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NIPPON REIT Investment Corporation (TSE code : 3296)

Investor Presentation

for the 26th Period (Ended June 30, 2025)
August 15, 2025

A stylized illustration of Mount Fuji, the central focus of the slide. The mountain is depicted with a white, snow-capped peak and blue-toned slopes. The background is a gradient of light blue, with soft, white clouds. In the foreground, there are dark blue, layered mountain ranges. The overall aesthetic is clean and professional, using a monochromatic blue color palette with white accents.

NIPPON VISION

Serious, Steady, Solid.

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*Notes for Section 03 and thereafter are listed in the notes section on page 67 of the appendix.

01 | Growth Strategy

Steadily promoting initiatives to strengthen the portfolio based on the growth strategy announced in the previous period.

Asset Replacement (External Growth)	<p>Implementation of strategic replacements to improve portfolio quality</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p><Disposition></p> <p>12 properties ¥28.6bn</p> <p>Age of building 32.0years</p> <p>NOI yield 3.8%</p> </td> <td style="width: 10%; text-align: center; vertical-align: middle;">  </td> <td style="width: 40%; text-align: center;"> <p><Acquisition></p> <p>9 properties ¥24.4bn</p> <p>Age of building 5.9years</p> <p>NOI yield 4.5%</p> </td> </tr> </table>	<p><Disposition></p> <p>12 properties ¥28.6bn</p> <p>Age of building 32.0years</p> <p>NOI yield 3.8%</p>		<p><Acquisition></p> <p>9 properties ¥24.4bn</p> <p>Age of building 5.9years</p> <p>NOI yield 4.5%</p>
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<p>Partial revision of the Management Guidelines of Asset Manager to flexibly respond to changes in the market environment</p> <ul style="list-style-type: none"> ▶ Start of investment in inflation-resilient hotels and change in asset category investment ratios ▶ Expansion of key office investment areas 				
Internal Growth	<p>Rent increases associated with office tenant replacements/contract renewals were minimal, falling short of the target of +5% per period. However, the rent revision rate for the 27th period (excluding properties scheduled for sale) is expected to be +4.8% per period</p>			
	<p>Expected strategic value-added investment effects NOI +¥84 mm/year</p> <ul style="list-style-type: none"> ▶ 26th period already implemented +¥22 mm/year 27th period and beyond planned for implementation +¥61 mm/year 			
Unitholder Returns	<p>Generate ongoing capital gains, retain a portion of them internally, and utilize them for measures such as property acquisitions and strategic value-enhancing investments</p> <p>Gain on Sale 26th period ¥2.4bn、 27th period ¥3.0bn_(forecast)、 28th period ¥1.2bn_(forecast) (of which, internal reserves) 26th period ¥1.9bn、 27th period ¥2.2bn_(forecast)、 28th period ¥0.9bn_(forecast)</p>			
	<p>Implementing optimal allocation that contributes to enhancing unitholder value, taking into consideration market conditions and capital costs</p>			

Improving portfolio quality by renewing aging properties and starting to invest in hotels to strengthen inflation resilience.

Disposition	26 th Period	27 th Period	28 th Period
	<p>Office</p> <p>FORECAST Shintokiwabashi (May 27, 2025)</p> <p>Residential</p> <p>Merveille Senzoku (June 30, 2025)</p>	<p>Office</p> <p>Central Daikanyama (August 7, 2025)</p> <p>FORECAST Shinagawa (August 27, 2025)</p> <p>REID-C Iidabashi</p> <p>REID-C Gotenyama (August 29, 2025)</p> <p>Residential</p> <p>Tenjinhighashi Residence</p> <p>Minami-Horie Cielo</p> <p>Minami-Horie Grande</p> <p>Minami-Horie Rio (August 27, 2025)</p> <p>Retail</p> <p>BECOME SAKAE (September 30, 2025)</p>	<p>Office</p> <p>FORECAST Sakurabashi (January 13, 2026)</p>
<p>12 properties Transfer Price ¥28.6bn Age of building 32.0 years NOI yield 3.8%</p>			

Sale of properties with limited growth potential, mainly those for which capital expenditures are expected to increase in the future as the years pass.



Acquire properties that are relatively new, resistant to inflation, and expected to grow internally in the future.

Acquisition	26 th Period	27 th Period	28 th Period
	<p>Residential</p> <p>ARBUS IBARAKI (March 31, 2025)</p> <p>AMBIX PRIA</p> <p>Urbanex TOGOSHI-GINZA (May 27, 2025)</p> <p>Urbanex GINZA EAST II</p>	<p>Office</p> <p>NW SQUARE (August 29, 2025)</p> <p>Hotel</p> <p>HOTEL RESOL STAY AKIHABARA (September 26, 2025)</p> <p>Smile Hotel Premium Hakodate Goryokaku</p> <p>First Hotel Investment</p>	<p>Office</p> <p>FORECAST Yokkaichi (January 14, 2026)</p> <p>R&D</p> <p>innoba Ota</p>
<p>9 properties Acquisition Price ¥24.4bn Age of building 5.9 years NOI yield 4.5%</p>			

(Note 1) Only properties acquired or disposed of after the announcement of the previous fiscal year's financial results (February 19, 2025) are listed.

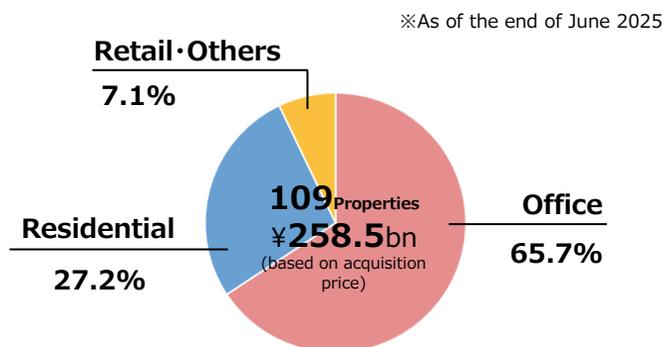
(Note 2) The NOI yield of transferred assets is the weighted average of the figures obtained by dividing the NOI performance for the period prior to the transfer date by twice the transfer price. The NOI yield of acquired assets is the weighted average of the figures obtained by dividing the annual NOI based on the appraisal value at the time of acquisition by the acquisition price. Note that the figures for "FORECAST Sakurabashi" are calculated based on the NOI performance for the 26th period.

Taking advantage of the characteristics of a diversified REIT, NIPPON REIT aim to build a portfolio that places greater emphasis on “growth potential” and “stability” of earnings. In order to NIPPON REIT enable the flexible acquisition of properties with growth potential in response to market conditions, NIPPON REIT have revised some of our Management Guidelines.

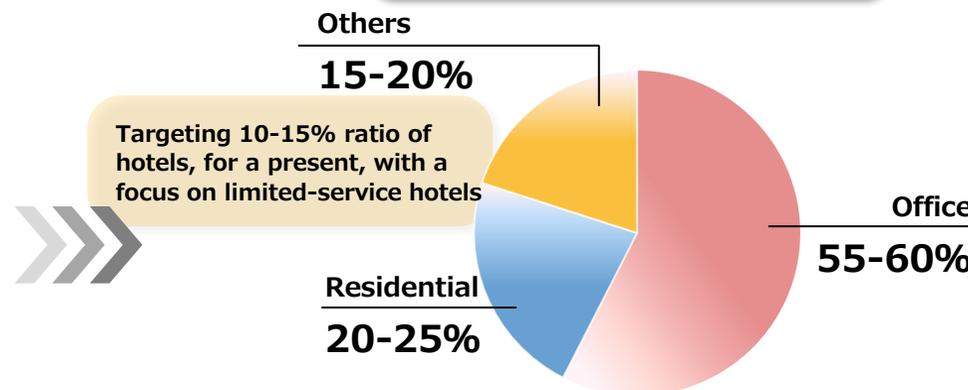
- ▶ While offices remain the core of our portfolio, we have begun investing in hotels, which offer inflation resilience and potential upside.
- ▶ Expanding the focus of investment in “office” from the “6 central wards of Tokyo” to the “Tokyo economic areas,” and investing in areas with solid demand and potential for rent increases.
- ▶ Changing “Retail and Others” to “others,” with “others” not limited to specific uses, and investing in uses with potential for growth and stability.

Current					After Change (Note 3)			
	Investment ratio by asset type for the entire portfolio	Investment ratio by area for each asset type			Investment ratio by asset type for the entire portfolio	Investment ratio by area for each asset type		
		3 Major Metropolitan Areas (Note 2)		Ordinance-Designated Cities, etc.		Office	Residential	Others
		6 central wards of Tokyo (Note 1)						
Office	50% or more	60% or more	40% or less	20% or less	50% or more			
Residential	50% or less	60% or more		40% or less	50% or less	60% or more within 3 Major Metropolitan Areas		
Retail Others	20% or less	No investment ratio by area has been set up			50% or less	No investment ratio by area has been set up		

Portfolio allocation by asset type



Future portfolio outlook



(Note 1) Refers to Chiyoda Ward, Chuo Ward, Minato Ward, Shinjuku Ward, Shibuya Ward, and Shinagawa Ward.

(Note 2) “3 Major Metropolitan Areas” refers to the Tokyo economic areas, Osaka economic areas and Nagoya economic areas.

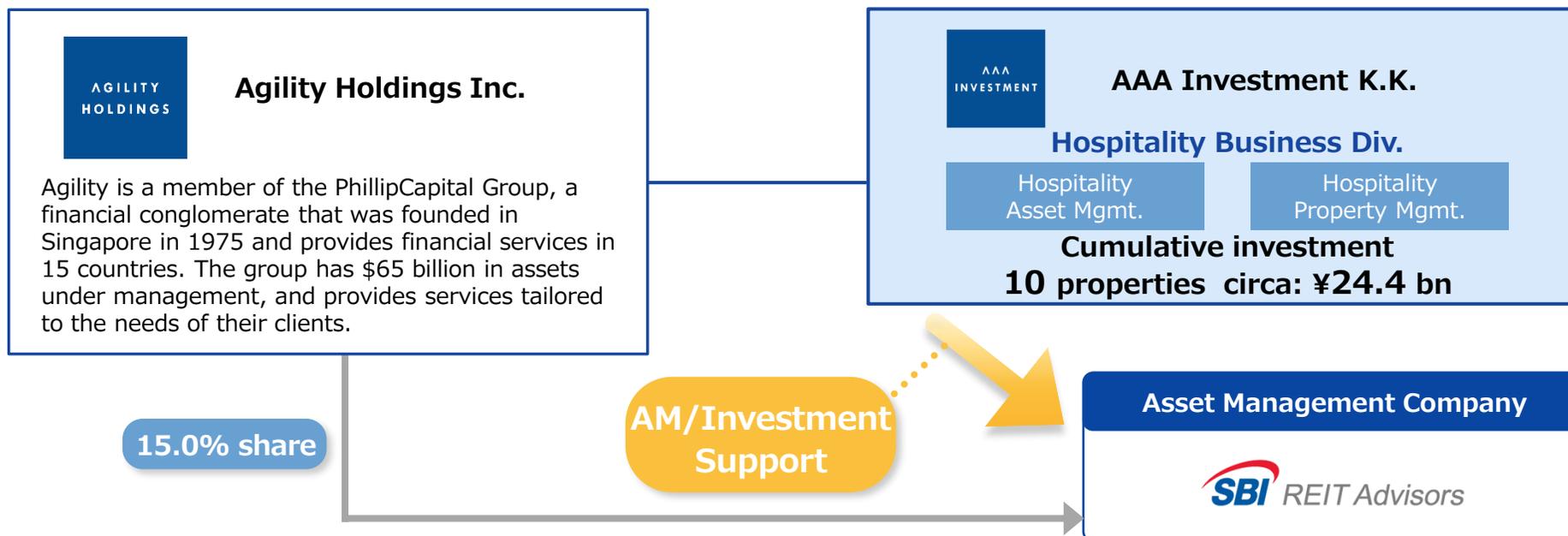
(Note 3) Subject to the approval of a proposal to amend certain provisions of the Articles of Incorporation at the general meeting of unitholders of the Investment Corporation scheduled to be held on September 19, 2025, the Asset Management Company plans to amend certain provisions of its internal regulations (the Management Guidelines of Asset Manager).

In addition to support from the main sponsor, who has a strong track record in hotel investment and management, support from AAA Investment, which operates under the Agility Holdings umbrella and has in-depth knowledge of hotel investment, is in place.

The main sponsor's track record in hotel investment

<p>SBI group</p> <p>Cumulative investment 38 properties Circa: ¥147.4 bn</p>	 	<p style="background-color: #f08080; padding: 2px;">THE BASEMENT HOTEL Osaka Honmachi (Osaka Honmachi PJ)</p>  
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Support from AAA Investment (sub sponsor group)



Acquisition of hotels, a new asset type for NIPPON REIT.
 With a slight tilt toward variable rent hotels with upside potential, we will, for the time being and while monitoring market conditions, invest in a balanced mix of fixed and variable rent hotels.

HOTEL RESOL STAY AKIHABARA Hotel



Overview

Location

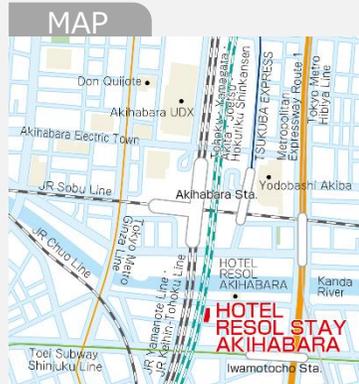
A 3-minute walk from JR Akihabara Station, with easy access to popular tourist destinations such as Tokyo, Ueno, and Asakusa.

Suitable for tourism and business needs

Located in a popular area for inbound tourists, with many large offices in the vicinity, making it ideal for business stays.

Room configuration

With a total of 132 rooms, the hotel features a high ratio of double and twin rooms, offering spacious accommodations suitable for leisure travelers. It also provides telework spaces, making it suitable for both business and leisure travelers.



Location	2-17-10, Kandasuda-cho, Chiyoda-ku, Tokyo		
Planned Acquisition Price	¥6,250mm	Appraisal Value	¥7,630mm
Appraisal NOI yield	4.3%	No. of Guest Rooms	132 rooms
Completion	Aug. 31, 2021	Acquisition Date	Sep. 26, 2025
Rent Structure	Variable Rent		

Smile Hotel Premium Hakodate Goryokaku Hotel



Overview

Location

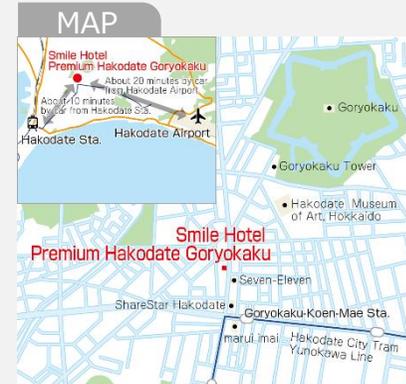
A 3-minute walk from Hakodate City Tram "Goryokaku Koen-mae" Station, and close to the tourist attraction "Goryokaku Koen," offering excellent convenience and high visitor traffic.

Tourism and commercial environment

The surrounding area is full of commercial facilities and restaurants, making it an attractive area for tourists.

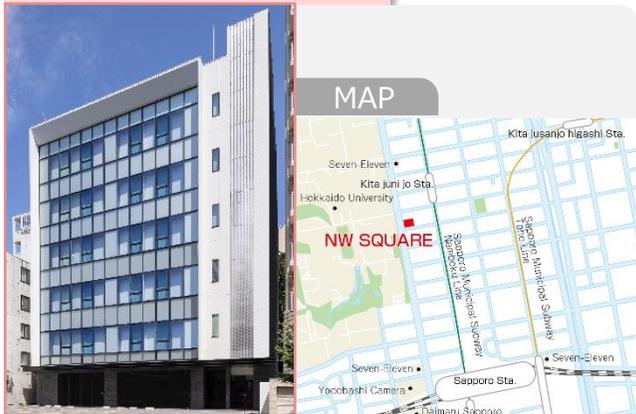
Room configuration

With a total of 190 rooms, a high proportion of double rooms, and suitable for both cost-conscious guests and leisure travelers.



Location	8-15 Honcho, Hakodate City, Hokkaido		
Planned Acquisition Price	¥2,700mm	Appraisal Value	¥2,800mm
Appraisal NOI yield	5.0%	No. of Guest Rooms	190 rooms
Completion	Apr. 30, 2020	Acquisition Date	Sep. 26, 2025
Rent Structure	Fixed Rent		

NW SQUARE Office



Overview

Conveniently located

Just a 3-minute walk from the “Kita juni jo” subway station and an 8-minute walk from the “Sapporo” JR station. Surrounded by educational institutions such as Hokkaido University.

Flexible mid-sized office space to meet varying needs

Approximately 655 tsubo of floor space, column-free and rectangular floors for flexible layout options. Ideal for mid-sized office needs.

Well-equipped facilities for competitive advantage

Ceiling height of 2,650 mm, OA-ready floors, individual air conditioning, LED lighting, and road heating system.

Location	Kita-ku, Sapporo, Hokkaido
Planned Acquisition Price	¥1,700mm
Appraisal Value	¥2,040mm
Appraisal NOI yield	4.8%
Completion	Dec. 27, 2022
Acquisition Date	Aug. 29, 2025

FORECAST Yokkaichi (Note 1) Office



Overview

Excellent access to railways and roads

A 5-minute walk from “Kintetsu Yokkaichi” Station and “Asunaro Yokkaichi” Station, located along Chuo-dori with high visibility.

High demand as an industrial cluster

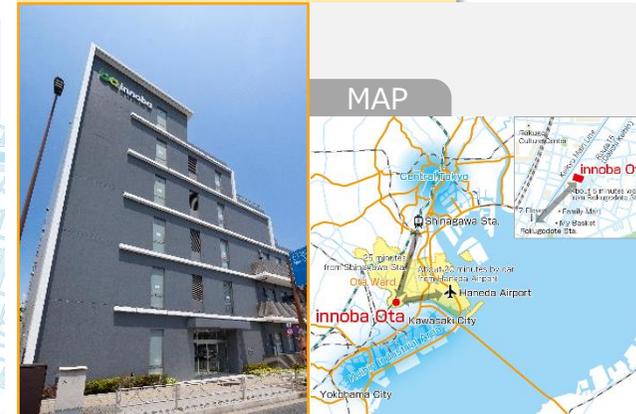
Yokkaichi City is a diverse industrial hub with strong demand for business operations.

Rare large-scale office property

Approximately 1,576 tsubo of gross floor area, 2,800 mm ceiling height, 182 tsubo per standard floor with column-free, rectangular layout, and robust BCP measures in place.

Location	Unomori, Yokkaichi, Mie
Planned Acquisition Price	¥3,531mm
Appraisal Value	¥3,870mm
Appraisal NOI yield	5.0%
Completion	Sep. 29, 2022
Acquisition Date	Jan. 14, 2026

innoba Ota (Note 2) R&D



Overview

Convenient transportation and highly visible location

A 5-minute walk from Rokugo-dote Station, along the Daiichi Keihin Expressway with excellent visibility. Excellent access to Shinagawa, Yokohama, Haneda Airport, and the Shinkansen.

High demand as a research and development hub

Location near the station, advantageous for talent acquisition. Ideal location for R&D hubs of manufacturing companies and import/export firms with nationwide operations.

High-spec shared-use facility

Maximum floor load of 1.5 tons/m², with plumbing and drainage facilities available, to accommodate a wide range of research and manufacturing needs.

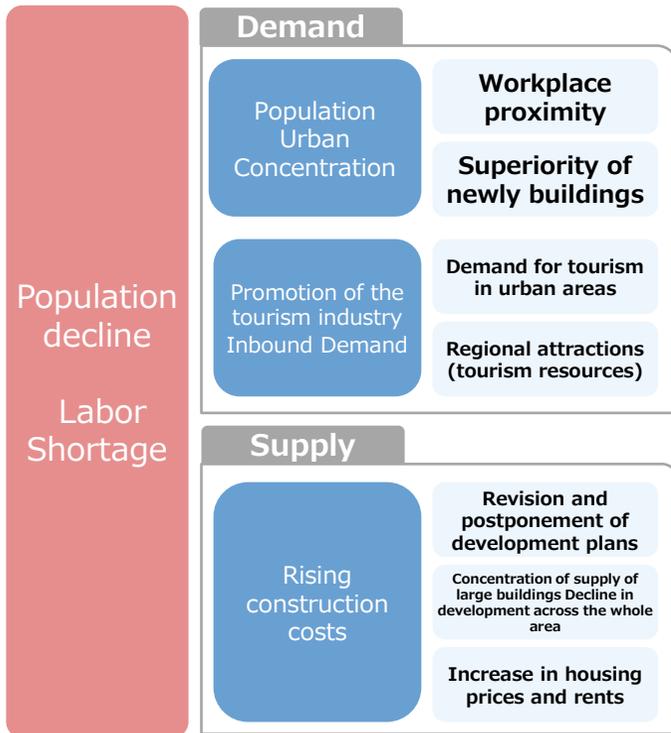
Location	Nakarokugo, Ota-ku, Tokyo
Planned Acquisition Price	¥3,158mm
Appraisal Value	¥3,300mm
Appraisal NOI yield	4.1%
Completion	Aug. 31, 2023
Acquisition Date	Jan. 14, 2026

(Note 1) As of today, the name of this property is “d_II YOKKAICHI,” but it is scheduled to be changed to “FORECAST Yokkaichi” on October 1, 2025, so the name after the change is listed.

(Note 2) NIPPON REIT plans to acquire a 90% quasi-co-ownership interest in this property.

NIPPON REIT will expand its investments in satellite cities within the Tokyo economic area and in major regional cities, where rent increases are expected in the future due to limited supplies and sound market conditions.

Nippon REIT's Market Awareness



Assets NIPPON REIT will focus on in the future

Office

- ▶ Increased competitiveness of existing properties due to rising construction costs
- ▶ Advantage over newly built properties from the perspective of ease of working and strengthening recruitment
- ▶ Demand spreads out in sub-areas due to a decline in development across the whole area

⇒ **Mid-sized newly build offices in areas centered on the 3 major metropolitan areas**

Tokyo economic area

Saitama City

Omiya Center Building



3-minute walk from Omiya Station. Omiya is a transportation hub connecting three Shinkansen lines and conventional lines, serving as a base for the northern Kanto and Joshinetsu regions, with demand for branch offices and other facilities. Over the past year, the property has been nearly fully occupied, with a track record of 30% or more rent increases for new leases.

Saitama City

URAWA GARDEN BUILDING



This is the first large-scale office building to be supplied in the Urawa area in approximately 35 years. Driven by the trend toward newly constructed offices and the spillover effect from the robust office market in Omiya, the building was fully leased within approximately one year of completion. Following the investment trust's decision to acquire the property, the new rent increased by approximately 10% within one year.

Major regional cities

Sapporo City

NW SQUARE



Due to solid demand, vacancy rates are low nationwide. Although there are several large-scale redevelopment projects in the pipeline, construction costs are rising, causing new rents to continue to increase. Existing properties with affordable rents are therefore rare. The rent gap at the time of acquisition was -12%, and rents are expected to rise.

Although the number of office tenant replacements and contract renewals was limited, resulting in a rent increase below the target of +5% per period, the rent increase rate at contract renewal marked the highest level in the past five periods. For the 27th period, the rent revision rate -excluding properties scheduled for sale (Note 1) - is expected to be +4.8% per period.

Track record of rent change

A : Total rent change upon tenant replacement
 B : Total rent change upon contract renewal
 C : Total rent before revision for sections subject to tenant replacement and contract renewal

	22 nd Period	23 rd Period	24 th Period	25 th Period	26 th Period
A/C	-0.57%	0.97%	1.09%	1.47%	1.05%
B/C	0.92%	0.76%	1.54%	1.29%	1.63%
(A+B)/C	0.34%	1.73%	2.63%	2.75%	2.68%

26 th (excluding properties scheduled for sale)
1.21%
1.72%
2.93%

27 th Forecast (Note 2) (excluding properties scheduled for sale)
2.3%
2.5%
4.8%

One step away from the 5% target

Key cases of rent increase

	Omiya Center Building	TK Gotanda Building	Omiya Center Building	30 Sankyo Building
				
Types of rent increase	New tenant move-in	Rent revision	Rent revision	Rent revision
Increase rate relative to previous rent	35% ↗	27% ↗	13% ↗	12% ↗
Background and reasons for the change	Underpinned by strong market conditions	Strategic negotiations are underway to close the gap with market rents.		

(Note 1) The rent increase/decrease rate (excluding properties scheduled for sale) excludes properties for which a transfer decision has been announced as of the date of this document.
 (Note 2) As of the date of this document, the figures include sections for which lease agreements with tenants have not yet been finalized.

Engineering Management, another driver of internal growth, is carried out in a well-planned manner



Outline of Engineering Management

- ▶ **Planned capital investment** : Replacement and renovation of facilities with the aim of maintaining and improving asset value over the long term.
- ▶ **Strategic value-add investment** : Investment contributing to NOI improvement

Profitability enhancement
Measures to increase rents / raise income, etc.

Cost reduction
Reduction of management cost.

Improvement of tenant satisfaction
Minimization of tenant vacancy risk,
Shorten leasing periods

Environment consideration
Installation of high energy efficiency equipment etc. while using a energy saving subsidy



Acquisition of a newly build properties
Depreciation expense > CAPEX



Free cash generation



Strategic value-add investment

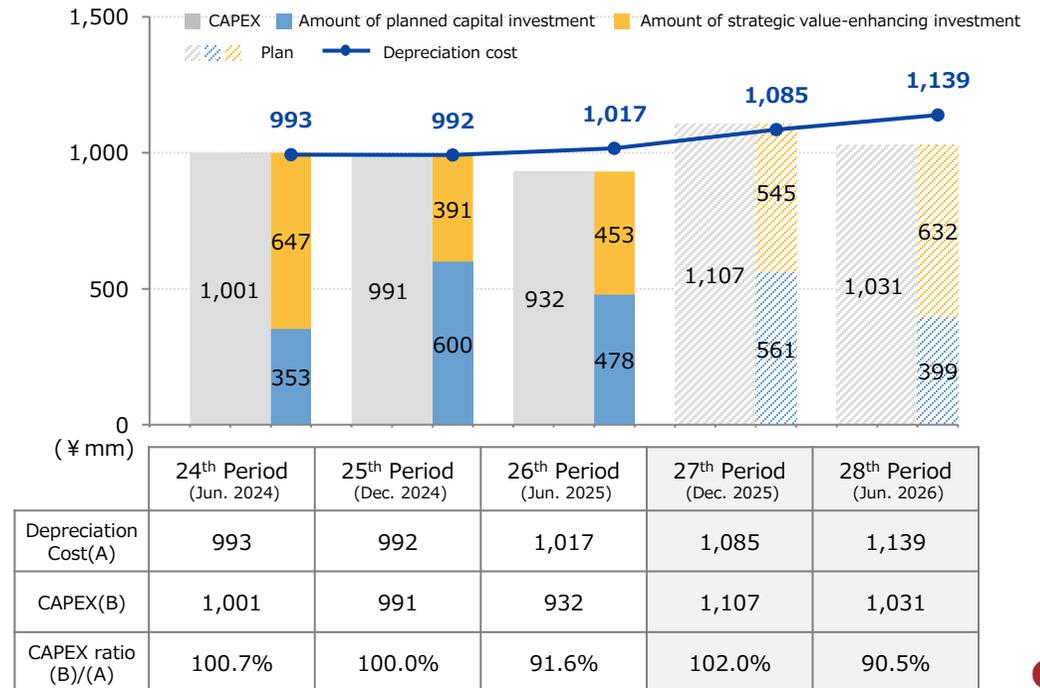


Increase profits and reduce costs



Improvement of NOI

Plan and Budget of Engineering Management



Steadily promoting initiatives to strengthen the portfolio

Major measure and effect of Strategic value-enhancing investment

Achievements for the 26th Period (Jun. 2025)

Property name	Major measure
Kanda Ocean Building & 2 other properties	LED renovation work
FORECAST Takadanobaba & 2 other properties	Parking lot sublease contract/rent increase revision
FORECAST Gotanda WEST	Common area renovation work
FORECAST Mita & 2 other properties	Toilet renovation work Sanitary ware renewal work

Main measures planned from the 27th Period onwards

Property name	Major measure
FORECAST Shinjuku AVENUE & 1 other property	Furnished Office
Towa Higashi-Gotanda Building	Semi-Furnished Office
FORECAST Ichigaya & 4 other properties	LED renovation work
ZEPHYROS Minami-Horie & 1 other property	Parking lot sublease contract/rent increase revision
Nishi-Gotanda 8-chome Building & 3 other properties	Toilet renovation work
NORE Fushimi	Air conditioning upgrade
FORECAST Waseda FIRST	Transition to non-permanent onsite management
FORECAST Takadanobaba	Common area beautification work
Tsukiji Front	Fixture installation

Total
cost
¥**101**
mm

Total
NOI
+22
mm/year

Total
cost
¥**414**
mm

Total
NOI
+61
mm/year



FORECAST Gotanda WEST

common area renovation work



Through strategic asset replacement, we will continue to generate capital gains, some of which will be retained internally. The proceeds from the sale will be allocated in an optimal manner to enhance unitholder value, taking into consideration market conditions and capital costs.

	26 th Period	27 th Period (Plan)	28 th Period (Plan)	(Reference) Past capital gains
No. of properties sold	Office 2 properties <small>(Note1)</small> Residential 1 property	Office 5 properties <small>(Note1)</small> Residential 4 properties Retail 1 property	Office 1 property	
Transfer Price <small>(Note2)</small>	¥13,520mm	¥35,100mm		23 rd Period ¥194mm
Gain on Sale (Of which, internal reserves)	¥2,470mm (¥1,934mm)	¥3,037mm (¥2,228mm)	¥1,289mm (¥902mm)	24 th Period ¥1,044mm 25 th Period ¥1,145mm

(Note 1) As announced on September 26, 2024, FORECAST Shinjuku SOUTH has been transferred in two separate transactions, and for convenience, each transaction is counted as one property in the 26th and 27th periods.

(Note 2) As consent to disclose the transfer prices of individual properties has not been obtained from the transferee in some cases, the breakdown of the 27th and 28th periods is not disclosed.

Future asset replacement (external growth) policy

Selection of properties for sale based on tiering

- ▶ Old properties with significant future expenses and little room for growth
- ▶ Properties with large unrealized gains but little room for future growth

Pipeline

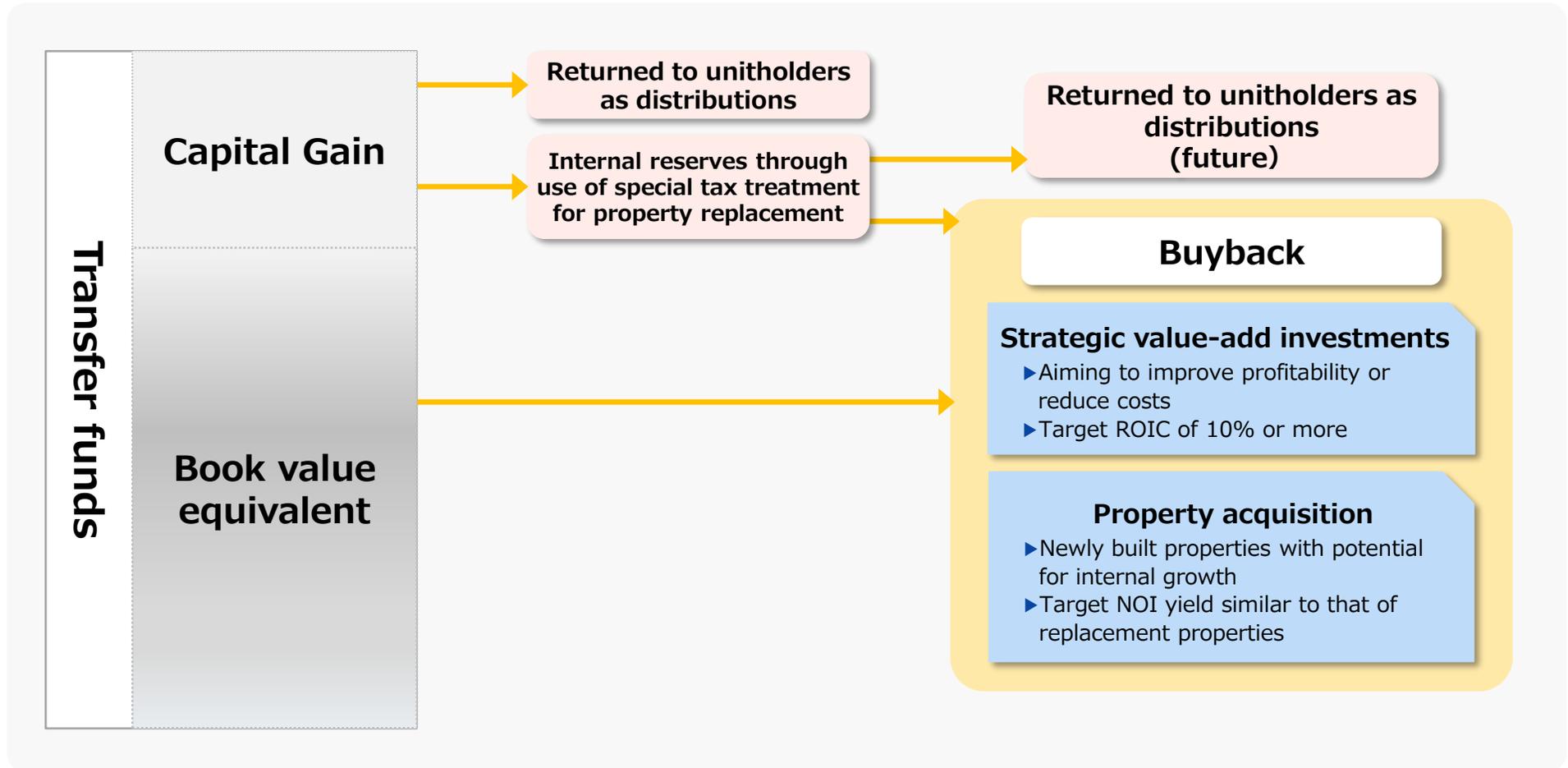
- ▶ Properties that are inflation-resilient and have potential for internal growth
- ▶ Properties that are newly built, require little maintenance in the immediate future, and have a large difference between depreciation expenses and capital expenditures, hence generating free cash

Sponsor Support

- ▶ Bridge fund financing
- ▶ Provision of property information utilizing our network

Transfer funds will be allocated in a manner that contributes to enhancing unitholder value, taking into consideration market conditions and capital costs.

Allocation approach



02 | **Summary of Financial Results for the 26th Period (Jun. 2025)**

26th Period DPU ¥2,345 (+¥57 from the forecast (Note 3))

Internal Growth	External Growth						
<p>▶ Occupancy Rate</p> <table border="0"> <tr> <td>Overall</td> <td>Office</td> <td>Residential</td> </tr> <tr> <td>97.8% (-0.1%)</td> <td>97.8%</td> <td>98.2%</td> </tr> </table> <p>Maintaining a high occupancy rate</p> <p>▶ Increase in Monthly Rent (Office and Residential) Rent Renewals and Tenant Replacement</p> <p>¥8.03mm/month (+¥1.0mm) Per investment unit of ¥27/fiscal period (Note 1)</p> <p>▶ Increase in NOI by Engineering Management 22mm/year(26th Period, annualized amount)</p> <p>▶ NAV per Unit (As of end of the 26th Period) ¥111,510 (vs previous period+ ¥2,843) Further increase in unrealized gains: vs previous period +¥3.0 bn)</p>	Overall	Office	Residential	97.8% (-0.1%)	97.8%	98.2%	<p>▶ AUM (As of end of the 26th Period) 109 properties ¥258.5bn (vs previous period +7.8bn)</p> <p>▶ Asset replacement (Note 2)</p> <p>26th Period Transfer: 3 properties ¥13.5bn Acquisition: 6 properties ¥17.6bn</p> <p>27th Period and thereafter Transfer: 11 properties ¥35.1bn Acquisition: 6 properties ¥27.0bn</p>
Overall	Office	Residential					
97.8% (-0.1%)	97.8%	98.2%					
<p>Finance·ESG Initiatives</p>							
<p>▶ First investment corporation bond issuance since receiving an AA-rating (JCR)</p> <p>5-Year Green Bonds 1.3bn interest rate 1.346%</p> <p>▶ Total floor area ratio of environmentally certified properties (As of end of the 26th Period) 51.4% (vs previous period -0.7%)</p>							

27th Period
Forecast DPU ¥2,421

(+¥97 (Note 3) from the forecast)

28th Period
Forecast DPU ¥2,250

(Note 1) Calculated by dividing the amount of increase or decrease in monthly rent for six months by the number of investment units issued as of the end of the 26th period (1,768,380 units).

(Note 2) As announced on September 26, 2024, FORECAST Shinjuku SOUTH has been split into two transfers, and for convenience, each transfer is counted as one property in the 26th and 27th periods.

(Note 3) Compared with the forecast figures in the financial results for the fiscal year ending Dec. 2024.

Summary of Financial Results for the 26th Period (Jun. 2025)

Summary of Financial Results
for the 26th Period (Jun. 2025)

(¥/mm)	25 th Period (Dec. 2024) Result	26 th Period (Jun. 2025) Forecast (Note1)	26 th Period (Jun. 2025) Result	26 th Period (Result) vs 25 th Period (Result) (difference)	26 th Period (Result) vs 26 th Period (Forecast) (difference)
	a	b	c	c-a	c-b
Operating Revenues	9,963	10,834	11,013	+1,050	+179
Operating Expenses	(4,309)	(4,102)	(4,177)	+131	(75)
Operating Income	5,653	6,731	6,835	+1,181	+103
Ordinary Income	4,889	5,947	6,079	+1,189	+131
Net Income	4,887	5,946	6,077	+1,189	+131
DPU	¥2,493 (Note2)	¥2,288	¥2,345	(¥148)	+¥57
NOI	6,426	6,295	6,332	(94)	+36
Days	184	181	181	-	-

Comparison against the 25th Period (Dec. 2024) Result (c-a)

《Major fluctuation factor》	(¥/mm)
Increase in Operating Revenues	+1,050
Decrease in rental revenue (incl. land rent)	Existing Properties(+86), Newly acquired Properties(+108), Properties sold (-288) (93)
Increase in gain on sales of real estate properties	Difference in gains on sales of properties in 25 th Period and 26 th Period +1,206
Decrease in utilities charge revenue	Seasonal factor, Decrease due to property sales (77)
Decrease in Operating Expenses	+131
Decrease in loss on sales of real estate properties	Loss on sale of properties for the 25 th Period +118
Decrease in utilities charge revenue	Seasonal factor, Decrease due to property sales +56
Increase in depreciation expenses	Impact due to new properties (25)
Decrease in land rent	Sale of FORECAST Shinjuku SOUTH (Quasi co-ownership of Trust beneficiary Interest 50%) +37
Increase in non-deductible consumption tax	Decline the ratio of taxable sales (42)
Increase/Decrease in non-operating income	+8
Increase in interest expense	Increase in interest on borrowings and investment corporation bonds (14)

Comparison against the 26th Period (Jun. 2025) Forecast (c-b)

《Major fluctuation factor》	(¥/mm)
Increase in Operating Revenues	+179
Increase in rental revenue	Increase in income due to new property acquisitions and rent revision +57
Increase in gain on sales of real estate properties	Gain on sale of Merveille Senzoku and FORECAST Shin-Tokiwabashi +89
Decrease in Operating Expenses	(75)
Increase in repair expense	Unplanned repairs, replacement of residential tenant facilities, etc (20)
Increase in depreciation expenses	Impact of acquisition of new properties (11)
Decrease in payment commissions	Decrease in leasing costs +12
Increase in non-deductible consumption tax	Decline in the ration of taxable sales (11)
Increase/Decrease in non-operating income	+27
Decrease in interest expenses and loan-related expenses	Decrease in refinancing amounts, etc. +10

26th Period
Internal Reserves

+2,984 million yen
(+1,930 million yen)

(Note1) Compared with the forecast figures in the financial results for the fiscal year ending Dec. 2024.

(Note2) Effective January 1, 2025, NIPPON REIT have split the investment units at a ratio of 4 units for each unit.

The distribution per unit for the 25th period is shown as the actual distribution amount divided by 4.

Summary of Forecast for the 27th Period (Dec.2025) and the 28th Period (Jun.2026)

Summary of Financial Results
for the 26th Period (Jun. 2025)

(¥/mm)	26 th Period (Jun. 2025) Result	27 th Period (Dec. 2025) Forecast	28 th Period (Jun. 2026) Forecast	27 th Period (Forecast) vs 26 th Period (Result) (difference)	28 th Period (Forecast) vs 27 th Period (Forecast) (difference)
	a	b	c	b-a	c-b
Operating Revenues	11,013	11,528	9,834	+514	(1,694)
Operating Expenses	(4,177)	(4,183)	(4,075)	(5)	+108
Operating Income	6,835	7,345	5,758	+509	(1,586)
Ordinary Income	6,079	6,497	4,870	+418	(1,627)
Net Income	6,077	6,496	4,869	+419	(1,627)
DPU	¥2,345	¥2,421	¥2,250	¥76	(¥171)
NOI	6,332	6,407	6,546	+75	+138
Days	181	184	181	-	-

Comparison between the 26th Period (Jun. 2025) Result and the 27th Period (Dec. 2025) Forecast (b-a)

《Major fluctuation factor》	(¥/mm)
Increase in Operating Revenues	+514
Decrease in rental revenue	Decrease in rental revenue due to sale of properties (36)
Increase in gain on sales of real estate properties	Difference in gains on sales of properties in 26 th Period and 27 th Period +566
Decrease in Operating Expenses	(5)
Increase in repair expense	Increase in large-scale repairs (33)
Decrease in taxes and public dues	Decrease due to property sales +41
Increase in depreciation expenses	Impact of newly acquired properties (67)
Decrease in land rent	Sale of FORECAST Shinjuku SOUTH Quasi co-ownership of Trust beneficiary Interest 50% +107
Increase in non-deductible consumption tax	Decline in the ration of taxable sales (54)
Increase/Decrease in non-operating income	(90)
Increase in interest expense	Increase in borrowings, and Interest rate increase due to refinancing (67)

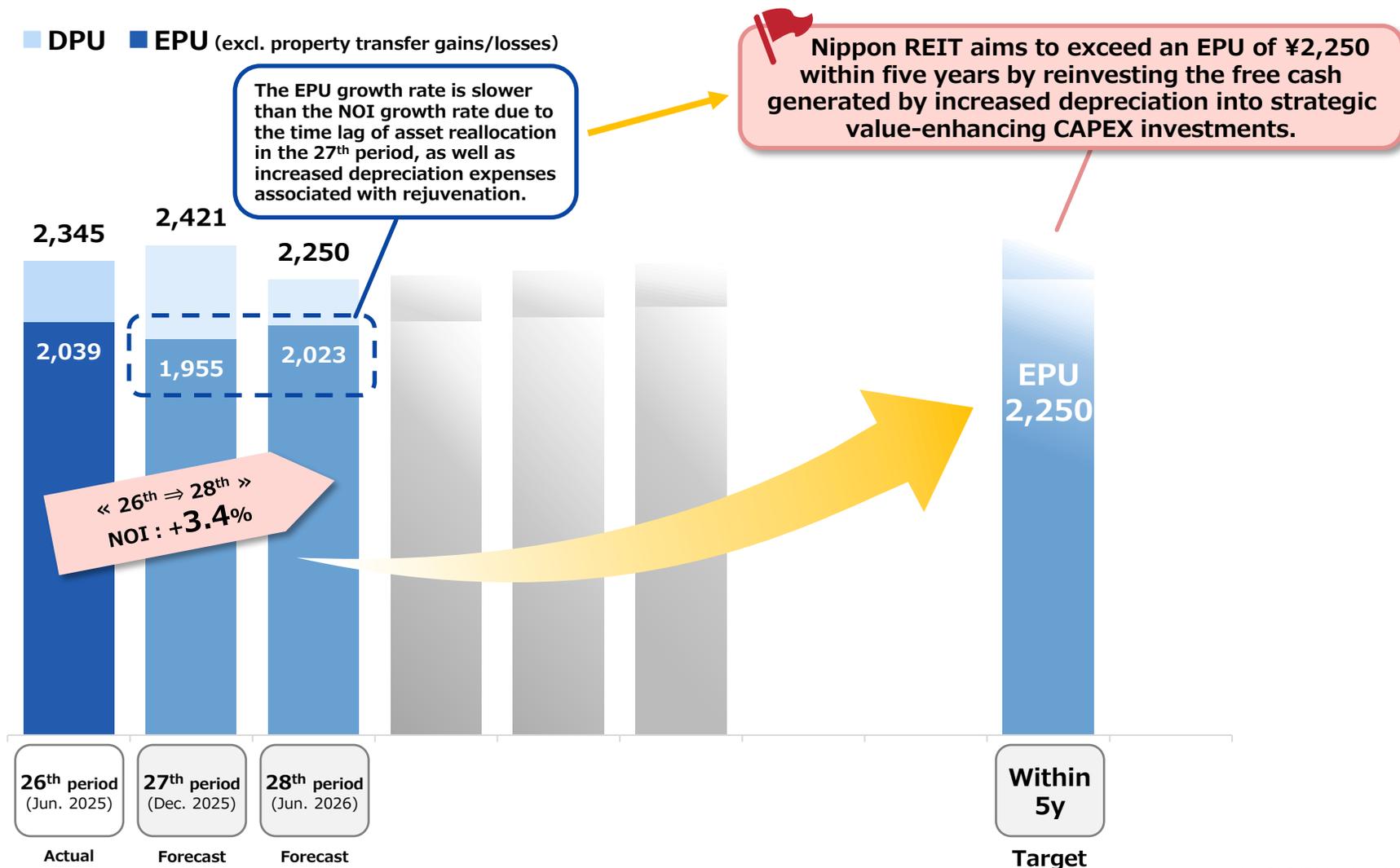
Comparison between the 27th Period (Dec. 2025) Forecast and the 28th Period (Jun. 2026) Forecast (c-b)

《Major fluctuation factor》	(¥/mm)
Decrease in Operating Revenues	(1,694)
Increase in rental revenue	Increase in rental revenue due to newly acquired properties +121
Decrease in gain on sales of real estate properties	Difference in gains on sale of properties in 27 th Period and 28 th Period (1,747)
Decrease in utilities charge revenue	Seasonal factors, decrease in properties sold (63)
Decrease in Operating Expenses	+108
Decrease in utility expenses	Seasonal factor, decrease in properties sold +54
Decrease in repair expense	Decrease in large-scale repairs +85
Increase in taxes and public dues	Tax and public fee expenses related to property purchase (47)
Increase in depreciation expenses	Impact of newly acquired properties (54)
Decrease in non-deductible consumption tax	Increase in the ratio of taxable sales +76
Increase/Decrease in non-operating income	(41)
Increase in interest expense	Interest rate increase due to refinancing (42)

27th Period
Internal Reserves_(estimate)

+5,200 million yen
(vs 26th Period+2,215 million yen)

During the process of strengthening (rejuvenation) the portfolio, the growth rate will inevitably slow down temporarily due to the time lag of asset reallocation and increased depreciation expenses. Nippon REIT intends to support DPU with capital gains from sales proceeds, aiming to exceed an EPU of ¥2,250 within five years.

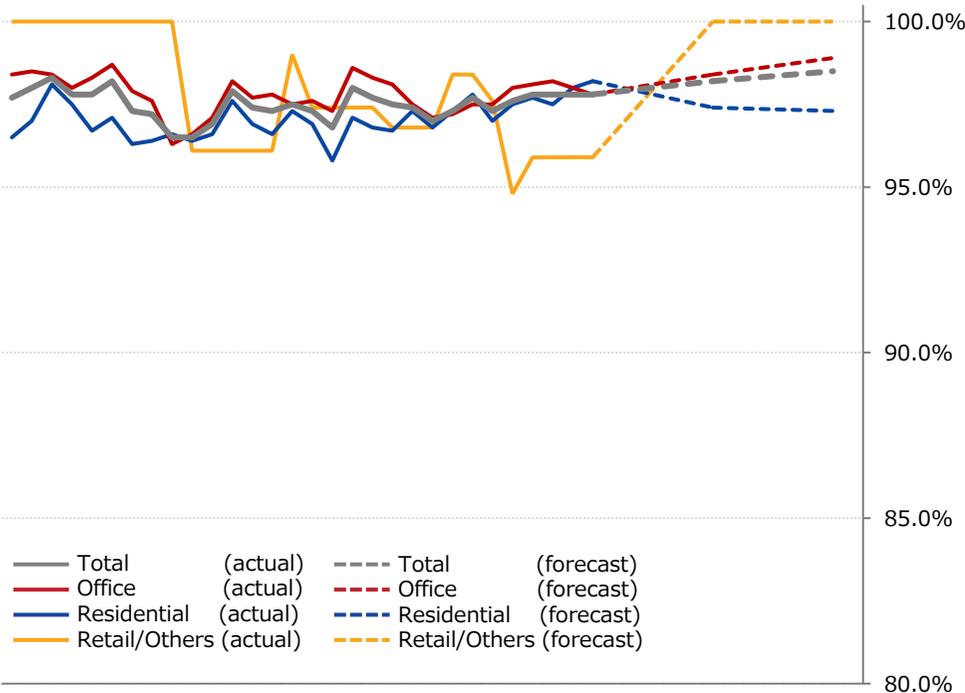


03 | Management Status for the 26th Period

Contract-based occupancy rate and rent-based occupancy rate both remained generally strong.

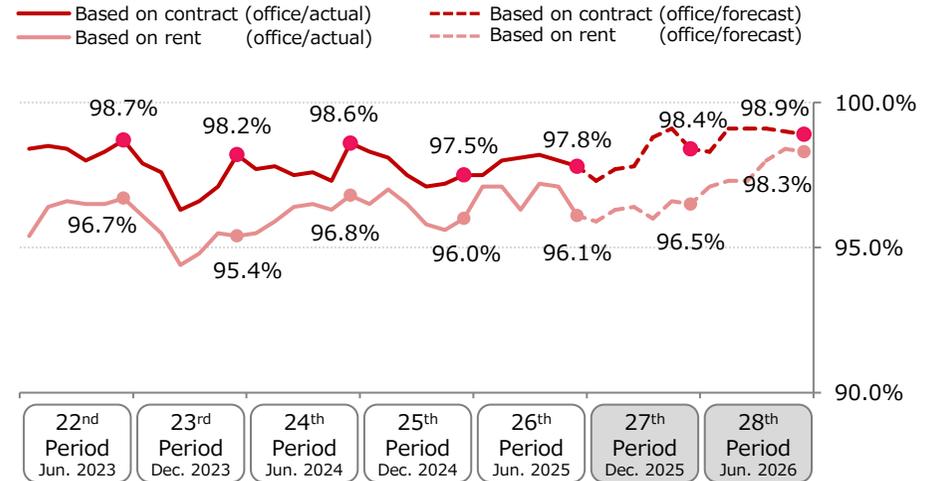
The overall occupancy rate remained stable at around 97%. High occupancy rates are expected to continue in the 27th and 28th periods. With the favorable leasing environment, the contract-based and rent-based occupancy rates are expected to increase (compared to the 26th period).

Occupancy rate trend and forecast

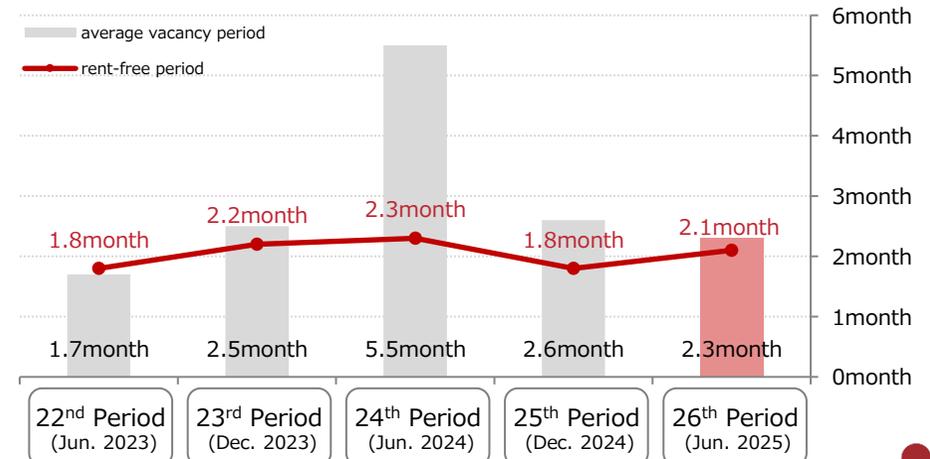


22 nd Period	23 rd Period	24 th Period	25 th Period	26 th Period	27 th Period	28 th Period	
98.2%	97.9%	98.0% (97.9%)	97.7% (97.5%)	97.8% (97.6%)	98.2% (98.1%)	98.5% (98.4%)	Total (Note 1)
98.7%	98.2%	98.6%	97.5%	97.8%	98.4%	98.9%	Office
97.1%	97.6%	97.1%	97.8%	98.2%	97.4%	97.3%	Residential
100.0%	96.1%	97.4% (90.4%)	98.4% (94.0%)	95.9% (90.7%)	100.0% (100.0%)	100.0% (100.0%)	Retail Others (Note 1)

Trend of occupancy rate based on rent (office)



Trend of average rent-free period and vacancy period (Note 2)



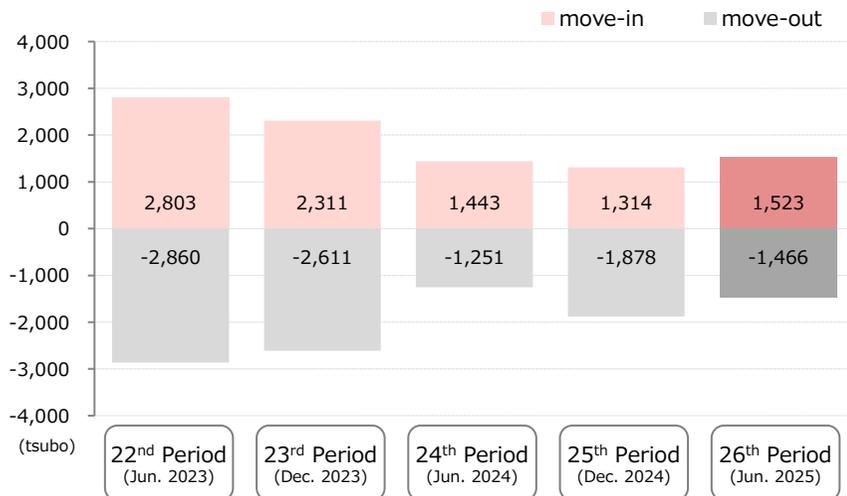
Rent increase rate after tenant turnover was +10.8%, continuing positive revisions for 4 consecutive periods.

The move-out ratio for the 26th period was 2.5%.

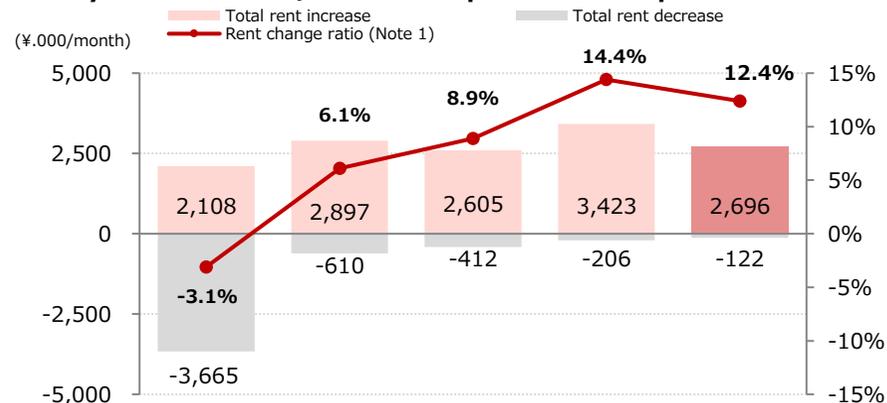
Against the backdrop of rent increases due to declining vacancy rates, rent increases were achieved at the time of tenant turnover.

Tenant move-in and move-out

※Total leasable area as of the end of 26th Period (office): 57,951 tsubo

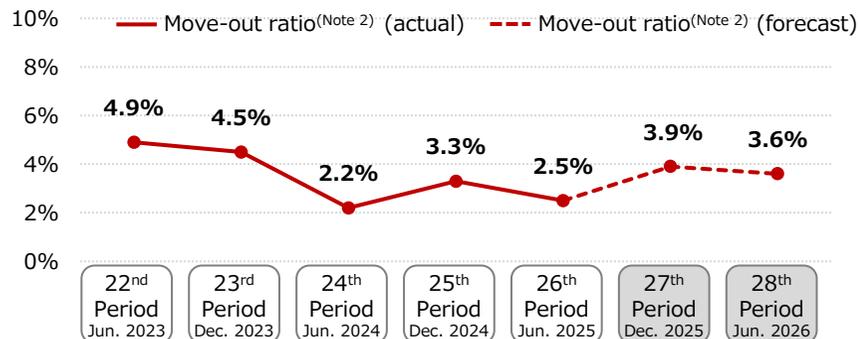


Monthly rent increase/decrease upon tenant replacement



	22 nd Period (Jun. 2023)	23 rd Period (Dec. 2023)	24 th Period (Jun. 2024)	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Net total (¥.000/month)	-1,557	2,287	2,193	3,217	2,574

Average move-out ratio



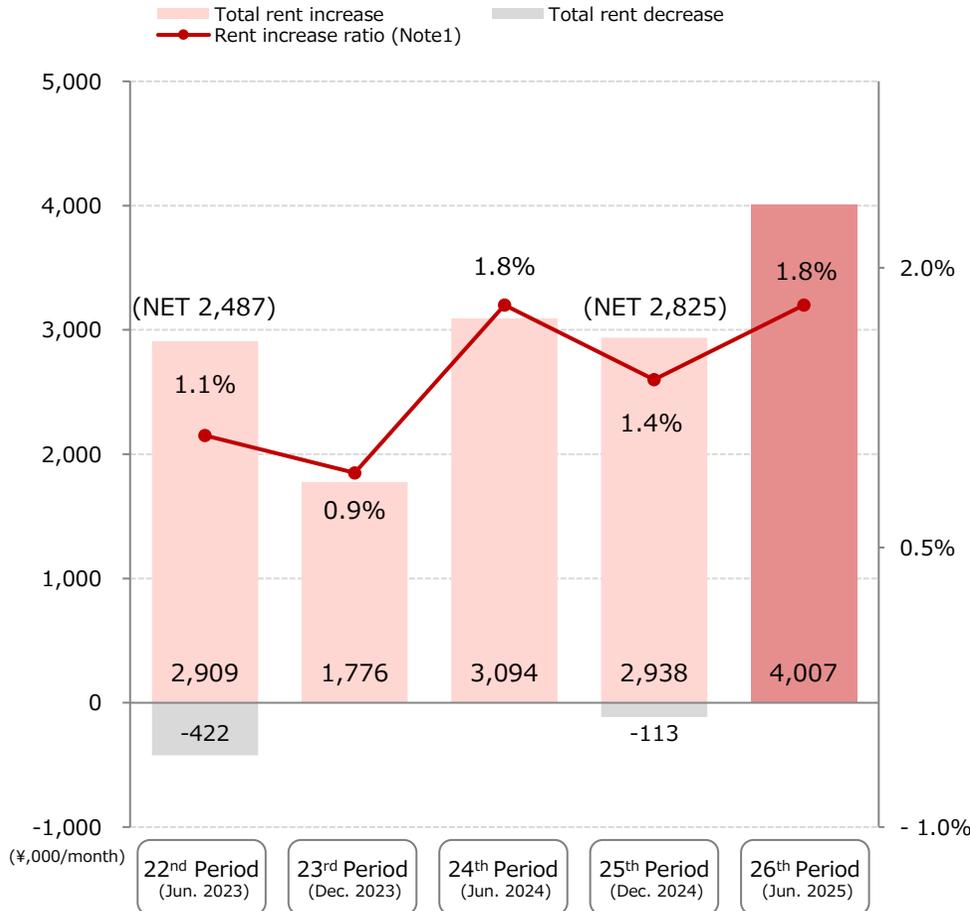
Reason for Tenants' move-in and out

		improving location	cost reduction	New open	Closing	Relocation within the building	Expansion	Down sizing	other
26 th Period (Jun. 2025)	Move-in	2	1	5	—	4	8	—	1
	Move-Out	—	1	—	4	2	5	7	4
25 th Period (Dec. 2024)	Move-in	—	—	7	—	2	8	0	5
	Move-Out	1	—	—	7	2	3	6	6

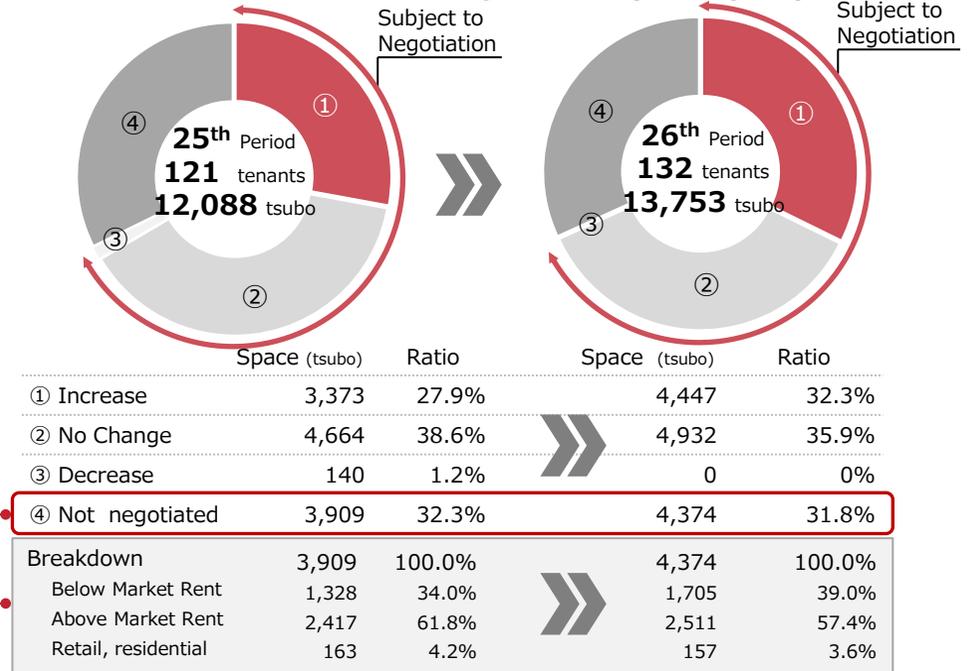
Rent increases were achieved upon contract renewal.

Of the total area of 13,753 tsubo (132 tenants), rent increases were implemented for 4,447 tsubo (45 tenants), accounting for 32.3% of the total. The overall increase rate for tenants subject to rent revision was 1.8%, with a monthly rent increase of 4 million yen.

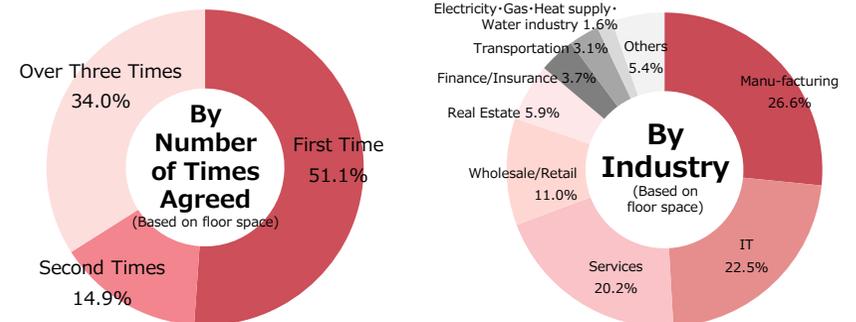
Status of rent increase/decrease upon contract renewals (office /monthly rent)



Track record of rent renewals negotiations (floor space)^(Note 2)



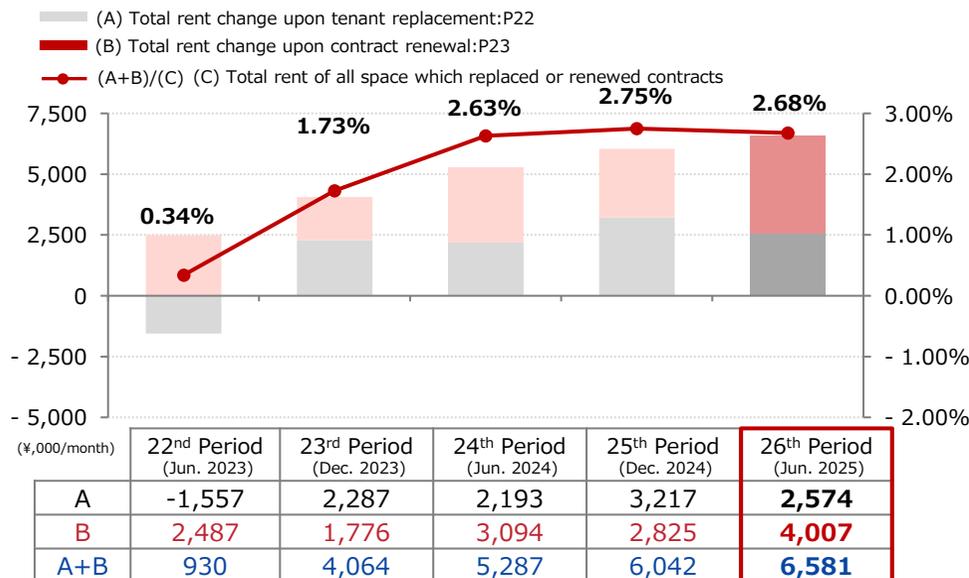
Summary of tenant that agreed on rent increase in the 26th Period



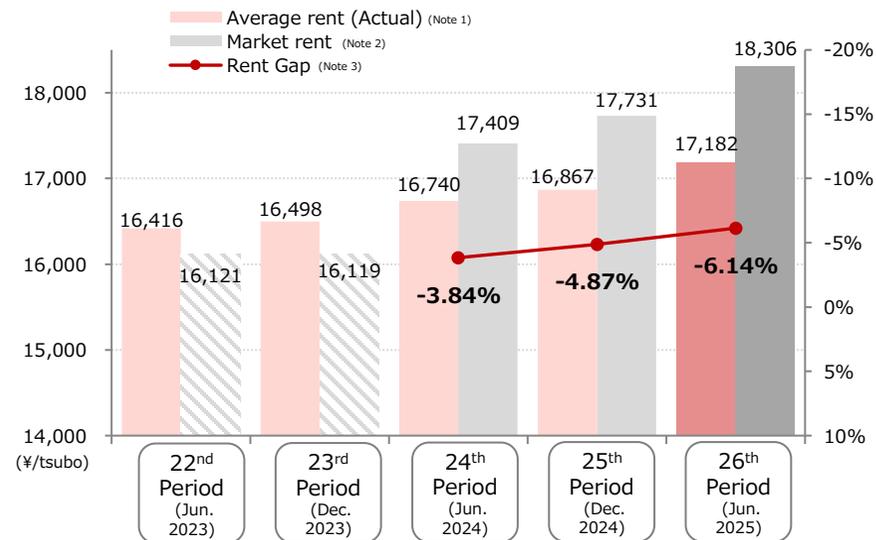
Track Record of Rent Change and Rent Gap Trend (Office)

The rent change ratio (replacement + contract renewal) has remained positive for 6 consecutive periods. Monthly rent increased by ¥6.58 million, representing a ¥0.53 million rise compared to the previous period. The market vacancy rate declined, market rents rose, and the rent gap widened to -6.14%.

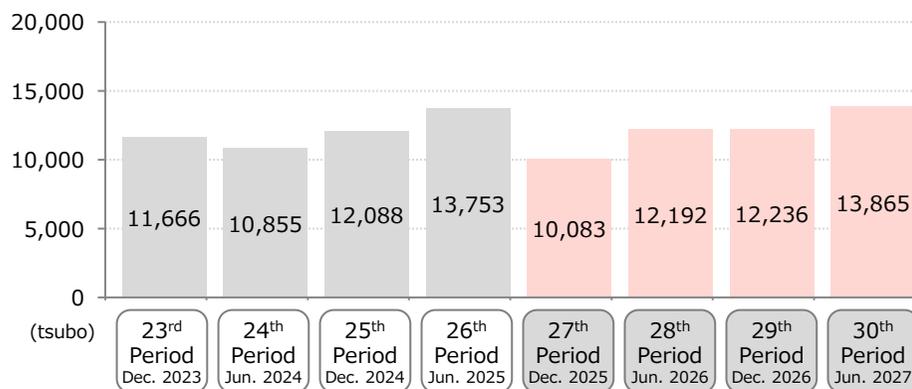
Track record of rent change ratio (office)



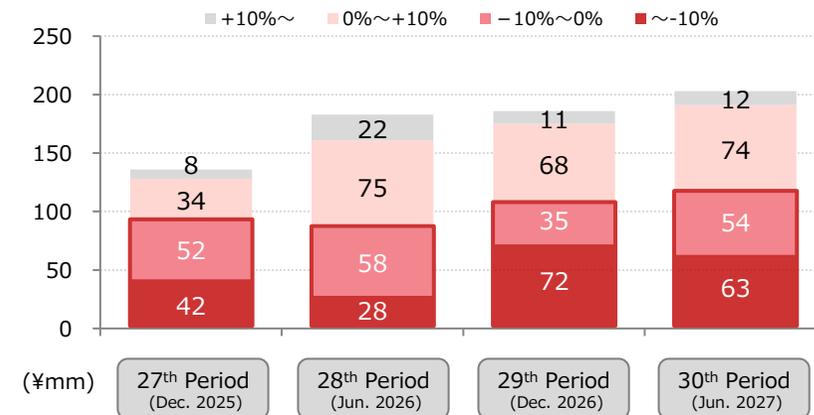
Rent gap trend *Office and standard floor only



Track record of area subject to renewal (office)



Status of rent gap *Office and standard floor only, based on monthly rent

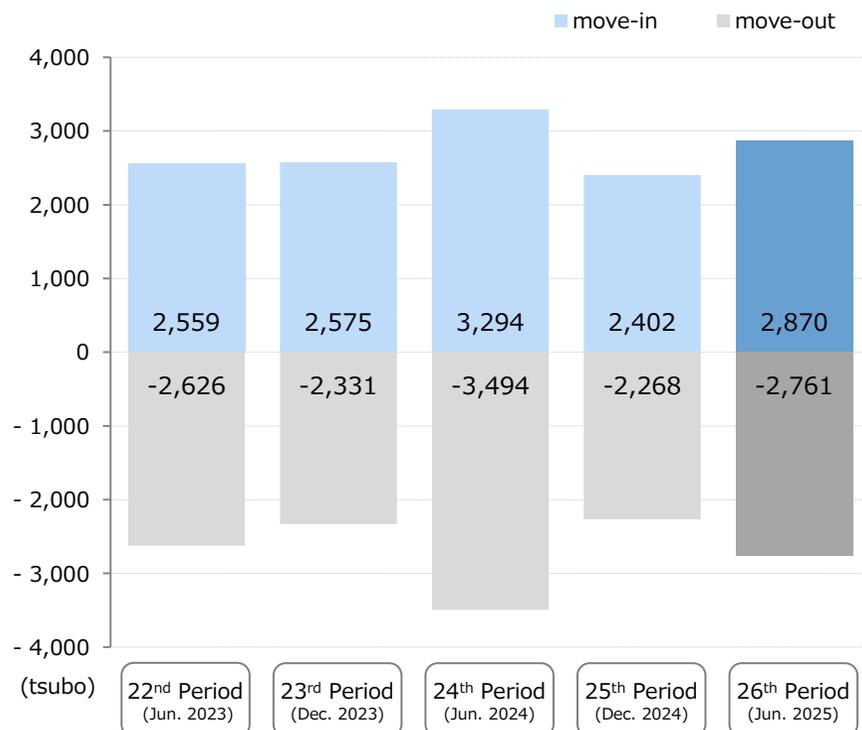


High occupancy rate of 98.2% at the end of the period.

Area-specific occupancy rates exceeded 98% in the 6 central wards of Tokyo, the Greater Tokyo, Osaka, and other regions.
High occupancy rates were achieved for single and family types.

Tenant move-in and move-out

※Total leasable area as of the end of 26th Period (residential): 35,865 tsubo



Occupancy Rates by Region

Area	26 th Period properties/ rate of leasable area	22 nd Period (Jun. 2023)	23 rd Period (Dec. 2023)	24 th Period (Jun. 2024)	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
6 Central	11 props 30.7%	98.3%	99.1%	98.0%	98.4%	98.8%
Greater Tokyo	8 props 9.9%	98.1%	98.4%	98.5%	99.0%	98.9%
Nagoya	9 props 17.7%	93.8%	94.1%	92.8%	93.6%	96.6%
Osaka	16 props 31.5%	96.6%	97.5%	98.2%	98.6%	98.0%
Other	3 props 10.1%	98.2%	98.2%	97.9%	100.0%	99.2%
Total	47 props 100.0%	97.1%	97.6%	97.1%	97.8%	98.2%

Occupancy Rates by Room Type (excl. office space and retail units)

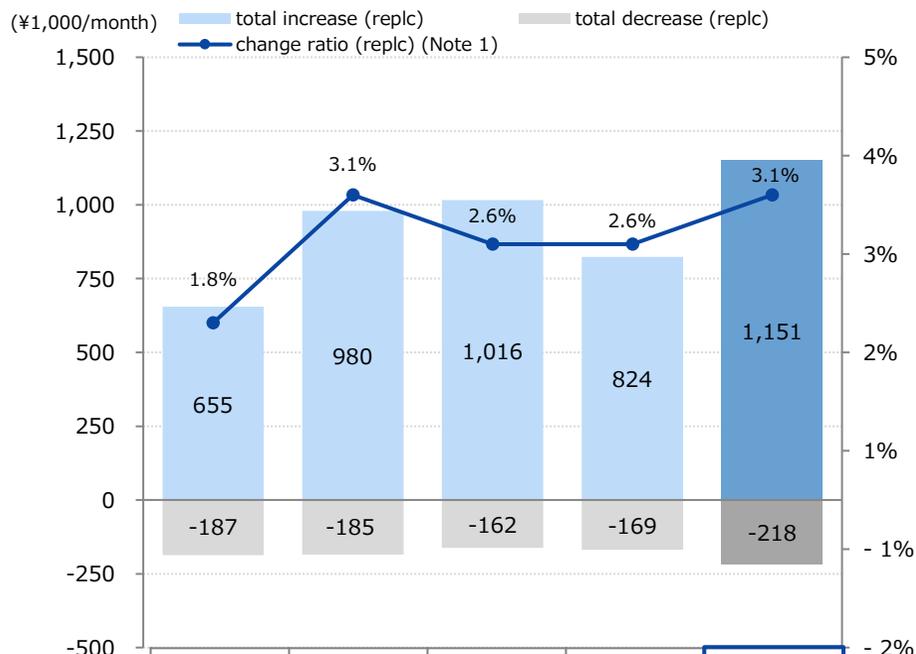
	Room Type Ratio (based on area) 26 th Period (Jun. 2025)	22 nd Period (Jun. 2023)	23 rd Period (Dec. 2023)	24 th Period (Jun. 2024)	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Single type (less than 40㎡)	44.4%	95.4%	95.6%	96.6%	97.2%	98.5%
Compact type (40㎡ or more)	8.9%	96.9%	97.0%	92.6%	94.5%	95.0%
Family type (50㎡ or more)	46.7%	98.3%	99.5%	98.6%	98.7%	98.6%

Continue efforts to increase rent at the time of tenant replacement and contract renewal to realize the increase revision

The rate of change in rent at the time of tenant replacement was +3.1%, total rent (replacement) increase by ¥933 thousand/month.

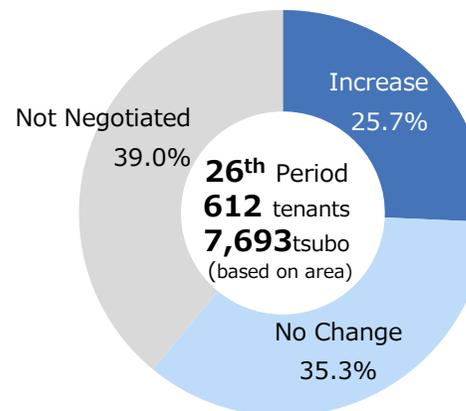
The rate of change in rent at the time of contract renewal was +0.7%, total rent (renewal) increase by ¥515 thousand /month.

Monthly rent change upon tenant replacement



	22 nd Period (Jun. 2023)	23 rd Period (Dec. 2023)	24 th Period (Jun. 2024)	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Replacement	655	980	1,016	824	1,151
Renewal	-187	-185	-162	-169	-218
Net total	468	794	854	655	933
	22 nd Period (Jun. 2023)	23 rd Period (Dec. 2023)	24 th Period (Jun. 2024)	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Replacement/ contract renewal Net total	873	1,222	1,211	985	1,449

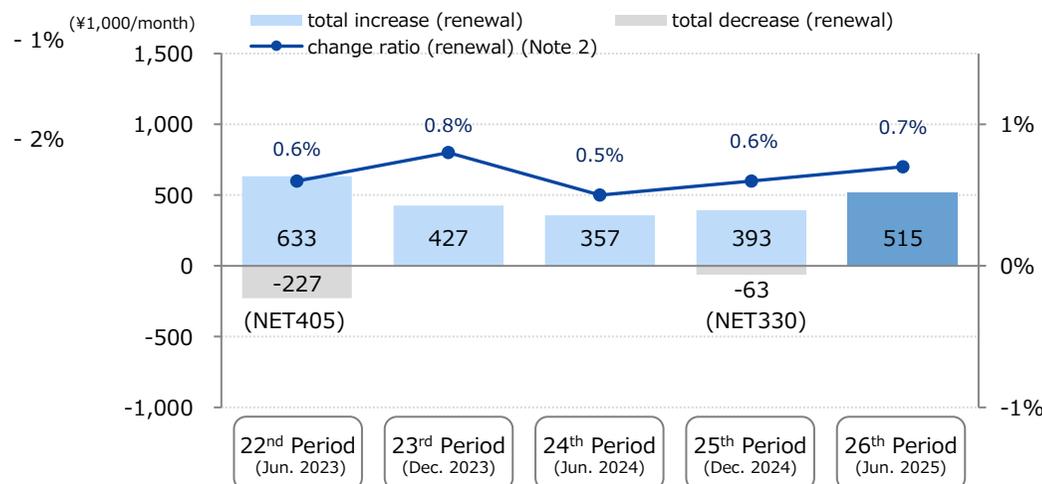
Rent Increase at Contract Renewal



Total Rent Increase
¥515k/month

Total Rent Decrease
¥-/month

Monthly rent change upon tenant contract renewal



Maintain a solid financial base

Strive for an optimal balance by shortening the term and incorporating variable-rate borrowing while taking costs into consideration.

For the time being, we will promote optimal financial management while considering the economic and financial environment, interest rate costs, and risk tolerance, with a maximum LTV ratio in the low 40% range (based on appraisal value) and a minimum fixed interest rate ratio of around 80%.

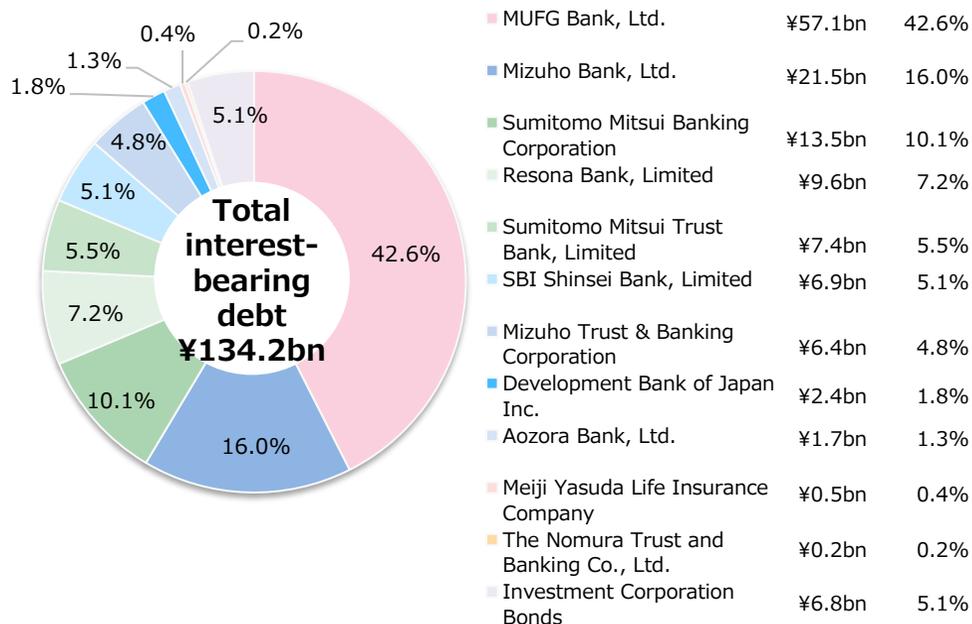
Structure of Interest-bearing Liabilities

Issue 1.3 billion yen in sixth investment corporation bonds (green bonds) in April 2025.

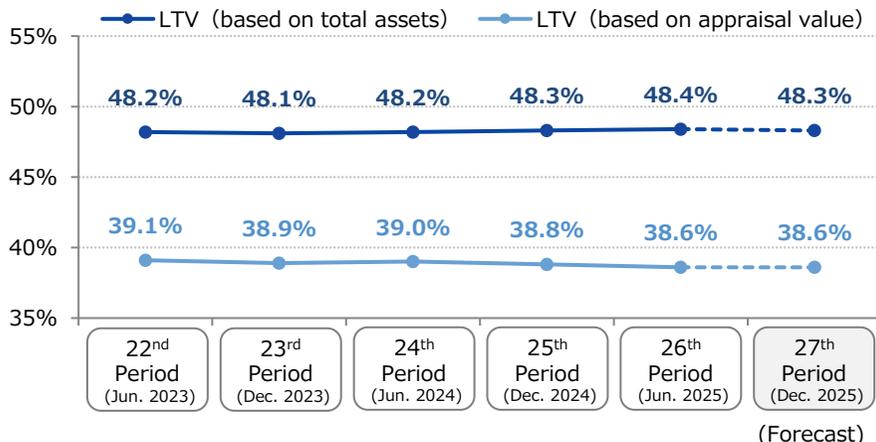
(¥/mm)

	24 th Period	25 th Period	26 th Period
Total interest-bearing debt	134,120	132,620	134,230
Borrowings	127,620	126,120	127,430
Corporation bonds	6,500	6,500	6,800
Long-term debt ratio	100%	100%	100%
Fixed interest rate ratio	94.8%	93.9%	89.1%
Commitment line	3,000		

Bank Formation



LTV (Note 1)



Investment corporation bonds	Issued	Term	Issue amount	Interest rate
2nd unsecured bonds	Apr. 2018	10 years	¥1.0bn	0.70%
3rd unsecured bonds	Nov. 2018	10 years	¥1.5bn	0.88%
4th unsecured bonds	Apr. 2019	10 years	¥1.0bn	0.90%
5th unsecured bonds (Green Bond)	Aug. 2021	10 years	¥2.0bn	0.67%
6th unsecured bonds (Green Bond)	Apr. 2025	5 years	¥1.3bn	1.346%
Total			¥6.8bn	

Summary of refinancing for the 26th Period

Repayment

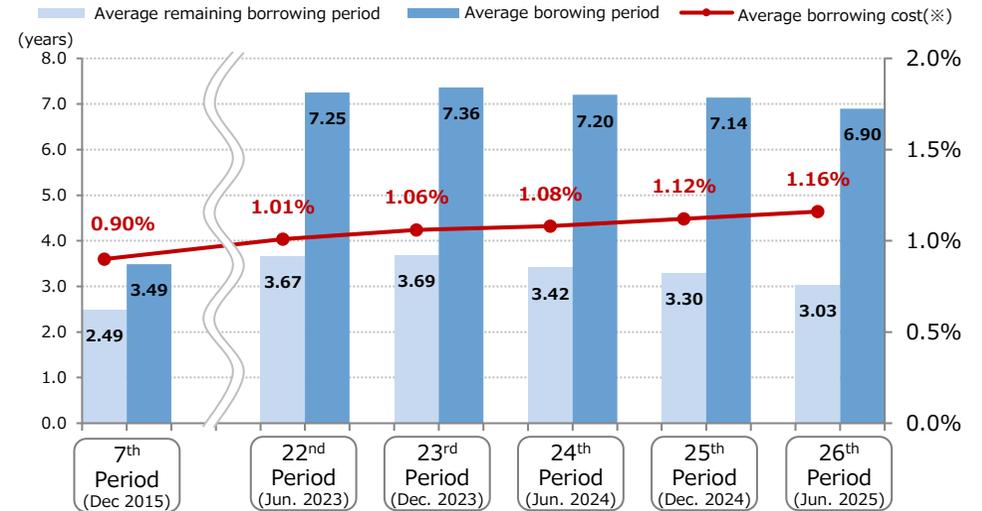
procurement method	Amount (¥/mm)	Term	Interest rate
Loan	1,000	6 Years 6 Month	0.5806% (fixed by interest swap agreement)
Loan	2,600	8 Years	0.7023% (fixed by interest swap agreement)
Loan	2,000	7 Years	0.6131% (fixed by interest swap agreement)
Loan	1,950	3 Years 8 Month	0.2985% (fixed by interest swap agreement)
Loan	500	3 Years	Base interest rate+0.2450%
Bond	1,000	7 Years	0.54%
Total	9,050		

Funding

procurement method	Amount (¥/mm)	Term	Drawdown date	Interest rate
Loan *	1,000	5 Years	Jan.20 2025	1.3594% (fixed by interest swap agreement)
Loan *	3,000	3 Years		Base interest rate+0.2450%
Loan *	1,250	4 Years	Apr.21 2025	Base interest rate+0.2900%
Loan *	1,300	5 Years 4 Month		1.4360% (fixed by interest swap agreement)
Bond*	1,300	5 Years	Apr.23 2025	1.346%
Total	7,850			
Commitment Line	2,810	1 Year	May 27, 2025	Base interest rate+0.4500%

* Refinancing of loans and investment corporation bonds that have reached maturity

Historical average remaining borrowing period, average borrowing period and average borrowing cost



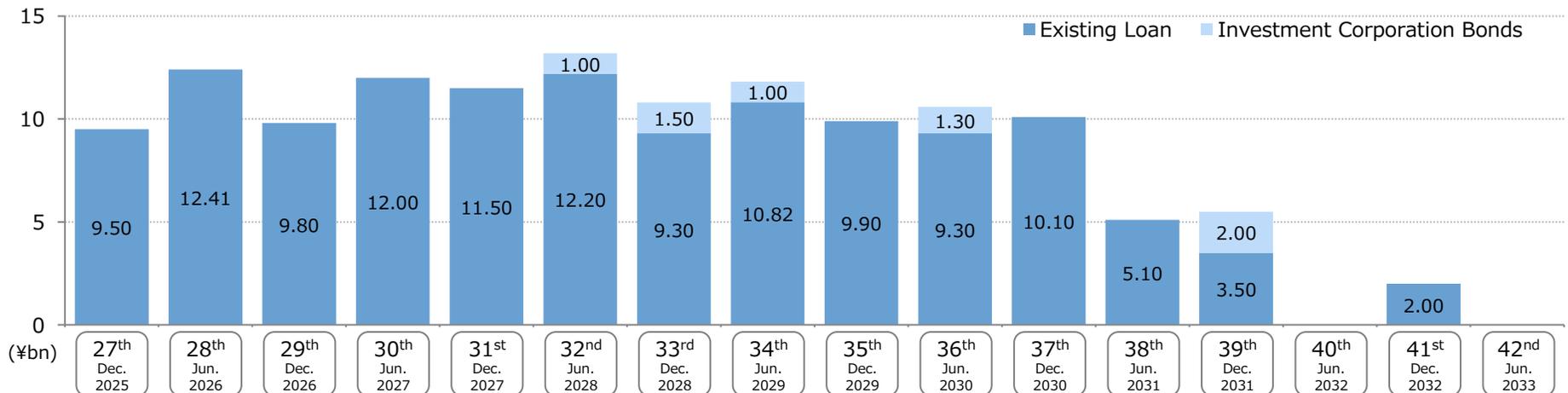
※Including upfront fee, agent fee and investment corporation bonds issued cost

Status of rating

Japan Credit Rating Agency, Ltd. (JCR)
Long-term issuer rating
AA- (Stable)(Nov. 2024)

Rating and Investment Information, Inc.(R&I)
Issuer rating
A+ (Stable)(Sep. 2024)

Debt Maturity Schedule



ESG initiatives positioned as one of important management issues, mitigating the environmental impacts in cooperation and collaboration with stakeholders

Materiality and Action Plan

Environment

- Countering Climate Change
- Enhancing Energy Efficiency
- Countering Water Resources
- Waste Management
- Sustainability Certification



Social

- Ensuring the Security and Safety of Tenants, Enhancing User Comfort
- Contributing to Communities
- Stakeholder Engagement and Timely and Appropriate Information Disclosure
- Developing Human Resources and Creating a Satisfactory Workplace



Governance

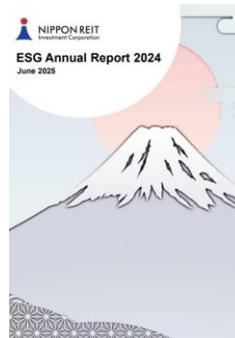
- Building a Governance System that Emphasizes the Third Party and Diversity of Officers
- Ensuring Legal Compliance by Raising Awareness of Compliance
- Appropriate Risk Management such as Elimination of Conflicts of Interest Related to Transactions with Interested Parties, etc.
- Ensuring the Effectiveness of Internal Control Processes through Internal Audits



Enhancement of ESG disclosure

Publish the latest version of the [ESG report](#) in Jun. 2025

NEW



Participation to the GRESB Real Estate Assessment

- Achieved “3 Stars” in 2024 GRESB rating
- Received “Green Star” designation for the eighth consecutive years
- Earned the highest “A” level for the GRESB Public Disclosure



Acquisition of environmental certifications

NEW

Environmental Certification	Property Name	Certification Rank	Date Certified
BELS	NORE Meieki	★	May 30, 2025
CASBEE for Real Estate	Pigeon Building	S	June 30, 2025
	Itohia Iwamotocho 2-chome Building	A	June 30, 2025
	FORECAST Kayabacho	A	June 30, 2025

Current status of environmental certifications

DBJ Green Building Certification
(2 properties, 6.74%)

CASBEE for Real Estate
(15 properties, 32.21%)

BELS
(21 properties, 27.97%)
Of which, ZEB Ready
2 properties

Low-Carbon Model Building
(5 properties, 5.69%)

Total of 30 properties
51.39 of the Portfolio based on total floor area
*In case when a property holds multiple certifications, it is calculated as one property.

Environmental Certifications :
Achieved **50%** or more of the total floor area

04 | Appendix

Unit ¥mm	25 th Period (Dec. 2024) Result	26 th Period (Jun. 2025) Forecast (Note 1)	26 th Period (Jun. 2025) Result	26 th Period (Result) vs 25 th Period (Result) (difference)	26 th Period (Result) vs 26 th Period (Forecast) (difference)
	c	b	c	c-a	c-b
Operating Revenues	9,963	10,834	11,013	+1,050	+179
Rental Revenues	7,903	7,751	7,809	(93)	+57
Other Revenues Related to property leasing	795	698	730	(65)	+32
Gain on sales of real estate properties	1,264	2,381	2,470	+1,206	+89
Dividend Income	-	2	3	+3	+0
Operating Expenses	(4,309)	(4,102)	(4,177)	+131	(75)
Operating Income	5,653	6,731	6,835	+1,181	+103
Non-Operating Revenues	9	-	17	+8	+17
Non-Operating Expenses	(774)	(784)	(774)	(0)	+10
Ordinary Income	4,889	5,947	6,079	+1,189	+131
Net Income	4,887	5,946	6,077	+1,189	+131
DPU	¥2,493 (Note 2)	¥2,288	¥2,345	(¥148)	+¥57
NOI	6,426	6,295	6,332	(94)	+36
FFO per Unit	¥2,686 (Note 2)	¥2,596	¥2,627	(¥59)	+¥31
Days	184	184	181	-	-

◆ Comparison against the 25th Period (Dec. 2024) result (c-a)

Major fluctuation factor(¥/mm)		Remarks
◆ Increase in operating revenues	+1,050	
·Decrease in rental revenue	(93)	(Existing Properties(+86), Newly acquired Properties(+108), Properties sold (-288))
·Increase in gain on sales of real estate properties	+1,206	(Difference in gains on sale of properties in 25 th Period and 26 th Period)
·Decrease in utilities charge revenue	(77)	(Seasonal factor, Decrease due to property sales)
·Increase in miscellaneous income	+14	(Revenue from restoration work, renewal fees, etc.)
·Others	(0)	
◆ Decrease in operating expenses	+131	
·Decrease in loss on sales of real estate properties	+118	(Loss on sale of properties for the 25 th Period)
·Decrease in utilities charge revenue	+56	(Seasonal factor, Decrease due to property sales)
·Increase in depreciation expenses	(25)	(Impact due to new properties)
·Decrease in land rent	+37	(Sale of FORECAST Shinjuku SOUTH Quasi co-ownership of Trust beneficiary Interest 50%)
·Decrease in asset management fees	+24	(Decrease in asset-linked portion)
·Increase in non-deductible consumption tax	(42)	(Decline in the ratio of taxable sales)
·Others	(37)	
◆ Increase/Decrease in non- operating income	+8	
·Increase in interest income	+7	(Increase in deposit interest rates)
·Increase in interest on borrowings and investment corporation bonds	(14)	(Due to increase in interest rates at the time of refinancing)
·Decrease in loan-related fees	+12	(Decrease in refinancing amount, shortening of loan period)

◆ Comparison against the 26th Period (Jun. 2025) forecast(c-b)

Major fluctuation factor(¥/mm)		Remarks
◆ Increase in operating revenues	+179	
·Increase in rental revenue	+57	(Increase in income due to new property acquisitions and rent revision)
·Increase in gain on sales of real estate properties	+89	(Gain on sale of Merveille Senzoku and FORECAST Shin-Tokiwabashi)
·Increase in utilities charge revenue	+20	(Decrease in fuel adjustment expenses due to subsidies)
·Increase in miscellaneous income	+12	
·Others	+0	
◆ Increase in operating expenses	(75)	
·Increase in repair expense	(20)	(Unplanned repairs, replacement of residential tenant facilities, etc)
·Increase in depreciation expenses	(11)	(Impact of acquisition of new properties)
·Decrease in payment commissions	+12	(Decrease in leasing expenses)
·Increase in utility expenses	(24)	(Increase or decrease in fuel adjustment expenses, revision of unit prices by electric power companies)
·Increase in non-deductible consumption tax	(11)	(Decline in the ratio of taxable sales)
·Others	(20)	
◆ Increase/Decrease in non- operating income	+27	
·Increase in non-operating income	+17	(Interest income and reversal of distributions payable not included in budget)
·Decrease in non-operating expenses	+10	(Decrease in refinancing amount, etc.)

(Note 1) Compared with the forecast figures in the financial results for the fiscal year ending December 2024

(Note 2) NIPPON REIT is splitting its investment units at a ratio of 4 units for each unit as of January 1, 2025. For ease of comparison, the DPU and FFO per Unit for the 26th fiscal period is compared with the distribution for the 25th fiscal period after the split (2,493 yen).

Unit ¥mm	26 th Period (Jun. 2025) Result	27 th Period (Dec. 2025) Forecast	28 th Period (Jun. 2026) Forecast	27 th Period (Forecast) vs 26 th Period (Result) (difference)	28 th Period (Forecast) vs 27 th Period (Forecast) (difference)
	a	b	c	b-a	c-b
Operating Revenues	11,013	11,528	9,834	+514	(1,694)
Rental Revenues	7,809	7,772	7,893	(36)	+121
Other Revenues Related to property leasing	730	715	647	(14)	(67)
Gain on sales of real estate properties	2,470	3,037	1,289	+566	(1,747)
Dividend Income	3	2	2	(0)	(0)
Operating Expenses	(4,177)	(4,183)	(4,075)	(5)	+108
Operating Income	6,835	7,345	5,758	+509	(1,586)
Non-Operating Revenues	17	-	-	(17)	-
Non-Operating Expenses	(774)	(847)	(888)	(73)	(41)
Ordinary Income	6,079	6,497	4,870	+418	(1,627)
Net Income	6,077	6,496	4,869	+419	(1,627)
DPU	¥2,345	¥2,421	¥2,250	¥76	(¥171)
NOI	6,332	6,407	6,546	+75	+138
FFO per Unit	¥2,627	¥2,575	¥2,673	(¥52)	+¥98
Days	181	184	181	-	-

◆ Comparison between the 26th Period (Jun. 2025) Result and the 27th Period (Dec. 2025) Forecast (b-a)

Major fluctuation factor(¥/mm)	Remarks
◆ Increase in operating revenues	+514
·Decrease in rental revenue	(36) (Decrease in rental revenue due to the sale of properties)
·Increase in gain on sales of real estate properties	+566 (Difference in gains on sale of properties in 26 th Period and 27 th Period)
·Decrease in miscellaneous income	(36) (Impact of property sales, loss of insurance proceeds)
·Increase in utilities charge revenue	+31 (Seasonal factors, increase in newly acquired properties)
·Others	(9)
◆ Increase in operating expenses	(5)
·Increase in repair expense	(33) (Increase in large-scale repairs)
·Decrease in taxes and public dues	+41 (Decrease due to property sales)
·Increase in depreciation expenses	(67) (Increase due to new properties)
·Decrease in land rent	+107 (Sale of FORECAST Shinjuku SOUTH Quasi co-ownership of Trust beneficiary Interest 50%)
·Increase in utility expenses	(39) (Seasonal factor)
·Decrease in trust fee	+20 (Decrease due to property sales)
·Increase in non-deductible consumption tax	(54) (Decline in the ratio of taxable sales)
·Others	+21
◆ Increase/Decrease in non-operating income	(90)
·Decrease in non-operating income	(17) (Decrease in interest received and reversal of unpaid distributions)
·Increase in interest on borrowings and investment corporation bonds	(67) (Increase in borrowings and rise in interest rates due to refinancing)
·Increase in loan-related expenses	(5)

◆ Comparison between the 27th Period (Dec. 2025) Forecast and the 28th Period (Jun. 2026) Forecast (c-b)

Major fluctuation factor(¥/mm)	Remarks
◆ Decrease in operating revenues	(1,694)
·Increase in rental revenue	+121 (Increase in rental revenue due to newly acquired properties)
·Decrease in gain on sales of real estate properties	(1,747) (Difference in gains on sale of properties in 27 th Period and 28 th Period)
·Decrease in utilities charge revenue	(63) (Seasonal factors, decrease in properties sold)
·Others	(4)
◆ Decrease in operating expenses	+108
·Decrease in utility expenses	+54 (Seasonal factor, decrease in properties sold)
·Decrease in repair expense	+85 (Decrease in large-scale repairs)
·Increase in taxes and public dues	(47) (Tax and public fee expenses related to property purchase)
·Increase in depreciation expenses	(54) (Impact of newly acquired properties)
·Decrease in non-deductible consumption tax	+76 (Increase in the ratio of taxable sales)
·Others	(6)
◆ Increase/Decrease in non-operating income	(41)
·Increase in interest expense	(42) (Increase in borrowings and interest rate increases due to refinancing)
·Others	+1

Unit ¥mm	27 th Period (Dec. 2025) Original Forecast As of Feb. 19, 2025	27 th Period (Dec. 2025) Revised Forecast As of Aug. 15, 2025	27 th Period (Revised Forecast) vs 27 th Period (Original Forecast) (difference)
	a	b	b-a
Operating Revenues	10,828	11,528	+699
Rental Revenues	7,754	7,772	+18
Other Revenues Related to property leasing	682	715	+33
Gain on sales of real estate properties	2,389	3,037	+647
Dividend Income	2	2	-
Operating Expenses	(3,998)	(4,183)	(185)
Operating Income	6,830	7,345	+514
Non-Operating Revenues	-	-	-
Non-Operating Expenses	(826)	(847)	(21)
Ordinary Income	6,004	6,497	+493
Net Income	6,003	6,496	+493
DPU	¥2,324	¥2,421	+¥97
NOI	6,449	6,407	(41)
FFO per Unit	¥2,643	¥2,575	(¥68)
Days	184	184	

◆ Comparison between original forecast (As of Feb. 19, 2025) and revised forecast for the 27th Period (Dec. 2025)

Major fluctuation factor(¥/mm)

◆ Increase in operating revenues	+699	Remarks
•Increase in rental revenue	+18	(Contribution to earnings from newly acquired properties, upward revisions of existing properties)
•Increase in gain on sale of real estate property	+647	(Increase in gains on sales of real estate)
•Increase in utilities charge revenue	+16	(Increase due to higher occupancy rates)
•Increase in miscellaneous income	+19	(Increase in insurance proceeds and cancellation penalties)
•Others	(2)	
◆ Increase in operating expenses	(185)	
•Increase in repair expenses	(105)	(Move up of partial repair works)
•Increase in utilities charge expenses	(31)	(Increase due to higher occupancy rates)
•Increase in depreciation expenses	(32)	(Impact of newly acquired properties)
•Decrease in taxes and public dues	+18	(Decrease due to sale of properties)
•Increase in non-deductible consumption tax	(64)	(Decline in the ratio of taxable sales)
•Others	+29	
◆ Increase in non-operating expenses	(21)	(Increase in interest expense due to difference in interest rate assumptions)

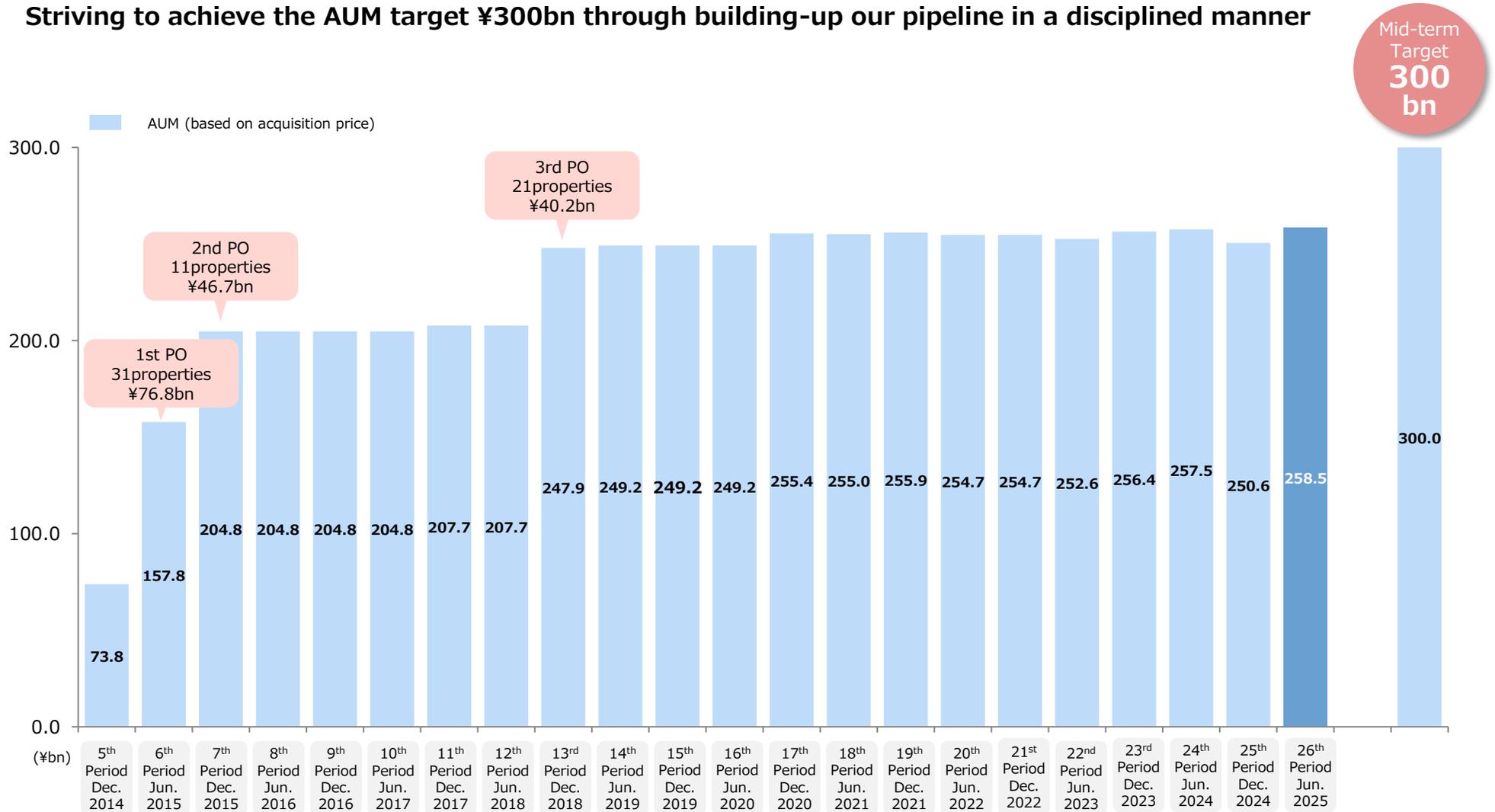
Historical Operating Results

		22 nd FP (Jun. 2023)	23 rd FP (Dec. 2023)	24 th FP (Jun. 2024)	25 th FP (Dec. 2024)	26 th FP (Jun. 2025)
Operating revenues	(¥mm)	8,865	8,828	9,865	9,963	11,013
Of which, rental revenues and other revenues related to property leasing	(¥mm)	(8,610)	(8,632)	(8,651)	(8,699)	(8,539)
Operating expenses	(¥mm)	4,424	4,122	4,366	4,309	4,177
Of which, property-related expenses	(¥mm)	(3,313)	(3,249)	(3,285)	(3,277)	(3,242)
Operating income	(¥mm)	4,440	4,705	5,499	5,653	6,835
Ordinary income	(¥mm)	3,772	3,984	4,774	4,889	6,079
Net income	(¥mm)	3,771	3,983	4,773	4,887	6,077
Total assets (a)	(¥mm)	275,414	275,462	278,161	274,659	277,294
Net assets (b)	(¥mm)	130,392	130,605	131,395	129,478	131,147
Interest-bearing debt (c)	(¥mm)	132,620	132,620	134,120	132,620	134,230
Interest-bearing debt to total assets ratio (c)/(a) (based on book value)	(%)	48.2	48.1	48.2	48.3	48.4
Interest-bearing debt to total assets ratio (Note 3) (based on appraisal value)	(%)	39.1	38.9	39.0	38.8	38.6
Ordinary income to total assets ratio (Note 3)	(%)	1.4	1.4	1.7	1.8	2.2
Return on equity (Note 3)	(%)	2.9	3.1	3.6	3.7	4.7
Equity ratio (b)/(a)	(%)	47.3	47.4	47.2	47.1	47.3
NOI yield (acquisition value) (Note 4)	(%)	5.0	4.9	4.9	5.0	5.0
NOI yield (book value) (Note 4)	(%)	5.0	4.9	4.9	5.0	5.0
NOI yield (appraisal value) (Note 4)	(%)	4.0	3.9	3.9	3.8	3.9
After-depreciation yield (acquisition value) (Note 4)	(%)	4.2	4.1	4.2	4.2	4.1
After-depreciation yield (book value) (Note 4)	(%)	4.2	4.1	4.2	4.2	4.1
After-depreciation yield (appraisal value) (Note 4)	(%)	3.4	3.3	3.3	3.2	3.3
Implied cap rate (NOI yield) (Note 3) (Note 4)	(%)	4.7	4.7	4.8	4.8	4.4
Implied cap rate (after-depreciation yield) (Note 4)	(%)	3.9	3.9	4.0	4.0	3.6
Unitholder's equity	(¥mm)	126,515	126,515	126,515	124,015	124,015
Number of investment units Issued and outstanding (d)		449,930	449,930	449,930	442,095	1,768,380
Net assets per unit (b)/(d)	(¥)	289,807	290,280	292,036	292,874	74,162
Total distributions (e)	(¥mm)	3,770	3,983	4,305	4,408	4,146
Distributions per unit (e)/(d)	(¥)	8,381	8,854	9,570	9,972	2,345
FFO (Note 3) (Funds From Operations) (f)	(¥mm)	4,776	4,815	4,738	4,751	4,646
AFFO (Note 3) (Adjusted Fund From Operations) (g)	(¥mm)	4,136	3,729	3,737	3,759	3,714
Pay out ratio (FFO) (Note 3)	(%)	78.7	78.7	78.7	78.8	77.6
Pay out ratio (AFFO) (Note 3)	(%)	90.9	101.5	99.8	99.5	97.1
FFO per unit (Note 3)	(¥)	10,616	10,703	10,532	10,747	2,627
NAV per Unit (Note 3)	(¥)	422,466	425,995	428,968	434,669	111,510

Promoting Strengthening the Portfolio through Asset Replacement

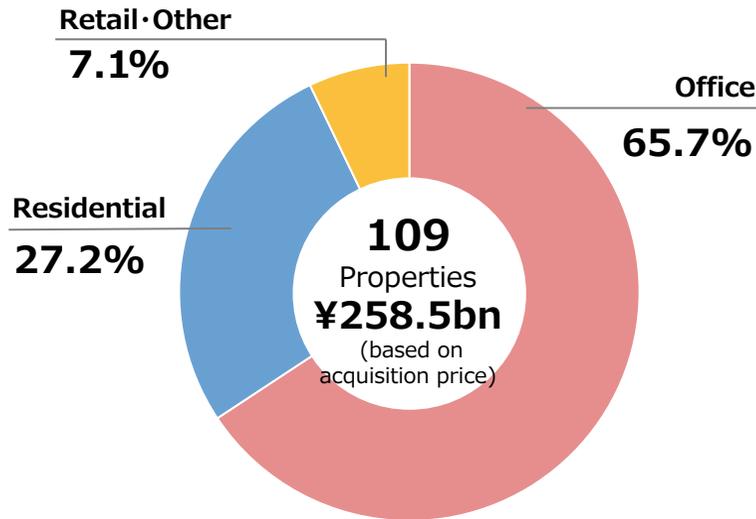
By replacing assets, we will build a solid portfolio that can respond to changes in the market environment.

Striving to achieve the AUM target ¥300bn through building-up our pipeline in a disciplined manner

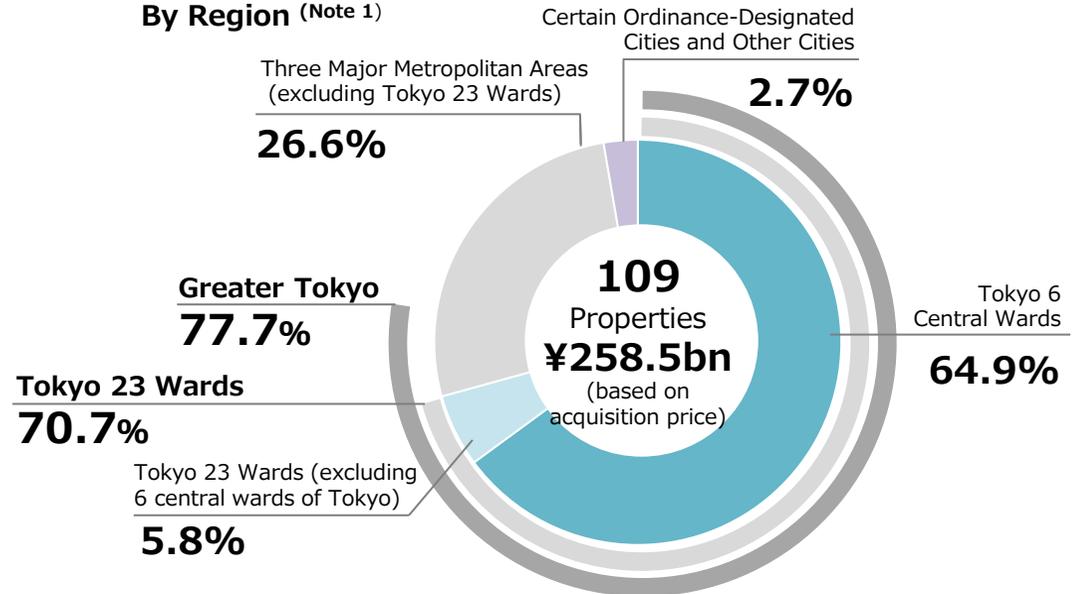


Robust portfolio focusing on Mid-sized Office located in central Tokyo and residential located in three Major Metropolitan Areas

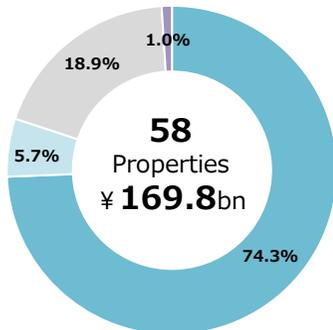
By Property Type



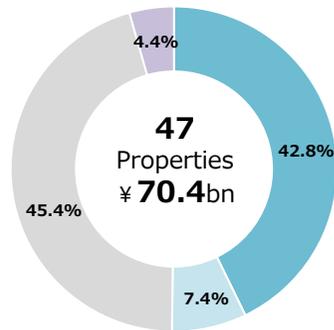
By Region (Note 1)



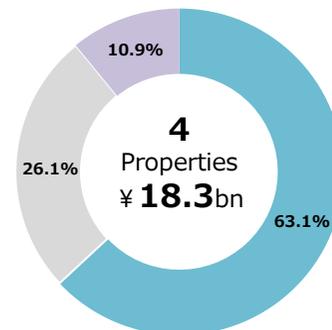
Office by Region



Residential by Region



Retail·Other by Region

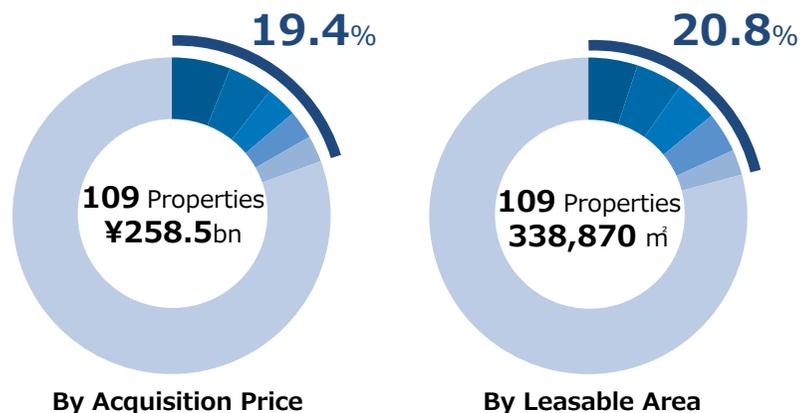


- 6 central wards of Tokyo (6 central)
- 23 wards of Tokyo (excluding 6 central wards of Tokyo) (23 wards)
- Three Major Metropolitan areas (excluding 23 wards of Tokyo)
- Certain Ordinance-Designated and other cities (COD)

Maintain high risk tolerance - Property and Tenant diversification

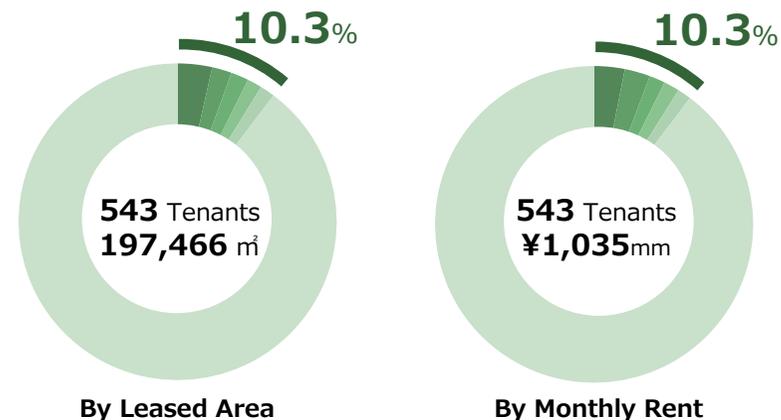
Portfolio Diversification

(Proportion of the five largest properties)



Tenant Diversification

(Proportion of the five largest tenants (Note 1))



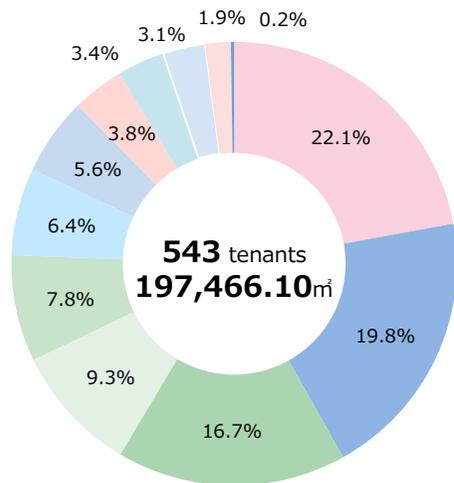
Five Largest Properties (by acquisition price)

	Property Name	Acquisition Price (¥mm)	Share
1	Omiya Center Building	15,585	6.0%
2	Tower Court Kitashinagawa	11,880	4.6%
3	FORECAST Shinagawa@LABO	8,200	3.2%
4	Shibakoen Sanchome Building	7,396	2.9%
5	FORECAST Shinjuku SOUTH <small>(Quasi co-ownership of Trust beneficiary Interest 50%)</small>	6,995	2.7%

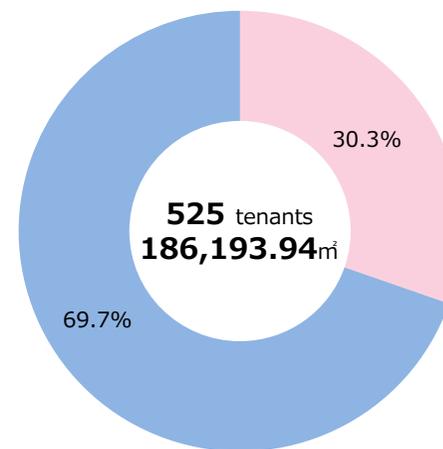
Five Largest Tenants (by leased area)

	Property Name	Business Category	Leased Area (m ²)	Share
1	URAWA GARDEN BUILDING FORECAST Shinagawa@LABO	Accommodations- Eating and drinking services	6,820.05	3.5%
2	FORECAST Shinjuku AVENUE FORECAST Shinjuku SOUTH	Real estate	4,047.88	2.0%
3	Shibakoen Sanchome Building	Info- communications	3,559.85	1.8%
4	Pigeon Building	Manufacturing	3,022.25	1.5%
5	FORECAST Takadanobaba	Finance/ Insurance	2,935.59	1.5%

By Industry(Note 1)



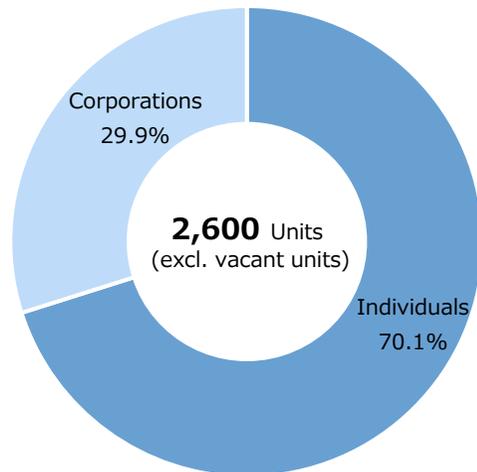
By Scale(Note 2)



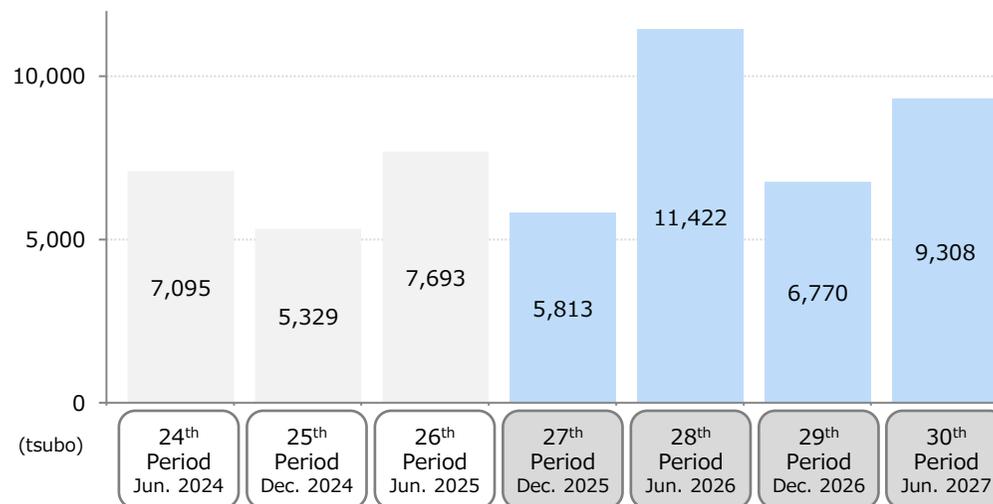
Industry	Leased area (m ²)	Number of tenants	Share
1 Services	43,653.32	143	22.1%
2 Info-telecommunications	39,034.16	92	19.8%
3 Manufacturing	32,909.85	86	16.7%
4 Wholesale·Retail	18,393.49	61	9.3%
5 Real estate	15,324.66	32	7.8%
6 Finance·Insurance	12,593.12	25	6.4%
7 Building constructor	11,137.08	27	5.6%
8 Education·Learning support	7,435.42	25	3.8%
9 Medical services·Social welfare	6,779.13	19	3.4%
10 Accommodations·Eating and drinking services	6,063.07	22	3.1%
11 Transportation	3,677.12	8	1.9%
12 Electricity·Gas·Heat supply·Water industry	465.68	3	0.2%

Scale	Leased area (m ²)	Number of tenants	Share
1 TSE Prime Market Companies and Its Subsidiaries	56,437.81	100	30.3%
2 Other	129,756.13	425	69.7%

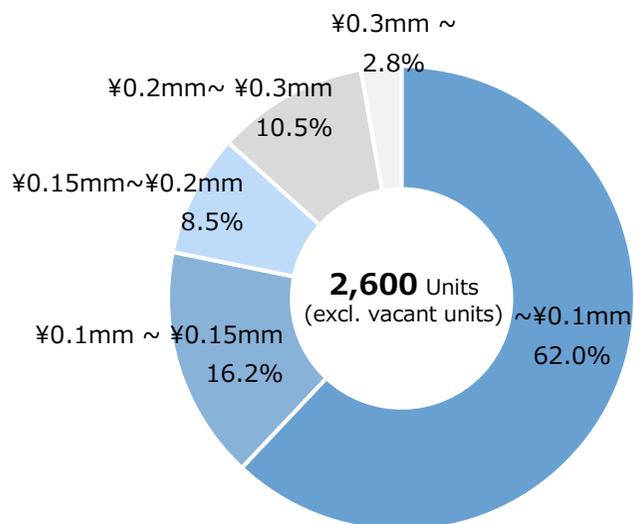
Contract Category
(based on number of units)



Leasable Area Subject to Rent Renewal



Diversification by Monthly Rent
(based on number of units)



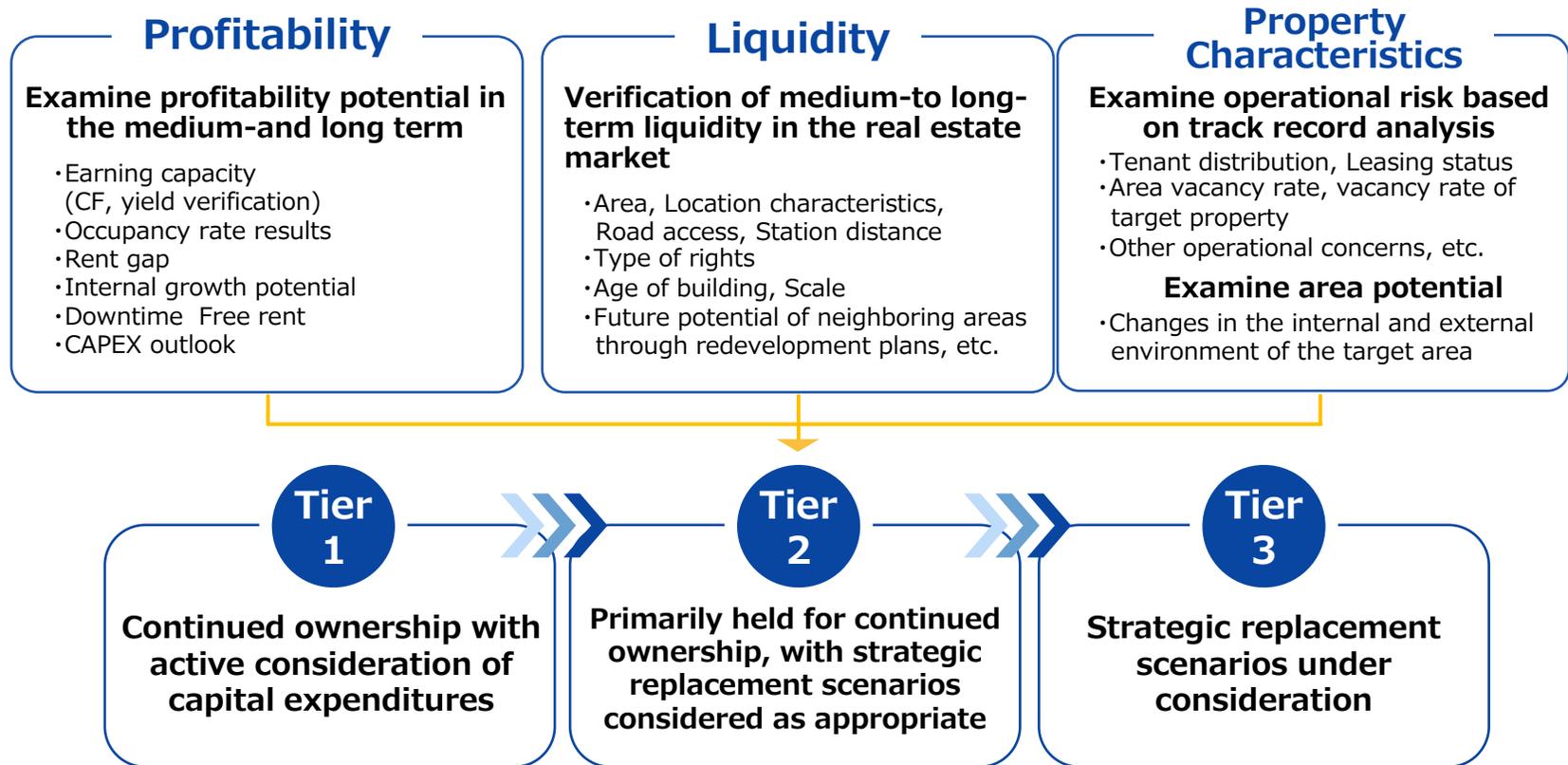
Trends in key money, renewal fees

		22 nd Period Jun.2023	23 rd Period Dec.2023	24 th Period Jun.2024	25 th Period Dec.2024	26 th Period Jun.2025
Key money	Number of units covered	248	242	323	223	271
	Key money acquisition rate	41.9%	41.3%	42.7%	44.4%	49.8%
	Acquisition of key money (¥thousand)	13,956	13,463	17,829	13,898	17,365
Renewal fees	Number of units covered	491	384	576	363	549
	Renewal fees acquisition rate	28.1%	34.6%	31.8%	37.5%	30.8%
	Acquisition of renewal fees (¥thousand)	21,795	17,563	23,910	18,083	23,677

※ Figures exclude office space and retail units.

1

Annually review properties based on three evaluation axes and classify them into Tier 1 to Tier 3.



2

Develop 3-5 years management strategy according to the classification

- ▶ Drafting and execution of efficient CAPEX plan
- ▶ Realize asset replacement at optimal timing

3

Responding to changes in the market environment and conditions of properties

- ▶ Revision of classification through annual review

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
Office									
A-1	FORECAST Nishishinjuku	Shinjuku Ward, Tokyo	Feb. 2009	2,260	0.9%	1,945.68	14	100.0%	2.7%
A-3	FORECAST Yotsuya	Shinjuku Ward, Tokyo	Jan. 2009	1,430	0.6%	1,678.15	11	89.7%	3.6%
A-4	FORECAST Shinjuku AVENUE	Shinjuku Ward, Tokyo	Sep. 2008	6,500	2.5%	4,337.15	6	89.3%	2.1%
A-5	FORECAST Ichigaya	Shinjuku Ward, Tokyo	Aug. 2009	4,800	1.9%	3,844.66	22	100.0%	2.9%
A-6	FORECAST Mita	Minato Ward, Tokyo	Sep. 2009	1,800	0.7%	1,786.81	5	100.0%	2.9%
A-7	FORECAST Shinjuku SOUTH	Shinjuku Ward, Tokyo	Nov. 1980	6,995	2.7%	13,875.01	18	100.0%	7.0%
A-8	FORECAST Sakurabashi	Chuo Ward, Tokyo	Apr. 1985	5,760	2.2%	6,566.76	5	100.0%	4.2%
A-9	GreenOak Kayabacho	Chuo Ward, Tokyo	Mar. 1990	2,860	1.1%	2,995.35	8	100.0%	2.6%
A-10	GreenOak Kudan	Chiyoda Ward, Tokyo	Dec. 1987	2,780	1.1%	2,595.04	6	100.0%	5.1%
A-11	GreenOak Takanawadai	Minato Ward, Tokyo	Jan. 2010	2,260	0.9%	2,621.74	11	100.0%	3.6%
A-14	Central Daikanyama	Shibuya Ward, Tokyo	Aug. 1991	3,510	1.4%	1,899.30	7	77.6%	7.1%
A-16	Hiroo Reeplex B's	Minato Ward, Tokyo	May. 1987	2,827	1.1%	1,500.85	7	100.0%	4.4%
A-17	Shibakoen Sanchoe Building	Minato Ward, Tokyo	Jun. 1981	7,396	2.9%	7,882.60	4	100.0%	11.3%
A-19	Kudankita 325 Building	Chiyoda Ward, Tokyo	Aug. 1987	1,850	0.7%	2,003.60	7	100.0%	4.5%
A-21	Itohpia Iwamotocho 2-chome Building	Chiyoda Ward, Tokyo	Feb. 1991	2,810	1.1%	3,447.16	8	100.0%	4.1%
A-22	Itohpia Iwamotocho 1-chome Building	Chiyoda Ward, Tokyo	Jan. 1991	2,640	1.0%	3,089.04	10	100.0%	9.0%
A-23	Itohpia Iwamotocho ANNEX Building	Chiyoda Ward, Tokyo	Nov. 1991	2,100	0.8%	3,064.20	7	100.0%	4.1%
A-24	Pigeon Building	Chuo Ward, Tokyo	Aug. 1989	2,837	1.1%	3,022.25	1	100.0%	5.6%
A-25	FORECAST Ningyocho	Chuo Ward, Tokyo	Nov. 1990	2,070	0.8%	2,277.62	6	100.0%	11.1%
A-26	FORECAST Ningyocho PLACE	Chuo Ward, Tokyo	Feb. 1984	1,650	0.6%	1,867.95	7	87.1%	7.1%
A-28	Nishi-Shinjuku Sanko Building	Shinjuku Ward, Tokyo	Sep. 1987	2,207	0.9%	2,479.80	7	100.0%	12.7%
A-29	Iidabashi Reeplex B's	Shinjuku Ward, Tokyo	Jun. 1992	1,249	0.5%	1,401.68	7	100.0%	4.4%
A-30	FORECAST Shinagawa	Shinagawa Ward, Tokyo	Feb. 1989	2,300	0.9%	2,276.36	6	100.0%	11.6%
A-31	Nishi-Gotanda 8-chome Building	Shinagawa Ward, Tokyo	Dec. 1993	2,210	0.9%	3,052.31	8	88.2%	3.9%
A-32	Towa Higashi-Gotanda Building	Shinagawa Ward, Tokyo	Sep. 1985	2,033	0.8%	2,939.16	6	82.1%	5.1%
A-33	FORECAST Takadanobaba	Toshima Ward, Tokyo	Jan. 1986	5,550	2.1%	5,661.49	6	100.0%	12.4%
A-39	Itohpia Kiyosubashidori Building	Taito Ward, Tokyo	Mar. 1988	1,550	0.6%	2,651.27	7	100.0%	3.6%
A-41	I-S Minamimorimachi Building	Osaka, Osaka	Aug. 1993	2,258	0.9%	4,164.82	16	100.0%	9.6%
A-45	Toranomon Sakura Building	Minato Ward, Tokyo	Jul. 1983	4,120	1.6%	3,049.79	13	100.0%	8.2%
A-46	La Verite AKASAKA	Minato Ward, Tokyo	Dec. 1986	2,000	0.8%	1,719.75	6	100.0%	4.5%

Portfolio Summary (2/4)

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
A-47	Kanda Ocean Building	Chiyoda Ward, Tokyo	Jan. 1990	1,440	0.6%	1,484.53	22	100.0%	9.3%
A-49	FORECAST Kayabacho	Chuo Ward, Tokyo	Jan. 1990	3,000	1.2%	3,882.59	14	100.0%	5.2%
A-50	FORECAST Waseda FIRST	Shinjyuku Ward, Tokyo	Jul. 1986	4,775	1.8%	4,340.66	6	100.0%	3.5%
A-51	FORECAST Gotanda WEST	Shinagawa Ward, Tokyo	Sep. 1989	6,520	2.5%	8,967.07	12	100.0%	2.3%
A-52	Omiya Center Building	Saitama, Saitama	Mar. 1993	15,585	6.0%	14,571.36	33	100.0%	2.0%
A-53	Sumitomo Mitsui Bank Koraibashi Building	Osaka, Osaka	Mar. 1994	2,850	1.1%	5,106.77	27	100.0%	7.6%
A-54	NORE Fushimi	Nagoya, Aichi	Nov. 2006	2,840	1.1%	3,890.74	7	86.7%	4.5%
A-55	NORE Meieki	Nagoya, Aichi	Jan. 2007	2,520	1.0%	4,279.74	15	92.1%	4.2%
A-56	Homat Horizon Building	Chiyoda Ward, Tokyo	Aug. 1987	6,705	2.6%	6,077.01	9	100.0%	7.2%
A-58	Towa Kandanshikicho Building	Chiyoda ward, Tokyo	Aug. 1992	960	0.4%	1,324.07	6	100.0%	5.6%
A-59	Yusen Higashi-Nihombashi Ekimae Building	Chuo ward, Tokyo	Feb. 2001	1,152	0.4%	1,631.09	8	100.0%	9.0%
A-60	Hiroo ON Building	Shibuya ward, Tokyo	Mar. 1995	2,392	0.9%	2,248.59	6	87.3%	3.1%
A-61	TK Gotanda Building	Shinagawa ward, Tokyo	Jun. 1989	4,130	1.6%	3,716.38	9	87.6%	3.7%
A-62	Gotanda Sakura Building	Shinagawa ward, Tokyo	Nov. 1993	1,460	0.6%	1,502.61	10	100.0%	4.8%
A-64	Alte Building Higobashi	Osaka, Osaka	Jun. 1993	1,453	0.6%	3,482.92	10	100.0%	7.2%
A-65	DIA Building Meieki	Nagoya, Aichi	Dec. 1991	1,167	0.5%	1,781.72	10	100.0%	3.4%
A-66	TENSHO OCHANOMIZU BUILDING	Chiyoda Ward, Tokyo	Nov. 2018	1,800	0.7%	1,252.89	1	100.0%	4.6%
A-67	FORECAST Kameido	Koto Ward, Tokyo	Sep. 2010	2,580	1.0%	3,091.51	7	100.0%	3.3%
A-68	NRT Kandasudacho Building	Chiyoda Ward, Tokyo	Mar. 1993	1,311	0.5%	1,154.16	9	100.0%	4.4%
A-69	REID-C Megurofudomae	Shinagawa ward, Tokyo	Oct. 1996	1,220	0.5%	921.32	5	100.0%	3.5%
A-70	The Square	Nagoya, Aichi	Jun. 2003	1,080	0.4%	1,520.69	17	94.9%	3.5%
A-71	Tsukiji Front	Chuo Ward, Tokyo	Aug. 1991	825	0.3%	689.53	7	100.0%	5.7%
A-73	TENSHO OFFICE SHINBASHI 5	Minato Ward, Tokyo	Sep. 2018	1,200	0.5%	828.19	1	100.0%	3.5%
A-74	REID-C Iidabashi Building	Chiyoda Ward, Tokyo	Apr. 1988	1,195	0.5%	811.46	8	100.0%	3.6%
A-75	REID-C Gotenyama Building	Shinagawa Ward, Tokyo	Jan. 1989	1,040	0.4%	1,086.11	4	100.0%	11.4%
A-76	30 Sankyo Building	Shinjuku Ward, Tokyo	Jan. 1991	1,840	0.7%	1,631.67	6	100.0%	2.7%
A-77	FORECAST Hakata Gofukumachi	Fukuoka, Fukuoka	Jul. 2021	1,750	0.7%	1,501.83	9	71.2%	2.8%
A-78	URAWA GARDEN BUILDING	Saitama, Saitama	Feb. 2024	2,400	0.9%	7,104.82	22	100.0%	3.8%
Subtotal office properties				169,806	65.7%	191,579.38	552	97.8%	

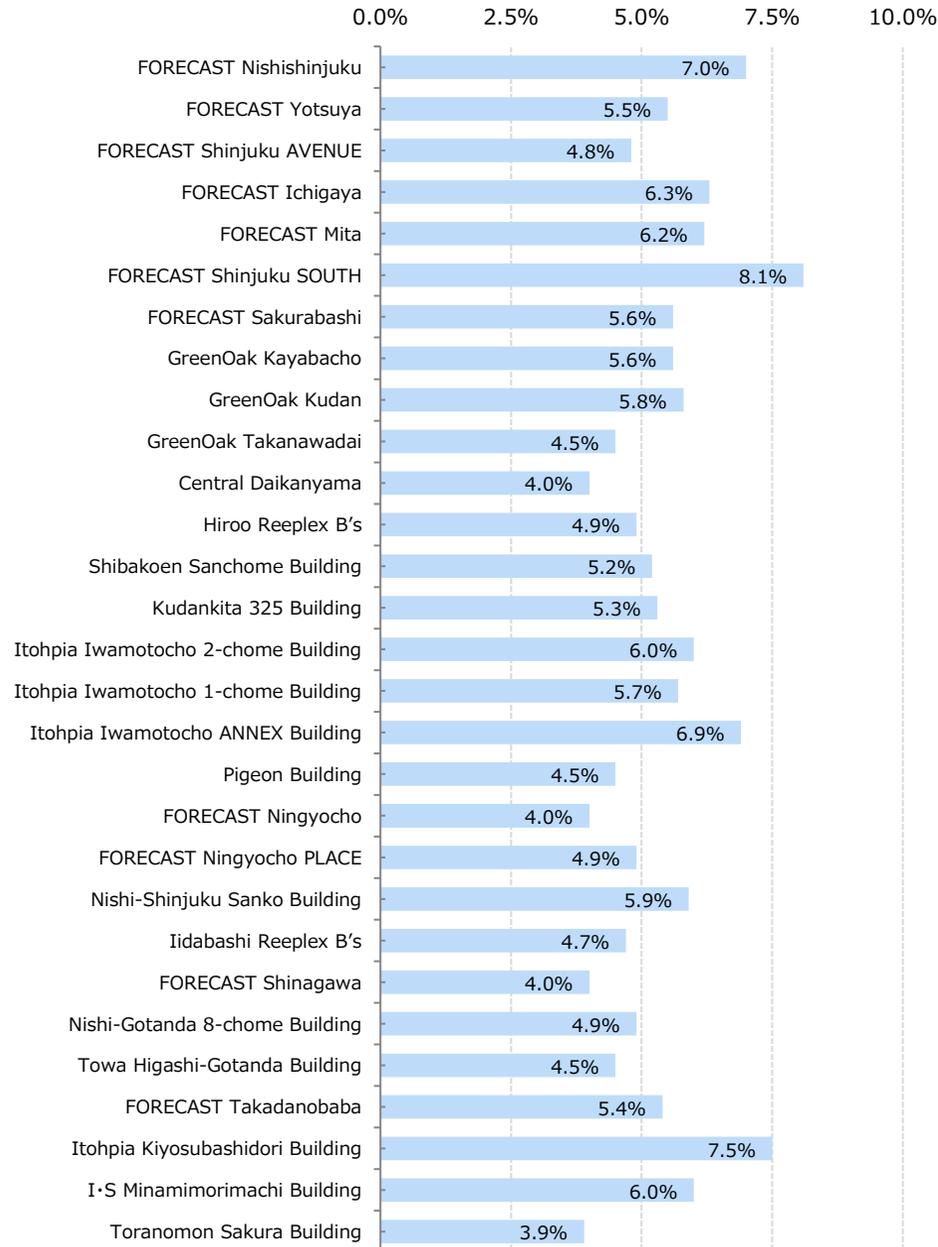
No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
Residential									
B-1	Tower Court Kitashinagawa	Shinagawa Ward, Tokyo	Feb. 2009	11,880	4.6%	16,913.29	275	98.9%	2.6%
B-2	Sky Hills N11	Sapporo, Hokkaido	Mar. 2001	1,570	0.6%	8,567.50	1	100.0%	1.3%
B-4	my atria Sakae	Nagoya, Aichi	Mar. 2007	1,110	0.4%	3,121.60	1	100.0%	4.1%
B-5	Mac Village Heian	Nagoya, Aichi	Sep. 2006	785	0.3%	2,250.00	1	100.0%	3.2%
B-7	Ciel Yakuin	Fukuoka, Fukuoka	Mar. 2005	640	0.2%	1,544.87	42	100.0%	5.4%
B-8	Kanda Reeplex R's	Chiyoda Ward, Tokyo	Jan. 2006	1,813	0.7%	2,180.93	40	97.2%	4.4%
B-9	Splendid Namba	Osaka, Osaka	Jan. 2015	3,502	1.4%	6,212.36	251	99.7%	6.2%
B-10	Residential Hiroo	Minato ward, Tokyo	Feb. 2004	2,590	1.0%	1,983.15	54	100.0%	3.0%
B-11	Residential Nihombashi Hakozaki	Chuo ward, Tokyo	Mar. 2002	1,300	0.5%	1,449.00	1	100.0%	7.8%
B-12	Primegate Iidabashi	Shinjuku ward, Tokyo	Mar. 1994	5,200	2.0%	6,043.28	68	100.0%	2.8%
B-13	Residential Edogawabashi	Shinjuku ward, Tokyo	Mar. 2000	1,230	0.5%	1,246.42	36	87.9%	3.5%
B-16	Domeal Kitaakabane	Kita ward, Tokyo	Mar. 2001	785	0.3%	1,697.11	1	100.0%	6.7%
B-17	Dormy Kitaakabane	Kita ward, Tokyo	Mar. 1997	986	0.4%	2,471.42	1	100.0%	6.5%
B-18	Splendid Shin-Osaka III	Osaka, Osaka	Feb. 2015	2,428	0.9%	4,299.12	153	99.4%	6.0%
B-19	ZEPHYROS Minami-horie	Osaka, Osaka	Mar. 2002	1,608	0.6%	2,826.73	71	98.4%	13.3%
B-20	Charmant Fuji Osakajominami	Osaka, Osaka	Apr. 2004	905	0.4%	1,512.00	63	100.0%	9.4%
B-21	Piacere Fuminosato	Osaka, Osaka	Feb. 1999	571	0.2%	1,374.08	43	98.0%	11.9%
B-22	Wald Park Minamioi	Shinagawa Ward, Tokyo	Feb. 2005	715	0.3%	750.12	29	100.0%	3.5%
B-23	LAPUTA KUJO	Osaka,Osaka	Mar. 1998	1,480	0.6%	3,359.38	62	100.0%	11.3%
B-25	L'arte Nakatsu	Osaka,Osaka	May. 2006	565	0.2%	916.86	27	96.3%	9.4%
B-26	City hills Andoji	Osaka,Osaka	Mar. 2008	1,750	0.7%	2,754.00	67	95.0%	7.6%
B-27	Hermitage Shin-sakae	Nagoya, Aichi	Apr. 2008	1,150	0.4%	2,638.61	49	90.6%	3.4%
B-28	Sun・Meiekinami Building	Nagoya, Aichi	Jan. 2014	950	0.4%	1,747.10	66	94.3%	5.0%
B-29	Tenjinhigashi Residential	Fukuoka, Fukuoka	Aug. 2005	913	0.4%	1,909.60	73	94.8%	3.7%
B-30	Decks KASAI	Edogawa Ward, Tokyo	Jul. 1998	1,320	0.5%	2,308.59	29	97.3%	5.1%
B-31	Serenite Shin-Osaka	Osaka,Osaka	Mar. 2007	1,148	0.4%	1,854.02	67	98.4%	6.1%
B-33	Residential Kinshicho	Sumida ward, Tokyo	Oct. 2006	700	0.3%	813.51	25	95.6%	6.9%
B-34	Meister house Kawasaki	Kawasaki, Kanagawa	Feb. 2004	709	0.3%	891.60	35	100.0%	6.3%
B-35	LIESSE Tsurumai	Nagoya, Aichi	Mar. 2006	1,082	0.4%	2,192.91	82	93.7%	①4.5% (Note 1) ②4.4%

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
B-38	Sylphide Higashi-shinagawa	Shinagawa Ward, Tokyo	Jun. 2003	961	0.4%	1,174.19	43	100.0%	8.9%
B-39	Royal Bloom	Saitama, Saitama	Mar. 2018	1,100	0.4%	1,236.61	35	100.0%	5.0%
B-40	Ever Square Doshin	Osaka, Osaka	Oct. 2001	609	0.2%	910.07	41	100.0%	7.7%
B-42	Canis Court Kamishinjo	Osaka, Osaka	Feb. 2002	1,359	0.5%	2,804.02	55	96.9%	5.6%
B-43	Imperial Otori	Sakai, Osaka	Oct. 2007	845	0.3%	2,363.88	26	86.8%	14.7%
B-44	MAISON NISHI MAGOME	Ota ward, Tokyo	Oct. 2006	791	0.3%	928.71	39	100.0%	8.7%
B-45	Muse Ryogoku II	Sumida ward, Tokyo	Nov. 2002	630	0.2%	850.51	33	97.0%	7.3%
B-46	Minami-Horie apartment Cielo	Osaka, Osaka	Feb. 2008	805	0.3%	1,420.12	39	100.0%	8.0%
B-47	Minami-Horie apartment Grande	Osaka, Osaka	Feb. 2008	770	0.3%	1,248.70	29	97.0%	10.7%
B-48	Minami-Horie apartment Rio	Osaka, Osaka	Feb. 2008	250	0.1%	474.60	10	100.0%	13.5%
B-49	Plowland Horita	Nagoya, Aichi	Aug. 2008	1,375	0.5%	3,564.00	107	99.1%	5.5%
B-50	Nasic Nozomigaoka	Nagoya, Aichi	Feb. 2006	695	0.3%	1,745.56	73	100.0%	2.9%
B-51	St. Lake Celeb Daikancho	Nagoya, Aichi	Feb. 2008	962	0.4%	1,835.34	63	96.2%	3.6%
B-52	Belle Face Kawaharadori	Nagoya, Aichi	May.2006	860	0.3%	1,874.89	66	93.6%	3.0%
B-53	ARBUS IBARAKI	Ibaraki, Osaka	Feb. 2024	1,800	0.7%	3,054.15	1	100.0%	6.5%
B-54	Urbanex GINZA EAST II	Chuo Ward, Tokyo	Feb. 2019	1,750	0.7%	1,183.81	35	100.0%	2.5%
B-55	Urbanex TOGOSHI-GINZA	Shinagawa Ward, Tokyo	May. 2006	2,700	1.0%	2,682.22	79	99.3%	4.6%
B-56	AMBIX PRIA	Funabashi City, Chiba	Feb. 2006	805	0.3%	1,417.50	49	98.0%	5.5%
	Subtotal residential properties			70,453	27.2%	118,598.04	2,536	98.2%	
Retail									
C-1	Otakibashi Pacifica Building	Shinjuku Ward, Tokyo	Oct. 2008	3,350	1.3%	1,383.31	10	100.0%	4.6%
C-3	BECOME SAKAE	Nagoya, Aichi	Aug. 2005	4,770	1.8%	4,615.66	7	74.8%	2.7%
C-4	Street Life (Leasehold land)	Sendai, Miyagi	-	1,990	0.8%	16,258.65	1	100.0%	-
C-5	FORECAST Shinagawa@LABO	Minato Ward, Tokyo	Dec. 2024	8,200	3.2%	6,435.43	1	100.0%	3.4%
	Subtotal retail properties			18,310	7.1%	28,693.05	19	95.9%	
	Total			258,570	100.0%	338,870.47	3,107	97.8%	3.1%

Property NOI Yield (1/4)

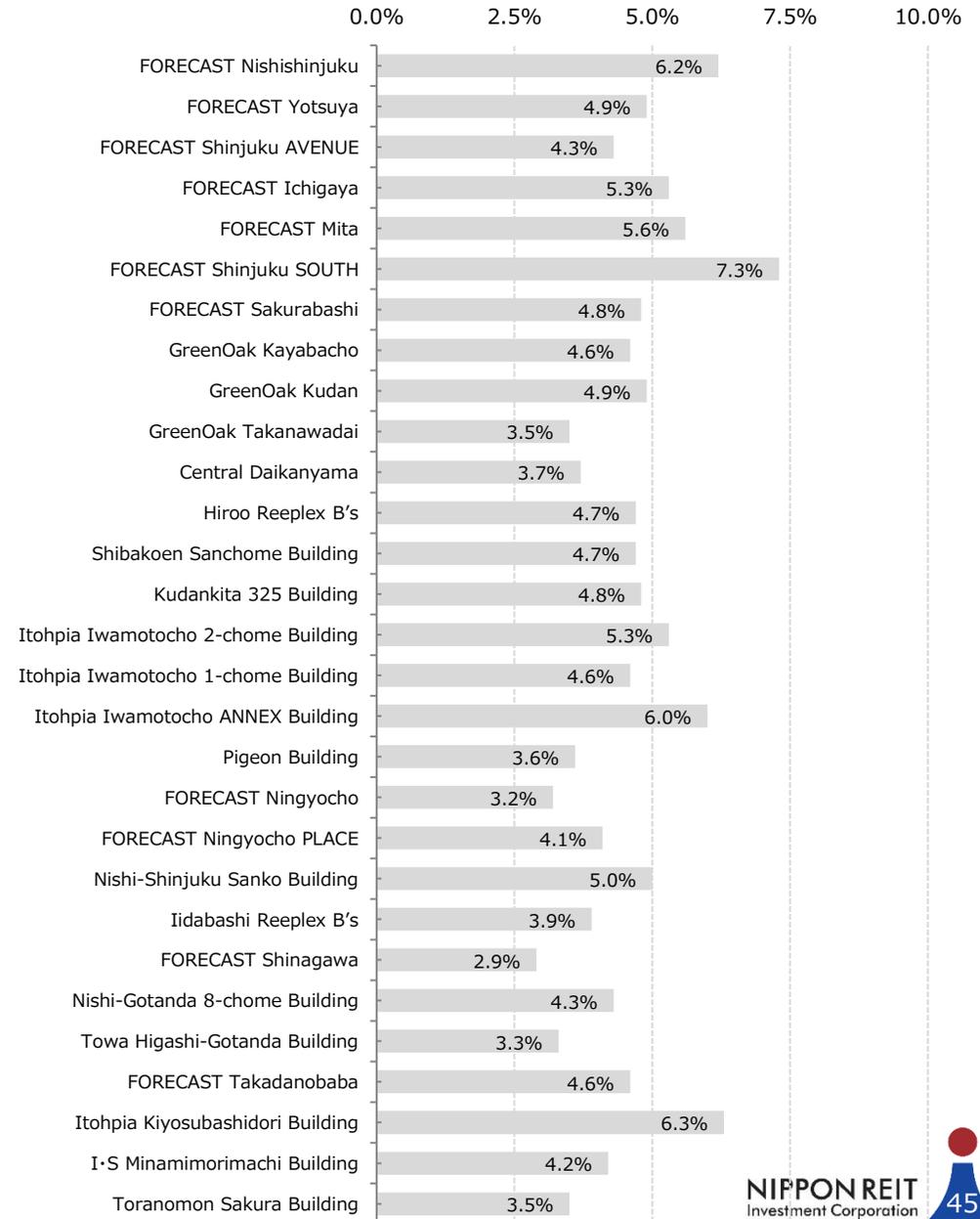
Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 26th Period)



Actual NOI Yield (after depreciation)

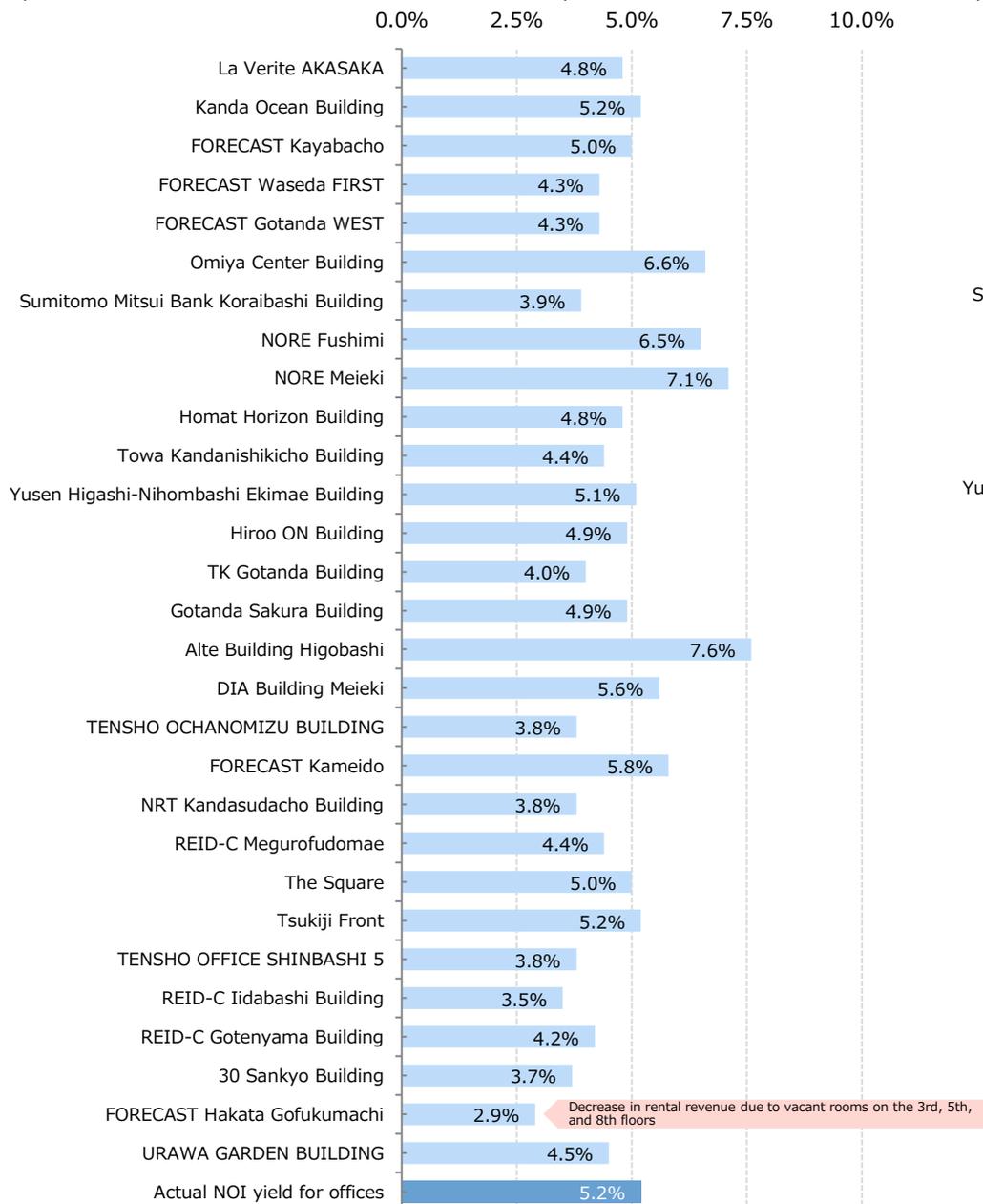
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Property NOI Yield (2/4)

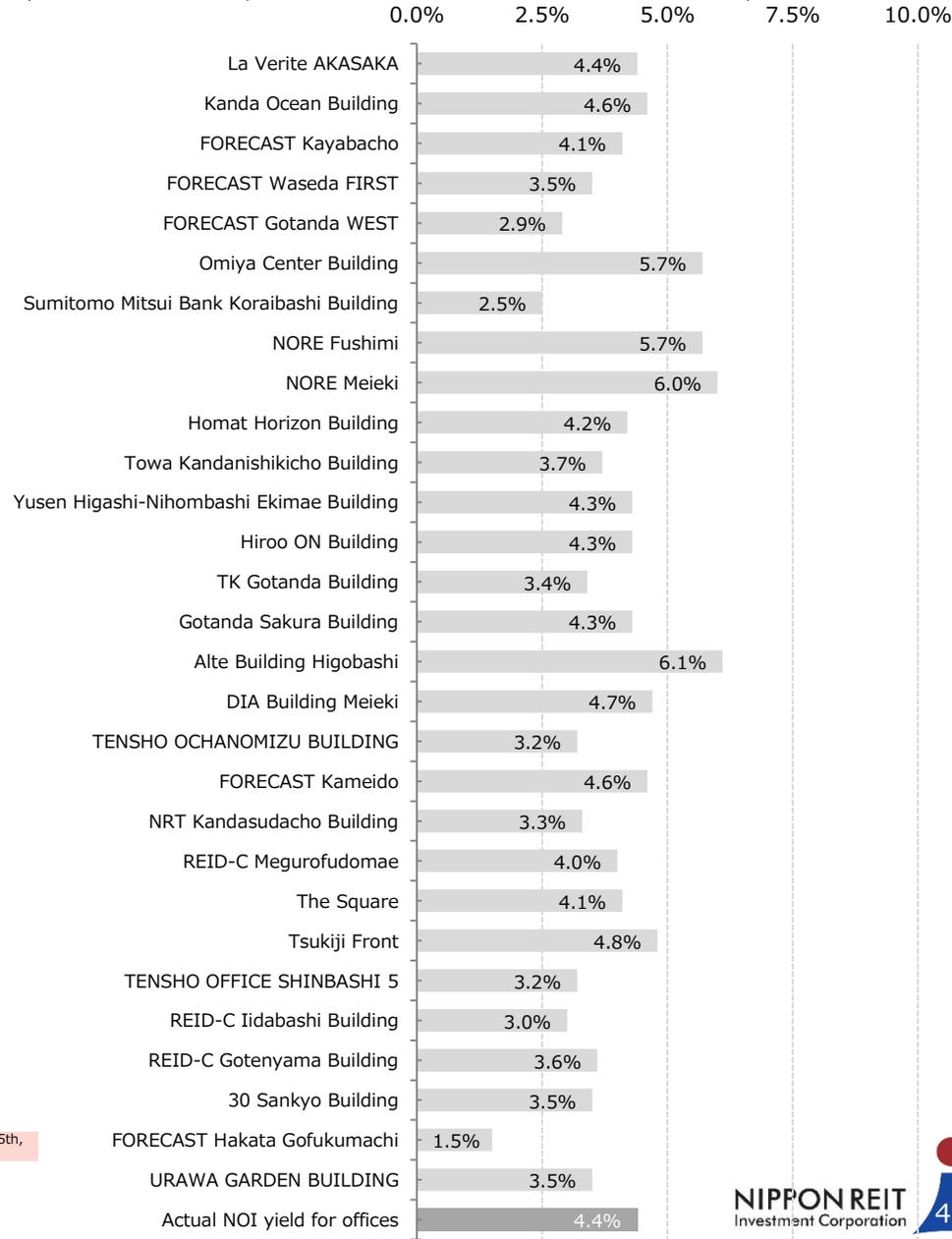
Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 26th Period)



Actual NOI Yield (after depreciation)

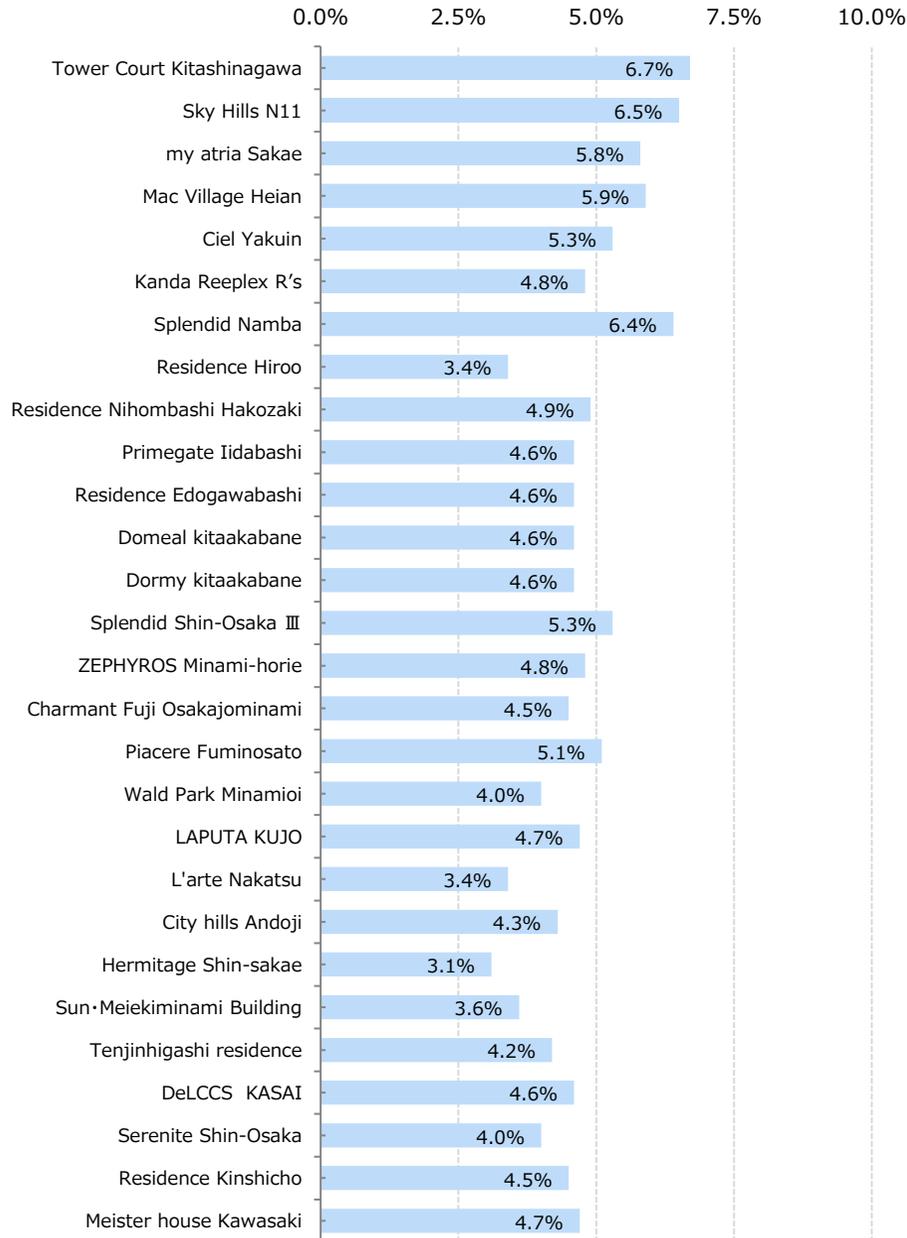
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Property NOI Yield (3/4)

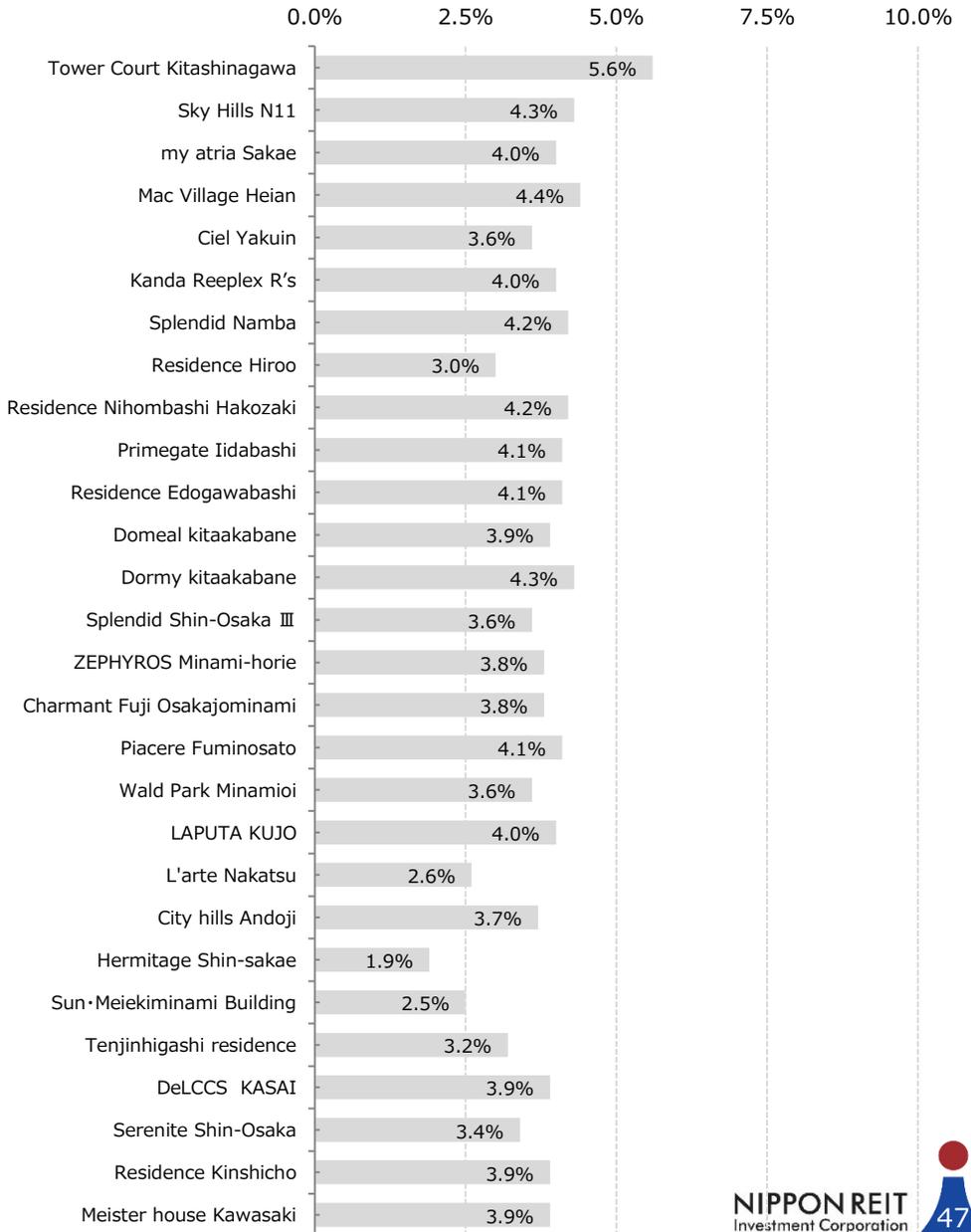
Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 26th Period)



Actual NOI Yield (after depreciation)

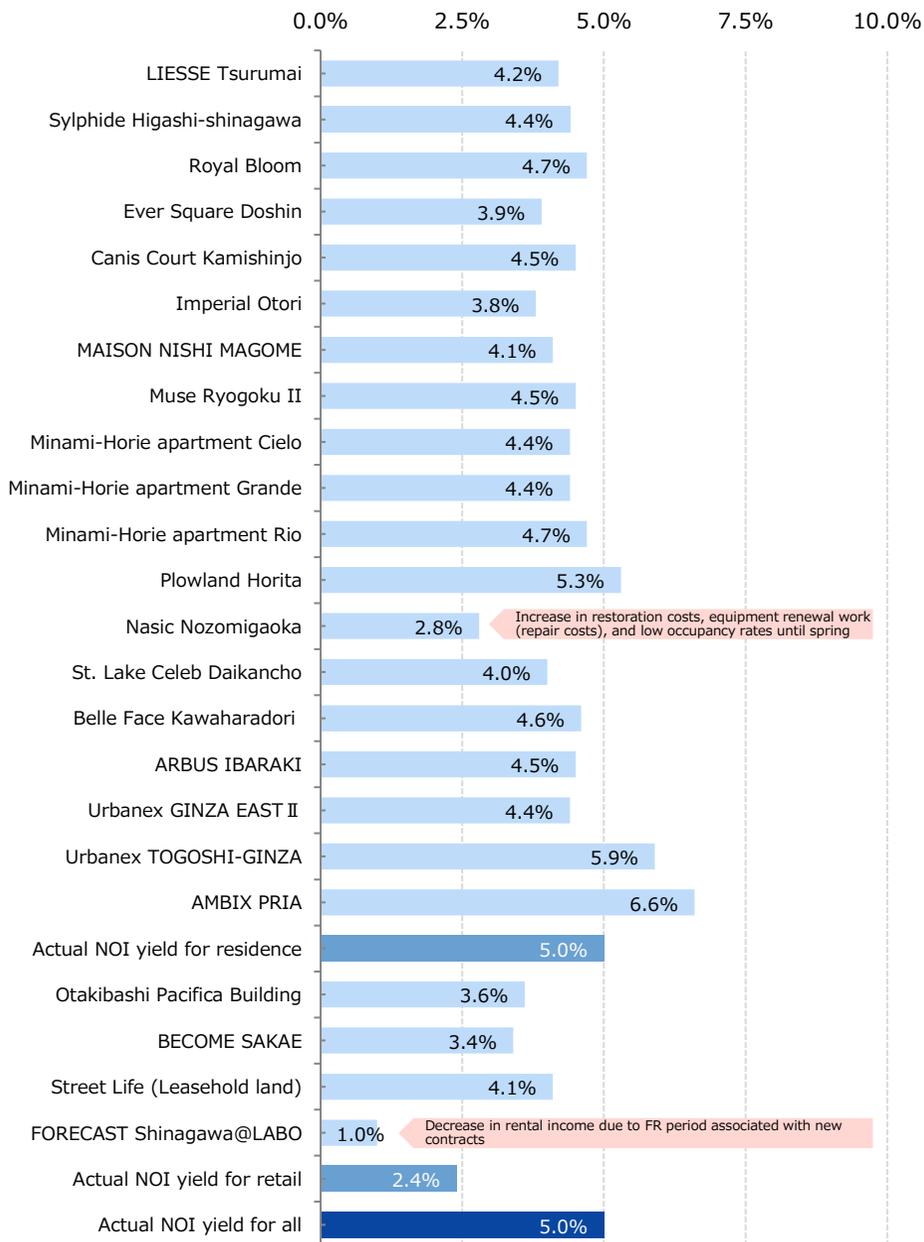
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Property NOI Yield (4/4)

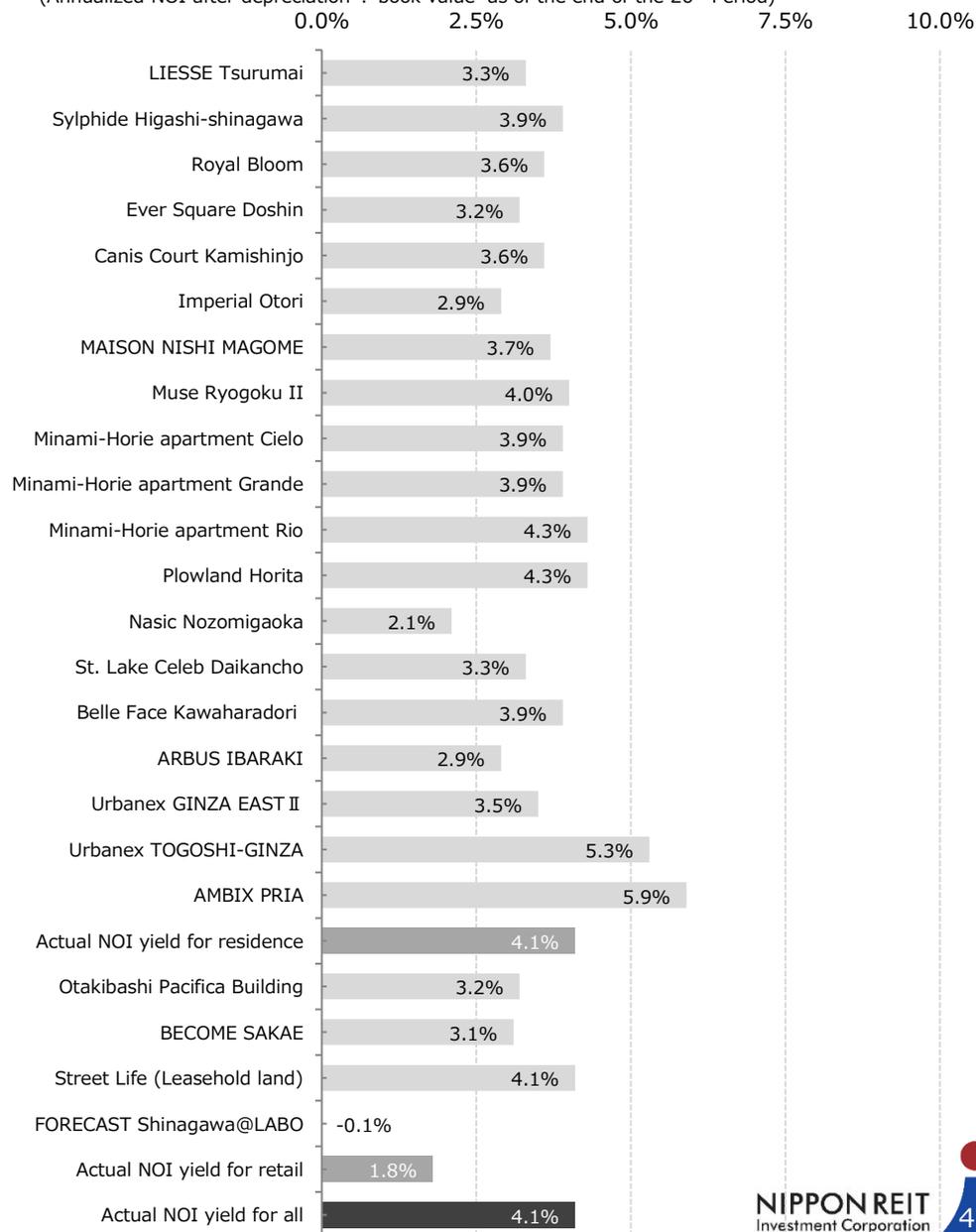
Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 26th Period)



Actual NOI Yield (after depreciation)

(Annualized NOI after depreciation ÷ book value as of the end of the 26th Period)



◆ Appraisal valuation by sector

	25 th Period (Dec. 2024)			26 th Period (Jun. 2025)		
	Number of Properties	Appraisal Value (¥ mm)	Unrealized gains (¥ mm)	Number of Properties	Appraisal Value (¥ mm)	Unrealized gains (¥ mm)
Office	58	229,950	51,055	58	223,430	51,416
Residential	44	78,573	15,802	47	87,093	18,323
Retail Others	3	10,250	238	4	18,770	451
Total	105	318,773	67,095	109	329,293	70,192

◆ Period-to-period analysis^(Note 1)

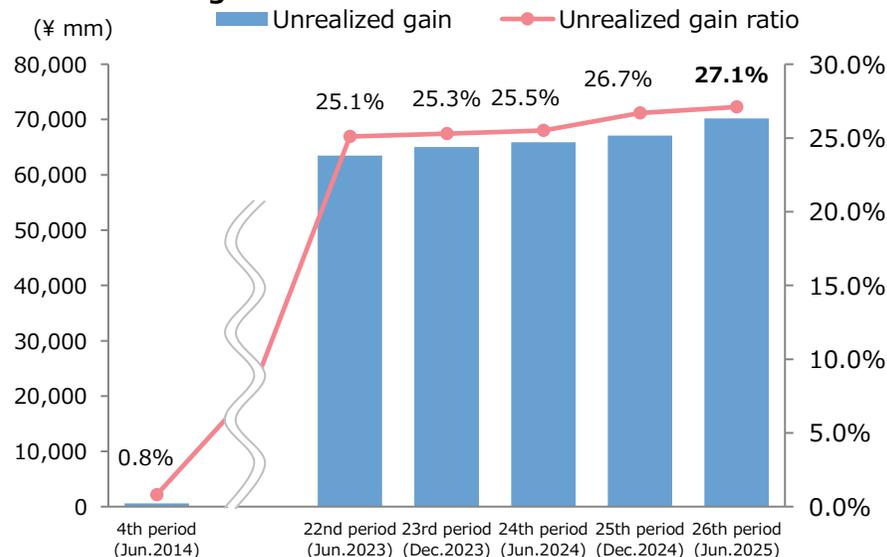
(Number of Properties)

Appraisal CAP*	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Decrease	2	6
Flat	98	93
Increase	4	3

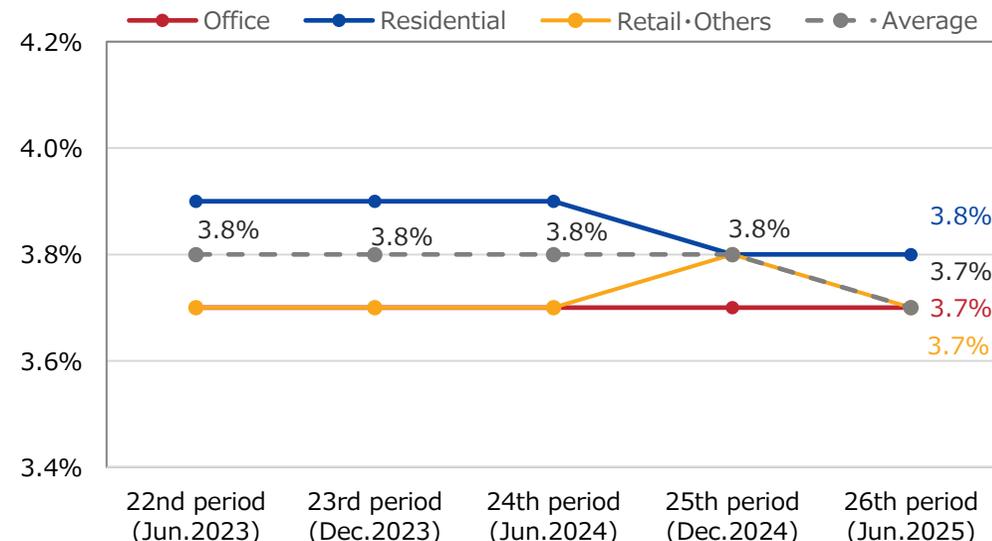
Appraisal Value	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Increase	43	44
Flat	48	50
Decrease	14	8

*"Appraisal CAP" refers to the capitalization rate by the direct capitalization.

◆ Amount of change in unrealized gain and rate of change in unrealized gain



◆ Trends in average appraisal CAP by application



No	Property Name	Acquisition Price (¥ mm)	Book Value End of 26 th Period (a) (¥ mm)	Unrealized Gains End of 26 th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitalization	Discount Cash Flow			Appraisal NOI Yield (Note 1)	Major Appraisal Value Changing Factor (Note 2)		
					End of 25 th Period (¥ mm)	End of 26 th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate	CR		Income	Expense	
								End of 26 th Period							
Office															
A-1	FORECAST Nishishinjuku	2,260	2,027	1,382	3,370	3,410	40	3.6%	3.2%	3.8%	5.7%		○		
A-3	FORECAST Yotsuya	1,430	1,381	758	2,100	2,140	40	3.6%	3.4%	3.7%	5.6%		○		
A-4	FORECAST Shinjuku AVENUE	6,500	6,018	2,641	8,530	8,660	130	3.2%	3.0%	3.3%	4.5%		○		
A-5	FORECAST Ichigaya	4,800	4,162	2,637	6,800	6,800	0	3.3%	3.1%	3.4%	4.9%				
A-6	FORECAST Mita	1,800	1,672	967	2,540	2,640	100	3.5%	3.3%	3.6%	5.4%		○		
A-7	FORECAST Shinjuku SOUTH (Note 3)	6,995	7,180	1,769	17,900	8,950	-	3.3%	3.0%	3.5%	4.4%				
A-8	FORECAST Sakurabashi	5,760	6,120	1,139	7,270	7,260	(10)	3.8%	3.6%	3.9%	5.1%			○	
A-9	GreenOak Kayabacho	2,860	2,962	887	3,850	3,850	0	3.5%	3.3%	3.6%	5.0%				
A-10	GreenOak Kudan	2,780	2,948	911	3,740	3,860	120	3.5%	3.3%	3.6%	5.1%		○		
A-11	GreenOak Takanawadai	2,260	2,040	949	2,990	2,990	0	3.8%	3.6%	3.9%	5.2%				
A-14	Central Daikanyama	3,510	3,671	38	3,710	3,710	0	3.4%	3.2%	3.5%	3.7%				
A-16	Hiroo Reeplex B's	2,827	2,851	708	3,560	3,560	0	3.6%	3.4%	3.7%	4.6%				
A-17	Shibakoen Sanchoe Building	7,396	7,288	3,111	10,300	10,400	100	3.4%	3.2%	3.6%	5.0%		○		
A-19	Kudankita 325 Building	1,850	1,953	456	2,410	2,410	0	3.4%	3.2%	3.5%	4.6%				
A-21	Itohpia Iwamotocho 2-chome Building	2,810	2,845	1,094	3,900	3,940	40	3.7%	3.5%	3.8%	5.4%		○		
A-22	Itohpia Iwamotocho 1-chome Building	2,640	2,727	602	3,320	3,330	10	3.7%	3.5%	3.8%	4.9%		○		
A-23	Itohpia Iwamotocho ANNEX Building	2,100	2,171	1,038	3,190	3,210	20	3.7%	3.5%	3.8%	5.9%		○		
A-24	Pigeon Building	2,837	2,915	394	3,310	3,310	0	3.9%	3.7%	4.0%	4.8%				
A-25	FORECAST Ningyocho	2,070	2,159	270	2,420	2,430	10	3.6%	3.4%	3.7%	4.4%		○		
A-26	FORECAST Ningyocho PLACE	1,650	1,675	464	2,140	2,140	0	3.7%	3.5%	3.8%	5.0%				
A-28	Nishi-Shinjuku Sanko Building	2,207	2,347	482	2,810	2,830	20	3.8%	3.6%	3.9%	5.2%		○		
A-29	Iidabashi Reeplex B's	1,249	1,315	364	1,650	1,680	30	3.4%	3.2%	3.5%	4.8%		○		
A-30	FORECAST Shinagawa	2,300	2,454	(114)	2,340	2,340	0	3.7%	3.5%	3.8%	4.1%				
A-31	Nishi-Gotanda 8-chome Building	2,210	2,245	494	2,700	2,740	40	3.8%	3.6%	3.9%	5.1%		○		
A-32	Towa Higashi-Gotanda Building	2,033	2,014	475	2,490	2,490	0	3.7%	3.5%	3.8%	5.0%				
A-33	FORECAST Takadanobaba	5,550	5,772	1,077	6,790	6,850	60	4.0%	3.8%	4.1%	5.0%		○		
A-39	Itohpia Kiyosubashidori Building	1,550	1,638	591	2,180	2,230	50	4.1%	3.9%	4.3%	6.3%		○		
A-41	I-S Minamimorimachi Building	2,258	2,265	744	3,010	3,010	0	3.9%	3.7%	4.0%	5.6%				

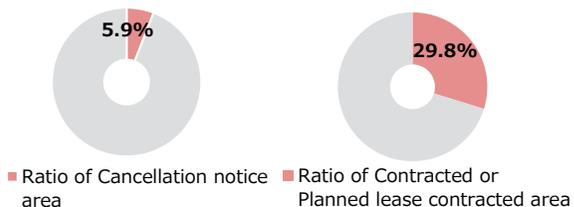
No	Property Name	Acquisition Price (¥ mm)	Book Value End of 26 th Period (a) (¥ mm)	Unrealized Gains End of 26 th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitalization	Discount Cash Flow		Appraisal NOI Yield (Note 1)	Major Appraisal Value Changing Factor (Note 2)		
					End of 25 th Period (¥ mm)	End of 26 th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
A-45	Toranomon Sakura Building	4,120	4,270	449	4,640	4,720	80	3.1%	2.9%	3.2%	3.7%		○	
A-46	La Verite AKASAKA	2,000	2,103	486	2,580	2,590	10	3.3%	3.1%	3.4%	4.5%		○	
A-47	Kanda Ocean Building	1,440	1,469	600	2,020	2,070	50	3.6%	3.4%	3.7%	5.4%		○	
A-49	FORECAST Kayabacho	3,000	3,132	567	3,530	3,700	170	3.7%	3.5%	3.8%	4.9%		○	
A-50	FORECAST Waseda FIRST	4,775	4,858	621	5,470	5,480	10	3.6%	3.4%	3.7%	4.4%		○	
A-51	FORECAST Gotanda WEST	6,520	7,592	1,557	8,340	9,150	810	3.8%	3.6%	4.0%	5.6%		○	
A-52	Omiya Center Building	15,585	15,434	11,565	27,000	27,000	0	3.7%	3.5%	3.8%	6.6%			
A-53	Sumitomo Mitsui Bank Koraibashi Building	2,850	2,877	1,122	3,900	4,000	100	3.8%	3.6%	4.0%	5.7%		○	
A-54	NORE Fushimi	2,840	2,563	1,806	4,370	4,370	0	3.8%	3.6%	3.9%	6.2%			
A-55	NORE Meieki	2,520	2,382	1,897	4,280	4,280	0	3.9%	3.7%	4.0%	6.8%			
A-56	Homat Horizon Building	6,705	6,606	1,803	8,410	8,410	0	3.3%	3.1%	3.4%	4.3%			
A-58	Towa Kandanishikicho Building	960	1,004	25	1,030	1,030	0	4.1%	3.3%	4.3%	4.7%			
A-59	Yusen Higashi-Nihombashi Ekimae Building	1,152	1,196	203	1,400	1,400	0	3.9%	3.7%	4.0%	5.0%			
A-60	Hiroo ON Building	2,392	2,450	519	2,930	2,970	40	3.8%	3.6%	3.9%	5.0%		○	
A-61	TK Gotanda Building	4,130	4,428	151	4,480	4,580	100	3.5%	3.3%	3.6%	4.0%		○	
A-62	Gotanda Sakura Building	1,460	1,487	102	1,590	1,590	0	4.0%	3.4%	4.1%	4.6%			
A-64	Alte Building Higobashi	1,453	1,595	514	2,050	2,110	60	4.3%	4.1%	4.5%	7.3%		○	
A-65	DIA Building Meieki	1,167	1,216	43	1,260	1,260	0	4.4%	4.2%	4.6%	5.4%			
A-66	TENSHO OCHANOMIZU BUILDING	1,800	1,816	83	1,900	1,900	0	3.5%	3.3%	3.6%	3.8%			
A-67	FORECAST Kameido	2,580	2,542	477	2,980	3,020	40	3.9%	3.7%	4.0%	4.8%		○	
A-68	NRT Kandasudacho Building	1,311	1,406	53	1,440	1,460	20	3.4%	3.2%	3.5%	3.9%		○	
A-69	REID-C Megurofudomae	1,220	1,226	(36)	1,200	1,190	(10)	4.1%	3.9%	4.2%	4.2%			○
A-70	The Square	1,080	1,125	4	1,140	1,130	(10)	4.4%	4.2%	4.6%	5.1%			○
A-71	Tsukiji Front	825	854	245	1,100	1,100	0	3.7%	3.5%	3.8%	5.1%			
A-73	TENSHO OFFICE SHINBASHI 5	1,200	1,189	80	1,270	1,270	0	3.5%	3.3%	3.6%	3.8%			
A-74	REID-C Iidabashi Building	1,195	1,229	(69)	1,160	1,160	0	3.5%	3.3%	3.6%	3.6%			
A-75	REID-C Gotenyama Building	1,040	1,081	(61)	1,040	1,020	(20)	3.7%	3.5%	3.8%	4.1%		○	
A-76	30 Sankyo Building	1,840	1,870	49	1,910	1,920	10	3.5%	3.3%	3.6%	3.8%		○	
A-77	FORECAST Hakata Gofukumachi	1,750	1,738	1	1,790	1,740	(50)	3.7%	3.5%	3.8%	3.9%		○	

No	Property Name	Acquisition Price (¥ mm)	Book Value End of 26 th Period (a) (¥ mm)	Unrealized Gains End of 26 th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitalization	Discount Cash Flow		Appraisal NOI Yield (Note 1)	Major Appraisal Value Changing Factor (Note 2)		
					End of 25 th Period (¥ mm)	End of 26 th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
A-78	URAWA GARDEN BUILDING	2,400	2,428	211	-	2,640	-	3.7%	3.5%	3.8%	4.1%			
Subtotal office properties		169,806	172,013	51,416	227,530	223,430	2,210				5.0%			
Residential														
B-01	Tower Court Kitashinagawa	11,880	10,338	8,261	18,200	18,600	400	3.5%	3.3%	3.6%	5.7%		○	
B-02	Sky Hills N11	1,570	1,518	441	1,960	1,960	0	4.6%	4.4%	4.7%	6.5%			
B-04	my atria Sakae	1,110	918	371	1,290	1,290	0	4.1%	3.9%	4.2%	5.1%			
B-05	Mac Village Heian	785	668	331	994	1,000	6	4.2%	4.0%	4.3%	5.8%			○
B-07	Ciel Yakuin	640	617	205	802	823	21	3.9%	3.7%	4.0%	5.5%		○	
B-08	Kanda Reeplex R's	1,813	1,720	759	2,430	2,480	50	3.4%	3.1%	3.5%	4.8%		○	
B-09	Splendid Namba	3,502	2,969	1,170	4,190	4,140	(50)	4.1%	3.9%	4.3%	5.1%	○		
B-10	Residential Hiroo	2,590	2,675	414	3,000	3,090	90	3.2%	3.0%	3.4%	4.0%	○		
B-11	Residential Nihombashi Hakozaeki	1,300	1,400	399	1,800	1,800	0	3.7%	3.2%	3.5%	5.3%			
B-12	Primegate Iidabashi	5,200	5,285	1,334	6,440	6,620	180	3.3%	3.0%	3.4%	4.4%		○	
B-13	Residential Edogawabashi	1,230	1,225	154	1,380	1,380	0	3.7%	3.5%	3.9%	4.4%			
B-16	Domeal kitaakabane	785	785	76	862	862	0	3.8%	3.6%	3.9%	4.4%			
B-17	Dormy kitaakabane	986	979	110	1,090	1,090	0	3.9%	3.7%	4.0%	4.6%			
B-18	Splendid Shin-Osaka III	2,428	2,291	608	2,900	2,900	0	3.9%	3.7%	4.1%	4.9%			
B-19	ZEPHYROS Minami-horie	1,608	1,623	286	1,880	1,910	30	3.7%	3.5%	3.9%	4.7%	○		
B-20	Charmant Fuji Osakajominami	905	890	87	953	978	25	3.8%	3.6%	4.0%	4.4%	○		
B-21	Piacere Fuminosato	571	553	70	619	624	5	4.0%	3.8%	4.2%	4.9%	○		
B-22	Wald Park Minamioi	715	750	0	751	751	0	3.5%	3.3%	3.7%	4.0%			
B-23	LAPUTA KUJO	1,480	1,629	(19)	1,601	1,610	9	3.9%	3.7%	4.1%	4.7%			○
B-25	L'arte Nakatsu	565	599	41	641	641	0	3.8%	3.6%	4.0%	4.6%			
B-26	City hills Andoji	1,750	1,820	109	1,930	1,930	0	3.7%	3.5%	3.9%	4.3%			
B-27	Hermitage Shin-sakae	1,150	1,204	105	1,310	1,310	0	3.9%	3.7%	4.1%	4.9%			
B-28	Sun·Meiekiminami Building	950	952	107	1,060	1,060	0	3.9%	3.7%	4.1%	4.6%			
B-29	Tenjinhighashi Residential	913	965	33	999	999	0	3.9%	3.7%	4.1%	4.6%			
B-30	DeLCCS KASAI	1,320	1,432	87	1,510	1,520	10	3.7%	3.5%	3.9%	4.6%		○	
B-31	Serenite Shin-Osaka	1,148	1,179	20	1,200	1,200	0	3.7%	3.5%	3.9%	4.1%			

No	Property Name	Acquisition Price (¥ mm)	Book Value End of 26 th Period (a) (¥ mm)	Unrealized Gains End of 26 th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitalization	Discount Cash Flow		Appraisal NOI Yield (Note 1)	Major Appraisal Value Changing Factor (Note 2)		
					End of 25 th Period (¥ mm)	End of 26 th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
B-33	Residential Kinshicho	700	730	60	791	791	0	3.6%	3.4%	3.8%	4.3%			
B-34	Meister house Kawasaki	709	737	72	802	810	8	3.7%	3.5%	3.9%	4.5%	○		
B-35	LIESSE Tsurumai	1,082	1,116	163	1,280	1,280	0	4.0%	3.8%	4.2%	4.9%			
B-38	Sylphide Higashi-shinagawa	961	988	61	1,050	1,050	0	3.5%	3.3%	3.6%	4.0%			
B-39	Royal Bloom	1,100	1,092	197	1,280	1,290	10	3.9%	3.7%	4.0%	4.7%	○		
B-40	Ever Square Doshin	609	632	(8)	624	624	0	3.9%	3.7%	4.1%	4.2%			
B-42	Canis Court Kamishinjo	1,359	1,392	(12)	1,440	1,380	(60)	4.1%	3.9%	4.3%	4.7%	○		
B-43	Imperial Otori	845	863	14	878	878	0	3.9%	3.7%	4.1%	4.4%			
B-44	MAISON NISHI MAGOME	791	814	47	861	862	1	3.7%	3.5%	3.9%	4.4%	○		
B-45	Muse Ryogoku II	630	657	69	726	727	1	3.7%	3.5%	3.9%	4.5%	○		
B-46	Minami-Horie apartment Cielo	805	828	88	917	917	0	3.8%	3.6%	4.0%	4.6%			
B-47	Minami-Horie apartment Grande	770	795	30	826	826	0	3.8%	3.6%	4.0%	4.3%			
B-48	Minami-Horie apartment Rio	250	259	22	282	282	0	3.8%	3.6%	4.0%	4.6%			
B-49	Plowland Horita	1,375	1,437	52	1,490	1,490	0	4.2%	4.0%	4.4%	5.0%			
B-50	Nasic Nozomigaoka	695	721	38	765	760	(5)	4.2%	4.0%	4.4%	5.1%			○
B-51	St. Lake Celeb Daikancho	962	1,002	57	1,060	1,060	0	3.9%	3.7%	4.1%	4.6%			
B-52	Belle Face Kawaharadori	860	897	8	906	906	0	4.2%	4.0%	4.4%	4.8%			
B-53	ARBUS IBARAKI	1,800	1,930	59	-	1,990	-	3.8%	3.6%	4.0%	4.4%			
B-54	Urbanex GINZA EAST II	1,750	1,800	479	-	2,280	-	2.9%	2.7%	3.1%	4.0%			
B-55	Urbanex TOGOSHI-GINZA	2,700	2,212	1,217	-	3,430	-	3.1%	2.9%	3.3%	4.5%			
B-56	AMBIX PRIA	805	862	29	-	892	-	3.7%	3.5%	3.9%	4.6%			
Subtotal residential properties		70,453	68,769	18,323	77,770	87,093	731				4.8%			
Retail														
C-01	Otakibashi Pacifica Building	3,350	3,310	249	3,430	3,560	130	3.5%	3.3%	3.6%	3.8%	○		
C-03	BECOME SAKAE	4,770	4,695	74	4,770	4,770	0	4.2%	3.8%	4.2%	4.2%			
C-04	Street Life (Leasehold land)	1,990	2,029	20	2,050	2,050	0	-	4.2%	-	-			
C-05	FORECAST Shinagawa@LABO	8,200	8,282	107	-	8,390	-	3.5%	3.3%	3.7%	3.7%			
Subtotal retail properties		18,310	18,318	451	10,250	18,770	130				3.9%			
Total		258,570	259,100	70,192	315,550	329,293	3,071				4.9%			

Status of Cancellation Notices (Office & Retail) (1/2)

《Ratio of areas where cancellation notices are received, new contracts are expected and concluded》



① : Total leasable floor space (Office·Retail)		220,272.43㎡ (66,630 tsubo)	
② : Total area of cancellation notices	12,962㎡ (3,909tsubo)	③ : Area in ② where contract is closed or expected to be closed	3,864㎡ (1,168tsubo)
Ratio of Cancellation notice area	5.9%	Ratio of Contracted or Planned lease contracted area	29.8%

Property Name	Occupancy Rate (Jun. 2025)	Status of Cancellation Notices		Status of Leasing Activities	Assumed Occupancy Rate ^(Note 1)
Omiya Center Building	100.0%	1 space (73 tsubo) 1 space (34 tsubo)	Cancellation notice Vacant	New lease conclusion expected New lease concluded	100.0% (Aug.2025)
Itohpia Iwamotocho 1-chome Building	100.0%	1 floor (51 tsubo)	Cancellation notice	New lease conclusion expected	100.0% (Sep. 2025)
FORECAST Shinjuku AVENUE	89.3%	1 floor (140 tsubo)	Vacant	New lease concluded	100.0% (Oct. 2025)
Shibakoen Sanchome Building	100.0%	1 floor (286 tsubo)	Cancellation notice	New lease conclusion expected	100.0% (Oct. 2025)
FORECAST Kayabacho	100.0%	1 floor (116 tsubo) 1 space (15 tsubo)	Cancellation notice Cancellation notice	New lease concluded Leasing activities ongoing	98.7% (Oct. 2025)
Toranomon Sakura Building	100.0%	1 space (76 tsubo) 1 space (41 tsubo)	Cancellation notice Cancellation notice	New lease conclusion expected Leasing activities ongoing	95.5% (Feb. 2026)
NORE Meieki	92.1%	1 space (24 tsubo) 1 space (14 tsubo) 1 space (15 tsubo) 1 space (47 tsubo)	Vacant Vacant Vacant Vacant	Leasing activities ongoing New lease concluded Leasing activities ongoing Leasing activities ongoing	93.2% (Aug. 2025)
FORECAST Yotsuya	89.7%	1 floor (52 tsubo)	Vacant	Leasing activities ongoing	89.7% (Jul. 2025)
The Square	94.9%	1 space (23 tsubo) 1 space (29 tsubo)	Vacant Cancellation notice	Leasing activities ongoing Leasing activities ongoing	88.4% (Aug. 2025)
Nishi-Gotanda 8-chome Building	88.2%	1 floor (109 tsubo)	Vacant	Leasing activities ongoing	88.0% (Jul. 2025)
TK Gotanda Building	87.6%	1 floor (139 tsubo)	Vacant	Leasing activities ongoing	87.6% (Jul. 2025)

(Note 1) Assumed occupancy rate refers to the occupancy rate after the realization of all tenancy applications and Cancellation notices at the end of Jul. 2025.

(Note 2) As of the date of this document, for the sections of the properties for which transfer agreements have already been executed (including those pending settlement or partially settled), the vacant area, area under cancellation notice, and area contract is closed or expected to be closed are included in the total figures. However, these sections are excluded from the above list.

Status of Cancellation Notices (Office & Retail) (2/2)

Property Name	Occupancy Rate (Jun. 2025)	Status of Cancellation Notices			Status of Leasing Activities	Assumed Occupancy Rate ^(Note 1)
FORECAST Ningyocho PLACE	87.1%	1 floor	(72 tsubo)	Vacant	Leasing activities ongoing	87.1% (Jul. 2025)
REID-C Megurofudomae	100.0%	1 floor	(39 tsubo)	Cancellation notice	Leasing activities ongoing	85.8% (Dec. 2025)
Towa Kandnishikicho Building	100.0%	1 floor	(60 tsubo)	Cancellation notice	Leasing activities ongoing	84.8% (Dec. 2025)
FORECAST Waseda FIRST	100.0%	1 floor 1 space	(145 tsubo) (59 tsubo)	Cancellation notice Cancellation notice	Leasing activities ongoing Leasing activities ongoing	84.4% (Dec. 2025)
Towa Higashi-Gotanda Building	82.1%	1 floor 1 floor	(158 tsubo) (107 tsubo)	Vacant Cancellation notice	Leasing activities ongoing New lease conclusion expected	82.1% (Dec. 2025)
NORE Fushimi	86.7%	1 space 1 floor 1 floor 1 floor	(36 tsubo) (120 tsubo) (120 tsubo) (120 tsubo)	Vacant Cancellation notice Cancellation notice Vacant	Leasing activities ongoing Leasing activities ongoing Leasing activities ongoing New lease concluded	76.5% (Oct. 2025)
NRT Kandasudacho Building	100.0%	1 floor 1 floor	(41 tsubo) (41 tsubo)	Cancellation notice Cancellation notice	Leasing activities ongoing Leasing activities ongoing	76.1% (Jan. 2026)
La Verite AKASAKA	100.0%	1 floor 1 floor	(57 tsubo) (69 tsubo)	Cancellation notice Cancellation notice	Leasing activities ongoing Leasing activities ongoing	75.6% (Feb. 2026)
FORECAST Hakata Gofukumachi	71.2%	1 floor 1 space 1 space 1 floor 1 space	(52 tsubo) (26 tsubo) (25 tsubo) (52 tsubo) (25 tsubo)	Vacant Vacant Vacant Vacant Vacant	Leasing activities ongoing Leasing activities ongoing New lease conclusion expected Leasing activities ongoing Leasing activities ongoing	65.3% (Aug. 2025)

We use a variety of leasing service to proactively support small and medium enterprises and venture companies etc., who are main target tenants for NIPPON REIT, to move into the properties held by NIPPON REIT

	Select Office	ittoku	shikittoku	Shikikin tsunagetoku?
Summary	<p>Original leasing service by which tenants can select office layout from several patterns and NIPPON REIT shares costs of the office interior work</p> 	<p>Original leasing services with NISSHO-HO Co.,Ltd(“NISSHO-HO”) by which tenant can reduce drastically relocation costs</p> 	<p>Original leasing services with JCPG by which NIPPON REIT refunds a half of deposit after the end of original Leasing activities ongoing period depending on the tenant’s financial condition</p> 	<p>Original leasing services with JCPG to promote office transfer by allowing up to 9 months of deposit of deposits at the time of the conclusion of a Leasing activities ongoing</p> 
Service features	<ul style="list-style-type: none"> • Selectable • Visible Virtual Realty(VR) • Low Cost 	<ul style="list-style-type: none"> • 1 month deposit • No warranty fee • No restoration cost • No jointly and severally liable surety 	<ul style="list-style-type: none"> • Refund a half of deposit • No warranty fee • No jointly and severally liable surety 	<ul style="list-style-type: none"> • Moratorium of placing a deposit • No warranty fee
Tenants’ needs	<ul style="list-style-type: none"> • To improve work environment with efficient and comfortable layout • To reduce relocation cost to invest our business as much as possible 	<ul style="list-style-type: none"> • To minimize initial cost of a security deposit at the move-in • To avoid arranging a surety jointly and severally liable for rent payment 	<ul style="list-style-type: none"> • To make effective use of deposit • To avoid arranging a surety jointly and severally liable for rent payment 	<ul style="list-style-type: none"> • To avoid double deposits • To increase flexibility of relocation and moving periods • To make effective use of cash on hand
NIPPON REIT ’s benefit	<ul style="list-style-type: none"> • Profitability enhancement • Promotion of leasing activity • Improvement of tenant satisfaction 	<ul style="list-style-type: none"> • Profitability enhancement • Wider range of leasing targets • Strengthening Credit management by JCPG 	<ul style="list-style-type: none"> • Profitability enhancement • Wider range of leasing targets • Strengthening Credit management by JCPG 	<ul style="list-style-type: none"> • Decrease of down-time and free rent period • Wider range of leasing targets • Strengthening Credit management by JCPG

■ GRESB Real Estate Assessment



GRESB
★★★★☆ 2024

In the 2024 GRESB Real Estate Assessment, NIPPON REIT has received “3 Stars” in GRESB Rating and designated as a “Green Star” for the eighth consecutive year since its first participation in 2017. In addition, NIPPON REIT has achieved the highest “A” level for the GRESB Public Disclosure.

GRESB was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).



■ Principles for Financial Action for the 21st Century



SBI REIT Advisors Co., Ltd. has become a signatory to the Principles for Financial Action for the 21st Century (PFA21) in December 2020. PFA21 was established in October 2011 as a guideline for financial institutions seeking to fulfil their roles and responsibilities in shaping a sustainable society, with the Ministry of Environment taking on the role of secretariat.

■ Environmental Considerations Rating Obtained from SMBC



“SMBC Environmental Assessment Loan” assesses status of corporate initiatives for environmental considerations, on loan execution and establishment of lending conditions, based on environmental assessment criteria developed independently by SMBC and The Japan Research Institute, Limited.

NIPPON REIT received an “A” grade from SMBC in accordance with “SMBC Environmental Assessment Loan”, in recognition of its commitment to environmental initiatives in asset management.

■ Task Force on Climate-related Financial Disclosures (TCFD)(Note 1)



SBI REIT Advisors Co., Ltd. has declared its support for the Task Force on Climate-related Financial Disclosures (TCFD) and its recommendations in December 2022, and has joined the TCFD Consortium in January 2023, an organization formed by domestic companies that support the TCFD recommendations.

(Note 1) Since 2024, the International Sustainability Standards Board (ISSB) has taken over the role of the TCFD and monitors the status of climate-related information disclosure by companies.

Information Disclosure Based on TCFD Recommendations

Strategy <Scenario Analysis>

	1.5℃シナリオ	4℃シナリオ
Transition Risks	IEA (International Energy Agency) World Energy Outlook2022 NZE2050	IEA World Energy Outlook 2022 STEPS
Physical Risks	IPCC (Intergovernmental Panel on Climate Change) the Sixth Assessment Report SSP1-2.6	IPCC the Sixth Assessment Report SSP5-8.5

Risk Management (excerpt: details are disclosed on the [NIPPON REIT Website](#))

Type of risk	Risk/Opportunity	Financial Impacts	Financial Impacts			
			4℃		1.5℃	
			Mid term 2030	Long term 2050	Mid term 2030	Long term 2050
Transition Risks	Policy and Legal	<ul style="list-style-type: none"> • Toughening taxation on GHG emissions by introducing a carbon tax • Increasing tax burden on GHG emissions of properties due to the introduction of carbon tax 	Small	Small	Medium	Large
		<ul style="list-style-type: none"> • Stricter energy efficiency evaluation, certification and labeling systems for buildings • Increasing cost burden due to rising environmental certification expenses for existing properties • Increasing (operation) expenses, such as payment to external vendors to comply with the labeling systems 	Small	Small	Large	Large

Indicators and Targets



Targets

1. Achieve net-zero by 2050 (scope1,2,3)
2. Reduce GHG emissions 50% by 2030 (compared to 2016, based on intensity)

※ Details of each authentication are provided on each authentication name at the link to which it is attached.

■ Sustainability Target

(1) Establishment of targets to reduce energy use

- Pursuant to the Energy Conservation Act (Act on the Rational Use of Energy), in every year period, the basic target is set for reducing the basic unit of energy consumption by 1% annually on average for the entire portfolio and individual properties.
- The targets of the properties subject to municipal ordinances related to global warming countermeasures will be set individually.

(2) Management of targets

- As a general principle, every three months we carry out target management, review the progress made toward achieving its targets and analyze the causes behind changes in usage by comparing to the previous period at a general meeting called Sustainability Promotion Conference.

■ Environment-related data

- NIPPON REIT regularly measures environmental data such as energy consumption and CO₂ emissions and is working to reduce its environmental impact.
- As a target for reducing GHG emissions, we have set a goal of reducing CO₂ emissions by 50% from 2016 levels on a per-unit basis by the end of fiscal 2030, and we will work to achieve this goal.

■ Acquisition of Environmental Certifications

DBJ Green Building Certification (2 properties, 6.74%)

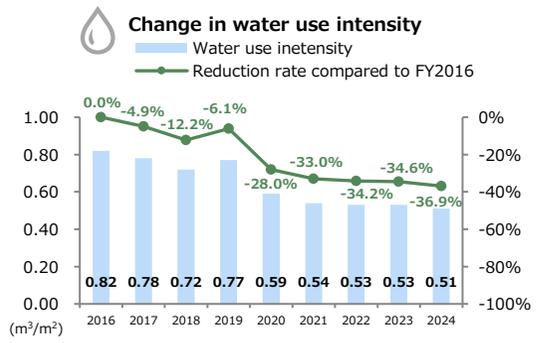
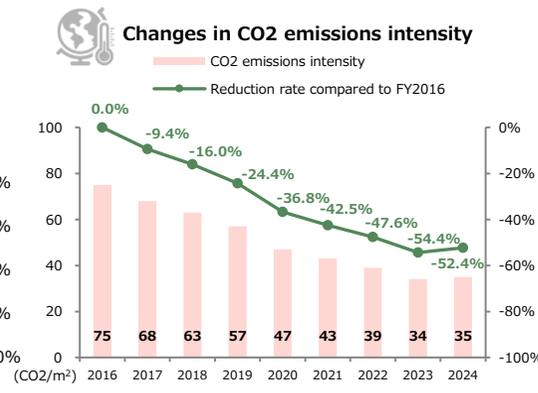
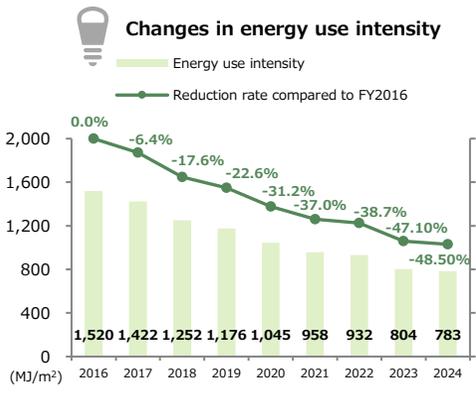
CASBEE for Real Estate (15 properties, 32.21%)

BELS Certification (21 properties, 27.97%)
Of which, ZEB Ready 2 properties

Low-Carbon Model Building (5 properties, 5.69%)

Total of 30 properties **51.39%** of the portfolio based on total floor area
 ※ In case when a property holds multiple certifications, it is calculated as one property.

■ 26th Period : Environment-Certified Properties NEW



Implementation status of LED Lightning

Asset type	Implementation area	Total floor space		
		Exclusive area	Common areas	
Total (implementation rate)	198,262㎡ (47.5%)	417,037㎡	321,370㎡	95,667㎡
Office/Retail (implementation rate)	162,216㎡ (58.8%)	275,715㎡	203,958㎡	71,756㎡
Residential (implementation rate)	36,046㎡ (25.5%)	141,322㎡	117,412㎡	23,910㎡

Made LED lightning in **80** out of 108 properties*
* Excl. Street Life (leasehold land)

Switching to Renewable Energy-Derived Electricity

With the use of electricity derived from renewable energy, CO2 emissions from the electricity used in three properties are reduced to virtually zero.

Properties Switched to "Renewable Energy" Derived Electricity



La Verite AKASAKA



Pigeon Building



Omiya Center Building



"Environmentally Friendly Materials" in Printed Materials

Environmental-friendly materials such as vegetable oil inks are used in the Asset Management Report sent to the Investors by the investment corporation. In addition, at the GP Plant, which is environmentally conscious in all manufacturing processes for printed materials, a waterless printing machine without waste liquid is used, and glassine paper, which can be recycled as it is, is used in the windows of envelopes.



Initiatives for Tenants and Local Communities

We are making various efforts to contribute to the satisfaction of the tenants and the development of the areas where properties are located.

Sustainability Disclosure for Real Estate Holdings

Digital signages (broadcast terminals) installed in properties owned by NIPPON REIT display information about the sustainability initiatives of our investment corporation.



Participation in the Shiba District Cleanup Campaign

As part of our community contribution activities, we participate in the cleanup campaign conducted by Minato Ward, where our asset management company is located.



Easy place to work

We are aiming to create environment where employees can work comfortably and peacefully. We implement various initiatives from aspects of health and safety including work life balance, health and labor management, as well as job satisfaction.

Various Initiatives

- Super Flextime System
- Support for Childcare
- Education and Training
- Acquisition of Qualification
- Sound design for Office (BGM)
- Implementation of Remote Work
- Introduction of industrial physicians and health committees
- Introduction of the health committee and appointment of industrial physicians

etc.

The number of qualification holders

Asset Management Company	
Real Estate Notary	27
ARES Certified Master	9
Certified Member Analyst of SAAJ	5
First-class Architect	3
Certified Building Administrator	2
Real Estate Appraiser	1
U.S. Certified Public Accountant (CPA)	1
Chartered Financial Analyst (CFA)	1

※As of the end of Jun. 2025 (Includes overlapping and those who has passed the exam)

《Method for pursuing the interest of Unitholders》

Management fee system linked to DPU	
● Asset management fee	Calculation method
AM fee1 (AUM-based fee)	Total assets of the immediately preceding period × annual rate of 0.35% (maximum rate) 26th Period 476mm
AM fee2 (DPU-based fee)	NOI × DPU volatility (Note 1) × 2.5% (maximum rate) 26th Period 154mm
● Acquisition and Disposition fee	Calculation method
Acquisition fee	Acquisition price × 1.0% (maximum rate) ※Acquisition from interested parties : acquisition price × 0.5% (maximum rate) 26th Period 172mm
Disposition fee	Transfer price × 1.0% (maximum rate) ※Transfer to interested parties : transfer price × 0.5% (maximum rate) 26th Period 135mm

Same-boat investment by the sponsor

SBI Holdings, the main sponsor	Owns 62,000 investment units of NIPPON REIT
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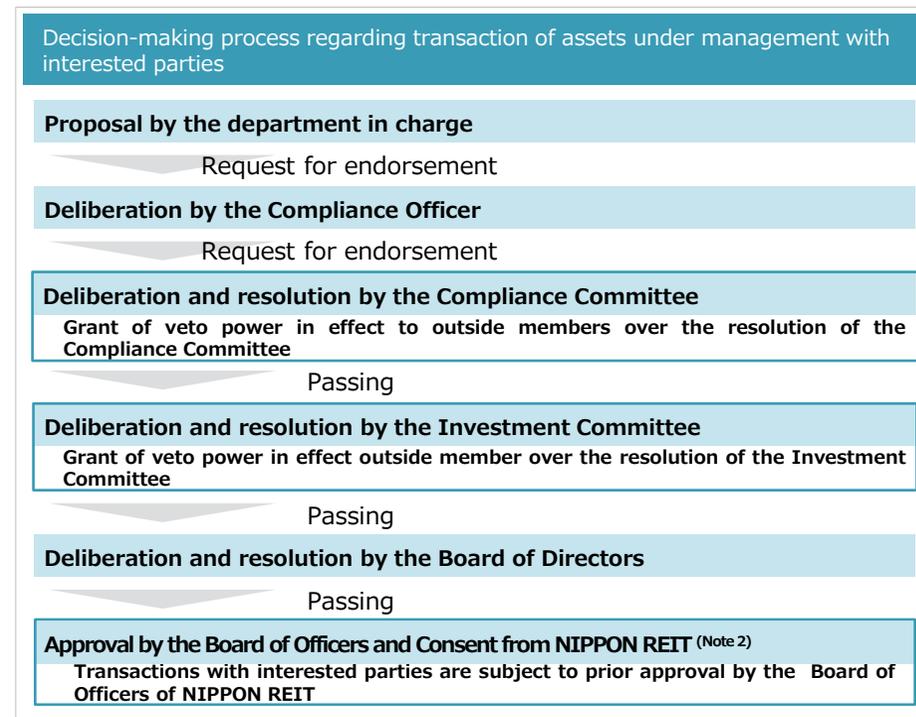
Same-boat measure by director and employee of the AM

DPU-based remuneration (director)	Introduced DPU-based remuneration
AM fee 2-based incentive bonus (employee)	Introduced AM fee2-based incentive bonus for employees
Employee Investment Unit Ownership Program	Name: SBI REIT Advisors CO., Ltd. Investment Unit Ownership Association Membership eligibility: Employees of SRA (Excluding the director of SRA) Date of introduction: June 2019

(Note 1) DPU volatility = (Adjusted DPU for a certain fiscal period - adjusted DPU for the preceding fiscal period) / adjusted DPU for the previous fiscal period + 1

(Note 2) Consent from NIPPON REIT shall not be required but approval from the Board of Officers shall be required for the transactions stipulated in article 2-1 of the Investment Trusts act and articles 245-2 of the Order for Enforcement of the Investment Trust Acts.

《Decision-making process》



《Principles for Customer-Oriented Business Conduct》

SBI REIT Advisors Co., Ltd. adopted “the Principles for Customer-Oriented Business Conduct” announced on March 30, 2017 by the Financial Services Agency. Positioning the Investment Corporation and its unitholders as customers, the Company prepared and announced the policy for implementing customer-oriented operations in its asset management. It has been disclosing the implementation of the policy as necessary once a year. Please click [here](#) for details (Japanese website).

《Nippon REIT's Policy》

- Timely and Flexible Investment
- Portfolio focused on growth and diversification of risks
- Growth strategies with Sponsor's network

《Sponsor support》

Investment Corporation which has SBI Group as its main sponsor



Asset Management Company



Main Sponsor



Supporting NIPPON REIT's growth through utilizing the comprehensive strengths within the SBI Group

- Support smooth and flexible acquisitions by bridge funds
- Accelerate leasing and engineering management through prop-tech services
- Provision of information on sales of real estate
- Lending coverage of group companies and affiliates
- Provision of human resources

Sub Sponsors



Agility Holdings inc.

- Provision of information on sales of real estate
- Support on property leasing
- Provision of asset management function
- Provision of human resources

《Portfolio Development Policy》

Portfolio with risk diversification in both usage and region

	Investment ratio by asset type for the entire portfolio	Investment ratio by area for each asset type
Office	50% or more	60% of the Tokyo economic Areas (Tokyo, Kanagawa, Chiba, and Saitama prefectures)
Residential	50% or less	3 Major Metropolitan Areas 60% or more (Note 1)
Others	50% or less	No investment ratio by area has been set up

(Note 1) "3 Major Metropolitan Areas" refers to the Tokyo economic bloc, Osaka economic bloc and Nagoya economic bloc.
 (Note 2) Subject to the approval of a proposal to amend certain provisions of the Articles of Incorporation at the general meeting of unitholders of the Investment Corporation scheduled to be held on September 19, 2025, the Asset Management Company plans to amend certain provisions of its internal regulations (the Management Guidelines of Asset Manager).

《Company Profile of Asset Management Company》

Each sponsor provide professional human resources in each field

Name	SBI REIT Advisors Co., Ltd.		
Established	November 2, 2006	Paid-in capital	¥ 0.15 bn
Registration and Licenses, etc.	<ul style="list-style-type: none"> ◆ Registered as a financial instruments business operator: Registration No.1632 (Kinsho) issued by the Director-General of the Kanto Finance Bureau ◆ Licensed for building lots and buildings transaction business: License No.(4) 86984 issued by the Governor of Tokyo ◆ Certified as entrustment-based agency under the building lots and buildings transaction business: License No.56 issued by the Ministry of Land, Infrastructure, Transportation and Tourism 		

Overview of Sponsor Support

Leveraging sponsor support, NIPPON REIT will improve unitholder value through both external and internal growth



External Growth Strategy

Utilizing the extensive network of sponsor companies in the real estate market, we will select and acquire excellent properties by demonstrating the reliable discerning ability cultivated within the Asset Management Company

Internal Growth Strategy

Recognizing and retaining with experienced PM an BM provider, whilst utilizing prop-tech services within the SBI Group

Utilize the Proprietary Networks of the Asset Management Company :



Build a unique property acquisition network with diversity born from the fusion of human resources from sponsor companies with deep knowledge of property acquisition and human resources from the Asset Management Company

Maintaining a high level of competitiveness as an AM that leverages its own network and knowledge, centered on the personnel of the asset management company Proper, and in addition to the synergistic effects of personnel exchanges with sponsor companies

Utilize the Networks of the Respective Sponsor Companies:



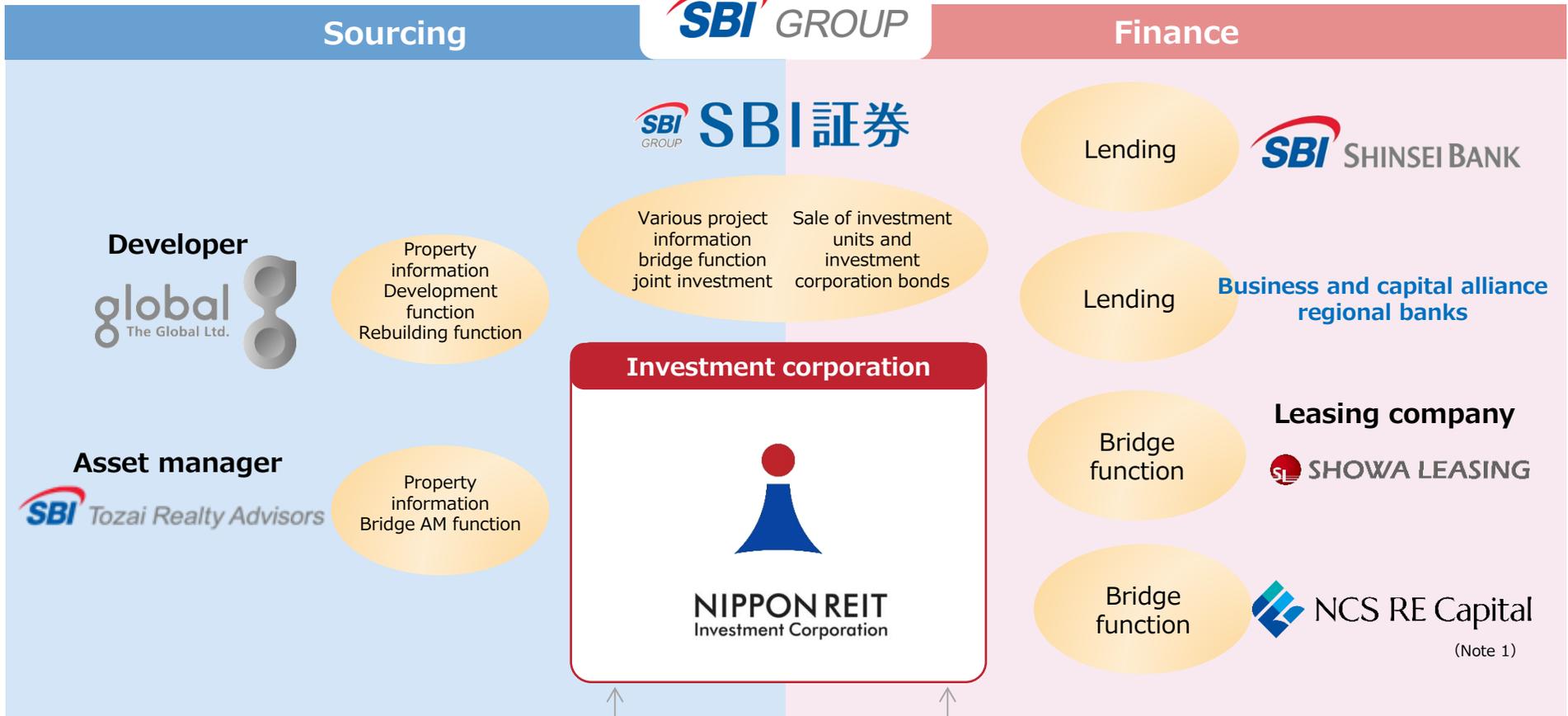
- **Utilize the networks of respective sponsor companies**
Preferentially obtain property information and be granted an exclusive negotiation right to purchase properties (from respective sponsor companies)
Provision of information on sales of qualified real estate⁽¹⁾ owned by business partners (from SBI)
- **Utilize bridge funds that are formed with the involvement of respective sponsor companies**
Avoid missing acquisition opportunities and maximize growth opportunities by taking advantage of the bridge funds that are formed with the involvement of the respective sponsor companies for the purpose of future acquisition

- **Utilization of rental brokerage functions that have an established reputation for leasing management and tenant rep**
Office leasing support · Rental brokerage (from Cushman)
Support for hotel investment management systems (from Agility)
- **Utilizing prop-tech services within the SBI Group**
In addition to the conventional rock-solid management and operation system, we have already introduced a "property information registration system," a "sales promotion solution that utilizes VR," and an "empty space matching platform" for the purpose of streamlining operations. In the future, we will also consider utilizing cutting-edge technologies such as "IoT/smart homes" and "brokerage and management support services" etc.

Other Supports

- **Provision of human resources**
Cooperation in securing human resources (by respective sponsor companies)
Provision of training to the officers and employees (by SBI and AAA)
- **Survey of real estate and market trends**
Survey and provision of information regarding qualified real estate ^(Note1) and trends in the real estate transaction or rental market, etc. (by Cushman)

(Note 1) "Qualified real estate" refers to real estate, trust beneficiary interest in real estate, real estate-backed securities or equity interest in silent partnership backed by real estate (including real estate under development), which are consistent with the investment policy established by NIPPON REIT and SRA.



Asset management contract

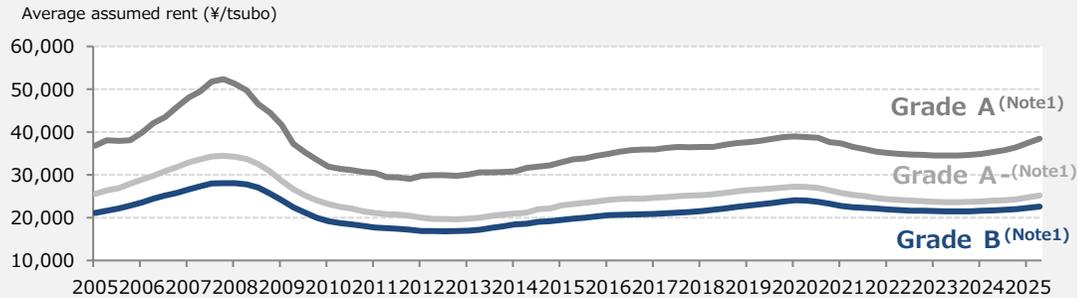


Investment unit holding

(Note 1) NCS RE Capital Co., Ltd. is a wholly owned subsidiary of NEC Capital Solutions Limited, which is engaged in asset solutions and renewable energy businesses.

1) Low Volatility

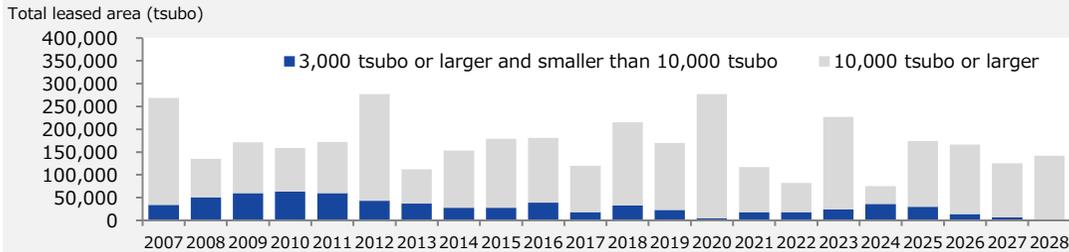
《Office Rent Trend by Building Grade in 23 Wards of Tokyo》



Source : CBRE K.K

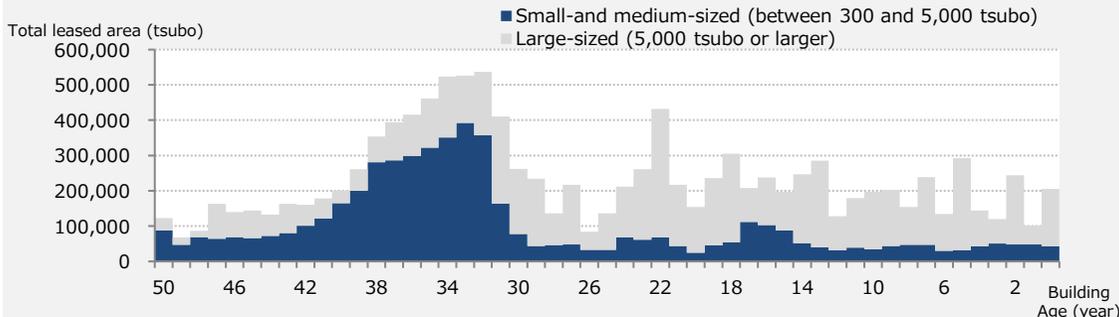
2) Limited Supply

《Office Building Supply in 23 Wards of Tokyo》



Source : prepared by Asset management company based on data provided from Xymax Real Estate Institute Corporation

《Office Building Stocks in 23 Wards of Tokyo》

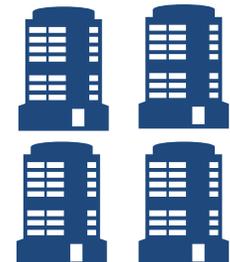


Source : prepared by Asset management company based on data provided from Xymax Real Estate Institute Corporation

Grade A offices
= large-sized office



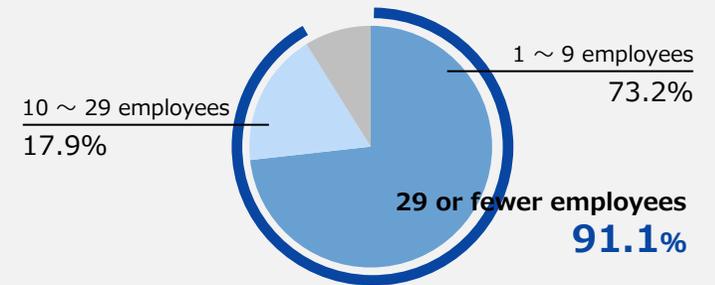
Grade B or below offices
= medium-sized office



All of office properties in our portfolio
= Grade B or below office

3) Strong Demand

《Composition of Offices by Number of Employees in 23 Wards of Tokyo》

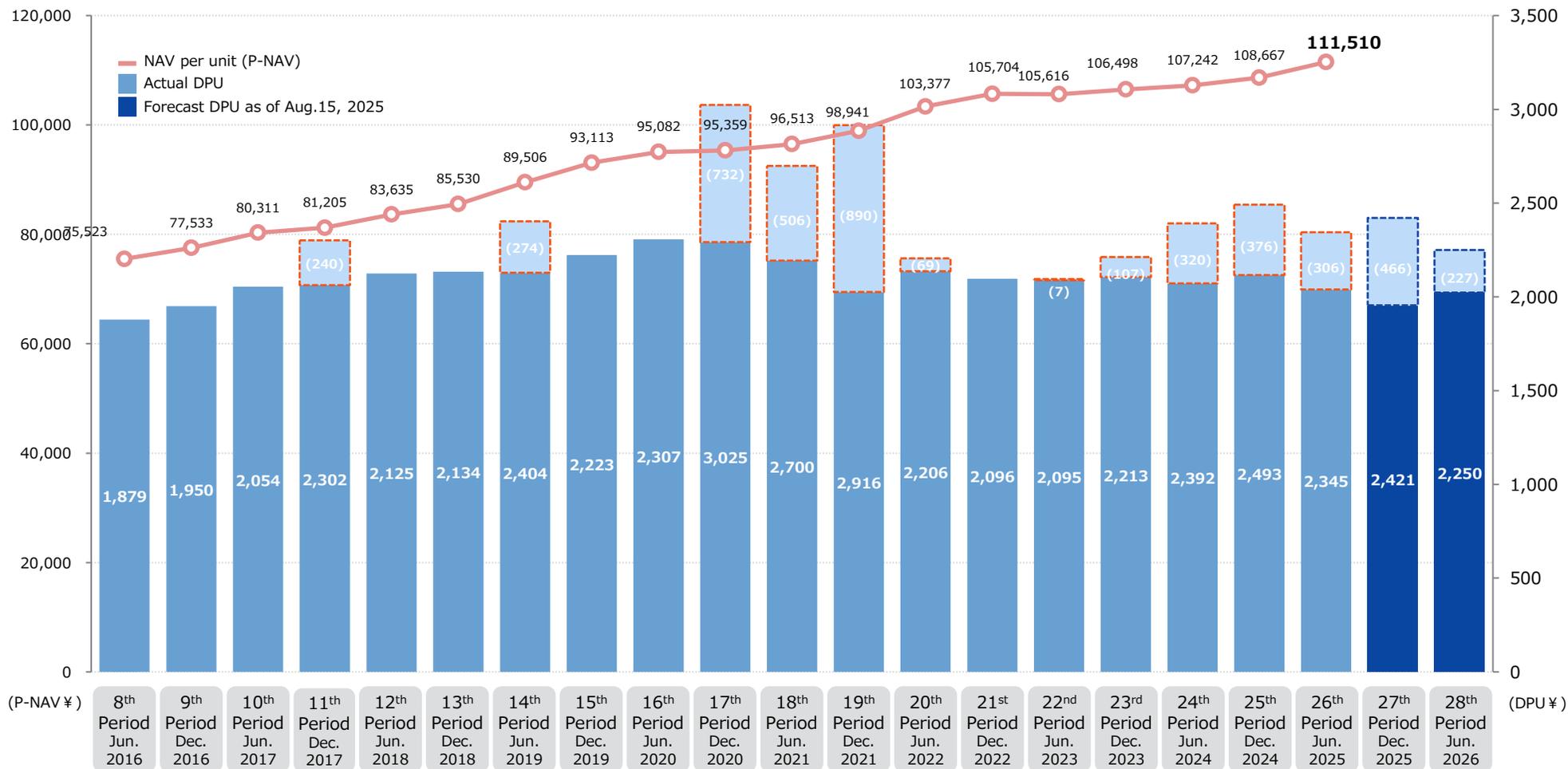


Source : prepared by Asset management company based on data provided from Statistics Bureau, MIC

(Note1) "Grade A" refers to the office buildings located within the areas defined by CBRE K.K. which are in 5 central wards of Tokyo, having more than 6,500 tsubo of total leasable area and 10,000 tsubo of gross floor area, less than 11 years old, and if located in 5 central wards of Tokyo, more than 500 tsubo of basic floor area. "Grade A-" refers to the office buildings located within the areas defined by CBRE K.K. in 23 wards of Tokyo, having more than 250 tsubo of basic floor area, 4,500 tsubo of total leasable area, and 7,000 tsubo of gross floor area and comply with the current earthquake resistance standard. "Grade B" refers to the office buildings located within the areas defined by CBRE K.K. in 23 wards of Tokyo, having more than 200 tsubo of basic floor area, between 2,000 and 7,000 tsubo of gross floor area, and comply with the current earthquake resistance standard.

The DPU for the 26th Period is ¥2,345
 NAV per unit increased by ¥2,843 (2.62%) to ¥111,510

Track record of NAV per unit and DPU



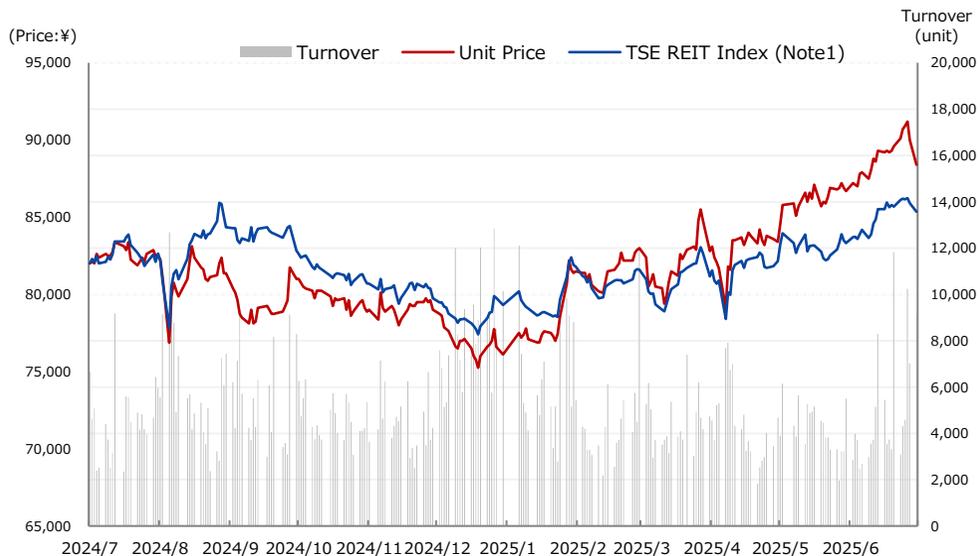
[FORECAST]

(Note 1) The figures in parentheses represents the amount of increase included in the total distribution per unit that is due to gain on sales of real estate properties or gain on exchange of real estate properties.

(Note 2) The figures in parentheses for the 24th to 28th fiscal periods exclude the provision of reserve for reduction entry from gain on sales of real estate.

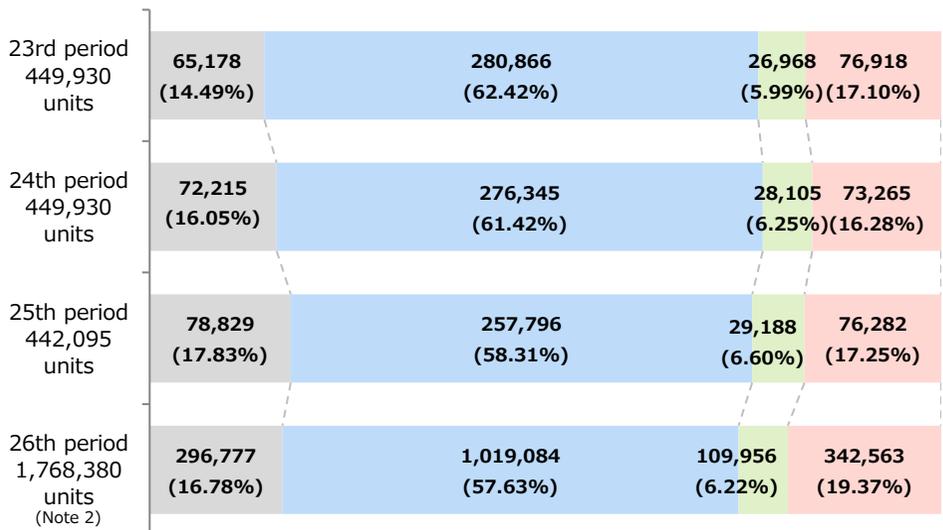
(Note 3) As of January 1, 2025, investment units were split at a ratio of 4 units per 1 unit. For ease of comparison, figures for the 25th fiscal period (December 2024) and earlier have been converted to the number of investment units issued after the split.

Historical Unit Price (From Jul. 1, 2024 to Jun. 30, 2025)



(Note 1) TSE REIT Index is calculated by indexing the investment unit price of this investment corporation as of July 1, 2024 (¥82,000).

Investment Unit Ratios



■ Individuals, etc. ■ Financial Institutions ■ Domestic Companies ■ Foreign Companies

(Note 2) Based on December 31, 2024 as the record date and January 1, 2025 as the effective date, we have split investment units at a ratio of 4 units for each investment unit.

Top 10 Major Unitholders

26 th Period (Jun. 2025)			
	Name	Number of unit	Share
1	Custody Bank of Japan, Ltd. (Trust Account)	389,209	22.01%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	303,758	17.18%
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	92,349	5.22%
4	SBI Holdings, Inc.	62,000	3.51%
5	JPMorgan Chase & Co	31,495	1.78%
6	STATE STREET BANK WEST CLIENT – TREATY 505234	28,515	1.61%
7	STATE STREET BANK AND TRUST COMPANY 505001	25,299	1.43%
8	JP MORGAN CHASE BANK 385781	24,470	1.38%
9	Japan Securities Finance Co., Ltd.	23,500	1.33%
10	STATE STREET BANK AND TRUST COMPANY 505103	19,885	1.12%
Total		1,000,480	56.58%

Number of Unitholders and Investment Units by Unitholder Type

26 th Period (Jun. 2025)				
	Number of Unitholders	Share	Number of unit	Share
Individuals, etc.	16,959	96.04%	296,777	16.78%
Financial Institutions	95	0.54%	1,019,084	57.63%
Domestic Companies	344	1.95%	109,956	6.22%
Foreign Companies	260	1.47%	342,563	19.37%
Total	17,658	100%	1,768,380	100%

*Unless otherwise specified, figures are truncated and % figures are rounded to the relevant unit.

P21	1	Figures in parentheses after the 24th period for "Total" and "Retail" exclude Street Life (leasehold land) (16,258.65 m2).	• Return on equity Net income ÷ average net assets × 100
	2	"Average free rent period" is calculated by following formula for each space, for new Lease contracts conducted during respective period. "Average vacancy period" up to the 24th fiscal period are calculated retroactively to the period in which the contract was concluded, and vacancy periods from the 25th fiscal period onwards are calculated only for the period to which they belong. (Reduction of rent and common benefit expense due to free rent etc.) ÷ (total amount of monthly rents and common benefit expenses in normal times)	• Implied cap rate (NOI yield) NOI yield (annualized, forecast for the next fiscal period × 2) ÷ (market capitalization + interest-bearing debts – cash and deposits + tenant leasehold and security deposits)
P22	1	"Rent change ratio" is calculated in each period as follow, rounded to the first decimal place. ((total rent after tenant replace - total rent before tenant replacement) / total rent before tenant replacement).	• FFO Net income + depreciation + loss on retirement of investment properties + deferred asset amortization – gain / loss on real estate sales
	2	"Move-out ratio" is calculated as "total move-out area during respective period / total leasable area as of the end of the respective period".	• AFFO FFO – Capital expenditures
P23	1	"Rent increase ratio" is calculated in each period as below, rounded to the first decimal place. (((total rent increase after rent renewal - total rent before rent renewal) / total rent before rent renewal)	• Payout Ratio (FFO) (Total distributions – gain / loss on real estate sales + Reserve for reduction entry) ÷ FFO
	2	In case that tenant categorized "Unchanged" in each period accepted rent increase after the following period, the area subject to rent renewal of the tenant is included the area categorized "Unchanged" and "Increase" in the relevant period. The same applies hereafter.	• Payout Ratio (AFFO) (Total distributions – gain / loss on real estate sales + Reserve for reduction entry) ÷ AFFO
P24	1	"Average rent" is represented by the contract-based rent, which is a weighted-average of each office property based on the occupied floor area. Each weighted average excludes tenants which have submitted a notice of cancelation, and which occupy the retail space between the second floor to the basement floor of buildings.	• FFO per unit (Net income + depreciation + loss on retirement of investment properties + deferred asset amortization – gain / loss on real estate sales) ÷ total investment units issued and outstanding
	2	"Market rent" is represented the weighted average of the rent concluded since 2024 for offices held as of the end of each fiscal period based on the floor space occupied on the base floor. The rent gap is calculated as "contracted base rent ÷ market rent-1."	• NAV per unit ((Net assets + appraisal value – book value) ÷ total investment units issued and outstanding)
	3	"Rent gap" of properties held by bridge funds is calculated as "Average rent of all offices / Average market rent – 1" based on market reports as requested as part of due diligence upon acquisition. The same applies hereafter.	4
P26	1	"Rent change ratio" is calculated in each period as follow, rounded to the first decimal place. ((total rent after tenant replace - total rent before tenant replacement) / total rent before tenant replacement).	NOI and NOI after depreciation of all properties excluding properties sold.
	2	"Rent increase/decrease rate at contract renewal" is calculated each term as ((Total rent after rent revision – Total rent before rent revision) ÷ Total rent before rent revision). *Including of no change in rent	P36
P27	1	LTV is calculated as follow LTV based on total assets = total interest-bearing debt ÷ total assets LTV based on appraisal value = total interest-bearing debt ÷ (total assets – book value + appraisal value)	1
P34	1	NIPPON REIT's fiscal periods have covered every six months from January 1 to June 30 and from July 1 to December 31 of each year.	"6 central wards of Tokyo" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa Wards. "Three major metropolitan area" refers to the three Major Metropolitan Areas (i.e. Greater Tokyo area (Tokyo, Kanagawa, Chiba and Saitama), Osaka economic Areas (Osaka, Kyoto and Hyogo) and Nagoya economic Areas (Aichi, Gifu and Mie)). "Certain ordinance-designated and other cities" refers to the ordinance-designated cities located in areas other than "Three major metropolitan areas" (i.e. Sapporo, Sendai, Niigata, Shizuoka, Hamamatsu, Okayama, Hiroshima, Fukuoka, Kitakyushu and Kumamoto) and prefectural capitals. The same applies hereafter.
	2	Operating revenues, etc. do not include consumption taxes.	P37
	3	The following denotes the calculation methods for the indicators employed by NIPPON REIT. It should be noted that calculations on an annual basis are calculated using the number of business days for each period. <ul style="list-style-type: none"> • Interest-bearing debt to total assets ratio (based on appraisal value) Interest-bearing debt ÷ Total assets (based on appraisal value) • Ordinary income to total assets ratio Ordinary income ÷ average total assets × 100 	1
			"Residential area" and retail properties. The same applies hereafter. By leased area: leased area of respective tenant as of the end of the 26 th Period / total leasable area By monthly rent: rent (including CAM) of respective tenant as of the end of the 26 th Period / total rent
			P38
			1
			Calculated for end-tenants of office (excluding Residential area) and retail properties (excluding Street Life (leasehold land)).
			2
			Calculated for end-tenants of office and Retail (excluding Residential area).
			P43
			1
			As there are two buildings for B-35 LIESSE Tsurumai, the figures for the respective construction periods and PMLs are shown. Note that ① is a reinforced concrete building with an 8-story land roof and ② is a reinforced concrete building with a 10-story land roof.
			P49
			1
			Properties acquired or sold during the period are excluded.
			P50
			1
			"Appraisal NOI" is the NOI by the direct capitalization method described in the appraisal report. "Appraisal NOI Yield" is calculated by Appraisal NOI ÷ Acquisition Price.
			2
			Major fluctuation factors are indicated following rule. "CR": In the event cap rate has changed. "Income": In the event cap rate has not changed, and the major fluctuation factor is income. "Expense": In the event cap rate has not changed, and the major fluctuation factor is expense. If there is a major cause of changes in the cap rate and income or expenses, the cap rate and the applicable item are checked. The same applies hereafter.
			3
			On March 27, 2025, FORECAST Shinjuku SOUTH transferred 50% of the co-ownership interest.

Disclaimer

This presentation material may include forward-looking statements on the financial standing and operating results of NIPPON REIT. These forward-looking statements include portions that assume certain risks and uncertainty. As such, please note that actual results may differ due to changes in the business environment in the future and other factors.

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