

Summary of Financial Results
for the Fiscal Period Ended December 31, 2025 (REIT)

Name of issuer: NIPPON REIT Investment Corporation
 URL: <https://www.nippon-reit.com/>
 Listed Stock Exchange: Tokyo Stock Exchange
 Securities Code: 3296
 Representative: Yasushi Iwasa, Executive Officer

Asset Management Company: SBI REIT Advisors Co., Ltd.
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Supplementary materials for the financial results: Yes

Investor conference for the financial results: Yes (for analysts and institutional investors, in Japanese)

(Amount of less than one million yen is omitted)

1. Financial Results for the Fiscal Period Ended December 31, 2025 (July 1, 2025 – December 31, 2025)

(1) Operating Results (Description of % is indicated as the change rate compared with the prior period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
For the fiscal period ended	Yen in millions	%	Yen in millions	%	Yen in millions	%	Yen in millions	%
December 31, 2025	11,654	5.8	7,471	9.3	6,651	9.4	6,650	9.4
June 30, 2025	11,013	10.5	6,835	20.9	6,079	24.3	6,077	24.3

	Net Income per Unit	Return on Equity	Return on Assets	Ordinary Income to Operating Revenues
For the fiscal period ended	Yen	%	%	%
December 31, 2025	3,760	5.0	2.4	57.1
June 30, 2025	3,436	4.7	2.2	55.2

(2) Distributions

	Cash Distribution per Unit (excluding cash distributions in excess of earnings per unit)	Total Cash Distributions (excluding cash distributions in excess of earnings)	Cash Distributions in Excess of Earnings per Unit	Total Cash Distributions in Excess of Earnings	Payout Ratio	Cash Distribution Ratio to Net Assets
For the fiscal period ended	Yen	Yen in millions	Yen	Yen in millions	%	%
December 31, 2025	2,433	4,302	-	-	64.7	3.2
June 30, 2025	2,345	4,146	-	-	68.2	3.2

(Note 1) Cash distribution per unit for the fiscal period ended June 2025 is calculated by dividing 4,146,851,100 yen, which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding (1,768,380 units), and does not exceed the amount of unappropriated retained earnings after adding the reversal of reserve for the reduction entry with special provisions for replacement (4 million yen) and retaining the provision of reserve for the reduction entry with special provisions for replacement (1,934 million yen) by the total number of investment units issued and outstanding.

(Note 2) Cash distribution per unit for the fiscal period ended December 2025 is calculated by dividing 4,302,468,540 yen, which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding (1,768,380 units), and does not exceed the amount of unappropriated retained earnings after adding the reversal of reserve for the reduction entry with special provisions for replacement (14 million yen) and retaining the provision of reserve for the reduction entry with special provisions for replacement (2,361 million yen) by the total number of investment units issued and outstanding.

(3) Financial Position

	Total Assets	Total Net Assets	Equity Ratio	Net Assets per Unit
For the fiscal period ended	Yen in millions	Yen in millions	%	Yen
December 31, 2025	281,136	133,650	47.5	75,577
June 30, 2025	277,294	131,147	47.3	74,162

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at End of Period
For the fiscal period ended	Yen in millions	Yen in millions	Yen in millions	Yen in millions
December 31, 2025	31,470	(21,722)	(2,937)	22,912
June 30, 2025	17,071	(19,296)	(2,804)	16,102

2. Forecast of management status for the Fiscal Period Ending June 30, 2026 (from January 1, 2026 to June 30, 2026) and the Fiscal Period Ending December 31, 2026 (from July 1, 2026 to December 31, 2026)

(Description of % is indicated as the change rate compared with the prior period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income		Cash Distribution per Unit (excluding excess of earnings per Unit)	Cash Distributions in Excess of Earnings per Unit
For the fiscal period ending	Yen in millions	%	Yen in millions	%	Yen in millions	%	Yen in millions	%	Yen	Yen
June 30, 2026	10,077	(13.5)	5,866	(21.5)	4,902	(26.3)	4,901	(26.3)	2,423	-
December 31, 2026	9,049	(10.2)	4,836	(17.6)	3,736	(23.8)	3,735	(23.8)	2,250	-

(Reference) (Forecasted Net Income / Forecasted Number of Investment Units at end of the period)

Forecasted Net Income per unit for the fiscal period ending June 30, 2026: 2,678 yen

Forecasted Net Income per unit for the fiscal period ending December 31, 2026: 2,040 yen

(Note) Cash distribution per unit for the fiscal period ending June 30, 2026 is calculated based on the assumption that unappropriated retained earnings after adding the reversal of reserve for the reduction entry with special provisions for replacement (14 million yen) and deducting the provision of reserve for the reduction entry (480 million yen) will be distributed. Cash distribution per unit for the fiscal period ending December 31, 2026 is calculated based on the assumption that unappropriated retained earnings after adding the reversal of reserve for the reduction entry (369 million yen) and the reversal of reserve for the reduction entry with special provisions for replacement (14 million yen) will be distributed. The amount of provision of reserve for the reduction entry may change depending on the status of the asset management.

* Others

(1) Changes in accounting policies, changes in accounting estimates and retrospective restatement

(a) Changes in accounting policies due to revisions to accounting standards and other regulations: None

(b) Changes in accounting policies due to reasons other than above (a): None

(c) Changes in accounting estimates: None

(d) Retrospective restatement: None

(2) Number of investment units issued and outstanding

(a) Number of investment units issued and outstanding, including treasury units:

As of December 31, 2025 1,768,380 units As of June 30, 2025 1,768,380 units

(b) Number of investment treasury units:

As of December 31, 2025 0 unit As of June 30, 2025 0 unit

For the number of investment units used as the base for the calculation of net income per unit, please refer to the "Notes to Per Unit Information" on page 34.

* The Status of Statutory Audit

This summary of financial results is not subject to audit procedures by certified public accountant or audit firm.

* Special matters

Forward-looking statements contained in this material are based on the information that NIPPON REIT has obtained as of the date hereof and certain assumptions that NIPPON REIT believes reasonable and the actual management status, etc. may significantly differ due to various reasons. In addition, the forecast is not a guarantee of the amount of distributions. For details of the assumptions underlying forecast of management status, please refer to the “Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2026 (from January 1, 2026 to June 30, 2026) and Fiscal Period Ending December 2026 (from July 1, 2026 to December 31, 2026)” on page 12.

This document is the English language translation of the Japanese announcement of the financial statements (“*Kessan Tanshin*”) and is provided solely for information purposes. There is no assurance as to the accuracy of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail.

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1. Management Status

(1) Management Status

I. Overview of the Fiscal Period ended December 31, 2025

A. Brief History of NIPPON REIT

NIPPON REIT was established on September 8, 2010 by Polaris Investment Advisors K.K. (now SBI REIT Advisors Co., Ltd. (hereafter referred to as the "Asset Management Company")) as the founder under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended). Registration with the Kanto Local Finance Bureau was completed on October 26, 2010 (registration number 72, filed with the Director of the Kanto Local Finance Bureau).

NIPPON REIT issued new investment units through a public offering (144,200 units) on April 23, 2014 as the payment date and listed on the J-REIT section of the Tokyo Stock Exchange (securities code: 3296) on April 24.

Furthermore, NIPPON REIT issued investment units through public offerings in February 2015, July 2015 and July 2018 and third-party allotments in March 2015, July 2015 and July 2018, cancelled treasury investment units in December 2024 and conducted an investment unit split in January 2025. As a result, the total number of investment units issued and outstanding as of the end of the current period (December 31, 2025) is 1,768,380 units.

B. Investment Environment and Management Performance

(i) Investment Environment

During the current period (the fiscal period ended December 31, 2025), the Japanese economy experienced a decline of 0.6% (equivalent to an annual decline of 2.3%) in the real GDP growth rate (second preliminary figures) from July to September 2025 compared to the previous period. The trade policies and other measures of the United States which mainly affected the automobile industry have negatively impacted the earnings of Japanese companies. Although loose financial conditions have supported growth to some degree, an overall deceleration in growth has been observed.

In 2026, a gradual growth in the Japanese economy is expected to continue partly due to improvements in the employment and income levels and the effects of various policy measures. However, the risk of an economic downturn affected by the trade policy of the United States needs to be carefully monitored, while personal consumption could be negatively impacted due to consumer sentiment dampened by rising price. Additionally, it is essential to continue to closely monitor the movements in financial and capital markets.

In the office properties leasing market, the average vacancy rate as of the end of December 2025 in Tokyo's five central wards (Chiyoda, Chuo, Minato, Shinjuku and Shibuya wards) announced by Miki Shoji Co., Ltd., was 2.22%, down 1.78 points from the same month last year. Moreover, the average rent in the same area as of the end of December 2025 was 21,409 yen per tsubo, up 5.48% from the same month last year. The volume of new supply in 2026 is expected to be lower than the previous year, and the office demand remains solid. As a result, this upward trend in rents is expected to continue, while the vacancy rate continues to stay at low levels.

In terms of the residential properties leasing market, both occupancy rate and rent levels have remained generally stable, supported by the influx of population into the Tokyo metropolitan area. However, it is necessary to continue to closely monitor the supply and demand balance in each metropolitan area, as it is susceptible to changes in the working environment and individual income levels, the demographic shifts and supply conditions in the residential leasing properties.

(ii) Sustainability Initiatives

The Asset Management Company understands that actively incorporating ESG (environmental, social, and governance) perspectives will contribute to the realization of the basic policy of NIPPON REIT, "maximization of unitholder's value while focusing on income growth and stability," and has formulated and is working to implement the "Sustainability Policy" to guide ESG initiatives.

In the GRESB Real Estate Assessment conducted in 2025, NIPPON REIT received "3 Stars" in GRESB Rating, which is rated on a five-point scale based on the global ranking of the overall score, and received the highest rating

of "A" level in the GRESB Disclosure Assessment, which measures the degree of adequacy of ESG information disclosure as the ESG information disclosure initiatives were highly evaluated. Further, NIPPON REIT has participated in the CDP Climate Change Program, which is an international environmental disclosure system that assesses climate change-related initiatives by companies and other organizations, and received a score of "B" in the 2025 assessment.

Additionally, NIPPON REIT is continuously working to obtain environmental certification for our properties, and URAWA GARDEN BUILDING received the S rank, the highest rank in the CASBEE (Note 1) real estate evaluation certification, in November 2025 and Tower Court Kitashinagawa reacquired the DBJ Green Building Certification (Note 2) and received 5 Stars in December 2025. As a result, a total of 29 properties have received environmental certification, or 52.4% (as of December 31, 2025), on a total floor area basis.

NIPPON REIT and the Asset Management Company will continue to deepen mutual communication with all stakeholders, including unitholders, tenants, local communities, and employees, and promote ESG-related initiatives in the course of their real estate investment management business.

Notes:

1. CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for evaluating and rating the environmental performance of buildings and the built environment. It is a comprehensive assessment of the quality of a building, evaluating features such as interior comfort and scenic aesthetics, in consideration of environment practices that include using equipment that save energy or achieve smaller environmental loads.
2. The DBJ Green Building Certification Program (the Certification) is a program launched in April 2011 by Development Bank of Japan Inc. (DBJ) to support properties that demonstrate environmental and social considerations ("Green Building"). DBJ evaluates and certifies properties that are socially and economically sought, through comprehensive assessment of each property's environmental performance and measures taken for various stakeholders including disaster prevention and community-oriented measures.

(iii) Management Performance

a. External Growth

NIPPON REIT owned 109 properties (with a total acquisition amount of 258,570 million yen) and one equity interest in one silent partnership (with an investment amount of 119 million yen, one real estate-backed property) as of the end of the fiscal period ended June 2025.

During the current fiscal period (fiscal period ended December 2025), NIPPON REIT transferred ten properties and acquired four properties as follows, as a part of the property replacement.

Transaction	Property Number	Property name	Transfer price or Acquisition price (Yen in millions) (Note 1)	Transaction date
Acquisition	A-78	URAWA GARDEN BUILDING (80% of quasi co-ownership interest)	9,600	July 1, 2025
Transfer	A-7	FORECAST Shinjuku SOUTH (50% of quasi co-ownership interest)	10,000	July 1, 2025
Transfer	A-14	Central Daikanyama	9,100 (Note 2)	August 7, 2025
Transfer	C-3	BECOME SAKAE		September 30, 2025
Transfer	A-30	FORECAST Shinagawa	2,700	August 27, 2025
Transfer	B-29	Tenjinhighashi residence	3,100 (Note 2)	August 27, 2025
Transfer	B-46	Minami-Horie apartment Cielo		August 27, 2025
Transfer	B-47	Minami-Horie apartment Grande		August 27, 2025
Transfer	B-48	Minami-Horie apartment Rio		August 27, 2025

Transaction	Property Number	Property name	Transfer price or Acquisition price (Yen in millions) (Note 1)	Transaction date
Acquisition	A-79	NW SQUARE	1,700	August 29, 2025
Transfer	A-74	REID-C Iidabashi Building	1,330	August 29, 2025
Transfer	A-75	REID-C Gotenyama Building	1,170	August 29, 2025
Acquisition	C-6	HOTEL RESOL STAY AKIHABARA	6,250	September 26, 2025
Acquisition	C-7	Smile Hotel Premium Hakodate Goryokaku	2,700	September 26, 2025

(Note 1) The transfer prices and the acquisition prices represent the amounts of consideration stated in the trust beneficiary interests sales agreements of each of the trust beneficiary interests in real estate and quasi co-ownership interests. The transfer prices and the acquisition prices do not include expenses related to the transfer or the acquisition, consumption taxes and local consumption taxes. Furthermore, the transfer price and the acquisition price of less than one million yen are omitted.

(Note 2) The individual transfer prices are not disclosed as buyer's consent has not been obtained.

As a result, the portfolio as of the end of the current period consisted of 54 office properties (Note 1) with a total acquisition amount of 166,066 million yen, 43 residential properties (Note 2) with a total acquisition amount of 67,715 million yen, five properties used for other purposes (Note 3) with a total acquisition amount of 22,490 million yen, and one equity interest in one silent partnership (with an investment amount of 119 million yen, one real estate-backed property), totaling 102 properties with a total acquisition amount of 256,272 million yen, a total leased area of 314,422.48㎡ and 98.2% of occupancy rate.

(Note 1) "Office Properties" refer to an office building whose primary use is the office. The same shall apply hereinafter.

(Note 2) "Residential Properties" refer to a rental housing whose primary use is a residence (including a dormitory, a company-rented-house and a service apartment (limited to service apartments whose primary purpose of use is apartment houses as specified under the Building Standards Act (Act No. 201 of 1950; as revised) which an operator rents all of or a significant portion of)). The same shall apply hereinafter.

(Note 3) "Real Estate Used for Other Purposes" refers to properties other than office properties and residential properties. The same shall apply hereinafter. When making investments in, or managing assets related to, healthcare facilities or hospitals, the necessary structure shall be established and the necessary procedures shall be conducted in accordance with the Guidelines for the Utilization of Healthcare REITs Targeting Housing for the Elderly and Others or the Guidelines for REITs Investing in Hospital Properties, published by the Ministry of Land, Infrastructure, Transport and Tourism. "Real Estate Used for Other Purposes" may be described simply as "Other." The same shall apply hereinafter.

b. Internal Growth

NIPPON REIT emphasizes operational management that maintains and increases the portfolio's asset value and actively reaches out to new and existing tenants with business activities while strengthening relations with existing tenants, implementing measures that boost the competitiveness of properties in light of tenant needs and the features of each property. Through such efforts, the portfolio occupancy rate was maintained at a high level of 98.2% as of the end of the current period.

C. Procurement of Funds

(i) Borrowings and Repayments

In order to prepare funds for repayment of long-term loans due on August 20, 2025 (total 9,500 million yen), the long-term borrowings of total 9,500 million yen were executed on August 20, 2025. In order to prepare funds for the acquisition of new properties and payments of some of associated expenses, on September 25, 2025, NIPPON REIT drew down a total of 1,200 million yen.

As a result, the balance of interest-bearing debt as of December 31, 2025 was 135,430 million yen and the ratio of interest-bearing debt to total assets (LTV) was 48.2%.

(ii) Credit Rating

NIPPON REIT's credit rating as of the date of this report is indicated below.

Credit Rating Agency	Rating type	Rating outlook
Japan Credit Rating Agency, Ltd.	Long-term issuer rating: AA-	Stable
Rating and Investment Information, Inc.	Issuer rating: A+	Stable

D. Overview of Business Performance and Distributions

As the result of the operations described above, business performance in the current period generated operating revenues of 11,654 million yen, operating income of 7,471 million yen, ordinary income of 6,651 million yen and net income of 6,650 million yen.

Concerning distributions, NIPPON REIT decided to distribute 4,302,468,540 yen, which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding (1,768,380 units), and does not exceed the amount of unappropriated retained earnings after adding the reversal of reserve for the reduction entry with special provisions for replacement as stipulated in Article 65-7 of the Special Taxation Measure Act of Japan (Act No. 26 of 1957, as amended) and retaining the provision of reserve for the reduction entry with special provisions for replacement as stipulated in Article 65-7 of the Special Taxation Measure Act of Japan, so as to apply the special provisions for taxation on investment corporations (Article 67-15 of the Special Taxation Measure Act of Japan). As a result, cash distribution per unit was 2,433 yen.

II. Outlook for the Next Fiscal Period

Future Management Policy and Challenges to Address

A. Management Policy

With the corporate policy of “untiringly pursuing the best interest of NIPPON REIT’s unitholders”, NIPPON REIT plans to engage in the following measures to maximize unitholders’ value through flexible and timely investment, also seek the best interest of unitholders by utilizing the features of a diversified REIT and focus on the growth of potential and stability of revenues.

B. External Growth Strategy

In order to diversify risk by combining assets with different revenue features while considering the future trends of the Japanese economy and real estate market as well as securing more appropriate investment opportunities, NIPPON REIT will invest in “three types of assets deeply rooted in the Japanese society (office, residential and retail)”. Furthermore, NIPPON REIT will focus on middle-sized office properties located in the Tokyo economic area (which refers to the Tokyo metropolitan area, Kanagawa prefecture, Chiba prefecture and Saitama prefecture) as its main target of investment in consideration of the balance of supply and demand, and effectively will construct a diversified portfolio by also investing in residential properties and properties for other purposes.

In order to facilitate external growth, NIPPON REIT stands on the Asset Management Company’s own property business network and also utilizes real estate investment networks of sponsors which are SBI Financial Services, the main sponsor, Cushman & Wakefield Asset Management K.K. (hereafter referred to as “Cushman,”) the sub-sponsor and other sponsor companies including Agility Holdings Inc. Assisted by those sponsors’ powers, NIPPON REIT will increase its asset size through property acquisitions mainly transacted on a negotiation basis with third parties.

Furthermore, regarding property acquisitions from third parties, NIPPON REIT will be under consideration to utilize warehousing function as interim ownership vehicles provided by SBI Group through arrangement by SBI Securities Co., Ltd. a wholly owned subsidiary of SBI Financial Services and sponsors’ managed bridge funds as interim ownership vehicles, who may participate in those vehicles. Such consideration comes from our investment strategy to avoid loss of opportunities for acquisitions and aim to realize growth opportunities as much as possible.

C. Internal Growth Strategy

NIPPON REIT will manage assets to maintain and increase the competitiveness of the portfolio and of individual properties reflecting their own features. For the purpose of the management, NIPPON REIT utilizes the Asset Management Company and its officers and employees who have unique networks and expertise nurtured at sponsor companies or by their own business carrier. NIPPON REIT plans to improve its earnings power and maintain the occupancy rate of the portfolio by selecting Property Management companies that are the most suitable for individual properties and establishing appropriate management and operation scheme.

By utilizing companies selected through appropriate process as consignee for the Property Management operations and Building Management operations in order to achieve efficient and value-added management operation and improve satisfaction of tenants, NIPPON REIT plans to maintain and increase the value of assets under management by delivering effective and deliberate repairs, which are considered in term of construction works' priority and cost optimization with sufficient attention to renovation and cost performance, upon sufficient judgment of performance effectiveness, as well as the daily management operations.

Furthermore, regarding leasing plans for offices, new asking rent for potential tenants and renewed rent for existing tenants will be set with reference to various data, etc. provided by Cushman, and agile leasing activities will be implemented in line with the effective operational-policy for new potential tenants.

D. Financial Strategy

NIPPON REIT's basic policy for its financial strategy is to conduct fund procurement in a diversified and well-balanced manner in order to establish a stable financial foundation over the medium to long term.

Regarding interest-bearing debt, the targeted ceiling of LTV is set at 60%. NIPPON REIT's LTV as of the end of the current period was 48.2% and the current policy is to keep the LTV level between 45% and 55%.

With regard to lenders, NIPPON REIT will maintain a strong bank formation centering on the loan syndicate group as of the end of the current period.

III. Significant Subsequent Events

A. Issuance of New Investment Units

NIPPON REIT resolved an issuance of new investment units at its Board of Directors held on February 18, 2026 as described below.

(i) Issuance of new investment units through primary offering

Number of investment units to be offered 59,000 units

Amount to be paid in (issue amount): To be determined

The amount will be determined at a meeting of the Board of Directors of NIPPON REIT to be held at any date (hereafter referred to as "Determination Date of Issue Price and Others") between Wednesday, February 25, 2026 and Monday, March 2, 2026, in accordance with the method prescribed in Article 25 of the Rules Concerning Underwriting, etc. of Securities established by the Japan Securities Dealers Association (JSDA).

Total amount to be paid in (issue amount): To be determined

Issue price (offer price): To be determined

The issue price (offer price) will be determined at a meeting of the Board of Directors of NIPPON REIT to be held on the Determination Date of Issue Price and Others, taking into account factors such as demand conditions and based on a provisional price, in accordance with the method prescribed in Article 25 of the Rules Concerning Underwriting, etc. of Securities established by the JSDA. This provisional price is obtained by multiplying the closing price of NIPPON REIT's investment units in regular trading on the Tokyo Stock Exchange on the Determination Date of Issue Price and Others (or, if no closing price is available on that date, the closing price on the nearest preceding date) by a multiplier between 0.90 and 1.00, with any fraction less than one yen rounded down.

Total amount of issue price (offer price): To be determined

Payment date: Any date between Tuesday, March 3, 2026 and Friday, March 6, 2026; provided, however, that such a date shall be the fourth business day following the Determination Date of Issue Price and Others.

Use of funds to be procured: Proceeds will be used to fund a portion of the acquisition of specified assets described subsequently in c. of "B. Acquisition of Properties" and a. of (Additional Information)

(ii) Issuance of new investment units by way of third-party allotment

Number of investment units to be offered 2,950 units

Amount to be paid in (issue amount): To be determined

The amount will be determined at a meeting of the Board of Directors of NIPPON REIT to be held on the Determination Date of Issue Price and Others. Note that the amount to be paid in (issue amount) for this issuance shall be the same as the amount to be paid in (issue amount) for the issuance through primary offering.

Total amount to be paid in (issue amount): To be determined

Allottee and number of units allotted: 2,950 units to Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

Payment date: March 26, 2026

Use of funds to be procured: Proceeds will be held as cash on hand and deposited with

financial institutions until disbursement, and will be used to fund a portion of the acquisition of specified assets or a portion of loan payment in the future.

(Note) Applications may not be made for all or part of the investment units to be issued in the third-party allotment. As a result, the final number of investment units to be issued through the third-party allotment may be reduced accordingly due to forfeiture, or the issuance may not take place at all.

B. Acquisition of Properties

a. NIPPON REIT acquired mezzanine loan claims as described below.

Asset type	Borrower name	Face value (million yen)	Interest rate (%)	Scheduled repayment date	Acquisition price (million yen)	LTV on underlying assets (%)	Seller	Acquisition date
Monetary claims (Subordinated loan claims)	Sumu Fund No. 1 GK	510	Base rate (Note 1) + 550bps	October 1, 2030 (Note 2)	510	57.4 (Note 3)	SBI SECURITIES Co., Ltd.	January 7, 2026

(Note 1) The applicable base interest rate shall be the Japanese Bankers Association 3-month Japanese Yen TIBOR as of two business days prior to the most recent interest payment date.

(Note 2) The scheduled repayment date for the loan claim held is October 1, 2030; however, if requested by the borrower and agreed upon by all lenders, the final repayment date may be extended to October 1, 2031.

(Note 3) Calculated based on the amount including the first loan claim held and its senior claims at the time of the first loan disbursement relative to the appraised value of the land portion of the underlying asset stated in its appraisal report (valuation date: August 31, 2025). The LTV calculated based on the income value of the land and building after completion using the income capitalization method is 62.6%. This appraisal report was obtained by the borrower.

b. NIPPON REIT acquired two trust beneficiary interests in real estate as described below.

Property name	Location	Acquisition date	Acquisition price (million yen) (Note 1)	Seller
FORECAST Yokkaichi	Yokkaichi, Mie	January 14, 2026	3,531	Fuyo General Lease Co., Ltd
innoba Ohta (90% of quasi co-ownership interest) (Note 2)	Ohta ward, Tokyo	January 14, 2026	3,158	TU31 Godo Kaisha
Total			6,689	-

(Note 1) The acquisition prices represent the amount of consideration stated in the transfer agreements of each of the trust beneficiary interests in real estate and the quasi co-ownership interest. The acquisition price does not include expenses related to the acquisition, consumption taxes and local consumption taxes. Furthermore, the acquisition price of less than one million yen is omitted. The acquisition price of FORECAST Yokkaichi may be adjusted based on revenues and expenses incurred up to the acquisition date, in accordance with the calculation method defined in the transfer agreement. Accordingly, the acquisition price is subject to change.

(Note 2) 90% of quasi co-ownership interest of this property was acquired.

c. NIPPON REIT decided to acquire four trust beneficiary interests in real estate on February 18, 2026 and concluded transfer agreements of the trust beneficiary interests in real estate as described below.

Property name	Location	Scheduled acquisition date	Scheduled acquisition price (million yen) (Note)	Seller
PRIME GARDEN AKATSUKA	Itabashi ward, Tokyo	March 6, 2026	2,420	Godo Kaisha Omori
HOTEL RESOL AKIHABARA	Chiyoda ward, Tokyo	March 6, 2026	6,125	Godo Kaisha Residence Asset Solution II
THE BASEMENT HOTEL Osaka Honmachi	Osaka, Osaka	March 6, 2026	5,600	Godo Kaisha Osaka Honmachi Hotel
KEIYU Kawagoe Interchange Store (Leasehold land)	Kawagoe, Saitama	March 6, 2026	1,273	Godo Kaisha SPV04
Total			15,418	-

(Note) The scheduled acquisition prices represent the amounts of consideration stated in the transfer agreements of the trust beneficiary interests in each real estate. The scheduled acquisition price does not include expenses related to the acquisition, consumption taxes and local tax. Furthermore, the acquisition price of less than one million yen is omitted. It is planned to separately pay the warehousing cost associated with HOTEL RESOL AKIHABARA and KEIYU Kawagoe Interchange Store (Leasehold land) to the respective sellers.

C. Transfer of Property

NIPPON REIT transferred one trust beneficiary interest in real estate as described below.

Property name	Location	Transfer date	Transfer price (million yen) (Note 1)	Book value (million yen) (Note 2)	Buyer
FORECAST Sakurabashi	Chuo ward, Tokyo	January 13, 2026	Not disclosed (Note 3)	6,118	Not disclosed (Note 3)

(Note 1) The transfer price represents the amount of consideration stated in the transfer agreement of the trust beneficiary interest in real estate. The transfer price does not include expenses related to the transfer, consumption taxes and local consumption taxes. Furthermore, the transfer price of less than one million yen is omitted.

(Note 2) Book value as of December 31, 2025 is described, rounded down to the nearest million yen.

(Note 3) This information is not disclosed as the buyer's consent to disclosure has not been obtained.

D. Borrowing of Funds

NIPPON REIT decided to borrow funds on February 18, 2026, with the borrowing scheduled to be executed on March 6, 2026, as below for use as part of funds for acquiring the properties described in c. of "B. Acquisition of Properties" above (excluding KEIYU Kawagoe Interchange Store (Leasehold land)) and their related expenses.

Lender	Scheduled loan amount (million yen)	Interest rate	Fixed/ Floating	Scheduled repayment due date	Repayment method
Co-financing group with MUFG Bank, Ltd. as the lead arranger and Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation as a co-arranger (Note 1)	2,610	Interest rate of base rate plus 0.2900% (Note 3)	Floating	April 22, 2030	Lump-sum payment at maturity (Note 6)

Lender	Scheduled loan amount (million yen)	Interest rate	Fixed/ Floating	Scheduled repayment due date	Repayment method
Co-financing group with MUFG Bank, Ltd. as the lead arranger and Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation as a co-arranger (Note 2)	3,210	Interest rate of base rate plus 0.3300% (Note 4)	Floating (Note 5)	April 21, 2031	
Total	5,820	-	-	-	-

(Note 1) The co-financing group consists of MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, SBI Shinsei Bank, Limited, and Mizuho Trust & Banking Co., Ltd.

(Note 2) The co-financing group consists of MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, SBI Shinsei Bank, Limited, Mizuho Trust & Banking Co., Ltd., Development Bank of Japan Inc., and Aozora Bank, Ltd.

(Note 3) The first interest payment date shall be March 23, 2026, and the subsequent interest payment date shall be the 20th day of every month (if the date is not a business day, then it shall be the next business day.) and the principal repayment date. The base rate applicable to the interest payable on an interest payment date shall be JBA one-month Japanese Yen TIBOR announced two business days prior to the interest payment date immediately preceding the respective interest payment date (borrowing execution date for the first interest payment). In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement.

(Note 4) The first interest payment date shall be August 20, 2026, and the subsequent interest payment date shall be the 20th day of every February and August (if the date is not a business day, then it shall be the next business day.) and the principal repayment date. The base rate applicable to the interest payable on an interest payment date shall be JBA six-month Japanese Yen TIBOR announced two business days prior to the interest payment date immediately preceding the respective interest payment date (borrowing execution date for the first interest payment). In the event that the interest calculation period is more than six months or less than six months, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement.

(Note 5) It is planned that the effective interest rate will be fixed under the interest rate swap agreement.

(Note 6) NIPPON REIT can make early repayment of the loan, in whole or in part, if it gives prior written notice and other certain terms and conditions are met by the scheduled repayment date.

(Additional Information)

Exchange of Properties

NIPPON REIT decided to exchange properties in accordance with the provisions of the “Inclusion of Deductible Expenses of Reduced Amount of Assets Acquired through Exchange” in Article 50 of the Corporation Tax Act (Act No. 34 of March 31, 1965, as revised) on December 19, 2025 and concluded an exchange agreement of the trust beneficiary interest in real estate as described below.

a. Property to be acquired

Property name	Location	Scheduled acquisition date	Scheduled acquisition price (million yen) (Note 1)	Seller
CIRCLES Nihonbashi Hamacho	Chuo ward, Tokyo	March 30, 2026	3,492	MITSUBISHI ESTATE CO., LTD.

(Note 1) The scheduled acquisition price represents the price of the trust beneficiary interest in real estate stated in the exchange agreement of the trust beneficiary interest in real estate. The scheduled acquisition price does not include expenses related to the exchange, consumption taxes and local consumption taxes. Furthermore, the scheduled acquisition price of less than one million yen is omitted.

(Note 2) The exchange agreement of the trust beneficiary interest in real estate for this property falls under the forward commitment, etc. The Asset Management Company has concluded the agreement in accordance with internal rules on forward commitment. In addition, the exchange agreement of the trust beneficiary interests in real estate of this property stipulates that in the event of the other party's breach of its contractual obligations, the cancellation upon notice may be effected, except where there is a justifiable cause. In such event, the canceller may request the other party to pay a penalty equivalent to 10% of the consideration of the cancelled beneficiary interest (scheduled acquisition price). However, if it is certain that NIPPON REIT will be unable to complete the necessary financing for the payment of the exchange difference, NIPPON REIT and the counterparty may terminate the agreement without charge.

b. Properties to be transferred

Property name	Location	Scheduled transfer date	Scheduled transfer price (million yen) (Note 1)	Book value (million yen) (Note 2)	Buyer
Kudankita 325 Building	Chiyoda ward, Tokyo	March 30, 2026	2,740	1,948	MITSUBISHI ESTATE CO., LTD.

(Note 1) The scheduled transfer price represents the price of the trust beneficiary interest in real estate stated in the exchange agreement of the trust beneficiary interest in real estate. The scheduled transfer price does not include expenses related to the transfer, consumption taxes and local consumption taxes. Furthermore, the transfer price of less than one million yen is omitted.

(Note 2) Book value as of December 31, 2025 is described, rounded down to the nearest million yen.

(Note 3) The exchange agreement of the trust beneficiary interest in real estate for this property falls under the forward commitment, etc. The Asset Management Company has concluded the agreement in accordance with internal rules on forward commitment. In addition, the exchange agreement of the trust beneficiary interests in real estate of this property stipulates that in the event of the other party's breach of its contractual obligations, the cancellation upon notice may be effected, except where there is a justifiable cause. In such event, the canceller may request the other party to pay a penalty equivalent to 10% of the consideration of the cancelled beneficiary interest (scheduled acquisition price). However, if it is certain that NIPPON REIT will be unable to complete the necessary financing for the payment of the exchange difference, NIPPON REIT and the counterparty may terminate the agreement without charge.

IV. Forecast of Management Status

The forecast of management status for the fiscal period ending June 2026 (January 1, 2026 to June 30, 2026) and the fiscal period ending December 2026 (July 1, 2026 to December 31, 2026) are as follows. For details of the assumptions underlying forecast of management status, please refer to "Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2026 (January 1, 2026 to June 30, 2026) and Fiscal Period Ending December 2026 (July 1, 2026 to December 31, 2026)" hereinafter described.

Fiscal period ending June 2026 (January 1, 2026 to June 30, 2026)

Operating revenues	10,077 million yen
Operating income	5,866 million yen
Ordinary income	4,902 million yen
Net income	4,901 million yen
Cash distribution per unit	2,423 yen
Cash distributions in excess of earnings per unit	0 yen

Fiscal period ending December 2026 (July 1, 2026 to December 31, 2026)

Operating revenues	9,049 million yen
Operating income	4,836 million yen
Ordinary income	3,736 million yen
Net income	3,735 million yen
Cash distribution per unit	2,250 yen
Cash distributions in excess of earnings per unit	0 yen

(Note) The above figures are calculated based on certain assumptions as of date of this summary of financial results. Actual net income, distributions, etc. may fluctuate due to changing circumstances. In addition, the figures do not guarantee the amount of distributions.

Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2026 (January 1, 2026 to June 30, 2026) and Fiscal Period Ending December 2026 (July 1, 2026 to December 31, 2026)

Item	Assumption
Calculation period	<ul style="list-style-type: none"> · Fiscal period ending June 2026 (28th fiscal period): from January 1, 2026 to June 30, 2026 (181 days) · Fiscal period ending December 2026 (29th fiscal period): from July 1, 2026 to December 31, 2026 (184 days)
Assets under management	<ul style="list-style-type: none"> · The assumption is that, based on the real estate and trust beneficiary interests in real estate held by NIPPON REIT as of the date of this report (total of 103 properties are the “acquired assets”), the acquisition and the transfer described below are scheduled on the following respective dates, in addition to the mezzanine loan claims to Sumu Fund No. 1 GK (“mezzanine loan claims”). Except for the following acquisition and the transfer, there would be no change (no acquisition of new property, no disposition of portfolio property, etc.) expected until the end of the fiscal period ending December 2026. · <Acquisition> PRIME GARDEN AKATSUKA, HOTEL RESOL AKIHABARA, THE BASEMENT HOTEL Osaka Honmachi, and KEIYU Kawagoe Interchange Store (Leasehold land) will be acquired on March 6, 2026 and CIRCLES Nihonbashi Hamacho will be acquired on March 30, 2026 (collectively, “properties to be acquired”). · <Transfer> Kudankita 325 Building will be transferred on March 30, 2026 (“property to be transferred”). · Furthermore, there may be changes due to acquisition of new property other than the properties to be acquired, or disposition of portfolio property, etc. other than the properties to be transferred.
Operating revenues	<ul style="list-style-type: none"> · Revenues from property leasing are estimated based on the historical data for the acquired properties, and for the properties to be acquired, based on information provided from the current owner or the current trust beneficiary of each property, and respectively taking into account such factors as market trends and property competitiveness. The total amounts of revenues from property leasing are assumed to be 8,769 million yen in the fiscal period ending June 2026 and 9,033 million yen in the fiscal period ending December 2026, respectively. · A gain on the sale of property of 1,290 million yen is assumed for the fiscal period ending June 2026, due to the transfer of FORECAST Sakurabashi in January 2026. · Dividend income of 1 million yen is assumed for the fiscal period ending June 2026 and nil for the fiscal period ending December 2026, respectively. · Interest income on mezzanine loan claims of 15 million yen is assumed for the fiscal period ending June 2026 and 16 million yen for the fiscal period ending December 2026, respectively, based on the loan agreement that is in full force as of the date of this report. · Rental revenues are based on the assumption of no delinquent or unpaid rent by tenants.
Operating expenses	<ul style="list-style-type: none"> · Property-related expenses other than depreciation, which are calculated on the basis of historical data for the acquired properties, and for the properties to be acquired, based on information provided from the current owner or the current trust beneficiary of each property, and reflecting factors causing fluctuation in expenses, are assumed to be 2,047 million yen in the fiscal period ending June 2026 and 2,064 million yen in the fiscal period ending December 2026, respectively. · Depreciation, which is calculated using the straight-line method on the (scheduled) acquisition price including incidental expenses, is assumed to be 1,171 million yen in the fiscal period ending June 2026 and 1,220 million yen in the fiscal period ending December 2026, respectively. · The total amount of property taxes and city planning taxes is assumed to be 637 million yen in the fiscal period ending June 2026 and 632 million yen in the fiscal period ending December 2026, respectively. · In general, property taxes and city planning taxes upon transactions of real estate, etc. are calculated on a pro rata basis and reimbursed at the time of acquisition with the seller, but the amount equivalent to the reimbursement is capitalized as acquisition cost rather than recognized as expenses. Accordingly, as for 2 properties acquired in January 2026 and the properties to be acquired, property taxes and city planning taxes are not recognized as expenses in the fiscal periods ending June 2026 and December 2026. Furthermore, the total amount of property taxes and city planning taxes to be capitalized as acquisition cost of 2 properties acquired in January 2026 and the properties to be acquired are assumed to be 30 million yen for the fiscal period ending June 2026 and 42 million yen for the fiscal period ending December 2026, respectively. · Repair expenses are recognized in the necessary amount assumed on the repair plan formulated by the Asset Management Company (SBI REIT Advisors Co., Ltd.) based on engineering reports obtained for individual properties. However, as the repairs may be carried out due to unforeseeable causes, the difference in the amount depending on every fiscal period may generally be large and the repairs would not be carried out periodically, repair expenses may materially differ from the forecast. · A loss on the exchange of real estate properties of 21 million yen is assumed for the fiscal period ending June 2026 due to the sale of the property to be transferred through an exchange transaction.

Item	Assumption
	<ul style="list-style-type: none"> Asset management fees are assumed to be 653 million yen in the fiscal period ending June 2026 and 691 million yen in the fiscal period ending December 2026, respectively. Among the asset management fees, acquisition fees are not included in the above amounts because they will be included in acquisition costs.
Non-operating revenues	<ul style="list-style-type: none"> Non-operating revenues are assumed to be 18 million yen in the fiscal period ending June 2026 and 20 million yen in the fiscal period ending December 2026, respectively.
Non-operating expenses	<ul style="list-style-type: none"> The total amount of expenses related to the issuance of new investment units resolved at the Board of Directors held at the date of this report is expected to be 33 million yen, and such expenses are planned to be recognized in full in the fiscal period ending June 2026. Interest expense and other items (including borrowing related expenses and interest expense on investment corporation bonds) are assumed to be 948 million yen in the fiscal period ending June 2026 and 1,120 million yen in the fiscal period ending December 2026, respectively.
Loans	<ul style="list-style-type: none"> NIPPON REIT's outstanding balance of interest-bearing debt as of the end of this report is 135,430 million yen. The assumption is that, for loans which will come due before the end of the fiscal period ending December 2026 (23,210 million yen), refinancing or the issuance of investment corporation bonds will be executed. To use as part of funds for acquiring the trust beneficiary interests in PRIME GARDEN AKATSUKA, HOTEL RESOL AKIHABARA and THE BASEMENT HOTEL Osaka Honmachi, which are the properties to be acquired, and their related expenses, NIPPON REIT will execute a borrowing of 5,820 million yen on March 6, 2026 from a qualified institutional investor as defined in Article 2, Paragraph 3, Item 1 of the Financial Instruments and Exchange Act (provided that such an investor is an institutional investor defined in Article 67-15 of the Special Taxation Measure Act of Japan). As a result, NIPPON REIT's outstanding balance of interest-bearing debt is assumed to be 141,250 million yen as of June 30, 2026 and December 31, 2026, respectively.
Investment units	<ul style="list-style-type: none"> The assumption is that the number of investment units is a total of 1,830,330 units, comprising 1,768,380 units which are issued and outstanding as of the date of this report, plus 59,000 investment units to be newly issued through primary offering and the maximum of 2,950 units to be issued through the third-party allotment, which have been resolved at the Board of Directors held on the date of this report. Apart from the above, there will be no change in the number of investment units due to issuance of new investment units, etc. until the end of the fiscal period ending December 2026.
Cash Distributions per unit	<ul style="list-style-type: none"> Cash distribution per unit is calculated based on the assumption that earnings will be distributed in full in accordance with the cash distribution policy set forth in NIPPON REIT's Articles of Incorporation. Retained earnings carried forward will be utilized for offsetting the negative impact of a short-term or unexpected decline in revenue and an increase in expenses and securing the stable distribution level per unit. Cash distribution per unit for the fiscal period ending June 30, 2026 is calculated based on the assumption that unappropriated retained earnings after adding the reversal of reserve for the reduction entry with special provisions for replacement (14 million yen) and deducting the provision of reserve for the reduction entry (480 million yen), assuming that "Special provisions for taxation in case of replacement of specified assets" is applied and a portion of a gain on the sale of FORECAST Sakurabashi in January 2026 will be retained internally, will be distributed. Cash distributions per unit for the fiscal period ending December 31, 2026 is calculated based on the assumption that unappropriated retained earnings after adding the reversal of reserve for the reduction entry (369 million yen) and the reversal of reserve for the reduction entry with special provisions for replacement (14 million yen) will be distributed. The actual provision and reversal amount of reserve for the reduction entry and the actual reversal amount of reserve for the reduction entry with special provisions for replacement may change depending on management status. Cash distribution per unit may vary materially due to various factors, including fluctuation in rent income attributable to future additional acquisition or disposition of real estate, etc., change in tenants and other events, occurrence of unexpected repairs and other changes in the management environment, fluctuation in interest rates, the number of issuance and the issue price of the new investment units to be actually determined or future additional issuance of new investment units and other events.
Cash Distributions in excess of earnings per unit	<ul style="list-style-type: none"> There are no plans at this time to distribute cash in excess of earnings.
Others	<ul style="list-style-type: none"> The assumption is that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations of Tokyo Stock Exchange, Inc., rules of The Investment Trusts Association, Japan, etc. that will impact the forecast figures above. The assumption is that there will be no unforeseen serious change in general economic trends and real estate market conditions, etc.

(2) Investment Risks

As there have been no significant changes in the “Investment Risks” as described in the latest Annual Securities Report (submitted on September 26, 2025) and the Securities Registration Statement (submitted on February 18, 2026), the disclosure is omitted.

2. Financial Statements

(1) Balance Sheets

	The 26th Fiscal Period (as of June 30, 2025)	(Yen in thousands) The 27th Fiscal Period (as of December 31, 2025)
Assets		
Current Assets		
Cash and deposits	10,362,383	16,470,963
Cash and deposits in trust	5,740,202	6,441,790
Tenant receivables	205,396	122,768
Prepaid expenses	451,704	438,052
Income taxes refund receivable	554	1,816
Consumption taxes refund receivable	259,122	-
Other current assets	23,054	24,093
Total Current Assets	17,042,417	23,499,484
Non-Current Assets		
Property, plant and equipment		
Buildings	*1 288,234	*1 291,290
Accumulated depreciation	(57,952)	(62,813)
Buildings, net	230,281	228,476
Tools, furniture and fixtures	1,066	1,066
Accumulated depreciation	(271)	(344)
Tools, furniture and fixtures, net	794	721
Buildings in trust	*1 66,710,752	*1 69,485,471
Accumulated depreciation	(16,242,296)	(16,337,774)
Buildings in trust, net	50,468,455	53,147,696
Structures in trust	254,221	261,069
Accumulated depreciation	(109,019)	(108,651)
Structures in trust, net	145,202	152,417
Machinery and equipment in trust	732,370	780,033
Accumulated depreciation	(292,309)	(307,207)
Machinery and equipment in trust, net	440,061	472,825
Tools, furniture and fixtures in trust	*1 603,630	*1 643,617
Accumulated depreciation	(283,500)	(313,417)
Tools, furniture and fixtures in trust, net	320,130	330,199
Land in trust	*2 196,098,726	*2 197,488,666
Construction in progress in trust	10,647	1,715
Total property, plant and equipment	247,714,300	251,822,718
Intangible assets		
Leasehold rights	1,256,792	1,256,792
Leasehold rights in trust	10,137,189	3,481,919
Other	2,821	2,628
Total intangible assets	11,396,804	4,741,341
Investments and other assets		
Investment securities	121,563	121,563
Lease and guarantee deposits	10,100	10,100
Long-term prepaid expenses	965,778	901,429
Deferred tax assets	41	38
Other	4,334	4,690
Total investments and other assets	1,101,818	1,037,821
Total Non-Current Assets	260,212,923	257,601,881
Deferred asset		
Investment corporation bond issuance costs	39,636	35,191
Total deferred asset	39,636	35,191
Total Assets	277,294,977	281,136,557

	(Yen in thousands)	
	The 26th Fiscal Period (as of June 30, 2025)	The 27th Fiscal Period (as of December 31, 2025)
Liabilities		
Current Liabilities		
Accounts payable	1,231,461	1,072,348
Long-term debt due within one year	21,910,000	23,210,000
Accrued expenses	345,200	398,472
Accrued consumption taxes	-	34,401
Advances received	1,413,847	1,425,501
Other current liabilities	473,173	197,825
Total Current Liabilities	25,373,683	26,338,548
Long-Term Liabilities		
Investment corporation bonds	6,800,000	6,800,000
Long-term debt	105,520,000	105,420,000
Tenant security deposits	62,921	63,670
Tenant security deposits in trust	8,391,082	8,830,963
Other	-	32,899
Total Long-Term Liabilities	120,774,004	121,147,533
Total Liabilities	146,147,687	147,486,082
Net Assets		
Unitholders' Equity		
Unitholders' capital	126,515,601	126,515,601
Deduction from Unitholders' capital	*3 (2,499,903)	*3 (2,499,903)
Total Unitholders' capital (net)	124,015,698	124,015,698
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	947,091	947,091
Reserve for the reduction entry with special provisions for replacement	-	1,929,842
Total voluntary retained earnings	947,091	2,876,934
Unappropriated retained earnings (undisposed loss)	6,184,499	6,757,843
Total Surplus	7,131,591	9,634,777
Total Unitholders' Equity	131,147,289	133,650,475
Total Net Assets	*4 131,147,289	*4 133,650,475
Total Liabilities and Net Assets	277,294,977	281,136,557

(2) Statements of Income and Retained Earnings

	(Yen in thousands)	
	The 26th Fiscal Period (from January 1, 2025 to June 30, 2025)	The 27th Fiscal Period (from July 1, 2025 to December 31, 2025)
Operating Revenues		
Rental revenues	*1 7,809,535	*1 7,786,235
Other revenues related to property leasing	*1 730,322	*1 743,641
Gain on sales of real estate properties	*2 2,452,836	*2 3,121,350
Gain on exchanges of real estate properties	*3 17,874	-
Dividend income	3,032	2,983
Total Operating Revenues	11,013,601	11,654,210
Operating Expenses		
Property-related expenses	*1 3,242,332	*1 3,194,923
Asset management fees	630,925	648,017
Asset custody fees	10,353	10,605
Administrative service fees	46,009	46,361
Directors' compensation	2,400	3,450
Independent auditors' fees	15,000	15,000
Other operating expenses	230,907	264,677
Total Operating Expenses	4,177,928	4,183,036
Operating Income	6,835,672	7,471,174
Non-Operating Revenues		
Interest income	8,792	16,804
Interest on tax refund	-	1,027
Reversal of distributions payable	8,718	6,673
Total Non-Operating Revenues	17,511	24,505
Non-Operating Expenses		
Interest expense	481,853	541,300
Interest expense on investment corporation bonds	26,126	30,299
Amortization of investment corporation bond issuance costs	4,145	4,444
Borrowing related expenses	261,910	268,178
Other	56	51
Total Non-Operating Expenses	774,093	844,274
Ordinary Income	6,079,089	6,651,405
Income Before Income Taxes	6,079,089	6,651,405
Income taxes - current	1,411	1,365
Income taxes - deferred	(0)	3
Total Income Taxes	1,410	1,368
Net Income	6,077,679	6,650,037
Retained Earnings Brought Forward	106,820	107,806
Retained Earnings at End of Period	6,184,499	6,757,843

(3) Statements of Changes in Net Assets

The 26th Fiscal Period (from January 1, 2025 to June 30, 2025)

(Yen in thousands)

	Unitholders' Equity				
	Unitholders' capital			Surplus	
	Unitholders' capital	Deduction from Unitholders' capital	Total Unitholders' capital (net)	Voluntary retained earnings	
				Reserve for reduction entry	Total voluntary retained earnings
Balance at the beginning of current period	126,515,601	(2,499,903)	124,015,698	467,939	467,939
Changes of items during the period					
Reserve for reduction entry				479,152	479,152
Distributions of surplus					
Net income					
Total changes of items during the period	-	-	-	479,152	479,152
Balance at the end of current Period	*1 126,515,601	(2,499,903)	124,015,698	947,091	947,091

	Unitholders' Equity			Total Net Assets
	Surplus		Total Unitholders' Equity	
	Unappropriated retained earnings (undisposed loss)	Total Surplus		
Balance at the beginning of current period	4,994,544	5,462,483	129,478,181	129,478,181
Changes of items during the period				
Reserve for reduction entry	(479,152)	-	-	-
Distributions of surplus	(4,408,571)	(4,408,571)	(4,408,571)	(4,408,571)
Net income	6,077,679	6,077,679	6,077,679	6,077,679
Total changes of items during the period	1,189,955	1,669,107	1,669,107	1,669,107
Balance at the end of current Period	6,184,499	7,131,591	131,147,289	131,147,289

The 27th Fiscal Period (from July 1, 2025 to December 31, 2025)

(Yen in thousands)

	Unitholders' Equity					
	Unitholders' capital			Surplus		
	Unitholders' capital	Deduction from Unitholders' capital	Total Unitholders' capital (net)	Voluntary retained earnings		
				Reserve for reduction entry	Reserve for the reduction entry with special provisions for replacement	Total voluntary retained earnings
Balance at the beginning of current period	126,515,601	(2,499,903)	124,015,698	947,091	-	947,091
Changes of items during the period						
Provision of reserve for the reduction entry with special provisions for replacement					1,934,000	1,934,000
Reversal of reserve for the reduction entry with special provisions for replacement					(4,157)	(4,157)
Distributions of surplus						
Net income						
Total changes of items during the period	-	-	-	-	1,929,842	1,929,842
Balance at the end of current Period	*1 126,515,601	(2,499,903)	124,015,698	947,091	1,929,842	2,876,934

	Unitholders' Equity			Total Net Assets
	Surplus		Total Unitholders' Equity	
	Unappropriated retained earnings (undisposed loss)	Total Surplus		
Balance at the beginning of current period	6,184,499	7,131,591	131,147,289	131,147,289
Changes of items during the period				
Provision of reserve for the reduction entry with special provisions for replacement	(1,934,000)	-	-	-
Reversal of reserve for the reduction entry with special provisions for replacement	4,157	-	-	-
Distributions of surplus	(4,146,851)	(4,146,851)	(4,146,851)	(4,146,851)
Net income	6,650,037	6,650,037	6,650,037	6,650,037
Total changes of items during the period	573,343	2,503,186	2,503,186	2,503,186
Balance at the end of current Period	6,757,843	9,634,777	133,650,475	133,650,475

(4) Statements of Cash Distribution

	The 26th Fiscal Period (from January 1, 2025 to June 30, 2025)	The 27th Fiscal Period (from July 1, 2025 to December 31, 2025)
	(Yen)	(Yen)
I Unappropriated retained earnings	6,184,499,575	6,757,843,348
II Reversal of voluntary retained earnings		
Reversal of reserve for the reduction entry with special provisions for replacement	4,157,590	14,289,128
III Cash distributions	4,146,851,100	4,302,468,540
(Cash distribution per unit)	(2,345)	(2,433)
IV Voluntary retained earnings		
Provision of reserve for the reduction entry with special provisions for replacement	1,934,000,000	2,361,000,000
V Retained earnings carried forward to the next period	107,806,065	108,663,936

Calculation method for cash distributions	<p>Based on the distribution policy set forth in Article 35, Paragraph 1 of the Articles of Incorporation of NIPPON REIT, the amount of cash distributions shall be limited to the amount of profit in excess of an amount equivalent to 90% of distributable profits, as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation.</p> <p>In consideration of this policy, NIPPON REIT decided to distribute 4,146,851,100 yen, which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding (1,768,380 units), and does not exceed the amount of unappropriated retained earnings after adding the reversal of reserve for the reduction entry with special provisions for replacement as stipulated in Article 65-7 of the Special Taxation Measure Act of Japan and retaining the provision of reserve for the reduction entry with special provisions for replacement as stipulated in Article 65-7 of the Special Taxation Measure Act of Japan.</p> <p>Furthermore, NIPPON REIT does not distribute cash distributions in excess of its earnings as stipulated in Articles 35, Paragraph 2 of its Articles of Incorporation.</p>	<p>Based on the distribution policy set forth in Article 35, Paragraph 1 of the Articles of Incorporation of NIPPON REIT, the amount of cash distributions shall be limited to the amount of profit in excess of an amount equivalent to 90% of distributable profits, as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation.</p> <p>In consideration of this policy, NIPPON REIT decided to distribute 4,302,468,540 yen, which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding (1,768,380 units), and does not exceed the amount of unappropriated retained earnings after adding the reversal of reserve for the reduction entry with special provisions for replacement as stipulated in Article 65-7 of the Special Taxation Measure Act of Japan and retaining the provision of reserve for the reduction entry with special provisions for replacement as stipulated in Article 65-7 of the Special Taxation Measure Act of Japan.</p> <p>Furthermore, NIPPON REIT does not distribute cash distributions in excess of its earnings as stipulated in Articles 35, Paragraph 2 of its Articles of Incorporation.</p>
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(5) Statements of Cash Flows

	(Yen in thousands)	
	The 26th Fiscal Period (from January 1, 2025 to June 30, 2025)	The 27th Fiscal Period (from July 1, 2025 to December 31, 2025)
Cash Flows from Operating Activities		
Income before income taxes	6,079,089	6,651,405
Depreciation and amortization	1,017,293	1,081,862
Investment corporation bonds issuance expense depreciation	4,145	4,444
Loss on retirement of non-current assets	17,708	6,850
Interest income	(8,792)	(16,804)
Interest expense	507,980	571,600
(Increase) Decrease in tenant receivables	(110,486)	82,627
(Increase) Decrease in prepaid expenses	21,109	13,651
(Increase) Decrease in long-term prepaid	134,422	64,349
Decrease (Increase) in consumption taxes refund receivable	(259,122)	259,122
Increase (Decrease) in accrued consumption	(411,792)	34,401
Increase (Decrease) in accounts payable	113,552	(177,850)
Increase (Decrease) in accrued expenses	(11,226)	5,099
Increase (Decrease) in advances received	(51,687)	11,653
Decrease in property, plant and equipment in trust due to sale	3,955,382	16,594,773
Decrease in intangible assets in trust due to sale	6,655,269	6,655,269
Others, net	(78,126)	137,421
Subtotal	17,574,718	31,979,878
Interest income received	8,792	16,804
Interest expense paid	(508,535)	(523,428)
Income taxes refunded (paid)	(3,169)	(2,627)
Net Cash Provided by (Used in) Operating Activities	17,071,805	31,470,627
Cash Flows from Investing Activities		
Payments for purchases of investment	(494)	(2,927)
Payments for purchases of investment properties in trust other than leasehold rights in	(19,114,794)	(21,769,618)
Proceeds from tenant security deposit	-	748
Proceeds from tenant security deposits in trust	919,702	1,382,402
Payments of tenant security deposits in trust	(1,100,130)	(1,332,325)
Other payments	(1,244)	(1,244)
Net Cash Provided by (Used in) Investing Activities	(19,296,961)	(21,722,964)
Cash Flows from Financing Activities		
Proceeds from long-term debt	9,360,000	10,700,000
Repayments of long-term debt	(8,050,000)	(9,500,000)
Proceeds from issuance of investment corporation bonds	1,300,000	-
Redemption of investment corporation bonds	(1,000,000)	-
Payments of investment corporation bond issuance costs	(14,326)	-
Distributions paid	(4,400,030)	(4,137,495)
Net Cash Provided by (Used in) Financing Activities	(2,804,357)	(2,937,495)
Net Change in Cash and Cash Equivalents	(5,029,513)	6,810,167
Cash and Cash Equivalents at Beginning of Period	21,132,099	16,102,585
Cash and Cash Equivalents at End of Period	*1 16,102,585	*1 22,912,753

(6) Notes to the Going Concern Assumption

None

(7) Summary of Significant Accounting Policies

1.Basis and Method of Valuation of Assets	<p>Securities</p> <p>Other securities</p> <p>Non-marketable securities</p> <p>The moving average method is employed as the cost method.</p> <p>Equity interests in silent partnership</p> <p>A method in which the equivalent amount of the silent partnership is incorporated with the net amount is employed.</p>								
2.Method of Depreciation of Non-Current Assets	<p>(1) Investment Properties Including Trust Assets</p> <p>Investment properties are recorded at cost, which includes the allocated purchase price and, related costs and expenses for acquisition of the trust beneficiary interests in real estate. Investment property balances are depreciated using the straight-line method over the estimated useful lives as follows:</p> <table><tr><td>Buildings in trust, Buildings</td><td>2-64 years</td></tr><tr><td>Structures in trust</td><td>2-49 years</td></tr><tr><td>Machinery and equipment in trust</td><td>10 years</td></tr><tr><td>Tools, furniture and fixtures in trust, tools, furniture and fixtures</td><td>2-15 years</td></tr></table> <p>(2) Intangible Assets</p> <p>Intangible assets are amortized using the straight-line method.</p> <p>(3) Long-Term Prepaid Expenses</p> <p>Long-term prepaid expenses are amortized using the straight-line method.</p>	Buildings in trust, Buildings	2-64 years	Structures in trust	2-49 years	Machinery and equipment in trust	10 years	Tools, furniture and fixtures in trust, tools, furniture and fixtures	2-15 years
Buildings in trust, Buildings	2-64 years								
Structures in trust	2-49 years								
Machinery and equipment in trust	10 years								
Tools, furniture and fixtures in trust, tools, furniture and fixtures	2-15 years								
3.Accounting Treatment for Deferred asset	<p>Investment Corporation Bond Issuance Costs</p> <p>Investment corporation bond issuance costs are amortized using the straight-line method through to the redemption date.</p>								
4.Allowance for Doubtful Accounts Recognition	<p>Allowance for Doubtful Accounts</p> <p>Allowance for doubtful accounts is provided at the amount considered sufficient to cover probable losses on collection. The amount is determined by estimating uncollectible amount based on the analysis of certain individual accounts that may not be uncollectable.</p>								
5.Revenue and Expense Recognition	<p>(1) Revenue Recognition</p> <p>Major contents of performance obligations relating to revenue arising from contracts with customers of NIPPON REIT and general timing of satisfying such performance obligations (general timing of revenue recognition for the revenue recognition) are as follows:</p> <p>A. Sales of Real Estate Properties</p> <p>Revenue is recognized at the time of a purchaser of real estate property as a customer obtains control over the real estate property by satisfying delivery obligation as described in a contract regarding the sale of the real estate property.</p> <p>Net amount is presented as “Gain on sales of real estate properties” or “Loss on sales of real estate properties” on the Statements of Income and Retained Earnings calculated as “Revenue from transfer of real estate property” which represents consideration for the transfer of investment property by deducting “Cost of real estate property transferred” which represents the book value of the investment property transferred and “Other transfer expenses incurred” which represents other direct expenses for the transfer.</p> <p>B. Utility Charge Revenue</p> <p>Utility charge revenue is recognized depending on volume of supply of electricity, water and others to a tenant as a customer based on the lease agreement of the related property and contents of ancillary agreements.</p>								

	<p>(2) Real Estate Taxes</p> <p>Property-related taxes property taxes and city planning taxes, etc. are imposed on properties on a calendar year basis. These taxes are generally changed to rental business expenses for the period, for the portion of such taxes corresponding to said period.</p> <p>In connection with the acquisition of real estate including trust beneficiary interests in real estate during the current period, NIPPON REIT included its pro rata property portion for the year in each property acquisition price and not as rental business expense.</p> <p>The amount of property taxes included in acquisition costs for properties acquired during the prior period was 26,708 thousand yen and the current period was 31,630 thousand yen.</p>
6. Method of Hedge Accounting	<p>(1) Method of Hedge Accounting</p> <p>Method of deferred on hedges is applied. Furthermore, for interest rate swaps that satisfy the requirements for special treatment, special treatment is applied.</p> <p>(2) Hedging instruments and hedge items</p> <p>Hedging instruments: Interest rate swaps</p> <p>Hedged items: Interest on borrowings</p> <p>(3) Hedging policy</p> <p>NIPPON REIT conducts derivative transactions for hedging risks provided for in the Articles of Incorporation of NIPPON REIT pursuant to the financing policy.</p> <p>(4) Method of assessing hedge effectiveness</p> <p>The effectiveness of hedging is assessed by the correlation between the change in aggregated amount of cash flow of the hedging instrument and the change in aggregated amount of cash flow of the hedged item. Furthermore, the assessment of hedge effectiveness for interest rate swap transactions that satisfy the requirements for special treatment is omitted.</p>
7. Cash and Cash Equivalents as Stated in the Statements of Cash Flows	<p>Cash and cash equivalents consist of cash, demand deposits, and short-term investments that are liquid, readily convertible to cash and with insignificant risk of market value fluctuation, with maturities of three months or less from the date of acquisition.</p>
8. Other Significant Matters Which Constitute the Basis for Preparation of Financial Statements	<p>(1) Accounting for Trust Beneficiary Interests in Real Estate</p> <p>For trust beneficial interests in real estate owned by NIPPON REIT, all accounts of assets and liabilities within the assets in trust as well as all accounts of revenue generated and expenses incurred from the assets in trust are recognized in the relevant accounts of the balance sheets and, statements of income and retained earnings.</p> <p>The following assets in trust are recognized and presented separately on the balance sheets.</p> <p>I. Cash and deposits in trust</p> <p>II. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust, leasehold rights in trust and construction in progress trust</p> <p>III. Tenant security deposits in trust</p> <p>(2) Consumption Taxes</p> <p>Non-deductible consumption taxes related to the acquisition of properties are treated as the cost of the applicable properties.</p>

(8) Notes to Financial Statements

(Notes to Balance Sheets)

*1. Reduction entry amount of tangible fixed assets received as governmental subsidy (Yen in thousands)

	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
Buildings	3,469	3,469
Buildings in trust	287,484	266,928
Tools, furniture and fixtures in trust	262	262
Total	291,216	270,660

*2. Reduction entry amount of tangible fixed assets acquired through exchanging (Yen in thousands)

	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
Lands in trust	971,651	971,651

*3. Cancellation of treasury investment units

	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
Total number of treasury investment units cancelled	7,835 (units)	7,835 (units)
	(Yen in thousands)	(Yen in thousands)
Total amount of cancellation	2,499,903	2,499,903
(Note) No treasury investment unit was cancelled during the current period.		

*4. Minimum net assets as required by Article 67, Paragraph 4 of the Investment Trust Act (Yen in thousands)

	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
	50,000	50,000

*5. Commitment line agreement

NIPPON REIT has engaged commitment line agreement (Yen in thousands)

	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
Total of maximum loan amount of commitment line agreement	3,000,000	3,000,000
Executed loan amount	2,810,000	2,810,000
Balance	190,000	190,000

(Notes to Statements of Income and Retained Earnings)

*1. Rental revenues and expenses

(Yen in thousands)

	Prior Period from January 1, 2025 to June 30, 2025	Current Period from July 1, 2025 to December 31, 2025
A. Revenues from property leasing:		
Rental revenues		
Base rents	6,801,877	6,883,744
Common area charges	776,848	691,017
Parking space rental revenues	230,810	211,472
Other revenues related to property leasing		
Utility charge revenue	494,972	522,739
Others	235,350	743,641
Total revenues from property leasing	8,539,858	8,529,877
B. Property-related expenses:		
Property-related expenses		
Property management fees	496,416	488,952
Utility expenses	479,089	489,628
Insurance expenses	11,136	11,375
Repair expenses	246,008	285,839
Taxes and dues	637,356	596,705
Depreciation	1,017,293	1,081,862
Loss on retirement of non- current assets	17,708	6,850
Trust fees	56,662	36,709
Others	280,660	196,998
Total property-related expenses	3,242,332	3,194,923
C. Income from property leasing (A-B)	5,297,526	5,334,953

*2. Breakdown of Gain or Loss on sales of real estate properties

Prior Period (from January 1, 2025 to June 30, 2025)

(Yen in thousands)

FORECAST Shinjuku SOUTH (50% of quasi co-ownership interest)

Revenue from transfer of real estate property	10,000,000
Cost of real estate property transferred	7,190,537
Other transfer expenses incurred	387,094
Gain on sales of real estate properties	2,422,368

(Yen in thousands)

Merveille Senzoku

Revenue from transfer of real estate property	820,000
Cost of real estate property transferred	767,070
Other transfer expenses incurred	22,461
Gain on sales of real estate properties	30,467

Current Period (from July 1, 2025 to December 31, 2025)

(Yen in thousands)

FORECAST Shinjuku SOUTH (50% of quasi co-ownership interest)

Revenue from transfer of real estate property	10,000,000	
Cost of real estate property transferred	7,249,399	
Other transfer expenses incurred	383,363	
Gain on sales of real estate properties		2,367,237

(Yen in thousands)

Central Daikanyama ・ BECOME SAKAE (Note)

Revenue from transfer of real estate property	9,100,000	
Cost of real estate property transferred	8,371,951	
Other transfer expenses incurred	303,894	
Gain on sales of real estate properties		424,154

(Note) Although this transfer is based on a single sales agreement, the individual transfer prices are not disclosed as buyer's consent has not been obtained.

(Yen in thousands)

FORECAST Shinagawa

Revenue from transfer of real estate property	2,700,000	
Cost of real estate property transferred	2,470,923	
Other transfer expenses incurred	109,691	
Gain on sales of real estate properties		119,385

(Yen in thousands)

REID-C Iidabashi Building

Revenue from transfer of real estate property	1,330,000	
Cost of real estate property transferred	1,229,330	
Other transfer expenses incurred	54,994	
Gain on sales of real estate properties		45,675

(Yen in thousands)

REID-C Gotenyama Building

Revenue from transfer of real estate property	1,170,000	
Cost of real estate property transferred	1,080,873	
Other transfer expenses incurred	48,394	
Gain on sales of real estate properties		40,731

(Yen in thousands)

Tenjin Higashi residence, Minami-Horie apartment Cielo, Minami-Horie apartment Grande, and Minami-Horie apartment Rio (Note)

Revenue from transfer of real estate property	3,100,000	
Cost of real estate property transferred	2,845,351	
Other transfer expenses incurred	130,482	
Gain on sales of real estate properties		124,165

(Note) Although this transfer is based on a single sales agreement, the individual transfer prices are not disclosed as buyer's consent has not been obtained.

*3. Gain on exchanges of real estate properties

Prior Period (from January 1, 2025 to June 30, 2025)

(Yen in thousands)

FORECAST Shin-Tokiwabashi

Revenue from transfer of real estate property	2,700,000	
Cost of real estate property transferred	2,093,493	
Other transfer expenses incurred	29,082	
Loss on tax purpose reduction entry of non-current assets	559,550	
Gain on exchanges of real estate properties		17,874

Current Period (from July 1, 2025 to December 31, 2025)

Not applicable.

(Notes to Statements of Changes in Net Assets)

*1. Total number of investment units authorized and number of investment units issued and outstanding

	Prior Period from January 1, 2025 to June 30, 2025	Current Period from July 1, 2025 to December 31, 2025
Number of investment units authorized	16,000,000 units	16,000,000 units
Number of investment units issued and outstanding	1,768,380 units	1,768,380 units

(Notes to Statements of Cash Flows)

*1. Reconciliation between cash and deposits and cash and deposits in trust in the balance sheets and cash and cash equivalents in the statements of cash flows

(Yen in thousands)

	Prior Period from January 1, 2025 to June 30, 2025	Current Period from July 1, 2025 to December 31, 2025
Cash and deposits	10,362,383	16,470,963
Cash and deposits in trust	5,740,202	6,441,790
Cash and cash equivalents	16,102,585	22,912,753

(Notes to Lease Transactions)

Existing non-cancelable operating leases (As lessor)

Future minimum rental revenues

(Yen in thousands)

	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
Due within one year	1,243,332	1,240,447
Due after one year	3,600,795	3,207,343
Total	4,844,127	4,447,790

(Notes to Financial Instruments)

1. Quantitative Information for Financial Instruments

(1) Policy for Financial Instruments Transactions

NIPPON REIT raises funds mainly through borrowings, issuance of investment corporation bonds and investment units for acquisition of investment properties, capital expenditures, renovations or repayment of bank borrowings. In financing through interest-bearing debt, NIPPON REIT raises funds with longer term, fixed-rate and well-diversified maturities to secure stable and liquid financing capacity.

NIPPON REIT enters into derivative transactions solely for the purpose of hedging interest rate fluctuation risks arising from borrowings and does not use derivative transactions for speculative purposes.

(2) Nature and Extent of Risks arising from Financial Instruments

Proceeds from borrowings and investment corporation bonds are used mainly for acquisition of investment properties, capital expenditures, renovations, operations or repayment of outstanding borrowings. These borrowings and investment corporation bonds are exposed to liquidity risks upon refinance. The floating-rate borrowings are exposed to potential risks of rising interest rates.

Bank deposits are used for investing NIPPON REIT's surplus funds. These bank deposits are exposed to credit risks such as bankruptcy of the depository financial institutions.

(3) Risk Management of Financial Instruments

Liquidity risk is managed by diversifying lending financial institutions and planning and executing diversified financing methods including financing through capital markets, such as issuance of investment corporation bonds and issuance of investment units.

Interest rate volatility risk is managed primarily by increasing the proportion of borrowings under long-term fixed rates. Derivative transactions may be entered into in order to hedge interest rate fluctuation risk. As of the end of current period, NIPPON REIT had derivatives (interest rate swap) as hedging instrument for the purpose of fixing the interest rate of floating-rate loans to avoid the interest volatility risk. The effectiveness of hedging is assessed by the correlation between the change in aggregated amount of cash flow of the hedging instrument and the change in aggregated amount of cash flow of the hedged item. Furthermore, the assessment of hedge effectiveness for interest rate swap transactions that satisfy the requirements for special treatment is omitted.

Credit risk concerning bank deposits is managed by diversifying the depositing financial institutions.

(4) Supplemental Explanation regarding Fair Value of Financial Instruments

Certain assumptions and factors are reflected in estimating the fair value of financial instruments. Different assumptions and factors could result in a different value.

2. Fair Value of Financial Instruments

Book value, fair value and difference between the two as of June 30, 2025 were as follows. Investments in partnerships (Note 2) are excluded from the table below. Disclosure of cash and deposits and cash and deposits in trust is omitted because the book value of these assets is deemed a reasonable approximation of the fair value as they are cash or with short maturities. Disclosure of tenant security deposits and tenant security deposits in trust is also omitted because they are immaterial.

(Yen in thousands)

	Book value	Fair value	Difference
(1) Long-term debt due within one year	21,910,000	21,843,809	(66,190)
(2) Investment corporation bonds	6,800,000	6,549,080	(250,920)
(3) Long-term debt	105,520,000	103,204,860	(2,315,139)
Total liabilities	134,230,000	131,597,749	(2,632,250)
(4) Derivative transactions	-	-	-

Book value, fair value and difference between the two as of December 31, 2025 were as follows. Investments in partnerships (Note 2) are excluded from the table below. Disclosure of cash and deposits and cash and deposits in trust is omitted because the book value of these assets is deemed a reasonable approximation of the fair value as they are cash or with short maturities. Disclosure of tenant security deposits and tenant security deposits in trust is also omitted because they are immaterial.

(Yen in thousands)

	Book value	Fair value	Difference
(1) Long-term debt due within one year	23,210,000	23,123,742	(86,257)
(2) Investment corporation bonds	6,800,000	6,469,250	(330,750)
(3) Long-term debt	105,420,000	101,762,617	(3,657,382)
Total liabilities	135,430,000	131,355,610	(4,074,389)
(4) Derivative transactions	-	-	-

(Note 1) Methods used to estimate the fair value of financial instruments and derivative transactions

(1) Long-term debt due within one year and (3) Long-term debt

For long-term debt with floating interest rates that reflects market interest rates within a short period of time, the book value is deemed a reasonable approximation of the fair value and there are no significant changes in NIPPON REIT's credit standing after borrowing; therefore, the book value is used as the fair value equivalent. For long-term debt with floating interest rate to which special treatment for interest rate swaps is applied, the fair value is the value calculated by discounting the sum of principal and interest, which are treated in combination with the interest rate swap, at a reasonable rate estimated for a similar loan that is made corresponding to the remaining period. For long-term debt with fixed interest rates, their fair value is calculated based on the present value of principal and interest cash flows discounted at the current interest rate which is estimated to be applied if similar new debt is entered into.

(2) Investment corporation bonds

Calculated based on Reference Statistical Prices for OTC Bond Transactions provided by Japan Securities Dealers Association.

(4) Derivative transactions

Please refer to "(Derivative Transactions)" below.

(Note 2) Equity interests in silent partnership

Notes as stipulated in Paragraph 4 (1) of "Implementation Guidance on Disclosures about Fair Value of Financial Instruments" (ASBJ Guidance No. 19, revised on March 31, 2020) are not disclosed by applying the treatment stipulated in paragraph 24-16 of "Implementation Guidance on Accounting Standard for Fair Value Measurement" (ASBJ Guidance No. 31, revised on June 17, 2021).

The balance sheet amount of investment in partnerships to which the above treatment is applied is 121,563 thousand yen as of June 30, 2025 and 121,563 thousand yen as of December 31, 2025.

(Note 3) Redemption schedule for long-term debt and investment corporation bonds

Prior Period (June 30, 2025)

(Yen in thousands)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	-	-	1,000,000	2,500,000	1,300,000	2,000,000
Long-term debt	21,910,000	21,800,000	23,700,000	20,120,000	19,200,000	20,700,000
Total	21,910,000	21,800,000	24,700,000	22,620,000	20,500,000	22,700,000

Current Period (December 31, 2025)

(Yen in thousands)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	-	-	2,500,000	1,000,000	1,300,000	2,000,000
Long-term debt	23,210,000	23,500,000	23,400,000	22,020,000	20,800,000	15,700,000
Total	23,210,000	23,500,000	25,900,000	23,020,000	22,100,000	17,700,000

(Notes to Investment Securities)

Prior Period (As of June 30, 2025)

Based on Article 8-6-2, paragraph 3 of the Regulations on Financial Statements, note disclosures defined in Paragraph 1, item 2 of the said paragraph for equity interests in silent partnerships (Book value: 121,563 thousand yen) are omitted.

Current Period (As of December 31, 2025)

Based on Article 8-6-2, paragraph 3 of the Regulations on Financial Statements, note disclosures defined in Paragraph 1, item 2 of the said paragraph for equity interests in silent partnerships (Book value: 121,563 thousand yen) are omitted.

(Notes to Derivative Transactions)

1. Derivative transactions to which hedge accounting is not applied:

Prior Period (June 30, 2025)

Not applicable

Current Period (December 31, 2025)

Not applicable

2. Derivative transactions to which hedge accounting is applied:

Prior Period (June 30, 2025)

(Yen in thousands)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fix	Long-term debt	112,270,000	93,670,000	(Note)	-
	Total		112,270,000	93,670,000	-	

(Note) Since those with special treatment of interest rate swaps are treated integrally with hedged long-term debt, the market values of such are shown as included in the market value in "(1) Long-term debt due within one year and (3) Long-term debt, Financial Instruments, 2. Fair Value of Financial Instruments" above.

Current Period (December 31, 2025)

(Yen in thousands)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fix	Long-term debt	110,570,000	91,670,000	(Note)	-
	Total		110,570,000	91,670,000	-	

(Note) Since those with special treatment of interest rate swaps are treated integrally with hedged long-term debt, the market values of such are shown as included in the market value in "(1) Long-term debt due within one year and (3) Long-term debt, Financial Instruments, 2. Fair Value of Financial Instruments" above.

(Note on Employee Retirement Benefits)

Prior period (June 30, 2025)

Not applicable as NIPPON REIT does not have an employee retirement benefits scheme.

Current period (December 31, 2025)

Not applicable as NIPPON REIT does not have an employee retirement benefits scheme.

(Notes to Deferred Tax Accounting)

1. The significant components of deferred tax assets and liabilities:

	(Yen in thousands)	
	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
Deferred tax assets:		
Accrued enterprise tax	41	38
Total deferred tax assets	41	38
Net deferred tax assets	41	38

2. Breakdown of main items causing significant difference between statutory income tax rate and NIPPON REIT's effective tax rate

	Prior Period (As of June 30, 2025)	Current Period (As of December 31, 2025)
Statutory tax rate	33.10%	33.10%
(Adjustments)		
Deductible cash distributions	(22.58%)	(21.41%)
Per capita inhabitant taxes	0.01%	0.01%
Provision of reserve for the reduction entry with special provisions for replacement	(10.51%)	(11.68%)
Others	0.00%	0.00%
Effective tax rate	0.02%	0.02%

(Notes to Equity in Income)

Prior Period (from January 1, 2025 to June 30, 2025)

Not applicable as there are no affiliated companies of NIPPON REIT.

Current Period (from July 1, 2025 to December 31, 2025)

Not applicable as there are no affiliated companies of NIPPON REIT.

(Notes to Related Party Transactions)

1. Parent company and major corporate unitholders

Prior Period (from January 1, 2025 to June 30, 2025)

Not applicable

Current Period (from July 1, 2025 to December 31, 2025)

Not applicable

2. Affiliates

Prior Period (from January 1, 2025 to June 30, 2025)

Not applicable

Current Period (from July 1, 2025 to December 31, 2025)

Not applicable

3. Companies under common control

Prior Period (from January 1, 2025 to June 30, 2025)

Not applicable

Current Period (from July 1, 2025 to December 31, 2025)

Not applicable

4. Board of Officers and major individual unitholders

Prior Period (from January 1, 2025 to June 30, 2025)

Attribute	Name	Address	Capital or investment amount (Yen in millions)	Line of business	Right to vote holding (owned) rates	Content of transaction	Transaction price (Yen in thousands)	Accounts	Balance at the end of the period (Yen in thousands)
Executive and its relatives	Yasushi Iwasa	-	-	Executive Officer, NIPPON REIT Investment Corporation and President & CEO, SBI REIT Advisors Co., Ltd.	-	Payment of Asset management fee to SBI REIT Advisors Co., Ltd. (Note 1)	938,650	Accounts payable	92,097
								Accrued expenses	169,643

(Note 1) Yasushi Iwasa implemented the transaction as President & CEO of third party (SBI REIT Advisors Co., Ltd.), and Asset management fee is following conditions stipulated in articles of incorporation.

(Note 2) Transaction price excludes consumption tax, but Balance at the end of the period includes.

Current Period (from July 1, 2025 to December 31, 2025)

Attribute	Name	Address	Capital or investment amount (Yen in millions)	Line of business	Right to vote holding (owned) rates	Content of transaction	Transaction price (Yen in thousands)	Accounts	Balance at the end of the period (Yen in thousands)
Executive and its relatives	Yasushi Iwasa	-	-	Executive Officer, NIPPON REIT Investment Corporation and President & CEO, SBI REIT Advisors Co., Ltd.	-	Payment of Asset management fee to SBI REIT Advisors Co., Ltd. (Note 1)	1,124,517	Accrued expenses	174,638

(Note 1) Yasushi Iwasa implemented the transaction as President & CEO of third party (SBI REIT Advisors Co., Ltd.), and Asset management fee is following conditions stipulated in articles of incorporation.

(Note 2) Transaction price excludes consumption tax, but Balance at the end of the period includes.

(Notes to Asset Retirement Obligation)

Prior Period (from January 1, 2025 to June 30, 2025)

Not applicable

Current Period (from July 1, 2025 to December 31, 2025)

Not applicable

(Notes to Investment Properties)

The book value, net changes in the book value and the fair value of the investment properties such as office, residential and other properties (including the land, etc.) owned by NIPPON REIT were as follows:

(Yen in thousands)

	Prior Period from January 1, 2025 to June 30, 2025	Current Period from July 1, 2025 to December 31, 2025
Book value		
Balance at beginning of period	251,677,430	259,100,457
Change during period	7,423,026	(2,538,112)
Balance at end of period	259,100,457	256,562,345
Fair value	329,293,000	331,652,000

(Note 1) Amounts recorded in the balance sheet are figures in which accumulated depreciation is deducted from the acquisition costs.

(Note 2) Among changes in the amount of real estate for rental purposes that occurred during the previous period, the main reason for the increase was due to the acquisition of six properties such as FORECAST Shinagawa@LABO (17,655,000 thousand yen in total), and the main decrease was due to transfer of three properties such as FORECAST Shinjuku SOUTH (50% of quasi co-ownership interest) (10,051,101 thousand yen in total).

(Note 3) Among changes in the amount of real estate for rental purposes that occurred during the current period, the main reason for the increase was due to the acquisition of four properties such as URAWA GARDEN BUILDING (80% of quasi co-ownership interest) (20,250,000 thousand yen in total), and the main decrease was due to transfer of ten properties such as FORECAST Shinjuku SOUTH (50% of quasi co-ownership interest) (23,247,828 thousand yen in total).

(Note 4) The fair value is determined based on appraisal values provided by external real estate appraisers.

Profit and loss associated with real estate for rental purposes is as stated in "Notes to Statements of Income and Retained Earnings."

(Notes to Revenue Recognition)

Prior Period (from January 1, 2025 to June 30, 2025)

Information on breakdown of revenues arising from contracts with customers

Information on breakdown of revenues arising from contracts with customers is presented in (Notes to Statements of Income and Retained Earnings) *1. Rental revenues and expenses and *2. Breakdown of Gain or Loss on sales of real estate properties. *1. Rental revenues and expenses include revenues relating to property leasing for which "Accounting Standards for Lease Transactions" (ASBJ Statement No. 13) is applied. Major revenues arising from contracts with customers are sales of real estate properties and utility charge revenues.

Current Period (from July 1, 2025 to December 31, 2025)

Information on breakdown of revenues arising from contracts with customers

Information on breakdown of revenues arising from contracts with customers is presented in (Notes to Statements of Income and Retained Earnings) *1. Rental revenues and expenses and *2. Breakdown of Gain or Loss on sales of real estate properties. *1. Rental revenues and expenses include revenues relating to property leasing for which "Accounting Standards for Lease Transactions" (ASBJ Statement No. 13) is applied. Major revenues arising from contracts with customers are sales of real estate properties and utility charge revenues.

(Segment and Related Information)

Segment Information

Segment information is omitted as NIPPON REIT has one segment, which is property-leasing business.

(Related Information)

Prior Period (from January 1, 2025 to June 30, 2025)

1. Information about Products and Services

Disclosure of this information is omitted as operating revenues to external customers for a single product/service category accounts for more than 90% of the operating revenues on the statements of income and retained earnings.

2. Information by Geographic Areas

(1) Operating revenues

Disclosure of this information is omitted as domestic operating revenues accounts for more than 90% of total operating revenues.

(2) Investment properties

Disclosure of this information is omitted as domestic investment properties accounts for more than 90% of the book value of the total investment properties.

3. Information on Major Customers

(Yen in thousands)

Name of customer	Operating revenue	Related segment
Hulic Co., Ltd.	2,422,368	Real estate rental

Current Period (from July 1, 2025 to December 31, 2025)

1. Information about Products and Services

Disclosure of this information is omitted as operating revenues to external customers for a single product/service category accounts for more than 90% of the operating revenues on the statements of income and retained earnings.

2. Information by Geographic Areas

(1) Operating revenues

Disclosure of this information is omitted as domestic operating revenues accounts for more than 90% of total operating revenues.

(2) Investment properties

Disclosure of this information is omitted as domestic investment properties accounts for more than 90% of the book value of the total investment properties.

3. Information on Major Customers

(Yen in thousands)

Name of customer	Operating revenue	Related segment
Hulic Co., Ltd.	2,367,237	Real estate rental

(Notes to Per Unit Information)

	Prior Period from January 1, 2025 to June 30, 2025	Current Period from July 1, 2025 to December 31, 2025
Net assets per unit	74,162 yen	75,577 yen
Net income per unit	3,436 yen	3,760 yen

(Note 1) Net income per unit is calculated by dividing net income by the weighted average (based on number of days) number of units.
Net income per unit after adjustment for residual units is not indicated because there were no residual investment units.

(Note 2) The base for the calculation of net income per unit is as follows.

	Prior Period from January 1, 2025 to June 30, 2025	Current Period from July 1, 2025 to December 31, 2025
Net income (Yen in thousands)	6,077,679	6,650,037
Amount not attributable to ordinary unitholders (Yen in thousands)	-	-
Net income attributable to ordinary unitholders (Yen in thousands)	6,077,679	6,650,037
Weighted average number of units outstanding (units)	1,768,380	1,768,380

(Notes to Significant Subsequent Events)

A. Issuance of New Investment Units

NIPPON REIT resolved an issuance of new investment units at its Board of Directors held on February 18, 2026 as described below. ‘

(i) Issuance of new investment units through primary offering

Number of investment units to be offered 59,000 units

Amount to be paid in (issue amount): To be determined

The amount will be determined at a meeting of the Board of Directors of NIPPON REIT to be held at any date (hereafter referred to as “Determination Date of Issue Price and Others”) between Wednesday, February 25, 2026 and Monday, March 2, 2026, in accordance with the method prescribed in Article 25 of the Rules Concerning Underwriting, etc. of Securities established by the Japan Securities Dealers Association (JSDA).

Total amount to be paid in (issue amount): To be determined

Issue price (offer price): To be determined

The issue price (offer price) will be determined at a meeting of the Board of Directors of NIPPON REIT to be held on the Determination Date of Issue Price and Others, taking into account factors such as demand conditions and based on a provisional price, in accordance with the method prescribed in Article 25 of the Rules Concerning Underwriting, etc. of Securities established by the JSDA. This provisional price is obtained by multiplying the closing price of NIPPON REIT’s investment units in regular trading on the Tokyo Stock Exchange on the Determination Date of Issue Price and Others (or, if no closing price is available on that date, the closing price on the nearest preceding date) by a multiplier between 0.90 and 1.00, with any fraction less than one yen rounded down.

Total amount of issue price (offer price): To be determined

Payment date: Any date between Tuesday, March 3, 2026 and Friday, March 6, 2026; provided, however, that such a date shall be the fourth business day following the Determination Date of Issue Price and Others.

Use of funds to be procured: Proceeds will be used to fund a portion of the acquisition of specified assets described subsequently in c. of “B. Acquisition of Properties” and a. of (Additional Information)

(ii) Issuance of new investment units by way of third-party allotment

Number of investment units to be offered 2,950 units

Amount to be paid in (issue amount): To be determined

The amount will be determined at a meeting of the Board of Directors of NIPPON REIT to be held on the Determination Date of Issue Price and Others. Note that the amount to be paid in (issue amount) for this issuance shall be the same as the amount to be paid in (issue amount) for the issuance through primary offering.

Total amount to be paid in (issue amount): To be determined

Allottee and number of units allotted: 2,950 units to Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

Payment date: March 26, 2026

Use of funds to be procured: Proceeds will be held as cash on hand and deposited with

financial institutions until disbursement, and will be used to fund a portion of the acquisition of specified assets or a portion of loan payment in the future.

(Note) Applications may not be made for all or part of the investment units to be issued in the third-party allotment. As a result, the final number of investment units to be issued through the third-party allotment may be reduced accordingly due to forfeiture, or the issuance may not take place at all.

B. Acquisition of Properties

a. NIPPON REIT acquired mezzanine loan claims as described below.

Asset type	Borrower name	Face value (million yen)	Interest rate (%)	Scheduled repayment date	Acquisition price (million yen)	LTV on underlying assets (%)	Seller	Acquisition date
Monetary claims (Subordinated loan claims)	Sumu Fund No. 1 GK	510	Base rate (Note 1) + 550bps	October 1, 2030 (Note 2)	510	57.4 (Note 3)	SBI SECURITIES Co., Ltd.	January 7, 2026

(Note 1) The applicable base interest rate shall be the Japanese Bankers Association 3-month Japanese Yen TIBOR as of two business days prior to the most recent interest payment date.

(Note 2) The scheduled repayment date for the loan claim held is October 1, 2030; however, if requested by the borrower and agreed upon by all lenders, the final repayment date may be extended to October 1, 2031.

(Note 3) Calculated based on the amount including the first loan claim held and its senior claims at the time of the first loan disbursement relative to the appraised value of the land portion of the underlying asset stated in its appraisal report (valuation date: August 31, 2025). The LTV calculated based on the income value of the land and building after completion using the income capitalization method is 62.6%. This appraisal report was obtained by the borrower.

b. NIPPON REIT acquired two trust beneficiary interests in real estate as described below.

Property name	Location	Acquisition date	Acquisition price (million yen) (Note 1)	Seller
FORECAST Yokkaichi	Yokkaichi, Mie	January 14, 2026	3,531	Fuyo General Lease Co., Ltd
innoba Ohta (90% of quasi co-ownership interest) (Note 2)	Ohta ward, Tokyo	January 14, 2026	3,158	TU31 Godo Kaisha
Total			6,689	-

(Note 1) The acquisition prices represent the amount of consideration stated in the transfer agreements of each of the trust beneficiary interests in real estate and the quasi co-ownership interest. The acquisition price does not include expenses related to the acquisition, consumption taxes and local consumption taxes. Furthermore, the acquisition price of less than one million yen is omitted. The acquisition price of FORECAST Yokkaichi may be adjusted based on revenues and expenses incurred up to the acquisition date, in accordance with the calculation method defined in the transfer agreement. Accordingly, the acquisition price is subject to change.

(Note 2) 90% of quasi co-ownership interest of this property was acquired.

c. NIPPON REIT decided to acquire four trust beneficiary interests in real estate on February 18, 2026 and concluded transfer agreements of the trust beneficiary interests in real estate as described below.

Property name	Location	Scheduled acquisition date	Scheduled acquisition price (million yen) (Note)	Seller
PRIME GARDEN AKATSUKA	Itabashi ward, Tokyo	March 6, 2026	2,420	Godo Kaisha Omori
HOTEL RESOL AKIHABARA	Chiyoda ward, Tokyo	March 6, 2026	6,125	Godo Kaisha Residence Asset Solution II
THE BASEMENT HOTEL Osaka Honmachi	Osaka, Osaka	March 6, 2026	5,600	Godo Kaisha Osaka Honmachi Hotel
KEIYU Kawagoe Interchange Store (Leasehold land)	Kawagoe, Saitama	March 6, 2026	1,273	Godo Kaisha SPV04
Total			15,418	-

(Note) The scheduled acquisition prices represent the amounts of consideration stated in the transfer agreements of the trust beneficiary interests in each real estate. The scheduled acquisition price does not include expenses related to the acquisition, consumption taxes and local tax. Furthermore, the acquisition price of less than one million yen is omitted. It is planned to separately pay the warehousing cost associated with HOTEL RESOL AKIHABARA and KEIYU Kawagoe Interchange Store (Leasehold land) to the respective sellers.

C. Transfer of Property

NIPPON REIT transferred one trust beneficiary interest in real estate as described below.

Property name	Location	Transfer date	Transfer price (million yen) (Note 1)	Book value (million yen) (Note 2)	Buyer
FORECAST Sakurabashi	Chuo ward, Tokyo	January 13, 2026	Not disclosed (Note 3)	6,118	Not disclosed (Note 3)

(Note 1) The transfer price represents the amount of consideration stated in the transfer agreement of the trust beneficiary interest in real estate. The transfer price does not include expenses related to the transfer, consumption taxes and local consumption taxes. Furthermore, the transfer price of less than one million yen is omitted.

(Note 2) Book value as of December 31, 2025 is described, rounded down to the nearest million yen.

(Note 3) This information is not disclosed as the buyer's consent to disclosure has not been obtained.

D. Borrowing of Funds

NIPPON REIT decided to borrow funds on February 18, 2026, with the borrowing scheduled to be executed on March 6, 2026, as below for use as part of funds for acquiring the properties described in c. of "B. Acquisition of Properties" above (excluding KEIYU Kawagoe Interchange Store (Leasehold land)) and their related expenses.

Lender	Scheduled loan amount (million yen)	Interest rate	Fixed/ Floating	Scheduled repayment due date	Repayment method
Co-financing group with MUFG Bank, Ltd. as the lead arranger and Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation as a co-arranger (Note 1)	2,610	Interest rate of base rate plus 0.2900% (Note 3)	Floating	April 22, 2030	Lump-sum payment at maturity (Note 6)

Lender	Scheduled loan amount (million yen)	Interest rate	Fixed/ Floating	Scheduled repayment due date	Repayment method
Co-financing group with MUFG Bank, Ltd. as the lead arranger and Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation as a co-arranger (Note 2)	3,210	Interest rate of base rate plus 0.3300% (Note 4)	Floating (Note 5)	April 21, 2031	
Total	5,820	-	-	-	-

(Note 1) The co-financing group consists of MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, SBI Shinsei Bank, Limited, and Mizuho Trust & Banking Co., Ltd.

(Note 2) The co-financing group consists of MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, SBI Shinsei Bank, Limited, Mizuho Trust & Banking Co., Ltd., Development Bank of Japan Inc., and Aozora Bank, Ltd.

(Note 3) The first interest payment date shall be March 23, 2026, and the subsequent interest payment date shall be the 20th day of every month (if the date is not a business day, then it shall be the next business day.) and the principal repayment date. The base rate applicable to the interest payable on an interest payment date shall be JBA one-month Japanese Yen TIBOR announced two business days prior to the interest payment date immediately preceding the respective interest payment date (borrowing execution date for the first interest payment). In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement.

(Note 4) The first interest payment date shall be August 20, 2026, and the subsequent interest payment date shall be the 20th day of every February and August (if the date is not a business day, then it shall be the next business day.) and the principal repayment date. The base rate applicable to the interest payable on an interest payment date shall be JBA six-month Japanese Yen TIBOR announced two business days prior to the interest payment date immediately preceding the respective interest payment date (borrowing execution date for the first interest payment). In the event that the interest calculation period is more than six months or less than six months, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement.

(Note 5) It is planned that the effective interest rate will be fixed under the interest rate swap agreement.

(Note 6) NIPPON REIT can make early repayment of the loan, in whole or in part, if it gives prior written notice and other certain terms and conditions are met by the scheduled repayment date.

(Additional Information)

Exchange of Properties

NIPPON REIT decided to exchange properties in accordance with the provisions of the “Inclusion of Deductible Expenses of Reduced Amount of Assets Acquired through Exchange” in Article 50 of the Corporation Tax Act (Act No. 34 of March 31, 1965, as revised) on December 19, 2025 and concluded an exchange agreement of the trust beneficiary interest in real estate as described below.

a. Property to be acquired

Property name	Location	Scheduled acquisition date	Scheduled acquisition price (million yen) (Note 1)	Seller
CIRCLES Nihonbashi Hamacho	Chuo ward, Tokyo	March 30, 2026	3,492	MITSUBISHI ESTATE CO., LTD.

(Note 1) The scheduled acquisition price represents the price of the trust beneficiary interest in real estate stated in the exchange agreement of the trust beneficiary interest in real estate. The scheduled acquisition price does not include expenses related to the exchange, consumption taxes and local consumption taxes. Furthermore, the scheduled acquisition price of less than one million yen is omitted.

(Note 2) The exchange agreement of the trust beneficiary interest in real estate for this property falls under the forward commitment, etc. The Asset Management Company has concluded the agreement in accordance with internal rules on forward commitment. In addition, the exchange agreement of the trust beneficiary interests in real estate of this property stipulates that in the event of the other party's breach of its contractual obligations, the cancellation upon notice may be effected, except where there is a justifiable cause. In such event, the canceller may request the other party to pay a penalty equivalent to 10% of the consideration of the cancelled beneficiary interest (scheduled acquisition price). However, if it is certain that NIPPON REIT will be unable to complete the necessary financing for the payment of the exchange difference, NIPPON REIT and the counterparty may terminate the agreement without charge.

b. Properties to be transferred

Property name	Location	Scheduled transfer date	Scheduled transfer price (million yen) (Note 1)	Book value (million yen) (Note 2)	Buyer
Kudankita 325 Building	Chiyoda ward, Tokyo	March 30, 2026	2,740	1,948	MITSUBISHI ESTATE CO., LTD.

(Note 1) The scheduled transfer price represents the price of the trust beneficiary interest in real estate stated in the exchange agreement of the trust beneficiary interest in real estate. The scheduled transfer price does not include expenses related to the transfer, consumption taxes and local consumption taxes. Furthermore, the transfer price of less than one million yen is omitted.

(Note 2) Book value as of December 31, 2025 is described, rounded down to the nearest million yen.

(Note 3) The exchange agreement of the trust beneficiary interest in real estate for this property falls under the forward commitment, etc. The Asset Management Company has concluded the agreement in accordance with internal rules on forward commitment. In addition, the exchange agreement of the trust beneficiary interests in real estate of this property stipulates that in the event of the other party's breach of its contractual obligations, the cancellation upon notice may be effected, except where there is a justifiable cause. In such event, the canceller may request the other party to pay a penalty equivalent to 10% of the consideration of the cancelled beneficiary interest (scheduled acquisition price). However, if it is certain that NIPPON REIT will be unable to complete the necessary financing for the payment of the exchange difference, NIPPON REIT and the counterparty may terminate the agreement without charge.

(9) Changes in Total Number of Investment Units Issued and Outstanding

Changes in the number of investment units issued and outstanding and total unitholders' equity for recent 5 years to the end of current period are as follows:

Date	Type of issue	Number of investment units issued and outstanding (Unit)		Total unitholders' equity (Yen in millions) (Note 1)		Note
		Increase (decrease)	Total	Increase (decrease)	Total	
December 30, 2024	Cancellation	(7,835)	442,095	(2,499)	124,015	(Note 2)
January 1, 2025	Investment unit split	1,326,285	1,768,380	-	124,015	(Note 3)

(Note 1) Total unitholders' equity (net) is truncated to the nearest million yen.

(Note 2) From September 30, 2024 to November 14, 2024, NIPPON REIT acquired treasury investment units through a market purchase on the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company regarding acquisition of treasury investment units. All of the acquired treasury investment units (7,835 units) were cancelled on December 30, 2024, based on a resolution of the Board of Directors of NIPPON REIT held on November 26, 2024.

(Note 3) NIPPON REIT conducted an investment unit split at a rate of four units per one unit with December 31, 2024 as the record date for the split and January 1, 2025 as the effective date.

3. Reference Information

(1) Status of Value of Investment Assets

A. Status of Investment

Type of assets	Property type	Area	Prior period (as of June 30, 2025)		Current period (as of December 31, 2025)	
			Total amount held (Yen in millions) (Note 1)	Percentage to total assets (%) (Note 2)	Total amount held (Yen in millions) (Note 1)	Percentage to total assets (%) (Note 2)
Real estate	Office properties	Tokyo economic area (Note 3)	1,487	0.5	1,485	0.5
Total			1,487	0.5	1,485	0.5
Real estate in trust	Office properties	Tokyo economic area (Note 3)	154,759	55.8	148,953	53.0
		Three major metropolitan areas (Note 4) (excluding Tokyo economic area)	14,027	5.1	14,109	5.0
		Other	1,738	0.6	3,498	1.2
		Subtotal	170,525	61.5	166,561	59.2
	Residential properties	Three major metropolitan areas (Note 4)	65,668	23.7	63,752	22.7
		Other	3,100	1.1	2,118	0.8
		Subtotal	68,769	24.8	65,870	23.4
	Other	Three major metropolitan areas (Note 4)	16,288	5.9	17,868	6.4
		Other	2,029	0.7	4,776	1.7
		Subtotal	18,318	6.6	22,644	8.1
Total			257,612	92.9	255,076	90.7
Investment securities (Note 5)			121	0.0	121	0.0
Deposits and other assets			18,072	6.5	24,452	8.7
Total assets			277,294	100.0	281,136	100.0

(Note 1) "Total amount held" represents the amount recorded on the balance sheets as of the end of the respective period (for real estate in trust and real estate, book value less depreciation) and truncated to the nearest million yen.

(Note 2) "Percentage to total assets" represents the percentage of the amount of respective asset recorded on the balance sheet to total assets. Figures are rounded to the first decimal place and may not add up to subtotals or total.

(Note 3) The "Tokyo economic area" refers to the Tokyo metropolitan area, Kanagawa prefecture, Chiba prefecture and Saitama prefecture. The same shall apply hereinafter.

(Note 4) The "Three major metropolitan areas" refers to the Tokyo economic area, the Osaka economic area (i.e. Osaka prefecture, Kyoto prefecture and Hyogo prefecture) and the Nagoya economic area (i.e. Aichi prefecture, Gifu prefecture and Mie prefecture).

(Note 5) Investment securities represent the preferred silent partnership equity interest operated by Godo Kaisha Osaka Hommachi Hotel for the current period.

B. Investment Assets

I. Major investment securities

(as of December 31, 2025)

Type	Name	Quantity (Unit)	Book value (Yen in millions) (Note 1)	Fair value (Yen in millions) (Note 1) (Note 2)	Percentage to total asset (%) (Note 3)	Note
Preferred silent partnership equity interest	Godo Kaisha Osaka Hommachi Hotel Preferred silent partnership equity interest	-	121	121	0.0	(Note 4)
Total		-	121	121	0.0	

(Note 1) "Book value" and "Fair value" are truncated to the nearest million yen.

(Note 2) Balance sheet amount is used as "Fair value" by applying the treatment stipulated in paragraph 24-16 of "Implementation Guidance on Accounting Standard for Fair Value Measurement" (ASBJ Guidance No. 31, on June 17, 2021).

(Note 3) "Percentage to total asset" represents the percentage of the amount of respective assets recorded on the balance sheet and rounded to the first decimal place.

(Note 4) The asset under management is trust beneficiary interests in real estate of THE BASEMENT HOTEL Osaka Honmachi.

II. Investment Properties

Collectively indicated in "III. Other Major Investment Assets" hereinafter described.

III. Other Major Investment Assets

(i) Summary of real estate in trust

The summary of real estate and real estate in trust held by NIPPON REIT as of the end of current period is as follows:

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
A-1	FORECAST Nishishinjuku	Office property	Shinjuku ward, Tokyo	2,260	0.9	2,022
A-3	FORECAST Yotsuya	Office property	Shinjuku ward, Tokyo	1,430	0.6	1,407
A-4	FORECAST Shinjuku AVENUE	Office property	Shinjuku ward, Tokyo	6,500	2.5	6,103
A-5	FORECAST Ichigaya (Note 4)	Office property	Shinjuku ward, Tokyo	4,800	1.9	4,213
A-6	FORECAST Mita	Office property	Minato ward, Tokyo	1,800	0.7	1,668
A-8	FORECAST Sakurabashi	Office property	Chuo ward, Tokyo	5,760	2.2	6,118
A-9	GreenOak Kayabacho	Office property	Chuo ward, Tokyo	2,860	1.1	2,957
A-10	GreenOak Kudan	Office property	Chiyoda ward, Tokyo	2,780	1.1	2,957
A-11	GreenOak Takanawadai	Office property	Minato ward, Tokyo	2,260	0.9	2,032
A-16	Hiroo Reeplex B's	Office property	Minato ward, Tokyo	2,827	1.1	2,847
A-17	Shibakoen Sanchome Building	Office property	Minato ward, Tokyo	7,396	2.9	7,271
A-19	Kudankita 325 Building	Office property	Chiyoda ward, Tokyo	1,850	0.7	1,948
A-21	Itohpia Iwamotocho 2-chome Building	Office property	Chiyoda ward, Tokyo	2,810	1.1	2,845
A-22	Itohpia Iwamotocho 1-chome Building	Office property	Chiyoda ward, Tokyo	2,640	1.0	2,717
A-23	Itohpia Iwamotocho ANNEX Building	Office property	Chiyoda ward, Tokyo	2,100	0.8	2,165
A-24	Pigeon Building	Office property	Chuo ward, Tokyo	2,837	1.1	2,914
A-25	FORECAST Ningyocho	Office property	Chuo ward, Tokyo	2,070	0.8	2,223
A-26	FORECAST Ningyocho PLACE	Office property	Chuo ward, Tokyo	1,650	0.6	1,670
A-28	Nishi-Shinjuku Sanko Building	Office property	Shinjuku ward, Tokyo	2,207	0.9	2,338
A-29	Iidabashi Reeplex B's	Office property	Shinjuku ward, Tokyo	1,249	0.5	1,310
A-31	Nishi-Gotanda 8-chome Building	Office property	Shinagawa ward, Tokyo	2,210	0.9	2,265
A-32	Towa Higashi-Gotanda Building	Office property	Shinagawa ward, Tokyo	2,033	0.8	2,029
A-33	FORECAST Takadanobaba	Office property	Toshima ward, Tokyo	5,550	2.2	5,751
A-39	Itohpia Kiyosubashidori Building	Office property	Taito ward, Tokyo	1,550	0.6	1,675
A-41	I・S Minamimorimachi Building	Office property	Osaka, Osaka	2,258	0.9	2,247
A-45	Toranomon Sakura Building	Office property	Minato ward, Tokyo	4,120	1.6	4,261
A-46	La Verite AKASAKA	Office property	Minato ward, Tokyo	2,000	0.8	2,100
A-47	Kanda Ocean Building	Office property	Chiyoda ward, Tokyo	1,440	0.6	1,465
A-49	FORECAST Kayabacho	Office property	Chuo ward, Tokyo	3,000	1.2	3,125
A-50	FORECAST Waseda FIRST	Office property	Shinjuku ward, Tokyo	4,775	1.9	4,843

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
A-51	FORECAST Gotanda WEST	Office property	Shinagawa ward, Tokyo	6,520	2.5	7,599
A-52	Omiya Center Building	Office property	Saitama, Saitama	15,585	6.1	15,426
A-53	Sumitomo Mitsui Bank Koraibashi Building	Office property	Osaka, Osaka	2,850	1.1	2,892
A-54	NORE Fushimi	Office property	Nagoya, Aichi	2,840	1.1	2,653
A-55	NORE Meieki	Office property	Nagoya, Aichi	2,520	1.0	2,373
A-56	Homat Horizon Building	Office property	Chiyoda ward, Tokyo	6,705	2.6	6,588
A-58	Towa Kandanishikicho Building	Office property	Chiyoda ward, Tokyo	960	0.4	1,000
A-59	Yusen Higashi-Nihombashi Ekimae Building	Office property	Chuo ward, Tokyo	1,152	0.4	1,193
A-60	Hiroo On Building	Office property	Shibuya ward, Tokyo	2,392	0.9	2,447
A-61	TK Gotanda Building	Office property	Shinagawa ward, Tokyo	4,130	1.6	4,418
A-62	Gotanda Sakura Building (Note 5)	Office property	Shinagawa ward, Tokyo	1,460	0.6	1,485
A-64	Alte Building Higobashi	Office property	Osaka, Osaka	1,453	0.6	1,584
A-65	DIA Building Meieki	Office property	Nagoya, Aichi	1,167	0.5	1,237
A-66	TENSHO OCHANOMIZU BUILDING	Office property	Chiyoda ward, Tokyo	1,800	0.7	1,811
A-67	FORECAST Kameido	Office property	Koto ward, Tokyo	2,580	1.0	2,539
A-68	NRT Kandasudacho Building	Office property	Chiyoda ward, Tokyo	1,311	0.5	1,403
A-69	REID-C Megurofudomae	Office property	Shinagawa ward, Tokyo	1,220	0.5	1,224
A-70	The Square	Office property	Nagoya, Aichi	1,080	0.4	1,120
A-71	Tsukiji Front	Office property	Chuo ward, Tokyo	825	0.3	854
A-73	TENSHO OFFICE SHINBASHI 5	Office property	Minato ward, Tokyo	1,200	0.5	1,185
A-76	30 Sankyo Building	Office property	Shinjuku ward, Tokyo	1,840	0.7	1,868
A-77	FORECAST Hakata Gofukumachi	Office property	Fukuoka, Fukuoka	1,750	0.7	1,729
A-78	URAWA GARDEN BUILDING	Office property	Saitama, Saitama	12,000	4.7	12,138
A-79	NW SQUARE	Office property	Sapporo, Hokkaido	1,700	0.7	1,768
B-1	Tower Court Kitashinagawa	Residential property	Shinagawa ward, Tokyo	11,880	4.6	10,370
B-2	Sky Hills N11	Residential property	Sapporo, Hokkaido	1,570	0.6	1,502
B-4	my atria Sakae	Residential property	Nagoya, Aichi	1,110	0.4	912
B-5	Mac Village Heian	Residential property	Nagoya, Aichi	785	0.3	665
B-7	Ciel Yakuin	Residential property	Fukuoka, Fukuoka	640	0.2	615
B-8	Kanda Reeplex R's	Residential property	Chiyoda ward, Tokyo	1,813	0.7	1,721
B-9	Splendid Namba	Residential property	Osaka, Osaka	3,502	1.4	2,937
B-10	Residence Hiroo	Residential property	Minato ward, Tokyo	2,590	1.0	2,670
B-11	Residence Nihombashi Hakozaeki	Residential property	Chuo ward, Tokyo	1,300	0.5	1,395

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
B-12	Primegate Iidabashi (Note 6)	Residential property	Shinjuku ward, Tokyo	5,200	2.0	5,285
B-13	Residence Edogawabashi	Residential property	Shinjuku ward, Tokyo	1,230	0.5	1,222
B-16	Domeal Kitaakabane	Residential property	Kita ward, Tokyo	785	0.3	782
B-17	Dormy Kitaakabane	Residential property	Kita ward, Tokyo	986	0.4	977
B-18	Splendid Shin-Osaka III	Residential property	Osaka, Osaka	2,428	0.9	2,273
B-19	ZEPHYROS Minami-horie	Residential property	Osaka, Osaka	1,608	0.6	1,622
B-20	Charmant Fuji Osakajominami	Residential property	Osaka, Osaka	905	0.4	887
B-21	Piacere Fuminosato	Residential property	Osaka, Osaka	571	0.2	552
B-22	Wald Park Minamioi	Residential property	Shinagawa ward, Tokyo	715	0.3	749
B-23	LAPUTA KUJO	Residential property	Osaka, Osaka	1,480	0.6	1,625
B-25	L'arte Nakatsu	Residential property	Osaka, Osaka	565	0.2	597
B-26	City hills Andoji	Residential property	Osaka, Osaka	1,750	0.7	1,822
B-27	Hermitage Shin-sakae	Residential property	Nagoya, Aichi	1,150	0.4	1,200
B-28	Sun・Meiekinami Building	Residential property	Nagoya, Aichi	950	0.4	948
B-30	DeLCCS KASAI	Residential property	Edogawa ward, Tokyo	1,320	0.5	1,444
B-31	Serenite Shin-Osaka	Residential property	Osaka, Osaka	1,148	0.4	1,180
B-33	Residence Kinshicho	Residential property	Sumida ward, Tokyo	700	0.3	728
B-34	Meister house Kawasaki	Residential property	Kawasaki, Kanagawa	709	0.3	737
B-35	LIESSE Tsurumai (Note 7)	Residential property	Nagoya, Aichi	1,082	0.4	1,113
B-38	Sylphide Higashi-shinagawa	Residential property	Shinagawa ward, Tokyo	961	0.4	988
B-39	Royal Bloom	Residential property	Saitama, Saitama	1,100	0.4	1,087
B-40	Ever Square Doshin	Residential property	Osaka, Osaka	609	0.2	630
B-42	Canis Court Kamishinjo	Residential property	Osaka, Osaka	1,359	0.5	1,391
B-43	Imperial Otori	Residential property	Sakai, Osaka	845	0.3	916
B-44	MAISON NISHI MAGOME	Residential property	Ota ward, Tokyo	791	0.3	815
B-45	Muse Ryogoku II	Residential property	Sumida ward, Tokyo	630	0.2	655
B-49	Plowland Horita	Residential property	Nagoya, Aichi	1,375	0.5	1,434
B-50	Nasic Nozomigaoka	Residential property	Nagoya, Aichi	695	0.3	720
B-51	St. Lake Celeb Daikancho	Residential property	Nagoya, Aichi	962	0.4	1,002
B-52	Belle Face Kawaharadori	Residential property	Nagoya, Aichi	860	0.3	897
B-53	ARBUS IBARAKI (Note 8)	Residential property	Ibaraki, Osaka	1,800	0.7	1,918
B-54	Urbanex GINZA EAST II (Note 8)	Residential property	Chuo ward, Tokyo	1,750	0.7	1,795
B-55	Urbanex TOGOSHI-GINZA (Note 8)	Residential property	Shinagawa ward, Tokyo	2,700	1.1	2,209

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
B-56	AMBIX PRIA (Note 8)	Residential property	Funabashi, Chiba	805	0.3	860
C-1	Otakibashi Pacifica Building	Retail property	Shinjuku ward, Tokyo	3,350	1.3	3,306
C-4	Street Life (Leasehold land)	Retail property	Sendai, Miyagi	1,990	0.8	2,029
C-5	FORECAST Shinagawa@LABO	Other property	Minato ward, Tokyo	8,200	3.2	8,245
C-6	HOTEL RESOL STAY AKIHABARA	Other property	Chiyoda ward, Tokyo	6,250	2.4	6,316
C-7	Smile Hotel Premium Hakodate Goryokaku	Other property	Hakodate, Hokkaido	2,700	1.1	2,746
	Total			256,272	100.0	256,562

(Note 1) "Acquisition price" does not include consumption taxes, local consumption taxes and acquisition-related expenses. Figures have been truncated to the nearest million yen. The same shall apply hereinafter.

(Note 2) "Investment ratio" is the percentage of the acquisition price of the relevant property to total acquisition price. Figures have been rounded to the first decimal place and may not add up to total.

(Note 3) "Book value" is the value recorded on the balance sheets as of December 31, 2025 (for real estate and real estate in trust, acquisition price (including acquisition-related expenses) less depreciation expenses). Figures have been truncated to the nearest million yen.

(Note 4) The name "FORECAST Ichigaya" is used for the first through seventh floors that are used as offices, and the name "Eponoqu Ichigaya" is used for the eighth and ninth floors that are used as residences. The property as a whole, including the residential floors, is named "FORECAST Ichigaya". The same shall apply hereinafter.

(Note 5) The property of A-62 is held as real estate in kind besides all other properties are real estate beneficiary interests in trust.

(Note 6) 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. The same applies hereinafter.

(Note 7) This property includes two separate building which are counted as one property. The same applies hereinafter.

(Note 8) NIPPON REIT plans to change the property names as described below, effective March 25, 2026. The same shall apply hereinafter.

Property Number	Old name	New name
B-53	ARBUS IBARAKI	FORESTA Ibaraki
B-54	Urbanex GINZA EAST II	FORESTA Minato-cho
B-55	Urbanex TOGOSHI-GINZA	FORESTA Togoshi-ginza
B-56	AMBIX PRIA	FORESTA Nishi-funabashi

(ii) Summary of the leasing status

Property Number	Property name	Total leasable area (㎡) (Note 1)	Total leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
A-1	FORECAST Nishishinjuku	1,945.68	1,945.68	100.0	14	165
A-3	FORECAST Yotsuya	1,678.15	1,505.53	89.7	11	96
A-4	FORECAST Shinjuku AVENUE	4,348.57	4,348.57	100.0	7	394
A-5	FORECAST Ichigaya	3,844.66	3,722.40	96.8	19	280
A-6	FORECAST Mita	1,786.81	1,786.81	100.0	5	116
A-8	FORECAST Sakurabashi	6,566.76	6,566.76	100.0	5	382
A-9	GreenOak Kayabacho	2,995.35	2,995.35	100.0	8	187
A-10	GreenOak Kudan	2,595.04	2,595.04	100.0	6	198
A-11	GreenOak Takanawadai	2,621.74	2,621.74	100.0	11	150
A-16	Hiroo Reeplex B's	1,500.85	1,500.85	100.0	7	153
A-17	Shibakoen Sanchome Building	7,882.60	7,882.60	100.0	3	451
A-19	Kudankita 325 Building	2,003.60	2,003.60	100.0	7	127
A-21	Itohpia Iwamotocho 2-chome Building	3,447.16	3,447.16	100.0	8	201
A-22	Itohpia Iwamotocho 1-chome Building	3,118.30	3,118.30	100.0	10	182
A-23	Itohpia Iwamotocho ANNEX Building	3,064.20	3,064.20	100.0	7	181
A-24	Pigeon Building	3,022.25	3,022.25	100.0	1	Not disclosed (Note 6)
A-25	FORECAST Ningyocho	2,277.62	2,277.62	100.0	6	118
A-26	FORECAST Ningyocho PLACE	1,867.95	1,867.95	100.0	8	107
A-28	Nishi-Shinjuku Sanko Building	2,479.80	2,479.80	100.0	7	160
A-29	Iidabashi Reeplex B's	1,401.68	1,401.68	100.0	7	73
A-31	Nishi-Gotanda 8-chome Building	3,052.31	3,052.31	100.0	9	161
A-32	Towa Higashi-Gotanda Building	2,939.16	2,939.16	100.0	6	144
A-33	FORECAST Takadanobaba	5,661.49	5,661.49	100.0	6	360
A-39	Itohpia Kiyosubashidori Building	2,651.27	2,651.27	100.0	7	138
A-41	I・S Minamimorimachi Building	4,164.82	4,164.82	100.0	16	174
A-45	Toranomon Sakura Building	3,049.79	3,049.79	100.0	12	205
A-46	La Verite AKASAKA	1,719.75	1,719.75	100.0	6	113
A-47	Kanda Ocean Building	1,484.53	1,484.53	100.0	22	99
A-49	FORECAST Kayabacho	3,882.59	3,831.64	98.7	12	184
A-50	FORECAST Waseda FIRST	4,340.66	3,663.49	84.4	5	219
A-51	FORECAST Gotanda WEST	8,967.07	8,967.07	100.0	13	508
A-52	Omiya Center Building	14,571.36	14,571.36	100.0	33	1,155
A-53	Sumitomo Mitsui Bank Koraibashi Building	5,106.77	5,044.26	98.8	26	218

Property Number	Property name	Total leasable area (㎡) (Note 1)	Total leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
A-54	NORE Fushimi	3,890.74	3,097.18	79.6	8	170
A-55	NORE Meieki	4,279.74	4,070.27	95.1	17	203
A-56	Homat Horizon Building	6,077.01	6,077.01	100.0	9	406
A-58	Towa Kandanishikicho Building	1,324.07	1,123.15	84.8	5	64
A-59	Yusen Higashi-Nihombashi Ekimae Building	1,631.09	1,631.09	100.0	8	80
A-60	Hiroo On Building	2,248.59	2,248.59	100.0	7	149
A-61	TK Gotanda Building	3,716.38	3,255.08	87.6	9	187
A-62	Gotanda Sakura Building	1,502.61	1,502.61	100.0	10	95
A-64	Alte Building Higobashi	3,482.92	3,482.92	100.0	10	138
A-65	DIA Building Meieki	1,781.72	1,781.72	100.0	10	88
A-66	TENSHO OCHANOMIZU BUILDING	1,252.89	1,252.89	100.0	1	Not disclosed (Note 7)
A-67	FORECAST Kameido	3,091.51	3,091.51	100.0	7	175
A-68	NRT Kandasudacho Building	1,154.16	1,016.45	88.1	9	56
A-69	REID-C Megurofudomae	921.32	790.88	85.8	4	50
A-70	The Square	1,520.69	1,520.69	100.0	18	64
A-71	Tsukiji Front	689.53	689.53	100.0	7	51
A-73	TENSHO OFFICE SHINBASHI 5	828.19	828.19	100.0	1	Not disclosed (Note 7)
A-76	30 Sankyo Building	1,631.67	1,631.67	100.0	6	86
A-77	FORECAST Hakata Gofukumachi	1,501.83	1,066.67	71.0	9	63
A-78	URAWA GARDEN BUILDING	7,104.82	7,104.82	100.0	24	606
A-79	NW SQUARE	1,819.80	1,819.80	100.0	5	92
B-1	Tower Court Kitashinagawa	16,913.29	16,606.93	98.2	273	829
B-2	Sky Hills N11	8,567.50	8,567.50	100.0	1	115
B-4	my atria Sakae	3,121.60	3,121.60	100.0	1	69
B-5	Mac Village Heian	2,250.00	2,250.00	100.0	1	51
B-7	Ciel Yakuin	1,544.87	1,471.83	95.3	40	44
B-8	Kanda Reeplex R's	2,180.93	2,180.93	100.0	41	115
B-9	Splendid Namba	6,212.36	6,191.33	99.7	251	233
B-10	Residence Hiroo	1,983.15	1,947.70	98.2	53	124
B-11	Residence Nihombashi Hakozaiki	1,449.00	1,449.00	100.0	1	Not disclosed (Note 7)
B-12	Primegate Iidabashi	6,043.28	5,867.88	97.1	67	280
B-13	Residence Edogawabashi	1,246.56	1,246.56	100.0	37	62
B-16	Domeal Kitaakabane	1,697.11	1,697.11	100.0	1	Not disclosed (Note 7)
B-17	Dormy Kitaakabane	2,471.42	2,471.42	100.0	1	Not disclosed (Note 7)
B-18	Splendid Shin-Osaka III	4,299.12	4,246.06	98.8	152	149
B-19	ZEPHYROS Minami-horie	2,826.73	2,749.18	97.3	70	96
B-20	Charmant Fuji Osakajominami	1,512.00	1,488.00	98.4	62	49
B-21	Piacere Fuminosato	1,374.08	1,374.08	100.0	44	35

Property Number	Property name	Total leasable area (㎡) (Note 1)	Total leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
B-22	Wald Park Minamioi	750.12	750.12	100.0	29	35
B-23	LAPUTA KUJO	3,359.38	3,359.38	100.0	62	91
B-25	L'arte Nakatsu	916.86	916.86	100.0	28	30
B-26	City hills Andoji	2,754.00	2,721.66	98.8	69	92
B-27	Hermitage Shin-sakae	2,638.61	2,330.36	88.3	49	65
B-28	Sun・Meiekinami Building	1,747.10	1,597.33	91.4	64	50
B-30	DeLCCS KASAI	2,308.59	2,308.59	100.0	30	75
B-31	Serenite Shin-Osaka	1,854.02	1,790.98	96.6	67	62
B-33	Residence Kinshicho	813.51	813.51	100.0	26	36
B-34	Meister house Kawasaki	891.60	867.24	97.3	34	38
B-35	LIESSE Tsurumai	2,192.91	2,021.66	92.2	80	61
B-38	Sylphide Higashi-shinagawa	1,174.19	1,118.34	95.2	41	49
B-39	Royal Bloom	1,236.61	1,236.61	100.0	35	62
B-40	Ever Square Doshin	910.07	910.07	100.0	41	33
B-42	Canis Court Kamishinjo	2,804.02	2,745.72	97.9	56	72
B-43	Imperial Otori	2,363.88	2,363.88	100.0	30	48
B-44	MAISON NISHI MAGOME	928.71	928.71	100.0	39	44
B-45	Muse Ryogoku II	850.51	850.51	100.0	34	38
B-49	Plowland Horita	3,564.00	3,465.00	97.2	105	89
B-50	Nasic Nozomigaoka	1,745.56	1,721.60	98.6	72	49
B-51	St. Lake Celeb Daikancho	1,835.34	1,741.84	94.9	62	52
B-52	Belle Face Kawaharadori	1,874.89	1,682.42	89.7	63	50
B-53	ARBUS IBARAKI	3,054.15	3,054.15	100.0	1	Not disclosed (Note 7)
B-54	Urbanex GINZA EAST II	1,183.81	1,183.81	100.0	35	87
B-55	Urbanex TOGOSHI-GINZA	2,682.22	2,582.32	96.3	77	137
B-56	AMBIX PRIA	1,417.50	1,332.45	94.0	47	44
C-1	Otakibashi Pacifica Building	1,383.31	1,383.31	100.0	10	155
C-4	Street Life (Leasehold land)	16,258.65	16,258.65	100.0	1	Not disclosed (Note 6)
C-5	FORECAST Shinagawa@LABO	6,435.43	6,435.43	100.0	1	Not disclosed (Note 6)
C-6	HOTEL RESOL STAY AKIHABARA	3,627.86	3,627.86	100.0	1	Not disclosed (Note 6)
C-7	Smile Hotel Premium Hakodate Goryokaku	5,357.45	5,357.45	100.0	1	Not disclosed (Note 6)
	Total	320,099.48	314,422.48	98.2	2,900	15,294

- (Note 1) "Total leasable area" is the total area of the relevant building that NIPPON REIT considers leasable based on relevant lease agreements or floor plans. For the properties held through the quasi co-ownership, the total area of the entire property is disclosed, regardless of the ratio of quasi co-ownership interest held. The same shall apply hereinafter.
- (Note 2) "Total leased area" is the aggregate leased area (excluding warehouses, signboards and parking lots) described in the relevant lease agreements for respective properties as of December 31, 2025. For properties subject to pass-through master leases, total leased area (excluding warehouses, signboards and parking lots) is the aggregate of the leased areas indicated in the relevant sublease agreements with end-tenants as of December 31, 2025. For properties held through the quasi co-ownership, the total area of the entire property is disclosed, regardless of the ratio of quasi co-ownership interest held. The same shall apply hereinafter. Lease contracts cancelled due to reasons such as non-payment of rent are also accounted for as effective lease contracts when collection of rent, etc. by guarantors, etc. is expected. Since areas not included in the total floor area may be included in the leased area under the individual lease contracts, the total leased area may exceed the total floor area. The same shall apply hereinafter.
- (Note 3) "Occupancy rate" is calculated by dividing total leased area by total leasable area for each property as of December 31, 2025, and rounding to the first decimal place.
- (Note 4) "Number of tenants" is the aggregate number of tenants as described in the relevant lease agreements for respective properties as of December 31, 2025, excluding warehouses, signboards and parking lots. For properties subject to a pass-through master lease, the number of tenants is the total number of end-tenants, except for certain pass-through master leases under which properties are leased en bloc to a sub-lessee who is entrusted as property manager and pays a fixed amount of rent to the master lessee, we consider number of the tenants to be "1".
- (Note 5) "Annual contracted rent" is the aggregate annual rent as described in the relevant lease agreements as of December 31, 2025. In the case of monthly rent payments, annual rent is calculated by multiplying the aggregate monthly rent by 12. Annual contracted rent includes common area maintenance charges but excludes usage fees for warehouses, signboards and parking lots as well as consumption taxes. Free rent periods are not taken into account in determining annual contracted rent. For properties subject to a pass-through master lease, annual contracted rent is based on the relevant sublease agreements as of December 31, 2025. Figures have been truncated to the nearest million yen. Since the calculation of "Annual contracted rent" does not include variable rent, they may not add up to total. For properties held through the quasi co-ownership, the aggregated annual rent of the entire property is disclosed, regardless of the ratio of quasi co-ownership interest held.
- (Note 6) This information is not disclosed as tenant's consent to disclosure has not been obtained.
- (Note 7) This information is not disclosed as sub-lessee's consent to disclosure has not been obtained.

(iii) Summary on Appraisal Report (As of December 31, 2025)

Property Number	Property name	Appraisal value (Yen in millions) (Note 2)	Direct capitalization method		Discounted cash flow method		
			Appraisal value (Yen in millions)	Direct capitalization rate	Appraisal value (Yen in millions)	Discount rate	Terminal capitalization rate
A-1	FORECAST Nishishinjuku	3,470	3,530	3.60%	3,400	3.20%	3.80%
A-3	FORECAST Yotsuya	2,170	2,190	3.60%	2,150	3.40%	3.70%
A-4	FORECAST Shinjuku AVENUE	8,730	8,810	3.30%	8,640	3.10%	3.40%
A-5	FORECAST Ichigaya	6,800	6,870	3.30%	6,730	3.10%	3.40%
A-6	FORECAST Mita	2,750	2,780	3.50%	2,720	3.30%	3.60%
A-8	FORECAST Sakurabashi	7,260	7,340	3.80%	7,180	3.60%	3.90%
A-9	GreenOak Kayabacho	3,920	3,950	3.50%	3,890	3.30%	3.60%
A-10	GreenOak Kudan	3,860	3,880	3.50%	3,830	3.30%	3.60%
A-11	GreenOak Takanawadai	3,020	3,040	3.80%	2,990	3.60%	3.90%
A-16	Hiroo Reeplex B's	3,590	3,620	3.60%	3,550	3.40%	3.70%
A-17	Shibakoen Sanchome Building	10,400	10,700	3.40%	10,300	3.20%	3.60%
A-19	Kudankita 325 Building	2,410	2,430	3.40%	2,390	3.20%	3.50%
A-21	Itohpia Iwamotocho 2-chome Building	4,040	4,060	3.70%	4,020	3.50%	3.80%
A-22	Itohpia Iwamotocho 1-chome Building	3,420	3,420	3.70%	3,410	3.50%	3.80%
A-23	Itohpia Iwamotocho ANNEX Building	3,290	3,300	3.70%	3,280	3.50%	3.80%
A-24	Pigeon Building	3,540	3,570	3.90%	3,510	3.70%	4.00%
A-25	FORECAST Ningyocho	2,500	2,510	3.60%	2,480	3.40%	3.70%
A-26	FORECAST Ningyocho PLACE	2,170	2,190	3.70%	2,150	3.50%	3.80%
A-28	Nishi-Shinjuku Sanko Building	2,940	2,950	3.80%	2,920	3.60%	3.90%
A-29	Iidabashi Reeplex B's	1,680	1,690	3.40%	1,660	3.20%	3.50%
A-31	Nishi-Gotanda 8-chome Building	2,840	2,860	3.80%	2,820	3.60%	3.90%
A-32	Towa Higashi-Gotanda Building	2,610	2,620	3.80%	2,590	3.60%	3.90%
A-33	FORECAST Takadanobaba	6,860	6,900	4.00%	6,820	3.80%	4.10%
A-39	Itohpia Kiyosubashidori Building	2,230	2,240	4.10%	2,220	3.90%	4.30%
A-41	I・S Minamimorimachi Building	3,010	3,020	3.90%	3,000	3.70%	4.00%
A-45	Toranomon Sakura Building	4,860	4,930	3.10%	4,780	2.90%	3.20%
A-46	La Verite AKASAKA	2,590	2,620	3.40%	2,560	3.20%	3.50%
A-47	Kanda Ocean Building	2,070	2,090	3.60%	2,050	3.40%	3.70%
A-49	FORECAST Kayabacho	3,840	3,860	3.70%	3,810	3.50%	3.80%
A-50	FORECAST Waseda FIRST	5,480	5,530	3.60%	5,430	3.40%	3.70%
A-51	FORECAST Gotanda WEST	9,830	10,000	3.80%	9,660	3.60%	4.00%
A-52	Omiya Center Building	27,300	27,600	3.70%	27,000	3.50%	3.80%
A-53	Sumitomo Mitsui Bank Koraibashi Building	4,000	4,050	3.80%	3,950	3.60%	4.00%
A-54	NORE Fushimi	4,370	4,420	3.80%	4,310	3.60%	3.90%
A-55	NORE Meieki	4,310	4,340	3.90%	4,270	3.70%	4.00%
A-56	Homat Horizon Building	8,670	8,760	3.30%	8,570	3.10%	3.40%
A-58	Towa Kandanishikicho Building	1,080	1,090	4.10%	1,060	3.30%	4.30%

Property Number	Property name	Appraisal value (Yen in millions) (Note 2)	Direct capitalization method		Discounted cash flow method		
			Appraisal value (Yen in millions)	Direct capitalization rate	Appraisal value (Yen in millions)	Discount rate	Terminal capitalization rate
A-59	Yusen Higashi-Nihombashi Ekimae Building	1,430	1,440	3.90%	1,420	3.70%	4.00%
A-60	Hiroo On Building	3,070	3,100	3.80%	3,040	3.60%	3.90%
A-61	TK Gotanda Building	4,630	4,670	3.50%	4,580	3.30%	3.60%
A-62	Gotanda Sakura Building	1,620	1,640	4.00%	1,590	3.40%	4.10%
A-64	Alte Building Higobashi	2,170	2,210	4.30%	2,120	4.10%	4.50%
A-65	DIA Building Meieki	1,260	1,260	4.40%	1,250	4.20%	4.60%
A-66	TENSHO OCHANOMIZU BUILDING	1,900	1,920	3.50%	1,880	3.30%	3.60%
A-67	FORECAST Kameido	3,150	3,160	3.90%	3,130	3.70%	4.00%
A-68	NRT Kandasudacho Building	1,510	1,530	3.40%	1,490	3.20%	3.50%
A-69	REID-C Megurofudomae	1,180	1,190	4.10%	1,170	3.90%	4.20%
A-70	The Square	1,130	1,150	4.40%	1,100	4.20%	4.60%
A-71	Tsukiji Front	1,110	1,130	3.70%	1,090	3.50%	3.80%
A-73	TENSHO OFFICE SHINBASHI 5	1,270	1,280	3.50%	1,260	3.30%	3.60%
A-76	30 Sankyo Building	1,990	2,010	3.50%	1,970	3.30%	3.60%
A-77	FORECAST Hakata Gofukumachi	1,780	1,800	3.70%	1,760	3.50%	3.80%
A-78	URAWA GARDEN BUILDING	13,300	13,400	3.70%	13,300	3.50%	3.80%
A-79	NW SQUARE	2,040	2,170	3.70%	1,990	3.50%	3.80%
B-1	Tower Court Kitashinagawa	18,700	18,900	3.50%	18,500	3.30%	3.60%
B-2	Sky Hills N11	1,970	1,970	4.60%	1,960	4.40%	4.70%
B-4	my atria Sakae	1,300	1,310	4.10%	1,290	3.90%	4.20%
B-5	Mac Village Heian	1,010	1,010	4.20%	1,000	4.00%	4.30%
B-7	Ciel Yakuin	835	841	3.90%	828	3.70%	4.00%
B-8	Kanda Reeplex R's	2,500	2,510	3.40%	2,480	3.10%	3.50%
B-9	Splendid Namba	4,150	4,230	4.10%	4,070	3.90%	4.30%
B-10	Residence Hiroo	3,110	3,190	3.20%	3,070	3.00%	3.40%
B-11	Residence Nihombashi Hakozaiki	1,800	1,800	3.70%	1,790	3.20%	3.50%
B-12	Primegate Iidabashi	6,820	6,860	3.30%	6,770	3.00%	3.40%
B-13	Residence Edogawabashi	1,380	1,410	3.70%	1,350	3.50%	3.90%
B-16	Domeal Kitaakabane	862	869	3.80%	855	3.60%	3.90%
B-17	Dormy Kitaakabane	1,090	1,100	3.90%	1,080	3.70%	4.00%
B-18	Splendid Shin-Osaka III	2,900	2,950	3.90%	2,880	3.70%	4.10%
B-19	ZEPHYROS Ninami-horie	1,960	1,990	3.70%	1,950	3.50%	3.90%
B-20	Charmant Fuji Osakajominami	981	996	3.80%	975	3.60%	4.00%
B-21	Piacere Fuminosato	624	632	4.00%	621	3.80%	4.20%
B-22	Wald Park Minamioi	751	766	3.50%	736	3.30%	3.70%
B-23	LAPUTA KUJO	1,620	1,643	3.90%	1,597	3.70%	4.10%
B-25	L'arte Nakatsu	641	653	3.80%	628	3.60%	4.00%
B-26	City hills Andoji	1,940	1,980	3.70%	1,900	3.50%	3.90%

Property Number	Property name	Appraisal value (Yen in millions) (Note 2)	Direct capitalization method		Discounted cash flow method		
			Appraisal value (Yen in millions)	Direct capitalization rate	Appraisal value (Yen in millions)	Discount rate	Terminal capitalization rate
B-27	Hermitage Shin-sakae	1,310	1,330	3.90%	1,280	3.70%	4.10%
B-28	Sun ・ Meiekiminami Building	1,060	1,080	3.90%	1,030	3.70%	4.10%
B-30	DeLCCS KASAI	1,530	1,550	3.70%	1,520	3.50%	3.90%
B-31	Serenite Shin-Osaka	1,200	1,210	3.70%	1,180	3.50%	3.90%
B-33	Residence Kinshicho	770	787	3.60%	752	3.40%	3.80%
B-34	Meister house Kawasaki	815	828	3.70%	809	3.50%	3.90%
B-35	LIESSE Tsurumai	1,280	1,300	4.00%	1,250	3.80%	4.20%
B-38	Sylphide Higashi-shinagawa	1,050	1,060	3.50%	1,040	3.30%	3.60%
B-39	Royal Bloom	1,290	1,300	3.90%	1,280	3.70%	4.00%
B-40	Ever Square Doshin	627	639	3.90%	614	3.70%	4.10%
B-42	Canis Court Kamishinjo	1,380	1,400	4.10%	1,350	3.90%	4.30%
B-43	Imperial Otori	878	887	3.90%	869	3.70%	4.10%
B-44	MAISON NISHI MAGOME	870	904	3.70%	855	3.50%	3.90%
B-45	Muse Ryogoku II	737	749	3.70%	724	3.50%	3.90%
B-49	Plowland Horita	1,520	1,540	4.20%	1,490	4.00%	4.40%
B-50	Nasic Nozomigaoka	760	774	4.20%	745	4.00%	4.40%
B-51	St. Lake Celeb Daikancho	1,040	1,060	3.90%	1,020	3.70%	4.10%
B-52	Belle Face Kawaharadori	908	923	4.20%	893	4.00%	4.40%
B-53	ARBUS IBARAKI	2,000	2,040	3.80%	1,980	3.60%	4.00%
B-54	Urbanex GINZA EAST II	2,320	2,350	2.90%	2,310	2.70%	3.00%
B-55	Urbanex TOGOSHI-GINZA	3,430	3,530	3.10%	3,390	2.90%	3.30%
B-56	AMBIX PRIA	893	913	3.70%	872	3.50%	3.90%
C-1	Otakibashi Pacifica Building	3,650	3,690	3.50%	3,610	3.30%	3.60%
C-4	Street Life (Leasehold land)	2,050	-	-	2,050	4.20%	-
C-5	FORECAST Shinagawa@LABO	8,440	8,630	3.50%	8,360	3.30%	3.70%
C-6	HOTEL RESOL STAY AKIHABARA	7,640	7,690	3.50%	7,620	3.30%	3.60%
C-7	Smile Hotel Premium Hakodate Goryokaku	2,810	2,820	4.80%	2,800	4.60%	5.00%
	Total	331,652	333,414		328,263		

(Note 1) Figures in the above table are truncated to the nearest million yen.

(Note 2) "Appraisal value" represents the appraisal value as set forth on the relevant appraisal reports presented as of December 31, 2025.

(Note 3) As for the appraisal reports, NIPPON REIT requests real estate appraisal to DAIWA REAL ESTATE APPRAISAL CO.,LTD. for A-17, B-10, B-18, B-19, B-20, B-21, B-30, B-34, B-53, B-54 and B-55, to JLL Morii Valuation & Advisory K.K. for A-51, A-64, A-65, A-70, B-9, B-13, B-25, B-26, B-27, B-28, B-33, B-35, B-40, B-42, B-44, B-45, B-49, B-50, B-51, B-52, B-56 and C-4 to Japan Valuers Co., Ltd. for B-22, B-23, B-31 and B-43, to Chuo Real Estate Appraisal Co., Ltd. for A-78, A-79, C-5, C-6 and C-7 and to Japan Real Estate Institute for rest of all properties.

(iv) Earnings Performance for the Individual Properties
The 27th Fiscal Period (from July 1, 2025 to December 31, 2025)

(Yen in thousands)

Property number	A-1	A-3	A-4	A-5	A-6	A-7
Property name	FORECAST Nishishinjuku	FORECAST Yotsuya	FORECAST Shinjuku AVENUE	FORECAST Ichigaya	FORECAST Mita	FORECAST Shinjuku SOUTH
Operating periods	184days	184days	184days	184days	184days	1day
(1)Revenues from property leasing	90,521	52,257	196,747	160,580	67,582	4,524
Rental revenues	83,010	48,387	173,692	144,585	59,101	(6)
Other revenues related to property leasing	7,511	3,869	23,055	15,995	8,480	4,531
(2)Property related expenses	16,406	13,608	51,833	33,448	14,739	17,733
Property management fees	3,409	2,386	9,834	8,368	2,918	3,107
Utility expenses	5,519	3,112	15,653	10,469	4,896	3,015
Insurance expenses	78	57	172	161	60	84
Repair expenses	668	2,221	3,462	1,838	221	7,071
Taxes and dues	2,314	5,417	21,651	10,694	5,773	30
Trust fees	350	350	350	350	350	631
Others	4,065	63	708	1,565	520	3,792
(3)NOI (1)-(2)	74,114	38,648	144,914	127,131	52,842	(13,208)
(4)Depreciation	7,849	4,307	16,813	18,354	4,291	-
(5) Loss on retirement of non-current assets	-	275	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	66,264	34,065	128,100	108,777	48,550	(13,208)

(Yen in thousands)

Property number	A-8	A-9	A-10	A-11	A-14	A-16
Property name	FORECAST Sakurabashi	GreenOak Kayabacho	GreenOak Kudan	GreenOak Takanawadai	Central Daikanyama	Hiroo Reeplex B's
Operating periods	184days	184days	184days	184days	37days	184days
(1)Revenues from property leasing	210,637	109,289	112,386	86,736	18,113	86,085
Rental revenues	195,117	96,730	100,776	76,867	13,116	76,592
Other revenues related to property leasing	15,519	12,558	11,610	9,869	4,996	9,492
(2)Property related expenses	45,231	30,065	24,743	23,201	15,848	17,202
Property management fees	13,660	6,951	5,271	4,035	604	3,173
Utility expenses	12,071	10,130	7,773	8,169	1,283	4,211
Insurance expenses	259	120	107	101	26	56
Repair expenses	2,830	2,722	957	1,527	12,233	2,714
Taxes and dues	11,671	9,410	10,052	8,917	1,615	6,528
Trust fees	350	350	350	350	81	350
Others	4,387	380	230	99	4	168
(3)NOI (1)-(2)	165,406	79,223	87,643	63,535	2,264	68,882
(4)Depreciation	22,942	10,391	10,745	8,034	1,998	4,052
(5) Loss on retirement of non-current assets	614	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	141,849	68,832	76,897	55,501	265	64,830

(Yen in thousands)

Property number	A-17	A-19	A-21	A-22	A-23	A-24
Property name	Shibakoen Sanchoe Building	Kudankita 325 Building	Itohpia Iwamotocho 2-chome Building	Itohpia Iwamotocho 1-chome Building	Itohpia Iwamotocho ANNEX Building	Pigeon Building
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	234,366	72,533	114,274	98,267	97,634	Not disclosed (Note)
Rental revenues	211,065	63,605	104,990	92,087	91,607	
Other revenues related to property leasing	23,300	8,928	9,283	6,180	6,026	
(2)Property related expenses	56,743	20,096	27,621	22,440	20,173	
Property management fees	8,642	4,623	7,437	6,807	6,526	
Utility expenses	17,576	5,617	8,139	5,530	5,880	
Insurance expenses	269	69	145	127	117	
Repair expenses	1,693	1,447	502	1,366	604	
Taxes and dues	21,394	7,934	9,177	6,907	6,200	
Trust fees	350	375	350	350	350	
Others	6,817	27	1,869	1,351	494	
(3)NOI (1)-(2)	177,623	52,437	86,652	75,826	77,460	63,694
(4)Depreciation	18,117	4,834	11,198	14,408	9,720	13,714
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	159,505	47,603	75,453	61,418	67,739	49,979

(Note) This information is not disclosed as tenant's consent has not been obtained.

(Yen in thousands)

Property number	A-25	A-26	A-27	A-28	A-29	A-30
Property name	FORECAST Ningyocho	FORECAST Ningyocho PLACE	FORECAST Shin- Tokiwabashi	Nishi-Shinjuku Sanko Building	Iidabashi Reeplex B's	FORECAST Shinagawa
Operating periods	184days	184days	-	184days	184days	57days
(1)Revenues from property leasing	67,949	55,106	529	86,953	46,604	15,617
Rental revenues	61,776	47,338	-	81,528	36,638	13,545
Other revenues related to property leasing	6,172	7,768	529 (Note)	5,425	9,966	2,071
(2)Property related expenses	18,697	16,469	412	17,702	15,370	5,470
Property management fees	4,450	3,268	0	4,092	2,530	1,374
Utility expenses	4,908	5,323	411	3,983	7,079	1,540
Insurance expenses	101	68	-	112	50	51
Repair expenses	1,708	1,011	-	1,509	2,122	105
Taxes and dues	7,148	4,935	-	7,498	3,225	2,278
Trust fees	375	350	-	350	350	117
Others	4	1,513	-	156	11	3
(3)NOI (1)-(2)	49,251	38,636	117	69,250	31,233	10,146
(4)Depreciation	11,442	6,576	-	10,264	5,225	4,478
(5) Loss on retirement of non-current assets	-	-	-	595	-	-
(6)Income from property leasing (3)-(4)-(5)	37,809	32,060	117	58,390	26,008	5,668

(Note) Sold in fiscal period ended June 2025 but electricity and other revenues which was finalized in the current period is recorded.

(Yen in thousands)

Property number	A-31	A-32	A-33	A-39	A-41	A-45
Property name	Nishi-Gotanda 8-chome Building	Towa Higashi-Gotanda Building	FORECAST Takadanobaba	Itohpia Kiyosubashi dori Building	I-S Minamimori machi Building	Toranomon Sakura Building
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	80,930	66,170	199,637	80,958	98,431	108,482
Rental revenues	72,573	59,552	185,196	73,866	90,514	99,874
Other revenues related to property leasing	8,357	6,617	14,440	7,092	7,916	8,607
(2)Property related expenses	27,403	34,194	42,053	22,723	28,869	32,453
Property management fees	5,982	5,777	9,647	5,525	5,902	7,536
Utility expenses	6,403	4,808	12,939	6,211	8,917	7,682
Insurance expenses	120	127	240	109	193	127
Repair expenses	3,813	6,990	2,593	1,449	2,612	1,887
Taxes and dues	8,606	7,002	14,558	5,754	10,833	11,992
Trust fees	375	400	375	350	400	400
Others	2,102	9,087	1,699	3,322	10	2,826
(3)NOI (1)-(2)	53,527	31,975	157,583	58,235	69,562	76,029
(4)Depreciation	6,946	11,481	22,777	10,084	19,278	9,289
(5) Loss on retirement of non-current assets	284	83	0	721	-	-
(6)Income from property leasing (3)-(4)-(5)	46,296	20,410	134,806	47,429	50,283	66,739

(Yen in thousands)

Property number	A-46	A-47	A-49	A-50	A-51	A-52
Property name	La Verite AKASAKA	Kanda Ocean Building	FORECAST kayabacho	FORECAST Waseda FIRST	FORECAST Gotanda WEST	Omiya Center Building
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	60,239	55,531	108,033	145,926	269,938	627,524
Rental revenues	57,105	49,465	95,019	132,843	241,704	579,981
Other revenues related to property leasing	3,134	6,066	13,013	13,082	28,233	47,543
(2)Property related expenses	14,983	13,259	26,981	44,812	87,253	112,344
Property management fees	3,802	2,590	6,513	7,451	16,605	30,249
Utility expenses	2,723	5,477	9,653	10,753	21,972	38,754
Insurance expenses	63	60	147	180	410	688
Repair expenses	2,226	48	932	9,025	8,364	4,424
Taxes and dues	5,341	4,033	8,678	12,625	31,628	30,655
Trust fees	400	400	375	400	400	375
Others	425	649	682	4,375	7,872	7,197
(3)NOI (1)-(2)	45,256	42,271	81,051	101,113	182,685	515,180
(4)Depreciation	4,034	4,563	13,923	17,560	53,371	73,164
(5) Loss on retirement of non-current assets	-	-	-	131	-	70
(6)Income from property leasing (3)-(4)-(5)	41,222	37,708	67,127	83,421	129,313	441,945

(Yen in thousands)

Property number	A-53	A-54	A-55	A-56	A-58	A-59
Property name	Sumitomo Mitsui Bank Koraibashi Building	NORE Fushimi	NORE Meieki	Homat Horizon Building	Towa Kandanishik icho Building	Yusen Higashi-Nihombashi Ekimae Building
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	145,633	105,442	116,846	219,303	41,618	43,654
Rental revenues	114,634	92,863	100,696	206,539	36,404	40,277
Other revenues related to property leasing	30,999	12,578	16,150	12,763	5,213	3,377
(2)Property related expenses	55,774	40,274	35,509	54,419	18,838	10,872
Property management fees	10,904	6,301	6,556	11,248	2,401	2,632
Utility expenses	20,123	10,134	11,769	13,505	3,557	2,796
Insurance expenses	279	154	170	247	43	53
Repair expenses	4,339	6,556	2,325	1,357	328	87
Taxes and dues	19,628	9,128	11,896	27,222	1,308	4,309
Trust fees	400	400	400	350	350	350
Others	99	7,600	2,389	488	10,847	644
(3)NOI (1)-(2)	89,858	65,167	81,337	164,883	22,779	32,782
(4)Depreciation	21,099	9,750	11,701	18,676	3,589	4,876
(5) Loss on retirement of non-current assets	232	-	158	-	-	187
(6)Income from property leasing (3)-(4)-(5)	68,527	55,417	69,477	146,207	19,190	27,718

(Yen in thousands)

Property number	A-60	A-61	A-62	A-64	A-65	A-66
Property name	Hiroo ON Building	TK Gotanda Building	Gotanda Sakura Building	Alte Building Higobashi	DIA Building Meieki	TENSHO OCHANO MIZU BUILDING
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	77,871	106,511	53,264	82,164	55,989	Not disclosed (Note)
Rental revenues	70,108	97,612	47,407	74,041	48,121	
Other revenues related to property leasing	7,763	8,899	5,857	8,123	7,868	
(2)Property related expenses	20,210	29,247	15,941	21,314	19,239	
Property management fees	5,068	5,440	2,258	7,027	4,728	
Utility expenses	4,275	7,761	4,571	6,571	6,650	
Insurance expenses	83	148	51	128	88	
Repair expenses	1,421	1,972	205	578	1,499	
Taxes and dues	6,394	10,476	1,482	6,651	5,866	
Trust fees	350	350	-	350	350	
Others	2,617	3,098	7,373	7	55	
(3)NOI (1)-(2)	57,661	77,263	37,322	60,849	36,749	34,065
(4)Depreciation	7,549	13,157	4,934	12,005	5,488	5,113
(5) Loss on retirement of non-current assets	-	248	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	50,112	63,857	32,388	48,844	31,261	28,952

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	A-67	A-68	A-69	A-70	A-71	A-73
Property name	FORECAST Kameido	NRT Kandasuda cho Building	REID-C Meguro-fudomae	The Square	Tsukiji Front	TENSHO OFFICE SHINBASHI 5
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	98,678	35,291	32,792	34,417	26,952	Not disclosed (Note)
Rental revenues	89,507	32,046	30,421	32,090	24,339	
Other revenues related to property leasing	9,171	3,244	2,370	2,327	2,612	
(2)Property related expenses	28,316	10,460	6,910	13,711	6,090	
Property management fees	6,595	2,701	2,191	3,131	1,426	
Utility expenses	7,976	2,129	2,038	3,405	2,016	
Insurance expenses	119	41	32	68	22	
Repair expenses	3,563	330	183	1,661	60	
Taxes and dues	8,232	1,867	1,393	3,349	1,518	
Trust fees	350	300	300	300	300	
Others	1,478	3,089	772	1,793	746	
(3)NOI (1)-(2)	70,362	24,831	25,881	20,706	20,861	22,588
(4)Depreciation	14,814	3,818	2,236	5,181	2,084	3,474
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	55,548	21,012	23,644	15,524	18,776	19,114

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	A-74	A-75	A-76	A-77	A-78	A-79
Property name	REID-C Iidabashi Building	REID-C Gotenryama Building	30 Sankyo Building	FORECAST Hakata Gofukumachi	URAWA GARDEN BUILDING	NW SQUARE
Operating periods	59days	59days	184days	184days	184days	125days
(1)Revenues from property leasing	10,681	18,860	50,758	31,125	310,714	34,613
Rental revenues	9,542	8,373	43,577	26,474	296,439	32,020
Other revenues related to property leasing	1,138	10,486	7,181	4,651	14,274	2,593
(2)Property related expenses	2,349	10,498	13,430	14,664	36,013	5,713
Property management fees	809	645	3,527	3,139	18,352	3,294
Utility expenses	534	908	4,755	2,176	14,756	2,077
Insurance expenses	14	17	59	61	327	41
Repair expenses	33	8,173	470	41	200	-
Taxes and dues	839	649	4,147	3,681	-	-
Trust fees	98	98	350	350	400	291
Others	18	4	119	5,214	1,977	10
(3)NOI (1)-(2)	8,331	8,361	37,328	16,461	274,700	28,899
(4)Depreciation	964	947	2,764	12,191	53,768	7,231
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	7,367	7,414	34,564	4,270	220,932	21,667

(Yen in thousands)

Property number	B-1	B-2	B-4	B-5	B-7	B-8
Property name	Tower Court Kitashinagawa	Sky Hills N11	my atria Sakae	Mac Village Heian	Ciel Yakuin	Kanda Reeplex R's
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	441,111	61,128	37,520	28,096	25,706	58,918
Rental revenues	422,055	61,056	36,609	27,658	24,579	54,722
Other revenues related to property leasing	19,055	72	911	438	1,126	4,195
(2)Property related expenses	94,276	9,739	8,040	6,769	6,503	15,567
Property management fees	32,283	300	1,850	1,895	1,294	4,795
Utility expenses	7,627	-	440	379	710	22
Insurance expenses	633	190	90	66	41	79
Repair expenses	20,023	1,969	2,285	1,829	1,748	4,119
Taxes and dues	20,111	6,923	2,687	1,925	1,519	2,524
Trust fees	550	350	350	350	350	350
Others	13,047	6	335	322	838	3,674
(3)NOI (1)-(2)	346,834	51,388	29,480	21,327	19,202	43,350
(4)Depreciation	57,157	16,187	8,169	4,783	4,691	6,493
(5) Loss on retirement of non-current assets	580	-	-	85	-	-
(6)Income from property leasing (3)-(4)-(5)	289,096	35,200	21,311	16,458	14,510	36,857

(Yen in thousands)

Property number	B-9	B-10	B-11	B-12	B-13	B-14
Property name	Splendid Namba	Residence Hiroo	Residence Nihombashi Hakozaki	Primegate Iidabashi	Residence Edogawabash i	Merveille Senzoku
Operating periods	184days	184days	184days	184days	184days	-
(1)Revenues from property leasing	117,677	65,930	Not disclosed (Note 1)	165,761	27,695	36
Rental revenues	114,721	62,278		148,851	24,273	-
Other revenues related to property leasing	2,955	3,652		16,910	3,422	36 (Note 2)
(2)Property related expenses	27,367	13,860		36,070	7,423	(100)
Property management fees	6,707	2,516		13,070	1,604	-
Utility expenses	847	659		5,734	206	9
Insurance expenses	191	67		256	37	-
Repair expenses	6,004	1,879		3,654	1,396	-
Taxes and dues	8,191	3,072		10,562	1,290	-
Trust fees	350	350		350	350	-
Others	5,075	5,315		2,441	2,538	(110)
(3)NOI (1)-(2)	90,309	52,070	34,462	129,691	20,271	137
(4)Depreciation	32,203	6,003	4,772	16,340	3,372	-
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	58,105	46,066	29,689	113,350	16,899	137

(Note 1) This information is not disclosed as sub-lessee's consent has not been obtained.

(Note 2) Sold in fiscal period ended June 2025 but electricity and other revenues which was finalized in the current period is recorded.

(Yen in thousands)

Property number	B-16	B-17	B-18	B-19	B-20	B-21
Property name	Domeal Kitaakabane	Dormy Kitaakabane	Splendid Shin-Osaka III	ZEPHYROS Minami-horie	Charmant Fuji Osaka jominami	Piacere Fuminosato
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	Not disclosed (Note)	Not disclosed (Note)	76,655	50,717	26,352	19,207
Rental revenues			75,269	49,352	25,298	18,153
Other revenues related to property leasing			1,385	1,364	1,054	1,054
(2)Property related expenses			14,355	10,769	5,633	4,931
Property management fees			4,373	2,454	1,215	1,298
Utility expenses			639	534	698	551
Insurance expenses			117	81	46	39
Repair expenses			2,587	2,820	882	1,014
Taxes and dues			4,710	2,617	1,420	1,020
Trust fees			350	350	350	350
Others			1,577	1,910	1,020	656
(3)NOI (1)-(2)	17,479	22,719	62,299	39,947	20,719	14,276
(4)Depreciation	2,529	1,865	18,403	8,298	2,951	3,272
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	14,950	20,853	43,895	31,648	17,768	11,003

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	B-22	B-23	B-25	B-26	B-27	B-28
Property name	Wald Park Minamioi	LAPUTA KUJO	L'arte Nakatsu	City hills Andoji	Hermitage Shin-sakae	Sun・Meiekimina mi Building
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	18,818	48,152	16,948	48,333	33,541	27,539
Rental revenues	17,771	46,285	15,139	47,586	32,529	26,000
Other revenues related to property leasing	1,047	1,867	1,808	746	1,011	1,538
(2)Property related expenses	3,363	11,940	3,394	12,681	12,274	9,308
Property management fees	917	3,699	1,098	2,183	2,800	1,510
Utility expenses	166	495	344	343	327	607
Insurance expenses	22	84	25	78	72	51
Repair expenses	420	2,969	101	3,130	3,424	2,028
Taxes and dues	775	2,688	946	2,504	2,652	2,338
Trust fees	350	350	300	300	300	300
Others	711	1,651	577	4,140	2,697	2,472
(3)NOI (1)-(2)	15,454	36,212	13,553	35,652	21,266	18,230
(4)Depreciation	1,465	5,233	2,390	6,086	6,185	5,066
(5) Loss on retirement of non-current assets	-	-	-	-	218	-
(6)Income from property leasing (3)-(4)-(5)	13,989	30,978	11,163	29,565	14,863	13,164

(Yen in thousands)

Property number	B-29	B-30	B-31	B-33	B-34	B-35
Property name	Tenjin Higashi residence	DeLCCS KASAI	Serenite Shin-Osaka	Residence Kinshicho	Meister house Kawasaki	LIESSE Tsurumai
Operating periods	57days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	9,196	43,915	33,405	19,044	22,048	34,832
Rental revenues	8,281	40,349	31,691	18,403	19,884	32,539
Other revenues related to property leasing	915	3,566	1,713	640	2,163	2,292
(2)Property related expenses	2,992	9,803	8,756	3,889	5,355	15,733
Property management fees	523	3,244	1,644	1,182	1,547	2,500
Utility expenses	486	1,685	671	219	218	349
Insurance expenses	28	60	52	24	25	61
Repair expenses	1,197	1,024	2,503	672	1,431	7,675
Taxes and dues	503	2,406	2,326	784	1,005	2,514
Trust fees	109	300	300	300	300	300
Others	143	1,081	1,258	706	827	2,331
(3)NOI (1)-(2)	6,204	34,112	24,648	15,154	16,692	19,098
(4)Depreciation	1,659	5,588	3,371	2,124	2,689	4,731
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	4,544	28,523	21,277	13,030	14,003	14,367

(Yen in thousands)

Property number	B-38	B-39	B-40	B-42	B-43	B-44
Property name	Sylphide Higashi-shinagawa	Royal Bloom	Ever Square Doshin	Canis Court Kamishinjo	Imperial Otori	MAISON NISHI MAGOME
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	27,565	31,644	17,444	42,473	24,967	22,944
Rental revenues	26,330	30,879	16,935	38,777	22,457	22,261
Other revenues related to property leasing	1,234	764	508	3,696	2,510	682
(2)Property related expenses	4,870	5,165	4,947	11,513	9,971	5,869
Property management fees	1,569	1,803	1,150	1,913	1,227	1,347
Utility expenses	279	261	507	792	342	165
Insurance expenses	35	32	22	76	59	30
Repair expenses	432	569	1,650	4,033	4,198	1,385
Taxes and dues	1,629	1,718	922	2,745	1,921	741
Trust fees	300	300	300	300	300	300
Others	624	480	394	1,652	1,922	1,900
(3)NOI (1)-(2)	22,695	26,478	12,496	30,960	14,996	17,074
(4)Depreciation	2,364	5,556	2,025	5,620	3,855	1,779
(5) Loss on retirement of non-current assets	-	-	-	-	2,362	-
(6)Income from property leasing (3)-(4)-(5)	20,330	20,922	10,471	25,340	8,778	15,295

(Yen in thousands)

Property number	B-45	B-46	B-47	B-48	B-49	B-50
Property name	Muse Ryogoku II	Minami-Horie apartment Cielo	Minami-Horie apartment Grande	Minami-Horie apartment Rio	Plowland Horita	Nasic Nozomigaoka
Operating periods	184days	57days	57days	57days	184days	184days
(1)Revenues from property leasing	20,063	7,290	7,275	2,512	47,380	26,814
Rental revenues	18,840	7,269	7,256	2,498	45,515	25,360
Other revenues related to property leasing	1,223	21	18	13	1,865	1,453
(2)Property related expenses	5,516	1,203	1,190	617	13,847	7,770
Property management fees	1,340	400	377	264	2,107	4,383
Utility expenses	481	135	136	62	620	937
Insurance expenses	24	21	18	7	115	50
Repair expenses	1,670	-	99	-	5,532	90
Taxes and dues	895	509	430	173	3,235	1,419
Trust fees	300	93	93	95	300	300
Others	803	42	33	13	1,935	590
(3)NOI (1)-(2)	14,547	6,087	6,085	1,894	33,532	19,044
(4)Depreciation	1,677	629	640	174	7,393	2,586
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	12,870	5,458	5,444	1,719	26,138	16,457

(Yen in thousands)

Property number	B-51	B-52	B-53	B-54	B-55	B-56
Property name	St. Lake Celeb Daikancho	Belle Face Kawaharadori	ARBUS IBARAKI	Urbanex GINZA EAST II	Urbanex TOGOSHI-GINZA	AMBIX PRIA
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	28,127	28,014	Not disclosed (Note)	44,493	72,648	24,707
Rental revenues	27,420	26,624		43,534	70,493	23,368
Other revenues related to property leasing	706	1,390		958	2,154	1,338
(2)Property related expenses	7,104	9,108		3,958	8,747	5,869
Property management fees	1,831	1,488		2,582	3,359	1,709
Utility expenses	396	349		222	542	460
Insurance expenses	58	58		42	91	44
Repair expenses	1,657	2,699		269	2,665	2,389
Taxes and dues	1,686	1,781		-	-	-
Trust fees	350	350		400	400	400
Others	1,125	2,380		441	1,688	865
(3)NOI (1)-(2)	21,023	18,905	43,320	40,535	63,900	18,837
(4)Depreciation	3,382	3,417	11,947	5,044	4,259	1,931
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	17,640	15,488	31,372	35,490	59,641	16,906

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	C-1	C-3	C-4	C-5	C-6	C-7
Property name	Otakibashi Pacifica Building	BECOME SAKAE	Street Life (Leasehold land)	FORECAST Shinagawa @LABO	HOTEL RESOL STAY AKIHABARA	Smile Hotel Premium Hakodate Goryokaku
Operating periods	184days	91days	184days	184days	97days	97days
(1)Revenues from property leasing	93,042	28,578	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)
Rental revenues	77,238	20,759				
Other revenues related to property leasing	15,804	7,819				
(2)Property related expenses	24,729	58,575				
Property management fees	4,245	3,643				
Utility expenses	12,362	5,739				
Insurance expenses	55	103				
Repair expenses	631	42,786				
Taxes and dues	6,492	5,931				
Trust fees	400	174				
Others	541	196				
(3)NOI (1)-(2)	68,312	(29,996)	41,052	169,408	91,636	40,347
(4)Depreciation	5,179	4,692	-	36,957	14,524	18,475
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	63,133	(34,689)	41,052	132,450	77,112	21,871

(Note) This information is not disclosed as tenant's consent has not been obtained.

(Yen in thousands)

Property number	
Property name	Total
Operating periods	
(1)Revenues from property leasing	8,529,877
Rental revenues	7,786,235
Other revenues related to property leasing	743,641
(2)Property related expenses	2,106,210
Property management fees	488,952
Utility expenses	489,628
Insurance expenses	11,375
Repair expenses	285,839
Taxes and dues	596,705
Trust fees	36,709
Others	196,998
(3)NOI (1)-(2)	6,423,666
(4)Depreciation	1,081,862
(5) Loss on retirement of non-current assets	6,850
(6)Income from property leasing (3)-(4)-(5)	5,334,953

(2) Status of Capital Expenditure

A. Schedule of Capital Expenditures

The following are the main capital expenditures NIPPON REIT plans to implement during the 28th fiscal period accompanying planned renovations and repairs for those properties held. The following scheduled construction amount includes the portion charged to expenses in accounting:

Property name	Location	Purpose	Schedule	Scheduled construction amount (Yen in millions) (Note)		
				Total	Amount to be paid in the current fiscal period	Amount already paid
FORECAST Yotsuya	Shinjuku ward, Tokyo	10 th floor conference room installation	From Jan. 2026 to Jun. 2026	16	—	—
GreenOak Kayabacho	Chuo ward, Tokyo	Mechanical parking parts replacement	From Jan. 2026 to Jun. 2026	13	—	—
		Building-wide LED renewal	From Jan. 2026 to Jun. 2026	56	—	—
FORECAST Takadanobaba	Toshima ward, Tokyo	Water storage tank upgrade associated with the parking capacity expansion plan	From Jan. 2026 to Jun. 2026	24	—	—
La Verite AKASAKA	Minato ward, Tokyo	8 th floor pantry and restroom renovation	From Jan. 2026 to Jun. 2026	10	—	—
		8 th floor pre-fitted office	From Jan. 2026 to Jun. 2026	24	—	—
FORECAST Waseda FIRST	Shinjuku ward, Tokyo	Security system installation	From Jan. 2026 to Jun. 2026	26	—	—
		8 th floor restoration	From Jan. 2026 to Jun. 2026	16	—	—
		2 nd , 3 rd and 4 th floors exclusive area LED renewal	From Jan. 2026 to Jun. 2026	12	—	—
FORECAST Gotanda WEST	Shinagawa ward, Tokyo	Replacement of four fire pumps	From Jan. 2026 to Jun. 2026	16	—	—
		Common area renewal (Phase 2)	From Jan. 2026 to Jun. 2026	97	—	—
Omiya Center Building	Saitama, Saitama	Mechanical parking parts replacement	From Jan. 2026 to Jun. 2026	24	—	—
		Exclusive area LED renewal (Phase 2)	From Jan. 2026 to Jun. 2026	64	—	—
NORE Fushimi	Nagoya, Aichi	Air conditioning ventilation system/LED renewal (Phase 2)	From Jan. 2026 to Jun. 2026	86	—	—
NORE Meieki	Nagoya, Aichi	4 th floor air conditioning ventilation system renewal	From Jan. 2026 to Jun. 2026	13	—	—
Hiroo On Building	Shibuya ward, Tokyo	Exterior wall repair	From Jul. 2025 to Jan. 2026	82	—	—
30 Sankyo Building	Shinjuku ward, Tokyo	Elevator control renewal	From Jan. 2026 to Jun. 2026	22	—	—
Mac Village Heian	Nagoya, Aichi	Mechanical parking parts replacement	From Jan. 2026 to Jun. 2026	19	—	—
Primegate Iidabashi	Shinjuku ward, Tokyo	Substation system repair (Phase 4)	From Jan. 2026 to Jun. 2026	14	—	—
		Exclusive area LED renewal	From Jan. 2026 to Jun. 2026	17	—	—

(Note) The scheduled construction amount is truncated to the nearest million yen.

B. Capital Expenditures during the Period

Below are the main capital expenditures that NIPPON REIT used to carry out construction in the current period. In the fiscal period ended December 31, 2025, capital expenditures totaled 1,178 million yen. With the addition of 285 million yen posted as expenses for renovations and repairs, total capital expenditures for construction were 1,464 million yen.

Property name	Location	Purpose	Period	Capital expenditures (Yen in millions) (Note)
FORECAST Yotsuya	Shinjuku ward, Tokyo	Air conditioning ventilation system renewal	From Oct. 2025 to Nov. 2025	24
FORECAST Shinjuku AVENUE	Shinjuku ward, Tokyo	8 th floor pre-fitted office	From Aug. 2025 to Oct. 2025	101
FORECAST Ichigaya	Shinjuku ward, Tokyo	Mechanical parking parts replacement	From Oct. 2025 to Oct. 2025	23
		LED conversion of 2 nd floor lighting system	From Aug. 2025 to Dec. 2025	42
FORECAST Shinjuku SOUTH	Shinjuku ward, Tokyo	Emergency power generator renewal	From Jul. 2025 to Aug. 2025	20
		Mechanical parking parts replacement	From Oct. 2025 to Nov. 2025	48
FORECAST Sakurabashi	Chuo ward, Tokyo	Mechanical parking parts replacement	From Nov. 2025 to Nov. 2025	13
GreenOak Kudan	Chiyoda ward, Tokyo	LED renewal	From Oct. 2025 to Oct. 2025	12
FORECAST Ningyocho	Chuo ward, Tokyo	Air conditioning ventilation system renewal	From Jul. 2025 to Jul. 2025	74
FORECAST Shinagawa	Shinagawa ward, Tokyo	LED renewal	From May 2025 to Jul. 2025	21
Nishi-Gotanda 8-chome Building	Shinagawa ward, Tokyo	LED renewal	From Jul. 2025 to Aug. 2025	17
Towa Higashi-Gotanda Building	Shinagawa ward, Tokyo	Mechanical parking parts replacement	From Oct. 2025 to Oct. 2025	10
		2 nd floor pre-fitted office	From Oct. 2025 to Nov. 2025	10
Itohpie Kiyosubashidori Building	Taito ward, Tokyo	Mechanical parking parts replacement	From Oct. 2025 to Oct. 2025	16
		7 th and 8 th floors air conditioning ventilation system renewal	From Sep. 2025 to Nov. 2025	29
FORECAST Gotanda WEST	Shinagawa ward, Tokyo	Substation system repair (Phase 2)	From Dec. 2025 to Dec. 2025	47
Omiya Center Building	Saitama, Saitama	Exclusive area LED renewal (Phase 1)	From Sep. 2025 to Nov. 2025	56
Sumitomo Mitsui Bank Koraibashi Building	Osaka, Osaka	Elevator control renewal	From Nov. 2025 to Dec. 2025	35
NORE Fushimi	Nagoya, Aichi	Air conditioning ventilation system/LED renewal (Phase 1)	From Dec. 2025 to Dec. 2025	89
DIA Building Meieki	Nagoya, Aichi	Substation system repair	From Oct. 2025 to Nov. 2025	25
URAWA GARDEN BUILDING	Saitama, Saitama	2 nd floor clinic mall interior work	From Sep. 2025 to Oct. 2025	34
Tower Court Kitashinagawa	Shinagawa ward, Tokyo	Automatic fire alarm system renewal	From Jul. 2025 to Sep. 2025	23
		Interphone renewal	From Oct. 2025 to Nov. 2025	36

Property name	Location	Purpose	Period	Capital expenditures (Yen in millions) (Note)
Primegate Iidabashi	Shinjuku ward, Tokyo	Emergency power generator renewal	From Oct. 2025 to Oct. 2025	10
Imperial Otori	Sakai, Osaka	Exterior wall repair and other repairs	From Sep. 2025 to Dec. 2025	53
Other capital expenditures				298
Total				1,178

(Note) Capital expenditures are truncated to the nearest million yen.

C. Cash Reserves for Long-Term Repairs and Maintenance Plans

Based on a long-term repair and maintenance plan compiled for each property, NIPPON REIT sets aside the following cash reserves from cash flows during the fiscal period in order to provide the payment of funds for major repairs and maintenance, etc., over the medium to long term:

(Yen in millions)

Operating period	23rd fiscal period from July 1, 2023 to December 31, 2023	24th fiscal period from January 1, 2024 to June 30, 2024	25th fiscal period from July 1, 2024 to December 31, 2024	26th fiscal period from January 1, 2025 to June 30, 2025	27th fiscal period from July 1, 2025 to December 31, 2025
Balance of reserves at the beginning of the period	3,473	3,566	3,572	3,505	3,540
Amount of reserves during the period	1,176	1,007	924	966	901
Amount of reversal of reserves during the period	1,083	1,001	991	932	1,178
Reserves carried forward	3,566	3,572	3,505	3,540	3,262

(Note) Figures in the above table are truncated to the nearest million yen.