

Financial Report for the Fiscal Period Ended November 30, 2023 (June 1, 2023 – November 30, 2023)

Activia Properties Inc.

Listing: Tokyo Stock Exchange
 Securities code: 3279
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 Supplementary material on financial report: Yes
 Financial report presentation meeting: Yes (for institutional investors and analysts)

(Amounts truncated to the nearest million yen)

1. Summary of financial results for the fiscal period ended November 30, 2023 (June 1, 2023 – November 30, 2023)

(1) Operating results (Percentages show changes from the corresponding amounts for the previous period.)

	Operating revenue		Operating profit		Ordinary profit		Profit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal period ended November 30, 2023	17,344	(0.8)	9,588	(2.4)	8,622	(2.7)	8,621	(2.5)
Fiscal period ended May 31, 2023	17,482	8.1	9,826	10.2	8,859	10.8	8,843	12.7

	Basic earnings per unit	Return on unitholders' equity (ROE)	Ordinary profit to total assets	Ordinary profit to operating revenue
	Yen	%	%	%
Fiscal period ended November 30, 2023	10,678	3.1	1.5	49.7
Fiscal period ended May 31, 2023	10,904	3.2	1.6	50.7

(Note) Basic earnings per unit is calculated by dividing profit by the day-weighted average number of investment units for the period (810,997 units for the fiscal period ended May 31, 2023 and 807,446 units for the fiscal period ended November 30, 2023).

(2) Cash distributions

	Cash distributions per unit (excluding excess of earnings)	Total distributions (excluding excess of earnings)	Cash distributions in excess of earnings per unit	Total distributions in excess of earnings	Cash distributions per unit (including excess of earnings)	Total distributions (including excess of earnings)
	Yen	Millions of yen	Yen	Millions of yen	Yen	Millions of yen
Fiscal period ended November 30, 2023	9,611	7,760	–	–	9,611	7,760
Fiscal period ended May 31, 2023	9,875	7,973	–	–	9,875	7,973

	Payout ratio	Distribution ratio to unitholders' equity
	%	%
Fiscal period ended November 30, 2023	90.0	2.8
Fiscal period ended May 31, 2023	90.2	2.9

(Note 1) The difference between total distributions and profit was due to the provision of reserve for tax purpose reduction entry ((fiscal period ended May 31, 2023) ¥841 million; (fiscal period ended November 30, 2023) ¥862 million).

(Note 2) Because treasury investment units were canceled during the fiscal period ended May 31, 2023, the payout ratio for the period is obtained by the following formula with figures rounded to the first decimal place: Payout ratio = total distributions (excluding excess of earnings) / profit × 100

(3) Financial position

	Total assets	Net assets	Unitholders' equity to total assets	Net assets per unit
	Millions of yen	Millions of yen	%	Yen
As of November 30, 2023	568,922	274,803	48.3	340,336
As of May 31, 2023	567,177	274,155	48.3	339,534

(Reference) Unitholders' equity

As of May 31, 2023: ¥274,155 million

As of November 30, 2023: ¥274,803 million

(4) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal period ended November 30, 2023	13,797	(1,474)	(8,124)	25,548
Fiscal period ended May 31, 2023	48,683	(45,271)	(4,247)	21,350

2. Forecasts of results for the fiscal period from December 1, 2023 to May 31, 2024 and the fiscal period from June 1, 2024 to November 30, 2024

(Percentages show changes from the corresponding amounts for the previous period.)

	Operating revenue		Operating profit		Ordinary profit		Profit		Cash distributions per unit (excluding excess of earnings)	Cash distributions in excess of earnings per unit
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen
Fiscal period ending May 31, 2024	15,794	(8.9)	8,171	(14.8)	7,102	(17.6)	7,101	(17.6)	9,300	–
Fiscal period ending November 30, 2024	15,404	(2.4)	7,645	(6.4)	6,575	(7.4)	6,574	(7.4)	9,300	–

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

for the fiscal period ending May 31, 2024: ¥8,795

for the fiscal period ending November 30, 2024: ¥8,142

* Other

(1) Changes in accounting policies, changes in accounting estimates, and restatement of prior period financial statements

- a. Changes in accounting policies due to revisions to accounting standards and other regulations: None
- b. Changes in accounting policies due to other reasons: None
- c. Changes in accounting estimates: None
- d. Restatement of prior period financial statements: None

(2) Total number of units issued

- a. Total number of units issued at end of period (including treasury investment units)

As of November 30, 2023	807,446 units
As of May 31, 2023	807,446 units
- b. Number of treasury investment units at end of period

As of November 30, 2023	– units
As of May 31, 2023	– units

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

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

* Other special items

Forward-looking statements presented in this financial report including forecasts of results are based on information currently available to us and on certain assumptions we deem to be reasonable. As such, actual operating and other results may differ materially due to a number of factors. Furthermore, these forecasts are in no way a guarantee of any distribution amount. Please refer to “Assumptions for Forecasts of Investment Performance for the 25th Fiscal Period from December 1, 2023 to May 31, 2024 and the 26th Fiscal Period from June 1, 2024 to November 30, 2024” on pages 11 through 12 for information on assumptions for the forecasts.

This English version is a translation of the original Japanese document and is only for reference purposes. In the case where any differences occur between the English version and the original Japanese version, the Japanese version will prevail.

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1. Asset Management Status

(1) Asset Management Status

i) Summary of Results for the Current Fiscal Period

(A) Transition of Investment Corporation

Activia Properties Inc. (hereinafter referred to as the “Investment Corporation”) was established on September 7, 2011, with unitholders’ capital of ¥200 million (400 units), and with TLC Township Inc. acting as organizer in accordance with the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, including subsequent revisions; hereinafter referred to as the “Investment Trust Act”). The Investment Corporation completed its registration in the Kanto Local Finance Bureau on September 20, 2011 (Director-General of the Kanto Local Finance Bureau No. 73). Note that on April 1, 2017, an absorption-type merger took place with what is now TLC REIT Management Inc. (hereinafter referred to as the “Asset Manager”) as the surviving company and TLC Activia Investment Management Inc. (its trade name was changed from TLC Township Inc. on April 1, 2012) as the absorbed company.

After that, the Investment Corporation was listed on the real estate investment trust securities market of Tokyo Stock Exchange, Inc. (Securities code 3279) on June 13, 2012. On September 7, 2021, the Investment Corporation carried out its seventh publicly offered capital increase after the listing, and on September 28, 2021, it carried out a third-party allotment.

“Activia” of “Activia Properties,” the name of the Investment Corporation, has been coined from the words “activate” and “ia,” a suffix meaning “place.” By investing in and managing real estate appropriate to its name, the Investment Corporation seeks to become an entity capable of broadly energizing society. The Investment Corporation will also select real estate capable of sustaining customer demand as a location for both corporate activities and urban recreation in popular areas, with the aim of maximizing the medium- and long-term value of unitholders, supported by its proactive management (management to improve the circumstances by taking initiatives and acting for the future).

In the fiscal period under review, which ended on November 30, 2023, the Investment Corporation transferred Luogo Shiodome (51% co-ownership interest) on June 1, 2023. Consequently, the Investment Corporation held 46 properties (with the total acquisition price of ¥546,170 million) at the end of the fiscal period under review.

(B) Investment Environment in the Fiscal Period Under Review

The Japanese economy underwent a gradual recovery during the fiscal period under review, with improvements in the employment situation and in personal consumption.

The environment for retail properties saw improvement in the willingness of tenants to open stores accompanying the stabilization of consumer behavior and the rapid recovery in inbound tourism due to the reclassification of COVID-19 as a Class 5 infectious disease.

In the rental office market, while newly constructed buildings have large-scale vacancies, the recent demand for office space has been strong and the vacancy rate is on a downward trend. Meanwhile, the average vacancy rate in the five central wards of Tokyo (Chiyoda-ku, Minato-ku, Chuo-ku, Shibuya-ku and Shinjuku-ku) as of November 30, 2023, according to data published by Miki Shoji Co., Ltd., was 6.03%, a decrease of 0.13 percentage points from May 31, 2023. Of these, the vacancy rate in Shibuya-ku remained at a low level compared to the other areas at 4.24%. The average rent per *tsubo* (about 3.3 square meters) in the five central wards of Tokyo as of November 30, 2023, was ¥19,726.

In the J-REIT market, despite signs of the Tokyo Stock Exchange REIT index recovering to 1,900 points in the first half of the fiscal period under review, there was limited movement in REIT prices in the second half as interest rates rose due to policy revisions by the Bank of Japan and as the stock market rebounded due to the sharp drop in long-term interest rates in November.

(C) Investment Performance

The Investment Corporation transferred Luogo Shiodome (51% co-ownership interest) (with the transfer price of ¥4,646 million) on June 1, 2023 in accordance with the basic asset management policy set forth in the Articles of Incorporation.

Consequently, total assets held by the Investment Corporation at the end of the fiscal period under review were 46 properties (with the total acquisition price of ¥546,170 million) with the total leasable area of 446,508.06 m² (135,066 *tsubo*).

The trend of monthly average occupancy rate (Note) during the fiscal period under review is as follows:

	June 30, 2023	July 31, 2023	August 31, 2023	September 30, 2023	October 31, 2023	November 30, 2023
Urban Retail Properties	97.5%	97.5%	97.7%	97.8%	97.5%	97.7%
Tokyo Office Properties	94.6%	97.0%	98.7%	98.4%	96.5%	98.7%
Activia Account Properties	99.0%	98.1%	98.1%	99.3%	99.3%	99.7%
Total	97.1%	97.6%	98.2%	98.6%	97.8%	98.8%

(Note) Figures for occupancy rates are rounded to the nearest tenth.

(D) Initiatives Regarding Sustainability

In order to build a portfolio consisting of “real estate capable of sustaining customer demand” with the aim of maximizing medium- and long-term unitholder value, the Investment Corporation has been promoting various initiatives with its sights set on lowering environmental loads and contributing to our nearby surroundings and local communities, thereby extending beyond considerations such as location, use, size and qualities. In July 2019, as material issues that the Investment Corporation needs to address, we released quantitative targets encompassing a wider range of performance benchmarks from an environmental standpoint, and also clearly stated practical management policy to such ends. In addition, we are striving daily to achieve our basic objective of cutting unit energy consumption, etc. by an annual average of 1% over the medium to long term.

In terms of work to reduce environmental impacts during the fiscal period under review, we repaired toilets at (1) A-PLACE Shibuya Konnoh and (2) A-PLACE Bashamichi. The use of environmentally friendly products that conform to the Green Procurement Standards of TLC REIT Management Inc., the Asset Manager, and the replacement of toilets and other sanitary equipment with water-saving types are expected to reduce cleaning water volume by 58% at (1) and 75% at (2) compared to the current levels. In addition, at A-FLAG SAPPORO, we repaired hotel guest room windows. We expect that improving the thermal insulation performance of guest room windows will have the effect of reducing the amount of energy consumption for operating the air conditioning in guest rooms.

Moreover, we continue to engage in annual initiatives geared to acquiring green building certifications. During the fiscal period under review, we have acquired the CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate certification for Kasumigaseki Tokyu Building (S class). As such, a total of 35 of our properties have acquired green building certification, which amounted to 74.2% of our holdings calculated on the basis of gross floor area (as of November 30, 2023).

Furthermore, at Tokyu Plaza Omotesando Harajuku, we held a 100 My Licca “My Closet Exhibition” to display 1/6 doll-sized outfits that were upcycled from clothes that evoked fond memories but could no longer be worn. Through this exhibition, we were able to contribute to an initiative that respects people’s important memories.

In addition, at Q plaza SHINSAIBASHI, we converted the entrance space in the common area into a space that can be used for holding exhibitions and other events. While supporting the sales of tenants, we also expect that this will contribute to supporting the community by creating a lively environment.

The Investment Corporation will contribute to achieving a sustainable society by engaging in such initiatives geared to the environment and society.

(E) Overview of Financing

During the fiscal period under review, the Investment Corporation borrowed ¥16,750 million largely in order to cover repayment of borrowings that had come due, and worked to otherwise maintain a stable financial base through ongoing moves that have included diversifying repayment dates. As a result, as of the end of the fiscal period under review, the balance of interest-bearing debt was ¥265,850 million (borrowings of ¥238,150 million and investment corporation bonds of ¥27,700 million). The ratio of interest-bearing debt to total assets (LTV = Balance of interest-bearing debt /

Total assets x 100) was 46.7% as of the end of the fiscal period under review. The long-term debt ratio and the ratio of fixed-interest debt to total interest-bearing debt were 100.0% and 94.1%, respectively.

The credit rating the Investment Corporation has obtained as of the end of the fiscal period under review is as follows. This investment unit does not have a credit rating provided or made available for inspection by a credit rating agency or one scheduled to be provided or made available for inspection by a credit rating agency at the Investment Corporation's request.

Credit Rating Agency	Rating	Forecast
Japan Credit Rating Agency (JCR)	Long-term issuer rating: AA	Stable

(F) Overview of Financial Results and Distributions in the Fiscal Period Under Review

As a result of the above-mentioned investments, operating revenue, operating profit, and ordinary profit were ¥17,344 million, ¥9,588 million, and ¥8,622 million, respectively, for the fiscal period under review, and profit was ¥8,621 million.

As for distributions for the fiscal period under review, the decision has been made to pay distributions of profit of ¥7,760,363,506, which is the entire amount of the unappropriated retained earnings after deducting the internal reserve for the stabilization of future distributions, and provision of reserve for tax purpose reduction entry as stipulated in Article 65-7 of the Act on Special Measures Concerning Taxation. Consequently, distributions per investment unit resulted in ¥9,611.

ii) Outlook for the Next Fiscal Period

(A) Investment Environment for the Next Fiscal Period

The Japanese economy is expected to continue to recover gradually due to the emergence of pent-up demand, as well as due to the accommodative financial environment and the government's economic measures, despite the downward pressure from the slowing pace of recovery in overseas economies. On the other hand, close attention must be paid to the risk concerning the uncertainty of the delayed impact from rapid interest rate hikes amid the ongoing high levels of inflation overseas, and to the risk of increases in prices of resources and grains due to geopolitical factors involving Ukraine, the Middle East, etc.

In the environment for retail properties, despite the recovery in the number of overseas visitors to Japan following the easing of entry restrictions and the depreciation of the yen and despite the rapid recovery recently in consumption from inbound tourists, attention must be paid to the impact on consumer sentiment from the decline in real income due to the increase in prices. In the rental office market, although there are concerns over weakening in demand-supply conditions due to new supply in certain areas, we believe that there will continue to be positive relocation demand, such as for upgrading and improving sites. Given the lingering uncertainty concerning the external environment, including monetary policies and real estate leasing market conditions, we expect a firm performance from the J-REIT market due to the relative stability of J-REIT revenue and its relatively high yields.

Amid this environment, the Investment Corporation will fulfill its social responsibility through further promoting sustainability initiatives, etc. while preparing a foundation for future distribution growth through property replacement with the aim of continuing to improve portfolio competitiveness and through the purchase and cancellation of treasury investment units. For the time being, the Investment Corporation will effectively leverage gains on sales acquired through property replacement, while at the same time, continue measures for internal growth and external growth, and work to continuously enhance unitholder value.

(B) Investment Policy and Developments to Be Addressed in the Next Fiscal Period

a. Basic Policy

The Investment Corporation's basic policies are to invest in assets, with targeted investments in Urban Retail and Tokyo Office properties; utilize the Tokyu Fudosan Holdings Group's value chain based on the comprehensive support system; and a governance structure that maximizes unitholder value.

b. External Growth Strategy

The Investment Corporation will invest in Urban Retail and Tokyo Office properties as a main target. It will make its investment decisions carefully, concentrating on selecting properties in excellent locations, including surrounding areas, and thoroughly considering individual factors such as use, size, specifications and other qualities of properties, and credibility and name recognition of tenants, in order to construct a competitive portfolio in the medium to long term.

To acquire these competitive assets on an ongoing basis, the Investment Corporation will work to maintain and improve the quality of its portfolio by rigorously selecting investment assets based on the information it receives under its sponsor support agreement with Tokyu Land Corporation regarding the Investment Corporation and its support agreement with four group companies in the Tokyu Fudosan Holdings Group. It will also acquire properties through the exclusive know-how and information-gathering network of the Asset Manager.

c. Internal Growth Strategy

The Investment Corporation will operate, manage, and refurbish its portfolio to maintain and improve the competitiveness of its facilities through a comprehensive understanding of the features of its overall portfolio and its individual assets under management, based on the unique expertise of its Asset Manager. The Investment Corporation will also seek to manage its portfolio in a stable manner and strengthen its earnings by establishing appropriate operational and management systems tailored to the specific characteristics of the assets it has invested in, and through regular and non-regular inspections by the property management company that has considerable experience in the operation and management of real estate.

The Investment Corporation will also maintain and improve the value of its assets through its expertise in internal growth through operating and managing properties. It will maximize the competitiveness of its assets through the ongoing assistance of Tokyu Land Corporation and other

support companies, which, through their face-to-face business with consumers, have rich information regarding consumer needs and developments in industries such as retail and services.

With respect to the property management business for the assets under management, leasing support has been provided from Tokyu Land Corporation, Tokyu Land SC Management Corporation or Tokyu Community Corp.

d. Financial Strategy

Having a sound financial strategy in an effort to conservatively control LTV as well as make stable long-term borrowings and diversify maturities (diversifying repayment dates), the Investment Corporation will endeavor to build a stable financial base with a solid bank formation based on good relationships with major financial institutions. In addition, with the aim of diversifying means of raising funds, the Investment Corporation will issue investment corporation bonds while paying close attention to trends in financial markets. Concerning the issuance of new investment units, moreover, the Investment Corporation will prudently and flexibly carry out such issuance while paying appropriate attention to various environmental factors with the aim of achieving long-term and stable growth.

(C) Significant Subsequent Events

At the meeting of the board of directors held on January 17, 2024, the Investment Corporation made a decision on matters concerning purchase of treasury investment units as follows in accordance with the provisions of Article 80-2 of the Investment Trust Act as applied by replacing terms and phrases pursuant to the provisions of Article 80-5, Paragraph 2 of the said act.

The Investment Corporation plans to cancel all the purchased investment units in the fiscal period ending May 31, 2024 (25th fiscal period).

a. Reason for the Purchase of Treasury Investment Units

As a result of a comprehensive consideration of the investment unit price of the Investment Corporation, the status of cash on hand, its financial conditions, the market environment, and other factors, the Investment Corporation has judged that improving capital efficiency and providing unitholder returns through the purchase and cancellation of treasury investment units will lead to increased unitholder value in the medium to long term.

b. Details of Matters Concerning the Purchase

Total number of investment units that can be purchased: 19,900 units (maximum)

Total amount of purchase price of investment units: ¥6,000 million (maximum)

Purchase method: Market purchases on the Tokyo Stock Exchange based on a discretionary trading agreement pertaining to the purchase of treasury investment units with a securities company

Purchase period: From January 18, 2024 to May 17, 2024

< Reference Information >

The Investment Corporation plans to transfer the following property in accordance with the basic asset management policy set forth in the Articles of Incorporation.

(UR-11) A-FLAG KOTTO DORI

Type of assets	Beneficial interests in trust
Transfer price	¥5,000 million
Delivery date	May 31, 2024
Location	4-40, Minami-Aoyama 5-chome, Minato-ku, Tokyo
Use	Retail, office and parking
Land area	776.78 m ²
Gross floor area	3,358.28 m ²
Structure	Reinforced concrete / 5 floors above and 2 floors underground
Month and year of completion	January 1992, September 2005 (extended)

Ownership Owned

(Note) The sale and purchase contract of beneficial interests in trust pertaining to the above falls under a forward commitment, etc. as provided in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” by Financial Services Agency (forward commitment, etc. refers to a postdated sale and purchase contract under which payment and delivery shall be made at least one month after the conclusion of the contract, or any other contract similar thereto).

(D) Outlook of Investment Performance

For the fiscal period ending May 31, 2024 (25th fiscal period: December 1, 2023 to May 31, 2024), investment performance is estimated as follows. For the assumptions used for the estimation of investment performance, please refer to “Assumptions for Forecasts of Investment Performance for the 25th Fiscal Period from December 1, 2023 to May 31, 2024 and the 26th Fiscal Period from June 1, 2024 to November 30, 2024” on pages 11 through 12.

Operating revenue	¥15,794 million
Operating profit	¥8,171 million
Ordinary profit	¥7,102 million
Profit	¥7,101 million
Cash distributions per unit	¥9,300
Cash distributions in excess of earnings per unit	¥-

If it is assumed that there are no changes in “Assumptions for Forecasts of Investment Performance for the 25th Fiscal Period from December 1, 2023 to May 31, 2024 and the 26th Fiscal Period from June 1, 2024 to November 30, 2024” on pages 11 through 12, the outlook of investment performance for the fiscal period ending November 30, 2024 (26th fiscal period: June 1, 2024 to November 30, 2024) is estimated as follows.

Operating revenue	¥15,404 million
Operating profit	¥7,645 million
Ordinary profit	¥6,575 million
Profit	¥6,574 million
Cash distributions per unit	¥9,300
Cash distributions in excess of earnings per unit	¥-

(Note) The above estimation is determined based on certain assumptions at the time of preparing the financial statements. Due to changes in the circumstances surrounding the Investment Corporation including acquisition or disposition of properties, the trend of real estate market, etc. in the future, actual operating revenue, operating profit, ordinary profit, profit and cash distributions per unit may change. Furthermore, this estimation does not guarantee the amount of distributions.

Assumptions for Forecasts of Investment Performance for the 25th Fiscal Period from December 1, 2023 to May 31, 2024 and the 26th Fiscal Period from June 1, 2024 to November 30, 2024

Item	Assumptions
Period	<ul style="list-style-type: none"> • 25th fiscal period (December 1, 2023 to May 31, 2024) (183 days) • 26th fiscal period (June 1, 2024 to November 30, 2024) (183 days)
Investment portfolio	<ul style="list-style-type: none"> • Our forecasts of investment performance take into account the following property disposition associated with the 46 properties that the Investment Corporation holds at present (the “Assets Currently Held”). • 25th fiscal period (December 1, 2023 to May 31, 2024) A-FLAG KOTTO DORI is scheduled to be transferred on May 31, 2024, and the total number of properties after said transfer date is assumed to be 45 properties. • Our forecasts, however, may change due to any changes to the composition of our investment portfolio.
Operating revenue	<ul style="list-style-type: none"> • We have calculated our real estate leasing business revenues from the Assets Currently Held taking into account the relevant lease agreements effective as of today, market trends, etc. • Operating revenue is based on our assumption that there will be no delinquencies or non-payment of rents by tenants. • In the 25th fiscal period (December 1, 2023 to May 31, 2024), ¥486 million of gain on the sale of A-FLAG KOTTO DORI from its transfer is expected to be recorded. This may change, however, depending on outcomes of the sales, transfer prices, transfer dates and other conditions.
Operating expenses	<ul style="list-style-type: none"> • Expenses related to leasing business (other than depreciation), which are our principal operating expenses, were calculated based on the historical information and upon considering variable factors. • In general, property tax and city planning tax of properties acquired are settled at the time of acquisition between the former owner (seller) and the purchaser based on their respective periods of ownership in relation to the relevant tax year. However, any of these taxes allocated to the purchaser are not expensed at the time of acquisition because they are treated as a part of the acquisition cost for accounting purposes. For property tax and city planning tax, ¥1,366 million and ¥1,515 million for the Assets Currently Held will be expensed in the fiscal period ending May 31, 2024 (25th fiscal period) and in the fiscal period ending November 30, 2024 (26th fiscal period), respectively. • Repair and maintenance expenses of buildings are estimated at the amount required for each of the fiscal periods based on the medium- and long-term repair and maintenance plans formed by the Asset Manager. However, the actual repair and maintenance expenses for the fiscal periods may significantly differ from the estimates since (i) an unforeseeable event may cause serious damage to a building requiring emergent repair expenditure, (ii) in general, amounts vary according to the fiscal period, and (iii) certain types of repair and maintenance expenses are not required in every fiscal period. • We calculate depreciation expenses (including incidental expenses) by the straight-line method, assuming ¥1,534 million and ¥1,565 million for the 25th fiscal period ending May 31, 2024 and the 26th fiscal period ending November 30, 2024, respectively.
Non-operating expenses	<ul style="list-style-type: none"> • We expect interest expense and other borrowing-related expenses of ¥1,067 million for the fiscal period ending May 31, 2024 (25th fiscal period) and ¥1,069 million for the fiscal period ending November 30, 2024 (26th fiscal period).

Item	Assumptions
Interest-bearing debt	<ul style="list-style-type: none"> • As of today, the Investment Corporation has a balance of interest-bearing debt of ¥265,850 million (borrowings of ¥238,150 million and investment corporation bonds of ¥27,700 million). • We assume that there will be refinancing of all interest-bearing debt due by the end of the fiscal period ending May 31, 2024 (25th fiscal period) and the fiscal period ending November 30, 2024 (26th fiscal period) (25th fiscal period: long-term borrowings of ¥17,500 million; 26th fiscal period: long-term borrowings of ¥12,000 million and investment corporation bonds of ¥5,000 million). • We assume the LTV ratios as of May 31, 2024 and November 30, 2024 are both to be approximately 47%. • The LTV ratio is obtained by the following formula: LTV = Balance of interest-bearing debt / Total assets × 100
Units	<ul style="list-style-type: none"> • The number is based on our assumption of total of 807,446 units issued as of today. We assume that there will be no changes in number of investment units before the end of the 26th fiscal period (November 30, 2024). • The cash distributions per unit for the 25th fiscal period ending May 31, 2024 and the 26th fiscal period ending November 30, 2024 have been calculated in accordance with the total projected number of investment units issued as of the end of each of the fiscal periods which is 807,446 units.
Cash distributions per unit	<ul style="list-style-type: none"> • Cash distributions (cash distributions per unit) are calculated based on the cash distribution policy stipulated in our Articles of Incorporation. • In the fiscal period ending May 31, 2024 (25th fiscal period), we assume a reversal of ¥407 million from the reserve for tax purpose reduction entry for use in distributions. • In the fiscal period ending November 30, 2024 (26th fiscal period), we assume a reversal of ¥935 million from the reserve for tax purpose reduction entry for use in distributions. • The cash distributions per unit may change due to various factors, including changes to the composition of our investment portfolio, changes in rental revenues accompanying changes in tenants, and unexpected maintenance and repairs. • Deferred losses on hedges, which arise from interest rate swaps and are counted as a deduction in net assets, are calculated assuming no fluctuation.
Cash distributions in excess of earnings per unit	<ul style="list-style-type: none"> • As stated above, deferred losses on hedges, which are counted as a deduction in net assets, are calculated assuming no fluctuation. Accordingly, we do not anticipate distributions in excess of earnings (allowance for temporary difference adjustments) for the 25th fiscal period ending May 31, 2024 or the 26th fiscal period ending November 30, 2024. • Among cash distributions in excess of earnings, we currently do not anticipate distributions deemed as distributions on reduction of unitholders' capital for tax purposes.
Other	<ul style="list-style-type: none"> • We assume that there will be no amendments in legislation, taxation, accounting standards, listing regulations or regulations of the Investment Trusts Association of Japan that affect the above forecasts. • We assume that there will be no material changes in general economic conditions or real estate markets.

2. Financial Statements

(1) Balance Sheet

(Unit: Thousands of yen)

	As of May 31, 2023	As of November 30, 2023
Assets		
Current assets		
Cash and deposits	17,150,438	21,367,770
Cash and deposits in trust	4,200,316	4,180,602
Operating accounts receivable	993,424	889,327
Prepaid expenses	633,114	399,062
Income taxes refund receivable	14	14
Consumption taxes refund receivable	303,074	-
Other	33,305	10,432
Total current assets	23,313,687	26,847,210
Non-current assets		
Property, plant and equipment		
Buildings in trust	94,557,011	95,174,518
Accumulated depreciation	(20,766,367)	(21,888,573)
Buildings in trust, net	73,790,644	73,285,945
Structures in trust	826,479	822,734
Accumulated depreciation	(319,842)	(340,171)
Structures in trust, net	506,637	482,562
Machinery and equipment in trust	1,614,169	1,605,181
Accumulated depreciation	(595,184)	(615,920)
Machinery and equipment in trust, net	1,018,985	989,261
Tools, furniture and fixtures in trust	374,756	408,858
Accumulated depreciation	(228,818)	(245,402)
Tools, furniture and fixtures in trust, net	145,938	163,455
Land in trust	457,941,557	456,559,716
Construction in progress in trust	58,978	35,815
Total property, plant and equipment	533,462,741	531,516,756
Intangible assets		
Land leasehold interests in trust	9,055,086	9,055,086
Other	5,396	4,715
Total intangible assets	9,060,482	9,059,801
Investments and other assets		
Long-term prepaid expenses	1,184,546	1,352,461
Derivatives	4,033	3,595
Other	39,222	39,222
Total investments and other assets	1,227,801	1,395,278
Total non-current assets	543,751,026	541,971,836
Deferred assets		
Investment corporation bond issuance costs	113,181	103,077
Total deferred assets	113,181	103,077
Total assets	567,177,894	568,922,124

(Unit: Thousands of yen)

	As of May 31, 2023	As of November 30, 2023
Liabilities		
Current liabilities		
Operating accounts payable	1,291,250	2,348,159
Current portion of investment corporation bonds	–	5,000,000
Current portion of long-term borrowings	34,250,000	29,500,000
Accounts payable - other	183,435	103,368
Accrued expenses	1,077,749	1,021,588
Income taxes payable	605	605
Accrued consumption taxes	–	678,875
Advances received	394,999	369,333
Deposits received	49,941	1,351
Other	19,336	–
Total current liabilities	37,267,318	39,023,282
Non-current liabilities		
Investment corporation bonds	27,700,000	22,700,000
Long-term borrowings	203,900,000	208,650,000
Leasehold and guarantee deposits received in trust	24,154,932	23,745,222
Other	177	145
Total non-current liabilities	255,755,110	255,095,368
Total liabilities	293,022,428	294,118,651
Net assets		
Unitholders' equity		
Unitholders' capital	270,963,556	270,963,556
Deduction from unitholders' capital		
Other deduction from unitholders' capital	*3 (5,999,640)	*3 (5,999,640)
Total deduction from unitholders' capital	(5,999,640)	(5,999,640)
Unitholders' capital, net	264,963,916	264,963,916
Surplus		
Voluntary retained earnings		
Reserve for tax purpose reduction entry	–	841,591
Total voluntary retained earnings	–	841,591
Unappropriated retained earnings (undisposed loss)	9,187,516	8,994,370
Total surplus	9,187,516	9,835,961
Total unitholders' equity	274,151,432	274,799,878
Valuation and translation adjustments		
Deferred gains or losses on hedges	4,033	3,595
Total valuation and translation adjustments	4,033	3,595
Total net assets	*2 274,155,466	*2 274,803,473
Total liabilities and net assets	567,177,894	568,922,124

(2) Statement of Income

(Unit: Thousands of yen)

	Previous fiscal period (From December 1, 2022 to May 31, 2023)		Current fiscal period (From June 1, 2023 to November 30, 2023)	
Operating revenue				
Leasing business revenue	*1, *3	13,969,224	*1, *3	13,951,092
Other leasing business revenue	*1, *3	1,124,851	*1, *3	1,131,553
Gain on sale of real estate properties	*2	2,388,827	*2	2,261,356
Total operating revenue		17,482,902		17,344,002
Operating expenses				
Expenses related to leasing business	*1	6,197,119	*1	6,359,060
Asset management fees		1,211,643		1,197,952
Asset custody fees		16,223		15,937
Administrative service fees		40,499		41,618
Remuneration for directors (and other officers)		3,300		3,750
Other operating expenses		187,612		137,313
Total operating expenses		7,656,398		7,755,631
Operating profit		9,826,504		9,588,370
Non-operating income				
Interest income		94		96
Reversal of distributions payable		646		655
Interest on tax refund		–		649
Insurance claim income		729		155
Other		–		33
Total non-operating income		1,469		1,589
Non-operating expenses				
Interest expenses		668,933		668,627
Interest expenses on investment corporation bonds		73,997		75,261
Amortization of investment corporation bond issuance costs		10,103		10,103
Financing fees		213,596		212,802
Other		2,024		586
Total non-operating expenses		968,656		967,380
Ordinary profit		8,859,317		8,622,579
Profit before income taxes		8,859,317		8,622,579
Income taxes - current		605		605
Income taxes - deferred		15,287		–
Total income taxes		15,892		605
Profit		8,843,424		8,621,974
Retained earnings brought forward		344,091		372,395
Unappropriated retained earnings (undisposed loss)		9,187,516		8,994,370

(3) Statement of Unitholders' Equity

Previous fiscal period (From December 1, 2022 to May 31, 2023)

(Unit: Thousands of yen)

	Unitholders' equity					
	Unitholders' capital				Surplus	
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Voluntary retained earnings	
		Other deduction from unitholders' capital	Total deduction from unitholders' capital		Reserve for tax purpose reduction entry	Total voluntary retained earnings
Balance at beginning of period	270,963,556	(3,999,657)	(3,999,657)	266,963,899	–	–
Changes during period						
Dividends of surplus						
Profit						
Purchase of treasury investment units						
Cancellation of treasury investment units		(1,999,983)	(1,999,983)	(1,999,983)		
Net changes in items other than unitholders' equity						
Total changes during period	–	(1,999,983)	(1,999,983)	(1,999,983)	–	–
Balance at end of period	*1 270,963,556	(5,999,640)	(5,999,640)	264,963,916	–	–

(Unit: Thousands of yen)

	Unitholders' equity				Valuation and translation adjustments		Total net assets
	Surplus		Treasury investment units	Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings (undisposed loss)	Total surplus					
Balance at beginning of period	7,900,936	7,900,936	–	274,864,836	41,581	41,581	274,906,417
Changes during period							
Dividends of surplus	(7,556,845)	(7,556,845)		(7,556,845)			(7,556,845)
Profit	8,843,424	8,843,424		8,843,424			8,843,424
Purchase of treasury investment units			(1,999,983)	(1,999,983)			(1,999,983)
Cancellation of treasury investment units			1,999,983	–			–
Net changes in items other than unitholders' equity					(37,548)	(37,548)	(37,548)
Total changes during period	1,286,579	1,286,579	–	(713,403)	(37,548)	(37,548)	(750,951)
Balance at end of period	9,187,516	9,187,516	–	274,151,432	4,033	4,033	274,155,466

Current fiscal period (From June 1, 2023 to November 30, 2023)

(Unit: Thousands of yen)

	Unitholders' equity					
	Unitholders' capital				Surplus	
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Voluntary retained earnings	
		Other deduction from unitholders' capital	Total deduction from unitholders' capital		Reserve for tax purpose reduction entry	Total voluntary retained earnings
Balance at beginning of period	270,963,556	(5,999,640)	(5,999,640)	264,963,916	–	–
Changes during period						
Provision of reserve for tax purpose reduction entry					841,591	841,591
Dividends of surplus						
Profit						
Net changes in items other than unitholders' equity						
Total changes during period	–	–	–	–	841,591	841,591
Balance at end of period	270,963,556 ^{*1}	(5,999,640)	(5,999,640)	264,963,916	841,591	841,591

(Unit: Thousands of yen)

	Unitholders' equity				Valuation and translation adjustments		Total net assets
	Surplus		Treasury investment units	Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings (undisposed loss)	Total surplus					
Balance at beginning of period	9,187,516	9,187,516	–	274,151,432	4,033	4,033	274,155,466
Changes during period							
Provision of reserve for tax purpose reduction entry	(841,591)						
Dividends of surplus	(7,973,529)	(7,973,529)		(7,973,529)			(7,973,529)
Profit	8,621,974	8,621,974		8,621,974			8,621,974
Net changes in items other than unitholders' equity					(438)	(438)	(438)
Total changes during period	(193,146)	648,445	–	648,445	(438)	(438)	648,007
Balance at end of period	8,994,370	9,835,961	–	274,799,878	3,595	3,595	274,803,473

(4) Statement of Cash Distributions

	Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
	Amount	Amount
I Unappropriated retained earnings	¥9,187,516,573	¥8,994,370,170
II Distributions	¥7,973,529,250	¥7,760,363,506
[Cash distributions per unit]	[¥9,875]	[¥9,611]
Of which, distributions of profits	¥7,973,529,250	¥7,760,363,506
[Of which, distributions of profits per unit]	[¥9,875]	[¥9,611]
III Voluntary retained earnings		
Provision of reserve for tax purpose reduction entry	¥841,591,668	¥862,366,009
IV Earnings carried forward	¥372,395,655	¥371,640,655

Calculation method for distributions	Based on the distribution policy set forth in Article 35, Paragraph 1 of the Articles of Incorporation of the Investment Corporation, distributions shall be limited to the amount of net profit in excess of an amount equivalent to ninety hundredths (90/100) of distributable profits, as stipulated in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation. In consideration of this policy, the decision has been made to pay distributions of profit of ¥7,973,529,250, which is the entire amount of the unappropriated retained earnings after deducting the internal reserve for the stabilization of future distributions, and provision of reserve for tax purpose reduction entry as stipulated in Article 65-7 of the Act on Special Measures Concerning Taxation.	Based on the distribution policy set forth in Article 35, Paragraph 1 of the Articles of Incorporation of the Investment Corporation, distributions shall be limited to the amount of net profit in excess of an amount equivalent to ninety hundredths (90/100) of distributable profits, as stipulated in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation. In consideration of this policy, the decision has been made to pay distributions of profit of ¥7,760,363,506, which is the entire amount of the unappropriated retained earnings after deducting the internal reserve for the stabilization of future distributions, and provision of reserve for tax purpose reduction entry as stipulated in Article 65-7 of the Act on Special Measures Concerning Taxation.
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(5) Statement of Cash Flows

(Unit: Thousands of yen)

	Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
Cash flows from operating activities		
Profit before income taxes	8,859,317	8,622,579
Depreciation	1,454,609	1,486,808
Loss on retirement of non-current assets	18,726	29,108
Amortization of investment corporation bond issuance costs	10,103	10,103
Interest income and interest on securities	(94)	(96)
Interest expenses	742,931	743,888
Financing fees	213,596	212,802
Decrease (increase) in operating accounts receivable	(18,292)	104,096
Decrease (increase) in consumption taxes refund receivable	(303,074)	303,074
Increase (decrease) in accrued consumption taxes	(367,653)	678,875
Decrease (increase) in prepaid expenses	(234,167)	229,832
Decrease in property, plant and equipment in trust due to sale	39,157,799	2,220,530
Increase (decrease) in operating accounts payable	(37,392)	255,091
Increase (decrease) in accounts payable - other	8,946	(18,967)
Increase (decrease) in accrued expenses	55,074	(38,896)
Increase (decrease) in advances received	(55,262)	(25,665)
Decrease (increase) in long-term prepaid expenses	4,622	(216,446)
Other, net	48,502	(45,741)
Subtotal	49,558,292	14,550,979
Interest received	94	96
Interest paid	(706,536)	(753,240)
Income taxes paid	(168,119)	(605)
Net cash provided by (used in) operating activities	48,683,730	13,797,230
Cash flows from investing activities		
Purchase of property, plant and equipment in trust	(46,808,998)	(1,065,134)
Refund of leasehold and guarantee deposits received in trust	(1,129,870)	(1,079,420)
Proceeds from leasehold and guarantee deposits received in trust	2,668,503	669,711
Other, net	(900)	–
Net cash provided by (used in) investing activities	(45,271,265)	(1,474,843)
Cash flows from financing activities		
Proceeds from short-term borrowings	29,298,425	–
Repayments of short-term borrowings	(30,299,000)	–
Proceeds from long-term borrowings	19,846,439	16,633,660
Repayments of long-term borrowings	(15,500,000)	(16,750,000)
Proceeds from issuance of investment corporation bonds	1,985,315	–
Purchase of treasury investment units	(1,999,983)	–
Distributions paid	(7,555,761)	(7,972,021)
Other, net	(22,883)	(36,407)
Net cash provided by (used in) financing activities	(4,247,448)	(8,124,768)
Net increase (decrease) in cash and cash equivalents	(834,983)	4,197,618
Cash and cash equivalents at beginning of period	22,185,738	21,350,754
Cash and cash equivalents at end of period	*1 21,350,754	*1 25,548,373

(6) Notes on Assumption of Going Concern

Not applicable.

(7) Notes on Important Accounting Policies

1. Method of depreciation of non-current assets	<p>(1) Property, plant and equipment (including trust assets) The straight-line method is used. The useful lives of major property, plant and equipment are listed below.</p> <table border="0"><tr><td>Buildings</td><td>2 to 70 years</td></tr><tr><td>Structures</td><td>2 to 66 years</td></tr><tr><td>Machinery and equipment</td><td>2 to 39 years</td></tr><tr><td>Tools, furniture and fixtures</td><td>2 to 15 years</td></tr></table> <p>(2) Intangible assets Internal use software is amortized by the straight-line method over the expected useful life (5 years).</p> <p>(3) Long-term prepaid expenses The straight-line method is used.</p>	Buildings	2 to 70 years	Structures	2 to 66 years	Machinery and equipment	2 to 39 years	Tools, furniture and fixtures	2 to 15 years
Buildings	2 to 70 years								
Structures	2 to 66 years								
Machinery and equipment	2 to 39 years								
Tools, furniture and fixtures	2 to 15 years								
2. Accounting method for deferred assets	<p>(1) Investment unit issuance expenses The full amount is recorded as expenses when incurred.</p> <p>(2) Investment corporation bond issuance costs Amortized by the straight-line method over the period until maturity.</p>								
3. Accounting for income and expenses	<p>(1) Accounting for income Details of major performance obligations and typical timing of satisfying the performance obligations (timing when revenue is recognized) with regard to the Investment Corporation's revenue from contracts with customers are as follows.</p> <p>i) Sale of real estate properties For sale of real estate properties, revenue is recorded at the time when the buyer, a customer, obtains control of the real estate property, etc., by fulfilling the delivery obligation set forth in the agreement for the sale of the real estate property.</p> <p>ii) Utilities income For utilities income, revenue is recorded according to supply of electricity, water, etc. to the tenant, a customer, based on the contract for lease of the real estate property, etc. and any accompanying agreement. Of utilities income, for such income for which the Investment Corporation is considered to be an agent, the net amount of the amount received as charges for electricity, gas, etc. supplied by other parties less the amount paid to the other parties is recognized as revenue.</p> <p>(2) Property-related taxes For property tax, city planning tax, depreciable asset tax for real properties held, the amount of tax levied corresponding to the calculation period is recorded as expenses related to leasing business. The settlement money for property tax that is paid to the disposing entity for acquisition of real properties (so-called "amount equivalent to property tax") is not recorded as expenses related to leasing business but included in the acquisition costs for the related properties. There is no amount equivalent to property tax included in acquisition cost for properties for the current fiscal period.</p>								

4. Method of hedge accounting	<p>(1) Method of hedge accounting Deferred hedge accounting is applied. For interest rate swaps that satisfy the requirements for special treatment, special treatment is applied.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swaps transactions Hedged items: Long-term borrowings</p> <p>(3) Hedging policy Based on the management policy of financial market risks, the Investment Corporation makes interest rate swaps for the purpose to hedge risks set forth in the Articles of Incorporation of the Investment Corporation.</p> <p>(4) Method of assessing hedge effectiveness The Investment Corporation assesses hedge effectiveness by comparing the cumulative total changes in the cash flows of the hedged items with those of the hedging instruments, and then verifying the ratio of the changes in both amounts. However, hedge effectiveness is deemed to have been ensured with respect to interest rate swaps that satisfy the requirements for special treatment.</p>
5. Scope of cash (cash and cash equivalents) in the statement of cash flows	Cash and cash equivalents include cash on hand, cash in trust, demand deposits, deposits in trust, and highly liquid short-term investments that are readily convertible, bear little risk in price fluctuations, and mature within three months of the date of acquisition.
6. Other matters related to the preparation of financial statements	<p>(1) Accounting method for beneficial interests in trust with real estate, etc. as trust asset With regard to beneficial interests in trust with real estate, etc. in holding as trust asset, all assets and liabilities as well as all revenue and expense items associated with all trust assets are accounted for under the respective account items of the balance sheet and statement of income. Of the trust assets accounted for under the respective account items, the following items with significance are separately indicated on the balance sheet.</p> <p>i) Cash and deposits in trust</p> <p>ii) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; land in trust; construction in progress in trust; and land leasehold interests in trust</p> <p>iii) Leasehold and guarantee deposits received in trust</p> <p>(2) Accounting method for consumption tax and local consumption tax Consumption taxes unqualified for deduction for tax purposes for non-current assets, etc. are included in acquisition cost for each asset.</p>

(8) Notes to Financial Statements

Notes to Balance Sheet

1. Commitment Line Contracts

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

	As of May 31, 2023	As of November 30, 2023
Total amount specified in the commitment line contracts	¥21,000,000 thousand	¥21,000,000 thousand
Loan balance	¥— thousand	¥— thousand
Net balance	¥21,000,000 thousand	¥21,000,000 thousand

*2. Minimum Net Assets Stipulated in Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations

	As of May 31, 2023	As of November 30, 2023
	¥50,000 thousand	¥50,000 thousand

*3. Status of Cancellation of Treasury Investment Units

	As of May 31, 2023	As of November 30, 2023
Total number of units canceled	5,118 units	– units
Total amount of cancellation	¥1,999,983 thousand	¥– thousand

Notes to Statement of Income

*1. Breakdown of Profit (Loss) from Real Estate Leasing Business

	(Unit: Thousands of yen)			
	Previous fiscal period (From December 1, 2022 to May 31, 2023)		Current fiscal period (From June 1, 2023 to November 30, 2023)	
A. Real estate leasing business revenues				
Leasing business revenue				
Rent	12,908,174		12,886,699	
Common service fees	622,745		630,998	
Parking lot fees	315,903		308,873	
Other rent revenue	122,401	13,969,224	124,521	13,951,092
Other leasing business revenue		1,124,851		1,131,553
Total real estate leasing business revenues		15,094,075		15,082,646
B. Real estate leasing business expenses				
Expenses related to leasing business				
Management operation expenses	1,280,651		1,386,996	
Utilities expenses	1,230,523		1,179,463	
Tax and public dues	1,481,717		1,349,131	
Insurance	13,685		13,950	
Repair and maintenance expenses	376,234		527,601	
Depreciation	1,454,058		1,486,258	
Loss on retirement of non-current assets	18,726		29,108	
Other expenses related to leasing business	341,522	6,197,119	386,551	6,359,060
Total real estate leasing business expenses		6,197,119		6,359,060
C. Profit (loss) from real estate leasing business (A – B)		8,896,955		8,723,585

*2. Breakdown of Gain (Loss) on Sale of Real Estate Properties

Previous fiscal period (From December 1, 2022 to May 31, 2023)

	(Unit: Thousands of yen)	
Tokyu Plaza Ginza (Land) (30% co-ownership interest)		
Income from sale of real estate properties	39,000,000	
Costs of sale of real estate properties	37,895,144	
Other costs of sale	2,403	
Gain on sale of real estate properties		1,102,451

	(Unit: Thousands of yen)	
Luogo Shiodome (29% co-ownership interest)		
Income from sale of real estate properties	2,642,000	
Costs of sale of real estate properties	1,262,654	
Other costs of sale	92,970	
Gain on sale of real estate properties		1,286,375

Current fiscal period (From June 1, 2023 to November 30, 2023)

	(Unit: Thousands of yen)	
Luogo Shiodome (51% co-ownership interest)		
Income from sale of real estate properties	4,646,000	
Costs of sale of real estate properties	2,220,530	
Other costs of sale	164,113	
Gain on sale of real estate properties		2,261,356

*3. Transactions with Major Unitholders

	(Unit: Thousands of yen)	
	Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
Operating transactions		
Operating revenue	2,035,968	2,385,026

Notes to Statement of Unitholders' Equity

	Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
*1. Total number of authorized investment units and total number of investment units issued		
Total number of authorized investment units	4,000,000 units	4,000,000 units
Total number of investment units issued	807,446 units	807,446 units

Notes to Statement of Cash Flows

*1. Reconciliation between Cash and Cash Equivalents at End of Period and the Amount on the Balance Sheet

	Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
Cash and deposits	¥17,150,438 thousand	¥21,367,770 thousand
Cash and deposits in trust	¥4,200,316 thousand	¥4,180,602 thousand
Cash and cash equivalents	¥21,350,754 thousand	¥25,548,373 thousand

Notes on Financial Instruments

1. Matters Regarding Financial Instruments

(1) Policy for Financial Instruments

The Investment Corporation raises funds by borrowing, issuing investment corporation bonds, or issuing investment units for the purpose of acquiring real estate-related assets and repaying interest-bearing debt.

When raising funds, the Investment Corporation aims to sustain stable financing capability for a long time at low cost by enhancing its capital adequacy and maintaining conservative interest-bearing debt, looking for attributes such as extended borrowing periods for interest-bearing debt, fixed interest rates, and diversified due dates to ensure financial stability and avoid the risk of interest-rate hikes.

We also invest temporary excess funds in deposits in general, taking safety and liquidity, etc. into account and carefully considering the interest-rate environment and our cash management.

We may carry out derivatives transactions for the purpose of hedging the interest-rate risk of borrowings and other risks, but do not engage in speculative transactions.

(2) Content and Risks of Financial Instruments and Risk Management System

As the excess funds of the Investment Corporation are invested in deposits, they are exposed to credit risks such as the insolvency of the financial institutions in which the excess funds are deposited. However, we deposit excess funds carefully by limiting the period of deposits to the short term, taking safety and liquidity, etc. into account and carefully considering the financial environment and our cash management.

Borrowings and investment corporation bonds are mainly for the purpose of acquiring real estate and refinancing of existing borrowings. Leasehold and guarantee deposits received are deposits provided by tenants. Borrowings, investment corporation bonds, leasehold and guarantee deposits received are exposed to liquidity risks at the time of repayment or redemption. However, these risks are managed through management of liquidity in hand by preparing a monthly funding plan, efforts to reduce liquidity risk on borrowings and investment corporation bonds by diversifying repayment periods, etc., and other means.

Floating-rate borrowings are also exposed to the risk of fluctuations in interest-rates. However, these risks are managed through derivative transactions (interest rate swaps) as hedging instruments in certain floating-rate borrowings.

(3) Supplemental Remarks on the Fair Value of Financial Instruments

As certain assumptions are made in calculating the fair value of financial instruments, if different assumptions are used, these values could vary. Furthermore, the contract amounts related to derivative transactions, etc. stated in “Notes on Derivative Transactions” on pages 26 and 27 should not be considered indicative of the market risk associated with derivative transactions.

2. Matters Regarding Fair Values of Financial Instruments

Carrying amounts, fair values, and the differences between the two values as of May 31, 2023, are as shown below. Notes on “cash and deposits” and “cash and deposits in trust” are omitted, because they are settled in cash and in a short time and therefore the fair value approximates the book value. A note on “leasehold and guarantee deposits received in trust” is omitted because it is immaterial.

(Unit: Thousands of yen)

	Carrying amount	Fair value	Difference
(1) Current portion of investment corporation bonds	–	–	–
(2) Current portion of long-term borrowings	34,250,000	34,366,492	116,492
(3) Investment corporation bonds	27,700,000	27,711,705	11,705
(4) Long-term borrowings	203,900,000	203,616,254	(283,745)
Total liabilities	265,850,000	265,694,452	(155,547)
Derivative transactions	4,033	4,033	–

Carrying amounts, fair values, and the differences between the two values as of November 30, 2023, are as shown below. Notes on “cash and deposits” and “cash and deposits in trust” are omitted, because they are settled in cash and in a short time and therefore the fair value approximates the book value. A note on “leasehold and guarantee deposits received in trust” is omitted because it is immaterial.

(Unit: Thousands of yen)

	Carrying amount	Fair value	Difference
(1) Current portion of investment corporation bonds	5,000,000	5,019,647	19,647
(2) Current portion of long-term borrowings	29,500,000	29,586,706	86,706
(3) Investment corporation bonds	22,700,000	22,318,306	(381,693)
(4) Long-term borrowings	208,650,000	207,055,187	(1,594,812)
Total liabilities	265,850,000	263,979,848	(1,870,151)
Derivative transactions	3,595	3,595	–

(Note 1) Measurement Methods for Fair Values of Financial Instruments

Liabilities

(1) Current portion of investment corporation bonds, (3) Investment corporation bonds

These fair values are determined by discounting the total of principal and interest at a rate taking into account the remaining period and credit risk of the said investment corporation bonds.

(2) Current portion of long-term borrowings, (4) Long-term borrowings

These fair values are determined by discounting the total of principal and interest at the rate assumed when a new loan is made corresponding to the remaining period. The book value is used as the fair value of those borrowings with floating interest rate, given that the fair value is almost the same as the book value, as their interest rates are reviewed on a short-term interval to reflect market interest rates (however, for long-term borrowings with floating interest rate to which special treatment for interest rate swaps is applied, the fair value is the value calculated by discounting the sum of principal and interest, which are treated in combination with the said interest rate swap, at a reasonable rate estimated for a similar new loan).

Derivative transactions

Please refer to “Notes on Derivative Transactions” on pages 26 and 27.

(Note 2) Expected Amounts of Repayment of Borrowings and Investment Corporation Bonds after the Account Closing Date (May 31, 2023)

(Unit: Thousands of yen)

	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Investment corporation bonds	–	7,000,000	2,000,000	1,000,000	–	17,700,000
Long-term borrowings	34,250,000	29,180,000	30,820,000	28,500,000	29,450,000	85,950,000
Total	34,250,000	36,180,000	32,820,000	29,500,000	29,450,000	103,650,000

Expected Amounts of Repayment of Borrowings and Investment Corporation Bonds after the Account Closing Date (November 30, 2023)

(Unit: Thousands of yen)

	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Investment corporation bonds	5,000,000	2,000,000	2,000,000	1,000,000	–	17,700,000
Long-term borrowings	29,500,000	36,880,000	27,820,000	33,600,000	27,660,000	82,690,000
Total	34,500,000	38,880,000	29,820,000	34,600,000	27,660,000	100,390,000

Notes on Derivative Transactions

1. Derivative Transaction to Which Hedge Accounting Is Not Applied

(As of May 31, 2023)

Not applicable.

(As of November 30, 2023)

Not applicable.

2. Derivative Transaction to Which Hedge Accounting Is Applied

(As of May 31, 2023)

The following table shows contract amount or principal amount, etc. set forth in the contract as of the account closing date by method of hedge accounting.

(Unit: Thousands of yen)

Hedge accounting	Type of derivative transactions	Major hedged items	Amount of contract		Fair value	Calculation method for fair value
				Portion due after 1 year		
Deferred hedge accounting	Interest rate swaps Receive floating Pay fixed	Long-term borrowings	12,000,000	12,000,000	4,033	Based on prices, etc. indicated by partner financial institutions
Special treatment for interest rate swaps	Interest rate swaps Receive floating Pay fixed	Long-term borrowings	13,140,000	13,140,000	*	–

(As of November 30, 2023)

The following table shows contract amount or principal amount, etc. set forth in the contract as of the account closing date by method of hedge accounting.

(Unit: Thousands of yen)

Hedge accounting	Type of derivative transactions	Major hedged items	Amount of contract		Fair value	Calculation method for fair value
				Portion due after 1 year		
Deferred hedge accounting	Interest rate swaps Receive floating Pay fixed	Long-term borrowings	12,000,000	6,000,000	3,595	Based on prices, etc. indicated by partner financial institutions
Special treatment for interest rate swaps	Interest rate swaps Receive floating Pay fixed	Long-term borrowings	13,140,000	13,140,000	*	—

* Interest rate swap transactions to which special treatment is applied are accounted for as an integral part of long-term borrowings, a hedged item. Thus, their fair values are included in the fair value of long-term borrowings. (Please refer to the preceding “Notes on Financial Instruments, 2. Matters Regarding Fair Values of Financial Instruments, (Note 1) Liabilities (4)” on page 25.)

Notes on Tax Effect Accounting

1. Components of Deferred Tax Assets and Deferred Tax Liabilities

	As of May 31, 2023	As of November 30, 2023
Deferred tax assets		
Non-deductible amount for tax purposes of enterprise tax payable	¥- thousand	¥- thousand
Total deferred tax assets	¥- thousand	¥- thousand
Net deferred tax assets	¥- thousand	¥- thousand

2. Reconciliation of Significant Difference between Effective Statutory Tax Rate and Effective Income Tax Rate after Application of Tax Effect Accounting

	As of May 31, 2023	As of November 30, 2023
Effective statutory tax rate	31.46%	31.46%
Adjustments		
Distributions paid included in deductibles	(28.31)%	(28.31)%
Provision of reserve for tax purpose reduction entry	(2.99)%	(3.15)%
Other	0.02%	0.01%
Effective income tax rate after application of tax effect accounting	0.18%	0.01%

Notes on Transactions with Related Parties

1. Parent Company and Major Corporate Unitholders

Previous fiscal period (From December 1, 2022 to May 31, 2023)

Attribute	Name	Address	Share capital or investment in capital (Millions of yen)	Business or occupation	Percentage of voting rights owning (owned)	Relationship		Transaction	Transaction amount (Thousands of yen)	Account title	Balance at end of period (Thousands of yen)
						Interlocking officers, etc.	Business relationship				
Major unit holder	Tokyu Land Corporation	21-1, Dogenzaka 1-chome, Shibuya-ku, Tokyo	57,551	Real estate business	11.06%	None	Major unitholder, and rent and management of properties	Transfer of leasehold and guarantee deposits received	711,368	Leasehold and guarantee deposits received in trust	3,058,583
								Receipt of leasehold and guarantee deposits	803,147		
								Refund of leasehold and guarantee deposits received	141,090		
								Rental revenues, etc.	2,035,968	Operating accounts receivable	200,280
										Advances received	60,588

(Note 1) Of the amounts above, the transaction amount does not include consumption taxes, and the balance at end of period includes consumption taxes.

(Note 2) The transaction terms are based on current market practices.

Current fiscal period (From June 1, 2023 to November 30, 2023)

Attribute	Name	Address	Share capital or investment in capital (Millions of yen)	Business or occupation	Percentage of voting rights owning (owned)	Relationship		Transaction	Transaction amount (Thousands of yen)	Account title	Balance at end of period (Thousands of yen)
						Interlocking officers, etc.	Business relationship				
Major unit holder	Tokyu Land Corporation	21-1, Dogenzaka 1-chome, Shibuya-ku, Tokyo	57,551	Real estate business	11.06%	None	Major unitholder, and rent and management of properties	Transfer of leasehold and guarantee deposits received	-	Leasehold and guarantee deposits received in trust	3,054,647
								Receipt of leasehold and guarantee deposits	8,661		
								Refund of leasehold and guarantee deposits received	12,597		
								Rental revenues, etc.	2,385,026	Operating accounts receivable	183,322
										Advances received	94,326

(Note 1) Of the amounts above, the transaction amount does not include consumption taxes, and the balance at end of period includes consumption taxes.

(Note 2) The transaction terms are based on current market practices.

2. Associates, etc.

Previous fiscal period (From December 1, 2022 to May 31, 2023)

Not applicable.

Current fiscal period (From June 1, 2023 to November 30, 2023)

Not applicable.

3. Sister companies, etc.

Previous fiscal period (From December 1, 2022 to May 31, 2023)

Attribute	Name	Address	Share capital or investment in capital (Millions of yen)	Business or occupation	Percentage of voting rights owning (owned)	Relationship		Transaction	Transaction amount (Thousands of yen)	Account title	Balance at end of period (Thousands of yen)
						Interlocking officers, etc.	Business relationship				
Subsidiary of major unitholder	Tokyu Land SC Management Corporation	16-3, Dogenzaka 1-chome, Shibuya-ku, Tokyo	100	Real estate management business	-	None	Rent and management of properties	Receipt of leasehold and guarantee deposits	219,444	Leasehold and guarantee deposits received in trust	6,625,188
								Refund of leasehold and guarantee deposits received	23,267		
								Rental revenues, etc.	4,250,594	Operating accounts receivable	286,952
										Advances received	15,153
Subsidiary of major unitholder	TLC REIT Management Inc.	21-1, Dogenzaka 1-chome, Shibuya-ku, Tokyo	200	Investment management business	-	None	Asset Manager	Payment of asset management fee	1,449,353	Other accrued expenses	577,140

(Note 1) Of the amounts above, the transaction amount does not include consumption taxes, and the balance at end of period includes consumption taxes.

(Note 2) The transaction terms are based on current market practices.

Current fiscal period (From June 1, 2023 to November 30, 2023)

Attribute	Name	Address	Share capital or investment in capital (Millions of yen)	Business or occupation	Percentage of voting rights owning (owned)	Relationship		Transaction	Transaction amount (Thousands of yen)	Account title	Balance at end of period (Thousands of yen)
						Interlocking officers, etc.	Business relationship				
Subsidiary of major unitholder	Tokyu Land SC Management Corporation	16-3, Dogenzaka 1-chome, Shibuya-ku, Tokyo	100	Real estate management business	-	None	Rent and management of properties	Receipt of leasehold and guarantee deposits	202,377	Leasehold and guarantee deposits received in trust	6,465,283
								Refund of leasehold and guarantee deposits received	362,282		
								Rental revenues, etc.	4,201,291	Operating accounts receivable	261,833
										Advances received	5,239
Subsidiary of major unitholder	TLC REIT Management Inc.	21-1, Dogenzaka 1-chome, Shibuya-ku, Tokyo	200	Investment management business	-	None	Asset Manager	Payment of asset management fee	1,221,182	Other accrued expenses	535,741

(Note 1) Of the amounts above, the transaction amount does not include consumption taxes, and the balance at end of period includes consumption taxes.

(Note 2) The transaction terms are based on current market practices.

Notes on Investment and Rental Properties

The Investment Corporation holds Urban Retail and Tokyo Office properties, etc. in Tokyo and other regions for rental revenue. The carrying amounts on the balance sheet, changes during the fiscal period, and fair values of investment and rental properties are as follows.

(Unit: Thousands of yen)

Use		Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
Urban Retail Properties	Carrying amount on the balance sheet		
	Balance at beginning of period	181,552,137	158,242,519
	Changes during period	(23,309,618)	104,487
	Balance at end of period	158,242,519	158,347,007
	Fair value at end of period	188,590,000	187,271,000
Tokyo Office Properties	Carrying amount on the balance sheet		
	Balance at beginning of period	253,419,118	282,766,613
	Changes during period	29,347,494	(2,280,603)
	Balance at end of period	282,766,613	280,486,010
	Fair value at end of period	326,756,000	318,500,000
Activia Account Properties	Carrying amount on the balance sheet		
	Balance at beginning of period	101,718,081	101,509,715
	Changes during period	(208,366)	229,999
	Balance at end of period	101,509,715	101,739,714
	Fair value at end of period	128,350,000	128,940,000
Total	Carrying amount on the balance sheet		
	Balance at beginning of period	536,689,337	542,518,847
	Changes during period	5,829,509	(1,946,115)
	Balance at end of period	542,518,847	540,572,731
	Fair value at end of period	643,696,000	634,711,000

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

(Note 2) The main reason for the decrease in the current fiscal period is the transfer of Luogo Shiodome (51% co-ownership interest) worth ¥2,220,530 thousand and the provision of depreciation worth ¥1,486,258 thousand.

(Note 3) The fair value at end of period is the appraisal value provided by an outside real estate appraiser. In addition, for the previous fiscal period, the figure for Luogo Shiodome is based on the transfer price (¥4,646,000 thousand, which is the equivalent amount of 51% co-ownership interest) stated in the sales agreement concluded on May 27, 2022.

The profit/loss concerning investment and rental properties for the current fiscal period is indicated under “Notes to Statement of Income.”

Notes on Revenue Recognition

1. Information on disaggregation of revenue from contracts with customers

Previous fiscal period (From December 1, 2022 to May 31, 2023)

(Unit: Thousands of yen)

	Revenue from contracts with customers *1	Revenues from external customers
Sale of real estate properties	41,642,000	*2 2,388,827
Utilities income	952,174	952,174
Others	–	14,141,900
Total	42,594,174	17,482,902

*1 Leasing business revenue, etc. that is subject to ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” and transfer of real estate properties, etc. that is subject to Japanese Institute of Certified Public Accountants Accounting Practice Committee Report No. 15 “Practical Guidelines on Accounting by Transferors for Derecognition of Real Estate Securitized by means of Special Purpose Companies” are not subject to the Accounting Standard for Revenue Recognition, and therefore are not included in the above amount. Major revenue from contracts with customers is income from sale of real estate properties and utilities income.

*2 Since income from sale of real estate properties is recorded as gain (loss) on sale of real estate properties in the statement of income, the amount of income from sale of real estate properties less costs of sale of real estate properties and other costs of sale is shown.

Current fiscal period (From June 1, 2023 to November 30, 2023)

(Unit: Thousands of yen)

	Revenue from contracts with customers *1	Revenues from external customers
Sale of real estate properties	4,646,000	*2 2,261,356
Utilities income	1,057,945	1,057,945
Others	–	14,024,701
Total	5,703,945	17,344,002

*1 Leasing business revenue, etc. that is subject to ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” and transfer of real estate properties, etc. that is subject to Japanese Institute of Certified Public Accountants Accounting Practice Committee Report No. 15 “Practical Guidelines on Accounting by Transferors for Derecognition of Real Estate Securitized by means of Special Purpose Companies” are not subject to the Accounting Standard for Revenue Recognition, and therefore are not included in the above amount. Major revenue from contracts with customers is income from sale of real estate properties and utilities income.

*2 Since income from sale of real estate properties is recorded as gain (loss) on sale of real estate properties in the statement of income, the amount of income from sale of real estate properties less costs of sale of real estate properties and other costs of sale is shown.

2. Information for understanding the amount of revenue of the current fiscal period and the next fiscal period and beyond

Previous fiscal period (From December 1, 2022 to May 31, 2023)

Transaction price allocated to the remaining performance obligations

As of May 31, 2023, the transaction price allocated to the remaining performance obligations associated with the sale of real estate, etc. was ¥4,646,000 thousand pertaining to real estate, etc. for which a sales agreement was concluded on May 27, 2022. The Investment Corporation expects to recognize revenue for the remaining performance obligations due to the transfer of real estate that is planned to be carried out on June 1, 2023.

Current fiscal period (From June 1, 2023 to November 30, 2023)

Transaction price allocated to the remaining performance obligations
Not applicable.

Per Unit Information

	Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
Net assets per unit	¥339,534	¥340,336
Basic earnings per unit	¥10,904	¥10,678

(Note 1) Basic earnings per unit is calculated by dividing profit by the day-weighted average number of investment units for the period (previous fiscal period 810,997 units; current fiscal period 807,446 units). Diluted earnings per unit is not stated, as there is no potential investment unit.

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

	Previous fiscal period (From December 1, 2022 to May 31, 2023)	Current fiscal period (From June 1, 2023 to November 30, 2023)
Profit (Thousands of yen)	8,843,424	8,621,974
Amount not attributable to common unitholders (Thousands of yen)	–	–
Profit attributable to common investment units (Thousands of yen)	8,843,424	8,621,974
Average number of investment units for the period (Units)	810,997	807,446

Significant Subsequent Events

At the meeting of the board of directors held on January 17, 2024, the Investment Corporation made a decision on matters concerning purchase of treasury investment units as follows in accordance with the provisions of Article 80-2 of the Investment Trust Act as applied by replacing terms and phrases pursuant to the provisions of Article 80-5, Paragraph 2 of the said act.

The Investment Corporation plans to cancel all the purchased investment units in the fiscal period ending May 31, 2024 (25th fiscal period).

a. Reason for the Purchase of Treasury Investment Units

As a result of a comprehensive consideration of the investment unit price of the Investment Corporation, the status of cash on hand, its financial conditions, the market environment, and other factors, the Investment Corporation has judged that improving capital efficiency and providing unitholder returns through the purchase and cancellation of treasury investment units will lead to increased unitholder value in the medium to long term.

b. Details of Matters Concerning the Purchase

Total number of investment units that can be purchased: 19,900 units (maximum)

Total amount of purchase price of investment units: ¥6,000 million (maximum)

Purchase method: Market purchases on the Tokyo Stock Exchange based on a discretionary trading agreement pertaining to the purchase of treasury investment units with a securities company

Purchase period: From January 18, 2024 to May 17, 2024

Omission of Disclosure

As the need for disclosing notes on lease transactions, securities, retirement benefits, equity in earnings of affiliates, asset retirement obligations, and segment information in this financial report is not considered to be substantial, the disclosure of these items is omitted.

(9) Changes in Total Number of Investment Units Issued and Outstanding

Changes in unitholders' capital, net and total number of investment units issued up to the current fiscal period are as follows:

Date	Summary	Unitholders' capital, net (Thousands of yen)		Total number of investment units issued (Units)		Remarks
		Change	Balance	Change	Balance	
September 7, 2011	Establishment through private placement	200,000	200,000	400	400	(Note 1)
June 12, 2012	Capital increase through public offering	90,834,705	91,034,705	204,100	204,500	(Note 2)
July 10, 2012	Capital increase through third-party allotment	339,128	91,373,833	762	205,262	(Note 3)
December 16, 2013	Capital increase through public offering	32,636,569	124,010,403	43,100	248,362	(Note 4)
January 15, 2014	Capital increase through third-party allotment	2,044,518	126,054,921	2,700	251,062	(Note 5)
December 17, 2014	Capital increase through public offering	22,800,626	148,855,547	24,050	275,112	(Note 6)
January 8, 2015	Capital increase through third-party allotment	1,915,063	150,770,610	2,020	277,132	(Note 7)
October 1, 2015	Investment unit split	–	150,770,610	277,132	554,264	(Note 8)
December 15, 2015	Capital increase through public offering	19,152,091	169,922,702	41,870	596,134	(Note 9)
January 6, 2016	Capital increase through third-party allotment	1,610,111	171,532,813	3,520	599,654	(Note 10)
December 1, 2016	Capital increase through public offering	28,583,994	200,116,808	61,040	660,694	(Note 11)
December 15, 2016	Capital increase through third-party allotment	2,116,639	202,233,447	4,520	665,214	(Note 12)
December 13, 2017	Capital increase through public offering	13,793,296	216,026,743	31,090	696,304	(Note 13)
December 26, 2017	Capital increase through third-party allotment	1,064,776	217,091,520	2,400	698,704	(Note 14)
December 19, 2018	Capital increase through public offering	29,036,462	246,127,982	67,320	766,024	(Note 15)
January 7, 2019	Capital increase through third-party allotment	2,242,864	248,370,846	5,200	771,224	(Note 16)

Date	Summary	Unitholders' capital, net (Thousands of yen)		Total number of investment units issued (Units)		Remarks
		Change	Balance	Change	Balance	
September 7, 2021	Capital increase through public offering	21,496,615	269,867,461	49,030	820,254	(Note 17)
September 28, 2021	Capital increase through third-party allotment	1,096,095	270,963,556	2,500	822,754	(Note 18)
May 13, 2022	Cancellation	(3,999,657)	266,963,899	(10,190)	812,564	(Note 19)
May 12, 2023	Cancellation	(1,999,983)	264,963,916	(5,118)	807,446	(Note 20)

- (Note 1) The Investment Corporation was established with an offering price per unit of ¥500,000.
- (Note 2) New investment units were issued by public offering with an offering price per unit of ¥460,000 (paid-in amount of ¥445,050 per unit) in order to raise funds for the acquisition of new properties, etc., and then investment operations were commenced.
- (Note 3) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥445,050 per unit.
- (Note 4) New investment units were issued by public offering with an offering price per unit of ¥782,925 (paid-in amount of ¥757,229 per unit) in order to raise funds for the acquisition of new properties, etc.
- (Note 5) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥757,229 per unit.
- (Note 6) New investment units were issued by public offering with an offering price per unit of ¥979,020 (paid-in amount of ¥948,051 per unit) in order to raise funds for the acquisition of new properties.
- (Note 7) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥948,051 per unit.
- (Note 8) A two-for-one split of the investment units has been implemented, with September 30, 2015 as the record date and October 1, 2015 as the effective date.
- (Note 9) New investment units were issued by public offering with an offering price per unit of ¥472,360 (paid-in amount of ¥457,418 per unit) in order to raise funds for the acquisition of new properties, etc.
- (Note 10) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥457,418 per unit.
- (Note 11) New investment units were issued by public offering with an offering price per unit of ¥483,326 (paid-in amount of ¥468,283 per unit) in order to raise funds for the acquisition of new properties.
- (Note 12) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥468,283 per unit.
- (Note 13) New investment units were issued by public offering with an offering price per unit of ¥458,150 (paid-in amount of ¥443,657 per unit) in order to raise funds for the acquisition of new properties.
- (Note 14) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥443,657 per unit.
- (Note 15) New investment units were issued by public offering with an offering price per unit of ¥445,410 (paid-in amount of ¥431,320 per unit) in order to raise funds for the acquisition of new properties.
- (Note 16) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥431,320 per unit.

- (Note 17) New investment units were issued by public offering with an offering price per unit of ¥452,760 (paid-in amount of ¥438,438 per unit) in order to raise funds for the acquisition of new properties.
- (Note 18) New investment units were issued through a private placement to Nomura Securities Co., Ltd. with a paid-in amount of ¥438,438 per unit.
- (Note 19) From February 18, 2022, to March 15, 2022, the Investment Corporation acquired its treasury investment units through market purchases on the Tokyo Stock Exchange based on a discretionary trading agreement with a securities company. All of the acquired treasury investment units (10,190 units) were canceled on May 13, 2022, in accordance with a resolution passed at a meeting of the Investment Corporation's Board of Directors held on April 27, 2022.
- (Note 20) From March 29, 2023, to April 11, 2023, the Investment Corporation acquired its treasury investment units through market purchases on the Tokyo Stock Exchange based on a discretionary trading agreement with a securities company. All of the acquired treasury investment units (5,118 units) were canceled on May 12, 2023, in accordance with a resolution passed at a meeting of the Investment Corporation's Board of Directors held on April 27, 2023.
- (Note 21) "Unitholders' capital, net" is the amount of "unitholders' capital" less "deduction from unitholders' capital." Furthermore, the above does not take into account the changes in unitholders' capital arising from the implementation of distributions in excess of earnings from allowance for temporary difference adjustments.

3. Reference Information

(1) Composition of Invested Assets

Type of assets	Category	Previous fiscal period (As of May 31, 2023)		Current fiscal period (As of November 30, 2023)	
		Total amount held (Millions of yen) (Note 1)	Percentage to total assets (%) (Note 2)	Total amount held (Millions of yen) (Note 1)	Percentage to total assets (%) (Note 2)
Real estate	By property type				
	Urban Retail Properties	–	–	–	–
	Tokyo Office Properties	–	–	–	–
	Activia Account Properties	–	–	–	–
	By location				
	The five central wards of Tokyo (Note 3)	–	–	–	–
	Wards of Tokyo other than the five central wards	–	–	–	–
	Three major metropolitan areas (Note 4)	–	–	–	–
	Other locations	–	–	–	–
	Subtotal	–	–	–	–
Real estate in trust	By property type				
	Urban Retail Properties	158,242	27.9	158,347	27.8
	Tokyo Office Properties	282,766	49.9	280,486	49.3
	Activia Account Properties	101,509	17.9	101,739	17.9
	By location				
	The five central wards of Tokyo (Note 3)	336,286	59.3	333,990	58.7
	Wards of Tokyo other than the five central wards	48,737	8.6	48,632	8.5
	Three major metropolitan areas (Note 4)	145,784	25.7	145,856	25.6
	Other locations	11,711	2.1	12,094	2.1
	Subtotal	542,518	95.7	540,572	95.0
Total real estate assets		542,518	95.7	540,572	95.0
Deposits and other assets		24,659	4.3	28,349	5.0
Total assets (Note 5)		567,177	100.0	568,922	100.0

	Amount (Millions of yen)	Percentage to total assets (%) (Note 2)	Amount (Millions of yen)	Percentage to total assets (%) (Note 2)
Total liabilities (Notes 5, 6)	293,022	51.7	294,118	51.7
Total net assets (Note 5)	274,155	48.3	274,803	48.3

(Note 1) The total amount held is based on the carrying amounts on the balance sheet as of the end of each fiscal period (for real estate and real estate in trust, book value less depreciation expenses), in accordance with the asset valuation method set forth in the Articles of Incorporation of the Investment Corporation.

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

(Note 3) “The five central wards of Tokyo” refers to Chiyoda ward (Chiyoda-ku), Chuo ward (Chuo-ku), Minato ward (Minato-ku), Shinjuku ward (Shinjuku-ku) and Shibuya ward (Shibuya-ku) in Tokyo.

(Note 4) “Three major metropolitan areas” refers to the Tokyo area (Tokyo, Kanagawa Prefecture, Saitama Prefecture and Chiba Prefecture), the Chukyo area (Aichi Prefecture) and the Kinki area (Osaka Prefecture, Kyoto Prefecture and Hyogo Prefecture); the same shall apply hereinafter.

(Note 5) Total assets, total liabilities and total net assets represent the amounts reported in the balance sheet as of the end of each fiscal period.

(Note 6) Total liabilities include the obligation to refund leasehold and guarantee deposits.

(2) Investment Assets

i) Major investment securities

Not applicable.

ii) Investment properties

Properties in trust held by the Investment Corporation are included in the below section “iii) Other investment assets.”

iii) Other investment assets

(A) Overview of real estate and beneficial interests in real estate trust

The following table shows property name, acquisition price, book value at the end of the fiscal period, assessed value at the end of the fiscal period, return price and investment ratio related to the assets held by the Investment Corporation as of the end of the 24th fiscal period. Figures shown in the table are as of November 30, 2023 unless otherwise provided.

a. Overview of assets held (1)

(As of November 30, 2023)

Category	Property number (Note 1)	Property name	Acquisition price (Millions of yen) (Note 2)	Book value at end of period (Millions of yen) (Note 3)	Assessed value at end of period (Millions of yen) (Note 4)	Return price (Note 4)					Investment ratio (%) (Note 5)
						Direct capitalization method		DCF method			
						Price based on direct capitalization method (Millions of yen)	Direct capitalization rate (%)	Price based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitalization rate (%)	
Urban Retail Properties	UR-1	Tokyu Plaza Omotesando Harajuku (Note 6)	45,000	44,337	60,675	60,675	2.6	60,600	2.3	2.6	8.2
	UR-3	Q plaza EBISU (Note 7)	8,430	8,090	11,500	11,600	3.2	11,400	3.4/3.3	3.4	1.5
	UR-5	Kyoto Karasuma Parking Building	8,860	8,588	10,400	10,400	4.5	10,400	4.5	4.7	1.6
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	19,668	26,200	26,500	3.7	25,900	3.5	3.8	3.9
	UR-8	A-FLAG SAPPORO	4,410	5,856	7,370	7,360	5.2	7,380	5.0	5.4	0.8
	UR-9	A-FLAG SHIBUYA	6,370	6,385	7,920	8,020	3.8	7,870	3.6	4.0	1.2
	UR-10	Q plaza SHINSAIBASHI	13,350	13,350	14,000	14,700	3.5	13,700	3.3	3.7	2.4
	UR-11	A-FLAG KOTTO DORI	4,370	4,373	4,780	4,890	3.1	4,730	2.9	3.3	0.8
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	4,747	4,340	4,460	3.2	4,210	3.0	3.4	0.9
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	2,427	2,210	2,230	3.9	2,190	3.7	4.1	0.4
	UR-15	DECKS Tokyo Beach (Note 6)	12,740	12,883	10,976	11,662	4.0	10,682	3.8	4.2	2.3
	UR-17	Q plaza HARAJUKU (Note 6)	13,200	13,283	11,800	12,000	2.9	11,460	2.6	3.0	2.4
	UR-18	A-FLAG NISHI SHINSAIBASHI	14,300	14,352	15,100	15,200	3.9	15,000	3.7	4.0	2.6
		Subtotal		159,340	158,347	187,271	189,697	–	185,522	–	–

Category	Property number (Note 1)	Property name	Acquisition price (Millions of yen) (Note 2)	Book value at end of period (Millions of yen) (Note 3)	Assessed value at end of period (Millions of yen) (Note 4)	Return price (Note 4)					Investment ratio (%) (Note 5)
						Direct capitalization method		DCF method			
						Price based on direct capitalization method (Millions of yen)	Direct capitalization rate (%)	Price based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitalization rate (%)	
Tokyo Office Properties	TO-1	TLC Ebisu Building	7,400	7,157	12,300	12,800	3.4	12,100	3.5	3.6	1.4
	TO-2	A-PLACE Ebisu Minami	9,640	9,506	16,600	16,000	3.3	16,800	3.4	3.5	1.8
	TO-3	A-PLACE Yoyogi	4,070	3,784	5,070	5,130	3.7	5,010	3.5	3.9	0.7
	TO-4	A-PLACE Aoyama	8,790	8,471	11,000	11,000	3.7	11,000	3.5	3.9	1.6
	TO-6	TAMACHI SQUARE (Land)	2,338	2,362	2,980	3,120	3.2	2,920	3.6	3.4	0.4
	TO-7	A-PLACE Ikebukuro	3,990	3,585	5,690	5,740	3.7	5,640	3.5	3.8	0.7
	TO-8	A-PLACE Shinbashi	5,650	5,704	7,160	7,260	3.4	7,060	3.2	3.5	1.0
	TO-9	A-PLACE Gotanda	5,730	5,295	8,020	8,150	3.4	7,890	3.2	3.6	1.0
	TO-10	A-PLACE Shinagawa	3,800	3,789	6,560	6,630	3.2	6,480	3.0	3.3	0.7
	TO-11	OSAKI WIZTOWER	10,690	10,231	14,700	14,900	3.2	14,600	2.9	3.3	2.0
	TO-12	Shiodome Building (Note 6)	71,600	69,926	73,500	78,400	3.1	71,400	2.9	3.3	13.1
	TO-13	A-PLACE Ebisu Higashi	7,072	6,906	7,780	7,910	3.5	7,640	3.3	3.7	1.3
	TO-14	A-PLACE Shibuya Konnoh	4,810	4,918	5,880	5,870	3.4	5,890	3.1	3.5	0.9
	TO-15	A-PLACE Gotanda Ekimac	7,280	7,575	7,890	7,890	3.6	7,880	3.3	3.7	1.3
	TO-16	A-PLACE Shinagawa Higashi	18,800	18,702	17,900	19,400	3.6	17,200	3.4	3.8	3.4
	TO-18	Ebisu Prime Square (Note 6)	30,700	31,044	32,600	33,303	3.2	31,875	3.0	3.4	5.6
	TO-19	A-PLACE Tamachi East	6,800	6,996	7,250	7,400	3.3	7,100	3.1	3.5	1.2
	TO-20	Meguro Tokyu Building	16,300	16,337	16,300	16,300	3.1	16,200	2.8	3.1	3.0
	TO-21	Q plaza Shinjuku-3chome	18,400	18,502	19,000	19,300	3.5	18,700	3.3	3.7	3.4
	TO-22	A-PLACE Shibuya Nampeidai	8,800	8,875	9,120	9,170	3.2	9,060	2.9	3.3	1.6
	TO-23	Kasumigaseki Tokyu Building	30,600	30,808	31,200	32,300	3.2	30,700	3.3	3.4	5.6
		Subtotal	283,260	280,486	318,500	327,973	-	313,145	-	-	51.9
	Activia Account Properties	AA-1	Amagasaki Q's MALL (Land)	12,000	12,113	14,600	14,700	4.1	14,500	3.8	4.2
AA-2		icot Nakamozu (Note 8)	8,500	8,028	10,600	10,900	4.8	10,500	4.8/4.9	5.0	1.6
AA-4		icot Mizonokuchi	2,710	2,730	4,600	4,700	5.4	4,490	5.2	5.8	0.5
AA-5		icot Tama Center	2,840	2,528	4,180	4,190	4.7	4,160	4.3	4.9	0.5
AA-6		A-PLACE Kanayama	6,980	5,920	8,730	8,800	4.8	8,650	4.6	5.0	1.3
AA-7		Osaka Nakanoshima Building	11,100	11,244	19,100	19,200	3.4	18,900	3.2	3.5	2.0
AA-8		icot Omori	5,790	5,606	7,370	7,380	4.0	7,350	3.8	4.1	1.1
AA-9		Market Square Sagamihara	4,820	4,473	5,000	5,020	5.3	4,980	5.1	5.5	0.9
AA-10		Umeda Gate Tower	19,000	18,832	22,000	22,300	3.4	21,800	3.2	3.6	3.5
AA-11		A-PLACE Bashamichi	3,930	4,074	5,080	5,210	4.6	4,950	4.3	4.8	0.7
AA-12		Commercial Mall Hakata	6,100	6,237	5,780	5,770	4.7	5,780	4.4	4.8	1.1
AA-13		A-PLACE Shinsaibashi	19,800	19,947	21,900	22,200	3.6	21,500	3.4	3.8	3.6
		Subtotal	103,570	101,739	128,940	130,370	-	127,560	-	-	19.0
	Total	546,170	540,572	634,711	648,040	-	626,227	-	-	100.0	

(Note 1) A property number is assigned to each of assets held by the Investment Corporation, which are divided into the three categories: UR (meaning Urban Retail Properties), TO (meaning Tokyo Office Properties) and AA (meaning Activia Account Properties).

(Note 2) Acquisition price represents trading value of beneficial interests in trust stipulated in each beneficiary interest in trust sales agreement in relation to the assets held (excluding consumption tax and local consumption tax, and expenses such as trading commissions, rounding down to the nearest million yen).

(Note 3) Book value at end of period represents book value for each property less depreciation expenses as of November 30, 2023, rounding down to the nearest million yen.

- (Note 4) The appraisal of properties is commissioned to Japan Real Estate Institute, Daiwa Real Estate Appraisal Co., Ltd., The Tanizawa Sōgō Appraisal Co., Ltd., Japan Valuers Co., Ltd. or JLL Morii Valuation & Advisory K.K. Assessed value at end of period and return price show value described in each real estate appraisal report with the date of value estimate of November 30, 2023.
- (Note 5) Investment ratio is calculated by dividing the acquisition price for each property by the total acquisition price (excluding consumption tax and other acquisition-related expenses). Figures are rounded to the nearest tenth.
- (Note 6) As for Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Q plaza HARAJUKU, Shiodome Building and Ebisu Prime Square, the figures are in proportion to the pro rata share of our trust beneficiary co-ownership interests (*jun kyōyū-mochibun*) (75%, 49%, 60%, 35% and 51%, respectively).
- (Note 7) The discount rates of Q plaza EBISU represent 3.4% from the first year to the third year and 3.3% in and after the fourth year.
- (Note 8) The discount rates of icot Nakamozu represent 4.8% from the first year to the fourth year and 4.9% in and after the fifth year.

b. Overview of assets held (2)

(As of November 30, 2023)

Category	Property number	Property name	Location	Date of construction (Note 1)	Number of tenants (Note 2)	Contracted rent (Annual) (Millions of yen) (Note 3)	Leasehold and guarantee deposit (Millions of yen) (Note 4)	Total leasable area (m ²) (Note 5)	Total leased area (m ²) (Note 6)	Occupancy rate (%) (Note 7)
Urban Retail Properties	UR-1	Tokyu Plaza Omotesando Harajuku (Note 8)	Shibuya, Tokyo	March 14, 2012	23	1,902	1,396	5,154.14	5,154.14	100.0
	UR-3	Q plaza EBISU	Shibuya, Tokyo	August 20, 2008	4	484	381	4,024.88	4,024.88	100.0
	UR-5	Kyoto Karasuma Parking Building	Kyoto, Kyoto	July 24, 2006	2	(Note 9)	(Note 9)	21,616.04	21,616.04	100.0
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	Kobe, Hyogo	January 31, 2010	5	977	1,276	19,618.98	18,012.77	91.8
	UR-8	A-FLAG SAPPORO	Sapporo, Hokkaido	May 23, 1980	14	712	114	21,229.16	21,028.00	99.1
	UR-9	A-FLAG SHIBUYA	Shibuya, Tokyo	June 29, 1988	2	420	179	3,403.07	3,403.07	100.0
	UR-10	Q plaza SHINSAIBASHI	Osaka, Osaka	November 16, 2007	6	512	433	2,820.23	2,820.23	100.0
	UR-11	A-FLAG KOTTO DORI	Minato, Tokyo	January 22, 1992	8	245	192	2,656.53	2,656.53	100.0
	UR-12	A-FLAG BIJUTSUKAN DORI	Minato, Tokyo	December 1, 1998	4	208	206	1,994.65	1,994.65	100.0
	UR-13	A-FLAG DAIKANYAMA WEST	Shibuya, Tokyo	April 21, 1992	1	(Note 9)	(Note 9)	2,579.08	2,579.08	100.0
	UR-15	DECKS Tokyo Beach (Note 8)	Minato, Tokyo	June 20, 1996	78	536	433	16,119.47	15,817.37	98.1
	UR-17	Q plaza HARAJUKU (Note 8)	Shibuya, Tokyo	March 5, 2015	15	308	252	3,378.49	2,812.30	83.2
	UR-18	A-FLAG NISHI SHINSAIBASHI	Osaka, Osaka	March 14, 2022	1	665	333	13,680.84	13,680.84	100.0
	Subtotal				–	163	–	–	118,275.56	115,599.90

Category	Property number	Property name	Location	Date of construction	Number of tenants	Contracted rent (Annual)	Leasehold and guarantee deposit	Total leasable area	Total leased area	Occupancy rate	
				(Note 1)	(Note 2)	(Millions of yen) (Note 3)	(Millions of yen) (Note 4)	(m ²) (Note 5)	(m ²) (Note 6)	(%) (Note 7)	
Tokyo Office Properties	TO-1	TLC Ebisu Building	Shibuya, Tokyo	March 5, 1993	13	623	476	7,342.60	7,342.60	100.0	
	TO-2	A-PLACE Ebisu Minami	Shibuya, Tokyo	January 31, 1995	8	833	783	7,950.49	7,950.49	100.0	
	TO-3	A-PLACE Yoyogi	Shibuya, Tokyo	February 22, 2007	5	261	241	3,106.17	3,106.17	100.0	
	TO-4	A-PLACE Aoyama	Minato, Tokyo	September 6, 1966	8	608	590	7,303.69	7,303.69	100.0	
	TO-6	TAMACHI SQUARE (Land)	Minato, Tokyo	–	1	125	0	1,287.96	1,287.96	100.0	
	TO-7	A-PLACE Ikebukuro	Toshima, Tokyo	October 13, 2011	1	(Note 9)	(Note 9)	3,409.73	3,409.73	100.0	
	TO-8	A-PLACE Shinbashi	Minato, Tokyo	March 4, 1999	13	365	300	5,054.18	5,054.18	100.0	
	TO-9	A-PLACE Gotanda	Shinagawa, Tokyo	February 27, 2012	14	371	348	4,028.69	4,028.69	100.0	
	TO-10	A-PLACE Shinagawa	Minato, Tokyo	September 20, 1991	8	271	261	2,986.36	2,986.36	100.0	
	TO-11	OSAKI WIZTOWER	Shinagawa, Tokyo	January 10, 2014	6	686	686	7,193.28	7,193.28	100.0	
	TO-12	Shiodome Building (Note 8)	Minato, Tokyo	December 14, 2007	48	2,805	2,570	28,136.05	27,173.90	96.6	
	TO-13	A-PLACE Ebisu Higashi	Shibuya, Tokyo	January 10, 1992	8	360	261	4,010.69	4,010.69	100.0	
	TO-14	A-PLACE Shibuya Konnoh	Shibuya, Tokyo	March 18, 1992	5	280	214	3,010.53	3,010.53	100.0	
	TO-15	A-PLACE Gotanda Ekimae	Shinagawa, Tokyo	November 30, 1993	10	367	307	4,333.64	3,838.63	88.6	
	TO-16	A-PLACE Shinagawa Higashi	Minato, Tokyo	August 31, 1985 (main building) September 13, 1999 (annex)	11	923	891	14,517.11	14,517.11	100.0	
	TO-18	Ebisu Prime Square (Note 8)	Shibuya, Tokyo	January 31, 1997	115	1,492	1,154	18,059.66	17,477.49	96.8	
	TO-19	A-PLACE Tamachi East	Minato, Tokyo	April 9, 2003	24	329	313	4,288.88	4,288.88	100.0	
	TO-20	Meguro Tokyu Building	Shinagawa, Tokyo	December 24, 2002	9	617	600	6,993.70	6,993.70	100.0	
	TO-21	Q plaza Shinjuku-3chome	Shinjuku, Tokyo	September 24, 1992	4	733	475	4,528.01	4,528.01	100.0	
	TO-22	A-PLACE Shibuya Nampeidai	Shibuya, Tokyo	July 31, 1989	11	386	353	4,373.54	4,373.54	100.0	
	TO-23	Kasumigaseki Tokyu Building	Chiyoda, Tokyo	October 20, 2010	26	1,217	710	12,023.76	12,023.76	100.0	
		Subtotal			–	348	–	–	153,938.72	151,899.39	98.7

Category	Property number	Property name	Location	Date of construction (Note 1)	Number of tenants (Note 2)	Contracted rent (Annual) (Millions of yen) (Note 3)	Leasehold and guarantee deposit (Millions of yen) (Note 4)	Total leasable area (m ²) (Note 5)	Total leased area (m ²) (Note 6)	Occupancy rate (%) (Note 7)
Activia Account Properties	AA-1	Amagasaki Q's MALL (Land)	Amagasaki, Hyogo	–	1	720	341	27,465.44	27,465.44	100.0
	AA-2	icot Nakamozu	Sakai, Osaka	June 27, 2007	2	620	430	28,098.02	28,098.02	100.0
	AA-4	icot Mizonokuchi	Kawasaki, Kanagawa	July 15, 1998	1	(Note 9)	(Note 9)	14,032.05	14,032.05	100.0
	AA-5	icot Tama Center	Tama, Tokyo	March 7, 2006	10	237	233	5,181.58	5,181.58	100.0
	AA-6	A-PLACE Kanayama	Nagoya, Aichi	February 10, 2009	20	542	449	9,314.90	9,314.90	100.0
	AA-7	Osaka Nakanoshima Building	Osaka, Osaka	March 5, 1984	39	1,038	840	20,109.79	20,109.79	100.0
	AA-8	icot Omori	Ota, Tokyo	March 6, 2007	8	388	357	6,209.78 (Note 10)	6,209.78 (Note 10)	100.0
	AA-9	Market Square Sagamihara	Sagamihara, Kanagawa	June 13, 2014	3	(Note 9)	(Note 9)	15,152.42	15,152.42	100.0
	AA-10	Umeda Gate Tower	Osaka, Osaka	January 15, 2010	21	1,011	796	13,513.73	13,513.73	100.0
	AA-11	A-PLACE Bashamichi	Yokohama, Kanagawa	May 31, 1975	37	344	272	9,710.91	9,710.91	100.0
	AA-12	Commercial Mall Hakata	Fukuoka, Fukuoka	November 3, 2005	17	321	155	9,612.88	9,069.43	94.3
	AA-13	A-PLACE Shinsaibashi	Osaka, Osaka	April 22, 1986	20	1,073	888	15,892.28	15,892.28	100.0
		Subtotal			–	179	–	–	174,293.78	173,750.33
	Total			–	690	–	–	446,508.06	441,249.62	98.8

(Note 1) Date of construction of the main building, as described in the property registry. For properties with several main buildings, the construction date of the oldest building is listed. The construction date is omitted in case of acquisition of land only (Land represents the part of site on which the building is established under a land lease right; the same shall apply hereinafter). 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 2) At each property, the number of tenants is equal to the aggregate number of tenants as of November 30, 2023 described in the lease agreements in relation to buildings, except that for properties with master lease agreements, the total number of end-tenants is listed. For properties for which we acquire only land, the total number of tenants of the land is listed.

(Note 3) The contracted rent (annual) for each property other than properties for which we acquire only land is calculated by multiplying the aggregate anticipated monthly rent (limited to rent for rooms which were occupied by tenants as of November 30, 2023), including common service fee and excluding usage fee for warehouses, signboards and parking lots, and also excluding revenue-based rents, regardless of free rents, rent holidays and temporary reductions of rent as of November 30, 2023, as indicated in the lease agreements in relation to buildings as of November 30, 2023 by 12 (for where multiple lease agreements are concluded in relation to buildings, the aggregate anticipated monthly rent for all lease agreements) (excluding consumption tax) and rounding to the nearest million yen. For properties for which we acquire only land, it is calculated as the annual contracted rent (excluding consumption tax) as indicated in the lease agreement for such land as of November 30, 2023, rounding to the nearest million yen. For properties with master lease agreements, the annual contracted rent is calculated by multiplying the aggregate anticipated monthly rent (limited to rent for rooms; including common service fees and excluding usage fees for warehouses, signboards and parking lots, and also excluding revenue-based rents, regardless of free rents, rent holidays and temporary reductions of rent as of November 30, 2023), as indicated in the relevant sublease agreement with end-tenants by 12.

(Note 4) The leasehold and guarantee deposit is calculated as the total amount on the lease agreement for each property as of November 30, 2023 (limited to leasehold and guarantee deposit based on the lease agreement for leased property that was occupied by the tenant as of November 30, 2023), rounding to the nearest million yen. For properties with master lease agreements, the leasehold and guarantee deposit is calculated as the total amount required based on the sublease agreements with end-tenants, rounding to the nearest million yen.

(Note 5) The total leasable area represents the total of gross floor area considered to be leasable based on the lease agreements for building or floor plans as of November 30, 2023 of each property other than properties of which we acquire only land, and gross land area considered to be leasable based on the lease agreement for land or land plans as of November 30, 2023 of each property of which we acquire only land.

(Note 6) The total leased area is equal to the total of leased area presented in each lease agreement for properties held as of November 30, 2023. For properties with master lease agreements, counted is the total of the area of properties for which sublease agreements are concluded with end-tenants and that are actually subleased.

(Note 7) The occupancy rate is calculated by dividing total leased area for each property by the total leasable area as of November 30, 2023, rounding to the nearest tenth. The subtotal and total are calculated by dividing aggregate leased area by aggregate leasable area, rounding to the nearest tenth.

(Note 8) As for Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Q plaza HARAJUKU, Shiodome Building and Ebisu Prime Square, the figures are in proportion to the pro rata share of our trust beneficiary co-ownership interests

(*jun kyōyū-mochibun*) (75%, 49%, 60%, 35% and 51%, respectively). However, the numbers of tenants provided are the numbers for each whole building.

- (Note 9) Since we have not obtained permission from the tenant of this property to release the information, the information is not disclosed.
- (Note 10) The calculation of total leasable area and total leased area for icot Omori includes part of an external bicycle parking lot (approximately 21 m²) and part of a common area on the second floor (approximately 28 m²).
- (Note 11) For lease agreements with end-tenants that have been asked to be terminated or cancelled, or for which the rent has not been paid, number of tenants, contracted rent (annual), leasehold and guarantee deposit, total leased area and occupancy rate are shown in the above table if these agreements continued as of November 30, 2023, assuming that the lease agreements with the end-tenants remained effective; the same shall apply hereinafter.

(B) Capital expenditure for assets under management

a. Scheduled capital expenditure

The following table shows major estimated capital expenditure for renovation work, etc. that the Investment Corporation plans to conduct for assets held at the end of the 24th fiscal period as of November 30, 2023. The estimated construction cost below includes the portion expensed for accounting purposes.

Name of real property (Location)	Purpose	Scheduled period	Estimated construction cost (Millions of yen)		
			Total amount	Payment for the period	Total amount paid
Osaka Nakanoshima Building (Osaka, Osaka)	Renovation of air conditioning (Third period)	From June 2024 to November 2024	450	–	9
Osaka Nakanoshima Building (Osaka, Osaka)	Renovation of air conditioning (Second period)	From December 2023 to May 2024	425	–	9
A-FLAG SAPPORO (Sapporo, Hokkaido)	Repair of parking equipment No. 2 and No. 3	From July 2025 to November 2025	338	–	–
Osaka Nakanoshima Building (Osaka, Osaka)	Renovation of air conditioning (Fourth period)	From December 2024 to May 2025	224	–	4
Meguro Tokyu Building (Shinagawa, Tokyo)	Renewal of air conditioning/LED lighting Phase II	From October 2024 to May 2025	194	–	–
Meguro Tokyu Building (Shinagawa, Tokyo)	Renewal of air conditioning/LED lighting Phase I	From April 2024 to November 2024	192	–	–
Tokyu Plaza Omotesando Harajuku (Shibuya, Tokyo)	Installation of signage monitors on outer wall	From January 2024 to March 2024	179 (Note)	–	–
A-PLACE Shinsaibashi (Osaka, Osaka)	Renewal of controls for elevators No. 1 to No. 5 Phase I	From June 2025 to November 2025	141	–	–
A-PLACE Shibuya Nampedai (Shibuya, Tokyo)	Installation of additional air conditioning units in north building	From June 2024 to November 2024	134	–	–
A-FLAG SAPPORO (Sapporo, Hokkaido)	Replacement of central monitoring panel	From March 2025 to November 2025	122	–	–
Osaka Nakanoshima Building (Osaka, Osaka)	Replacement of emergency power generators	From February 2024 to May 2024	111	–	–
Ebisu Prime Square (Shibuya, Tokyo)	Replacement of air conditioning equipment (3 floors)	From June 2025 to November 2025	100 (Note)	–	–
Kobe Kyu Kyoryuchi 25Bankan (Kobe, Hyogo)	Replacement of air conditioning units (EHP) and ventilation fans (12th, 13th floor and 17th floor Zone E)	From June 2025 to July 2025	92	–	–

Name of real property (Location)	Purpose	Scheduled period	Estimated construction cost (Millions of yen)		
			Total amount	Payment for the period	Total amount paid
Kobe Kyu Kyoryuchi 25Bankan (Kobe, Hyogo)	Replacement of air conditioning units (EHP) and ventilation fans (8th, 9th floor and 17th floor Zone B)	From May 2024 to July 2024	91	–	–
Kobe Kyu Kyoryuchi 25Bankan (Kobe, Hyogo)	Replacement of air conditioning units (EHP) and ventilation fans (10th, 11th floor and 17th floor Zone C)	From January 2025 to February 2025	91	–	–
A-PLACE Aoyama (Minato, Tokyo)	Large-scale repair work	From January 2025 to May 2025	90	–	–
A-PLACE Yoyogi (Shibuya, Tokyo)	Large-scale repair work	From January 2025 to May 2025	74	–	–
Ebisu Prime Square (Shibuya, Tokyo)	Replacement of air conditioning equipment (2 floors)	From February 2024 to May 2025	67 (Note)	–	–
Ebisu Prime Square (Shibuya, Tokyo)	Replacement of air conditioning equipment (2 floors)	From June 2024 to November 2024	65 (Note)	–	–
A-PLACE Aoyama (Minato, Tokyo)	Renewal of elevator controls	From October 2024 to May 2025	65	–	–
Ebisu Prime Square (Shibuya, Tokyo)	Replacement of air conditioning equipment (2 floors)	From February 2024 to May 2024	64 (Note)	–	–
Shiodome Building (Minato, Tokyo)	Replacement of central monitoring equipment Phase I	From May 2024 to March 2025	63 (Note)	–	–
A-PLACE Tamachi East (Minato, Tokyo)	Renewal of entrance hall and elevator hall	From June 2025 to November 2025	60	–	–
A-PLACE Ebisu Higashi (Shibuya, Tokyo)	Renewal of elevator controls	From June 2025 to November 2025	53	–	–
A-PLACE Kanayama (Nagoya, Aichi)	Installation of LED lighting in common areas	From May 2024 to May 2024	42	–	–
DECKS Tokyo Beach (Minato, Tokyo)	Renewal of FCU	From December 2023 to May 2024	38 (Note)	–	–
Osaka Nakanoshima Building (Osaka, Osaka)	Installation of LED lighting in private areas (3 floors)	From April 2024 to May 2024	35	–	–
Shiodome Building (Minato, Tokyo)	Installation of LED lighting Phase VII	From October 2023 to February 2024	30 (Note)	–	–
A-PLACE Gotanda Ekimae (Shinagawa, Tokyo)	Renovation of toilets and kitchenettes on 5F, 6F, 7F and 9F	From September 2023 to May 2024	30	–	–

(Note) The shown estimated construction cost with regard to Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Ebisu Prime Square and Shiodome Building is the amount equivalent to the ratio of the Investment Corporation's co-ownership beneficial interests in real estate trust (75%, 49%, 51% and 35%, respectively).

b. Capital expenditure during the fiscal period

For assets held by the Investment Corporation at the end of the 24th fiscal period, construction work conducted by the Investment Corporation during the fiscal period ended November 30, 2023 that falls into capital expenditure is as follows. The capital expenditure for the fiscal period ended November 30, 2023 amounted to ¥1,813 million, and repair and maintenance expenses that were accounted for as expense in the fiscal period ended November 30, 2023 came to ¥527 million. On aggregate, construction work of ¥2,340 million was carried out during the fiscal period.

Name of real property (Location)	Purpose	Period	Construction cost (Millions of yen)
A-FLAG SAPPORO (Sapporo, Hokkaido)	Renovation of main building/new building	From March 2023 to November 2023	447
Osaka Nakanoshima Building (Osaka, Osaka)	Renovation of air conditioning (First period)	From November 2022 to November 2023	326
icot Mizonokuchi (Kawasaki, Kanagawa)	Large-scale repair work	From June 2023 to October 2023	177
A-PLACE Tamachi East (Minato, Tokyo)	Replacement of air conditioning	From February 2023 to November 2023	142
Ebisu Prime Square (Shibuya, Tokyo)	Replacement of air conditioning units (second half of 2023) (2 floors)	From August 2023 to November 2023	62 (Note)
A-PLACE Bashamichi (Yokohama, Kanagawa)	Installation of LED lighting in private and common areas	From September 2023 to November 2023	39
A-PLACE Shinagawa (Minato, Tokyo)	Replacement of elevators	From October 2023 to November 2023	32
Osaka Nakanoshima Building (Osaka, Osaka)	OA floor replacement on 5F and 6F	From May 2023 to June 2023	31
Other			551
Total			1,813

(Note) The shown estimated construction cost with regard to Ebisu Prime Square is the amount equivalent to the ratio of the Investment Corporation's co-ownership beneficial interests in real estate trust (51%).

(C) Information concerning major tenants

a. Summary of major tenants

For assets held at the end of the 24th fiscal period, the table below shows tenants whose leased area accounts for 10% or more of the total leased area in the entire portfolio (major tenants) based on the data as of November 30, 2023. The forms of agreements with the tenants in the table are ordinary lease agreements.

As for certain assets held, the Investment Corporation has entered into lease agreements (master lease agreements) with Tokyu Community Corp. and Tokyu Land SC Management Corporation with the objective of allowing them to be master lease companies and sublease the leased assets to end-tenants. The table below shows information on the major tenants with master lease agreements based on the data as of November 30, 2023. Rents received by the Investment Corporation from the master lease companies are equal to the rents received by these companies from sublessees (end-tenants) (pass-through master lease), and such rents are not guaranteed.

Tenant	Business	Property name	Leased area (m ²) (Note 1)	Contracted rent (Annual) (Millions of yen) (Note 2)	Leasehold and guarantee deposit (Millions of yen) (Note 3)	Expiration date (Note 4)
Tokyu Community Corp.	Real Estate Management	A-FLAG KOTTO DORI	2,656.53	245	192	December 31, 2026
		TLC Ebisu Building	7,342.60	623	476	May 31, 2025
		A-PLACE Ebisu Minami	7,950.49	833	783	May 31, 2025
		A-PLACE Yoyogi	3,106.17	261	241	May 31, 2025
		A-PLACE Aoyama	7,303.69	608	590	May 31, 2025
		A-PLACE Ikebukuro	3,409.73	(Note 5)	(Note 5)	May 31, 2025
		A-PLACE Shinbashi	5,054.18	365	300	May 31, 2025
		A-PLACE Gotanda	4,028.69	371	348	May 31, 2025
		A-PLACE Shinagawa	2,986.36	271	261	May 31, 2025
		OSAKI WIZTOWER	7,193.28	686	686	May 31, 2025
		A-PLACE Ebisu Higashi	4,010.69	360	261	May 31, 2025
		A-PLACE Shibuya Konnoh	3,010.53	280	214	September 30, 2025
		A-PLACE Gotanda Ekimae	3,838.63	367	307	June 30, 2026
		A-PLACE Shinagawa Higashi	14,517.11	923	891	March 31, 2027
		Ebisu Prime Square (Note 6)	13,998.58	1,275	1,123	January 31, 2030
		A-PLACE Tamachi East	4,288.88	329	313	October 31, 2031
		A-PLACE Shibuya Nampeidai	4,373.54	386	353	September 30, 2031
		A-PLACE Kanayama	9,314.90	542	449	May 31, 2025
		Osaka Nakanoshima Building	20,109.79	1,038	840	November 30, 2024
		Umeda Gate Tower	13,513.73	1,011	796	April 30, 2028
		A-PLACE Bashamichi	9,710.91	344	272	October 31, 2026
		Commercial Mall Hakata	9,069.43	321	155	March 31, 2027
		A-PLACE Shinsaibashi	15,892.28	1,073	888	December 31, 2031
		Total	176,680.72	-	-	-

Tenant	Business	Property name	Leased area (m ²) (Note 1)	Contracted rent (Annual) (Millions of yen) (Note 2)	Leasehold and guarantee deposit (Millions of yen) (Note 3)	Expiration date (Note 4)
Tokyu Land SC Management Corporation	Real Estate Management	Q plaza EBISU	4,024.88	484	381	June 30, 2024
		Kyoto Karasuma Parking Building	21,616.04	(Note 5)	(Note 5)	November 30, 2024
		Kobe Kyu Kyoryuchi 25Bankan	18,012.77	977	1,276	August 31, 2025
		A-FLAG SAPPORO	21,028.00	712	114	December 31, 2023
		A-FLAG SHIBUYA	3,403.07	420	179	December 31, 2023
		Q plaza SHINSAIBASHI	2,820.23	512	433	December 31, 2025
		A-FLAG BIJUTSUKAN DORI	1,994.65	208	206	December 31, 2026
		A-FLAG DAIKANYAMA WEST	2,579.08	(Note 5)	(Note 5)	December 31, 2026
		DECKS Tokyo Beach (Note 6)	15,817.37	536	433	January 31, 2028
		Q plaza HARAJUKU (Note 6)	2,812.30	308	252	January 31, 2029
		Q plaza Shinjuku-3chome	4,528.01	733	475	September 30, 2031
		icot Nakamozu	28,098.02	620	430	June 30, 2024
		icot Mizonokuchi	14,032.05	(Note 5)	(Note 5)	June 30, 2024
		icot Tama Center	5,181.58	237	233	November 30, 2024
		icot Omori	6,209.78	388	357	December 31, 2023
		Market Square Sagamihara	15,152.42	(Note 5)	(Note 5)	January 31, 2025
		Total		167,310.25	-	-

(Note 1) The leased area is the leased area to end-tenants in respect to the leased area provided in the master lease agreement as of November 30, 2023 where the tenant is the master lease company and sublessor, rounding to the nearest hundredth.

(Note 2) Under master lease contracts concluded with tenants, for properties of which the master lease rent payable by the tenant equals to the rent payable by the end-tenant to the tenant, the contracted rent (annual) for each property is calculated by multiplying the monthly rent (limited to rooms which were occupied by tenants as of November 30, 2023), including common service fee and excluding usage fee for warehouses, signboards and parking lots, and also excluding revenue-based rents, regardless of free rents, rent holidays and temporary reductions of rent as of November 30, 2023, as indicated in the sublease agreement concluded with the end-tenant as of November 30, 2023 by 12, rounding to the nearest million yen.

(Note 3) The leasehold and guarantee deposit is calculated as the total amount on the sublease agreement with the end-tenant as of November 30, 2023 (limited to leasehold and guarantee deposit based on the lease agreement for leased property that was occupied by the tenant as of November 30, 2023), rounding to the nearest million yen, where the tenant is the master lease company and sublessor.

(Note 4) The expiration date is the date provided in the lease agreement where the tenant is the lessee, including where the tenant is a sublessor and master lease company under a sublease agreement. Concerning the method of renewing the master lease agreement entered into with the above-mentioned major tenant who is the master lease company, assuming that the lessor or lessee has not expressed in writing their intention to refuse renewal at a time that is at least three full months before the expiry of the lease agreement, the agreement shall be renewed for a further two years under the same conditions, and the same will apply thereafter.

(Note 5) Since we have not obtained permission from the tenant of this property to release the information, the information is not disclosed.

(Note 6) As for Ebisu Prime Square, DECKS Tokyo Beach and Q plaza HARAJUKU, the figures are in proportion to the pro rata share of our trust beneficiary co-ownership interests (*jun kyōyū-mochibun*) (51%, 49% and 60%, respectively).

b. End-tenants in the top 10 in terms of total leased area

For assets held by the Investment Corporation, the following table shows end-tenants ranked in the top 10 in terms of total leased area in the entire portfolio as of November 30, 2023.

End-tenants	Property name	Total leased area (m ²) (Note 1)	Lease expiration date	Form of agreement (Note 2)
Sumitomo Mitsui Trust Bank, Limited (Note 3)	TAMACHI SQUARE (Land) Amagasaki Q's MALL (Land)	28,753.40 (Note 4)	May 31, 2074 January 31, 2042	Ordinary leasehold land agreement Fixed-term business-use lease agreement
Kohnan Shoji Co., Ltd.	icot Nakamozu	26,529.03	July 11, 2027	Fixed-term building lease agreement
Times24 Co., Ltd.	Kyoto Karasuma Parking Building	21,224.14	–	Fixed-term building lease agreement
Tokyu Hotels Co., Ltd.	A-FLAG SAPPORO	18,891.39	March 31, 2027	Fixed-term building lease agreement
Plan Do See Inc.	Kobe Kyu Kyoryuchi 25Bankan	14,195.42	February 28, 2051	Fixed-term building lease agreement
EDION Corporation	icot Mizonokuchi	14,032.05	July 24, 2043	Fixed-term building lease agreement
Tokyu Resorts & Stays Co., Ltd.	A-FLAG NISHI SHINSAIBASHI	13,680.84	October 31, 2037	Fixed-term building lease agreement
K'S HOLDINGS CORPORATION	Market Square Sagamihara	11,863.92	June 30, 2034	Fixed-term building lease agreement
MUFG Bank, Ltd.	icot Nakamozu icot Tama Center A-PLACE Kanayama	5,609.11	–	–
CA Sega Joypolis Ltd.	DECKS Tokyo Beach	4,911.63	July 31, 2036	Fixed-term building lease agreement

(Note 1) The total leased area is equal to the total leased area in each property under the lease agreement with the end-tenant as of November 30, 2023. As for DECKS Tokyo Beach, the figure is based on the amount in proportion to the pro rata share of our trust beneficiary co-ownership interests (*jun kyōyū-mochibun*) as of November 30, 2023 (49%).

(Note 2) The form of agreement is equal to the form of agreement described in the lease agreement with the end-tenants as of November 30, 2023.

(Note 3) Tenant is the trustee of the building on the land; Tokyu Land Corporation is the trust beneficiary under such trust.

(Note 4) Total leased area for TAMACHI SQUARE (Land) and Amagasaki Q's MALL (Land) is in respect of the land.

(Note 5) Since we have not obtained permission from the tenant of the properties to release the information, the information missing from this table is not disclosed.

(D) Overview of lease and profit and loss

24th fiscal period (From June 1, 2023 to November 30, 2023)

(Unit: Thousands of yen)

Property number	UR-1	UR-3	UR-5	UR-7	UR-8
Property name	Tokyu Plaza Omotesando Harajuku (Note 1)	Q plaza EBISU	Kyoto Karasuma Parking Building	Kobe Kyu Kyoryuchi 25Bankan	A-FLAG SAPPORO
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	1,008,977	244,290	(Note 2)	577,189	486,992
Leasing business revenue	970,433	211,606	(Note 2)	515,082	402,121
Other leasing business revenue	38,543	32,684	(Note 2)	62,106	84,870
b. Expenses related to leasing business	257,590	89,882	53,392	194,461	295,906
Management operation expenses	88,136	32,786	3,610	72,137	108,169
Utilities expenses	37,404	25,083	–	59,152	82,809
Tax and public dues	80,588	9,639	45,470	51,894	30,255
Insurance	254	101	212	897	739
Repair and maintenance expenses	3,315	4,967	637	2,730	62,579
Other expenses related to leasing business	47,889	17,303	3,460	7,649	11,353
c. NOI (a – b)	751,386	154,408	(Note 2)	382,727	191,085
d. Depreciation, etc. (Note 3)	58,892	18,825	16,255	125,622	113,970
Profit (loss) from leasing business (c – d)	692,494	135,582	(Note 2)	257,105	77,115

(Unit: Thousands of yen)

Property number	UR-9	UR-10	UR-11	UR-12	UR-13
Property name	A-FLAG SHIBUYA	Q plaza SHINSAIBASHI	A-FLAG KOTTO DORI	A-FLAG BIJUTSUKAN DORI	A-FLAG DAIKANYAMA WEST
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	225,163	276,183	122,653	118,612	(Note 2)
Leasing business revenue	209,971	256,425	115,947	110,157	(Note 2)
Other leasing business revenue	15,192	19,757	6,706	8,454	(Note 2)
b. Expenses related to leasing business	40,233	49,863	38,416	40,486	31,864
Management operation expenses	14,198	8,880	8,782	7,841	7,882
Utilities expenses	10,409	16,620	7,255	6,913	630
Tax and public dues	12,819	19,473	15,553	2,115	15,770
Insurance	70	89	100	49	82
Repair and maintenance expenses	1,437	829	3,744	1,754	3,651
Other expenses related to leasing business	1,296	3,970	2,980	21,812	3,847
c. NOI (a – b)	184,930	226,319	84,237	78,125	(Note 2)
d. Depreciation, etc. (Note 3)	12,738	15,233	4,486	7,556	5,739
Profit (loss) from leasing business (c – d)	172,192	211,086	79,750	70,568	(Note 2)

(Unit: Thousands of yen)

Property number	UR-15	UR-17	UR-18	TO-1	TO-2
Property name	DECKS Tokyo Beach (Note 1)	Q plaza HARAJUKU (Note 1)	A-FLAG NISHI SHINSAIBASHI	TLC Ebisu Building	A-PLACE Ebisu Minami
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	595,708	160,464	332,550	336,265	441,532
Leasing business revenue	460,363	147,108	332,550	317,211	420,863
Other leasing business revenue	135,344	13,356	–	19,053	20,668
b. Expenses related to leasing business	344,116	83,904	2,698	95,435	128,604
Management operation expenses	105,194	20,308	–	27,467	32,574
Utilities expenses	117,982	15,417	–	18,111	28,163
Tax and public dues	60,652	43,126	–	18,140	34,777
Insurance	617	106	388	266	339
Repair and maintenance expenses	10,983	1,228	–	15,934	24,850
Other expenses related to leasing business	48,686	3,718	2,310	15,515	7,899
c. NOI (a – b)	251,591	76,559	329,851	240,830	312,927
d. Depreciation, etc. (Note 3)	29,227	6,907	45,141	49,105	37,201
Profit (loss) from leasing business (c – d)	222,363	69,652	284,709	191,725	275,726

(Unit: Thousands of yen)

Property number	TO-3	TO-4	TO-6	TO-7	TO-8
Property name	A-PLACE Yoyogi	A-PLACE Aoyama	TAMACHI SQUARE (Land)	A-PLACE Ikebukuro	A-PLACE Shinbashi
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	136,995	328,082	62,502	(Note 2)	159,024
Leasing business revenue	129,292	314,718	62,502	(Note 2)	144,977
Other leasing business revenue	7,703	13,363	–	(Note 2)	14,046
b. Expenses related to leasing business	47,254	79,952	10,835	50,126	63,405
Management operation expenses	10,403	19,568	–	10,855	16,588
Utilities expenses	12,064	19,228	–	14,917	12,565
Tax and public dues	11,571	26,391	10,582	11,371	16,637
Insurance	114	249	–	113	190
Repair and maintenance expenses	3,001	7,443	–	9,471	10,194
Other expenses related to leasing business	10,098	7,069	252	3,396	7,228
c. NOI (a – b)	89,740	248,129	51,666	(Note 2)	95,618
d. Depreciation, etc. (Note 3)	16,446	25,461	–	21,796	23,902
Profit (loss) from leasing business (c – d)	73,294	222,668	51,666	(Note 2)	71,716

(Unit: Thousands of yen)

Property number	TO-9	TO-10	TO-11	TO-12	TO-13
Property name	A-PLACE Gotanda	A-PLACE Shinagawa	OSAKI WIZTOWER	Shiodome Building (Note 1)	A-PLACE Ebisu Higashi
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	201,695	143,716	355,751	1,126,269	174,086
Leasing business revenue	187,111	137,213	340,286	1,059,207	165,786
Other leasing business revenue	14,583	6,503	15,464	67,062	8,299
b. Expenses related to leasing business	69,284	47,726	144,405	409,925	55,963
Management operation expenses	13,595	10,384	103,078	100,314	14,790
Utilities expenses	13,367	5,942	13,396	101,323	9,362
Tax and public dues	14,695	12,631	25,838	134,453	15,072
Insurance	153	105	448	879	139
Repair and maintenance expenses	19,246	14,571	–	28,311	13,964
Other expenses related to leasing business	8,226	4,090	1,643	44,642	2,633
c. NOI (a – b)	132,410	95,990	211,346	716,344	118,122
d. Depreciation, etc. (Note 3)	27,469	10,251	48,045	158,667	23,670
Profit (loss) from leasing business (c – d)	104,941	85,738	163,300	557,677	94,452

(Unit: Thousands of yen)

Property number	TO-14	TO-15	TO-16	TO-18	TO-19
Property name	A-PLACE Shibuya Konnoh	A-PLACE Gotanda Ekimae	A-PLACE Shinagawa Higashi	Ebisu Prime Square (Note 1)	A-PLACE Tamachi East
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	140,817	191,482	381,130	841,070	165,690
Leasing business revenue	134,875	181,811	336,365	738,714	155,523
Other leasing business revenue	5,941	9,670	44,765	102,355	10,167
b. Expenses related to leasing business	53,905	69,407	183,089	313,993	77,071
Management operation expenses	14,434	21,728	57,750	65,199	13,761
Utilities expenses	6,151	11,771	43,307	119,291	9,824
Tax and public dues	10,121	19,979	52,573	71,676	15,366
Insurance	107	159	630	861	191
Repair and maintenance expenses	18,688	7,047	22,171	40,584	34,006
Other expenses related to leasing business	4,403	8,720	6,654	16,379	3,921
c. NOI (a – b)	86,911	122,074	198,041	527,076	88,619
d. Depreciation, etc. (Note 3)	14,341	15,055	32,272	46,104	12,203
Profit (loss) from leasing business (c – d)	72,569	107,019	165,768	480,972	76,416

(Unit: Thousands of yen)

Property number	TO-20	TO-21	TO-22	TO-23	AA-1
Property name	Meguro Tokyu Building	Q plaza Shinjuku-3chome	A-PLACE Shibuya Nampoedai	Kasumigaseki Tokyu Building	Amagasaki Q's MALL (Land)
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	322,061	412,505	212,555	631,480	360,004
Leasing business revenue	304,456	383,914	199,507	589,753	360,004
Other leasing business revenue	17,604	28,590	13,048	41,727	–
b. Expenses related to leasing business	66,201	88,483	63,549	95,144	59,632
Management operation expenses	22,634	11,577	14,217	44,707	–
Utilities expenses	19,615	21,225	18,883	41,118	–
Tax and public dues	18,642	52,168	22,530	–	59,379
Insurance	258	188	192	606	–
Repair and maintenance expenses	374	728	4,323	3,210	–
Other expenses related to leasing business	4,676	2,595	3,401	5,501	252
c. NOI (a – b)	255,860	324,021	149,006	536,336	300,371
d. Depreciation, etc. (Note 3)	14,700	5,823	4,178	33,477	–
Profit (loss) from leasing business (c – d)	241,159	318,197	144,828	502,859	300,371

(Unit: Thousands of yen)

Property number	AA-2	AA-4	AA-5	AA-6	AA-7
Property name	icot Nakamozu	icot Mizonokuchi	icot Tama Center	A-PLACE Kanayama	Osaka Nakanoshima Building
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	311,031	(Note 2)	144,485	303,930	502,921
Leasing business revenue	311,001	(Note 2)	133,947	283,603	478,096
Other leasing business revenue	30	(Note 2)	10,537	20,327	24,825
b. Expenses related to leasing business	42,140	38,519	47,952	89,882	236,723
Management operation expenses	5,721	25,583	20,491	24,574	67,111
Utilities expenses	30	–	12,486	21,348	52,354
Tax and public dues	32,618	10,094	11,692	29,633	59,432
Insurance	307	133	217	343	1,023
Repair and maintenance expenses	2,510	1,940	933	9,582	49,994
Other expenses related to leasing business	953	768	2,131	4,399	6,806
c. NOI (a – b)	268,890	(Note 2)	96,532	214,048	266,198
d. Depreciation, etc. (Note 3)	38,412	9,019	20,684	54,143	118,181
Profit (loss) from leasing business (c – d)	230,477	(Note 2)	75,847	159,905	148,016

(Unit: Thousands of yen)

Property number	AA-8	AA-9	AA-10	AA-11	AA-12
Property name	icot Omori	Market Square Sagamihara	Umeda Gate Tower	A-PLACE Bashamichi	Commercial Mall Hakata
Number of business days in the 24th fiscal period	183	183	183	183	183
a. Real estate leasing business revenues	233,207	(Note 2)	557,537	191,755	211,582
Leasing business revenue	202,800	(Note 2)	516,067	171,711	166,357
Other leasing business revenue	30,407	(Note 2)	41,469	20,044	45,224
b. Expenses related to leasing business	57,046	38,302	124,026	120,062	82,132
Management operation expenses	8,986	16,133	31,902	22,192	23,229
Utilities expenses	28,205	5,936	36,914	25,056	24,190
Tax and public dues	13,300	13,447	36,968	18,239	13,172
Insurance	144	180	504	402	166
Repair and maintenance expenses	4,814	1,218	11,632	49,979	15,012
Other expenses related to leasing business	1,593	1,386	6,103	4,192	6,360
c. NOI (a – b)	176,160	(Note 2)	433,511	71,693	129,449
d. Depreciation, etc. (Note 3)	19,168	23,523	69,066	45,657	18,926
Profit (loss) from leasing business (c – d)	156,992	(Note 2)	364,444	26,035	110,523

(Unit: Thousands of yen)

Property number	AA-13
Property name	A-PLACE Shinsaibashi
Number of business days in the 24th fiscal period	183
a. Real estate leasing business revenues	585,733
Leasing business revenue	543,086
Other leasing business revenue	42,647
b. Expenses related to leasing business	170,688
Management operation expenses	37,506
Utilities expenses	53,626
Tax and public dues	68,568
Insurance	617
Repair and maintenance expenses	3,999
Other expenses related to leasing business	6,369
c. NOI (a – b)	415,045
d. Depreciation, etc. (Note 3)	17,812
Profit (loss) from leasing business (c – d)	397,232

(Note 1) As for Tokyu Plaza Omotesando Harajuku, DECKS Tokyo Beach, Q plaza HARAJUKU, Shiodome Building and Ebisu Prime Square, the figures are in proportion to the pro rata share of our trust beneficiary co-ownership interests (*jun kyōyū-mochibun*) (75%, 49%, 60%, 35% and 51%, respectively).

(Note 2) Since we have not obtained permission from the tenant of this property to release the information, the information is not disclosed.

(Note 3) “Depreciation, etc.” includes loss on retirement of non-current assets.