and the income value derived from the DCF method were both equally persuasive, and calculated the income value by correlating the two values.
Direct capitalization method	9,240,000	
Gross operating revenue	436,909	
Potential gross income	455,732	Recorded rental income and common area maintenance fee income based on an assessment of unit rent levels considered sustainable over the medium to long term, taking into consideration market rent levels for newly leased space and the characteristics of existing tenants.
Total of vacancy losses, etc.	18,823	Recorded an occupancy rate based on an assessment of the sustainable medium- to long-term occupancy level, taking into consideration the occupancy performance and supply-demand trends of comparable competing properties in similar areas within the same market area, as well as the historical occupancy performance and future outlook of the subject property.
Operating expenses	112,557	
Building management fees	31,500	Recorded property management expenses, consisting of cleaning, building maintenance, security and other related costs, with reference to the property management expenses of comparable properties, taking into consideration the provisions of the management regulations and the characteristics specific to the subject property.
Utilities	4,240	Recorded utilities expenses with reference to the levels of comparable properties, taking into consideration the occupancy rate of rentable areas. Utilities expenses for common areas were assumed to be included in the management fees payable to the management association.
Repairs and maintenance costs	1,074	Recorded taking into consideration the future management and operation plan, expense levels of comparable properties, and the annual average amount of repair and replacement costs indicated in the engineering report.
Property management fees	3,600	Recorded property management fees, which represent fees paid to a service provider overseeing tenant management and building management operations, taking into consideration fee rates under the prospective contractual terms, fee rates applied at comparable properties, and the characteristics specific to the subject property.
Leasing cost	3,575	Recorded leasing-related expenses based on the annual average amount estimated from the assumed tenant turnover period, including brokerage commissions, advertising and promotional expenses, and other costs incurred in securing new tenants.
Taxes	11,710	Land: Recorded no property tax and city planning tax, as the land is leasehold. Building, etc. : Recorded taking into consideration property tax-related documentation and age-related depreciation adjustment factors. Depreciable Assets: Recorded property tax, taking into consideration the levels of comparable properties.

Insurance	1,547	Recorded taking into consideration insurance premiums under existing insurance policies and insurance premium rates for buildings comparable to the subject building.
Others	55,311	Recorded ground rent, telecommunications expenses and other related expenses.
Net operating income	324,352	
Non-operating income	2,134	Assessed income from the investment of security deposits by estimating sustainable medium- to long-term security deposit months based on current lease terms and security deposit months under new lease agreements, and applying an investment yield to the occupancy-adjusted security deposit balance. The investment yield during the deposit holding period was assessed at 1.0%, taking into consideration interest rate levels for both investment and financing.
Opportunity cost of lump-sum deposits	548	Assessed forgone income on security deposits posted under the land lease agreement by applying a certain investment yield to the current amount of the security deposit, based on the medium- to long-term expected amount of such security deposit.
Capital expenditure	2,506	Assessed by assuming that expenditures expected to be incurred in the future are reserved evenly in each period, although replacement costs necessary to maintain the functionality of the building are actually incurred on an irregular basis, taking into consideration the level of capital expenditures at comparable properties, the age of the building, and the annual average amount of repair and replacement costs indicated in the engineering report.
Net income	323,432	
Capitalization rate	3.5%	Assessed by adding or subtracting spreads arising from the location, building and other conditions of the subject property to or from benchmark yields for each district, while considering uncertainties in the future and transaction yields of comparable properties, etc.
Discount cash flow method	9,120,000	
Discount rate	2.9%	Assessed comprehensively by considering the individuality of the subject property, etc., with reference to investment yields of comparable properties, etc.
Terminal capitalization rate	3.5%	Assessed by adding or subtracting spreads arising from the location, building and other conditions of the subject property to or from transaction yields of comparable properties, while considering uncertainties in the future, etc.
Indicated value based on cost approach	8,940,000	
Proportion of land	85.0%	
Proportion of building	15.0%	

Other matters to which the appraiser paid attention in appraisal	The subject property is a condominium building and its site with ordinary leasehold rights as the underlying rights. The value of the subject property was assessed by taking into consideration a certain marketability adjustment rate from the perspective of collateral value, liquidity, etc.

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4. Explanation of matters stated in 3. Outline of Property to be Acquired

- "Scheduled acquisition date" of Property to be Acquired is the scheduled acquisition date indicated or scheduled to be indicated in the sales agreement of trust beneficiary interests in real estate.
- "Trustee" indicates the trustee or the scheduled trustee for Property to be Acquired.
- "Trust establishment date" indicates the trust establishment date set under the trust contract or the trust establishment date scheduled to change due to NIPPON REIT's acquisition for Property to be Acquired.
- "Trust expiration date" indicates the trust expiration date set under the trust contract or the trust expiration date scheduled to change due to NIPPON REIT's acquisition for Property to be Acquired.
- "Location (indication of residential address)" is the indication of residential address of Property to be Acquired. If there is no indication of residential address, the building location in the registry (if several, then one of the locations) is stated, and if the building is not yet completed and registration has not been completed, then the one of parcel number of land is stated. However, in either case, prefectures are indicated. For the leasehold land, the address of the land stated in the registry is indicated (the address of one of the parcels if the land consists of multiple parcels).
- "Parcel number" of Land indicates the parcel number on the registry (if several, one of the parcels). For the leasehold land, the address of the land stated in the registry is indicated.
- "Building coverage ratio" and "Floor area ratio" of land are, in principle, the figures provided in accordance with related laws and regulations, such as the Building Standards Act (Act No. 201 of 1950, as amended) and the City Planning Act (Act No. 100 of 1968, as amended.) (the "City Planning Act"), and rounded to the nearest whole number. Depending on the Property to be Acquired, there are cases where "Building coverage ratio" and "Floor area ratio" indicated in the Act are subject to certain relaxation measures or restriction measures. In addition, where there are several floor area ratios that apply to a site, the floor area ratio is stated by converting to one that applies to the entire site.
- "Use district" of land is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act.
- "Site area" of land is based on that stated in the registry and may differ from the present state.
- "Type of ownership" of land is the type of rights held by NIPPON REIT or the trustee of the real estate trust or scheduled to be held by a party that is scheduled to be a trustee of the real estate trust for the Property to be Acquired.
- "Construction completion" of building is the date of new construction of the main building in the registry. In addition, the date of extension, reconstruction, etc. are also stated, if any.
- "Structure / Floors" of building is based on those regarding the main building stated in the registry.
- "Use" of building is the major type of building in the registry.
- "Total floor space" of building is based on that stated in the registry, and annex buildings are separately stated, if any.
- "Type of ownership" of building is the type of rights held by NIPPON REIT or the trustee of the real estate trust or scheduled to be held by a party that is scheduled to be a trustee of the real estate trust for the Property to be Acquired.
- "Master lease company" is the company that has concluded or the company that is scheduled to conclude a master lease agreement that is valid as of today for the Property to be Acquired.
- "Type of master lease" is the main type of master lease agreement concluded or scheduled to be concluded as of this document, where "Pass-through" is a master lease agreement in which the master lease company shall pay the same amount of rent as the rent payable by end tenants to the master lease company and "Rent guaranteed" is a master lease agreement in which the master lease company shall pay a fixed amount of rent.
- "Appraisal value" is the appraisal value stated in the appraisal report prepared by Japan Real Estate Institute and rounded down to the nearest million yen. The appraisal value does not guarantee or promise any possible sale or purchase of the relevant property at the appraisal value at present and in the future. Neither NIPPON REIT nor SRA has any special interest with Japan Real Estate Institute.
- "PML" indicates the Probable Maximum Loss (PML) value calculated in the earthquake risk analysis conducted by Tokio Marine dR Co., Ltd. This analysis was commissioned by NIPPON REIT when acquiring assets and included real estate condition surveys (land and building surveys), environmental surveys, legal surveys, economic surveys (tenant, market and income surveys), and real estate appraisal values. "Probable Maximum Loss" refers to the expected maximum loss ratio due to an earthquake. In this context, it represents the extent of damage anticipated during the assumed service life (50 years, the typical useful life of a building) from the largest expected earthquake (a major earthquake with a recurrence interval of 475 years, meaning a 10% probability of occurring within 50 years). This ratio is expressed as a percentage (%) of the estimated restoration cost relative to the replacement cost.
- "Collateral after acquisition" is whether or not collateral is scheduled to be established after acquisition of the Property to be Acquired.
- "Status of leasing" is based on the figures and information provided by the previous owner or previous

trust beneficiary, etc. of the Property to be Acquired regarding the content, etc. of the lease agreement, etc. that is valid as of the end of July 2026, unless otherwise stated. Furthermore, even for lease agreements terminated due to non-payment of rent, etc., if collection of rent, etc., by guarantors, etc., is expected, they are recorded as valid lease agreements. The same shall apply hereinafter.

- “Total leasable floor space” is the floor space regarded by NIPPON REIT as being available for leasing based on the lease agreement or building drawing, etc. of the building of the Property to be Acquired (the land if the relevant property is leasehold land).
- “Total leased floor space” is the sum total of the leased floor space indicated in each lease contract or each provisional lease contract for the Property to be Acquired as of the end of July 2026 (Note 1). However, in cases where a pass-through type master lease agreement is concluded or is scheduled to be concluded with the lessor, in which, in principle, the rent, etc. from end tenants is received as is, the sum total of the leased floor space of end tenants indicated in each sublease contract or each provisional sublease contract for the Property to be Acquired as of the end of July 2026 (Note 1). Furthermore, because there are cases where leased floor space indicated in lease contracts, etc. includes the portion not included in total floor space, there are cases where leased floor space may exceed total floor space.
- “Occupancy rate” is the ratio of the total leased floor space to the total leasable floor space for the Property to be Acquired as of the end of July 2026 and rounded to one decimal place.
- “Number of tenants” represents the aggregate number of tenants under lease agreements for the building, as stated in the respective lease contracts for the Property to be Acquired as of the end of July 2026 (Note 1).
  In cases where a pass-through master lease agreement has been executed or is scheduled to be executed with respect to the relevant asset, the total number of end tenants (Note 1) is presented. However, even if the master lease is classified as a pass-through type, where a sublessee that leases the entire property from the master lease company (or is scheduled to do so) has been entrusted with property management (PM) services and is required to pay a fixed rent to the master lease company, the total number of tenants is stated as one.
- “Total rent income (annual)” is the annual rent, or the amount annualized by multiplying the monthly rent by 12, for the building indicated in each lease contract for each of the Properties to be Acquired as of the end of July 2026 (Note 2), and rounded down to the nearest million yen. However, in cases where a pass-through type master lease agreement is concluded or is scheduled to be concluded for the concerned asset, the annual rent, or the amount annualized by multiplying the monthly rent by 12, indicated in each sublease contract with end tenants for each of the concerned asset as of the end of July 2026 (Note 3) is stated.
- “Monthly rent” indicates the monthly rent stated in each lease contract or each provisional lease contract for the Property to be Acquired, as of the end of July 2026.
- “Deposits, etc.” is the sum total amount of tenant leasehold and security deposits required based on each lease agreement for the Property to be Acquired as of the end of July 2026 (limited to the tenant leasehold and security deposits based on the lease agreement for the leasing space occupied as of the end of July 2026), and rounded down to the nearest million yen. In cases where a pass-through type master lease agreement is concluded or scheduled to be concluded for the concerned asset, the sum total amount of tenant leasehold and security deposits required based on the lease agreement concluded with end tenants, and rounded down to the nearest million yen is stated.
- Total leased floor space, occupancy rate, total number of tenants, total rental revenue (annual), monthly rent and deposits, etc. are indicated as if the lease contract concerning the relevant end tenant exists, even if cancellation or termination of the lease contract has been requested, as long as the contract is effective as of the end of July 2026.
- “Special notations” indicate, in general, items believed to be important in terms of the respective relationship of rights and use of each asset as well as items believed to be important in consideration of their impact on the appraisal value, profitability, and possibility of disposal of such asset based on the information as of the date of this press release. Prior notices of cancellation from an office tenant or other tenants of properties used for other purposes or execution of an agreement with a new tenant which were received or executed before the end of July 2026, if any, are indicated.
- “Characteristics” describe the basic characteristics and features of the Property to be Acquired and characteristics of the zone and area in which such property is located, based on the appraisal report, market reports prepared by CBRE Kabushiki Kaisha and analysis of SRA. Such appraisal reports, etc. only constitute judgment and opinions of external professionals who prepared such reports at a specific point in time, and any validity or accuracy of such reports is not guaranteed. Environmental changes, etc. after the preparation of such reports are not reflected.
- “Summary of the Appraisal Report” indicates a summary of the appraisal report with which NIPPON REIT commissioned appraisal of the Property to be Acquired to and prepared by Japan Real Estate Institute in accordance with the Operational Guidelines for Real Estate Appraisal Standards, the Real Estate Appraisal Act (Act No.152 of 1963, as amended) and the Real Estate Appraisal Standards. Such appraisal value represents the appraiser’s judgment and opinion as of a specific point of time, and does

not guarantee the validity, accuracy, or the likelihood of transactions at the relevant appraisal value, etc. Unless otherwise noted, an amount of such appraisal value are truncated to the nearest million yen.

(Note 1) Excluding warehouse, signboard, parking lot, etc.
(Note 2) For the real estate that is, or is scheduled to be the real estate or the trust property under several lease agreements, the sum total amount thereof. In addition, common area maintenance charges are included, but storage shed, signboard, parking lot, etc. usage fees are not included, and free-rent is not taken into account. Consumption tax is not included.
(Note 3) For the real estate that is, or is scheduled to be the real estate or the trust property under several sublease agreements, the sum total amount thereof. In addition, common area maintenance charges are included, but storage shed, signboard, parking lot, etc. usage fees are not included, and free-rent is not taken into account. Consumption tax is not included.

5. Overview of Seller

The sellers of the Property to be Acquired are two domestic business companies. However, one of them is not disclosed because consent for disclosure of its name, etc. has not been obtained.

Name		SUMITOMO CORPORATION
Location		2-3-2 Otemachi, Chiyoda-ku, Tokyo
Title and name of representative		Representative Director, President and Chief Executive Officer Shingo Ueno
Capital		221.6 billion yen
Date of establishment		December 24, 1919
Net assets		4,735.1 billion yen
Total assets		13,638.3 billion yen
Major shareholders and shareholding ratio (as of the end of March 2026)		The Master Trust Bank of Japan, Ltd. (Trust Account) 15.83% STATE STREET BANK AND TRUST COMPANY 505104 9.78% Custody Bank of Japan, Ltd. (Trust Account) 5.40%
Description of business		General trading company
Relationship with NIPPON REIT or SRA		
	Capital, Personnel, and Business Relationships	There are no capital, personnel or business relationships that should be noted between NIPPON REIT or SRA and the company. In addition, there are no noteworthy capital, personnel or business relationships between related parties or affiliated companies of NIPPON REIT or SRA and related parties or affiliated companies of the company.
	Related-party status	The company does not fall under the category of a related party of NIPPON REIT or SRA. In addition, related parties and affiliated companies of the company do not fall under the category of related parties of NIPPON REIT or SRA.

6. Transaction with Interested Parties

None of the two sellers of the Property to be Acquired fall under the category of the Interested Persons, etc. or interested parties as prescribed in SRA's internal rule, the "Rules on Transactions with Interested Parties".

7. Matters Concerning Forward Commitment, etc.

(1) Transaction constituting forward commitment, etc.

The transaction falls under the category of a forward commitment, etc. NIPPON REIT decided to make forward commitments, etc. in order to realize flexible and timely investment as stipulated by NIPPON REIT as its basic policy and to believe that it has the effect of contributing to the external growth of NIPPON REIT.

(2) Impact on NIPPON REIT's finances if it fails to perform the forward commitment, etc.

Under the trust beneficiary interest transfer agreement relating to the transaction, if NIPPON REIT or the counterparty breaches its contractual obligations, the non-breaching party may terminate the agreement after giving notice. In addition, the party terminating the agreement may claim from the counterparty, only if there is no exempting cause, an amount equivalent to 20% of the scheduled acquisition price after deducting consumption tax and local consumption tax corresponding to the trust building portion as a penalty.

8. Overview of Brokerage

The broker of the Property is a domestic business corporation. There are no capital, personnel or business relationships that should be noted between NIPPON REIT or SRA and the broker, and the broker does not fall under the category of a related party of NIPPON REIT or SRA. As of today, the broker does not fall under the category of the Interested Persons, etc. or interested parties as prescribed in SRA's internal rule, the "Rules on Transactions with Interested Parties".

9. Form of Payment, etc.

With regard to the Acquisition, NIPPON REIT plans to settle the transaction on the scheduled acquisition date by paying the seller the full purchase price for the property in a lump sum from proceeds of borrowings and cash on hand.

10. Future outlook

Regarding the forecasts of NIPPON REIT's management status, etc. for the fiscal period ending December 31, 2026 (from July 1, 2026 to December 31, 2026) and the fiscal period ending June 30, 2027 (from January 1, 2027 to June 30, 2027), please refer to the "Summary of Financial Results for the Fiscal Period Ended June 30, 2026 (REIT)" announced today.

* NIPPON REIT Investment Corporation website: https://www.nippon-reit.com/en/

<Attachments>

Reference List of portfolio properties - after the Acquisition (Contact Base)

Property No.	Real Estate/Real estate in trust (Property name)	Location	Date of (Scheduled) Acquisition	(Scheduled) Acquisition price (Note 1)	
				Value (million yen)	Ratio (%)
Office					
A-1	FORECAST Nishishinjuku	Shinjuku Ward, Tokyo	March 29, 2011	2,260	0.8
A-3	FORECAST Yotsuya	Shinjuku Ward, Tokyo	March 29, 2011	1,430	0.5
A-4	FORECAST Shinjuku AVENUE	Shinjuku Ward, Tokyo	April 24, 2014	6,500	2.3
A-5	FORECAST Ichigaya (Note 2)	Shinjuku Ward, Tokyo	April 24, 2014	4,800	1.7
A-6	FORECAST Mita	Minato Ward, Tokyo	April 24, 2014	1,800	0.6
A-9	GreenOak Kayabacho	Chuo Ward, Tokyo	April 24, 2014	2,860	1.0
A-10	GreenOak Kudan	Chiyoda Ward, Tokyo	April 24, 2014	2,780	1.0
A-11	GreenOak Takanawadai	Minato Ward, Tokyo	April 24, 2014	2,260	0.8
A-16	Hiroo Reeplex B's	Minato Ward, Tokyo	February 12, 2015	2,827	1.0
A-17	Shibakoen Sanchome Building	Minato Ward, Tokyo	February 12, 2015	7,396	2.6
A-21	Itohpia Iwamotocho 2-chome Building	Chiyoda Ward, Tokyo	February 12, 2015	2,810	1.0
A-22	Itohpia Iwamotocho 1-chome Building	Chiyoda Ward, Tokyo	February 12, 2015	2,640	0.9
A-23	Itohpia Iwamotocho ANNEX Building	Chiyoda Ward, Tokyo	February 12, 2015	2,100	0.7
A-24	Pigeon Building	Chuo Ward, Tokyo	February 12, 2015	2,837	1.0
A-25	FORECAST Ningyocho	Chuo Ward, Tokyo	February 12, 2015	2,070	0.7
A-26	FORECAST Ningyocho PLACE	Chuo Ward, Tokyo	February 12, 2015	1,650	0.6
A-28	Nishi-shinjuku Sanko Building	Shinjuku Ward, Tokyo	February 12, 2015	2,207	0.8
A-29	Iidabashi Reeplex B's	Shinjuku Ward, Tokyo	February 12, 2015	1,249	0.4
A-31	Nishi-Gotanda 8-chome Building	Shinagawa Ward, Tokyo	February 12, 2015	2,210	0.8
A-32	Towa Higashi-Gotanda Building	Shinagawa Ward, Tokyo	February 12, 2015	2,033	0.7
A-33	FORECAST Takadanobaba	Toshima Ward, Tokyo	February 12, 2015	5,550	2.0
A-39	Itohpia Kiyosubashidori Building	Taito Ward, Tokyo	February 12, 2015	1,550	0.5
A-41	I･S Minamimorimachi Building	Osaka, Osaka	February 12, 2015	2,258	0.8
A-45	Toranomon Sakura Building	Minato Ward, Tokyo	July 2, 2015	4,120	1.5
A-46	La Verite AKASAKA	Minato Ward, Tokyo	July 2, 2015	2,000	0.7
A-47	Kanda Ocean Building	Chiyoda Ward, Tokyo	July 2, 2015	1,440	0.5
A-49	FORECAST Kayabacho	Chuo Ward, Tokyo	July 2, 2015	3,000	1.1
A-50	FORECAST Waseda FIRST	Shinjuku Ward, Tokyo	July 2, 2015	4,775	1.7
A-51	FORECAST Gotanda WEST	Shinagawa Ward, Tokyo	July 2, 2015	6,520	2.3
A-52	Omiya Center Building	Omiya, Saitama	July 2, 2015 September 28, 2015	15,585	5.5
A-53	Sumitomo Mitsui Bank Koraibashi Building	Osaka, Osaka	July 2, 2015	2,850	1.0
A-54	NORE Fushimi	Nagoya, Aichi	July 2, 2015	2,840	1.0
A-55	NORE Meieki	Nagoya, Aichi	July 2, 2015	2,520	0.9

Property No.	Real Estate/Real estate in trust (Property name)	Location	Date of (Scheduled) Acquisition	(Scheduled) Acquisition price (Note 1)	
				Value (million yen)	Ratio (%)
A-56	Homat Horizon Building	Chiyoda Ward, Tokyo	September 28, 2017	6,705	2.4
A-58	Towa Kandanishikicho Building	Chiyoda Ward, Tokyo	July 3, 2018	960	0.3
A-59	Yusen Higashi-Nihombashi Ekimae Building	Chuo Ward, Tokyo	July 3, 2018	1,152	0.4
A-60	Hiroo On Building	Shibuya Ward, Tokyo	July 3, 2018	2,392	0.8
A-61	TK Gotanda Building	Shinagawa Ward, Tokyo	July 3, 2018	4,130	1.5
A-62	Gotanda Sakura Building (Note 3)	Shinagawa Ward, Tokyo	July 3, 2018	1,460	0.5
A-64	Alte Building Higobashi	Osaka, Osaka	July 3, 2018	1,453	0.5
A-65	DIA Building Meieki	Nagoya, Aichi	July 3, 2018	1,167	0.4
A-66	TENSHO OCHANOMIZU BUILDING	Chiyoda Ward, Tokyo	February 27, 2019	1,800	0.6
A-67	FORECAST Kameido	Koto Ward, Tokyo	February 27, 2019	2,580	0.9
A-68	NRT Kandasudacho Building	Chiyoda Ward, Tokyo	October 30, 2020	1,311	0.5
A-69	REID-C Megurofudomae	Shinagawa Ward, Tokyo	October 30, 2020	1,220	0.4
A-70	The Square	Nagoya, Aichi	October 30, 2020	1,080	0.4
A-73	TENSHO OFFICE SHINBASHI 5	Minato ward, Tokyo	February 25, 2021	1,200	0.4
A-76	30 Sankyo Building	Shinjuku Ward, Tokyo	January 29, 2024	1,840	0.6
A-77	FORECAST Hakata Gofukumachi	Fukuoka, Fukuoka	March 29, 2024	1,750	0.6
A-78	URAWA GARDEN BUILDING	Saitama, Saitama	March 27, 2025 July 1, 2025	12,000	4.2
A-79	NW SQUARE	Sapporo, Hokkaido	August 29, 2025	1,700	0.6
A-80	FORECAST Yokkaichi	Yokkaichi, Mie	January 14, 2026	3,522	1.2
A-81	CIRCLES Nihonbashi Hamacho	Chuo Ward, Tokyo	March 30, 2026	3,492	1.2
A-82	WORK VILLA MYJ kanda	Chiyoda Ward, Tokyo	January 15, 2027	8,400	3.0
Office subtotal 54 properties				173,046	61.0
Residential					
B-1	Tower Court Kitashinagawa	Shinagawa Ward, Tokyo	March 29, 2011	11,880	4.2
B-2	Sky Hills N11	Sapporo, Hokkaido	April 24, 2014	1,570	0.6
B-4	my atria Sakae	Nagoya, Aichi	April 24, 2014	1,110	0.4
B-5	Mac Village Heian	Nagoya, Aichi	April 24, 2014	785	0.3
B-7	Ciel Yakuin	Fukuoka, Fukuoka	April 24, 2014	640	0.2
B-8	Kanda Reeplex R's	Chiyoda Ward, Tokyo	February 12, 2015	1,813	0.6
B-9	Splendid Namba	Osaka, Osaka	September 28, 2017	3,502	1.2
B-10	Residence Hiroo	Minato Ward, Tokyo	July 3, 2018	2,590	0.9
B-11	Residence Nihombashi Hakozaki	Chuo Ward, Tokyo	July 3, 2018	1,300	0.5
B-12	Primegate Iidabashi (Note 4)	Shinjuku Ward, Tokyo	July 3, 2018	5,200	1.8
B-13	Residence Edogawabashi	Shinjuku Ward, Tokyo	July 3, 2018	1,230	0.4
B-16	Domeal Kitaakabane	Kita Ward, Tokyo	July 3, 2018	785	0.3
B-17	Dormy Kitaakabane	Kita Ward, Tokyo	July 3, 2018	986	0.3

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Property No.	Real Estate/Real estate in trust (Property name)	Location	Date of (Scheduled) Acquisition	(Scheduled) Acquisition price (Note 1)	
				Value (million yen)	Ratio (%)
B-18	Splendid Shin-OsakaⅢ	Osaka, Osaka	July 3, 2018	2,428	0.9
B-19	ZEPHYROS Minami-horie	Osaka, Osaka	July 3, 2018	1,608	0.6
B-20	Charmant Fuji Osakajominami	Osaka, Osaka	July 3, 2018	905	0.3
B-21	Piacere Fuminosato	Osaka, Osaka	July 3, 2018	571	0.2
B-22	Wald Park Minamioi	Shinagawa Ward, Tokyo	January 31, 2019	715	0.3
B-23	LAPUTA KUJO	Osaka, Osaka	February 28, 2019	1,480	0.5
B-25	L'arte Nakatsu	Osaka,Osaka	October 30, 2020	565	0.2
B-26	City hills Andoji	Osaka,Osaka	October 30, 2020	1,750	0.6
B-27	Hermitage Shin-sakae	Nagoya, Aichi	October 30, 2020	1,150	0.4
B-28	Sun･Meiekiminami Building	Nagoya, Aichi	October 30, 2020	950	0.3
B-30	DeLCCS KASAI	Edogawa Ward, Tokyo	November 20, 2020	1,320	0.5
B-31	Serenite Shin-Osaka	Osaka,Osaka	November 20, 2020	1,148	0.4
B-33	Residence Kinshicho	Sumida Ward, Tokyo	February 26, 2021	700	0.2
B-34	Meister house Kawasaki	Kawasaki, Kanagawa	February 26, 2021	709	0.2
B-35	LIESSE Tsurumai (Note 5)	Nagoya, Aichi	February 26, 2021	1,082	0.4
B-38	Sylphide Higashi-shinagawa	Shinagawa Ward, Tokyo	August 31, 2021	961	0.3
B-39	Royal Bloom	Saitama, Saitama	August 31, 2021	1,100	0.4
B-40	Ever Square Doshin	Osaka, Osaka	August 31, 2021	609	0.2
B-42	Canis Court Kamishinjo	Osaka, Osaka	August 31, 2021	1,359	0.5
B-43	Imperial Otori	Sakai, Osaka	August 31, 2021	845	0.3
B-44	MAISON NISHI MAGOME	Ota Ward, Tokyo	March 30, 2023	791	0.3
B-45	Muse Ryogoku II	Sumida Ward, Tokyo	July 14, 2023	630	0.2
B-49	Plowland Horita	Nagoya, Aichi	July 14, 2023	1,375	0.5
B-50	Nasic Nozomigaoka	Nagoya, Aichi	July 14, 2023	695	0.2
B-51	St.Lake Celeb Daikancho	Nagoya, Aichi	January 29, 2024	962	0.3
B-52	Belle face Kawaharadori	Nagoya, Aichi	January 29, 2024	860	0.3
B-53	FORESTA Ibaraki	Ibaraki, Osaka	March 31, 2025	1,800	0.6
B-54	FORESTA Minato-cho	Chuo Ward, Tokyo	May 27, 2025	1,750	0.6
B-55	FORESTA Togoshi-ginza	Shinagawa Ward, Tokyo	May 27, 2025	2,700	1.0
B-56	FORESTA Nishi-funabashi	Funabashi, Chiba	May 27, 2025	805	0.3
B-57	PRIME GARDEN AKATSUKA	Itabashi Ward, Tokyo	March 6, 2026	2,420	0.9
Residential subtotal 44 properties				70,135	24.7
Properties used for other purposes					
C-1	Otakibashi Pacifica Building	Shinjuku Ward, Tokyo	March 12, 2015	3,350	1.2
C-4	Street Life (Leasehold land)	Sendai, Miyagi	March 29, 2024	1,990	0.7
C-5	FORECAST Shinagawa@LABO	Minato Ward, Tokyo	March 27, 2025	8,200	2.9
C-6	HOTEL RESOL STAY AKIHABARA	Chiyoda Ward, Tokyo	September 26, 2025	6,250	2.2

Property No.	Real Estate/Real estate in trust (Property name)	Location	Date of (Scheduled) Acquisition	(Scheduled) Acquisition price (Note 1)	
				Value (million yen)	Ratio (%)
C-7	Smile Hotel Premium Hakodate Goryokaku	Hakodate, Hokkaido	September 26, 2025	2,700	1.0
C-8	Innoba Ota	Ota Ward, Tokyo	January 14, 2026	3,158	1.1
C-9	HOTEL RESOL AKIHABARA	Chiyoda Ward, Tokyo	March 6, 2026	6,125	2.2
C-10	THE BASEMENT HOTEL Osaka Honmachi	Osaka, Osaka	March 6, 2026	5,600	2.0
C-11	KEIYU Kawagoe Interchange Store (Leasehold land)	Kawagoe, Saitama	March 6, 2026	1,273	0.4
C-12	9h nine hours Hakata station	Fukuoka, Fukuoka	July 31, 2026	2,060	0.7
Others subtotal 10 properties				40,706	14.3
Total 108 properties				283,888	100.0

(Note 1) (Scheduled) Acquisition price is truncated to the nearest million and the ratio is rounded to the second decimal place.
(Note 2) 1F to 7F is named “FORECAST Ichigaya” as an office property, and 8F to 9F is named “Eponoqu Ichigaya” as a residential property. “FORECAST Ichigaya” includes the residential area thereof.
(Note 3) The ownership form of this property is real estate, while the ownership forms of all other properties are beneficial interests in real estate trusts.
(Note 4) Part of the building (1F to 4F) is named “S&S Building” as an office/retail store. However, “Primegate Iidabashi” includes the office area thereof.
(Note 5) This property includes a separate building, which is structurally independent from the main building, and these two buildings are counted as one property.