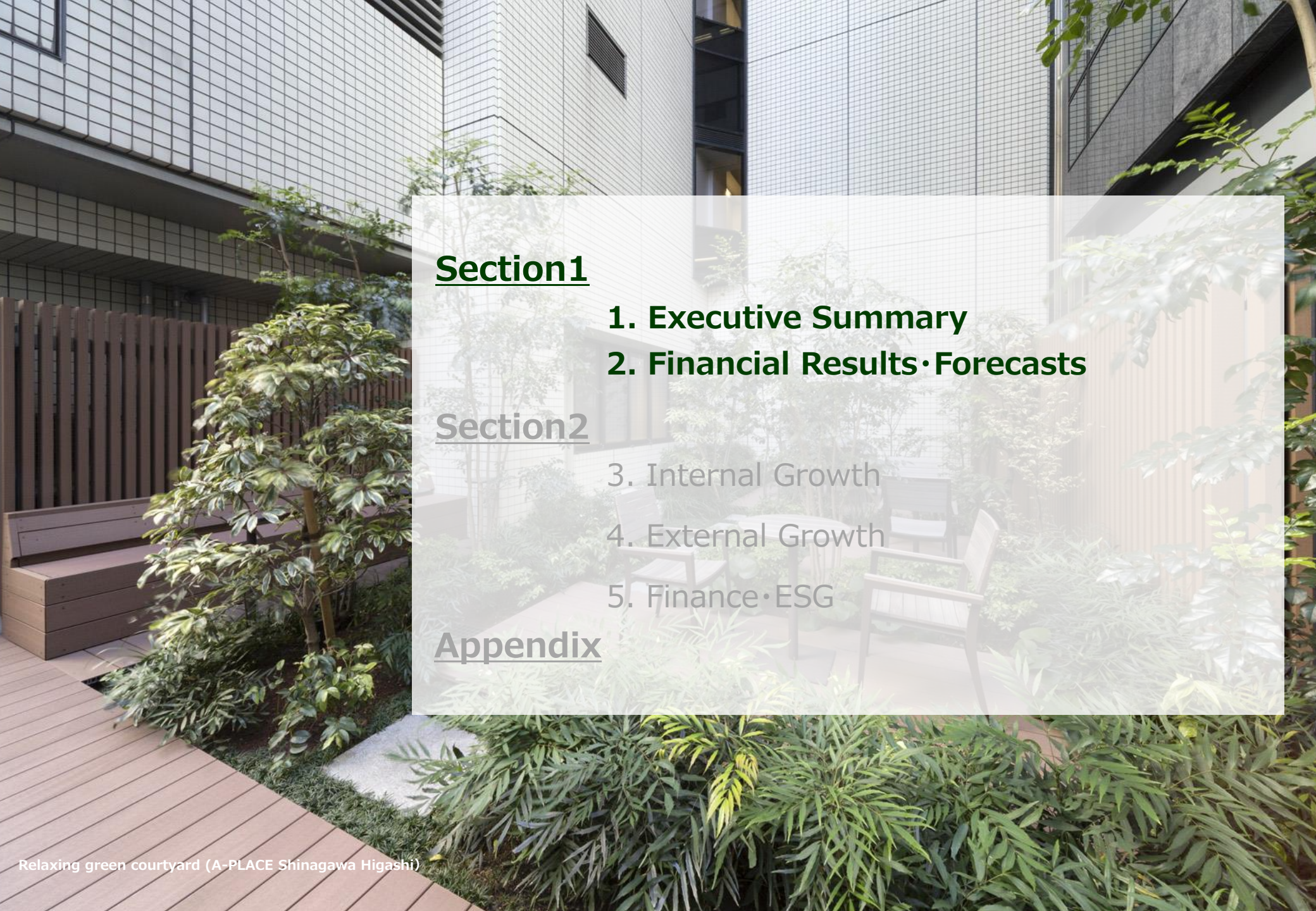
Activia Properties Inc.

(Code: 3279/API)

Financial Results Presentation for the 18th Fiscal Period Ended November 2020 – January 2021

TLC REIT Management Inc.



Section1

1. Executive Summary
2. Financial Results･Forecasts

Section2

3. Internal Growth
4. External Growth
5. Finance･ESG

Appendix

Relaxing green courtyard (A-PLACE Shinagawa Higashi)

Measures to Reiterate "Unitholder Value Improvement" ~ Keys Points for Future Operation ~

- Moving **to the new phase where API would be able to demonstrate unique advantages**, such as prime location & high quality, after finishing the phase of supporting our tenants to continue their business operations
- Occupancy rate is expected to improve after marking its lowest rate during the first half of 2021. Thereafter, **as soon as possible, we aim to return to the normalized operation level for all the property types** excluding hotels.

	Business environment	Operational results	Key points
Response to COVID-19	• Potential size of the negative impacts from COVID-19 **re-expansion** in Japan and overseas remains **uncertain** • **Vaccination** will raise **positive expectations** for post COVID-19 economic recovery	• **Fulfilled our social responsibility** with minimizing negative impact on DPU • Implement measures to **improve our unitholder value** including additional provision on sales-linked rent to contract	• **Leasing strategy** aiming at internal growth is the priority • **Continue** to grant relief to retailers in response to circumstances
Office	• Leasing activities prolonged due to increased vacancies • Overheated market rent level will **be adjusted** • In FY2021, demand & supply balance is expected to **improve** due to **recovery** in corporate earnings	• **Continued to achieve steady rent increase** amid the dropping hit ratio • **Strong tenant demand confirmed** from latter half of the period backed by our competitiveness	• Focus on rent increase **at tenant replacement** leveraging **respective** locational and qualitative **priority**
Retail	• Retailers prefer to **secure prime location core properties** • Appetite to open stores is expected to come back in **Summer 2021 or later**	• Achieved rent increase **in prime location** and **locations in front of train stations** • Operation at suburban properties **continues to remain steady**	• **Hybrid** of **retail and office** reflecting diverse tenant needs • **Continue to negotiate** with tenant candidates after AEO at Tokyu Plaza Omotesando Harajuku
External Growth & Finance	• Players continue to be **keen in buying assets** at transaction market • Lender attitudes are **unchanged** with paying close attention to COVID-19 impact	• Continue to consider **asset replacement** • Issued **Green Bonds** with favorable terms & conditions	• Consider **asset replacement** with consideration of risk actualization • Aim to further **lengthen maturity** and **reduce cost** in refinancing

Response to COVID-19 and Growth Strategy ~ Path to Post COVID-19 ~

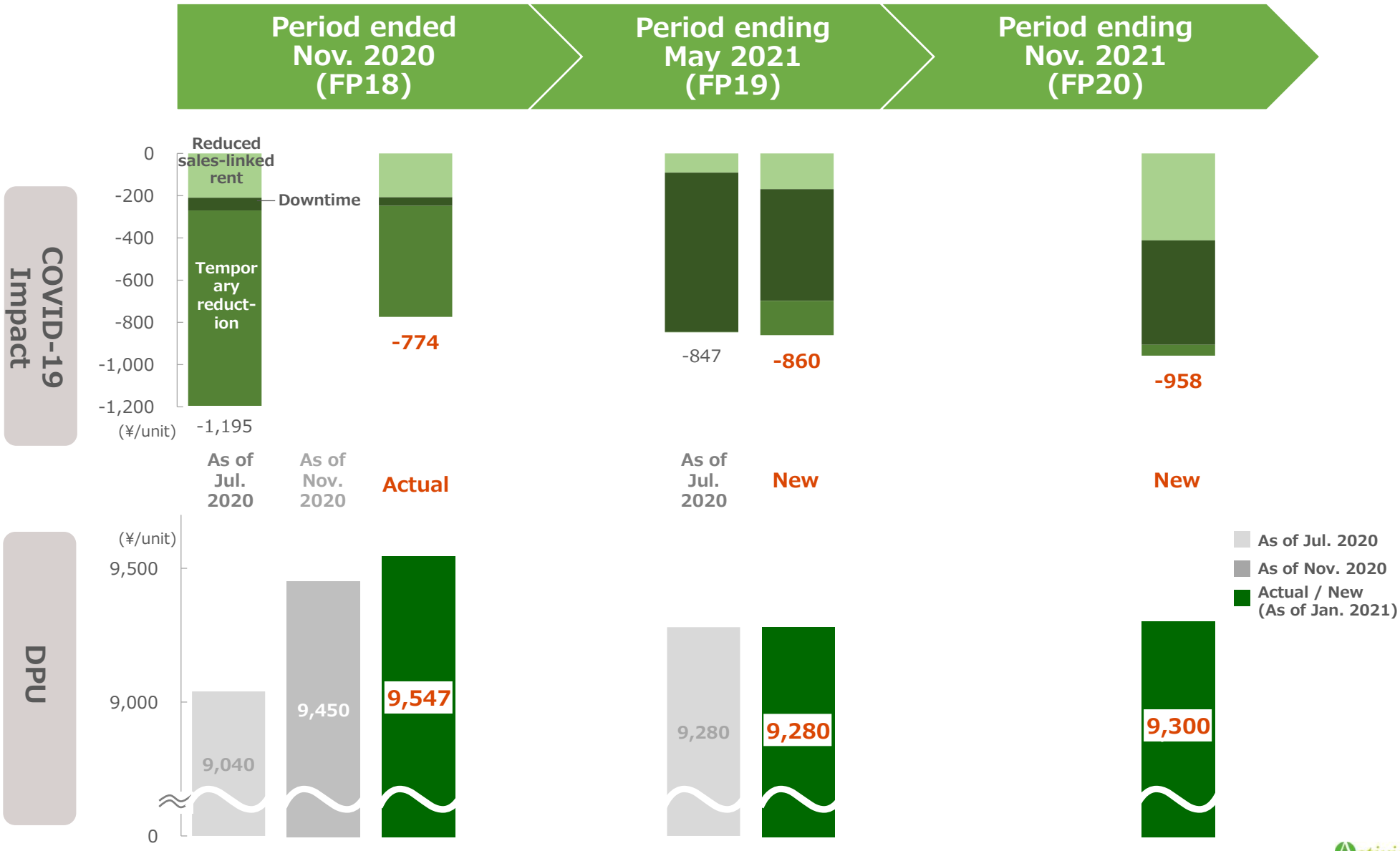
- **Maintaining occupancy rate** was prioritized in FP18 ended Nov. 2020 and **secured capacity to perform leasing strategy** in FP19 ending May 2021 and beyond
- **Focus on leasing of offices** in FP19 ending May 2021 and beyond, aiming **particularly** for rent increase leveraging rent gap **upon tenant replacement**
- **Support DPU for FP19 & FP20** by continuing asset replacement and cost reduction at upcoming refinancing

Period ended Nov. 2020 (FP18)	Period ending May 2021 (FP19)	Period ending Nov. 2021 (FP20)
Maintain occupancy with fulfilling social responsibility		
✓ Maintained occupancy rate of approx. **99%** at end of FP18 ended Nov. 2020 ✓ Actual DPU were **¥400 higher** than the initial forecast even after temporary rent reductions were granted to 79 retail tenants ✓ DPU bottomed **up** by **¥18** owing to sales-linked rent structure newly introduced to tenants that enjoyed temporary rent reduction		
	Prioritize to maintain & raise rent level in office leasing	
	✓ DPU for FP19 and FP20 are forecasted to decline as we will lose some revenue due to downtime. However, **stabilized DPU** will be **improved** after closely examining the rent gap for each tenant ✓ Aim to **invite attractive retailers** at tenant replacement in street side store of EDGE Shinsaibashi and other opportunities taking portfolio's locational advantage	
	DPU improvement by external growth and financial strategy	
	✓ Aim to **improve DPU** and **portfolio quality** with continued strategy of asset replacement ✓ Consider **DPU management** such as to stagger the timings of acquisition and disposal of assets to mitigate COVID-19 impact ✓ Refinance scheduled in FP20 ending May 2021 is an opportunity to extend the duration and **reduce cost**	

Bottom Up

Stabilized DPU

COVID-19 Impact on DPU ～Breakdown of Factors in Actual and Forecast DPU ～

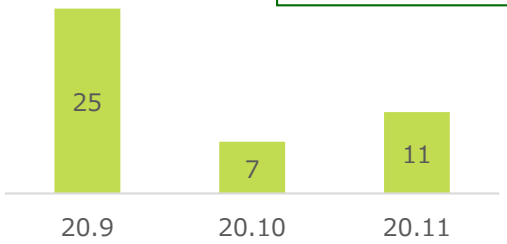


Relief Requests from Retailers and Negotiation Status ~Flexible Response to Relief Requests and Establishment of Alternative Lease Condition~

Number of relief requests

✓ **Incoming relief requests are settling down** as tenant sales showing signs of recovery and thanks to governmental supports

Total (up to 2020.11) **210** requests



Breakdown of requests and negotiation status

✓ Having agreed temporary rent reduction to 79 tenants, **impact on DPU** was **smaller** than the initial forecast by **¥400**

✓ Possible impact of cases under negotiation will be **relatively immaterial** and we will work to reach to agreement during FP19 ending May 2021

Negotiation outcomes by November 2020

	# of requests
Temporary rent reduction	157
Lease cancellation	39
Payment deferral	14

	# of tenants
Reduction agreed	**79**
No reduction	58
Under negotiation	20

Temporary rent reduction : Response tailored to each tenant considering tenant profiles and circumstances

Lease cancellation : Impact is immaterial as they are primarily small lease spaces

Progress till end of Dec. 2020

Number of requests of temporary rent reduction

【Till Nov. 2020】20 under negotiation

【Dec. 2020】 11 additional requests

	# of tenants
Reduction agreed	11
No reduction	2
Under negotiation	18

Alternative lease conditions

✓ As a result of the temporary rent relief negotiations, 40% of the negotiated tenants agreed to **the following alternative lease conditions**

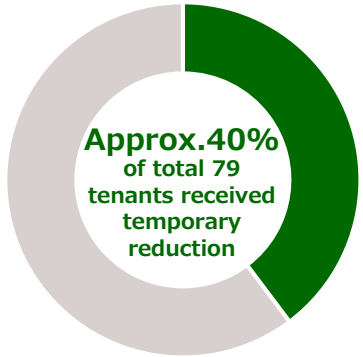
Opportunity for internal growth

1 Rent increase after reduced rent payment 4 tenants

- Lost revenue due to reduced rent will be retrieved in some cases

2 Sales-linked rent newly applied /breakpoint change 8 tenants

- Sales link rent structure introduction enables us to **grasp true sales conditions of tenants**, which will give a great advantage in future rent negotiations



Reduce underlying risk

3 Extension of non-cancellable period 9 tenants

- **Extended** also **notice period** to secure longer period for leasing activities

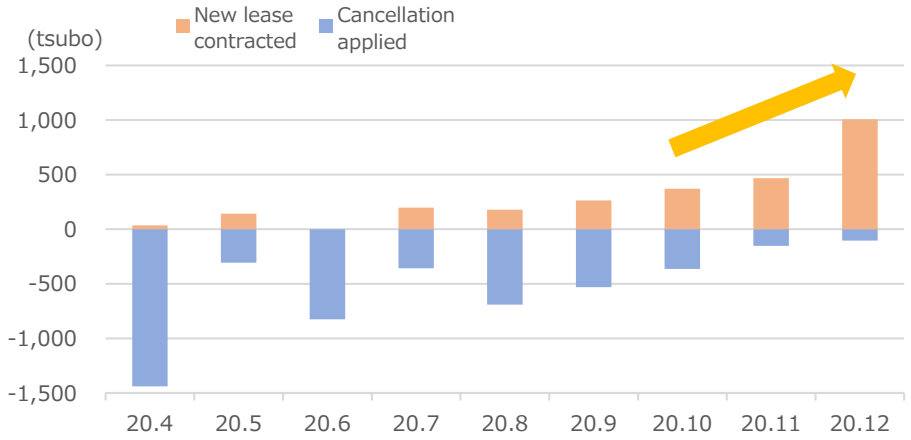
4 Lease renewal 12 tenants

- Some agreements **switched to fixed-term lease**

Office Leasing Status ~ New Contracts Are Steadily Progressing. We Still Hold Bargaining Power Which Allows Us to Ask for Higher Rent from Existing Tenants ~

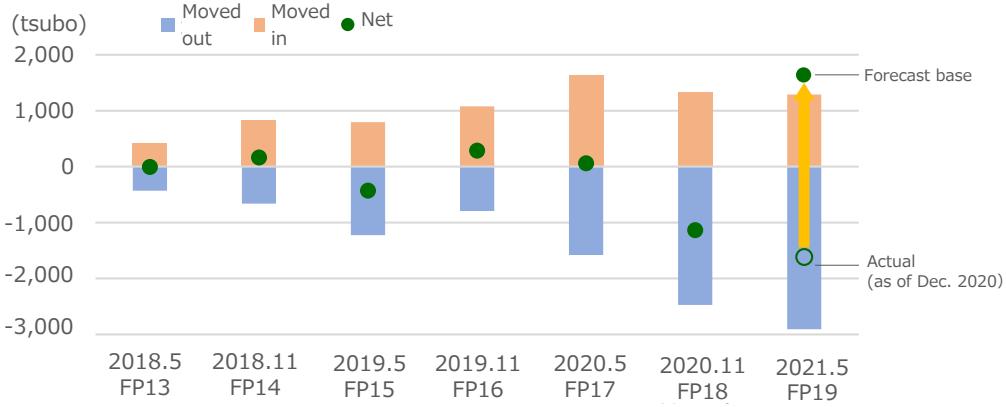
1. Trend in new lease contract & cancellation

- ✓ **Lease cancellations outnumbered** new contract at the time of COVID-19 expansion phase, as many tenants wanted to reduce cost
- ✓ **Newly contracted area is exceeding cancelled area since October** with gradually accumulated contract conclusions



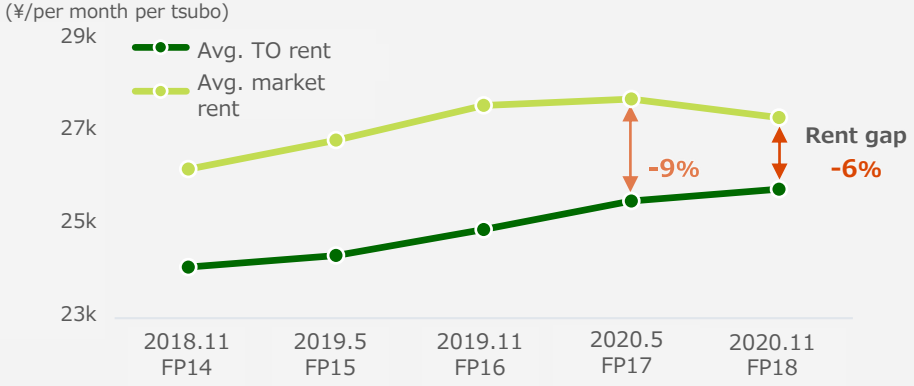
2. Trend in areas moved-in & moved-out

- ✓ **Moved-out area expanded** for FP18 ended Nov.2020 and FP19 ending May 2020 due to increased number of tenant departures
- ✓ Aim to **improve situation in FP19** through continued leasing activities recently well performed



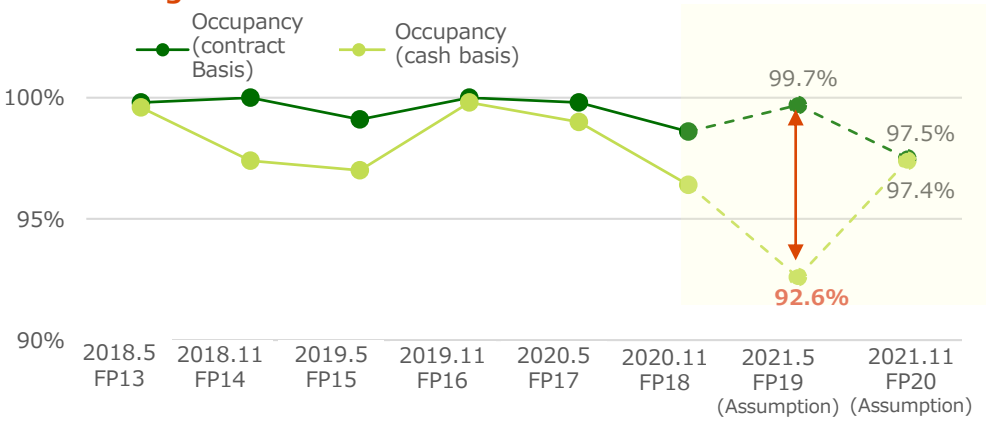
Rent gap (Tokyo Office)

- ✓ Although rent gap was closer from FP17 due to our achievement in rent growth and adjusted market rent, we still hold **bargaining power with tenants for higher rent**



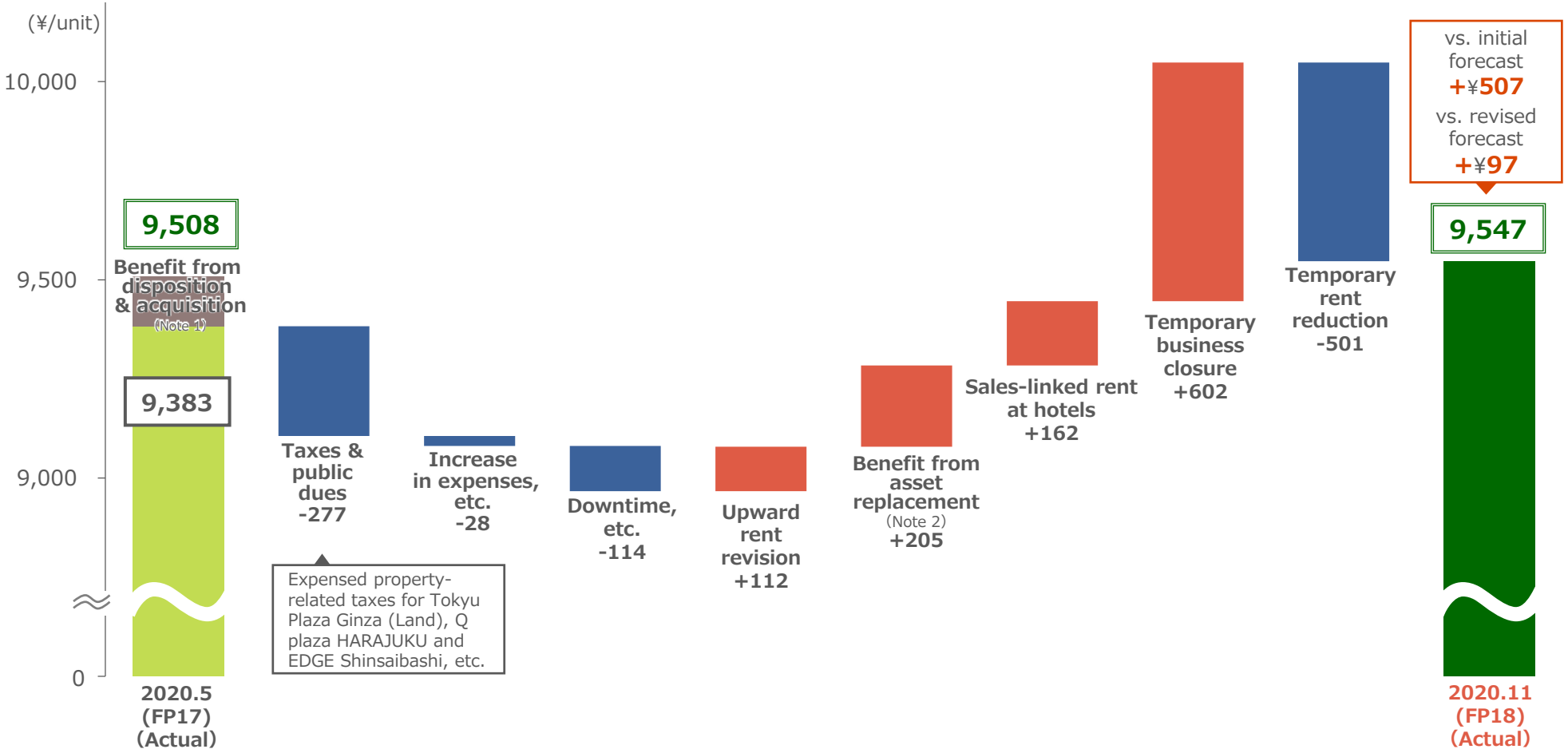
3. Office occupancy at end of period

- ✓ Occupancy on rent generating basis is expected to **bottom at end of FP19 ending May 2021** and **rebound for end of FP20 ending Nov.2021**



DPU Summary for FP18 Ended Nov. 2020 ~ Results Exceeded Initial Forecast and Revised Forecast as Well as Previous Period Results ~

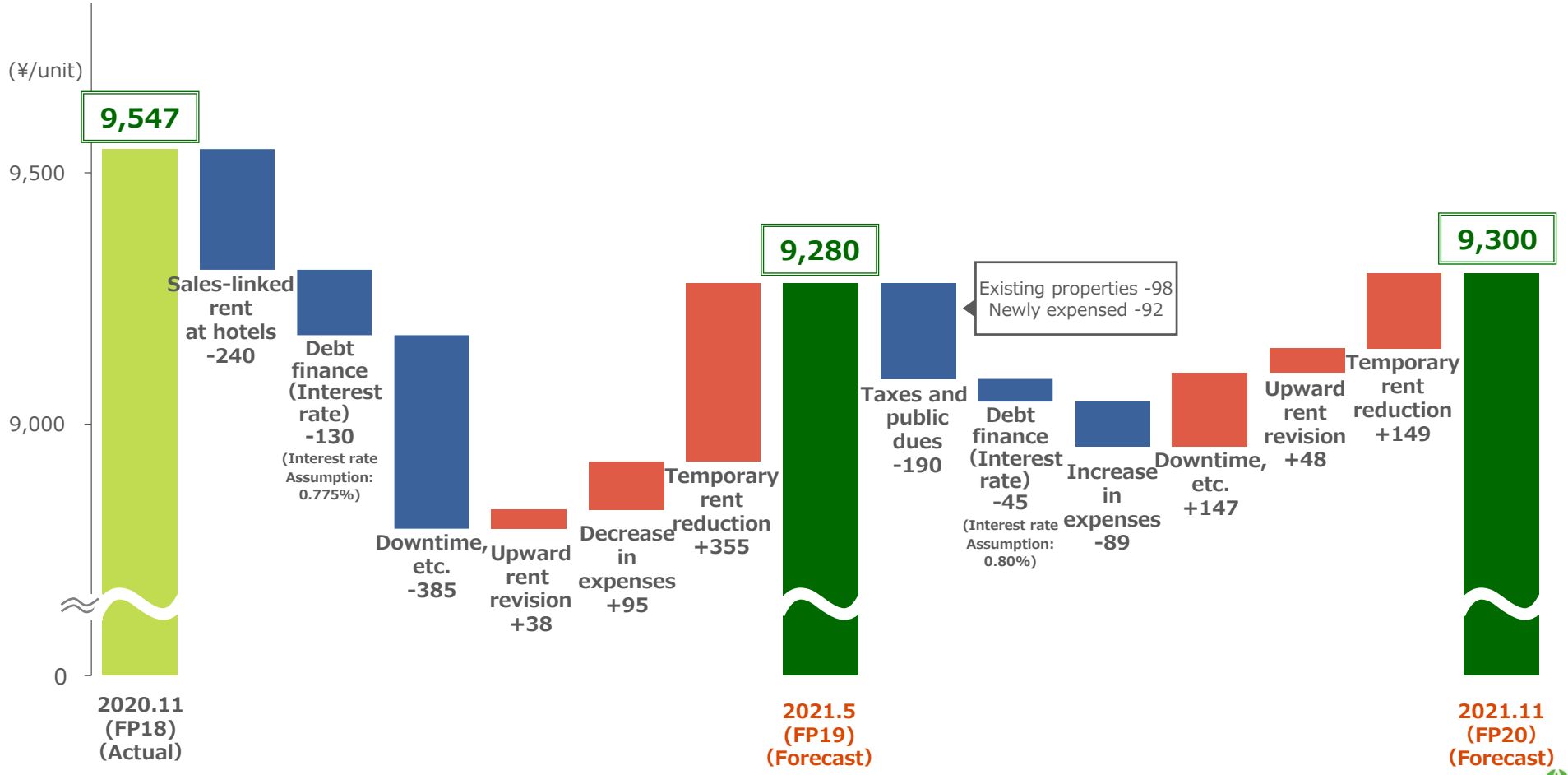
- With **revenue increase** in sales-linked rent at hotels, rent growth at lease renewal and benefit from asset replacement absorbing increase in expenses due to property-related taxes for three properties acquired in 2019, DPU for FP18 ended Nov. 2020 resulted to be **¥9,547** (+¥**39** vs. previous period)
- **Up ¥507** or 5.6% from initial forecast and **up ¥97** or 1.0% from revised forecast as a result of **measures taken to minimize the COVID-19 impact**



(Note 1) Benefit from disposition & acquisition refers to the amount equivalent to ¥125 per unit, calculated by deducting gain on sale and lost profit, etc. of A-PLACE Shinbashi Ekimae disposed of on March 19, 2020 from the operating profit of Ebisu Prime Square acquired on January 10, 2020.
(Note 2) Benefit from asset replacement refers to the amount equivalent to ¥205 per unit, calculated by deducting lost profit of A-PLACE Shinbashi Ekimae disposed of as of March 19, 2020 from the operating profit of Ebisu Prime Square acquired as of January 10, 2020.

DPU Summary for FP19 Ending May 2021 (Forecast) ~ Aim to Increase DPU from the Official Guidance through Cost Control and Minimization of COVID-19 Impact ~

- DPU for FP19 ending May 2021 is expected to be ¥**9,280**, **down ¥267 from FP18**, as we incorporate some negative impacts such as drop in revenue from sales-liked rent at hotels. Also, we decided to factor in some buffer in our borrowing cost assumptions
- DPU for FP20 ending Nov. 2021 is expected to be ¥**9,300**, **up ¥20 from FP19** due to increase in expenses incl. property-related taxes and interest rate despite COVID-19 impact mitigation such in downtime and rent reduction



Performance by Key Indicators ~ Solid Performance with Improvement in Key Indicators Even Though DPUs are Forecasted to Decrease Due to COVID-19~

- **Both DPU and NAV per unit** for FP18 ended Nov. 2020 saw **increase** thanks to growth in revenue and profit even under COVID-19 impact
- Continuously achieved **robust internal growth** driven by rent increase at office as well as **lengthened average maturity** and **lowered interest rate** of debt

Financial Result (FP18 ended Nov. 2020)		vs. Previous period
Operating revenue	¥15.1bn	+¥0.1bn
(Gain on sale of real estate)	(¥0.0bn)	(-¥0.1bn)
Profit	¥7.4bn	+¥0.0bn
DPU (Note 1)	**¥9,547**	**+¥39**
NAV per unit	**¥462,945**	**+¥2,567**

(Note 1) Includes distributions in excess of earnings of ¥33

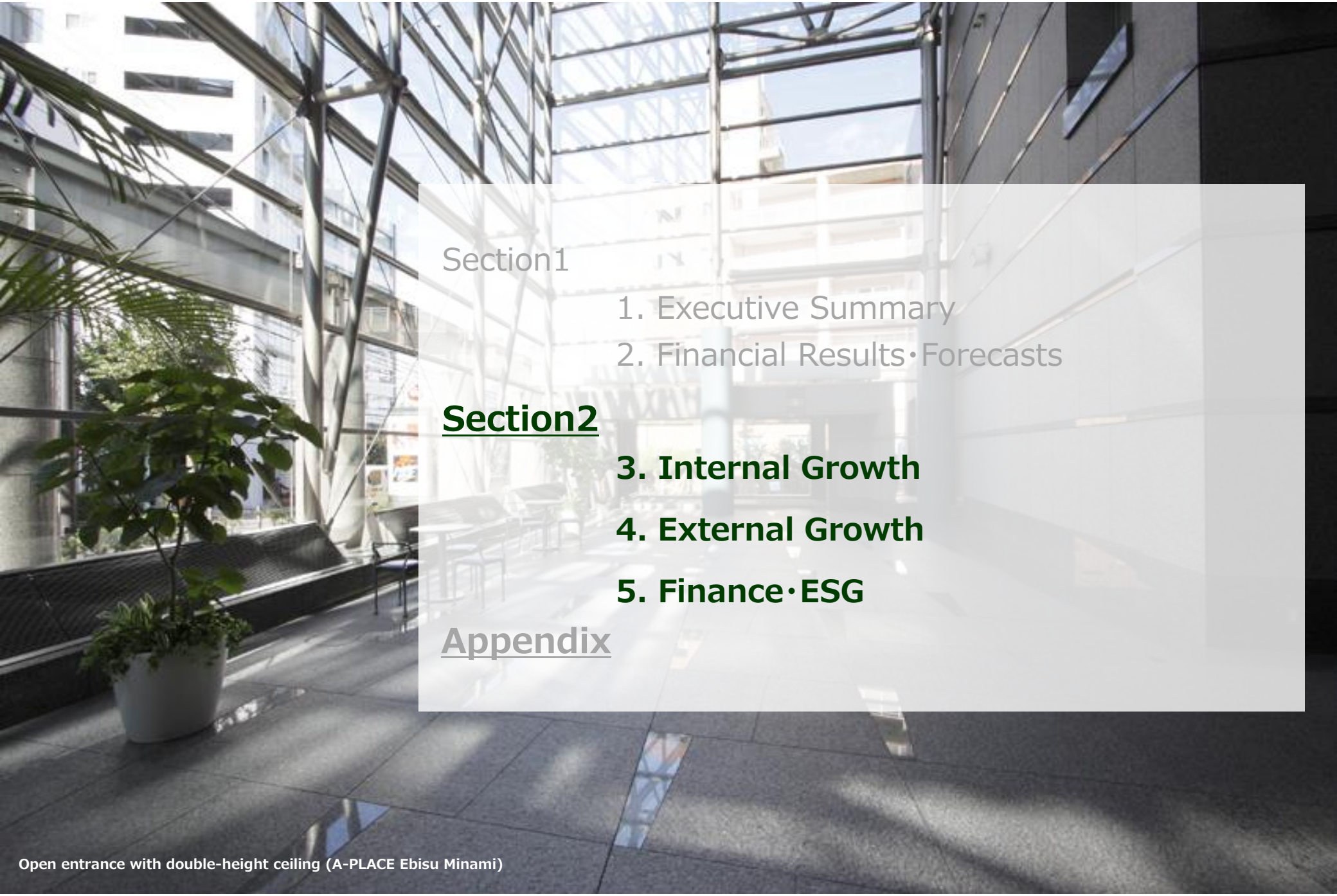
Management Forecast	FP19 ending May 2021	FP20 ending Nov.2021
Operating revenue	¥14.9bn	¥15.3bn
(Gain on sale of real estate)	(-)	(-)
Profit	¥7.2bn	¥7.2bn
DPU	**¥9,280**	**¥9,300**

Internal Growth in Office (FP18 ended Nov. 2020)		vs. Previous period
Ratio of area with increased rent	54%	-30pt
Increased amount	¥91mn	-¥91mn
Increase rate	22.0%	+6.7pt
Average rent	¥21.8k	+¥0.2k
Rent gap	-8%	+2.6pt

Properties Under Management (End of Nov. 2020)		vs. End of May 2020
Number of properties	44	-
AUM	¥509.2bn	-
Core asset ratio (UR+TO)	79.7%	-
Appraisal value	¥606.9bn	+¥1.3bn
Unrealized gain	¥101.3bn	+¥2.0bn

Debt finance (As of Jan 15, 2021)		vs. End of May 2020
Interest-bearing debts	¥244.4bn	+¥0.0bn
LTV (book value)	46.5%	+0pt
Avg. remaining years to maturity	4.5years	+0.2years
Avg. interest rate	0.53%	-0.02pt
Commitment line	¥21.0bn	-

(Note 2) Figures for "Internal Growth in Office" are calculated based on all offices of Tokyo Office properties and Activia Account properties.
Increased amount refers to the amount of the total difference before and after rent revision (at contract renewal or tenant replacement) adjusted to the period covered.



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Appendix

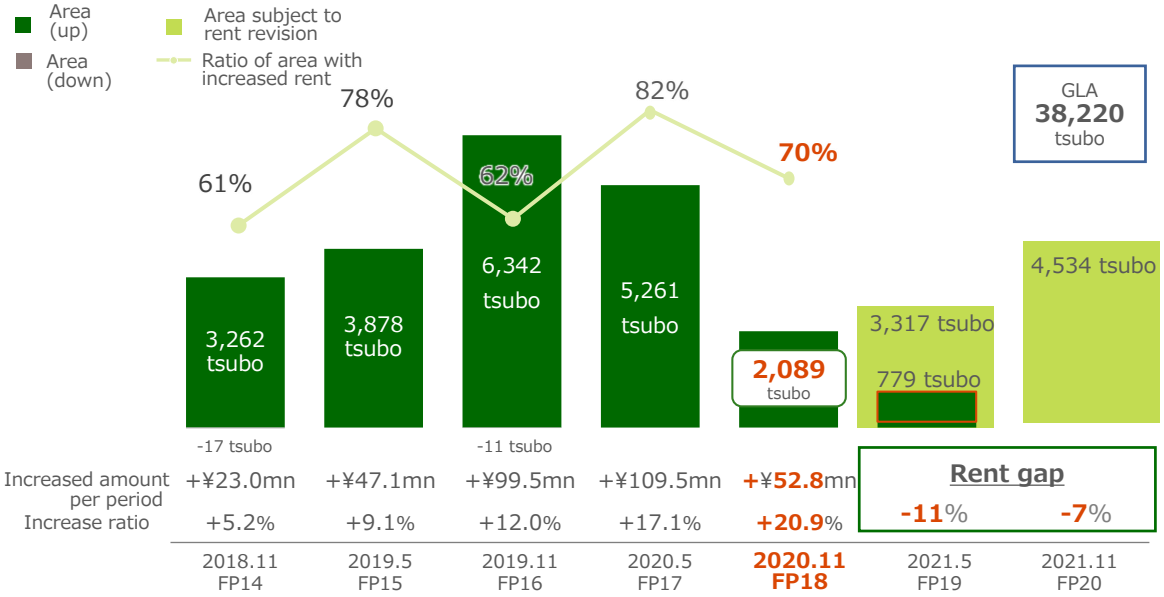
Open entrance with double-height ceiling (A-PLACE Ebisu Minami)

Status of Tokyo Office Properties ~ Healthy Progress in Rent Revision, Tenant Replacement Internal Growth at Record High ~

Rent gap (overall TO) -6%

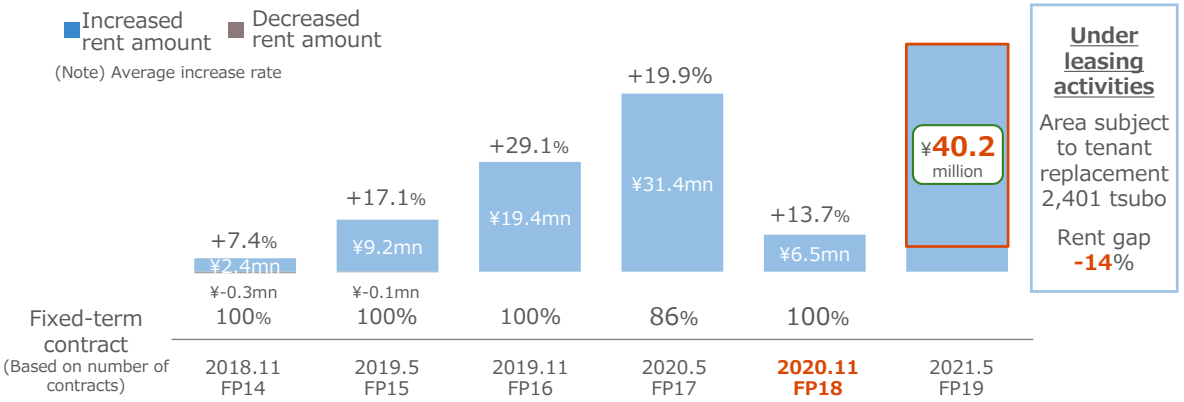
1. Rent revision status

✓ Posted **record-high** for **rent increase rate** for FP18 ended Nov. 2020 thanks to lease renewals with major tenants despite COVID-19 crisis



2. Tenant replacement status

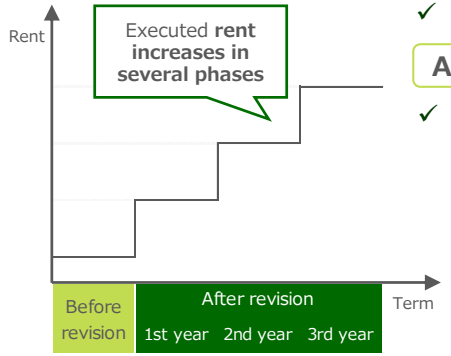
✓ Aim at further growth in rent increase with having achieved **a record high contracted rent amount** in renewed lease for FP19 ending May 2021



(Note) Based on contracts concluded by Dec. 2020, indicated in a red frame is progress after forecast announcement

Flexible approach at rent reviews

Step-up rent (image)



Advantage for tenants

✓ Avoid sharp rent rise

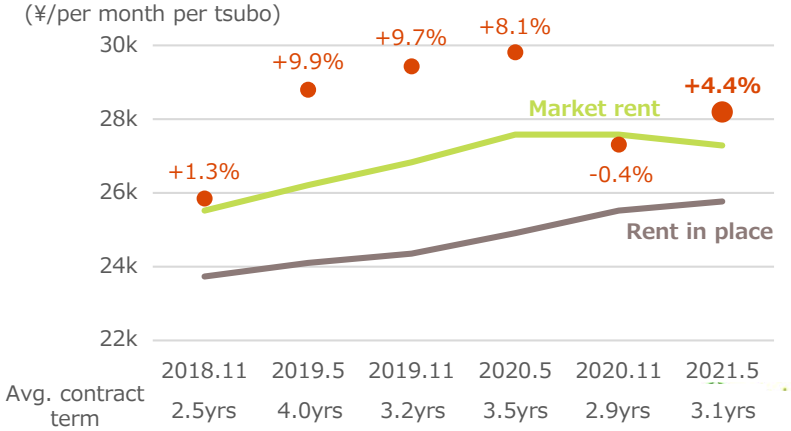
Advantage for lessor

✓ Stable growth of DPU

19 tenants to renew lease with rent increase in FP19 ending May 2021 and beyond

Trend in gap between contracted rent vs. market

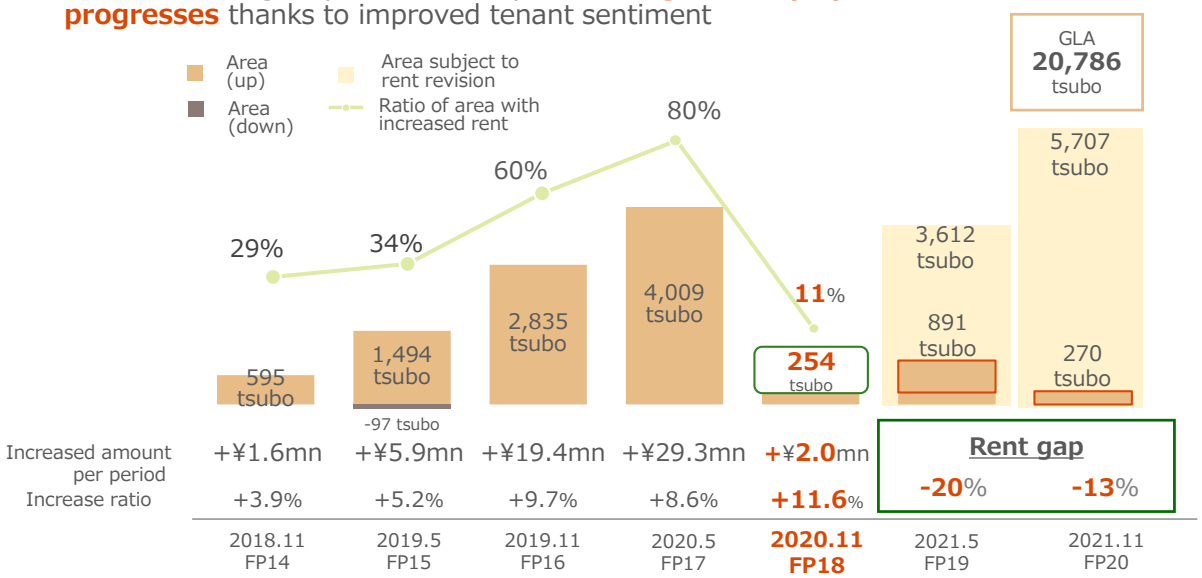
✓ **Secured high level of rent** thanks to competitiveness of our properties



Status of Activia Account Offices ~ Recorded a Highest Rent Increase at Tenant Replacement and Upward Revision Progresses for FP19 and Beyond ~

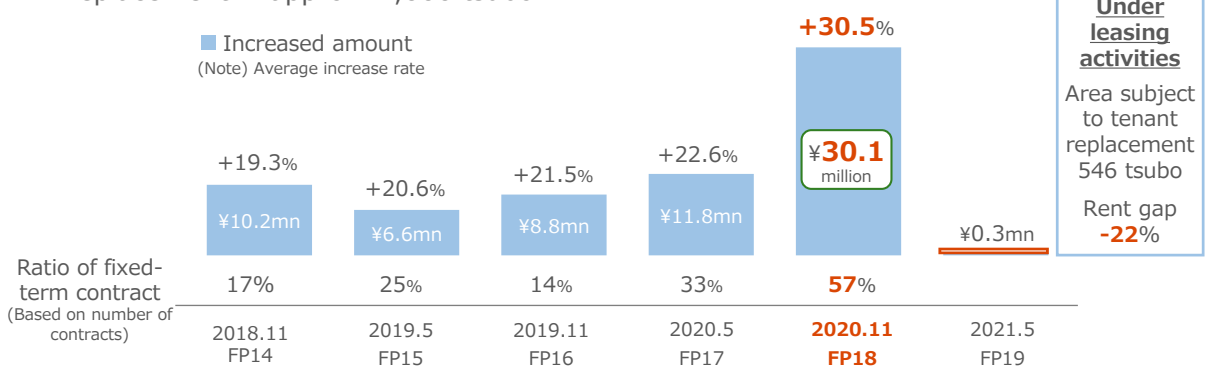
1. Rent revision status

- ✓ Ratio of area with increased rent settled at 11% for FP18 due to limited opportunities of negotiation during crisis
- ✓ For FP19 ending May 2021 and beyond, **rent growth by upward revision progresses** thanks to improved tenant sentiment



2. Tenant replacement status

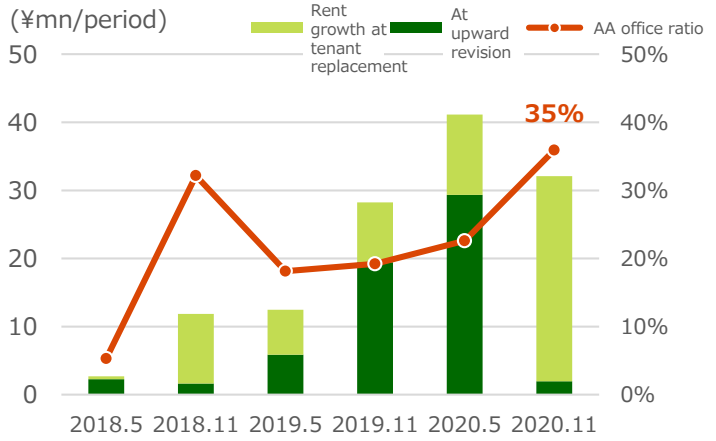
- ✓ **Rent increase and increase ratio** in FP18 saw **record high** thanks to tenant replacement in approx. 1,000 tsubo



(Note) Based on contracts concluded by Dec. 2020, indicated in a red frame is progress after forecast announcement

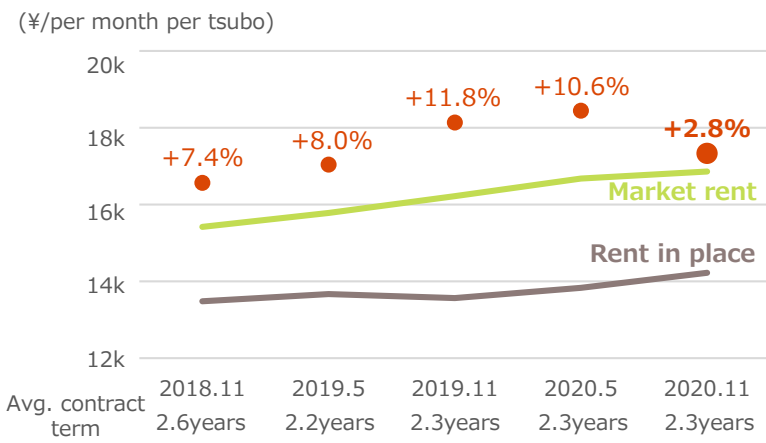
Offices of Activia Account enhancing its presence

- ✓ Rate of AA offices in overall offices achieving rent growth is **on rise** since FP16 ended Nov. 2019



Trend in gap with contracted rent

- ✓ Achieved also in AA offices a **rent higher than market**



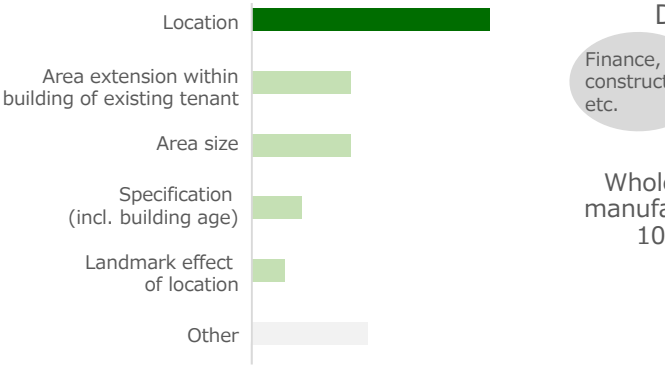
Rent gap (overall AA) -15%

Tenant Replacement Status ~ Rejuvenation of Tenants Accelerates in API's Offices Even for Post COVID-19 Backed by Sustainable Trust to API ~

1. Moved-in & moved-out tenant analysis

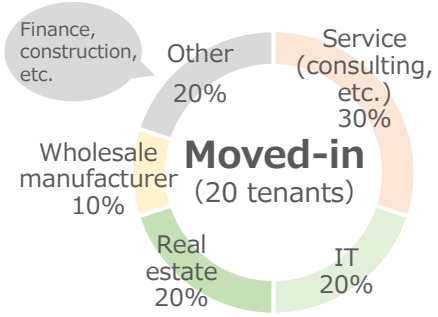
Moved-in

✓ Reasons for move-in reflect recent trend in relocation such as **to a better place** or **within the same area**



(Note) Based on number of responses, multiple responses allowed

✓ Led by service sector incl. consulting farms, **IT companies** follow backed by DX trend

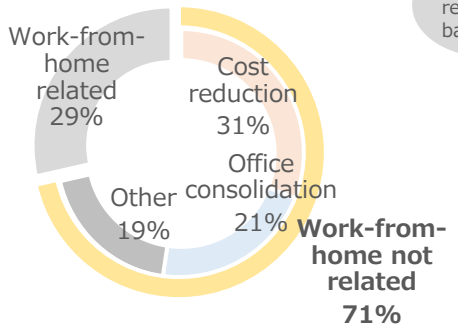


(Note) Based on number of contract for June 2020 and beyond

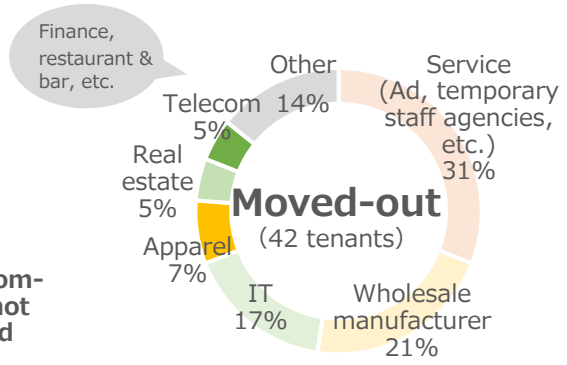
Moved-out

✓ Departures are primarily related to cost reduction and office consolidation and **only few are related to work-from-home**

✓ **Service sector** incl. ad and temporary staffing agencies stands out



(Note) Based on number of contract for June 2020 and beyond



(Note) Based on number of contract for June 2020 and beyond

2. Replacement examples

TO-2 A-PLACE Ebisu Minami

Rent increase	Avg. DT
+26%	+1.1 months
5 blocks	
958 tsubo	

- A spacious feature located at west side of and at 4-min. walk from train station
- All of newly contracted leases are from within Ebisu area (relocation or area expansion within same building)
- **All blocks are scheduled to be leased out**

AA-10 Umeda Gate Tower

Rent increase	Avg. DT
+33%	+1.0 month
4 blocks	
775 tsubo	

- A standard floor of 260 tsubo, which is rare in Umeda
- After the major tenant (Yammer) partial cancellation and subsequent successful leasing, tenant mix is now more diversified
- Aiming for **rent growth at tenant replacement in two blocks** which will be vacated shortly

3. Examples of tenants recently arrived

TO-18 Ebisu Prime Square

Smaregi, Inc. (Code: 4431, listed on TSE Mothers in Feb. 2019)

- A **DX company** offering a cloud POS system for restaurants & bars and distributers
- **Relocated** from within Ebisu area **for area expansion**, tenant utilizes the space as a **sophisticated office** equipped with a showroom

AA-13 EDGE Shinsaibashi

DAIKYO INCORPORATED

- One of major real estate developer known for Lions Mansion
- Its Osaka branch decided to **add** one floor **within this building** in August 2020. The branch has occupied over 10 years

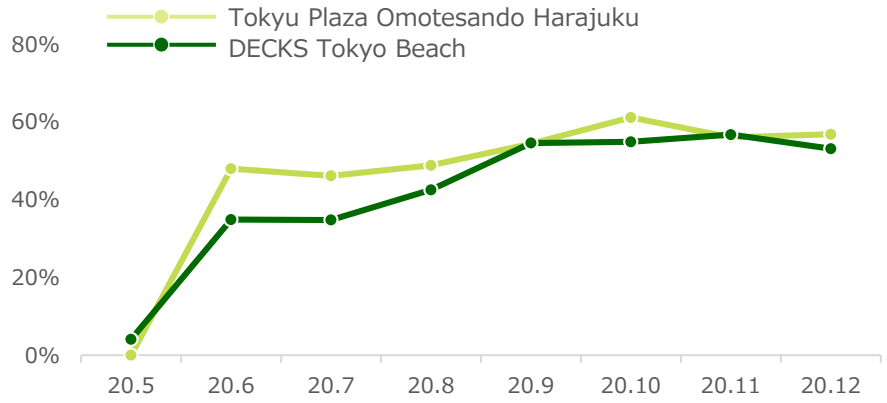
Activia

memo

Status of Retail Tenants ~ Tenants Have Already Started to Prepare for Post COVID-19 ~

1. Sales trend (Tokyu Plaza Omotesando Harajuku・DECKS Tokyo Beach)

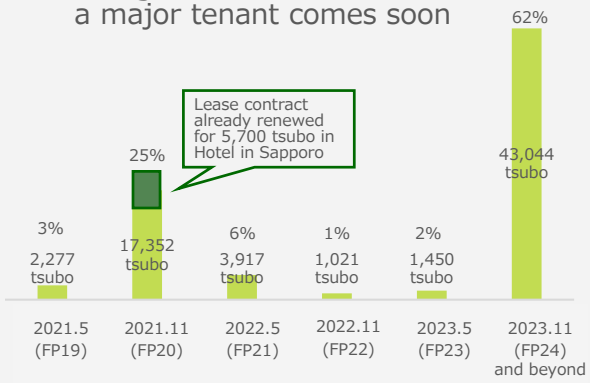
✓ Except for inbound tourists, the traffic is returning. However, tenant turnover has not yet fully recovered as the consumers are **not yet really circulating across variety of retail facilities**



Lease structures & features

Diversified expiry dates

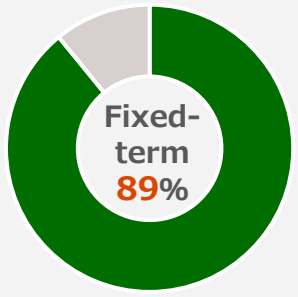
✓ **Contract terms are diversified** though the contract renewal with a major tenant comes soon



(Note) Percentages on the bar are based on the GLA

Fixed-term ratio

✓ Realized **long-term stable operation** by fixing lease terms



(Note) Based on the total fixed rents in commercial properties of UR&AA

2. Actual cases of rent increase

✓ Diversified tenant demands are **opportunities for API**
✓ We will continue to **pursue internal growth** in properties on good location especially in street-level stores

AA-13 EDGE Shinsaibashi

Rent increased +57% at tenant replacement in the street-level store
(246 tsubo – 1 block)

✓ This tenant **highly appreciated** this **very visible** & **sizable** block, which is located at the street-corner of Midosuji Street and is suitable for the showroom function in order to improve the brand awareness. The background of this evaluation is derived from **reactivation of Shinsaibashi area**, thanks to Daimaru reopening and many refurbished brand shops

Appraisal value

✓ Rent level **exceeded the value estimated at property acquisition**

¥20bn ➡ ¥**21.3**bn

(End of May 2020) (End of Nov. 2020)

TO Blocks for restaurants & bars of Tokyo Office properties

Rent increased +20% at lease renewal
(55 tsubo – 1 block)

✓ This tenant highly appreciated the location **in front of a station with high customer-drawing power**
✓ Rent increase achieved despite amid pandemic **thanks to a proactive approach** including having switched to a **fixed-term contract** at the previous lease renewal and introduced **step-up rent**

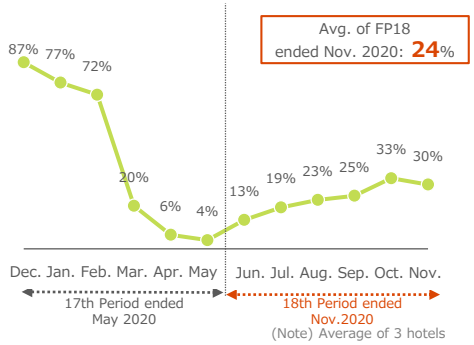
Status of Hotels ~ More Time Is Needed to Return to Normal Operation Post-COVID Recovery in Demand and Growth Are Expected ~

1. Overview of hotels

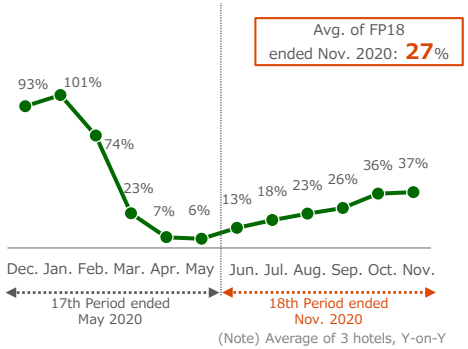
Property	UR-2 Tokyu Plaza Akasaka	UR-8 A-FLAG SAPPORO	UR-7 Kobe Kyu Kyoryuchi 25Bankan
Hotel	Akasaka Excel Hotel Tokyu	Sapporo Tokyu REI Hotel	Oriental Hotel
Operator	Tokyu Hotels	Tokyu Hotels	Plan･Do･See
# of rooms	487	575	116
Operation status	**Recovery in business needs** incl. international events and business travels is expected	Recovery slowed down after a rebound in infection in the city. **Recovery in domestic tourists** is expected	**Number** of weddings **is on uptrend** backed by the reliability of the hotel. Accommodation segment saw a **recovery to 2020 performance level** thanks to the improvement in ADR

2. KPIs

Room occupancy

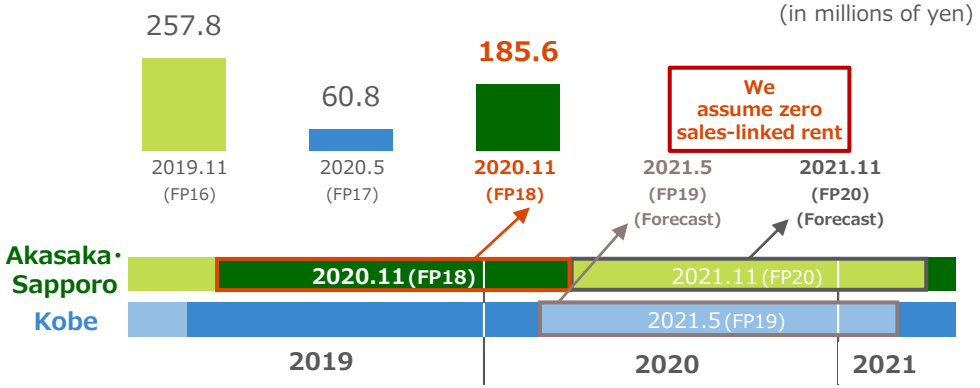


RevPAR



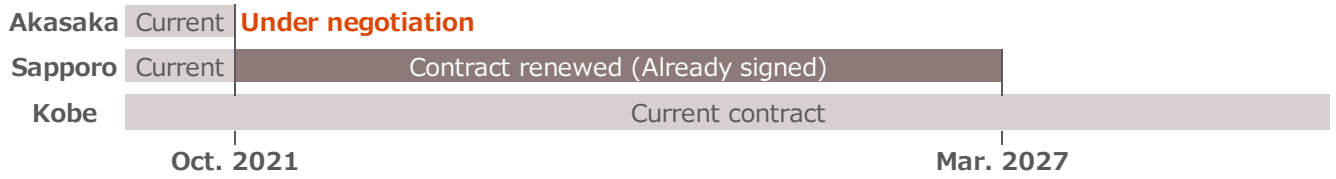
Sales-linked rent

✓ Due to the staggered timing to recognize sales-linked rent as revenue, **COVID-19 impact will be significant** in performance of **FP19 ending May 2021 and beyond**



3. Contracts

✓ **Discussion on contract renewal with the operator** for Tokyu Plaza Akasaka **is ongoing**. We **will disclose** related information after conclusion of a new contract



Activia

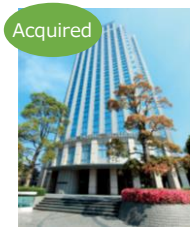
Asset Replacement Strategy ~ No Change in Principal Philosophy ~

- **Asset replacement** is continuously positioned as our principal policy for external growth. Asset to be disposed will be selected by the following criteria; **①Profitability ②Building age ③Competitiveness**
- Assets to be acquired will be carefully selected in terms of growth potential. We are targeting to acquire **offices in the south of JR Yamanote Line.** In particular, those in **the greater Shibuya area** and **Shinagawa･Gotanda area** are the principal candidates

Disposition policy

①Profitability

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



Replaced During FP Ended May 2020

- ✓ Contribution to DPU thanks to **asset replacement** (NOI yield after depreciation: 3.1%⇔2.5%)
- ✓ **Upside potential** when rent gap closes
- ✓ Increase in **unrealized gain**

②Building age

Properties requiring a **large amount of cash** in future for maintenance expenses and capital expenditure, etc.

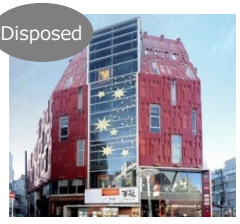
Disposed During FP Ended May 2014

- ✓ Tokyo Kikai Honsha Building which had been suffering lowered competitiveness due to age deterioration was disposed. We now **own the land interest only**
- ✓ Not just **avoiding the risk**, we obtained the **priority negotiation right** once this **building** gets **redeveloped**

③Competitiveness

Properties with a **risk** of significant rent decrease, long-term vacancy, etc.

Replaced During FP Ended May 2019



- ✓ Acquired a recently-build property in **the greater Shibuya area developed by Sponsor**
- ✓ **Gain on sale** of property was split over two periods

Acquisition policy

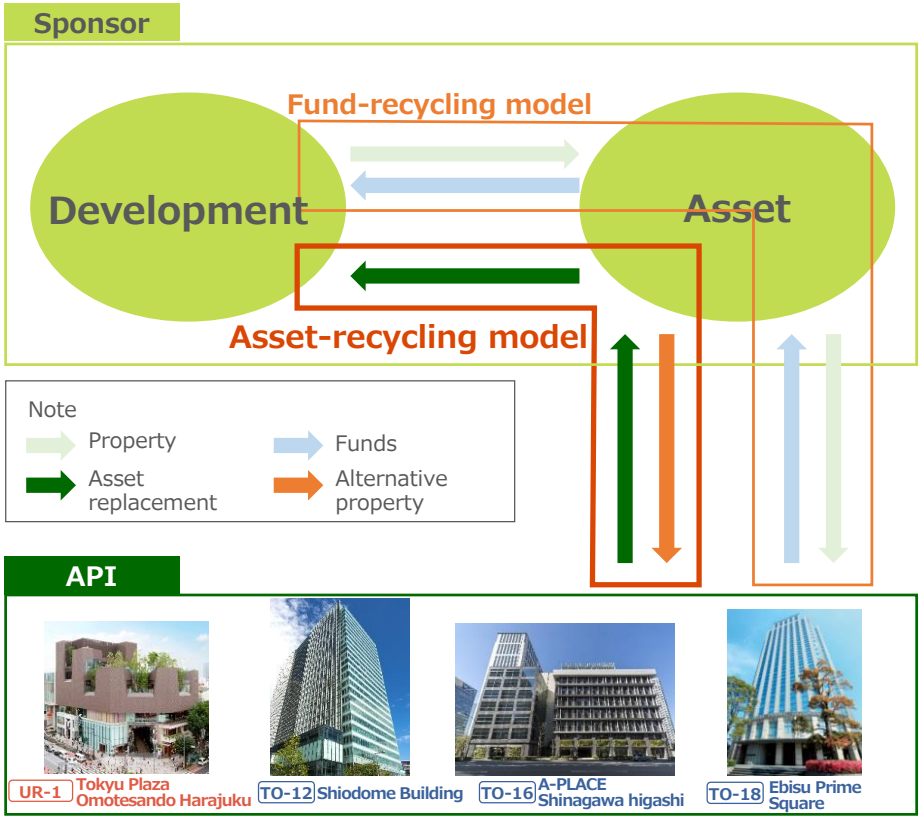
- ✓ Southern area of JR Yamanote Line is known to be **close proximity to the residential districts**. Yamanote Line is known to be linking major stations in Tokyo

Sponsor Support ~ Aiming for External Growth through a More Developed Approach ~

- Continuing **external growth adapting to market environment** by utilizing the "asset-recycling model" in addition to "fund-recycling model"
- Aiming for maximization of unitholder value with taking full advantage of the collaboration with Sponsor along with enhancing corporate governance

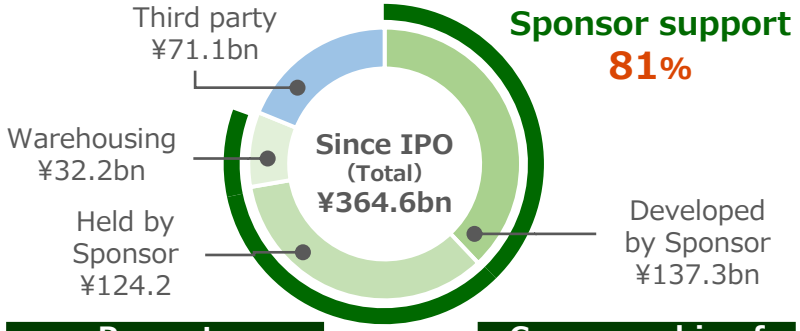
1. External growth supported by Sponsor

✓ **Extend to the "asset-recycling model"** to ensure asset replacement between API and Sponsor in addition to "fund-recycling model"



2. Variety of support from Sponsor

Acquisition by source



Property management

✓ **Internal growth** support

TOKYU LAND CORPORATION
TOKYU COMMUNITY CORP.
TOKYU LAND SC MANAGEMENT CORPORATION

Co-ownership of properties

✓ Enforce **"same-boat investment principle"**

UR-1 Tokyu Plaza Omotesando Harajuku

UR-15 DECKS Tokyo Beach

Investment

✓ **Additional unit acquisition** conducted during FP18 ended Nov. 2020

10.5%

*As of Nov. 30, 2020

Provide human capital

✓ Solid foundation of human capital with **expertise in office and retail asset management**

39/100 officers & employees

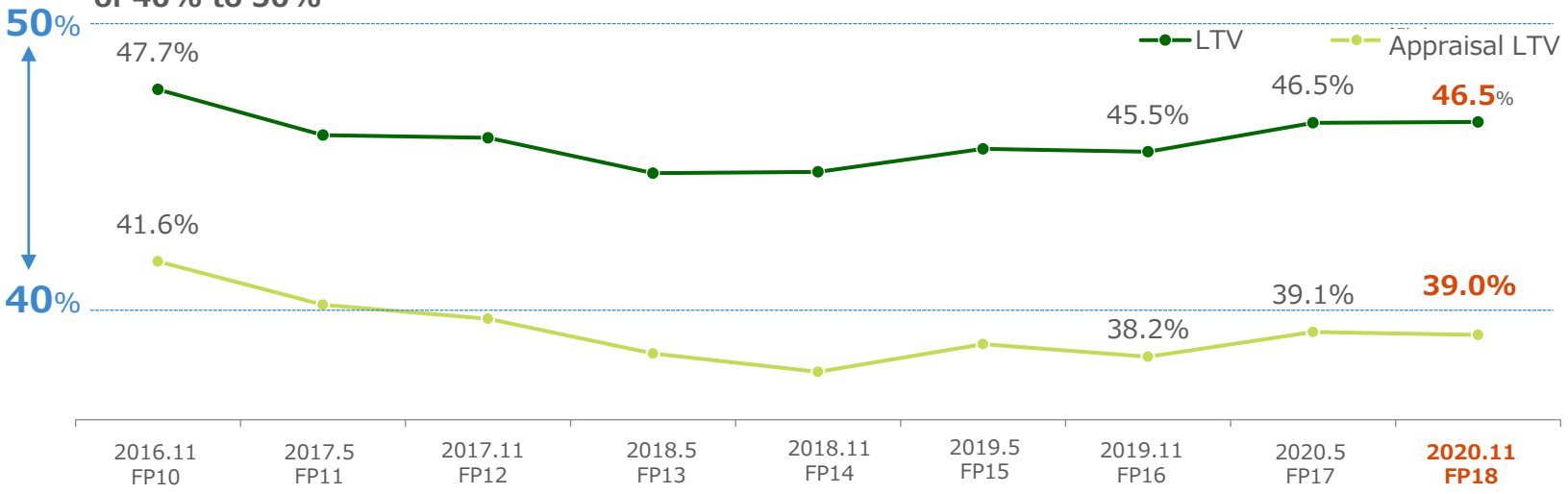
*Number of employee seconded from Sponsor as of Aug. 2020

Activia

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

1. Trend in LTV

✓ LTV at the end of the FP18 ended Nov. 2020 was **46.5%** (appraisal LTV was 39.0%), **being controlled within the guidance range of 40% to 50%**



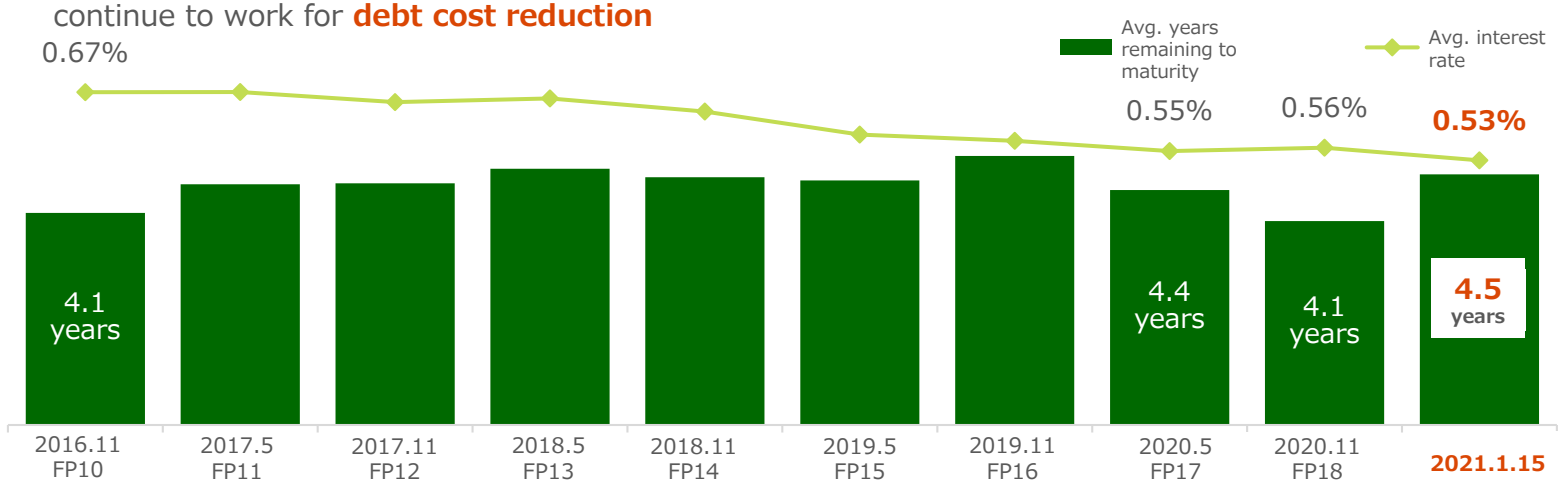
LTV	Appraisal LTV
46.5%	39.0%

Acquisition capacity	Rating (JCR)
¥36.6bn *at LTV 50%	AA(Stable) *Purchased by Bank of Japan

* As of November 30, 2020

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

✓ Lowered average interest rate while maintaining average remaining period to maturity. We will continue to work for **debt cost reduction**



Avg. interest rate	Fixed interest rate ratio
0.53%	92%

Avg. remaining period to maturity	Long-term borrowing ratio
4.5 years	99%

* As of January 15, 2021

Activia

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

1. Refinance results, etc.

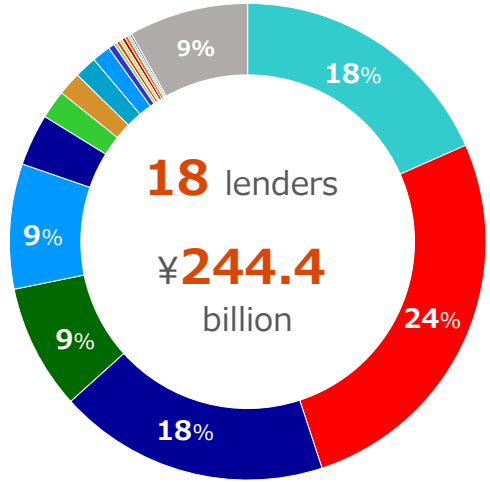
✓ **Maturity extended and interest rate lowered** as thanks to the 4th and 5th refinance results as highlighted below

	Amount	〈Before〉 Duration	〈Before〉 Interest rate	〈After〉 Duration	〈After〉 Interest rate
1. Oct. 2020*	¥4.0bn	0.8yrs	0.17%	10.0yrs	0.51%
2. 〃 *	¥0.48bn	0.6yrs	0.32%		
3. Nov. 2020	¥1.52bn	0.6yrs	0.32%	1.0yr	0.22%
4. Dec. 2020	¥5.3bn	7.0yrs	1.08%	9.0yrs	0.45%
5. Jan. 2021	¥6.7bn	7.0yrs	1.08%	9.0yrs	0.46%
6. 〃	¥5.0bn	1.0yrs	0.17%	7.5yrs	0.28%
Total / Ave.	**¥23bn**	**4.1yrs**	**0.66%**	**8.3yrs**	**0.41%**
				+4.3yrs	**-0.24pt**

* Refinanced by the 12th Investment Corporation Bond (¥4.5bn)

2. List of lenders

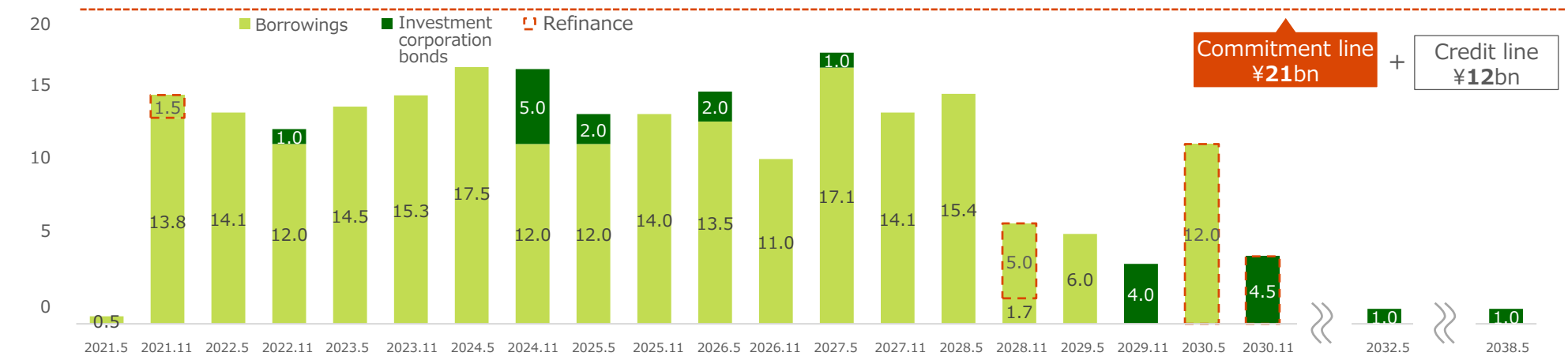
✓ **Diversified** loan amounts and lenders



- Sumitomo Mitsui Trust Bank
- MUFG Bank
- Mizuho Bank
- Sumitomo Mitsui Banking Corporation
- Development Bank of Japan
- Mizuho Trust & Banking
- Resona Bank
- The Norinchukin Bank
- The Bank of Fukuoka
- Shinkin Central Bank
- The 77 Bank
- The Gunma Bank
- Nippon Life Insurance Company
- Sumitomo Mitsui Insurance Company
- Taiyo Life Insurance Company
- THE NISHI-NIPPON CITY BANK
- Tokyo Marine & Nichido Fire Insurance
- The Bank of Kyoto
- Investment Corporation Bonds

3. Maturity ladder

✓ **Diversified maturity periods** in preparation for refinancing and reestablished **commitment line (¥21bn)** for potential refinancing risk



Initiatives for ESG ~ Environment ~

E (Environment)

API's Materiality (core issues)

- Reducing environmental impact

Related SDG targets (to 2030)

7.3 Double the global rate of improvement in energy efficiency
12.5 Substantially reduce waste generation through prevention, reduction, recycling and reuse
12.8 Ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature

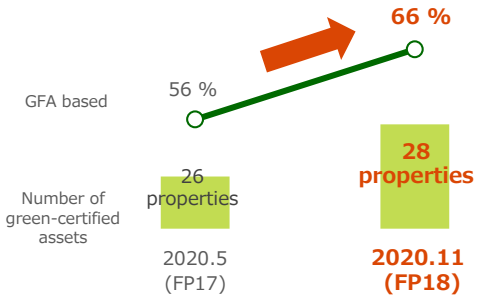
1. Green certification (As of Nov. 30, 2020)

GRESB Real Estate Assessment

GRESB ★★★★★ 2020
<Global rating>
5 stars for **three consecutive years**

GRESB Public Disclosure 2020
<Disclosure>
Highest A rank for **three consecutive years**

Green-certified assets



CASBEE Certification

S(★★★★★) 11 properties
A(★★★★) 13 properties

BELS Assessment

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

DBJ Green Building certification

★★★★★ 1 property

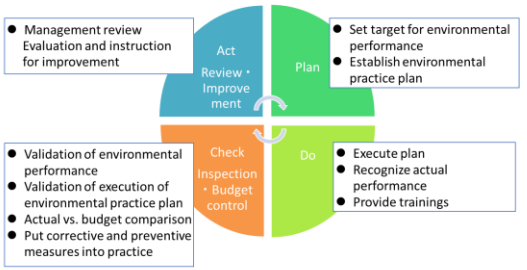
New Low-Carbon Small and Medium-Sized Model Building

A1 1 property

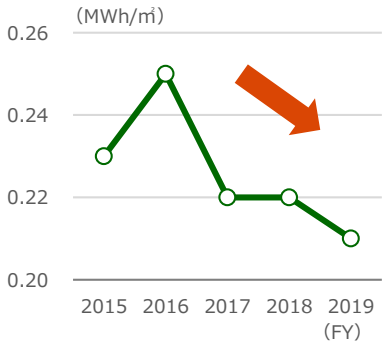
2. Environmental performance improvement

✓ **Continuous reduction of environmental impact** through PDCA cycle with Environmental Management System

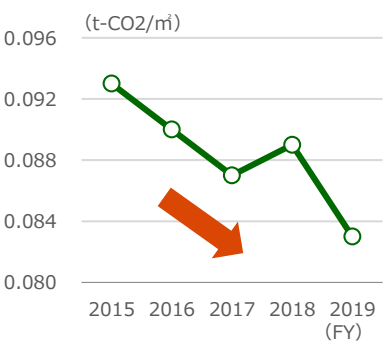
Environmental Management System



Energy Consumption



CO2 Emission



Initiatives for ESG ~ Social ~

S (Social)

API's Materiality (core issues)

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

Related SDG targets (to 2030)

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

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

1. For local communities

Utilization of Regional Revitalization Support Tax System by Asset Manager

✓ Donated to a fundraising program to support medical staff in Hokkaido pref. where A-FLAG Sapporo is located with aim to **strengthen relationship with the local community**

Participation to cleanup campaign by Asset Manager

✓ **Continuously participate to community cleanups** organized by a certified NPO "Green Bird"

Distribute assembly kit made by thinned wood in an owned property

✓ Distributed a musical instrument assembly kit made by thinned wood in an owned property to **propose an opportunity to think about sustainability**

2. For employee of Asset Manager

✓ Continue to **endorse staggered work hours and work-from-home** to keep employee safe and healthy

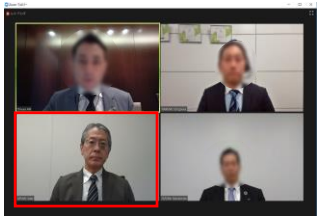
✓ **Introduced** a series of **communication tools** such as Zoom and Teams for training and meeting organization in order to adapt to diversifying working styles

3. For investors

✓ **Conducted IR activities adapted** to under COVID-19 crisis such as teleconferences and webinars

✓ **Proactively disseminate information to investors** even under uncertain market environment including participation to panel discussions organized by securities companies

Date	Organizer	Seminar title
Sep. 1	Daiwa	The future of office REITs post-COVID-19
Nov. 5	Daiwa	The capital allocation of diversified REITs under With COVID-19
Nov. 24	Mizuho	REIT top management interview



4. For suppliers

✓ Enacted "Green Procurement Standards" in Sep. 2020 to **promote developed initiatives based on Sustainability Policies in corporation** with suppliers

✓ Provided ESG trainings to PM companies in order to make contribution to ESG in PM operation

Initiatives for ESG ~ Governance ~

G (Governance)

API's Materiality (core issues)

- Management framework corresponding to multifaceted social demand towards sustainable society

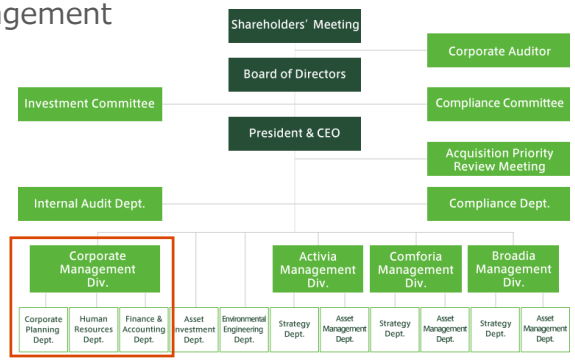
Related SDG targets

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

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

1. Organizational Structure of the Asset Management Company

✓ Newly established Corporate Management Division in Aug. 2020 for the purpose of strengthening the structure of the management



2. Performance-based asset management fee

✓ API became **the first J-REIT** to introduce DPU-based management fee structure

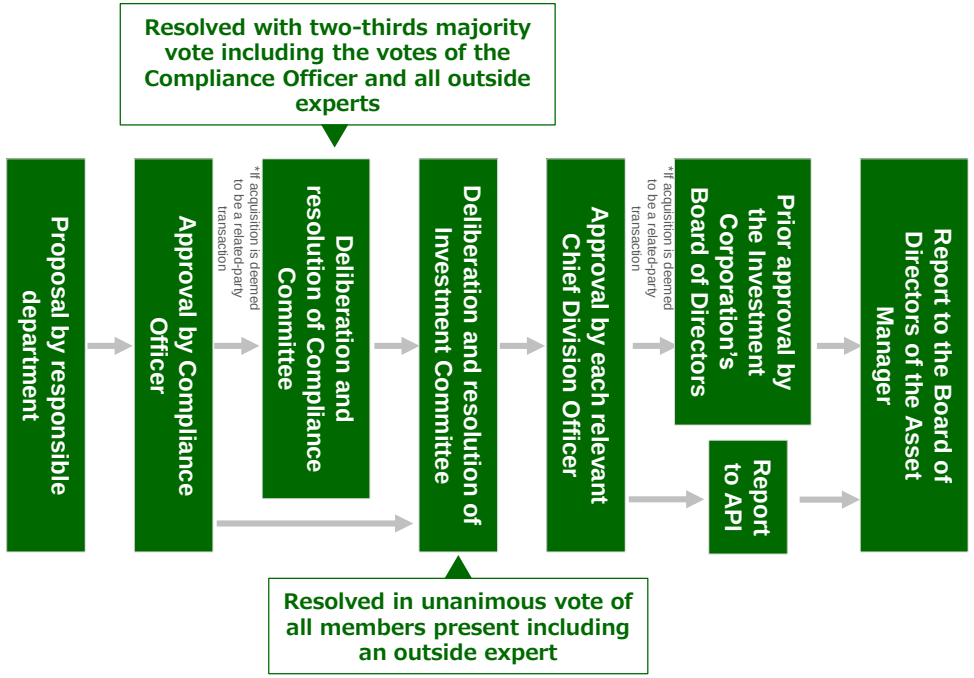
✓ Raised type II ratio effective from FP17 ended May 2020 in order to strengthen incentives to **maximize unitholder value**

AM Fee type I (asset based)	AM Fee type II (DPU / NOI based)
Total assets at end of the preceding FP × 0.25% (Up to 0.3%)	DPU × NOI × 0.00021% (Up to 0.00021%)

(Note) Total AM fee of type I and type II is up to total assets at end of each period × 0.5%

3. Appropriate decision-making process

✓ Property acquisition transaction with related-parties requires resolution by the Compliance Committee to avoid conflicts of interest, etc. which helps to protect the interests of unitholder value



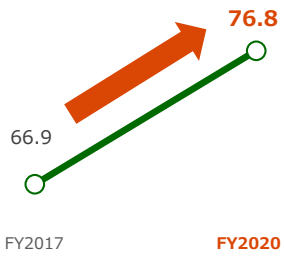
Initiatives for ESG ~ Tenant Survey Conducted from June to July 2020 with Aim to Maintain and Raise Property Value through Improvement in Their Satisfaction ~

- Tenant survey is conducted regularly since IPO as we believe that improvement in **tenant satisfaction level leads to higher property value**
- The most recent survey results marked a significant improvement, and we **aim at further satisfaction of tenants**

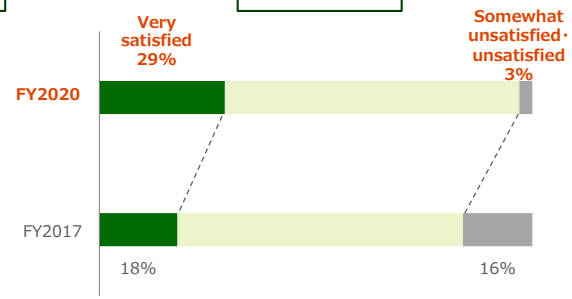
1. Overall evaluation

✓ A preferable result with increase in “Very satisfied” and decrease in “Somewhat unsatisfied - Unsatisfied”

Satisfaction score



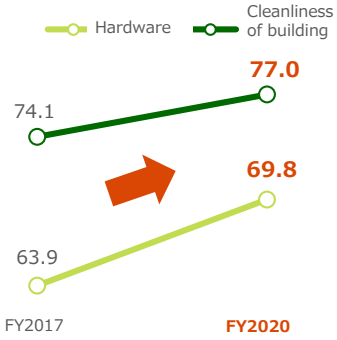
Answers



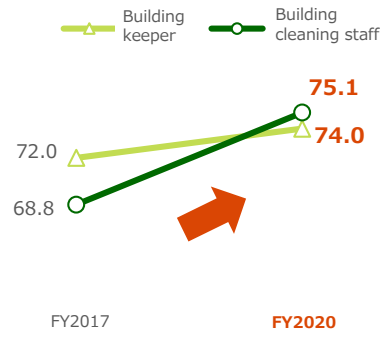
2. Evaluation by subject

✓ Improved from the previous survey in both physical and service aspects

Physical aspect



Service aspect



3. Initiatives towards improvement in tenant satisfaction

Policy set after previous survey

- Most of requests from tenants are related to wet area (toilet, hand basin, etc.) and cleanliness of building
  → Cost-effective and environment-friendly measures are taken for requests on physical aspect

Physical aspect

Finish work and installation of water-saving toilets in W.C.

before

Water saving
Urinals -66%・toilets -47%

after

Renovation of elevators

before

Energy saving -22%

after

Service aspect

Training session for cleaning staff

Against COVID-19

Disinfection, anti-virus surface coating, etc. in common space

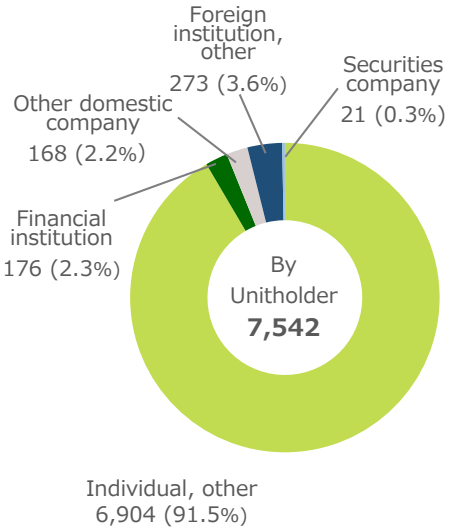
Policy for further improvement

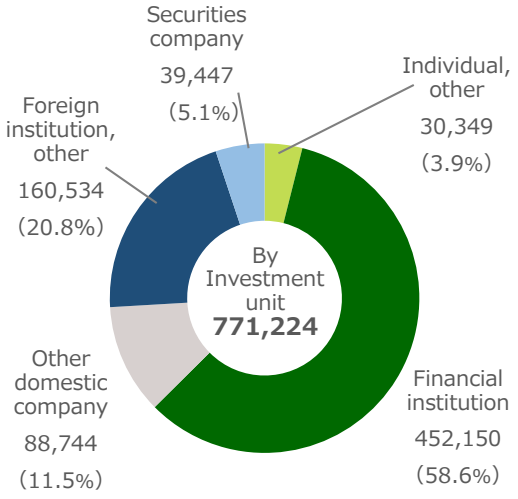
- Implement PDCA cycle with continuously conducting surveys
- Provide response tailored to each property with aim to increase rate of “very satisfied”
- **Conduct works which contribute to both tenant satisfaction and reduction in environmental impact**

Distribution of Unitholders ～ At End of FP18 Ended November 2020 ～

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

	End of Nov. 2020 (the 18th Period)				End of May 2020 (the 17th Period)			
	# of unit-holders	Ratio	# of units	Ratio	# of unit-holders	Ratio	# of units	Ratio
Individual, other	6,904	91.5%	30,349	3.9%	7,140	92.0%	31,188	4.0%
Financial institution	176	2.3%	452,150	58.6%	175	2.3%	443,133	57.5%
Other domestic company	168	2.2%	88,744	11.5%	167	2.2%	81,154	10.5%
Foreign institution, other	273	3.6%	160,534	20.8%	252	3.2%	163,488	21.2%
Securities company	21	0.3%	39,447	5.1%	24	0.3%	52,261	6.8%
Total	7,542	100.0%	771,224	100.0%	7,758	100.0%	771,224	100.0%





2. Top 10 Unitholders

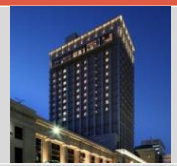
Name	Investment units	Ratio (%)
1. Custody Bank of Japan, Ltd. (Trust accounts)	164,779	21.4%
2. The Master Trust Bank of Japan, Ltd. (Trust accounts)	124,293	16.1%
3. Tokyu Land Corporation	81,137	10.5%
4. The Nomura Trust and Banking Co,. Ltd (Investment accounts)	35,472	4.6%
5. Custody Bank of Japan, Ltd. (Securities investment trust accounts)	22,030	2.9%
6. Mizuho Securities Co., Ltd.	17,901	2.3%
7. SSBTC CLIENT OMNIBUS ACCOUNT	13,037	1.7%
8. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	8,579	1.1%
9. The Bank of New York 133970	8,311	1.1%
10. State Street Bank West Client Treaty 505234	8,304	1.1%
Total	483,843	62.7%

Appendix

Exterior terrace in the greenery (Q plaza HARAJUKU)

Portfolio Map

Portfolio ~ Urban Retail Properties (1/2) ~

Property name	Tokyu Plaza Omotesando Harajuku (Note 1)	Tokyu Plaza Akasaka (Note 1)	Q plaza EBISU	Kyoto Karasuma Parking Building	Kobe Kyu Kyoryuchi 25Bankan	A-FLAG SAPPORO
						
Location	Jingu-mae, Shibuya-ku, Tokyo	Nagatacho, Chiyoda-ku, Tokyo	Ebisu, Shibuya-ku, Tokyo	Moto Honenji-cho, Nakagyo-ku, Kyoto	Kyomachi, Chuo-ku, Kobe, Hyogo	Minami-Yonjo-Nishi, Chuo-ku, Sapporo, Hokkaido
Access	A 1-minute walk from Tokyo Metro Chiyoda Line, etc. “Meiji Jingumae〈Harajuku〉” Station	A 1-minute walk from Tokyo Metro Ginza Line, etc. “Akasaka-mitsuke” Station / A 1-minute walk from Tokyo Metro Yurakucho Line, etc. “Nagatacho” Station	A 1-minute walk from JR Yamanote Line, etc., Tokyo Metro Hibiya Line “Ebisu” Station	A 1-minute walk from Hankyu Kyoto Line “Karasuma” Station A 1-minute walk from subway Karasuma Line “Shijo” Station	A 5-minute walk from Kobe subway Kaigan Line “Kyu Kyoryuchi, Daimarumae” Station A 9-minute walk from JR Tokaido Line, Hankyu Kobe Line, etc. “Sannomiya” Station	A 2-minute walk from Sapporo subway Nanboku Line “Susukino” Station / A 8-minute walk from Sapporo subway Toho Line “Hosui-susukino” Station
Construction date (Note 2)	March 2012	September 1969	August 2008	July 2006	January 2010	May 1980
Number of floors	7 floors above / 2 floors underground	14 floors above / 3 floors underground	6 floors above / 1 floor underground	9 floors above / 1 floor underground	18 floors above / 3 floors underground	12 floors above / 1 floor underground
Total leasable area (Note 3)	4,918.43m²	16,609.75m²	4,024.88m²	21,616.04m²	19,653.90㎡	21,229.16㎡
Key tenant (Note 3)	Baroque Japan Limited	Tokyu Hotels Co., Ltd.	Tokyu Sports Oasis Inc.	Times24 Co., Ltd.	Plan Do See Inc.	Tokyu Hotels Co., Ltd.
Number of tenants (Note 3)	33	90	4	2	7	15

Property name	A-FLAG SHIBUYA	Q plaza SHINSAIBASHI	A-FLAG KOTTO DORI	A-FLAG BIJUTSUKAN DORI	A-FLAG DAIKANYAMA WEST	A-FLAG KITA SHINSAIBASHI
Location	Udagawa-cho, Shibuya-ku, Tokyo	Shinsaibashisuji, Chuo-ku, Osaka-city, Osaka	Minami-Aoyama, Tokyo	Minami-Aoyama, Tokyo	Sarugakucho, Shibuya-ku, Tokyo	Minami Senba, Chuo-ku, Osaka-city, Osaka
Access	A 4-minute walk from Tokyo Metro Ginza Line, etc., Tokyu Denentoshi Line, etc. “Shibuya” Station / A 5-minute walk from Keio Inogashira Line “Shibuya” Station / A 6-minute walk from JR Yamanote Line, etc. “Shibuya” Station	A 1-minute walk from Osaka Metro Midosuji Line, etc. “Shinsaibashi” Station	A 4-minute walk from Tokyo Metro Ginza Line, etc. “Omotesando” Station	A 7-minute walk from Tokyo Metro Ginza Line, etc. “Omotesando” Station	A 4-minute walk from Tokyu Toyoko Line “Daikanyama” Station	A 3-minute walk from Osaka Metro Midosuji Line “Shinsaibashi” Station
Construction date (Note 2)	June 1988	November 2007	January 1992	December 1998	April 1992	March 2008
Number of floors	5 floors above / 1 floor underground	8 floors above / 2 floors underground	5 floors above / 2 floors underground	2 floors above / 2 floors underground	4 floors above / 2 floors underground	7 floors above / 1 floor underground
Total leasable area (Note 3)	3,403.07㎡	2,820.23㎡	2,656.53 ㎡	1,994.65 ㎡	2,579.08 ㎡	2,538.13㎡
Key tenant (Note 3)	G.U. CO., LTD.	cocokara fine Inc.	AMAN CO., LTD.	BLUE NOTE JAPAN, INC.	- (undisclosed)	PRESS Corporation Inc.
Number of tenants (Note 3)	2	6	8	4	1	5

(Note 1) Tokyu Plaza Omotesando Harajuku and Tokyu Plaza Akasaka are based on our pro rata share of the co-ownership interest (75% and 50%, respectively). (Note 2) Construction date of the main building, as described in the property registry. For properties with several main buildings, the completion date of the oldest building is listed. However, for A-FLAG SHIBUYA, the date of inspection confirming completion of construction written on the certificate of inspection is provided. (Note 3) Gross floor area, total leasable area, key tenant and number of tenants are as of November 30, 2020. The same shall apply hereinafter for the Portfolio pages.

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

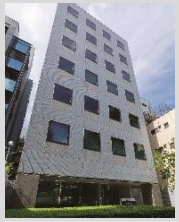
Property name	DECKS Tokyo Beach (Note)	Tokyu Plaza Ginza (Land) (Note)	Q plaza HARAJUKU (Note)
Location	Daiba, Minato-ku, Tokyo	Ginza, Chuo-ku, Tokyo	Jingu-mae, Shibuya-ku, Tokyo
Access	A 2-minute walk from Tokyo Waterfront New Transit Waterfront Line “Odaibakaihinkoen” Station / A 5-minute walk from the Tokyo Waterfront Area Rapid Transit Rinkai Line “Tokyo Teleport” Station	1-minute walk from Tokyo Metro Ginza Line, etc. “Ginza” Station (directly connected to the station)	2-minute walk from Tokyo Metro Chiyoda Line, etc. “Meiji-jingumae <Harajuku>” Station
Construction date	June 1996	-	March 2015
Number of floors	8 floors above	-	(Bldg. A) 11 floors above / 2 floors underground (Bldg. B) 2 floors above / 1 floor underground
Total leasable area	16,125.56㎡	1,130.04㎡	3,378.49㎡
Key tenant	CA Sega Joypolis Ltd.	Sumitomo Mitsui Trust Bank, Limited	Take and Give Needs Co., Ltd
Number of tenants	77	1	16

Property name	TLC Ebisu Building	A-PLACE Ebisu Minami	A-PLACE Yoyogi	A-PLACE Aoyama	Luogo Shiodome	TAMACHI SQUARE (Land)
Location	Ebisu, Shibuya-ku, Tokyo	Ebisu-Minami, Shibuya-ku, Tokyo	Sendagaya, Shibuya-ku, Tokyo	Kita-Aoyama, Minato-ku, Tokyo	Higashi Shinbashi, Minato-ku, Tokyo	Shiba, Minato-ku, Tokyo
Access	A 4-minute walk from JR Yamanote Line, etc. "Ebisu" Station / A 6-minute walk from Tokyo Metro Hibiya Line "Ebisu" Station	A 4-minute walk from JR Yamanote Line, etc. Tokyo Metro Hibiya Line "Ebisu" Station	A 3-minute walk from JR Yamanote Line, etc., Toei Oedo Line "Yoyogi" Station	A 4-minute walk from Tokyo Metro Ginza Line "Gaienmae" Station	A 4-minute walk from Toei Oedo Line, Yurikamome "Shiodome" Station / A 5-minute walk from JR Yamanote Line, etc. Tokyo Metro Ginza Line, Toei Asakusa Line, Yurikamome "Shinbashi" Station	A 2-minute walk from Toei Asakusa Line, etc. "Mita" Station / A 4-minute walk from JR Yamanote Line, etc. “Tamachi” Station
Construction date	March 1993	January 1995	February 2007	September 1966	July 2004	-
Number of floors	9 floors above / 1 floor underground	6 floors above / 1 floor underground	10 floors above / 1 floor underground	9 floors above / 1 floor underground	11 floors above / 1 floor underground	-
Total leasable area	7,342.60m²	7,950.49m²	3,106.17m²	7,303.69m²	4,476.35m²	1,287.96m²

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

Portfolio ~ Tokyo Office Properties (2/2) ~

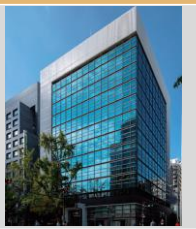
Property name	A-PLACE Ikebukuro	A-PLACE Shinbashi	A-PLACE Gotanda	A-PLACE Shinagawa	OSAKI WIZTOWER (4-11th floors)	Shiodome Building (Note)
Location	Minami Ikebukuro, Toshima-ku, Tokyo	Shinbashi, Minato-ku, Tokyo	Nishigotanda, Shinagawa-ku, Tokyo	Konan, Minato-ku, Tokyo	Osaki, Shinagawa-ku, Tokyo	Kaigan, Minato-ku, Tokyo
Access	A 6-minute walk from JR Yamanote Line, etc., Tokyo Metro Marunouchi Line, etc., Seibu Ikebukuro Line, etc. "Ikebukuro" Station	A 3-minute walk from JR Yamanote Line, etc., Tokyo Metro Ginza Line, Toei Asakusa Line, Yurikamome "Shinbashi" Station	A 3-minute walk from Toei Asakusa Line "Gotanda" Station A 4-minute walk from JR Yamanote Line "Gotanda" Station	A 4-minute walk from JR Yamanote Line, etc., Keikyu Main Line "Shinagawa" Station	A 4-minute walk from JR Yamanote Line, etc., "Osaki" Station	A 3-minute walk from JR Yamanote Line, etc. "Hamamatsucho" Station A 3-minute walk from Toei Oedo Line, etc. "Daimon" Station
Construction date	October 2011	March 1999	February 2012	September 1991	January 2014	December 2007
Number of floors	7 floors above / 1 floor underground	9 floors above / 2 floors underground	10 floors above / 1 floor underground	8 floors above / 1 floor underground	25 floors above / 2 floors underground (whole building)	24 floors above / 2 floors underground
Total leasable area	3,409.73㎡	5,054.19㎡	4,028.69㎡	2,986.36㎡	7,193.28㎡ (Sectional ownership)	28,136.05㎡

Property name	A-PLACE Ebisu Higashi	A-PLACE Shibuya Konnoh	A-PLACE Gotanda Ekimae	A-PLACE Shinagawa Higashi	Ebisu Prime Square (Note)
					
Location	Higashi, Shibuya-ku, Tokyo	Shibuya, Shibuya-ku, Tokyo	NishiGotanda, Shinagawa-ku, Tokyo	Konan, Minato-ku, Tokyo	Hiroo, Shibuya-ku, Tokyo
Access	A 6-minute walk from JR Yamanote Line, etc. "Ebisu" Station	A 4-minute walk from JR Yamanote Line, etc. "Shibuya" Station	A 1-minute walk from JR Yamanote Line, Toei Asakusa Line, Tokyu Ikegami Line "Gotanda" Station	A 7-minute walk from JR Yamanote Line, Keikyu Main Line "Shinagawa" Station	A 6-minute walk from JR Yamanote Line, etc., Tokyo Metro Hibiya Line "Ebisu" Station
Construction date	January 1992	March 1992	November 1993	August 1985	January 1997
Number of floors	10 floors above / 2 floors underground	8 floors above / 1 floor underground	9 floors above / 1 floor underground	8 floors above / 1 floor underground	10 floors above / 1 floor underground
Total leasable area	4,010.69㎡	3,010.53㎡	4,328.32㎡	14,658.98㎡	18,063.02㎡

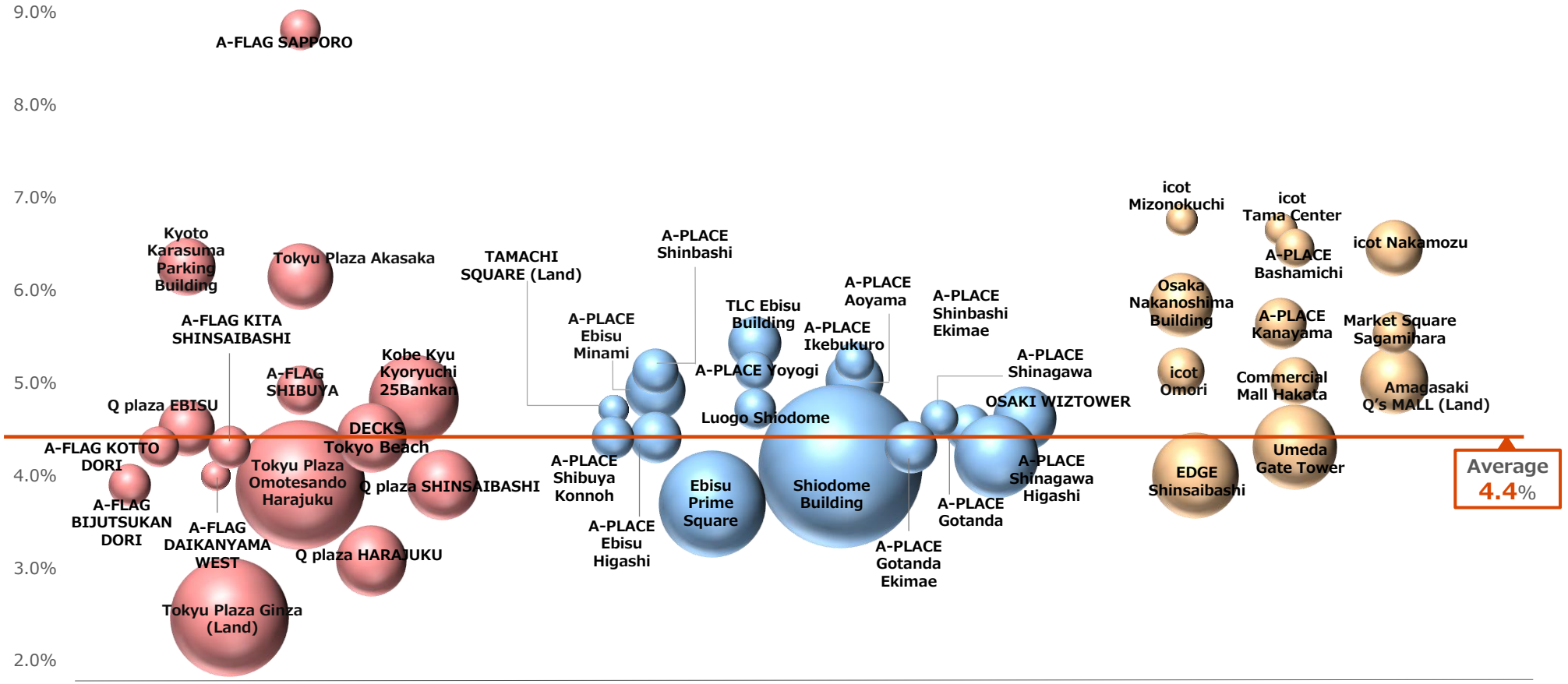
(Note 1) Figures for Shiodome Building and Ebisu Prime Square are in proportion to our pro rata share of the co-ownership interest (35% and 51%, respectively)
(Note 2) For A-PLACE Shinbashi, the date of inspection confirming completion of construction written on the certificate of inspection is provided.

Portfolio ~ Activia Account Properties ~

Property name	Amagsaki Q's MALL (Land)	icot Nakamozu	icot Mizonokuchi	icot Tama Center	A-PLACE Kanayama	Osaka Nakanoshima Building
Location	Shioe, Amagasaki City, Hyogo	Nakamozucho, Kita-ku, Sakai City, Osaka	Mizonokuchi, Takatsu-ku, Kawasaki City, Kanagawa	Ochiai, Tama City, Tokyo	Kanayama, Naka-ku, Nagoya City, Aichi	Nakanoshima, Kita-ku, Osaka City, Osaka
Access	A 2-minute walk from JR Tokaido Main Line, etc. "Amagasaki" Station	A 6-minute walk from Osaka Metro Midosuji Line "Nakamozu" Station / A 6-minute walk from Nankai Koya Line "Shirasagi" Station / A 8-minute walk from Nankai Koya Line "Nakamozu" Station	A 13-minute walk from Tokyu Denen Toshi Line, etc. "Takatsu" Station	A 4-minute walk from Keio Sagamihara Line "Keio Tama Center" Station, Odakyu Tama Line "Odakyu Tama Center" Station, Tama Toshi Monorail "Tama Center" Station	A 1-minute walk from Nagoya Municipal Subway Meijo Line "Kanayama" Station / A 2-minute walk from JR Chuo Line, etc., Meitetsu Nagoya Main Line "Kanayama" Station	A 1-minute walk from Keihan Nakanoshima Line "Oebashi" Sta. / A 5-minute walk from Osaka Metro Midosuji Line "Yodoyabashi" Station
Construction date	-	June 2007	July 1998	March 2006	February 2009	March 1984
Number of floors	-	3 floors above	4 floors above / 1 floor underground	15 floors above / 1 floor underground (whole building)	9 floors above / 1 floor underground	15 floors above / 3 floors underground
Total leasable area	27,465.44㎡	28,098.02m²	14,032.05m²	5,181.58m²(sectional ownership)	9,314.90m²	20,226.77m²

Property name	icot Omori	Market Square Sagamihara	Umeda Gate Tower	A-PLACE Bashamichi	Commercial Mall Hakata	EDGE Shinsaibashi
						
Location	Omorikita, Ota-ku, Tokyo	Shimokuzawa, Chuo-ku, Sagamihara-city, Kanagawa	Tsurunocho, Kita-ku, Osaka, Osaka	Honcho, Naka-ku, Yokohama, Kanagawa	Tokojimachi, Hakata-ku, Fukuoka-city, Fukuoka	Nishishinsaibashi, Chuo-ku, Osaka-city, Osaka
Access	A 3-minute walk from JR Keihintohoku Line "Omori" Station	A 15-minute walk from JR Sagamihara Line "Minamihashimoto" Station	A 3-minute walk from Hankyu Kyoto Line, etc. "Osaka Umeda" Station / A 6-minute walk from Osaka Metro Midosuji Line "Umeda" Station / A 7-minute walk from JR Tokaido Main Line "Osaka" Station	A 1-minute walk from Minatomirai Line "Bashamichi" Station A 7-minute walk from JR Negishi Line "Kannai" Station	A 16-minute walk from JR Kagoshima Main Line "Takeshita" Station	4-minute walk from Osaka Metro Midosuji Line, etc. "Shinsaibashi" Station / A 5-minute walk from Osaka Metro Midosuji Line, etc. "Namba" Station
Construction date	March 2007	June 2014	January 2010	May 1975	November 2005	April 1986
Number of floors	7 floors above / 1 floor underground	2 floors above	21 floors above / 1 floor underground (whole building)	12 floors above / 2 floors underground	3 floors above	14 floors above / 2 floors underground
Total leasable area	6,209.79㎡	15,152.42㎡	13,562.63㎡(sectional ownership)	9,710.91㎡	9,612.88㎡	15,897.66㎡

API Portfolio Matrix ~ At End of the 18th Period Ended November 2020 ~



UR URBAN RETAIL

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

TO TOKYO OFFICE

Number of Properties : 17
Appraisal NOI Yield : 4.3%
Acquisition Price : ¥206.9bn

AA ACTIVIA ACCOUNT

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

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

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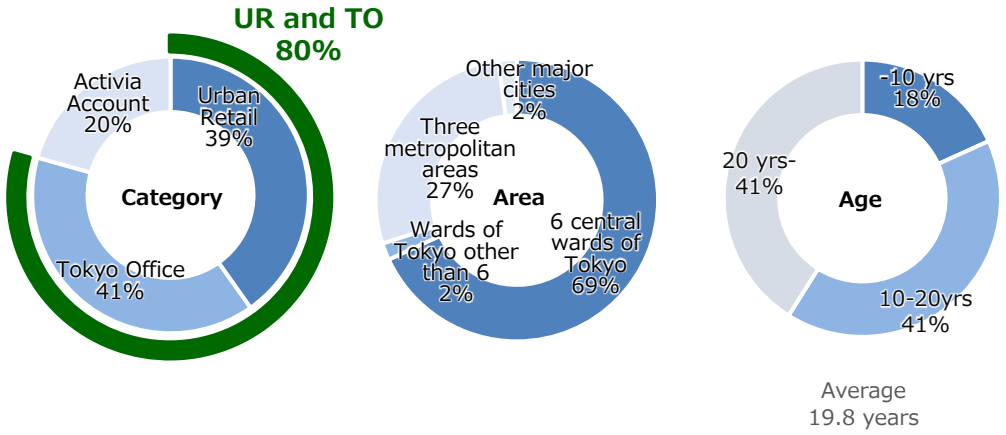
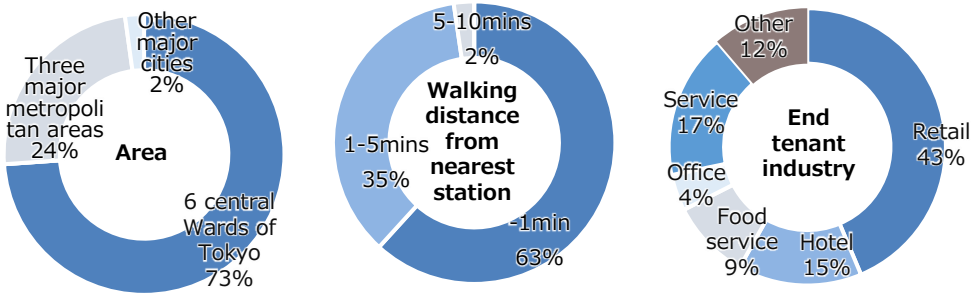
Portfolio Summary ~ At End of the 18th Period Ended November 2020 ~

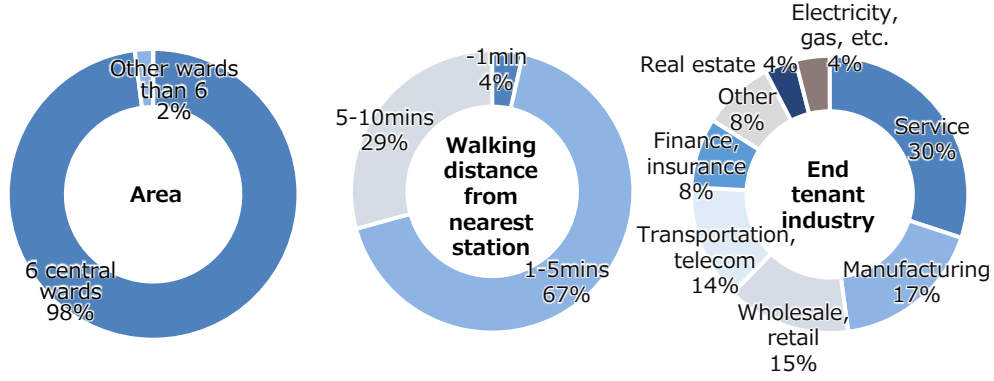
Overall portfolio



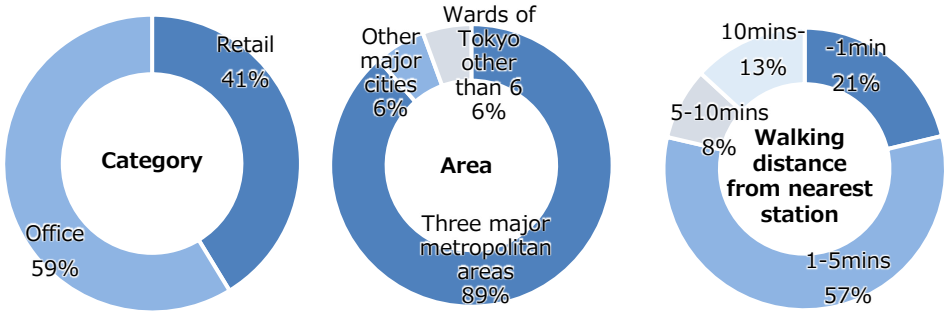
Urban Retail Properties



Tokyo Office Properties



Activia Account Properties



(Note 1) Industrial distribution is based on annual rents and others are based on acquisition prices.
(Note 2) "6 central wards of Tokyo" refers to Shibuya ward, Minato ward, Chuo ward, Chiyoda ward, Shinjuku ward and Shinagawa ward.
(Note 3) Average of property age is calculated excluding the properties API owns only land.

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

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

End-tenant	Property name	Total leased area (㎡)	Ratio of leased area (%) (Note 2)	Lease expiration (Note 4)
1. Tokyu Hotels Co., Ltd.	Tokyu Plaza Akasaka (Note 3) A-FLAG SAPPORO	30,183	7.2	2021.10 (Note 5)
2. Sumitomo Mitsui Trust Bank, Limited	Tokyu Plaza Ginza (Land)(Note3) TAMACHI SQUARE (Land) Amagasaki Q's MALL (Land)	29,883	7.1	2089.1 2074.5 2042.1
3. Kohnan Shoji Co., Ltd.	icot Nakamozu	26,529	6.3	2027.7
4. Times24 Co., Ltd.	Kyoto Karasuma Parking Building	21,224	5.0	-
5. Plan･Do･See Inc.	Kobe Kyu Kyoryuchi 25Bankan	14,195	3.4	-
6. Room's-Taishodo	icot Mizonokuchi	14,032	3.3	2023.7
7. K'S HOLDINGS CORPORATION	Market Square Sagamihara	11,864	2.8	2034.6
8. NTT Communications	Shiodome Building (Note 3)	10,337	2.5	-
9. Swing Corporation	A-PLACE Shinagawa Higashi	6,489	1.5	2022.4
10. MUFG Bank, Ltd.	icot Nakamozu icot Tama Center A-PLACE Kanayama	5,609	1.3	-

(Note 1) Based on the lease agreements as of Nov. 30, 2020.
(Note 2) The percentage of area for each end-tenant is the ratio to the total leased area of API's portfolio as of Nov. 30, 2020.
(Note 3) Tokyu Plaza Akasaka, Tokyu Plaza Ginza (Land) and Shiodome Buidling are calculated based on our pro-rata share of the co-ownership interests (50%, 30% and 35%, respectively).
(Note 4) "-" denotes that the data is not disclosed due to no consent from tenants.
(Note 5) API executed the new contract at A-FLAG SAPPORO in March 2020 which expires in March 2027.

2. Contract period and remaining contract period

	Urban Retail	Tokyo Office	Activia Account	Total
Contract Period (Year)	16.1 (9.1)	3.8(3.2)	9.2(6.6)	9.5(6.0)
Remaining Contract Period (Year)	10.8 (3.4)	2.3(1.7)	5.1(3.1)	6.0(2.6)

(Note 1) The figures in the parenthesis are excluding those of Tokyu Plaza Ginza (Land), TAMACHI SQUARE (Land) and Amagasaki Q's MALL (Land). (Note 2) Based on the lease agreements as of November 30, 2020.
(Note 3) The figures are based on rents.

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

	Tokyo Office properties	Tokyo Office properties (at IPO) (Note)
May 2014 5th Period	¥19,813	¥19,400
Nov. 2014 6th Period	¥19,230 (-2.9%)	¥19,270 (-0.7%)
May 2015 7th Period	¥22,242 (+15.7%)	¥19,548 (+1.4%)
Nov. 2015 8th Period	¥22,127 (-0.5%)	¥19,995 (+2.3%)
May 2016 9th Period	¥23,358 (+5.6%)	¥20,406 (+2.1%)
Nov. 2016 10th Period	¥23,441 (+0.4%)	¥20,748 (+1.7%)
May 2017 11th Period	¥23,323 (-0.5%)	¥21,253 (+2.4%)
Nov. 2017 12th Period	¥23,510 (+0.8%)	¥21,681 (+2.0%)
May 2018 13th Period	¥23,761 (+1.1%)	¥21,870 (+0.9%)
Nov. 2018 14th Period	¥24,420 (+2.8%)	¥21,981 (+0.5%)
May 2019 15th Period	¥24,657 (+1.0%)	¥22,390 (+1.9%)
Nov. 2019 16th Period	¥25,180 (+2.1%)	¥22,919 (+2.4%)
May 2020 17th Period	¥24,969 (-0.8%)	¥23,318 (+1.7%)
Nov. 2020 18th Period	¥25,199 (+0.9%)	¥23,553 (+1.0%)

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

Activia

Financial Results: Balance Sheet ~ The 18th Period Ended November 2020 ~

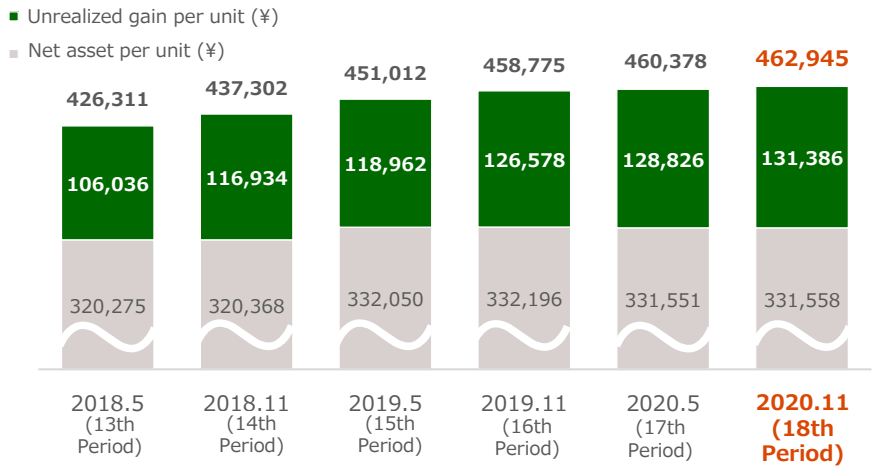
- Total assets at end of FP18 were ¥**525.4**bn, **down** ¥**0.3**bn from end of the previous FP
- NAV per unit stood at ¥**462,945**, **up** ¥**2,567** from the previous FP, and unrealized gain grew to ¥**101.3**bn, **up** ¥**2.0**bn from the previous FP due to increased appraisal value and other factors

1. Balance sheet (vs. the previous FP)

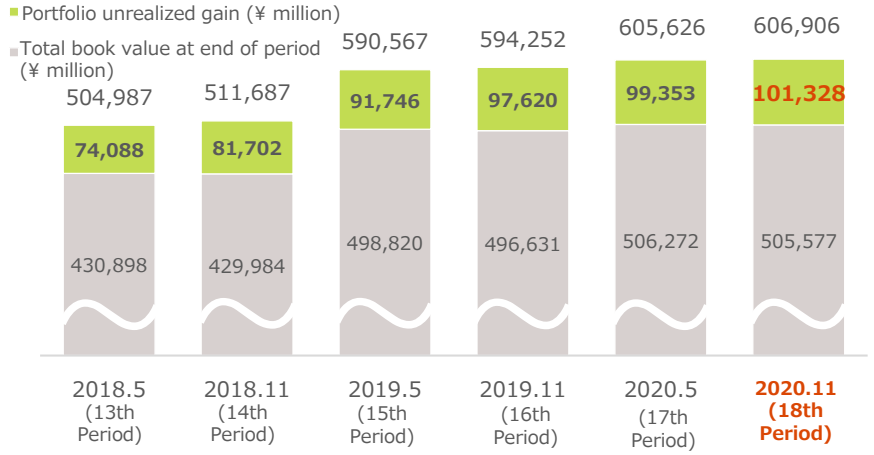
(in millions of yen)

	2020.5 (17th)	2020.11 (18th)	Change
Assets			
Current assets	18,023	**18,551**	+527
Cash and depositis, etc.	16,756	**17,551**	+794
Other	1,267	**1,000**	-266
Non-current assets	507,662	**506,826**	-835
Total property, plant and equipment	497,216	**496,522**	-694
Total intangible assets	9,056	**9,056**	-0
Other	1,389	**1,248**	-140
Total assets	525,686	**525,378**	-307
Liabilities			
Interest-bearing debts	244,348	**244,368**	+20
Short-term borrowings	10,998	**6,518**	-4,480
Current portion of long-term borrowings	12,500	**26,250**	+13,750
Investment corporation bonds	17,000	**21,500**	+4,500
Long-term borrowings	203,850	**190,100**	-13,750
Leasehold and guarantee deposits, etc.	25,637	**25,304**	-333
Total liabilities	269,985	**269,672**	-313
Net assets			
Unitholders' capital	248,370	**248,370**	-
Surplus	7,329	**7,334**	+5
Total net assets	255,700	**255,705**	+5
Total liabilities and net assets	525,686	**525,378**	-307

2. Trend in NAV per unit



3. Unrealized gain in portfolio



Financial Results: Statement of Income ~ The 18th Period Ended November 2020 ~

(in millions of yen)

	Result of Period ended Nov. 2020	Difference from Result of Period ended May. 2020		Forecast for Period ended Nov. 2020 (As of Nov. 24, 2020)	Difference from previous forecast for Period ended Nov. 2020	
Rent and common service fee	13,628	116	Rent review+86, Downtime, etc.-88, Hotels+124, Asset replacement-76、	13,581	47	Temporary rent reduction+44
Parking lot fees and usages fees for warehouse	380	-10	Temporary business closure+464, Temporary rent reduction-386, etc.	375	5	
Utility charge reimbursement	893	70		907	-13	
Other revenue	143	30	Lease penalty+40	137	6	
Total leasing business revenue	15,046	206	Existing properties+289、Asset replacement-82	15,001	45	
Gain on sales of real estate properties	26	-117	Shinbashi Ekimae-143、Edge Shinsaibashi+26	26	0	
Operating revenue	**15,073**	**89**		**15,027**	**45**	
Management operation expenses	1,278	-8		1,272	5	
Utilities expenses	892	50		928	-36	
Tax and public dues	1,268	158	Existing properties+214 (3 assets acquired in 2019, etc.)	1,268	0	
Repair & maintenance expenses	441	129	Asset replacement-55	444	-2	
Other expenses related leasing business	362	-221	Asset replacement-232	364	-1	
Total expenses related to leasing business	4,243	107		4,278	-34	
NOI(excl. gain on sales)	10,803	98	Asset replacement+179, Existing properties-80	10,722	80	
Depreciation, etc.	1,344	10		1,345	-0	
NOI after depreciations (excl. gain on sales)	9,458	88		9,377	80	
Profit(loss) from real estate leasing business (inclu. gain on sales)	9,484	-28		9,404	80	
General administrative expenses	1,256	-50	Non deductible consumption tax-64, Management fee+15, etc.	1,250	5	Management fee+8
Operating profit	8,228	21		8,153	75	
Total non-operating expenses	872	-10	Interest payment-10	872	0	
Ordinary profit	7,363	30		7,289	74	
Profit	**7,363**	**30**		**7,288**	**74**	

DPU	**¥9,547**	**¥39**		**¥9,450**	**+¥97**	

(Note 1) Figures for Asset replacement reflect the difference arising from acquisition Ebisu Prime Square and disposition of A-PLACE Shinbashi Ekimae
(Note 2) Edge Shinsaibashi refers to EDGE Shinsaibashi a part of which construction was disposed of on June 8, 2020 (the 18th period)
(Note 3) Existing properties refer to the total 43 properties other than Ebisu Prime Square and A-PLACE Shibashi Ekimae

Financial Forecasts ~ The 19th Period Ending May 2021 and the 20th Period Ending November 2021 ~

(in millions of yen)

	Forecast for Period ending May 2021	Difference from Result of Period ended Nov. 2020		Forecast for Period ending Nov. 2021	Difference from previous Forecast for Period ending May 2021	
Rent and common service fee	13,419	-208	Rent review+29, Downtime, etc. -297, Hotels-186、	13,687	+267	Rent review+37, Downtime etc.+113,
Parking lot fees and usages fees for warehouse	386	+5	Temporary rent reduction+274, Sales-linked rent-12, etc.	404	+18	Temporary rent reduction+115, Sales-linked rent+15, etc.
Utility charge reimbursement	964	+70		1,095	+130	
Other revenue	156	+13		75	-81	Lease penalty-99
Total leasing business revenue	14,927	-118		15,262	+334	
Gain on sales of real estate properties	-	-26	Edge Shinsaibashi-26	-	-	
Operating revenue	**14,927**	**-145**		**15,262**	**+334**	
Management operation expenses	1,342	+64	PM fee+66	1,264	-77	PM fee-74
Utilities expenses	922	+30		1,081	+159	
Tax and public dues	1,283	+14		1,430	+147	Ebisu Prime Square+71,
Repair & maintenance expenses	305	-136		274	-31	Existing properties+76
Other expenses related leasing business	339	-23		381	+42	
Total expenses related to leasing business	4,193	-50		4,433	+240	
NOI(excl. gain on sales)	10,734	-68		10,829	+94	
Depreciation, etc.	1,353	+9		1,387	+33	
NOI after depreciations (excl. gain on sales)	9,380	-77		9,441	+61	
Profit(loss) from real estate leasing business (inclu. gain on sales)	9,380	-104		9,441	+61	
General administrative expenses	1,247	-8	Management fee-18, Miscellaneous expenses+8, etc.	1,258	+10	Management fee+8, etc.
Operating profit	8,132	-95		8,183	+50	
Total non-operating expenses	974	+101	Interest payment+101	1,009	+35	Interest payment+35
Ordinary profit	7,158	-205		7,173	+15	
Profit	**7,157**	**-205**		**7,172**	**+15**	
DPU	**¥9,280**	**-¥267**		**¥9,300**	**+¥20**	

(Note 1) Edge Shinsaibashi refers to EDGE Shinsaibashi a part of which construction was disposed of on June 8, 2020 (the 18th period)
(Note 2) Existing properties refer to the total 43 properties other than Ebisu Prime Square

Balance Sheets & Statement of Income (Detail) ~ The 18th Period Ended November 2020 ~

1. Balance Sheet

(in thousands of yen)

	17th Period ended May 2020	18th Period ended Nov. 2020
Assets		
Current assets		
Cash and deposits	13,486,961	14,125,013
Cash and deposits in trust	3,269,588	3,426,066
Operating accounts receivable	679,207	645,887
Prepaid expenses	571,533	349,034
Other	16,508	5,694
Total current assets	**18,023,799**	**18,551,695**
Non-current assets		
Property, pland and equipment		
Buildings in trust	84,702,637	85,235,526
Accumulated depreciation	-13,975,701	-15,209,363
Buildings in trust, net	70,726,935	70,026,162
Structures in trust	734,704	741,007
Accumulated depreciation	-215,485	-233,660
Structures in trust, net	519,218	507,346
Machinery and equipment in trust	1,367,743	1,397,285
Accumulated depreciation	-387,964	-425,855
Machinery and equipment in trust, net	979,779	971,430
Tools, furniture and fixtures in trust	263,247	282,268
Accumulated depreciation	-143,002	-161,686
Tools, furtniture and fixtures in trust, net	120,245	120,582
Land in trust	424,862,322	424,862,322
Construction in progress in trust	8,478	34,458
Total property, plant and equipment	497,216,979	496,522,302
Intangible assets		
Leasehold leasehold interests in trust	9,055,086	9,055,086
Other	1,186	932
Total intangible assets	9,056,272	9,056,018
Investments and other assets		
Long-term prepaid expenses	1,261,641	1,102,057
Deferred tax assets	10	16
Other	38,322	38,322
Total investments and other assets	1,299,975	1,140,397
Total non-current assets	**507,573,227**	**506,718,718**
Deferred assets		
Investment corporation bond issuance costs	89,447	108,108
Total deferred assets	89,447	108,108
Total assets	**525,686,474**	**525,378,522**

(in thousands of yen)

	17th Period ended May 2020	18th Period ended Nov. 2020
Liabilities		
Current liabilities		
Operating accounts payable	1,005,767	1,033,314
Short-term borrowings	10,998,000	6,518,000
Current portion of long-term borrowings	12,500,000	26,250,000
Accounts payable-other	149,224	86,271
Accrued expenses	952,182	945,284
Income taxes payable	817	941
Accrued consumption taxes	330,044	318,300
Advances received	849,827	538,488
Deposits received	4,156	575
Other	32,904	-
Total current liabilities	**26,822,925**	**35,691,175**
Non-current liabilities		
Investment corporation bonds	17,000,000	21,500,000
Long-term borrowings	203,850,000	190,100,000
Leasehold and guarantee deposits received in trust	22,309,458	22,353,035
Derivatives	3,443	28,584
Total non-current liabilities	**243,162,902**	**233,981,620**
Total liabilities	**269,985,827**	**269,672,796**
Net assets		
Unitholders' equity		
Unitholders' capital	248,370,846	248,370,846
Deduction from unitholders' capital		
Allowance for temporary difference adjustments	-	-3,084
Total deduction from unitholders' capital	-	-3,084
Unitholders' capital(net)	248,370,846	248,367,761
Surplus		
Unappropriated retained earnings (undisposed loss)	7,333,243	7,366,549
Total surplus	7,333,243	7,366,549
Total unitholders' equity	255,704,090	255,734,310
Valuation, translation, adjustments and others		
Deferred gains or losses on hedges	-3,443	-28,584
Total valuation, translation, adjustments and others	-3,443	-28,584
Total net assets	**255,700,646**	**255,705,726**
Total liabilities and net assets	**525,686,474**	**525,378,522**

2.Statement of Income

(in thousands of yen)

	17th Period ended May 2020	18th Period ended Nov. 2020
Operating revenue		
Leasing business revenue	13,903,877	14,009,287
Other leasing business revenue	936,713	1,037,494
Gain on sales of real estate properties	143,798	26,732
Total operating revenue	**14,984,389**	**15,073,515**
Operating expenses		
Expenses related to leasing business	5,470,679	5,588,521
Asset management fee	1,104,664	1,120,034
Asset custody fee	15,029	14,905
Administrative service fees	36,852	37,280
Renumeration for directors (and other officers)	3,300	3,300
Other operating expenses	147,558	81,227
Total operating expenses	**6,778,084**	**6,845,268**
Operating profit or loss	**8,206,304**	**8,228,246**
Non-operating income		
Interest income	72	78
Reversal of distributions payable	698	1,158
Insurance claim income	9,535	7,334
Other	381	-
Total non-operating income	**10,687**	**8,570**
Non-operating expenses		
Interest expenses	642,507	634,346
Interest expenses on investment corporation bonds	45,976	46,159
Amortization of investment corporation bond issuance costs	9,205	7,684
Borrowing related expenses	185,307	184,162
Other	500	500
Total non-operating expenses	**883,497**	**872,851**
Ordinary profit or loss	**7,333,494**	**7,363,965**
Profit or loss before income taxes	7,333,494	7,363,965
Income taxes-current	828	953
Income taxes-deffered	-5	-5
Total income taxes	**823**	**947**
Profit or loss	7,332,671	7,363,018
Retained earnings or loss brought forward	572	3,530
Unappropriated retained earnings (undisposed loss)	**7,333,243**	**7,366,549**

Overview of Lease, Profit and Loss ~ The 18th Period Ended November 2020 ~ (1/3)

(in thousands of yen)

	Urban Retail properties														
	Tokyu Plaza Omotesando Harajuku (Note 1)	Tokyu Plaza Akasaka (Note 1)	Q plaza EBISU	Kyoto Karasuma Parking Building	Kobe Kyu Kyoryuchi 25Bankan	A-FLAG SAPPORO	A-FLAG SHIBUYA	Q plaza SHINSAIBASHI	A-FLAG KOTTO DORI	A-FLAG BIJUTSUKAN DORI	A-FLAG DAIKANYAMA WEST	A-FLAG KITA SHINSAIBASHI	DECKS Tokyo Beach (Note 1)	Tokyu Plaza Ginza (Land) (Note 1)	Q plaza HARAJUKU (Note 1)
①Revenues related to rent business	1,129,516	576,102	217,835	(Note 2)	637,580	525,989	197,208	320,271	119,825	111,955	(Note 2)	91,767	488,457	581,063	215,842
Rent revenue-real estate	1,038,462	498,424	185,261	(Note 2)	581,994	479,855	189,536	303,566	114,566	106,389	(Note 2)	82,586	374,799	581,063	196,027
Other lease business revenue	91,054	77,677	32,573	(Note 2)	55,586	46,133	7,672	16,705	5,258	5,565	(Note 2)	9,180	113,658	-	19,815
②Expense related to rent business	232,304	227,857	63,438	57,386	194,636	195,302	42,443	50,551	38,134	33,738	36,858	26,727	323,637	105,508	71,839
Management operation expenses	83,921	80,301	15,887	4,407	75,022	107,740	12,232	9,615	10,182	3,658	12,234	5,614	105,453	-	19,675
Utilities expenses	23,957	49,037	23,898	-	48,364	40,533	6,866	14,029	5,964	5,306	300	9,136	96,224	-	11,443
Tax and public dues	68,731	69,400	8,990	39,111	48,868	25,525	11,594	16,943	13,887	2,170	14,412	6,672	55,456	105,203	36,921
Insurance	254	565	101	212	897	739	70	89	100	49	82	59	617	-	106
Repair and maintenance expenses	6,408	20,640	4,201	12,863	16,682	9,626	8,954	4,212	4,530	3,098	6,751	4,065	18,281	-	-
Other expenses related to rent	49,029	7,912	10,359	791	4,801	11,136	2,724	5,661	3,468	19,455	3,077	1,178	47,603	305	3,692
③NOI (①−②)	**897,212**	**348,244**	**154,397**	**(Note 2)**	**442,944**	**330,686**	**154,764**	**269,719**	**81,691**	**78,216**	**(Note 2)**	**65,039**	**164,819**	**475,555**	**144,003**
④Depreciation and other (Note 3)	52,110	38,809	18,301	15,810,000	122,707	85,630	8,523	16,942	5,161	7,199	4,028	5,281	28,020	-	6,673
Income (loss) from rent business (③-④)	**845,101**	**309,435**	**136,095**	**(Note 2)**	**320,237**	**245,056**	**146,240**	**252,777**	**76,529**	**71,017**	**(Note 2)**	**59,758**	**136,799**	**475,555**	**137,329**

(Note 1) As for Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are presented in proportion to our respective pro-rata share of the co-ownership (75%, 50%, 49%, 30% and 60%).
(Note 2) Not disclosed as consent from tenant is not obtained.
(Note 3) Depreciation and other includes loss on retirement of non-current assets. Same applies hereafter in the slides on the overview of lease, profit and loss of properties.

Overview of Lease, Profit and Loss ~ The 18th Period Ended November 2020 ~ (2/3)

(In thousands of yen)

	Tokyo Office properties																
	TLC Ebisu Building	A-PLACE Ebisu Minami	A-PLACE Yoyogi	A-PLACE Aoyama	Luogo Shiodome	Tamachi Square (Land)	A-PLACE Ikebukuro	A-PLACE Shinbashi	A-PLACE Gotanda	A-PLACE Shinagawa	OSAKI WIZTOWER	Shiodome Building (Note 1)	A-PLACE Ebisu Higashi	A-PLACE Shibuya Konnoh	A-PLACE Gotanda Ekimae	A-PLACE Shinagawa Higashi	Ebisu Prime Square (Note 1,4)
①Revenues related to rent business	330,268	385,349	138,138	316,925	189,542	62,502	(Note 2)	207,710	201,633	138,928	351,079	1,546,847	187,280	131,090	197,272	562,809	824,740
Rent revenue-real estate	317,921	370,047	130,446	301,947	178,060	62,502	(Note 2)	195,439	191,389	134,076	335,046	1,473,046	179,321	126,379	188,267	531,946	730,725
Other lease business revenue	12,346	15,301	7,691	14,977	11,482	-	(Note 2)	12,270	10,244	4,851	16,032	73,801	7,958	4,710	9,004	30,863	94,015
②Expense related to rent business	70,035	135,121	51,131	67,557	50,794	9,385	37,715	55,591	42,279	32,855	94,923	350,189	40,186	35,571	53,432	142,237	223,341
Management operation expenses	25,404	32,549	10,826	20,895	12,889	-	9,913	16,873	13,907	10,887	57,851	106,389	12,633	15,596	14,582	51,616	63,107
Utilities expenses	11,880	19,680	8,834	16,181	10,321	-	9,938	12,218	9,197	5,276	11,195	68,613	7,936	5,349	9,647	25,894	109,858
Tax and public dues	17,075	32,074	10,597	23,434	20,049	9,130	10,589	15,397	13,889	11,653	23,617	124,084	13,814	9,466	18,054	48,144	1
Insurance	266	339	114	249	214	-	113	190	153	105	448	900	139	107	159	630	861
Repair and maintenance expenses	2,329	41,967	18,278	2,070	3,681	-	3,699	4,903	1,883	2,055	-	28,693	492	2,419	3,802	11,239	35,567
Other expenses related to rent	13,079	8,510	2,478	4,726	3,638	255	3,461	6,008	3,249	2,877	1,811	21,507	5,168	2,632	7,185	4,710	13,946
③NOI (①−②)	**260,232**	**250,228**	**87,007**	**249,367**	**138,748**	**53,116**	**(Note 2)**	**152,118**	**159,354**	**106,073**	**256,156**	**1,196,658**	**147,093**	**95,518**	**143,840**	**420,572**	**601,399**
④Depreciation and other	42,389	31,184	15,437	23,037	27,662	-	20,685	23,046	26,867	9,367	48,275	152,275	23,678	13,181	13,238	29,820	43,405
Income (loss) from rent business (③-④)	**217,843**	**219,043**	**71,569**	**226,330**	**111,086**	**53,116**	**(Note 2)**	**129,071**	**132,486**	**96,705**	**207,880**	**1,044,382**	**123,415**	**82,337**	**130,601**	**390,752**	**557,994**

(Note 1) As for Shiodome Building and Ebisu Prime Square, figures are in proportion to our respective pro-rata share of the co-ownership interest (35% and 51%).
(Note 2) Not disclosed as consent from tenant is not obtained.

Overview of Lease, Profit and Loss ~ The 18th Period Ended November 2020 ~ (3/3)

(In thousands of yen)

	Activia Account properties											
	Amagasaki Q's MALL (Land)	icot Nakamozu	icot Mizonokuchi	icot Tama Center	A-PLACE Kanayama	Osaka Nakanoshima Building	icot Omori	Market Square Sagamihara	Umeda Gate Tower	A-PLACE Bashamichi	Commercial Mall Hakata	EDGE Shinsaibashi
①Revenues related to rent business	356,784	310,454	(Note)	139,825	303,438	551,115	208,340	(Note)	469,802	199,022	209,912	507,808
Rent revenue-real estate	356,784	310,424	(Note)	131,811	279,586	526,775	183,685	(Note)	434,566	181,283	169,508	468,150
Other lease business revenue	-	30	(Note)	8,014	23,851	24,339	24,655	(Note)	35,235	17,738	40,404	39,658
②Expense related to rent business	56,415	43,475	14,231	45,010	82,903	217,569	58,244	41,311	149,288	77,505	73,906	191,111
Management operation expenses	-	5,797	2,297	16,151	23,966	55,108	9,335	16,263	46,489	20,367	21,589	38,823
Utilities expenses	-	30	-	9,337	23,109	37,668	24,012	4,522	28,233	19,201	23,556	45,330
Tax and public dues	56,159	30,269	10,072	11,720	27,552	55,738	12,471	13,633	35,380	17,116	12,554	61,335
Insurance	-	307	133	217	343	1,023	144	180	504	402	166	617
Repair and maintenance expenses	-	5,704	900	6,713	2,944	59,825	11,021	5,440	33,212	6,641	8,049	17,955
Other expenses related to rent	255	1,366	828	870	4,987	8,205	1,259	1,271	5,469	13,776	7,990	27,047
③NOI (①−②)	**300,369**	**266,979**	**(Note)**	**94,815**	**220,534**	**333,545**	**150,096**	**(Note)**	**320,514**	**121,516**	**136,006**	**316,697**
④Depreciation and other	-	34,759	8,345	19,202	52,329	90,077	18,374	23,626	67,884	32,341	15,749	23,385
Income (loss) from rent business (③-④)	**300,369**	**232,219**	**(Note)**	**75,613**	**168,205**	**243,467**	**131,721**	**(Note)**	**252,629**	**89,175**	**120,256**	**293,311**

(Note) Not disclosed as consent from tenant is not obtained.

Financial Highlights ~ From the 4th Period Ended Nov. 2013 ~

(in millions of yen)	Nov. 2013 (FP4)	May 2014 (FP5)	Nov. 2014 (FP6)	May 2015 (FP7)	Nov. 2015 (FP8)	May 2016 (FP9)	Nov. 2016 (FP10)	May 2017 (FP11)	Nov. 2017 (FP12)	May 2018 (FP13)	Nov. 2018 (FP14)	May 2019 (FP15)	Nov. 2019 (FP16)	May 2020 (FP17)	**Nov. 2020 (FP18)**	May 2021 (FP19) (Forecast)	Nov. 2021 (FP20) (Forecast)
Total real estate leasing business revenues	6,124	7,778	8,174	9,120	9,500	10,175	10,917	12,107	12,720	13,327	13,815	14,502	15,199	14,840	15,046	14,927	15,262
Gain on sales of real estate properties	-	-	-	-	200	-	-	-	-	-	-	341	343	143	26	-	-
Revenue from leasing business (including gain on sales of properties)	6,124	7,778	8,174	9,120	9,701	10,175	10,917	12,107	12,720	13,327	13,815	14,843	15,542	14,984	15,073	14,927	15,262
Expenses related to lease business	1,456	1,889	2,174	2,323	2,494	2,409	2,781	2,922	3,319	3,471	3,809	3,674	4,165	4,136	4,243	4,193	4,433
Management operation expenses	425	638	693	825	822	869	917	1,037	1,062	1,225	1,236	1,235	1,252	1,286	1,278	1,342	1,264
Utilities expenses	371	524	593	627	658	629	652	682	791	836	1,001	940	1,011	841	892	922	1,081
Tax and public dues	433	457	575	578	643	649	772	778	887	895	988	998	1,087	1,110	1,268	1,283	1,430
Insurance	5	7	7	8	6	7	7	8	9	8	8	9	11	12	12	12	12
Repair and maintenance expenses	71	114	142	118	202	78	231	197	304	235	281	189	436	312	441	305	274
Other expenses related to lease business	150	146	161	165	161	175	201	217	264	269	292	300	365	571	349	326	369
NOI	4,668	5,889	6,000	6,796	7,006	7,766	8,135	9,185	9,400	9,855	10,006	10,827	11,034	10,704	10,803	10,734	10,829
NOI yield(%)	5.10	5.23	4.98	4.93	4.84	4.79	4.73	4.63	4.61	4.61	4.64	4.42	4.42	4.16	4.24	4.22	4.25
Depreciations, etc.	518	743	763	887	928	989	1,051	1,175	1,189	1,234	1,267	1,298	1,298	1,334	1,344	1,353	1,387
Profit (loss) from real estate leasing business	4,149	5,145	5,237	5,909	6,078	6,776	7,083	8,009	8,211	8,620	8,739	9,528	9,735	9,369	9,458	9,380	9,441
Loss on sales of real estate properties	-	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit (loss) from real estate leasing business (incl. gain or loss on sales of real estate properties)	4,149	5,138	5,237	5,909	6,278	6,776	7,083	8,009	8,211	8,620	8,739	9,869	10,078	9,513	9,484	9,380	9,441
General and administrative expenses	507	558	643	710	818	849	922	1,029	1,136	1,149	1,192	1,270	1,398	1,307	1,256	1,247	1,258
Operating profit	3,642	4,580	4,594	5,199	5,460	5,926	6,161	6,980	7,074	7,471	7,546	8,599	8,680	8,206	8,228	8,132	8,183
Non-operating income	4	2	5	3	5	8	3	3	1	0	1	0	1	10	8	0	0
Non-operating expenses	459	584	567	619	674	737	754	830	858	860	850	873	863	883	872	974	1,009
Ordinary profit	3,187	3,998	4,032	4,583	4,790	5,197	5,410	6,152	6,218	6,611	6,697	7,726	7,818	7,333	7,363	7,158	7,173
Profit	3,186	3,997	4,031	4,582	4,789	5,196	5,409	6,151	6,217	6,610	6,696	7,725	7,817	7,332	7,363	7,157	7,172

Financial Highlights (Converted per Unit) ~ From the 4th Period Ended November 2013 ~

(¥/unit)	Nov.2013 (FP4)	May 2014 (FP5)	Nov. 2014 (FP6)	May 2015 (FP7)	Nov. 2015 (FP8)	May 2016 (FP9)	Nov. 2016 (FP10)	May 2017 (FP11)	Nov. 2017 (FP12)	May 2018 (FP13)	Nov. 2018 (FP14)	May 2019 (FP15)	Nov. 2019 (FP16)	May 2020 (FP17)	**Nov. 2020 (FP18)**	May 2021 (FP19) (Forecast)	Nov. 2021 (FP20 (Forecast)
Total real estate leasing business revenues	14,919	15,491	16,280	16,455	17,141	16,969	18,205	18,200	19,122	19,073	19,772	18,804	19,708	19,242	19,510	19,355	19,789
Gain on sales of real estate properties	-	-	-	-	361	-	-	-	-	-	-	442	444	186	34	-	-
Revenue from leasing business (including gain on sales of properties)	14,919	15,491	16,280	16,455	17,502	16,969	18,205	18,200	19,122	19,073	19,772	19,246	20,153	19,429	19,544	19,355	19,789
Expenses related to lease business	3,547	3,762	4,330	4,192	4,500	4,018	4,638	4,392	4,990	4,968	5,451	4,764	5,401	5,363	5,502	5,437	5,748
Management operation expenses	1,035	1,272	1,381	1,488	1,483	1,450	1,529	1,559	1,597	1,753	1,769	1,602	1,624	1,668	1,657	1,740	1,640
Utilities expenses	904	1,044	1,182	1,132	1,187	1,049	1,087	1,025	1,190	1,197	1,433	1,219	1,312	1,091	1,156	1,195	1,402
Tax and public dues	1,055	910	1,146	1,044	1,161	1,082	1,288	1,170	1,334	1,281	1,414	1,294	1,410	1,439	1,645	1,663	1,854
Insurance	12	14	14	15	12	11	12	13	13	12	12	12	14	16	16	16	16
Repair and maintenance expenses	173	228	284	213	365	130	385	296	457	337	402	246	566	405	572	395	355
Other expenses related to lease business	365	292	320	298	291	293	335	326	397	385	418	390	473	741	454	423	478
NOI	11,372	11,729	11,949	12,262	12,640	12,951	13,567	13,807	14,131	14,105	14,321	14,039	14,307	13,879	14,007	13,918	14,041
Depreciations, etc.	1,264	1,481	1,519	1,600	1,674	1,650	1,754	1,767	1,788	1,767	1,813	1,683	1,684	1,730	1,743	1,755	1,798
Profit (loss) from real estate leasing business	10,108	10,248	10,430	10,662	10,966	11,300	11,813	12,040	12,343	12,338	12,507	12,355	12,623	12,149	12,263	12,163	12,242
Loss on sales of real estate properties	-	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit (loss) from real estate leasing business (incl. gain or loss on sales of real estate properties)	10,108	10,233	10,430	10,662	11,327	11,300	11,813	12,040	12,343	12,338	12,507	12,797	13,067	12,335	12,298	12,163	12,242
General and administrative expenses	1,236	1,111	1,281	1,281	1,476	1,417	1,537	1,547	1,708	1,645	1,706	1,647	1,812	1,695	1,629	1,618	1,631
Operating profit	8,871	9,122	9,149	9,380	9,851	9,883	10,275	10,493	10,635	10,693	10,800	11,150	11,254	10,640	10,669	10,545	10,611
Non-operating income	11	4	11	6	9	14	5	4	2	1	2	1	2	13	11	0	0
Non-operating expenses	1,119	1,163	1,130	1,117	1,216	1,230	1,257	1,248	1,290	1,232	1,217	1,132	1,119	1,145	1,131	1,263	1,309
Ordinary profit	7,763	7,963	8,029	8,269	8,643	8,667	9,022	9,249	9,347	9,462	9,585	10,019	10,137	9,508	9,548	9,282	9,301
Profit	7,761	7,961	8,028	8,267	8,642	8,666	9,021	9,247	9,346	9,461	9,584	10,017	10,136	9,507	9,547	9,280	9,300
(Unit : Investment unit)																	
Total units	410,524	502,124	502,124	554,264	554,264	599,654	599,654	665,214	665,214	698,704	698,704	771,224	771,224	771,224	771,224	771,224	771,224

(Note) As API implemented a 2-for-1 investment unit split effected as of October 1, 2015, the number of units before the 8th period is indicated double as adjusted.

Appraisal Values of Properties ~ At End of the 18th Period Ended November 30, 2020 ~

(in millions of yen)

Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Book value as of Nov. 30, 2020 (B)	Appraisal value			Difference from previous period (D-C)	Difference from acquisition price (D-A)	Difference from book value (D-B)
						As of May 31, 2020 (C)	**As of Nov. 30, 2020 (D)**	**Cap rate as of Nov. 30, 2020**			
UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku (Note 1)	45,000	8.8%	44,615	62,775	**62,775**	**2.6%**	0	17,775	18,160
	UR-2	Tokyu Plaza Akasaka (Note 1)	11,450	2.2%	11,608	15,100	**14,500**	**4.1%**	-600	3,050	2,892
	UR-3	Q plaza EBISU	8,430	1.7%	8,178	11,800	**11,700**	**3.2%**	-100	3,270	3,522
	UR-5	Kyoto Karasuma Parking Building	8,860	1.7%	8,673	10,700	**10,600**	**4.8%**	-100	1,740	1,927
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	4.2%	20,327	27,300	**27,100**	**3.8%**	-200	5,770	6,773
	UR-8	A-FLAG SAPPORO	4,410	0.9%	4,834	7,720	**7,670**	**5.4%**	-50	3,260	2,836
	UR-9	A-FLAG SHIBUYA	6,370	1.3%	6,343	7,920	**7,880**	**3.9%**	-40	1,510	1,537
	UR-10	Q plaza SHINSAIBASHI	13,350	2.6%	13,395	14,700	**14,600**	**3.6%**	-100	1,250	1,205
	UR-11	A-FLAG KOTTO DORI	4,370	0.9%	4,393	4,840	**4,840**	**3.4%**	0	470	447
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	4,715	4,860	**4,860**	**3.5%**	0	160	145
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.4%	2,434	2,400	**2,400**	**3.9%**	0	120	-34
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	4,835	4,760	**4,720**	**3.9%**	-40	-5	-115
	UR-15	DECKS Tokyo Beach (Note 1)	12,740	2.5%	12,897	12,691	**12,691**	**4.0%**	0	-49	-206
	UR-16	Tokyu Plaza Ginza (Land)(Note 1)	37,500	7.4%	37,895	39,000	**39,000**	**2.6%**	0	1,500	1,105
	UR-17	Q plaza HARAJUKU (Note 1)	13,200	2.6%	13,317	13,300	**13,300**	**3.0%**	0	100	-17
		Subtotal	198,715	39.0%	198,465	239,866	**238,636**	**-**	-1,230	39,921	40,170
TO TOKYO OFFICE	TO-1	TLC Ebisu Building	7,400	1.5%	7,196	11,700	**12,100**	**3.6%**	400	4,700	4,904
	TO-2	A-PLACE Ebisu Minami	9,640	1.9%	9,320	15,300	**15,700**	**3.5%**	400	6,060	6,380
	TO-3	A-PLACE Yoyogi	4,070	0.8%	3,846	4,980	**4,930**	**3.9%**	-50	860	1,084
	TO-4	A-PLACE Aoyama	8,790	1.7%	8,548	10,300	**10,300**	**3.9%**	0	1,510	1,752
	TO-5	Luogo Shiodome	4,540	0.9%	4,237	6,410	**6,390**	**3.5%**	-20	1,850	2,153
	TO-6	TAMACHI SQUARE (Land)(Note2)	2,338	0.5%	2,362	2,840	**2,840**	**3.4%**	0	502	478
	TO-7	A-PLACE Ikebukuro	3,990	0.8%	3,675	5,560	**5,560**	**3.9%**	0	1,570	1,885
	TO-8	A-PLACE Shinbashi	5,650	1.1%	5,772	7,330	**7,330**	**3.7%**	0	1,680	1,558
	TO-9	A-PLACE Gotanda	5,730	1.1%	5,427	7,970	**7,990**	**3.5%**	20	2,260	2,563
	TO-10	A-PLACE Shinagawa	3,800	0.7%	3,781	6,030	**6,230**	**3.4%**	200	2,430	2,449
	TO-11	OSAKI WIZTOWER	10,690	2.1%	10,519	14,500	**14,500**	**3.3%**	0	3,810	3,981
	TO-12	Shiodome Building (Note 1)	71,600	14.1%	70,620	77,700	**77,700**	**3.3%**	0	6,100	7,080
	TO-13	A-PLACE Ebisu Higashi	7,072	1.4%	7,025	7,720	**7,720**	**3.7%**	0	648	695
	TO-14	A-PLACE Shibuya Konnoh	4,810	0.9%	4,934	5,730	**5,740**	**3.6%**	10	930	806
	TO-15	A-PLACE Gotanda Ekimae	7,280	1.4%	7,541	7,870	**7,950**	**3.8%**	80	670	409
	TO-16	A-PLACE Shinagawa Higashi	18,800	3.7%	18,817	21,000	**21,600**	**3.8%**	600	2,800	2,783
	TO-18	Ebisu Prime Square (Note 1)	30,700	6.0%	31,044	31,200	**31,200**	**3.4%**	0	500	156
		Subtotal	206,900	40.6%	204,673	244,140	**245,780**	**-**	1,640	38,880	41,106
AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	12,000	2.4%	12,113	14,200	**14,200**	**4.2%**	0	2,200	2,087
	AA-2	icot Nakamozu	8,500	1.7%	8,008	10,800	**10,600**	**4.8%**	-200	2,100	2,592
	AA-4	icot Mizonokuchi	2,710	0.5%	2,596	3,240	**3,240**	**5.4%**	0	530	644
	AA-5	icot Tama Center	2,840	0.6%	2,577	4,000	**3,960**	**5.0%**	-40	1,120	1,383
	AA-6	A-PLACE Kanayama	6,980	1.4%	6,183	8,770	**8,780**	**5.1%**	10	1,800	2,597
	AA-7	Osaka Nakanoshima Building	11,100	2.2%	11,205	16,300	**16,300**	**3.8%**	0	5,200	5,095
	AA-8	icot Omori	5,790	1.1%	5,693	6,870	**6,870**	**4.3%**	0	1,080	1,177
	AA-9	Market Square Sagamihara	4,820	0.9%	4,614	5,010	**5,010**	**5.3%**	0	190	396
	AA-10	Umeda Gate Tower	19,000	3.7%	19,175	21,400	**21,400**	**3.7%**	0	2,400	2,225
	AA-11	A-PLACE Bashamichi	3,930	0.8%	3,961	4,740	**4,740**	**4.8%**	0	810	779
	AA-12	Commercial Mall Hakata	6,100	1.2%	6,298	6,290	**6,090**	**4.8%**	-200	-10	-208
	AA-13	EDGE Shinsaibashi	19,800	3.9%	20,009	20,000	**21,300**	**3.8%**	1,300	1,500	1,291
		Subtotal	103,570	20.3%	102,437	121,620	**122,490**	**-**	870	18,920	20,052
	Total		509,185	100.0%	505,577	605,626	**606,906**	**-**	**1,280**	97,721	101,328

(Note 1) Figures provided for Tokyu Plaza Omotesando Harajku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land), Q plaza HARAJUKU, Shiodome Building and Ebisu Prime Square are in proportion to our pro rata share of the co-ownership interest (75%, 50%, 49%, 30%, 60%, 35% and 51%, respectively).
(Note 2) Acquisition price for TAMACHI SQUARE (Land) is of the land as of the acquisition date (June 13, 2012).

Portfolio Appraisal Values Status/PML (1/2)

(in millions of yen)

Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Appraisal agency (Note 1)	Appraisal value	Capitalization value						PML (%)
							Direct capitalization method	Capitalization method	Discounted cash flow method	Discount rate (%)	Terminal capitalization rate(%)	NOI (Note 2)	
UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku (Note 3)	45,000	8.8%	J	62,775	63,600	2.6%	61,950	2.3%	2.7%	1,648	2.9
	UR-2	Tokyu Plaza Akasaka (Note 3)(Note 4)	11,450	2.2%	T	14,500	15,000	4.1%	14,300	4.2%	4.3%	710	3.6
	UR-3	Q plaza EBISU (Note 5)	8,430	1.7%	T	11,700	12,000	3.2%	11,600	3.4%/3.3%	3.4%	384	5.7
	UR-5	Kyoto Karasuma Parking Building	8,860	1.7%	D	10,600	10,600	4.8%	10,600	4.8%	5.0%	527	2.4
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	4.2%	J	27,100	27,600	3.8%	26,600	3.6%	4.0%	1,062	2.6
	UR-8	A-FLAG SAPPORO(Note 4)	4,410	0.9%	D	7,670	7,690	5.4%	7,660	5.2%	5.6%	485	0.3
	UR-9	A-FLAG SHIBUYA	6,370	1.3%	D	7,880	7,940	3.9%	7,860	3.7%	4.1%	320	7.9
	UR-10	Q plaza SHINSAIBASHI	13,350	2.6%	V	14,600	14,500	3.6%	14,600	3.4%	3.8%	523	6.9
	UR-11	A-FLAG KOTTO DORI	4,370	0.9%	D	4,840	4,850	3.4%	4,840	3.1%	3.5%	172	6.4
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	J	4,860	4,950	3.5%	4,770	3.3%	3.7%	175	7.5
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.4%	V	2,400	2,420	3.9%	2,370	3.7%	4.1%	89	4.2
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	V	4,720	4,810	3.9%	4,630	3.6%	4.0%	190	5.4
	UR-15	DECKS Tokyo Beach (Note 3)	12,740	2.5%	M	12,691	12,936	4.0%	12,397	3.8%	4.2%	559	4.0
	UR-16	Tokyu Plaza Ginza (Land) (Note 3)	37,500	7.4%	M	39,000	38,700	2.6%	39,000	2.5%	-	952	(Note 6)-
	UR-17	Q plaza HARAJUKU (Note 3)	13,200	2.6%	V	13,300	13,440	3.0%	13,080	2.7%	3.1%	403	5.1
TO TOKYO OFFICE	TO-1	TLC Ebisu Building	7,400	1.5%	T	12,100	12,200	3.6%	12,000	3.7%	3.8%	473	6.5
	TO-2	A-PLACE Ebisu Minami	9,640	1.9%	T	15,700	15,300	3.5%	15,900	3.6%	3.7%	545	8.0
	TO-3	A-PLACE Yoyogi	4,070	0.8%	V	4,930	5,010	3.9%	4,850	3.7%	4.1%	202	5.1
	TO-4	A-PLACE Aoyama (Note 4)	8,790	1.7%	D	10,300	10,300	3.9%	10,300	3.7%	4.1%	418	8.9
	TO-5	Luogo Shiodome	4,540	0.9%	D	6,390	6,450	3.5%	6,370	3.3%	3.7%	235	2.7
	TO-6	TAMACHI SQUARE (Land)	2,338	0.5%	T	2,840	2,970	3.4%	2,790	3.8%	3.6%	101	(Note 6)-
	TO-7	A-PLACE Ikebukuro	3,990	0.8%	J	5,560	5,650	3.9%	5,470	3.7%	4.1%	225	3.2
	TO-8	A-PLACE Shinbashi	5,650	1.1%	J	7,330	7,380	3.7%	7,270	3.4%	3.8%	286	7.4
	TO-9	A-PLACE Gotanda	5,730	1.1%	M	7,990	8,070	3.5%	7,910	3.3%	3.7%	287	6.1

(Note 1) Abbreviation represents each appraisal agency as follows J : Japan Real Estate Institute, T : The Tanizawa Sōgō Appraisal, D : Daiwa Real Estate Appraisal Corp., V : Japan Valuers, and M : JLL Morii Valuation & Appraisal K.K.
(Note 2) Calculated based on Direct capitalization method. The figures are rounded to million yen.
(Note 3) Figures provided for Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are in proportion to our pro rata share of the respective co-ownership interest (75%, 50%, 49%, 30% and 60%, respectively).
(Note 4) Seismic strengthening works were conducted at Tokyu Plaza Akasaka, A-FLAG SAPPORO and A-PLACE Aoyama, in April 2009, June 2007 and July 2008, respectively.
(Note 5) The discount rate for Q plaza Ebisu is 3.4% from the 1st to the 3rd year, and 3.3% from the 4th year onwards.
(Note 6) Not listed as we own only the land for Tokyu Plaza Ginza (Land) and TAMACHI SQUARE (Land).

Portfolio Appraisal Values Status/PML (2/2)

(in millions of yen)

Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Appraisal agency (Note 1)	Appraisal value	Capitalization value						PML (%)
							Direct capitalization method	Capitalization method	Discounted cash flow method	Discount rate (%)	Terminal capitalization rate(%)	NOI (Note 2)	
TO TOKYO OFFICE	TO-10	A-PLACE Shinagawa	3,800	0.7%	J	6,230	6,360	3.4%	6,090	3.2%	3.6%	220	4.9
	TO-11	OSAKI WIZTOWER	10,690	2.1%	D	14,500	14,600	3.3%	14,400	3.0%	3.4%	505	2.4
	TO-12	Shiodome Building (Note 3)	71,600	14.1%	M	77,700	81,550	3.3%	75,950	3.1%	3.5%	2,733	2.6
	TO-13	A-PLACE Ebisu Higashi	7,072	1.4%	V	7,720	7,840	3.7%	7,600	3.5%	3.9%	294	5.2
	TO-14	A-PLACE Shibuya Konnoh	4,810	0.9%	V	5,740	5,710	3.6%	5,770	3.3%	3.7%	211	4.3
	TO-15	A-PLACE Gotanda Ekimae	7,280	1.4%	V	7,950	7,970	3.8%	7,920	3.5%	3.9%	307	7.7
	TO-16	A-PLACE Shinagawa Higashi	18,800	3.7%	M	21,600	21,900	3.8%	21,300	3.6%	4.0%	850	4.3
	TO-18	Ebisu Prime Square (Note 3)	30,700	6.0%	M	31,200	31,824	3.4%	30,600	3.2%	3.6%	1,144	6.8
AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	12,000	2.4%	J	14,200	14,400	4.2%	14,000	3.9%	4.4%	600	(Note 5)-
	AA-2	icot Nakamozu (Note 4)	8,500	1.7%	T	10,600	10,900	4.8%	10,500	4.7%/4.8%/4.9%	5.0%	540	4.8
	AA-4	icot Mizonokuchi	2,710	0.5%	M	3,240	3,310	5.4%	3,160	5.2%	5.8%	182	8.3
	AA-5	icot Tama Center	2,840	0.6%	J	3,960	3,960	5.0%	3,950	4.6%	5.2%	201	1.8
	AA-6	A-PLACE Kanayama	6,980	1.4%	V	8,780	8,900	5.1%	8,650	4.9%	5.3%	459	5.3
	AA-7	Osaka Nakanoshima Building	11,100	2.2%	J	16,300	16,500	3.8%	16,100	3.6%	4.0%	680	7.9
	AA-8	icot Omori	5,790	1.1%	J	6,870	6,940	4.3%	6,790	4.1%	4.5%	303	3.9
	AA-9	Market Square Sagamihara	4,820	0.9%	V	5,010	5,030	5.3%	4,980	5.1%	5.5%	264	7.7
	AA-10	Umeda Gate Tower	19,000	3.7%	D	21,400	21,500	3.7%	21,300	3.4%	3.8%	804	2.4
	AA-11	A-PLACE Bashamichi	3,930	0.8%	M	4,740	4,850	4.8%	4,620	4.5%	5.0%	259	10.2
	AA-12	Commercial Mall Hakata	6,100	1.2%	V	6,090	6,110	4.8%	6,060	4.5%	4.9%	297	1.9
	AA-13	EDGE Shinsaibashi	19,800	3.9%	V	21,300	21,700	3.8%	20,900	3.6%	4.0%	855	5.0
44 properties at end of November 2020			**509,185**	**100.0%**	**-**	**606,906**	**616,220**	-	**599,757**	-	-	**22,677**	**(Note 6) 2.0**

(Note 1) Abbreviation represents each appraisal agency as follows J : Japan Real Estate Institute, T : The Tanizawa Sōgō Appraisal, D : Daiwa Real Estate Appraisal Corp., V : Japan Valuers, and M : Morii Appraisal & Investment Consulting.
(Note 2) Calculated based on Direct capitalization method. The figures are rounded to million yen.
(Note 3) Figures provided for Shiodome Building and Ebisu Prime Square are in proportion to our pro rata share of the respective co-ownership interest (35% and 51%, respectively).
(Note 4) Discount rate for icot Nakamozu is 4.7% from 1st to 2nd year, 4.8% from 3th to 7th year and 4.9% from 8th year onwards.
(Note 5) Not listed as we own only the land for Amagasaki Q's MALL (Land).
(Note 6) Calculation is based on the seismic data derived from the "National Seismic Hazard Maps for Japan" publicized by the Headquarters for Earthquake Research Promotion, Ministry of Education, Culture, Sports, Science and Technologies in Dec. 2012. The figures are rounded to the first decimal place. PML for the entire portfolio is based on the "Report of portfolio seismic PML analysis" as of November 2019.

Trend in Cap Rate (Note 1)

Category	Property #	Property name	Acquisition date	Acquisition price (¥mn)	At acquisition	2012.11 (2nd Period)	2013.5 (3rd Period)	2013.11 (4th Period)	2014.5 (5th Period)	2014.11 (6th Period)	2015.5 (7th Period)	2015.11 (8th Period)	2016.5 (9th Period)	2016.11 (10th Period)	2017.5 (11th Period)	2017.11 (12th Period)	2018.5 (13th Period)	2018.11 (14th Period)	2019.5 (15th Period)	2019.11 (16th Period)	2020.5 (17th Period)	2020.11 (18th Period)
UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku (Note 2)	2012/6/13	45,000	3.8%	3.7%	3.7%	3.6%	3.4%	3.3%	3.2%	3.1%	3.1%	3.0%	2.9%	2.8%	2.8%	2.7%	2.7%	2.6%	2.6%	2.6%
	UR-2	Tokyu Plaza Akasaka (Note 2)	2012/6/13	11,450	5.3%	5.3%	5.2%	5.1%	4.9%	4.8%	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%	4.0%	4.1%
	UR-3	Q plaza EBISU	2012/6/13	8,430	4.3%	4.3%	4.2%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.2%	3.2%	3.2%	3.2%
	UR-5	Kyoto Karasuma Parking Building	2012/6/13	8,860	5.7%	5.7%	5.7%	5.6%	5.5%	5.4%	5.3%	5.2%	5.1%	5.0%	4.9%	4.9%	4.9%	4.9%	4.9%	4.8%	4.8%	4.8%
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	2013/12/19	21,330	4.8%	-	-	-	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%	3.9%	3.8%	3.8%	3.8%
	UR-8	A-FLAG SAPPORO	2013/12/19	4,410	6.5%	-	-	-	6.2%	6.0%	6.0%	5.9%	5.8%	5.7%	5.6%	5.5%	5.5%	5.5%	5.5%	5.4%	5.4%	5.4%
	UR-9	A-FLAG SHIBUYA	2013/12/19	6,370	4.8%	-	-	-	4.7%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	4.0%	4.0%	4.0%	3.9%	3.9%	3.9%	3.9%
	UR-10	Q plaza SHINSAIBASHI	2015/12/16	13,350	3.9%	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
	UR-11	A-FLAG KOTTO DORI	2016/12/20	4,370	3.8%	-	-	-	-	-	-	-	-	-	3.6%	3.5%	3.5%	3.5%	3.5%	3.4%	3.4%	3.4%
	UR-12	A-FLAG BIJUTSUKAN DORI	2016/12/2	4,700	3.8%	-	-	-	-	-	-	-	-	-	3.6%	3.6%	3.6%	3.6%	3.6%	3.5%	3.5%	3.5%
	UR-13	A-FLAG DAIKANYAMA WEST	2017/1/6	2,280	4.1%	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
	UR-14	A-FLAG KITA SHINSAIBASHI	2017/12/1	4,725	4.0%	-	-	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%
	UR-15	DECKS Tokyo Beach (Note 2)	2018/1/5	12,740	4.0%	-	-	-	-	-	-	-	-	-	-	-	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
	UR-16	Tokyu Plaza Ginza (Land)(Note 2)	2019/1/10	37,500	2.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6%	2.6%	2.6%	2.6%
	UR-17	Q plaza HARAJUKU (Note 2)	2019/1/10	13,200	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0%	3.0%	3.0%	3.0%
TO TOKYO OFFICE	TO-1	TLC Ebisu Building	2012/6/13	7,400	4.7%	4.7%	4.6%	4.6%	4.5%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%
	TO-2	A-PLACE Ebisu Minami	2012/6/13	9,640	4.6%	4.6%	4.5%	4.5%	4.4%	4.2%	4.1%	4.0%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%
	TO-3	A-PLACE Yoyogi	2012/6/13	4,070	4.6%	4.6%	4.5%	4.6%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
	TO-4	A-PLACE Aoyama	2012/6/13	8,790	4.9%	4.9%	4.9%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	4.0%	4.0%	4.0%	3.9%	3.9%	3.9%
	TO-5	Luogo Shiodome	2012/6/13	4,540	4.5%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.5%	3.5%	3.5%
	TO-6	TAMACHI SQUARE (Land)(Note3)	2012/6/13	2,338	4.4%	-	-	-	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.7%	3.6%	3.5%	3.4%	3.4%	3.4%
	TO-7	A-PLACE Ikebukuro	2012/6/13	3,990	5.1%	5.1%	5.0%	4.9%	4.9%	4.8%	4.6%	4.5%	4.5%	4.4%	4.3%	4.3%	4.2%	4.1%	4.0%	3.9%	3.9%	3.9%
	TO-8	A-PLACE Shinbashi	2013/4/19	5,650	4.7%	-	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.9%	3.9%	3.8%	3.8%	3.7%	3.7%	3.7%
	TO-9	A-PLACE Gotanda	2014/1/10	5,730	4.4%	-	-	-	4.3%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.7%	3.7%	3.6%	3.5%	3.5%	3.5%
	TO-10	A-PLACE Shinagawa	2014/1/10	3,800	4.4%	-	-	-	4.3%	4.2%	4.1%	4.0%	4.0%	3.9%	3.8%	3.8%	3.7%	3.6%	3.5%	3.4%	3.4%	3.4%
	TO-11	OSAKI WIZTOWER	2014/6/24	10,690	4.3%	-	-	-	-	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.3%	3.3%	3.3%
	TO-12	Shiodome Building (Note 4)	2015/1/9	30,300	3.9%	-	-	-	-	-	3.8%	3.8%	3.7%	3.6%	3.5%	3.5%	3.4%	3.4%	3.3%	3.3%	3,3%	3,3%
			2015/12/16	20,400	3.8%	-	-	-	-	-	-	-										
			2016/12/2	20,900	3.6%	-	-	-	-	-	-	-	-	-								
	TO-13	A-PLACE Ebisu Higashi	2015/7/29	7,072	4.1%	-	-	-	-	-	-	4.0%	4.0%	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
	TO-14	A-PLACE Shibuya Konnoh	2015/10/1	4,810	4.0%	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
	TO-15	A-PLACE Gotanda Ekimae	2016/7/1	7,280	4.1%	-	-	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
	TO-16	A-PLACE Shinagawa Higashi	2017/3/16	18,800	4.0%	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.8%	3.8%	3.8%
	TO-17	Ebisu Prime Square (Note 2)	2020/1/10	30,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4%	3.4%
AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	2012/6/13	12,000	5.0%	5.0%	5.0%	4.9%	4.8%	4.8%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.3%	4.3%	4.3%	4.2%	4.2%	4.2%
	AA-2	icot Nakamozu	2012/6/13	8,500	6.0%	6.0%	5.9%	5.8%	5.6%	5.5%	5.4%	5.3%	5.3%	5.2%	5.2%	5.2%	5.1%	5.0%	4.9%	4.8%	4.8%	4.8%
	AA-4	icot Mizonokuchi	2012/6/13	2,710	6.0%	6.0%	6.0%	5.9%	5.8%	5.8%	5.7%	5.6%	5.5%	5.4%	5.4%	5.4%	5.4%	5.5%	5.5%	5.4%	5.4%	5.4%
	AA-5	icot Tama Center	2012/6/13	2,840	6.2%	6.2%	6.2%	6.1%	6.0%	5.9%	5.8%	5.7%	5.6%	5.4%	5.3%	5.2%	5.1%	5.1%	5.1%	5.0%	5.0%	5.0%
	AA-6	A-PLACE Kanayama	2012/6/13	6,980	5.3%	5.3%	5.2%	5.4%	5.4%	5.4%	5.4%	5.3%	5.2%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%
	AA-7	Osaka Nakanoshima Building (Note 5)	2013/1/25	5,250	5.0%	-	5.0%	5.0%	4.9%	4.8%	4.6%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.8%	3.8%
			2014/12/19	5,850	4.8%	-	-	-	-	-												
	AA-8	icot Omori	2013/12/19	5,790	5.1%	-	-	-	5.0%	4.9%	4.8%	4.7%	4.7%	4.7%	4.6%	4.5%	4.4%	4.4%	4.4%	4.3%	4.3%	4.3%
	AA-9	Market Square Sagamihara	2015/1/9	4,820	5.6%	-	-	-	-	-	5.5%	5.4%	5.4%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
	AA-10	Umeda Gate Tower	2016/9/21	19,000	4.0%	-	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
	AA-11	A-PLACE Bashamichi	2016/10/6	3,930	5.1%	-	-	-	-	-	-	-	-	5.0%	4.9%	4.9%	4.9%	4.9%	4.9%	4.8%	4.8%	4.8%
	AA-12	Commercial Mall Hakata	2018/1/5	6,100	4.8%	-	-	-	-	-	-	-	-	-	-	-	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
	AA-13	EDGE Shinsaibashi	2019/1/10	19,800	3.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8%	3.8%	3.8%	3.8%

(Note 1) Calculated based on direct capitalization method.
(Note 2) Figures provided for Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land), Q plaza HARAJUKU and Ebisu Prime Square are calculated in proportion to our pro rata share of the co-ownership interests (75%, 50%, 49%, 30%, 60%, 35% and 51%, respectively).
(Note 3) The acquisition price for TAMACHI SQUARE (Land) represents the acquisition price of the land as of the acquisition date (June 13, 2012).
(Note 4) Regarding Shiodome Building, the first row, the second row and the third row represent the figures for the stake acquired on January 9, 2015, December 16, 2015 and December 2, 2016 (co-ownership of 15%, 10% and 10%, respectively).
(Note 5) Regarding Osaka Nakanoshima Building, the first row represents the figures for the stake acquired on January 25, 2013 and the second row represents the figures for the stake acquired on December 19, 2014 (co-ownership of 50% each).

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

- Although early lease termination in Tokyo Office Properties occurred first, COVID-19 impact on Urban Retail Properties and Activia Account Properties was less significant and the average occupancy rate for the entire portfolio at end of the period resulted in **98.9**%

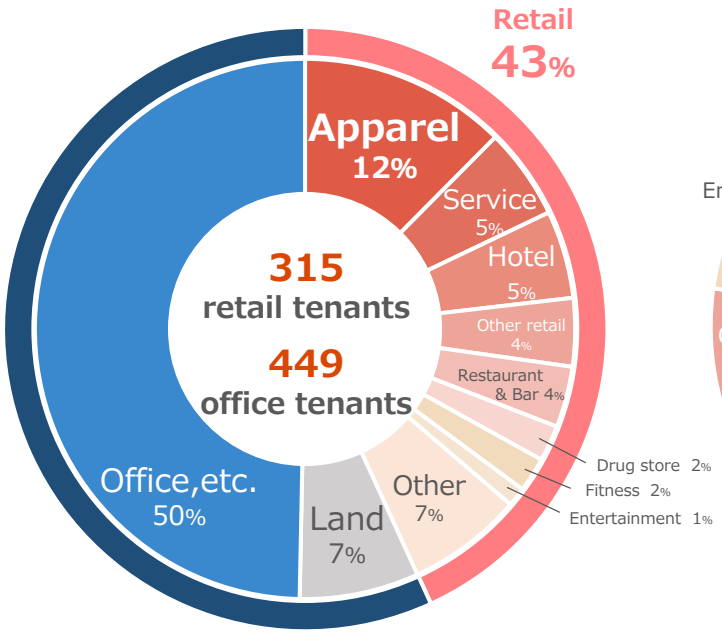
Category	Property #	Property name	2012.11 (2nd Period)	2013.5 (3rd Period)	2013.11 (4th Period)	2014.5 (5th Period)	2014.11 (6th Period)	2015.5 (7th Period)	2015.11 (8th Period)	2016.5 (9th Period)	2016.11 (10th Period)	2017.5 (11th Period)	2017.11 (12th Period)	2018.5 (13th Period)	2018.11 (14th Period)	2019.5 (15th Period)	2019.11 (16th Period)	2020.5 (17th Period)	2020.11 (18th Period)
UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	98.6%
	UR-2	Tokyu Plaza Akasaka	98.5%	98.7%	98.9%	100.0%	100.0%	98.8%	99.9%	100.0%	100.0%	100.0%	99.7%	100.0%	100.0%	100.0%	99.9%	99.2%	97.1%
	UR-3	Q plaza EBISU	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-5	Kyoto Karasuma Parking Building	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	100.0%
	UR-8	A-FLAG SAPPORO	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.3%
	UR-9	A-FLAG SHIBUYA	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-10	Q plaza SHINSAIBASHI	-	-	-	-	-	-	-	88.4%	100.0%	100.0%	100.0%	88.4%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-11	A-FLAG KOTTO DORI	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-12	A-FLAG BIJUTSUKAN DORI	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-13	A-FLAG DAIKANYAMA WEST	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-14	A-FLAG KITA SHINSAIBASHI	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	99.2%	100.0%	100.0%
	UR-15	DECKS Tokyo Beach	-	-	-	-	-	-	-	-	-	-	-	100.0%	99.7%	100.0%	100.0%	99.1%	96.8%
	UR-16	Tokyu Plaza Ginza (Land)	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%
	UR-17	Q plaza HARAJUKU	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%
	UR average rate		99.5%	99.6%	99.1%	99.6%	100.0%	99.8%	100.0%	99.7%	99.4%	99.8%	100.0%	99.7%	100.0%	100.0%	99.8%	99.8%	98.9%
TO TOKYO OFFICE	TO-1	TLC Ebisu Building	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	87.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	93.2%
	TO-2	A-PLACE Ebisu Minami	100.0%	96.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	92.3%
	TO-3	A-PLACE Yoyogi	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-4	A-PLACE Aoyama	86.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-5	Luogo Shiodome	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-6	TAMACHI SQUARE (Land)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-7	A-PLACE Ikebukuro	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-8	A-PLACE Shinbashi	-	84.6%	88.4%	100.0%	100.0%	98.7%	97.8%	100.0%	100.0%	100.0%	100.0%	100.0%	98.7%	98.7%	100.0%	100.0%	100.0%
	TO-9	A-PLACE Gotanda	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	89.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-10	A-PLACE Shinagawa	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-11	OSAKI WIZTOWER	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.7%	100.0%	100.0%
	TO-12	Shiodome Building	-	-	-	-	-	98.2%	93.2%	98.2%	99.4%	99.9%	99.7%	99.9%	100.0%	100.0%	100.0%	100.0%	99.7%
	TO-13	A-PLACE Ebisu Higashi	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-14	A-PLACE Shibuya Konnoh	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-15	A-PLACE Gotanda Ekimae	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%
	TO-16	A-PLACE Shinagawa Higashi	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	TO-18	Ebisu Prime Square	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98.2%	94.2%
	TO average rate		97.4%	97.5%	98.6%	100.0%	100.0%	99.6%	97.5%	99.6%	98.9%	100.0%	99.9%	100.0%	99.9%	99.9%	99.9%	99.7%	97.8%
AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-2	icot Nakamozu	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-4	icot Mizonokuchi	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-5	icot Tama Center	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-6	A-PLACE Kanayama	100.0%	100.0%	98.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.9%	100.0%	100.0%
	AA-7	Osaka Nakanoshima Building	-	99.6%	100.0%	97.3%	98.2%	97.9%	97.9%	100.0%	100.0%	96.9%	100.0%	98.4%	100.0%	99.9%	100.0%	100.0%	100.0%
	AA-8	icot Omori	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-9	Market Square Sagamihara	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-10	Umeda Gate Tower	-	-	-	-	-	-	-	-	93.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-11	A-PLACE Bashamichi	-	-	-	-	-	-	-	-	99.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.3%	100.0%
	AA-12	Commercial Mall Hakata	-	-	-	-	-	-	-	-	-	-	-	97.0%	97.0%	97.0%	95.0%	100.0%	92.7%
	AA-13	EDGE Shinsaibashi	-	-	-	-	-	-	-	-	-	-	-	-	-	90.7%	100.0%	100.0%	100.0%
	AA average		100.0%	100.0%	99.9%	99.8%	99.8%	99.7%	99.7%	100.0%	99.4%	99.6%	100.0%	99.6%	99.8%	99.0%	99.7%	99.9%	99.6%
Total portfolio average			99.4%	99.4%	99.4%	99.8%	99.9%	99.7%	99.2%	99.8%	99.3%	99.8%	100.0%	99.8%	99.9%	99.5%	99.8%	99.8%	98.9%

(Note 1) The occupancy rate refers to the share of the total leased area to the total leasable area of each property at the end of month. The figures are rounded to the first decimal place.
(Note 2) Average rate for each asset category and total portfolio average rate are at the end of respective period. (Assets disposed of during the relevant period are not included)

Overall portfolio by rent and Details of response to COVID-19 ～ Retail tenants ～

By rent (overall portfolio)

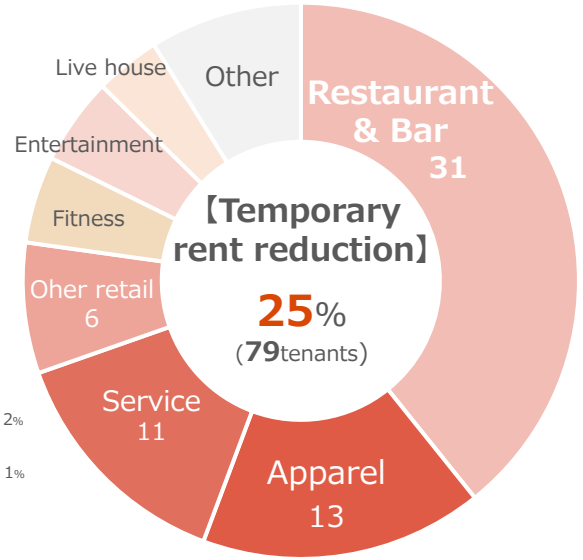
✓ Among **retail tenants** composing **approx. 40%** of all tenants, the most important sector in terms of rent is **apparel**



Tenants less affected by COVID-19 outbreak
57%

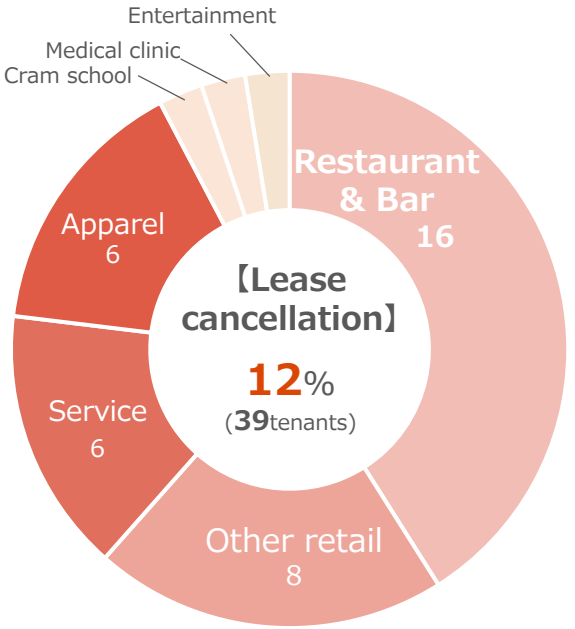
Breakdown of temporary rent reduction

✓ **Most** rent relief requests come from **restaurant & bar** followed by apparel and service



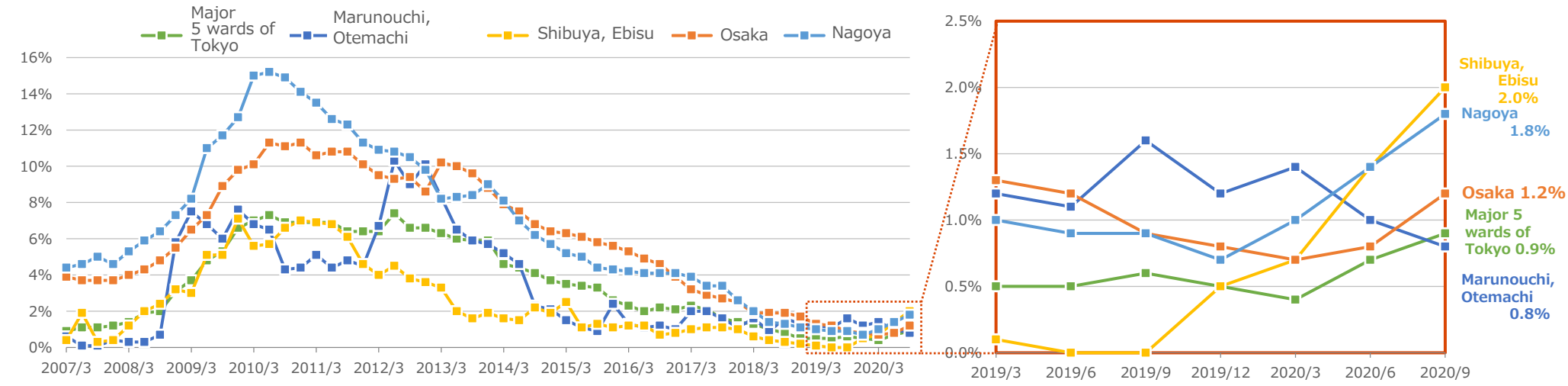
Breakdown of lease cancellation

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

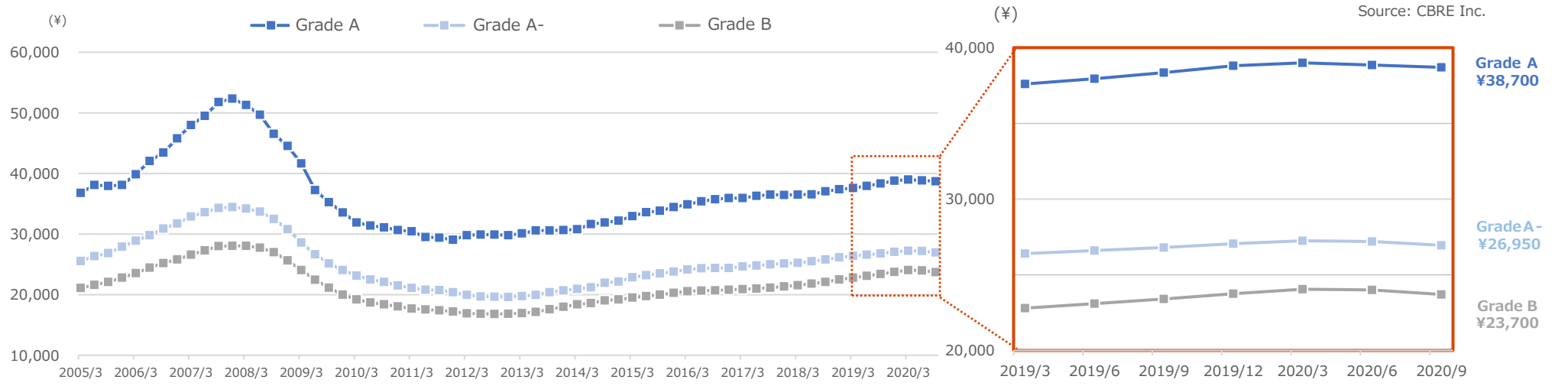


Vacancy Rate by Area and Trends of Average Rent for 23 Wards of Tokyo

Vacancy trend (Q1/2007 – Q3/2020)



Estimated contracted rent average (Q1/2005 – Q3/2020)



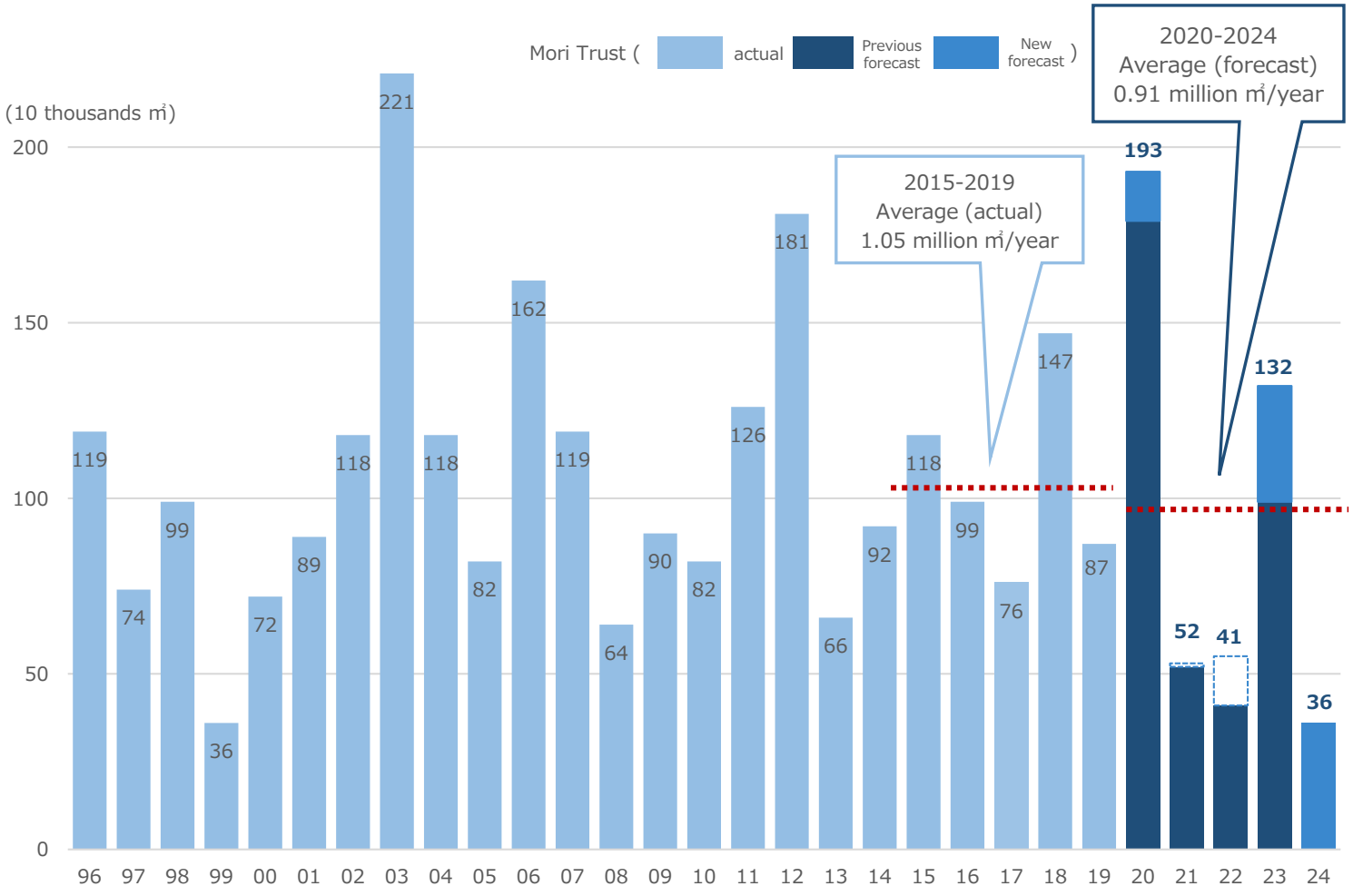
Source: CBRE Inc.

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

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

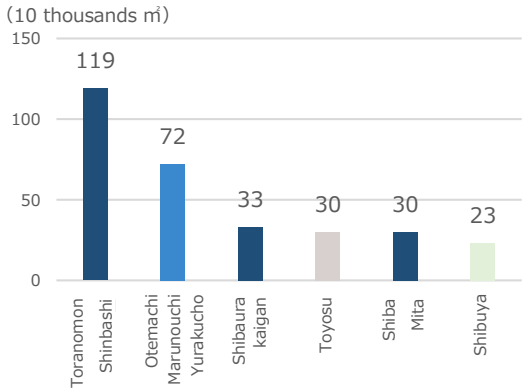
- New report released in June 2020 indicates no significant fluctuation from the previous forecast, and **oversupply trend has not seen**
- Supply forecasted for coming five years is centered mainly in Minato ward (Toranomon, Shinbashi areas, etc.) and Chiyoda ward (Otemachi, Marunouchi, Yurakucho areas, etc.) and **impact on API's management is limited**

Supply trend (1996-2024)

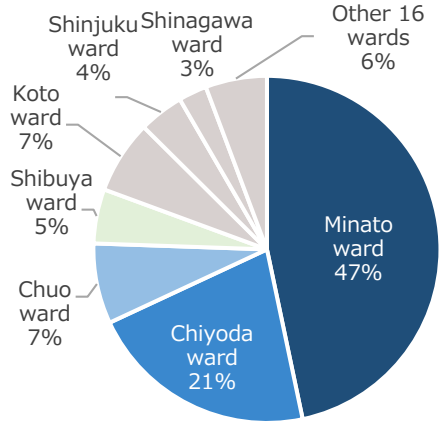


Supply forecast (2020-2024)

Top 5 areas + Shibuya area



By ward

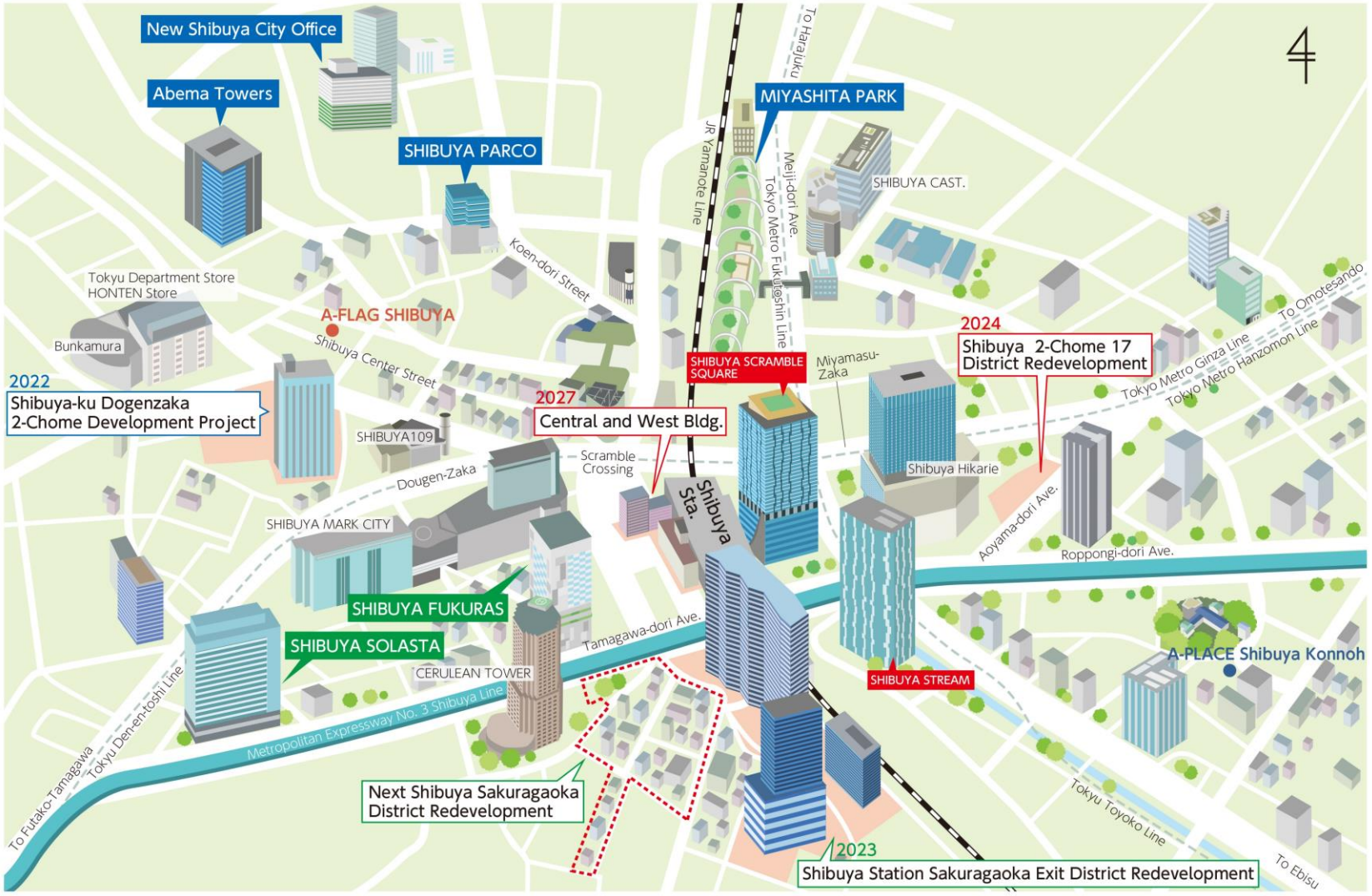


(Note1) "Large-scale office buildings" refers to office buildings with a total office floor area of 10,000 ㎡ or more.

(Note2) The broken lines of new forecast are decrease from the previous forecast.

Development Status of Shibuya Station, Center of the Greater Shibuya ~ Town in Evolution ~

- **MIYASHITA PARK opened in July 2020** will facilitate people's foot traffic from Meiji-dori Ave. to Omotesando area
- **Shibuya station Sakuragaoka exit district** and **Next Shibuya Sakuragaoka district** being redeveloped by our sponsor will **increase further attraction around Shibuya station**

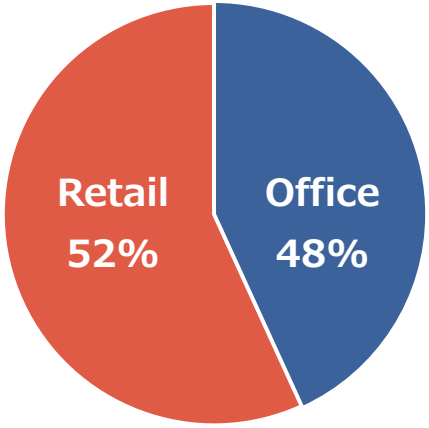


Unit Price Performance and Volume ~ Since June 1, 2020 ~

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

Sponsor Support ~ Sponsor Group's Portfolio and New Projects ~

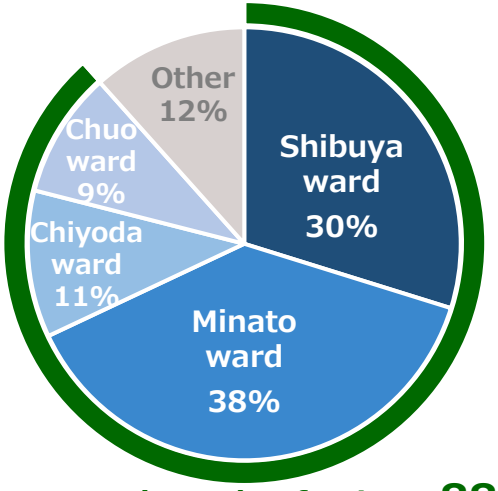
1. Ratio of Office and Retail



(Gross floor area) Office: 7,750 thousand ㎡
Retail : 8,490 thousand ㎡
*As of End of September 2020

2. Major properties held by Group (office and retail)

Offices by area



4 central wards of Tokyo: 88%

Area	# of buildings	Major buildings	GFA (㎡)
Shibuya ward	22	Shibuya Dogenzaka Tokyu Building	13
		ShibuyaMinami Tokyu Building	20
		Shibuya Solasta	44
Minato ward	15	Hamamatsucho Square	24
		Shinagawa Tokyu Building	21
		Shin-Aoyama Tokyu Building	10
Chiyoda ward	6	Sanbancho Tokyu Building	12
		Kasumigaseki Tokyu building	19
		Jinbocho North Tokyu Building	11
Chuo ward	5	Nihombashi Maruzen Tokyu Building	17
		Nihombashi Front	29

Area	# of buildings	Major buildings	GFA (㎡)
Tokyo metro-politan area	25	Tokyu Plaza Kamata	28
		Shibuya BEAM	7
		Northport Mall	141
		Tokyu Plaza Totsuka	12
		Q plaza FUTAKOTAMAGAWA	3
		Q plaza IKEBUKURO	17
Kansai area ・other cities	7	Minoh Q's MALL	30
		Abeno Q's MALL	123
		Morinomiya Q's MALL BASE	25

3. Major development projects

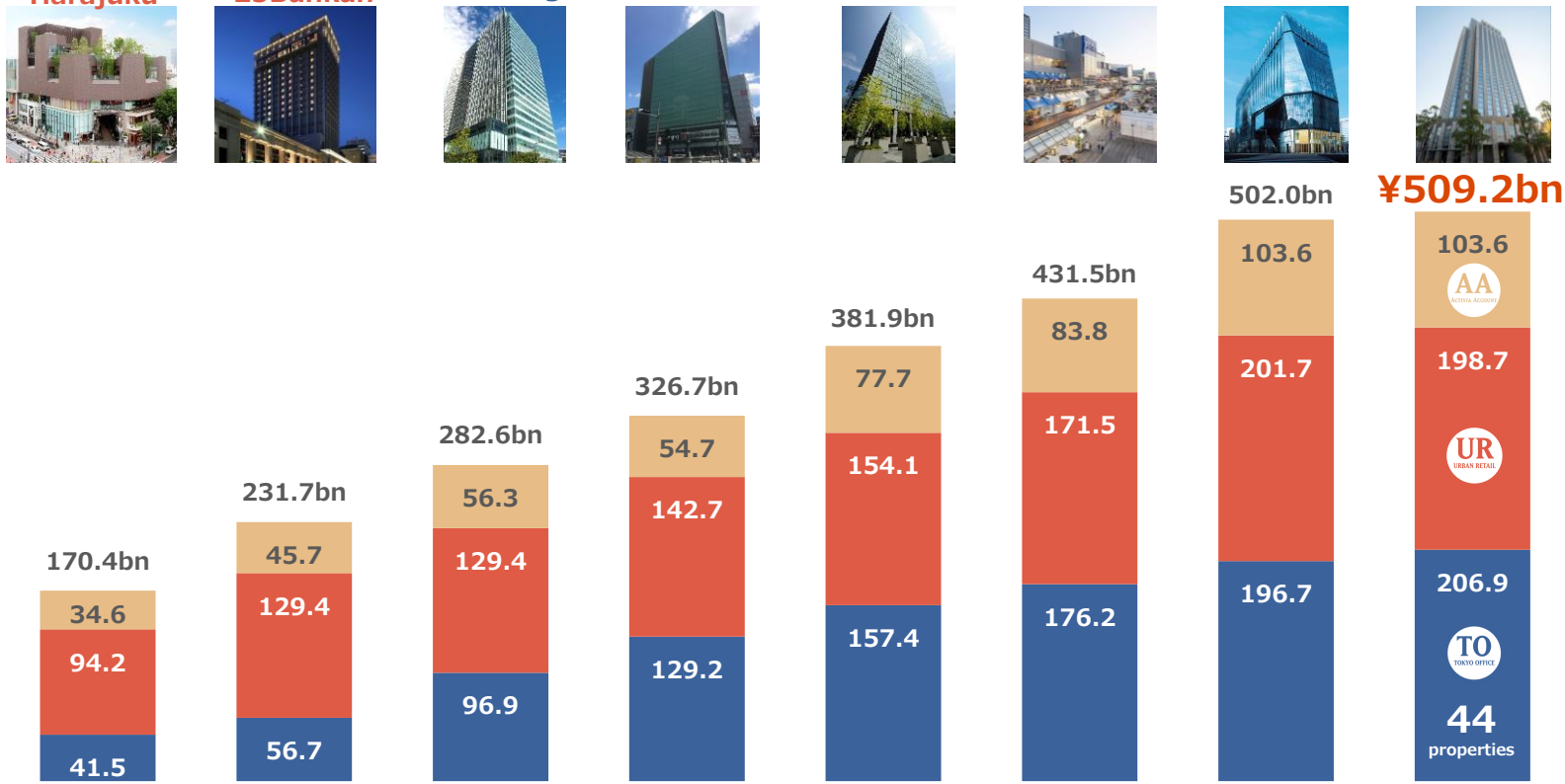
Tokyo Port City Takeshiba
In Minato ward
Completion: May 2020
Office, Retail, Residence
GFA: 201 thousand ㎡

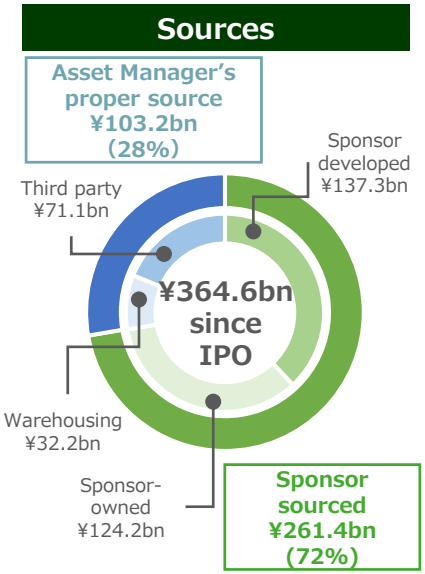
Kudan Minami 1-chome Project (tentative name)
In Chiyoda ward
Completion: July 2022 (plan)
Office, Retail
GFA: 68 thousand ㎡

Shibuya Station Sakuragaoka Exit District Redevelopment Project
In Shibuya ward
Completion: FY2023 (plan)
Office, Retail, Residence
GFA: 255 thousand ㎡

AUM Trend ~ Continual Achievement of External Growth ~

- **AUM continually expanded** through publicly offered equity funding along with rigorous investment focusing on location and quality
- Since IPO, AUM grew **threefold** in 8.5 years to ¥**509.2**bn





Acquisition capacity

Approx. **36.6** bn

(Note) at LTV 50%

71.5%	70.3%	59.3%	54.9%	49.0%	49.7%	48.7%	**47.4%**	Retail
28.5%	29.7%	40.7%	45.1%	51.0%	50.3%	51.3%	**52.6%**	Office
79.7%	80.3%	80.1%	83.2%	80.0%	80.6%	79.4%	**79.7%**	Core asset ratio (UR+TO)

Activia

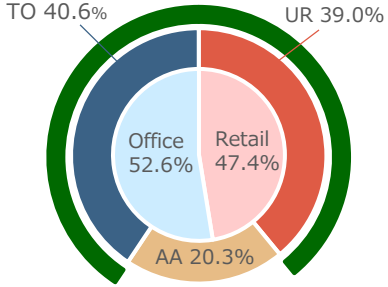
API's Characteristics and Strength

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

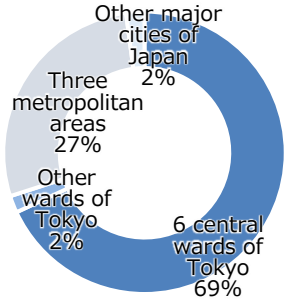
1 Investment target : Retail properties and office properties (Diversified assets)

Asset type	Category	Key properties
Retail properties	UR (Urban Retail properties)	UR-1 Tokyu Plaza Omotesando Harajuku ¥45.0bn
	AA (Activia Account properties)	AA-13 EDGE Shinsaibashi ¥19.8bn
Office properties	TO (Tokyo Office properties)	TO-12 Shiodome Building ¥71.6bn

Investment ratio (by category)



Investment ratio (by area)



Core asset ratio	79.7% (UR+TO)

Asset size	¥509.2bn (Based on acquisition price)

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

TOKYU FUDOSAN HOLDINGS

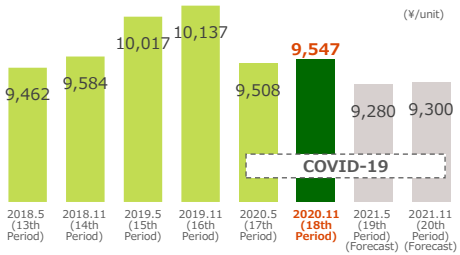
Listed on the 1st section of Tokyo Stock Exchange with security code 3289,
Operating revenue: ¥963.2bn, Operating profit: ¥79.3bn (Result FY2020)

TOKYU LAND CORPORATION

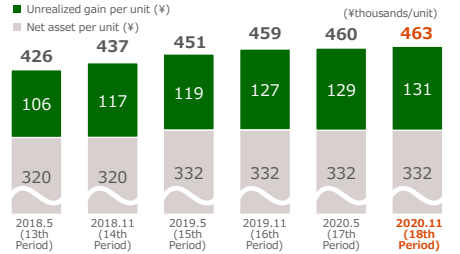
Residence	Hotel	Wellness	Office	Commercial properties	Logistics properties	Renewable energy	Oversea business	Building management	Brokerage	Retail
	TOKYU RESORTS & STAYS	OASIS			TOKYU LAND SC MANAGEMENT CORPORATION			TOKYU COMMUNITY CORP.	VIABLE	TOKYU HANDS

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

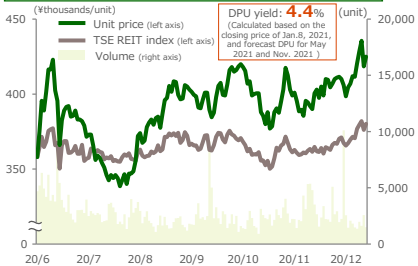
Trend in DPU



Trend in NAV per



Trend in unit price



4 Basic information

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

Activia

Activia's Corporate Philosophy/Basic Policies/Portfolio Composition Policy

1. Corporate Philosophy

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

2. Basic Policies

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

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

3. Portfolio Composition Policy

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

UR URBAN RETAIL

Urban Retail Properties that are easily recognized and located either near major train stations or popular areas in Tokyo, government-designated major cities within Japan's three major metropolitan areas and other major cities in Japan

TO TOKYO OFFICE

Office properties within the 23 wards of Tokyo in areas with a high concentration of offices and located near major train stations

70% or more

AA ACTIVIA ACCOUNT

To enhance the stability and profitability of our portfolio, we rigorously select commercial facilities other than Urban Retail Properties and office building other than Tokyo Office Properties, assessing the attributes and competitiveness of each property

30% or less

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

Organizational Overview of API & TRM

1. Overview of API

Custodian
Sumitomo Mitsui Trust Bank, Limited

Transfer Agent
Sumitomo Mitsui Trust Bank, Limited

General Administrator
Sumitomo Mitsui Trust Bank, Limited

Administrator for Investment Corporation Bonds
MUFG Bank, Ltd.
Sumitomo Mitsui Trust Bank, Limited

Investment Corporation
Activia Properties inc.

Unitholders' meeting

Board of Directors
Executive Director
Kazushi Sato

Supervisory Director
Yonosuke Yamada

Supervisory Director
Yoshinori Ariga

Independent Auditor
Ernst & Young ShinNihon LLC

Asset Manager
TLC REIT Management Inc.

Supporting Companies
- Tokyu Livable, Inc.
- Tokyu community Corporation
- Tokyu Hands, Inc.
- Tokyu Sports Oasis Inc.
- Tokyu Resorts & Stays Co., Ltd.

Sponsor
TOKYU LAND CORPORATION

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

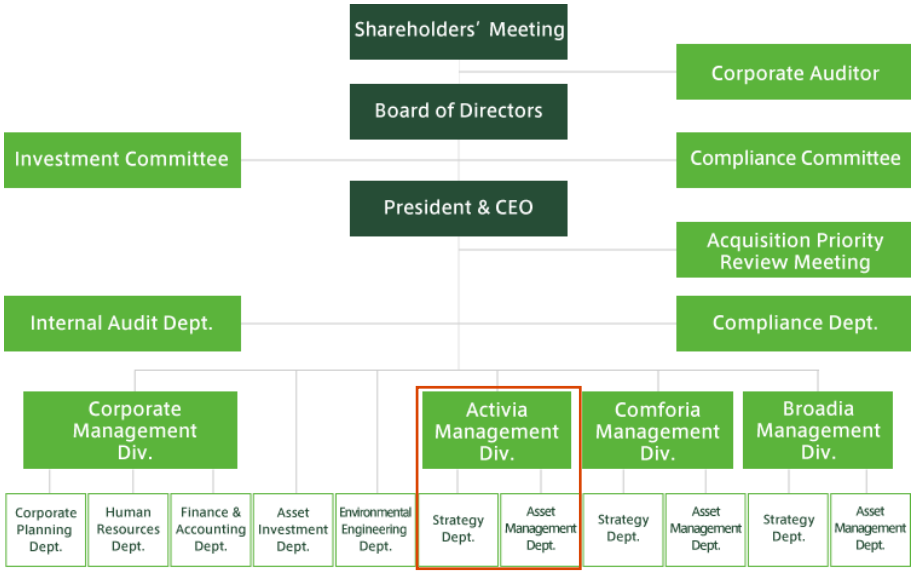
2. Overview of TRM

TLC REIT Management Inc.	
Established on Oct. 2009	
Capital ¥200 million	
Shareholder/Sponsor Tokyu Land Corporation 100%	

Hiroyuki Tohmata
President & CEO

Kazushi Sato
Chief Division Officer of Activia Management Division

Organizational Chart



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

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

Dates indicated in this document may not be business days.

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