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April 13, 2023

## Financial Report for the Fiscal Period Ended February 28, 2023 (For the Reporting Period from September 1, 2022 to February 28, 2023)

### Hulic Reit, Inc. (“Investment Corporation”)

Listing: Tokyo Stock Exchange  
Securities code: 3295  
URL: <https://www.hulic-reit.co.jp>  
Representative: Kazuaki Chokki, Executive Officer

Asset management company: Hulic Reit Management Co., Ltd.  
Representative: Kazuaki Chokki, Representative Director, President and CEO  
Contact: Hiroshi Machiba, Director, CFO, Head of Planning and Administration Division and General Manager of Finance and Planning Department  
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Scheduled date to file securities report: May 23, 2023  
Scheduled date to commence payment of distributions: May 15, 2023  
Preparation of supplementary material on financial report: Yes  
Holding of financial report presentation meeting: Yes (for institutional investors and analysts)

(Amounts truncated to the nearest million yen, except for the basic earnings per unit)

### 1. Summary of financial results for the fiscal period ended February 28, 2023 (September 1, 2022 - February 28, 2023)

#### (1) Operating results

(Percentages show changes from the previous fiscal period)

	Operating revenues		Operating profit		Ordinary profit		Profit	
Fiscal period ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
February 28, 2023	10,678	(7.2)	5,625	(10.7)	4,888	(12.2)	4,887	(10.7)
August 31, 2022	11,502	4.5	6,298	2.4	5,567	2.4	5,475	2.4

	Basic earnings per unit	Return on equity	Ordinary profit on total assets	Ordinary profit on operating revenues
Fiscal period ended	Yen	%	%	%
February 28, 2023	3,394	2.4	1.2	45.8
August 31, 2022	3,802	2.7	1.4	48.4

(Note) Basic earnings per unit is calculated by dividing profit by the day-weighted average number of investment units outstanding during the period (fiscal period ended February 28, 2023: 1,440,000 units; fiscal period ended August 31, 2022: 1,440,000 units).

**(2) Distributions**

	Distributions per unit (excluding distributions in excess of earnings)	Total distributions (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Total distributions in excess of earnings	Payout ratio	Distributions to net assets
Fiscal period ended	Yen	Millions of yen	Yen	Millions of yen	%	%
February 28, 2023	3,480	5,011	—	—	102.5	2.5
August 31, 2022	3,700	5,328	—	—	97.3	2.7

(Note) The payout ratio is calculated with the following formula and rounded down to nearest one decimal place.

Payout ratio = Total distributions (excluding distributions in excess of earnings) / Profit × 100

**(3) Financial position**

	Total assets	Net assets	Equity ratio	Net assets per unit
As of	Millions of yen	Millions of yen	%	Yen
February 28, 2023	400,524	200,238	50.0	139,054
August 31, 2022	400,230	200,678	50.1	139,360

**(4) Cash flows**

	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
Fiscal period ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
February 28, 2023	9,857	(6,488)	(3,827)	24,658
August 31, 2022	11,180	(2,444)	(2,998)	25,116

**2. Forecasts of performance for the fiscal period ending August 31, 2023 (March 1, 2023 - August 31, 2023) and February 29, 2024 (September 1, 2023 - February 29, 2024)**

(Percentages show changes from the previous fiscal period)

	Operating revenues		Operating profit		Ordinary profit		Profit		Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Fiscal period ending	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen
August 31, 2023	11,115	4.1	5,741	2.1	4,955	1.4	4,954	1.4	3,480	—
February 29, 2024	10,746	(3.3)	5,564	(3.1)	4,768	(3.8)	4,767	(3.8)	3,480	—

(Reference) Forecasted basic earnings per unit (Forecasted profit / Forecasted number of investment units at end of period)

For the fiscal period ending August 31, 2023: ¥3,440

For the fiscal period ending February 29, 2024: ¥3,310

**\* Other**

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

- |    |  |      |
|----|--|------|
| a. | Changes in accounting policies due to revisions to accounting standards and other regulations: | None |
| b. | Changes in accounting policies due to reasons other than a. above:                             | None |
| c. | Changes in accounting estimates:   | None |
| d. | Retrospective restatement:   | None |

**(2) Total number of investment units issued**

- |    |  |                 |
|----|--|-----------------|
| a. | Total number of investment units issued at end of period (including treasury investment units) |                 |
|    | As of February 28, 2023  | 1,440,000 units |
|    | As of August 31, 2022  | 1,440,000 units |
| b. | Number of treasury investment units at end of period   |                 |
|    | As of February 28, 2023  | 0 units         |
|    | As of August 31, 2022  | 0 units         |

(Note) Please refer to “Notes on Per Unit Information” on pages 32 through 33 for the number of investment units used as the basis for calculating basic earnings per unit.

**\* Financial reports are exempt from audit conducted by certified public accountants or an audit corporation.**

**\* Special notes**

Forward-looking statements presented in this financial report, including forecasts of performance, are based on information currently available to the Investment Corporation and on certain assumptions the Investment Corporation deems to be reasonable. As such, actual operating and other results may differ materially from these forecasts as a consequence of numerous factors. The above-mentioned forecasts are based on “Assumptions for forecasts of performance for the fiscal period ending August 31, 2023 (from March 1, 2023 to August 31, 2023) and the fiscal period ending February 29, 2024 (from September 1, 2023 to February 29, 2024)” (hereinafter, “Assumptions for Forecasts”) on pages 9 through 11 for calculation, and our judgment as of this date. Actual operating revenues, operating profit, ordinary profit, profit, distributions per unit and distributions in excess of earnings per unit may vary due to factors such as additional acquisitions or transfers of real estate, etc., fluctuations in the real estate market or other changes in market conditions that may affect the Investment Corporation. These forecasts do not guarantee the distribution amount.

## 1. Status of Asset Management

### (1) Operating results

#### Summary of results for the reporting period

##### i) Transition of the Investment Corporation

The Investment Corporation was established on November 7, 2013, with Hulic Reit Management Co., Ltd. (hereinafter referred to as the “Asset Manager”), which is entrusted with the management of the assets of the Investment Corporation, as the organizer under the Act on Investment Trusts and Investment Corporations of Japan (hereinafter referred to as the “Investment Trust Act”). On November 25, 2013, the Investment Corporation was registered with the Director-General of the Kanto Local Finance Bureau (registration number: Director-General of the Kanto Local Finance Bureau No. 88). The Investment Corporation issued new investment units through a public offering with the payment date on February 6, 2014, which were listed on the Real Estate Investment Trust Securities (J-REIT) Market of Tokyo Stock Exchange, Inc. (Securities code: 3295) on February 7, 2014. New investment units were issued through a third-party allotment on March 7, 2014. The Investment Corporation recently carried out capital increases through its eighth public offering after its listing on October 27, 2021 and a third-party allotment on November 22, 2021. As a result, the number of investment units issued as of February 28, 2023 (hereinafter, the “end of the reporting period”) was 1,440,000.

The Investment Corporation primarily invests in and manages office buildings and retail facilities.

##### ii) Performance for the reporting period

During the reporting period, the Investment Corporation acquired Hulic Gotanda Building (acquisition price: ¥6,162 million) in October 2022, and transferred Yokohama Yamashitacho Building (transfer price: ¥4,830 million) in September 2022. As a result, the number of properties held by the Investment Corporation as of the end of the reporting period was 62, and the total acquisition price was ¥380,269 million (rounded to the nearest ¥1 million). The occupancy rate of the entire portfolio has remained at a high level of 99.0% as of the end of the reporting period.

Based on the belief that consideration for the environment, society and governance leads to the maximization of medium- to long-term unitholder value, the Asset Manager formulated the “Sustainability Policy” in March 2016 and has implemented initiatives to reduce environmental impact, improve tenants’ satisfaction and contribute to local communities.

The Investment Corporation has participated in the Real Estate Assessment of GRESB (Note 1) from the fiscal period ended August 31, 2016. In the GRESB Real Estate Assessment conducted in 2022, the Investment Corporation was awarded “5 Stars,” the highest GRESB Rating, for the third consecutive year. It was also selected as a “Global Sector Leader” among the listed participants in the “Diversified – Office/Retail” sector in the global category and “Regional Sector Leader” among the listed and unlisted participants in the “Diversified – Office/Retail” sector in Asia in the 2022 GRESB Real Estate Assessment. In addition, the Investment Corporation’s information disclosure on its environmental consideration and sustainability initiatives was assessed as particularly impressive, and was given a rating of “A,” the highest of five possible scores, in the GRESB Public Disclosure, introduced in fiscal 2017, for the fourth consecutive year. Furthermore, the Investment Corporation has been working on obtaining external certification relating to energy conservation and environmental performance of its owned properties, and as of the end of the reporting period, it has obtained external certification for a total of 49 properties, as follows. Concerning DBJ Green Building Certification (Note 2), the Investment Corporation has acquired certification for six properties, with Ochanomizu Sola City and Hulic Asakusabashi Building obtaining the highest ranking among those properties. As for BELS (Note 3), the Investment Corporation has acquired certification for 17 properties, with HULIC & New SHIBUYA and Hulic Shimura-sakaue obtaining the highest ranking among those properties. Concerning the real estate evaluation certification CASBEE (Note 4), the Investment Corporation has acquired certification for 21 properties (Note 5), with Hulic Kamiyacho Building, Toranomom First Garden, Hulic Kandabashi Building, Hulic Kakigaracho Building, Hulic Higashi Ueno 1 Chome Building, Hulic Higashi Nihonbashi Building, Hulic Jimbocho Building, Hulic Kojimachi Building, Oimachi Redevelopment Building (#2)/(#1), Hulic Jingu-Mae Building and Hulic Mejiro obtaining the highest ranking among those properties. Concerning CASBEE-

Wellness Office evaluation certification (Note 6), the Investment Corporation has acquired certification for Hulic Toranomon Building. Furthermore, the Investment Corporation has acquired certification for four properties, including Charm Suite Shinjukutoyama and Granda Gakugei Daigaku, from the Japan Habitat Evaluation and Certification Program (JHEP) (Note 7).

In addition, having recognized the importance of disclosing climate-related financial information, the Asset Manager expressed its supports for the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) in July 2021 and has joined the TCFD Consortium, which is an organization in Japan for companies that support the recommendations. Based on the four items (governance, strategy, risk management, and metrics and targets) of the TCFD recommendations, the Asset Manager analyzes the business risks and opportunities brought about in response to climate change and has been disclosing information concerning its initiatives since April 2022.

- (Note 1) GRESB is an annual benchmark assessment used to evaluate environmental, social and governance (ESG) considerations of real estate companies and funds, as well as the name of the organization which runs the assessment. It was established in 2009 primarily by major European pension fund groups, which led the Principles for Responsible Investment.
- (Note 2) The “DBJ Green Building Certification” is a certification system created by Development Bank of Japan Inc. in April 2011 to support real estate properties with environmental and social awareness (“Green Building”). The certification system is said to evaluate and certify real estate properties in terms of their desirability for society and the economy based on a comprehensive evaluation, which includes not only environmental performance, but also responsiveness to various stakeholder needs such as consideration for emergency preparedness and the community, and to support these efforts.
- (Note 3) The “BELS” is a building energy-efficiency labeling system that was started with the aim of having third-party institutions implement accurate evaluation and labeling of energy-conservation performance of buildings in accordance with the guidelines set forth in October 2013 by the Ministry of Land, Infrastructure, Transport and Tourism in “Evaluation Guidelines for Energy-efficiency Labeling for Non-residential Buildings (2013).”
- (Note 4) “CASBEE” (Comprehensive Assessment System for Built Environment Efficiency) is a method for evaluating and rating the environmental performance of buildings. CASBEE is a system that comprehensively evaluates the quality of buildings by giving consideration not only to the environment in regard to the use of materials that have good energy conservation and small environmental loads, but also to the comfort inside the buildings and to the landscapes. Institute for Building Environment and Energy Conservation (IBEC) promotes the adoption of the system and operates the assessment and certification. The real estate evaluation certification CASBEE evaluates the environmental performance of existing buildings with one or more years of use after completion.
- (Note 5) Oimachi Redevelopment Building (#2)/(#1) are recorded as a single building as they obtained certification as a combined building.
- (Note 6) The “CASBEE-Wellness Office evaluation certification” is a method for evaluating specifications, performance and approaches of buildings that support maintenance and enhancement of the health and comfort of building users. The system evaluates not only the direct impact on the health and comfort of workers who inhabit offices in the building but also other performance factors such as contribution to intellectual productivity improvement as well as security and safety. IBEC promotes the adoption of the system and operates the assessment and certification.
- (Note 7) The Japan Habitat Evaluation and Certification Program (JHEP) is based on the habitat evaluation procedures (HEP) developed by the U.S. Department of the Interior in the 1970s and 1980s to quantitatively evaluate habitats, focused on habitats where living creatures live. JHEP, which was developed and is managed by Ecosystem Conservation Society-Japan, evaluates and certifies initiatives that contribute to the conservation and restoration of biodiversity.

### iii) Status of financing

During the reporting period, the Investment Corporation executed long-term borrowings of ¥1,500 million on October 28, 2022 in order to cover part of the acquisition price of assets. In addition, the Investment Corporation executed long-term borrowings of ¥10,305 million on February 28, 2023 in order to refinance long-term borrowings for which repayment was due on the same date.

As a result, as of the end of the reporting period, interest-bearing debt totaled ¥180,116 million (comprising ¥22,253 million in current portion of long-term borrowings, ¥140,863 million in long-term borrowings and ¥17,000 million in investment corporation bonds), resulting in a loan-to-value (LTV) ratio of 45.0%.

Issuer credit ratings of the Investment Corporation as of the end of the reporting period are as follows:

Credit rating agency	Contents of credit rating
Japan Credit Rating Agency, Ltd.	Long-term issuer rating: AA, Rating outlook: Stable

#### iv) Overview of financial results and distributions

As a result of the above asset management, operating revenues for the reporting period were ¥10,678 million (down 7.2% compared with the previous fiscal period), operating profit was ¥5,625 million (down 10.7% compared with the previous fiscal period), ordinary profit after deducting interest expenses for borrowings, etc. was ¥4,888 million (down 12.2% compared with the previous fiscal period), and profit was ¥4,887 million (down 10.7% compared with the previous fiscal period).

Furthermore, in accordance with the distribution policy set forth in the Investment Corporation's Articles of Incorporation, the Investment Corporation has applied special measures for the taxation system for investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation) and decided to allocate a portion of its internal reserves to pay distributions for the reporting period of an amount of the initially forecasted distribution of ¥5,011,200,000. Consequently, distributions per unit came to ¥3,480.

### Outlook for the fiscal period ending August 31, 2023

#### i) Outlook for overall operations

Looking forward, we can expect business economic conditions in Japan to pick up as various governmental measures are proving effective under a “living with COVID-19” approach. However, amid fiscal tightening occurring across the globe, we face a risk of weakening business conditions in Japan due to the downturn in overseas economies. In addition, it will be important to pay adequate attention to the rising cost of goods, constraints on the supply-end, fluctuations in financial capital markets, and other factors. Regarding the rental office market amid these conditions, the Investment Corporation will pay close attention to changes in office needs, such as consolidation and relocation of offices and increases in floor space in buildings spurred by the COVID-19 pandemic. Furthermore, in retail properties and hotels, despite expectations for consumer spending to pick up as socioeconomic conditions gradually normalize, it is necessary to ascertain the business conditions of tenants and respond appropriately.

Against this backdrop, the Investment Corporation will focus on Tokyo Commercial Properties (Note 1), aiming to maximize unitholder value over the medium to long term, and invest in Next-Generation Assets Plus (Note 2), aiming to support stable earnings over the long term. As part of these efforts to maximize unitholder value over the medium to long term, the Investment Corporation will implement efforts combining the Asset Manager's own measures to drive external and internal growth while using the support of the Hulic Group. The Investment Corporation will maintain and grow profits over the medium to long term and increase the size and value of the asset portfolio.

In terms of financing strategy, the Investment Corporation will seek to maintain the LTV ratio at an appropriate level and shift to loans with longer terms with fixed interest rates and staggered repayment dates in order to maintain a stable and healthy financial position.

(Note 1) “Tokyo Commercial Properties” are office properties and retail properties under a concept specific to the Investment Corporation that comprehensively includes properties consistent with the basic philosophy of the Investment Corporation. Specifically, office properties are those that are sufficiently competitive that are in the Tokyo area (Tokyo and cities designated by government ordinance in the surrounding areas) and areas with economic zones comparable to the Tokyo area and in principle located “within a five-minute walking distance from the nearest train station,” or “in a particular part of the area that has competitive or advantageous characteristics.” Retail properties are those located in Tokyo and major cities in the surrounding areas that are in principle located within a five-minute walking distance from the nearest train station or in areas with a high concentration of retail activities. Such retail properties are also highly visible and have the potential to generate demand from prospective tenants that offer products and services suitable for the characteristics of their respective retail areas. The investment ratio for office properties in the Tokyo area is, in principle, 90% or more of the investment amount (based on acquisition prices) for all of the office properties.

(Note 2) “Next-Generation Assets Plus” are properties specified for investment by the Investment Corporation based on its basic philosophy. Specifically, they are lease properties for which the Investment Corporation deems that firm demand can be anticipated even in the future and stable long-term earnings can be obtained, or that it will contribute to the maximization of unitholder value over the medium to long term, and the

Investment Corporation selects investment targets after carefully examining the individual properties' profitability, characteristics of the location and competitiveness of the location. Aside from the areas of "private nursing homes," "network centers," and "hotels," the Investment Corporation positions properties other than office properties, retail properties, private nursing homes, network centers and hotels, that it determines can expect robust demand well into the future, will bring in stable revenue over the long term, and can contribute to maximizing unitholder value over the medium to long term as "Next-Generation Assets Plus."

## ii) Significant events after the reporting period

Not applicable.

### (Reference information)

#### (A) Acquisitions of properties

The Investment Corporation acquired the real estate trust beneficiary rights as shown below (three properties; total acquisition price: ¥10,250 million). The acquisition price provided does not include expenses incurred on the acquisition of such real estate, etc. (including acquisition expenses, settlement of fixed asset tax and city planning tax and consumption taxes), and is equal to the acquisition price stated on the purchase and sale agreement of beneficial interest in trust.

Property name	Location	Date of acquisition	Acquisition price (Millions of yen)	Seller
Hulic Oji Building	Kita-ku, Tokyo	March 1, 2023	5,300	Hulic Co., Ltd.
Charm Premier Den-en-Chofu	Setagaya-ku, Tokyo	March 30, 2023	2,550	Hulic Co., Ltd.
Sonare Shakujii	Nerima-ku, Tokyo	March 30, 2023	2,400	Hulic Co., Ltd.
Total	—	—	10,250	—

#### (B) Transfer of properties

On April 13, 2023, the Investment Corporation executed a purchase and sale agreement regarding the transfer of the real estate trust beneficiary rights below (one property; anticipated transfer price: ¥21,870 million; hereinafter referred to as the "Asset Planned for Transfer"). The anticipated transfer price provided does not include expenses incurred on the transfer of the Asset Planned for Transfer (including transfer expenses, settlement of fixed asset tax and city planning tax and consumption taxes), and is equal to the transfer price stated in the purchase and sale agreement for the trust beneficiary rights.

<Asset Planned for Transfer>

Property name	Location	Scheduled date of transfer	Quasi co-ownership interest in trust beneficiary rights scheduled to be transferred	Anticipated transfer price (Millions of yen)	Transferee
Hulic Ginza 7 Chome Building	Chuo-ku, Tokyo	June 30, 2023	47.5%	10,935	Hulic Co., Ltd.
		September 1, 2023	47.5%	10,935	
Total	—	—	—	21,870	—

(C) Borrowing of funds

In order to cover part of the acquisition price stated above in (A), the Investment Corporation executed the following borrowings.

Lender	Borrowing amount (Millions of yen)	Interest rate	Borrowing date	Repayment date	Repayment method	Remarks
Mizuho Bank, Ltd.	3,000	Base rate of interest (JBA one-month Japanese Yen TIBOR) +0.20%	March 1, 2023	February 29, 2024	Lump-sum repayment	Unsecured and unguaranteed

iii) Operating results (earnings) forecasts

The Investment Corporation's forecasts for the fiscal period ending August 31, 2023 (from March 1, 2023 to August 31, 2023) and the fiscal period ending February 29, 2024 (from September 1, 2023 to February 29, 2024) are as follows:

	Fiscal period ending August 31, 2023	Fiscal period ending February 29, 2024
Operating revenues	¥11,115 million	¥10,746 million
Operating profit	¥5,741 million	¥5,564 million
Ordinary profit	¥4,955 million	¥4,768 million
Profit	¥4,954 million	¥4,767 million
Distributions per unit (excluding distributions in excess of earnings)	¥3,480	¥3,480
Distributions in excess of earnings per unit	¥—	¥—

Information on assumptions for the above forecasts of operating results is as shown in "Assumptions for forecasts of performance for the fiscal period ending August 31, 2023 (from March 1, 2023 to August 31, 2023) and the fiscal period ending February 29, 2024 (from September 1, 2023 to February 29, 2024)" on pages 9 through 11.

(Note) The above-mentioned forecasts are based on certain calculation assumptions and our judgment based on information currently available to the Investment Corporation. Actual operating revenues, operating profit, ordinary profit, profit, distributions per unit and distributions in excess of earnings per unit may vary in response to factors such as additional acquisitions or transfers of real estate, etc., fluctuations in the real estate market or other changes in market conditions that may affect the Investment Corporation. These forecasts do not guarantee the distribution amount.



**Assumptions for forecasts of performance for  
the fiscal period ending August 31, 2023 (from March 1, 2023 to August 31, 2023) and  
the fiscal period ending February 29, 2024 (from September 1, 2023 to February 29, 2024)**

Item	Assumptions
Accounting period	<ul style="list-style-type: none"> <li>Fiscal period ending August 31, 2023: 184 days from March 1, 2023 to August 31, 2023</li> <li>Fiscal period ending February 29, 2024: 182 days from September 1, 2023 to February 29, 2024</li> </ul>
Portfolio	<ul style="list-style-type: none"> <li>Of the 65 properties held by the Investment Corporation as of the date of this report (hereinafter referred to as the “Assets Held” in the “Assumptions” column), for the Asset Planned for Transfer, 47.5% of each of the quasi co-ownership interests are deemed to have been transferred on June 30, 2023 and September 1, 2023, respectively. For the Assets Held excluding the Asset Planned for Transfer, it is assumed that there will be no changes in the composition of our portfolio (no acquisitions of new properties, no transfers of Assets Held, etc.) through February 29, 2024 (the end of the 20th fiscal period).</li> <li>However, there may in actuality be changes in the portfolio due to the acquisition or disposition of properties.</li> </ul>
Operating revenues	<ul style="list-style-type: none"> <li>Real estate leasing business revenues from Assets Held have been calculated in consideration of trends of the lease market, status of negotiations with tenants and other factors, and taking into account a certain degree of impact from tenants moving in and out, on the basis of lease agreements effective as of the date of this report. Average monthly occupancy rates during period are assumed to be 98.8% and 98.7% for the periods ending August 31, 2023 and February 29, 2024, respectively, although such rates may vary if there is unexpected moving in or out of tenants.</li> <li>The projected amount for the gain on transfer relating to the Asset Planned for Transfer (excluding expenses relating to the transfer) is recognized for the fiscal period ending August 31, 2023 (the 19th fiscal period) and the fiscal period ending February 29, 2024 (the 20th fiscal period).</li> <li>Operating revenues assume no delinquencies or non-payment of rent by tenants.</li> </ul>

Item	Assumptions
Operating expenses	<ul style="list-style-type: none"> <li>• Of the expenses related to leasing business, the principal component of operating expenses, expenses other than depreciation and amortization expenses for the Assets Held excluding assets acquired in the fiscal period ended February 28, 2023 (the 18th fiscal period) and March 2023 have been calculated in such a way as to reflect variable factors in the expenses on the basis of past performance figures. In addition, such expenses other than depreciation and amortization expenses for the assets acquired in the fiscal period ended February 28, 2023 (the 18th fiscal period) and March 2023 have been calculated in such a way as to reflect variable factors in the expenses based on information received from the transferors of each asset and other factors, and also based on past performance figures.</li> <li>• We have calculated depreciation and amortization expenses using the straight-line method, including ancillary expenses, and assumed that we will incur depreciation and amortization expenses of ¥1,358 million for the fiscal period ending August 31, 2023 (the 19th fiscal period) and ¥1,347 million for the fiscal period ending February 29, 2024 (the 20th fiscal period).</li> <li>• In general, fixed asset tax, city planning tax, etc. for the assets we acquire or transfer are settled at the time of acquisition or transfer between the transferor and the transferee based on their respective periods of ownership in relation to the relevant tax year. With respect to the acquired assets, any of these taxes allocated to the transferee are not recognized in expenses at the time of acquisition because they are treated as a part of the acquisition cost for accounting purposes in the Investment Corporation. Fixed asset tax, city planning tax, etc. are assumed at ¥967 million for the fiscal period ending August 31, 2023 (the 19th fiscal period) and ¥899 million for the fiscal period ending February 29, 2024 (the 20th fiscal period).</li> <li>• Repair expenses for buildings are recognized for each fiscal period in amounts assumed as necessary based on the repair plan formulated by the Asset Manager for each property. However, actual repair expenses for each fiscal period may differ substantially from our forecasts, mainly for the following reasons: (i) we may incur expenses for urgent repairs to properties for reasons including damage to buildings resulting from factors that are difficult to foresee, (ii) generally, there is a substantial difference in such expenses incurred between each fiscal period, and (iii) such expenses are not incurred on a regular basis. We expect to post ¥116 million in the fiscal period ending August 31, 2023 (the 19th fiscal period) and ¥139 million in the fiscal period ending February 29, 2024 (the 20th fiscal period).</li> <li>• Operating expenses other than those related to leasing business (asset management fee, asset custody fee, administrative service fees, etc.) are assumed at ¥1,330 million for the fiscal period ending August 31, 2023 (the 19th fiscal period) and ¥1,273 million for the fiscal period ending February 29, 2024 (the 20th fiscal period). These expenses have been calculated based on past performance figures and upon considering variable factors.</li> </ul>
Non-operating expenses	<ul style="list-style-type: none"> <li>• Taking into account interest rate trends, the latest performance figures and other factors, we expect to record interest expenses and other borrowing-related expenses of ¥768 million in the fiscal period ending August 31, 2023 (the 19th fiscal period) and ¥777 million in the fiscal period ending February 29, 2024 (the 20th fiscal period).</li> <li>• We expect to record amortization of investment corporation bond issuance costs (amortized by the straight-line method over period until redemption) and amortization of investment unit issuance costs (amortized by the straight-line method over a three-year period) relating to issuance of investment corporation bonds and new investment units, etc. of ¥18 million in the fiscal period ending August 31, 2023 (the 19th fiscal period) and ¥18 million in the fiscal period ending February 29, 2024 (the 20th fiscal period).</li> </ul>

Item	Assumptions
Interest-bearing debt	<ul style="list-style-type: none"> <li>The balance of interest-bearing debt of the Investment Corporation as of the date of this report is ¥183,116 million (comprising ¥3,000 million in short-term borrowings, ¥22,253 million in current portion of long-term borrowings, ¥140,863 million in long-term borrowings and ¥17,000 million in investment corporation bonds).</li> <li>For ¥3,000 million in short-term borrowings executed on March 1, 2023 as funds for acquisition of properties, etc., we plan to make early repayment during the fiscal period ending August 31, 2023 (the 19th fiscal period).</li> <li>For ¥13,010 million in current portion of long-term borrowings, for which repayment is due by August 31, 2023 (the end of the 19th fiscal period) and ¥9,243 million in current portion of long-term borrowings, for which repayment is due by February 29, 2024 (the end of the 20th fiscal period), we assume the refinancing of the entire amounts at the time of the due date.</li> <li>As a result of the above, we assume that the balance of interest-bearing debt as of each of August 31, 2023 (as of the end of the 19th fiscal period), and February 29, 2024 (as of the end of the 20th fiscal period), will be ¥180,116 million. We estimate the LTV ratio (assumed) of approximately 45% as of August 31, 2023 (as of the end of the 19th fiscal period).</li> <li>The above LTV ratio (assumed) was obtained by the following formula:  <math display="block">\text{LTV (assumed)} = \frac{\text{Interest-bearing debt at end of period (assumed amount)}}{\text{Total assets at end of period (projected amount)}} \times 100</math> <p>Total assets at end of period (assumed): Amount after taking into consideration the reversal of internal reserves, etc. from the amount of total assets as stated on the balance sheet dated February 28, 2023 (as of the end of the 18th fiscal period) (¥400,524 million)</p> </li> </ul>
Issuance of investment units	<ul style="list-style-type: none"> <li>We have assumed 1,440,000 total investment units have been issued as of the date of this report, and that there will be no issuance of additional investment units until the end of the fiscal period ending February 29, 2024 (as of the end of the 20th fiscal period).</li> </ul>
Distributions per unit (excluding distributions in excess of earnings)	<ul style="list-style-type: none"> <li>We have calculated distributions per unit (excluding distributions in excess of earnings) in accordance with the cash distribution policy prescribed in the Investment Corporation's Articles of Incorporation.</li> <li>Actual distributions per unit (excluding distributions in excess of earnings) may fluctuate due to various factors including changes in the asset portfolio, fluctuations in rent revenues associated with changes in tenants, or unforeseen needs for repairs.</li> <li>For the period ending August 31, 2023 (the 19th fiscal period), a reversal of ¥57 million in internal reserves is expected. For the period ending February 29, 2024 (the 20th fiscal period), a reversal of ¥243 million in internal reserves is expected. The actual amounts of the reversal of internal reserves may change.</li> </ul>
Distributions in excess of earnings per unit	<ul style="list-style-type: none"> <li>We currently have no plans to pay cash distributions in excess of earnings (regarding distributions in excess of earnings per unit).</li> </ul>
Others	<ul style="list-style-type: none"> <li>We have assumed that no revisions that impact these forecasts will be made to laws and regulations, tax systems, accounting standards, securities listing regulations and the rules of The Investment Trusts Association, Japan, or others.</li> <li>We have assumed that no significant unforeseeable changes will occur in general economic trends or conditions in the real estate market, and that no unforeseeable state of affairs outside the control of the Investment Corporation such as an event in the geopolitical sphere, etc. will occur.</li> </ul>

## 2. Unaudited Financial Information

### (1) Balance Sheets (unaudited)

(Unit: thousands of yen)

	Previous fiscal period (As of August 31, 2022)	Reporting period (As of February 28, 2023)
<b>Assets</b>		
Current assets		
Cash and deposits	16,841,797	17,057,454
Cash and deposits in trust	8,274,936	7,600,851
Operating accounts receivable	17,124	15,669
Prepaid expenses	51,512	42,359
Other	–	5,395
Total current assets	25,185,370	24,721,730
Noncurrent assets		
Property, plant and equipment		
Buildings	698,132	700,035
Accumulated depreciation	(67,863)	(77,538)
Buildings, net	630,269	622,496
Tools, furniture and fixtures	1,831	1,831
Accumulated depreciation	(25)	(179)
Tools, furniture and fixtures, net	1,805	1,651
Land	589,293	589,293
Buildings in trust	78,361,917	77,106,322
Accumulated depreciation	(13,454,236)	(14,279,248)
Buildings in trust, net	64,907,680	62,827,073
Structures in trust	429,051	436,575
Accumulated depreciation	(194,189)	(209,283)
Structures in trust, net	234,861	227,292
Machinery and equipment in trust	551,444	559,072
Accumulated depreciation	(275,822)	(299,866)
Machinery and equipment in trust, net	275,622	259,206
Tools, furniture and fixtures in trust	113,514	123,413
Accumulated depreciation	(55,619)	(61,918)
Tools, furniture and fixtures in trust, net	57,894	61,495
Land in trust	300,916,001	303,839,215
Construction in progress in trust	4,833	2,909
Total property, plant and equipment	367,618,263	368,430,634
Intangible assets		
Leasehold interests in land	2,345,873	2,345,873
Land leasehold interests in trust	3,525,321	3,520,019
Other	6,046	5,066
Total intangible assets	5,877,241	5,870,959
Investments and other assets		
Leasehold and guarantee deposits	360,076	360,076
Long-term prepaid expenses	1,072,144	1,042,208
Total investments and other assets	1,432,220	1,402,284
Total noncurrent assets	374,927,725	375,703,878
Deferred assets		
Investment unit issuance costs	36,522	26,854
Investment corporation bond issuance costs	81,097	72,501
Total deferred assets	117,619	99,355
Total assets	400,230,715	400,524,964

(Unit: thousands of yen)

	Previous fiscal period (As of August 31, 2022)	Reporting period (As of February 28, 2023)
<b>Liabilities</b>		
Current liabilities		
Operating accounts payable	729,607	505,062
Current portion of long-term borrowings	23,315,000	22,253,000
Accounts payable - other	1,430,063	1,197,901
Accrued expenses	20,882	15,413
Income taxes payable	84,174	605
Accrued consumption taxes	354,896	275,224
Advances received	1,865,763	1,787,167
Deposits received	—	91
Total current liabilities	27,800,387	26,034,465
Noncurrent liabilities		
Investment corporation bonds	17,000,000	17,000,000
Long-term borrowings	138,301,000	140,863,000
Leasehold and guarantee deposits received	146,612	146,612
Leasehold and guarantee deposits received in trust	16,018,461	15,956,205
Asset retirement obligations	285,648	286,333
Total noncurrent liabilities	171,751,722	174,252,151
Total liabilities	199,552,109	200,286,616
<b>Net assets</b>		
Unitholders' equity		
Unitholders' capital	194,754,822	194,754,822
Deduction from unitholders' capital		
Allowance for temporary difference adjustments	*2 (3,936)	*2 (3,936)
Total deduction from unitholders' capital	(3,936)	(3,936)
Unitholders' capital, net	194,750,886	194,750,886
Surplus		
Unappropriated retained earnings	5,927,719	5,487,461
Total surplus	5,927,719	5,487,461
Total unitholders' equity	200,678,605	200,238,347
Total net assets	*3 200,678,605	*3 200,238,347
Total liabilities and net assets	400,230,715	400,524,964

## (2) Statements of Income and Retained Earnings (unaudited)

(Unit: thousands of yen)

	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Operating revenues		
Leasing business revenue	*1, *3 9,981,322	*1, *3 9,928,917
Other leasing business revenues	*1 873,194	*1 623,252
Gain on sale of real estate properties	*2, *3 647,929	*2 126,763
Total operating revenues	11,502,446	10,678,934
Operating expenses		
Expenses related to leasing business	*1 3,753,806	*1 3,828,493
Asset management fees	1,198,641	1,001,546
Asset custody fees	16,178	15,005
Administrative service fees	51,447	47,964
Remuneration for directors (and other officers)	6,000	6,000
Other operating expenses	177,574	154,186
Total operating expenses	5,203,648	5,053,195
Operating profit	6,298,797	5,625,738
Non-operating income		
Interest income	106	114
Gain on forfeiture of unclaimed distributions	270	330
Interest on tax refund	553	—
Total non-operating income	931	444
Non-operating expenses		
Interest expenses	486,101	480,860
Interest expenses on investment corporation bonds	50,533	51,817
Borrowing related expenses	172,825	186,895
Amortization of investment unit issuance costs	15,037	9,668
Amortization of investment corporation bond issuance costs	8,018	8,595
Total non-operating expenses	732,515	737,836
Ordinary profit	5,567,213	4,888,347
Profit before income taxes	5,567,213	4,888,347
Income taxes - current	84,190	605
Income taxes - deferred	7,985	—
Total income taxes	92,176	605
Profit	5,475,037	4,887,742
Retained earnings brought forward	452,682	599,719
Unappropriated retained earnings	5,927,719	5,487,461

### (3) Statements of Changes in Net Assets (unaudited)

Previous fiscal period (From March 1, 2022 to August 31, 2022)

(Unit: thousands of yen)

	Unitholders' equity							Total net assets
	Unitholders' capital				Surplus		Total unitholders' equity	
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Unappropriated retained earnings	Total surplus		
		Allowance for temporary difference adjustments	Total deduction from unitholders' capital					
Balance at the beginning of the period	194,754,822	(3,936)	(3,936)	194,750,886	5,636,682	5,636,682	200,387,568	200,387,568
Changes during the period								
Dividends of surplus	—	—	—	—	(5,184,000)	(5,184,000)	(5,184,000)	(5,184,000)
Profit	—	—	—	—	5,475,037	5,475,037	5,475,037	5,475,037
Total changes during the period	—	—	—	—	291,037	291,037	291,037	291,037
Balance at the end of the period	*1 194,754,822	(3,936)	(3,936)	194,750,886	5,927,719	5,927,719	200,678,605	200,678,605

Reporting period (From September 1, 2022 to February 28, 2023)

(Unit: thousands of yen)

(Unit: thousands of yen)

	Unitholders' equity							Total net assets
	Unitholders' capital				Surplus		Total unitholders' equity	
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Unappropriated retained earnings	Total surplus		
		Allowance for temporary difference adjustments	Total deduction from unitholders' capital					
Balance at the beginning of the period	194,754,822	(3,936)	(3,936)	194,750,886	5,927,719	5,927,719	200,678,605	200,678,605
Changes during the period								
Dividends of surplus	—	—	—	—	(5,328,000)	(5,328,000)	(5,328,000)	(5,328,000)
Profit	—	—	—	—	4,887,742	4,887,742	4,887,742	4,887,742
Total changes during the period	—	—	—	—	(440,257)	(440,257)	(440,257)	(440,257)
Balance at the end of the period	*1 194,754,822	(3,936)	(3,936)	194,750,886	5,487,461	5,487,461	200,238,347	200,238,347

**(4) Statements of Cash Distributions (unaudited)**

Fiscal period Item	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
I Unappropriated retained earnings	¥5,927,719,873	¥5,487,461,916
II Distribution amount (Distributions per unit)	¥5,328,000,000 (¥3,700)	¥5,011,200,000 (¥3,480)
III Retained earnings carried forward	¥599,719,873	¥476,261,916
Method of calculating distribution amount	<p>Pursuant to the distribution policy prescribed in Article 35, Paragraph 1 of the Investment Corporation's Articles of Incorporation, the distribution amount shall be in excess of an amount equivalent to 90% of earnings available for distributions as defined in Article 67-15 of the Act on Special Measures Concerning Taxation, but not in excess of the amount of earnings. Based on this policy, the Investment Corporation decided to pay distributions for the period of an amount of the initially forecasted distribution of ¥5,328,000,000 and keep the amount in excess of that amount in internal reserves.</p> <p>In addition, the Investment Corporation shall not distribute cash in an amount in excess of earnings prescribed in Article 35, Paragraph 2 of the Investment Corporation's Articles of Incorporation.</p>	<p>Pursuant to the distribution policy prescribed in Article 35, Paragraph 1 of the Investment Corporation's Articles of Incorporation, the distribution amount shall be in excess of an amount equivalent to 90% of earnings available for distributions as defined in Article 67-15 of the Act on Special Measures Concerning Taxation, but not in excess of the amount of earnings. Based on this policy, the Investment Corporation decided to allocate a portion of its internal reserves to pay distributions for the period of an amount of the initially forecasted distribution of ¥5,011,200,000.</p> <p>In addition, the Investment Corporation shall not distribute cash in an amount in excess of earnings prescribed in Article 35, Paragraph 2 of the Investment Corporation's Articles of Incorporation.</p>



## (5) Statements of Cash Flows (unaudited)

(Unit: thousands of yen)

	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Cash flows from operating activities		
Profit before income taxes	5,567,213	4,888,347
Depreciation and amortization	1,314,859	1,306,014
Amortization of investment unit issuance costs	15,037	9,668
Amortization of investment corporation bond issuance costs	8,018	8,595
Interest income	(106)	(114)
Interest expenses	536,634	532,677
Decrease (increase) in operating accounts receivable	11,872	1,455
Decrease (increase) in consumption taxes refund receivable	243,473	–
Decrease (increase) in prepaid expenses	(8,167)	9,152
Increase (decrease) in operating accounts payable	434,719	(433,603)
Increase (decrease) in accounts payable - other	94,669	(232,161)
Increase (decrease) in accrued consumption taxes	223,435	(79,672)
Increase (decrease) in advances received	69,212	(78,595)
Increase (decrease) in deposits received	(15,719)	91
Decrease (increase) in long-term prepaid expenses	(4,769)	29,935
Decrease in property, plant and equipment due to sales	630,076	–
Decrease in property, plant and equipment in trust due to sales	2,055,066	4,524,032
Decrease in intangible assets in trust due to sales	715,507	–
Other, net	(82,737)	(9,583)
Subtotal	11,808,295	10,476,239
Interest received	106	114
Interest paid	(539,648)	(534,288)
Income taxes (paid) refund	(88,286)	(84,174)
Net cash provided by (used in) operating activities	11,180,466	9,857,890
Cash flows from investing activities		
Purchase of property, plant and equipment	(153)	(2,186)
Purchase of property, plant and equipment in trust	(2,685,289)	(6,424,205)
Refund of leasehold and guarantee deposits received	(40)	–
Refund of leasehold and guarantee deposits received in trust	(224,596)	(618,283)
Proceeds from leasehold and guarantee deposits received in trust	465,189	556,026
Net cash provided by (used in) investing activities	(2,444,890)	(6,488,648)
Cash flows from financing activities		
Repayments of short-term borrowings	(2,000,000)	–
Proceeds from long-term borrowings	11,260,000	11,805,000
Repayments of long-term borrowings	(9,060,000)	(10,305,000)
Proceeds from issuance of investment corporation bonds	1,984,338	–
Distributions paid	(5,183,189)	(5,327,669)
Net cash provided by (used in) financing activities	(2,998,850)	(3,827,669)
Net increase (decrease) in cash and cash equivalents	5,736,725	(458,427)
Cash and cash equivalents at beginning of period	19,380,008	25,116,733
Cash and cash equivalents at end of period	*1 25,116,733	*1 24,658,305

**(6) Notes on Going Concern Assumption (unaudited)**

Not applicable.

**(7) Notes on Significant Accounting Policies (unaudited)**

1. Method of depreciation and amortization of noncurrent assets	<p>(1) Property, plant and equipment (including assets in trust) The straight-line method is used. The estimated useful lives of property, plant and equipment are listed below.</p> <table border="0"> <tr> <td>Buildings</td><td>3 to 64 years</td></tr> <tr> <td>Structures</td><td>4 to 20 years</td></tr> <tr> <td>Machinery and equipment</td><td>3 to 10 years</td></tr> <tr> <td>Tools, furniture and fixtures</td><td>3 to 15 years</td></tr> </table> <p>(2) Intangible assets The straight-line method is used. Internal use software is amortized over the estimated useful life (5 years).</p> <p>(3) Long-term prepaid expenses The straight-line method is used.</p>	Buildings	3 to 64 years	Structures	4 to 20 years	Machinery and equipment	3 to 10 years	Tools, furniture and fixtures	3 to 15 years
Buildings	3 to 64 years								
Structures	4 to 20 years								
Machinery and equipment	3 to 10 years								
Tools, furniture and fixtures	3 to 15 years								
2. Accounting method for deferred assets	<p>(1) Investment corporation bond issuance costs Amortized by the straight-line method over period until redemption.</p> <p>(2) Investment unit issuance costs Amortized by the straight-line method over a three-year period.</p>								
3. Recognition of revenue and expenses	<p>(1) Recognition of revenue The content of principal performance obligations regarding revenue from contracts with customers and the normal timing when those obligations are satisfied (normal timing when revenue is recognized) is described below.</p> <p>(i) Sales of real estate properties For sales of real estate properties, revenue is recorded at the timing that control of the real estate property is acquired by the purchaser, which is the customer, through fulfillment of the delivery obligations specified in the contract for the sale of the real estate property.</p> <p>(ii) Revenue from utilities charges For revenue from utilities charges, revenue is recorded commensurately to the supply of electricity, water, etc. to the lessee, which is the customer, based on the lease agreement of the real estate properties, and details of related agreements. Among the revenue from utilities charges, the revenue from a transaction in which the Investment Corporation is considered to be an agent shall be recognized as the net amount calculated by deducting the amount paid to a third party from the amount received as fee income for the electricity, gas, etc. supplied by that third party.</p> <p>(2) Fixed asset tax and related taxes For fixed asset tax, city planning tax, depreciable asset tax, etc. for real estate properties held, the amount of tax levied corresponding to the relevant accounting period is recorded as expenses related to leasing business.</p> <p>The amount equivalent to fixed asset tax and related taxes for the fiscal year that includes the date on which we paid settlement money to the transferor for acquisition of real estate, etc. is not recorded as expenses related to leasing business but included in the acquisition costs for the related properties. The amount equivalent to fixed asset tax included in acquisition costs for properties was ¥6,223 thousand for the previous fiscal period, and ¥4,522 thousand for the reporting period.</p>								

4. Method of hedge accounting	<p>(1) Method of hedge accounting Deferred hedge accounting is used for interest rate swaps. For interest rate swaps that satisfy requirements for special treatments, however, special treatment is used.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swaps Hedged items: Interest on borrowings</p> <p>(3) Hedging policy The Investment Corporation conducts derivative transactions for the purpose of hedging risks provided for in the Articles of Incorporation of the Investment Corporation pursuant to the basic policy of risk management.</p> <p>(4) Method of assessing hedge effectiveness The assessment of hedge effectiveness is omitted since the interest rate swaps satisfy the requirements for special treatment.</p>
5. Scope of cash and cash equivalents in the statements of cash flows	Cash and cash equivalents in the statement of cash flows are composed of cash on hand, cash in trust, demand deposits, deposits in trust, and short-term investments that are readily convertible, bear little risk in price fluctuations, and mature within 3 months of the date of acquisition.
6. Other information for preparation of financial statements	<p>(1) Accounting method for beneficial interests in trust in real estate With regard to beneficial interests in trust in real estate, all assets and liabilities within assets in trust as well as all revenue and expense items associated with assets in trust are accounted for under the respective account items of the balance sheet and statements of income and retained earnings.  Of the assets in trust accounted for under the respective account items, the following significant items are separately indicated on the balance sheet:</p> <ul style="list-style-type: none"> <li>i) Cash and deposits in trust</li> <li>ii) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; land in trust; and construction in progress in trust</li> <li>iii) Land leasehold interests in trust</li> <li>iv) Leasehold and guarantee deposits received in trust</li> </ul> <p>(2) Accounting method for consumption taxes unqualified for deduction for tax purposes Consumption taxes unqualified for deduction for tax purposes for acquisition of assets are included in acquisition cost for each asset.</p>

Additional information

**Notes on Provision and Reversal of Allowance for Temporary Difference Adjustments (unaudited)**

Previous fiscal period (From March 1, 2022 to August 31, 2022)

Not applicable.

Reporting period (From September 1, 2022 to February 28, 2023)

Not applicable.

**(8) Notes to Financial Information (unaudited)****Notes to Balance Sheet (unaudited)**

## 1. Commitment line contracts

The Investment Corporation has commitment line contracts with the banks with which it does business.

	Previous fiscal period (As of August 31, 2022)	Reporting period (As of February 28, 2023)
Total amount of commitment line contracts	¥13,500,000 thousand	¥13,500,000 thousand
Balance of borrowings outstanding	—	—
Difference	¥13,500,000 thousand	¥13,500,000 thousand

## \*2. Allowance for temporary difference adjustments

Previous fiscal period (As of August 31, 2022)

## 1. Reason for provision and reversal, related assets, etc., and amount provided

(Unit: thousands of yen)

Related assets, etc.	Reason	Initial amount	Balance at the beginning of the period	Amount of provision for the period	Amount of reversal for the period	Balance at the end of the period	Reason for reversal
Buildings in trust	Discrepancies in tax and accounting treatment in connection with the recognition of expenses related to asset retirement obligations	3,936	3,936	—	—	3,936	—

## 2. Specific method for reversal

At the time of retirement of the asset, etc., the amount to be treated will be reversed.

Reporting period (As of February 28, 2023)

## 1. Reason for provision and reversal, related assets, etc., and amount provided

(Unit: thousands of yen)

Related assets, etc.	Reason	Initial amount	Balance at the beginning of the period	Amount of provision for the period	Amount of reversal for the period	Balance at the end of the period	Reason for reversal
Buildings in trust	Discrepancies in tax and accounting treatment in connection with the recognition of expenses related to asset retirement obligations	3,936	3,936	—	—	3,936	—

## 2. Specific method for reversal

At the time of retirement of the asset, etc., the amount to be treated will be reversed.

\*3. Minimum net assets as provided in Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations

	Previous fiscal period (As of August 31, 2022)	Reporting period (As of February 28, 2023)
	¥50,000 thousand	¥50,000 thousand

### Notes to Statements of Income and Retained Earnings (unaudited)

\*1. Components of income (loss) from real estate leasing business

	(Unit: thousands of yen)	
	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
A. Real estate leasing business revenues		
Leasing business revenue		
Rent	8,977,380	8,939,210
Land rent	265,029	265,029
Common service fees	738,912	724,678
Total	9,981,322	9,928,917
Other leasing business revenues		
Revenue from utilities charges	359,441	456,485
Other revenue	513,753	166,767
Total	873,194	623,252
Total real estate leasing business revenues	10,854,516	10,552,170
B. Expenses related to real estate leasing business		
Expenses related to leasing business		
Property management fees	637,886	634,976
Utilities expenses	419,551	598,639
Taxes and public dues	932,578	923,610
Insurance expenses	14,760	14,330
Repair expenses	168,225	109,262
Depreciation and amortization	1,313,879	1,305,034
Other expenses related to leasing business	266,923	242,638
Total expenses related to real estate leasing business	3,753,806	3,828,493
C. Income (loss) from real estate leasing business (A – B)	7,100,710	6,723,677

\*2. Components of gain (loss) on sale of real estate properties

Previous fiscal period (From March 1, 2022 to August 31, 2022)

Hulic Shinjuku 3 Chome Building (50.0% trust beneficiary right quasi co-ownership interest and 50.0% partial right of land co-ownership interest)		(Unit: thousands of yen)
Proceeds from sale of real estate properties	4,100,000	
Cost of sale of real estate properties	3,400,650	
Other expenses for the sale	51,420	
Gain on sale of real estate properties	647,929	

Reporting period (From September 1, 2022 to February 28, 2023)

Yokohama Yamashitacho Building		(Unit: thousands of yen)
Proceeds from sale of real estate properties	4,830,000	
Cost of sale of real estate properties	4,524,032	
Other expenses for the sale	179,203	
Gain on sale of real estate properties	126,763	

\*3. Transactions with major corporate unitholders

	(Unit: thousands of yen)	
	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
From operating transactions		
Leasing business revenue	795,933	795,933
Gain on sale of real estate properties	647,929	—

**Notes to Statements of Changes in Net Assets (unaudited)**

\*1. Total number of authorized investment units and total number of investment units issued

	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Total number of authorized investment units at end of period	20,000,000 units	20,000,000 units
Total number of investment units issued at end of period	1,440,000 units	1,440,000 units

## Notes to Statements of Cash Flows (unaudited)

- \*1. Reconciliation between cash and cash equivalents at end of period and relevant amount on the balance sheets

(Unit: thousands of yen)

	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Cash and deposits	16,841,797	17,057,454
Cash and deposits in trust	8,274,936	7,600,851
Total cash and cash equivalent	25,116,733	24,658,305

## Notes on Financial Instruments (unaudited)

### 1. Matters regarding status of financial instruments

#### (1) Policy for handling financial instruments

The Investment Corporation procures funds for acquisition of assets, repairs and repayment of debt primarily through borrowings from financial institutions, issuance of investment corporation bonds and issuance of investment units. In procuring interest-bearing debt, the Investment Corporation takes into account a balance between flexibility in procurement of funds and financial stability.

Furthermore, the Investment Corporation conducts derivative transactions only for the purpose of hedging fluctuation risk of interest rates for borrowings and does not conduct any speculative transactions.

#### (2) Description of financial instruments and associated risks, and risk management structure

Deposits are used for investment of our surplus funds. These deposits are exposed to credit risk such as bankruptcy of the depository financial institutions. Deposits are carried out with safety and redeemability taken into consideration and are limited to those with short-term deposit periods.

Borrowings and investment corporation bonds are mainly for the purpose of acquiring properties and refinancing of existing borrowings. Of these, borrowings with floating interest rates are exposed to interest rate fluctuation risk. To avoid this fluctuation risk, the Investment Corporation uses derivative transactions (interest rate swaps) as hedging instruments, which, in effect, converts fluctuating interest rates into fixed interest rates.

For the method of hedge accounting, hedging instruments and hedged items, hedging policy and the method of assessing hedge effectiveness, please refer to “4. Method of hedge accounting” in “Notes on Significant Accounting Policies” above.

#### (3) Supplemental explanation on matters regarding fair values, etc. of financial instruments

Since a number of variables are factored into the measurement of fair values of financial instruments, such fair value may vary if different assumptions are used. The contract amounts related to derivatives mentioned in “Notes on Derivative Transactions” below should not be considered indicative of the market risk associated with the derivative transactions.

### 2. Matters regarding fair value, etc. of financial instruments

Balance sheet carrying amount, fair value, and the difference between the two values as of August 31, 2022 are shown below. Note that as “cash and deposits” and “cash and deposits in trust” are settled in cash in a short period of time, the fair value is considered approximate to the book value, and accordingly, notes on fair value for those items are omitted. Moreover, notes on fair value for “leasehold and guarantee deposits received” and “leasehold and guarantee deposits received in trust” are omitted due to immateriality.

(Unit: thousands of yen)

	Balance sheet carrying amount	Fair value	Difference
(1) Current portion of long-term borrowings	23,315,000	23,363,131	48,131
(2) Investment corporation bonds	17,000,000	17,065,700	65,700
(3) Long-term borrowings	138,301,000	134,445,298	(3,855,701)
Total liabilities	178,616,000	174,874,130	(3,741,869)
Derivative transactions	—	—	—

Balance sheet carrying amount, fair value, and the difference between the two values as of February 28, 2023 are shown below. Note that as “cash and deposits” and “cash and deposits in trust” are settled in cash in a short period of time, the fair value is considered approximate to the book value, and accordingly, notes on fair value for those items are omitted. Moreover, notes on fair value for “leasehold and guarantee deposits received” and “leasehold and guarantee deposits received in trust” are omitted due to immateriality.

(Unit: thousands of yen)

	Balance sheet carrying amount	Fair value	Difference
(1) Current portion of long-term borrowings	22,253,000	22,309,506	56,506
(2) Investment corporation bonds	17,000,000	16,958,000	(42,000)
(3) Long-term borrowings	140,863,000	136,579,004	(4,283,995)
Total liabilities	180,116,000	175,846,510	(4,269,489)
Derivative transactions	—	—	—

(Note 1) Measurement of fair values of financial instruments and matters regarding derivative transactions

Liabilities

## (1) Current portion of long-term borrowings, and (3) Long-term borrowings

Since long-term borrowings that carry floating interest rates are reviewed on a short-term interval to reflect market interest rates, and the Investment Corporation’s credit standing did not change significantly after the execution of loans, their fair value is considered approximate to the book value. Therefore, the book value is used as the fair value of these liabilities (however, for long-term borrowings with floating interest rates to which special treatment for interest rate swaps is applied (please refer to “Notes on Derivative Transactions” below), the fair value is calculated by discounting the sum of principal and interest, which are treated in combination with such interest rate swap, at a reasonable rate estimated for a similar new loan that is made corresponding to the remaining period). The fair value of long-term borrowings carrying fixed interest rates is calculated by discounting the sum of principal and interest at a reasonable rate estimated for a similar new loan that is made corresponding to the remaining period.

## (2) Investment corporation bonds

Fair value has been calculated on the basis of reference quotations of sales-purchase transactions and other such data, as provided by financial institutions and other such entities.

Derivative transactions

Please refer to “Notes on Derivative Transactions” below.



(Note 2) Redemption of investment corporation bonds, long-term borrowings and other interest-bearing debt scheduled to be due after the balance sheet date

Previous fiscal period (As of August 31, 2022)

(Unit: thousands of yen)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	—	—	2,000,000	3,000,000	3,000,000	9,000,000
Long-term borrowings	23,315,000	21,077,000	22,069,000	20,070,000	19,145,000	55,940,000
Total	23,315,000	21,077,000	24,069,000	23,070,000	22,145,000	64,940,000

Reporting period (As of February 28, 2023)

(Unit: thousands of yen)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	—	—	5,000,000	1,000,000	2,000,000	9,000,000
Long-term borrowings	22,253,000	24,133,000	19,770,000	23,660,000	24,414,000	48,886,000
Total	22,253,000	24,133,000	24,770,000	24,660,000	26,414,000	57,886,000

## Notes on Derivative Transactions (unaudited)

### 1. Derivative transactions not applying hedge accounting

Not applicable for the previous fiscal period (as of August 31, 2022) and the reporting period (as of February 28, 2023).

### 2. Derivative transactions applying hedge accounting

Previous fiscal period (As of August 31, 2022)

The contracted amount or principal amount equivalent or the like set forth in the contract as of the balance sheet date for each hedge accounting method is as follows:

(Unit: thousands of yen)

Hedge accounting method	Type of derivative transaction	Major hedged item	Contracted amount		Fair value	Measurement method for fair value
				Portion due after 1 year		
Special treatment of interest rate swaps	Interest rate swap transaction Payment: fixed interest rate / Receipt: floating interest rate	Long-term borrowings	87,017,000	76,675,000	*	—

\* Interest rate swap transactions to which special treatment is applied are accounted for as an integral part of long-term borrowings, a hedged item. Thus, their fair values are included in the fair value of long-term borrowings (please refer to the preceding “Notes on Financial Instruments, 2. Matters regarding fair value, etc. of financial instruments, (Note 1) Measurement of fair values of financial instruments and matters regarding derivative transactions, Liabilities (1) Current portion of long-term borrowings, and (3) Long-term borrowings”).

Reporting period (As of February 28, 2023)

The contracted amount or principal amount equivalent or the like set forth in the contract as of the balance sheet date for each hedge accounting method is as follows:

(Unit: thousands of yen)

Hedge accounting method	Type of derivative transaction	Major hedged item	Contracted amount		Fair value	Measurement method for fair value
				Portion due after 1 year		
Special treatment of interest rate swaps	Interest rate swap transaction Payment: fixed interest rate / Receipt: floating interest rate	Long-term borrowings	82,462,000	75,675,000	*	—

\* Interest rate swap transactions to which special treatment is applied are accounted for as an integral part of long-term borrowings, a hedged item. Thus, their fair values are included in the fair value of long-term borrowings (please refer to the preceding “Notes on Financial Instruments, 2. Matters regarding fair value, etc. of financial instruments, (Note 1)

Measurement of fair values of financial instruments and matters regarding derivative transactions, Liabilities (1) Current portion of long-term borrowings, and (3) Long-term borrowings”).

## Notes on Tax Effect Accounting (unaudited)

### 1. Breakdown of significant components of deferred tax assets and deferred tax liabilities

	(Unit: thousands of yen)	
	Previous fiscal period (As of August 31, 2022)	Reporting period (As of February 28, 2023)
Deferred tax assets		
Accrued enterprise tax excluded from expenses	6,920	—
Excess depreciation	1,177	1,392
Asset retirement obligations	88,687	88,687
Total deferred tax assets	96,785	90,080
Valuation allowance	(96,785)	(90,080)
Net deferred tax assets	—	—

### 2. Reconciliation of significant differences between the statutory tax rate and the effective tax rate

	(Unit: %)	
	Previous fiscal period (As of August 31, 2022)	Reporting period (As of February 28, 2023)
Statutory tax rate	34.59	31.46
(Adjustments)		
Distributions paid included in expenses	(33.10)	(31.34)
Others	0.17	(0.11)
Effective tax rate	1.66	0.01

## Notes on Related Party Transactions (unaudited)

### 1. Parent company and major corporate unitholders

Previous fiscal period (From March 1, 2022 to August 31, 2022)

Type	Name	Location	Share capital or investments in capital (Thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship		Description of transaction	Amount of transaction (Thousands of yen)	Account item	Balance at end of period (Thousands of yen)
						Inter-locking officers, etc.	Business relationship				
Major corporate unitholder	Hulic Co., Ltd.	7-3, Nihonbashi Odenma-cho, Chuoku, Tokyo	111,609,853	Real estate business	Directly held by related party 10.58%	None	Leasing and management of real estate	Purchase of real estate trust beneficiary rights	2,200,000	—	—
								Transfer of real estate and real estate trust beneficiary rights	4,100,000	—	—
								Acceptance of leasehold and guarantee deposits received in trust	465,189	Leasehold and guarantee deposits received in trust	13,889,134
								Repayment of leasehold and guarantee deposits received in trust	224,181		
								Earning of rent revenue, etc.	795,933	Advances received	141,504

(Note 1) In the amounts in the above table, consumption taxes are not included in amount of transaction but are included in balance at end of period.

(Note 2) Transaction terms are determined based on current market prices.

Reporting period (From September 1, 2022 to February 28, 2023)

Type	Name	Location	Share capital or investments in capital (Thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship		Description of transaction	Amount of transaction (Thousands of yen)	Account item	Balance at end of period (Thousands of yen)
						Inter-locking officers, etc.	Business relationship				
Major corporate unitholder	Hulic Co., Ltd.	7-3, Nihonbashi Odenma-cho, Chuoku, Tokyo	111,609,853	Real estate business	Directly held by related party 10.58%	None	Leasing and management of real estate	Acceptance of leasehold and guarantee deposits received in trust	556,026	Leasehold and guarantee deposits received in trust	13,826,887
								Repayment of leasehold and guarantee deposits received in trust	618,273		
								Earning of rent revenue, etc.	795,933	Advances received	141,504

(Note 1) In the amounts in the above table, consumption taxes are not included in amount of transaction but are included in balance at end of period.

(Note 2) Transaction terms are determined based on current market prices.

### 2. Subsidiaries and affiliates

Not applicable for the previous fiscal period (from March 1, 2022 to August 31, 2022) and the reporting period (from September 1, 2022 to February 28, 2023).

### 3. Subsidiaries of parent company

Previous fiscal period (From March 1, 2022 to August 31, 2022)

Type	Name	Location	Share capital or investments in capital (Thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship		Description of transaction	Amount of transaction (Thousands of yen)	Account item	Balance at end of period (Thousands of yen)
						Inter-locking officers, etc.	Business relationship				
Company in which major unitholder (corporation) owns a majority of voting rights	Hulic Reit Management Co., Ltd.	2-26-9, Hatcho-bori, Chuo-ku, Tokyo	200,000	Business related to management of investment corporation's assets under management	–	One	Consignment of asset management	Payment of asset management fee (Note 1)	1,214,391	Accounts payable - other	1,318,505

(Note 1) Payment of asset management fee includes the portion of compensation associated with a property acquisition factored into the book value of the individual properties (¥5,500 thousand) and the portion of compensation associated with a property transfer deducted from gain on sale of real estate properties of the individual properties (¥10,250 thousand).

(Note 2) In the amounts in the above table, consumption taxes are not included in amount of transaction but are included in balance at end of period.

(Note 3) Transaction terms are determined based on current market prices.

Reporting period (From September 1, 2022 to February 28, 2023)

Type	Name	Location	Share capital or investments in capital (Thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship		Description of transaction	Amount of transaction (Thousands of yen)	Account item	Balance at end of period (Thousands of yen)
						Inter-locking officers, etc.	Business relationship				
Company in which major unitholder (corporation) owns a majority of voting rights	Hulic Reit Management Co., Ltd.	2-26-9, Hatcho-bori, Chuo-ku, Tokyo	200,000	Business related to management of investment corporation's assets under management	–	One	Consignment of asset management	Payment of asset management fee (Note 1)	1,041,101	Accounts payable - other	1,101,701

(Note 1) Payment of asset management fee includes the portion of compensation associated with a property acquisition factored into the book value of the individual properties (¥15,405 thousand) and the portion of compensation associated with a property transfer deducted from gain on sale of real estate properties of the individual properties (¥24,150 thousand).

(Note 2) In the amounts in the above table, consumption taxes are not included in amount of transaction but are included in balance at end of period.

(Note 3) Transaction terms are determined based on current market prices.

#### 4. Officers and major individual unitholders

Previous fiscal period (From March 1, 2022 to August 31, 2022)

Transactions carried out by Kazuaki Chokki, Executive Officer of the Investment Corporation, as the Representative of a third party (Hulic Reit Management Co., Ltd.) are as shown above in transactions with Hulic Reit Management Co., Ltd. in “3. Subsidiaries of parent company.”

Reporting period (From September 1, 2022 to February 28, 2023)

Transactions carried out by Kazuaki Chokki, Executive Officer of the Investment Corporation, as the Representative of a third party (Hulic Reit Management Co., Ltd.) are as shown above in transactions with Hulic Reit Management Co., Ltd. in “3. Subsidiaries of parent company.”

#### Notes on Asset Retirement Obligations (unaudited)

Asset retirement obligations recorded in the balance sheet

##### 1. Overview of asset retirement obligations

For Hulic Asakusabashi Building acquired on December 20, 2019, the Investment Corporation has restoration obligations under an agreement for establishment of a fixed-term land sublease right for business use and recorded asset retirement obligations.

##### 2. Calculation of the amount of the asset retirement obligations

The expected usable period is estimated to be the period from the acquisition of the asset to the expiry of the agreement, which is 45 years and one month, and the amount of the asset retirement obligations was calculated using the discount rate of 0.48%.

##### 3. Increase or decrease in the total amount of the asset retirement obligations

	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Balance at beginning of period	284,964	285,648
Increase in connection with the acquisition of property, plant and equipment	—	—
Adjustment due to passage of time	683	685
Balance at end of period	285,648	286,333

(Unit: thousands of yen)

#### Notes on Investment and Rental Properties (unaudited)

The Investment Corporation owns rental office buildings and other properties in Tokyo and other regions for rent revenue. The balance sheet carrying amounts, changes during the period, and fair values of these rental properties are as follows:

	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Balance sheet carrying amount		
Balance at beginning of period	375,677,454	373,489,458
Changes during period	(2,187,995)	807,068
Balance at end of period	373,489,458	374,296,527
Fair value at end of period	443,711,000	446,716,000

(Unit: thousands of yen)

(Note 1) The balance sheet carrying amount is the acquisition cost less accumulated depreciation.

(Note 2) The main reason for the increase in the investment and rental properties during the previous fiscal period is the acquisition of real estate trust beneficiary rights of 1 property (¥2,261,572 thousand) and the decrease is mainly due to transfer of real estate and real estate trust beneficiary rights of 1 property (¥3,400,650 thousand) and depreciation and amortization (¥1,313,195 thousand). The main reason for the increase during the reporting period is the acquisition of real estate trust beneficiary rights of 1 property (¥6,192,149 thousand) and the decrease is mainly due

to transfer of real estate trust beneficiary rights of 1 property (¥4,524,032 thousand) and depreciation and amortization (¥1,304,348 thousand).

(Note 3) The fair value at end of period is the appraisal value provided by an independent real estate appraiser. Concerning the fair value at end of the previous fiscal period, the fair value of Yokohama Yamashitacho Building therein is based on the transfer price stated on the purchase and sale agreement of beneficial interest in trust entered into on September 27, 2022. Concerning the fair value at end of the reporting period, the fair value of Hulic Ginza 7 Chome Building therein is based on the transfer price stated on the purchase and sale agreement of beneficial interest in trust entered into on April 13, 2023.

The profit or loss concerning investment and rental properties is indicated under “Notes to Statements of Income and Retained Earnings” above.

## Notes on Segment and Related Information (unaudited)

### Segment information

Disclosure is omitted as the Investment Corporation is comprised of a single reportable segment engaged in the real estate leasing business.

### Related information

Previous fiscal period (From March 1, 2022 to August 31, 2022)

#### 1. Information by product and service

Disclosure is omitted as operating revenues from external customers of products and services within a single segment are more than 90% of operating revenues on the statements of income and retained earnings.

#### 2. Information by geographical area

##### (1) Operating revenues

Disclosure is omitted since operating revenues from external customers in Japan exceeded 90% of operating revenues on the statements of income and retained earnings.

##### (2) Property, plant and equipment

Disclosure is omitted since the amount of property, plant and equipment located in Japan exceeded 90% of property, plant and equipment on the balance sheet.

#### 3. Information by major customer

(Unit: thousands of yen)

Counterparty	Operating revenues	Related segment
Hulic Co., Ltd.	1,443,862	Real estate leasing business

Reporting period (From September 1, 2022 to February 28, 2023)

#### 1. Information by product and service

Disclosure is omitted as operating revenues from external customers of products and services within a single segment are more than 90% of operating revenues on the statements of income and retained earnings.

#### 2. Information by geographical area

##### (1) Operating revenues

Disclosure is omitted since operating revenues from external customers in Japan exceeded 90% of operating revenues on the statements of income and retained earnings.

(2) Property, plant and equipment

Disclosure is omitted since the amount of property, plant and equipment located in Japan exceeded 90% of property, plant and equipment on the balance sheet.

3. Information by major customer

(Unit: thousands of yen)

Counterparty	Operating revenues	Related segment
Mizuho Financial Group, Inc.	1,179,659	Real estate leasing business

**Notes on Revenue Recognition (unaudited)**

1. Information on disaggregation of revenue from contracts with customers

Previous fiscal period (From March 1, 2022 to August 31, 2022)

(Unit: thousands of yen)

	Revenue from contracts with customers (Note 1)	Sales to external customers
Sales of real estate properties	4,100,000	(Note 2) 647,929
Revenue from utilities charges	359,441	359,441
Other	—	10,495,075
Total	4,459,441	11,502,446

(Note 1) Items such as leasing business revenue, to which “Accounting Standard for Lease Transactions” (ASBJ Statement No. 13) is applied, and transfers of real estate properties to which the Japanese Institute of Certified Public Accountants (“JICPA”) Accounting Practice Committee Report No. 15 “Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special-Purpose Companies” is applied, are outside the scope of application of the Accounting Standard for Revenue Recognition and not included in the above amounts. Note that revenue from contracts with customers is mainly proceeds from sale of real estate properties and utilities revenue.

(Note 2) For sales of real estate properties, the revenue is recorded as gain (loss) on sale of real estate properties in the statement of income and retained earnings, and accordingly, the amount stated is calculated by deducting cost of sale of real estate properties and other expenses for the sale from the proceeds from sale of real estate properties.

Reporting period (From September 1, 2022 to February 28, 2023)

(Unit: thousands of yen)

	Revenue from contracts with customers (Note 1)	Sales to external customers
Sales of real estate properties	4,830,000	(Note 2) 126,763
Revenue from utilities charges	456,485	456,485
Other	—	10,095,685
Total	5,286,485	10,678,934

(Note 1) Items such as leasing business revenue, to which “Accounting Standard for Lease Transactions” (ASBJ Statement No. 13) is applied, and transfers of real estate properties to which the Japanese Institute of Certified Public Accountants (“JICPA”) Accounting Practice Committee Report No. 15 “Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special-Purpose Companies” is applied, are outside the scope of application of the Accounting Standard for Revenue Recognition and not included in the above amounts. Note that revenue from contracts with customers is mainly proceeds from sale of real estate properties and utilities revenue.

(Note 2) For sales of real estate properties, the revenue is recorded as gain (loss) on sale of real estate properties in the statement of income and retained earnings, and accordingly, the amount stated is calculated by deducting cost of sale of real estate properties and other expenses for the sale from the proceeds from sale of real estate properties.

2. Information as a basis to understand revenue from contracts with customers

Previous fiscal period (From March 1, 2022 to August 31, 2022)

As presented in “Notes on Significant Accounting Policies (unaudited).”

Reporting period (From September 1, 2022 to February 28, 2023)

As presented in “Notes on Significant Accounting Policies (unaudited).”

3. Information on the relationship between the satisfaction of performance obligations based on contracts with customers and cash flows from the contracts, as well as the amounts of revenue expected to be recognized in the following accounting period or later from contracts with customers existing at the end of the current accounting period and the timing of the revenue recognition.

Previous fiscal period (From March 1, 2022 to August 31, 2022)

Transaction price allocated to remaining performance obligations

Not applicable.

With regard to revenue from utilities charges, for the portion for which the performance is completed by the end of the period, the Investment Corporation has the right to receive from the customer the amount of consideration corresponding directly to the value to the lessee, who is the customer, and therefore, in accordance with paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition, revenues are recognized for the amount for which the Investment Corporation holds the right to request payment. Accordingly, by applying the provisions of paragraph 80-22 (2) of the “Accounting Standard for Revenue Recognition,” utilities charges are not included in this note to transaction price allocated to remaining performance obligations.

Reporting period (From September 1, 2022 to February 28, 2023)

Transaction price allocated to remaining performance obligations

Not applicable.

With regard to revenue from utilities charges, for the portion for which the performance is completed by the end of the period, the Investment Corporation has the right to receive from the customer the amount of consideration corresponding directly to the value to the lessee, who is the customer, and therefore, in accordance with paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition, revenues are recognized for the amount for which the Investment Corporation holds the right to request payment. Accordingly, by applying the provisions of paragraph 80-22 (2) of the “Accounting Standard for Revenue Recognition,” utilities charges are not included in this note to transaction price allocated to remaining performance obligations.

**Notes on Per Unit Information (unaudited)**

	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Net assets per unit	¥139,360	¥139,054
Basic earnings per unit	¥3,802	¥3,394

(Note 1) Basic earnings per unit is calculated by dividing profit by the day-weighted average number of investment units for the period. Fully diluted earnings per unit is not presented, as there is no potential investment unit.

(Note 2) The basis for calculating basic earnings per unit is as follows:



	Previous fiscal period (From March 1, 2022 to August 31, 2022)	Reporting period (From September 1, 2022 to February 28, 2023)
Profit (Thousands of yen)	5,475,037	4,887,742
Amount not attributable to common unitholders (Thousands of yen)	—	—
Profit attributable to common investment units (Thousands of yen)	5,475,037	4,887,742
Average number of investment units for the period (Units)	1,440,000	1,440,000

#### **Notes on Significant Subsequent Events (unaudited)**

Not applicable.

#### **Omission of Disclosure**

Disclosure is omitted for items for notes on securities, share of profit or loss of entities accounted for using the equity method, lease transactions and retirement benefits, since necessity for their disclosure in the financial results report is not deemed to be significant.

## (9) Changes in Total Number of Investment Units Issued

A summary of capital increase, etc. over the most recent five calendar years until the end of the reporting period is shown as below.

Date	Event	Total number of investment units issued (Units)		Total unitholders' capital (Millions of yen)		Remarks
		Change	Balance	Change	Balance	
October 31, 2018	Capital increase through public offering	134,200	1,244,200	20,068	161,786	(Note 1)
November 19, 2018	Capital increase through third-party allotment	6,800	1,251,000	1,016	162,803	(Note 2)
September 26, 2019	Capital increase through public offering	58,000	1,309,000	10,435	173,238	(Note 3)
October 11, 2019	Capital increase through third-party allotment	3,000	1,312,000	539	173,778	(Note 4)
April 7, 2021	Capital increase through public offering	39,000	1,351,000	6,336	180,115	(Note 5)
April 27, 2021	Capital increase through third-party allotment	2,000	1,353,000	324	180,440	(Note 6)
October 27, 2021	Capital increase through public offering	82,800	1,435,800	13,623	194,063	(Note 7)
November 22, 2021	Capital increase through third-party allotment	4,200	1,440,000	691	194,754	(Note 8)

(Note 1) New investment units were issued through public offering with an issue price per unit of ¥154,537 (issue value: ¥149,544) in order to raise funds for the acquisition of new properties, etc.

(Note 2) New investment units were issued through a private placement allocated to Mizuho Securities Co., Ltd. with an issue value per unit of ¥149,544.

(Note 3) New investment units were issued through public offering with an issue price per unit of ¥185,932 (issue value: ¥179,924) in order to raise funds for the acquisition of new properties, etc.

(Note 4) New investment units were issued through a private placement allocated to Mizuho Securities Co., Ltd. with an issue value per unit of ¥179,924.

(Note 5) New investment units were issued through public offering with an issue price per unit of ¥167,895 (issue value: ¥162,470) in order to supplement cash reserves by amount of decrease arising from its allocation for a portion of the purchase price for new properties, etc.

(Note 6) New investment units were issued through a private placement allocated to Mizuho Securities Co., Ltd. with an issue value per unit of ¥162,470.

(Note 7) New investment units were issued through public offering with an issue price per unit of ¥169,942 (issue value: ¥164,538) in order to raise funds for the acquisition of new properties, etc.

(Note 8) New investment units were issued through a private placement allocated to Mizuho Securities Co., Ltd. with an issue value per unit of ¥164,538.

(Note 9) Changes in total unitholders' capital in connection with the implementation of distributions in excess of earnings related to allowance for temporary difference adjustments have not been taken into consideration.

### 3. Reference Information

#### (1) Status of Investment

Type of assets	Category	Region (Note 1)	Previous fiscal period (As of August 31, 2022)		Reporting period (As of February 28, 2023)	
			Total amount held (Millions of yen) (Note 2)	Percentage to total assets (%) (Note 3)	Total amount held (Millions of yen) (Note 2)	Percentage to total assets (%) (Note 3)
Real estate	Tokyo Commercial Properties	Six central wards of Tokyo	3,567	0.9	3,559	0.9
		Other wards of Tokyo	—	—	—	—
		Other	—	—	—	—
		Total	3,567	0.9	3,559	0.9
	Next-Generation Assets Plus	Six central wards of Tokyo	—	—	—	—
		Other wards of Tokyo	—	—	—	—
		Other	—	—	—	—
		Total	—	—	—	—
	Total real estate		3,567	0.9	3,559	0.9
Real estate in trust	Tokyo Commercial Properties	Six central wards of Tokyo	222,503	55.6	228,371	57.0
		Other wards of Tokyo	44,991	11.2	44,717	11.2
		Other	21,311	5.3	16,802	4.2
		Total	288,805	72.2	289,891	72.4
	Next-Generation Assets Plus	Six central wards of Tokyo	29,248	7.3	29,146	7.3
		Other wards of Tokyo	34,132	8.5	34,067	8.5
		Other	17,736	4.4	17,632	4.4
		Total	81,116	20.3	80,845	20.2
	Total real estate in trust		369,922	92.4	370,737	92.6
	Total real estate and real estate in trust		373,489	93.3	374,296	93.5
Deposits and other assets		26,741	6.7	26,228	6.5	
Total assets		400,230	100.0	400,524	100.0	

	Amount (Millions of yen)	Percentage to total assets (%) (Note 3)	Amount (Millions of yen)	Percentage to total assets (%) (Note 3)
Total liabilities	199,552	49.9	200,286	50.0
Total net assets	200,678	50.1	200,238	50.0

(Note 1) *Six central wards of Tokyo* refer to Chiyoda ward (Chiyoda-ku), Chuo ward (Chuo-ku), Minato ward (Minato-ku), Shinjuku ward (Shinjuku-ku), Shibuya ward (Shibuya-ku) and Shinagawa ward (Shinagawa-ku).

(Note 2) *Total amount held* represents the balance sheet carrying amount (for real estate and real estate in trust, book value less depreciation expenses), rounded down to the nearest million yen.

(Note 3) *Percentage to total assets* represents the ratios of each asset held, total liabilities and total net assets to total assets, rounded to one decimal place.

## (2) Investment Assets

### i) Overview of investment assets

(As of the end of the reporting period)

Category		Property name	Date of construction (Note 1)	Total contracted rent (Millions of yen) (Note 2)	Leasehold/ guarantee deposits (Millions of yen) (Note 3)	Total leased area (m <sup>2</sup> ) (Note 4)	Total leasable area (m <sup>2</sup> ) (Note 5)	Occupancy rate (%) (Note 6)
Tokyo Commercial Properties	Office properties	Hulic Kamiyacho Building	April 1985	2,616	2,564	30,744.95	32,487.06	94.6
		Hulic Kudan Building (Land)	—	530	265	3,351.07	3,351.07	100.0
		Toranomon First Garden (Note 7)	August 2010	494	380	5,079.56	5,689.97	89.3
		Rapiros Roppongi (Note 8)	August 1997	592	550	6,147.00	6,730.52	91.3
		Hulic Takadanobaba Building	November 1993	314	196	5,369.71	5,369.71	100.0
		Hulic Kanda Building	September 2008	283	238	3,728.36	3,728.36	100.0
		Hulic Kandabashi Building	June 2001	165	130	2,566.95	2,566.95	100.0
		Hulic Kakigaracho Building	March 1993	191	128	2,858.48	2,858.48	100.0
		Ochanomizu Sola City (Note 9)	February 2013	(Note 27)	(Note 27)	13,923.42	13,923.42	100.0
		Hulic Higashi Ueno 1 Chome Building	July 1988	174	135	3,137.09	3,137.09	100.0
		Tokyo Nishi Ikebukuro Building (Note 10)	October 1990	111	190	1,429.74	1,429.74	100.0
		Hulic Toranomon Building	May 2015	878	596	8,574.65	8,574.65	100.0
		Hulic Shibuya 1 chome Building	August 1993	252	204	2,817.65	2,817.65	100.0
		Hulic Higashi Nihonbashi Building	November 1996	164	104	3,096.18	3,681.20	84.1
		Hulic Jimbocho Building	September 1989	76	56	1,561.38	1,561.38	100.0
		Hulic Ginza 7 Chome Building (Note 11)	September 1962	1,022	572	11,405.68	11,405.68	100.0
		Hulic Gotanda Yamate-dori Building	March 1996	200	147	3,276.05	3,276.05	100.0
		Bancho House	August 1989	(Note 27)	132	1,981.83	1,981.83	100.0
		Ebisu Minami Building	September 1992	(Note 27)	(Note 27)	1,629.09	1,629.09	100.0
		Hulic Idabashi Building	February 1991	81	57	1,431.94	1,431.94	100.0
		Hulic Asakusabashi Building (Note 12)	February 2013	348	234	5,280.72	5,280.72	100.0
		Hulic Ebisu Building	February 1992	70	55	1,059.22	1,059.22	100.0
		Hulic Ryogoku Building (Note 13)	January 2010	286	203	4,569.34	4,569.34	100.0
		Hulic Asakusabashi Edo-dori (Note 14)	September 2015	272	130	3,956.73	3,956.73	100.0
		Hulic Nakano Building (Note 15)	October 1994	170	130	2,616.83	2,616.83	100.0
		Hulic Ueno Building (Note 16)	(Bank branch building) April 1986 (Parking lot) March 1986	210	190	3,031.85	3,031.85	100.0
		Hulic Kojimachi Building (Note 17)	October 2010	523	324	5,380.17	5,380.17	100.0
		Kichijoji Fuji Building (Note 18)	October 1980	(Note 27)	(Note 27)	3,958.37	3,958.37	100.0
		Hulic Hachioji Building (Note 19)	(Bank branch building) February 2009 (Parking lot) November 2009	285	193	3,768.00	3,768.00	100.0
		Hulic Kobe Building (Note 20)	October 1990	386	443	4,991.26	5,126.04	97.4
		Hulic Gotanda Building (Note 21)	May 1986	311	256	4,246.19	4,246.19	100.0
		Subtotal		—	—	—	156,969.46	160,625.30

Category		Property name	Date of construction (Note 1)	Total contracted rent (Millions of yen) (Note 2)	Leasehold/ guarantee deposits (Millions of yen) (Note 3)	Total leased area (m <sup>2</sup> ) (Note 4)	Total leasable area (m <sup>2</sup> ) (Note 5)	Occupancy rate (%) (Note 6)
Tokyo Commercial Properties	Retail properties	Oimachi Redevelopment Building (#2)	September 1989	624	656	14,485.66	14,485.66	100.0
		Oimachi Redevelopment Building (#1) (Note 22)	September 1989	438	529	10,612.67	10,612.67	100.0
		Dining Square Akihabara Building	June 1993	(Note 27)	(Note 27)	2,169.41	2,169.41	100.0
		Hulic Jingu-Mae Building	September 2000	160	82	1,656.24	1,656.24	100.0
		Hulic Todoroki Building	August 1990	94	69	1,676.02	1,676.02	100.0
		HULIC &New SHIBUYA (Note 23)	April 2017	127	114	898.62	898.62	100.0
		HULIC &New SHINBASHI	April 2017	152	135	1,725.35	1,725.35	100.0
		Hulic Shimura-sakaue	(Retail property block) November 2015 (Private nursing home block) February 2016	438	307	11,528.34	11,528.34	100.0
		Hulic Mejiro	October 2018	279	187	3,805.72	3,805.72	100.0
	Subtotal		—	—	—	48,558.03	48,558.03	100.0
Tokyo Commercial Properties Total		—	—	—	205,527.49	209,183.33	98.3	
Next-Generation Assets Plus	Private nursing homes	Aria Matsubara	September 2005	(Note 27)	(Note 27)	5,454.48	5,454.48	100.0
		Trust Garden Yoganomori	September 2005	(Note 27)	(Note 27)	5,977.75	5,977.75	100.0
		Trust Garden Sakurashinmachi	August 2005	(Note 27)	(Note 27)	3,700.26	3,700.26	100.0
		Trust Garden Suginami Miyamae	April 2005	(Note 27)	(Note 27)	3,975.99	3,975.99	100.0
		Trust Garden Tokiwamatsu	January 2016	(Note 27)	(Note 27)	2,893.82	2,893.82	100.0
		SOMPO Care La vie Re Kita-Kamakura	March 2009	(Note 27)	(Note 27)	4,912.57	4,912.57	100.0
		Charm Suite Shinjukutoyama	June 2015	(Note 27)	(Note 27)	4,065.62	4,065.62	100.0
		Charm Suite Shakujikocho	June 2014	(Note 27)	(Note 27)	4,241.68	4,241.68	100.0
		Hulic Chofu	March 2017	173	144	4,357.58	4,357.58	100.0
		Aristage Kyodo (Note 24)	May 2012	(Note 27)	(Note 27)	13,279.12	13,279.12	100.0
		Granda Gakugei Daigaku	April 2013	(Note 27)	(Note 27)	2,803.79	2,803.79	100.0
		Subtotal		—	—	—	55,662.66	55,662.66
	Network centers	Ikebukuro Network Center	January 2001	271	136	12,773.04	12,773.04	100.0
		Tabata Network Center	April 1998	90	45	3,832.73	3,832.73	100.0
		Hiroshima Network Center	October 2001	88	44	5,208.54	5,208.54	100.0
		Atsuta Network Center	May 1997	73	37	4,943.10	4,943.10	100.0
		Nagano Network Center	September 1994	33	17	2,211.24	2,211.24	100.0
		Chiba Network Center	June 1995	447	224	23,338.00	23,338.00	100.0
		Sapporo Network Center	January 2002	167	84	9,793.57	9,793.57	100.0
		Keihanna Network Center	May 2001	94	47	9,273.44	9,273.44	100.0
		Subtotal		—	1,265	632	71,373.66	71,373.66
	Hotels	Sotetsu Fresa Inn Ginza 7 Chome (Note 25)	August 2016	480	480	6,984.32	6,984.32	100.0
		Sotetsu Fresa Inn Tokyo-Roppongi (Note 26)	August 2017	216	54	2,408.45	2,408.45	100.0
		Hulic Tsukiji 3 Chome Building	November 2018	(Note 27)	(Note 27)	4,740.31	4,740.31	100.0
		Subtotal		—	—	—	14,133.08	14,133.08
Next-Generation Assets Plus Total		—	—	—	141,169.40	141,169.40	100.0	
Portfolio Total		—	—	—	346,696.89	350,352.73	99.0	

(Note 1) *Date of construction* represents the date of construction as described in the property registry. Date of construction is omitted in case of holding of land only.

(Note 2) *Total contracted rent* is calculated by multiplying the monthly contracted rent (limited to rent for room, including common service fee and excluding consumption taxes and usage fee for warehouses, signboards and parking lots, regardless of free rent arrangements in effect as of the end of the reporting period) indicated in the relevant lease agreements for buildings of each asset held in effect as of the end of the reporting period by 12 (with respect to assets held subject to multiple lease agreements, the aggregate monthly rent for all lease agreements) and rounding to the nearest million yen. For properties for which ownership is only for land, it is calculated by multiplying the monthly contracted rent (excluding consumption taxes) as indicated in the lease agreement for such land as of the end of the reporting period by 12 and rounding to the nearest million yen. When a master lease agreement has been executed for the asset held, the amounts provided are the amount for the portion corresponding to the pass-through master lease under which rents are directly received from end-tenants in principle (hereinafter referred to as the “Pass-through Master Lease Agreement”), calculated on an annual basis by multiplying the monthly rent as indicated in each sublease agreement entered into with end-tenants corresponding to that portion by 12; and the amount for the portion corresponding to the fixed-type master lease under which a certain amount of rent is received regardless of fluctuations in rents for end-tenants (hereinafter referred to as the “Fixed-type Master Lease Agreement”), calculated on an annual basis by multiplying the monthly rent as indicated by the Fixed-type Master Lease Agreement corresponding to that portion by 12.

- (Note 3) *Leasehold/guarantee deposits* indicates the aggregate of the recognized book values for the leasehold and/or guarantee deposit(s) of each asset held as of the end of the reporting period, rounded to the nearest million yen.
- (Note 4) *Total leased area* is equivalent to total floor area or similar measurement of leased space set out in the relevant lease agreements or similar contracts for buildings of each asset held as of the end of the reporting period. For the portion for which there is a Pass-through Master Lease Agreement, the actual total area leased under each sublease agreement entered into with end-tenants corresponding to that portion is provided; and for the portion for which there is a Fixed-type Master Lease Agreement, the total area corresponding to that portion is provided. For the property of which ownership is only for land, the area of the land is provided.
- (Note 5) *Total leasable area* is equivalent to the gross leasable area, based on the lease agreements or floor plans of buildings of each asset held as of the end of the reporting period. With respect to properties of which ownership is only for land, leasable area is the leasable area of the land as described in the applicable land lease agreements or land plans.
- (Note 6) *Occupancy rate* shows the proportion of the total leased area to the total leasable area of each asset held as of the end of the reporting period, rounded to the nearest tenth. Subtotals, totals and total of the portfolio show the proportion of the total leased area to the total of leasable area for the assets held, rounded to the nearest tenth.
- (Note 7) For Toranomon First Garden, total leased area, total leasable area, occupancy rate, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's partial ownership in the building (including some of co-ownership portion). (For the co-ownership portion, the figures calculated on a pro-rata basis in accordance with the co-ownership interests owned by the Investment Corporation are listed.)
- (Note 8) For Rapiros Roppongi, total leased area, total leasable area, occupancy rate, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's partial ownership in the building (including some of co-ownership portion). (For the co-ownership portion, the figures calculated on a pro-rata basis in accordance with the co-ownership interests owned by the Investment Corporation are listed.)
- (Note 9) For Ochanomizu Sola City, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (21.7%).
- (Note 10) For Tokyo Nishi Ikebukuro Building, total leased area, total leasable area, occupancy rate, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's partial ownership in the building (including some of co-ownership portion).
- (Note 11) For Hulic Ginza 7 Chome Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (95.0%).
- (Note 12) For Hulic Asakusabashi Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (50.0%).
- (Note 13) For Hulic Ryogoku Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 14) For Hulic Asakusabashi Edo-dori, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 15) For Hulic Nakano Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 16) For Hulic Ueno Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 17) For Hulic Kojimachi Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 18) For Kichijoji Fuji Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 19) For Hulic Hachioji Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 20) For Hulic Kobe Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 21) For Hulic Gotanda Building, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 22) For Oimachi Redevelopment Building (#1), total leased area, total leasable area, occupancy rate, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's co-ownership interest (approximately 82.6%) in partial ownership in the building.
- (Note 23) For HULIC & New SHIBUYA, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (50.0%).
- (Note 24) For Aristage Kyodo, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (95.0%).

- (Note 25) For Sotetsu Fresa Inn Ginza 7 Chome, total contracted rent is made up of a fixed rent and a proportional rent that arises when annual guest room sales exceed a certain amount. Total contracted rent shows amounts calculated with monthly fixed rent specified in lease agreements multiplied by 12, with the result rounded to the nearest million yen.
- (Note 26) For Sotetsu Fresa Inn Tokyo-Roppongi, total leased area, total leasable area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (50.0%). Total contracted rent is made up of a fixed rent and a proportional rent that arises when annual guest room sales exceed a certain amount. Total contracted rent shows amounts calculated with monthly fixed rent specified in lease agreements multiplied by 12, with the result rounded to the nearest million yen.
- (Note 27) The Investment Corporation has not obtained permission from the end-tenant or other relevant party of these properties to disclose the relevant information.
- (Note 28) In the above table, Total contracted rent, Leasehold/guarantee deposits, Total leased area and Occupancy rate may include data of end-tenant lease agreements for which we have received a request for cancellation or termination and end-tenant lease agreements for which rent payment was delinquent as of the end of the reporting period, if the lease agreement was valid as of the end of the reporting period.

## ii) Overview of appraisal report

(As of the end of the reporting period)

		(As of the end of the reporting period)										
Category	Property name	Appraisal agency (Note 1)	Acquisition price (Millions of yen) (Note 2)	Book value at end of period (Millions of yen) (Note 3)	Appraisal value (Millions of yen) (Note 4)	Integrated price by using cost method (Millions of yen) (Note 5)	Return price (Millions of yen)					
							Price based on direct capitalization method	Capitalization rate (%)	Price based on DCF method	Discount rate (%)	Terminal capitalization rate (%)	
Tokyo Commercial Properties	Office properties	Hulic Kamiyacho Building	D	55,250	55,416	66,800	60,800	69,000	3.1	65,800	2.9	3.3
		Hulic Kudan Building (Land)	N	11,100	11,191	14,100	—	14,200	3.2	14,000	2.8	3.3
		Toranomon First Garden	C	8,623	7,959	12,200	16,000	12,300	3.0	12,200	2.7	3.1
		Rapiros Roppongi	N	6,210	6,638	10,900	12,300	11,100	3.2	10,600	2.9	3.4
		Hulic Takadanobaba Building	D	3,900	3,716	4,980	4,310	4,930	3.8	5,000	3.6	4.0
		Hulic Kanda Building	T	3,780	3,477	4,510	4,810	4,640	3.6	4,460	3.7	3.8
		Hulic Kandabashi Building	D	2,500	2,433	2,970	3,110	3,020	3.5	2,950	3.3	3.7
		Hulic Kakigaracho Building	T	2,210	2,137	2,840	2,940	2,850	3.9	2,840	4.0	4.1
		Ochanomizu Sola City	N	38,149	35,912	46,655	36,456	47,306	2.9	46,004	2.7	3.0
		Hulic Higashi Ueno 1 Chome Building	N	2,678	2,745	3,120	2,910	3,130	3.6	3,100	3.4	3.7
		Tokyo Nishi Ikebukuro Building	N	1,580	1,573	2,100	1,510	2,130	3.8	2,060	3.6	4.0
		Hulic Toranomon Building	N	18,310	17,674	22,500	24,700	22,900	2.7	22,100	2.5	2.8
		Hulic Shibuya 1 chome Building	T	5,100	5,088	5,950	5,670	6,080	3.2	5,890	3.3	3.4
		Hulic Higashi Nihonbashi Building	T	3,480	3,517	3,660	4,030	3,800	3.9	3,600	4.0	4.1
		Hulic Jimbocho Building	N	1,460	1,541	1,730	1,450	1,750	3.6	1,710	3.4	3.7
		Hulic Ginza 7 Chome Building	N	21,080	21,066	21,850	26,220	22,135	3.1	21,470	2.9	3.1
		Hulic Gotanda Yamate-dori Building	D	3,450	3,559	3,520	3,190	3,770	3.5	3,410	3.3	3.7
		Bancho House	D	2,750	2,756	3,460	2,460	3,460	3.6	3,460	3.4	3.8
		Ebisu Minami Building (Note 7)	T	2,420	2,426	2,660	2,530	2,760	3.6	2,620	3.6	3.7
		Hulic Idabashi Building	T	1,450	1,447	1,550	1,490	1,590	3.7	1,530	3.8	3.9
		Hulic Asakusabashi Building (Note 8)	T	4,750	4,501	4,970	4,660	4,930	4.7	4,990	4.7	—
		Hulic Ebisu Building	C	1,275	1,281	1,380	951	1,420	3.6	1,380	3.4	3.7
		Hulic Ryogoku Building	N	5,610	5,454	6,102	4,959	6,156	3.6	6,048	3.4	3.7
		Hulic Asakusabashi Edo-dori	N	5,420	5,364	5,976	5,211	5,985	3.8	5,958	3.4	3.7
		Hulic Nakano Building	N	3,200	3,197	3,609	2,898	3,645	3.7	3,573	3.5	3.8
		Hulic Ueno Building	N	4,100	4,122	4,617	4,347	4,662	3.4	4,563	3.2	3.5
		Hulic Kojimachi Building	D	12,600	12,589	13,500	14,800	14,000	3.0	13,300	2.8	3.2
		Kichijoji Fuji Building	T	5,150	5,167	6,440	6,230	6,530	4.0	6,400	4.1	4.2
		Hulic Hachioji Building	N	4,900	4,819	5,292	4,617	5,328	4.6	5,256	4.4	4.7
		Hulic Kobe Building	D	6,710	6,815	6,930	6,670	6,980	4.1	6,910	3.9	4.3
		Hulic Gotanda Building	T	6,162	6,185	6,340	7,010	6,520	3.8	6,260	3.9	4.0
			Subtotal	—	255,357	251,780	303,211	—	309,007	—	299,442	—



Category		Property name	Appraisal agency (Note 1)	Acquisition price (Millions of yen) (Note 2)	Book value at end of period (Millions of yen) (Note 3)	Appraisal value (Millions of yen) (Note 4)	Integrated price by using cost method (Millions of yen) (Note 5)	Return price (Millions of yen)				
								Price based on direct capitalization method	Capitalization rate (%)	Price based on DCF method	Discount rate (%)	Terminal capitalization rate (%)
Tokyo Commercial Properties	Retail properties	Oimachi Redevelopment Building (#2)	T	9,456	9,432	11,800	11,600	12,000	4.0	11,700	4.1	4.2
		Oimachi Redevelopment Building (#1)	T	6,166	6,330	7,110	6,930	7,170	4.2	7,080	4.3	4.4
		Dining Square Akihabara Building	N	3,200	3,184	4,000	2,730	4,040	3.7	3,960	3.5	3.8
		Hulic Jingu-Mae Building	T	2,660	2,631	3,550	3,750	3,680	3.3	3,500	3.4	3.5
		Hulic Todoroki Building	T	1,200	1,200	1,440	1,570	1,450	4.4	1,430	4.5	4.6
		HULIC & New SHIBUYA	N	3,150	3,070	3,560	2,765	3,610	2.9	3,505	2.7	3.0
		HULIC & New SHINBASHI	N	3,100	2,979	3,400	3,220	3,430	3.5	3,370	3.3	3.6
		Hulic Shimura-sakaue	N	7,556	7,220	7,500	7,620	7,640	4.3	7,350	4.1	4.6
		Hulic Mejiro	N	5,670	5,620	6,450	6,340	6,500	3.5	6,390	3.3	3.6
		Subtotal	—	42,158	41,670	48,810	46,525	49,520	—	48,285	—	—
	Total	—	297,515	293,450	352,021	—	358,527	—	347,727	—	—	
Next-Generation Assets Plus	Private nursing homes	Aria Matsubara	N	3,244	3,053	4,610	3,810	4,630	4.1	4,590	3.8	4.2
		Trust Garden Yoganomori	N	5,390	5,231	7,340	5,910	7,370	4.4	7,310	4.1	4.5
		Trust Garden Sakurashinmachi	N	2,850	2,785	3,930	3,280	3,940	4.3	3,910	4.0	4.4
		Trust Garden Suginami Miyamae	N	2,760	2,678	3,790	2,970	3,800	4.3	3,780	4.0	4.4
		Trust Garden Tokiwamatsu	N	3,030	2,891	3,580	3,200	3,610	3.9	3,550	3.7	4.0
		SOMPO Care La vie Re Kita-Kamakura	N	1,780	1,644	1,870	1,310	1,890	5.1	1,850	4.9	5.3
		Charm Suite Shinjukutoyama	N	3,323	3,310	3,840	3,650	3,870	3.8	3,800	3.6	3.9
		Charm Suite Shakujii-koen	N	3,200	3,163	3,540	3,170	3,570	4.1	3,510	3.9	4.2
		Hulic Chofu	N	3,340	3,373	3,750	3,210	3,780	4.0	3,720	3.8	4.1
		Aristage Kyodo	N	9,000	9,152	10,070	9,338	10,165	3.7	9,975	3.5	3.8
		Granda Gakugei Daigaku	N	2,200	2,243	2,440	2,390	2,460	3.6	2,410	3.4	3.7
		Subtotal	—	40,117	39,529	48,760	42,238	49,085	—	48,405	—	—
	Network centers	Ikebukuro Network Center	N	4,570	4,422	5,510	5,300	5,540	4.2	5,470	3.9	4.3
		Tabata Network Center	N	1,355	1,335	1,600	1,590	1,610	4.7	1,590	4.4	4.8
		Hiroshima Network Center	N	1,080	998	1,220	1,200	1,220	5.7	1,210	5.4	5.8
		Atsuta Network Center	N	1,015	951	1,080	1,070	1,080	5.4	1,070	5.1	5.5
		Nagano Network Center	N	305	284	365	274	365	6.9	364	6.7	7.1
		Chiba Network Center	N	7,060	6,765	7,730	4,220	7,750	4.8	7,700	4.5	4.9
		Sapporo Network Center	N	2,510	2,467	2,570	2,650	2,580	5.2	2,560	4.9	5.3
		Keihanna Network Center	N	1,250	1,146	1,380	1,170	1,380	5.2	1,380	4.9	5.3
		Subtotal	—	19,145	18,372	21,455	17,474	21,525	—	21,344	—	—
	Hotels	Sotetsu Fresa Inn Ginza 7 Chome	N	11,520	11,293	12,200	13,900	12,400	3.5	11,900	3.3	3.7
		Sotetsu Fresa Inn Tokyo-Roppongi	N	5,000	4,809	4,950	4,940	5,050	3.7	4,850	3.5	3.9
		Hulic Tsukiji 3 Chome Building	N	6,972	6,841	7,310	6,780	7,450	3.6	7,170	3.4	3.8
		Subtotal	—	23,492	22,944	24,460	25,620	24,900	—	23,920	—	—
		Total	—	82,754	80,845	94,675	85,332	95,510	—	93,669	—	—
Total		—	380,269	374,296	446,696	—	454,037	—	441,396	—	—	

- (Note 1) The letters in the appraisal agency column indicate appraisers as follows:  
D: Daiwa Real Estate Appraisal Co., Ltd.  
N: Japan Real Estate Institute  
C: CBRE K.K.  
T: The Tanizawa Sōgō Appraisal Co., Ltd.
- (Note 2) *Acquisition price* represents trading value stipulated in each purchase and sale agreement in relation to each asset held, rounded to the nearest million yen. The trading value does not include consumption tax, local consumption tax and expenses incurred on acquisition.
- (Note 3) *Book value at end of period* represents book value for each property less depreciation expenses as of the end of the reporting period, rounded down to the nearest million yen.
- (Note 4) *Appraisal value* represents the appraisal value as of the valuation date of the end of the reporting period.
- (Note 5) “Integrated price by using cost method” is presented by rounding the price corresponding to the quasi co-ownership of property held by the Investment Corporation to the nearest million yen.
- (Note 6) For Hulic Kudan Building (Land), this item was not provided due to the Investment Corporation only holding the land.
- (Note 7) Discount rate for Ebisu Minami Building was 3.5% for the 1st fiscal year to the 5th fiscal year, 3.6% for the 6th fiscal year to the 11th fiscal year. The table shows the 6th fiscal year to the 11th fiscal year (3.6%).
- (Note 8) For Hulic Asakusabashi Building, since the calculation method based on the capitalization method over a definite term (modified Inwood method) has been employed as a direct capitalization method based on the consideration that the land lease right acquired is a fixed-term land sublease right for business use, the discount rate in the capitalization method over a definite term (modified Inwood method) is shown in the Capitalization rate. In addition, because terminal capitalization rate is not applied in the DCF method, it has not been provided.

### iii) Capital expenditures for assets under management

#### (A) Schedule of capital expenditures

For each asset held by the Investment Corporation as of the end of the reporting period, the main capital expenditures for renovation work, etc. scheduled as of February 28, 2023 (the end of the 18th fiscal period) are as below. Estimated capital expenditure for work mentioned below includes that which is charged to expenses.

Property name	Location	Purpose	Scheduled period	Estimated capital expenditure for work (Millions of yen)
Oimachi Redevelopment Building (#1)	Shinagawa-ku, Tokyo	Renovation work for external wall	From January 2021 to March 2023	144
Oimachi Redevelopment Building (#2)	Shinagawa-ku, Tokyo	Renewal work for air conditioners	From March 2023 to February 2024	86
Aria Matsubara	Setagaya-ku, Tokyo	Renewal work for air-conditioning units in the common area	From June 2023 to December 2023	67
Hulic Higashi Nihonbashi Building	Chuo-ku, Tokyo	Renewal work for all heat exchangers	From October 2023 to February 2024	77

#### (B) Capital expenditures during the period

An overview of the construction work corresponding to capital expenditures during the reporting period is as below. Capital expenditures during the reporting period were ¥443,300 thousand and repair expenses were ¥109,262 thousand. In aggregate, construction work in the amount of ¥552,563 thousand was carried out during the period.

Property name	Location	Purpose	Period	Capital expenditure for work (Millions of yen)
Oimachi Redevelopment Building (#2)	Shinagawa-ku, Tokyo	Renewal work for air conditioners	From December 2022 to February 2023	79
Hulic Kamiyacho Building	Minato-ku, Tokyo	Conversion of lighting on fifth floor to LED	From December 2022 to February 2023	54
Other				309
Total				443

### (3) Major Investment Assets

The following is an overview of the assets held by the Investment Corporation and for which the total contracted rent makes up 10% or more of the total rental income for the entire portfolio as of the end of the reporting period.

Property name	Total contracted rent (annual) (Millions of yen) (Note 1)	Total leased area (m <sup>2</sup> ) (Note 2)	Total leasable area (m <sup>2</sup> ) (Note 3)	Occupancy rate (%) (Note 4)
Hulic Kamiyacho Building	2,616	30,744.95	32,487.06	94.6

(Note 1) *Total contracted rent (annual)* is calculated by multiplying the monthly contracted rent (limited to rent for room, including common service fee and excluding consumption taxes and usage fee for warehouses, signboards and parking lots, regardless of free rent arrangements in effect as of the end of the reporting period) as indicated in the relevant lease agreements for the building of the asset held in effect as of the end of the reporting period by 12 (in cases where multiple lease agreements are executed, the aggregate monthly rent for all lease agreements) and rounding to the nearest million yen. When a master lease agreement has been executed for the asset held, the amount provided is the amount for the portion corresponding to the Pass-through Master Lease Agreement, calculated on an annual basis by multiplying the monthly rent as indicated in each sublease agreement entered into with end-tenants corresponding to that portion by 12.

(Note 2) *Total leased area* shows the total floor area of leased space set out in the relevant lease agreements for the building of the property held as of the end of the reporting period. For the portion for which there is a Pass-through Master Lease Agreement, the actual total area leased under each sublease agreement entered into with end-tenants corresponding to that portion is provided.

(Note 3) *Total leasable area* shows the floor area considered leasable based on the lease agreements or floor plans of buildings of the property held as of the end of the reporting period.

(Note 4) *Occupancy rate* shows the proportion of the total leased area to the total leasable area for the entire building of the above-mentioned property held as of the end of the reporting period, rounded to the nearest tenth.

#### (4) Overview of Major Tenants

Tenants for which leased area accounted for 10% or more of the total leased area as of the end of the reporting period are shown as below.

Tenant	Business type	Property name	Leased area (m <sup>2</sup> ) (Note 1)	Total contracted rent (Millions of yen) (Note 2)	Leasehold/ guarantee deposits (Millions of yen) (Note 3)	Expiration date (Note 4)	Renewal of agreement, etc. (Note 5)
Hulic Co., Ltd.	Real estate leasing business	Hulic Kamiyacho Building	30,744.95	2,616	2,564	February 6, 2025	Automatically renewed for 2 years unless notified in writing at least 6 months before the expiry of the agreement
		Hulic Kudan Building (Land)	3,351.07	530	265	February 6, 2063	Terminated due to the expiry of the agreement
		Toranomon First Garden (Note 6)	5,079.56	494	380	February 6, 2025	Automatically renewed for 2 years unless notified in writing at least 6 months before the expiry of the agreement
		Rapiros Roppongi (Note 7)	6,147.00	592	550		
		Hulic Takadanobaba Building	5,369.71	314	196		
		Hulic Kanda Building	3,728.36	283	238		
		Hulic Kandabashi Building	2,566.95	165	130		
		Hulic Kakigaracho Building	2,858.48	191	128		
		Hulic Higashi Ueno 1 Chome Building	3,137.09	174	135		
		Tokyo Nishi Ikebukuro Building (Note 8)	1,429.74	111	190	March 30, 2024	
		Hulic Toranomon Building	8,574.65	878	596	December 24, 2024	
		Hulic Shibuya 1 chome Building	2,817.65	252	204	March 30, 2024	
		Hulic Higashi Nihonbashi Building	3,096.18	164	104		
		Hulic Jimbocho Building	1,561.38	76	56	April 27, 2024	
		Hulic Ginza 7 Chome Building (Note 9)	11,405.68	1,022	572	March 28, 2025	
		Hulic Gotanda Yamate-dori Building	3,276.05	200	147	September 30, 2023	
		Bancho House	1,981.83	(Note 25)	132	October 31, 2023	
		Ebisu Minami Building	1,629.09	(Note 25)	(Note 25)	December 26, 2023	
		Hulic Iidabashi Building	1,431.94	81	57	June 27, 2024	
		Hulic Asakusabashi Building (Note 10)	5,280.72	348	234	December 31, 2064	Terminated due to the expiry of the agreement
		Hulic Ebisu Building	1,059.22	70	55	December 19, 2024	Automatically renewed for 2 years unless notified in writing at least 6 months before the expiry of the agreement
		Hulic Ryogoku Building (Note 11)	4,569.34	286	203	March 25, 2025	
		Hulic Asakusabashi Edo- dori (Note 12)	3,956.73	272	130	March 25, 2025	
		Hulic Nakano Building (Note 13)	2,616.83	170	130	October 15, 2023	
		Hulic Ueno Building (Note 14)	3,031.85	210	190	March 30, 2024	
		Hulic Kojimachi Building (Note 15)	5,380.17	523	324	October 31, 2024	
		Kichijoji Fuji Building (Note 16)	3,958.37	(Note 25)	(Note 25)	October 31, 2024	
		Hulic Hachioji Building (Note 17)	3,768.00	285	193	October 15, 2023	
		Hulic Kobe Building (Note 18)	4,991.26	386	443	October 31, 2024	

Tenant	Business type	Property name	Leased area (m <sup>2</sup> ) (Note 1)	Total contracted rent (Millions of yen) (Note 2)	Leasehold/ guarantee deposits (Millions of yen) (Note 3)	Expiration date (Note 4)	Renewal of agreement, etc. (Note 5)
Hulic Co., Ltd.	Real estate leasing business	Hulic Gotanda Building (Note 19)	4,246.19	311	256	October 27, 2025	Automatically renewed for 2 years unless notified in writing at least 6 months before the expiry of the agreement
		Oimachi Redevelopment Building (#2)	14,485.66	624	656	February 6, 2025	
		Oimachi Redevelopment Building (#1) (Note 20)	10,612.67	438	529	(Note 26)	
		Dining Square Akihabara Building	2,169.41	(Note 25)	(Note 25)	February 6, 2025	Automatically renewed for 2 years unless notified in writing at least 6 months before the expiry of the agreement
		Hulic Jingu-Mae Building	1,656.24	160	82		
		Hulic Todoroki Building	1,676.02	94	69	December 26, 2023	
		HULIC &New SHIBUYA (Note 21)	898.62	127	114	June 29, 2024	
		HULIC & New SHINBASHI	1,725.35	152	135	October 31, 2024	
		Hulic Shimura-sakaue	11,528.34	438	307	June 28, 2023	
		Hulic Mejiro	3,805.72	279	187	March 25, 2025	
		Aria Matsubara	5,454.48	(Note 25)	(Note 25)	February 6, 2025	
		Trust Garden Yoganomori	5,977.75	(Note 25)	(Note 25)		
		Trust Garden Sakurashinmachi	3,700.26	(Note 25)	(Note 25)		
		Trust Garden Suginami Miyamae	3,975.99	(Note 25)	(Note 25)		
		Trust Garden Tokiwamatsu	2,893.82	(Note 25)	(Note 25)	August 31, 2023	
		SOMPO Care La vie Re Kita-Kamakura	4,912.57	(Note 25)	(Note 25)	June 29, 2024	
		Charm Suite Shinjukutoyama	4,065.62	(Note 25)	(Note 25)	September 26, 2024	
		Charm Suite Shakujiiikoen	4,241.68	(Note 25)	(Note 25)	September 11, 2024	
		Hulic Chofu	4,357.58	173	144	March 30, 2024	
		Aristage Kyodo (Note 22)	13,279.12	(Note 25)	(Note 25)	October 31, 2024	
		Granda Gakugei Daigaku	2,803.79	(Note 25)	(Note 25)	March 30, 2025	
		Sotetsu Fresa Inn Ginza 7 Chome (Note 23)	6,984.32	480	480	October 31, 2024	
		Sotetsu Fresa Inn Tokyo- Roppongi (Note 24)	2,408.45	216	54		
		Hulic Tsukiji 3 Chome Building	4,740.31	(Note 25)	(Note 25)	March 25, 2025	
		Business Total	261,399.81	17,256	13,974	—	—

Tenant	Business type	Property name	Leased area (m <sup>2</sup> ) (Note 1)	Total contracted rent (Millions of yen) (Note 2)	Leasehold/ guarantee deposits (Millions of yen) (Note 3)	Expiration date (Note 4)	Renewal of agreement, etc. (Note 5)
SoftBank Corp.	Telecommuni- cations business	Ikebukuro Network Center	12,773.04	271	136	September 30, 2030	Terminated due to the expiry of the agreement
		Tabata Network Center	3,832.73	90	45		
		Hiroshima Network Center	5,208.54	88	44		
		Atsuta Network Center	4,943.10	73	37		
		Nagano Network Center	2,211.24	33	17	November 5, 2024	
		Chiba Network Center	23,338.00	447	224	September 30, 2030	
		Sapporo Network Center	9,793.57	167	84		
		Keihanna Network Center	9,273.44	94	47		
		Business Total	71,373.66	1,265	632	—	—

(Note 1) *Leased area* is equivalent to total floor area or similar measurement of leased space set out in the relevant lease agreements or similar contracts for buildings of each property as of the end of the reporting period. For the portion for which there is a Pass-through Master Lease Agreement, the actual total area leased under each sublease agreement entered into with end-tenants corresponding to that portion is provided. For the portion for which there is a Fixed-type Master Lease Agreement, the total area corresponding to that portion is provided. For the property of which ownership is only for land, the area of the land is provided.

(Note 2) *Total contracted rent* is calculated by multiplying the monthly contracted rent (limited to rent for room, including common service fee and excluding consumption taxes and usage fee for warehouses, signboards and parking lots, regardless of free rent arrangements in effect as of the end of the reporting period) indicated in the relevant lease agreements for buildings of each property in effect as of the end of the reporting period by 12 (with respect to assets held subject to multiple lease agreements, the aggregate monthly rent for all lease agreements) and rounding to the nearest million yen. For properties for which ownership is only for land, it is calculated by multiplying the monthly contracted rent (excluding consumption taxes) as indicated in the lease agreement for such land as of the end of the reporting period by 12 and rounding to the nearest million yen. The amounts provided are the amount for the portion of property corresponding to a Pass-through Master Lease Agreement for which the tenant is a sublessor as a master lease company, in accordance with the lease agreement with the end-tenant in effect as of the end of the reporting period, calculated on an annual basis by multiplying the monthly rent as indicated in each sublease agreement entered into with end-tenants corresponding to that portion by 12; and the amount for the portion of property corresponding to a Fixed-type Master Lease Agreement, calculated on an annual basis by multiplying the monthly rent as indicated in the master lease agreement corresponding to that portion.

(Note 3) *Leasehold/guarantee deposits* indicates the aggregate of the recognized book values for the leasehold and/or guarantee deposit(s) of each asset held as of the end of the reporting period, rounded to the nearest million yen.

(Note 4) *Expiration date* is the date provided in the lease agreements for each asset in effect as of the end of the reporting period where the tenant is the lessee, including where the tenant is a sublessor and master lease company under a sublease agreement.

(Note 5) *Renewal of agreement, etc.* represents the content of renewal of agreement, etc., provided in the lease agreement where the tenant is the lessee, including where the tenant is a sublessor and master lease company under a sublease agreement.

(Note 6) For Toranomon First Garden, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's partial ownership in the building (including some of co-ownership portion). (For the co-ownership portion, the figures calculated on a pro-rata basis in accordance with the co-ownership interests owned by the Investment Corporation are listed.)

(Note 7) For Rapiros Roppongi, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's partial ownership in the building (including some of co-ownership portion). (For the co-ownership portion, the figures calculated on a pro-rata basis in accordance with the co-ownership interests owned by the Investment Corporation are listed.)

(Note 8) For Tokyo Nishi Ikebukuro Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's partial ownership in the building (including some of co-ownership portion).

(Note 9) For Hulic Ginza 7 Chome Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (95.0%).

(Note 10) For Hulic Asakusabashi Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (50.0%).

(Note 11) For Hulic Ryogoku Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).

(Note 12) For Hulic Asakusabashi Edo-dori, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).

(Note 13) For Hulic Nakano Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).

- (Note 14) For HULIC Ueno Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 15) For HULIC Kojimachi Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 16) For Kichijoji Fuji Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 17) For HULIC Hachioji Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 18) For HULIC Kobe Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 19) For HULIC Gotanda Building, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- (Note 20) For Oimachi Redevelopment Building (#1), the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the Investment Corporation's co-ownership interest (approximately 82.6%) in partial ownership in the building.
- (Note 21) For HULIC & New SHIBUYA, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (50.0%).
- (Note 22) For Aristage Kyodo, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (95.0%).
- (Note 23) For Sotetsu Fresa Inn Ginza 7 Chome, total contracted rent is made up of a fixed rent and a proportional rent that arises when annual guest room sales exceed a certain amount. Total contracted rent shows amounts calculated with monthly fixed rent specified in lease agreements multiplied by 12, with the result rounded to the nearest million yen.
- (Note 24) For Sotetsu Fresa Inn Tokyo-Roppongi, the leased area, total contracted rent and leasehold/guarantee deposits show figures equivalent to the quasi co-ownership interest of property held by the Investment Corporation (50.0%). Total contracted rent is made up of a fixed rent and a proportional rent that arises when annual guest room sales exceed a certain amount. Total contracted rent shows amounts calculated with monthly fixed rent specified in lease agreements multiplied by 12, with the result rounded to the nearest million yen.
- (Note 25) The Investment Corporation has not obtained permission from the end-tenant or other relevant party of these properties to disclose the relevant information.
- (Note 26) The lease agreement for Oimachi Redevelopment Building (#1) was renewed as the lease agreement does not specify a term at the last renewal of the agreement.
- (Note 27) In the above table, Total contracted rent, Leasehold/guarantee deposits and Leased area may include data of end-tenant lease agreements for which we have received a request for cancellation or termination and end-tenant lease agreements for which rent payment was delinquent as of the end of the reporting period, if the lease agreement was valid as of the end of the reporting period.



## (5) Top End-Tenants in Terms of Leased Area

The following table shows the top ten end-tenants in terms of leased area in the entire portfolio as of the end of the reporting period. The data stated for properties for which there is a Fixed-type Master Lease Agreement reflects the terms of the Fixed-type Master Lease Agreement corresponding to that portion, while the data stated for the properties for which there is a Pass-through Master Lease Agreement reflects the terms of each lease agreement executed with the end tenants.

End-tenant	Property name	Leased area (m <sup>2</sup> ) (Note 1)	Area ratio (%) (Note 2)	Expiration date (Note 3)	Form of agreement (Note 4)
SoftBank Corp.	Ikebukuro Network Center Tabata Network Center Hiroshima Network Center Atsuta Network Center Nagano Network Center Chiba Network Center Sapporo Network Center Keihanna Network Center	71,373.66	20.6	September 30, 2030 September 30, 2030 September 30, 2030 September 30, 2030 November 5, 2024 September 30, 2030 September 30, 2030 September 30, 2030	Fixed-term building lease agreement
Hulic Co., Ltd.	Hulic Kudan Building (Land)  Oimachi Redevelopment Building (#2)  Oimachi Redevelopment Building (#1)	28,449.40	8.2	February 6, 2063  February 6, 2025  (Note 6)	Fixed-term business-use land lease agreement  Ordinary building lease agreement  Ordinary building lease agreement
Mizuho Bank, Ltd.	Hulic Ryogoku Building Hulic Asakusabashi Edo-dori Hulic Nakano Building Hulic Ueno Building Hulic Kojimachi Building Kichijoji Fuji Building Hulic Hachioji Building Hulic Kobe Building Hulic Gotanda Building	19,684.42	5.7	(Note 7)	Ordinary building lease agreement
HIMEDIC, Inc.	Trust Garden Yoganomori Trust Garden Sakurashinmachi Trust Garden Suginami Miyamae Trust Garden Tokiwamatsu	16,547.82	4.8	January 24, 2028 January 24, 2028 January 24, 2028 February 29, 2036	Ordinary building lease agreement
Keio Corporation	Aristage Kyodo	13,279.12	3.8	May 7, 2042	Ordinary building lease agreement
Charm Care Corporation Co., Ltd.	Charm Suite Shinjukutoyama Charm Suite Shakujiikoen Hulic Chofu	11,809.15	3.4	October 31, 2045 October 31, 2044 July 20, 2047	Ordinary building lease agreement
Sotetsu Hotel Development Co., Ltd.	Sotetsu Fresa Inn Ginza 7 Chome (Note 5) Sotetsu Fresa Inn Tokyo- Roppongi (Note 5)	9,392.77	2.7	September 30, 2046  October 9, 2047	Fixed-term building lease agreement
(Note 7)	Hulic Ginza 7 Chome Building	9,107.44	2.6	(Note 7)	(Note 7)
Benesse Style Care Co., Ltd.	Aria Matsubara Granda Gakugei Daigaku	8,258.27	2.4	September 30, 2030 April 30, 2043	Ordinary building lease agreement
Mizuho Securities Co., Ltd.	Ochanomizu Sola City  Hulic Ueno Building  Hulic Hachioji Building  Hulic Kobe Building	5,522.25	1.6	(Note 7)	Fixed-term building lease agreement Ordinary building lease agreement Ordinary building lease agreement Ordinary building lease agreement

(Note 1) *Leased area* is equivalent to total floor area, or similar measurement of leased space set out in the lease agreements or similar contracts with end-tenants as of the end of the reporting period. The pertinent items are as follows.

- The land area is provided for Hulic Kudan Building (Land).
- For the portion for which there is a Fixed-type Master Lease Agreement, the leasable area to end-tenants is provided.
- For Oimachi Redevelopment Building (#1), the figure equivalent to the Investment Corporation's co-ownership interest (approximately 82.6%) in partial ownership in the building is shown.
- For Hulic Ryogoku Building, Hulic Asakusabashi Edo-dori, Hulic Nakano Building, Hulic Ueno Building, Hulic Kojimachi Building, Kichijoji Fuji Building, Hulic Hachioji Building, Hulic Kobe Building and Hulic Gotanda Building, the figures are equivalent to the quasi co-ownership interest of property held by the Investment Corporation (90.0%).
- For Aristage Kyodo, the figures are equivalent to the quasi co-ownership interest of property held by the Investment Corporation (95.0%).
- For Sotetsu Fresa Inn Tokyo-Roppongi, the figures are equivalent to the quasi co-ownership interest of property held by the Investment Corporation (50.0%).
- For Hulic Ginza 7 Chome Building, the figures are equivalent to the quasi co-ownership interest of property held by the Investment Corporation (95.0%).
- For Ochanomizu Sola City, the figures are equivalent to the quasi co-ownership interest of property held by the Investment Corporation (21.7%).

(Note 2) Figures are rounded to the nearest tenth.

(Note 3) *Expiration date* is the expiration date shown on the lease agreement with the end tenant as lessee that is in effect as of the end of the reporting period.

(Note 4) *Form of agreement* is the form of agreement described in the lease agreement with the end-tenants as of the end of the reporting period.

(Note 5) Sotetsu Fresa Inn Ginza 7 Chome and Sotetsu Fresa Inn Tokyo-Roppongi are sub-leased by Sotetsu Hotel Development Co., Ltd. to a hotel operator.

(Note 6) The lease agreement for Oimachi Redevelopment Building (#1) was renewed as the lease agreement does not specify a term at the last renewal of the agreement.

(Note 7) The Investment Corporation has not obtained permission from the end-tenant or other relevant party of these properties to disclose the relevant information.

## (6) Overview and Income/Loss of Leasing Businesses

Reporting period (From September 1, 2022 to February 28, 2023)

(Unit: thousands of yen)

Property name	Hulic Kamiyacho Building	Hulic Kudan Building (Land)	Toranomon First Garden	Rapiros Roppongi	Hulic Takanobaba Building	Hulic Kanda Building	Hulic Kandabashi Building
Days under management	181	181	181	181	181	181	181
Leasing business revenues	1,294,728	265,002	261,270	323,069	173,165	141,423	90,201
Leasing business revenue	1,184,158	265,002	244,507	296,982	155,566	130,027	82,566
Other leasing business revenues	110,569	–	16,763	26,086	17,598	11,396	7,635
Expenses related to leasing business	394,954	36,825	129,103	151,523	71,517	75,816	37,157
Taxes and public dues	80,488	34,957	40,383	46,938	13,352	4,064	9,874
Utilities expenses	106,144	–	12,459	23,402	16,670	11,646	9,068
Insurance expenses	1,236	36	275	737	259	128	108
Repair expenses	14,187	–	1,387	432	1,420	2,126	428
Property management fees	98,560	1,325	4,562	5,900	14,850	7,486	5,809
Other expenses related to leasing business	12,674	506	29,173	55,609	2,188	30,649	1,098
Depreciation and amortization	81,663	–	40,862	18,502	22,776	19,715	10,770
Income (loss) from leasing business	899,773	228,176	132,167	171,545	101,647	65,606	53,043
NOI	981,437	228,176	173,029	190,047	124,423	85,322	63,814

(Unit: thousands of yen)

Property name	Hulic Kakigaracho Building	Ochanomizu Sola City	Hulic Higashi Ueno 1 Chome Building	Tokyo Nishi Ikebukuro Building	Hulic Toranomon Building	Hulic Shibuya 1 chome Building	Hulic Higashi Nihonbashi Building
Days under management	181	181	181	181	181	181	181
Leasing business revenues	108,152	(Note 1)	99,220	56,273	420,101	110,353	87,795
Leasing business revenue	95,375	(Note 1)	87,251	55,553	393,210	98,187	76,523
Other leasing business revenues	12,777	(Note 1)	11,969	720	26,891	12,166	11,272
Expenses related to leasing business	41,899	(Note 1)	46,726	20,577	196,614	45,803	51,931
Taxes and public dues	9,812	(Note 1)	7,903	2,423	64,052	9,780	9,503
Utilities expenses	9,892	(Note 1)	10,144	–	26,551	7,944	14,212
Insurance expenses	123	(Note 1)	127	132	349	139	135
Repair expenses	936	(Note 1)	931	–	3,020	4,368	2,544
Property management fees	11,012	(Note 1)	10,243	9,777	39,829	7,282	6,779
Other expenses related to leasing business	1,253	(Note 1)	2,386	3,523	8,829	1,422	1,211
Depreciation and amortization	8,868	(Note 1)	14,988	4,719	53,981	14,864	17,544
Income (loss) from leasing business	66,253	(Note 1)	52,493	35,696	223,486	64,550	35,864
NOI	75,122	715,518	67,482	40,415	277,468	79,414	53,408

(Unit: thousands of yen)

Property name	Hulic Jimbocho Building	Hulic Ginza 7 Chome Building	Hulic Gotanda Yamate-dori Building	Bancho House	Ebisu Minami Building	Hulic Iidabashi Building	Hulic Asakusa-bashi Building
Days under management	181	181	181	181	181	181	181
Leasing business revenues	45,182	563,094	116,868	(Note 1)	(Note 1)	44,739	240,783
Leasing business revenue	38,100	526,040	100,226	(Note 1)	(Note 1)	39,775	223,240
Other leasing business revenues	7,081	37,054	16,641	(Note 1)	(Note 1)	4,964	17,542
Expenses related to leasing business	15,958	202,967	59,762	(Note 1)	(Note 1)	18,162	200,600
Taxes and public dues	3,447	83,242	5,986	(Note 1)	(Note 1)	3,844	12,704
Utilities expenses	2,329	42,961	14,099	(Note 1)	(Note 1)	5,970	27,793
Insurance expenses	62	795	157	(Note 1)	(Note 1)	63	417
Repair expenses	498	9,376	619	(Note 1)	(Note 1)	756	2,536
Property management fees	3,971	38,772	5,820	(Note 1)	(Note 1)	4,064	48,310
Other expenses related to leasing business	549	2,485	23,252	(Note 1)	(Note 1)	821	18,245
Depreciation and amortization	5,101	25,333	9,829	(Note 1)	(Note 1)	2,642	90,593
Income (loss) from leasing business	29,223	360,127	57,105	(Note 1)	(Note 1)	26,576	40,182
NOI	34,324	385,461	66,934	61,026	44,314	29,219	130,775

(Unit: thousands of yen)

Property name	Hulic Ebisu Building	Hulic Ryogoku Building	Hulic Asakusabashi Edo-dori	Hulic Nakano Building	Hulic Ueno Building	Hulic Kojimachi Building	Kichijoji Fuji Building
Days under management	181	181	181	181	181	181	181
Leasing business revenues	38,284	161,841	147,610	98,770	123,466	278,602	(Note 1)
Leasing business revenue	34,805	143,065	136,804	85,003	105,488	261,692	(Note 1)
Other leasing business revenues	3,479	18,776	10,806	13,766	17,977	16,909	(Note 1)
Expenses related to leasing business	11,249	76,739	57,580	35,606	42,706	96,798	(Note 1)
Taxes and public dues	2,785	9,766	8,446	6,709	10,796	27,480	(Note 1)
Utilities expenses	3,273	19,205	10,177	9,185	14,556	16,594	(Note 1)
Insurance expenses	36	215	189	142	140	271	(Note 1)
Repair expenses	171	1,509	451	1,416	1,011	868	(Note 1)
Property management fees	2,916	11,849	9,438	9,506	8,688	22,221	(Note 1)
Other expenses related to leasing business	645	676	882	843	2,411	1,559	(Note 1)
Depreciation and amortization	1,420	33,515	27,995	7,804	5,101	27,801	(Note 1)
Income (loss) from leasing business	27,035	85,102	90,029	63,163	80,759	181,803	(Note 1)
NOI	28,456	118,617	118,025	70,967	85,861	209,605	136,419

(Unit: thousands of yen)

Property name	Hulic Hachioji Building	Hulic Kobe Building	Hulic Gotanda Building	Oimachi Redevelopment Building (#2)	Oimachi Redevelopment Building (#1)	Dining Square Akihabara Building	Hulic Jingu-Mae Building
Days under management	181	181	124	181	181	181	181
Leasing business revenues	160,685	210,106	113,395	312,000	218,931	(Note 1)	85,563
Leasing business revenue	142,312	191,925	107,134	312,000	218,931	(Note 1)	80,240
Other leasing business revenues	18,373	18,181	6,260	–	–	(Note 1)	5,323
Expenses related to leasing business	55,833	59,967	21,380	75,720	82,849	(Note 1)	22,318
Taxes and public dues	6,673	14,338	–	33,190	35,815	(Note 1)	6,533
Utilities expenses	16,317	13,274	7,184	–	–	(Note 1)	6,528
Insurance expenses	161	216	116	415	1,801	(Note 1)	57
Repair expenses	567	2,511	729	–	9,315	(Note 1)	584
Property management fees	8,248	21,275	6,016	6,240	4,378	(Note 1)	3,184
Other expenses related to leasing business	772	744	438	505	7,925	(Note 1)	474
Depreciation and amortization	23,092	7,607	6,894	35,369	23,613	(Note 1)	4,955
Income (loss) from leasing business	104,851	150,138	92,015	236,279	136,081	(Note 1)	63,245
NOI	127,944	157,746	98,909	271,648	159,694	78,188	68,201

(Unit: thousands of yen)

Property name	Yokohama Yamashitacho Building	Hulic Todoroki Building	HULIC &New SHIBUYA	HULIC &New SHINBASHI	Hulic Shimura-sakaue	Hulic Mejiro	Aria Matsubara
Days under management	27	181	181	181	181	181	181
Leasing business revenues	(Note 1)	55,795	70,620	82,742	237,539	151,118	(Note 1)
Leasing business revenue	(Note 1)	47,159	63,041	75,015	205,371	140,013	(Note 1)
Other leasing business revenues	(Note 1)	8,635	7,578	7,727	32,167	11,104	(Note 1)
Expenses related to leasing business	(Note 1)	24,880	24,323	33,578	143,670	54,946	(Note 1)
Taxes and public dues	(Note 1)	4,277	4,026	5,208	22,470	10,247	(Note 1)
Utilities expenses	(Note 1)	8,122	6,810	7,291	31,920	9,215	(Note 1)
Insurance expenses	(Note 1)	71	48	89	358	174	(Note 1)
Repair expenses	(Note 1)	1,144	657	1,082	4,423	451	(Note 1)
Property management fees	(Note 1)	4,540	3,035	5,852	30,650	10,750	(Note 1)
Other expenses related to leasing business	(Note 1)	1,141	1,041	1,100	1,855	729	(Note 1)
Depreciation and amortization	(Note 1)	5,582	8,703	12,953	51,992	23,377	(Note 1)
Income (loss) from leasing business	(Note 1)	30,914	46,297	49,164	93,868	96,171	(Note 1)
NOI	19,262	36,497	55,000	62,117	145,860	119,549	96,673

(Unit: thousands of yen)

Property name	Trust Garden Yoganomori	Trust Garden Sakurashin-machi	Trust Garden Suginami Miyamae	Trust Garden Tokiwamatsu	SOMPO Care La vie Re Kita-Kamakura	Charm Suite Shinjuku-toyama	Charm Suite Shakujiikoen
Days under management	181	181	181	181	181	181	181
Leasing business revenues	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Leasing business revenue	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Other leasing business revenues	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Expenses related to leasing business	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Taxes and public dues	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Utilities expenses	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Insurance expenses	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Repair expenses	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Property management fees	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Other expenses related to leasing business	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Depreciation and amortization	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Income (loss) from leasing business	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
NOI	161,722	83,323	80,486	70,747	49,896	74,139	73,905

(Unit: thousands of yen)

Property name	Hulic Chofu	Aristage Kyodo	Granda Gakugei Daigaku	Ikebukuro Network Center	Tabata Network Center	Hiroshima Network Center	Atsuta Network Center
Days under management	181	181	181	181	181	181	181
Leasing business revenues	97,348	(Note 1)	(Note 1)	130,176	43,285	42,091	35,273
Leasing business revenue	86,368	(Note 1)	(Note 1)	130,176	43,285	42,091	35,273
Other leasing business revenues	10,979	(Note 1)	(Note 1)	—	—	—	—
Expenses related to leasing business	40,682	(Note 1)	(Note 1)	28,235	9,062	13,006	11,206
Taxes and public dues	6,883	(Note 1)	(Note 1)	15,921	4,821	5,749	4,738
Utilities expenses	10,594	(Note 1)	(Note 1)	—	—	—	—
Insurance expenses	115	(Note 1)	(Note 1)	194	61	86	73
Repair expenses	1,176	(Note 1)	(Note 1)	—	—	110	—
Property management fees	2,167	(Note 1)	(Note 1)	960	720	1,320	960
Other expenses related to leasing business	508	(Note 1)	(Note 1)	505	505	504	504
Depreciation and amortization	19,237	(Note 1)	(Note 1)	10,655	2,954	5,234	4,929
Income (loss) from leasing business	56,666	(Note 1)	(Note 1)	101,940	34,222	29,085	24,066
NOI	75,903	187,715	48,942	112,595	37,177	34,320	28,996

(Unit: thousands of yen)

Property name	Nagano Network Center	Chiba Network Center	Sapporo Network Center	Keihanna Network Center	Sotetsu Fresa Inn Ginza 7 Chome	Sotetsu Fresa Inn Tokyo- Roppongi	Hulic Tsukiji 3 Chome Building
Days under management	181	181	181	181	181	181	181
Leasing business revenues	16,708	214,687	80,358	45,166	240,000	108,000	(Note 1)
Leasing business revenue	16,708	214,687	80,358	45,166	240,000	108,000	(Note 1)
Other leasing business revenues	–	–	–	–	–	–	(Note 1)
Expenses related to leasing business	6,087	83,007	23,570	16,769	57,587	33,288	(Note 1)
Taxes and public dues	2,274	30,575	13,258	8,494	26,234	11,598	(Note 1)
Utilities expenses	–	–	–	–	–	–	(Note 1)
Insurance expenses	46	565	222	127	254	106	(Note 1)
Repair expenses	–	661	–	–	86	–	(Note 1)
Property management fees	840	1,800	780	1,200	2,400	1,080	(Note 1)
Other expenses related to leasing business	504	504	504	504	605	263	(Note 1)
Depreciation and amortization	2,422	48,901	8,805	6,443	28,007	20,240	(Note 1)
Income (loss) from leasing business	10,620	131,680	56,787	28,396	182,412	74,711	(Note 1)
NOI	13,043	180,581	65,592	34,840	210,419	94,951	(Note 1)

(Note 1) The Investment Corporation has not obtained permission from the end-tenant or other relevant party of these properties to disclose the relevant information.

(Note 2) NOI is calculated by using the following formula.

NOI = Leasing business revenues - Expenses related to leasing business + Depreciation and amortization