



Ebisu Prime Square



View of Shibuya area from Ebisu Prime Square



**Activia Properties Inc.**

(Securities code: 3279/API)



**TLC REIT Management Inc.**







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For the period under review, we attained a steady progress in **maximization of unitholder value and continuous growth of DPU·NAV** which were matters of high priority with the below strategies set at the beginning of the period

- ① Pursue **Internal Growth** particularly in office properties as a DPU growth driver
- ② Support DPU growth speed by **External Growth** adapted to external environment
- ③ Select the most appropriate **funding method** considering DPU and NAV levels as well as market environment, etc.
- ④ Review **management fee structure** to strengthen incentives related to maximization of unitholder value



## Realizing Enhanced Unitholder Value

DPU

¥**10,137**

(vs.FP15 +¥120/+1.2%)

NAV per unit

¥**458,775**

(vs.FP15 +¥7,763/+1.7%)

### Internal Growth

#### ■ Achieved largest internal growth ever

Rent increase (offices)

+¥**147**mn/period

Increase rate (Avg. for offices)

+**12.9%**

### External Growth

#### ■ Announced asset replacement

Improvement of portfolio earnings

Enhance capacity for internal growth

Return to greater Shibuya area

### Finance Strategy

#### ■ Flexible issuance of Green Bonds

Issued in July and November 2019

(¥5 bn in 5-year bonds / ¥4 bn in 10-year bonds)

Largest number of investors disclosing their investments

(8 investors for issuance in July, 21 investors for issuance in November)

### ESG

#### ■ Promotion of new initiatives

Amendment to management fee structure

Takes effect from the 17th Period ending May 2020

Established Sustainability Policy  
Identified Materiality

# Asset Replacement Announced on November 29, 2019

~ Acquisition of Ebisu Prime Square and Disposition of A-PLACE Shinbashi Ekimae ~

## Outline of Asset Replacement

### Anticipated asset

**TO-18 Ebisu Prime Square**  
(51% co-ownership interest)



### Asset to be disposed of

**TO-17 A-PLACE Shinbashi Ekimae**



Replace-  
ment

Acquisition price (Appraisal NOI yield)	¥30,700 million ( 3.7% )	Anticipated disposition price	¥21,000 million
Appraisal value	¥31,000 million	Assumed book value (Note 1)	¥20,824 million
Expected NOI	¥1,148 million	Appraisal value (Note 2)	¥20,400 million
NOI yield after depreciation	3.1%	Expected NOI	¥635 million
		NOI yield after depreciation	2.6%

**Improve NOI yield after depreciation**

**Wipe out unrealized loss on asset**

## Effect from Asset Replacement

1

### DPU improvement

+¥157/unit

- ✓ Increase in DPU by +¥157/unit is estimated as **benefit from replacement** for the period ending Nov. 2020 (the 18th Period) when Ebisu Prime Square starts to fully contribute

2

### -11% rent gap

+¥76/unit

(Note 3)

- ✓ Office rent uptrend continues thanks to **concentration of tech companies** in the area
- ✓ Recently some **cases with contracted rent higher than market rent** have been seen

3

### Increased ratio of the greater Shibuya area

33.1%

(Note 4)

- ✓ Ratio of properties in the greater Shibuya area in Tokyo Office Properties **increased by approximately 14pt** after acquisition of Ebisu Prime Square which will be the **flagship property in Ebisu area**

### Leverage Sponsor support

- ✓ Maximize benefit from transactions by acquisition of Ebisu Prime Square prior to disposition

Contribution period	2019		2020			
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Ebisu Prime Square	Contract		Acqui-sition			
A-PLACE Shinbashi Ekimae	Contract				Dispo-sition	

(Note 1) Assumed value as of March 19, 2020

(Note 2) Appraisal value stated in the appraisal report effective as of November 30, 2019

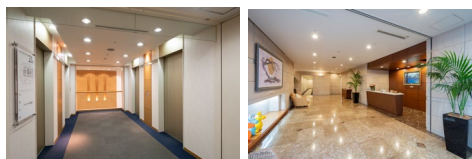
(Note 3) Estimated amount of increase in distributions per unit when the actual-to-market rent gap of office portion is fully bridged (not taken into account the increase in costs such as management fee, etc.)

(Note 4) Based on the aggregate acquisition price of Tokyo Office Properties (TO)



# Ebisu Prime Square ~ Large Size Office in the Greater Shibuya Area with Growth Potential ~

## TO-18 Ebisu Prime Square (51% co-ownership)



**Greater Shibuya area**  
**Upside potential**  
**Sponsor sourced**

### 1 Located in Greater Shibuya area

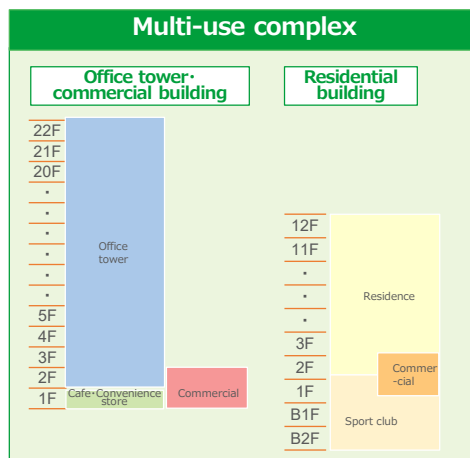
- ✓ **Prime location** which is a 6-minute walk from Ebisu Station where enjoys robust office demand from tech companies and else

### 2 A rare and visible skyscraper

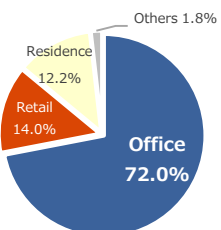
- ✓ **A multi-use complex comprised of an office tower as main building** and commercial building and residences, extended to approx. 4,000 tsubo

### 3 Internal growth potential

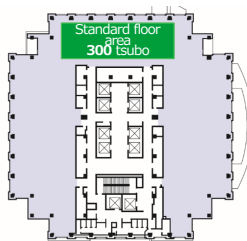
- ✓ Rent gap at time of acquisition was **-11%** and secured **capacity for future internal growth**



### Composition (based on rent)



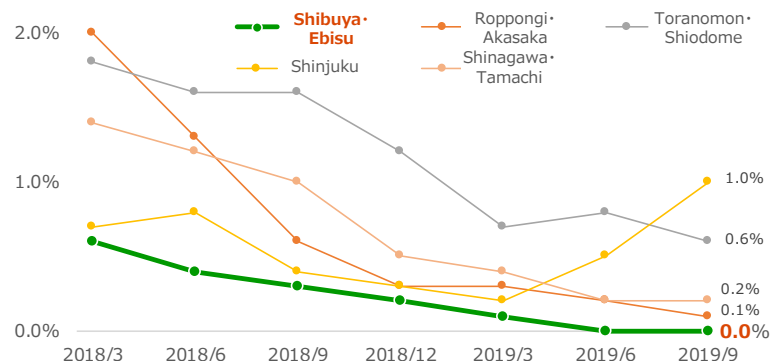
### Office floor plan



## Trend in office vacancy in Ebisu area

- ✓ Vacancy in the area **hovering around 0.0%** since June 2019

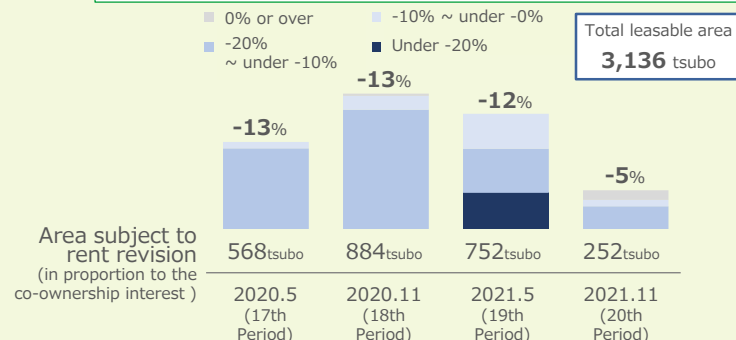
Source: CBRE K.K.



## Growth potential after acquisition (office section)

- ✓ We work for early completion of leasing to **maintain high occupancy** and achievement of **internal growth** through rent revision and tenant replacement

### Rent gap ratio between actual and market rent (Overall -11%)



### Rent revision already achieved

# of zones	Area (tsubo)	Avg. rent increase
4	302 tsubo	+9.9%

### Tenant replacement already achieved

# of zones	Area (tsubo)	Avg. rent increase	vs. market rent
5	295 tsubo	+22.6%	+6.9%

(Note) Amount achieved for Period ending May 2020 and onwards, in proportion to the co-ownership interest



# Specific Plans to Approach toward Growth ~ From the 16th Period Ended November 2019 Onwards ~

- **Achieve early stabilized DPU of ¥10,000** backed by track record realized in FP ended Nov. 2019
- With principle strategy of achieving internal growth in office with support from external growth **internal growth through retail tenant replacement** can be expected

FP ended  
Nov. 2019  
FP ending  
May 2020

## Action1

**Stabilized DPU of  
¥10,000**

- ✓ Rent increase achieved in FP ended Nov. 2019 (for FP ended Nov. 2019 and FP ending May 2020)
- ✓ Improvement in portfolio earnings due to asset replacement (Periods where property-related taxes are expensed)

FP ending  
May 2020  
and onwards

## Action2

**Internal Growth  
in office**

- ✓ Accelerate rent increase at rent revision negotiation for the FP ending May 2020 (39% already done) and FP ending Nov. 2020 (3% already done)
- ✓ Fill rent gap against market rent through tenant replacement

FP ending  
May 2020  
and onwards

## Action3

**Replacement of  
retail tenant**

- ✓ Expect significant rent increase at tenant replacement in street-side stores
- ✓ Contribute to maximization of internal growth in office in prime location such as front of train station

FP ending  
May 2020  
and onwards

## Action4

**External growth**

- ✓ Continue external growth strategy without prioritizing expansion of asset size
- ✓ Aim at acquisition of office in greater Shibuya area and Shinagawa・Gotanda area through asset replacement



# Progress Update for Early Achievement of ¥10,000 Stabilized DPU

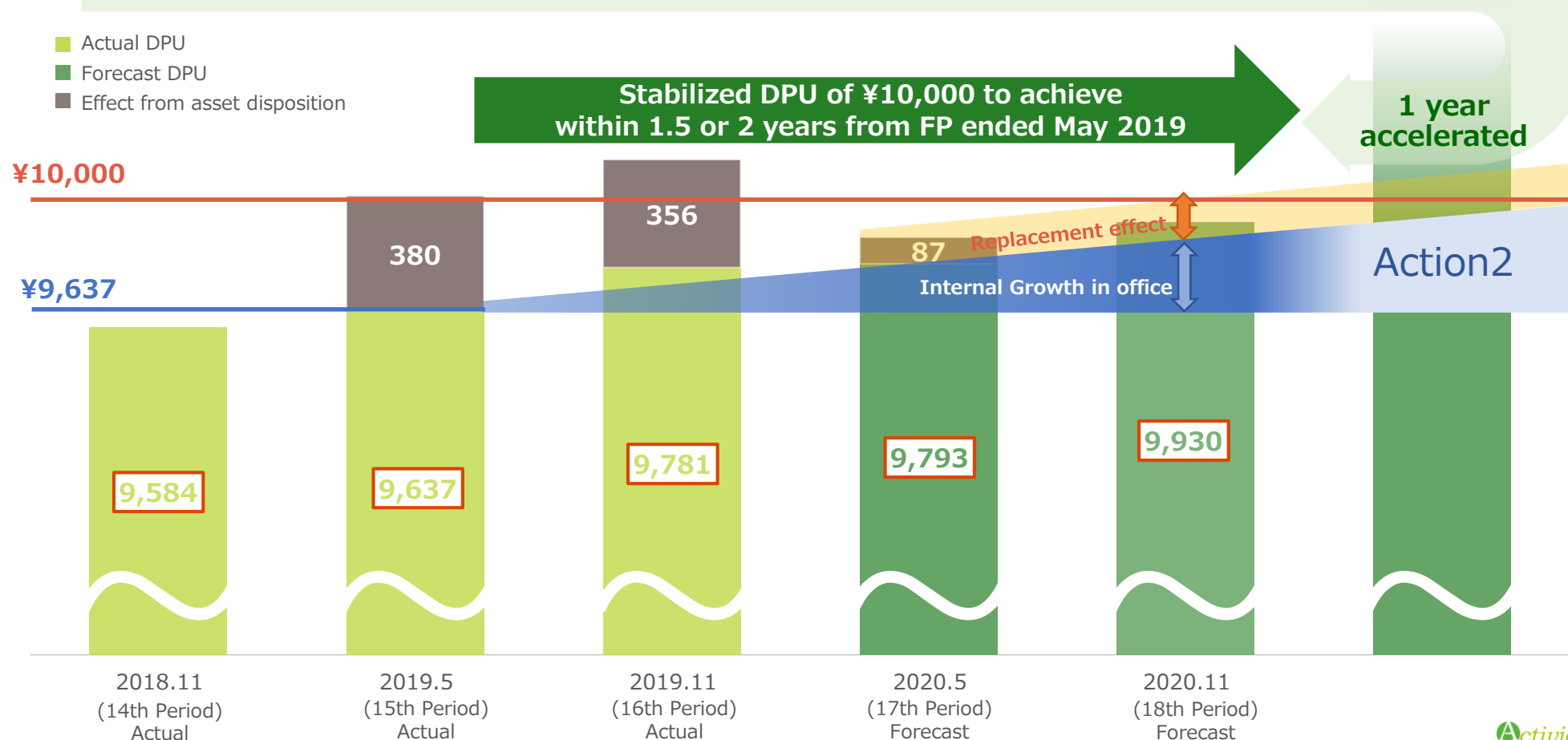
~ Accelerate Target Timing of Achievement from "Within 2-3 Years" to "Within 1.5-2 Years" ~

- **Upward rent revision in office already achieved** for 16th FP ended Nov. 2019 and onward and **replacement effect** from Ebisu Prime Square to A-PLACE Shinbashi Ekimae enable to **accelerate target timing of achievement of stabilized DPU of ¥10,000 to 18th FP ending Nov. 2020 or 19th FP ending May 2021**

**+¥220/period from rent increase achieved for FP ended Nov. 2019 and May 2020**

**+¥157/period from effect from asset replacement in FP ending Nov. 2020**

■ Actual DPU  
■ Forecast DPU  
■ Effect from asset disposition





#### 4. Action2: Internal Growth in Office Properties

### Status of Rent Revision and Tenant Replacement in Tokyo Office Properties

~ Largely Overhauled Past Achievement Enjoying Underlying Rent Uptrend ~

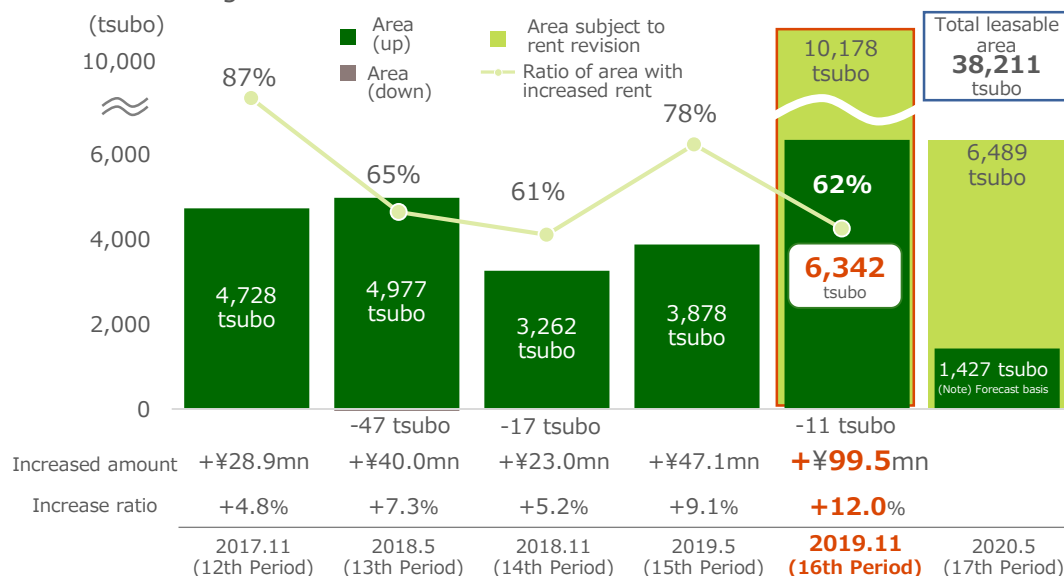
Office overall ¥267.7bn

Tokyo Office Properties ¥206.9bn  
(On acquisition price basis)

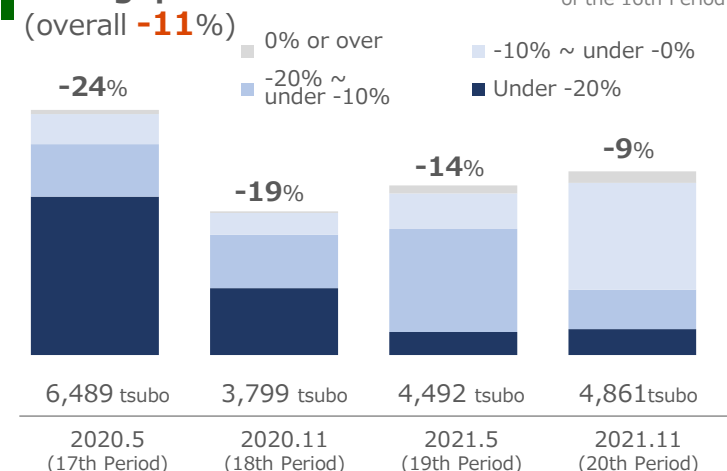
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#### 1. Rent revision status (on leased area basis)

- ✓ **Underlying uptrend continues** and **capacity for internal growth** has been **secured** for the 17th period ending May 2020 and onwards where there is a large gap against market rent
- ✓ Marked **largest increase ever** in rent amount and in area with rent increase for the 16th Period ended Nov. 2019 with **approx. 90%** of tenants excl. some significant tenants

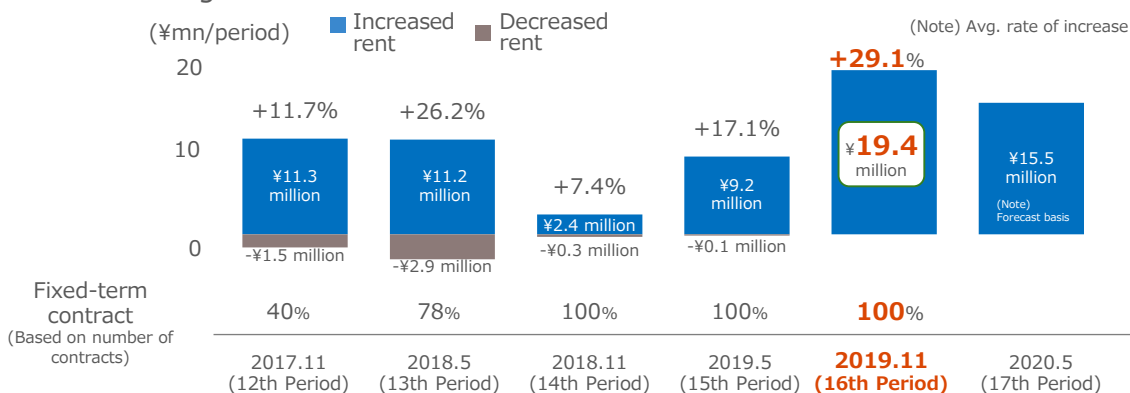


#### Rent gap diversification



#### 2. Tenant replacement status (on contracted rent basis)

- ✓ **Aim to conclude contracts with higher rents** than market taking advantage of favorable market environment



#### Tenant replacement already achieved

(For the 16th & 17th Periods)

# of properties	Area	vs. market rent	Ave. contract period
5 (7 zones)	792 tsubo	+9.6%	+3.8 years

- ✓ Concluded mainly fixed-term lease contracts and **secured future opportunities for upside**
- ✓ For zones with rents higher than market, long-term contracts are concluded in order to enjoy **high earnings for long term**

#### Notable examples of leased zones

A-PLACE Ebisu Minami  
(1 zone in 94 tsubo)  
A-PLACE Shibuya Konnoh  
(3 zones in 300 tsubo)  
Ebisu Prime Square  
(2 zones in 78 tsubo)

**Already received tenant applications** for some zones and we started discussion with future tenants on lease terms

(Note) In proportion to co-ownership interests held by API

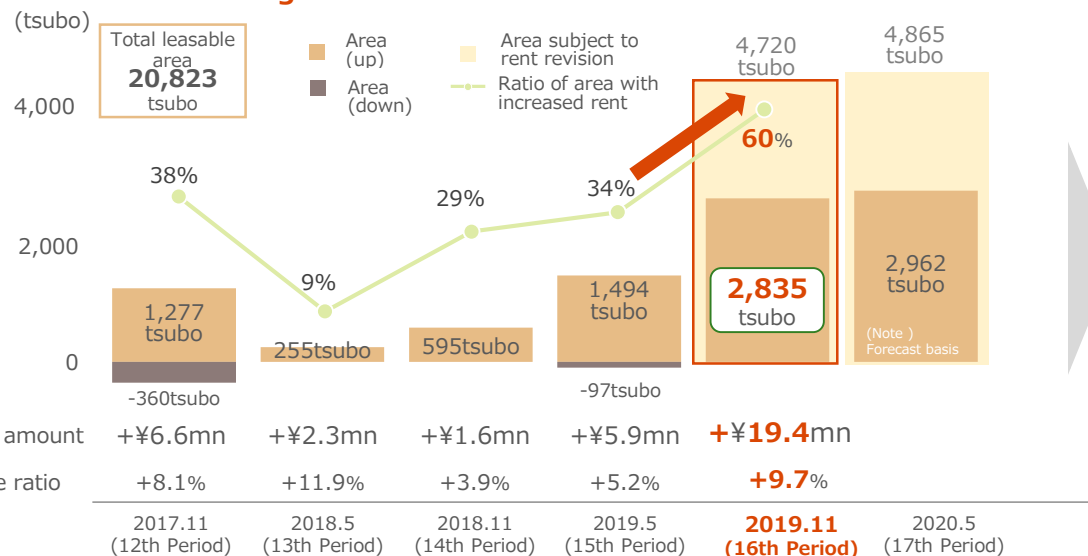
## Status of Rent Revision and Tenant Replacement in Activia Account Properties

~ Offices in Activia Account Properties on Track to Enjoy Rent Uptrend ~

(on acquisition price basis)

## 1. Rent revision status (on leased area basis)

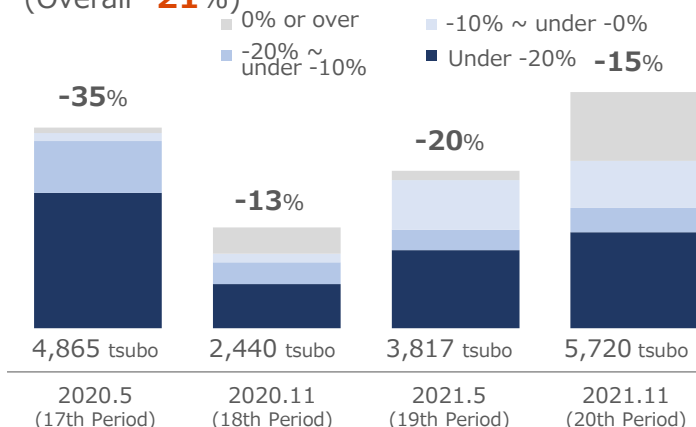
- ✓ Largely increased rent increase achieved mainly in **office in Osaka** and we will continue to work on upward rent revision backed by significant **rent gap** against market rent
- ✓ Recorded Marked **largest increase ever** in rent amount and in area in Period ended Nov. 2019



## Rent gap diversification

(Overall -21%)

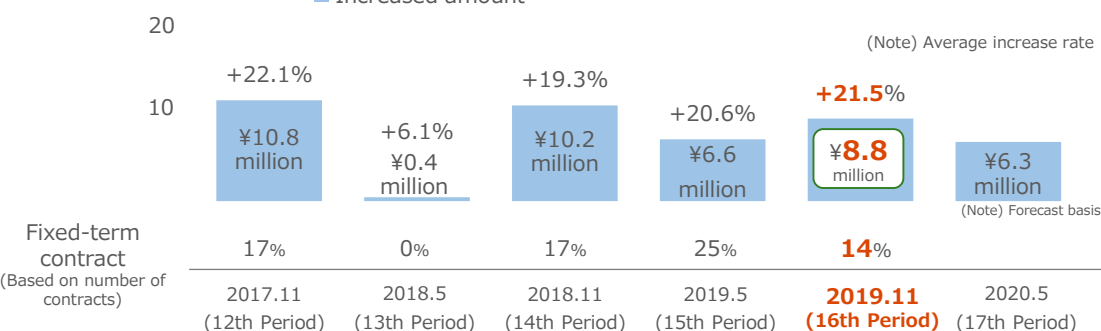
(Note) Rent gap at end of the 16th Period



## 2. Tenant replacement status (on contracted rent basis)

- ✓ **High increase rate continued** at almost same level as in Tokyo Office Properties since the 12th Period

(¥ mn/period)



## Tenant replacement already achieved

(16th &amp; 17th Periods)



## Notable examples of leased zones

Osaka Nakanoshima Building  
(1 zone in 110 tsubo)  
A-PLACE Bashamichi  
(2 zones in 99 tsubo)  
EDGE Shinsaibashi  
(1 zone in 226 tsubo)

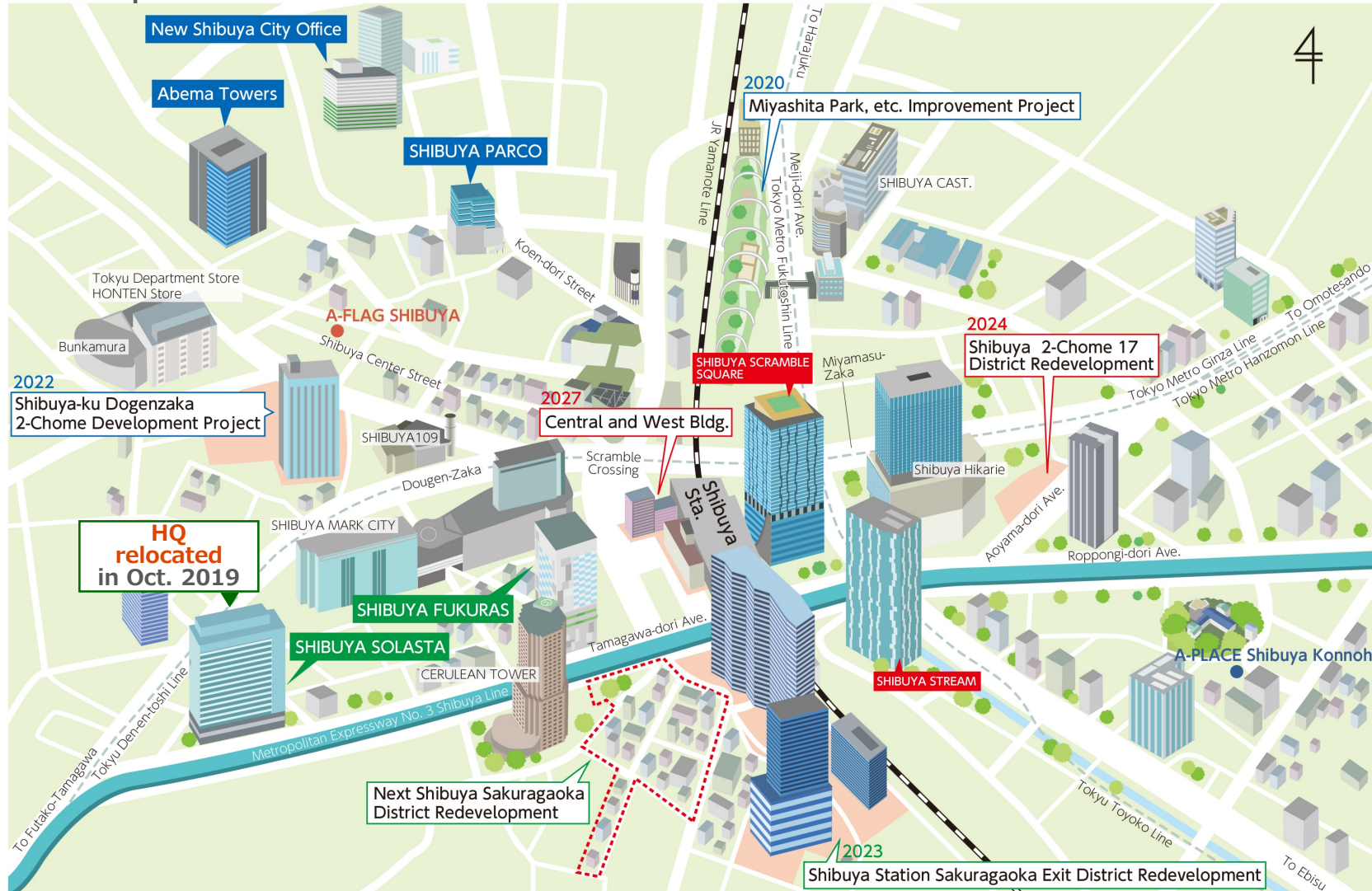
**Under discussion on contract conditions** with existing tenants in two office properties in Osaka



# Development Status of **Shibuya Station**, Center of the Greater Shibuya Area

~ 2019: A Year Reaching Milestone ~

- **Redevelopment around Shibuya Station** starting with Shibuya Scramble Square opened in Nov. 2019 followed by SHIBUYA PARCO and SHIBUYA FUKURAS
- With several large projects ahead in 2020 onwards, **further enhancement of charm** is **expected** to become the most wanted city to visit in Japan

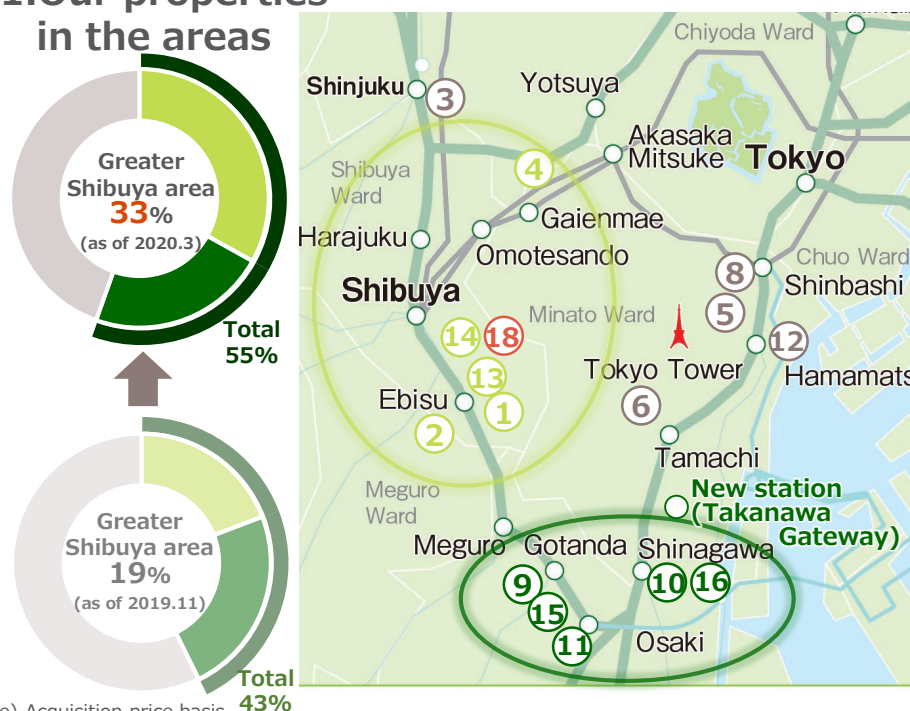


# Greater Shibuya Area and Shinagawa・Gotanda Area

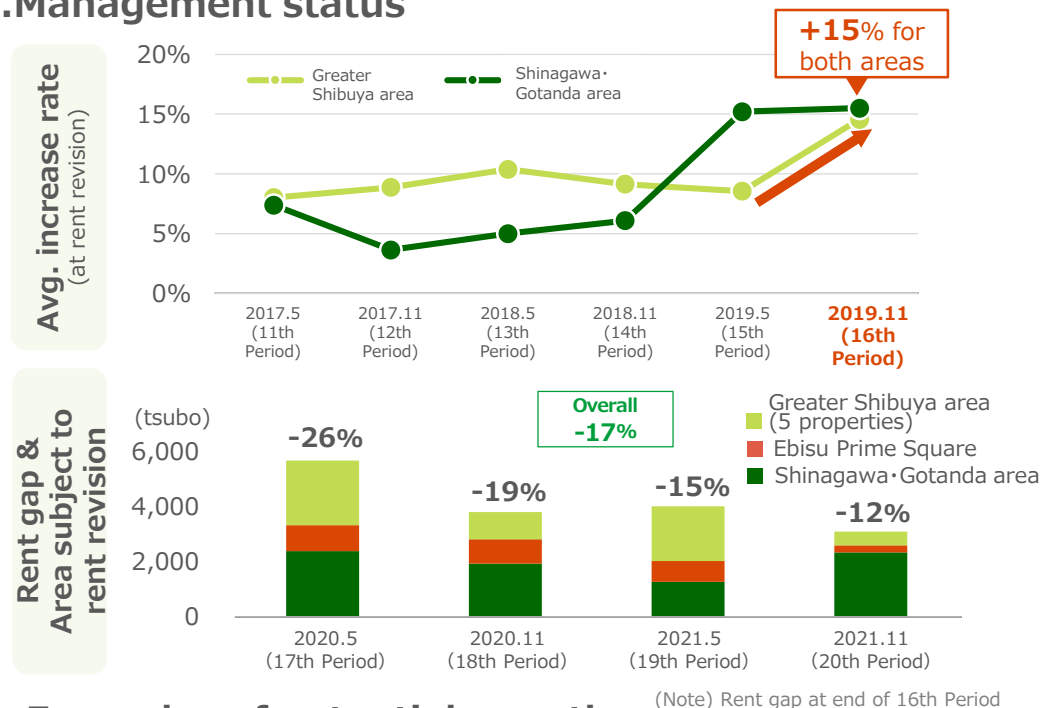
~ Internal Growth Gradually Gaining Momentum ~

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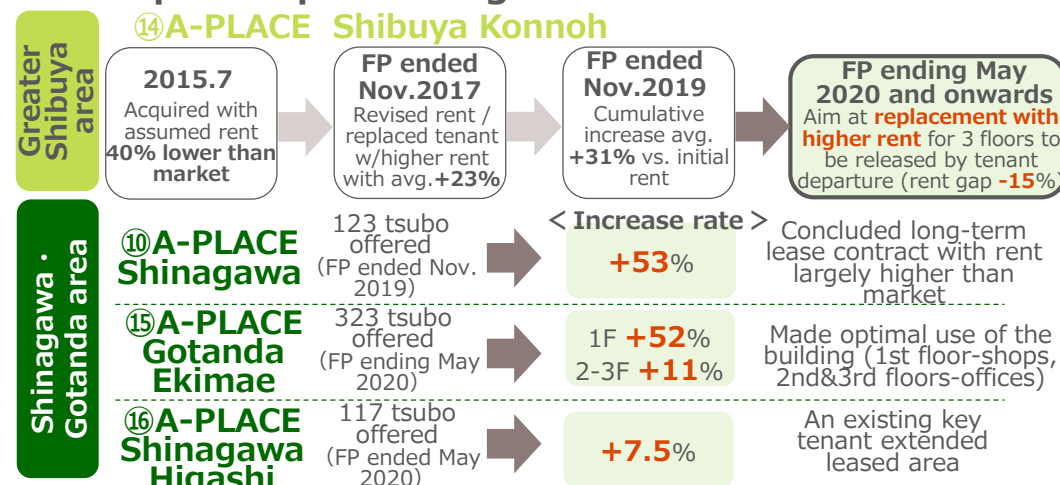
## 1. Our properties in the areas



## 2. Management status



## 3. Examples of potential growth





# Competitiveness of Retail Properties in Prime Location

~ Countermeasures after Leaving of American Eagle Outfitters ~

## UR-1 Tokyu Plaza Omotesando Harajuku



✓ AEO announced withdrawal from business in Japan and closed all stores by end of December 2019

Opened in Apr. 2012      Closed in Dec. 2019

### Commercial market scale in Omotesando area

Passengers per day (2019)

: 447 thousands (+26% vs.2012)

Sales per month per tsubo (2014)

: ¥475 thousands (+40% vs.2007)

Prime rent (2019)

: ¥350 thousands (+106% vs.2012)

Source: CBRE K.K.

Improve ability of attracting visitors of Omotesando Harajuku area



Property's competitiveness such as visibility and media exposure

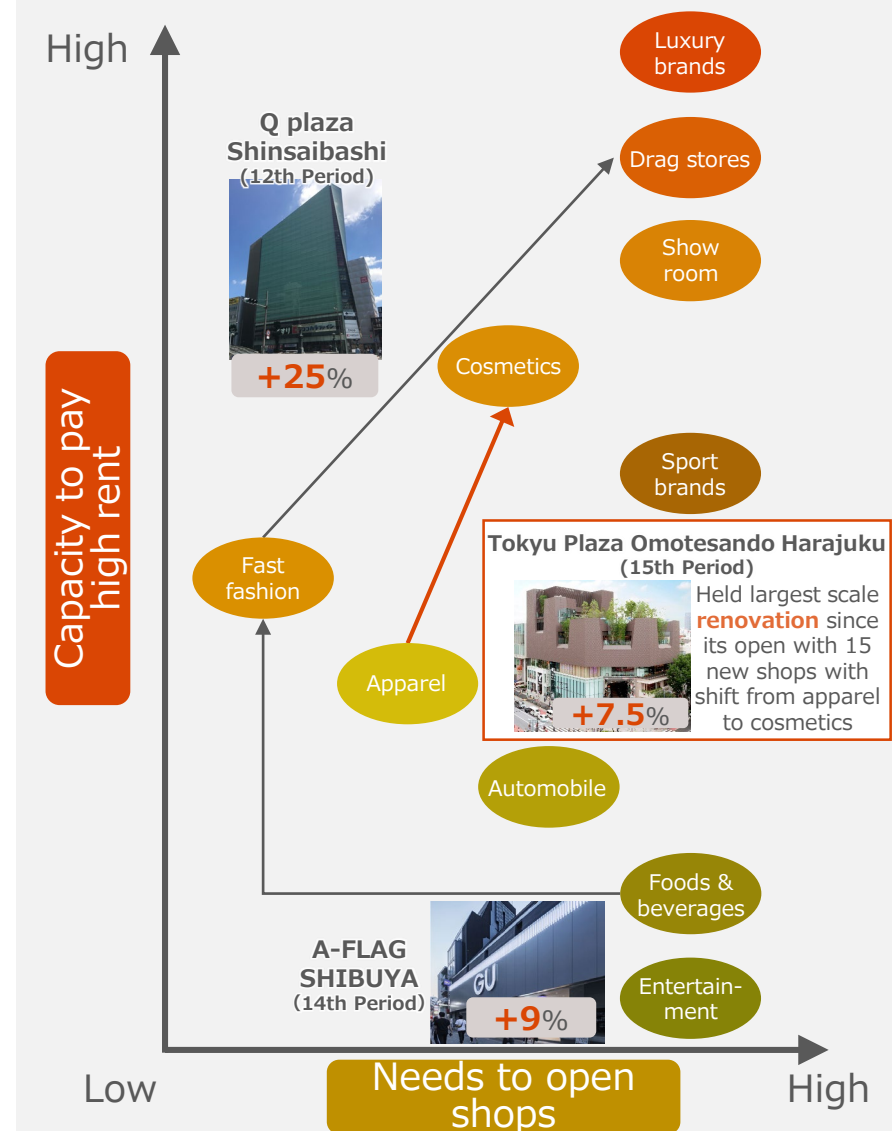


Proactively take measures against future tenant departure

- ✓ Omotesando Harajuku area where further visitors and consumption are expected on the heels of redevelopment in Shibuya
- ✓ Property faces Jingumae Crossing which is a great rarity and tenants can open their flagship stores
- ✓ Proactively started discussion with several tenant candidates

## API's retail properties desired by tenants of a variety of business sectors

Source: CBRE K.K.



# API's Portfolio Advancing Integration of Retail and Office

~ Effect from Rigorous Investment Focusing on Location ~

## 1. Utilization of Sponsor support and Asset Manager's expertise

Urban retail properties



Office properties

Utilize expertise in management of Tokyu Fudosan Holdings Group

- ✓ **Flexible leasing** and **solid tenant relation** established through various types of development and management experiences

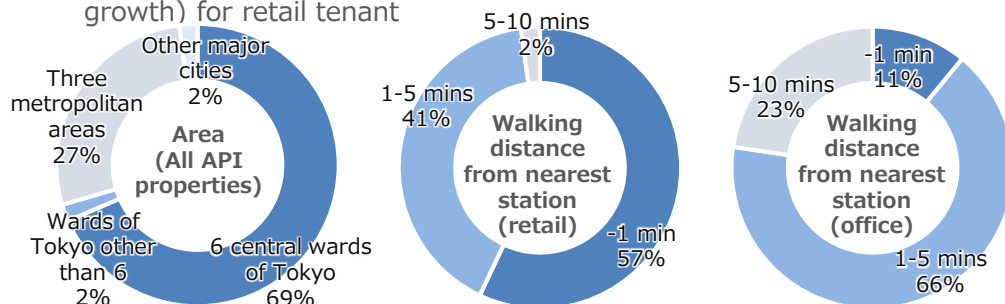
Management enabled by a REIT of diversified assets (Retail x Office)

- ✓ Management capability engaged by employees **expertise in development** and **management** of retail and office properties in Tokyu Land Corporation and other members with abundant **experience in development** and **management** in retail properties

## 2. Competitiveness of retail properties in greater Shibuya area and office properties facing train station or in other prime location

Portfolio focusing on location and quality

- ✓ **Integration of retail and office** progressing in the greater Shibuya area and Shinsaibashi
- ✓ Zones facing street of office properties in prime location such as in front of train station are **capable of rent higher than market rent** (internal growth) for retail tenant



(Note) UR properties +EDGE Shinsaibashi

## 3. Needs for API's properties flexibly supported by profit-earning opportunities

Leasing of office in urban retail properties



UR-12 A-FLAG BIJUTSUKAN DORI

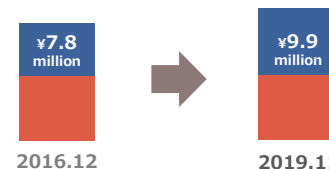
2 F	Former tenant (Apparel company)	Ap-parel company	Office / Showroom	Ap-parel company
1 F			Foreign car dealer	
Under-ground	Jazz club		Jazz club	

- ✓ Rent increased **+6%** leveraging characteristics of Minami Aoyama area



UR-11 A-FLAG KOTTODORI

- ✓ Office rent increased **+26%**



Leasing of retail zone in office in front of train station and other prime location

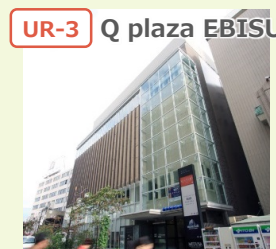


TO-15 A-PLACE Gotanda Ekimae

3F	Former tenant (office)	Office (IT-related company)
2F		Office (existing tenant relocated)
1F	Former tenant (office)	Apparel company

- ✓ Rent increased **+29%** leveraging visibility and locational advantage in front of train station

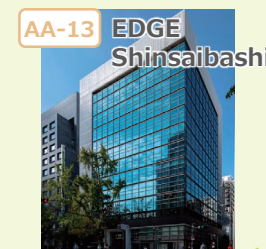
## Properties of which future upside expected



UR-3 Q plaza EBISU



TO-8 A-PLACE Shinbashi



AA-13 EDGE Shinsaibashi



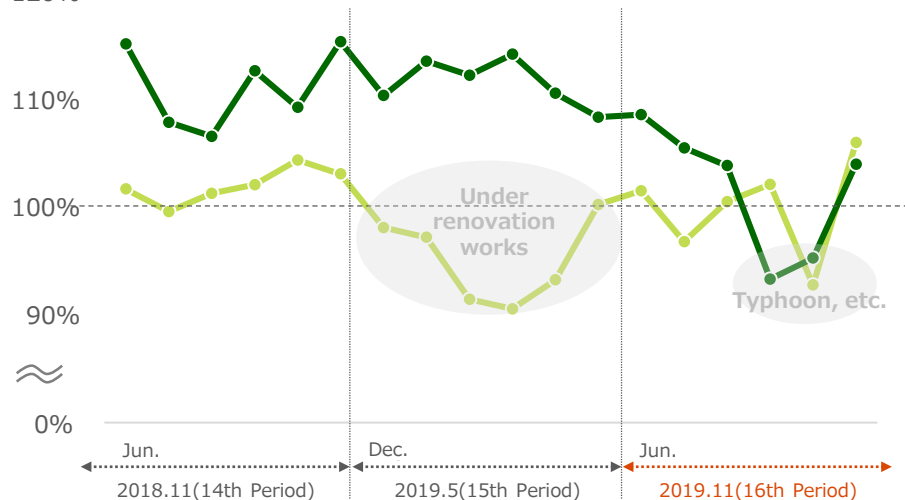
# Management Status of Retail Properties ~ Continued Solid Management ~

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## 1. Sales trend

- Both properties showed **signs of recovery** despite temporary decline caused by typhoon, etc.
- Impact** from consumption tax increase on sales in Oct. 2019 and onwards is **minimal**

	Tokyu Plaza Omotesando Harajuku	DECKS Tokyo Beach
Legend		
Sales (Y-on-Y)	99.9%	101.9%
Note	Strong sales in renewed shops	Growth led by overseas tourists



## 2. Upward rent revision・Replacement w/ higher rent already achieved (16th & 17th Periods)

- Steadily achieved **rent increase** mainly in UR properties

	Area	Rent increase	Increase rate
Upward revision	1,245tsubo	+¥2.0mn/period	+1.4%
Tenant replacement	191tsubo	+¥2.1mn/period	+10.5%
Total	1,436tsubo	+¥4.1mn/period	+2.6%

## 3. Major international events

### Rugby World Cup™ Japan 2019

**UR-15** DECKS Tokyo Beach  
Organized **public screenings** on Seaside deck



**UR-2** Tokyu Plaza Akasaka  
A **beer festival co-organized by four restaurants** recorded **+112% sales Y-on-Y**



## Upward revision examples

**UR-13** A-FLAG DAIKANYAMA WEST

Increase rate **+6.3%** (780 tsubo)  
Achieved **first** upward rent revision in 2017.1 **after acquisition**



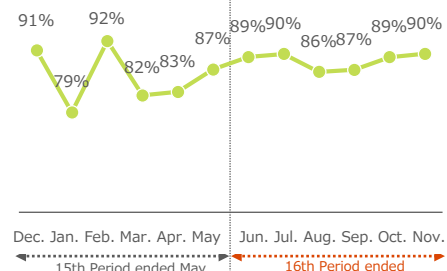
## 4. Management status of hotels

### Overview of hotels

Property	Tokyu Plaza Akasaka	A-FLAG SAPPORO	Kobe Kyu Kyoryuchi 25Bankan
Hotel (Operator)	Akasaka Excel Hotel Tokyu (Tokyu Hotels)	Sapporo Tokyu REI Hotel (Tokyu Hotels)	Oriental Hotel (Plan・Do・See)
Location	1-min walk from Akasaka-mitsuke Station	2-min walk from Susukino Station	5-min walk from Kyukyoryuchi・Daimarumae Station
# of rooms	487	575	116

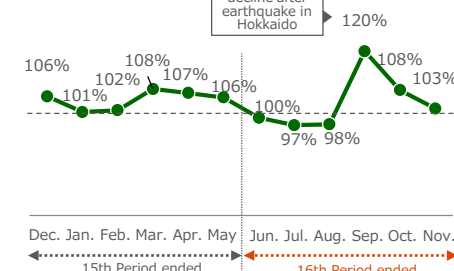
### Occupancy rates of hotel rooms

Avg. of 16th Period ended Nov. 2019: **89%**



### RevPAR

Avg. of 16th Period ended Nov. 2019: **104%**

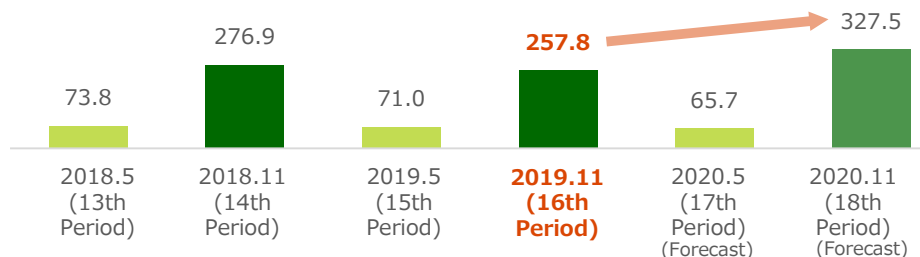


### Sales-linked rent

- Revenue increase is expected for the 18th Period owing to rally after decline caused by natural disasters and **more overseas tourists, etc.**

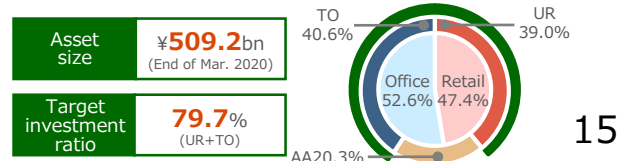
Even period : Tokyu Plaza Akasaka, A-FLAG SAPPORO  
Odd period : Kobe Kyu Kyoryuchi 25Bankan

(in millions of yen)



# Asset Replacement Strategy

~ Rigorous Investment and Asset Disposition upon Respective Decision ~



- Asset replacement **to be continuously examined** with consideration of DPU level from following perspectives: ①Profitability ②Building age ③Competitiveness
- Aim at acquisition of **office in greater Shibuya area and Shinagawa・Gotanda area** from point of view of growth potential

## ① Profitability

- ✓ Properties with relatively **low yield** and limited upside potential

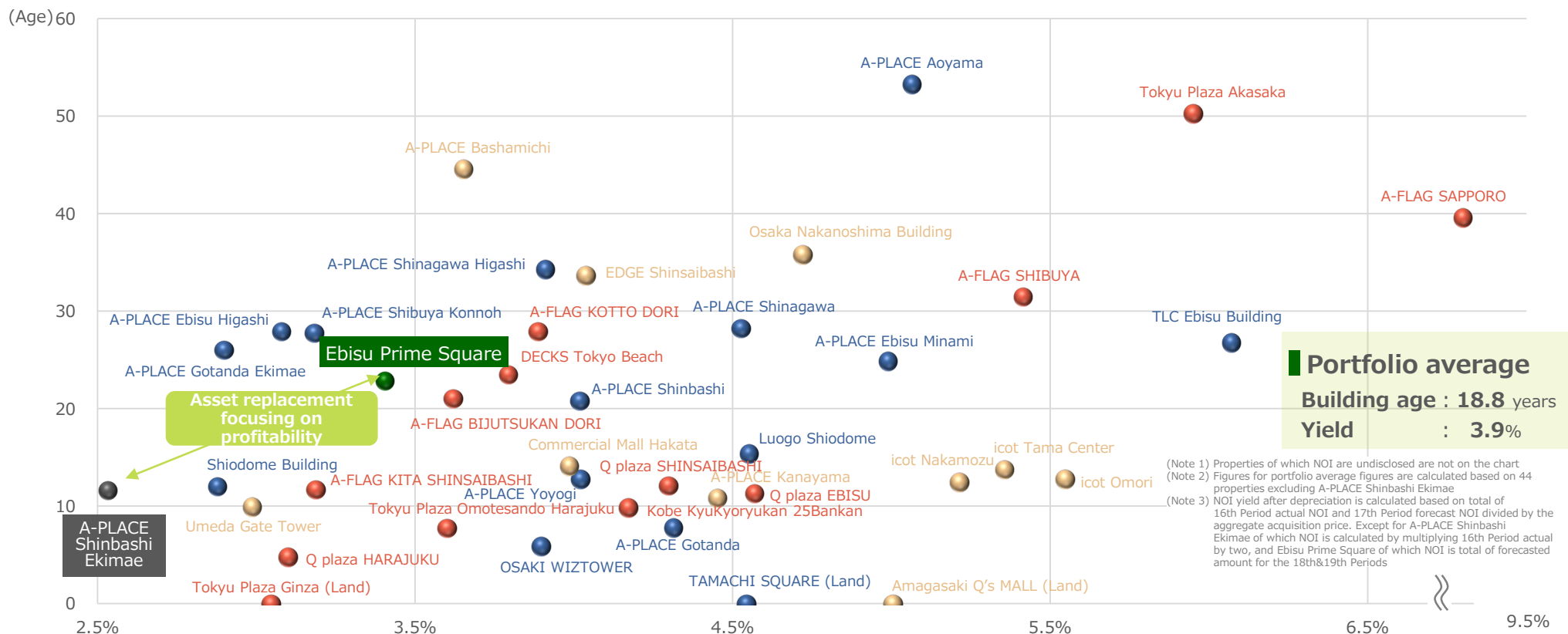
## ② Building age

- ✓ Properties which will require **large amount of fund** for repair cost and capital expenditure, etc.

## ③ Competitiveness

- ✓ Properties with **potential risk** of significant rent decrease and vacancy for long term

## Distribution chart of building age and NOI yield after depreciation

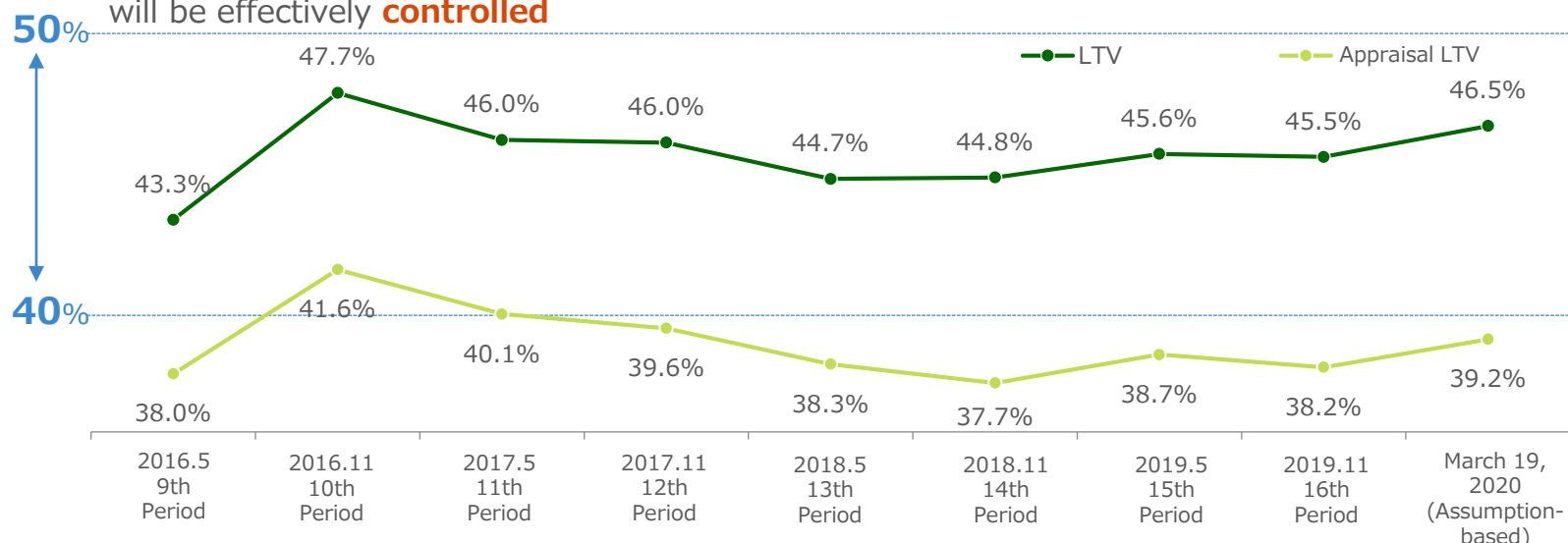




## LTV Management Responding to External Growth Strategy and Continual Reduction of Debt Cost

## 1. Trend in LTV

- ✓ With LTV after asset replacement being expected to be **46.5%** (appraisal LTV at 39.2%), **LTV considering DPU level** will be effectively **controlled**



Assumed LTV ratio

**40% ~ 50%**

Acquisition capacity (LTV50%)

¥**36.5** billion

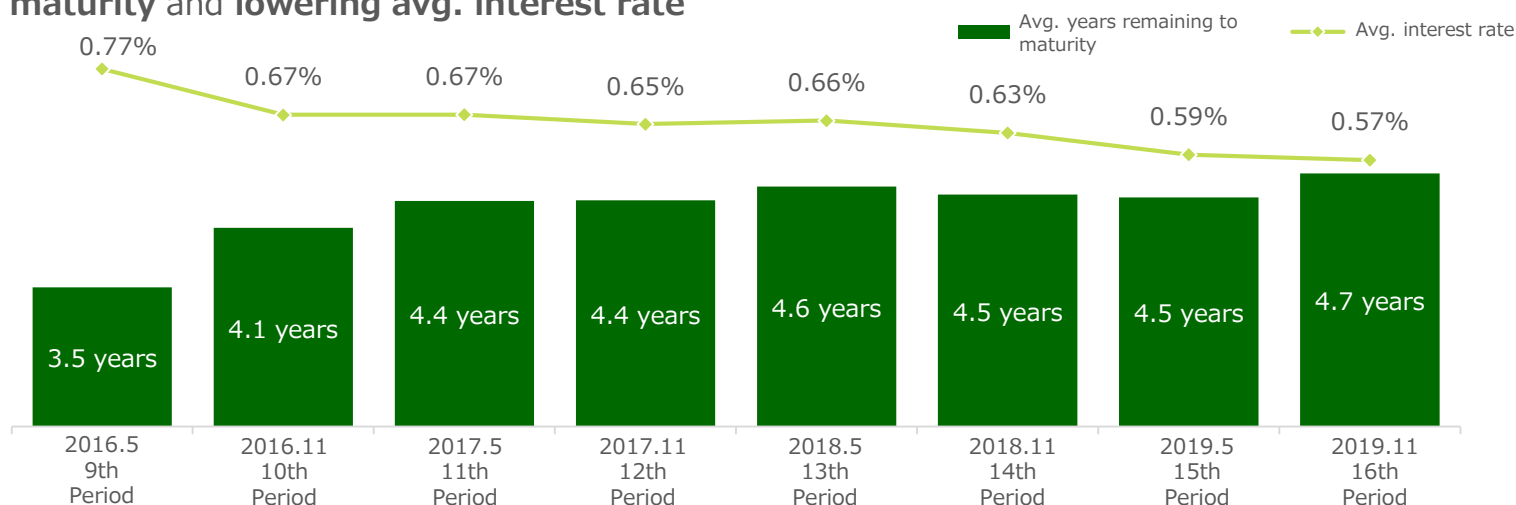
Rating (JCR)

**AA**(Stable)  
\*Purchased by Bank of Japan

(Note) Assumption-based as of March 19, 2020

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

- ✓ Secured **fixed interest rate debt of over 90%** along with **extending avg. remaining period to maturity** and **lowering avg. interest rate**



Avg. remaining period to maturity

**4.7** years

Fixed interest rate ratio

**93%**

Avg. interest rate

**0.57%**

Long-term borrowing ratio

**98%**

(Note) At end of 16th Period ended November 2019

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

## 1. Procurement results and outlook

### Refinance results (FP ended Nov. 2019)

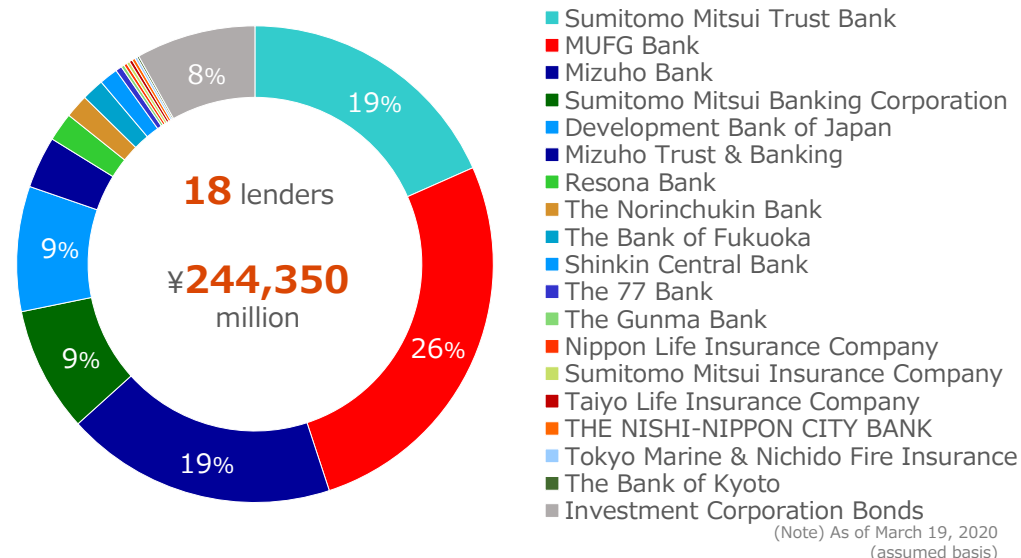
	〈Before〉	〈After〉
Amount	¥22.1bn	¥22.1bn
Avg. duration	3.6 years	7.9 years
Avg. interest rate	0.51%	0.37%

### Key index after asset replacement (As of March 19, 2020)

LTV	Avg. interest rate	Fixed-rate interest
46.5%	0.56%	90%

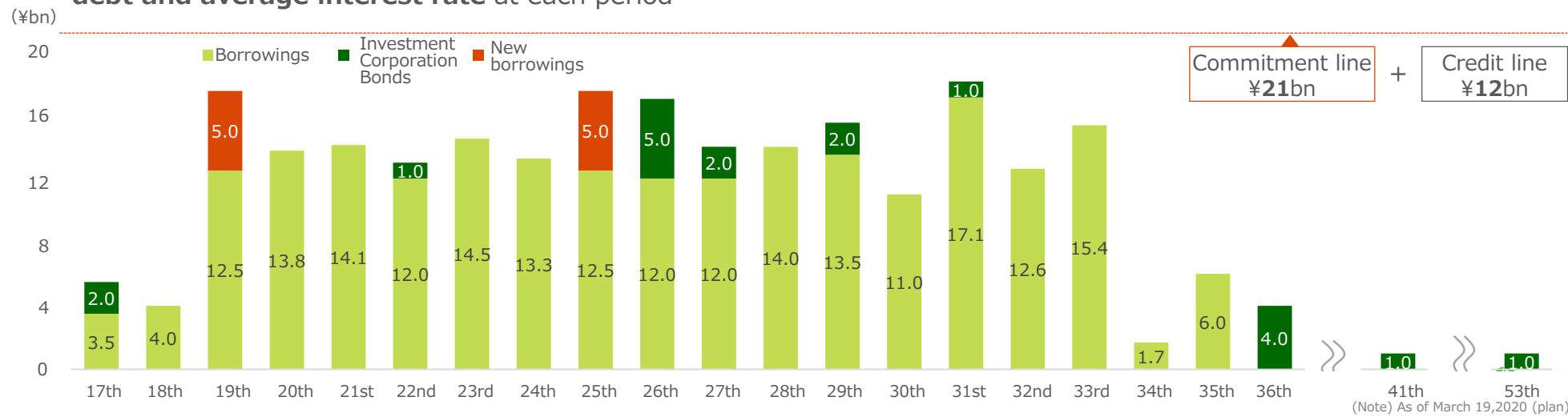
(Note)  
Assumed figures  
as of January 17, 2020

## 2. List of lenders



## 3. Maturity ladder

- ✓ **Diversified maturity periods** paying attention to refinancing as well as **leveled outstanding debt and average interest rate** at each period





# Financial Results: Statement of Income ~ 16th Period Ended November 2019 ~

- **Both revenue and profit increased from previous period** due to **full operation of three properties acquired in 2019** and increase in sales-linked rent at hotels and rent in existing properties
- **Both revenue and profit exceeded from previous forecast** for the period under review, owing to **rent increase in existing properties** and **lowered interest rates** absorbing increased cost by added or advanced works

(in millions of yen)

	Result of Period ended Nov. 2019	Result of Period ended May 2019		Difference from Result of Period ended May 2019	Previous forecast for Period ended Nov. 2019		Difference from previous forecast for Period ended Nov. 2019
Rent and common service fees	13,650	13,072	578	Full operation +301, Sales-linked rents at hotels +187,	13,634	15	Revised rent +27, Tenant replacement -5, etc.
Parking lot fees and usages fees for warehouse	412	400	12	Existing properties +155 (Tenant replacement +45, Rent review +90, etc.), AF AKASAKA -65	412	0	
Utility charge reimbursement	1,045	921	123		1,073	-28	
Other revenue	90	108	-17	Existing properties -10 (Termination of cancellation penalty benefit -16)	72	18	Cancellation penalty +6
Total leasing business revenue	15,199	14,502	697	Existing properties +457, Full operation +318, AF AKASAKA -78	15,193	6	
Gain on sales of real estate properties	343	341	2		343	-0	
<b>Operating revenue</b>	<b>15,542</b>	<b>14,843</b>	<b>699</b>		<b>15,536</b>	<b>6</b>	
Management operation expenses	1,252	1,235	16	Existing properties +8 (Construction management fee +8)	1,242	10	Leasing compensation +11, etc.
Utilities expenses	1,011	940	71		1,079	-67	
Tax and public dues	1,087	998	89	Existing properties +92 (Property-related taxes for 2 properties acquired in 2018, etc.)	1,087	0	
Repair & maintenance expenses	436	189	246		340	96	Additional works, works brought forward, etc. +87
Other expenses related leasing business	376	310	66		384	-7	
Total expenses related to leasing business	4,165	3,674	490		4,134	31	
NOI (excl. gain on sales)	11,034	10,827	206	Full operation +255, Existing properties +9, AF Akasaka -58	11,058	-24	
Depreciation, etc.	1,298	1,298	0		1,303	-4	
NOI after depreciations (excl. gain on sales)	9,735	9,528	206		9,755	-19	
Profit (loss) from real estate leasing business (inclu. gain on sales)	10,078	9,869	208		10,098	-19	
General administrative expenses	1,398	1,270	127	Management fee +122, etc.	1,403	-5	
Operating profit	8,680	8,599	80		8,694	-14	
Total non-operating expenses	863	873	-10	PO cost -26, Interest payment +14	966	-103	Interest payment -108
Ordinary profit	7,818	7,726	91		7,727	90	
<b>Profit</b>	<b>7,817</b>	<b>7,725</b>	<b>91</b>		<b>7,726</b>	<b>91</b>	

DPU	¥10,137	¥10,017	¥120		¥10,018	¥119
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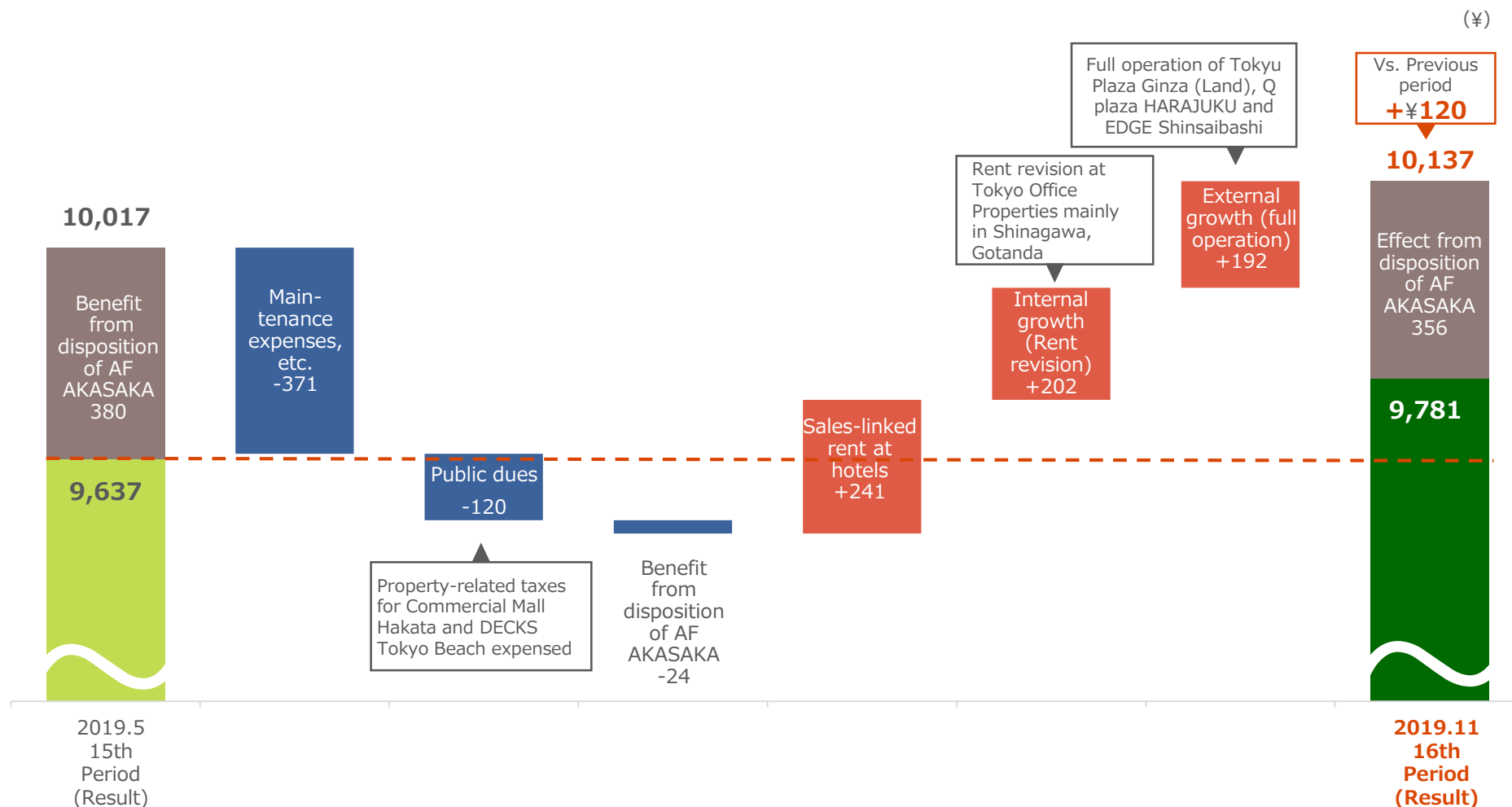
(Note 1) Full operation refer to the contribution par full operation of following three properties; Tokyu Plaza Ginza (Land), Q plaza HARAJUKU, and EDGE Shinsaibashi

(Note 2) AF AKASAKA refers to A-FLAG AKASAKA, in which remained 50% co-ownership interest was disposed of on June 3, 2019 (the 16th Period)

(Note 3) Existing properties refer to the total amount of the 41 properties other than the above-mentioned four

## DPU Summary ~ the 16th Period Ended November 2019 ~

- DPU for the FP under review are ¥10,137, **up ¥120 from the previous period** owing to **increase in earnings** from **sales-linked rent at hotels** and **internal growth** absorbing increase in cost such as maintenance and public dues
- ¥9,781 on stabilized basis excluding benefit from disposition of A-FLAG AKASAKA, **¥144 up from previous period**



# Financial Forecasts ~ the 17th Period Ending May 2020 and the 18th Period Ending Nov. 2020 ~

- **Revenue** for the FP ending May 2020 are forecasted to **increase from previous period** owing to **asset replacement** and **rent increase achieved in existing properties**, etc.
- **Both revenue and profit** for the FP ending Nov. 2020 are forecasted to **increase** due to **asset replacement** and **rent increase in existing properties** which absorb increase in cost such as public dues and maintenance expenses, etc.

(in millions of yen)

	Forecast for Period ending May 2020	Results of Period ended Nov. 2019	Difference from Result of Period ended Nov. 2019		Forecast for Period ending Nov. 2020	Difference from Forecast for Period ending May 2020	
Rent and common service fees	13,974	13,650	323	Asset replacement +398, Hotels -192, Existing properties +118 (Tenant replacement +40, Upward revision +99, etc.)	14,174	200	Hotels +262, Asset replacement -84, Existing properties +22 (Tenant replacement +12, Upward revision +23, etc.)
Parking lot fees and usage fees for warehouse	418	412	5		434	16	
Utility charge reimbursement	990	1,045	-55		1,130	140	
Other revenue	87	90	-3		82	-4	
Total leasing business revenue	15,470	15,199	270	Asset replacement +490, Existing properties -219	15,822	352	Existing properties +417, Asset replacement -65
Gain on sales of real estate properties	158	343	-184	AF AKASAKA -343, AP Shinbashi Ekimae +158	0	-158	AP Shinbashi Ekimae -158
<b>Operating revenue</b>	<b>15,628</b>	<b>15,542</b>	<b>85</b>		<b>15,822</b>	<b>194</b>	
Management operation expenses	1,286	1,252	34	Asset replacement +49	1,286	-0	Existing properties +215 (Property-related taxes for 3 properties acquired in 2019), Asset replacement -55
Utilities expenses	998	1,011	-13		1,171	173	
Tax and public dues	1,110	1,087	22	Asset replacement +17	1,270	160	
Repair & maintenance expenses	337	436	-98		446	108	
Other expenses related rent business	618	376	241	Asset replacement +251	349	-269	Asset replacement -232
Expenses related to rent business	4,351	4,165	185		4,523	172	
NOI (excl. gain on sales)	11,118	11,034	84	Asset replacement +66, Existing properties +18	11,298	180	Asset replacement +183
Depreciation, etc.	1,335	1,298	36		1,334	-0	
NOI after depreciations (excl. gain on sales)	9,783	9,735	48		9,964	180	
Profit (loss) from real estate leasing business (incl. gain on sales)	9,941	10,078	-136		9,964	22	
General administrative expenses	1,351	1,398	-46	Management fee -109, Tax and public dues +52	1,296	-55	Taxes and public dues -66
Operating profit	8,590	8,680	-89		8,667	77	
Non-operating expenses	968	863	105	Interest payment +103	1,008	39	Interest payment +38
Ordinary profit	7,621	7,818	-197		7,659	38	
<b>Profit</b>	<b>7,620</b>	<b>7,817</b>	<b>-197</b>		<b>7,658</b>	<b>38</b>	
<b>DPU</b>	<b>¥9,880</b>	<b>¥10,137</b>	<b>¥-257</b>		<b>¥9,930</b>	<b>¥50</b>	

(Note 1) Figures for Asset replacement reflect acquisition of Ebisu Prime Square and disposition of A-PLACE Shinbashi Ekimae

(Note 2) AF AKASAKA refers to A-FLAG AKASAKA, in which remained 50% co-ownership interest was disposed on June 3, 2019 (the 16th Period)

(Note 3) Existing properties refer to the total 43 existing properties other than the above-mentioned three

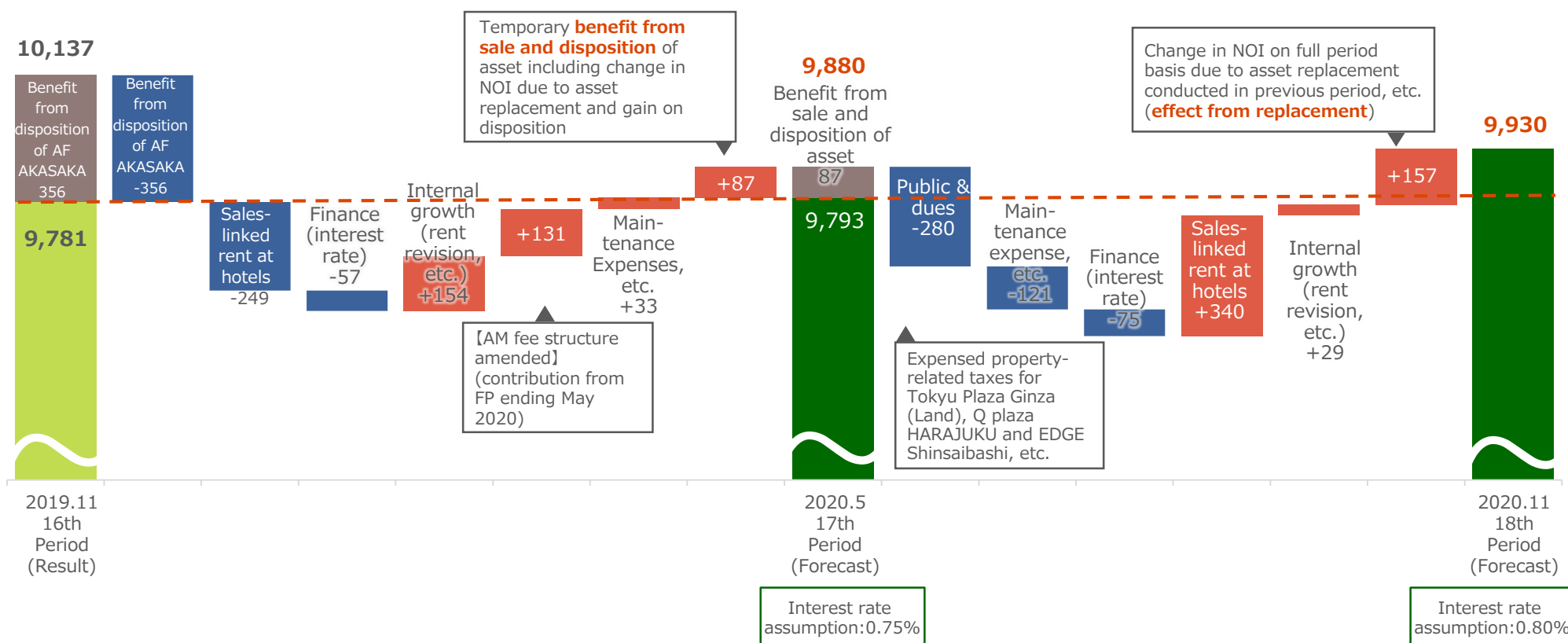


# DPU Summary ~ 17th Period Ending May 2020 and 18th Period Ending November 2020 ~

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- Stabilized DPU forecasted to be **¥9,793** for the FP ending May 2020, **slightly up from previous period**, owing to **cost control measures** such as **increased rent revenue by internal growth**, **amended AM fee structure** and maintenance fee adjustment which cover the impact from lopsidedly-generated revenue from sales-linked rent at hotel
- Stabilized DPU forecasted to be **¥9,930** for the FP ending Nov. 2020, **up ¥137 from previous period** where sales-linked rent at hotels and **benefit from asset replacement** absorb increased cost such as public
- Aim to achieve stabilized DPU of **¥10,000** through **management focusing on stable and continuous growth**

(¥)



# Financial Results: Balance Sheet ~ the 16th Period Ended November 2019 ~

- Total assets at end of 16th FP were **¥515.5bn**, remaining at same level as at end of previous FP as no significant change in portfolio such as asset acquisition and disposition
- NAV per unit stood at **¥458,775**, up **¥7,763** from previous FP, and unrealized gain grew to **¥97.6bn**, up **¥5.9bn** from previous FP owing to decrease in cap rate and improved NOI

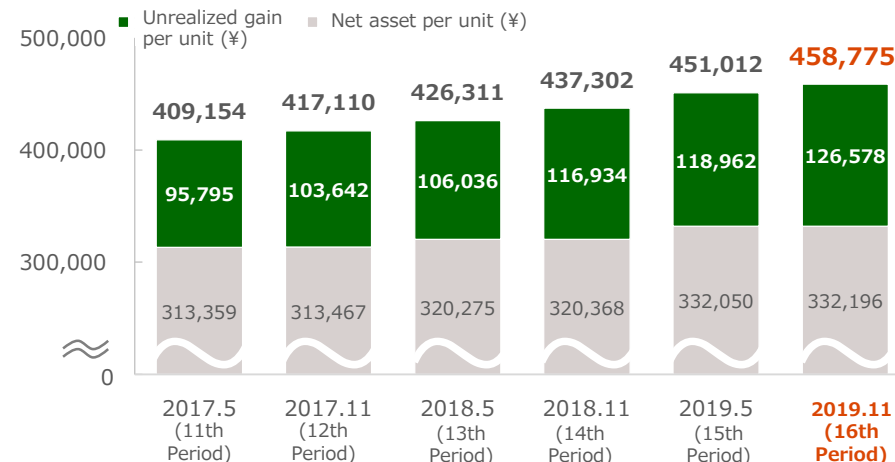
## 1. Balance sheet (vs. previous FP)

(in millions of yen)

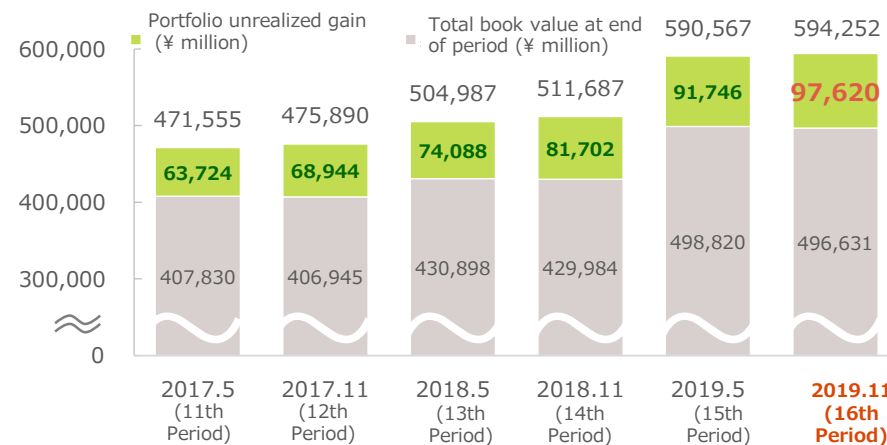
	15th Period (2019/5)	16th Period (2019/11)	Change
<b>Assets</b>			
Current assets	14,181	<b>17,351</b>	+3,170
Cash and depositis, etc.	12,800	<b>16,185</b>	+3,385
Other	1,381	<b>1,166</b>	-215
Non-current assets	500,177	<b>498,129</b>	-2,048
Total property, plant and equipment	489,728	<b>487,576</b>	-2,151
Total intangible assets	9,094	<b>9,056</b>	-37
Other	1,355	<b>1,495</b>	+140
<b>Total assets</b>	<b>514,359</b>	<b>515,480</b>	<b>+1,121</b>

<b>Liabilities</b>			
Interest-bearing debts	234,350	<b>234,350</b>	0
Short-term borrowings	14,000	<b>5,000</b>	-9,000
Current portion of investment corporation bonds	6,000	<b>6,000</b>	0
Current portion of long-term borrowings	20,400	<b>7,300</b>	-13,100
Investment corporation bonds	8,000	<b>17,000</b>	+9,000
Long-term borrowings	185,950	<b>199,050</b>	+13,100
Leasehold and guarantee deposits, etc.	23,923	<b>24,932</b>	+1,009
<b>Total liabilities</b>	<b>258,273</b>	<b>259,282</b>	<b>+1,009</b>
<b>Net assets</b>			
Unitholders' equity	248,370	<b>248,370</b>	0
Surplus	7,714	<b>7,827</b>	+112
<b>Total net assets</b>	<b>256,085</b>	<b>256,198</b>	<b>+112</b>
<b>Total liabilities and net assets</b>	<b>514,359</b>	<b>515,480</b>	<b>+1,121</b>

## 2. Trend in NAV per unit



## 3. Unrealized gain in portfolio



# Initiatives for ESG ~ Governance ~

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## 1. Amendment to Asset Management Fee Structure

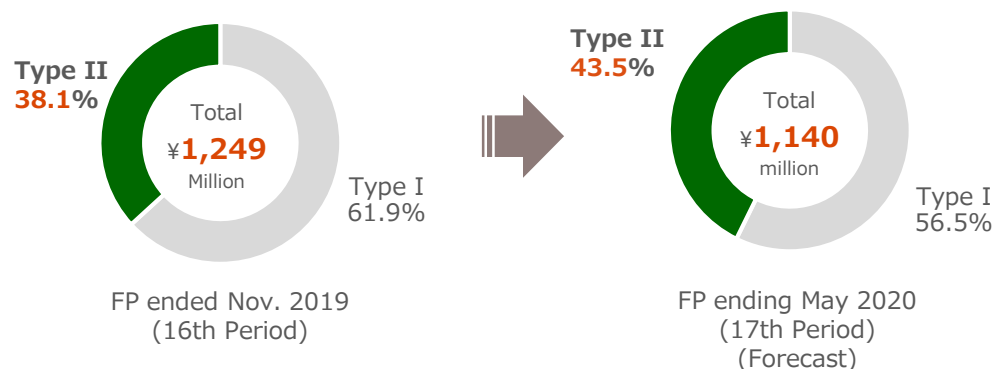
- ✓ **Amendment to asset management fee structure** to enhance unitholder value approved at the 5th Unitholder Meeting held in Aug.2019
- ✓ **Strengthen incentives to maximize unitholder value** by lowering AM fee type I ratio (asset based) and raising type II ratio (DPU/NOI based)

AM Fee type I (asset based)		AM Fee type II (DPU / NOI based)	
<Before>	<After>	<Before>	<After>
Total assets at end of the preceding FP × 0.3% (Up to 0.4%)	<b>Total assets at end of the preceding FP × 0.25% (Up to 0.3%)</b>	DPU × NOI × 0.00020% (Up to 0.00020%)	<b>DPU × NOI × 0.00021% (Up to 0.00021%)</b>

(Note 1) New rate for management fees are scheduled to take effect from Period ending May 2020

(Note 2) No change for total AM fee of type I and type II (up to total assets at each FP × 0.5%)

## Simulated change in ratio of management fees



## 2. Identification of Materiality

- ✓ **Identified Materiality (core issues)** that API should deal with based on principles of SDGs
- ✓ Work to contribute to SDGs by addressing Materiality



	Materiality	Related SDGs
<b>E</b>	Reducing environmental impact	7 持続可能なエネルギー, 11 気候変動, 12 つながる資源, 13 気候変動に具体的な対策を
<b>S</b>	Human capital development as a group of professionals	3 持続可能な健康と福祉, 4 質の高い教育をみんなに, 5 ジェンダー平等を推進しよう, 8 働きがいと経済成長を
	Contribution to the local community	3 持続可能な健康と福祉, 9 産業・技術革新の基盤をつくろう, 11 気候変動に具体的な対策を
	Health and well-being of tenants	3 持続可能な健康と福祉, 11 気候変動に具体的な対策を
	Supplier engagement	11 気候変動に具体的な対策を, 12 つながる資源
<b>G</b>	Management framework corresponding to multifaceted social demand towards sustainable society	12 つながる資源, 16 平和と公正を

## 3. Sustainability information disclosure ・GRI

- ✓ Disclosure of information on our sustainability initiatives is prepared with reference to GRI (Global Reporting Initiative) reporting standards





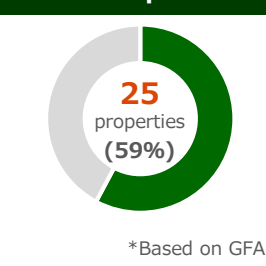
## Initiatives for ESG ~ Environment ~

## 1. Green certification (As of November 30, 2019)

## GRESB Real Estate Assessment



## Green-certified assets in portfolio



## CASBEE Certification



S(★★★★★) 10 properties  
A(★★★★) 12 properties

## BELS Assessment



★★★★★ 2 properties  
★★★★ 2 properties  
★★ 4 properties  
★ 1 property

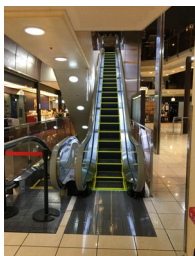
## DBJ Green Building



★★★★★ 1 property

## 3. Examples of works for environmental performance improvement

## UR-8 A-FLAG SAPPORO



- ✓ Renewed to environmental-friendly escalators (microprocessor controlled) and reduced power consumption by **20%**

## TO-8 A-PLACE Shinbashi



- ✓ Installed energy-saving glass that helps to reduce air-conditioning load on the facility by **7%**

## 2. Green Bonds

- ✓ Issued API's first Green bonds in July 2019 (¥5 billion)
- ✓ Secondly issued Green bonds of ¥4 billion in November same year and obtained consent from **21 investors to disclose their investments**, far more than previous issuance

	Issue amount	Interest rate	Offering date	Redemption date
<b>First Issuance</b>	¥5 billion	0.220%	July 2019	July 2024
<b>Second Issuance</b>	¥4 billion	0.530%	November 2019	November 2029

## Investors agreed to disclose their investment to API's second Green Bonds

- ADACHISEIWA SHINKIN BANK
- ASAHIKAWA SHINKIN BANK
- Credit Guarantee Corporation of Osaka
- ECHIZEN SHINKIN BANK
- Fuji Shinkin Bank
- GUNMAMIRAI Shinkumi Bank
- Hyogo Shinkin Bank
- KANONJI SHINKIN BANK
- KIRYU SHINKIN BANK
- Nishi-Chugoku Shinkin Bank
- NISHIHYOGO SHINKIN BANK
- NORTH PACIFIC BANK, LTD.
- ODAWARA DAIICHI SHINYOUKUMIAI
- OITA-KEN CREDIT COOPERATIVE
- Sawayaka Shinkin Bank
- Shigaken Shinyoukumiai
- The Hanno-Shinkin Bank
- The TAKAMATSU SHINKIN BANK
- Tokushima Shinkin Bank
- Tono Shinkin Bank
- TSURU SHINKUMI

## AA-7 Osaka Nakanoshima Building



- ✓ Installed water-saving urinals and toilets and reduced water consumption by **66%** for urinals and by **47%** for toilets
- ✓ New elevator system reduces energy consumption by **22%**

## Initiatives for ESG ~ Social ~

## 1. Initiatives at properties

**UR-1 Tokyu Plaza Omotesando Harajuku**

- ✓ Continually offered **farming experiences to local nursery school kids** in “Omohara Forest”
- ✓ Continued to organize harvest festivals and reinforce relationship with **local community**

**TO-12 Shiodome Building**

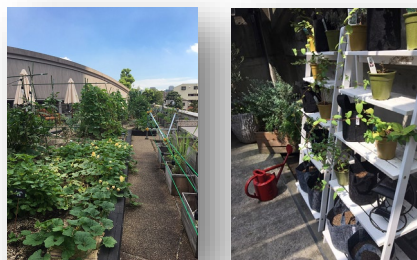
- ✓ **Using open space** in the property for HAMASITE summer festival, a traditional event in the area
- ✓ Joined by area's residents, workers and other stakeholders such as PM and BM companies which contributes to **enhance local community**

**UR-15 DECKS Tokyo Beach**

- ✓ **Created playground** for kids to offer parents coming from Japan and overseas a space free from anxiety
- ✓ Installed **furniture and green area** on Seaside Deck, offering visitors a refreshing space

**TO-18 Ebisu Prime Square**

- ✓ Offering **farming experience on the terrace of the commercial building** to local workers and others contributes **fostering their community** in area



## 2. Initiatives at the Asset Manager

**Number of employees with related qualifications**

Registered real estate notary	80 pers.
ARES Real Estate securization master	54 pers.
Certified Building Administrator	23 pers.
Real estate appraisers	7 pers.

(Note) As of June 30, 2019

**Measures in line with Work style reform**

Employment	+15 pers. (vs. FY2017)
Turnover	0% (FY2018 result)
Employment of women	41%
Workers with reduced or shifted schedule for childcare	2 pers.

(Note) As of April 30, 2019

**ESG seminar for employees and outside stakeholders**

- ✓ Organize ESG lectures by outside experts to **heighten employees' consciousness of ESG**
- ✓ Aim to enhance **contribution to ESG in PM operations** by offering seminars jointly organized for AM and PM companies

**Local cleanup campaign**

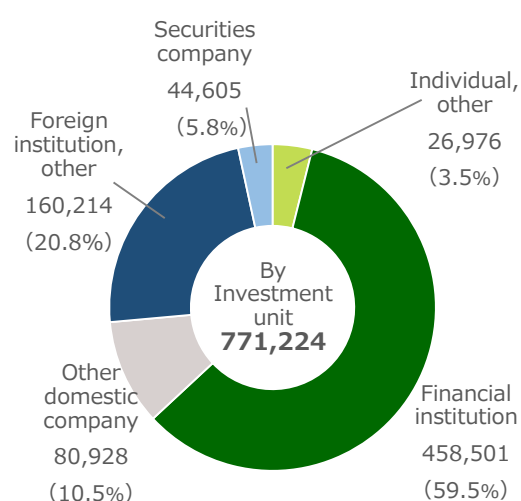
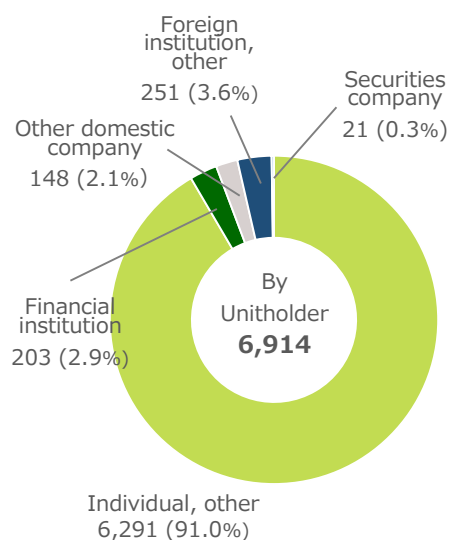
- ✓ **Periodically participate in cleanups** organized by NPO “Green Bird” established in Omotesando Harajuku in 2002
- ✓ **Activate community** through events such as picking up litter in cooperation with residents and workers in Shibuya area



# Distribution of Unitholders ~ At End of the 16th Period Ended November 2019 ~

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

	End of Nov. 2019 (the 16th Period)				End of May 2019 (the 15th Period)			
	# of unit-holders	Ratio	# of units	Ratio	# of unit-holders	Ratio	# of units	Ratio
Individual, other	6,291	91.0%	26,976	3.5%	7,032	91.6%	30,192	3.9%
Financial institution	203	2.9%	458,501	59.5%	208	2.7%	456,335	59.2%
Other domestic company	148	2.1%	80,928	10.5%	164	2.1%	80,869	10.5%
Foreign institution, other	251	3.6%	160,214	20.8%	258	3.4%	177,665	23.0%
Securities company	21	0.3%	44,605	5.8%	18	0.2%	26,163	3.4%
<b>Total</b>	<b>6,914</b>	<b>100.0%</b>	<b>771,224</b>	<b>100.0%</b>	<b>7,680</b>	<b>100.0%</b>	<b>771,224</b>	<b>100.0%</b>



## 2. Top 10 Unitholders

Name	Investment units	Ratio (%)
1. Japan Trustee Services Bank, Ltd. (Trust accounts)	148,037	19.2%
2. The Master Trust Bank of Japan, Ltd. (Trust accounts)	133,353	17.3%
3. Tokyu Land Corporation	73,425	9.5%
4. The Nomura Trust and Banking Co., Ltd (Investment accounts)	30,697	4.0%
5. Trust & Custody Services Bank, Ltd. (Securities investment trust accounts)	25,535	3.3%
6. SSBTC CLIENT OMNIBUS ACCOUNT	18,280	2.4%
7. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	13,941	1.8%
8. Mizuho Trust & Banking Co., Ltd.	13,210	1.7%
9. JPMorgan Securities Japan Co., Ltd.	9,087	1.2%
10. State Street Bank West Client Treaty 505234	8,001	1.0%
<b>Total</b>	<b>473,566</b>	<b>61.4%</b>



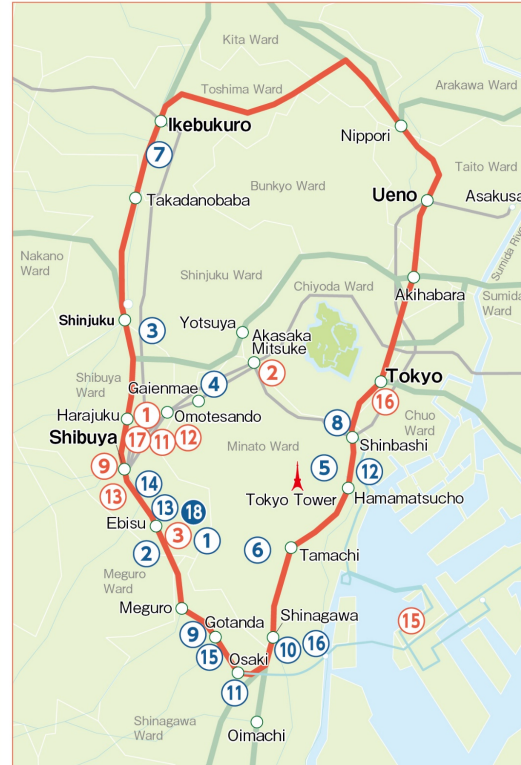
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# Appendix

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## Portfolio Map

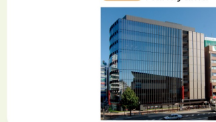
## Central Tokyo Area



## Greater Tokyo Area



## Nagoya



## Hakata






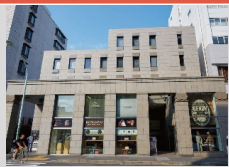


## Sapporo



## Hyogo/Osaka/Kyoto



## Portfolio ~ Urban Retail Properties (1/2) ~

Property name	Tokyu Plaza Omotesando Harajuku (Note 1)	Tokyu Plaza Akasaka (Note 1)	Q plaza EBISU	Kyoto Karasuma Parking Building	Kobe Kyu Kyoryuchi 25Bankan	A-FLAG SAPPORO
						
Location	Jingu-mae, Shibuya-ku, Tokyo	Nagatacho, Chiyoda-ku, Tokyo	Ebisu, Shibuya-ku, Tokyo	Moto Honenji-cho, Nakagyo-ku, Kyoto	Kyomachi, Chuo-ku, Kobe, Hyogo	Minami-Yonjo-Nishi, Chuo-ku, Sapporo, Hokkaido
Access	A 1-minute walk from Tokyo Metro Chiyoda Line, etc. "Meiji Jingumae (Harajuku)" Station	A 1-minute walk from Tokyo Metro Ginza Line, etc. "Akasaka-mitsuke" Station / A 1-minute walk from Tokyo Metro Yurakucho Line, etc. "Nagatacho" 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
Construction date (Note 2)	March 2012	September 1969	August 2008	July 2006	January 2010	May 1980
Number of floors	7 floors above / 2 floors underground	14 floors above / 3 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
Total leasable area (Note 3)	4,918.44m <sup>2</sup>	16,609.75m <sup>2</sup>	4,024.88m <sup>2</sup>	21,616.04m <sup>2</sup>	19,653.90m <sup>2</sup>	21,229.16m <sup>2</sup>
Key tenant (Note 3)	Baroque Japan Limited	Tokyu Hotels Co., Ltd.	Tokyu Sports Oasis Inc.	Times24 Co., Ltd.	Plan Do See Inc.	Tokyu Hotels Co., Ltd.
Number of tenants (Note 3)	35	95	4	2	7	16
Property name	A-FLAG SHIBUYA	Q plaza SHINSAIBASHI	A-FLAG KOTTO DORI	A-FLAG BIJUTSUKAN DORI	A-FLAG DAIKANYAMA WEST	A-FLAG KITA SHINSAIBASHI
						
Location	Udagawa-cho, Shibuya-ku, Tokyo	Shinsaibashisuji, Chuo-ku, Osaka-city, Osaka	Minami-Aoyama, Tokyo	Minami-Aoyama, Tokyo	Sarugakucho, Shibuya-ku, Tokyo	Minami Senba, Chuo-ku, Osaka-city, Osaka
Access	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	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
Construction date (Note 2)	June 1988	November 2007	January 1992	December 1998	April 1992	March 2008
Number of floors	5 floors above / 1 floor underground	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
Total leasable area (Note 3)	3,403.07m <sup>2</sup>	2,820.23m <sup>2</sup>	2,656.53 m <sup>2</sup>	1,994.65 m <sup>2</sup>	2,579.08 m <sup>2</sup>	2,536.75m <sup>2</sup>
Key tenant (Note 3)	G.U. CO., LTD.	cocokara fine Inc.	AMAN CO., LTD.	BLUE NOTE JAPAN, INC.	- (undisclosed)	PRESS Corporation Inc.
Number of tenants (Note 3)	2	6	7	4	1	5

(Note 1) Tokyu Plaza Omotesando Harajuku and Tokyu Plaza Akasaka are based on our pro rata share of the co-ownership interest (75% and 50%, 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 and A-FLAG SHIBUYA, the date of inspection confirming 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 November 30, 2019. The same shall apply hereinafter for the Portfolio pages.




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

Property name	DECKS Tokyo Beach (Note)	Tokyu Plaza Ginza (Land) (Note)	Q plaza HARAJUKU (Note)
			
Location	Daiba, Minato-ku, Tokyo	Ginza, Chuo-ku, Tokyo	Jingu-mae, Shibuya-ku, Tokyo
Access	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	1-minute walk from Tokyo Metro Ginza Line, etc. "Ginza" Station (directly connected to the station)	2-minute walk from Tokyo Metro Chiyoda Line, etc. "Meiji-jingumae <Harajuku>" Station
Construction date	June 1996	-	March 2015
Number of floors	8 floors above	-	(Bldg. A) 11 floors above / 2 floors underground (Bldg. B) 2 floors above / 1 floor underground
Total leasable area	16,112.56m <sup>2</sup>	1,130.04m <sup>2</sup>	3,378.49m <sup>2</sup>
Key tenant	CA Sega Joypolis Ltd.	Sumitomo Mitsui Trust Bank, Limited	Take and Give Needs Co., Ltd
Number of tenants	81	1	16

Property name	TLC Ebisu Building	A-PLACE Ebisu Minami	A-PLACE Yoyogi	A-PLACE Aoyama	Luogo Shiodome	TAMACHI SQUARE (Land)
						
Location	Ebisu, Shibuya-ku, Tokyo	Ebisu-Minami, Shibuya-ku, Tokyo	Sendagaya, Shibuya-ku, Tokyo	Kita-Aoyama, Minato-ku, Tokyo	Higashi Shinbashi, Minato-ku, Tokyo	Shiba, Minato-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	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
Construction date	March 1993	January 1995	February 2007	September 1966	July 2004	-
Number of floors	9 floors above / 1 floor underground	6 floors above / 1 floor underground	10 floors above / 1 floor underground	9 floors above / 1 floor underground	11 floors above / 1 floor underground	-
Total leasable area	7,342.60m <sup>2</sup>	7,950.49m <sup>2</sup>	3,106.17m <sup>2</sup>	7,303.69m <sup>2</sup>	4,476.35m <sup>2</sup>	1,287.96m <sup>2</sup>

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




## Portfolio ~ Tokyo Office Properties (2/2) ~




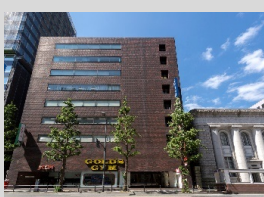


Property name	A-PLACE Ikebukuro	A-PLACE Shinbashi	A-PLACE Gotanda	A-PLACE Shinagawa	OSAKI WIZTOWER (4-11th floors)	Shiodome Building (Note)
						
Location	Minami Ikebukuro, Toshima-ku, Tokyo	Shinbashi, Minato-ku, Tokyo	Nishigotanda, Shinagawa-ku, Tokyo	Konan, Minato-ku, Tokyo	Osaki, Shinagawa-ku, Tokyo	Kaigan, Minato-ku, Tokyo
Access	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	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
Construction date	October 2011	March 1999	February 2012	September 1991	January 2014	December 2007
Number of floors	7 floors above / 1 floor underground	9 floors above / 2 floors underground	10 floors above / 1 floor underground	8 floors above / 1 floor underground	25 floors above / 2 floors underground (whole building)	24 floors above / 2 floors underground
Total leasable area	3,409.73m <sup>2</sup>	5,052.14m <sup>2</sup>	4,028.69m <sup>2</sup>	2,986.36m <sup>2</sup>	7,193.28m <sup>2</sup> (Sectional ownership)	28,136.05m <sup>2</sup>

Property name	A-PLACE Ebisu Higashi	A-PLACE Shibuya Konnoh	A-PLACE Gotanda Ekimae	A-PLACE Shinagawa Higashi	Ebisu Prime Square (Note)
					
Location	Higashi, Shibuya-ku, Tokyo	Shibuya, Shibuya-ku, Tokyo	NishiGotanda, Shinagawa-ku, Tokyo	Konan, Minato-ku, Tokyo	Hiroo, Shibuya-ku, Tokyo
Access	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	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
Construction date	January 1992	March 1992	November 1993	August 1985	January 1997
Number of floors	10 floors above / 2 floors underground	8 floors above / 1 floor underground	9 floors above / 1 floor underground	8 floors above / 1 floor underground	10 floors above / 1 floor underground
Total leasable area	4,010.69m <sup>2</sup>	2,995.72m <sup>2</sup>	4,316.89m <sup>2</sup>	14,658.98m <sup>2</sup>	18,063.02m <sup>2</sup>

(Note) Figures for Shiodome Building and Ebisu Prime Square are in proportion to our pro rata share of the co-ownership interest (35% and 51%, respectively)

## 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" Sta. / 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㎡	28,098.02㎡	14,032.05㎡	5,181.58㎡(Sectional ownership)	9,314.90㎡	20,226.77㎡

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	Tsurunocho, 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 Keihintohoku 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	6,209.79㎡	15,152.42㎡	13,624.49㎡(Sectional ownership)	9,775.50㎡	9,612.88㎡	15,897.64㎡



## Appraisal Values of Properties ~ As of November 30, 2019 ~



- Appraisal value of 28 properties out of 44 increased, and total appraisal value at the end of the 16th Period ended Nov. 2019 is up ¥5.6bn from the previous FP with unrealized gain increased to ¥97.6bn owing to decreased cap rate and improved account balance (In millions of yen)

Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Book value as of Nov. 30, 2019 (B)	As of May 31, 2019 (C)	Appraisal value		Difference from previous period (D-C)	Difference from acquisition price (D-A)	Difference from book value (D-B)	
							As of Nov. 30, 2019 (D)	Cap rate as of Nov. 30, 2019				
	UR-1	Tokyu Plaza Omotesando Harajuku <sup>(Note 1)</sup>	45,000	9.0%	44,704	62,475	62,775	2.6%	300	17,775	18,071	
	UR-2	Tokyu Plaza Akasaka <sup>(Note 1)</sup>	11,450	2.3%	11,677	15,500	15,700	4.0%	200	4,250	4,023	
	UR-3	Q plaza EBISU	8,430	1.7%	8,215	11,900	11,900	3.2%	0	3,470	3,685	
	UR-5	Kyoto Karasuma Parking Building	8,860	1.8%	8,704	11,000	11,200	4.8%	200	2,340	2,496	
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	4.3%	20,549	27,300	27,400	3.8%	100	6,070	6,851	
	UR-8	A-FLAG SAPPORO	4,410	0.9%	4,865	7,150	7,250	5.4%	100	2,840	2,385	
	UR-9	A-FLAG SHIBUYA	6,370	1.3%	6,343	8,120	8,110	3.9%	-10	1,740	1,767	
	UR-10	Q plaza SHINSAIBASHI	13,350	2.7%	13,412	14,700	14,700	3.6%	0	1,350	1,288	
	UR-11	A-FLAG KOTTO DORI	4,370	0.9%	4,394	4,890	5,020	3.4%	130	650	626	
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	4,711	4,920	4,860	3.5%	-60	149	160	
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.5%	2,348	2,350	2,400	3.9%	50	120	52	
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	4,837	4,780	4,780	3.9%	0	55	-57	
	UR-15	DECKS Tokyo Beach <sup>(Note 1)</sup>	12,740	2.6%	12,892	12,887	12,887	4.0%	0	147	-5	
	UR-16	Tokyu Plaza Ginza <sup>(Land)</sup> <sup>(Note 1)</sup>	37,500	7.5%	37,895	39,000	39,000	2.6%	0	1,500	1,105	
	UR-17	Q plaza HARAJUKU <sup>(Note 1)</sup>	13,200	2.6%	13,328	13,300	13,300	3.0%	0	100	-28	
	Subtotal			198,715	39.8%	198,993	240,272	241,282	-	1,010	42,567	42,400
		TO-1	TLC Ebisu Building	7,400	1.5%	7,246	11,400	11,800	3.6%	400	4,400	4,595
TO-2		A-PLACE Ebisu Minami	9,640	1.9%	9,382	15,000	15,200	3.5%	200	5,560	5,836	
TO-3		A-PLACE Yoyogi	4,070	0.8%	3,892	4,860	4,970	3.9%	110	900	1,094	
TO-4		A-PLACE Aoyama	8,790	1.8%	8,595	10,100	10,400	3.9%	300	1,610	1,823	
TO-5		Luogo Shiodome	4,540	0.9%	4,231	6,220	6,570	3.5%	350	2,030	2,364	
TO-6		TAMACHI SQUARE <sup>(Land)</sup> <sup>(Note2)</sup>	2,338	0.5%	2,362	2,920	3,000	3.4%	80	662	638	
TO-7		A-PLACE Ikebukuro	3,990	0.8%	3,737	5,230	5,270	3.9%	40	1,280	1,554	
TO-8		A-PLACE Shinbashi	5,650	1.1%	5,828	7,250	7,250	3.7%	0	1,600	1,431	
TO-9		A-PLACE Gotanda	5,730	1.1%	5,502	7,400	7,970	3.5%	570	2,240	2,495	
TO-10		A-PLACE Shinagawa	3,800	0.8%	3,782	5,120	5,430	3.4%	310	1,630	1,651	
TO-11		OSAKI WIZTOWER	10,690	2.1%	10,664	14,600	14,600	3.3%	0	3,910	3,984	
TO-12		Shiodome Building <sup>(Note 1)</sup>	71,600	14.3%	71,017	77,700	77,700	3.3%	0	6,100	6,809	
TO-13		A-PLACE Ebisu Higashi	7,072	1.4%	7,088	7,700	7,720	3.7%	20	648	654	
TO-14		A-PLACE Shibuya Konnoh	4,810	1.0%	4,958	5,350	5,680	3.6%	330	870	735	
TO-15		A-PLACE Gotanda Ekimae	7,280	1.5%	7,534	7,710	7,860	3.8%	150	580	319	
TO-16		A-PLACE Shinagawa Higashi	18,800	3.8%	18,858	20,000	20,600	3.8%	600	1,800	1,768	
TO-17		A-PLACE Shinbashi Ekimae	20,500	4.1%	20,872	20,200	20,400	3.6%	200	-100	-422	
Subtotal			196,700	39.4%	195,556	228,760	232,420	-	3,660	35,720	37,318	
	AA-1	Amagasaki Q's MALL <sup>(Land)</sup>	12,000	2.4%	12,113	13,900	14,200	4.2%	300	2,200	2,087	
	AA-2	icot Nakamozu	8,500	1.7%	8,068	10,700	10,900	4.8%	200	2,400	2,832	
	AA-4	icot Mizonokuchi	2,710	0.5%	2,612	3,190	3,240	5.4%	50	530	628	
	AA-5	icot Tama Center	2,840	0.6%	2,609	3,950	4,000	5.0%	50	1,160	1,391	
	AA-6	A-PLACE Kanayama	6,980	1.4%	6,282	8,820	8,830	5.1%	10	1,850	2,548	
	AA-7	Osaka Nakanoshima Building	11,100	2.2%	10,972	15,000	15,200	3.8%	200	4,100	4,228	
	AA-8	icot Omori	5,790	1.2%	5,729	6,870	6,870	4.3%	0	1,080	1,141	
	AA-9	Market Square Sagamihara	4,820	1.0%	4,661	5,020	5,010	5.3%	-10	190	349	
	AA-10	Umeda Gate Tower	19,000	3.8%	19,302	21,400	21,400	3.7%	0	2,400	2,098	
	AA-11	A-PLACE Bashamichi	3,930	0.8%	3,976	4,520	4,610	4.8%	90	680	634	
	AA-12	Commercial Mall Hakata	6,100	1.2%	6,323	6,290	6,290	4.8%	0	190	-33	
	AA-13	EDGE Shinsaibashi	19,800	4.0%	19,994	20,000	20,000	3.8%	0	200	6	
	Subtotal			103,570	20.8%	102,648	119,660	120,550	-	890	16,980	17,901
	Total			498,985	100.0%	496,631	588,692	594,252	-	5,560	95,267	97,620

(Note 1) Figures provided for Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land), Q plaza HARAJUKU and Shiodome Building are in proportion to our pro rata share of the co-ownership interest (75%, 50%, 49%, 30%, 60% and 35%, respectively). (Note 2) Acquisition price for TAMACHI SQUARE (Land) is of the land as of the acquisition date (June 13, 2012).

## 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	9.0%	J	62,775	63,525	2.6%	61,950	2.3%	2.7%	1,647	2.9
	UR-2	Tokyu Plaza Akasaka (Note 3)(Note 4)	11,450	2.3%	T	15,700	16,000	4.0%	15,600	4.1%	4.2%	736	3.6
	UR-3	Q plaza EBISU (Note 5)	8,430	1.7%	T	11,900	12,100	3.2%	11,800	3.4%/3.3%	3.4%	385	5.7
	UR-5	Kyoto Karasuma Parking Building	8,860	1.8%	D	11,200	11,300	4.8%	11,200	4.8%	5.0%	555	2.4
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	4.3%	J	27,400	27,800	3.8%	27,000	3.6%	4.0%	1,070	2.6
	UR-8	A-FLAG SAPPORO(Note 4)	4,410	0.9%	D	7,250	7,240	5.4%	7,250	5.2%	5.6%	461	0.3
	UR-9	A-FLAG SHIBUYA	6,370	1.3%	D	8,110	8,140	3.9%	8,090	3.7%	4.1%	324	7.9
	UR-10	Q plaza SHINSAIBASHI	13,350	2.7%	V	14,700	14,600	3.6%	14,800	3.4%	3.8%	528	6.9
	UR-11	A-FLAG KOTTO DORI	4,370	0.9%	D	5,020	5,060	3.4%	5,000	3.1%	3.5%	179	6.4
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	J	4,860	4,940	3.5%	4,770	3.3%	3.7%	174	7.5
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.5%	V	2,400	2,430	3.9%	2,360	3.7%	4.1%	90	4.2
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	V	4,780	4,890	3.9%	4,670	3.6%	4.0%	193	5.4
	UR-15	DECKS Tokyo Beach (Note 3)	12,740	2.6%	M	12,887	13,083	4.0%	12,642	3.8%	4.2%	565	4.0
	UR-16	Tokyu Plaza Ginza (Land) (Note 3)	37,500	7.5%	M	39,000	38,700	2.6%	39,000	2.5%	-	952	(Note 6)-
	UR-17	Q plaza HARAJUKU (Note 3)	13,200	2.6%	V	13,300	13,440	3.0%	13,140	2.7%	3.1%	403	5.1
	TO-1	TLC Ebisu Building	7,400	1.5%	V	11,800	11,900	3.6%	11,700	3.7%	3.8%	475	6.5
	TO-2	A-PLACE Ebisu Minami	9,640	1.9%	T	15,200	15,400	3.5%	15,100	3.6%	3.7%	551	8.0
	TO-3	A-PLACE Yoyogi	4,070	0.8%	V	4,970	5,050	3.9%	4,890	3.7%	4.1%	200	5.1
	TO-4	A-PLACE Aoyama (Note 4)	8,790	1.8%	D	10,400	10,400	3.9%	10,400	3.7%	4.1%	424	8.9
	TO-5	Luogo Shiodome	4,540	0.9%	D	6,570	6,630	3.5%	6,550	3.3%	3.7%	242	2.7
	TO-6	TAMACHI SQUARE (Land)	2,338	0.5%	T	3,000	3,140	3.4%	2,940	3.8%	3.6%	107	(Note 6)-
	TO-7	A-PLACE Ikebukuro	3,990	0.8%	J	5,270	5,350	3.9%	5,180	3.7%	4.1%	214	3.2
	TO-8	A-PLACE Shinbashi	5,650	1.1%	J	7,250	7,320	3.7%	7,180	3.4%	3.8%	284	7.4
	TO-9	A-PLACE Gotanda	5,730	1.1%	M	7,970	8,100	3.5%	7,830	3.3%	3.7%	288	6.1

(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 &amp; Appraisal K.K.

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

(Note 3) Figures provided for Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are in proportion to our pro rata share of the respective co-ownership interest (75%, 50%, 49%, 30% and 60%, respectively).




(Note 4) Seismic strengthening works were conducted at Tokyu Plaza Akasaka, A-FLAG SAPPORO and A-PLACE Aoyama, in April 2009, June 2007 and July 2008, respectively.

(Note 5) The discount rate for Q plaza Ebisu is 3.4% from the 1st to the 4th year, and 3.3% from the 5th year onwards.

(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-10	A-PLACE Shinagawa	3,800	0.8%	J	5,430	5,540	3.4%	5,320	3.2%	3.6%	193	4.9
	TO-11	OSAKI WIZTOWER	10,690	2.1%	D	14,600	14,800	3.3%	14,500	3.0%	3.4%	510	2.4
	TO-12	Shiodome Building (Note 3)	71,600	14.3%	M	77,700	82,250	3.3%	75,950	3.1%	3.5%	2,722	2.6
	TO-13	A-PLACE Ebisu Higashi	7,072	1.4%	V	7,720	7,840	3.7%	7,600	3.5%	3.9%	294	5.2
	TO-14	A-PLACE Shibuya Konnoh	4,810	1.0%	V	5,680	5,680	3.6%	5,670	3.3%	3.7%	210	4.3
	TO-15	A-PLACE Gotanda Ekimae	7,280	1.5%	V	7,860	7,910	3.8%	7,810	3.5%	3.9%	305	7.7
	TO-16	A-PLACE Shinagawa Higashi	18,800	3.8%	M	20,600	20,900	3.8%	20,200	3.6%	4.0%	813	4.3
	TO-17	A-PLACE Shinbashi Ekimae	20,500	4.1%	D	20,400	20,400	3.6%	20,400	3.2%	3.6%	739	6.8
	AA- 1	Amagasaki Q's MALL (Land)	12,000	2.4%	J	14,200	14,400	4.2%	14,000	3.9%	4.4%	600	(Note 6)-
	AA- 2	icot Nakamozu (Note 4)	8,500	1.7%	T	10,900	11,200	4.8%	10,800	4.7%/4.8%/4.9%	5.0%	548	4.8
	AA- 4	icot Mizonokuchi	2,710	0.5%	M	3,240	3,310	5.4%	3,160	5.2%	5.8%	182	8.3
	AA- 5	icot Tama Center	2,840	0.6%	J	4,000	4,010	5.0%	3,990	4.6%	5.2%	203	1.8
	AA- 6	A-PLACE Kanayama	6,980	1.4%	V	8,830	8,960	5.1%	8,690	4.9%	5.3%	462	5.3
	AA- 7	Osaka Nakanoshima Building	11,100	2.2%	J	15,200	15,400	3.8%	15,000	3.6%	4.0%	661	7.9
	AA- 8	icot Omori	5,790	1.2%	J	6,870	6,940	4.3%	6,800	4.1%	4.5%	304	3.9
	AA- 9	Market Square Sagamihara	4,820	1.0%	V	5,010	5,030	5.3%	4,980	5.1%	5.5%	264	7.7
	AA-10	Umeda Gate Tower	19,000	3.8%	D	21,400	21,900	3.7%	21,200	3.4%	3.8%	816	2.4
	AA-11	A-PLACE Bashamichi	3,930	0.8%	M	4,610	4,680	4.8%	4,530	4.5%	5.0%	251	10.2
	AA-12	Commercial Mall Hakata	6,100	1.2%	V	6,290	6,310	4.8%	6,270	4.5%	4.9%	306	1.9
	AA-13	EDGE Shinsaibashi	19,800	4.0%	V	20,000	20,100	3.8%	19,800	3.5%	3.9%	792	5.0
44 properties at end of November 2019			498,985	100.0%	-	594,252	604,098	-	587,712	-	-	22,220	2.2
	TO-17	A-PLACE Shinbashi Ekimae	-20,500	-	D	-20,400	-20,400	3.6%	-20,400	3.2%	3.6%	-739	6.8
	TO-18	Ebisu Prime Square (Note 3)(Note 5)	30,700	-	M	31,000	31,400	3.4%	30,500	3.2%	3.6%	1,130	1.7
44 properties as of March 19, 2020 (after asset replacement)			509,185	-	-	604,852	615,098	-	597,812	-	-	22,611	(Note7) 2.0

(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 : Morii Appraisal &amp; Investment Consulting.

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

(Note 3) Figures provided for Shiodome Building and Ebisu Prime Square are in proportion to our pro rata share of the respective co-ownership interest (35% and 51%, respectively).




(Note 4) Discount rate for icot Nakamozu is 4.7% from 1st to 3rd year, 4.8% from 4th to 8th year and 4.9% from 9th year onwards.

(Note 5) Figures provided for Ebisu Prime Square are based on appraisal report as of October 1, 2019.

(Note 6) Not listed as we own only the land for Amagasaki Q's MALL (Land).

(Note 7) Calculation is based on the seismic data derived from the "National Seismic Hazard Maps for Japan" published 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 November 2019.

## Trend in Cap Rate (Note 1)

Category	Property #	Property name	Acquisition date	Acquisition price (¥mn)	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)	
 UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku (Note 2)	2012/6/13	45,000	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%	
	UR-2	Tokyu Plaza Akasaka (Note 2)	2012/6/13	11,450	5.3%	5.3%	5.2%	5.1%	4.9%	4.8%	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%	
	UR-3	Q plaza EBISU	2012/6/13	8,430	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%	
	UR-5	Kyoto Karasuma Parking Building	2012/6/13	8,860	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%	
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	2013/12/19	21,330	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%	
	UR-8	A-FLAG SAPPORO	2013/12/19	4,410	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%	
	UR-9	A-FLAG SHIBUYA	2013/12/19	6,370	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%	
	UR-10	Q plaza SHINSAIBASHI	2015/12/16	13,350	3.9%	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	
	UR-11	A-FLAG KOTTO DORI	2016/12/20	4,370	3.8%	-	-	-	-	-	-	-	-	-	3.6%	3.5%	3.5%	3.5%	3.5%	3.4%	
	UR-12	A-FLAG BJUTSUKAN DORI	2016/12/2	4,700	3.8%	-	-	-	-	-	-	-	-	-	3.6%	3.6%	3.6%	3.6%	3.6%	3.5%	
	UR-13	A-FLAG DAIKANYAMA WEST	2017/1/6	2,280	4.1%	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	
	UR-14	A-FLAG KITA SHINSAIBASHI	2017/12/1	4,725	4.0%	-	-	-	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	
	UR-15	DECKS Tokyo Beach (Note 2)	2018/1/5	12,740	4.0%	-	-	-	-	-	-	-	-	-	-	-	-	4.0%	4.0%	4.0%	
	UR-16	Tokyu Plaza Ginza (Land)(Note 2)	2019/1/10	37,500	2.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6%	2.6%	
	UR-17	Q plaza HARAJUKU (Note 2)	2019/1/10	13,200	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0%	3.0%	
	 TO TOKYO OFFICE	TO-1	TLC Ebisu Building	2012/6/13	7,400	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%
		TO-2	A-PLACE Ebisu Minami	2012/6/13	9,640	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%
TO-3		A-PLACE Yoyogi	2012/6/13	4,070	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%	
TO-4		A-PLACE Aoyama	2012/6/13	8,790	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%	
TO-5		Luogo Shiodome	2012/6/13	4,540	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%	
TO-6		TAMACHI SQUARE (Land)(Note3)	2012/6/13	2,338	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%	
TO-7		A-PLACE Ikebukuro	2012/6/13	3,990	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%	
TO-8		A-PLACE Shinbashi	2013/4/19	5,650	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%	
TO-9		A-PLACE Gotanda	2014/1/10	5,730	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%	
TO-10		A-PLACE Shinagawa	2014/1/10	3,800	4.4%	-	-	-	4.3%	4.2%	4.1%	4.0%	4.0%	3.9%	3.8%	3.8%	3.8%	3.7%	3.5%	3.4%	
TO-11		OSAKI WIZTOWER	2014/6/24	10,690	4.3%	-	-	-	-	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.3%	
TO-12		Shiodome Building (Note 4)	2015/1/9	30,300	3.9%	-	-	-	-	-	3.8%	3.8%	3.7%	3.6%	3.5%	3.5%	3.4%	3.4%	3.3%	3.3%	
			2015/12/16	20,400	3.8%	-	-	-	-	-	-	-	-								
			2016/12/2	20,900	3.6%	-	-	-	-	-	-	-	-								
TO-13		A-PLACE Ebisu Higashi	2015/7/29	7,072	4.1%	-	-	-	-	-	-	-	4.0%	4.0%	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	
TO-14		A-PLACE Shibuya Konnoh	2015/10/1	4,810	4.0%	-	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	
TO-15		A-PLACE Gotanda Ekimae	2016/7/1	7,280	4.1%	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.8%	3.8%	3.8%	
TO-16	A-PLACE Shinagawa Higashi	2017/3/16	18,800	4.0%	-	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.8%		
TO-17	A-PLACE Shinbashi Ekimae	2012/6/13	20,500	4.9%	4.9%	4.9%	4.8%	4.8%	4.7%	4.6%	4.5%	4.5%	4.4%	4.4%	4.4%	4.3%	4.3%	4.3%	4.3%		
 AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	2012/6/13	12,000	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%	
	AA-2	icot Nakamozu	2012/6/13	8,500	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%	
	AA-4	icot Mizonokuchi	2012/6/13	2,710	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%	
	AA-5	icot Tama Center	2012/6/13	2,840	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%	
	AA-6	A-PLACE Kanayama	2012/6/13	6,980	5.3%	5.3%	5.2%	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%	
	AA-7	Osaka Nakanoshima Building (Note 5)	2013/1/25	5,250	5.0%	-	5.0%	5.0%	4.9%	4.8%	-	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	
			2014/12/19	5,850	4.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	AA-8	icot Omori	2013/12/19	5,790	5.1%	-	-	-	-	5.0%	4.9%	4.8%	4.7%	4.7%	4.7%	4.6%	4.5%	4.4%	4.4%	4.3%	
	AA-9	Market Square Sagamihara	2015/1/9	4,820	5.6%	-	-	-	-	-	-	5.5%	5.4%	5.4%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	
	AA-10	Umeda Gate Tower	2016/9/21	19,000	4.0%	-	-	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	
	AA-11	A-PLACE Bashamichi	2016/10/6	3,930	5.1%	-	-	-	-	-	-	-	-	-	5.0%	4.9%	4.9%	4.9%	4.9%	4.8%	
	AA-12	Commercial Mall Hakata	2018/1/5	6,100	4.8%	-	-	-	-	-	-	-	-	-	-	-	-	4.8%	4.8%	4.8%	
	AA-13	EDGE Shinsaibashi	2019/1/10	19,800	3.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8%	3.8%	

(Note 1) Calculated based on direct capitalization method.

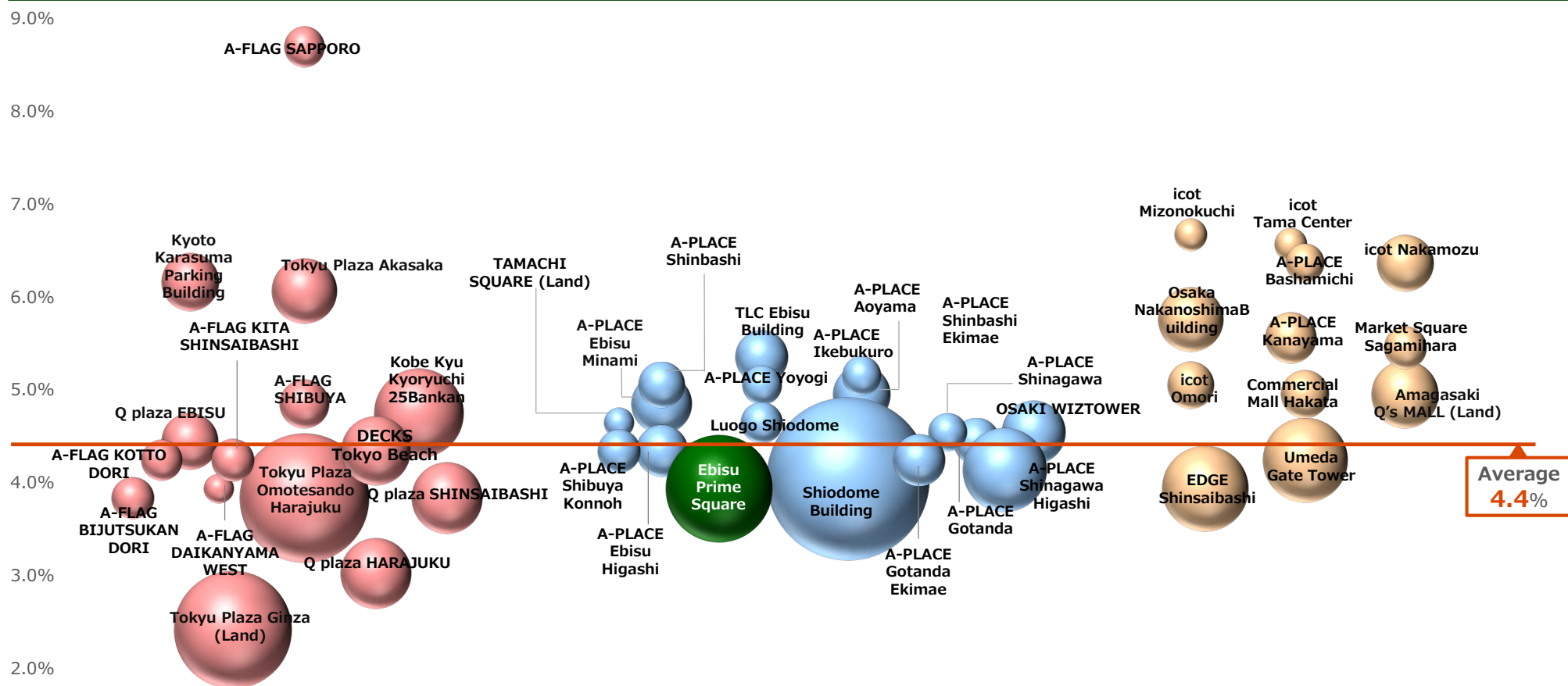
(Note 2) Figures provided for Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are calculated in proportion to our pro rata share of the co-ownership interests (75%, 50%, 49%, 30% and 60%, respectively).

(Note 3) The acquisition price for TAMACHI SQUARE (Land) represents the acquisition price of the land as of the acquisition date (June 13, 2012).

(Note 4) 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 5) 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).





**Number of Properties : 15**  
**Appraisal NOI Yield : 4.1%**  
**Acquisition Price : ¥198.7bn**



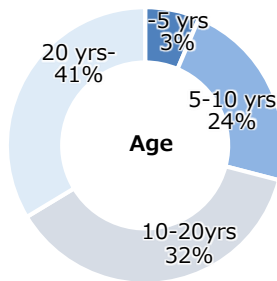
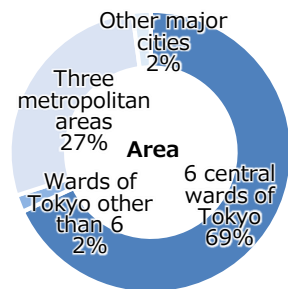
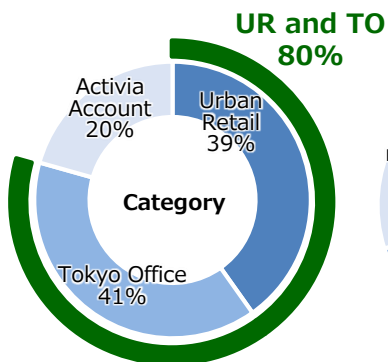
**Number of Properties : 17**  
**Appraisal NOI Yield : 4.4%**  
**Acquisition Price : ¥206.9bn**



**Number of Properties : 12**  
**Appraisal NOI Yield : 5.1%**  
**Acquisition Price : ¥103.6bn**

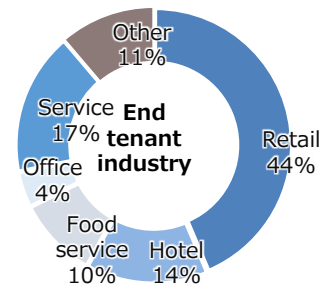
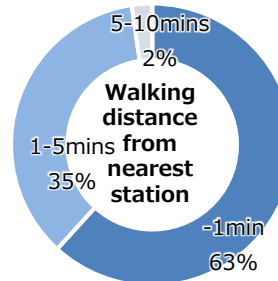
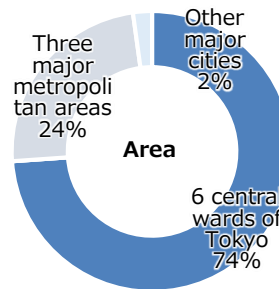
**Number of Properties : 44, Appraisal NOI Yield : 4.4%,  
 Acquisition Price : ¥509.2bn**

Overall portfolio

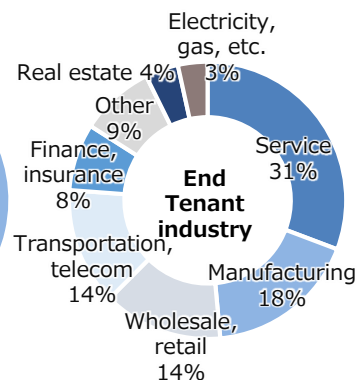
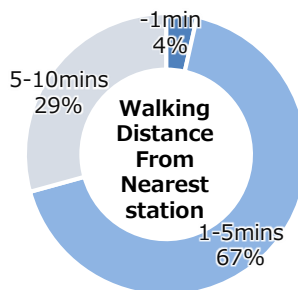
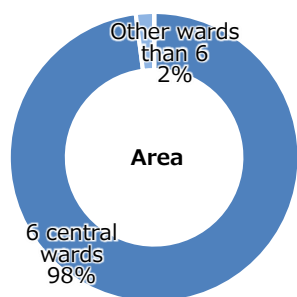


Average  
18.8 years

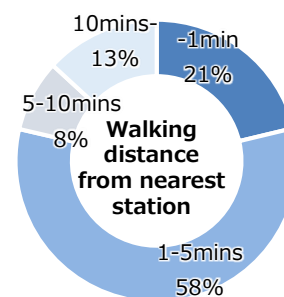
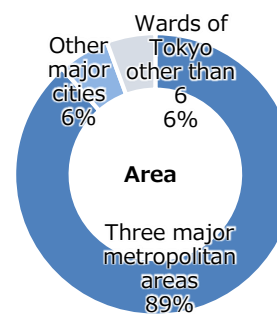
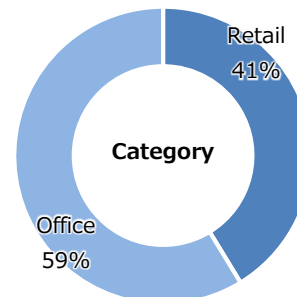
Urban Retail Properties



Tokyo Office Properties



Activia Account Properties



(Note 1) Calculated based on the 44 properties including Ebisu Prime Square acquired on January 10, 2020 and excluding A-PLACE Shinbashi Ekimae to be disposed of on March 19, 2020.

(Note 2) Industrial distribution is based on annual rents and others are based on acquisition prices.

(Note 3) "6 central wards of Tokyo" refers to Shibuya ward, Minato ward, Chuo ward, Chiyoda ward, Shinjuku ward and Shinagawa ward.

(Note 4) Average of property age is calculated excluding the properties API owns only land.

## Balance Sheets ~ the 16th Period Ended November 2019 ~

	15th Period ended May 2019	16th Period ended Nov. 2019
<b>Assets</b>		
<b>Current assets</b>		
Cash and deposits	9,257,380	12,670,027
Cash and deposits in trust	3,542,901	3,515,426
Operating accounts receivable	866,251	804,474
Prepaid expenses	507,187	355,113
Other	7,987	6,749
<b>Total current assets</b>	<b>14,181,708</b>	<b>17,351,791</b>
<b>Non-current assets</b>		
Property, plant and equipment		
Buildings in trust	84,710,063	84,986,537
Accumulated depreciation	-12,065,901	-13,256,431
Buildings in trust, net	72,644,162	71,730,105
Structures in trust	698,826	703,696
Accumulated depreciation	-185,296	-201,554
Structures in trust, net	513,529	502,142
Machinery and equipment in trust	1,406,968	1,434,131
Accumulated depreciation	-359,497	-388,834
Machinery and equipment in trust, net	1,047,471	1,045,296
Tools, furniture and fixtures in trust	222,204	247,197
Accumulated depreciation	-113,714	-128,828
Tools, furniture and fixtures in trust, net	108,489	118,368
Land in trust	415,408,426	414,174,855
Construction in progress in trust	5,928	5,928
Total property, plant and equipment	489,728,007	487,576,696
Intangible assets		
Leasehold leasehold interests in trust	9,092,591	9,055,086
Other	1,695	1,441
Total intangible assets	9,094,287	9,056,527
Investments and other assets		
Long-term prepaid expenses	1,258,760	1,350,026
Derivatives	-	8,954
Deferred tax assets	24	5
Other	38,322	38,322
Total investments and other assets	1,297,107	1,397,309
<b>Total non-current assets</b>	<b>500,119,401</b>	<b>498,030,533</b>
<b>Deferred assets</b>		
Investment corporation bond issuance costs	58,103	98,652
Total deferred assets	58,103	98,652
<b>Total assets</b>	<b>514,359,213</b>	<b>515,480,977</b>

	15th Period ended May 2019	16th Period ended Nov. 2019
<b>Liabilities</b>		
<b>Current liabilities</b>		
Operating accounts payable	614,988	1,265,123
Short-term borrowings	14,000,000	5,000,000
Current portion of Investment corporation bonds	6,000,000	6,000,000
Current portion of long-term borrowings	20,400,000	7,300,000
Accounts payable-other	375,773	198,011
Accrued expenses	929,635	963,509
Income taxes payable	1,099	605
Accrued consumption taxes	165,430	379,062
Advances received	574,299	581,577
Deposits received	11,019	1,390
<b>Total current liabilities</b>	<b>43,072,245</b>	<b>21,689,281</b>
<b>Non-current liabilities</b>		
Investment corporation bonds	8,000,000	17,000,000
Long-term borrowings	185,950,000	199,050,000
Leasehold and guarantee deposits received in trust	21,239,977	21,543,424
Derivatives	11,474	-
<b>Total non-current liabilities</b>	<b>215,201,452</b>	<b>237,593,424</b>
<b>Total liabilities</b>	<b>258,273,697</b>	<b>259,282,705</b>
<b>Net assets</b>		
<b>Unitholders' equity</b>		
Unitholders' capital	248,370,846	248,370,846
Surplus		
Unappropriated retained earnings (undisposed loss)	7,726,143	7,829,267
Total surplus	7,726,143	7,829,267
Total unitholders' equity	256,096,990	248,360,049
<b>Valuation, translation, adjustments and others</b>		
Deferred gains or losses on hedges	-11,474	8,954
Total valuation, translation, adjustments and others	-11,474	8,954
<b>Total net assets</b>	<b>256,085,515</b>	<b>256,198,271</b>
<b>Total liabilities and net assets</b>	<b>514,359,213</b>	<b>515,480,977</b>




## Statement of Income (detail) ~ the 16th Period Ended November 2019 ~

	(in thousands of yen)	
	15th Period ended May 2019	16th Period ended Nov. 2019
<b>Operating revenue</b>		
Leasing business revenue	13,472,375	14,063,573
Other leasing business revenue	1,030,063	1,136,219
Gain on sales of real estate properties	341,051	343,063
<b>Total operating revenue</b>	<b>14,843,490</b>	<b>15,542,856</b>
<b>Operating expenses</b>		
Expenses related to leasing business	4,973,578	5,464,545
Asset management fee	1,127,058	1,249,529
Asset custody fee	14,021	14,641
Administrative service fees	35,168	37,874
Remuneration for directors (and other officers)	3,300	3,300
Other operating expenses	90,830	92,843
<b>Total operating expenses</b>	<b>6,243,957</b>	<b>6,862,734</b>
<b>Operating profit</b>	<b>8,599,533</b>	<b>8,680,122</b>
<b>Non-operating income</b>		
Interest income	73	59
Reversal of distributions payable	913	967
Insurance claim income	-	663
<b>Total non-operating income</b>	<b>986</b>	<b>1,690</b>
<b>Non-operating expenses</b>		
Interest expenses	634,549	636,203
Interest expenses on investment corporation bonds	36,262	35,543
Amortization of investment corporation bond issuance costs	9,542	9,905
Investment unit issuance expenses	25,013	-
Borrowing related expenses	167,716	181,347
Other	500	500
<b>Total non-operating expenses</b>	<b>873,583</b>	<b>863,501</b>
<b>Ordinary profit</b>	<b>7,726,936</b>	<b>7,818,311</b>
Profit before income taxes	7,726,936	7,818,311
Income taxes-current	1,110	614
Income taxes-deffered	-6	19
<b>Total income taxes</b>	<b>1,104</b>	<b>634</b>
Profit	7,725,832	7,817,677
Retained earnings brought forward	311	11,589
<b>Unappropriated retained earnings (undisposed loss)</b>	<b>7,726,143</b>	<b>7,829,267</b>



## Occupancy Rate by Property

- The occupancy rate for the entire portfolio at the end of each period is **maintained over 99% since IPO** and records **99.8%** at end of the 16th Period ended November 2019

Category	Property #	Property name	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)	
	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%	
	UR-2	Tokyu Plaza Akasaka	98.5%	98.7%	98.9%	100.0%	100.0%	98.8%	99.9%	100.0%	100.0%	100.0%	99.7%	100.0%	100.0%	100.0%	99.9%	
	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%	
	UR-4	Shinbashi Place (Note 2)	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%
	UR-6	A-FLAG AKASAKA	-	-	84.2%	84.2%	100.0%	100.0%	100.0%	100.0%	100.0%	74.1%	90.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-7	Kobe Kyu Koryuchi 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%	99.6%
	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%	100.0%
	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%
	UR-10	Q plaza SHINSAIBASHI	-	-	-	-	-	-	-	88.4%	100.0%	100.0%	100.0%	88.4%	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%
	UR-12	A-FLAG BIJUTSUKAN DORI	-	-	-	-	-	-	-	-	-	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%
	UR-14	A-FLAG KITA SHINSAIBASHI	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	99.2%
	UR-15	DECKS Tokyo Beach	-	-	-	-	-	-	-	-	-	-	-	100.0%	99.7%	100.0%	100.0%	100.0%
	UR-16	Tokyu Plaza Ginza (Land)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%
	UR-17	Q plaza HARAJUKU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%
	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%
	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%
	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%
	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%
	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%
	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%
	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%
	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%
	TO-8	A-PLACE Shinbashi	-	84.6%	88.4%	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%
	TO-9	A-PLACE Gotanda	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	89.3%	100.0%	100.0%	100.0%	100.0%	100.0%	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%
	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%	99.7%
	TO-12	Shiodome Building	-	-	-	-	-	98.2%	93.2%	98.2%	99.4%	99.9%	99.7%	99.9%	100.0%	100.0%	100.0%	100.0%
	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%
	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%
	TO-15	A-PLACE Gotanda Ekimae	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	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%
	TO-17	A-PLACE Shinbashi Ekimae (Note 2)	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	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%
	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%
	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%
	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%
	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%
	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%	99.9%
	AA-7	Osaka Nakanoshima Building	-	99.6%	100.0%	97.3%	98.2%	97.9%	97.9%	100.0%	100.0%	96.9%	100.0%	98.4%	100.0%	99.9%	100.0%	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%
	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%
	AA-10	Umeda Gate Tower	-	-	-	-	-	-	-	-	93.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-11	A-PLACE Bashamichi	-	-	-	-	-	-	-	-	99.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-12	Commercial Mall Hakata	-	-	-	-	-	-	-	-	-	-	-	-	97.0%	97.0%	97.0%	95.0%
	AA-13	EDGE Shinsaibashi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90.7%	100.0%
	AA average			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%	99.0%	99.7%
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%	

(Note 1) The occupancy rate refers to the share of the 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) Asset category and property name changed as from the 14th Period (June 1, 2018) from UR and Shinbashi Place, respectively.

## 8. Appendix

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

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

End-tenant	Property name	Total leased area (㎡)	Ratio of leased area (%) (Note 2)	Lease expiration (Note 4)
1. Tokyu Hotels Co., Ltd.	Tokyu Plaza Akasaka (Note 3) A-FLAG SAPPORO	30,183	7.1	2021.10
2. Sumitomo Mitsui Trust Bank, Limited	Tokyu Plaza Ginza (Land)(Note3) TAMACHI SQUARE (Land) Amagasaki Q's MALL (Land)	29,883	7.2	2089.1 2074.5 2042.1
3. Kohnan Shoji Co., Ltd.	icot Nakamozu	26,529	6.3	2027.7
4. Times24 Co., Ltd.	Kyoto Karasuma Parking Building	21,224	5.0	-
5. Plan・Do・See Inc.	Kobe Kyu Kyoryuchi 25Bankan	14,195	3.3	-
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	2.4	-
9. YANMAR Co., Ltd.	Umeda Gate Tower	7,871	1.9	-
10. Swing Corporation	A-PLACE Shinagawa Higashi	6,101	1.4	2020.4

(Note 1) Based on the lease agreements as of November 30, 2019.

(Note 2) The percentage of area for each end-tenant is the ratio to the total leased area of API's portfolio as of March 19, 2020.

(Note 3) Tokyu Plaza Akasaka, Tokyu Plaza Ginza (Land) and Shiodome Building are calculated based on our pro-rata share of the co-ownership interests (50%, 30% and 35%, respectively).

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

(Note 5) An additional lease agreement with effective date from Feb.2020 for extended area of 387.9㎡ is concluded, though there is no change in the above order.

## 2. Contract period and remaining contract period

	Urban Retail	Tokyo Office	Activia Account	Total
Contract Period (Year)	16.1 (9.3)	3.7 (3.1)	9.6 (7.0)	9.6 (6.1)
Remaining Contract Period (Year)	11.4 (4.1)	2.5 (1.9)	5.6 (3.5)	6.5 (3.0)

(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 November 30, 2019.

(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. 2013 4th Period	¥19,338	¥19,556
May 2014 5th Period	¥19,813 (+2.5%)	¥19,400 (-0.8%)
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%)

(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

## Overview of Lease, Profit and Loss ~ the 16th Period Ended November 2019 ~ (1/3)

(in thousands of yen)

	Urban Retail properties															
	Tokyu Plaza Omotesando Harajuku (Note 1)	Tokyu Plaza Akasaka (Note 1)	Q plaza EBISU	Kyoto Karasuma Parking Building	A-FLAG AKASAKA (Note 1)	Kobe Kyu Kyoryuchi 25Bankan	A-FLAG SAPPORO	A-FLAG SHIBUYA	Q plaza SHINSAIBAS HI	A-FLAG KOTTO DORI	A-FLAG BIJUTSUKAN DORI	A-FLAG DAIKANYAMA WEST	A-FLAG KITA SHINSAIBAS HI	DECKS Tokyo Beach (Note 1)	Tokyu Plaza Ginza (Land) (Note 1)	Q plaza HARAJUKU (Note 1)
① Revenues related to rent business	1,115,985	667,634	277,046	(Note 2)	1,545	743,862	636,061	220,285	358,871	124,782	128,746	(Note 2)	105,939	620,460	571,500	243,826
Rent revenue-real estate	1,057,834	570,519	242,864	(Note 2)	493	659,626	556,080	209,971	336,137	118,461	119,079	(Note 2)	95,741	490,884	571,500	226,589
Other lease business revenue	58,150	97,115	34,182	(Note 2)	1,051	84,236	79,981	10,313	22,733	6,321	9,666	(Note 2)	10,197	129,575	-	17,236
② Expense related to rent business	240,109	270,492	63,960	47,261	4,543	207,818	294,997	43,906	52,499	37,146	35,480	32,329	23,581	348,078	302	38,454
Management operation expenses	84,379	83,045	16,355	3,938	43	76,993	119,741	12,378	8,028	8,770	4,822	11,973	5,379	105,185	-	18,659
Utilities expenses	33,498	76,048	26,973	-	71	64,356	70,528	8,266	17,014	6,834	8,336	300	9,637	118,748	-	15,935
Tax and public dues	63,650	69,463	9,003	36,378	4,436	47,868	24,854	11,417	15,660	13,876	2,177	13,758	6,319	55,419	-	-
Insurance	229	499	90	190	4	781	596	60	77	89	44	73	74	678	-	110
Repair and maintenance expenses	4,212	33,418	748	5,831	-	11,326	65,224	7,598	4,133	4,388	821	2,823	107	20,739	-	405
Other expenses related to rent	54,139	8,017	10,788	922	-11	6,491	14,051	4,184	7,585	3,188	19,278	3,400	2,063	47,306	302	3,345
③ NOI (① - ②)	875,875	397,142	213,086	(Note 2)	-2,997	536,043	341,064	176,379	306,372	87,635	93,265	(Note 2)	82,357	272,382	571,197	205,372
④ Depreciation and other (Note 3)	52,090	38,625	18,301	15,810	670	121,853	70,927	8,327	16,740	5,019	6,526	2,710	4,671	22,535	-	6,424
Income (loss) from rent business (③-④)	823,784	358,516	194,784	(Note 2)	-3,668	414,189	270,137	168,051	289,631	82,616	86,739	(Note 2)	77,685	249,846	571,197	198,947

(Note 1) Figures provided for Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are in proportion to our pro-rata share of the co-ownership (75%, 50%, 49%, 30% and 60%, respectively)

(Note 2) Undisclosed due to no consent from tenants.

(Note 3) Loss on retirement of current assets is included.



## Overview of Lease, Profit and Loss ~ the 16th Period Ended November 2019 ~ (2/3)

(In thousands of yen)

	Tokyo Office properties																
	TLC Ebisu Building	A-PLACE Ebisu Minami	A-PLACE Yoyogi	A-PLACE Aoyama	Luogo Shiodome	Tamachi Square (Land)	A-PLACE Ikebukuro	A-PLACE Shinbashi	A-PLACE Gotanda	A-PLACE Shinagawa	OSAKI WIZTOWER	Shiodome Building (Note 1)	A-PLACE Ebisu Higashi	A-PLACE Shibuya Konnoh	A-PLACE Gotanda Ekimae	A-PLACE Shinagawa Higashi	A-PLACE Shinbashi Ekimae
① Revenues related to rent business	339,812	389,664	135,088	315,772	182,517	62,502	(Note 2)	206,522	193,353	129,968	354,018	1,568,557	176,664	117,752	190,171	534,258	400,396
Rent revenue-real estate	320,761	371,844	126,961	294,989	168,827	62,502	(Note 2)	191,880	182,232	125,083	335,046	1,479,423	167,157	112,094	179,462	489,450	381,009
Other lease business revenue	19,050	17,819	8,127	20,782	13,689	-	(Note 2)	14,641	11,120	4,884	18,971	89,134	9,507	5,657	10,709	44,807	19,386
② Expense related to rent business	76,730	138,915	45,715	70,011	51,028	9,383	35,125	66,200	44,043	46,194	96,761	373,423	41,727	40,426	60,762	143,684	88,270
Management operation expenses	26,866	33,957	11,507	20,226	12,775	-	11,399	17,767	15,016	19,712	59,345	104,957	12,841	12,616	13,909	49,638	19,127
Utilities expenses	19,077	23,118	9,589	20,241	14,125	-	9,941	13,635	11,014	5,699	12,756	85,269	8,973	6,453	11,951	37,345	19,481
Tax and public dues	17,089	32,093	10,618	23,344	19,201	9,130	10,638	15,343	13,986	11,475	22,663	120,812	13,831	9,479	18,067	48,290	38,143
Insurance	234	300	101	220	190	-	101	163	131	89	376	911	120	90	141	563	190
Repair and maintenance expenses	2,562	30,677	6,533	1,966	1,065	-	708	13,576	2,030	4,116	-	35,189	3,483	942	4,318	2,686	7,078
Other expenses related to rent	10,900	18,769	7,365	4,011	3,670	252	2,337	5,713	1,865	5,101	1,618	26,282	2,477	10,842	12,372	5,161	4,249
③ NOI (① - ②)	263,082	250,749	89,373	245,761	131,489	53,118	(Note 2)	140,322	149,309	83,773	257,256	1,195,134	134,936	77,325	129,409	390,573	312,125
④ Depreciation and other (Note 3)	42,134	31,293	15,429	22,414	27,356	-	20,685	23,036	26,844	9,177	48,275	150,787	23,644	12,979	12,051	30,652	52,536
Income (loss) from rent business (③-④)	220,947	219,455	73,943	223,346	104,132	53,118	(Note 2)	117,285	122,465	74,596	208,980	1,044,347	111,292	64,346	117,358	359,920	259,589

(Note 1) Shiodome Building is calculated based on our pro-rata share of the co-ownership interest (35%).

(Note 2) Undisclosed due to no consent from tenants.

(Note 3) Loss on retirement of current assets is included.

## Overview of Lease, Profit and Loss ~ the 16th Period Ended November 2019 ~ (3/3)

(In thousands of yen)

	Activia Account properties											
	Amagasaki Q's MALL (Land)	icot Nakamozu	icot Mizonokuchi	icot Tama Center	A-PLACE Kanayama	Osaka Nakanoshim a Building	icot Omori	Market Square Sagamihara	Umeda Gate Tower	A-PLACE Bashamichi	Commercial Mall Hakata	EDGE Shinsaibashi
① Revenues related to rent business	356,784	310,521	(Note1)	146,260	294,188	544,238	234,045	(Note1)	475,469	185,932	220,092	487,585
Rent revenue-real estate	356,784	310,491	(Note1)	135,075	268,607	514,148	202,800	(Note1)	434,377	165,148	172,423	445,383
Other lease business revenue	-	30	(Note1)	11,184	25,581	30,089	31,245	(Note1)	41,092	20,784	47,668	42,202
② Expense related to rent business	56,412	49,033	16,779	58,924	90,232	211,287	54,745	36,403	132,198	76,187	89,567	124,600
Management operation expenses	-	6,008	2,399	16,089	26,341	56,073	8,872	15,854	31,123	21,027	21,878	45,724
Utilities expenses	-	30	-	12,826	25,546	44,595	30,010	5,196	32,917	23,180	27,976	44,479
Tax and public dues	56,159	30,338	10,073	11,737	26,646	53,355	12,489	13,726	34,775	17,135	12,764	-
Insurance	-	278	119	182	305	906	119	159	442	358	191	635
Repair and maintenance expenses	-	10,970	3,419	16,983	4,243	47,006	1,963	-	20,386	7,811	19,026	26,016
Other expenses related to rent	252	1,408	768	1,105	7,150	9,349	1,290	1,466	12,551	6,675	7,730	7,744
③ NOI (① - ②)	300,371	261,487	(Note1)	87,335	203,955	332,951	179,299	(Note1)	343,271	109,745	130,524	362,984
④ Depreciation and other (Note 2)	-	34,644	8,345	18,967	51,948	72,556	17,688	23,753	68,391	30,896	15,225	15,849
Income (loss) from rent business (③-④)	300,371	226,842	(Note1)	68,367	152,007	260,394	161,611	(Note1)	274,879	78,848	115,299	347,135

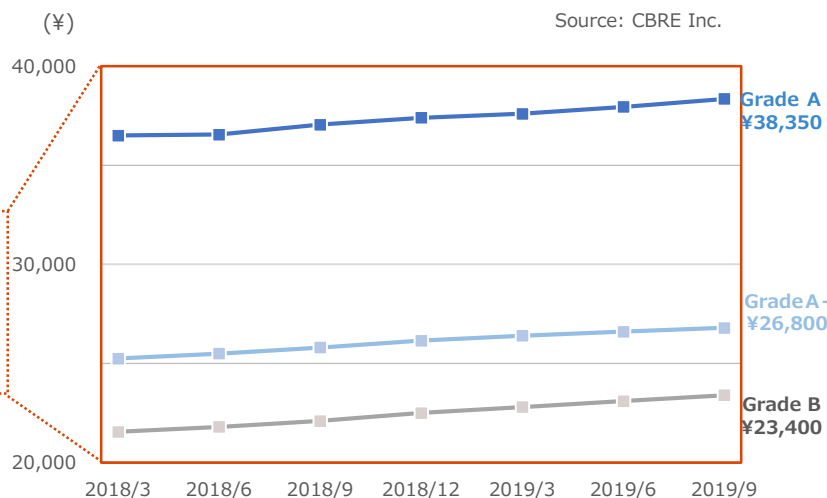
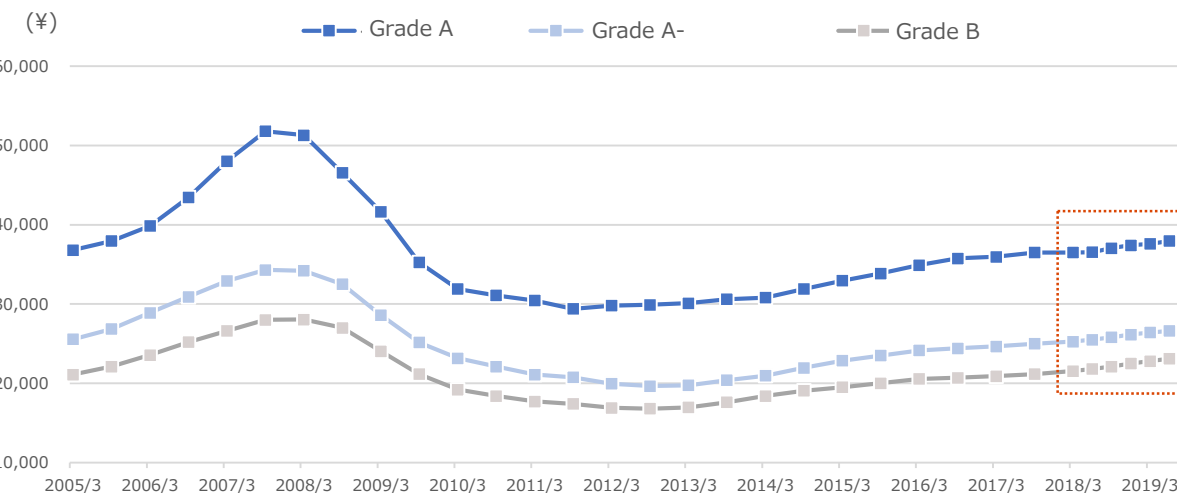
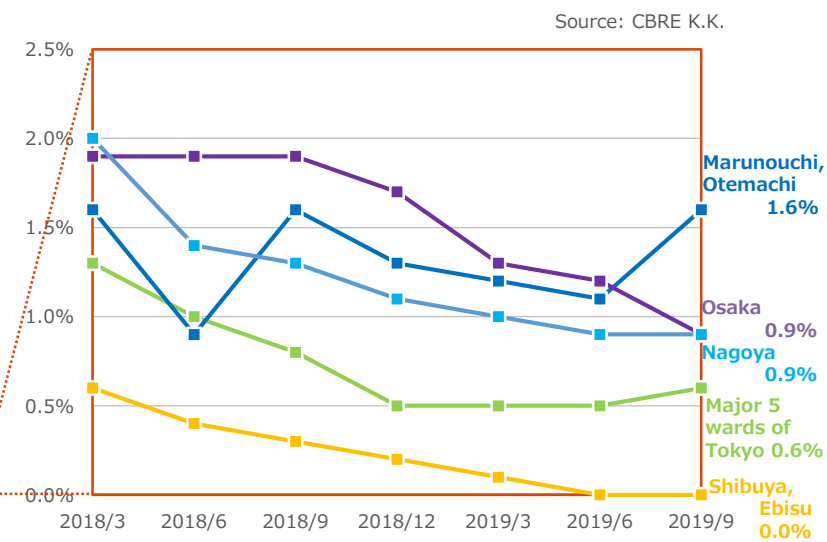
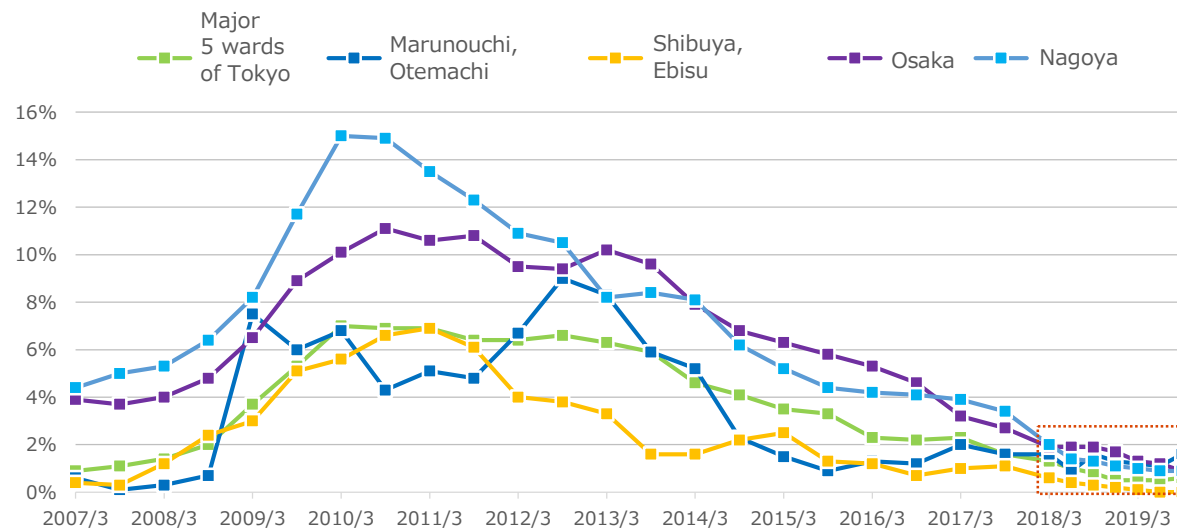
(Note 1) Undisclosed due to no consent from tenants.

(Note 2) Loss on retirement of current assets is included.

## Financial Highlights ~ From the 4th Period ended Nov. 2013 ~

(in millions of yen)	Nov. 2013 (4th Period)	May 2014 (5th Period)	Nov. 2014 (6th Period)	May 2015 (7th Period)	Nov. 2015 (8th Period)	May 2016 (9th Period)	Nov. 2016 (10th Period)	May 2017 (11th Period)	Nov. 2017 (12th Period)	May 2018 (13th Period)	Nov. 2018 (14th Period)	May 2019 (15th Period)	Nov. 2019 (16th Period)	May 2020 (17th Period) (Forecast)	Nov. 2020 (18th Period) (Forecast)
Total real estate leasing business revenues	6,124	7,778	8,174	9,120	9,500	10,175	10,917	12,107	12,720	13,327	13,815	14,502	15,199	15,470	15,822
Gain on sales of real estate properties	-	-	-	-	200	-	-	-	-	-	-	341	343	158	-
Revenue from leasing business (including gain on sales of properties)	6,124	7,778	8,174	9,120	9,701	10,175	10,917	12,107	12,720	13,327	13,815	14,843	15,542	15,628	15,822
Expenses related to lease business	1,456	1,889	2,174	2,323	2,494	2,409	2,781	2,922	3,319	3,471	3,809	3,674	4,165	4,351	4,523
Management operation expenses	425	638	693	825	822	869	917	1,037	1,062	1,225	1,236	1,235	1,252	1,286	1,286
Utilities expenses	371	524	593	627	658	629	652	682	791	836	1,001	940	1,011	998	1,171
Tax and public dues	433	457	575	578	643	649	772	778	887	895	988	998	1,087	1,110	1,270
Insurance	5	7	7	8	6	7	7	8	9	8	8	9	11	12	13
Repair and maintenance expenses	71	114	142	118	202	78	231	197	304	235	281	189	436	337	446
Other expenses related to lease business	150	146	161	165	161	175	201	217	264	269	292	300	365	605	336
NOI	4,668	5,889	6,000	6,796	7,006	7,766	8,135	9,185	9,400	9,855	10,006	10,827	11,034	11,118	11,298
NOI yield(%)	5.10	5.23	4.98	4.93	4.84	4.79	4.73	4.63	4.61	4.61	4.64	4.42	4.42	-	-
Depreciations, etc.	518	743	763	887	928	989	1,051	1,175	1,189	1,234	1,267	1,298	1,298	1,334	1,334
Profit (loss) from real estate leasing business	4,149	5,145	5,237	5,909	6,078	6,776	7,083	8,009	8,211	8,620	8,739	9,528	9,735	9,783	9,964
Loss on sales of real estate properties	-	7	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit (loss) from real estate leasing business (incl. gain or loss on sales of real estate properties)	4,149	5,138	5,237	5,909	6,278	6,776	7,083	8,009	8,211	8,620	8,739	9,869	10,078	9,941	9,964
General and administrative expenses	507	558	643	710	818	849	922	1,029	1,136	1,149	1,192	1,270	1,398	1,351	1,296
Operating profit	3,642	4,580	4,594	5,199	5,460	5,926	6,161	6,980	7,074	7,471	7,546	8,599	8,680	8,590	8,667
Non-operating income	4	2	5	3	5	8	3	3	1	0	1	0	1	0	0
Non-operating expenses	459	584	567	619	674	737	754	830	858	860	850	873	863	968	1,008
Ordinary profit	3,187	3,998	4,032	4,583	4,790	5,197	5,410	6,152	6,218	6,611	6,697	7,726	7,818	7,621	7,659
Profit	3,186	3,997	4,031	4,582	4,789	5,196	5,409	6,151	6,217	6,610	6,696	7,725	7,817	7,620	7,658

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



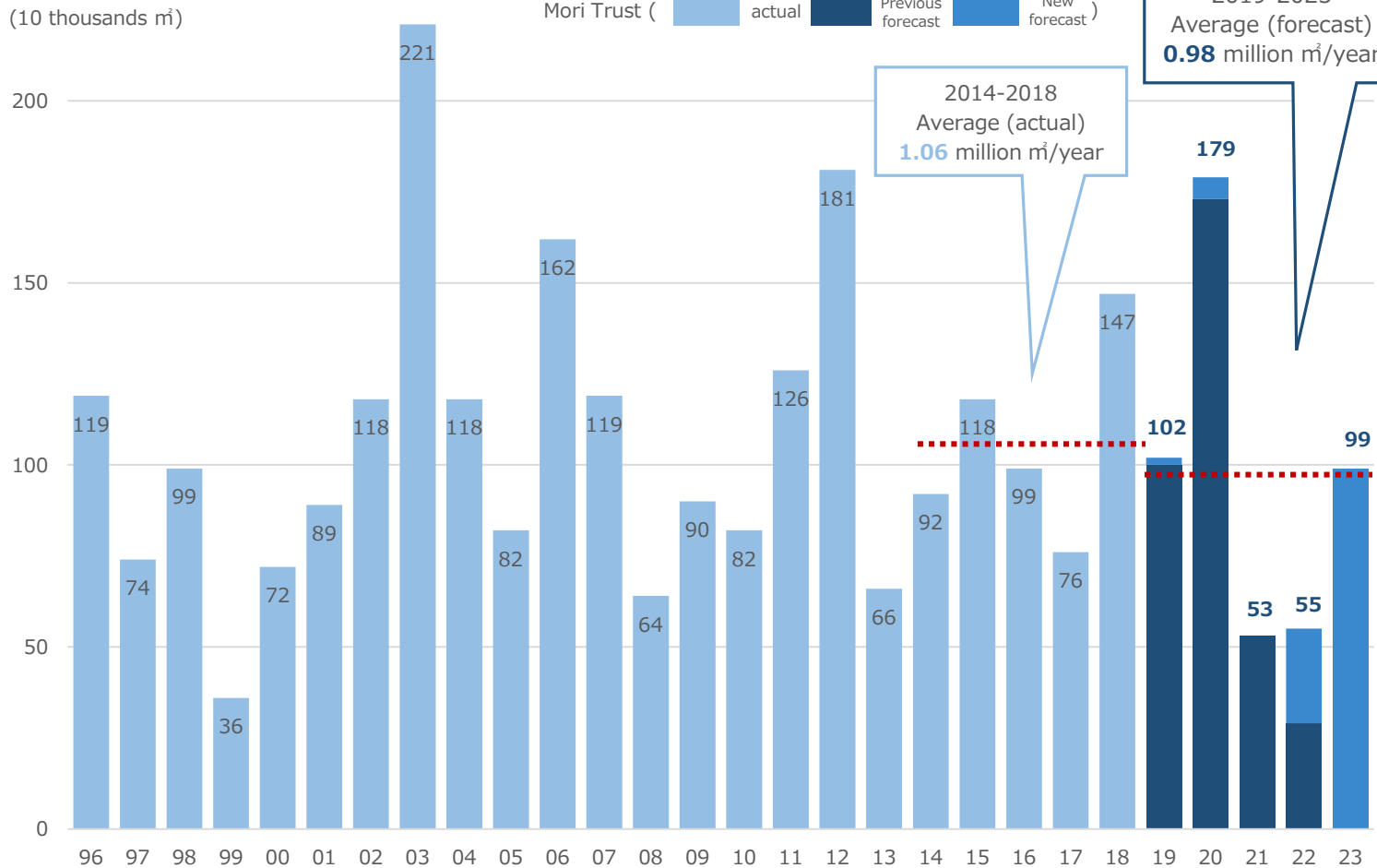
(Note) Grade A: Office buildings within the 5 central wards of Tokyo, with more than 6,500 tsubo of total leasable area, 10,000 tsubo of gross floor area, 500 tsubo of basic floor area and aged less than 11 years. Grade A-: Office buildings within the 23 wards of Tokyo, with more than 4,500 tsubo of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



# Supply of Large-scale Office Buildings in 23 wards of Tokyo

- New report released in Apr. 2019 indicates no significant fluctuation from the previous forecast, and **oversupply trend has not seen**
- Supply forecasted for coming five years is centered mainly in Minato ward (Toranomon, Shinbashi areas, etc.) and Chiyoda ward (Otemachi, Marunouchi, Yurakucho areas, etc.) and **impact on API is limited**

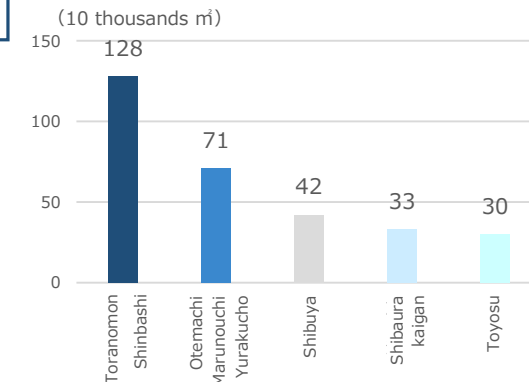
## 1. Supply trend



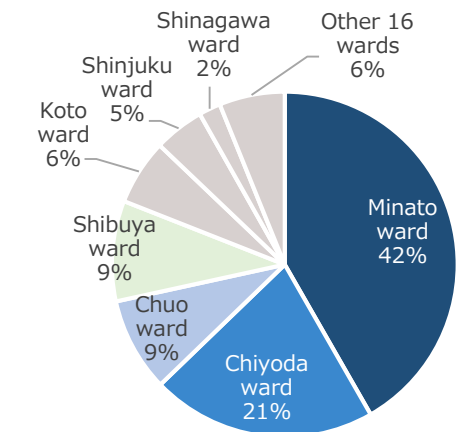
(Note) "Large-scale office buildings" refers to office buildings with a total office floor area of 10,000 m<sup>2</sup> or more.

## 2. Supply forecast 2019-2023

### Top 5 areas



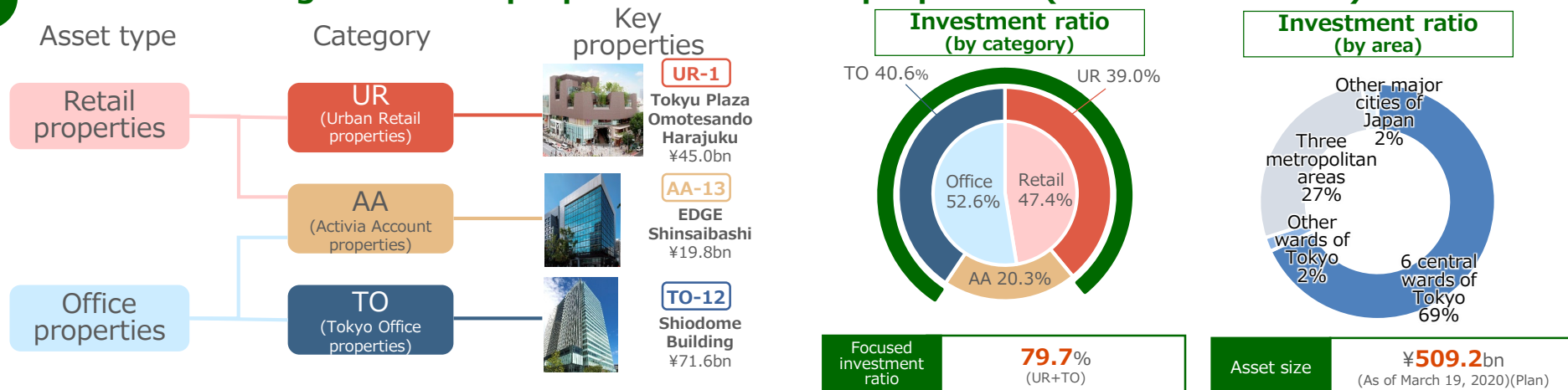
### By ward



## API's Characteristics and Strength

**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)



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



**TOKYU FUDOSAN HOLDINGS**

Listed on the 1st section of Tokyo Stock Exchange with security code 3289,  
Operating revenue: ¥901.9bn, Operating profit: ¥80.2bn (Result FY2019)

**TOKYU LAND CORPORATION**

Residence

Hotel

Wellness

Office

Commercial properties

Logistics properties

Renewable energy

Oversea business

Building management

Brokerage

Retail

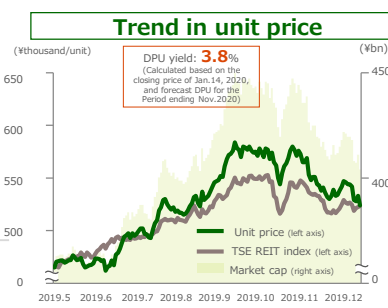
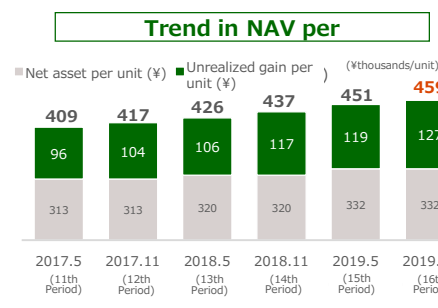
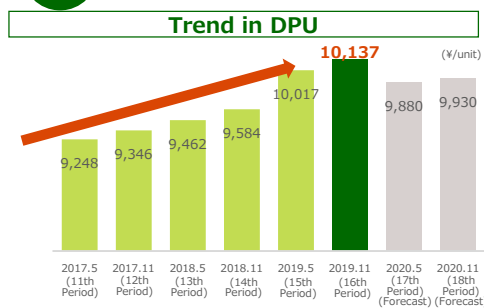
TOKYU STAY

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TOKYU LAND SC MANAGEMENT CORPORATION



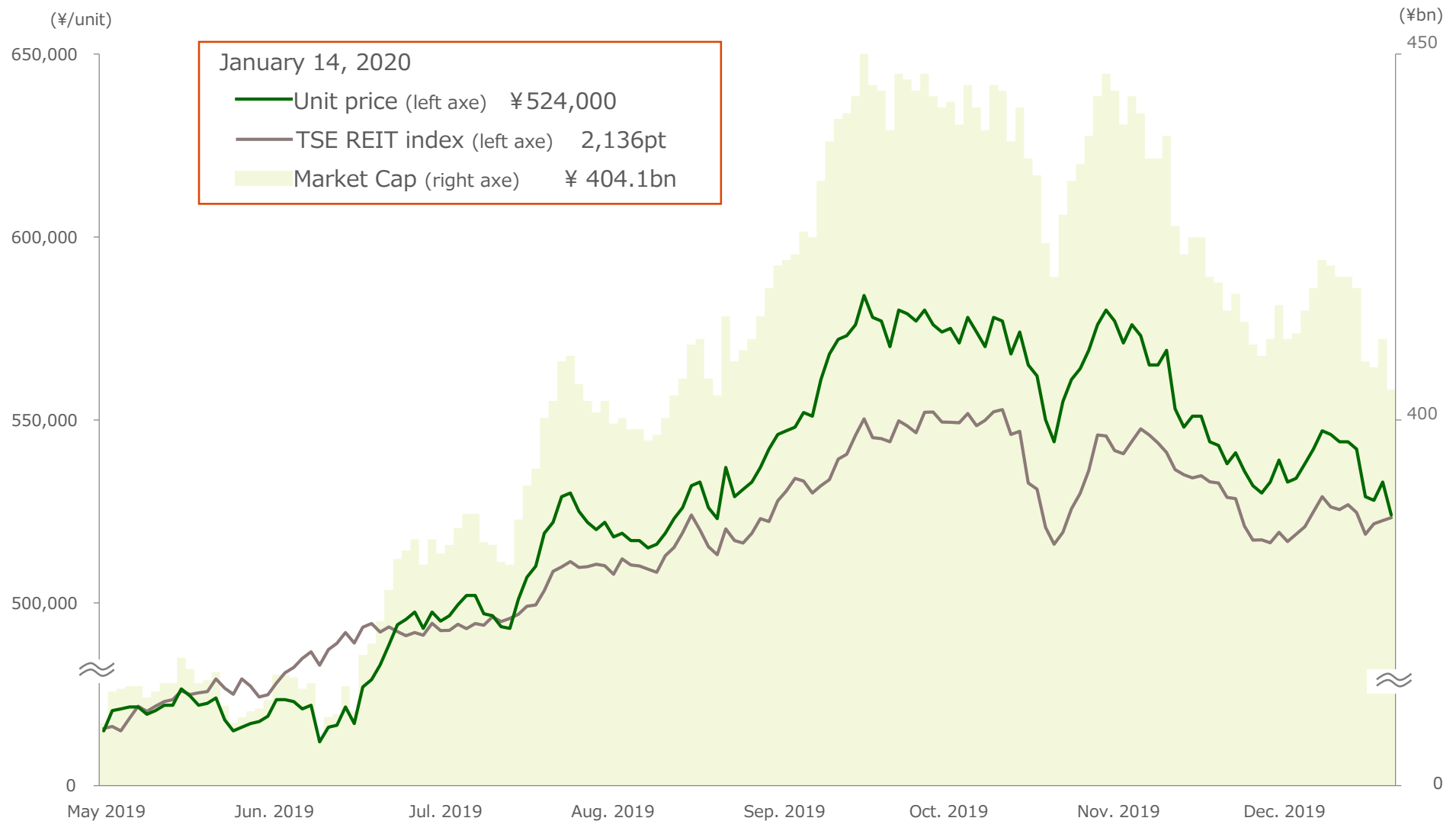
## 3 Operation result: DPU on the increase for 11 consecutive periods



## 4 Basic information

Name	Activia Properties Inc.
Closing	May 31 / November 30
Date of IPO	June 13, 2012
Asset manager	TLC REIT Management Inc.
Rating by Japan Credit Rating (JCR)	AA (stable)

## Unit Price Performance and Market Cap ~ Since June 3, 2019 ~



(Note) The performance of TSE REIT index is indexed to API unit price as of June 3, 2019.

## 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

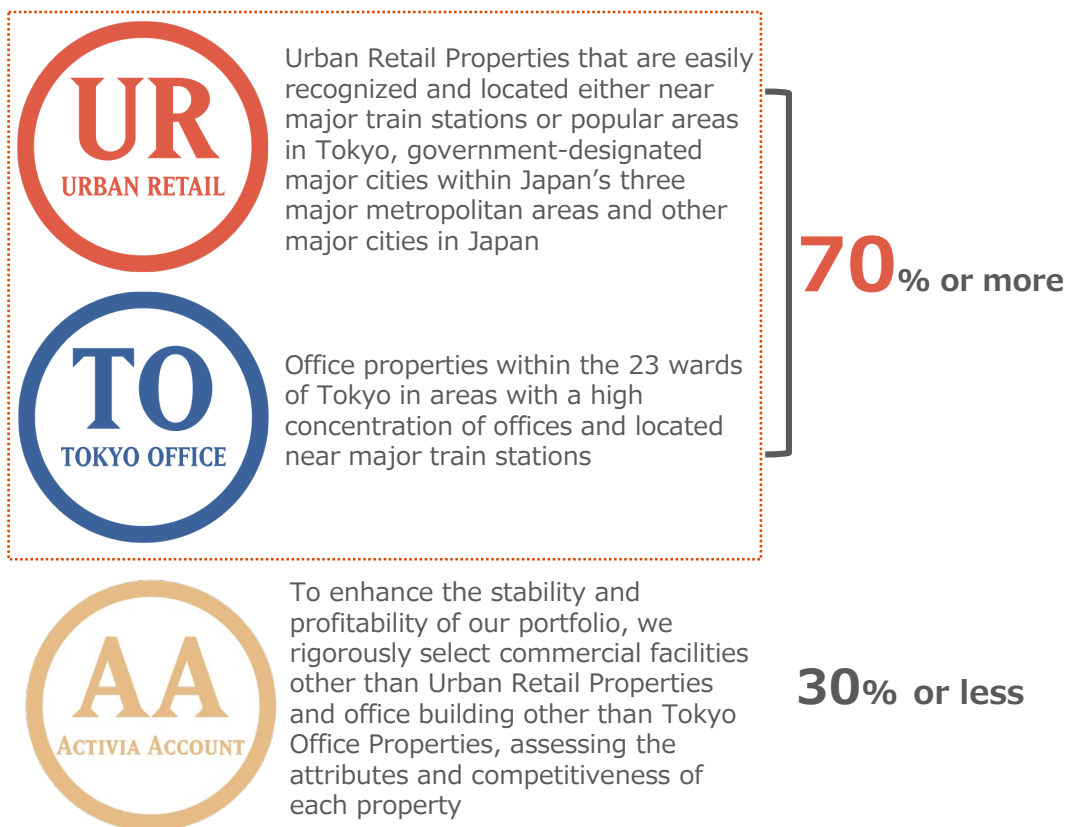
## 2. Basic Policies

- ✓ **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

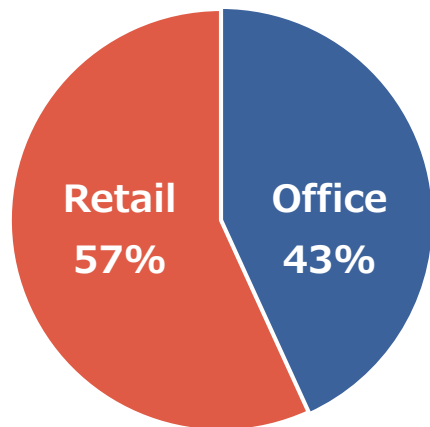
- We intend to maintain a competitive portfolio in the medium to long term by investing primarily in Urban Retail properties and Tokyo Office properties upon careful consideration of location as the most important factor, followed by other factors such as size, quality, specifications and suitability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

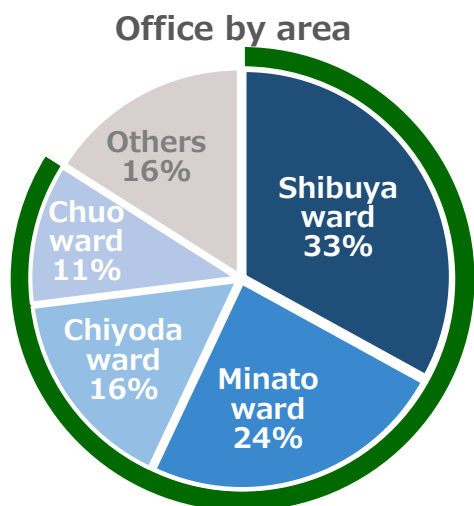


## 1. Ratio of Office and Retail



(Gross floor area) Office: 6,460 thousand m<sup>2</sup>  
 Retail : 8,500 thousand m<sup>2</sup>  
 \*As of End of September 2019

## 2. Major properties held by group (office and retail)



4 central wards of Tokyo: 84%

## 3. Major development projects



**Tokyo Port City Takeshiba**  
 In Minato ward  
 Completion: FY2020  
 Office, Retail, Residence  
 GFA: 201 thousand m<sup>2</sup>



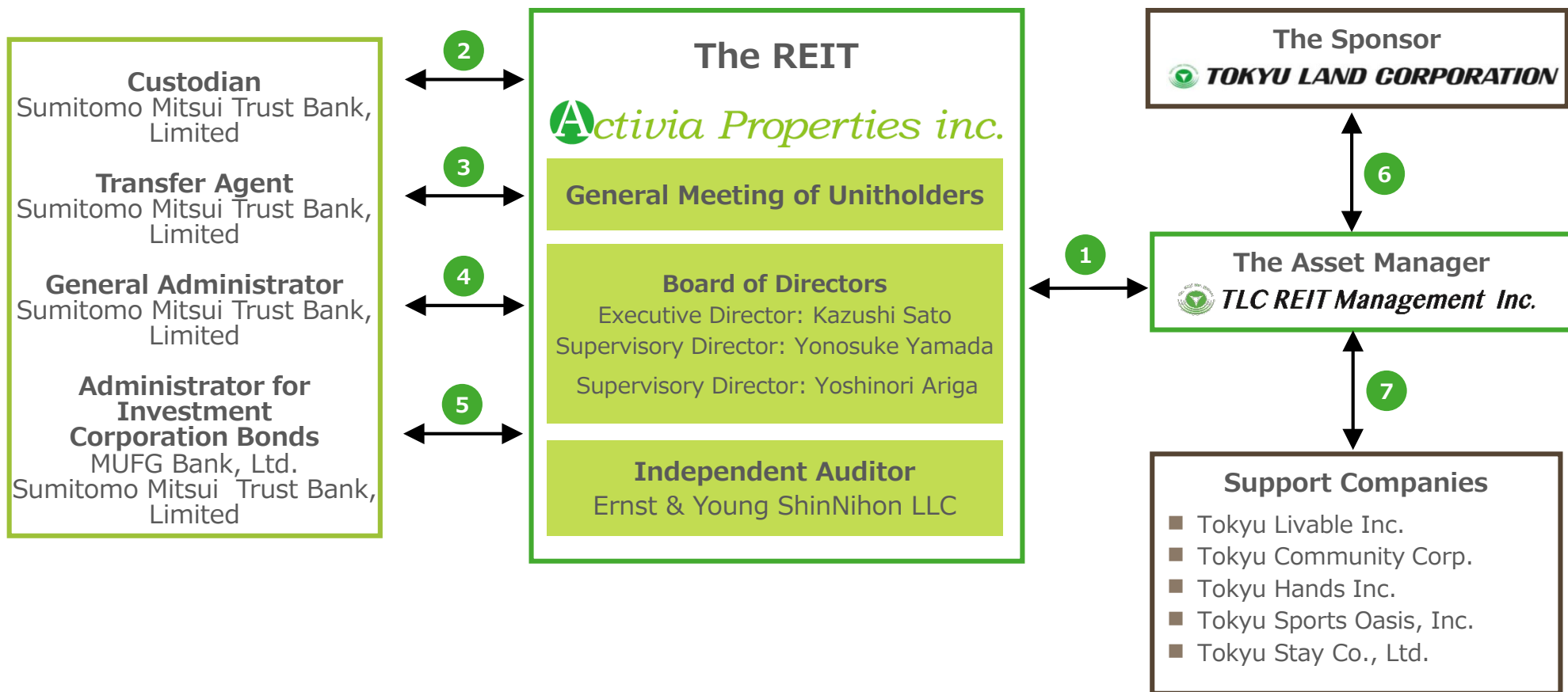
**Kudan Minami 1-chome Project (tentative name)**  
 In Chiyoda ward  
 Completion: July 2022  
 Office, Retail  
 GFA: 68 thousand m<sup>2</sup>



**Shibuya Station Sakuragaoka Exit District Redevelopment Project**  
 In Shibuya ward  
 Completion: FY2023  
 Office, Retail, Residence  
 GFA: 255 thousand m<sup>2</sup>

Area	# of buildings	Major buildings	GFA (m <sup>2</sup> )
Shibuya ward	22	Shibuya Dogenzaka Tokyu Building	13
		ShibuyaMinami Tokyu Building	20
		Shibuya Solasta	44
Minato ward	16	Hamamatsucho Square	24
		Shinagawa Tokyu Building	21
		Shin-Aoyama Tokyu Building	10
Chiyoda ward	9	Sanbancho Tokyu Building	12
		Ichigaya Tokyu building	15
		Jinbocho North Tokyu Building	11
Chuo ward	5	Nihombashi Maruzen Tokyu Building	17
		Nihombashi Front	29

Area	# of buildings	Major buildings	GFA (m <sup>2</sup> )
Tokyo metropolitan area	24	Tokyu Plaza Kamata	28
		Shibuya BEAM	7
		Daini Musashino Building	6
		Northport Mall	141
		Tokyu Plaza Totsuka	12
		Q plaza FUTAKOTAMAGAWA	3
		Q plaza Ikebukuro	17
Kansai area・other cities	8	Minoh Q's MALL	30
		Abeno Q's MALL	123
		Morinomiya Q's MALL BASE	25



1. Overview of the Asset Manager

TLC REIT Management Inc.

Established on Oct. 2009

Capital ¥200 million

Shareholder/Sponsor  
Tokyu Land Corporation 100%

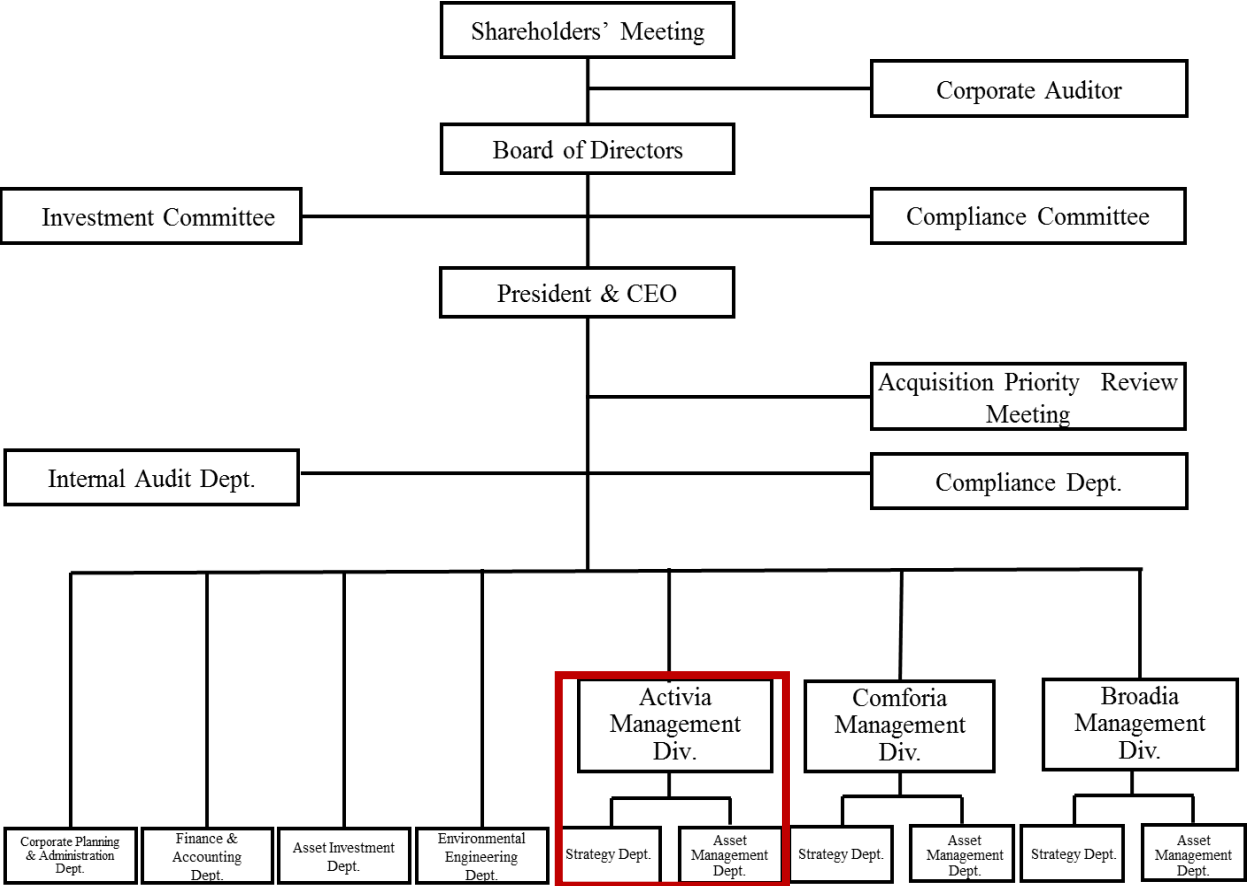


Hiroyuki Tohmata  
President & CEO



Kazushi Sato  
Managing Director,  
Chief Division Officer of  
Activia Management Division

2. Asset Manager Organizational Chart







# Disclaimer

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This document is not a disclosure document or statement of financial performance required by the Financial Instruments and Exchange Act, the Act Concerning Investment Trusts and Investment Corporations of Japan, the rules governing companies listed on the Tokyo Stock Exchange or any other applicable rules.

This document includes charts and data described by TLC REIT Management Inc. (hereinafter the “Asset Manager”) and refers to data, index and other information provided by third parties in addition to information about Activia Properties Inc. (hereinafter the “Investment Corporation”). Also analyses, judgments and other points of view of the Asset Manager under the present situation are included.

The information contained in this document is not audited and there is no guarantee regarding the accuracy and certainty of the information. Analyses, judgments and other non-factual views of the Asset Manager merely represent views of the Asset Manager as of the preparation date. Different views may exist and the Asset Manager may change its views in the future.

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The Investment Corporation’s actual performance may be materially different from results anticipated by forward-looking statements contained in this document.

Dates indicated in this document may not be business days.

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The units of the Investment Corporation are being marketed in the Netherlands under Section 1:13b of the Dutch Financial Supervision Act (Wet op het financieel toezicht, or the “Wft”). In accordance with this provision, the Asset Manager has notified the Dutch Authority for the Financial Markets of its intention to offer these units in the Netherlands. The units of the Investment Corporation will not, directly or indirectly, be offered, sold, transferred or delivered in the Netherlands, except to or by individuals or entities that are qualified investors (gekwalficeerde beleggers) within the meaning of Article 1:1 of the Wft, and as a consequence neither the Asset Manager nor the Investment Corporation is subject to the license requirement pursuant to the Wft. The Asset Manager is therefore solely subject to limited ongoing regulatory requirements as referred to in Article 42 of the European Alternative Investment Fund Managers Directive (European Directive 2011/61/EU) (the “AIFMD”).

Please visit the Investment Corporation’s home page (<https://www.activia-reit.co.jp/en/>) to access information provided under Article 23 of the AIFMD.