



Takara Leben Real Estate
Investment Corporation

August 2024 Fiscal Period (13th Fiscal Period) Presentation Material



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Overview

Name	Takara Leben Real Estate Investment Corporation		
Securities Code	3492		
Listed	July 27, 2018		
Fiscal Closing	February, August		
Asset Size (as of September 30, 2024)	173,486 million JPY (Acquisition price basis)		
Portfolio Management Standards (Target investment ratios)	Usage	Residence:	No less than 35% and highest proportion of portfolio
		Office/Retail/Hotel and other assets	No more than 65%, provided that the proportion of each individual usage does not exceed residence
	Areas	Core areas:	No less than 70%
		Sub-areas:	No more than 30%
Asset Management Company	MIRARTH Real Estate Advisory Inc.*		
Asset Management Company Sponsors	MIRARTH HOLDINGS, Inc. (90%) Kyoritsu Maintenance Co., Ltd. (5%) YAMADA HOLDINGS CO., LTD. (5%)		

* The name was changed from Takara PAG Real Estate Advisory Ltd. as of March 29, 2024.

Features

1

Toward Becoming a Diversified REIT with a Focus on Residential Properties

With the revision to the investment guidelines as of February 14, 2024, the aim is to build a “**diversified portfolio centered on residential properties.**” This provides flexibility in property acquisition by taking advantage of the characteristics of a diversified portfolio.

● Partial change to investment guidelines

Standards relating to usage

After change

Residence:	No less than 35% and highest proportion of portfolio
Office/Retail/Hotel and other assets:	No more than 65%, provided that the proportion of each individual usage does not exceed residence

Before change

Residence/office:	No less than 70%
Hotel/retail and other assets:	No more than 30%

2

Further Reinforcement of Commitment from MIRARTH HOLDINGS

- As of March 29, 2024, MIRARTH HOLDINGS acquired PAG's 30% stake in the Asset Management Company, boosting its shareholding ratio to 90%.
- MIRARTH HOLDINGS advocates the expansion of the asset management business in the next medium-term management plan.

Distributions	Financial Forecast	Results for the Period
	2,700 JPY per unit	2,700 JPY per unit (± 0 JPY vs. forecast) <small>* We retain a portion of net income for the purpose of stabilizing future distributions.</small>

External Growth

- Acquired seven properties (17.2 billion JPY) through a public offering in March 2024, nearly achieving the initial target of 150.0 billion JPY in asset size raised at the time of listing
- Acquired ten properties (24.0 billion JPY) through a public offering in September 2024, and asset size grew to 173.4 billion JPY
Going forward, our aim is to achieve 300.0 billion JPY in asset size

Internal Growth

- The overall occupancy rate remained stable at a high level (98% range) throughout the period
- Actively promoted rent hikes both for new contracts and contract renewals at residential properties
- ACCESS by LOISIR HOTEL Nagoya recorded 32.8% increase in rental revenue compared with the fixed rent established by the previous operator
Two fixed rent hotel properties also achieved record-high levels of revenue.

Finance

- Procured equity through public offering (7.6 billion JPY) in March 2024 + over-allotment via third-party allotment (0.37 billion JPY) as well as bank loans (9.8 billion JPY)
- Procured equity through public offering (10.4 billion JPY) in September 2024 + over-allotment via third-party allotment (0.5 billion JPY) as well as bank loans (14.2 billion JPY)

ESG

- Conducted awareness-raising activities to reduce environmental loads and improve indoor environments for tenants on an ongoing basis
- LED conversion rate increased to 77% through the acquisition of properties that have already swapped to LED
- The Asset Management Company made a contribution to Saitama Prefecture's project to promote the revitalization of towns, people, and jobs using the corporate version of Japan's hometown tax donation program

I. Overview of the 13th Fiscal Period

(Unit: million JPY)

	12th FP Results A	13th FP Forecast B	13th FP Results C	12th FP vs. 13th FP C-A	Results vs. Forecast C-B
Operating revenues	3,891	4,316	4,400	+508	+83
Operating income	2,263	2,578	2,584	+320	+6
Ordinary income	1,886	2,134	2,143	+256	+8
Net income	1,861	2,108	2,117	+256	+8
Number of Investment Units Issued and Outstanding	691,335 units	780,820 units	780,820 units	+89,485 units	—
EPU (Earnings Per Unit)	2,691 JPY	2700 JPY	2,711 JPY	+20 JPY	+11 JPY
DPU (Distributions per Unit)	2,672 JPY	2700 JPY	2700 JPY	+28 JPY	±0 JPY
Total Amount of Distributions	1,847	2,108	2,108	+260	±0
Balance of retained earnings	310	310	319	+9	+9

(Note) Amounts are rounded down to the nearest million JPY, so totals may not add up.

(Unit: million JPY)

12th FP vs. 13th FP Major Factors (C-A)	
Net Income	+256
+508 Increase in leasing business revenue (Acquisition of 7 new properties +457, NT Building +28, ACCESS by LOISIR HOTEL Nagoya+13)	
-170 Increase in expenses related to leasing business (Acquisition of 7 new properties -114, increase in leasing management expenses -19, increase in taxes and public dues -21)	
-17 Increase in other operating expenses (Increase in management fee -18)	
-6.5 Increase in non-operating expenses (Increase in interest expenses -40, Increase in borrowing-related expenses -20)	
13th FP Results vs. Forecast Major Factors (C-B)	
Net Income	+8
+83 Increase in leasing business revenue (ACCESS by LOISIR HOTEL Nagoya+18, key money/renewal fee income +21, revenue from restoration to original state+22, utilities reimbursement +7)	
-8.3 Increase in expenses related to leasing business (Increase in leasing management expenses -40, increase in expenses for restoration to original state -21, increase in utilities expenses -4, increase in depreciation expenses -4)	
+5 Decrease in other operating expenses	

(Unit: million JPY)

(Unit: million JPY)

	12th FP	13th FP	Difference		12th FP	13th FP	Difference	Major Factors
Current assets	7,495	8,083	587	Current liabilities	17,817	18,241	424	Non-current assets - Acquisition of seven properties 17,819 million JPY Liabilities - New borrowings 9,870 million JPY Net assets - Public offering/ Third-party Allotment 8,026 million JPY
Cash and Deposits	7,154	7,499	344	Current Portion of Long-Term Loans Payable	16,900	17,400	500	
Other	340	583	242	Other	917	841	-75	
Non-current assets	135,163	153,128	17,964	Non-current liabilities	54,426	64,268	9,842	
Property, plant and equipment	134,883	152,687	17,803	Long-term loans payable	50,250	59,620	9,370	
Intangible assets	0	1	0	Other	4,176	4,648	472	
Investments and other assets	279	440	160	Total liabilities	72,244	82,510	10,266	
Deferred assets	34	44	10	Net assets	70,449	78,746	8,296	
Total assets	142,693	161,256	18,563	Total Liabilities and Net Assets	142,693	161,256	18,563	

(Note) Amounts are rounded down to the nearest million JPY, so totals may not add up.

**7 property acquisitions through
5th public offering**
(Acquisition date: March 4, 2024)

Total acquisition price

17,281 million JPY

Total appraisal value

18,580 million JPY

Average appraisal NOI yield at the time of acquisition/After depreciation

4.3% / 3.7%

- Residence
- Office
- Retail

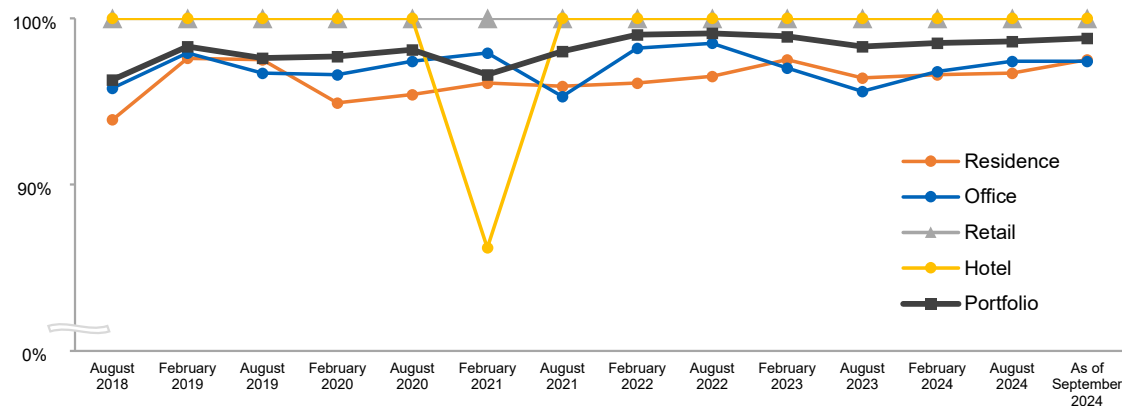
	R-40	R-41	R-42	R-43	O-22	O-23	C-14
	LUXENA TOYOCHO	La Vita NAMBA MOTOMACHI	TLR Residence Machida	Ark Stage I-II	TLR Kashiwa Building	solala garden OFFICE (2nd to 4th floors, compartmentalized ownership)	Tecc Land Hachioji Takao
							
Acquisition price	4,143 million JPY	1,130 million JPY	2,199 million JPY	1,064 million JPY	2,905 million JPY	1,130 million JPY	4,710 million JPY
Appraisal value	4,950 million JPY	1,220 million JPY	2,300 million JPY	1,070 million JPY	2,950 million JPY	1,210 million JPY	4,880 million JPY
Appraisal NOI yield/after depreciation	3.9% / 3.3%	4.2% / 3.3%	3.8% / 2.9%	4.9% / 4.3%	4.6% / 4.0%	4.9% / 4.2%	4.5% / 4.1%
Location	Koto-ku, Tokyo	Osaka-shi, Osaka	Machida-shi, Tokyo	Nagoya-shi, Aichi	Kashiwa-shi, Chiba	Sendai-shi, Miyagi	Hachioji-shi, Tokyo
Access	14-minute walk from Sumiyoshi Station on the Tokyo Metro Hanzomon Line and the Toei Subway Shinjuku Line	8-minute walk from Daikokucho Station on the Osaka Metro Midosuji Line and the Yotsubashi Line	8-minute walk from Machida Station on the Odakyu Electric Railway Odawara Line	9-minute walk from Nakajima Station on the Nagoya Waterfront Area Rapid Transit Aonami Line	3-minute walk from Kashiwa Station on the JR Joban Line and the Tobu Urban Park Line	4-minute walk from Sendai Station on the Sendai City Subway Namboku Line and the Tohoku Shinkansen Line	14-minute walk from Takao Station on the JR Chuo Line and the Keio Electric Railway Takao Line Approx 7 minutes from the Takaosan Interchange on the Ken-O Expressway
Completed	May 2022	July 2021	February 2022	(I) July 1999 (II) February 2003	January 1994	January 2010	April 2017
Seller	Island Ship No. 4			Island Ship No. 5	Undisclosed		
Occupancy rate*	93.5%	100.0%	100.0%	98.7%	95.2%	100.0%	100.0%
Total floor area	5,006.71 m ²	1,834.71 m ²	2,666.43 m ²	(I) 1,729.14 m ² (II) 2,909.78 m ²	3,901.81 m ²	20,593.03 m ²	6,299.09 m ²
Number of units/Exclusive area on standard floor	98	65	75 residential 1 office section	(I) 30 (II) 38	482.02 m ²	542.63 m ²	-

* Occupancy rate as of September 30, 2024

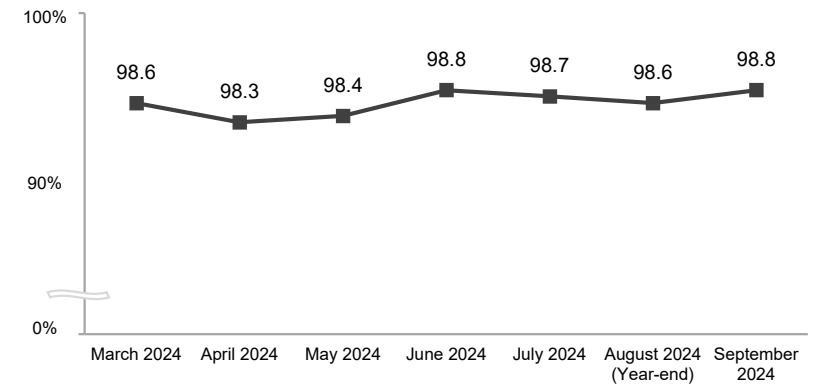
Changes in Occupancy Rate

- The occupancy rate of the entire portfolio at the end of the period has been maintained in the upper 98% range since listing, and during the 13th Fiscal Period, an average occupancy rate of **98.6%** was achieved

Occupancy Rates Since Listing

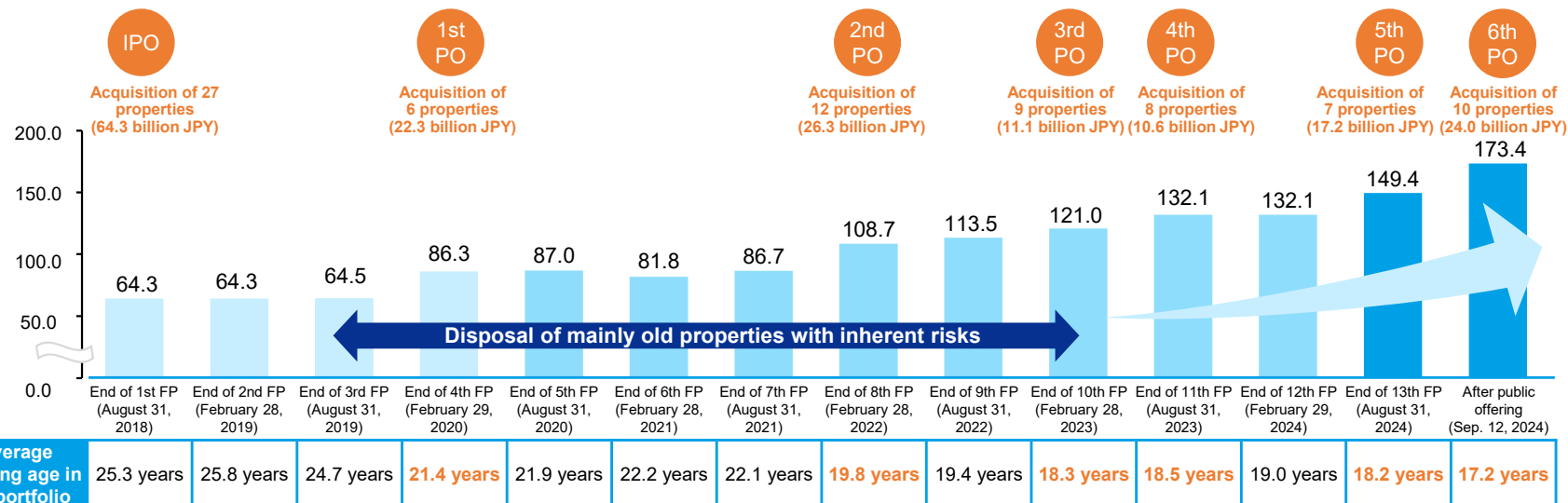


Monthly Portfolio Occupancy Rates in the 13th Fiscal Period



Changes in Asset Size and Average Building Age

- Average building age was reduced** through the disposition of old properties with inherent risks and the implementation of public offerings, the timings of which are carefully examined.
- Using strong sponsor commitment to drive steady expansion in asset size while building a “**diversified portfolio centered on residential properties**”

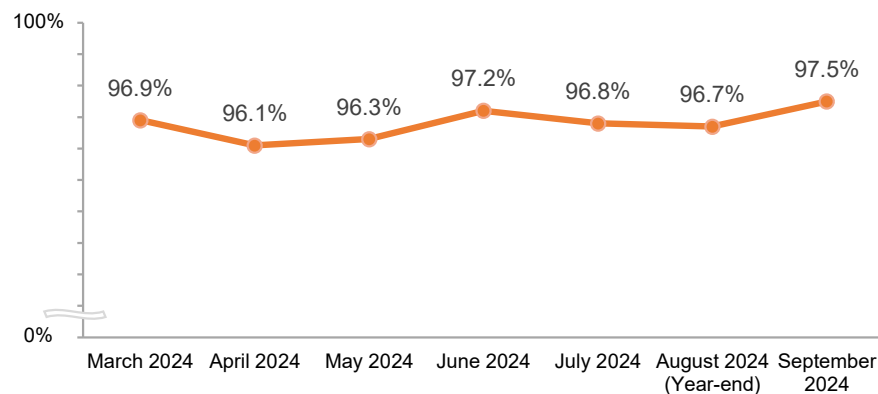


Total acquisition price	198.7 billion JPY
Average building age	17.2 years Average building age reduced by around 8 years from time of IPO
Total disposition price (based on acquisition price)	25.3 billion JPY

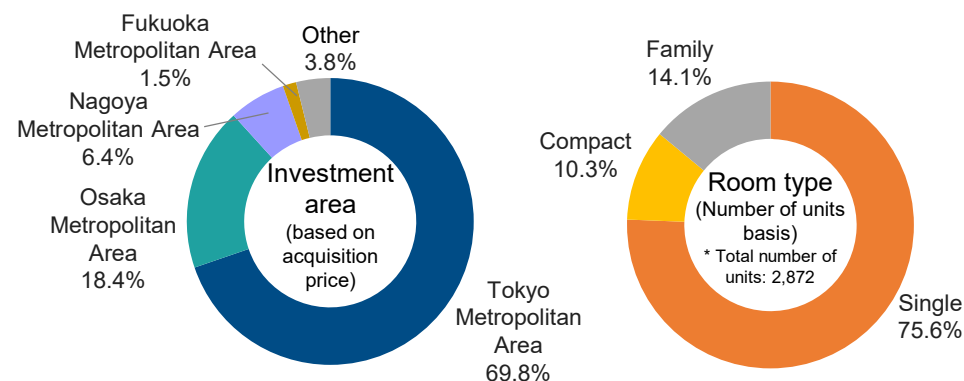
II. Operation Status of the 13th Fiscal Period (August 2024)

Occupancy rate

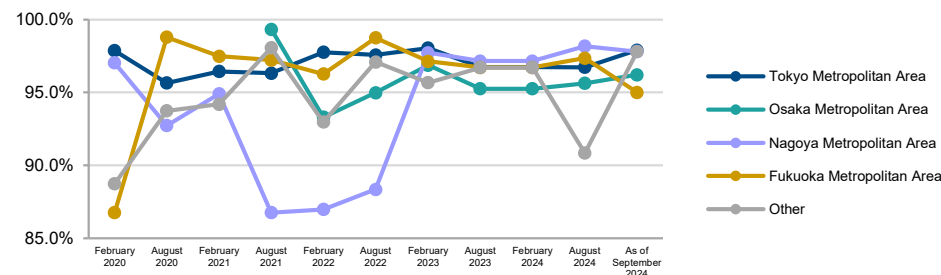
- Occupancy rate above 96% maintained throughout the period



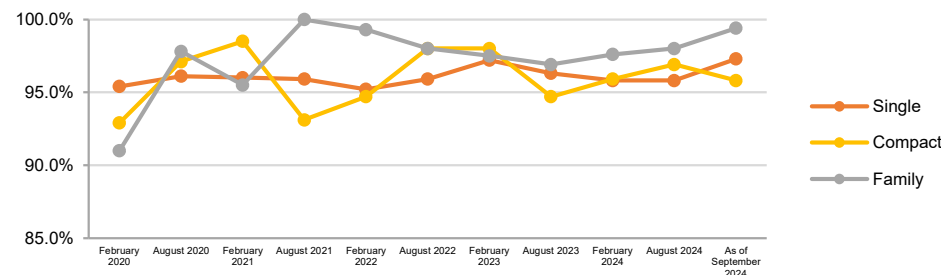
Indicators by Investment Area and Room Type (as of September 30, 2024)



Changes in Occupancy Rate by Investment Area



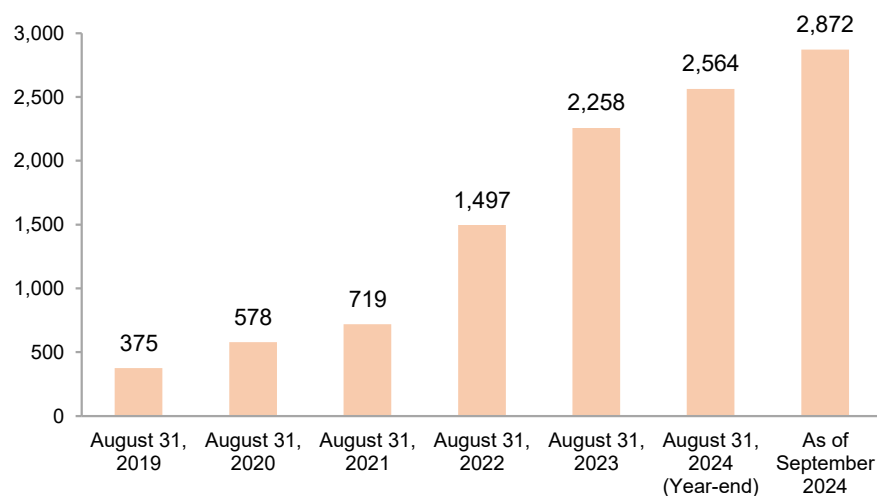
Changes in Occupancy Rate by Room Type



* Definitions of room type (exclusive area per unit)
Single: Less than 40 m² Compact: 40 m² or more but less than 50 m² Family: 50 m² or more

Number of Residential Units Owned

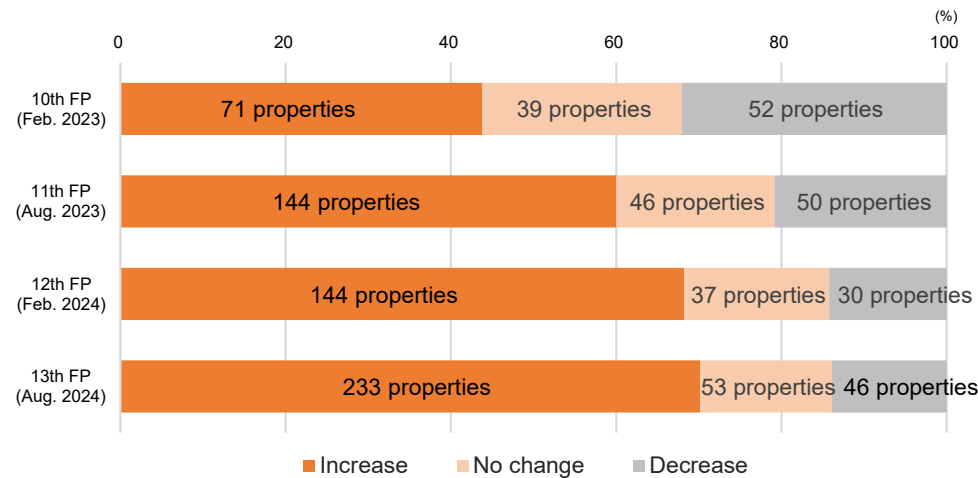
- The number of residential units owned has increased around 7.7 fold in the most recent 5 years



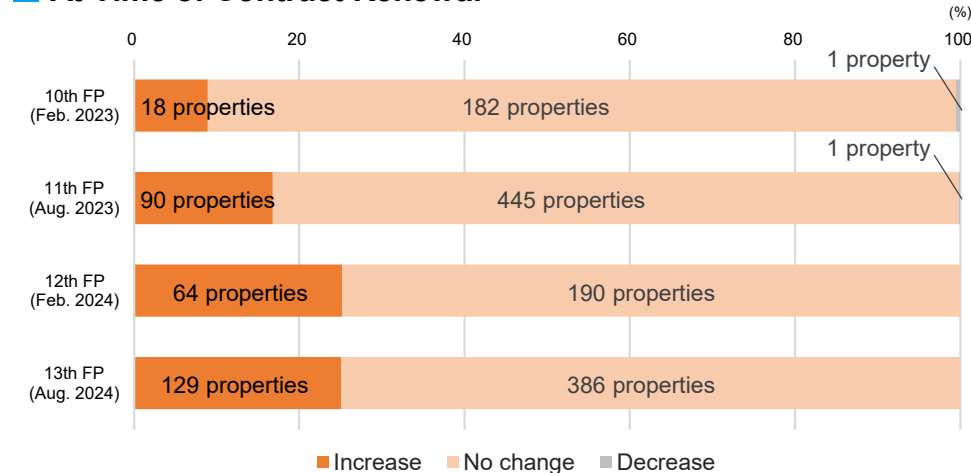
Rent Revision Status

- Maintaining/promoting internal growth initiatives through rent increase
- Rent change rate is **+2.3%** at time of new contract and **+0.6%** at time of contract renewal

At Time of New Contract



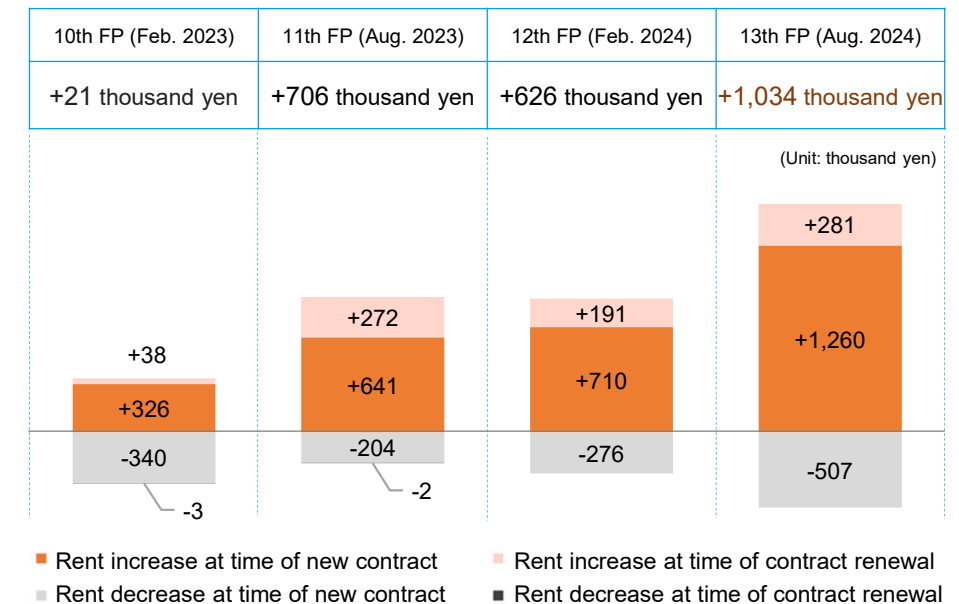
At Time of Contract Renewal



Rent Changes (Monthly Amount)

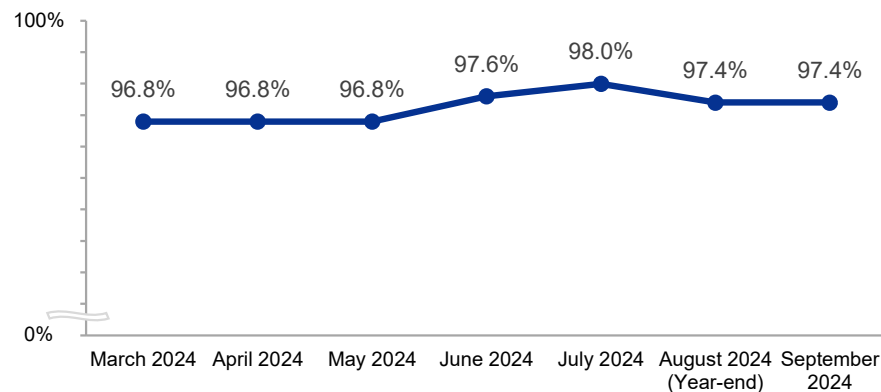
		New rent (including common area charges) (Unit: thousand yen)	Former rent (including common area charges) (Unit: thousand yen)	Change amount	Change rate
Increase	New contracts	24,320	23,059	+1,260	+5.5%
	Renewal	16,247	15,966	+281	+1.8%
No change	New contracts	4,780	4,780	±0	±0.0%
	Renewal	34,144	34,144	±0	±0.0%
Decrease	New contracts	3,868	4,376	-507	-11.6%
	Renewal	0	0	±0	±0.0%
Total	New contracts	32,969	32,216	+753	+2.3%
	Renewal	50,472	50,191	+281	+0.6%

Changes in Net Increase (Monthly Basis)



Occupancy rate

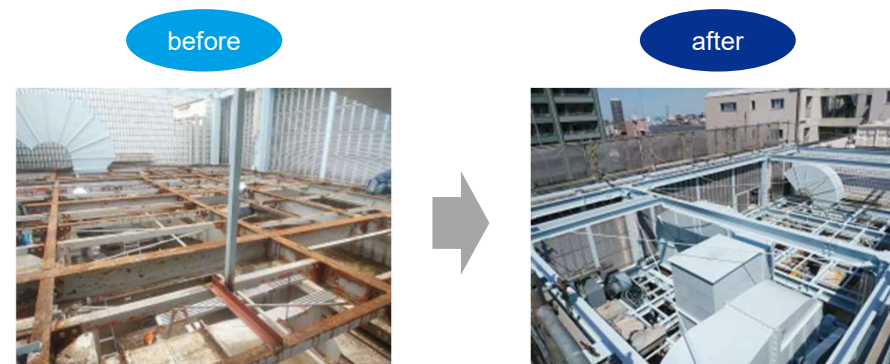
- Occupancy rate above 96% maintained throughout the period



Initiatives to Maintain and Improve Asset Value

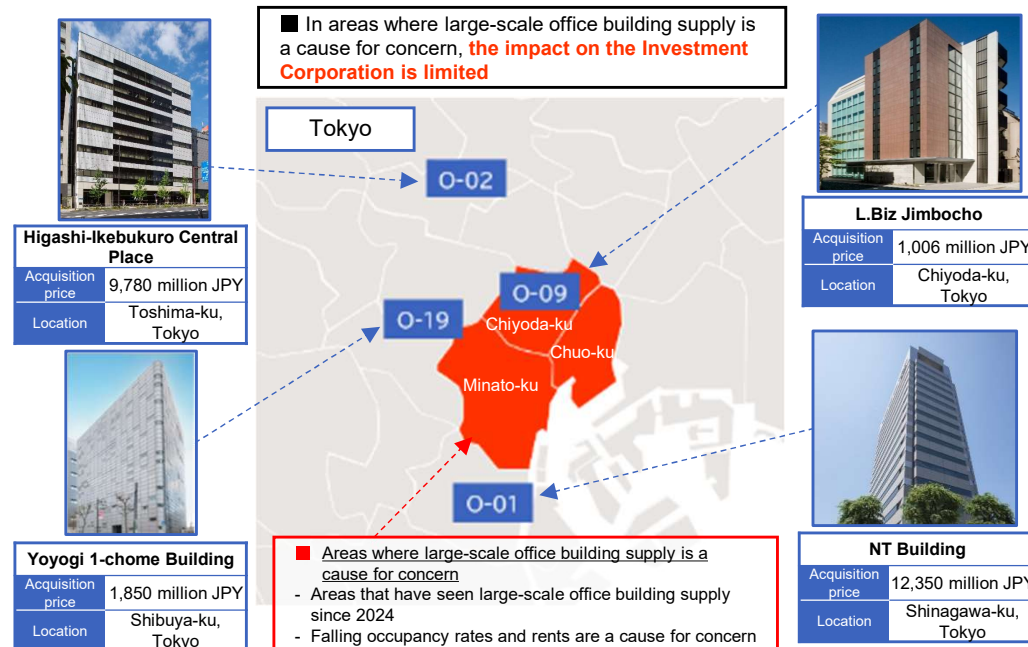
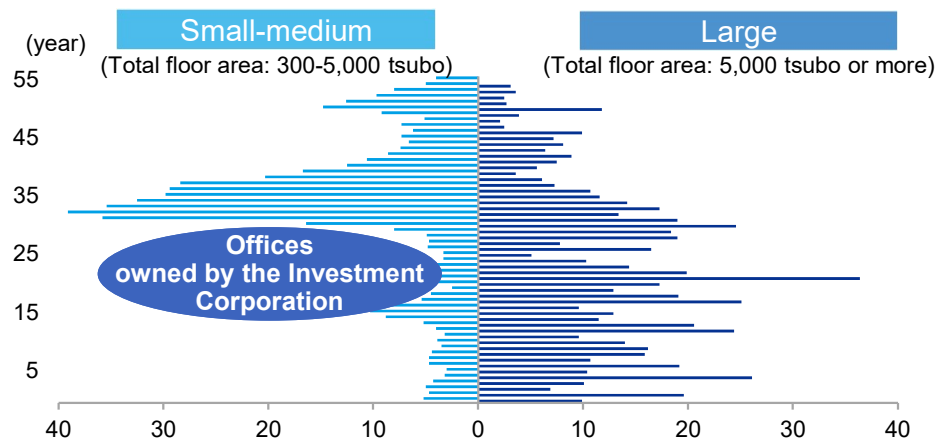
- Acquired relatively new properties to rejuvenate the portfolio while at the same time carrying out timely and appropriate repairs and maintenance at existing properties to prevent the aging and obsolescence of equipment

Higashi Ikebukuro Central Place Painting of ironwork on roof (Example)



Office Stock in Tokyo 23 Wards (at time of December 2023 survey)

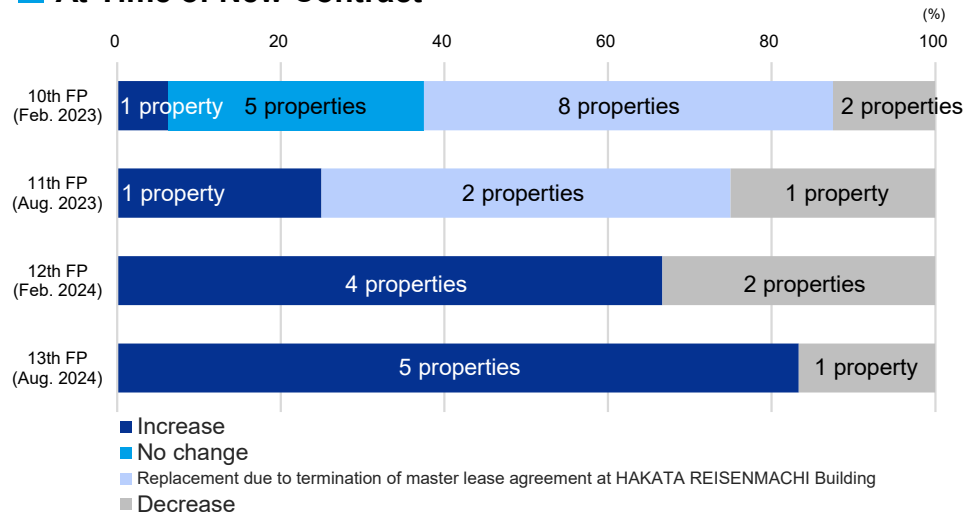
The small- and medium-sized office buildings in carefully selected locations owned by the Investment Corporation are unaffected by the large-scale office building supply and highly competitive



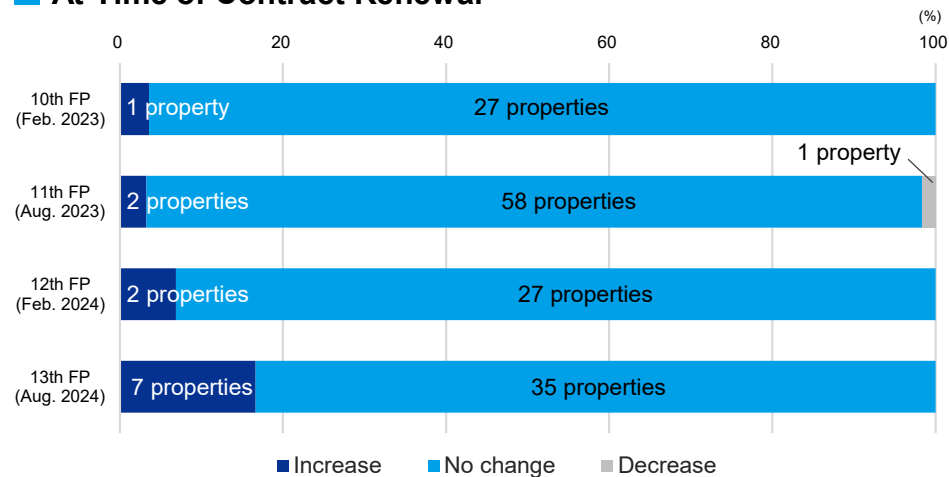
Rent Revision Status

- Rents show an upward tendency both at the time of new contract and at the time of contract renewal

At Time of New Contract



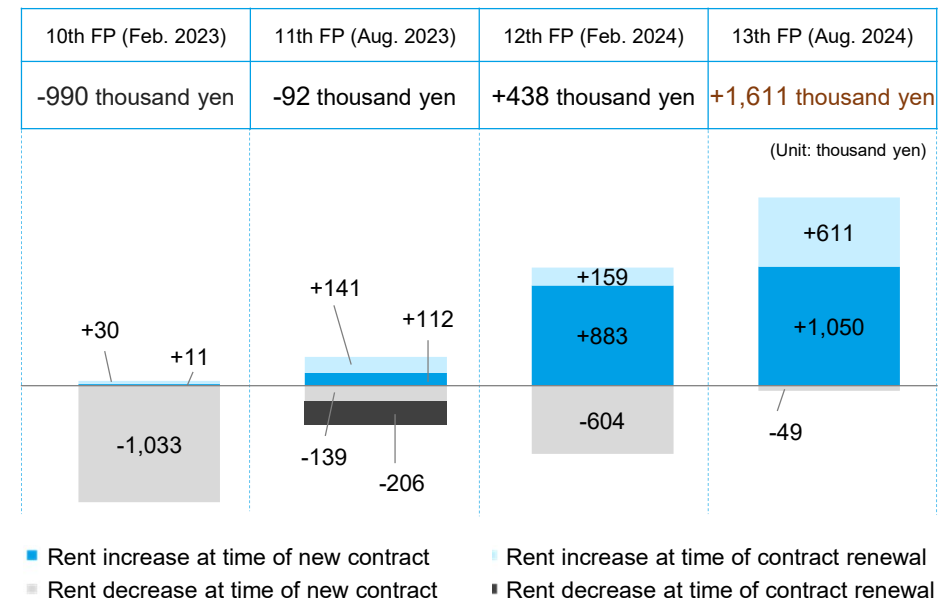
At Time of Contract Renewal



Rent Changes (Monthly Amount)

		New rent (including common area charges) (Unit: thousand yen)	Former rent (including common area charges) (Unit: thousand yen)	Change amount	Change rate
Increase	New contracts	7,260	6,209	+1,050	+16.9%
	Renewal	6,311	5,700	+611	+10.7%
No change	New contracts	0	0	±0	±0.0%
	Renewal	40,161	40,161	±0	±0.0%
Decrease	New contracts	798	848	-49	-5.9%
	Renewal	0	0	±0	±0.0%
Total	New contracts	8,058	7,058	+1,000	+14.2%
	Renewal	46,472	45,861	+611	+1.3%

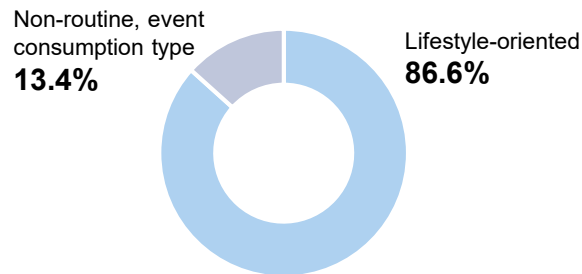
Changes in Net Increase (Monthly Basis)



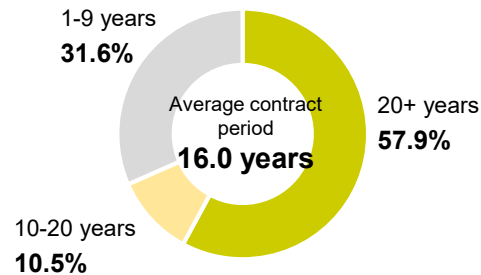
- The percentage of lifestyle-oriented retail facilities increased from the previous fiscal period, reflecting acquisition of Tecc Land Hachioji Takao through the Fifth Public Offering
- With a fixed rent ratio of 100%, stable income is generated regardless of economic trends or tenants' business conditions
- Going forward, we will consider acquiring retail facilities where tenant replacement is possible

Ownership Status by Facility Type

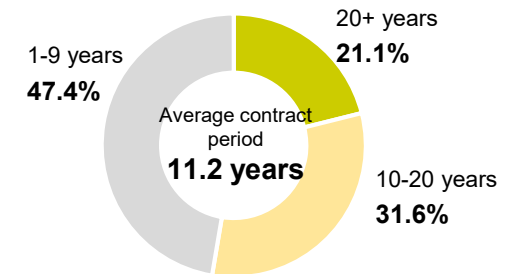
Property Type
(acquisition price basis)



Contact Period (number of contracted property basis)



Remaining Contact Period (number of contracted property basis)



Lifestyle-oriented (Approx. 87%)



APiTA NAGOYA-MINAMI



YAMADA web.com Nara



Tecc LIFE SELECT KobeTarumi (Land)



YAMADA web.com Matsuyama Toiyacho



Tecc Land Hachioji Takao



CM Daiki Onomichi (Land)



Cainz Omiya



TA Shonan Kugenumakaigan



AEON STYLE Onomichi (Land)

Non-routine, event consumption type (Approx. 13%)



WECARS Sapporo Kiyota (Land)



Prio Daimyo II



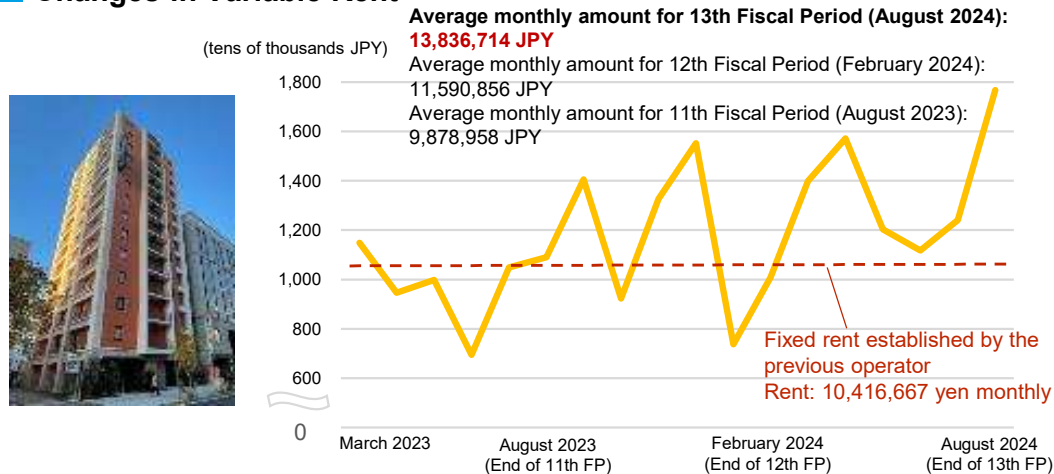
WECARS Kounosu (Land)

Hotels' occupancy rate, ADR and RevPAR reached record highs Performance-linked rents at ACCESS by LOISIR HOTEL Nagoya continue to trend upward

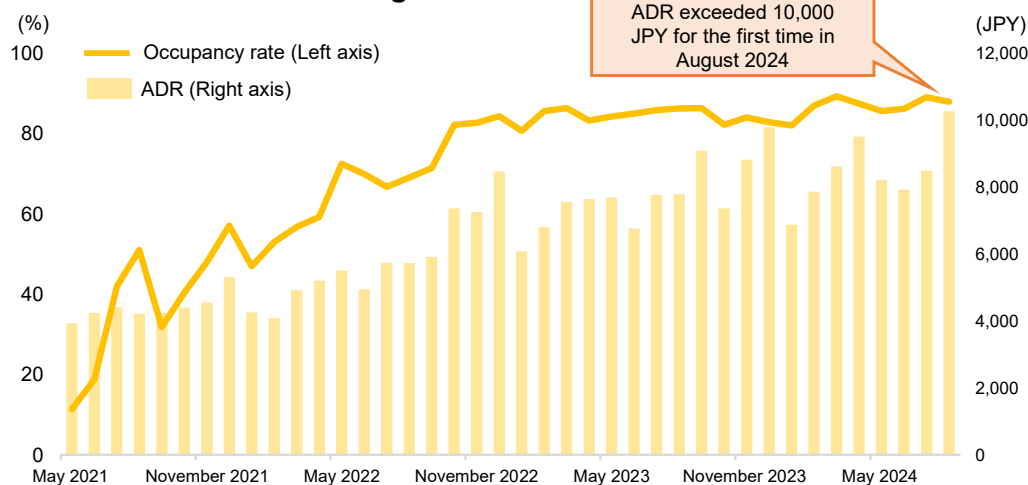
Management Status for ACCESS by LOISIR HOTEL Nagoya

- Rent and ADR for August 2024 reached their highest levels since the hotel opened under the new brand
- In the 13th Fiscal Period, we received rental revenue up **32.8%** compared with the fixed rent established by the previous operator

Changes in Variable Rent



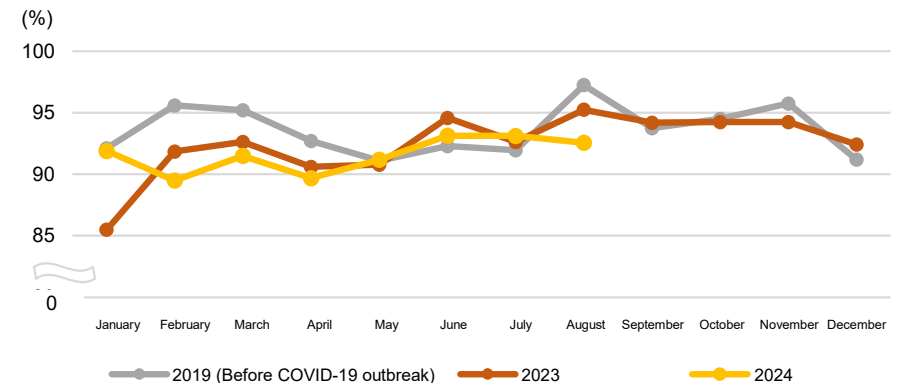
Changes in Facility Occupancy Rate and ADR Since Rebranding



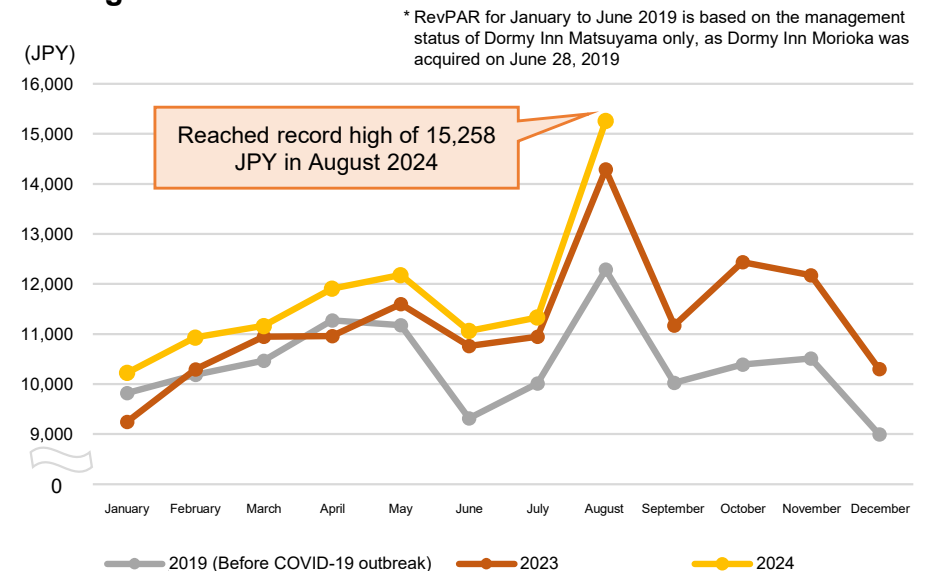
Management Status for Dormy Inn Matsuyama and Dormy Inn Morioka

- RevPAR exceeded the pre-pandemic level due to prioritization of a higher average daily rate over a higher occupancy rate

Changes in Facility Occupancy Rate



Changes in RevPAR



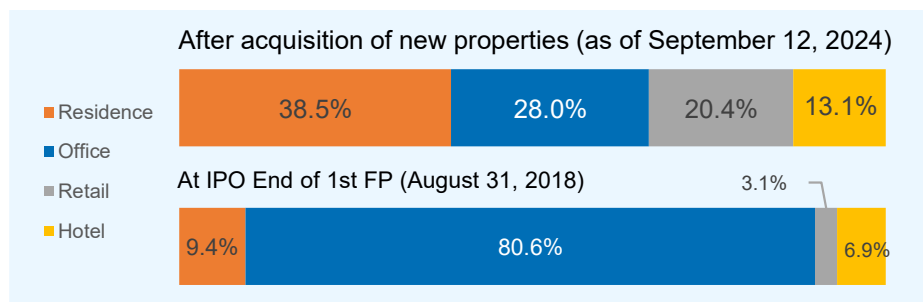
III. Overview of the Sixth Public Offering and Its Effects

Summary of Public Offering

Offering Type	Domestic offering
Issue Price	87,067 JPY per unit
Issue Amount	84,075 JPY per unit
Number of Units Issued	Primary offering: 123,810 units Third-party allotment: 6,190 units (OA)
Total Issue Amount	Primary offering: 10,409 million JPY Third-party allotment: 520 million yen (OA)
Use of Funds	Allocated to funds for property acquisition

Impact of Property Acquisition Through Offering

Diversification of portfolio



Younger average portfolio building age



Use of Procured Funds

Build a diversified portfolio centered on residential properties through **property acquisitions totaling 24.0 billion JPY**, consisting of **7 residential properties (8.78 billion JPY)** including sponsor-developed residences, and **3 hotels (15.25 billion JPY)** including hotels that are resilient in face of changes in the external environment caused by inflation and that promise revenue growth driven by increased inbound tourism

<Procured Funds>

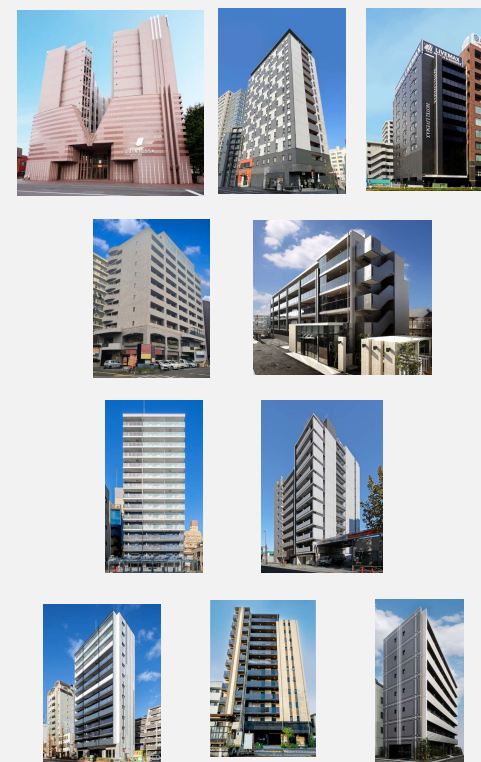
Funds procured through public offering (including third-party allotments)
10.92 billion JPY

Borrowings
14.2 billion JPY

<Use of Funds>

Acquisition of **10 properties**

Total acquisition price **24.03 billion JPY**



Highlights of the Sixth Public Offering (Beginning of the 14th Fiscal Period)



- Acquired Properties -



Takara Leben Real Estate
Investment Corporation

Acquisition of 10 properties through the Sixth Public Offering (Acquisition date: September 12, 2024)

Total acquisition price	Total appraisal value	Average appraisal NOI yield at the time of acquisition/After depreciation
24,037 million JPY	25,870 million JPY	4.5% / 3.8%

	R-44	R-45	R-46	R-47	R-48	R-49	R-50	H-05	H-06	H-07
	LUXENA HACHIOJI-MINAMICHO	LUXENA KINSHICHO	LUXENA HEIWAJIMA	LUXENA HACHIOJI SHINMACHI	LUXENA TABATA-KITA	LUXENA WAKO	TLR Residence Sendai east	Quintessa Hotel Sapporo	APA Hotel Kamata-Ekihigashi	Hotel LiveMax Shinjuku Kabukicho-meijidori
										
Acquisition price	1,520 million JPY	987 million JPY	1,190 million JPY	1,280 million JPY	1,390 million JPY	1,070 million JPY	1,350 million JPY	5,350 million JPY	6,500 million JPY	3,400 million JPY
Appraisal value	1,550 million JPY	1,010 million JPY	1,260 million JPY	1,290 million JPY	1,450 million JPY	1,130 million JPY	1,380 million JPY	5,730 million JPY	6,910 million JPY	4,160 million JPY
Appraisal NOI yield/after depreciation	4.1% / 3.0%	3.4% / 2.6%	3.7% / 2.6%	3.9% / 2.7%	3.6% / 2.6%	4.0% / 3.1%	4.6% / 4.4%	5.7% / 5.1%	4.2% / 3.8%	4.4% / 4.0%
Location	Hachioji-shi, Tokyo	Koto-ku, Tokyo	Ota-ku, Tokyo	Hachioji-shi, Tokyo	Arakawa-ku, Tokyo	Wako-shi, Saitama	Sendai-shi, Miyagi	Sapporo-shi, Hokkaido	Ota-ku, Tokyo	Shinjuku-ku, Tokyo
Access	10-minute walk from Hachioji Station on the JR Chuo Line and other lines 13-minute walk from Keio-hachioji Station on the Keio Line	4-minute walk from Sumiyoshi Station on the Tokyo Metro Hanzomon Line and Toei Subway Shinjuku Line 7-minute walk from Kinshicho Station on the JR Sobu Line	4-minute walk from Heiwajima Station on the Keiky Main Line	3-minute walk from Keio-hachioji Station on the Keio Line 7-minute walk from Hachioji Station on the JR Chuo Line and other lines	1-minute walk from Miyanomae Station on the Toden Arakawa Line 5-minute walk from Kumanomae Station on the Nippori-Toneri Liner	13-minute walk from Narimasu Subway Station on the Tokyo Metro Yurakucho and Fukutoshin Lines 16-minute walk from Narimasu Station on the Tobu Tojo Line	3-minute walk from Sendai Station on the JR Tohoku Line, Tohoku Shinkansen Line and other train lines. 5-minute walk from Sendai Station on the Namboku Subway Line 3-minute walk from Miyagino-dori Station on the Tozai Subway Line	4-minute walk from Nakajima Park Station on the Namboku Subway Line	5-minute walk from Kamata Station on the JR Keihin-Tohoku Line 5-minute walk from Keikyu-Kamata Station on the Keiky Main Line	2-minute walk from Higashi-shinjuku Station on the Tokyo Metro Fukutoshin Line and other train lines. 5-minute walk from Shinjuku-sanchome Station on the Tokyo Metro Marunouchi Line
Completed	October 2022	October 2022	November 2022	November 2022	February 2023	March 2023	February 2001	April 1993	October 2016	October 2019
Seller	Island Ship No. 5						Takara Leben Co., Ltd.	Third party		
Occupancy rate	97.6%	100.0%	95.3%	97.3%	100%	100%	100%	100.0%	100.0%	100.0%
Total floor area	2,392.78 m ²	919.86 m ²	1,204.68 m ²	1,880.33 m ²	1,740.00 m ²	1,444.49 m ²	3,622.67 m ²	10,584.74 m ²	3,070.74 m ²	1,998.31 m ²
Number of units/Number of rooms	44 units	30 units	41 units	36 residential 1 retail section	42 units	30 units	1 residential 84 dormitories 4 retail sections	164 rooms	220 rooms	113 rooms

* Occupancy rate as of September 30, 2024

Management Status for Quintessa Hotel Sapporo

Fixed rent + variable rent

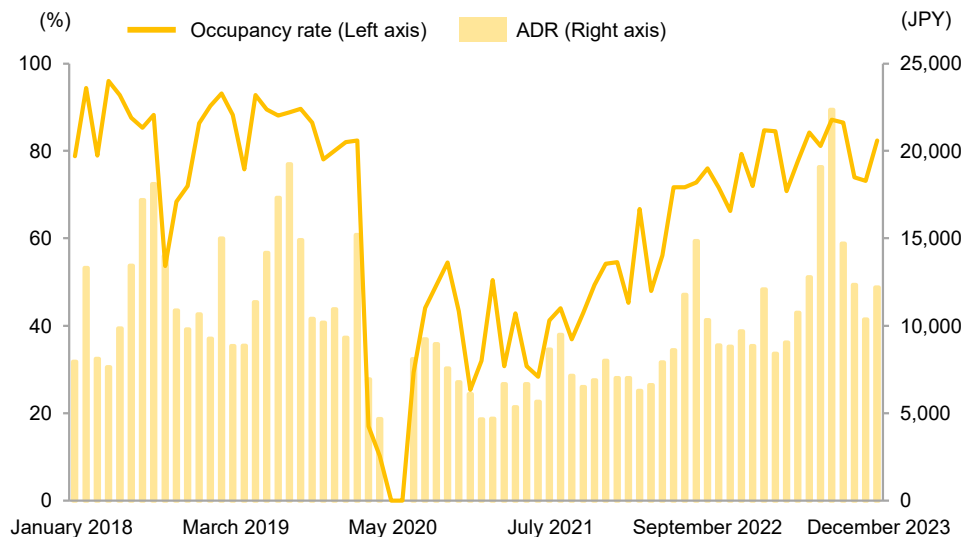
- Since rental agreement includes variable rent, there is potential for further upside in the future
- Occupancy rate and ADR have been recovering since the second half of 2020, reaching pre-pandemic levels as of December 2023 and remaining steady since then



Appeal of Quintessa Hotel Sapporo

- ✓ Close to Nakajima Park and also within walking distance of subway stations and the Susukino entertainment district. A convenient location for business and leisure travel.
- ✓ Offers a range of spacious twin rooms and larger rooms to cater to every traveler's needs. Perfect for groups or families
- ✓ All rooms were refurbished in 2019 and a higher level of performance can be expected in the future

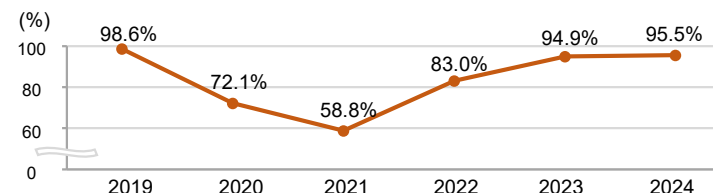
Changes in Facility Occupancy Rate and ADR Since 2018



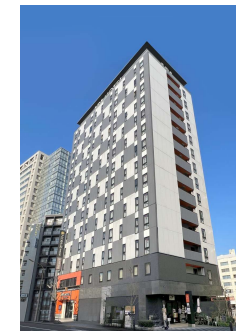
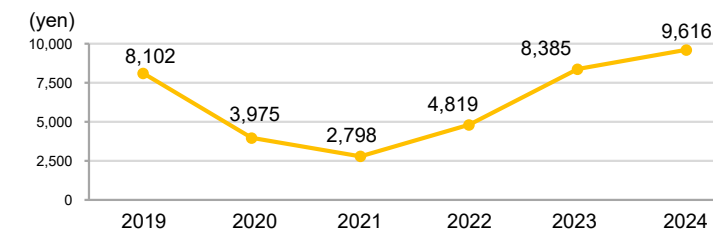
Management Status for APA Hotel Kamata-Ekihigashi

Fixed rent

Changes in Facility Occupancy Rate



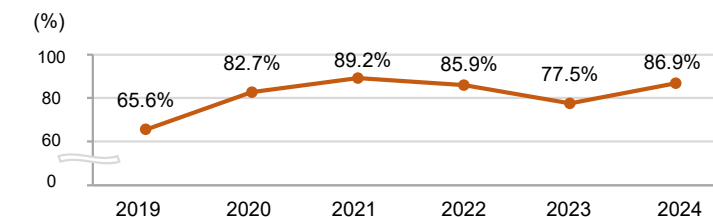
Changes in RevPAR



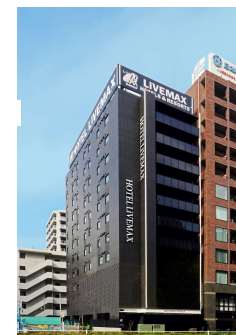
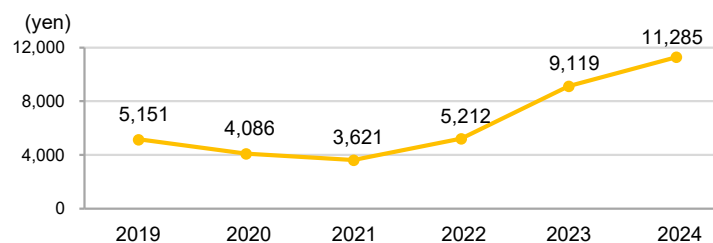
Management Status for Hotel LiveMax Shinjuku Kabukicho-meijidori

Fixed rent

Changes in Facility Occupancy Rate



Changes in RevPAR

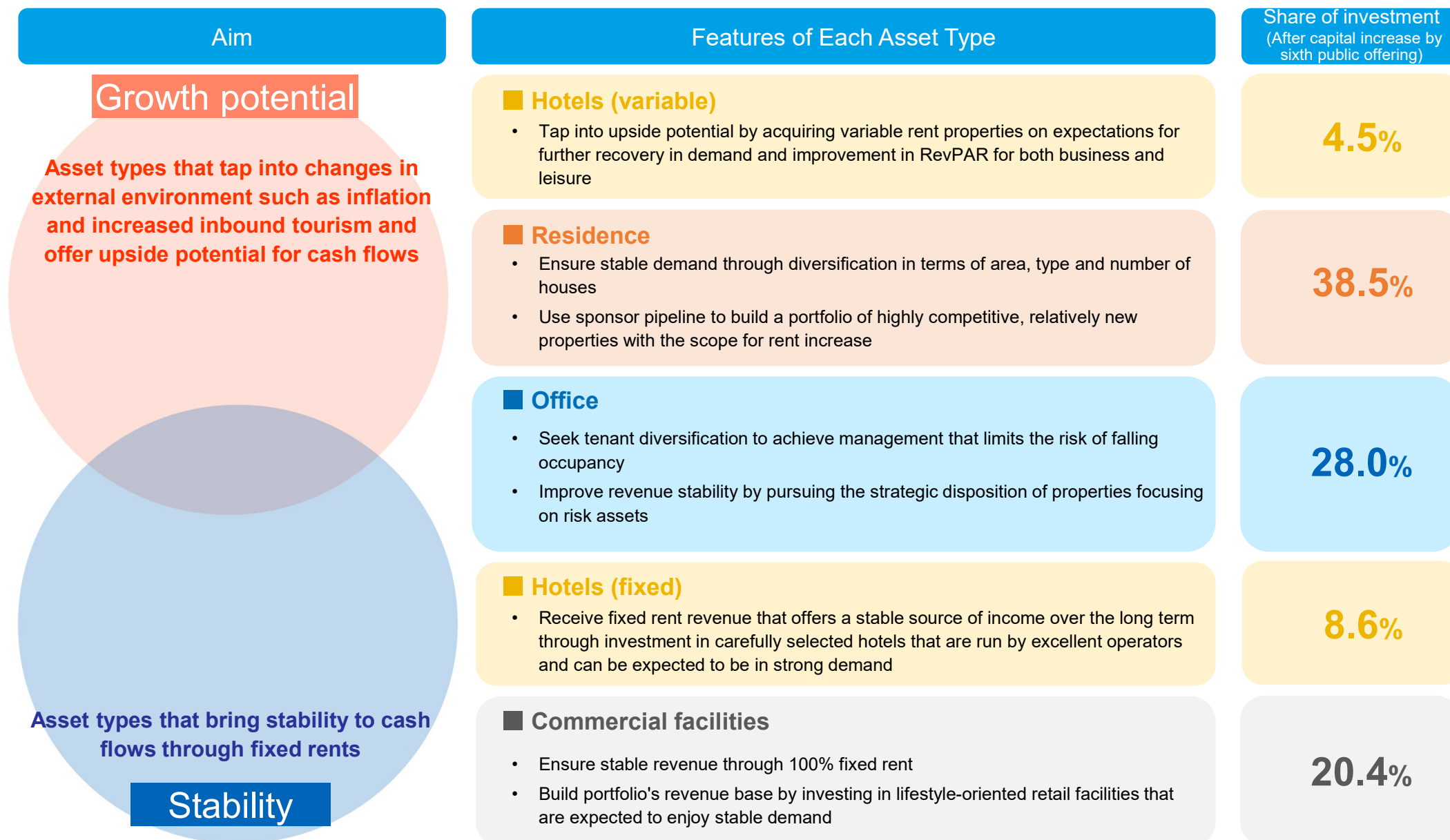


Since listing, we have acquired properties flexibly according to portfolio conditions, using residential properties that generate stable cash flow as the basis for realizing property acquisitions

Through this Public Offering, we have also strategically acquired hotels with upside potential

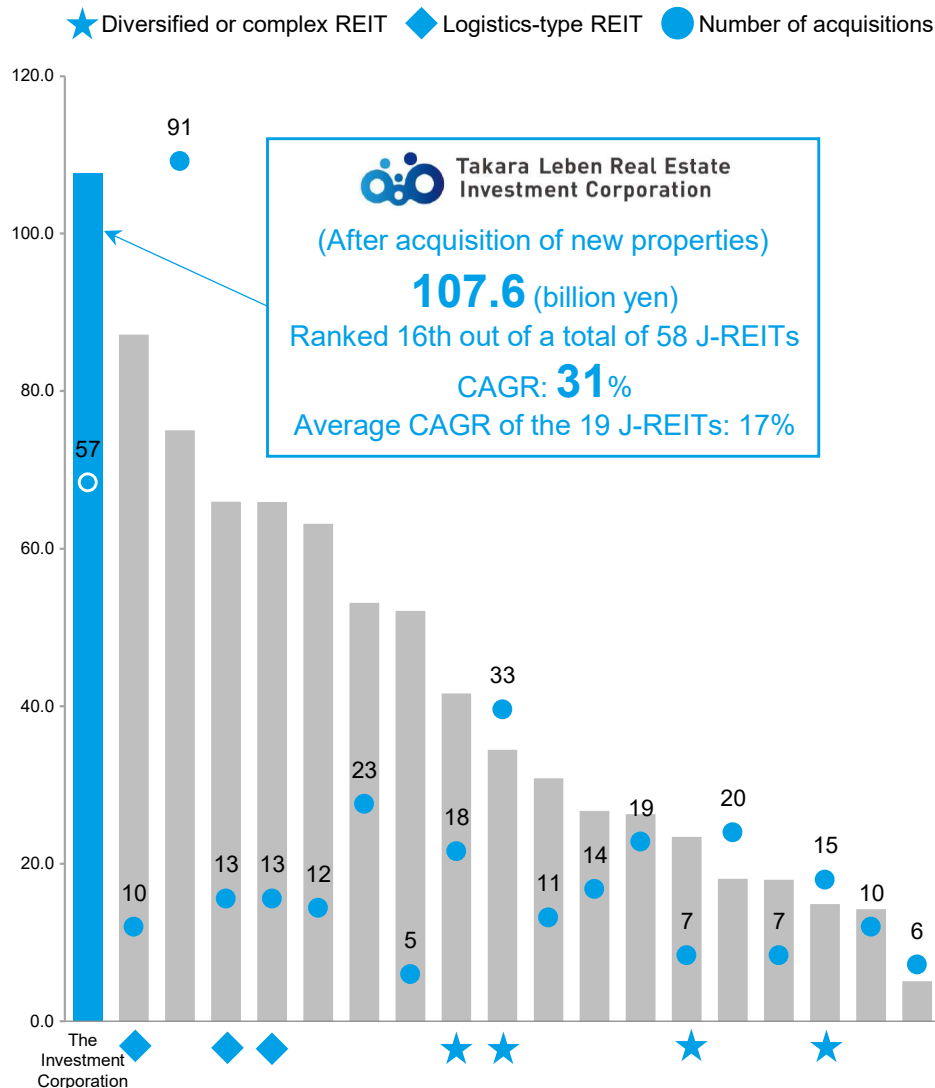
	At time of listing (1st Fiscal Period, August 2018)	As of September 12, 2024	Features
Ratio by Asset Type (based on acquisition price)	<p>Office: 80.6% Residence: 9.4% Retail: 6.9% Hotel: 3.1%</p>	<p>Office: 28.0% Retail: 20.4% Hotel: 13.1% Residence: 38.5%</p>	<ul style="list-style-type: none"> ✓ Through the acquisition of residential assets centered on sponsor-developed properties, the proportion of residential assets increased by 29.1% from the time of listing ✓ The average building age of residential properties is 9.3 years ✓ The inclusion of 1 hotel property with variable rent in the portfolio has strengthened inflation resilience
Ratio by Geographic Area (based on acquisition price)	<p>Tokyo Metropolitan Area: 52.0% Osaka Metropolitan Area: 22.9% Nagoya Metropolitan Area: 9.3% Fukuoka Metropolitan Area: 7.0% Other Area: 8.9%</p>	<p>Tokyo Metropolitan Area: 57.8% Osaka Metropolitan Area: 17.3% Nagoya Metropolitan Area: 11.2% Fukuoka Metropolitan Area: 4.2% Other Area: 9.5%</p>	<ul style="list-style-type: none"> ✓ We have pursued property acquisitions based on residential properties in the four major metropolitan areas and the disposition of properties with inherent risks outside the four major metropolitan areas ✓ The ratio of the four major metropolitan areas defined as core areas has increased by +5.6% since listing
Property Acquisition Route (based on acquisition price)	<p>Acquisition through the MIRARTH Holdings Group: 79.2% The Asset Management Company's unique sourcing: 20.8%</p>	<p>Acquisition through the MIRARTH Holdings Group: 63.5% The Asset Management Company's unique sourcing: 36.5%</p>	<ul style="list-style-type: none"> ✓ The proportion of properties acquired through the sponsor has also increased alongside expansion of the MIRARTH HOLDINGS Group's asset management business ✓ By also focusing on the Asset Management Company's proprietary sourcing, we have acquired high quality properties and built a stable portfolio
Partial change to investment guidelines (Announced on February 14, 2024)	Before change		After change
	<p><Usage></p> <p>Residence/office: No less than 70%</p> <p>Hotel/retail and other assets: No more than 30%</p>		<p><Usage></p> <p>Residence: No less than 35% and highest proportion of portfolio</p> <p>Office/Retail/Hotel and other assets: No more than 65%, provided that the proportion of each individual usage does not exceed residence</p>

The Investment Corporation maintains high occupancy rates while diversifying into diverse asset types In addition, we are building a portfolio that balances upside potential for rental revenue on the back of inflation and inbound demand with long-term stability derived from the fixed rent format

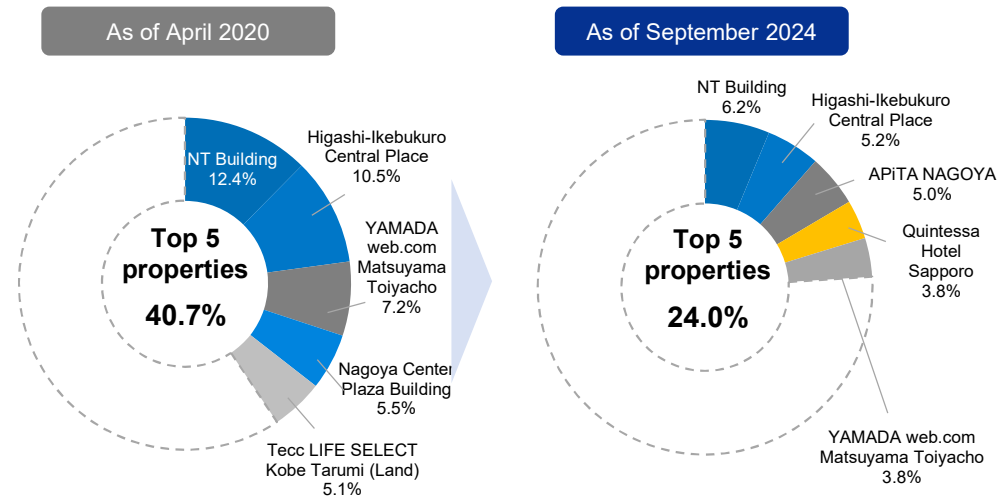


The Investment Corporation has succeeded in achieving steady external growth by proactively acquiring sponsor-developed properties and those sourced independently by the Asset Management Company
We have strengthened stability through the implementation of portfolio risk management

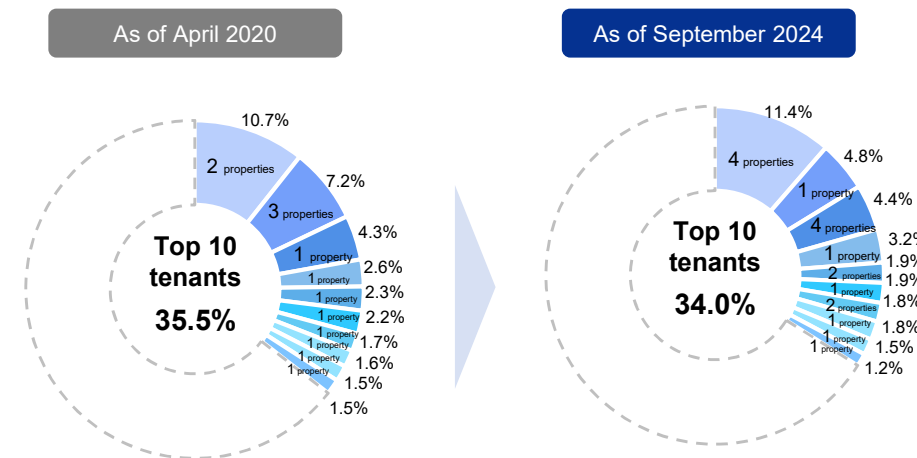
Cumulative Value and Number of Property Acquisitions Since April 2020
for 19 J-REITs with Market Capitalization of Less Than 100 billion JPY
(as of September 30, 2024)



Diversification by Property (NOI Basis)



Diversification by Tenant (Rent Basis)



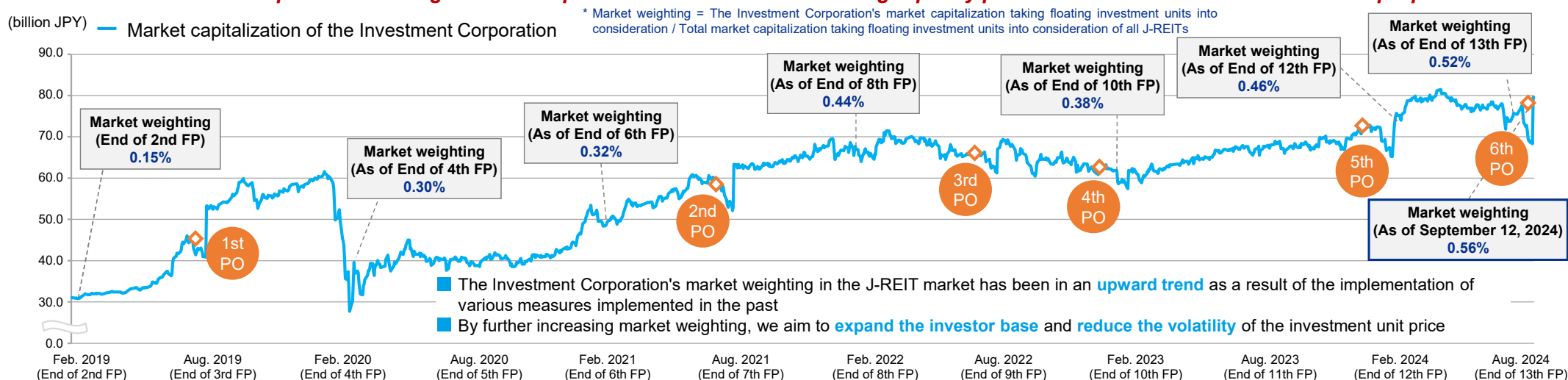
Enhancement of Liquidity and Market Weighting of Investment Units Through Public Offerings

We implemented our Sixth Public Offering since listing

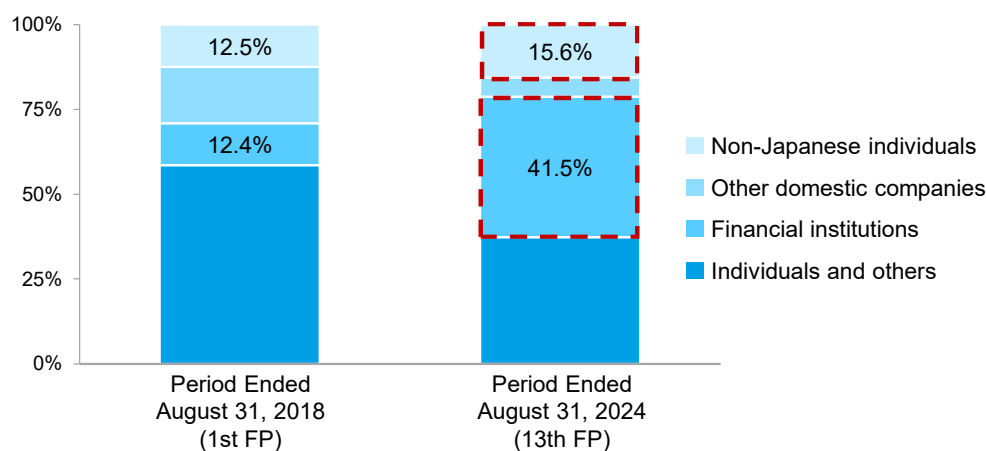
We have increased the Investment Corporation's market weighting (*) in the J-REIT market through continuous public offerings and the disposition of properties with inherent risks

Percentage of shares held by institutional investors	57.1% (+32.2%) (As of August 31, 2024) (Compared with February 28, 2019)	Market capitalization	79.6 billion JPY (+48.5 billion JPY) (After capital increase by sixth public offering) (Compared with February 28, 2019)	Market weighting	0.56% (+40.7bp) (After capital increase by sixth public offering) (Compared with February 28, 2019)	Rating (R&I)	A- (Positive) (Changed on June 7, 2024)	Rating (JCR)	A (Positive) (Changed on July 19, 2024)
------------------------------------------------------	-----------------------------------------------------------------------------------	-----------------------	-----------------------------------------------------------------------------------------------------------------------------------	------------------	--------------------------------------------------------------------------------------------------------------	--------------	--------------------------------------------	--------------	--------------------------------------------

The Investment Corporation's rating has also improved because it has built a high quality portfolio centered on stable residential properties



Ratios held by institutional investors



Number of institutional investor unitholders

	1st FP (August 31, 2018)	13th FP (August 31, 2024)	Difference
Financial institutions	53	72	+19
Non-Japanese individuals	36	319	+283
Total	89	391	+302

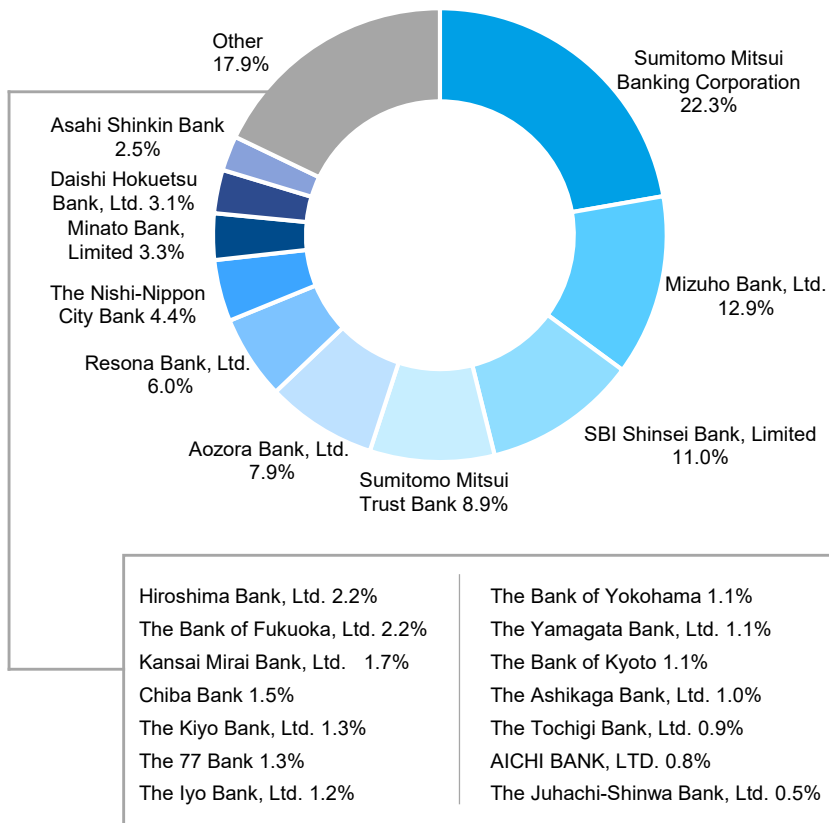
Expanding Pool of Lender Financial Institutions

- We currently have 24 financial institutions as lenders, up 2 from the previous fiscal period
- Stabilizing funding foundations by enhancing transacting bank pool

Total Borrowings



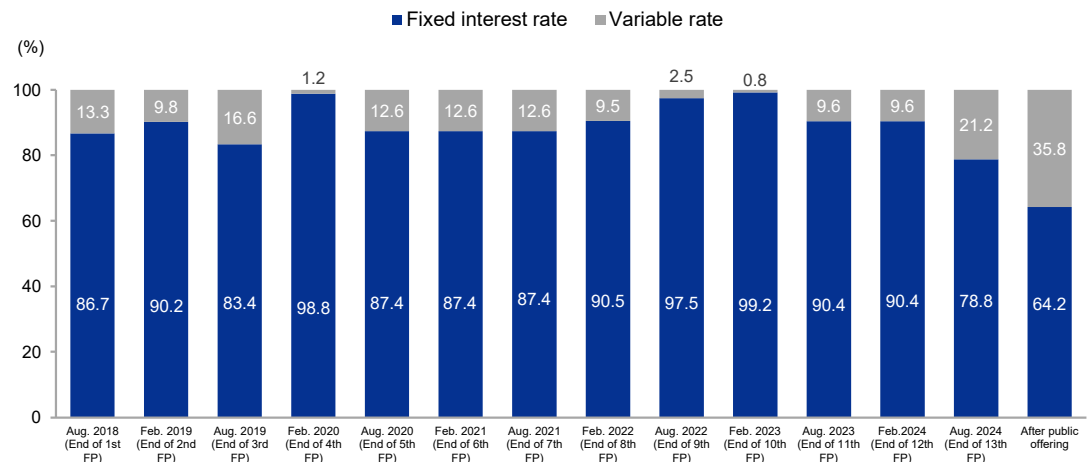
Shares of Lender Financial Institutions



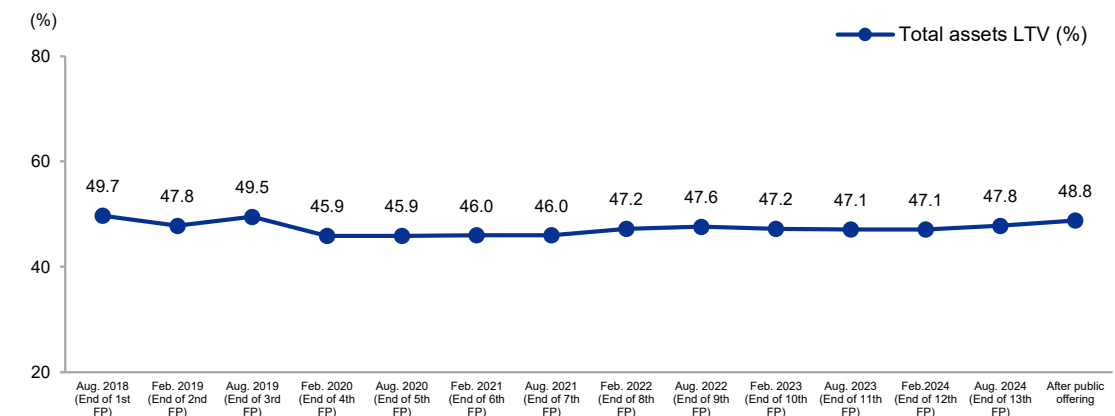
Ratio of Fixed Interest Rate, LTV Management

- In view of factors such as recent financial market trends, average interest rates and maturities, borrowing at the time of sixth public offering was in the form of variable interest loans
- Policy to build a healthy financial position through appropriate LTV control to mitigate finance risks

Ratio of fixed interest debt



LTV Management



Financial Indicators

	Period Ended August 31, 2021 (7th FP)	Period Ended February 28, 2022 (8th FP)	Period Ended August 31, 2022 (9th FP)	Period Ended February 28, 2023 (10th FP)	Period Ended August 31, 2023 (11th FP)	Period Ended February 29, 2024 (12th FP)	Period Ended August 31, 2024 (13th FP)	After public offering
Interest-bearing debt	43,400 million JPY	57,300 million JPY	58,275 million JPY	63,080 million JPY	67,150 million JPY	67,150 million JPY	77,020 million JPY	91,220 million JPY
Total assets LTV	46.0%	47.2%	47.6%	47.2%	47.1%	47.1%	47.8%	48.8%
Market value LTV	43.5%	44.8%	45.1%	45.0%	45.2%	45.0%	45.5%	46.4%
Average interest rate	0.63%	0.62%	0.70%	0.72%	0.73%	0.74%	0.85%	0.86%
Average borrowing period	4.3 years	4.2 years	4.6 years	4.6 years	4.7 years	4.7 years	4.5 years	4.6 years
Average remaining borrowing period	2.9 years	2.7 years	3.1 years	2.7 years	2.8 years	2.3 years	2.5 years	2.8 years

Credit Ratings

JCR

A

(Positive)
Changed on July 19, 2024

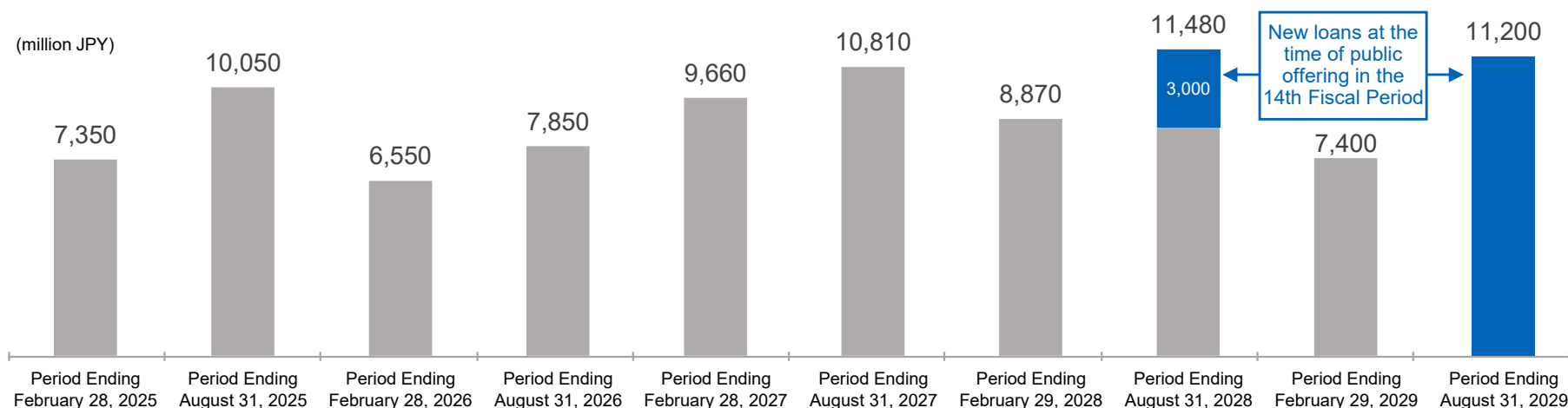
R&I

A-

(Positive)
Changed on June 7, 2024

Maturity Ladder

- Diversify repayment dates in new loans upon the public offering in the 14th Fiscal Period
- In refinancing, strive to prolong borrowing periods and level off maturity ladder



IV. Financial Forecasts for the 14th and 15th Fiscal Periods

	(Unit: million JPY)			(Unit: million JPY)		Major Factors (B-A)
	13th FP Results A	14th FP Forecast B	15th FP Forecast C	Difference B-A	Difference C-B	
Operating revenues	4,400	4,924	5,018	524	93	Net Income +318 +524 Increase in leasing business revenue (Acquired property +574, existing property - 50 (rental and common area charge income +21, key money/renewal fee income -27, income from restoration to original condition -23, utilities reimbursement revenue -10)) -36 Increase in expenses related to leasing business (Acquired property -106, existing property +69 (Leasing management expenses +35, expenses for restoration to original condition +22, decrease in repair expenses +10, utilities expenses +6)) -48 Increase in other operating expenses (management fees -25) -119 Increase in non-operating expenses (Interest expenses -100, loan-related expenses -19)
Operating income	2,584	3,024	3,036	439	11	
Ordinary income	2,143	2,460	2,441	317	-19	
Net income	2,117	2,436	2,416	318	-19	
Number of Investment Units Issued and Outstanding	780,820 units	910,820 units	910,820 units	130,000 units	—	Major Factors (C-B) Net Income -19 +93 Increase in leasing business revenue (Rental and common area charge income +84 (Full-year contribution of properties acquired in 14th FP +36, Higashi Ikebukuro Central Place +17, Omiya NSD Building+22)) -66 Increase in expenses related to leasing business (Absence of taxes and dues effect -69) -15 Increase in other operating expenses (Management fee -11) -31 Increase in non-operating expenses (Interest expenses -31)
EPU (Earnings Per Unit)	2,711 JPY	2,674 JPY	2,653 JPY	-37 JPY	-21 JPY	
DPU (Distributions per Unit)	2700 JPY	2700 JPY	2700 JPY	±0 JPY	±0 JPY	
Total Amount of Distributions	2,108	2,459	2,459	351	—	
Balance of retained earnings	319	296	253	-23	-42	

(Note) Amounts are rounded down to the nearest million JPY, so totals may not add up.

V. Growth Strategy

Secured future property acquisition opportunities through acquisition of preferential negotiation rights, as in the preceding fiscal period

Acquired Preferential Negotiating Rights from Bridge Vehicle (Island Ship No. 5)

Acquired upon capital increase through sixth public offering



LUXENA HACHIOJI-MINAMICHO



LUXENA KINSHICHO



LUXENA HEIWAJIMA



LUXENA HACHIOJI-SHINMACHI



LUXENA WAKO



LUXENA TABATA-KITA

Acquired upon capital increase through fifth public offering



Ark Stage I-II

Acquired Preferential Negotiating Rights from Bridge Vehicle (Island Ship No. 6)



LUMINOUS Hachiman-yama



LUMINOUS Katsuyama-higashi



LUXENA HIRATSUKA



LUXENA YOKOHAMA TSURUMI I

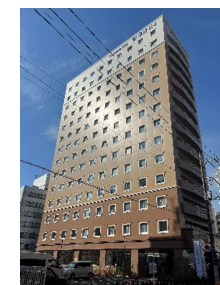


LUXENA KAMIMAEZU



LUXENA MACHIYA

Other



Toyoko Inn Kasukabe-eki Nishi-guchi



L.Biz Gofukumachi

Acquired upon capital increase through fifth public offering



TLR Kashiwa Building



solala garden OFFICE Building



Tecc Land Hachioji Takao

Expanding opportunities to acquire properties from non-sponsors by fully utilizing the proprietary information network of the Asset Management Company

New Property Acquisition (as of October 18, 2024)

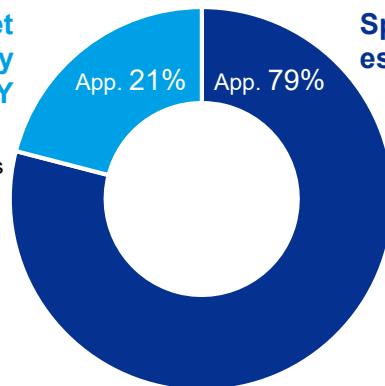
Type	Amount (Million JPY)	Ratio (%)	Number of properties
Residence	350,096	41.0	186
Office	199,507	23.4	63
Retail	66,749	7.8	27
Land	22,066	2.6	9
Logistics	13,012	1.5	7
Hotel	154,449	18.1	33
Development land	1,060	0.1	2
Other	47,210	5.5	11
Total	854,150	100.0	338

⇒ Selecting specific properties for consideration based on suitability of price, compliance with investment criteria, etc.

Total Estimated Price of Properties under Consideration for Acquisition (as of October 18, 2024)

Proprietary route of Asset Management Company estimated 15.0 billion JPY

Identifying and scrutinizing prime investment opportunities from a broad range of applications and price ranges (including bridge cases)



Sponsor pipeline estimated 57.0 billion JPY

Property developed by MIRARTH HOLDINGS Group (Examples of assets: LUXENA/L.Biz series, etc.)
* See next page for sponsor pipeline status

Reference Continued to obtain numerous new properties

2023

Type	Amount (Million JPY)	Ratio (%)	Number of properties
Residence	616,719	31.6	443
Office	658,884	33.8	166
Retail	197,917	10.1	79
Land	32,894	1.7	19
Logistics	48,596	2.5	14
Hotel	312,850	16.0	68
Development land	150	0.0	1
Other	82,253	4.2	39
Total	1,950,265	100.0	829

2022

Type	Amount (Million JPY)	Ratio (%)	Number of properties
Residence	791,946	36.6	581
Office	693,953	32.1	241
Retail	381,272	17.6	137
Land	47,970	2.2	32
Logistics	11,020	0.5	15
Hotel	189,070	8.7	50
Development land	1,700	0.1	4
Other	44,880	2.1	31
Total	2,161,813	100.0	1,091

Rich pipeline leveraging the main sponsor MIRARTH HOLDINGS Group's development capability

Property Name (Residence)	Location	Completed (expected)	Number of Units/Rooms/Sections
TA Kyoto Higashiyama Building	Kyoto-shi, Kyoto	Completed	92 rooms + 2 rooms + 2 sections
LUXENA MATSUDO	Matsudo-shi, Chiba	Completed	54
LUXENA YOKOHAMA TSURUMI II	Yokohama-shi, Kanagawa	Completed	90
LUXENA ISOGO	Yokohama-shi, Kanagawa	Completed	58
LUXENA YACHIYODAI	Yachiyo-shi, Chiba	Completed	41
LUXENA KOIWA	Edogawa-ku, Tokyo	TBD	31
LUXENA URAWA	Saitama-shi, Saitama	September 2024	29
LUXENA MINAMISENJU	Arakawa-ku, Tokyo	February 2025	26
LUXENA HACHIOJI-TERAMACHI	Hachioji-shi, Tokyo	June 2025	71
LUXENA HIRAI SOUTH	Edogawa-ku, Tokyo	August 2025	30
LUXENA HIRAI NORTH	Sumida-ku, Tokyo	September 2025	53
LUXENA FUNABORI	Edogawa-ku, Tokyo	February 2026	42
LUXENA MINAMIGYOTOKU	Ichikawa-shi, Chiba	March 2026	85
LUXENA KITASENJU II	Adachi-ku, Tokyo	March 2026	47

Property Name (Logistics)	Location	Completed (expected)	Number of Units/Rooms/Sections
Miyoshi Warehouse	Miyoshi-shi, Aichi	November 2025	1
Kashiwanuma-minami Warehouse	Kashiwa-shi, Chiba	March 2026	1
Omiya Warehouse	Saitama-shi, Saitama	April 2026	1

(Note) Although the Investment Corporation has acquired preferential negotiating rights with respect to each of the properties described above, there is no guarantee that these properties will be acquired in the future.

(Note) Buildings for which rendering is presented may vary after completion.

(Note) The above list includes properties under development; some property names are tentative and subject to change.

Property Name (Office)	Location	Completed (expected)	Number of Units/Rooms/Sections
Shintomicho Building	Chuo-ku, Tokyo	Completed	11
L.Biz Higashi-hie	Fukuoka-shi, Fukuoka	Completed	15
L.Biz Osaka Honmachi	Osaka-shi, Osaka	April 2025	10
L.Biz Marunouchi	Nagoya-shi, Aichi	June 2025	12
L.Biz Matsuyama Ichibancho	Matsuyama-shi, Ehime	December 2025	14

Property Name (Hotel)	Location	Completed (expected)	Number of Units/Rooms/Sections
CHISUN STANDARD Kyoto Horikawa Gojo	Kyoto-shi, Kyoto	Completed	118



TA Kyoto Higashiyama Building



LUXENA MATSUDO



LUXENA YOKOHAMA TSURUMI II



LUXENA URAWA



LUXENA YACHIYODAI



L.Biz Higashi-hie



L.Biz Osaka Honmachi



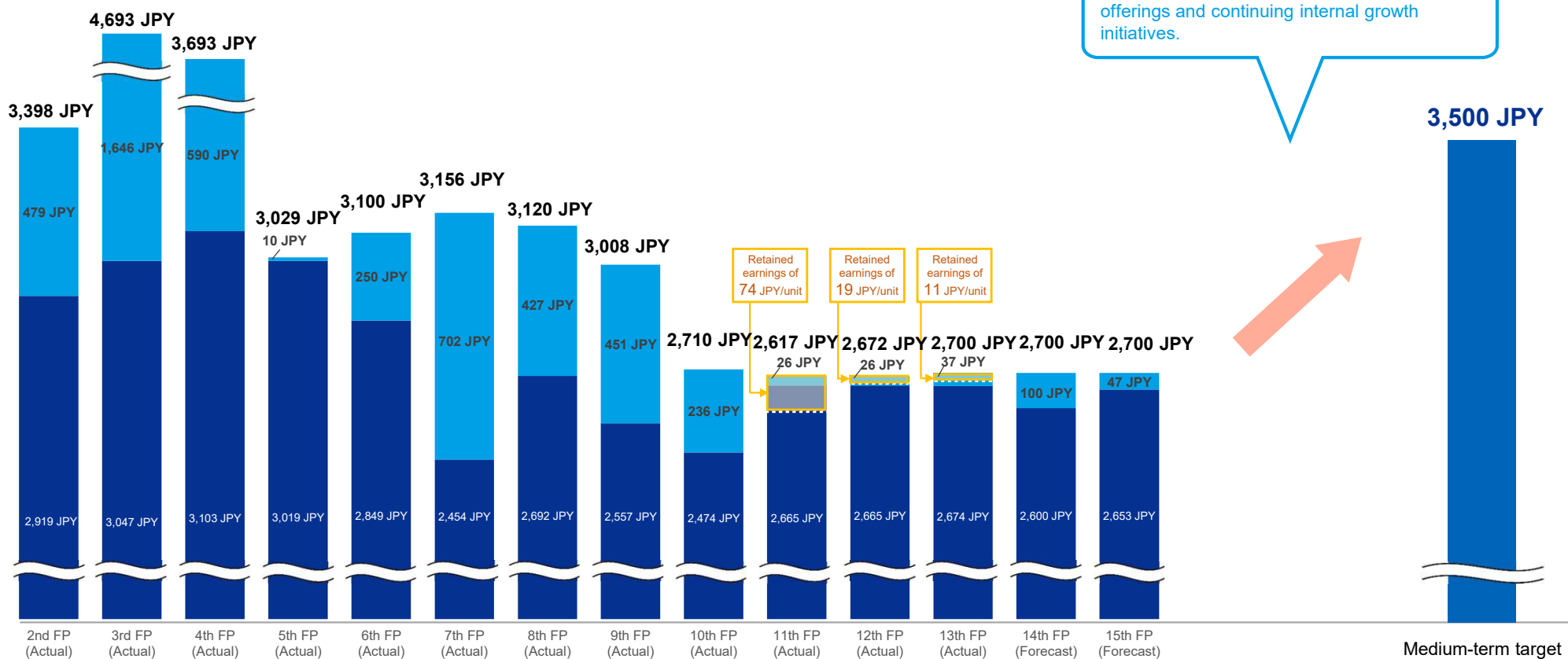
L.Biz Matsuyama Ichibancho

Medium-term distribution target: 3,500 JPY

- ◆ Aim to boost ongoing distributions through steady internal growth as well as external growth resulting from public offerings, etc.
- ◆ Balance of retained earnings for future distribution stability after distribution for the 13th Fiscal Period is approximately 319 million JPY (351 JPY/unit)

Stabilized basis excluding temporary impact

Effect of property disposition/property tax effect/ reversal/reserve of retained earnings



Note: Amounts are calculated by dividing the amount of each item by the total number of investment units issued and outstanding. These are rounded down to the nearest JPY, so totals may not add up.

Ⅵ . Appendix

With the support of the MIRARTH HOLDINGS Group, aiming to maximize unitholder value, create a sustainable environment, and contribute to local communities and society through consideration of ESG - Environment, Social, and Governance - in asset management operations.

Basic Policy for Sustainability

1. Initiatives to prevent global warming
2. Reductions in environmental loads
3. Compliance and improvement of the internal structure
4. Communication with stakeholders
5. Proactive information disclosure

Materiality	Specific Initiatives	Related SDGs
E	1. Promoting initiatives for climate change (E)	① Reductions in GHG emissions
		② Effective use of water resources
		③ Management of waste
	2. Introduce renewable energy and continuously improve its usage rates	① Receive support and cooperation to promote initiatives to introduce renewable energy from the MIRARTH HOLDINGS Group
		② Review the introduction and implementation of renewable energy in various ways, including green certificates, PPA (Power Purchase Agreements), and small hydropower
	3. Reduce environmental loads and enhance resilience	① Increase portfolio resilience by making effective use of CAPEX
		② Promote the green lease system
		③ Enhance BCP
S	4. Improve employees and tenants' health and comfort	① Conduct employee satisfaction surveys continuously and continue dialogues with top management regularly
		② Promote flexible ways of working
		③ Conduct tenant satisfaction surveys continuously
	5. Respect human rights, diversity, and human resources development	① Promote education and awareness of human rights
		② Put a work environment conscious of diversity, equity, and inclusion in place
		③ Promote human resources development, enrich training programs, and encourage the acquisition of qualifications
G	6. Build a disciplined organizational structure and ensure stakeholder engagement	① Ban political donations and prevent corruption
		② Build an effective internal control system
		③ Promote disclosure

GRESB Assessment

- The GRESB Real Estate Assessment score fell due to a change in the scoring method, but **a Green Star rating was acquired for the sixth consecutive year.**
- Acquired the **highest A-level rating** in the GRESB Public Disclosure 2023 that measures the degree of ESG information disclosure



DBJ Green Building Certification



CASBEE Real Estate Certification



Environmental Initiatives

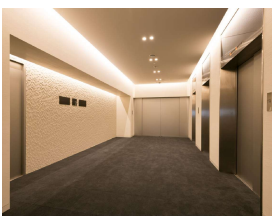
LED Conversion for Energy Saving (Example)



NT Building (entrance)



Yoyogi 1-chome Building (leased room)



Higashi-Ikebukuro Central Place (elevator lobby)

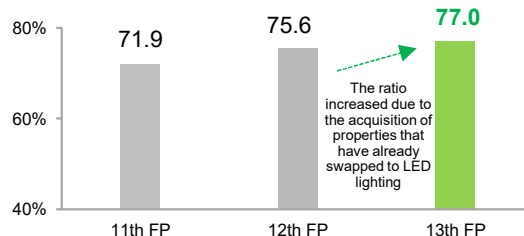


J City Hatchobori (common areas)

LED conversion rate

No. of Properties	Portfolio LED Conversion Rate	
51 properties	Total	Of which, 91.4% in common areas
	77.0%	Of which, 67.9% in exclusive areas

(Progress) * Ratios are calculated based on area



Initiatives to reduce the environmental impact of the portfolio and improve the indoor environment

- Working to protect water resources through initiatives aimed at reducing the water consumption of office buildings, such as the use of rainwater to flush toilets, tenant awareness-raising activities, and the installation of water-saving devices to reduce water usage

- Seeking to raise awareness of energy conservation and the 3Rs (reduce, reuse, recycle) and promoting reduction of greenhouse gas emissions and waste by putting up awareness-raising posters in common areas and areas exclusively owned by tenants

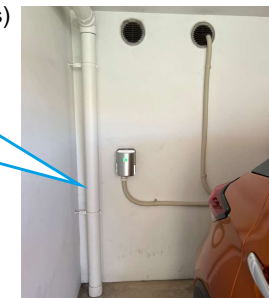


Social Initiatives

Promoting Tenant Communication

- Installing electric vehicle (EV) charging infrastructure to enhance customer satisfaction
Completed installation of "Terra Charge" EV vehicle charging outlets at 11 residential and 2 office properties (Total: 60 units)

Services available via smartphone apps to enhance convenience for residents and EV users Installation and application in progress at other properties



- Enhancing resilience (adaptability to disasters, etc.)
Disaster prevention chairs installed in elevators of Nagoya Center Plaza Building for use in event of emergency elevator shutdown due to disasters, power outages, or breakdowns

Adopted elevator disaster prevention chair equipped with various functions including emergency storage, emergency toilet, stool, and luggage storage; useful in both emergency situations and everyday life



ESG Information Disclosure

Disclosing Information on ESG Initiatives to a Wide Range of Investors and Other Stakeholders

● ESG website

URL: <https://takara-reit.co.jp/ja/esg/index.html>

⇒ Proactive disclosure of information through the establishment of a dedicated ESG website (updated in March 2024)

● ESG report

URL: <https://takara-reit.co.jp/asset/esg/img/esgreport-ja-2024.pdf>

⇒ Report on our approach to ESG and initiatives in general (issued in March 2024)

Corporate version of the hometown tax payment system (local revitalization support tax system)

The Asset Management Company used the corporate version of the hometown tax payment system to make a contribution to Saitama Prefecture's project for revitalizing towns, people and jobs.

1 Promotion of barrier free access through the development of wide walkways and the elimination of steps 3,265,000 thousand yen

(1) Promotion of the development of walkways that give peace of mind and safety 2,935,000 thousand yen

Developing walkways, giving priority to school routes and routes taken by preschoolers, to ensure the safety of pedestrians, especially children
(Places where work was done in FY2024: 100 places including Saitama-Fujimino-Tokorozawa Line)

(2) Provision of walking spaces that give safety and peace of mind 330,000 thousand yen

Ensuring walking spaces where elderly people and people with disabilities, etc. can walk safely and with peace of mind through the development of walkways without steps
(Places where work was done in FY2024: 11 places including Koshigaya-Yashio Line)

Examples of development

- Development of walkways (Kasahata Sayama Line: Sayama)

- Elimination of steps (Kumagaya Ogawa Chichibu Line: Ogawa)



Before development

After development



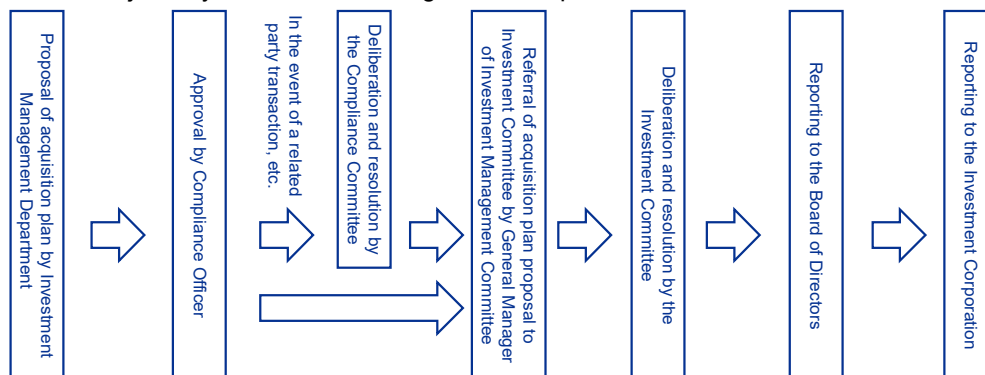
Before development

After development

Governance Initiatives

Decision-making Flow for Acquisition of Investment Assets

- Add a third-party real estate appraiser to members of the Investment Committee to ensure objectivity in decision-making for the acquisition of investment assets

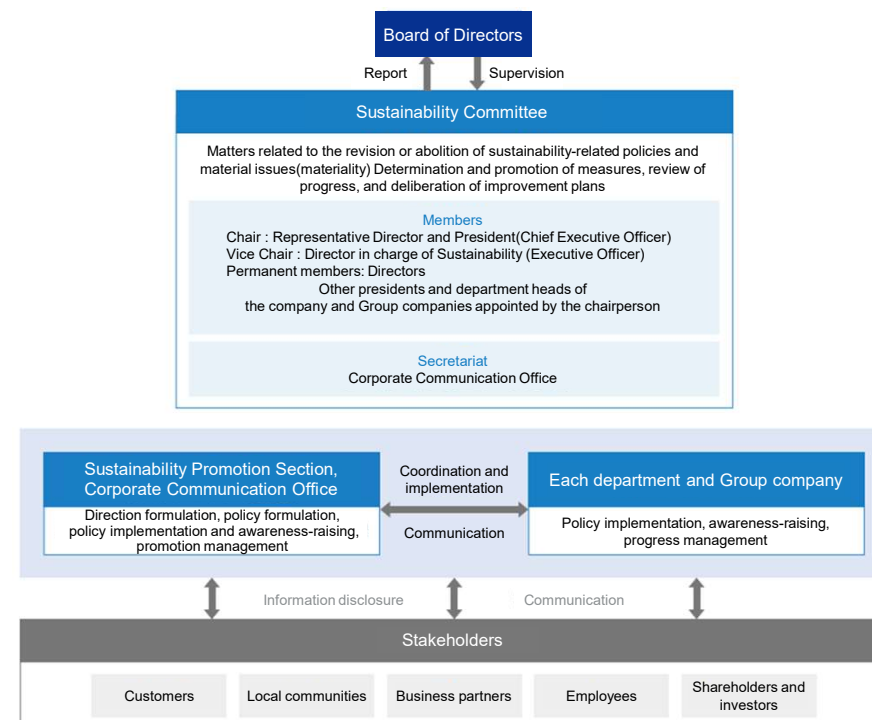


Use of Outside Experts in Internal Auditing

- Conducting internal audits at the Asset Management Company in collaboration with external experts
- ⇒ Ensuring objectivity in audits and addressing new or complex risks

Examples MIRARTH HOLDINGS Group Initiatives

Group Sustainability Promotion Structure



ZEH condominiums

- We are promoting the development of buildings with excellent environmental performance for the realization of a decarbonized society in line with the Group's policy of "Providing buildings and spaces that consider the environment"

LEBEN OITA EKIMAE
MINAMI LUXES



LEBEN TOYAMA
JINZUHONMACHI ONE TOWER



* ZEH (Net Zero Energy House): A house that simultaneously achieves a "comfortable indoor environment" and a "net annual residential energy consumption of approximately zero or less."

Usage	Property Number	Property Name	End of March 2024	End of April 2024	End of May 2024	End of June 2024	End of July 2024	End of August 2024
Residence	R-01	Amare Tokaidori	90.6	90.6	91.7	93.4	94.6	93.4
	R-02	Dormy Ukimafunado	100.0	100.0	100.0	100.0	100.0	100.0
	R-03	Benefis Hakata-Minami Grand Sweet	100.0	100.0	97.5	97.5	95.0	97.5
	R-04	LUXENA HIGASHI-KOENJI	95.1	95.1	95.3	95.3	96.4	93.8
	R-06	J City Hatchobori	96.6	91.2	91.4	93.6	93.6	91.4
	R-07	LUXENA HEIWADAI	95.5	96.7	100.0	98.7	97.7	100.0
	R-08	LUXENA KACHIDOKI	96.2	100.0	100.0	92.2	92.2	96.1
	R-09	LUXENA HON-ATSUGI	92.1	97.4	98.7	98.7	97.3	98.7
	R-10	LUXENA KADOMA	99.4	94.9	95.5	98.6	98.1	99.4
	R-11	LUXENA TODAKOEN	100.0	100.0	100.0	100.0	98.0	97.9
	R-12	LUXENA TODAKOEN II	100.0	96.8	93.7	96.9	100.0	96.9
	R-13	LUXENA AKIHABARA	96.4	100.0	100.0	98.7	96.4	87.6
	R-14	Fiore Residence Dejima Kaigan Dori	87.3	89.0	87.0	87.0	89.1	89.3
	R-15	LUXENA MUSASHI-SHINJO	98.7	98.7	98.7	100.0	98.7	100.0
	R-16	LUXENA NAGAREYAMA OTAKANOMORI	96.0	96.6	97.3	97.9	99.1	100.0
	R-17	PRIME SQUARE	100.0	100.0	100.0	100.0	100.0	100.0
	R-18	Winbell Chorus SeisekiSakuragaoka	96.2	88.8	84.9	94.4	96.6	96.3
	R-19	MARE Isogo Building	100.0	100.0	100.0	100.0	100.0	100.0
	R-20	TLR Residence Kawasaki Daishi	98.6	94.4	93.1	95.8	97.2	95.8
	R-21	TLR Residence Honmachi WEST	98.0	95.2	93.2	93.7	95.1	95.1
	R-22	TLR Residence Takaida	100.0	100.0	98.6	98.6	95.6	94.6
	R-23	LUXENA KITASENJU	86.7	93.8	100.0	100.0	98.5	98.5
	R-24	La Vita Higashi Ueno	94.9	94.9	95.6	95.6	95.6	95.6
	R-25	LUXENA JOSHIN	96.5	87.1	89.6	89.6	96.5	100.0
	R-26	LUXENA UMEKOJI-KYOTONISHI	100.0	98.1	96.2	94.2	94.2	96.2
	R-27	LUXENA KIYOMIZU-GOJO	100.0	100.0	100.0	100.0	97.5	92.2
	R-28	La Vita Nijo Gekko	100.0	93.5	96.8	100.0	100.0	100.0
	R-29	La Vita Toji	100.0	96.7	93.3	100.0	93.3	100.0
	R-30	TLR Residence Namba east	100.0	94.4	97.3	97.3	100.0	100.0
	R-31	TLR Residence Ryogoku	96.8	96.8	96.8	100.0	98.4	98.4

Usage	Property Number	Property Name	End of March 2024	End of April 2024	End of May 2024	End of June 2024	End of July 2024	End of August 2024
Residence	R-32	TLR Residence Otorii	95.3	100.0	100.0	98.2	100.0	94.7
	R-33	TLR Residence Kameari	87.0	87.0	84.9	94.5	95.2	95.2
	R-34	Fiel Kiyofune	100.0	100.0	100.0	100.0	100.0	100.0
	R-35	SERENiTE Namba west	96.7	91.1	91.1	92.2	92.2	90.0
	R-36	Colline Ensoleille	100.0	97.8	97.8	100.0	100.0	100.0
	R-37	Rock Field Nishi-Oi	100.0	100.0	100.0	100.0	100.0	100.0
	R-38	La Vita YATSUKA-EKIMAE I・II	98.1	100.0	100.0	100.0	98.1	96.1
	R-39	La Vita Shin-Okachimachi	100.0	100.0	100.0	100.0	100.0	100.0
	R-40	LUXENA TOYOCHO	100.0	95.8	95.8	92.4	88.2	88.3
	R-41	La Vita NAMBA MOTOMACHI	98.5	100.0	98.5	96.9	93.8	95.4
	R-42	TLR Residence Machida	97.7	95.4	94.3	95.4	91.9	94.2
	R-43	Ark Stage I・II	87.5	89.2	95.3	100.0	100.0	98.7
	Residence Total		96.9	96.1	96.3	97.2	96.8	96.7
Office	O-01	NT Building	100.0	100.0	100.0	100.0	100.0	100.0
	O-02	Higashi-Ikebukuro Central Place	88.8	88.8	88.8	92.3	92.3	92.3
	O-03	Nagoya Center Plaza Building	100.0	100.0	100.0	100.0	100.0	100.0
	O-05	Omiya NSD Building	100.0	100.0	100.0	100.0	100.0	85.0
	O-07	Hakata Gion Building	87.1	87.1	87.1	87.1	92.7	100.0
	O-09	L.Biz Jimbocho	100.0	100.0	100.0	100.0	100.0	100.0
	O-11	L.Biz Sendai	100.0	100.0	100.0	100.0	100.0	100.0
	O-12	Sendai Nikko Building	100.0	100.0	100.0	100.0	100.0	100.0
	O-19	Yoyogi 1-chome Building	100.0	100.0	100.0	100.0	100.0	100.0
	O-20	Kawagoe West Building	100.0	100.0	100.0	100.0	100.0	100.0
	O-21	HAKATA REISENMACHI Building	100.0	100.0	100.0	100.0	100.0	100.0
	O-22	TLR Kashiwa Building	95.2	95.2	95.2	95.2	95.2	95.2
	O-23	solala garden OFFICE	88.3	88.3	88.3	100.0	100.0	100.0
	Office Total		96.8	96.8	96.8	97.6	98.0	97.4

Usage	Property Number	Property Name	End of March 2024	End of April 2024	End of May 2024	End of June 2024	End of July 2024	End of August 2024
Retail	C-01	Prio Daimyo II	100.0	100.0	100.0	100.0	100.0	100.0
	C-03	TA Shonan Kugenumakaigan	100.0	100.0	100.0	100.0	100.0	100.0
	C-05	YAMADA web.com Matsuyama Toiyacho	100.0	100.0	100.0	100.0	100.0	100.0
	C-06	Tecc LIFE SELECT Kobe Tarumi (Land)	100.0	100.0	100.0	100.0	100.0	100.0
	C-07	AEON STYLE Onomichi (Land)	100.0	100.0	100.0	100.0	100.0	100.0
	C-08	WECARS Sapporo Kiyota (Land)	100.0	100.0	100.0	100.0	100.0	100.0
	C-09	CM Daiki Onomichi (Land)	100.0	100.0	100.0	100.0	100.0	100.0
	C-10	Cainz Omiya	100.0	100.0	100.0	100.0	100.0	100.0
	C-11	APiTA NAGOYA-MINAMI	100.0	100.0	100.0	100.0	100.0	100.0
	C-12	WECARS Kounosu (Land)	100.0	100.0	100.0	100.0	100.0	100.0
	C-13	YAMADA web.com Nara	100.0	100.0	100.0	100.0	100.0	100.0
	C-14	Tecc Land Hachioji Takao	100.0	100.0	100.0	100.0	100.0	100.0
	Retail Total		100.0	100.0	100.0	100.0	100.0	100.0
Hotel	H-01	Dormy Inn Matsuyama	100.0	100.0	100.0	100.0	100.0	100.0
	H-03	Dormy Inn Morioka	100.0	100.0	100.0	100.0	100.0	100.0
	H-04	ACCESS by LOISIR HOTEL Nagoya	100.0	100.0	100.0	100.0	100.0	100.0
	Hotel Total		100.0	100.0	100.0	100.0	100.0	100.0
Portfolio Total			98.6	98.3	98.4	98.8	98.7	98.6

Usage	Property Number	Property Name	Acquisition price (million JPY)	Book value at end of period (million JPY)	Period Ended February 29, 2024 (12th FP)			Period Ended August 31, 2024 (13th FP)			Difference				Appraisal Value - Book Value (End of 13th FP) (million JPY)
					Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Major factors for difference	
Resi- dence	R-01	Amare Tokaidori	1,100	1,033	1,210	57	4.3%	1,210	57	4.3%	—	0	—		176
	R-02	Dormy Ukimafunado	1,080	1,076	1,150	56	4.3%	1,150	56	4.3%	—	0	—		73
	R-03	Benefis Hakata Minami Grand Sweet	1,032	976	1,240	54	4.1%	1,240	54	4.1%	—	0	—		263
	R-04	LUXENA HIGASHI-KOENJI	1,060	1,063	1,200	44	3.5%	1,230	45	3.5%	30	0	—	Unit rent	166
	R-06	J City Hatchobori	1,200	1,174	1,260	64	4.7%	1,260	65	4.7%	—	0	—		85
	R-07	LUXENA HEIWADAI	3,910	3,858	4,520	172	3.7%	4,560	174	3.7%	40	1	—	Unit rent	701
	R-08	LUXENA KACHIDOKI	1,120	1,114	1,360	47	3.4%	1,370	47	3.4%	10	0	—	Unit rent	255
	R-09	LUXENA HON-ATSUGI	705	707	793	38	4.5%	785	40	4.5%	-8	1	—		77
	R-10	LUXENA KADOMA	2,000	2,073	2,240	97	4.2%	2,190	98	4.2%	-50	1	—	ER Repair expenses	116
	R-11	LUXENA TODAKOEN	910	933	978	39	3.9%	986	40	3.9%	8	0	—		52
	R-12	LUXENA TODAKOEN II	1,200	1,227	1,280	51	3.9%	1,290	52	3.9%	10	0	—	Taxes and duesInsurance premiums The occupancy rate decreased.	62
	R-13	LUXENA AKIHABARA	2,300	2,338	2,430	81	3.2%	2,420	81	3.2%	-10	0	—		81
	R-14	Fiore Residence Dejima Kaigan Dori	560	584	603	29	4.4%	603	29	4.4%	—	0	—		18
	R-15	LUXENA MUSASHI-SHINJO	1,900	1,938	2,060	83	3.9%	2,070	83	3.9%	10	0	—	Renewal charges	131
	R-16	LUXENA NAGAREYAMA OTAKANOMORI	2,840	2,887	3,190	132	4.0%	3,280	136	4.0%	90	4	—	Unit rent	392
	R-17	PRIME SQUARE	620	638	749	32	4.1%	751	32	4.1%	2	0	—		112
	R-18	Winbell Chorus SeisekiSakuragaoka	730	749	871	40	4.1%	874	40	4.1%	3	0	—		124
	R-19	MARE Isogo Building	1,900	1,982	2,200	102	4.4%	2,220	104	4.4%	20	1	—	Unit rent	237
	R-20	TLR Residence Kawasaki Daishi	1,346	1,433	1,390	55	3.8%	1,390	55	3.8%	—	0	—		-43
	R-21	TLR Residence Honmachi WEST	3,479	3,664	3,470	125	3.5%	3,470	125	3.5%	—	0	—		-194
	R-22	TLR Residence Takaida	942	1,001	1,010	43	4.0%	1,010	43	4.0%	—	0	—		8
	R-23	LUXENA KITASENJU	1,540	1,586	1,600	58	3.5%	1,620	59	3.5%	20	0	—	Unit rent	33
	R-24	La Vita Higashi Ueno	1,280	1,305	1,280	44	3.3%	1,280	44	3.3%	—	0	—		-25
	R-25	LUXENA JOSHIN	620	648	648	27	4.1%	653	27	4.1%	5	0	—		4
	R-26	LUXENA UMEKOJI-KYOTONISHI	725	753	785	31	3.8%	792	31	3.8%	7	0	—		38

Usage	Property Number	Property Name	Acquisition price (million JPY)	Book value at end of period (million JPY)	Period Ended February 29, 2024 (12th FP)			Period Ended August 31, 2024 (13th FP)			Difference				Appraisal Value - Book Value (End of 13th FP) (million JPY)
					Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Major factors for difference	
Residence	R-27	LUXENA KIYOMIZU-GOJO	515	537	595	23	3.7%	595	23	3.7%	—	0	—		57
	R-28	La Vita Nijo Gekko	515	534	541	21	3.8%	546	21	3.8%	5	0	—		11
	R-29	La Vita Toji	465	485	485	19	3.8%	488	19	3.8%	3	0	—		2
	R-30	TLR Residence Namba east	675	695	722	29	3.8%	723	29	3.8%	1	0	—		27
	R-31	TLR Residence Ryogoku	2,000	2,048	2,030	71	3.3%	2,030	71	3.3%	—	0	—		-18
	R-32	TLR Residence Otorii	1,470	1,510	1,480	52	3.4%	1,480	52	3.4%	—	0	—		-30
	R-33	TLR Residence Kameari	1,900	1,954	1,860	67	3.5%	1,810	65	3.5%	-50	-1	—	Unit rent	-144
	R-34	Fiel Kiyofune	1,500	1,607	1,510	70	4.1%	1,510	70	4.1%	—	0	—		-97
	R-35	SERENiTE Namba west	1,300	1,350	1,330	56	3.9%	1,320	56	3.9%	-10	0	—	Average parking costTaxes and dues	-30
	R-36	Colline Ensoleille	970	1,005	998	48	4.1%	1,010	49	4.1%	12	0	—	Unit rent	4
	R-37	Rock Field Nishi-Oi	535	554	545	19	3.3%	545	19	3.3%	—	0	—		-9
	R-38	La Vita YATSUKA-EKIMAE I・II	970	1,009	989	50	4.6%	990	50	4.6%	1	0	—		-19
	R-39	La Vita Shin-Okachimachi	500	519	509	17	3.2%	510	17	3.2%	1	0	—		-9
	R-40	LUXENA TOYOCHO	4,143	4,286	—	—	—	4,980	162	3.2%	—	—	—		693
	R-41	La Vita NAMBA MOTOMACHI	1,130	1,182	—	—	—	1,220	48	3.8%	—	—	—		37
	R-42	TLR Residence Machida	2,199	2,285	—	—	—	2,310	84	3.6%	—	—	—		24
	R-43	Ark Stage I・II	1,064	1,109	—	—	—	1,070	52	4.1%	—	—	—		-39
	Residence Total		57,950	59,427	53,111	2,165	—	62,841	2,524	—	150	11	—		3,413
Office	O-01	NT Building	12,350	12,873	12,600	500	3.7%	12,600	499	3.7%	—	0	—		-273
	O-02	Higashi-Ikebukuro Central Place	9,780	9,925	10,900	417	3.7%	10,900	426	3.8%	—	8	0.1%		974
	O-03	Nagoya Center Plaza Building	4,870	5,247	5,380	261	4.5%	5,390	261	4.5%	10	0	—	Unit rent	142
	O-05	Omiya NSD Building	3,493	3,722	3,900	183	4.4%	3,900	182	4.4%	—	0	—		177
	O-07	Hakata Gion Building	2,500	2,567	2,980	124	4.0%	3,140	129	4.0%	160	4	—	Unit rent	572
	O-09	L.Biz Jimbocho	1,006	1,007	1,170	44	3.6%	1,170	44	3.6%	—	0	—		162
	O-11	L.Biz Sendai	1,680	1,659	1,630	88	4.6%	1,630	88	4.6%	—	0	—		-29
	O-12	Sendai Nikko Building	1,740	1,848	1,750	83	4.0%	1,740	83	4.0%	-10	0	—	Depreciable asset tax	-108

Usage	Property Number	Property Name	Acquisition price (million JPY)	Book value at end of period (million JPY)	Period Ended February 29, 2024 (12th FP)			Period Ended August 31, 2024 (13th FP)			Difference				Appraisal Value - Book Value (End of 13th FP) (million JPY)
					Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Period-end Appraisal Value (Unit: million JPY)	Appraised NOI yield (million JPY)	Direct capitalization method yield	Major factors for difference	
Office	O-19	Yoyogi 1-chome Building	1,850	1,914	2,170	74	3.2%	2,170	74	3.2%	—	0	—		255
	O-20	Kawagoe West Building	2,600	2,626	2,820	128	4.4%	2,820	128	4.4%	—	0	—		193
	O-21	HAKATA REISENMACHI Building	2,700	2,781	2,550	96	3.7%	2,560	96	3.7%	10	0	—	Utilities expenses	-221
	O-22	TLR Kashiwa Building	2,905	2,943	—	—	—	2,960	132	4.1%	—	—	—		16
	O-23	solala garden OFFICE	1,130	1,104	—	—	—	1,210	55	4.1%	—	—	—		105
		Office Total	48,604	50,221	47,850	2,004	—	52,190	2,205	—	170	12	—		1,968
Retail	C-01	Prio Daimyo II	980	995	1,150	48	4.0%	1,150	47	4.0%	—	0	—		154
	C-03	TA Shonan Kugenumakaigan	500	497	571	27	4.7%	571	27	4.7%	—	0	—		73
	C-05	YAMADA web.com Matsuyama Toiyacho	4,030	3,927	4,410	301	6.8%	4,410	301	6.8%	—	0	—		482
	C-06	Tecc LIFE SELECT Kobe Tarumi (Land)	4,227	4,281	4,250	(Note)	(Note)	4,260	(Note)	(Note)	10	(Note)	—	Higher benchmark prices	-21
	C-07	AEON STYLE Onomichi (Land)	900	930	1,040	49	4.7%	1,040	49	4.7%	—	0	—		109
	C-08	WECARS Sapporo Kiyota (Land)	1,610	1,650	1,760	(Note)	(Note)	1,740	(Note)	(Note)	-20	(Note)	—	Taxes and dues	89
	C-09	DCM Daiki Onomichi (Land)	1,170	1,193	1,240	65	5.3%	1,240	65	5.3%	—	0	—		46
	C-10	Cainz Omiya	2,520	2,528	2,600	125	4.4%	2,600	126	4.4%	—	0	—		71
	C-11	APiTA NAGOYA-MINAMI	7,800	8,034	8,250	402	4.6%	8,290	404	4.6%	40	1	—	Taxes and duesInsurance premiums	255
	C-12	WECARS Kounosu (Land)	2,150	2,181	2,280	(Note)	(Note)	2,280	(Note)	(Note)	—	(Note)	—		98
	C-13	YAMADA web.com Nara	4,850	5,012	5,180	274	5.2%	5,180	274	5.2%	—	0	—		167
	C-14	Tecc Land Hachioji Takao	4,710	4,859	—	—	—	4,890	212	4.3%	—	—	—		30
		Retail Total	35,447	36,091	32,731	1,670	—	37,651	1,885	—	30	2	—		1,559
Hotel	H-01	Dormy Inn Matsuyama	2,427	2,213	2,590	132	4.9%	2,590	132	4.9%	—	0	—		376
	H-03	Dormy Inn Morioka	2,520	2,278	2,620	130	4.8%	2,620	130	4.8%	—	0	—		341
	H-04	ACCESS by LOISIR HOTEL Nagoya	2,500	2,454	2,370	105	4.0%	2,740	121	4.0%	370	15	—	Affordable rent	285
		Hotel Total	7,447	6,946	7,580	368	—	7,950	384	—	370	16	—		1,003
Portfolio Total			149,449	152,687	141,272	6,208	—	160,632	6,999	—	720	41	—		7,944

(Note) This information is not presented as the DCF method is the only method applied to Tecc LIFE SELECT KobeTarumi (Land), WECARS Sapporo Kiyota (Land) and WECARS Konosu (Land).

Profit and Loss by Property

(Unit: thousand yen)

Property Name	R-01 Amare Tokaidori	R-02 Dormy Ukimafunado	R-03 Benefis Hakata Minami Grand Sweet	R-04 LUXENA HIGASHI- KOENJI	R-06 J City Hatchobori	R-07 LUXENA HEIWADAI
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	36,678	31,676	37,281	30,716	40,951	116,741
Leasing business revenue	36,181	31,645	35,233	29,488	39,993	110,467
Other leasing business revenue	496	30	2,048	1,228	957	6,273
② Operating expenses from real estate leasing business	9,569	2,729	9,685	8,842	10,006	19,595
Management fees	5,417	316	3,245	3,667	3,997	9,266
Utilities expenses	319	10	274	242	391	1,862
Taxes and dues	2,197	1,718	2,640	1,600	3,000	5,133
Insurance premiums	89	68	85	44	86	200
Repair expenses	1,069	291	2,816	2,961	2,184	2,574
Trust fees	300	300	300	300	300	375
Other expenses	175	24	322	26	46	182
③ NOI (①-②)	27,109	28,947	27,595	21,873	30,945	97,145
④ Depreciation	9,867	3,144	6,918	4,296	5,266	12,134
⑤ Operating income from real estate leasing business (③-④)	17,241	25,803	20,676	17,577	25,678	85,011
⑥ Acquisition price	1,100,000	1,080,000	1,032,000	1,060,000	1,200,000	3,910,000
⑦ NOI yield (% , annualized)	4.89	5.32	5.30	4.09	5.12	4.93

Profit and Loss by Property

(Unit: thousand yen)

Property Name	R-08	R-09	R-10	R-11	R-12	R-13
	LUXENA KACHIDOKI	LUXENA HON-ATSUGI	LUXENA KADOMA	LUXENA TODAKOEN	LUXENA TODAKOEN II	LUXENA AKIHABARA
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	31,826	28,781	70,864	27,087	35,469	51,696
Leasing business revenue	29,762	25,598	65,518	25,894	33,992	50,056
Other leasing business revenue	2,063	3,183	5,345	1,193	1,476	1,639
② Operating expenses from real estate leasing business	6,455	8,881	16,937	6,127	7,071	9,575
Management fees	3,852	3,122	7,287	2,956	3,548	5,675
Utilities expenses	309	889	2,249	312	319	352
Taxes and dues	1,101	1,086	5,156	1,642	1,483	2,295
Insurance premiums	47	62	167	45	70	74
Repair expenses	744	3,710	1,880	802	1,235	849
Trust fees	375	—	—	300	300	300
Other expenses	24	10	196	69	113	27
③ NOI (①-②)	25,371	19,900	53,926	20,959	28,397	42,121
④ Depreciation	5,043	3,557	17,199	5,652	6,794	6,854
⑤ Operating income from real estate leasing business (③ - ④)	20,327	16,343	36,727	15,307	21,603	35,267
⑥ Acquisition price	1,120,000	705,000	2,000,000	910,000	1,200,000	2,300,000
⑦ NOI yield (% , annualized)	4.49	5.60	5.35	4.57	4.69	3.63

(Unit: thousand yen)

Property Name	R-14 Fiore Residence Dejima Kaigan Dori	R-15 LUXENA MUSASHI- SHINJO	R-16 LUXENA NAGAREYAMA OTAKANOMORI	R-17 PRIME SQUARE	R-18 Winbell Chorus SeisekiSakuragaoka	R-19 MARE Isogo Building
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	19,568	50,359	90,632	18,421	29,551	60,762
Leasing business revenue	18,270	49,645	86,477	18,421	27,295	60,562
Other leasing business revenue	1,298	714	4,154	—	2,255	199
② Operating expenses from real estate leasing business	9,166	9,183	16,207	2,284	9,094	7,580
Management fees	3,501	4,602	7,400	184	3,830	3,764
Utilities expenses	997	320	1,491	—	616	638
Taxes and dues	1,426	3,250	4,156	1,300	1,710	2,408
Insurance premiums	57	88	189	44	71	128
Repair expenses	2,854	592	2,581	368	2,471	314
Trust fees	300	300	375	375	375	300
Other expenses	29	28	12	13	19	25
③ NOI (①-②)	10,402	41,176	74,425	16,136	20,456	53,182
④ Depreciation	3,976	9,051	18,814	3,610	3,544	9,899
⑤ Operating income from real estate leasing business (③ -④)	6,425	32,125	55,611	12,526	16,912	43,282
⑥ Acquisition price	560,000	1,900,000	2,840,000	620,000	730,000	1,900,000
⑦ NOI yield (% , annualized)	3.68	4.30	5.20	5.16	5.56	5.55

Profit and Loss by Property

(Unit: thousand yen)

Property Name	R-20 TLR Residence Kawasaki Daishi	R-21 TLR Residence Honmachi WEST	R-22 TLR Residence Takaida	R-23 LUXENA KITASENJU	R-24 La Vita Higashi Ueno	R-25 LUXENA JOSHIN
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	36,108	74,562	27,365	40,099	25,945	18,488
Leasing business revenue	32,712	71,898	26,204	36,198	25,042	17,281
Other leasing business revenue	3,396	2,664	1,160	3,900	902	1,206
② Operating expenses from real estate leasing business	11,938	17,851	8,923	10,106	4,435	5,957
Management fees	5,466	8,058	4,597	5,813	2,257	2,657
Utilities expenses	254	606	900	323	219	187
Taxes and dues	2,065	5,110	1,860	2,048	960	1,341
Insurance premiums	62	152	78	63	33	46
Repair expenses	3,760	3,596	1,007	1,440	489	922
Trust fees	300	300	450	300	400	300
Other expenses	28	27	29	116	75	501
③ NOI (①-②)	24,170	56,710	18,441	29,993	21,509	12,531
④ Depreciation	7,606	10,881	4,780	7,385	3,588	4,226
⑤ Operating income from real estate leasing business (③-④)	16,564	45,829	13,661	22,608	17,921	8,304
⑥ Acquisition price	1,346,153	3,479,011	942,120	1,540,000	1,280,000	620,000
⑦ NOI yield (% , annualized)	3.56	3.23	3.88	3.86	3.33	4.01

Profit and Loss by Property

(Unit: thousand yen)

Property Name	R-26 LUXENA UMEKOJI- KYOTONISHI	R-27 LUXENA KIYOMIZU- GOJO	R-28 La Vita Nijo Gekko	R-29 La Vita Toji	R-30 TLR Residence Namba east	R-31 TLR Residence Ryogoku
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	22,349	17,813	15,147	15,528	20,723	48,036
Leasing business revenue	21,028	16,844	14,365	13,081	20,303	45,822
Other leasing business revenue	1,320	968	781	2,446	420	2,214
② Operating expenses from real estate leasing business	7,159	4,452	4,278	5,518	4,392	9,099
Management fees	3,321	1,932	1,946	3,312	1,752	4,104
Utilities expenses	486	439	324	158	258	548
Taxes and dues	1,770	1,215	1,120	1,177	1,297	2,461
Insurance premiums	49	38	31	30	47	81
Repair expenses	1,200	448	523	508	707	1,493
Trust fees	300	300	300	300	300	375
Other expenses	31	77	31	31	29	34
③ NOI (①-②)	15,189	13,360	10,869	10,009	16,330	38,937
④ Depreciation	4,904	2,943	2,657	3,146	4,572	2,610
⑤ Operating income from real estate leasing business (③ - ④)	10,285	10,417	8,211	6,863	11,757	36,326
⑥ Acquisition price	725,000	515,000	515,000	465,000	675,000	2, 000, 000
⑦ NOI yield (% , annualized)	4.16	5.15	4.19	4.27	4.80	3.86

Profit and Loss by Property

(Unit: thousand yen)

Property Name	R-32	R-33	R-34	R-35	R-36	R-37
	TLR Residence Otorii	TLR Residence Kameari	Fiel Kiyofune	SERENiTE Namba west	Colline Ensoleille	Rock Field Nishi-Oi
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	32,731	40,263	46,285	33,565	32,987	12,396
Leasing business revenue	31,693	38,372	45,812	32,756	32,334	12,138
Other leasing business revenue	1,038	1,891	472	809	653	258
② Operating expenses from real estate leasing business	7,005	15,100	9,826	10,721	7,304	2,758
Management fees	3,862	9,809	1,891	4,797	3,265	1,434
Utilities expenses	241	652	587	456	419	135
Taxes and dues	1,590	2,433	3,884	2,046	2,505	750
Insurance premiums	57	78	185	93	115	24
Repair expenses	843	1,723	2,863	2,927	597	15
Trust fees	375	375	375	375	375	375
Other expenses	34	28	39	26	25	24
③ NOI (①-②)	25,726	25,163	36,458	22,843	25,683	9,638
④ Depreciation	4,194	6,061	6,273	5,768	3,261	1,550
⑤ Operating income from real estate leasing business (③-④)	21,531	19,102	30,185	17,075	22,421	8,087
⑥ Acquisition price	1,470,000	1,900,000	1,500,000	1,300,000	970,000	535,000
⑦ NOI yield (% , annualized)	3.47	2.63	4.82	3.49	5.25	3.57

Profit and Loss by Property

(Unit: thousand yen)

Property Name	R-38 La Vita YATSUKA- EKIMAE I-II	R-39 La Vita Shin- Okachimachi	R-40 LUXENA TOYOCHO	R-41 La Vita NAMBA MOTOMACHI	R-42 TLR Residence Machida	R-43 Ark Stage I-II
						
Days in operation	184	184	181	181	181	181
① Operating revenue from real estate leasing business	36,976	10,921	102,266	31,208	55,183	34,349
Leasing business revenue	36,174	10,887	91,927	30,501	52,641	34,327
Other leasing business revenue	801	33	10,339	707	2,542	21
② Operating expenses from real estate leasing business	9,045	2,292	16,368	4,634	8,173	7,614
Management fees	3,560	1,168	12,498	3,564	5,690	4,847
Utilities expenses	643	131	640	260	428	474
Taxes and dues	2,558	577	—	—	—	—
Insurance premiums	110	16	157	61	94	155
Repair expenses	1,402	—	2,547	339	1,552	1,830
Trust fees	750	375	395	395	395	296
Other expenses	19	24	129	13	12	11
③ NOI (①-②)	27,930	8,628	85,897	26,573	47,010	26,734
④ Depreciation	5,602	1,502	11,781	4,991	9,690	3,623
⑤ Operating income from real estate leasing business (③-④)	22,328	7,126	74,115	21,582	37,319	23,111
⑥ Acquisition price	970,000	500,000	4,143,000	1,130,000	2,199,000	1,064,000
⑦ NOI yield (% , annualized)	5.71	3.42	4.18	4.74	4.31	5.07


Profit and Loss by Property

(Unit: thousand yen)

Property Name	O-01	O-02	O-03	O-05	O-07	O-09
	NT Building	Higashi-Ikebukuro Central Place	Nagoya Center Plaza Building	Omiya NSD Building	Hakata Gion Building	L.Biz Jimbocho
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	333,968	250,039	201,704	126,629	78,873	26,968
Leasing business revenue	307,326	215,317	183,667	119,580	72,874	26,527
Other leasing business revenue	26,641	34,721	18,036	7,048	5,998	440
② Operating expenses from real estate leasing business	82,224	52,275	67,545	36,994	30,637	4,460
Management fees	21,628	15,504	25,511	19,474	14,463	1,780
Utilities expenses	30,223	17,288	22,083	6,597	6,254	—
Taxes and dues	26,481	16,135	17,159	8,966	8,886	1,926
Insurance premiums	672	399	605	210	181	30
Repair expenses	2,664	2,545	1,559	1,383	420	400
Trust fees	400	375	300	300	400	300
Other expenses	154	28	326	61	32	24
③ NOI (①-②)	251,744	197,763	134,159	89,635	48,235	22,507
④ Depreciation	59,798	35,499	38,465	13,181	17,284	2,888
⑤ Operating income from real estate leasing business (③ - ④)	191,945	162,263	95,693	76,453	30,951	19,618
⑥ Acquisition price	12,350,000	9,780,000	4,870,000	3,493,900	2,500,000	1,006,000
⑦ NOI yield (% , annualized)	4.04	4.01	5.46	5.09	3.83	4.44

Profit and Loss by Property

(Unit: thousand yen)

Property Name	O-11	O-12	O-19	O-20	O-21	O-22
	L.Biz Sendai	Sendai Nikko Building	Yoyogi 1-chome Building	Kawagoe West Building	HAKATA REISENMACHI Building	TLR Kashiwa Building
						
Days in operation	184	184	184	184	184	181
① Operating revenue from real estate leasing business	70,205	65,346	42,658	89,423	65,562	82,564
Leasing business revenue	61,539	61,944	42,658	81,706	62,535	74,672
Other leasing business revenue	8,665	3,402	—	7,716	3,026	7,892
② Operating expenses from real estate leasing business	21,519	21,951	4,665	19,706	15,472	15,467
Management fees	7,774	5,823	1,101	6,980	4,760	6,557
Utilities expenses	6,625	5,807	—	7,248	3,497	7,832
Taxes and dues	5,291	8,905	3,048	4,261	6,647	—
Insurance premiums	173	134	49	100	99	140
Repair expenses	1,326	92	80	685	139	528
Trust fees	300	450	375	400	300	395
Other expenses	28	739	11	30	28	13
③ NOI (①-②)	48,685	43,394	37,992	69,716	50,089	67,097
④ Depreciation	10,375	9,487	3,920	9,243	10,049	7,016
⑤ Operating income from real estate leasing business (③-④)	38,309	33,907	34,071	60,473	40,039	60,080
⑥ Acquisition price	1,680,000	1,740,000	1,850,000	2,600,000	2,700,000	2,905,000
⑦ NOI yield (% , annualized)	5.75	4.95	4.07	5.32	3.68	4.66

(Unit: thousand yen)

Property Name	O-23 solala garden OFFICE	C-01 Prio Daimyo II	C-03 TA Shonan Kugenumakaigan	C-05 YAMADA web.com Matsuyama Toiyacho	C-06 Tecc LIFE SELECT Kobe Tarumi (Land)	C-07 AEON STYLE Onomichi (Land)
						
Days in operation	181	184	184	184	184	184
① Operating revenue from real estate leasing business	36,916	33,044	17,738	(Note)	(Note)	28,560
Leasing business revenue	35,546	29,489	15,816	(Note)	(Note)	28,560
Other leasing business revenue	1,370	3,555	1,921	(Note)	(Note)	—
② Operating expenses from real estate leasing business	9,187	6,952	3,909	(Note)	(Note)	4,054
Management fees	7,467	1,353	1,058	(Note)	(Note)	142
Utilities expenses	1,322	2,881	1,777	(Note)	(Note)	—
Taxes and dues	1	2,216	904	(Note)	(Note)	3,902
Insurance premiums	48	21	16	(Note)	(Note)	—
Repair expenses	40	50	142	(Note)	(Note)	—
Trust fees	296	400	—	(Note)	(Note)	—
Other expenses	11	30	10	(Note)	(Note)	8
③ NOI (①-②)	27,729	26,092	13,829	153,086	103,068	24,505
④ Depreciation	3,783	1,390	1,365	15,654	—	—
⑤ Operating income from real estate leasing business (③-④)	23,945	24,701	12,463	137,431	103,068	24,505
⑥ Acquisition price	1,130,000	980,000	500,000	4,030,000	4,227,000	900,000
⑦ NOI yield (% , annualized)	4.95	5.28	5.49	7.54	4.84	5.40

Profit and Loss by Property

(Unit: thousand yen)

Property Name	C-08 WECARS Sapporo Kiyota (Land)	C-09 CM Daiki Onomichi (Land)	C-10 Cainz Omiya	C-11 APiTA NAGOYA- MINAMI	C-12 WECARS Kounosu (Land)	C-13 YAMADA web.com Nara
						
Days in operation	184	184	184	184	184	184
① Operating revenue from real estate leasing business	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Leasing business revenue	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Other leasing business revenue	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
② Operating expenses from real estate leasing business	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Management fees	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Utilities expenses	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Taxes and dues	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Insurance premiums	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Repair expenses	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Trust fees	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
Other expenses	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	36,782	(Note)	65,303	211,495	48,454	137,039
④ Depreciation	—	—	9,443	28,400	—	11,828
⑤ Operating income from real estate leasing business (③ - ④)	36,782	(Note)	55,859	183,095	48,454	125,210
⑥ Acquisition price	1,610,000	1,170,000	2,520,000	7,800,000	2,150,000	4,850,000
⑦ NOI yield (% , annualized)	4.53	(Note)	5.14	5.38	4.47	5.61

(Unit: thousand yen)

Property Name	C-14 Tecc Land Hachioji Takao	H-01 Dormy Inn Matsuyama	H-03 Dormy Inn Morioka	H-04 ACCESS by LOISIR HOTEL Nagoya
				
Days in operation	181	184	184	184
① Operating revenue from real estate leasing business	(Note)	76,500	74,958	83,020
Leasing business revenue	(Note)	76,500	74,958	83,020
Other leasing business revenue	(Note)	—	—	—
② Operating expenses from real estate leasing business	(Note)	9,256	8,360	7,664
Management fees	(Note)	765	932	830
Utilities expenses	(Note)	900	—	—
Taxes and dues	(Note)	6,808	7,205	6,160
Insurance premiums	(Note)	165	197	95
Repair expenses	(Note)	288	15	160
Trust fees	(Note)	300	—	375
Other expenses	(Note)	29	10	43
③ NOI (①-②)	113,274	67,243	66,597	75,355
④ Depreciation	10,146	19,220	27,227	11,163
⑤ Operating income from real estate leasing business (③ - ④)	103,127	48,022	39,370	64,192
⑥ Acquisition price	4,710,000	2,427,000	2,520,000	2,500,000
⑦ NOI yield (% , annualized)	4.85	5.50	5.24	5.98

(Note) The information is not disclosed because the consent from the tenant has not been obtained.

Indicators	4th FP (Feb. 2020)	5th FP (Aug. 2020)	6th FP (Feb. 2021)	7th FP (Aug. 2021)	8th FP (Feb. 2022)	9th FP (Aug. 2022)	10th FP (Feb. 2023)	11th FP (Aug. 2023)	12th FP (Feb. 2024)	13th FP (Aug. 2024)
Days in operation	182	184	181	184	181	184	181	184	182	184
NOI (million JPY)	2,142	2,140	2,097	1,995	2,696	2,611	2,734	3,105	3,130	3,539
FFO (funds from operation / million JPY)	1,711	1,706	1,618	1,441	2,072	1,915	2,067	2,919	2,405	2,733
FFO per unit (JPY)	3,699	3,689	3,499	3,115	3,604	3,332	3,237	4,223	3,479	3,500
Interest-bearing debt (million JPY)	43,400	43,400	43,400	43,400	57,300	58,275	63,080	67,150	67,150	77,020
Total asset LTV (%)	45.9	45.9	46.0	46.0	47.2	47.6	47.2	47.1	47.1	47.8
Market value LTV (%)	42.8	43.1	43.5	43.5	44.8	45.1	45.0	45.2	45.0	45.5
Net asset value (NAV) per unit (JPY)	112,296	111,103	109,202	109,764	111,380	112,104	110,148	107,732	108,471	108,325

(Note) Calculation is based on the following formula

NOI = Leasing business revenues - Expenses related to leasing business + Depreciation - Gain on sales of real estate properties

FFO = Net income + Depreciation ± Gain on sales of real estate properties

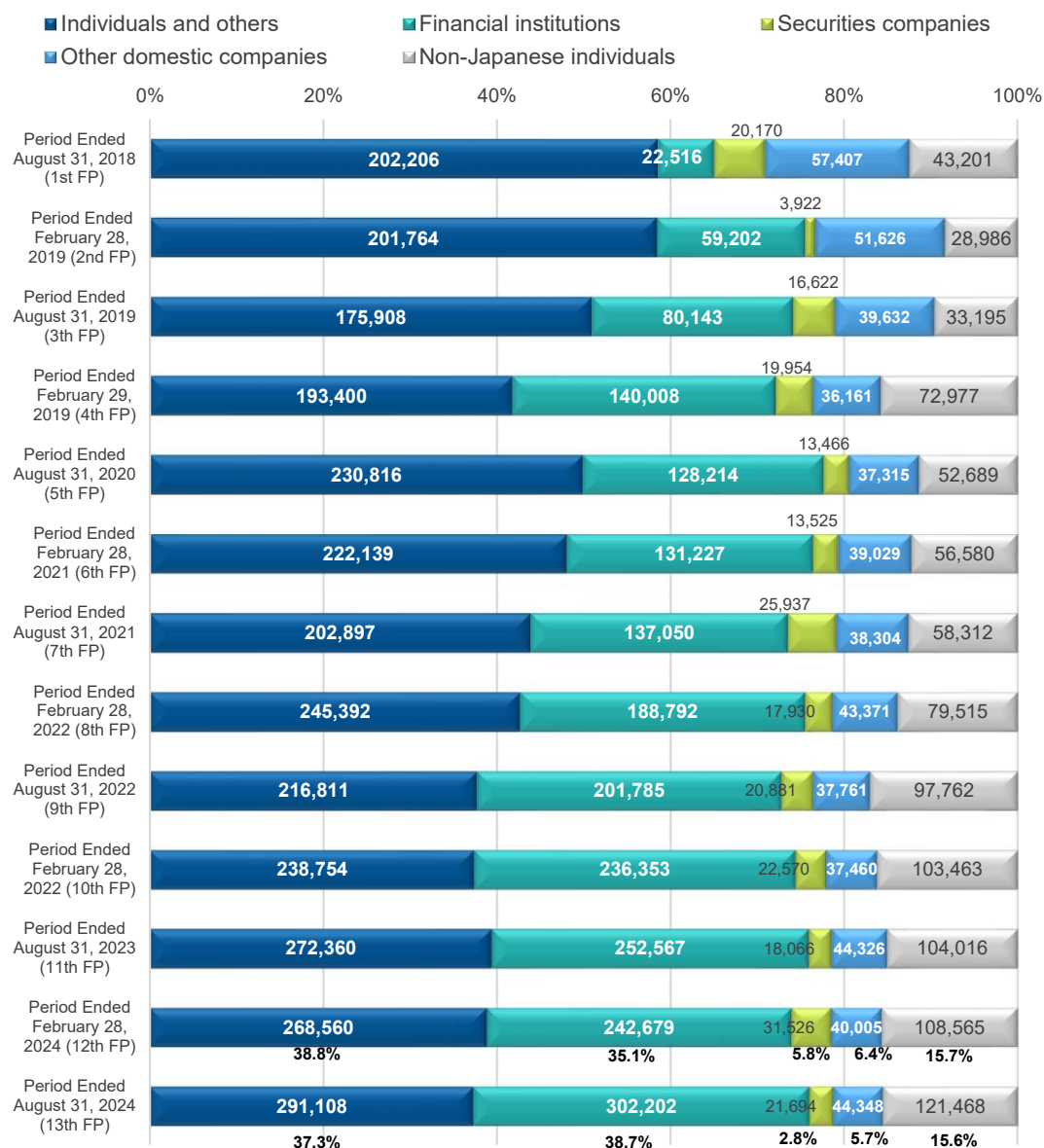
FFO per unit = FFO / Total number of investment units issued and outstanding

Interest-bearing debt ratio (LTV) at the end of the period = Total interest-bearing debt at end of period/Total assets at end of period X 100

Loan to appraisal value = Interest-bearing debt at the end of the period / (Total assets at the end of the period + Appraisal value of properties, etc. - Book value of properties, etc. at the end of the period) X 100

NAV per unit = (Net assets at end of period - Total distributions + (Appraisal value of real estate properties owned - Book value of real estate properties owned at end of period) / Total number of investment units issued and outstanding

Number of Investment Units by Type of Unitholder (Unit: units)



Major Unitholders (Top 10)

	Name	Number of Investment Units Owned (units)	Ownership (%)
1	The Master Trust Bank of Japan, Ltd. (Trust Account)	122,046	15.6
2	Custody Bank of Japan, Ltd. (Trust Account)	94,690	12.1
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	41,289	5.3
4	JP MORGAN CHASE BANK 385771	17,031	2.2
5	MIRARTH HOLDINGS, Inc.	14,385	1.8
6	STATE STREET BANK WEST CLIENT - TREATY 505234	11,745	1.5
7	JPMorgan Securities Japan Co., Ltd.	8,744	1.1
8	STATE STREET BANK AND TRUST COMPANY 505103	6,407	0.8
9	Custody Bank of Japan, Ltd. (Trust Account 4)	5,928	0.8
10	JP MORGAN CHASE BANK 385794	5,783	0.7

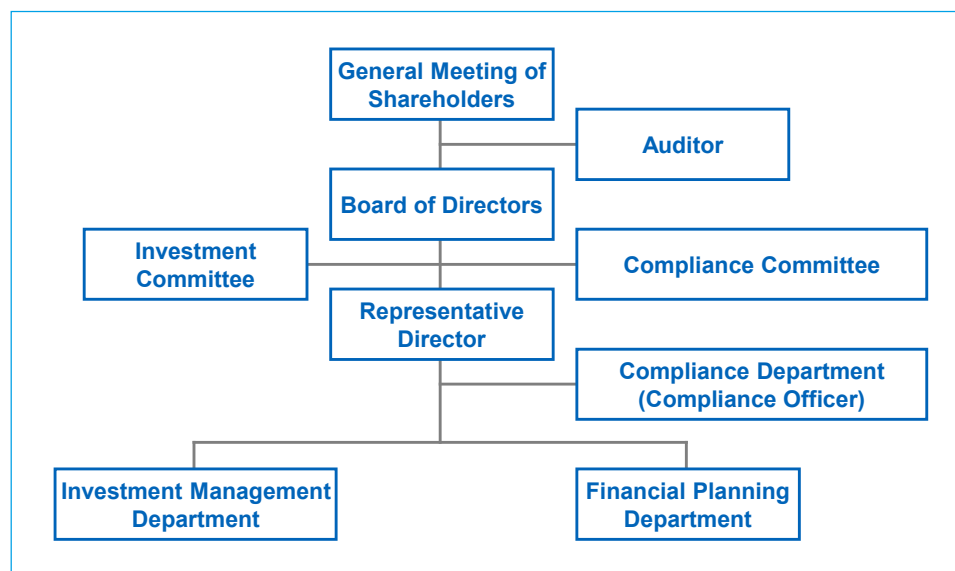
Change in the Price of Investment Unit Since Listing



Overview

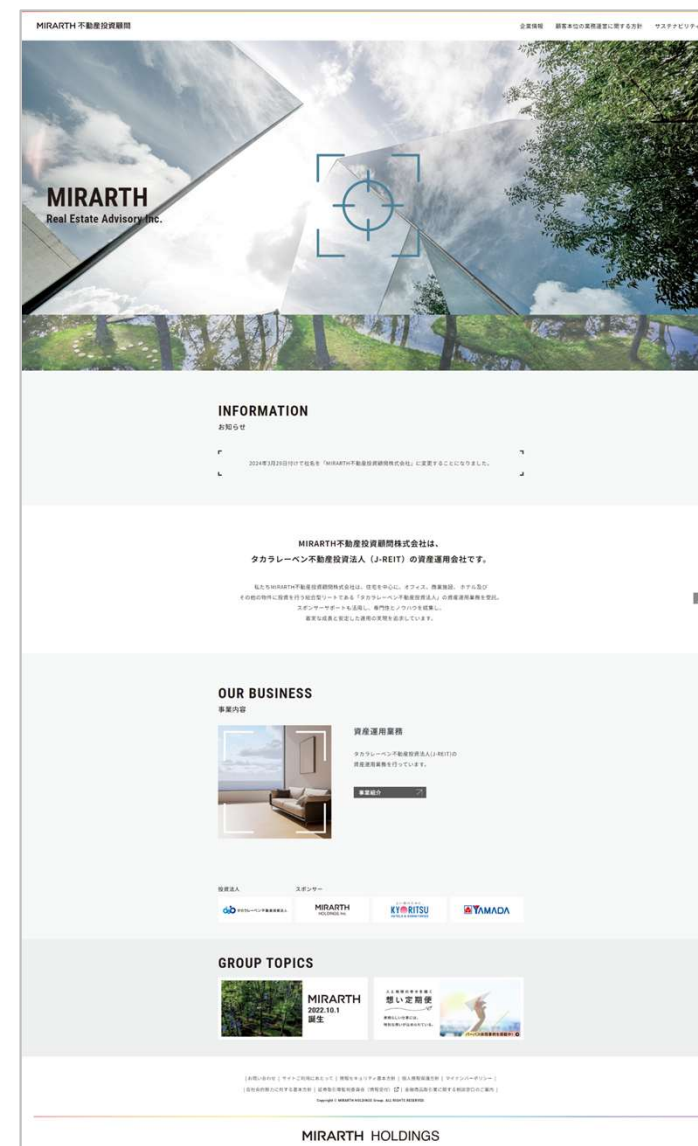
Name	MIRARTH Real Estate Advisory Inc.
Location	1-14-15 Akasaka, Minato-ku, Tokyo
Representative:	Tetsuo Saida, President and Representative Director
Date of Incorporation	January 15, 2016
Paid-in Capital	50 million JPY
Shareholder Composition	MIRARTH HOLDINGS, Inc. (90%) Kyoritsu Maintenance Co., Ltd. (5%) YAMADA HOLDINGS CO., LTD. (5%)

Organizational Chart



Our Website

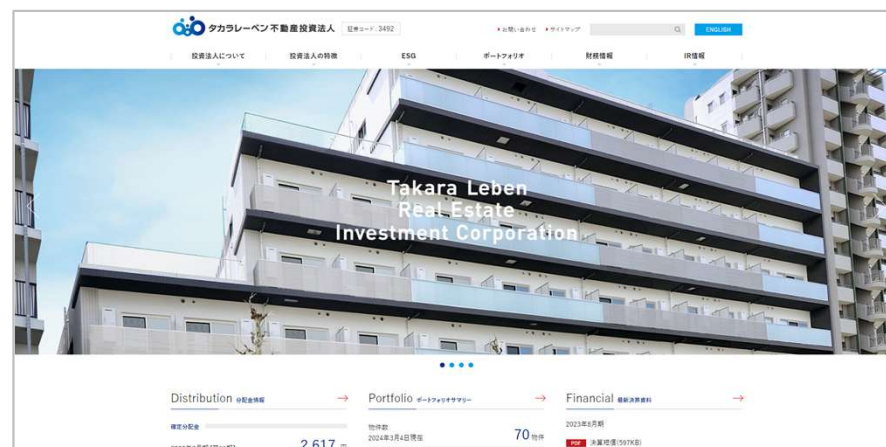
<https://www.mirarth-ra.co.jp/>



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