





Activia Properties Inc.

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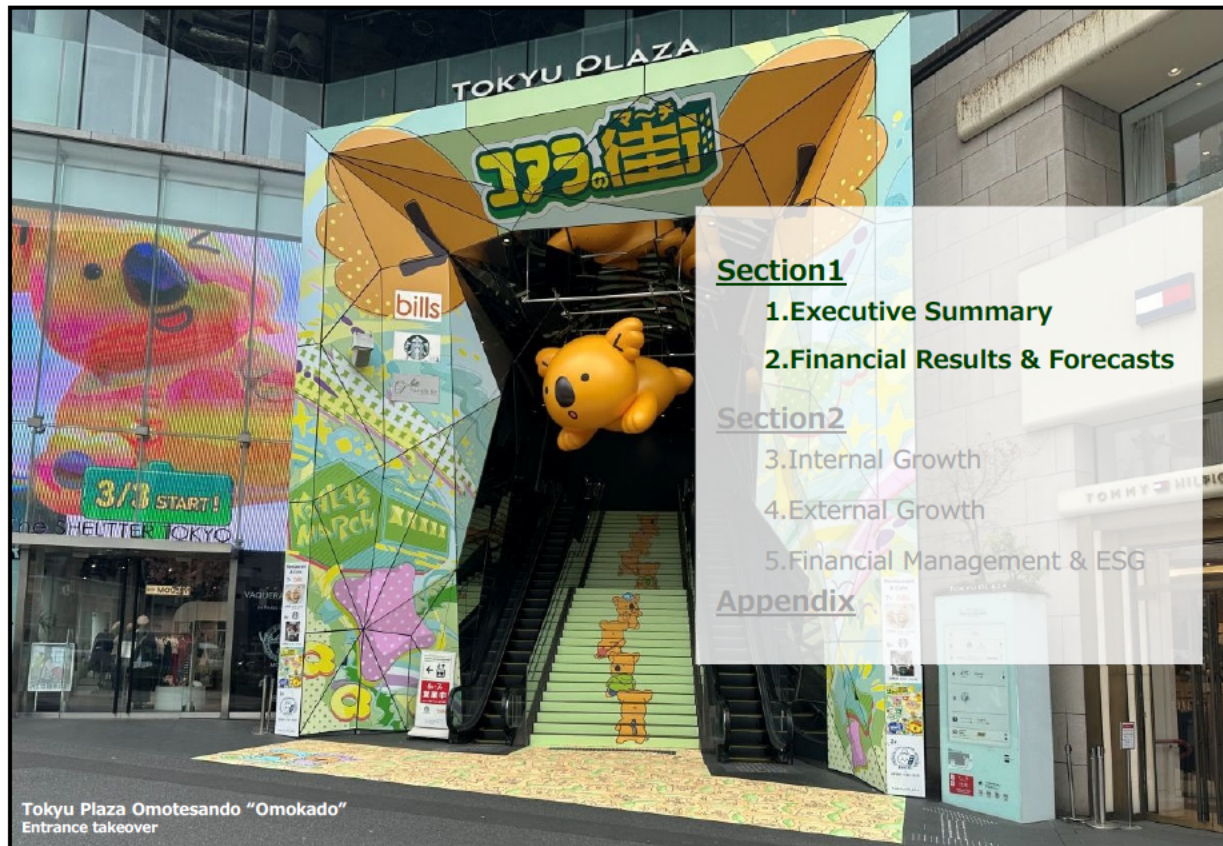
Financial Results Presentation for the 29th Fiscal Period Ended May 2026



TLC REIT Management Inc.

July 16, 2026

This is Manabu Kamikawara of TLC REIT Management Inc.
 Thank you very much for joining the results announcement for the 29th fiscal period,
 ended May 2026, of Activia Properties Inc.
 I will now explain the results for the period ended May 2026.
 Please turn to slide 3.



Operational Management

- In the May 2026 period (FP29),
EPU*¹ exceeded the forecast by 2.0% due to progress made in internal growth
- Office properties posted high levels for both the **rate of rent increase** and the **proportion of area with increased rent upon lease renewal/replacement**.
 For retail properties, we are securing **future internal growth** through a strategic leasing process
- **Decided to acquire a new high-growth-potential hotel property (A-FLAG KYOTO SHIJO)**
 Asset replacement of around 10% of the portfolio is progressing steadily

EPU/DPU Strategy

- EPU growth target through the fiscal period ending May 2029 (FP35) has been revised upward to **3% from FP31 onwards***²
- In line with the upward revision of the EPU growth target,
DPU progressive dividends have also been revised upward to an annual rate of 3.6%*³

*1 EPU = Net profit per unit after deducting disposal gain, asset management fee II which increased due to disposition, and non-deductible consumption tax. The same shall apply throughout this document.
 *2 Based on the actual EPU of ¥2,910 for FP27 ended May 2025 *3 Based on the DPU of ¥3,000 in the forecast for FP29 ended May 2026 disclosed in July 2025

This is the executive summary.

In the May 2026 fiscal period, EPU exceeded the forecast by 2.0%, driven by progress made in internal growth.

For offices, the rent increase rate and the proportion of floor area with rent increases upon lease renewals and tenant replacements both ended at high levels. For retail properties, we are making progress in securing future internal growth through a strategic leasing process.

In addition, we have decided to acquire A-FLAG Kyoto Shijo, a hotel with strong growth potential, and our asset replacement strategy to replace approximately 10% of the portfolio is progressing steadily.

Next is our EPU/DPU strategy.

Reflecting our strong track record of internal growth, we have revised up the EPU growth target through the May 2029 period, raising the growth rate from the 31st fiscal period onward to 3%.

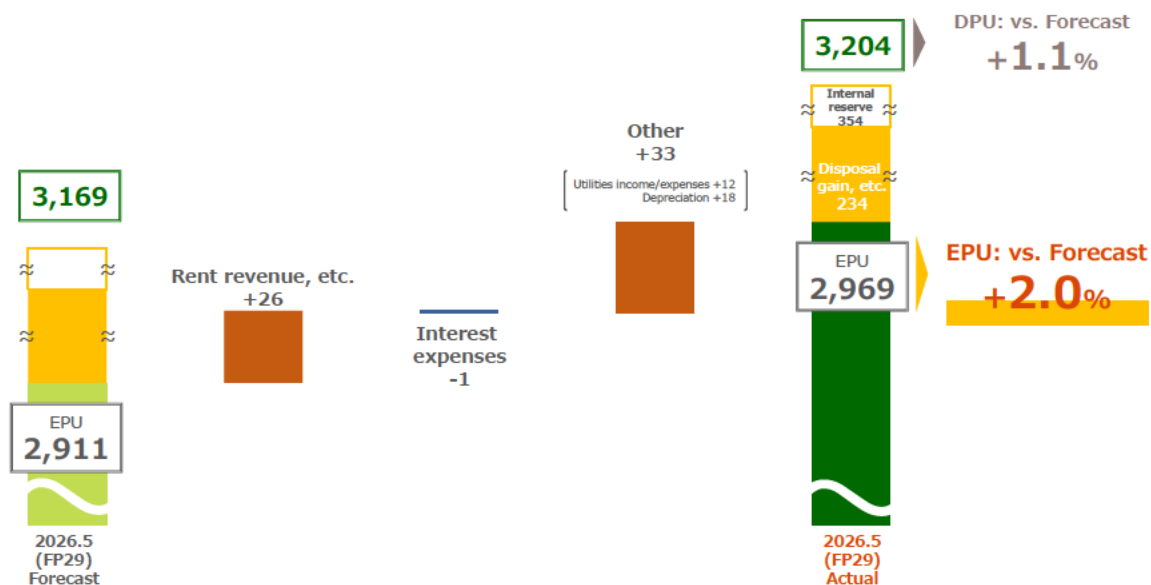
Following the upward revision to the EPU growth target, we will also revise up the target for progressive DPU distributions to 3.6% per year.

Please turn to the next slide.

DPU Summary (FP29 ended May 2026 vs. Forecast)

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- EPU was at ¥2,969, up 2.0% from the previous forecast, due to increased amount of rent for office properties and upside in sales-linked rent at retail properties



For the May 2026 period, EPU was 2,969 yen, exceeding the forecast by 2.0%, driven by office rent increases, sales-linked rent from retail properties being higher than expected, and other factors.

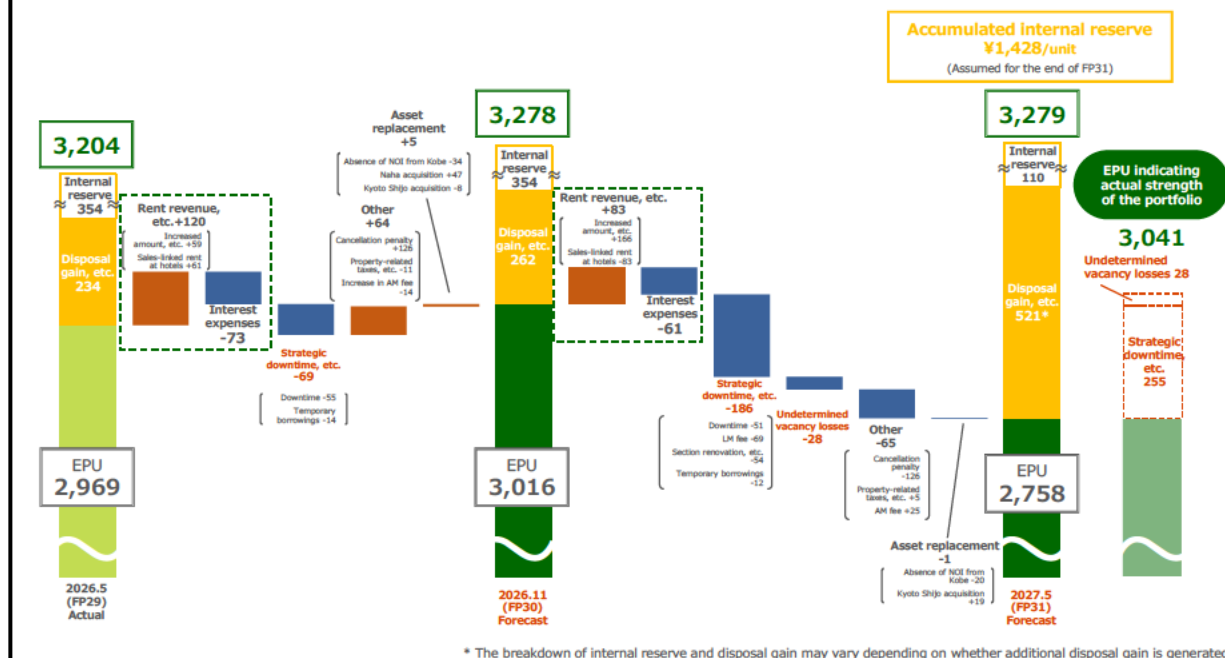
DPU was 3,204 yen, also exceeding the earnings forecast by 1.1%.

Please turn to the next slide.

DPU Summary (Forecast)

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- Although EPU is expected to fluctuate due to strategic downtime and other factors, **DPU is forecast to increase vs. previous period** due to booking of disposal gain
- In FP31 ending May 2027, **EPU indicating the actual capabilities of the portfolio** is **expected to reach the CAGR target of 2%**



Next is the earnings forecast.

The forecast DPU for the November 2026 period is 3,278 yen.

Although there will be increases and decreases due to the impact of strategic downtime, and the contract termination penalty income related to the tenant replacement at Q Plaza Shinsaibashi, and other factors, we expect rent revenue growth to exceed the rise in interest expenses, and together with the booking of disposal gains from the Kobe property, we are expecting an increase in DPU compared with the previous period.

The forecast DPU for the May 2027 period is 3,279 yen.

For this period as well, we expect rent revenue growth to exceed the rise in interest expenses, and although EPU will temporarily decline due to the incorporation of strategic downtime that will lead to significant rent increases from the following period onward, we are expecting an increase in DPU compared with the previous period through the booking of disposal gains from the Kobe property.

EPU showing the underlying performance of the portfolio, excluding one-off factors such as strategic downtime and undetermined vacancy losses, is 3,041 yen, indicating that EPU growth is effectively progressing above our target of average annual growth of 2%.

Please turn to the next slide.

Details on Strategic Downtime (Forecast)

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- Strategic downtime involving a significant rent increase is expected during the forecast period
- Although downtime and temporary expenses are expected, **an increase in rent income of more than ¥170 per unit per period is projected in the forecast period onwards**

Target Property	Nov. 2026 (FP30)	May 2027 (FP31)	Nov. 2027 (FP32)	May 2028 (FP33)
Q plaza EBISU Replacements in 4 floors	Former tenants • LM fee incurred Period of facility construction work associated with the change of use	• LM fee incurred Rent commences sequentially for new tenants	Rate of rent increase +66% +¥29/period Rent commences for all sections	
Q plaza SHINSAIBASHI Replacement of street-facing section	Former tenants Construction period for replacement	• LM fee incurred Rent commences for new tenant	Rate of rent increase +93% +¥74/period	
Tokyu Plaza Omotesando "Omokado" New lease contract for street-facing sections (2 sections)	Current contract • LM fee incurred	Construction period • LM fee incurred Rent commences for new lease contract	Rate of rent increase +56% +¥51/period	
Planned acquisition A-FLAG KYOTO SHIDO Hotel replacement	Asset acquisition • Interest incurred on short-term borrowings (commitment line) Refurbishment work period	• LM fee incurred Current contract • LM fee incurred Rent commences for new lease contract *Due to stepped rent, +41% from April 2027 (current rent, +56% period)	Rate of rent increase +15% +¥20/period	
Total	-¥69/unit	-¥255/unit	-¥37/unit	Expected to increase revenue by more than ¥170/unit per fiscal period
Downtime	-¥55/unit	-¥106/unit	-¥13/unit	
Construction costs/LM fee	-	-¥123/unit	-¥23/unit	
Interest on short-term borrowings	-¥14/unit	-¥26/unit	-¥0/unit	

During the earnings forecast period, we expect strategic downtime for the 4 properties shown here.

Strategic downtime includes vacancy periods related to facility work and replacement work accompanying changes in use, as well as construction costs, leasing management fees, and temporary borrowing interest associated with the acquisition of the Kyoto Shijo Hotel.

We have incorporated strategic downtime of -69 yen in the November 2026 period and -255 yen in the May 2027 period into our earnings forecasts, but for the sections where this strategic downtime is expected, contracts have already been signed with new tenants, securing rent revenue increases of over 170 yen per period including and after the earnings forecast period.

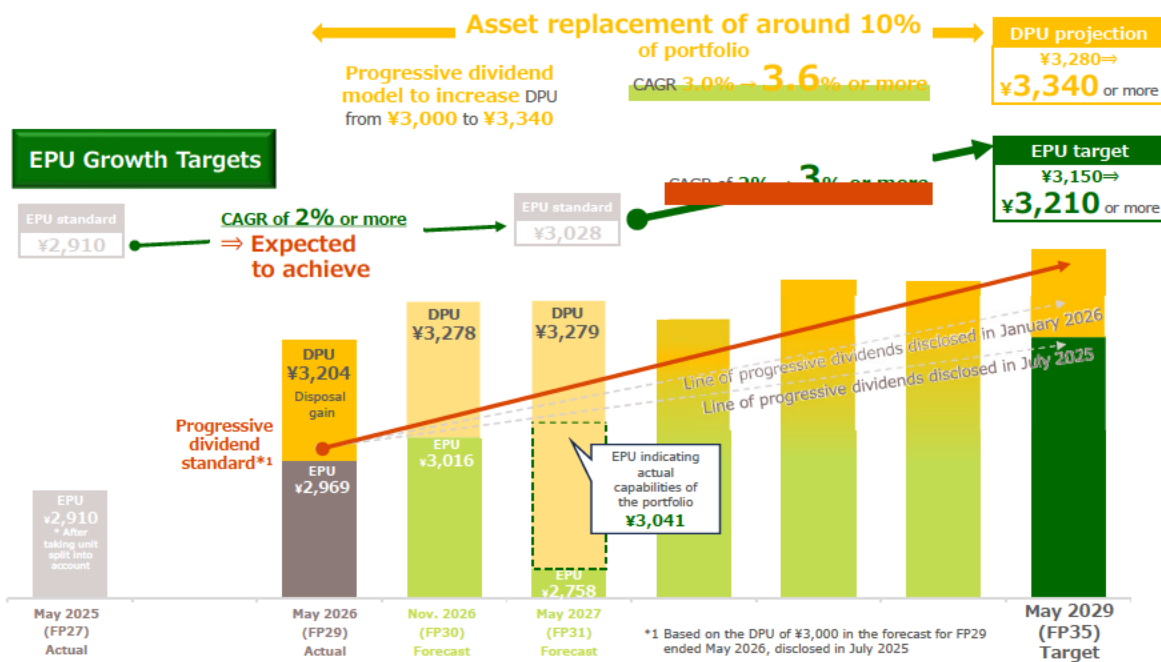
While this involves a temporary negative impact, we are actively promoting initiatives to pursue future rent growth.

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EPU Growth Targets and Progressive DPU Strategy

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- The EPU growth target has been revised upward from a CAGR of 2% to 3% or more from FP31 ending May 2027 onwards
- DPU has also been revised upward from a CAGR of 3% to 3.6% or more in line with the upward revision of the EPU growth target (progressive dividend model*1)



With respect to EPU, as we now expect to effectively achieve average annual growth of 2% or more in the May 2027 period, two periods ahead, we will revise up the growth rate from the May 2027 period onward to 3% or more.

In addition, with respect to DPU, following the upward revision to the EPU growth target, we will revise up the average annual growth rate from 3% to 3.6%.

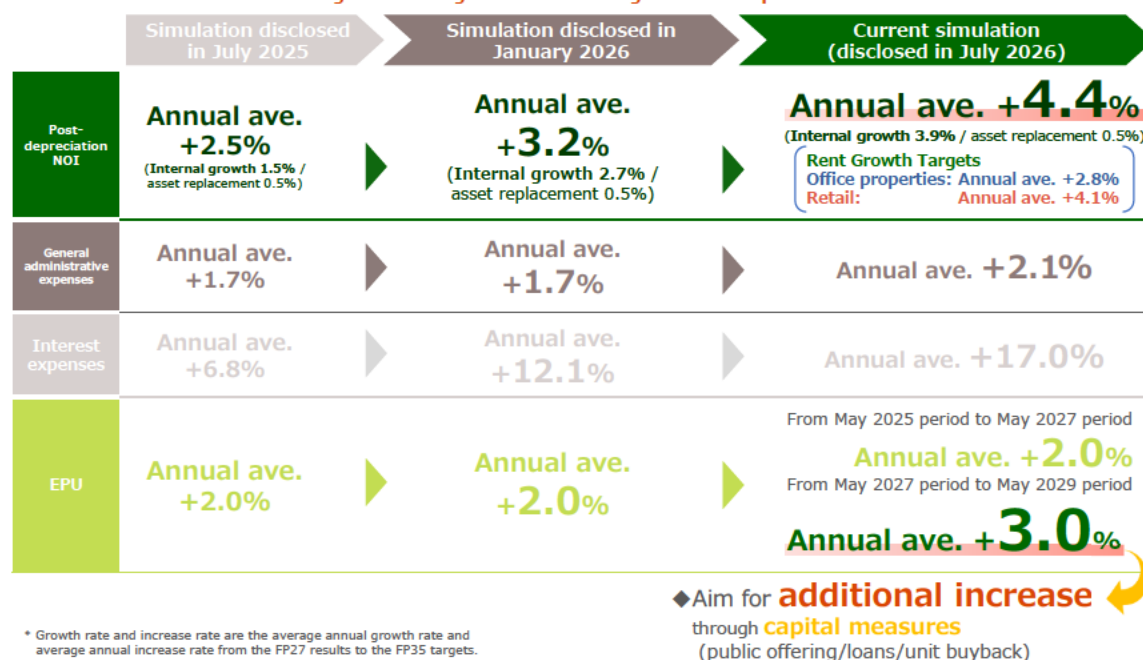
This marks the second consecutive upward revision to the progressive DPU distribution line since the target was disclosed in July 2025.

Please turn to the next slide.

EPU Growth Policy (EPU Growth Rate Simulation from FP27 to FP35)

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- Although an increase in interest expenses is anticipated, the **EPU CAGR from FP31 ending May 2027 onwards has been revised upward to 3%** due to an upward revision in internal growth
- We aim to **achieve additional EPU growth through further internal growth and capital measures**



We update our EPU growth simulation every six months, based on progress in internal growth and the status of rising interest rates.

As for post-depreciation NOI, reflecting the strong track record of rent growth in offices and retail properties, we have revised up the average annual growth rate from +3.2% to +4.4%.

In addition, after further incorporating the impact of higher interest expenses due to rising interest rates, we have revised up the average annual EPU growth rate from the May 2027 period onward to 3.0%.

We will aim to achieve EPU growth through further internal growth and additional upside from capital strategies.

Please turn to the next slide.

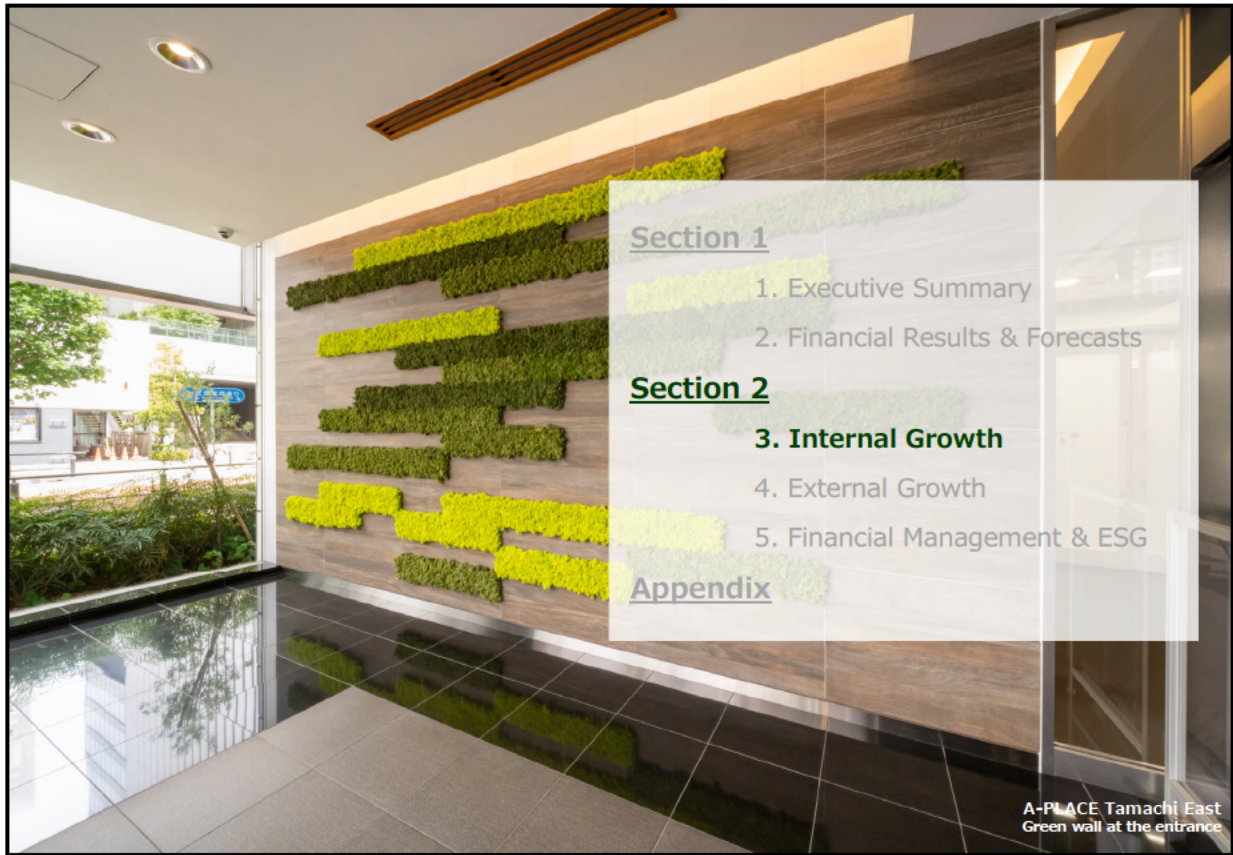
Progress of Asset Replacement

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- **Planned acquisition of a hotel in Kyoto** that captures inbound demand and is **expected to achieve NOI growth (A-FLAG KYOTO SHIJO)**
- **Asset replacement of the remaining approximately ¥30.0 billion** is also expected to be implemented from FP30 ending November 2026 to FP35 ending May 2029



We plan to acquire A-FLAG Kyoto Shijo by making advance use of the proceeds to be recovered from the second and subsequent phases of the Kobe disposal. Until the book value is recovered, we plan to utilize short-term borrowings, so LTV will temporarily rise, but we plan to repay in stages as the book value is recovered. We have also begun the next disposal activity following Kobe, and plan to proceed with the remaining disposals of approximately 30 billion yen in a strategic manner. Please turn to slide 11.



Section 1

1. Executive Summary
2. Financial Results & Forecasts

Section 2

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

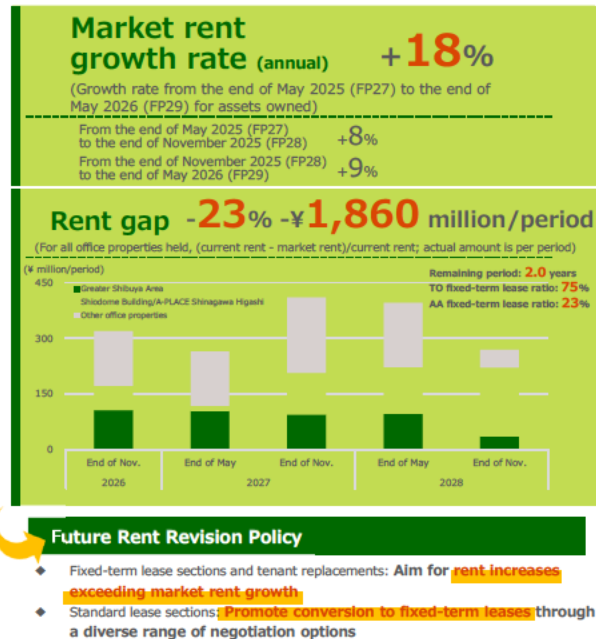
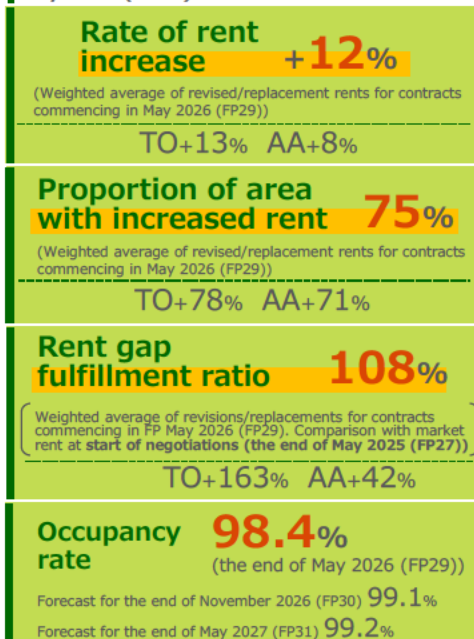
Appendix

A-PLACE Tamachi East
Green wall at the entrance

Office Leasing Status

- For FP29 ended May 2026, **both the rate of rent increase and the proportion of area with increased rent reached high levels, and the rent gap coverage rate exceeded 100%**
- **Market rents continued to rise, and the rent gap widened to ¥1,860 million (per period), driving further rent growth**

May 2026 (FP29) Actual



From here, I will explain the operational status of our properties.

First, offices.

This slide shows key figures representing the operational status of our offices.

In the May 2026 period, both the rate of rent increase and the proportion of floor area with rent increases reached high levels.

The rent gap fulfillment ratio for contracts that commenced during the period was 108%, meaning that we achieved rent increases exceeding the rent gap.

As market rents continue to rise, the rent gap has expanded to -23%, and in absolute terms, the room for growth has expanded to 1,860 million yen per period.

At the bottom right is our future rent revision policy aimed at further rent growth.

For fixed-term lease sections and tenant replacements, we will aim to achieve rent increases exceeding market rent growth.

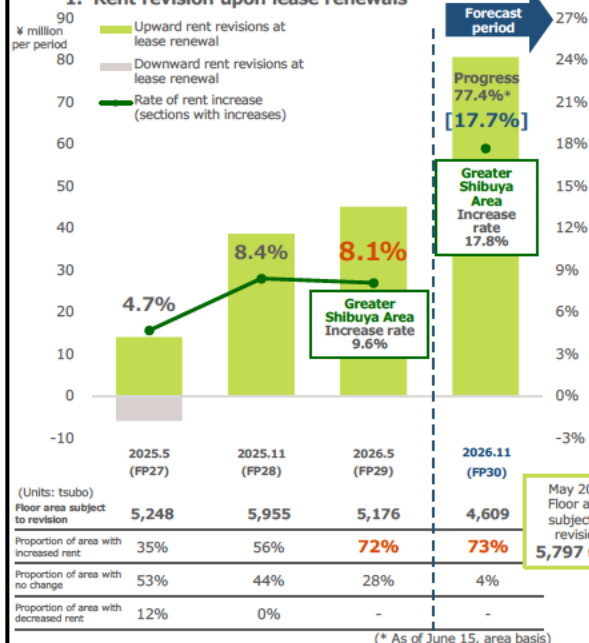
For standard lease sections, we will promote conversion to fixed-term leases through a diverse range of negotiation options.

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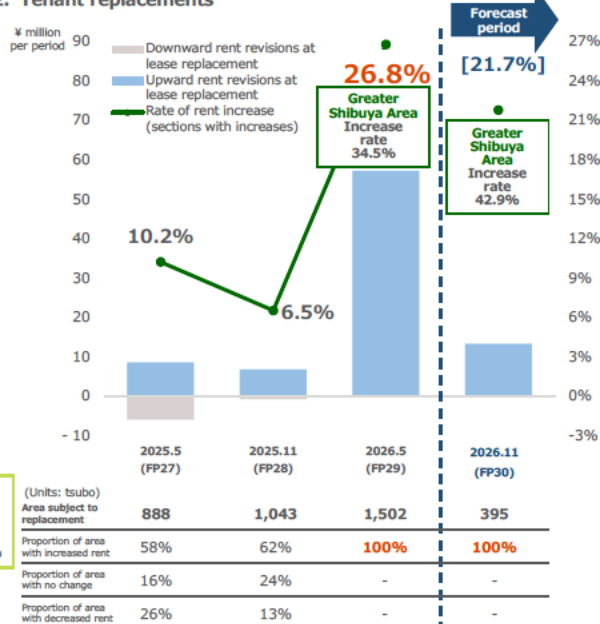
Status of Tokyo Office Properties

- In FP29 ended May 2026, the proportion of area with increased rent upon renewal exceeded 70%, and the proportion of area with increased rent upon replacement was 100%
- The proportion of area with increased rent at renewal for FP30 ending November 2026 is also expected to exceed 70%, and the increased amount of rent is projected to significantly exceed that of FP29 ended May 2026

1. Rent revision upon lease renewals



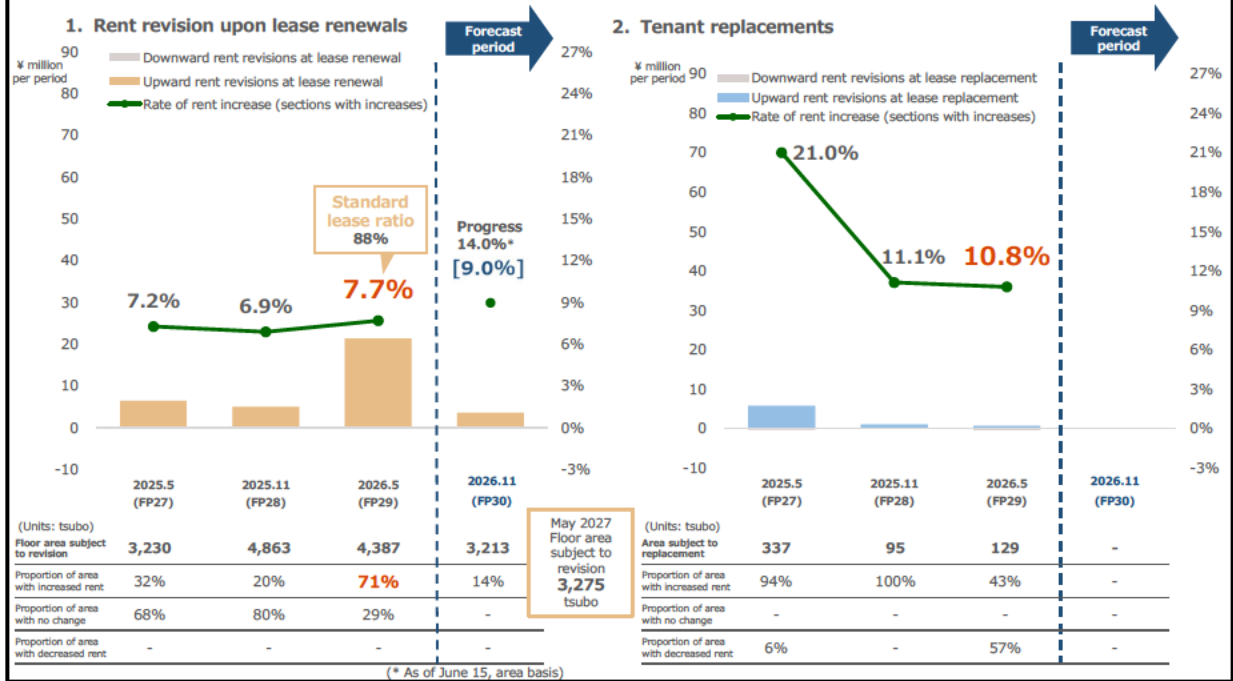
2. Tenant replacements



Status of Activia Account Properties

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➤ Even in Osaka and Nagoya, where standard leases predominate, the **proportion of area with increased rent at renewal for FP29 ended May 2026 exceeded 70%**



For Activia Account office properties, the proportion of floor area with rent increases upon lease renewals rose significantly from the previous period to 71%.

Traditional Japanese style lease sections accounted for 88% of the floor area with rent increases, and we are also achieving strong rent increases in these sections.

Please turn to the next slide.

Examples of Increases in Office Properties (Greater Shibuya Area)

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- With leasing cooperation from the sponsor, continued to achieve **tenant replacement at rent levels exceeding market rent**
- By leveraging **sophisticated market research capabilities** backed by a **robust network across the Greater Shibuya area**, we aim to continue delivering sustainable outperformance

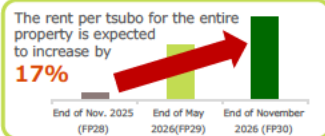
Sustainable Outperformance Driven by **Area Advantages x Leasing Capabilities**

TLC Ebisu Building



Increase rate +43%
Replacement
 Area: 487 tsubo
 (4 sections)

Increase rate +13%
Revision
 Area: 273 tsubo
 (2 sections)



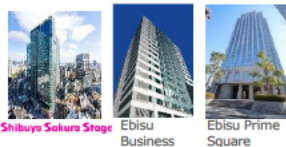
Ebisu Prime Square



Increase rate: +6%
Revision
 Area: 905 tsubo
 (7 sections, before equity interest adjustment)

Increase in market rent by sponsor group

- Sponsor group owns leading properties in the area
- Raising asking rent per tsubo, driving the market



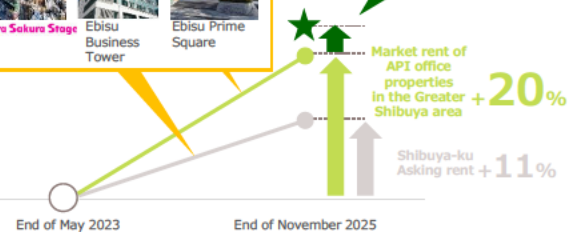
Rent growth exceeding market rent

Tenant replacement in TLC Ebisu Building
 (FP29 ended May 2026)

Market rent ratio*

+4%*

* As of end of Nov. 2025



In the Greater Shibuya area, through our sponsor's cooperation in leasing activities, we continue to achieve tenant replacements at levels exceeding market rent, and the background to this is shown in the chart on the right.

The market rent growth rate of Activia's office properties is higher than that of Shibuya Ward overall, and by adding the effect of the sponsor's cooperation in leasing activities, we are achieving rent growth above market rent.

By utilizing the sponsor's sophisticated market research capabilities, backed by its robust network in the Greater Shibuya area, we intend to continue aiming for sustainable outperformance.

Please turn to the next slide.

Examples of Increases in Office Properties (Areas Excluding the Greater Shibuya Area) 15

- Achieved **rent increases across a wide range of areas and diverse sections**, including upward rent revisions for large sections and standard lease sections
- Achieved steady rent increases and **expanded the potential for future rent growth** at the Shiodome Building

Upward rent revision for large floor space
based on precise assessment of supply and demand

A-PLACE Shinagawa Higashi



Revision

Increase rate **+33%**

Area: 924 tsubo

Kasumigaseki Tokyu Building



Standard lease section

Revision

Increase rate **+10%**

Area: 1,005 tsubo

Achieved high levels in both the increase rate and the proportion of floor area with increased rent for standard lease sections

Osaka Nakanoshima Building



Standard lease section

Revision

Increase rate

+5%

Area (10 sections)
1,212 tsubo

Proportion of area with increased rent: 74%

A-PLACE Kanayama



Standard lease section

Revision

Increase rate

+17%

Area (7 sections)
524 tsubo

Proportion of area with increased rent: 82%

Steady rent increases expanding future rent growth potential

Shiodome Building



Revision

Increase rate **+13%**

Area: 123 tsubo

(Before equity interest adjustment)

Replacement

Increase rate **+46%**

Area: 123 tsubo

(Before equity interest adjustment)

Rent gap
(As of end of May 2026)
-29%
-¥406 million/period
Lease expiration area
due by May 2029 (FP35)
19,724 tsubo
(Before equity interest adjustment)

A distinctive trend in this period is that rent increases are progressing across a wide range of areas and diverse sections outside the Greater Shibuya area as well, including large floor areas of around 1,000 tsubo and traditional Japanese style lease sections in the Osaka and Nagoya areas.

At Shiodome Building, we achieved a significant +46% rent increase through tenant replacement, and the room for rent growth is expanding for approximately 19,000 tsubo of floor area with leases expiring by the May 2029 period.

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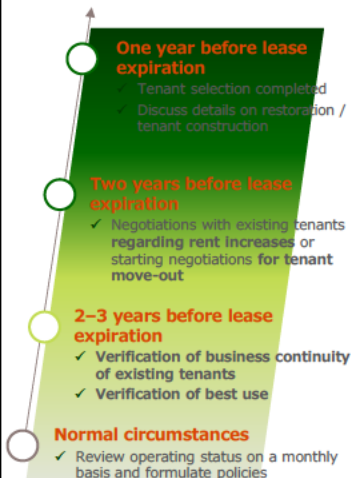
Rent Growth for Retail Properties

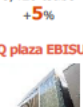
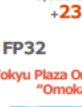
- To meet diverse tenant needs, **leasing activities begin approximately three years before lease expiration**
- We have already signed leases with multiple tenants for FP30 ending November 2026 and beyond, **ensuring future internal growth**



Future internal growth has already been secured
through a strategically structured leasing process

Retail leasing process



May 2026 (FP29) Actual	For FP30 ending November 2026 and beyond: Contracted			
May 2026 (FP29)	Nov. 2026 (FP30)	May 2027 (FP31)	Nov. 2027 (FP32) onwards	
Tokyu Plaza Omotesando "Omokado"  112 tsubo +27%  140 tsubo +29% A-PLACE Shinsaibashi  245 tsubo +35% A-FLAG Daikanyama West  780 tsubo +5%	Kyoto Karasuma Parking Building  6,420 tsubo +5% Q plaza EBISU  721 tsubo +66%	Tokyu Plaza Omotesando "Omokado"  Approx. 250 tsubo +15% Q plaza SHINSAIBASHI  360 tsubo +93%	FP32 Icot Nakamozu  8,025 tsubo +23% FP32 Tokyu Plaza Omotesando "Omokado"  Approx. 250 tsubo +56%	FP33 A-PLACE Shinsaibashi  245 tsubo +60% FP35 Tokyu Plaza Omotesando "Omokado"  Approx. 250 tsubo +41%

(Note) The figures for floor areas in each case indicate the rate of rent increase prior to revision/replacement after considering API's equity interest. The increase rate for stepped rent is compared to existing contracts.

From here, I will explain our retail properties.

On the left side, we show Activia's retail leasing process.

In order to capture a diverse range of tenant needs without missing opportunities, we begin leasing activities approximately 3 years before lease expiration.

Through this strategically structured leasing process, we have already signed contracts with multiple tenants for the November 2026 period and beyond, steadily building up future internal growth.

Please turn to the next slide.

Internal Growth at Tokyu Plaza Omotesando “Omokado”

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- Google Store scheduled to open in street-level section; new lease contract signed for all three street-level sections with a significant rent increase
- Replacement with tenants offering high experiential value on the middle floors is also expected to contribute to increased sales-linked rent income; appraised value is No. 1 among retail J-REIT properties



Becoming a **one-of-a-kind retail property** by attracting experiential brand stores

New tenant for street-level sections

Google Store

First physical store outside the U.S.

(Scheduled to open in Summer 2026)



Average rent for 3 street-level sections

New lease contract signed for all three street-level sections with a significant rent increase

(* Time of acquisition = 100)



No. 1 in retail
J-REIT (Note)

Appraisal value

(As of May 31, 2026)

¥79.5 bn

(+¥6.8 bn from previous period)



(Note) Based on research by TRM as of the date of this material

New tenants on mid-level floors

KIDDY LAND

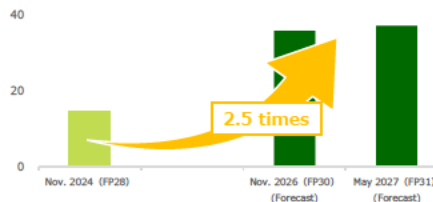
- Opened: Apr. 2026
- Information dissemination hub driven by a concentration of popular content

THE HYUNDAI

- Opened: Jul. 2026
- First permanent location of a major South Korean department store in Japan
- Creating unique value through the fusion of Japan and South Korea

Sales-linked rent revenue trend and forecast

(\$ million)



Next, I will explain initiatives at Tokyu Plaza Omotesando “Omokado,” which is driving internal growth in our retail properties.

As we proceeded with tenant replacements in the street-facing sections, we attracted the first physical Google Store outside the United States.

In addition, by finalizing the new lease contracts for the third street-facing section during this period, we completed the signing of new contracts with significant rent increases for all 3 street-facing sections, resulting in a 38% increase in average rent compared with the time of acquisition.

In addition, partly due to the tenant replacements on the mid-level floors with tenants offering high experiential value, sales-linked rent revenue is expected to increase by approximately 2.5 times.

As a result of these internal growth initiatives, the appraisal value increased by 6.8 billion yen from the previous period to 79.5 billion yen, making it the No. 1 retail property among J-REITs.

Please turn to the next slide.

Examples of Internal Growth at Retail Properties

- At Q plaza EBISU, **strategic changes in use** enabled **replacement of tenants with high rent affordability**
- At Q plaza SHINSAIBASHI, **against a favorable market backdrop**, attracted high-demand tenants and achieved **tenant replacement at a significant increase in rent**

Value enhancement through **strategic changes in use**

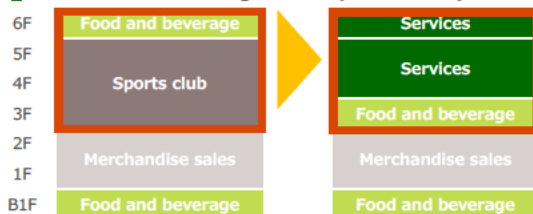
Q plaza EBISU



Replacement
Increase rate
+66% Area
721 tsubo

- ✓ **¥450 million** refurbishment work with **ROI** of over **30%**
- ✓ In conjunction with **facility renovation work** (sprinkler installation, etc.) **associated with a change of use**, large-scale renovation works were carried out to **maintain and enhance the property's value**.

Overview of the change in use (Illustration)



Against a favorable market backdrop,

achieved **significant rent increases**

Q plaza SHINSAIBASHI



Replacement
Increase rate
+93% Area
360 tsubo
New record-high rents

Area around Q plaza SHINSAIBASHI (illustration)

Luxury global brands have been opening more stores, increasing foot traffic



We see this as a good opportunity to achieve internal growth in retail properties, and are proactively proceeding with tenant replacements.

At Q Plaza Ebisu, we implemented a strategic change in use involving facility renovation work, and achieved a significant +66% rent increase by replacing the tenant with one that has a stronger ability to pay rent.

ROI on the 450 million yen renewal investment exceeded 30%, achieving high investment efficiency.

At Q Plaza Shinsaibashi, we captured the opportunity from increased pedestrian traffic accompanying the opening of new facilities in the surrounding area, and achieved a tenant replacement with a significant +93% rent increase.

Please turn to the next slide.

Internal Growth of Hotel Properties

- At A-FLAG SAPPORO, an operator change to Tokyu Resorts & Stays is expected to increase annual rent by 24%
- For our hotel properties, we are pursuing further rent growth by capturing inbound demand



Capturing inbound demand with the aim of achieving further upside

A-FLAG SAPPORO operator change and projected rent
(Before and after tenant replacement)

A-FLAG SAPPORO



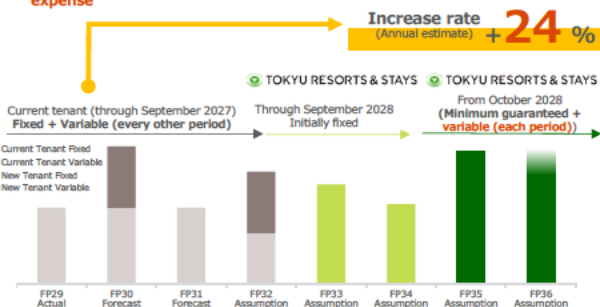
Operator Change to Tokyu Resorts & Stays

(Contract start: October 2027)



TOKYU RESORTS & STAYS

- Aiming to capture further demand, including inbound demand through the transition to the brand capable of accommodating a variety of needs, including long-term stays
- Refurbishment work is planned for guest rooms, entrance, etc. at the tenant's expense



Acquisition of hotel properties with variable rent

Acquisition on May 29, 2026
Nest hotel Naha Kumoji



Inbound ratio
Approx. 70%



Scheduled for acquisition
on September 24, 2026
A-FLAG KYOTO SHIJO



Inbound ratio
Approx. 70%



Variable rent
+ Minimum
guaranteed rent

Fully variable rent
(Hotel section)

Expand upside potential
by acquiring a hotel with strong
inbound demand and variable rent

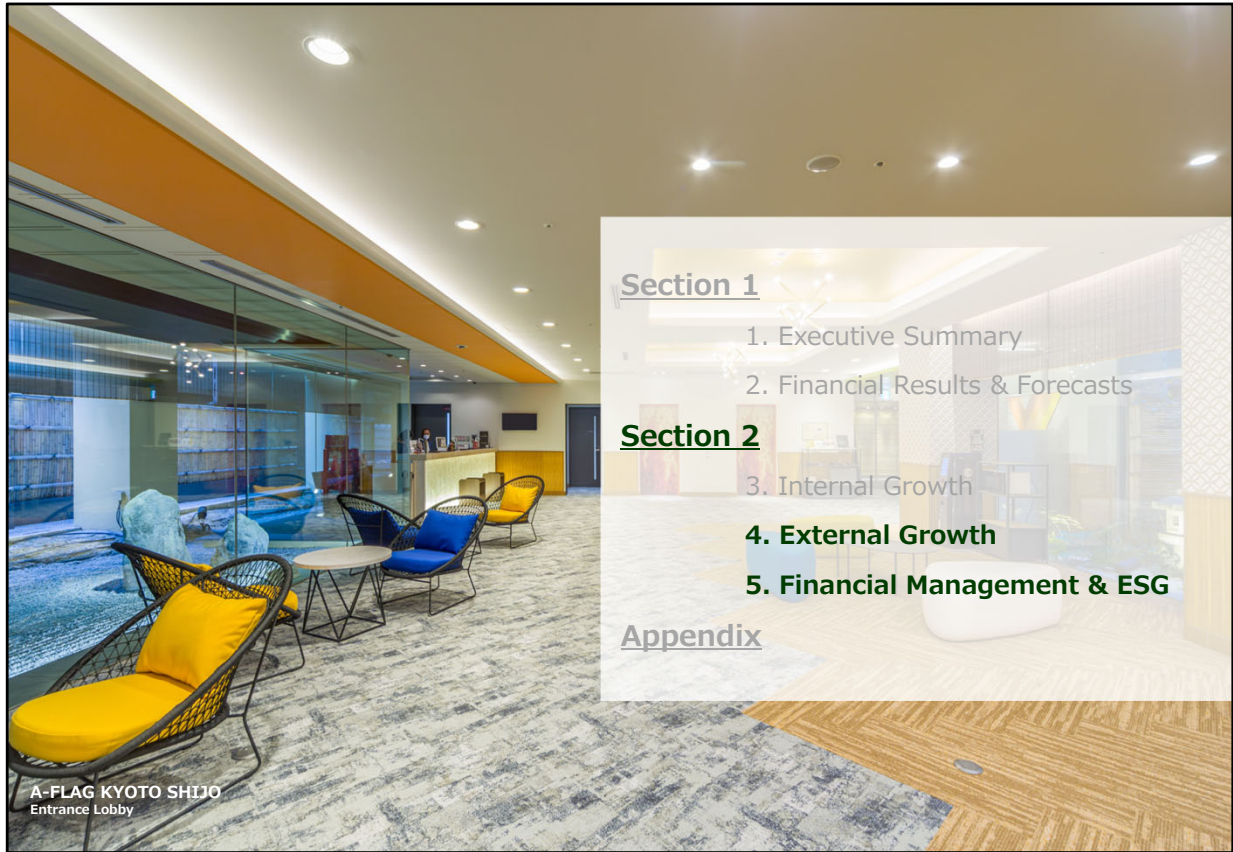
For hotels, we are promoting initiatives aimed at capturing further upside by taking in inbound demand.

At A-FLAG Sapporo, through an operator change to Tokyu Resorts & Stays, we will enhance our ability to respond to diverse needs, including long-term stays, and further capture inbound demand.

In connection with the operator change, renewal work for guest rooms, the entrance, and other areas is planned at the tenant's expense, and rent is expected to increase by 24% before and after the replacement.

In addition, by acquiring hotels with a high inbound ratio and variable rent, such as Nest Hotel Naha Kumoji and A-FLAG Kyoto Shijo, we will expand upside potential and pursue further rent growth.

Please turn to slide 21.



A-FLAG KYOTO SHIJO
Entrance Lobby

Section 1

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Section 2

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- 4. External Growth**
- 5. Financial Management & ESG**

Appendix

Asset Replacement Policy

- We plan to **replace approximately 10% of the portfolio** by the end of FP35 ending May 2029
- Promote asset replacement **by acquiring properties with high growth potential and disposing of properties with limited growth potential**

Asset replacement that enhances **EPU growth potential** of the portfolio

Image of NOI increase through asset replacement

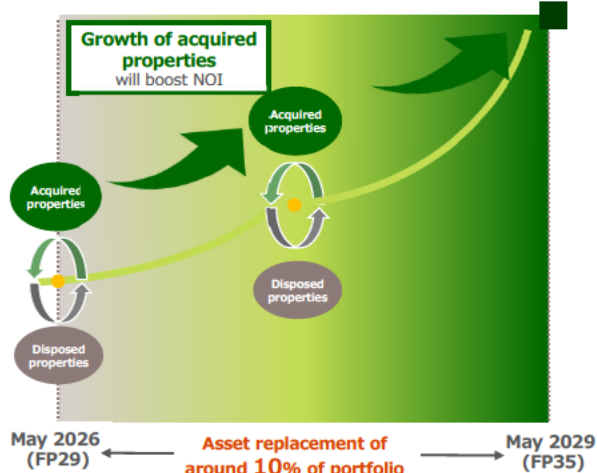
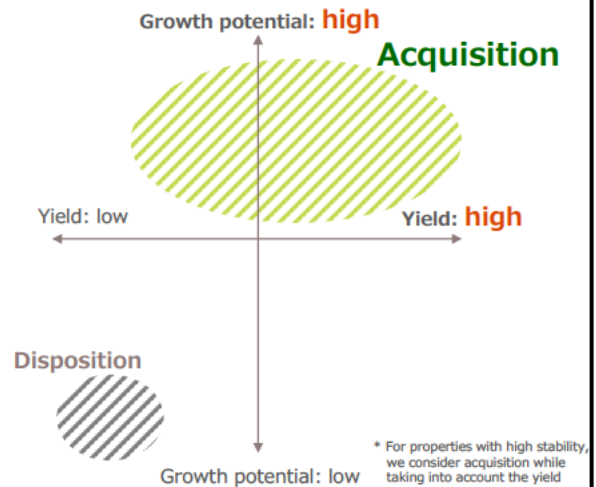


Image of acquisition and disposition



Now, I will explain our external growth.

We plan to proceed with asset replacements of approximately 10% of the portfolio by around the May 2029 period, with the aim of enhancing the portfolio's EPU growth potential.

Our policy for asset replacements is to acquire properties with strong growth potential, while disposing properties with limited growth potential.

Please turn to the next slide.

Property Acquisition (A-FLAG KYOTO SHIJO)

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- Acquisition of a lodging-focused hotel in central Kyoto where inbound demand is expected
- Operator change and post-acquisition refurbishment to pursue future upside

A-FLAG KYOTO SHIJO



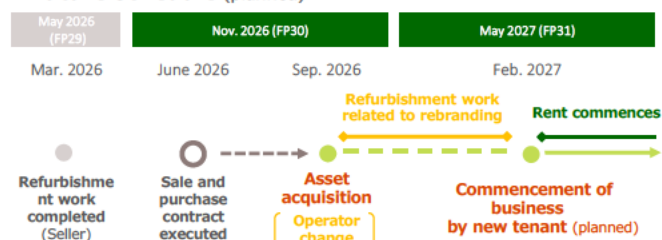
1. Property overview

- ✓ Located in the **Shijo-Karasuma area**, a major transportation hub, boasting **the highest commercial vibrancy in Kyoto**
- ✓ Catering to a **wide range of accommodation demand**, from leisure demand including inbound tourism to business demand
- ✓ **Operator change upon acquisition** and refurbishment work to **pursue future upside**

*¹ Based on the appraisal report. (Post-depreciation) reflects depreciation estimated by TRM.*² Calculated by dividing the actual figures for the most recent three years as of the disposal decision by the book value

	Acquisition price	¥11,500 million
	Appraisal value	¥11,700 million
	Number of guest rooms	282 rooms
	Construction date	July 2014
	Type of contract	Hotel section: Variable rent (GOP-linked)
	Hotel operator (planned)	Solare Hotels and Resorts Co., Ltd.

2. Future schedule (planned)



We have decided to acquire A-FLAG Kyoto Shijo, a limited-service hotel located in central Kyoto, where inbound demand is expected.

This acquisition is positioned as part of the asset replacement with Kobe, and the post-depreciation yield is expected to improve by 0.7% before and after the replacement.

To pursue future upside, we plan to implement an operator change at the same time as the property acquisition, carry out refurbishment work related to the rebranding, and target opening in February 2027.

The new operator is planned to be Solare Hotels and Resorts, which has extensive experience in hotel operations.

Please turn to the next slide.

Acquisition Policy

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- Prioritizing acquisition of office properties, hotel properties (with variable rent), and urban retail properties that are expected to achieve medium- to long-term NOI growth
- Implement post-acquisition internal growth leveraging the Group's operational capabilities through asset acquisition aligned with the sponsor's business areas

Properties expected to achieve **NOI growth** over the medium- to long-term

Prioritize considerations

- Office properties
- Hotel properties (with variable rent)
- Urban retail properties

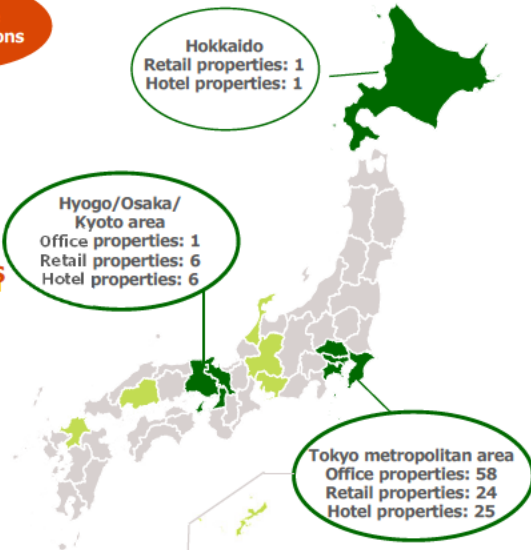


Intend to **expand earnings and capture further growth opportunities** through asset acquisition combining growth potential and stability

Properties expected to generate **stable NOI** with relatively high profitability

- Suburban retail properties / community-based retail properties
- Hotel properties (with fixed rent)

Sponsor's main business areas



* For hotel properties, the number of Tokyu Stay locations is stated

Next is our acquisition policy.

We will prioritize acquisitions of offices, hotels with variable rent, and urban retail properties, as properties where medium- to long-term NOI growth can be expected.

In addition, by acquiring these properties in combination with properties that offer relatively high profitability and stable NOI, we intend to achieve the right balance between earnings expansion and securing growth potential.

On the right side, we show the sponsor's main business areas.

By acquiring properties aligned with the sponsor's business areas, we intend to promote post-acquisition internal growth by leveraging the Group's operational capabilities.

Please turn to the next slide.

Pipeline

24

- Secured a pipeline in line with the acquisition criteria, including the sponsor pipeline
- Under stable DPU management, considering acquisition measures that contribute to future EPU growth

Sponsor Pipeline

Office properties



Shibuya Minami Tokyu Building
Construction date: Jan. 2005
Leasable area: approx. 14,000 m²

Greater Shibuya Area



Shibuya Place
Construction date: Jul. 2009
Leasable area: approx. 2,900 m²

Greater Shibuya Area



Spine Aoyama Tokyu Building
Construction date: Jun. 2012
Leasable area: approx. 4,900 m²

Greater Shibuya Area



Nihombashi Honcho Tokyu Building
Construction date: Oct. 2004
(Refurbished: Mar. 2014)
Leasable area: approx. 8,400 m²

Retail properties



COCONO SUSUKINO
Chuo-ku, Sapporo
Construction date: Oct. 2023
Leasable area: approx. 33,000 m²

Hotel



Northport Mall
Tsuzuki Ward, Yokohama
Construction date: Mar. 2007
Leasable area: approx. 56,000 m²



Abeno Q's Mall
Abeno Ward, Osaka
Construction date: Mar. 2011
Leasable area: approx. 69,000 m²

Equity Investment

Holding preferential negotiation rights



COERU SHIBUYA KOEN DORI
Construction date: Jul. 2024
Leasable area: 1,608 m²

Sponsor

Greater Shibuya Area



COERU Higashi Shinjuku
Construction date: Dec. 2024
Leasable area: 1,591 m²

Sponsor



Onyado Nono Kyoto Shichijo
Construction date: Jan. 2020
Leasable area: 16,831 m²

Hotel



Ramza Tower B (sectional ownership)
Construction date: Feb. 1998
Leasable area: 5,592.68 m²

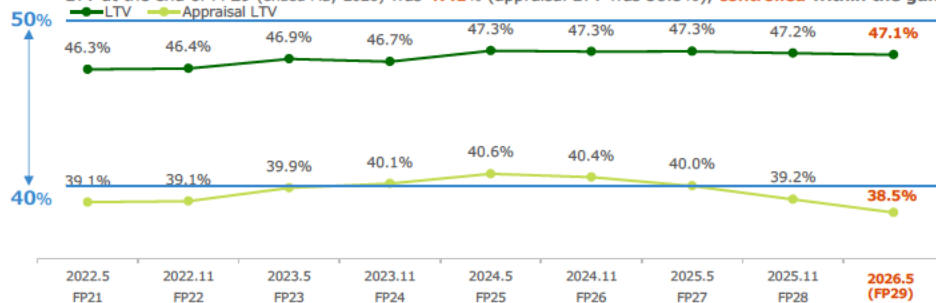
We have secured a pipeline in line with our acquisition policy, including the sponsor pipeline.

Under stable DPU management, we will consider acquisition initiatives that contribute to future EPU growth.

Please turn to the next slide.

1. Trend in LTV

✓ LTV at the end of FP29 (ended May 2026) was **47.1%** (appraisal LTV was 38.5%), **controlled** within the guidance range of 40% to 50%



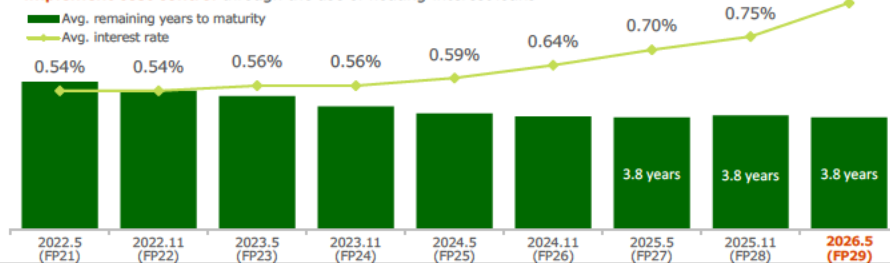
LTV	Appraisal LTV
47.1%	38.5%

Acquisition capacity	Rating (JCR)
¥32.5 bn * Up to 50% LTV	AA (Stable)

* As of May 31, 2026

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

- ✓ While maintaining the current level of average remaining years to maturity and average interest rate, we will continue to address the risk of higher debt costs
- ✓ We will set a ceiling of approximately 30% for the floating interest rate ratio and implement cost control through the use of floating-interest loans



Avg. interest rate	Avg. remaining years to maturity
Actual at the end of FP29 0.88%	3.8 years
Assumption at the end of FP30 0.97%	Fixed interest rate ratio 86.3%
Assumption at the end of FP31 1.09%	Long-term borrowing ratio 99.2%

* As of May 31, 2026

Let me now explain our financial management.

The LTV was 47.1% as of the end of the May 2026 period, and the appraisal LTV was 38.5%.

The appraisal LTV declined for the second consecutive period, due to the increase in appraisal values as a result of the progress made in internal growth.

The average period remaining to maturity of our debt is 3.8 years, and the average interest rate is 0.88%.

For the average interest rate during the earnings forecast period, we assume 0.97% for the 30th fiscal period and 1.09% for the 31st fiscal period.

With the floating interest debt ratio capped at around 30%, we intend to implement cost control by utilizing floating interest debt.

Please turn to slide 27.

1. Debt refinancing (FP29 ended May 2026)

- ✓ **Implementing cost control** by increasing floating rate in debt refinancing

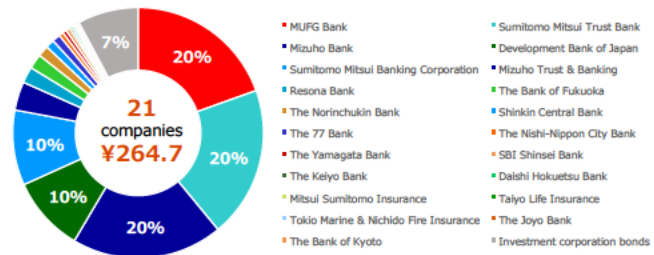
	Loan amount	Fixed/Floating	Duration	Interest rate
Before	¥15.5 bn	Fixed	8.9 years	0.537%
	¥5.3 bn	Floating	2.2 years	T+0.197%
	¥20.8 bn	-	7.2 years	0.690%
After	¥9.7 bn	Fixed	7.1 years	2.705%
	¥10.9 bn	Floating	4.8 years	T+0.217%
	¥20.7 bn	-	5.9 years	1.886%

(Note 1) Figures prior to refinancing include investment corporation bonds

(Note 2) In total, the base rate T is calculated based on the actual 1M-TIBOR value on May 27

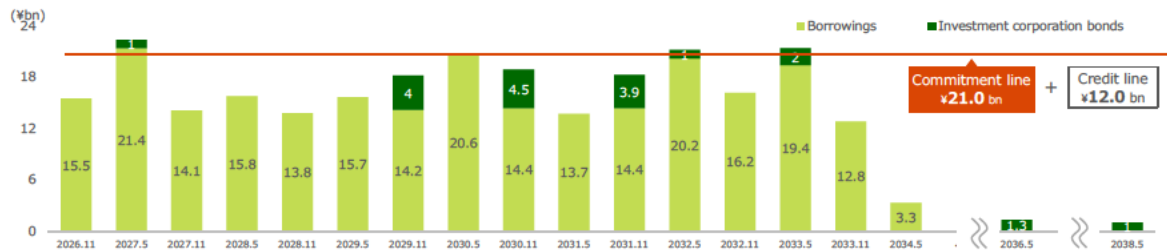
2. Lender composition (as of May 31, 2026)

- ✓ **Diversified** loan balance and lenders



3. Maturity ladder (as of the end of May 2026 (FP29))

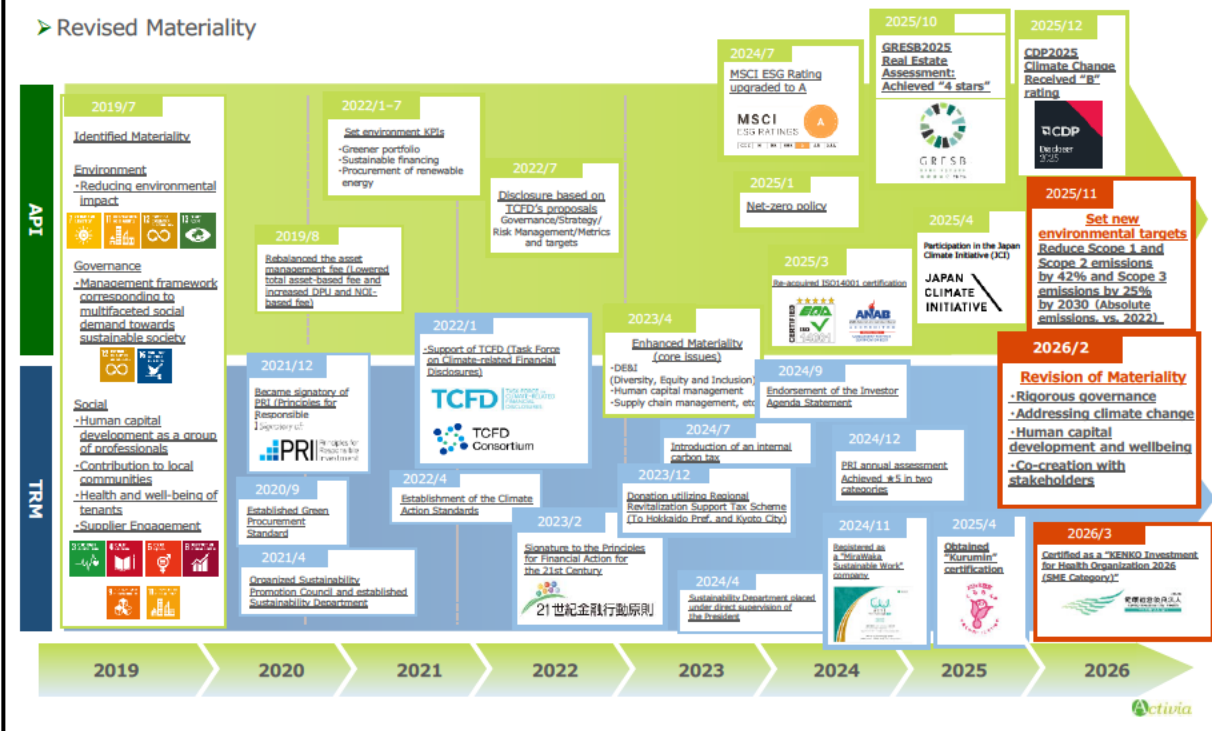
- ✓ **Diversified maturities** in preparation for refinancing. Ability to flexibly meet funding needs with **commitment line of ¥21.0 billion**



Major ESG Initiatives

27

➤ Revised Materiality



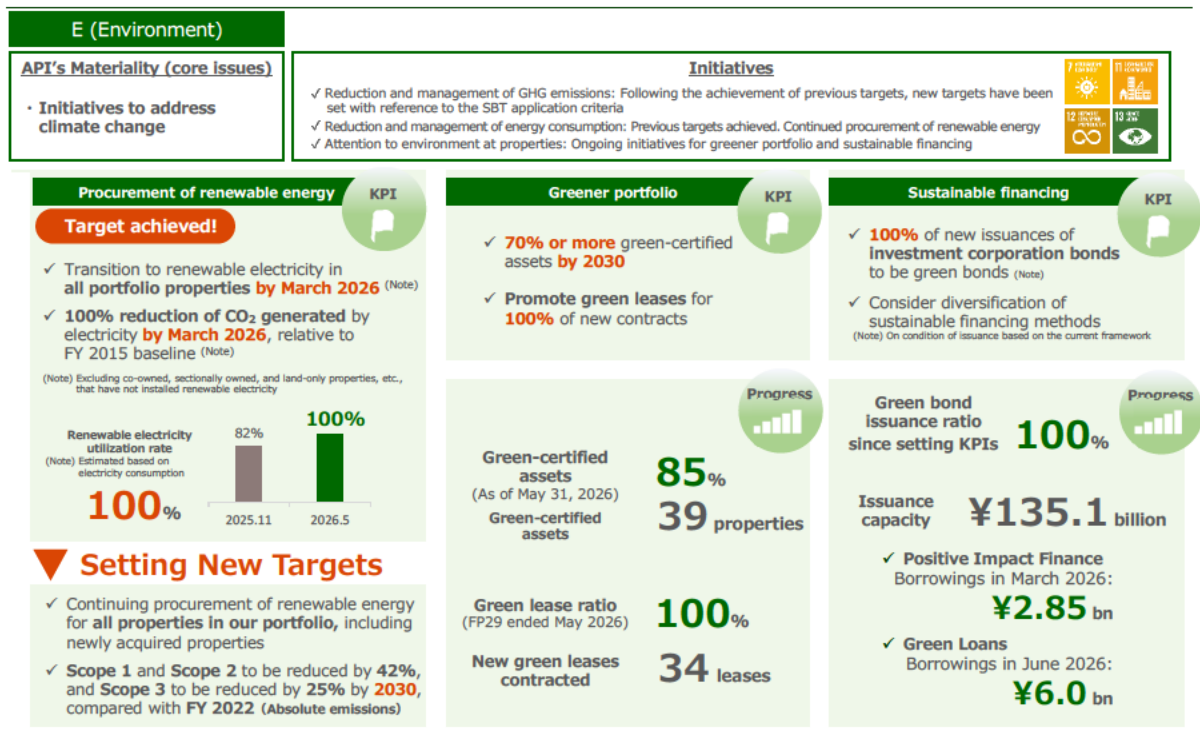
Let me explain our ESG initiatives.

During this period, the asset management company revised its materiality.

We newly established "Rigorous governance," "Addressing climate change,"

"Human capital development and well-being," and "Co-creation with stakeholders" as new materiality items.

Please turn to the next slide.



Lastly, I will explain the progress made in our environmental KPIs.

For the introduction of renewable electricity, we achieved 100% introduction in the May 2026 period.

Following the achievement of this target, we have now set new targets.

Under the new targets, in addition to continuing the procurement of renewable energy, we have set CO₂ reduction targets through 2030 for Scope 1 through Scope 3 respectively.

In closing, it has been 14 years since our IPO.

We were able to end another fiscal period thanks to the support of many stakeholders.

We thank you for your continuous support.

We will work to enhance unitholder value by continuing to achieve rent growth that exceeds rising interest rates, and by pursuing and realizing EPU growth that outperforms our growth targets.

That concludes my presentation.

Thank you for your attention.