



Activia Properties Inc.

(Code : 3279/API)



Financial Results Presentation for the 21st Fiscal Period Ended May 2022

– July 2022



TLC REIT Management Inc.

The background image shows a modern building lobby with a high ceiling, glass walls, and a potted plant. The text is overlaid on a semi-transparent white box.

Section1

- 1. Executive Summary**
- 2. Financial Results & Forecasts**

Section2

3. Internal Growth
4. External Growth
5. Financial Management & ESG

Appendix

Executive Summary

Operational status

- While economic activities are being partially resumed, **the overall demand and supply balance requires time to improve**
- **Office occupancy rate in the greater Shibuya area remains high, and hotels show signs of recovery**

Strategy to improve unitholder value

- **Disposed properties based on asset replacement strategy**, aiming to further improve profitability of the portfolio
- **Repurchased and cancelled investments units** as a proactive strategy to pursue unitholder return

Strategy towards future growth

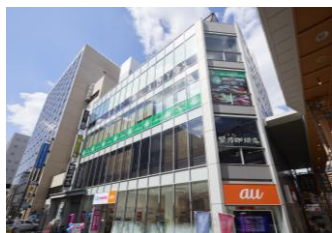
- Prioritize improving office occupancy rate in challenged areas, while leveraging locational advantage for retail properties
- **Continue to improve portfolio profitability through asset replacements and acquisitions**
- Deliver stable DPU management, **using internal reserves gained from advanced depreciation**

Overview of Asset Disposition

- **Decided to dispose 2 properties based on our asset replacement strategy**, with an aim to improve portfolio profitability, which **will contribute in securing stable DPU** as it takes longer to lease up properties
- **Continue to deliver strategy to improve DPU mainly through acquisitions of alternative properties**, using capital gains from a series of asset replacements

1. Overview of assets disposition in FP21

UR-14 A-FLAG KITA SHINSAIBASHI

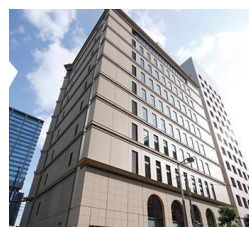


- ✓ Disposed the property, given its current profitability and growth potential
- ✓ Eliminated unrealized losses by disposing the property at above book value and appraisal value

Expected capital gain	¥87 mn	Disposition date	Jun. 30, 2022
		Disposition price	¥5,100 mn
Actual NOI yield (FP 21)	2.5% (after depreciation)	Book value*	¥4,830 mn
		Appraisal value	¥4,670 mn

*Anticipated book value as of the date of delivery

TO-5 Luogo Shiodome



- ✓ Dispose the property, given its low locational competitiveness in the area and weak internal growth potential
- ✓ Dispose the property at a price significantly exceeding appraisal value, and manage to stabilize revenue by disposing it in installments over 3 financial periods

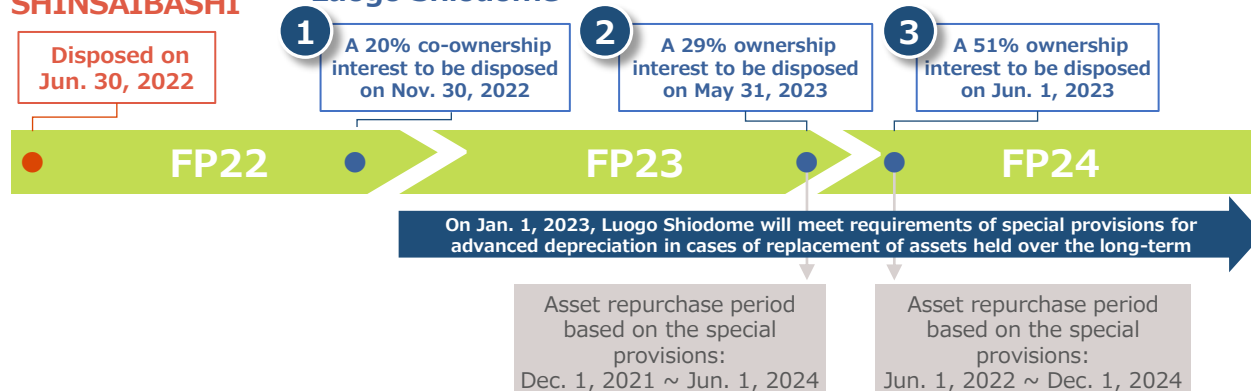
Expected capital gain	¥4,446 mn	Disposition date	(20%) Nov. 30, 2022 (29%) May 31, 2023 (51%) Jun. 1, 2023
		Disposition price	¥9,100 mn
Actual NOI Yield (FP 21)	1.8% (after depreciation)	Book value*	¥4,339 mn
		Appraisal value	¥6,400 mn

*Total anticipated book value as of each date of delivery

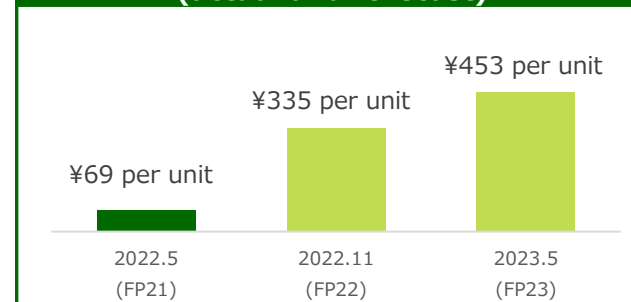
2. Disposition timeline

A-FLAG KITA SHINSAIBASHI

Luogo Shiodome



Accumulative internal reserves per unit (actual and forecast)



Advanced Depreciation and Policy on Utilization of Internal Reserves 5

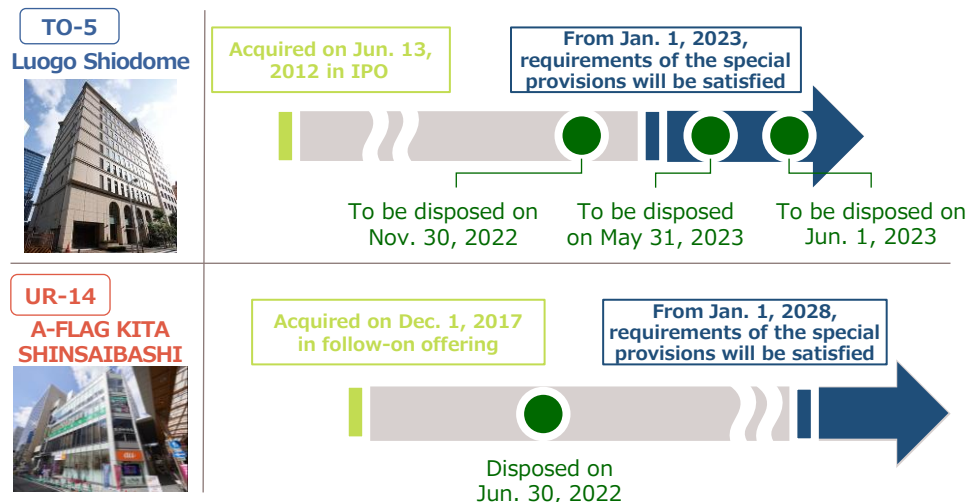
- For the disposition of Luogo Shiodome, we **partially utilize special provisions for advanced depreciation that is applicable in cases of replacement of assets held for over 10 years**
- Flexibility in DPU management will improve through utilization of internal reserves as we have been listed for 10 years

1. Overview of advanced depreciation

Special provisions for advanced depreciation in cases of replacement of assets held for over 10 years (Article 65-7 of the Act on Special Measures Concerning Taxation)

Disposed assets	Holding period* must be minimum of 10 years *A period from the day following the acquisition date through Jan. 1 of the year that contains the date of disposition
Acquired assets	Either of the following requirements should be satisfied; a) An asset acquired in the financial period when the disposition is made b) An asset acquired within one year before the first date of the financial period when the disposition is made c) An asset to be acquired within one year from the day following the last date of the financial period when the disposition is made
Maximum reserve for advanced depreciation	Book value can be reduced or internal reserves can be accumulated within 80% of the capital gain

2. Requirements of special provisions for the dispositions in FP21



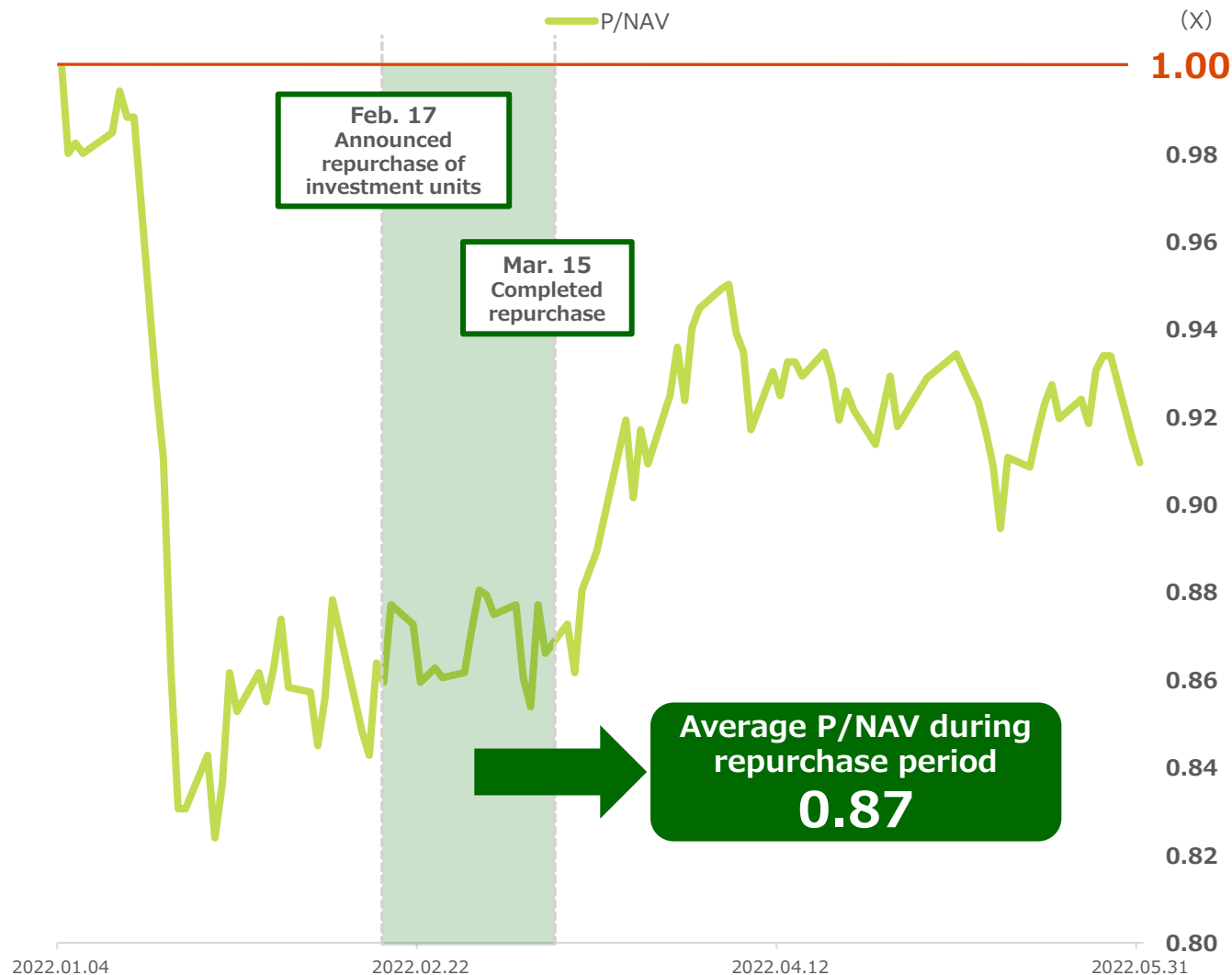
3. Policy on utilization of internal reserves

- ❑ Address temporary rent reduction due to major tenant departures
- ❑ Address temporary revenue reduction due to external environmental changes
- ❑ Address cost increases due to major renovation and remodeling
- ❑ Address repair & maintenance costs due to natural disasters, etc.

Secure a tool to control
DPU to address
downside risks in the
medium to long term

Repurchase of Investment Units

- As the unit price was largely below the level of NAV per unit, we conducted **the 1st repurchase of investment units, aiming to improve unitholder value**
- **Successfully improved DPU and NAV per unit** as a result of proactive repurchase of investment units



Outstanding units

-1.2%

(822,754 → 812,564 units)

DPU

+¥110

(FP21 Results)

Repurchased units

10,190

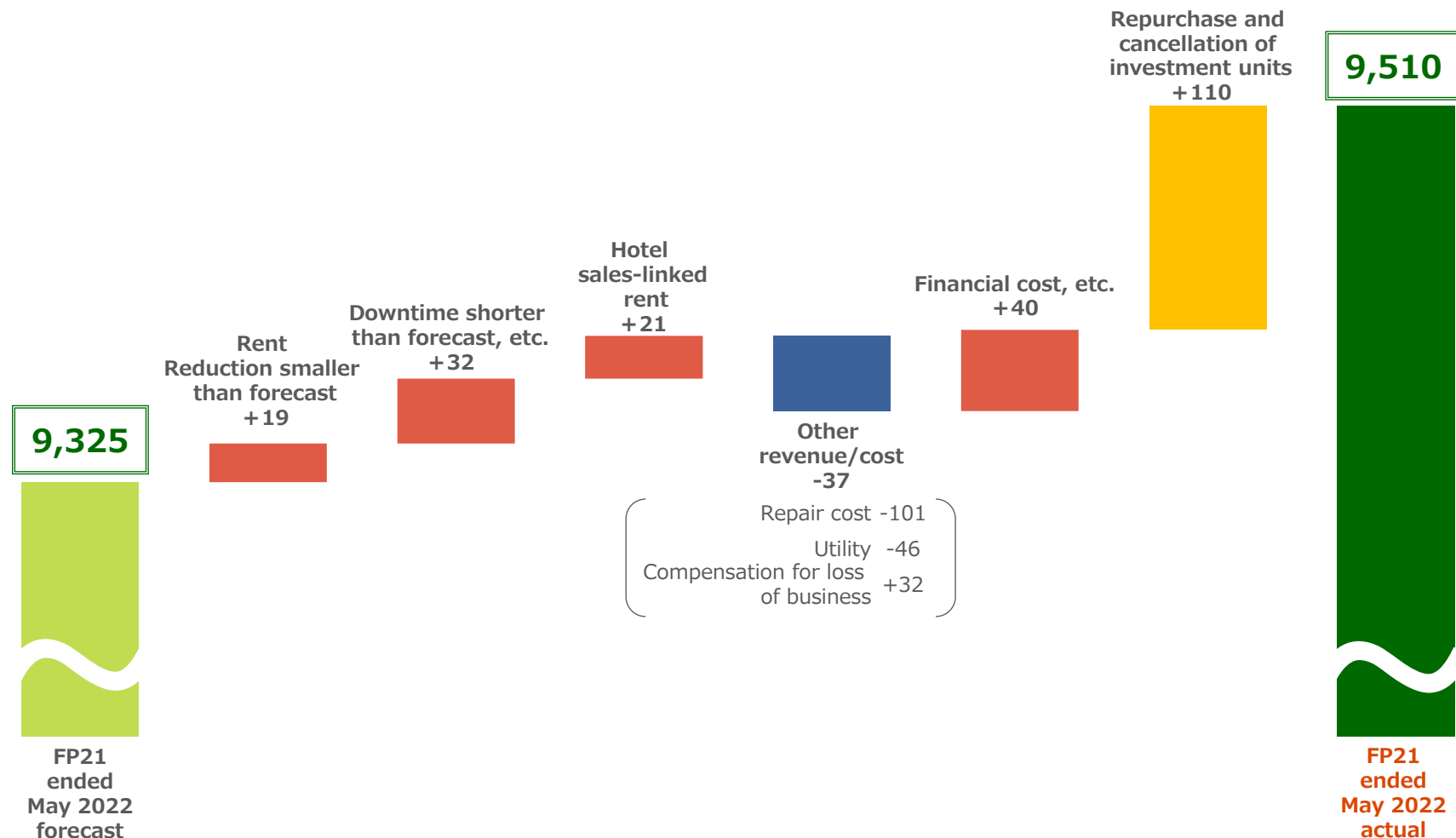
*cancelled on May 13, 2022

Total repurchase amount

¥3,999,657,000

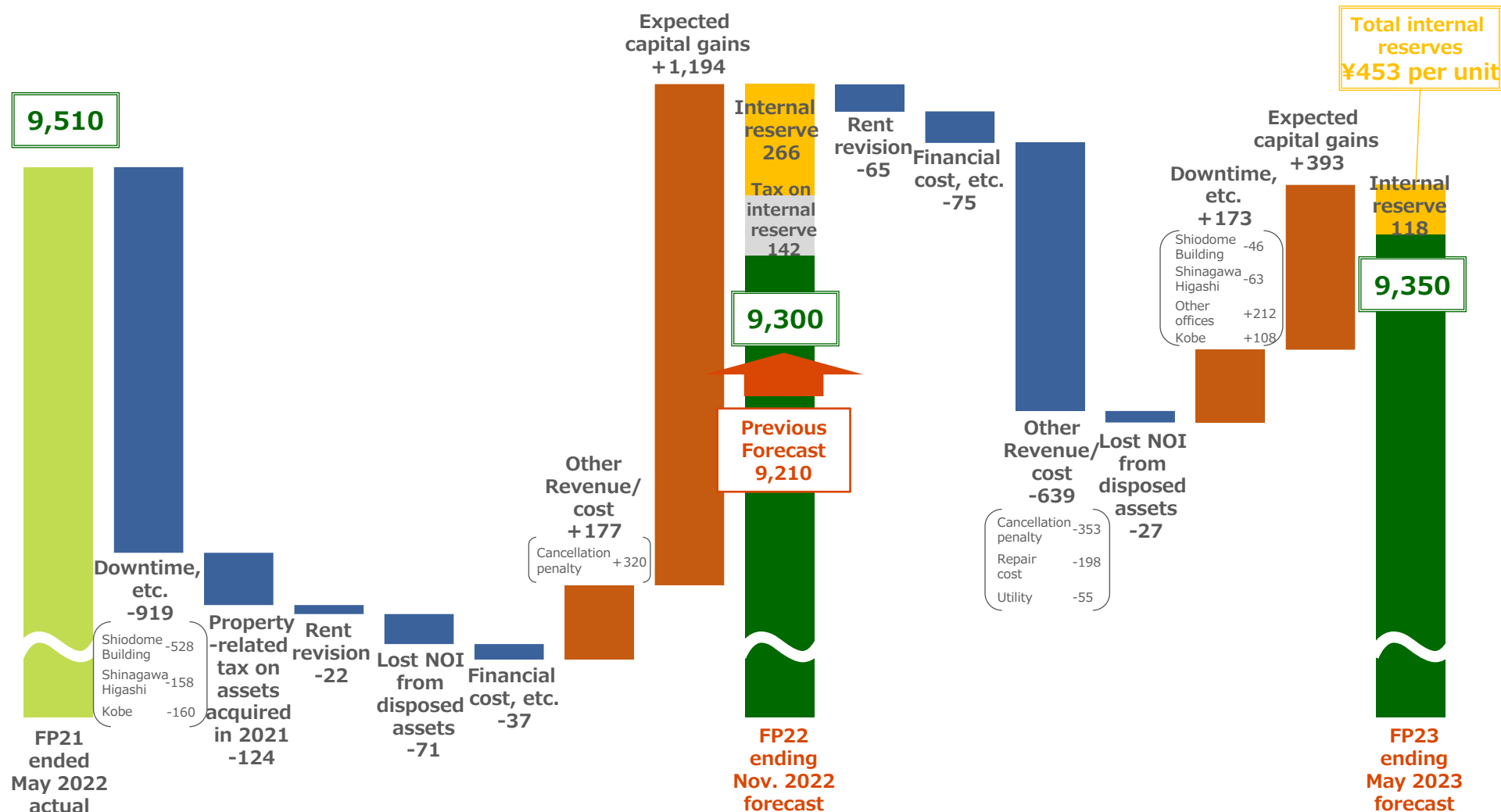
DPU Summary for FP21 Ended May 2022 vs. Forecast

- **The profit from leasing business exceeded the forecast** in FP21, due to favorable progress in leasing activities, hotel sales-linked rent income, and compensation for loss of business
- **Repurchased and cancelled investment units** to improve unitholder return, resulting in **DPU that is ¥185 higher than the forecast**



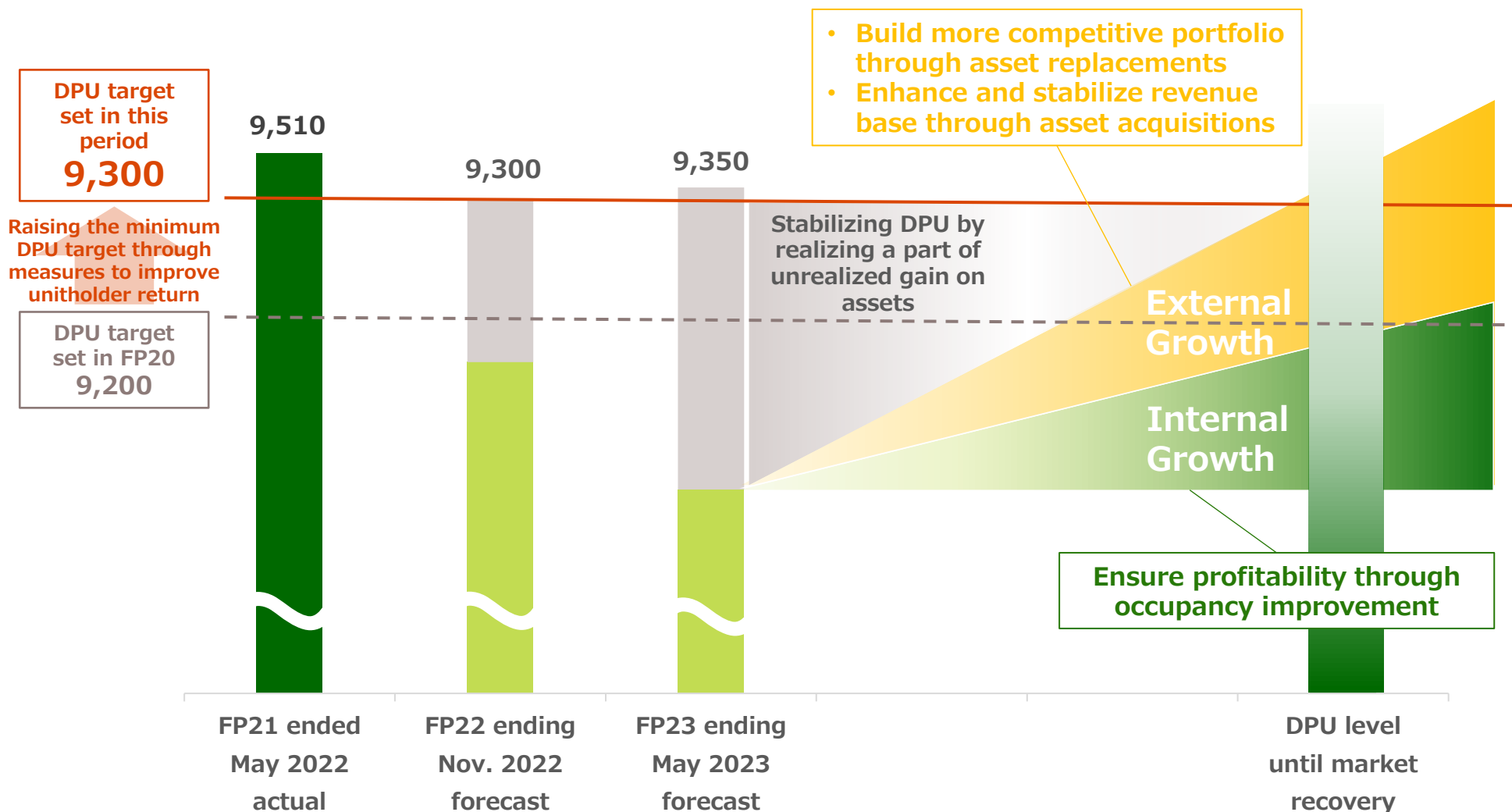
Forecast DPU Summary FP22 Ending Nov. 2022 and FP23 Ending May 2023

- For FP22 ending Nov. 2022, **DPU is expected to exceed the previous forecast of ¥9,210** as tenant departures will be offset by capital gains from asset replacements
- For FP23 ending May 2023, **DPU is expected to increase** due to the occupancy recovery and utilization of capital gains
- For each period, part of the capital gains will be accumulated as **internal reserve** and we will continue measures to stabilize



Path to Post Pandemic Growth

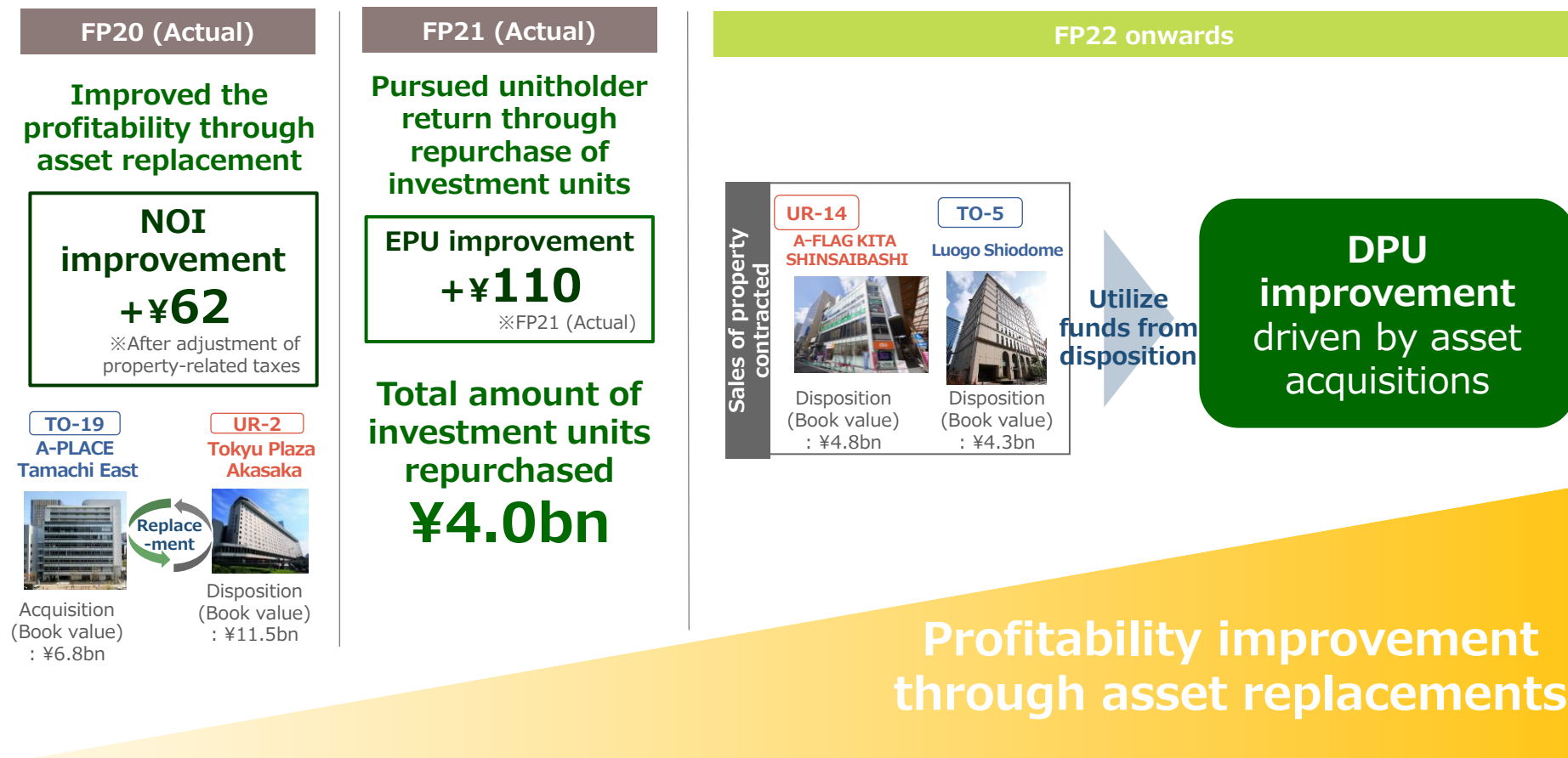
- **Raise the minimum DPU target to ¥9,300** through realizing unrealized gain based on asset replacement strategy, and repurchasing investment units
- Establish the base for future DPU growth driven by **profitability improvement through operations and qualitative improvement of the portfolio through asset replacements and acquisitions**



Asset Replacement Strategy for Medium- To Long-Term Growth

10

- **Improve unitholder return** through asset replacement that captures the current market environment, together with the repurchasing of investment units
- We aim for medium- to long- term growth of DPU by **utilizing funds from properties to be disposed** in FP22 onwards for **asset acquisitions**



FP21 Operation Results and Strategy Towards Future Growth

	FP21 operational results	Future strategy
Results/ forecasts	Actual DPU for FP21 ended May 2022: ¥9,510 (up ¥185 vs. previous forecast)	Forecast DPU for FP22 ending Nov. 2022: ¥9,300 (up ¥90 vs. previous forecast) Forecast DPU for FP23 ending May 2023: ¥9,350
Asset replacement, etc.	<ul style="list-style-type: none"> Secured distribution source for FP22 onwards and internal reserves by decision on disposition of A-FLAG KITA SHINSAIBASHI and Luogo Shiodome Increased income per unit by repurchasing and cancelling investment units 	<ul style="list-style-type: none"> Stabilize NOI by using funds from dispositions to acquire assets Improve portfolio profitability and stability by continuing asset replacement Continue to acquire/dispose properties from/to third parties as well as the sponsor
Office	<ul style="list-style-type: none"> Exceeded forecasted occupancy rates based on leasing strategy for each property Took advantage of market recovery and achieved stable occupancy in the greater Shibuya area and Osaka 	<ul style="list-style-type: none"> Leasing may take longer in weak demand areas such as the Shiodome/Shinagawa area, but will continue to focus on improving occupancy rates Seek internal growth in the greater Shibuya area, etc. in line with the current recovery trend
Retail	<ul style="list-style-type: none"> Urban retail properties are recovering but some are struggling in leasing due to time lag between resumption of economic activities and full economic recovery Received sales-linked rent at Kobe hotel and stably replaced tenants at suburban retail properties 	<ul style="list-style-type: none"> For urban retail properties, address changes in tenant needs by leveraging the locational advantage, and aim to secure stable occupancy and revenue growth While focusing on stability, aim to improve internal growth at suburban retail properties and hotels
Finance/ ESG	<ul style="list-style-type: none"> Continued prudent finance management through planned refinancing Strengthened ESG initiatives by acquiring ISO certification for environmental management system and setting KPIs for renewable energy 	<ul style="list-style-type: none"> Continue prudent finance management with sustainable financing Secure financial health by accumulating internal reserves

A modern office interior with large glass walls, indoor plants, and contemporary furniture including a yellow armchair, a grey sofa, and a round coffee table. The space is bright and airy, with large pendant lights hanging from the ceiling.

Section1

1. Executive Summary
2. Financial Results & Forecasts

Section2

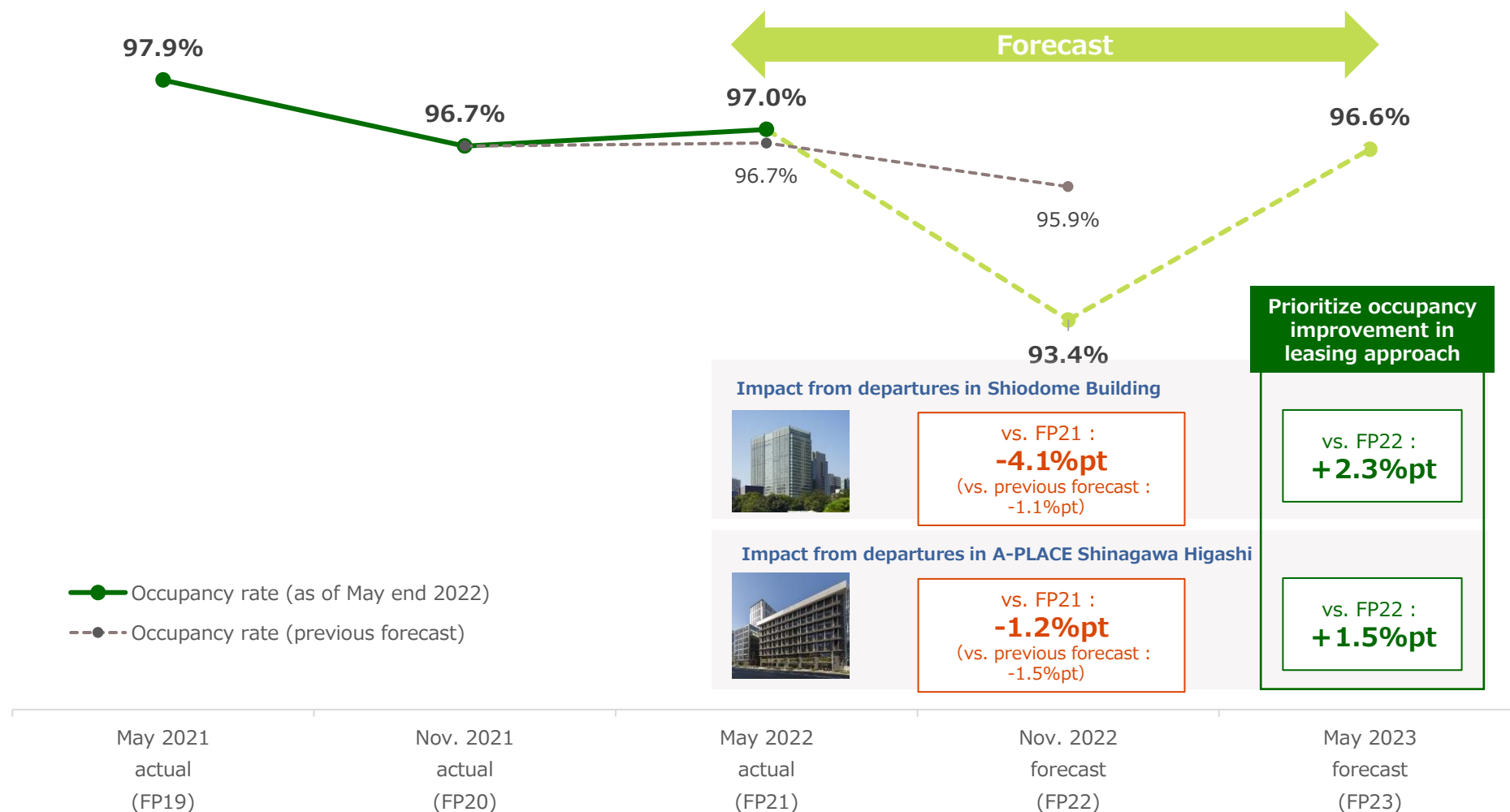
3. Internal Growth
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Appendix

Office Leasing Status

- **Occupancy rate exceeded the forecast in FP21** due to solid progress in leasing
- While occupancy rate is expected to decline in FP22 due to departures of major tenants, **we aim for a quick recovery in FP23 with leasing approaches prioritizing on improving the occupancy rates of relevant buildings**

1. Occupancy rate (actual and forecast)



Leasing Status of Individual Properties (Shinbashi/Shiodome area)

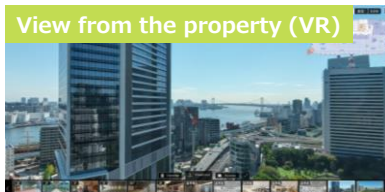
- While the Shinbashi and Shinagawa area remains weak, **we aim for early occupancy recovery through leasing approaches tailored to each property**
- Continue to **enhance the competitiveness of properties** through value-up construction work

TO-12 Shiodome Building

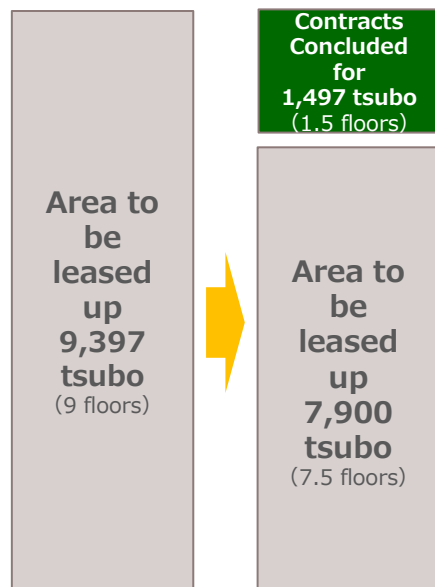


- Contracts concluded for 1.5 of the 9 floors
- Aim for a quick recovery of occupancy rate by providing flexible leasing terms and dividing the floor space
- For leasing activities, we utilize VR viewings to show the rooms and surrounding scenery

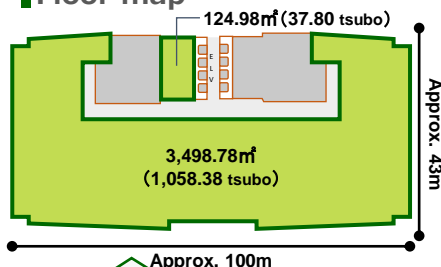
View from the property (VR)



<As of end of FP20> <As of end of FP21>



Floor map



Multiple floors

Single floor

With a floor plate of 1,000 tsubo, we aim to satisfy large companies' needs for relocation and locational improvement

Floor space division

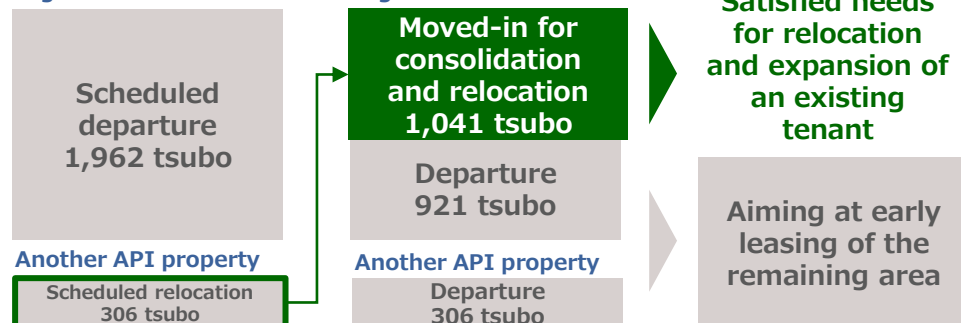
Flexible leasing by using dividable floor

TO-16 A-PLACE Shinagawa Higashi



A-PLACE Shinagawa Higashi

- After receiving a tenant's cancellation notice for an area of approx. 2,000 tsubo, we proposed to the tenant of another property to relocate to A-PLACE Shinagawa Higashi. We successfully **satisfied the needs for consolidation and relocation of an existing tenant.**
- For vacated spaces, we place priority on early recovery of occupancy rate



TO-8 A-PLACE Shinbashi



- Value-up construction contributes to attracting new tenants as well as renewing leases with existing tenants

Renewal of community space



Moved-in

160 tsubo

Contract renewal

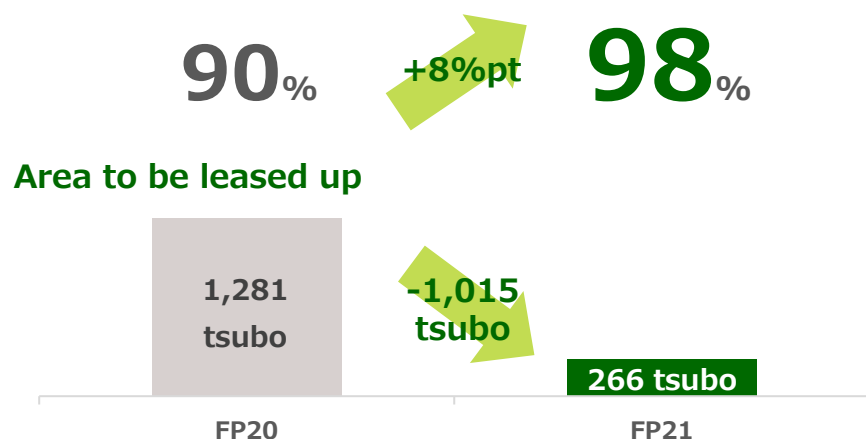
162 tsubo

Leasing Status of Individual Properties (Greater Shibuya Area)

- **Demand in the greater Shibuya area shows signs of recovery**, and our properties in the area are making solid progress in their leasing
- **Continue to pursue internal growth** in our focus area of **greater Shibuya**

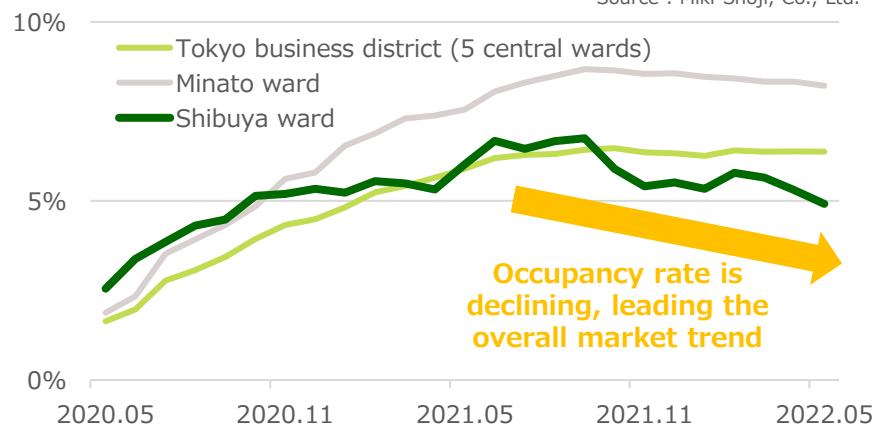
1. Leasing status in the greater Shibuya area

Contract-based occupancy



2. Vacancy rate in the Shibuya area

Source : Miki-Shoji, Co., Ltd.



3. Leasing results in the area

TO-18 Ebisu Prime Square



- The occupancy rate has improved with solid leasing results, together with rent improvement through tenant replacements

Occupancy rate

FP20 **FP21**

93% **99%**

Leasing result

Replaced area **Rent increase**

120tsubo **+1.0%**

TO-2 A-PLACE Ebisu Minami



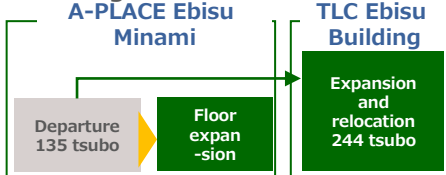
- A tenant relocated to another building in our portfolio with larger space, and another tenant took the vacant space for expansion

Occupancy rate

FP20 **FP21**

100% **100%**

Leasing result



TO-1 TLC Ebisu Building



- The occupancy rate has improved with solid progress in leasing
- Furnished offices successfully generated profits in a short period of time

Occupancy rate

FP20 **FP21**

82% **82%** **96%**

(Nominal occupancy rate) (Leasable occupancy rate)

Leasing result of a furnished office

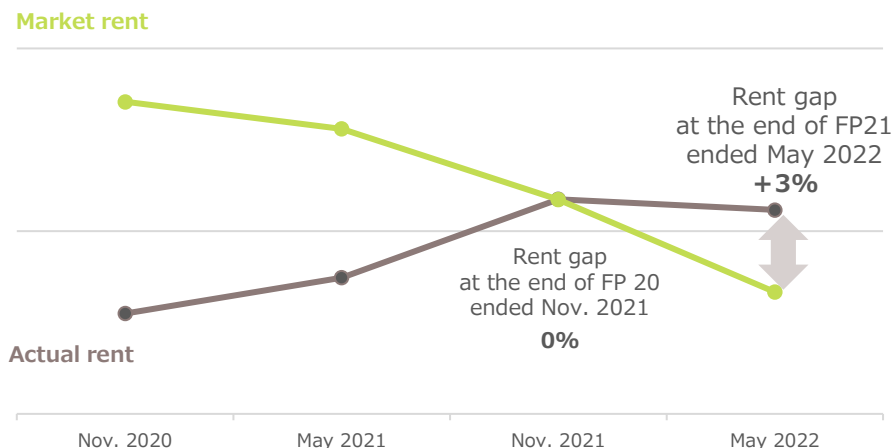
Area **Lease period**

58tsubo **1 month**

Office Leasing Status

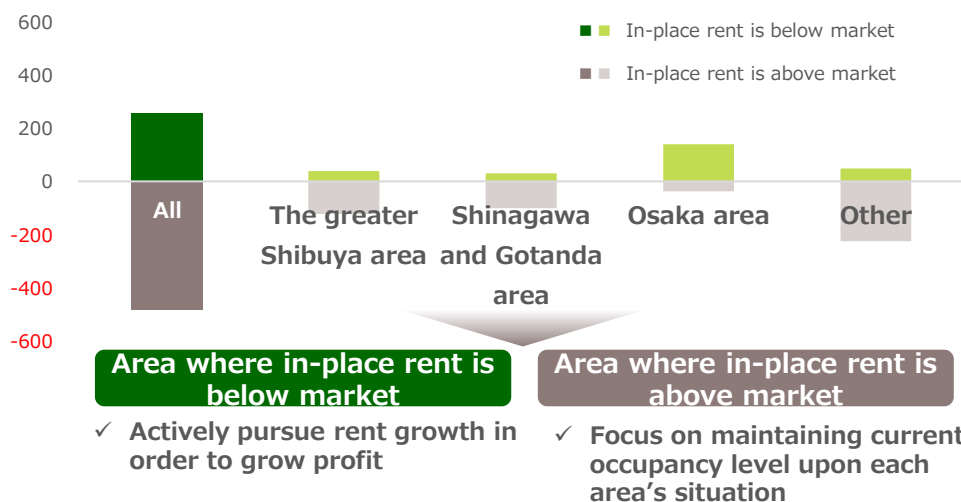
- While the market rent is declining, the in-place rent remains almost unchanged, generating a rent gap of +3%
- We will flexibly adjust the leasing strategy depending upon the situation of each property. **In certain cases we aim for rent growth, and in other cases prioritize occupancy**

1. Trend in actual-to-market rent gap



2. Rent gap by area

(¥ mn/period)



3. Cases with upward rent revision and tenant replacement

TO-15 A-PLACE Gotanda Ekimae



Upward rent revision

Rent increase
+4.9%

Area
70
tsubo

AA-7 Osaka Nakanoshima Building



Upward rent revision

Rent increase
+3.0%

Area
96
tsubo

AA-13 EDGE Shinsaibashi



Upward rent revision

Rent increase
+11.4%

Area
51
tsubo

AA-10 Umeda Gate Tower



Rent growth through tenant replacement

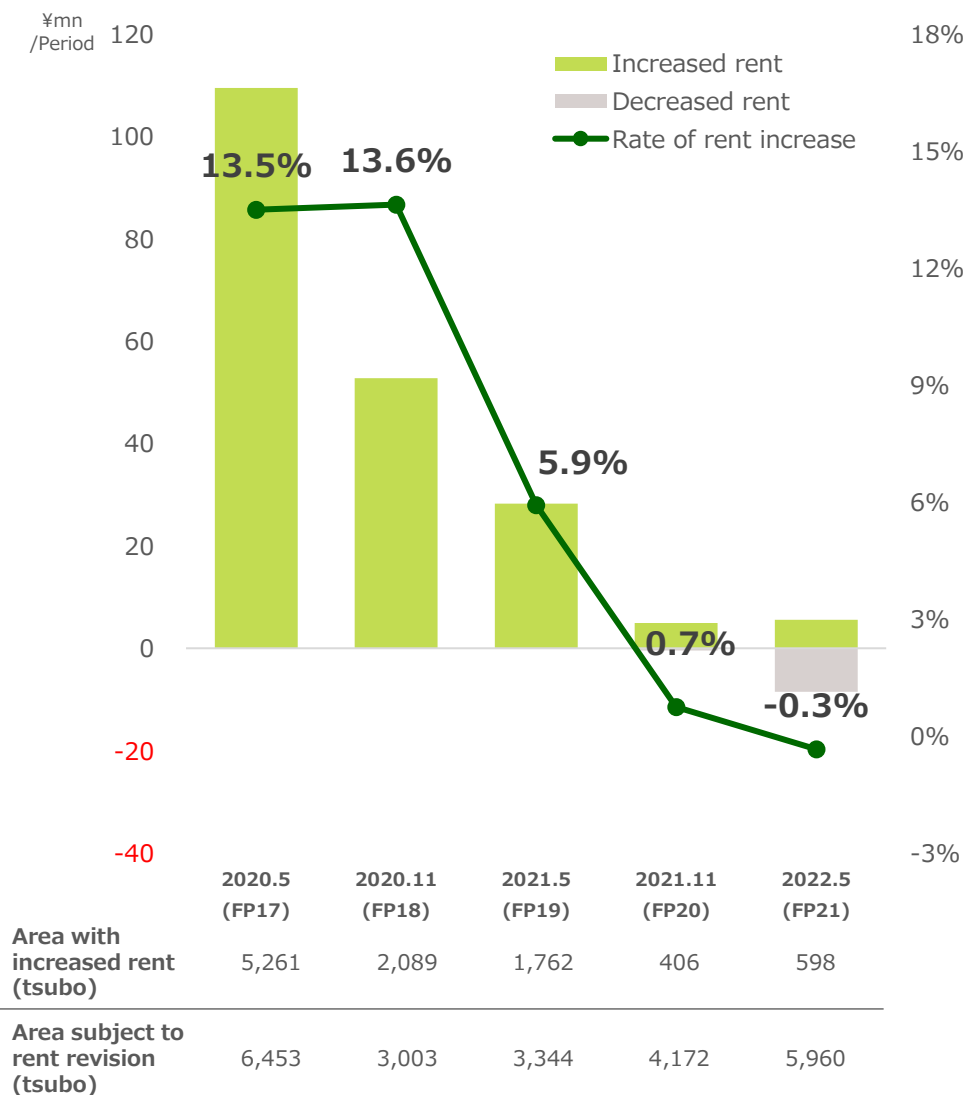
Rent increase
+16.8%

Area
247
tsubo

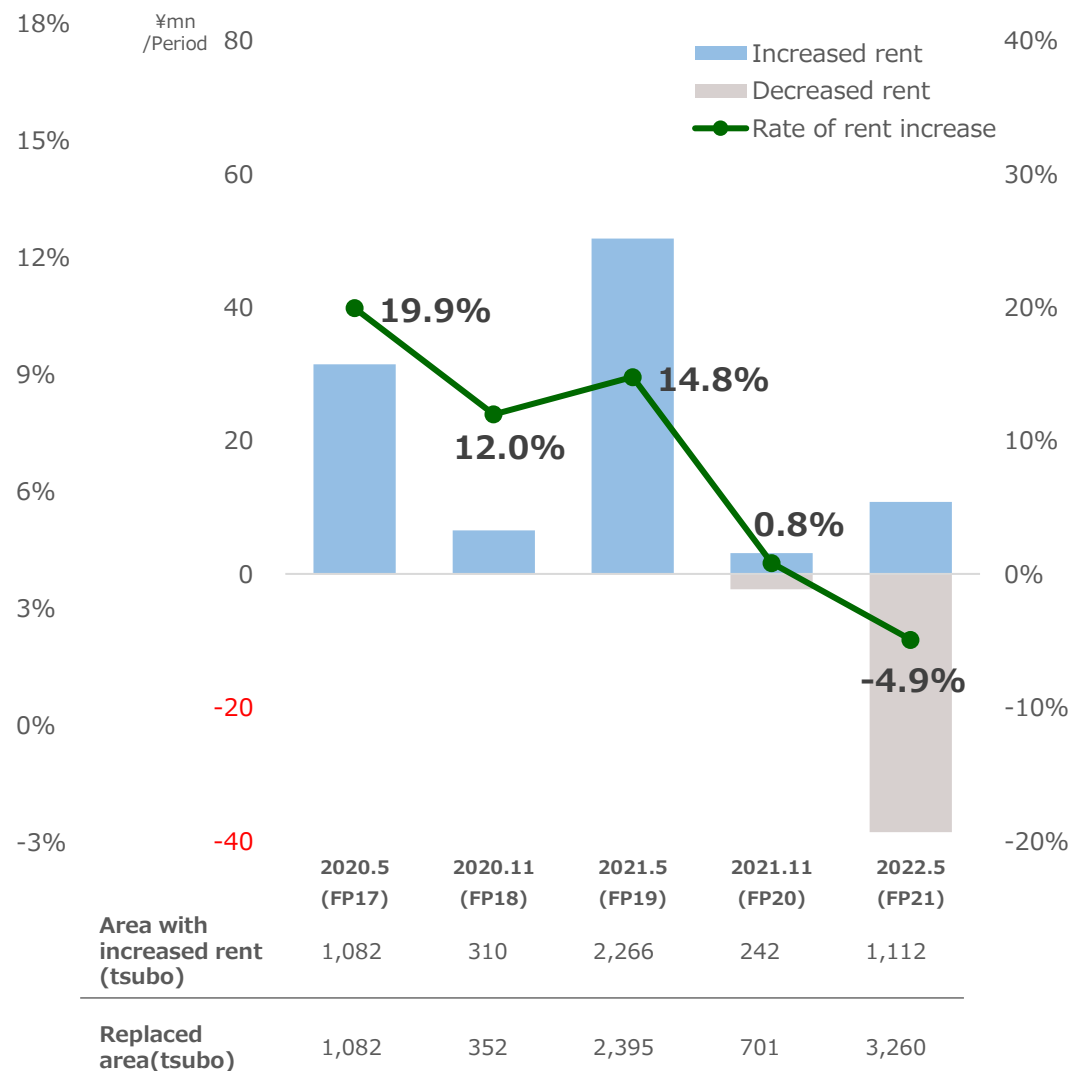
Status of Tokyo Office Properties

➤ As the market rent is declining, the proportion of downward rent revision at contract renewals and replacements increased

1. Rent revision at lease renewals



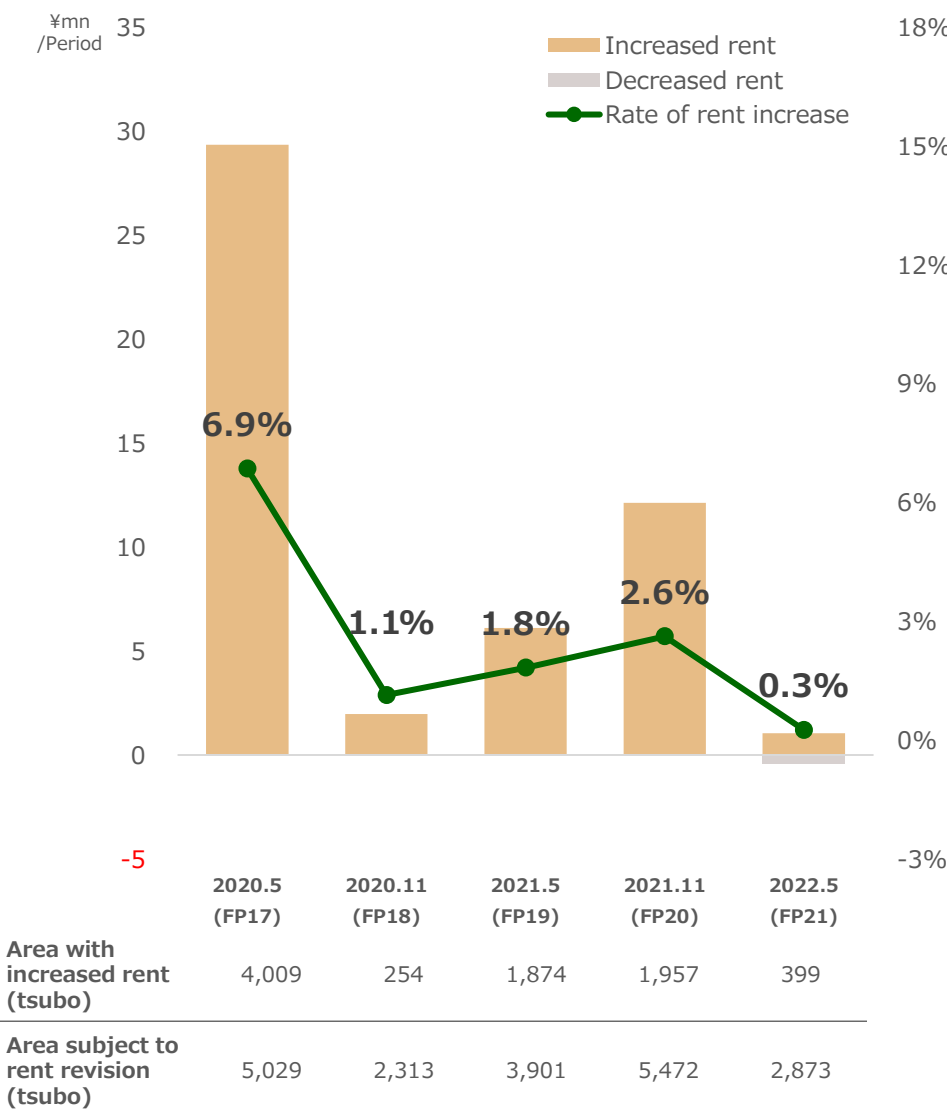
2. Tenant replacements



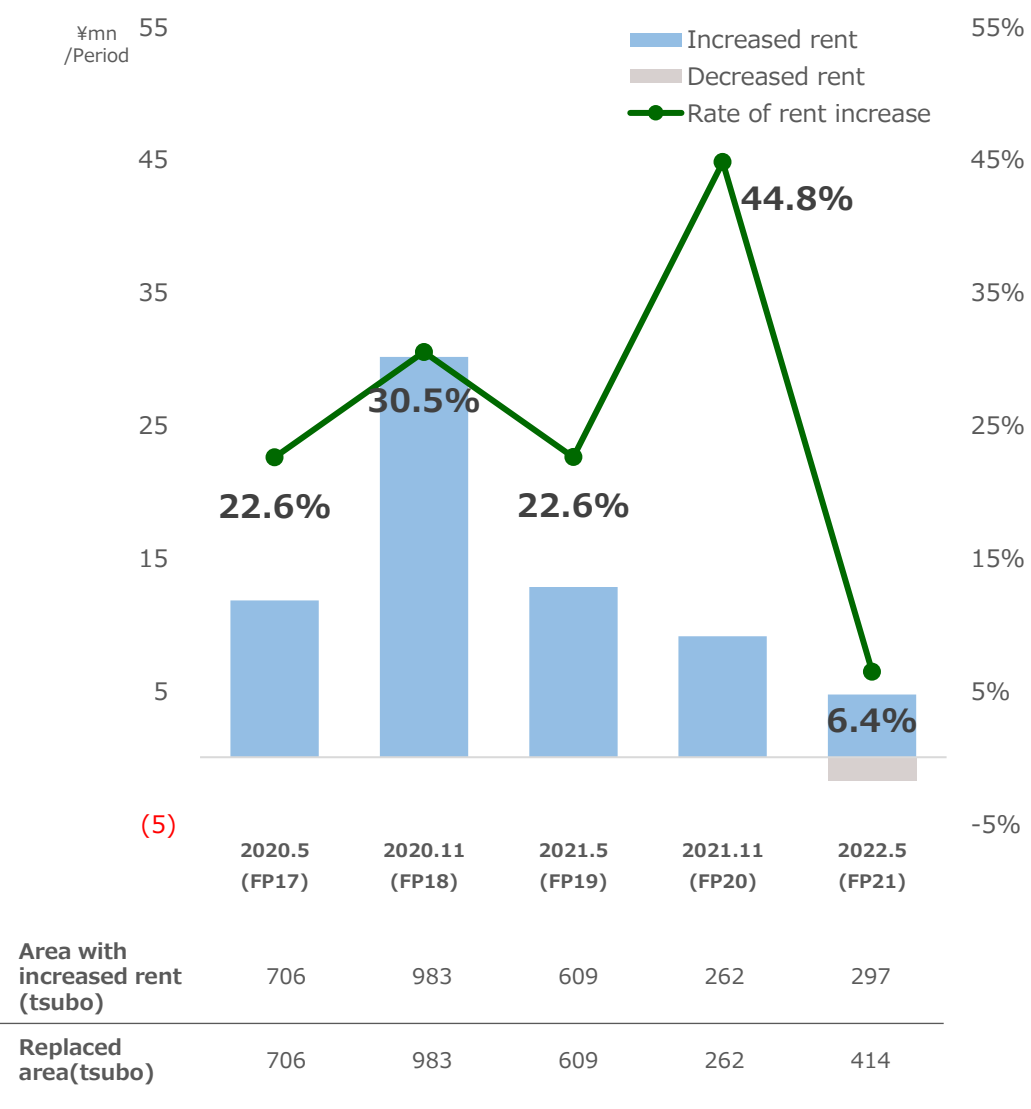
Status of Activia Account Offices

➤ Rent revision at lease renewals continued to increase mainly driven by Osaka area

1. Rent revision at lease renewals



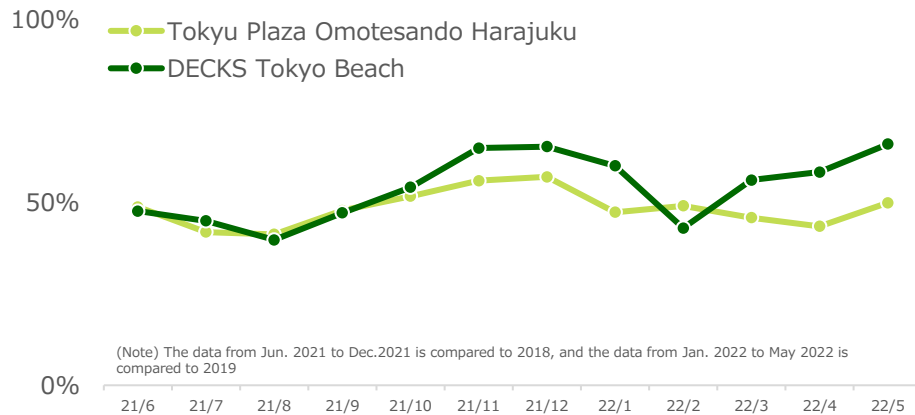
2. Tenant replacements



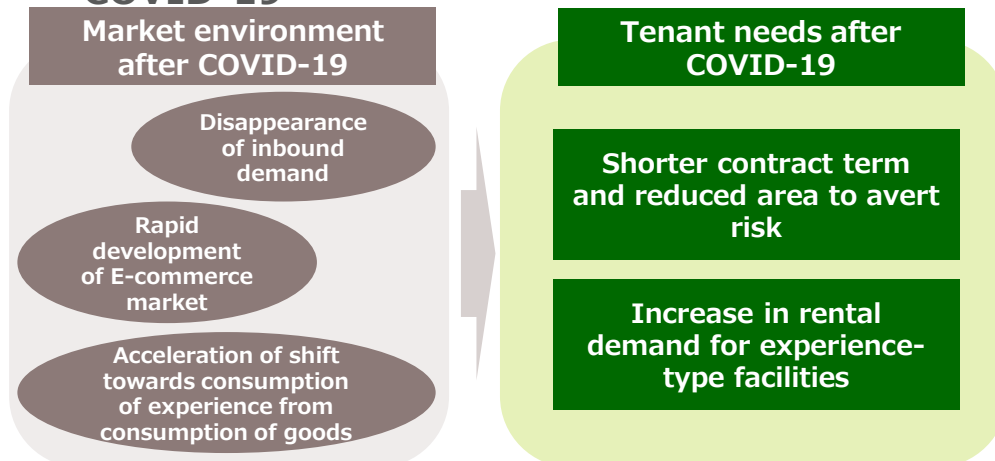
Management Strategy of Retail Properties Based on Changes in Consumer Behavior 19

- While urban retail properties' recovery is underway, **COVID-19 has changed the market environment and tenant needs**
- **We aim to secure revenue by meeting the needs of consumers and tenants and pursuing growth** by leveraging the characteristics of properties in prime locations

1. Sales trend in UR properties (vs. same month before the pandemic)



2. Changes in tenant needs before/after COVID-19



3. Strategy for responding to changing needs of tenants

Strategy
<p>Address changing tenant needs by leveraging locational advantages</p> <ul style="list-style-type: none"> ✓ Attracting new businesses that maximize the advantages of physical stores <ul style="list-style-type: none"> ➤ Attract experience-type facilities to capture demand for consumption of experience by leveraging locational advantages of our properties ✓ Secure revenue through flexible leasing activities <ul style="list-style-type: none"> ➤ Improve occupancy rate by flexibly accommodating needs for short-term use and small-lots ✓ Strengthen revenue structure by lowering dependence on tenant sales <ul style="list-style-type: none"> ➤ Reinforcing revenue structure by generating revenues other than rental income, such as the use of properties as advertising media

Strategic Leasing of Retail Properties

- For urban retail properties, **attract tenants that match the current trend of “consumption of experience”** and promote **branding improvement of the entire facility**
- **Continue to earn revenue through short-term events and advertising** by utilizing properties' favorable locations

1. Actively attract new businesses

UR-1 Tokyo Plaza Omotesando Harajuku

- In FP 23, we are planning for a **large-scale renewal** of the 4th and 5th floors, which consist of several merchandise stores including apparel

Accommodation space



Co-working, lounge, shops, event space, etc.

Product sales

UR-15 DECKS Tokyo Beach

- Aim for branding of the facilities by strengthening the amusement and entertainment aspects of the restaurant floor, which has experienced a prolonged vacancy

Small-scale wedding venue



Animal cafe



Restaurant

2. Secure revenue through flexible approaches to leasing

UR-17 Q plaza HARAJUKU

- Held a pop-up event for western liquors import and sales company by utilizing its prime location
- Attracted consumers and revitalized the facility by capturing the need for short-term store openings in prime locations and attracting the highly popular event



3. Strengthen revenue structure by lowering dependence on tenant

UR-1 Tokyu Plaza Omotesando Harajuku

- Utilizing its prime location, we earned advertising revenue by allowing third parties to run an advertisement at the entrance



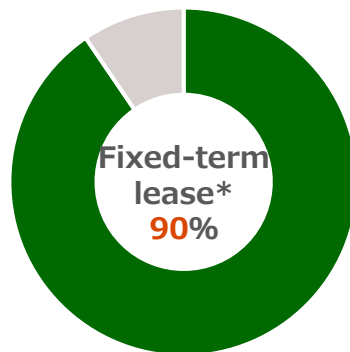
Stability of Retail Tenants

- High stability is secured as **most of the retail tenants are under fixed-rent and fixed-term contracts and the lease expiry periods are spread out**
- **Demand for suburban retail properties remains solid** and stable

1. Lease of retail tenants

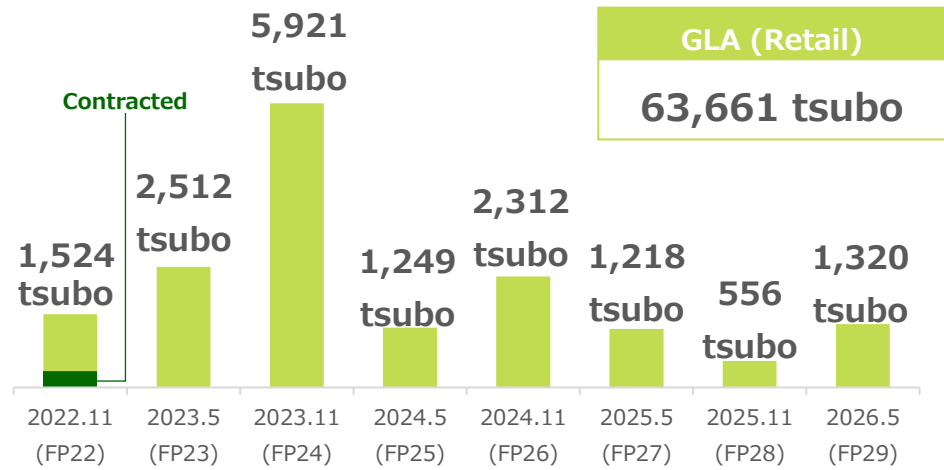


*Based on the UR and AA retail properties' lease contracts in FP21



*Based on the UR and AA retail properties' fixed-term lease contracts

2. Lease expiry diversification



3. Tenant replacement of AA retail property

AA-12 Commercial Mall Hakata



Area 984 tsubo
Lease period 20 years
Downtime 0 months

<Before replacement>

Scheduled departure in Nov. 2022
771 tsubo

Vacancy 212 tsubo

<After replacement>

New tenant in Dec. 2022
984 tsubo

Tenant replacement including vacant area with no downtime

- For spaces to be vacated in Nov. 2022 and currently vacant spaces, we replaced a tenant **with no downtime**
- New tenant is a large-scale retailer that meets the everyday needs of the local community

Status of Hotels

- **Sales-linked rents have been resumed** at a hotel due to revenue growth from the recovery of economic activities
- **Downside risk is limited** as two hotel tenants have concluded long, fixed-term lease contracts

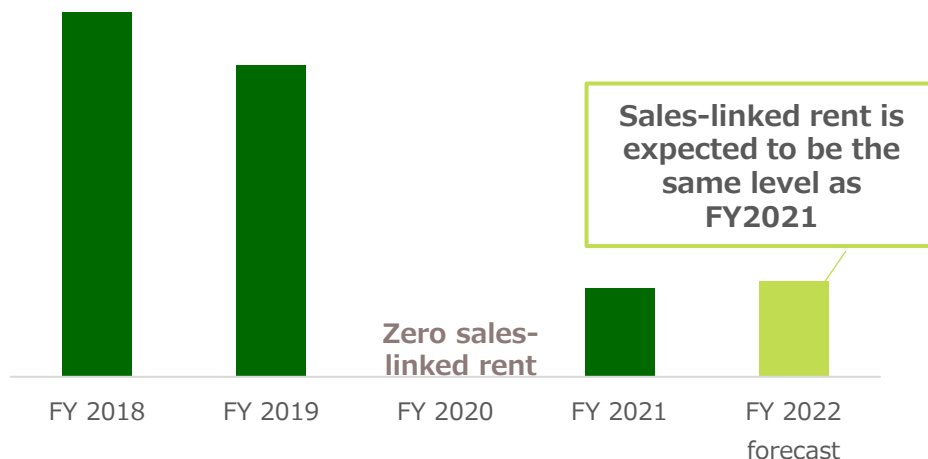
1. Resumption of sales-linked rent at Kobe Kyu Kyoryuchi 25Bankan

UR-7 Kobe Kyu Kyoryuchi 25Bankan



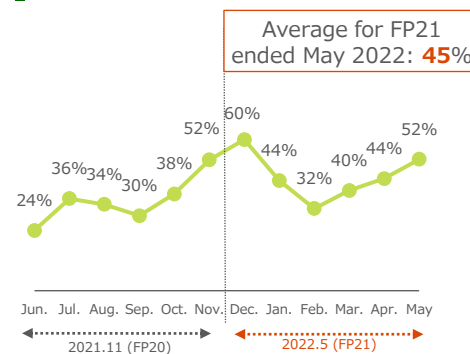
- ✓ Hotel revenue in FY 2021 is **exceeding threshold for sales-linked rent**, due to the recovery of demand for weddings
- ✓ Conservatively expect sales-linked rent to occur in FY2022 as well

Sales-linked rent of Kobe Kyu Kyoryuchi 25Bankan

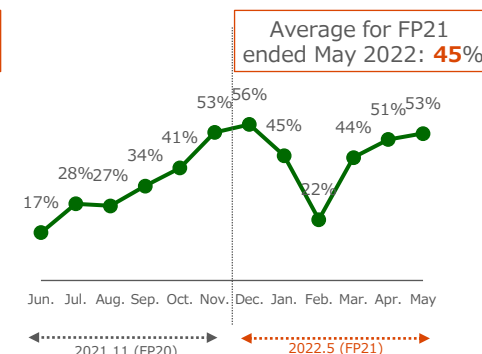


2. Room occupancy and RevPAR

Room occupancy*



RevPAR* (vs. same month before the pandemic)



*The data from Jul. 2021 to Dec.2021 is compared to 2018, and the data from Jan. 2022 to May 2022 is compared to 2019

3. Hotel contracts

UR-7 Kobe Kyu Kyoryuchi 25Bankan



- **Renewed a fixed-term lease contract by Feb. 2051**
- Sales-linked rent related terms and conditions remained unchanged and secured the upside potential

UR-8 A-FLAG SAPPORO

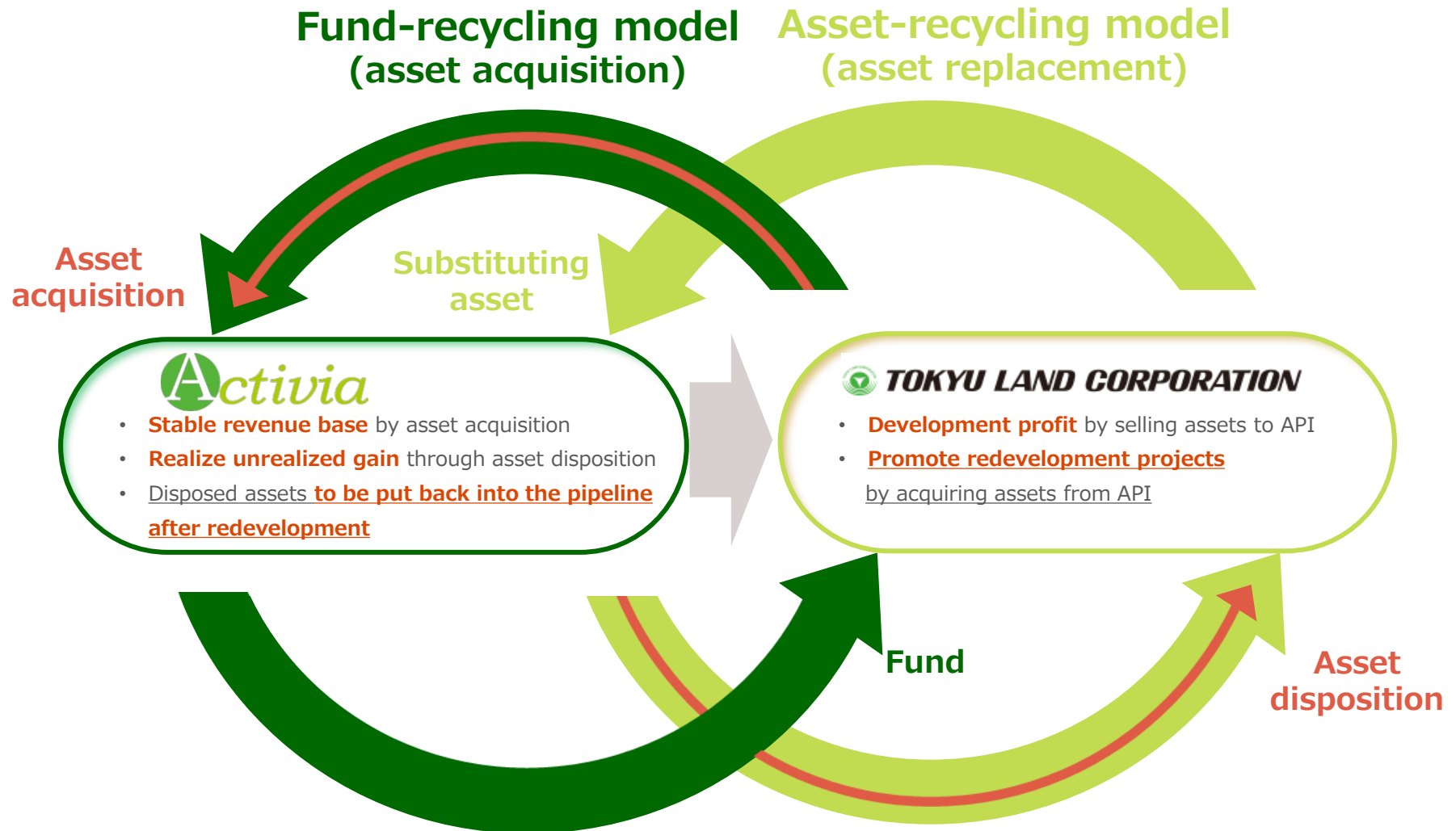


- **Renewed lease contract until Mar. 2027**
- **Fixed-rent income increased** by setting a higher base rate from Nov. 2021
- **Secure stable revenue while maintaining upside from sales-linked rent**

Long-term lease signed

Utilization of Sponsor Support

- Combined strategy of **fund-recycling model** and **asset-recycling model** for external growth
- Higher possibility of **mid-to-long term growth and quality improvement of the portfolio, utilizing the sponsor's development capabilities**



Acquisition / Disposition Policy

- For acquisitions, we will **focus both on immediate stability and on growth potential in the medium to long term**, as market conditions remain uncertain
- Assets to be disposed will be selected using three criteria; **1)Profitability, 2)Building age, 3)Competitiveness**

1. Acquisition criteria

- ✓ **Locational advantage and competitiveness of the buildings**
- ✓ **Contribution to improving unitholder value, such as growth potential in DPU and NAV**

- ✓ Generate stable revenue through **long and fixed-term contract**



Q plaza Shinjuku-3chome



A-FLAG SAPPORO



Kyoto Karasuma Parking Building

- ✓ Potential **revenue upside** over the medium- to long-terms



Meguro Tokyu Building



A-PLACE Shibuya Nampeidai



A-PLACE Tamachi East

2. Disposition criteria

1) Profitability	<ul style="list-style-type: none"> Properties with relatively low yield and limited upside potential
2) Building age	<ul style="list-style-type: none"> Properties requiring a large amount of cash in future for maintenance expenses and capital expenditure, etc.
3) Competitive-ness	<ul style="list-style-type: none"> Properties with a risk of significant rent decrease, long term vacancy, etc.
Disposition method	<ul style="list-style-type: none"> Asset replacement in principle to improve portfolio profitability Deliver stable DPU through methods such as asset disposition over multiple fiscal periods and internal reserves
Disposition size	<ul style="list-style-type: none"> Up to several billions of yen/period (Disposition over multiple fiscal periods is an option) Unrealized gain to total appraisal value of assets at end of May 2022 is 19% (45 properties/total unrealized gain of ¥102.1 bn) <small>※Excluding 2 properties in the portfolio that have concluded sales contract</small>
Buyers	<ul style="list-style-type: none"> Assets of which profitability improvement by redevelopment can be expected <ul style="list-style-type: none"> ➡ Dispose to the sponsor and acquire opportunity for external growth after redevelopment Assets of which profitability improvement by redevelopment cannot be expected <ul style="list-style-type: none"> ➡ Disposition to third parties is an option

Sponsor Pipeline

- Our sponsor owns **offices and retail properties** with over **1,500k square meters** mainly in the four major wards of Tokyo including the greater Shibuya area
- **Discussion with our sponsor is ongoing** for potential asset acquisition in order to enhance unitholder value

1. Principal sponsor pipeline

Office (greater Shibuya area)



Shibuya Square A/B
Dogenzaka, Shibuya Ward
Completed: Mar. 2004
Leasable area: approx. 7k m²/1.4k m²



Shibuya Minami Tokyu Building
Shibuya, Shibuya Ward
Completed: Jan. 2005
Leasable area: 14k m²



Shibuya Dogenzaka Tokyu Building
Dogenzaka, Shibuya Ward
Completed: Nov. 1983
Leasable area: approx. 9k m²



Shibuya Center Place
Dogenzaka, Shibuya Ward
Built: Nov. 1983/Remodeled: Feb. 2011
Leasable area : approx. 5k m²



SPLINE Aoyama Tokyu Building
Minami Aoyama, Minato Ward
Completed: Jun. 2012
Leasable area : approx. 5k m²



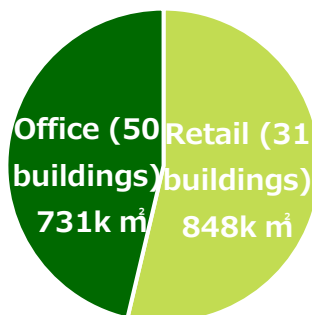
Minamiaoyama Tokyu Building
Minami Aoyama, Minato-ku
Completed: Jun. 2008
Leasable area : approx. 9k m²



COERU SHIBUYA
Dogenzaka, Shibuya Ward
Completed: Jun. 2022
Leasable area : approx. 1.2k m²

Currently held by sponsor

81 buildings with
GFA of **1,579k m²**
(As of Mar. 2022)



Retail



Tokyu Plaza Kamata
Nishi Kamata, Ota Ward
Number of stores: approx. 130
Leasable area: approx. 17k m²



Abeno Q's Mall
Abeno Ward, Osaka
Number of stores: approx. 250
Leasable area: approx. 69k m²



Nishi Shinsaibashi 2-Chome Project
Chuo Ward, Osaka
Opening: Winter 2022 (scheduled)
Leasable area: approx. 14k m²

Office (other metropolitan area)



Nihonbashi Maruzen Tokyu Building
Nihonbashi, Chuo ward
Completed: Nov. 2006
Leasable area: 12k m²



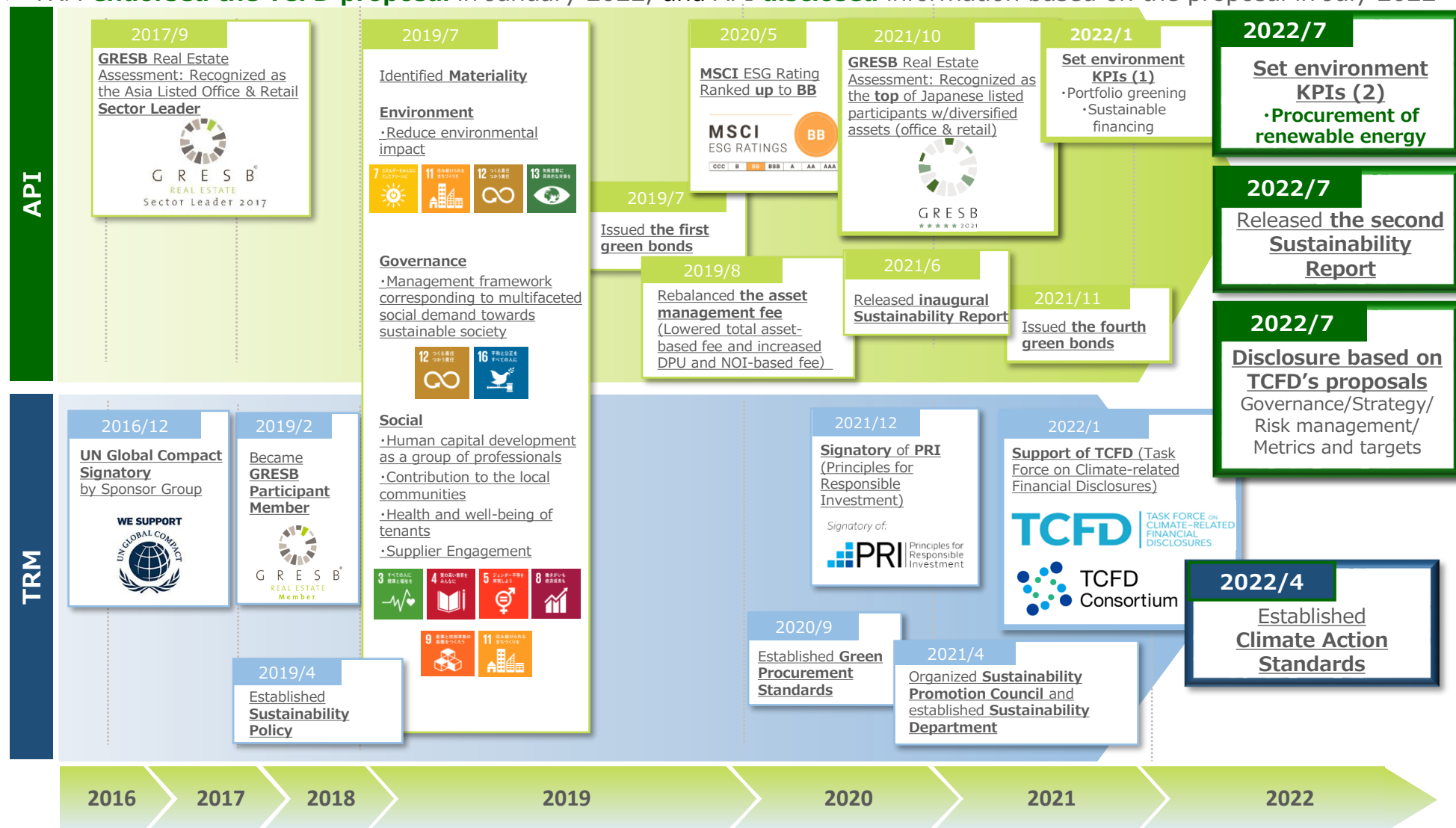
Kasumigaseki Tokyu Building
Kasumigaseki, Chiyoda Ward
Completed: Nov. 2010
Leasable area: approx. 12k m²



Ichibancho Tokyu Building
Ichibancho, Chiyoda Ward
Completed: Sep. 2002/Remodeled: Mar. 2015
Leasable area: 14k m²

Major Initiatives for ESG

- API set environmental KPIs in January 2022, and advanced the **renewable energy procurement** targets and also updated targets for **CO2 emission reduction** in July 2022
- TRM **endorsed the TCFD proposal** in January 2022, and API **disclosed** information based on the proposal in July 2022



Initiatives for ESG ~ Acquisition of ISO and Setting of Renewable Energy-Related KPIs ~ 27

- **Acquired ISO 14001** for Environment Management System (EMS)
- Promote sustainability initiatives by **setting new renewable energy-related KPIs**

1. Acquisition of ISO14001



<Overview of certification>

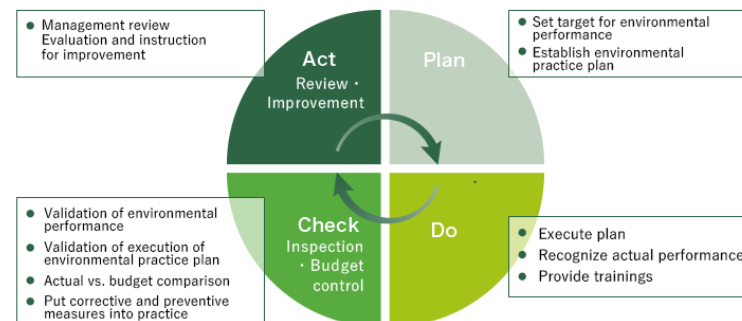
Applicable standard: ISO14001:2015, JIS Q 14001:2015

Certification scope: Real-estate investment management and management of portfolio properties

Certification institution: EQA

Registration No: EA220076

API's environment management system (EMS)



2. Setting of renewable energy-related KPIs

	Materiality	Initiatives	KPIs
E	Reduce environmental impact Relevant SDGs <div> </div> <p>7.3 By 2030, double the global rate of improvement in energy efficiency</p> <p>12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse</p> <p>12.8 By 2030, ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature</p>	Initiatives for climate change <ul style="list-style-type: none"> •Energy use: Medium-to long-term target of 1% average annual reduction in energy use intensity •Energy-related CO2 emissions: Aiming for 100% reduction of CO2 generated by electricity by December 31, 2025 •Water conservation: Medium-to long-term target of 0.5% average annual reduction in water use intensity •Waste generation: Medium-to long-term target of 0.5% average annual reduction in waste intensity 	Renewable energy procurement <ul style="list-style-type: none"> •Transition to renewable electricity in all portfolio properties by the end of FY2025 (Note) •100% reduction of CO2 generated by electricity by the end of FY2025, relative to FY2015 baseline (Note)
			Portfolio greening <ul style="list-style-type: none"> •70% or more green-certified assets by 2030 •Promote green leases for 100% of new contracts
			Sustainable financing <ul style="list-style-type: none"> •100% of new issuances of investment corporation bond to be green bonds •Consider diversification of sustainable financing methods
			*On the condition of issuance based on the current framework

(Note) Excluding co-owned, sectionally owned, and land-only properties that have not installed renewable electricity as of July 2022

Initiatives for ESG ~ Environment: Adoption of Renewable Energy ~

- **Renewable energy adoption started** with 4 properties from the period ended in May 2022
- **Adoption will be widened to the entire portfolio** after close examination of associated costs, with careful attention to unitholder value

1. Renewable energy adoption schedule

- ✓ Aiming at **transition to renewable electricity for the entire portfolio*** with consideration of cost impact by the end of FY2025

May 31, 2022 End of FY2022 End of FY2023 End of FY2024 End of FY2025



Completed transition to 100% renewable electricity in 4 buildings

Sponsor co-owned



Tokyu Plaza Omotesando Harajuku



DECKS Tokyo Beach



Q plaza HARAJUKU

Other



Shiodome Building

Renewable electricity utilization rate in all portfolio properties*

20%

Aiming to complete transition to 100% renewable electricity for the entire portfolio*

*Excluding co-owned, sectionally owned, and land-only properties that have not installed renewable electricity as of July 2022

2. Sponsor's initiatives

Initiatives for renewable energy

- Tokyu Land Corporation started its renewable energy business in 2014, and was the first Japanese real estate developer to join the **RE100*** in 2019
- To achieve RE100, API decided to **complete transition to 100% renewable electricity to be used in all its office/retail properties and to be used by all tenants in 2022**

ReENE 
東急不動産の再生可能エネルギー事業 [リエネ]

Number of projects: 82

Rated capacity: 1,325 MW
(Equivalent to power consumed by c. 630k households)

Initiatives to improve environmental performance of buildings

(as of May 31, 2022)

- Aiming to achieve **ZEB-standard environmental performance in principle** in newly-developed buildings
- Acquisition of **ZEB Ready certification** for the Sapporo Susukino-ekimae mixed-use facility (tentative name) to be completed and opened in autumn 2023. It is the **largest ZEB Ready project in Japan**



Image for Sapporo Susukino-ekimae mixed-use facility project (tentative name)

*Largest among retail/hotel mixed-use facilities in the Building-Housing Energy-efficiency Labeling System (BELS)

*Scale is on a GFA basis. "List of BELS examples" released on website of the Association for Housing Performance Evaluation and Indication (as of February 28, 2022)

Initiatives for ESG ~ Environment: Environmental Evaluation/Certification, etc. ~

1. External evaluation/certification

(as of May 31, 2022)

GRESB Real Estate Assessment



GRESB
***** 2021

<Global rating>
5 stars for **four consecutive years.**

Highest among Japanese listed participants w/diversified assets (office/retail)



G R E S B®
Public Disclosure 2021

<Disclosure>
Highest A rank for **four consecutive years**

Green-certified assets

Green-certified assets

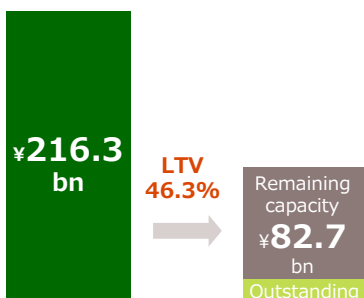
29

GFA

65%

2. Green bonds

Outstanding ¥17.4bn
(as of May 2022)
Remaining capacity ¥82.7bn



Green Eligible Project Issuance capacity

3. Green leases

New leases contracted in FP ended May 2022 50
Green lease ratio 100%

- ✓ All new lease contracts signed during FP ended May 2022 include **Green clauses**
- ✓ Reinforce environmental efforts **in collaboration with tenants**

4. Measures taken at properties

UR-1

Tokyu Plaza Omotesando Harajuku

- ✓ **Compost raw waste** generated in restaurants
- ✓ Manure will be utilized for **strawberry plants** in rooftop garden on the premises. Strawberries will be used in the dishes in restaurants



UR-15

DECKS Tokyo Beach

- ✓ Cooperate in "Make Tokyo ODAIBA Beach Swimmable, Restart! ODAIBA PLAGE 2022" hosted by the Minato ward office
- ✓ Introduce initiatives including underwater screens and water-quality forecasting system for the beach in Odaiba prior to the sea bathing event "ODAIBA PLAGE" to be resumed in the summer of 2022



5. Green construction

- ✓ Continuously promote renewal and renovation using green products in line with the Green Procurement Standards of TRM
- ✓ Green construction was introduced in FP 21, such as the renewal of elevators at A-FLAG Shibuya and renewal of air conditioners at Commercial Mall Hakata

UR-9

A-FLAG SHIBUYA Renewal of elevators

Electricity consumption **20%**
Reduction

AA-12

Commercial Mall Hakata Renewal of air conditioners

Co2 Emission **37%**
Reduction

Initiatives for ESG ~ Social ~

S (Social)

API's Materiality (core issues)

- Human capital development
- Contribution to local community
- Health and well-being of tenants
- Supplier engagement

Related SDGs targets (~ 2030)



11.3 Enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries



12.8 Ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature

1. For tenants

Tenant satisfaction survey

- In addition to periodic office tenant surveys, **retail tenant surveys are conducted with significantly increased number of survey participants**
- Survey results are utilized to **continuously improve tenant satisfaction**



3. Measures taken at properties

Perks for tenant employees working in API's office properties

- Perks for tenant employees working in API's office properties: **"Worker's Garden" is introduced to 24 properties**
- Various perks for tenant employees such as discount coupons for API **sponsor group's** commercial facilities and hotels
- Tenants can **enhance employee benefits** which represents an opportunity for API to be tenants' first choice



2. For investors

Online financial results presentation for retail investors

- Held online presentation using several platforms
- Continuous investor relations even amid the pandemic

Academic-industrial alliance event

(Tokyu Plaza Omotesando Harajuku)

- **An exhibition of students and graduates' pieces was held in the property** in collaboration with Tokyo Design Academy
- **The event provided a place for students who have lost exhibition opportunities during the pandemic**, and also contributed to revitalizing the property



March 23, 2022

Nikkei J-REIT Infrastructure Fund Forum Web Seminar

Annual event cohosted by the Nikkei newspaper and Pronexus, aimed at further promoting J-REITs and infrastructure funds. Conducted an online seminar

April 11, 2022

Online Nihon Securities Journal, "J-REIT Online Seminar"

Delivered FP2021/11 financial results presentation on Online Nihon Securities Journal (Japan's only national securities and financial newspaper) and YouTube

Initiatives for ESG ~ Governance ~

G (Governance)

API's Materiality (core issues)

- Management framework corresponding to multifaceted social demand towards a sustainable society

Related SDGs targets



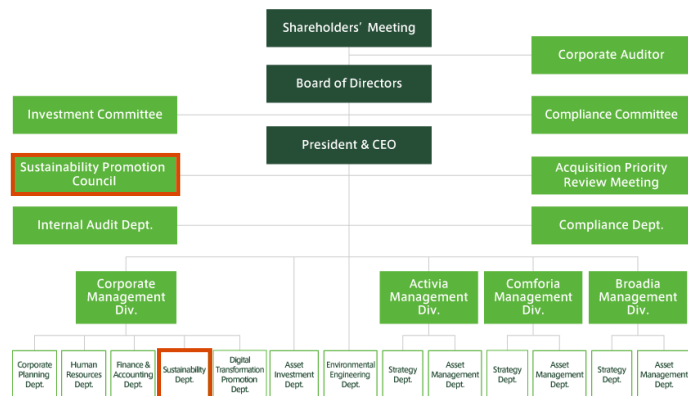
12.8 By 2030, ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature



16.7 Ensure responsive, inclusive, participatory and representative decision-making at all levels

1. Organizational change to strengthen our approach to sustainability initiatives

- ✓ Established **Sustainability Department** in April 2021



2. Performance-based asset management fee

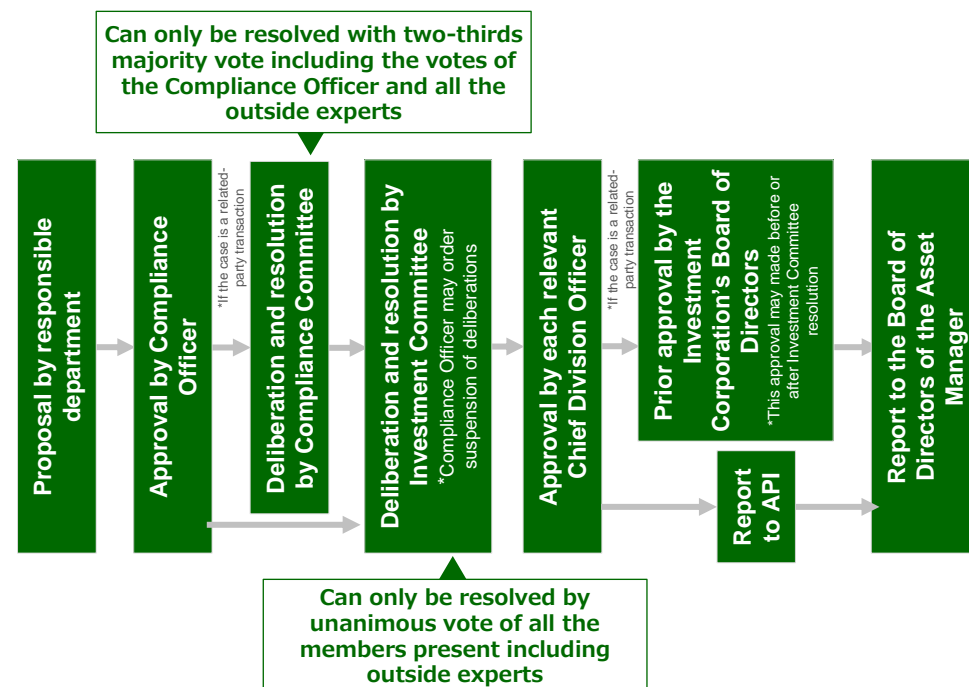
- ✓ API became **the first J-REIT** to introduce a DPU-based management fee structure
- ✓ Raised type II ratio effective from FP17 ended May 2020 in order to strengthen incentives to maximize unitholder value

AM Fee type I (asset based)	AM Fee type II (DPU / NOI based)
$\begin{aligned} &\text{Total assets at end of the preceding FP} \\ &\times \\ &0.25\% \\ &\text{(Upper Limit is 0.3\%)} \end{aligned}$	$\begin{aligned} &\text{DPU} \\ &\times \\ &\text{NOI} \\ &\times \\ &0.00021\% \\ &\text{(Upper Limit is 0.00021\%)} \end{aligned}$

(Note) Ratio of the sum of the AM fee type I & type II to the total assets at end of each period cannot exceed 0.5%

3. Appropriate decision-making process

- ✓ Property acquisition transaction with related-parties requires a resolution by the Compliance Committee to avoid conflicts of interest, etc. This structure should protect interests of unitholders

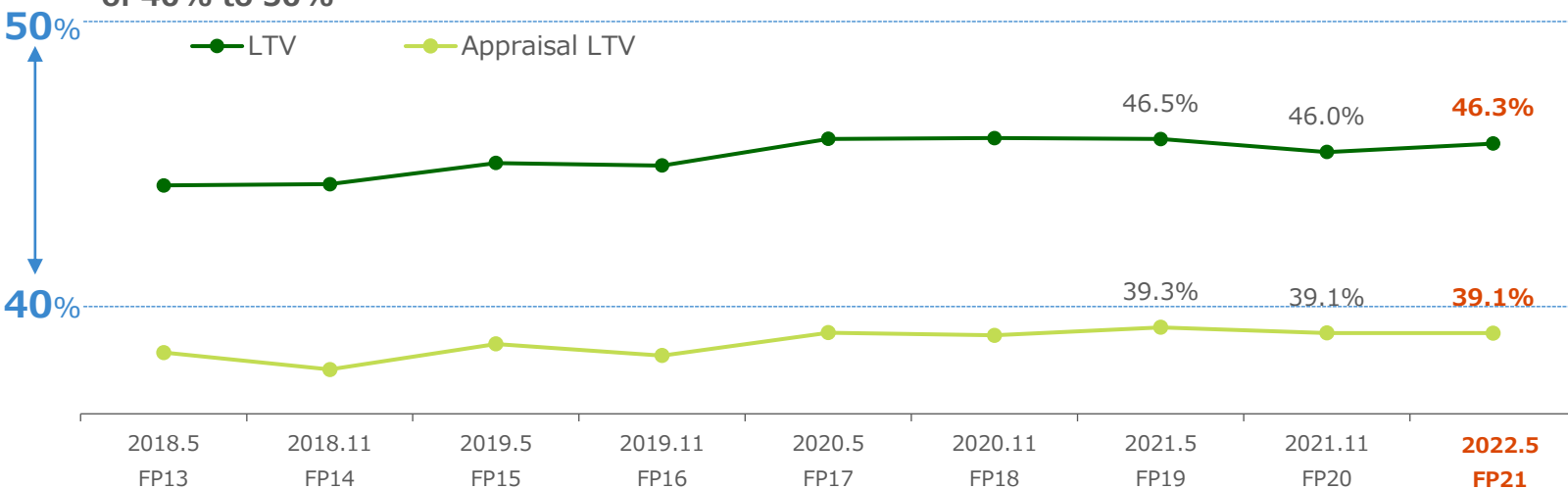


Stable Financial Management ~ LTV Management and Continuous Reduction of Debt Cost ~

32

1. Trend in LTV

- ✓ LTV at the end of the FP21 ended May 2022 was **46.3%** (appraisal LTV was 39.1%), **being controlled** within the guidance range of 40% to 50%

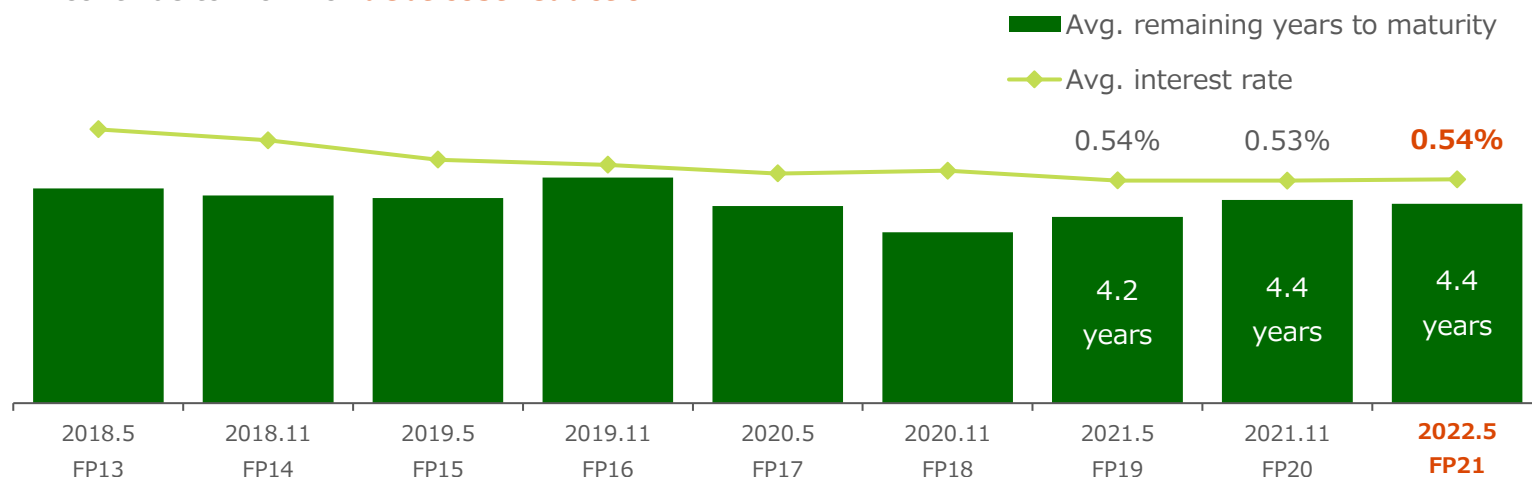


LTV	Appraisal LTV
46.3%	39.1%
Acquisition capacity	Rating (JCR)
¥41.6bn *at LTV 50%	AA(Stable) *Eligible for BoJ purchase

* As of May 31, 2022

2. Trends in average period remaining to maturity and average interest rate

- ✓ **Maintaining the current level of remaining years to maturity and interest rate**, we will continue to work for **debt cost reduction**



Avg. interest rate	Fixed interest rate ratio
0.54%	98.3%
Avg. remaining years to maturity	Long-term borrowing ratio
4.4 years	100%

* As of May 31, 2022

Solid Financial Formation ~ Diversified Lender Formation and Well-balanced Maturity Ladder ~

33

1. Debt refinance results, etc.

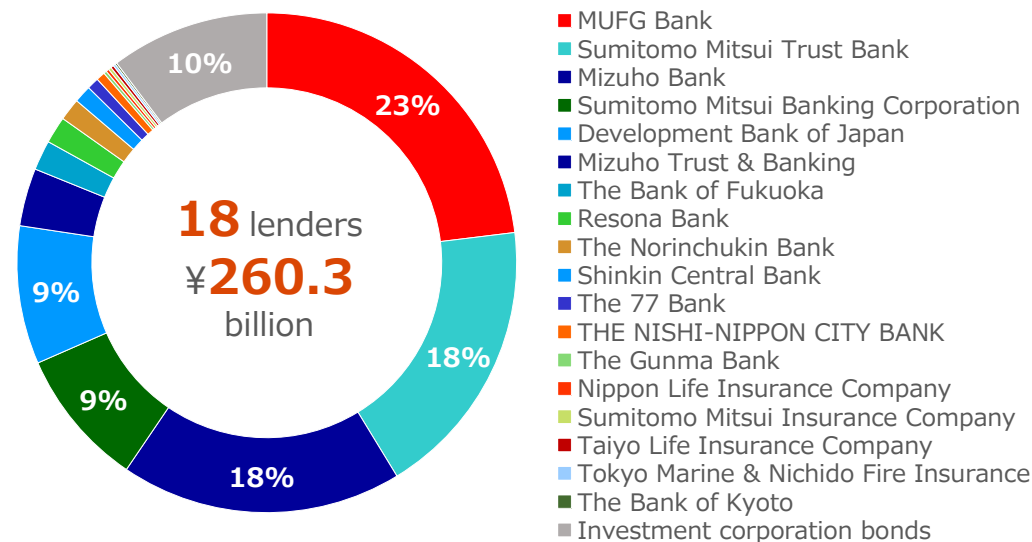
- ✓ **Reinforced stability** as we continue to make our loans fixed interest and long-term

	Before	After
Method	Floating loan and Fixed loan	Fixed loan
Amount	¥14.1bn (including floating loan of ¥4.28bn)	¥14.1bn
Duration	4.8 years	8.4 years
Cost	0.49%	0.55%

(Note) The duration and cost are weighted averages, and the floating interest rate is calculated using the applicable interest rate as of the end of FP20

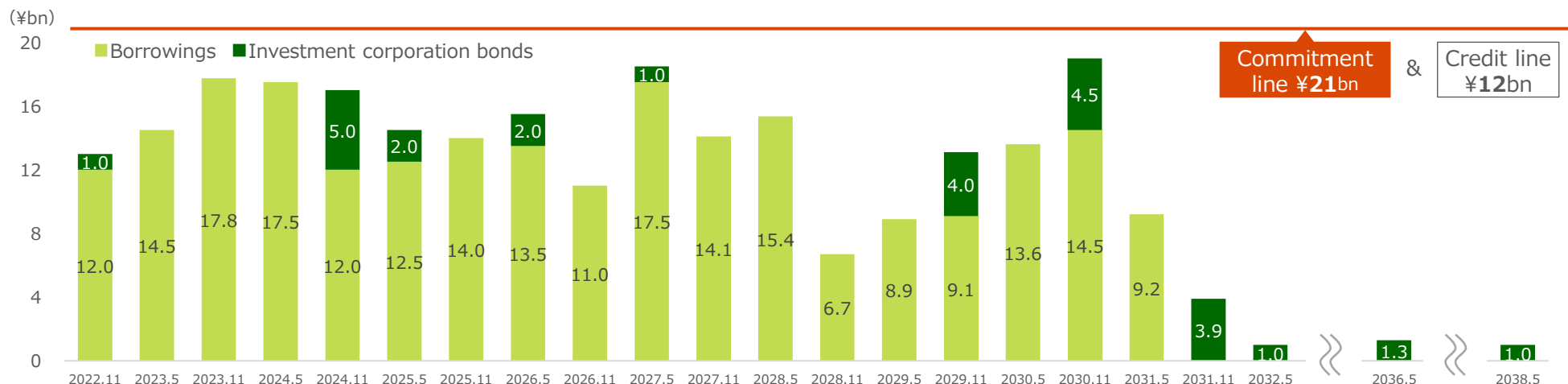
2. List of lenders

- ✓ **Diversified** loans and lenders



3. Maturity ladder

- ✓ **Diversified maturities** in preparation for refinancing. Ability to flexibly meet funding needs with **commitment line of ¥21bn**



Appendix



Performance by Key Indicators ~ Achieving the Stable Revenue Base by Strategic Asset Management ~ 35

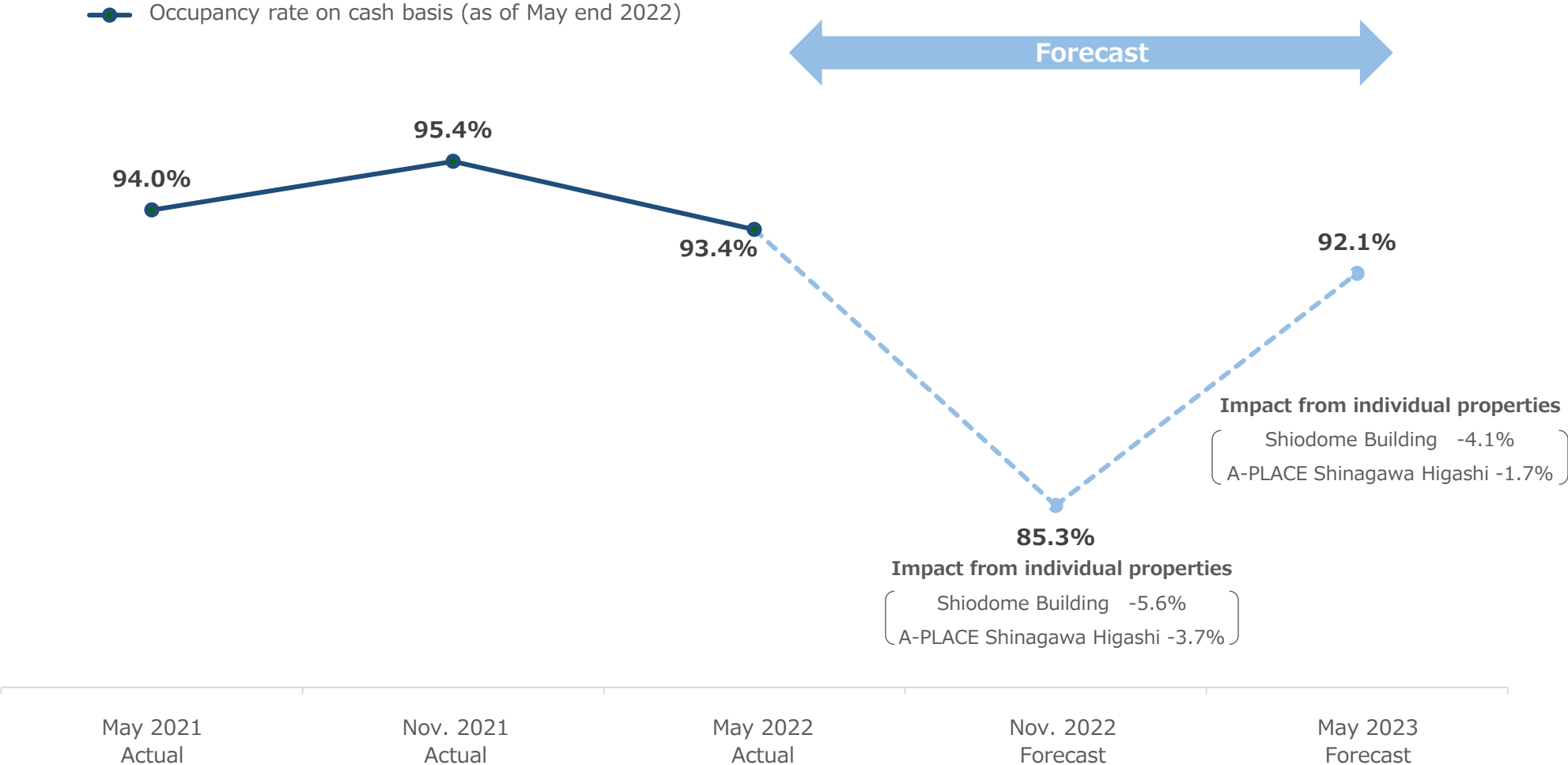
Financial Result (FP21 ended May 2022)		vs. Previous period
Operating revenue	¥15.5bn	-¥0.1bn
(Gain on sale of real estate)	(-)	-¥0.2bn
Profit	¥7.7bn	-¥0.0bn
DPU	¥9,510	+¥150
NAV per unit	¥466,090	+¥5,853

Management Forecast	FP22 ending Nov. 2022	FP23 ending May 2023
Operating revenue	¥15.8bn	¥15.8bn
(Gain on sale of real estate)	(¥0.9bn)	(¥1.2bn)
Profit	¥7.7bn	¥7.6bn
DPU	¥9,300	¥9,350

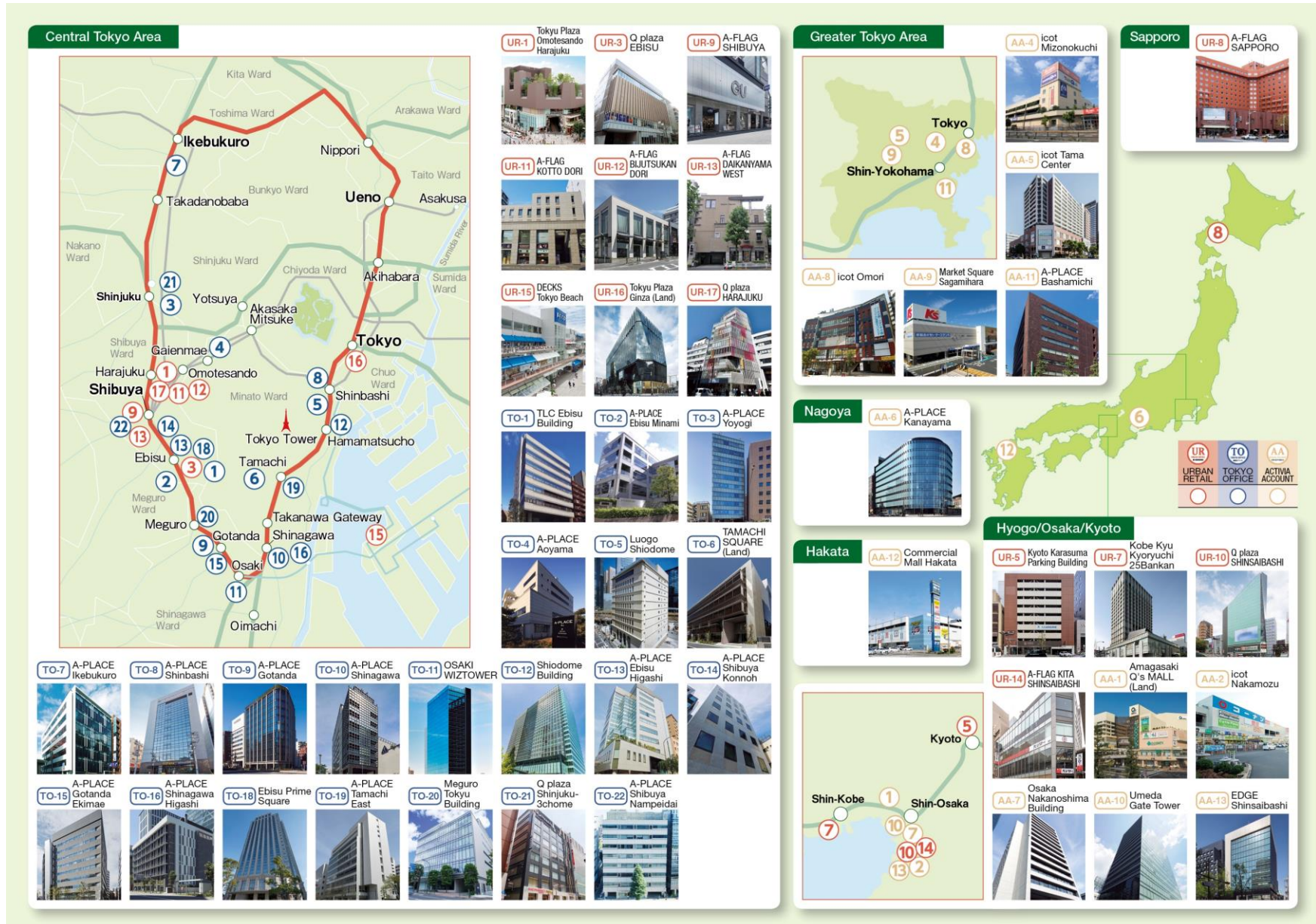
Internal Growth in Office (FP21 ended May 2022)		vs. Previous period	Properties Under Management (End of May 2022)		vs. End of Nov. 2021	Debt Finance (End of May 2022)		vs. End of Nov. 2021
Ratio of area with increased rent	11%	-13pt	Number of properties	47	-	Interest-bearing debts	¥260.3bn	-
Increased amount	-¥27mn	-¥53mn	AUM	¥548.0bn	-	LTV (book value)	46.3%	+0.3pt
Increase rate	-2%	-4pt	Core asset ratio (UR+TO)	81.1%	-	Avg. remaining years to maturity	4.4years	+0.0years
Average rent	¥22.6k	-¥0.1k	Appraisal value	¥646.7bn	+ ¥3.3bn	Avg. interest rate	0.54%	+0.01pt
Rent gap	+3%	+3pt	Unrealized gain	¥103.9bn	+¥4.0bn	Commitment line	¥21.0bn	-

(Note) Figures for "Internal Growth in Office" are calculated based on all offices of Tokyo Office Properties and Activia Account Properties. Increased amount refers to the amount of the total difference before and after rent revision (at contract renewal or tenant replacement) adjusted for the period covered.

Office Leasing Status (Cash-based Occupancy Rate)



Portfolio Map



Portfolio ~ Urban Retail Properties / Tokyo Office Properties (1/2) ~

Property name	Tokyu Plaza Omotesando Harajuku (Note 1)	Q plaza EBISU	Kyoto Karasuma Parking Building	Kobe Kyu Kyoryuchi 25Bankan	A-FLAG SAPPORO	A-FLAG SHIBUYA
Location	Jingu-mae, Shibuya-ku, Tokyo	Ebisu, Shibuya-ku, Tokyo	Moto Honenji-cho, Nakagyo-ku, Kyoto	Kyomachi, Chuo-ku, Kobe, Hyogo	Minami-Yonjo-Nishi, Chuo-ku, Sapporo, Hokkaido	Udagawa-cho, Shibuya-ku, Tokyo
Access	A 1-minute walk from Tokyo Metro Chiyoda Line, etc. "Meiji Jingumae (Harajuku)" Station	A 1-minute walk from JR Yamanote Line, etc., Tokyo Metro Hibiya Line "Ebisu" Station	A 1-minute walk from Hankyu Kyoto Line "Karasuma" Station A 1-minute walk from subway Karasuma Line "Shijo" Station	A 5-minute walk from Kobe subway Kaigan Line "Kyu Kyoryuchi, Daimarumae" Station A 9-minute walk from JR Tokaido Line, Hankyu Kobe Line, etc. "Sannomiya" Station	A 2-minute walk from Sapporo subway Nanboku Line "Susukino" Station A 8-minute walk from Sapporo subway Toho Line "Hosui-susukino" Station	A 4-minute walk from Tokyo Metro Ginza Line, etc., Tokyu Denentoshi Line, etc. "Shibuya" Station A 5-minute walk from Keio Inogashira Line "Shibuya" Station / A 6-minute walk from JR Yamanote Line, etc. "Shibuya" Station
Construction date (Note 2)	March 2012	August 2008	July 2006	January 2010	May 1980	June 1988
Number of floors	7 floors above / 2 floors underground	6 floors above / 1 floor underground	9 floors above / 1 floor underground	18 floors above / 3 floors underground	12 floors above / 1 floor underground	5 floors above / 1 floor underground
Total leasable area (Note 3)	4,918.43m ²	4,024.88m ²	21,616.04m ²	19,653.90m ²	21,229.16m ²	3,403.07m ²
Key tenant (Note 3)	Baroque Japan Limited	Tokyu Sports Oasis Inc.	Times24 Co., Ltd.	Plan Do See Inc.	Tokyu Hotels Co., Ltd.	G.U. CO., LTD.
Number of tenants (Note 3)	26	4	2	6	13	2

Property name	Q plaza SHINSAIBASHI	A-FLAG KOTTO DORI	A-FLAG BIJUTSUKAN DORI	A-FLAG DAIKANYAMA WEST	A-FLAG KITA SHINSAIBASHI	DECKS Tokyo Beach (Note 1)
Location	Shinsaibashisuji, Chuo-ku, Osaka-city, Osaka	Minami-Aoyama, Tokyo	Minami-Aoyama, Tokyo	Sarugakuchō, Shibuya-ku, Tokyo	Minami Senba, Chuo-ku, Osaka-city, Osaka	Daiba, Minato-ku, Tokyo
Access	A 1-minute walk from Osaka Metro Midosuji Line, etc. "Shinsaibashi" Station	A 4-minute walk from Tokyo Metro Ginza Line, etc. "Omotesando" Station	A 7-minute walk from Tokyo Metro Ginza Line, etc. "Omotesando" Station	A 4-minute walk from Tokyu Toyoko Line "Daikanyama" Station	A 3-minute walk from Osaka Metro Midosuji Line "Shinsaibashi" Station	A 2-minute walk from Tokyo Waterfront New Transit Waterfront Line "Odaibakaihinkoen" Station A 5-minute walk from the Tokyo Waterfront Area Rapid Transit Rinkai Line "Tokyo Teleport" Station
Construction date (Note 2)	November 2007	January 1992	December 1998	April 1992	March 2008	June 1996
Number of floors	8 floors above / 2 floors underground	5 floors above / 2 floors underground	2 floors above / 2 floors underground	4 floors above / 2 floors underground	7 floors above / 1 floor underground	8 floors above
Total leasable area (Note 3)	2,820.23m ²	2,656.53 m ²	1,994.65 m ²	2,579.08 m ²	2,540.93m ²	16,119.47m ²
Key tenant (Note 3)	cocokara fine Inc.	AMAN CO., LTD.	BLUE NOTE JAPAN, INC.	- (undisclosed)	PRESS Corporation Inc.	CA Sega Joypolis Ltd.
Number of tenants (Note 3)	6	7	4	1	7	77

Property name	Tokyu Plaza Ginza (Land) (Note 1)	Q plaza HARAJUKU (Note 1)
Location	Ginza, Chuo-ku, Tokyo	Jingu-mae, Shibuya-ku, Tokyo
Access	A 1-minute walk from Tokyo Metro Ginza Line, etc. "Ginza" Station (directly connected to the station)	A 2-minute walk from Tokyo Metro Chiyoda Line, etc. "Meiji-jingumae <Harajuku>" Station
Construction date (Note 2)	-	March 2015
Number of floors	-	(Bldg. A) 11 floors above / 2 floors underground (Bldg. B) 2 floors above / 1 floor underground
Total leasable area	1,130.04m ²	3,378.49m ²
Key tenant	Sumitomo Mitsui Trust Bank, Limited	Take and Give Needs Co., Ltd
Number of tenants	1	15

Property name	TLC Ebisu Building	A-PLACE Ebisu Minami	A-PLACE Yoyogi
Location	Ebisu, Shibuya-ku, Tokyo	Ebisu-Minami, Shibuya-ku, Tokyo	Sendagaya, Shibuya-ku, Tokyo
Access	A 4-minute walk from JR Yamanote Line, etc. "Ebisu" Station A 6-minute walk from Tokyo Metro Hibiya Line "Ebisu" Station	A 4-minute walk from JR Yamanote Line, etc. Tokyo Metro Hibiya Line "Ebisu" Station	A 3-minute walk from JR Yamanote Line, etc., Toei Oedo Line "Yoyogi" Station
Construction date (Note 2)	March 1993	January 1995	February 2007
Number of floors	9 floors above / 1 floor underground	6 floors above / 1 floor underground	10 floors above / 1 floor underground
Total leasable area	7,342.60m ²	7,950.49m ²	3,106.17m ²

(Note 1) Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are calculated based on the pro rata share of the co-ownership interests (75%, 49%, 30% and 60%, respectively).

(Note 2) Construction date of the main building, as described in the property registry. For properties with several main buildings, the completion date of the oldest building is listed. However, for A-FLAG SHIBUYA, the date of inspection confirmation completion of construction written on the certificate of inspection is provided.

(Note 3) Gross floor area, total leasable area, key tenant and number of tenants are as of May 31, 2022. The same shall apply hereinafter for the Portfolio pages.

Portfolio ~ Tokyo Office Properties (2/2) ~

Property name	A-PLACE Aoyama	Luogo Shiodome	TAMACHI SQUARE (Land)	A-PLACE Ikebukuro	A-PLACE Shinbashi	A-PLACE Gotanda
Location	Kita-Aoyama, Minato-ku, Tokyo	Higashi Shinbashi, Minato-ku, Tokyo	Shiba, Minato-ku, Tokyo	Minami Ikebukuro, Toshima-ku, Tokyo	Shinbashi, Minato-ku, Tokyo	Nishigotanda, Shinagawa-ku, Tokyo
Access	A 4-minute walk from Tokyo Metro Ginza Line "Gaienmae" Station	A 4-minute walk from Toei Oedo Line, Yurikamome "Shiodome" Station / A 5-minute walk from JR Yamanote Line, etc. Tokyo Metro Ginza Line, Toei Asakusa Line, Yurikamome "Shinbashi" Station	A 2-minute walk from Toei Asakusa Line, etc. "Mita" Station A 4-minute walk from JR Yamanote Line, etc. "Tamachi" Station	A 6-minute walk from JR Yamanote Line, etc., Tokyo Metro Marunouchi Line, etc., Seibu Ikebukuro Line, etc. "Ikebukuro" Station	A 3-minute walk from JR Yamanote Line, etc., Tokyo Metro Ginza Line, Toei Asakusa Line, Yurikamome "Shinbashi" Station	A 3-minute walk from Toei Asakusa Line "Gotanda" Station A 4-minute walk from JR Yamanote Line "Gotanda" Station
Construction date (Note 2)	September 1966	July 2004	-	October 2011	March 1999	February 2012
Number of floors	9 floors above / 1 floor underground	11 floors above / 1 floor underground	-	7 floors above / 1 floor underground	9 floors above / 2 floors underground	10 floors above / 1 floor underground
Total leasable area	7,303.69m ²	4,476.35m ²	1,287.96m ²	3,409.73m ²	5,054.19m ²	4,028.69m ²

Property name	A-PLACE Shinagawa	OSAKI WIZTOWER (4-11th floors)	Shiodome Building (Note 1)	A-PLACE Ebisu Higashi	A-PLACE Shibuya Konnoh	A-PLACE Gotanda Ekimae
Location	Konan, Minato-ku, Tokyo	Osaki, Shinagawa-ku, Tokyo	Kaigan, Minato-ku, Tokyo	Higashi, Shibuya-ku, Tokyo	Shibuya, Shibuya-ku, Tokyo	NishiGotanda, Shinagawa-ku, Tokyo
Access	A 4-minute walk from JR Yamanote Line, etc., Keikyu Main Line "Shinagawa" Station	A 4-minute walk from JR Yamanote Line, etc., "Osaki" Station	A 3-minute walk from JR Yamanote Line, etc. "Hamamatsucho" Station A 3-minute walk from Toei Oedo Line, etc. "Daimon" Station	A 6-minute walk from JR Yamanote Line, etc. "Ebisu" Station	A 4-minute walk from JR Yamanote Line, etc. "Shibuya" Station	A 1-minute walk from JR Yamanote Line, Toei Asakusa Line, Tokyu Ikegami Line "Gotanda" Station
Construction date (Note 2)	September 1991	January 2014	December 2007	January 1992	March 1992	November 1993
Number of floors	8 floors above / 1 floor underground	25 floors above / 2 floors underground (whole building)	24 floors above / 2 floors underground	10 floors above / 2 floors underground	8 floors above / 1 floor underground	9 floors above / 1 floor underground
Total leasable area	2,986.36m ²	7,193.28m ² (Sectional ownership)	28,136.05m ²	4,010.69m ²	3,010.53m ²	4,333.64m ²

Property name	A-PLACE Shinagawa Higashi	Ebisu Prime Square (Note 1)	A-PLACE Tamachi East	Meguro Tokyu Building	Q plaza Shinjuku-3chome	A-PLACE Shibuya Nampaidai
Location	Konan, Minato-ku, Tokyo	Hiroo, Shibuya-ku, Tokyo	Shibaura, Minato-ku, Tokyo	Kami-osaki, Shinagawa-ku, Tokyo	Shinjuku, Shinjuku-ku, Tokyo	Nampaidai-cho, Shibuya-ku, Tokyo
Access	A 7-minute walk from JR Yamanote Line, Keikyu Main Line "Shinagawa" Station	A 6-minute walk from JR Yamanote Line, etc., Tokyo Metro Hibiya Line "Ebisu" Station	A 2-minute walk from Tamachi Station on the JR Yamanote Line and Keihin-Tohoku Line / A 5-minute walk from Mita Station on the Toei Asakusa Line and Mita Line	A 4-minute walk from Meguro Station on the JR Yamanote Line. A 5-minute walk from Meguro Station on the Tokyu Meguro Line, Tokyo Metro Nambu Line, and Toei Mita Line	A 1-minute walk from Shinjuku 3-chome Station on the Tokyo Metro Marunouchi line, etc. / A 6-minute walk from Shinjuku Station on the JR Yamanote Line, etc., Keio Line, Odakyu Line, Tokyo Metro Oedo Line, etc.	A 7-minute walk from Shibuya Station on the JR Yamanote Line, etc., Tokyo Metro Ginza line, etc., Tokyu Denentoshi Line, and Toyoko Line A 6-minute walk from Shibuya Station on the Keio Inokashira Line
Construction date (Note 2)	August 1985	January 1997	April 2003	December 2002	August 1992	July 1989
Number of floors	8 floors above / 1 floor underground	10 floors above / 1 floor underground	10 floors above / 1 floor underground	7 floors above	8 floors above / 2 floors underground	8 floors above / 1 floor underground
Total leasable area	14,658.98m ²	18,063.03m ²	4,288.88m ²	6,993.70m ²	4,528.01m ²	4,373.54m ²

(Note 1) Shiodome Building and Ebisu Prime Square are calculated based on the pro rata share of the co-ownership interests (35% and 51%, respectively).

(Note 2) Construction date of the main building, as described in the property registry. For properties with several main buildings, the completion date of the oldest building is listed. However, for A-PLACE Shinbashi, the date of inspection confirmation completion of construction written on the certificate of inspection is provided.

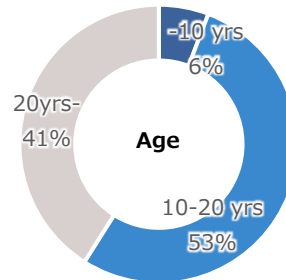
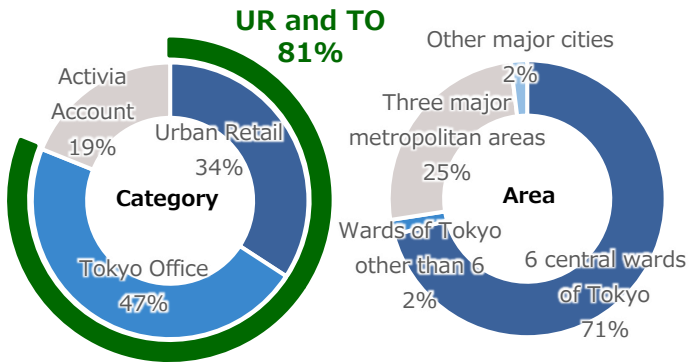
Portfolio ~ Activia Account Properties ~

Property name	Amagsaki Q's MALL (Land)	icot Nakamozu	icot Mizonokuchi	icot Tama Center	A-PLACE Kanayama	Osaka Nakanoshima Building
Location	Shioe, Amagasaki City, Hyogo	Nakamozucho, Kita-ku, Sakai City, Osaka	Mizonokuchi, Takatsu-ku, Kawasaki City, Kanagawa	Ochiai, Tama City, Tokyo	Kanayama, Naka-ku, Nagoya City, Aichi	Nakanoshima, Kita-ku, Osaka City, Osaka
Access	A 2-minute walk from JR Tokaido Main Line, etc. "Amagasaki" Station	A 6-minute walk from Osaka Metro Midosuji Line "Nakamozu" Station / A 6-minute walk from Nankai Koya Line "Shirasagi" Station / A 8-minute walk from Nankai Koya Line "Nakamozu" Station	A 13-minute walk from Tokyu Denen Toshi Line, etc. "Takatsu" Station	A 4-minute walk from Keio Sagami-hara Line "Keio Tama Center" Station, Odakyu Tama Line "Odakyu Tama Center" Station, Tama Toshi Monorail "Tama Center" Station	A 1-minute walk from Nagoya Municipal Subway Meijo Line "Kanayama" Station A 2-minute walk from JR Chuo Line, etc., Meitetsu Nagoya Main Line "Kanayama" Station	A 1-minute walk from Keihan Nakanoshima Line "Oebashi" Station A 5-minute walk from Osaka Metro Midosuji Line "Yodoyabashi" Station
Construction date	-	June 2007	July 1998	March 2006	February 2009	March 1984
Number of floors	-	3 floors above	4 floors above / 1 floor underground	15 floors above / 1 floor underground (whole building)	9 floors above / 1 floor underground	15 floors above / 3 floors underground
Total leasable area	27,465.44㎡	28,098.02m ²	14,032.05m ²	5,181.58m ² (sectional ownership)	9,314.90m ²	20,125.63m ²

Property name	icot Omori	Market Square Sagami-hara	Umeda Gate Tower	A-PLACE Bashamichi	Commercial Mall Hakata	EDGE Shinsaibashi
Location	Omorikita, Ota-ku, Tokyo	Shimokuzawa, Chuo-ku, Sagami-hara-city, Kanagawa	Tsurunochi, Kita-ku, Osaka, Osaka	Honcho, Naka-ku, Yokohama, Kanagawa	Tokojimachi, Hakata-ku, Fukuoka-city, Fukuoka	Nishishinsaibashi, Chuo-ku, Osaka-city, Osaka
Access	A 3-minute walk from JR Keihin-tohoku Line "Omori" Station	A 15-minute walk from JR Sagami-hara Line "Minamihashimoto" Station	A 3-minute walk from Hankyu Kyoto Line, etc. "Osaka Umeda" Station / A 6-minute walk from Osaka Metro Midosuji Line "Umeda" Station / A 7-minute walk from JR Tokaido Main Line "Osaka" Station	A 1-minute walk from Minatomirai Line "Bashamichi" Station A 7-minute walk from JR Negishi Line "Kannai" Station	A 16-minute walk from JR Kagoshima Main Line "Takeshita" Station	4-minute walk from Osaka Metro Midosuji Line, etc. "Shinsaibashi" Station A 5-minute walk from Osaka Metro Midosuji Line, etc. "Namba" Station
Construction date	March 2007	June 2014	January 2010	May 1975	November 2005	April 1986
Number of floors	7 floors above / 1 floor underground	2 floors above	21 floors above / 1 floor underground (whole building)	12 floors above / 2 floors underground	3 floors above	14 floors above / 2 floors underground
Total leasable area	6,209.78㎡	15,152.42㎡	13,509.41㎡(sectional ownership)	9,710.91㎡	9,612.88㎡	15,897.10㎡

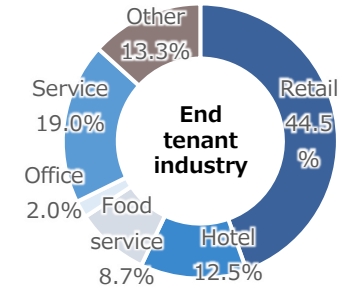
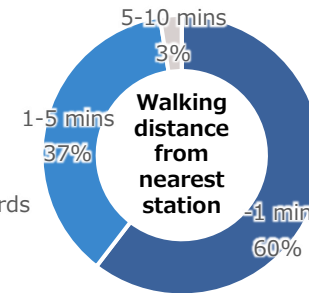
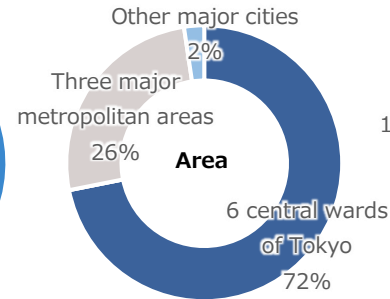
Portfolio Summary ~ At End of the 21st Period Ended May 2022 ~

Overall portfolio

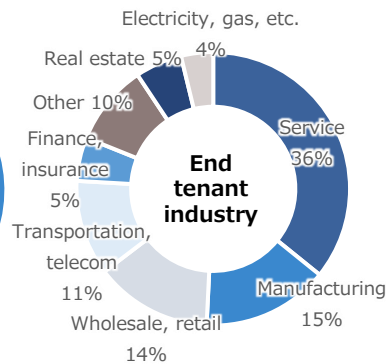
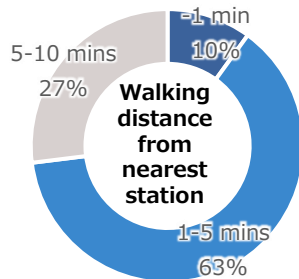
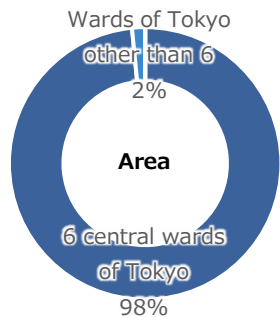


Average
21.0 years

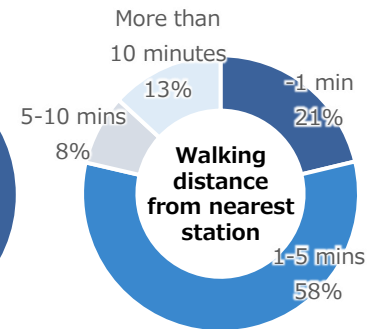
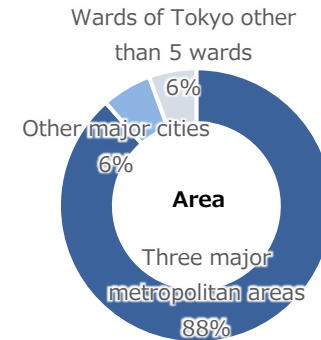
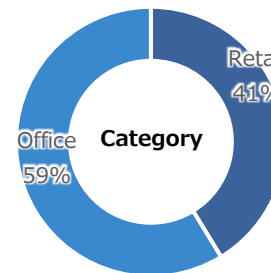
Urban Retail Properties



Tokyo Office Properties



Activia Account Properties



(Note 1) Industrial distribution is based on annual rents and others are based on acquisition prices.

(Note 2) "6 central wards of Tokyo" refers to Shibuya ward, Minato ward, Chuo ward, Chiyoda ward, Shinjuku ward and Shinagawa ward.

(Note 3) Average of property age is calculated excluding the properties API owns only land.

10 Largest Tenants / Average Monthly Rents for TO Properties/Contract Period & Remaining Years 42

1. 10 largest tenants by leased area (Note 1)

End-tenant	Property name	Total leased area (m ²)	Ratio of leased area (%) (Note 2)	Lease expiration (Note 4)
1. Sumitomo Mitsui Trust Bank, Limited	Tokyu Plaza Ginza (Land) (Note3) TAMACHI SQUARE (Land) Amagasaki Q's MALL (Land)	29,883	7.1	2089.1 2074.5 2042.1
2. Kohnan Shoji Co., Ltd.	icot Nakamozu	26,529	6.3	2027.7
3. Times24 Co., Ltd.	Kyoto Karasuma Parking Building	21,224	5.1	2026.7
4. Tokyu Hotels Co., Ltd.	A-FLAG SAPPORO	18,891	4.5	2027.3
5. Plan•Do•See Inc	Kobe Kyu Kyoryuchi 25Bankan	14,195	3.4	2051.2
6. Room's TAISHODO	icot Mizonokuchi	14,032	3.3	2023.7
7. K'S HOLDINGS CORPORATION	Market Square Sagamihara	11,864	2.8	2034.6
8. NTT Communications	Shiodome Building (Note 3)	10,337	2.5	2022.6
9. Swing Corporation	A-PLACE Shinagawa Higashi	6,489	1.5	2022.8
10. MUFG Bank, Ltd.	icot Nakamozu icot Tama Center A-PLACE Kanayama	5,609	1.3	-

(Note 1) Based on the lease agreements as of May 31, 2022.

(Note 2) The percentage of area for each end-tenant is the ratio to the total leased area of API's portfolio as of May 31, 2022.

(Note 3) Tokyu Plaza Ginza (Land) and Shiodome Building are calculated based on the pro rata share of the co-ownership interests (30% and 35%, respectively).

(Note 4) "-" denotes that the data is not disclosed due to no consent from tenants.

2. Contract period and remaining contract period

	Urban Retail	Tokyo Office	Activia Account	Total
Contract Period (Year)	17.8(9.7)	4.1(3.6)	9.1(6.6)	9.4(6.0)
Remaining Contract Period (Year)	14.3(6.2)	2.3(1.9)	4.9(2.8)	6.5(3.3)

(Note 1) The figures in the parenthesis are excluding those of Tokyu Plaza Ginza (Land), TAMACHI SQUARE (Land) and Amagasaki Q's MALL (Land). (Note 2) Based on the lease agreements as of May 31, 2022.

(Note 3) The figures are based on rents.

3. Average monthly rents for Tokyo Office Properties (incl. common service fee)

	Tokyo Office properties	Tokyo Office properties (at IPO) (Note)
Nov. 2014 6th Period	¥19,230 (-2.9%)	¥19,270 (-0.7%)
May 2015 7th Period	¥22,242 (+15.7%)	¥19,548 (+1.4%)
Nov. 2015 8th Period	¥22,127 (-0.5%)	¥19,995 (+2.3%)
May 2016 9th Period	¥23,358 (+5.6%)	¥20,406 (+2.1%)
Nov. 2016 10th Period	¥23,441 (+0.4%)	¥20,748 (+1.7%)
May 2017 11th Period	¥23,323 (-0.5%)	¥21,253 (+2.4%)
Nov. 2017 12th Period	¥23,510 (+0.8%)	¥21,681 (+2.0%)
May 2018 13th Period	¥23,761 (+1.1%)	¥21,870 (+0.9%)
Nov. 2018 14th Period	¥24,420 (+2.8%)	¥21,981 (+0.5%)
May 2019 15th Period	¥24,657 (+1.0%)	¥22,390 (+1.9%)
Nov. 2019 16th Period	¥25,180 (+2.1%)	¥22,919 (+2.4%)
May 2020 17th Period	¥24,969 (-0.8%)	¥23,318 (+1.7%)
Nov. 2020 18th Period	¥25,199 (+0.9%)	¥23,553 (+1.0%)
May 2021 19th Period	¥25,569 (+1.5%)	¥24,353 (+3.4%)
Nov. 2021 20th Period	¥26,222 (+2.6%)	¥24,433 (+0.3%)
May 2022 21st Period	¥26,114 (-0.4%)	¥24,154 (-1.1%)

(Note) "Tokyo Office properties (at IPO)" refers to 6 properties: TLC Ebisu Building, A-PLACE Ebisu-Minami, A-PLACE Yoyogi, A-PLACE Aoyama, Luogo Shiodome and A-PLACE Ikebukuro

Financial Results: Balance Sheet ~ The 21st Period Ended May 2022 ~

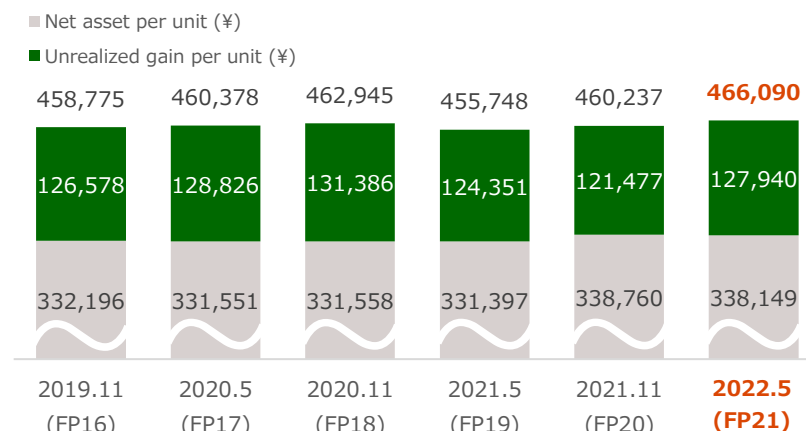
- Total assets at end of FP21 were ¥**562.2bn**, **down** ¥**3.9bn** from end of the previous FP
- NAV per unit stood at ¥**466,090**, **up** ¥**5,853** from the previous FP, and unrealized gain increased to ¥**103.9bn**, up ¥**4.0bn** from the previous FP due to increased appraisal value and other factors

1. Balance sheet (vs. the previous FP) (in millions of yen)

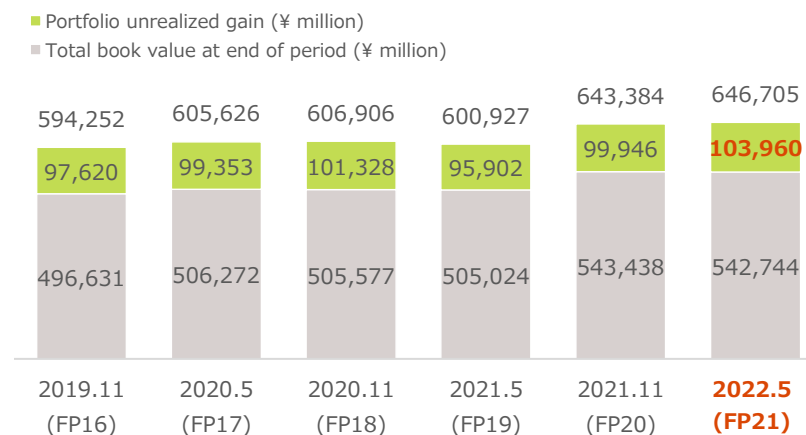
	2021.11 (20th)	2022.5 (21st)	Change
Assets			
Current assets	21,371	18,083	-3,288
Cash and deposits, etc.	20,057	16,608	-3,449
Other	1,314	1,475	+161
Non-current assets	544,885	544,189	-696
Total property, plant and equipment	534,383	533,689	-693
Total intangible assets	9,055	9,059	+3
Other	1,446	1,440	-6
Total assets	566,257	562,272	-3,984

Liabilities			
Interest-bearing debts	260,350	260,350	-
Current portion of investment corporation bonds	1,000	1,000	-
Current portion of long-term borrowings	26,100	26,500	+400
Investment corporation bonds	25,700	25,700	-
Long-term borrowings	207,550	207,150	-400
Leasehold and guarantee deposits, etc.	27,190	27,154	-35
Total liabilities	287,540	287,504	-35
Net assets			
Unitholders' capital	270,963	270,963	-
Surplus	7,753	3,804	-3,948
Total net assets	278,716	274,768	-3,948
Total liabilities and net assets	566,257	562,272	-3,984

2. Trend in NAV per unit



3. Unrealized gain in portfolio



Financial Results: Statement of Income ~ The 21st Period Ended May 2022 ~

(in millions of yen)

	Result of Period ended May 2022	Difference from Result of Period ended Nov. 2021	Forecast for Period ended May 2022 (As of Jan. 13, 2022)	Difference from previous forecast for Period ended May 2022
Rent and common service fee	14,091	+214	14,017	+73
Parking lot fees and usages fees for warehouse	399	-7	377	+21
Utility charge reimbursement	820	-58	727	+92
Other revenue	201	-31	148	+53
		Cancellation penalty-84		Cancellation penalty+21
Total leasing business revenue	15,512	+116	15,271	+241
Gain on sales of real estate properties	0	-250	0	-
		TP Akasaka-250		
Operating revenue	15,512	-133	15,271	+241
Management operation expenses	1,269	-38	1,267	+2
		PM fee-15, BM fee-25		PM fee+3, BM fee-4
Utilities expenses	918	+44	787	+130
Tax and public dues	1,273	-100	1,275	-1
		TP Akasaka-114		
Repair & maintenance expenses	346	+69	263	+82
Other expenses related leasing business	382	+42	352	+29
Total expenses related to leasing business	4,189	+17	3,946	+243
NOI(excl. gain on sales)	11,323	+98	11,325	-2
Depreciation, etc.	1,368	-11	1,378	-10
NOI after depreciations (excl. gain on sales)	9,954	+110	9,946	+8
Profit(loss) from real estate leasing business (incl. Gain on sales)	9,954	-140	9,946	+8
General administrative expenses	1,329	-6	1,332	-2
Operating profit	8,624	-133	8,614	+10
Total non-operating expenses	918	-60	940	-21
		Public offering expenses-93		Interest payment, etc.-26
Ordinary profit	7,734	-46	7,673	+60
Profit	7,731	-21	7,672	+58
DPU	¥9,510	+¥150	¥9,325	+¥185




(Note 1) Figures for Asset reshuffle reflects the difference arising from acquisition of Tamachi East Building, Meguro Tokyu Building, Q plaza Shinjuku-3chome and A-PLACE Shibuya Nampaidai and disposition of Tokyu Plaza Akasaka
 (Note 2) TP Akasaka stands for Tokyu Plaza Akasaka which was disposed of on October 29, 2021.

Financial Forecasts ~ The 22nd Period Ending November 2022 and the 23rd Period Ending May 2023 ~

(in millions of yen)

	Forecast for Period ending Nov. 2022	Difference from Result of Period ended May 2022	Forecast for Period ending May 2023	Difference from previous Forecast for Period ending Nov. 2022
Rent and common service fee	13,251	-839	13,336	+85
Parking lot fees and usages fees for warehouse	394	-4	391	-3
Utility charge reimbursement	841	+20	719	-121
Other revenue	423	+222	130	-293
Total leasing business revenue	14,911	-601	14,577	-333
Gain on sales of real estate properties	970	+970	1,290	+319
Operating revenue	15,882	+369	15,868	-13
Management operation expenses	1,267	-1	1,295	+28
Utilities expenses	935	+17	858	-76
Tax and public dues	1,422	+148	1,428	+5
Repair & maintenance expenses	331	-14	493	+162
Other expenses related leasing business	364	-18	346	-17
Total expenses related to leasing business	4,321	+132	4,423	+101
NOI(excl. Gain on sales)	10,589	-733	10,154	-435
Depreciation, etc.	1,376	+7	1,410	+34
NOI after depreciations (excl. Gain on sales)	9,213	-740	8,743	-469
Profit(loss) from real estate leasing business (incl. Gain on sales)	10,184	+229	10,034	-150
General administrative expenses	1,349	+20	1,321	-28
Operating profit	8,834	+209	8,712	-121
Total non-operating expenses	945	+27	1,006	+60
Ordinary profit	7,888	+154	7,706	-182
Profit	7,773	+42	7,693	-79
DPU	¥9,300	-¥210	¥9,350	+¥50



Appraisal Values of Properties ~ At End of the 21st Period Ended May 31, 2022 ~

											(in millions of yen)
Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Book value as of May 31, 2022 (B)	As of Nov. 30, 2021 (C)	Appraisal value		Difference from previous period (D-C)	Difference from acquisition price (D-A)	Difference from book value (D-B)
							As of May 31, 2022 (D)	Cap rate as of May 31, 2022 (E)			
	UR-1	Tokyu Plaza Omotesando Harajuku (Note 1)	45,000	8.2%	44,487	62,100	62,100	2.7%	0	17,100	17,612
	UR-3	Q plaza EBISU	8,430	1.5%	8,134	11,700	11,700	3.2%	0	3,270	3,565
	UR-5	Kyoto Karasuma Parking Building	8,860	1.6%	8,635	10,400	10,300	4.6%	-100	1,440	1,664
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	3.9%	19,983	26,700	26,800	3.8%	100	5,470	6,816
	UR-8	A-FLAG SAPPORO	4,410	0.8%	4,673	7,670	7,470	5.4%	-200	3,060	2,796
	UR-9	A-FLAG SHIBUYA	6,370	1.2%	6,419	7,910	7,890	3.9%	-20	1,520	1,470
	UR-10	Q plaza SHINSAIBASHI	13,350	2.4%	13,360	14,300	14,400	3.6%	100	1,050	1,039
	UR-11	A-FLAG KOTTO DORI	4,370	0.8%	4,380	4,850	4,850	3.2%	0	480	469
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	4,695	4,860	4,890	3.5%	30	190	194
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.4%	2,434	2,300	2,300	3.9%	0	20	-134
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	4,831	4,670	4,670	3.9%	0	-55	-161
	UR-15	DECKS Tokyo Beach (Note 1)	12,740	2.3%	12,922	12,054	12,005	4.0%	-49	-735	-917
	UR-16	Tokyu Plaza Ginza (Land) (Note 1)	37,500	6.8%	37,895	39,000	39,000	2.6%	0	1,500	1,104
	UR-17	Q plaza HARAJUKU (Note 1)	13,200	2.4%	13,300	12,800	12,800	3.0%	0	-400	-500
	Subtotal		187,265	34.2%	186,154	221,314	221,175	-	-139	33,910	35,020
	TO-1	TLC Ebisu Building	7,400	1.4%	7,163	11,800	12,200	3.5%	400	4,800	5,036
	TO-2	A-PLACE Ebisu Minami	9,640	1.8%	9,562	15,800	16,300	3.4%	500	6,660	6,737
	TO-3	A-PLACE Yoyogi	4,070	0.7%	3,829	5,000	5,060	3.7%	60	990	1,230
	TO-4	A-PLACE Aoyama	8,790	1.6%	8,493	10,700	11,000	3.8%	300	2,210	2,506
	TO-5	Luogo Shiodome	4,540	0.8%	4,421	6,350	6,400	3.4%	50	1,860	1,978
	TO-6	TAMACHI SQUARE (Land)	2,338	0.4%	2,362	2,850	2,940	3.3%	90	602	577
	TO-7	A-PLACE Ikebukuro	3,990	0.7%	3,641	5,610	5,830	3.7%	220	1,840	2,188
	TO-8	A-PLACE Shinbashi	5,650	1.0%	5,734	7,330	7,420	3.5%	90	1,770	1,685
	TO-9	A-PLACE Gotanda	5,730	1.0%	5,350	8,180	7,790	3.6%	-390	2,060	2,439
	TO-10	A-PLACE Shinagawa	3,800	0.7%	3,762	6,320	6,640	3.2%	320	2,840	2,877
	TO-11	OSAKI WIZTOWER	10,690	2.0%	10,375	14,700	14,800	3.2%	100	4,110	4,424
	TO-12	Shiodome Building (Note 1)	71,600	13.1%	70,270	77,350	76,650	3.3%	-700	5,050	6,379
	TO-13	A-PLACE Ebisu Higashi	7,072	1.3%	6,969	7,630	7,790	3.5%	160	718	820
	TO-14	A-PLACE Shibuya Konnoh	4,810	0.9%	4,896	5,730	5,860	3.4%	130	1,050	963
	TO-15	A-PLACE Gotanda Ekimae	7,280	1.3%	7,593	7,950	7,870	3.6%	-80	590	276
	TO-16	A-PLACE Shinagawa Higashi	18,800	3.4%	18,735	21,600	21,700	3.8%	100	2,900	2,964
	TO-18	Ebisu Prime Square (Note 1)	30,700	5.6%	30,974	31,300	31,400	3.4%	100	700	425
	TO-19	A-PLACE Tamachi East	6,800	1.2%	6,847	7,130	7,230	3.3%	100	430	382
	TO-20	Meguro Tokyu Building	16,300	3.0%	16,378	16,800	16,800	3.1%	0	500	421
	TO-21	Q plaza Shinjuku-3chome	18,400	3.4%	18,518	19,200	19,200	3.5%	0	800	681
	TO-22	A-PLACE Shibuya Nampoedai	8,800	1.6%	8,858	9,050	9,290	3.2%	240	490	431
	Subtotal		257,200	46.9%	254,741	298,380	300,170	-	1,790	42,970	45,428
	AA-1	Amagasaki Q's MALL (Land)	12,000	2.2%	12,113	14,200	14,200	4.2%	0	2,200	2,086
	AA-2	icot Nakamozu	8,500	1.6%	8,101	10,600	10,600	4.8%	0	2,100	2,498
	AA-4	icot Mizonokuchi	2,710	0.5%	2,579	3,240	3,250	5.4%	10	540	670
	AA-5	icot Tama Center	2,840	0.5%	2,528	3,950	3,970	4.9%	20	1,130	1,441
	AA-6	A-PLACE Kanayama	6,980	1.3%	6,077	8,660	8,760	4.9%	100	1,780	2,682
	AA-7	Osaka Nakanoshima Building	11,100	2.0%	11,000	17,400	18,100	3.6%	700	7,000	7,099
	AA-8	icot Omori	5,790	1.1%	5,654	6,870	7,050	4.2%	180	1,260	1,395
	AA-9	Market Square Sagamiyara	4,820	0.9%	4,544	5,010	5,010	5.3%	0	190	465
	AA-10	Umeda Gate Tower	19,000	3.5%	18,986	21,600	21,600	3.5%	0	2,600	2,613
	AA-11	A-PLACE Bashamichi	3,930	0.7%	4,010	4,760	5,100	4.8%	340	1,170	1,089
	AA-12	Commercial Mall Hakata	6,100	1.1%	6,279	5,900	5,720	4.8%	-180	-380	-559
	AA-13	EDGE Shinsaibashi	19,800	3.6%	19,971	21,500	22,000	3.6%	500	2,200	2,028
	Subtotal		103,570	18.9%	101,848	123,690	125,360	-	1,670	21,790	23,511
Total			548,035	100.0%	542,744	643,384	646,705	-	3,321	98,670	103,960

(Note 1) Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land), Q plaza HARAJUKU, Shiodome Building and Ebisu Prime Square are calculated based on the pro rata share of the co-ownership interests (75%, 49%, 30%, 60%, 35% and 51%, respectively).

Portfolio Appraisal Values Status/PML (1/2)

(in millions of yen)

Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Appraisal agency (Note 1)	Appraisal value	Capitalization value						PML (%)
							Direct capitalization method	Capitalization method	Discounted cash flow method	Discount rate (%)	Terminal capitalization rate(%)	NOI (Note 2)	
	UR-1	Tokyu Plaza Omotesando Harajuku (Note 3)	45,000	8.2%	J	62,100	63,150	2.7%	60,975	2.4%	2.8%	1,703	5.3
	UR-3	Q plaza EBISU (Note 4)	8,430	1.5%	T	11,700	11,900	3.2%	11,600	3.4%/3.3%	3.4%	382	5.9
	UR-5	Kyoto Karasuma Parking Building	8,860	1.6%	D	10,300	10,300	4.6%	10,300	4.6%	4.8%	491	Less than 0.1
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	3.9%	J	26,800	27,400	3.8%	26,100	3.6%	4.0%	1,055	1.5
	UR-8	A-FLAG SAPPORO (Note 5)	4,410	0.8%	D	7,470	7,460	5.4%	7,480	5.2%	5.6%	473	1.1
	UR-9	A-FLAG SHIBUYA	6,370	1.2%	D	7,890	7,950	3.9%	7,870	3.7%	4.1%	320	8.5
	UR-10	Q plaza SHINSAIBASHI	13,350	2.4%	V	14,400	14,300	3.6%	14,400	3.4%	3.8%	517	2.6
	UR-11	A-FLAG KOTTO DORI	4,370	0.8%	D	4,850	4,980	3.2%	4,800	3.0%	3.4%	167	6.3
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	J	4,890	4,980	3.5%	4,790	3.3%	3.7%	176	5.6
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.4%	V	2,300	2,320	3.9%	2,280	3.7%	4.1%	85	5.1
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	V	4,670	4,730	3.9%	4,600	3.6%	4.0%	186	2.7
	UR-15	DECKS Tokyo Beach (Note 3)	12,740	2.3%	M	12,005	12,642	4.0%	11,711	3.8%	4.2%	547	6.7
	UR-16	Tokyu Plaza Ginza (Land) (Note 3)	37,500	6.8%	M	39,000	38,700	2.6%	39,000	2.5%	-	952	(Note 6)-
	UR-17	Q plaza HARAJUKU (Note 3)	13,200	2.4%	V	12,800	12,960	3.0%	12,540	2.7%	3.1%	389	5.6
	TO-1	TLC Ebisu Building	7,400	1.4%	T	12,200	12,700	3.5%	12,000	3.6%	3.7%	480	6.1
	TO-2	A-PLACE Ebisu Minami	9,640	1.8%	T	16,300	15,700	3.4%	16,500	3.5%	3.6%	545	8.2
	TO-3	A-PLACE Yoyogi	4,070	0.7%	V	5,060	5,120	3.7%	4,990	3.5%	3.9%	196	4.8
	TO-4	A-PLACE Aoyama (Note 5)	8,790	1.6%	D	11,000	10,900	3.8%	11,000	3.6%	4.0%	437	8.6
	TO-5	Luogo Shiodome	4,540	0.8%	D	6,400	6,500	3.4%	6,350	3.2%	3.6%	232	0.3
	TO-6	TAMACHI SQUARE (Land)	2,338	0.4%	T	2,940	3,070	3.3%	2,880	3.7%	3.5%	101	(Note 6)-
	TO-7	A-PLACE Ikebukuro	3,990	0.7%	J	5,830	5,880	3.7%	5,770	3.5%	3.8%	226	5.0
	TO-8	A-PLACE Shinbashi	5,650	1.0%	J	7,420	7,470	3.5%	7,370	3.2%	3.5%	275	6.5
	TO-9	A-PLACE Gotanda	5,730	1.0%	M	7,790	7,910	3.6%	7,670	3.4%	3.8%	289	7.4
	TO-10	A-PLACE Shinagawa	3,800	0.7%	J	6,640	6,740	3.2%	6,540	3.0%	3.3%	220	7.8

(Note 1) Abbreviation represents each appraisal agency as follows J : Japan Real Estate Institute, T : The Tanizawa Sōgō Appraisal, D : Daiwa Real Estate Appraisal Corp., V : Japan Valuers, and M : JLL Morii Valuation & Appraisal K.K.

(Note 2) Calculated based on Direct capitalization method. The figures are rounded to million yen.

(Note 3) Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are calculated based on the pro rata share of the co-ownership interests (75%, 49%, 30% and 60%, respectively).



(Note 4) The discount rate for Q plaza Ebisu is 3.4% from the 1st to the 3rd year, and 3.3% from the 4th year onwards.

(Note 5) Seismic strengthening works were conducted at A-FLAG SAPPORO and A-PLACE Aoyama, in June 2007 and July 2008, respectively.

(Note 6) Not listed as we own only the land for Tokyu Plaza Ginza (Land) and TAMACHI SQUARE (Land).

Portfolio Appraisal Values Status/PML (2/2)

(in millions of yen)

Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Appraisal agency (Note 1)	Appraisal value	Capitalization value						PML (%)
							Direct capitalization method	Capitalization method	Discounted cash flow method	Discount rate (%)	Terminal capitalization rate(%)	NOI (Note 2)	
	TO-11	OSAKI WIZTOWER	10,690	2.0%	D	14,800	14,900	3.2%	14,700	2.9%	3.3%	499	1.3
	TO-12	Shiodome Building (Note 3)	71,600	13.1%	M	76,650	80,850	3.3%	74,900	3.1%	3.5%	2,703	1.4
	TO-13	A-PLACE Ebisu Higashi	7,072	1.3%	V	7,790	7,910	3.5%	7,670	3.3%	3.7%	287	6.0
	TO-14	A-PLACE Shibuya Konnoh	4,810	0.9%	V	5,860	5,840	3.4%	5,870	3.1%	3.5%	208	5.7
	TO-15	A-PLACE Gotanda Ekimae	7,280	1.3%	V	7,870	7,870	3.6%	7,860	3.3%	3.7%	296	7.1
	TO-16	A-PLACE Shinagawa Higashi	18,800	3.4%	M	21,700	22,000	3.8%	21,300	3.6%	4.0%	852	6.1
	TO-18	Ebisu Prime Square (Note 3)	30,700	5.6%	M	31,400	32,130	3.4%	30,702	3.2%	3.6%	1,153	2.9
	TO-19	A-PLACE Tamachi East	6,800	1.2%	V	7,230	7,380	3.3%	7,070	3.1%	3.5%	259	5.9
	TO-20	Meguro Tokyu Building	16,300	3.0%	J	16,800	16,800	3.1%	16,800	2.8%	3.1%	537	5.9
	TO-21	Q plaza Shinjuku-3chome	18,400	3.4%	V	19,200	19,500	3.5%	18,900	3.3%	3.7%	679	5.0
	TO-22	A-PLACE Shibuya Nampeidai	8,800	1.6%	V	9,290	9,350	3.2%	9,220	2.9%	3.3%	303	6.4
	AA- 1	Amagasaki Q's MALL (Land)	12,000	2.2%	J	14,200	14,400	4.2%	14,000	3.9%	4.4%	600	(Note 4)-
	AA- 2	icot Nakamozu (Note 5)	8,500	1.6%	T	10,600	10,900	4.8%	10,500	4.8%/4.9%	5.0%	542	3.2
	AA- 4	icot Mizonokuchi	2,710	0.5%	M	3,250	3,320	5.4%	3,170	5.2%	5.8%	183	7.9
	AA- 5	icot Tama Center	2,840	0.5%	J	3,970	3,980	4.9%	3,960	4.5%	5.1%	198	2.4
	AA- 6	A-PLACE Kanayama	6,980	1.3%	V	8,760	8,840	4.9%	8,680	4.7%	5.1%	443	3.7
	AA- 7	Osaka Nakanoshima Building	11,100	2.0%	J	18,100	18,300	3.6%	17,900	3.4%	3.7%	708	3.0
	AA- 8	icot Omori	5,790	1.1%	J	7,050	7,130	4.2%	6,960	4.0%	4.4%	305	5.8
	AA- 9	Market Square Sagamihara	4,820	0.9%	V	5,010	5,030	5.3%	4,990	5.1%	5.5%	264	6.6
	AA-10	Umeda Gate Tower	19,000	3.5%	D	21,600	21,900	3.5%	21,400	3.3%	3.7%	797	1.1
	AA-11	A-PLACE Bashamichi	3,930	0.7%	M	5,100	5,210	4.8%	4,980	4.5%	5.0%	264	6.4
	AA-12	Commercial Mall Hakata	6,100	1.1%	V	5,720	5,720	4.8%	5,720	4.5%	4.9%	278	0.7
	AA-13	EDGE Shinsaibashi	19,800	3.6%	V	22,000	22,300	3.6%	21,600	3.4%	3.8%	841	2.6
47 properties at end of May 2022			548,035	100.0%	-	646,705	657,322	-	638,368	-	-	23,641	(Note 6) 2.6

(Note 1) Abbreviation represents each appraisal agency as follows J : Japan Real Estate Institute, T : The Tanizawa Sōgō Appraisal, D : Daiwa Real Estate Appraisal Corp., V : Japan Valuers, and M : JLL Morii Valuation & Appraisal K.K.

(Note 2) Calculated based on Direct capitalization method. The figures are rounded to million yen.




(Note 3) Shiodome Building and Ebisu Prime Square are calculated based on the pro rata share of the co-ownership interests (35% and 51%, respectively).

(Note 4) Not listed as we own only the land for Amagasaki Q's MALL (Land).

(Note 5) Discount rate for icot Nakamozu is 4.8% from 1st to 5th year, 4.9% from 6th year onwards.

(Note 6) Calculation is based on the seismic data derived from the "National Seismic Hazard Maps for Japan" publicized by the Headquarters for Earthquake Research Promotion, Ministry of Education, Culture, Sports, Science and Technologies in Dec. 2012. The figures are rounded to the first decimal place. PML for the entire portfolio is based on the "Report of portfolio seismic PML analysis" as of June 2022.

Trend in Cap Rate (Note 1)




Category	Property #	Property name	Acquisition date	At acquisition	2012.11 (2nd Period)	2013.5 (3rd Period)	2013.11 (4th Period)	2014.5 (5th Period)	2014.11 (6th Period)	2015.5 (7th Period)	2015.11 (8th Period)	2016.5 (9th Period)	2016.11 (10th Period)	2017.5 (11th Period)	2017.11 (12th Period)	2018.5 (13th Period)	2018.11 (14th Period)	2019.5 (15th Period)	2019.11 (16th Period)	2020.5 (17th Period)	2020.11 (18th Period)	2021.5 (19th Period)	2021.11 (20th Period)	2022.5 (21st Period)
	UR-1	Tokyu Plaza Omotesando Harajuku (Note 2)	Jun. 13th, 2012	3.8%	3.7%	3.7%	3.6%	3.4%	3.3%	3.2%	3.1%	3.1%	3.0%	2.9%	2.8%	2.8%	2.7%	2.7%	2.6%	2.6%	2.7%	2.7%	2.7%	2.7%
	UR-3	Q plaza EBISU	Jun. 13th, 2012	4.3%	4.3%	4.2%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%
	UR-5	Kyoto Karasuma Parking Building	Jun. 13th, 2012	5.7%	5.7%	5.7%	5.6%	5.5%	5.4%	5.3%	5.2%	5.1%	5.0%	4.9%	4.9%	4.9%	4.9%	4.9%	4.8%	4.8%	4.8%	4.7%	4.7%	4.6%
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	Dec. 19th, 2013	4.8%	-	-	-	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
	UR-8	A-FLAG SAPPORO	Dec. 19th, 2013	6.5%	-	-	-	6.2%	6.0%	6.0%	5.9%	5.8%	5.7%	5.6%	5.5%	5.5%	5.5%	5.5%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%
	UR-9	A-FLAG SHIBUYA	Dec. 19th, 2013	4.8%	-	-	-	4.7%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	4.0%	4.0%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
	UR-10	Q plaza SHINSAIBASHI	Dec. 16th, 2015	3.9%	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
	UR-11	A-FLAG KOTTO DORI	Dec. 20th, 2016	3.8%	-	-	-	-	-	-	-	-	-	3.6%	3.5%	3.5%	3.5%	3.5%	3.4%	3.4%	3.4%	3.4%	3.4%	3.2%
	UR-12	A-FLAG BIJUTSUKAN DORI	Dec. 2nd, 2016	3.8%	-	-	-	-	-	-	-	-	-	3.6%	3.6%	3.6%	3.6%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	UR-13	A-FLAG DAIKANYAMA WEST	Jan. 6th, 2017	4.1%	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
	UR-14	A-FLAG KITA SHINSAIBASHI	Dec. 1st, 2017	4.0%	-	-	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
	UR-15	DECKS Tokyo Beach (Note 2)	Jan. 5th, 2018	4.0%	-	-	-	-	-	-	-	-	-	-	-	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
	UR-16	Tokyu Plaza Ginza (Land)(Note 2)	Jan. 10th, 2019	2.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
	UR-17	Q plaza HARAJUKU (Note 2)	Jan. 10th, 2019	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	TO-1	TLC Ebisu Building	Jun. 13th, 2012	4.7%	4.7%	4.6%	4.6%	4.5%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.5%
	TO-2	A-PLACE Ebisu Minami	Jun. 13th, 2012	4.6%	4.6%	4.5%	4.5%	4.4%	4.2%	4.1%	4.0%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.4%
	TO-3	A-PLACE Yoyogi	Jun. 13th, 2012	4.6%	4.6%	4.5%	4.6%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.8%	3.7%
	TO-4	A-PLACE Aoyama	Jun. 13th, 2012	4.9%	4.9%	4.9%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	4.0%	4.0%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.8%
	TO-5	Luogo Shiodome	Jun. 13th, 2012	4.5%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.4%
	TO-6	TAMACHI SQUARE (Land)	Jun. 13th, 2012	4.4%	-	-	-	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.7%	3.6%	3.5%	3.4%	3.4%	3.4%	3.4%	3.4%	3.3%
	TO-7	A-PLACE Ikebukuro	Jun. 13th, 2012	5.1%	5.1%	5.0%	4.9%	4.9%	4.8%	4.6%	4.5%	4.5%	4.4%	4.3%	4.3%	4.2%	4.1%	4.0%	3.9%	3.9%	3.9%	3.9%	3.8%	3.7%
	TO-8	A-PLACE Shinbashi	Apr. 19th, 2013	4.7%	-	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.9%	3.9%	3.8%	3.8%	3.7%	3.7%	3.7%	3.7%	3.6%	3.5%
	TO-9	A-PLACE Gotanda	Jan. 10th, 2014	4.4%	-	-	-	4.3%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.7%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.6%
	TO-10	A-PLACE Shinagawa	Jan. 10th, 2014	4.4%	-	-	-	4.3%	4.2%	4.1%	4.0%	4.0%	3.9%	3.8%	3.8%	3.7%	3.6%	3.5%	3.4%	3.4%	3.4%	3.4%	3.3%	3.2%
	TO-11	OSAKI WIZTOWER	Jan. 24th, 2014	4.3%	-	-	-	4.2%	4.1%	3.9%	3.8%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.3%	3.3%	3.3%	3.3%	3.3%	3.2%
	TO-12	Shiodome Building (Note 3)	Jan. 9th, 2015	3.9%	-	-	-	-	-	3.8%	3.8%	-	3.7%	3.6%	-	3.5%	3.5%	-	3.4%	3.4%	3.3%	3.3%	3.3%	3.3%
			Dec. 16th, 2015	3.8%	-	-	-	-	-	-	-	-	-	-	3.5%	3.5%	3.4%	3.4%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
			Dec. 2nd, 2016	3.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
	TO-13	A-PLACE Ebisu Higashi	Jul. 29th, 2015	4.1%	-	-	-	-	-	-	4.0%	4.0%	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.6%	3.5%
	TO-14	A-PLACE Shibuya Konnoh	Oct. 1st, 2015	4.0%	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.5%	3.4%
	TO-15	A-PLACE Gotanda Ekimae	Jul. 1st, 2016	4.1%	-	-	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.7%	3.6%
	TO-16	A-PLACE Shinagawa Higashi	Mar. 16th, 2017	4.0%	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
	TO-18	Ebisu Prime Square (Note 2)	Jan. 10th, 2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4%	3.4%	3.4%	3.4%	3.4%
	TO-19	A-PLACE Tamachi East	Oct. 29th, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4%	3.3%
	TO-20	Meguro Tokyu Building	Sep. 10th, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2%	3.1%
	TO-21	Q plaza Shinjuku-3chome	Sep. 10th, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5%	3.5%
	TO-22	A-PLACE Shibuya Nampedai	Sep. 10th, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3%	3.2%
	AA-1	Amagasaki Q's MALL (Land)	Jun. 13th, 2012	5.0%	5.0%	5.0%	4.9%	4.8%	4.8%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.3%	4.3%	4.3%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%
	AA-2	icot Nakamazu	Jun. 13th, 2012	6.0%	6.0%	5.9%	5.8%	5.6%	5.5%	5.4%	5.3%	5.3%	5.2%	5.2%	5.2%	5.1%	5.0%	4.9%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
	AA-4	icot Mizonokuchi	Jun. 13th, 2012	6.0%	6.0%	6.0%	5.9%	5.8%	5.8%	5.7%	5.6%	5.5%	5.4%	5.4%	5.4%	5.4%	5.5%	5.5%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%
	AA-5	icot Tama Center	Jun. 13th, 2012	6.2%	6.2%	6.2%	6.1%	6.0%	5.9%	5.8%	5.7%	5.6%	5.4%	5.3%	5.2%	5.1%	5.1%	5.1%	5.0%	5.0%	5.0%	5.0%	5.0%	4.9%
	AA-6	A-PLACE Kanayama	Jun. 13th, 2012	5.3%	5.3%	5.2%	5.4%	5.4%	5.4%	5.4%	5.3%	5.2%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.0%	4.9%
	AA-7	Osaka Nakanoshima Building (Note 4)	Jan. 25th, 2013	5.0%	-	5.0%	5.0%	4.9%	4.8%	-	4.6%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.8%	3.8%	3.7%	3.6%
			Dec. 19th, 2014	4.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	AA-8	icot Omori	Dec. 19th, 2013	5.1%	-	-	-	5.0%	4.9%	4.8%	4.7%	4.7%	4.7%	4.6%	4.5%	4.4%	4.4%	4.4%	4.3%	4.3%	4.3%	4.3%	4.3%	4.2%
	AA-9	Market Square Sagami-hara	Jan. 9th, 2015	5.6%	-	-	-	-	-	5.5%	5.4%	5.4%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
	AA-10	Umeda Gate Tower	Sep. 21st, 2016	4.0%	-	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.6%	3.5%
	AA-11	A-PLACE Bashamichi	Oct. 6th, 2016	5.1%	-	-	-	-	-	-	-	-	5.0%	4.9%	4.9%	4.9%	4.9%	4.9%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
	AA-12	Commercial Mall Hakata	Jan. 5th, 2018	4.8%	-	-	-	-	-	-	-	-	-	-	-	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
	AA-13	EDGE Shinsaibashi	Jan. 10th, 2019	3.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8%	3.8%	3.8%	3.8%	3.7%	3.7%	3.6%

(Note 1) Calculated based on direct capitalization method. (Note 2) Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land), Q plaza HARAJUKU and Ebisu Prime Square are calculated based on the pro rata share of the co-ownership interests (75%, 49%, 30%, 60% and 51%, respectively).

(Note 3) Regarding Shiodome Building, the first row, the second row and the third row represent the figures for the stake acquired on January 9, 2015, December 16, 2015 and December 2, 2016 (co-ownership of 15%, 10% and 10%, respectively).

(Note 4) Regarding Osaka Nakanoshima Building, the first row represents the figures for the stake acquired on January 25, 2013 and the second row represents the figures for the stake acquired on December 19, 2014 (co-ownership of 50% each).

Occupancy Rate by Property ~ Average at End of Period Since 2nd Period Ended November 2012 ~

Category	Property #	Property name	2012.11 (FP2)	2013.5 (FP3)	2013.11 (FP4)	2014.5 (FP5)	2014.11 (FP6)	2015.5 (FP7)	2015.11 (FP8)	2016.5 (FP9)	2016.11 (FP10)	2017.5 (FP11)	2017.11 (FP12)	2018.5 (FP13)	2018.11 (FP14)	2019.5 (FP15)	2019.11 (FP16)	2020.5 (FP17)	2020.11 (FP18)	2021.5 (FP19)	2021.11 (FP20)	2022.5 (FP21)	
 UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	98.6%	99.4%	97.5%	93.1%	
	UR-3	Q plaza EBISU	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-5	Kyoto Karasuma Parking Building	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.0%	98.0%	
	UR-8	A-FLAG SAPPORO	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	98.3%	96.0%	96.1%	96.1%
	UR-9	A-FLAG SHIBUYA	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-10	Q plaza SHINSAIBASHI	-	-	-	-	-	-	-	-	88.4%	100.0%	100.0%	100.0%	88.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-11	A-FLAG KOTTO DORI	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.9%	88.9%	88.9%	
	UR-12	A-FLAG BIJUTSUKAN DORI	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-13	A-FLAG DAIKANYAMA WEST	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-14	A-FLAG KITA SHINSAIBASHI	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-15	DECKS Tokyo Beach	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	99.7%	100.0%	99.2%	99.1%	96.8%	94.9%	95.0%	97.0%
	UR-16	Tokyu Plaza Ginza (Land)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	UR-17	Q plaza HARAJUKU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	95.2%	93.0%	97.0%
	UR average rate		99.5%	99.6%	99.1%	99.6%	100.0%	99.8%	100.0%	99.7%	99.4%	99.8%	100.0%	99.7%	100.0%	100.0%	99.8%	99.8%	98.9%	97.8%	97.5%	97.7%	
 TO TOKYO OFFICE	TO-1	TLC Ebisu Building	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	87.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	93.2%	88.7%	82.2%	82.5%	
	TO-2	A-PLACE Ebisu Minami	100.0%	96.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	92.3%	100.0%	100.0%	100.0%
	TO-3	A-PLACE Yoyogi	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-4	A-PLACE Aoyama	86.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-5	Luogo Shiodome	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	87.3%	79.1%	91.8%
	TO-6	TAMACHI SQUARE (Land)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-7	A-PLACE Ikebukuro	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-8	A-PLACE Shinbashi	-	84.6%	88.4%	100.0%	100.0%	100.0%	98.7%	97.8%	100.0%	100.0%	100.0%	100.0%	100.0%	98.7%	98.7%	100.0%	100.0%	100.0%	100.0%	79.0%	100.0%
	TO-9	A-PLACE Gotanda	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	89.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	89.3%	100.0%
	TO-10	A-PLACE Shinagawa	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	86.4%
	TO-11	OSAKI WIZTOWER	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-12	Shiodome Building	-	-	-	-	-	-	98.2%	93.2%	98.2%	99.4%	99.9%	99.7%	99.9%	100.0%	100.0%	99.7%	100.0%	99.7%	99.5%	99.5%	97.8%
	TO-13	A-PLACE Ebisu Higashi	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-14	A-PLACE Shibuya Konnoh	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-15	A-PLACE Gotanda Ekimae	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%	100.0%	100.0%	100.0%
	TO-16	A-PLACE Shinagawa Higashi	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	95.2%	95.2%	95.2%
	TO-18	Ebisu Prime Square	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98.2%	94.2%	89.6%	93.2%	97.6%
	TO-19	A-PLACE Tamachi East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98.8%	100.0%
	TO-20	Meguro Tokyu Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%
	TO-21	Q plaza Shinjuku-3chome	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%
	TO-22	A-PLACE Shibuya Nampeidai	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%
		TO average rate		97.4%	97.5%	98.6%	100.0%	100.0%	99.6%	97.5%	99.6%	98.9%	100.0%	99.9%	100.0%	99.9%	99.9%	99.9%	99.7%	97.8%	96.7%	96.7%	96.7%
 AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-2	icot Nakamozu	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-4	icot Mizonokuchi	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-5	icot Tama Center	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.6%	100.0%
	AA-6	A-PLACE Kanayama	100.0%	100.0%	98.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-7	Osaka Nakanoshima Building	-	99.6%	100.0%	97.3%	98.2%	97.9%	97.9%	100.0%	100.0%	100.0%	96.9%	100.0%	98.4%	100.0%	99.9%	99.9%	100.0%	100.0%	99.5%	99.5%	100.0%
	AA-8	icot Omori	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-9	Market Square Sagamihara	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-10	Umeda Gate Tower	-	-	-	-	-	-	-	-	-	93.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	85.5%	93.5%	
	AA-11	A-PLACE Bashamichi	-	-	-	-	-	-	-	-	-	99.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.3%	100.0%	100.0%	100.0%	100.0%
	AA-12	Commercial Mall Hakata	-	-	-	-	-	-	-	-	-	-	-	-	97.0%	97.0%	97.0%	95.0%	100.0%	92.7%	87.0%	89.7%	90.3%
	AA-13	EDGE Shinsaibashi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90.7%	100.0%	100.0%	100.0%	100.0%	100.0%	97.0%
		AA average rate		100.0%	100.0%	99.9%	99.8%	99.8%	99.7%	99.7%	100.0%	99.4%	99.6%	100.0%	99.6%	99.8%	99.9%	99.7%	99.9%	99.6%	99.2%	98.2%	98.7%
Total portfolio average			99.4%	99.4%	99.4%	99.8%	99.9%	99.7%	99.2%	99.8%	99.3%	99.8%	100.0%	99.8%	99.9%	99.5%	99.8%	99.8%	98.9%	98.1%	97.5%	97.8%	

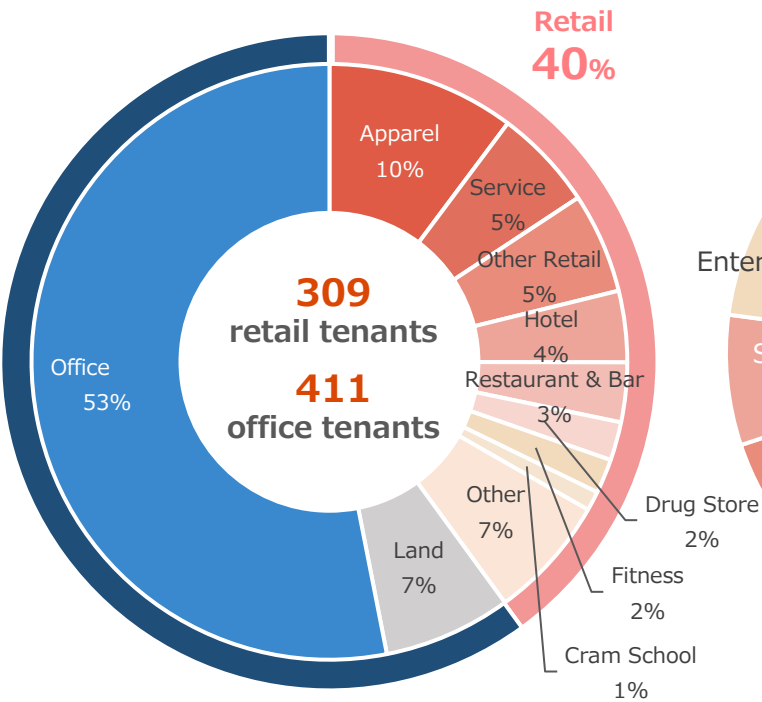
(Note 1) The occupancy rate refers to the share of the total leased area to the total leasable area of each property at the end of month. The figures are rounded to the first decimal place.

(Note 2) Average rate for each asset category and total portfolio average rate are at the end of respective period. (Assets disposed of during the relevant period are not included)

Overall Portfolio by Rent and Details of Response to COVID-19 ~ Retail tenants ~

By rent
(overall portfolio)

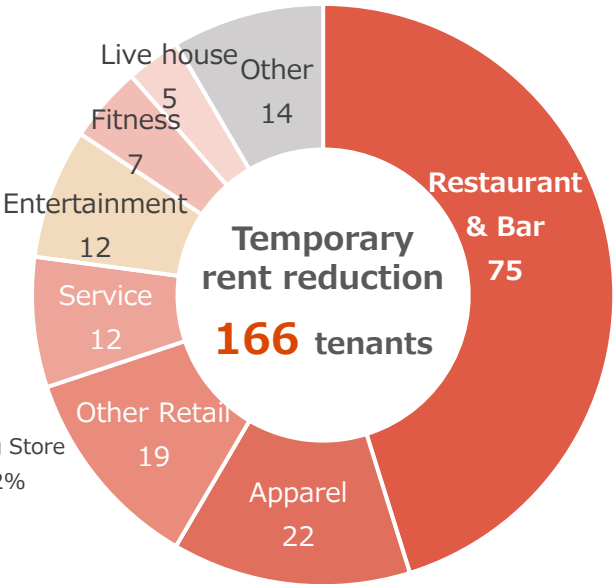
✓ Among **retail tenants** composing **approx. 40%** of all tenants, the most important sector in terms of rent is **apparel**



Office, etc.
60%

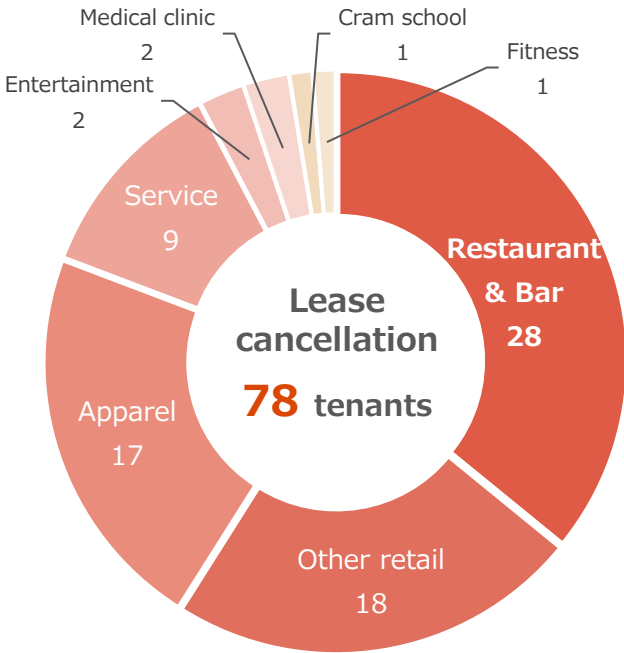
Breakdown of
temporary rent reduction

✓ **Most** rent relief requests come from **restaurant & bar** followed by apparel, other retail



Breakdown of
lease cancellation

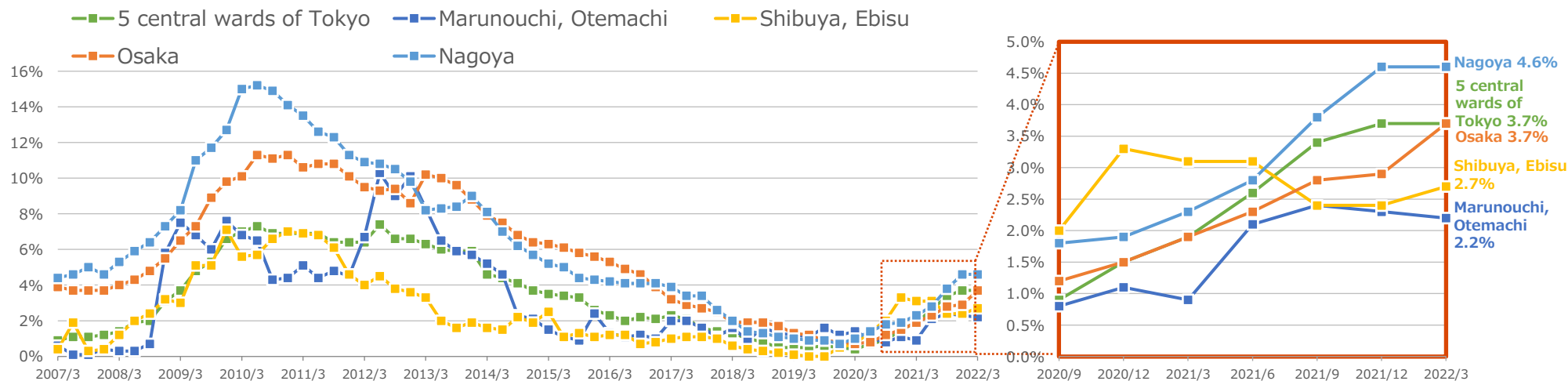
✓ **Restaurant & bar** accounts for **most** of lease cancellation, followed by other retail, apparel and service



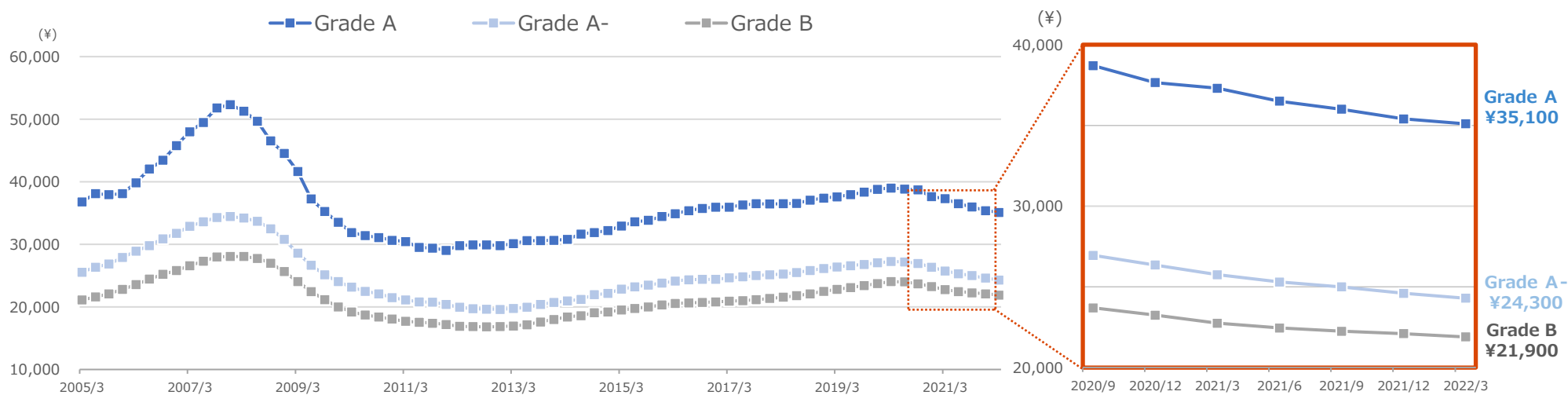
Vacancy Rate by Area and Trends of Average Rent for 23 Wards of Tokyo

52

Vacancy trend (Q1/2007 – Q1/2022)



Estimated contracted rent average (Q1/2005 – Q1/2022)



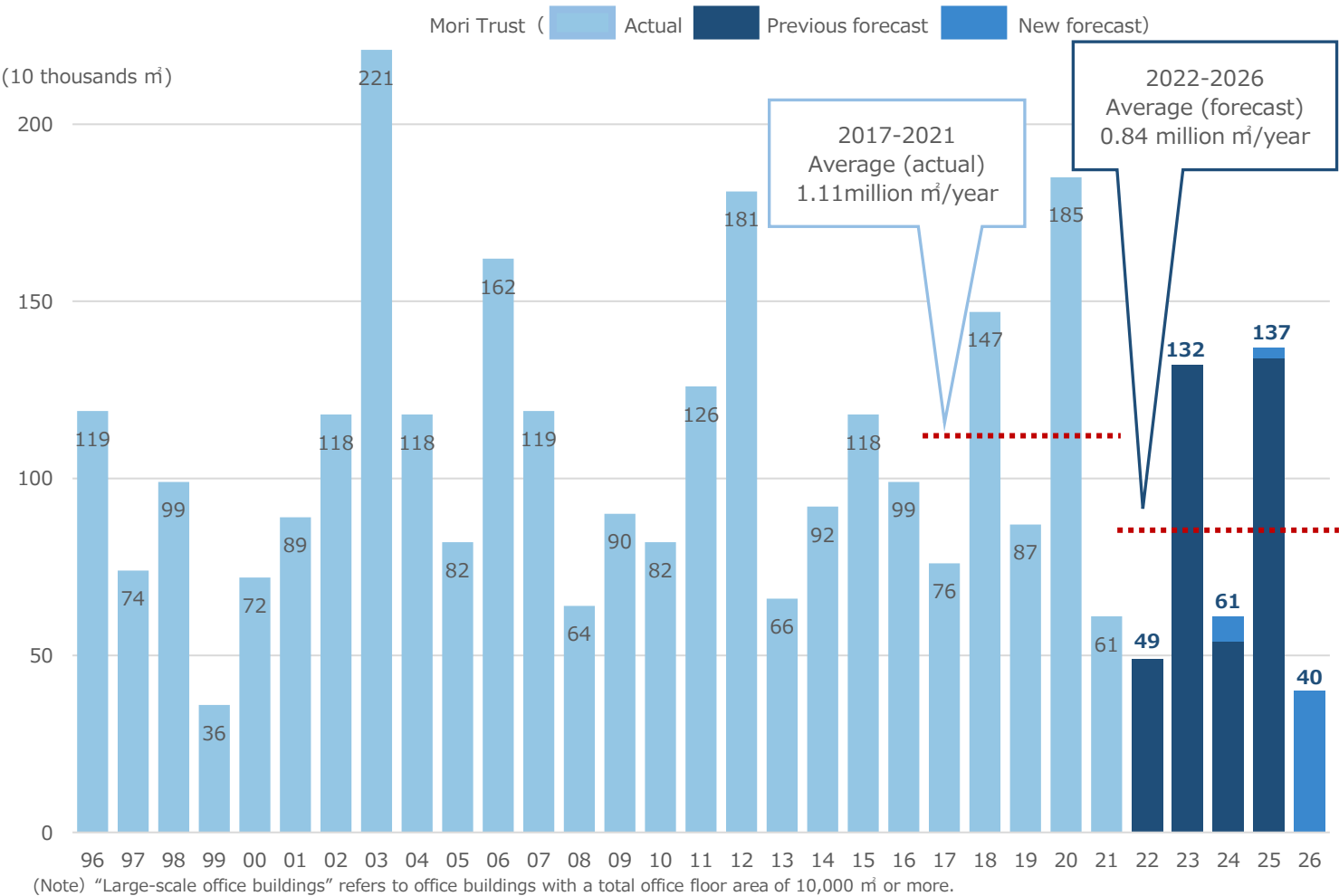
(Note) Grade A: Office buildings within the 5 central wards of Tokyo, with more than 6,500 tsubo of total leasable area, 10,000 tsubo of gross floor area, 500 tsubo of basic floor area and aged less than 11 years. Grade A-: Office buildings within the 23 wards of Tokyo, with more than 4,500 tsubo of total leasable area, 7,000 tsubo of gross floor area, 250 tsubo of basic floor area and complying with the new earthquake resistance standard. Grade B: Office buildings within the 23 wards of Tokyo, having more than 200 tsubo of basic floor area, between 2,000 and 7,000 tsubo of gross area, and complying with the new earthquake resistance standard. (Source)CBRE K.K.

Supply of Large-Scale Office Buildings in 23 Wards of Tokyo

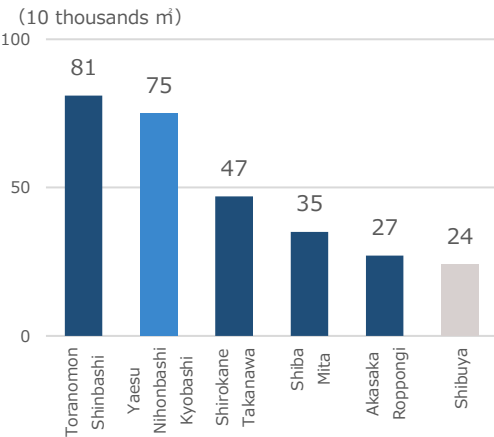
➤ The new report released in July 2022 indicates no significant fluctuation from the previous forecast, and **oversupply trend has not been seen**

Supply trend (1996-2026)

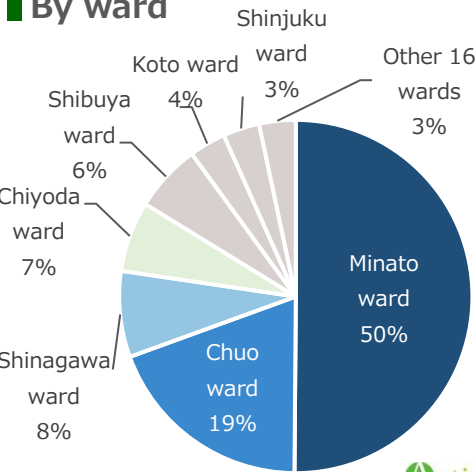
Supply forecast (2022-2026)



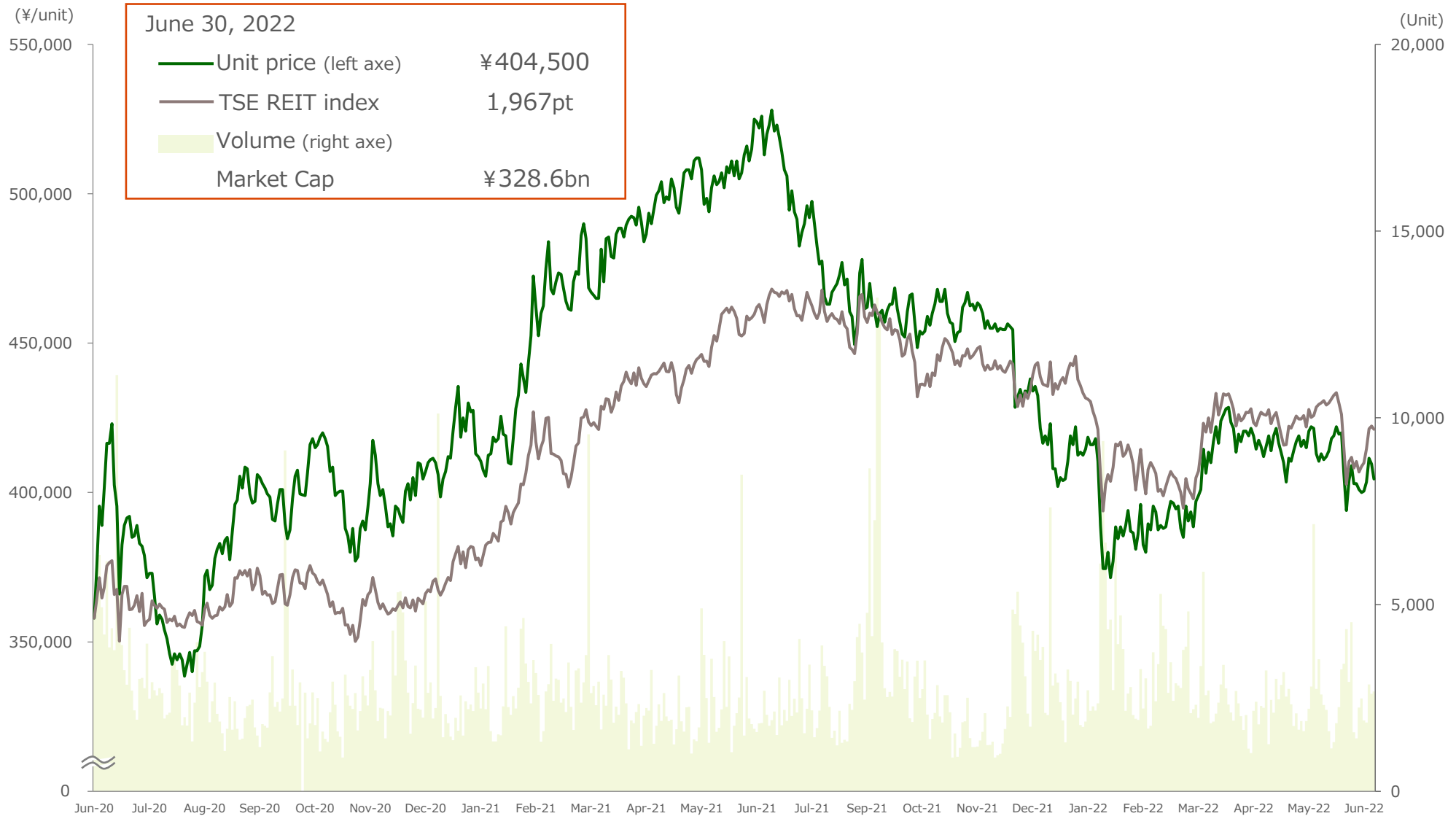
Top 5 areas + Shibuya area



By ward



Unit Price Performance and Volume ~ Since June 1, 2020 ~

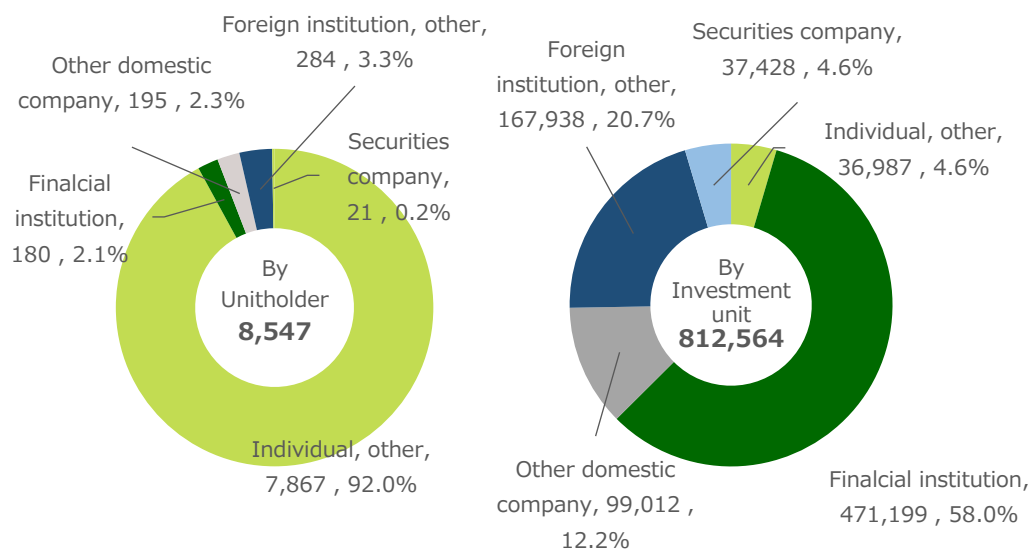


(Note) The performance of TSE REIT index is indexed to API unit price as of June 1, 2020.

Distribution of Unitholders ~ At End of FP21 Ended May 2022 ~

1. Distribution of Unitholders by # of Unitholders and # of Units

	End of May 2022 (the 21st Period)				End of Nov. 2021 (the 20th Period)			
	# of unit-holders	Ratio	# of units	Ratio	# of unit-holders	Ratio	# of units	Ratio
Individual, other	7,867	92.0%	36,987	4.6%	7,476	91.6%	31,417	3.8%
Financial institution	180	2.1%	471,199	58.0%	187	2.3%	484,556	58.9%
Other domestic company	195	2.3%	99,012	12.2%	182	2.2%	88,768	10.8%
Foreign institution, other	284	3.3%	167,938	20.7%	296	3.6%	180,056	21.9%
Securities company	21	0.2%	37,428	4.6%	23	0.3%	37,957	4.6%
Total	8,547	100.0%	812,564	100.0%	8,164	100.0%	822,754	100.0%

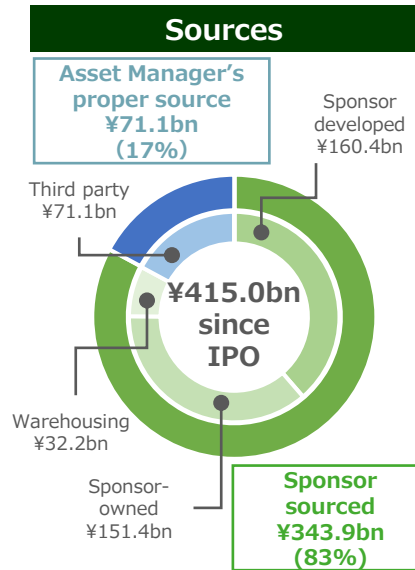


2. Top 10 Unitholders

Name	Investment units	Ratio (%)
1. Custody Bank of Japan, Ltd. (Trust accounts)	209,902	25.8%
2. The Master Trust Bank of Japan, Ltd. (Trust accounts)	132,748	16.3%
3. Tokyu Land Corporation	89,230	11.0%
4. The Nomura Trust and Banking Co., Ltd (Investment accounts)	36,830	4.5%
5. SMBC Nikko Securities Inc.	17,662	2.2%
6. SSBTC CLIENT OMNIBUS ACCOUNT	12,611	1.6%
7. JAPAN SECURITIES FINANCE CO., LTD.	10,634	1.3%
8. State Street Bank West Client Treaty 505234	9,940	1.2%
9. The Shinkumi Federation Bank	8,425	1.0%
10. Legal & General Assurance Pensions Management, Ltd	7,695	0.9%
Total	535,677	65.9%

AUM Trend ~ Continual Achievement of External Growth ~

- **AUM continually expanded** through publicly offered equity funding along with rigorous investment focusing on location and quality
- Since IPO, AUM grew **3.2-fold** to **¥548.0bn**



Acquisition capacity

Approx. **41.6** bn

(Note) at LTV 50%

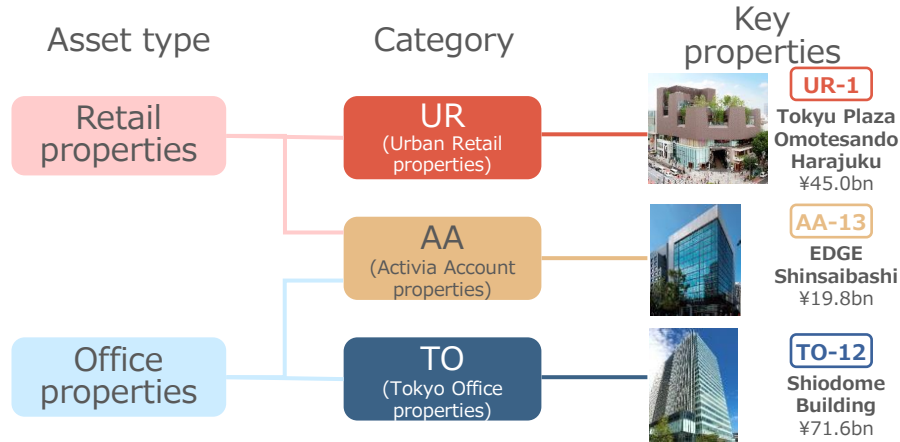
71.5%	70.3%	59.3%	54.9%	49.0%	49.7%	48.7%	42.0%	Retail
28.5%	29.7%	40.7%	45.1%	51.0%	50.3%	51.3%	58.0%	Office
79.7%	80.3%	80.1%	83.2%	80.0%	80.6%	79.4%	81.1%	Core asset ratio (UR+TO)

API's Characteristics and Strength

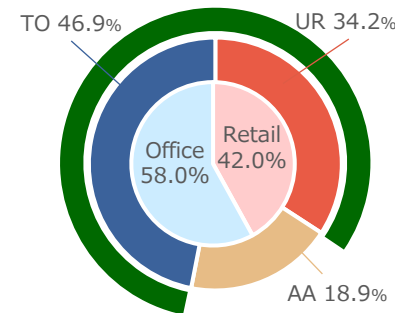
57

API is a J-REIT which primarily invests in Urban Retail Properties and Tokyo Office Properties as focused investment target and has a high-quality portfolio

1 Investment target : Retail properties and office properties (Diversified assets)

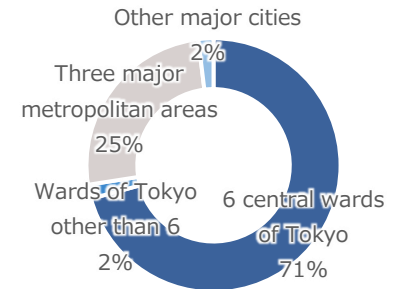


Investment ratio (by category)



Core asset ratio **81.1%** (UR+TO)

Investment ratio (by area)



Asset size **¥548.0bn** (Based on acquisition price)

2 Sponsor : Tokyu Land Corporation (Comprehensive real estate developer)



✓ Enforce “same-boat investment principle” by co-ownership of properties and investment

Co-ownership of properties

UR-1 Tokyu Plaza Omotesando Harajuku **UR-15** DECKS Tokyo Beach **UR-15** Q plaza HARAJUKU

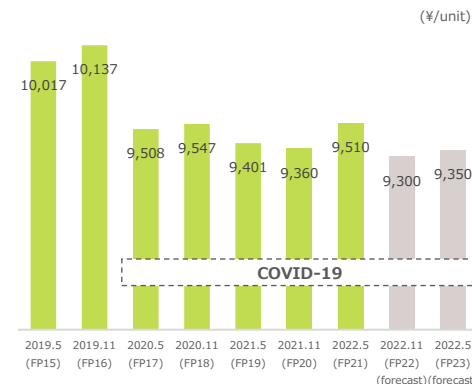
Investment

11.0%

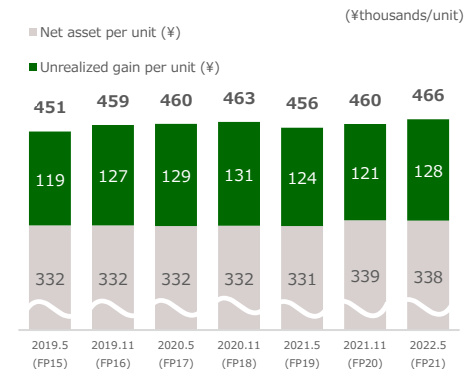
*As of May 2022

3 Operation results : long term stability of DPU and continuing growth of NAV

Trend in DPU



Trend in NAV per



1. Corporate Philosophy

- Our name "**Activia**" has been coined from the English word "**Activate**" and the Latin suffix "ia" meaning "place"
- We aim to invigorate society through investment in and operation of our properties

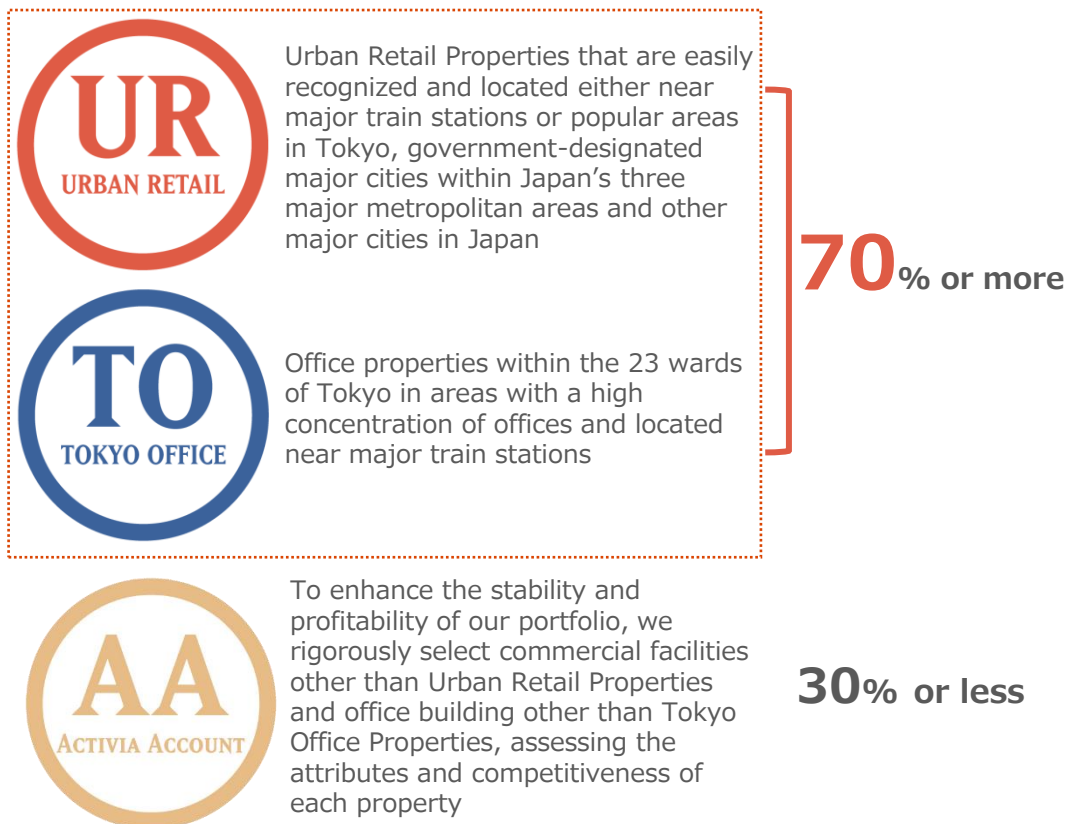
2. Basic Policies

- ✓ **Focused investments in Urban Retail and Tokyo Office Properties**
- ✓ **Utilization of the comprehensive support and capabilities of Tokyu Fudosan Holdings Group's value chain**
- ✓ **Strong governance structure aimed at maximizing unitholder value**

In order to maximize unitholder value over the medium to long term, we rigorously select properties which we can expect **stable and sustainable demand from retail customers and office tenants**, such as properties that are located in areas where large numbers of people gather and that serve as a foothold for bustling social and corporate activities. We also seek to maximize unitholder value by **proactively managing our properties** and taking initiatives to maintain and improve its asset management.

3. Portfolio Composition Policy

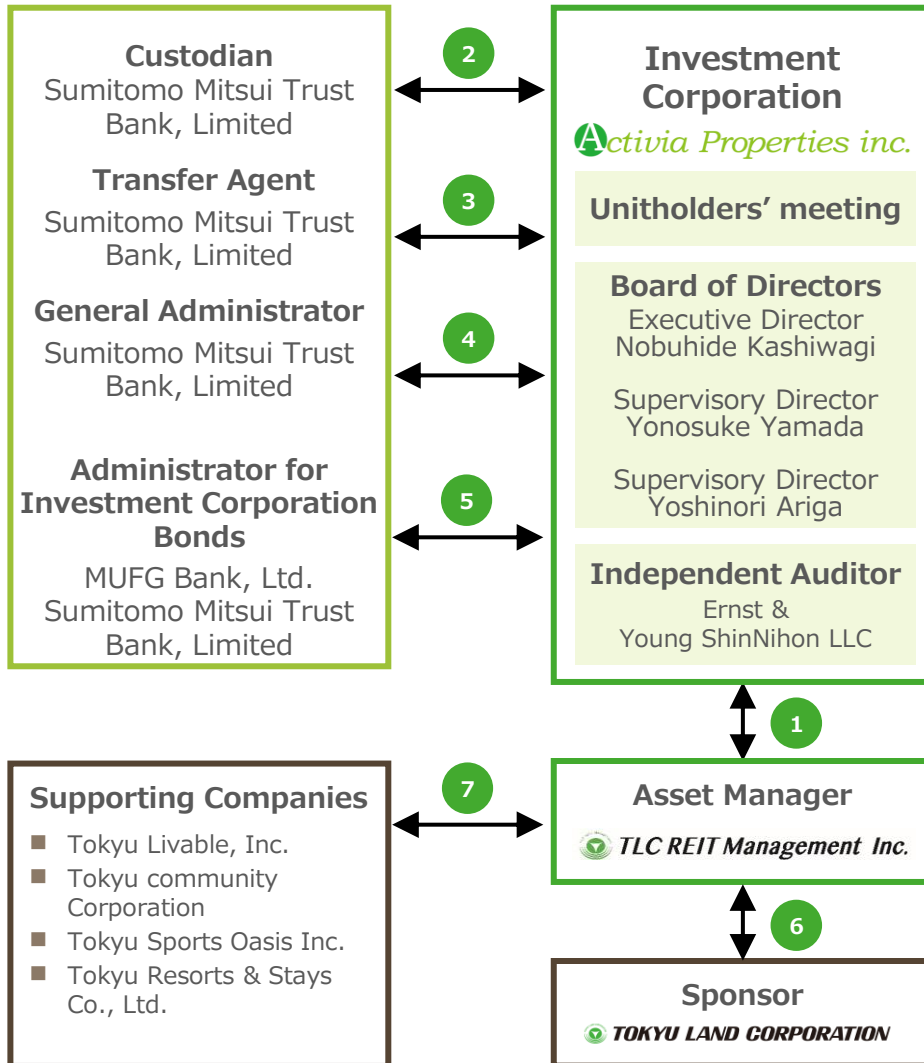
- We intend to maintain a competitive portfolio in the medium to long term by investing primarily in Urban Retail properties and Tokyo Office properties upon careful consideration of location as the most important factor, followed by other factors such as size, quality, specifications and suitability for use by tenants.



(Note) The actual split of our portfolio may differ from the above over the short term due to acquisition / disposal of properties

Organizational Overview of API & TRM

1. Overview of API



- 1 Asset management agreement 2 Asset custody agreement 3 Transfer agency agreement
4 General administration agreement 5 Fiscal agency agreement 6 Sponsor support agreement 7 Affiliate support agreements

2. Overview of TRM

TLC REIT Management Inc.

Established on Oct. 2009

Capital ¥200 million

Shareholder/Sponsor
Tokyu Land Corporation
100%

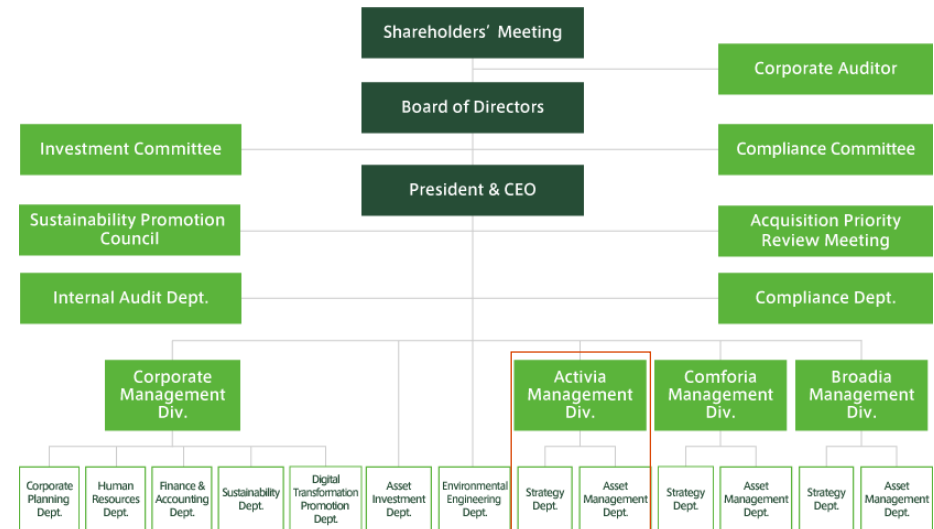


Masaaki Kanematsu
President & CEO



Nobuhide Kashiwagi
Chief Division
Officer of
Activia
Management
Division

Organizational Chart



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