



**Activia Properties Inc.**

(Code: 3279/API)



Financial Results Presentation for the 20th Fiscal Period Ended November 2021 – January 2022



**TLC REIT Management Inc.**

## Section1

**1. Executive Summary**

**2. Financial Results & Forecasts**

## Section2

3. Internal Growth

4. External Growth

5. Financial Management & ESG

## Appendix

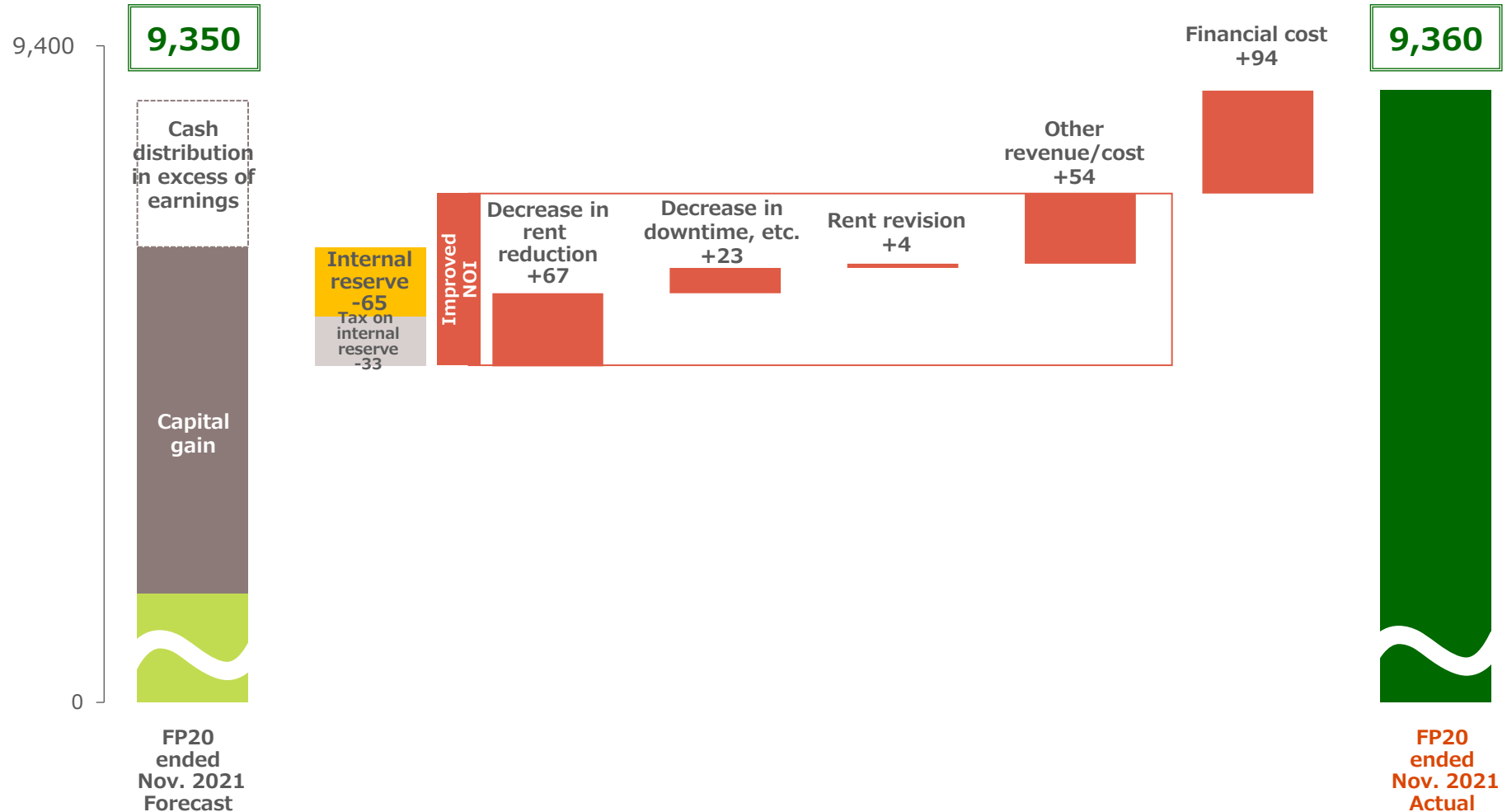
# Executive Summary

- **DPU for FP20 ended Nov. 2021 exceeded the forecast** due to sound management despite ongoing pandemic
- For FP22 ending Nov. 2022 and beyond, **DPU will be kept at ¥9,200 or above, thanks to capital gains and/or other measures, despite major tenant departures**

Results· Forecasts	Actual DPU for FP20 ended Nov. 2021	<b>¥9,360 (up ¥10 vs. previous forecast)</b>
	Forecast DPU for FP21 ending May 2022	<b>¥9,325 (up ¥2 vs. previous forecast)</b>
	Forecast DPU for FP22 ending Nov. 2022	<b>¥9,210 (newly introduced)</b>
External Growth· Asset Disposition	<ul style="list-style-type: none"> <li>• <b>Acquired 4 assets</b> and <b>disposed of 1 asset</b>, utilizing our sponsor's support in connection with a follow-on PO. As a result, profitability of the portfolio improved</li> </ul>	
Office	<ul style="list-style-type: none"> <li>• Occupancy and rent were <b>under pressure</b> as market vacancy rose with prolonged pandemic</li> <li>• Continued <b>leasing strategy</b> prioritizing <b>either rent growth or high occupancy</b> depending on the characteristics of each leasing area</li> </ul>	
Retail	<ul style="list-style-type: none"> <li>• <b>Tenant sales recovery is still at midpoint</b> despite returning traffic to the city area. The number of rent concession requests turned calm.</li> <li>• Achieved <b>tenant replacement without downtime</b> for the street-level areas at our flagship property. <b>Secured stability</b> for hotel assets as we made long-term agreements with operators</li> </ul>	
Finance· ESG	<ul style="list-style-type: none"> <li>• <b>Issued ¥3.9 bn green bond</b> and deepened green finance initiatives</li> <li>• Newly established <b>ESG KPIs</b> to guide and enhance our efforts towards ESG</li> </ul>	
Strategy Towards new growth	<ul style="list-style-type: none"> <li>• <b>[Office]</b> Focus on occupancy improvement for struggling assets. <b>Focus on rent growth</b> if such opportunities are identified among non-struggling assets.</li> <li>• <b>[Retail]</b> <b>Secure stability</b> amid the expectation of substantial economic recovery</li> <li>• <b>[External Growth]</b> Continue asset replacement, <b>aiming to improve profitability and stability of the portfolio</b> in the mid to long term by utilizing our sponsor support. For the time being, capital gains should also help deliver <b>stable DPU</b>.</li> <li>• <b>[Finance Management/ESG]</b> Continue sustainable finance practice / Promote ESG efforts with appropriate KPIs</li> </ul>	

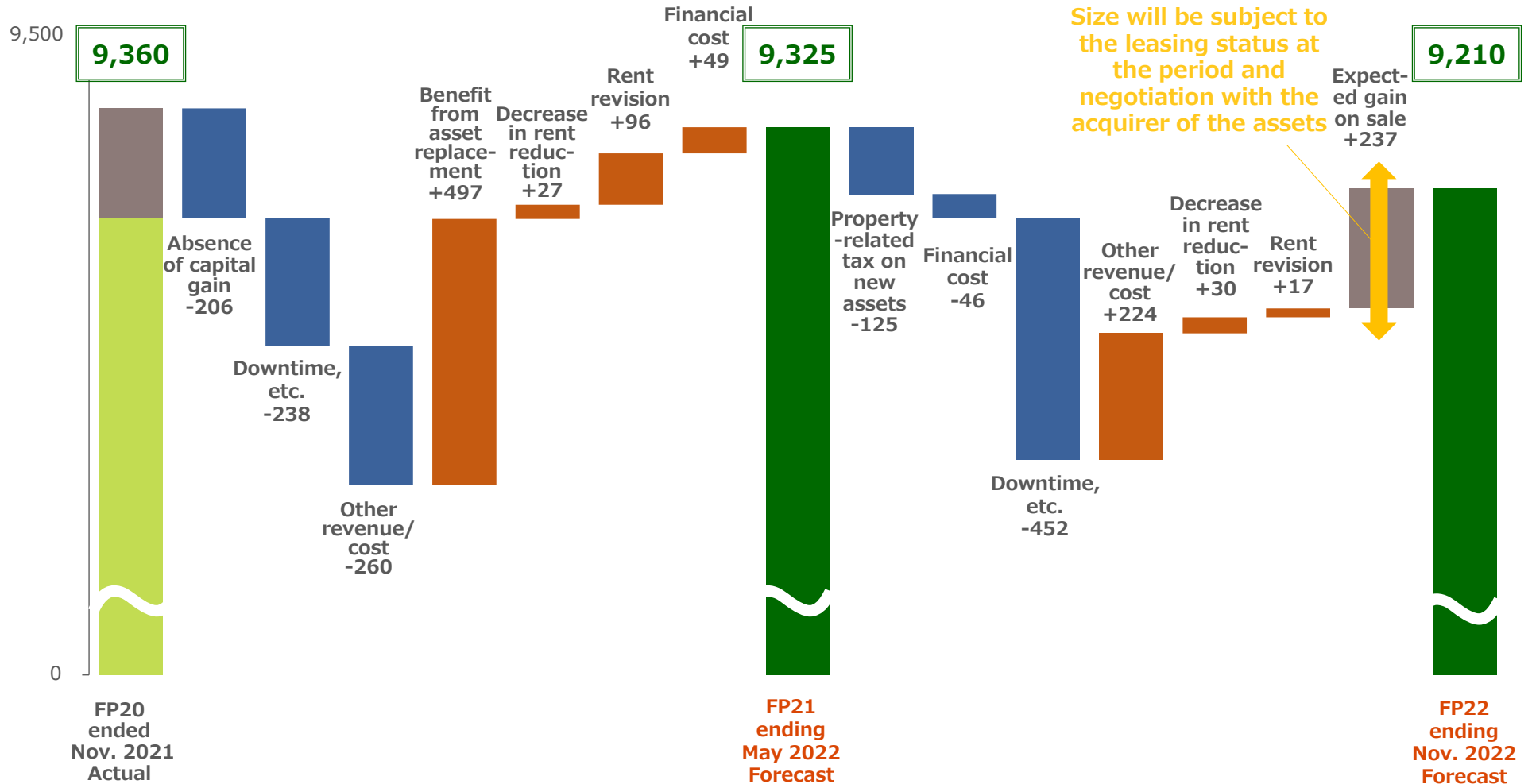
# DPU Summary for FP20 ended November 2021 vs. Forecast

- **Profit exceeded our forecast** due to better-than-expected NOI and lower debt cost, etc.
- We retain a portion of capital gain as an internal reserve to ensure stable cash distribution for the future. Even after these deductions, the DPU for FP20 ended November 2021 turned out to be **¥10 higher than the forecast.**



# Forecast DPU Summary for FP21 ending May 2022 and FP22 ending Nov. 2022

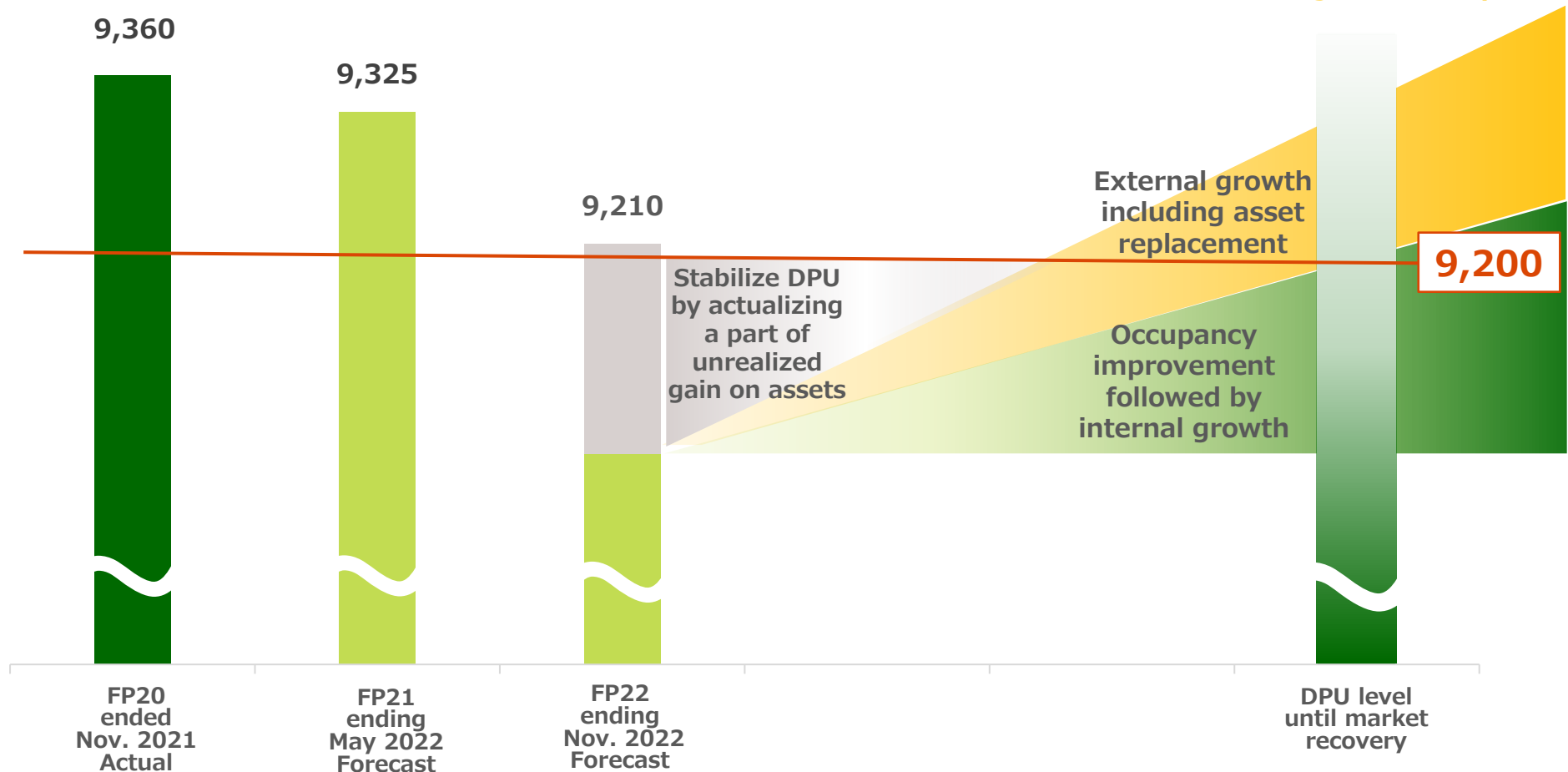
- For FP21 ending May 2022, **the full period contribution from new assets acquired during FP20 will be the major positive**; absence of capital gain and extending downtime will be the major negatives.
- For FP22 ending November 2022, **we strong intend to actualize this forecast DPU level** by managing the size of the capital gain with the acquirer, which will depend upon trading conditions such as the progress of our leasing activities.



# Path to Growth Post Pandemic

- Set a solid base for future DPU growth driven by **profitability improvement through operations** and **qualitative improvement of our portfolio through asset replacements and asset acquisitions**.
- To **secure stable DPU** for the time being, we plan to execute asset replacement and realize a part of the **unrealized gain on the portfolio, which was approximately ¥100 bn as of the end of November 2021**.

Build a more competitive portfolio by asset replacements  
Enhance and stabilize revenue base through asset acquisitions



## Section1

1. Executive Summary
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## **Section2**

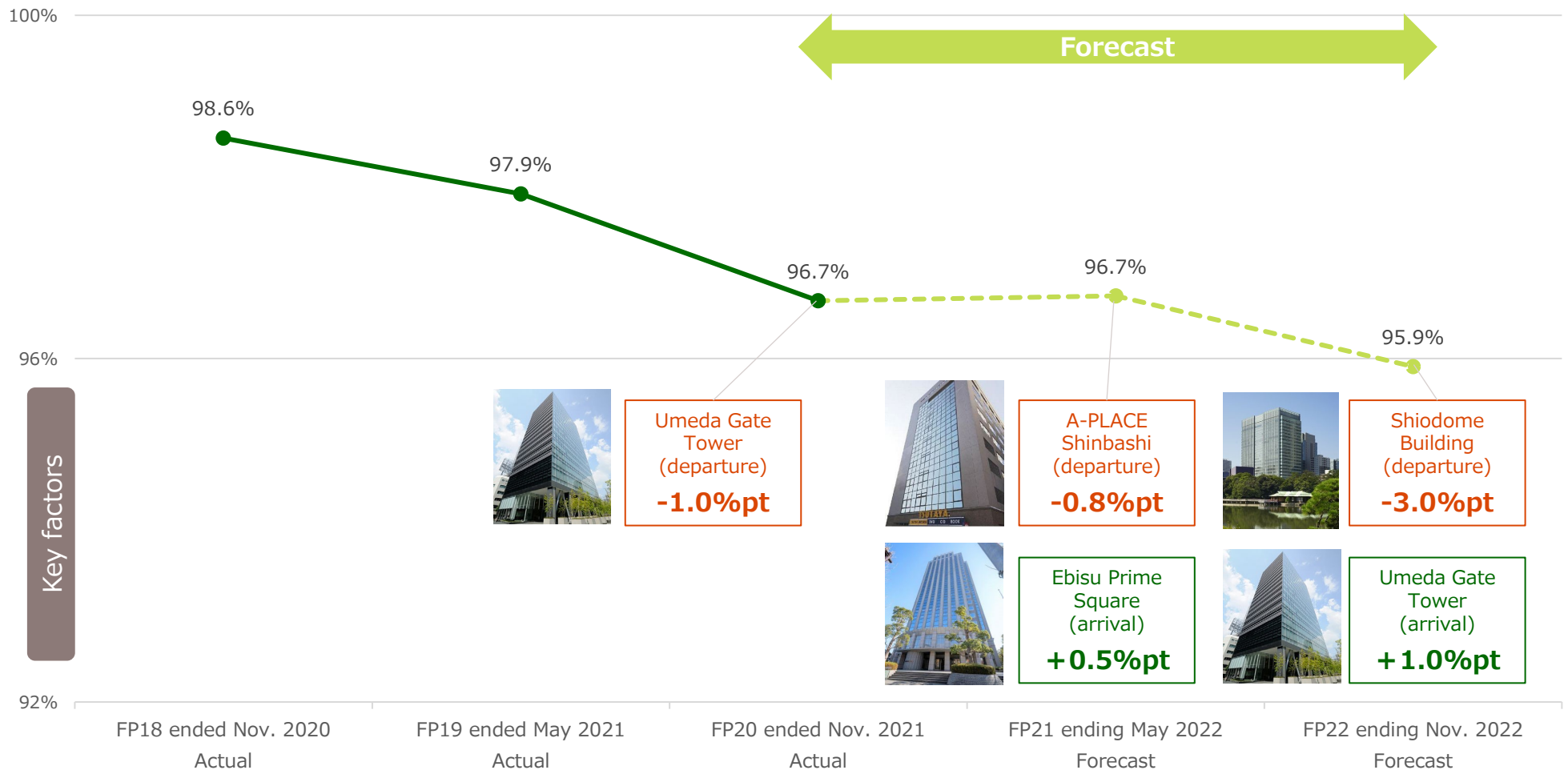
- 3. Internal Growth**
4. External Growth
5. Financial Management & ESG

## **Appendix**

# Office Leasing Status

- Amid prolonging leasing activities, major tenants are going to depart. This is going to put pressure on the occupancy rate.
- We aim to regain occupancy swiftly by focusing on districts with high demand. We also plan to be flexible in leasing conditions for the large vacant spaces that will be generated by major tenant departures.

## 1. Occupancy rate (actual and forecast)





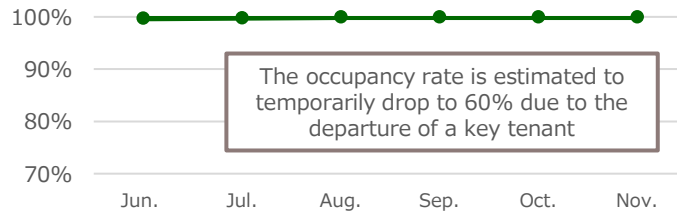
# Leasing Status of Individual Properties

- Shinbashi·Shiodome area remains soft, on the other hand, the greater Shibuya area is now showing rather solid demand
- We aim to improve profitability through flexible leasing approaches suitable to characteristics of each area and property

## TO-12 Shiodome Building



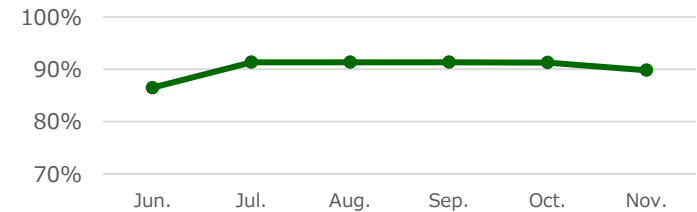
- Aiming for quick recovery by appealing flexible leasing conditions as well as dividing within floors



## TO-18 Ebisu Prime Square



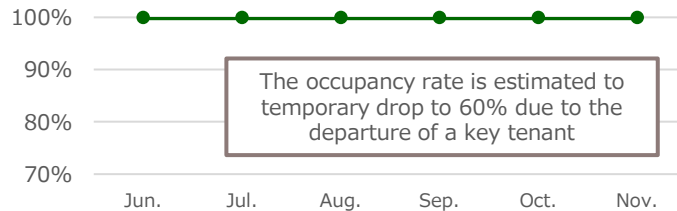
- Occupancy at end of fiscal period rose to 90% as the number of lease cancellations already peaked out
- Try to achieve 100% occupancy as demand is growing thanks to good location and building quality



## TO-8 A-PLACE Shinbashi



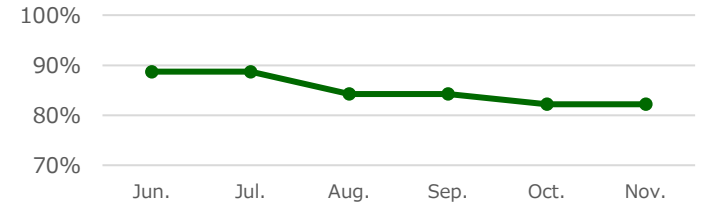
- Leverage locational advantage to accommodate various tenant needs such as office with visitors. However, general demand level in this area is weak



## TO-1 TLC Ebisu Building



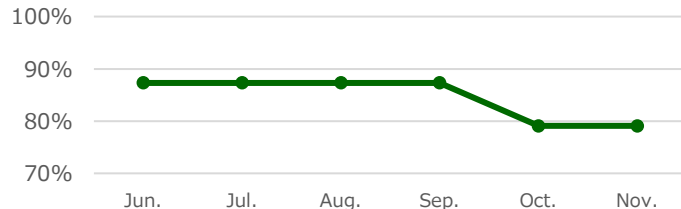
- Occupancy at end of fiscal period slipped to 80% due to several lease cancellations
- Part of vacated spaces is already re-tenanted, and we are trying to backfill the remaining areas quickly



## TO-5 Luogo Shiodome



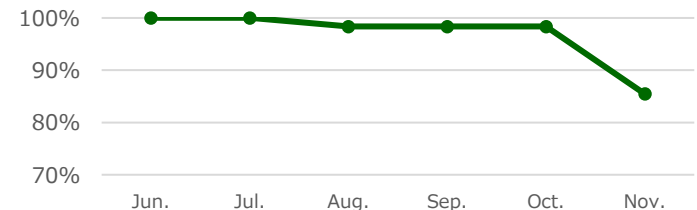
- Occupancy rate slipped to 80% due to several lease cancellations
- Aim to improve occupancy with flexible leasing conditions. General demand level in this area is weak



## AA-10 Umeda Gate Tower



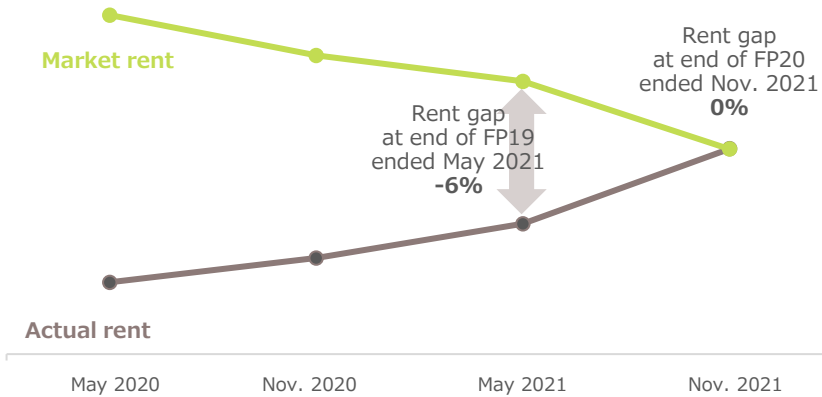
- Occupancy temporarily slipped to 85% as demands from large tenants had saturated for the time being
- We try to complete the rest of the space with higher rent



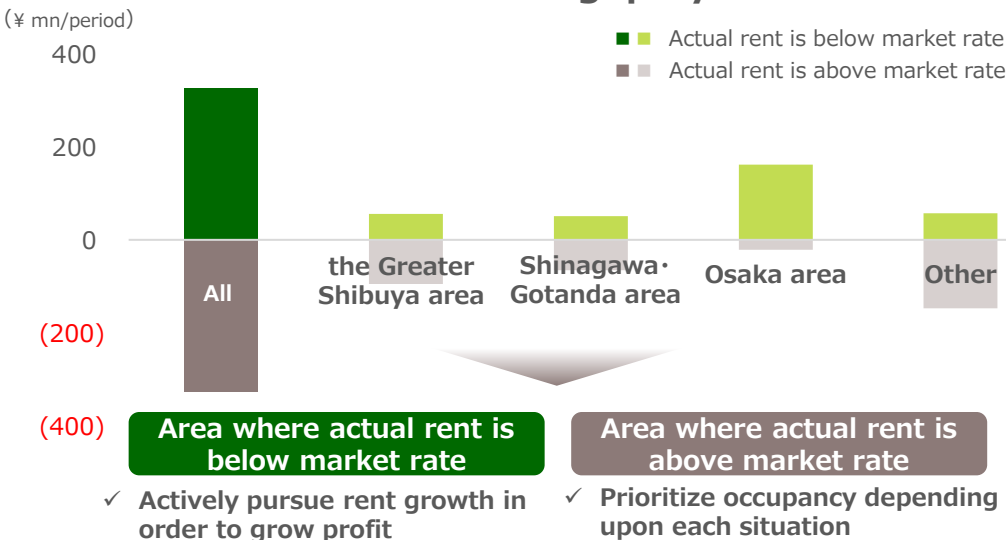
# Office Operational Status

- Actual-to-market rent gap shrunk to zero as actual rent improved and market rent declined
- Leasing strategy will be different depending upon the situation of each property. In certain cases, we go for rent growth and in other cases, we go for occupancy.

## 1. Trend in actual-to-market rent gap



## 2. Actual-to-market rent gap by area



## 3. Cases with upward rent revision and tenant replacement

**TO-10** A-PLACE Shinagawa



<b>Rent increase</b>	<b>Area</b>
<b>+14.3%</b>	<b>100 tsubo</b>

**AA-7** Osaka Nakanoshima Building



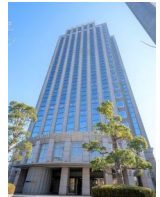
<b>Rent increase</b>	<b>Area</b>
<b>+7.5%</b>	<b>850 tsubo</b>

**TO-9** A-PLACE Gotanda



<b>Down-time</b>	<b>Area</b>
<b>0 months</b>	<b>70 tsubo</b>

**TO-18** Ebisu Prime Square



<b>Down-time</b>	<b>Area</b>
<b>0 months</b>	<b>40 tsubo</b>

## 4. Furnished office space



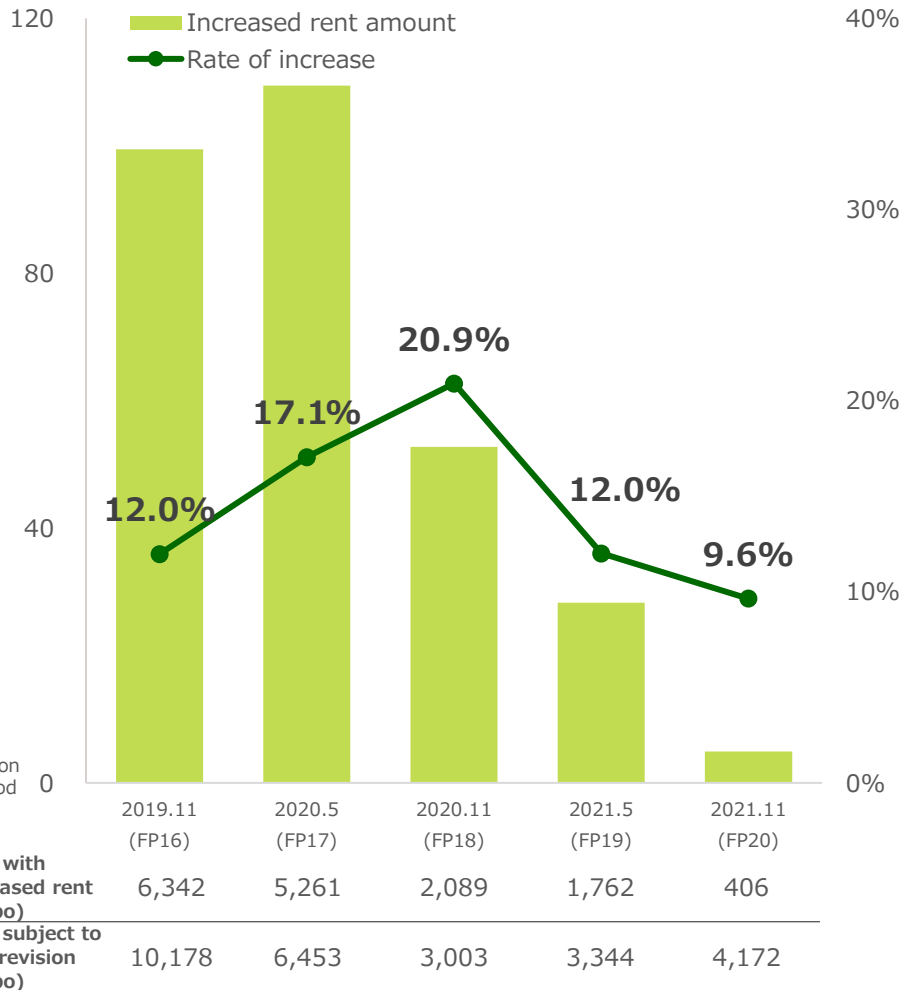
Image for illustration purpose

- Adapting to changing tenant demands, and therefore promoting our leasing initiatives
- Fully furnished office space with flexible lease conditions allow tenants to **reduce relocation cost** and **prompt them to move**
- Will be available at TLC Ebisu Building

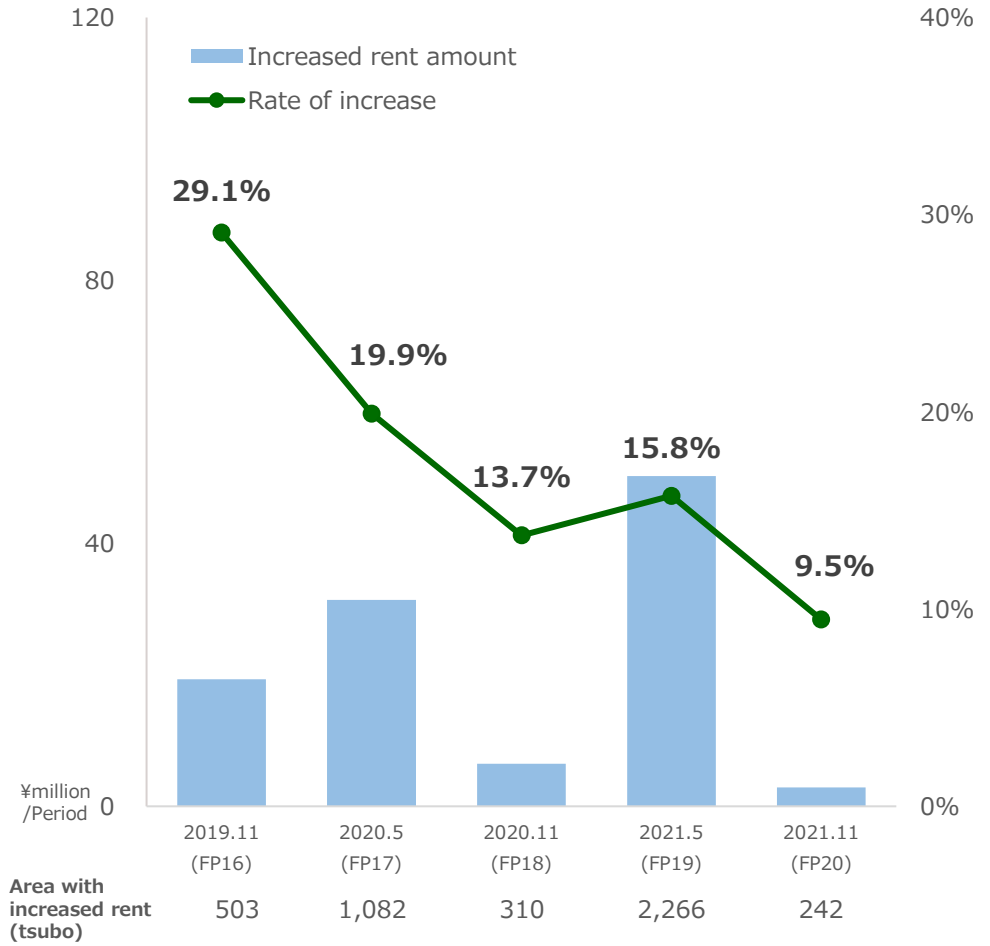
# Status of Tokyo Office Properties

- **Achieved rent growth for some of the spaces where actual rents were lower than market**, even though generally contracts renewed at same rent level
- **Steadily realized rent growth at tenant replacements** although the number of achievements and the rate of increase are limited under a prolonging period of leasing activities

## 1. Rent revision at contract renewals



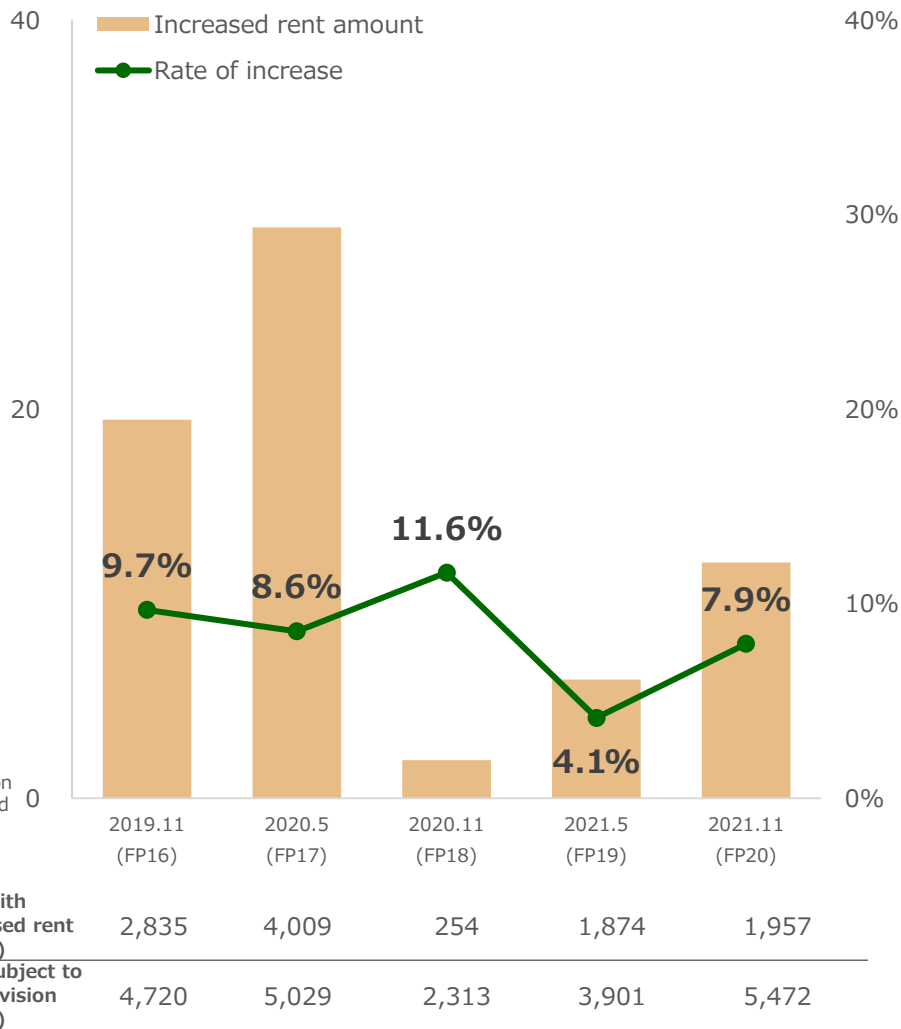
## 2. Tenant replacements



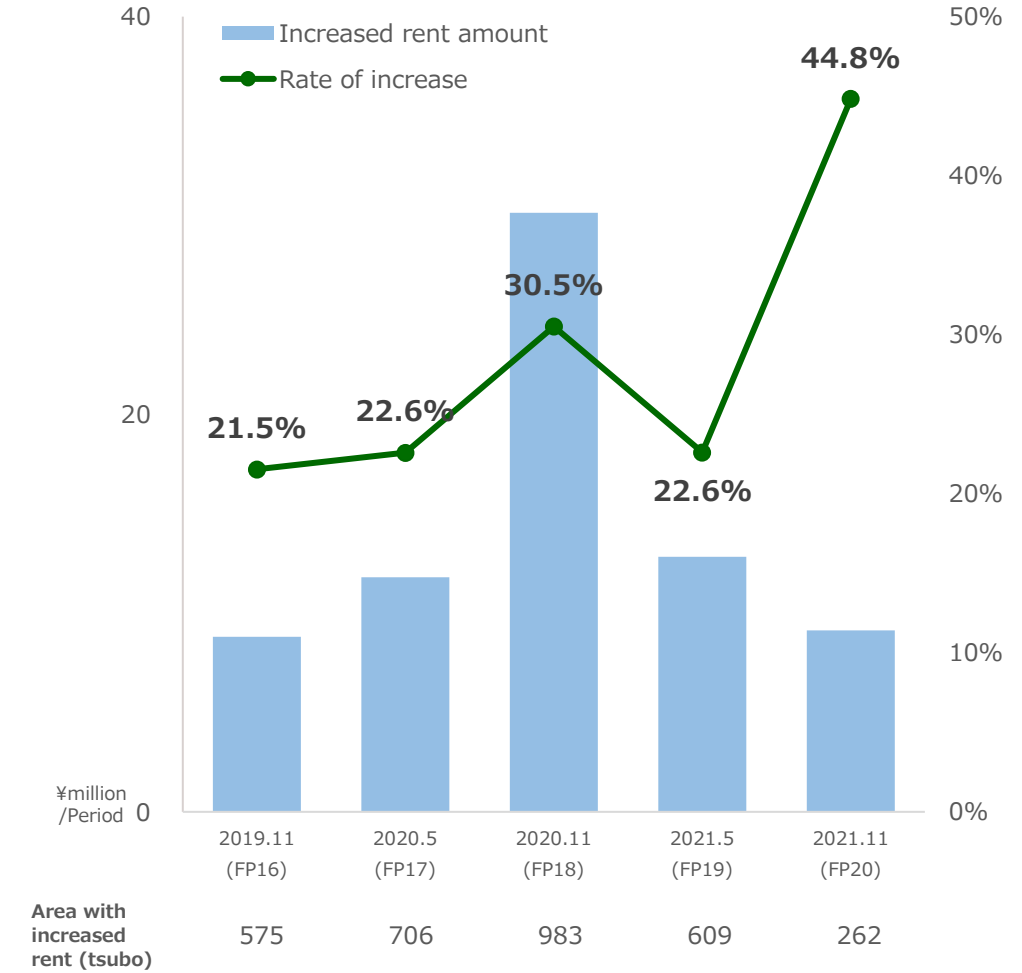
# Status of Activia Account Offices

- **Consistently achieved a solid rent growth** at contract renewals mainly in Osaka area
- The rate of rent increase at tenant replacement **remained at a high level**

## 1. Rent revision at contract renewals



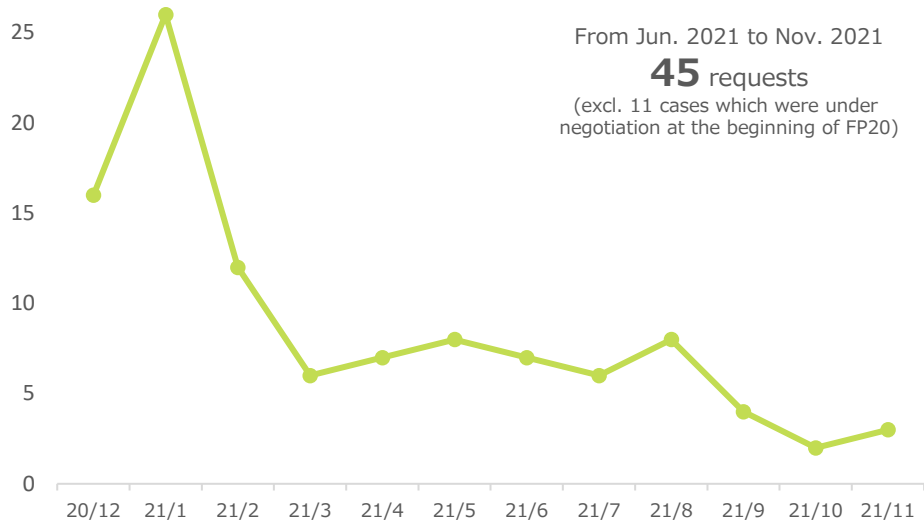
## 2. Tenant replacements



# Rent Concession Requests from Retailers

- Government SOE declaration created some rent concession requests, but the **number of the new requests is falling**
- Nearly 60% of negotiated tenants agreed to **certain additional lease conditions which should later give us internal growth opportunities and / or help us mitigate underlying risks**

## 1. Trend in number of rent concession requests



## 2. Additional lease conditions

### Opportunity for internal growth

#### 1 Rent increase after the rent concessions 6 tenants

- Lost revenue due to reduced rent may get retrieved in some cases

#### 2 Sales-linked rent newly applied /breakpoint change 35 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

Nearly 60% of tenants with rent concessions agreed to additional lease conditions

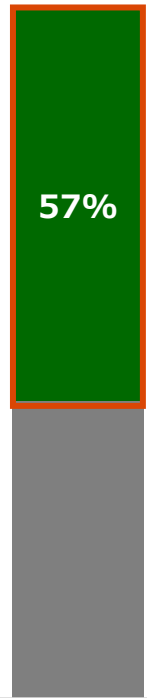
### Mitigation of underlying risks

#### 3 Extension of non-cancellable period 32 tenants

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

#### 4 Lease renewal 31 tenants

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



Reduction agreed

### Negotiation results from Jun. 2021 to Nov. 2021

	# of requests		# of tenants
Temporary rent reduction	41	➔	<b>Reduction agreed</b> 27
Lease cancellation	14		No reduction 8
Payment deferral	1		Under negotiation 6

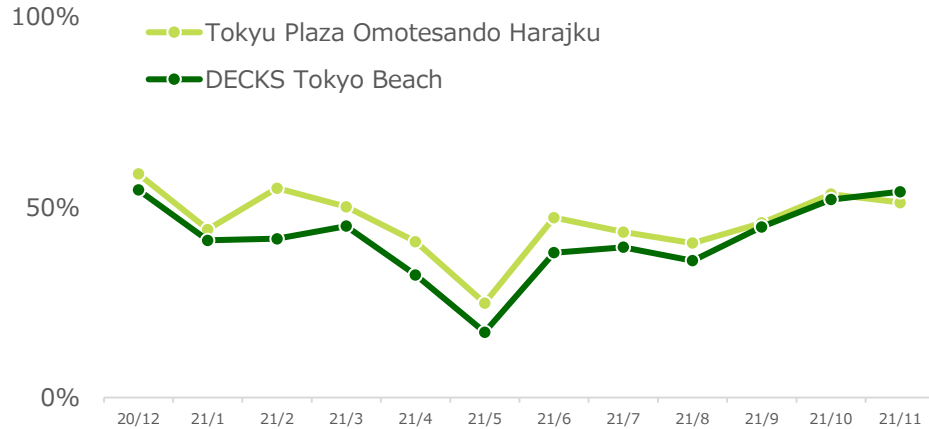
**Temporary rent reduction :** Respond individually considering tenant industry and circumstances

**Lease cancellation :** Impact is not material as cancelled tenants are relatively small business establishments

# Status of Retail Tenants

- After state of emergency lifted, tenant sales is recovering but not yet in full scale. Properties in good locations **had shown good leasing outcome** as tenants are **steadily motivated to move in** those properties
- **High stability is secured** as most of the retail tenants concluded fixed-term contracts with us and the lease expiry periods are well diversified

## 1. Sales trend in UR properties (vs. two years ago)



## 2. Tenant replacement

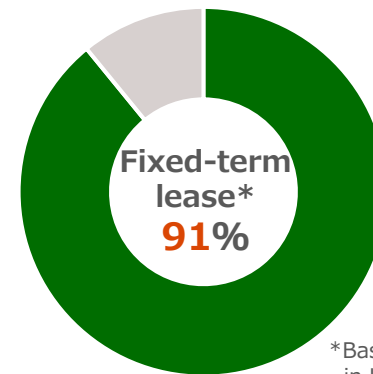
### UR-1 Tokyu Plaza Omotesando Harajuku



- Adidas’s new store offers a new retail experience with exclusive services available only in this space in Japan, including sneaker cleaning service
- Lease contract is long and fixed term for all three street-level stores, including Adidas, which provides **high stability**

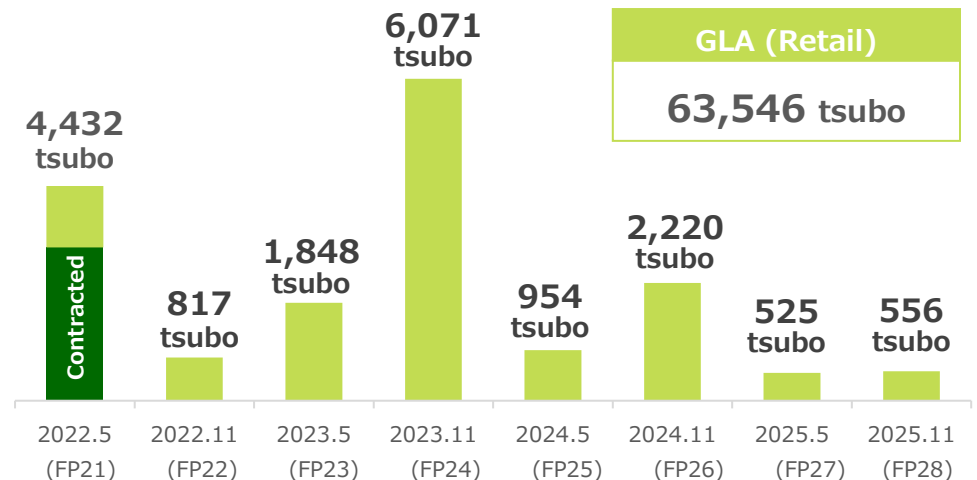


## 3. Fixed-term lease ratio



\*Based on the total fixed rents in UR and AA retail properties

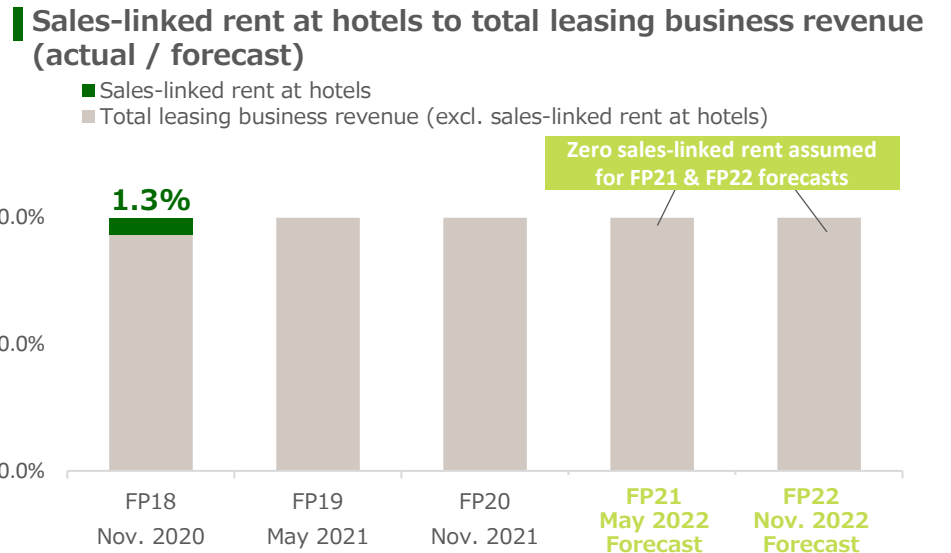
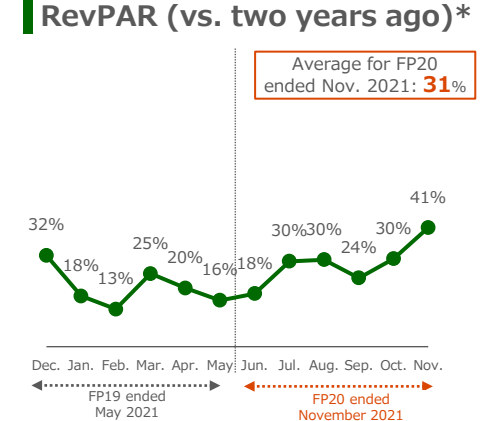
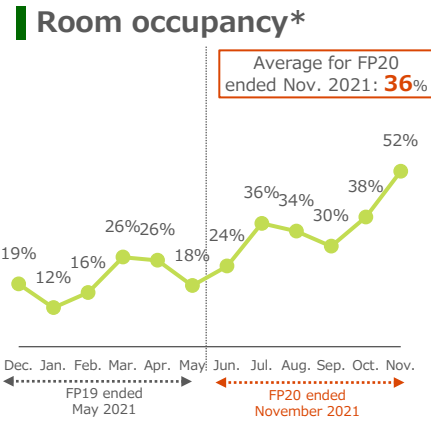
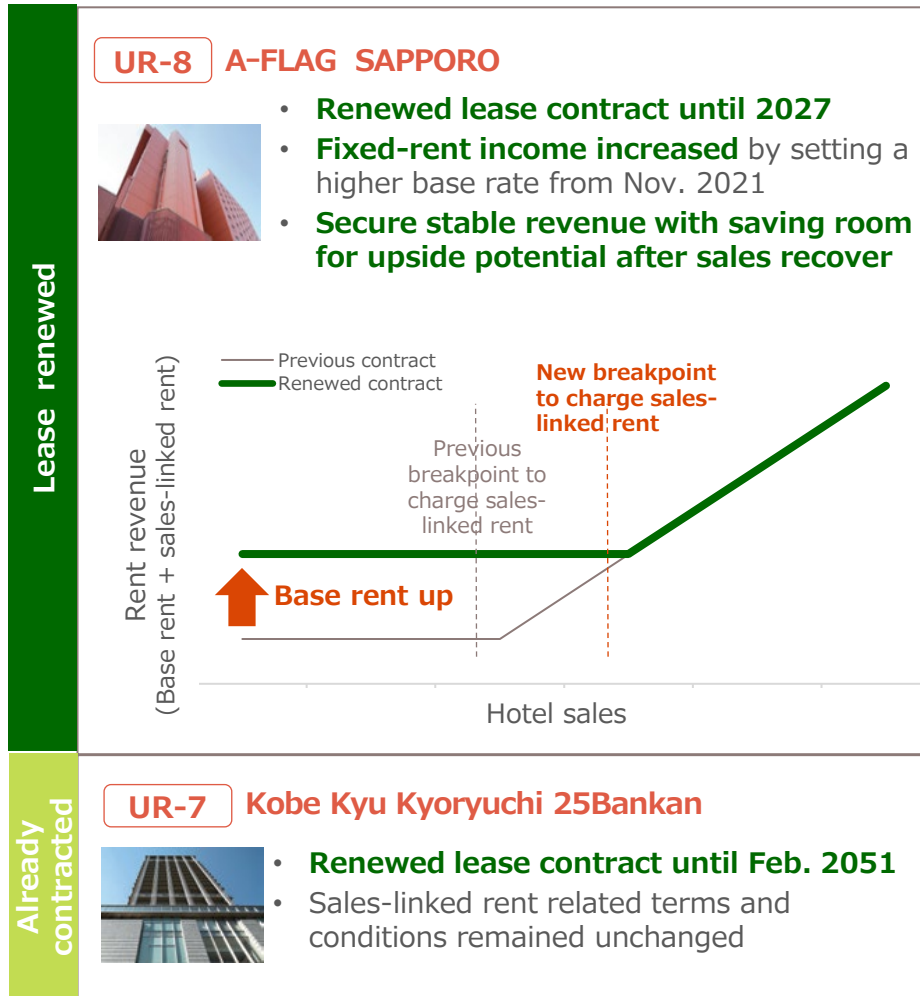
## 4. Lease expiry diversification



# Status of Hotels

- **Stability secured** backed by **long- and fixed-term lease concluded** with the operators
- **Sales-linked rent at hotels represents a small portion but is an element of upside potential when sales recovers**  
Zero sales-linked rent is assumed for FPs ending May 2022 and November 2022 forecasts

## 1. Overview of hotel contracts





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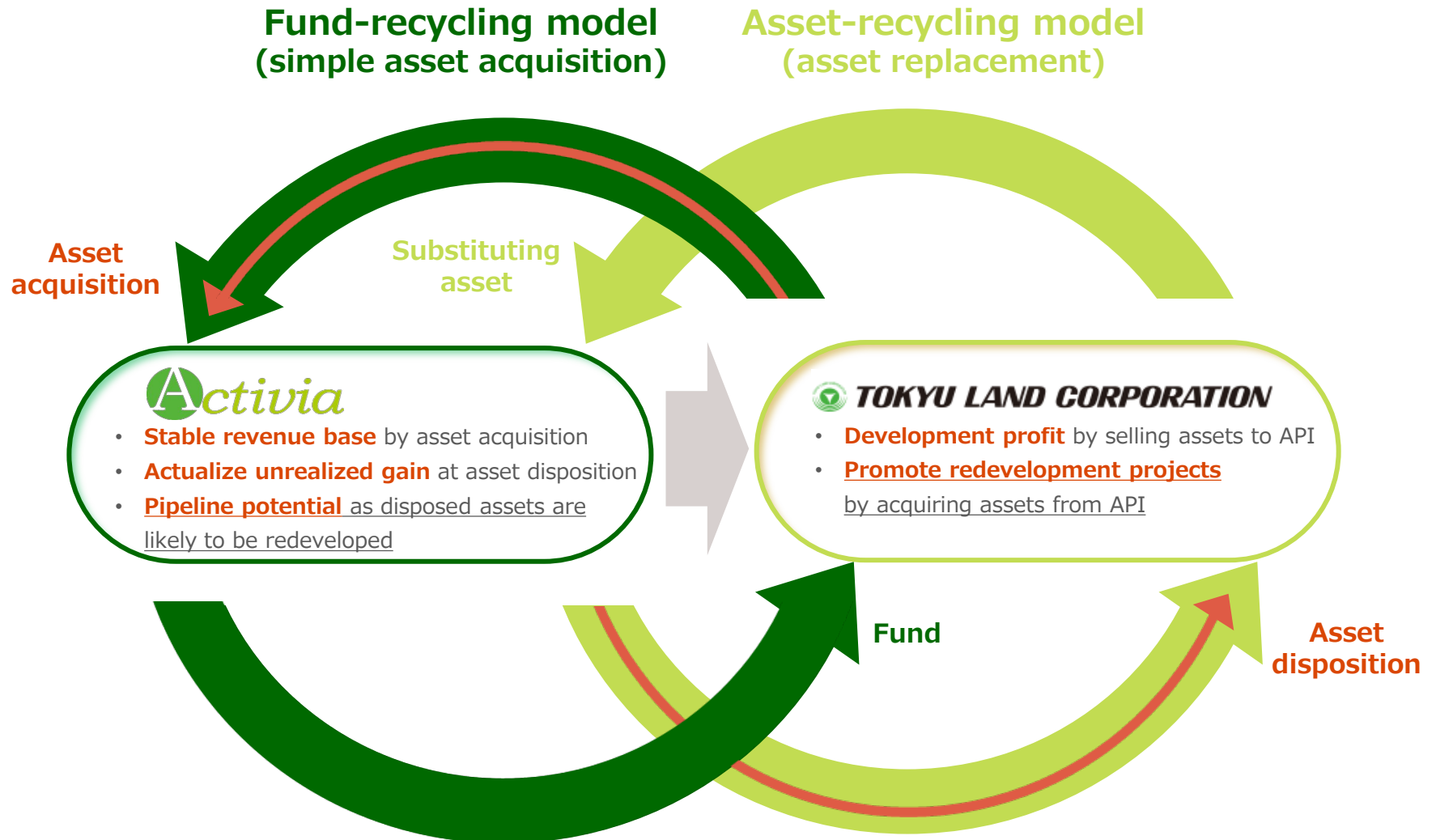
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**Appendix**



# Utilization of Sponsor Support

- Combined strategy of **fund-recycling model** and **asset-recycling model** for our external growth
- **Support from our sponsor as a real estate developer** allowing our **portfolio enhancement and qualitative improvement in the medium- to long-term**



# Asset Acquisition and Replacement through a Public Offering

- Acquired **one property with secured stability in a prime location** and **three office properties in our focused investment areas** leveraging our sponsor's support
- **Mitigated downside risk** by **qualitative improvement of portfolio** through acquisition of assets having stability and growth potential

## 1. 7th follow-on Public Offering

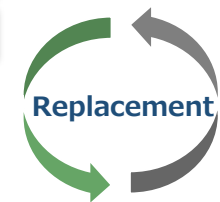
Total acquisition price ¥ <b>50.3</b> bn	NOI yield after depreciation <b>3.5%</b> ↔ <b>1.7%</b> (Avg. of 4 acquired assets) (Disposed asset)	Capital raised ¥ <b>23.3</b> bn	Total asset LTV <b>46.5%</b> → <b>46.0%</b> (End of May 2021) (End of Nov. 2021)
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### Acquired assets

Stable revenue	Growth potential
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TO-21 Prime location Sponsor sourced	TO-20 Focused investment area Sponsor sourced	TO-22 Focused investment area Sponsor sourced	TO-19 Focused investment area Sponsor sourced
			
<b>Q plaza Shinjuku-3chome</b>	<b>Meguro Tokyu Building</b>	<b>A-PLACE Shibuya Nampeidai</b>	<b>A-PLACE Tamachi East</b>

### Disposed asset



**Tokyu Plaza Akasaka**  
(50% co-ownership interest)

Acquisition/disposition date	Sep. 10, 2021 (excluding A-PLACE Tamachi East, acquired on Oct. 29, 2021)
Acquisition/disposition price	¥50,300 mn

Acquisition/disposition date	Oct. 29, 2021
Acquisition/disposition price	¥11,450 mn

# Acquisition / Disposition Policy

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

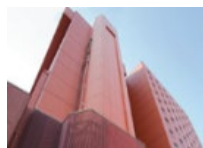
## 1. Acquisition criteria

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

- Stable revenue such as **long and fixed-term contract**



Q plaza Shinjuku-3chome



A-FLAG SAPPORO



Kyoto Karasuma Parking Building

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



Meguro Tokyu Building



A-PLACE Shibuya Nampoedai



A-PLACE Tamachi East

## 2. Disposition criteria

1) Profitability	<ul style="list-style-type: none"> <li>• Properties with relatively low yield and limited upside potential</li> </ul>
2) Building age	<ul style="list-style-type: none"> <li>• Properties requiring a large amount of cash in future for maintenance and capital expenditures, etc.</li> </ul>
3) Competitive -ness	<ul style="list-style-type: none"> <li>• Properties with a risk of significant rent decrease, long-term vacancy, etc.</li> </ul>
Disposition method	<ul style="list-style-type: none"> <li>• <b>Asset replacement in principle</b> to improve portfolio profitability</li> <li>• Deliver stable DPU through methods such as <b>asset disposition over multiple fiscal periods and internal reserves</b></li> </ul>
Disposition size	<ul style="list-style-type: none"> <li>• Up to several billions of yen/period (Disposition over multiple fiscal periods is an option)</li> <li>• Unrealized gain to total appraisal value of assets at end of Nov. 2021 is <b>18%</b> (<b>47 properties/total unrealized gain of ¥100 bn</b>)</li> </ul>
Buyers	<ul style="list-style-type: none"> <li>• Assets where profitability improvement by redevelopment can be expected                             <ul style="list-style-type: none"> <li>➤ Dispose to our sponsor and <b>acquire opportunity for external growth after redevelopment</b></li> </ul> </li> <li>• Assets where profitability improvement by redevelopment cannot be expected                             <ul style="list-style-type: none"> <li>➤ Disposition to third parties is an option</li> </ul> </li> </ul>

# Sponsor Pipeline

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

## 1. Principle sponsor pipeline

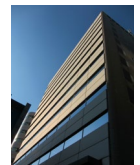
### Office (greater Shibuya area)



**Shibuya Square A/B**  
Dogenzaka, Shibuya Ward  
Completed: Mar. 2004  
Leasable area: approx. 7k m<sup>2</sup>/1.4k m<sup>2</sup>



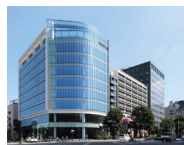
**Shibuya Minami Tokyu Building**  
Shibuya, Shibuya Ward  
Completed: Jan. 2005  
Leasable area: 14k m<sup>2</sup>



**Shibuya Dogenzaka Tokyu Building**  
Dogenzaka, Shibuya Ward  
Completed: Dec. 1983  
Leasable area: approx. 9k m<sup>2</sup>



**Shibuya Center Place**  
Dogenzaka, Shibuya Ward  
Built: Nov. 1983/Remodeled: Feb. 2011  
Leasable area: 5k m<sup>2</sup>



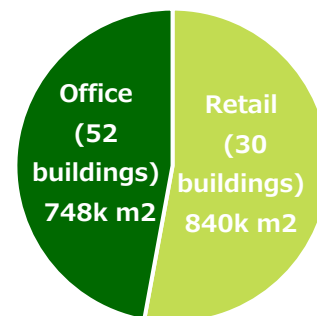
**SPLINE Aoyama Tokyu Building**  
Minami Aoyama, Minato Ward  
Completed: Jun. 2012  
Leasable area: 5k m<sup>2</sup>



**Minamiaoyama Tokyu Building**  
Minamiaoyama, Minato-ku  
Completed: Jun. 2008  
Leasable area: 9k m<sup>2</sup>

Currently held by sponsor

**82** buildings with GFA of **1,588k** square meters (As of Sep. 2021)



### Retail



**Tokyu Plaza Kamata**  
Nishi Kamata, Ota Ward  
Number of stores: 130  
Leasable area: 17k m<sup>2</sup>



**North Port Mall**  
Tsuzuki Ward, Yokohama  
Number of stores: 120  
Leasable area: 56k m<sup>2</sup>



**Abeno Q's Mall**  
Abeno Ward, Osaka  
Number of stores: 240  
Leasable area: 69k m<sup>2</sup>

### Office (other metropolitan area)



**Nihonbashi Maruzen Tokyu Building**  
Nihonbashi, Chuo Ward  
Completed: Nov. 2006  
Leasable area: 12k m<sup>2</sup>



**Kasumigaseki Tokyu Building**  
Kasumigaseki, Chiyoda Ward  
Completed: Nov. 2010  
Leasable area: 12k m<sup>2</sup>



**Ichibancho Tokyu Building**  
Ichibancho, Chiyoda Ward  
Completed: Sep. 2002/Remodeled: Mar. 2015  
Leasable area: 14k m<sup>2</sup>

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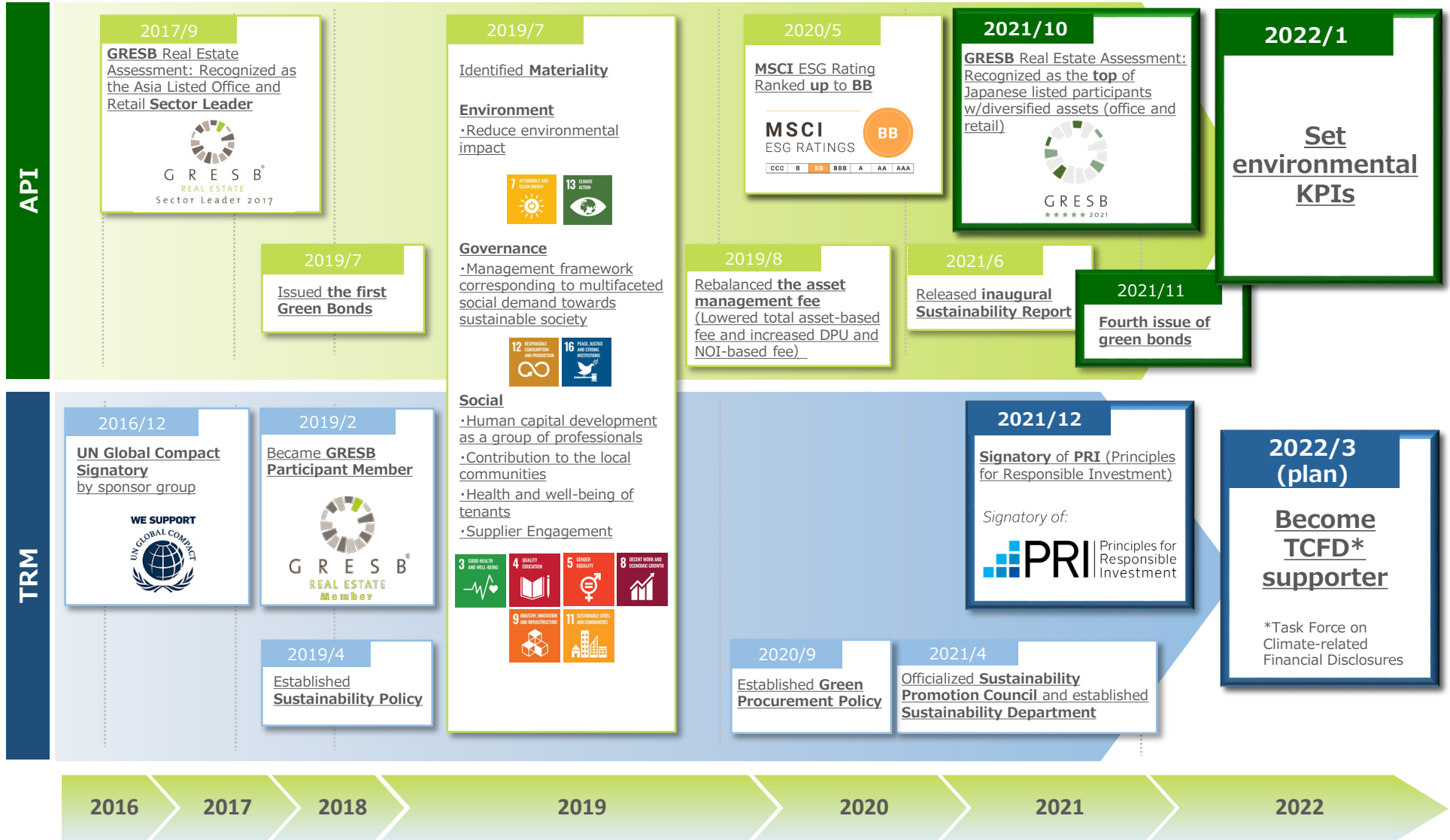
3. Internal Growth
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## **5. Financial Management & ESG**

## Appendix


# Initiatives for ESG ~ Our Initiatives at a glance ~

- Actively promoted ESG efforts such as continuous participation to GRESB as well as issuance of Green Bonds
- Became a **signatory** to **PRI** as an asset manager in December 2021 and plan to **support TCFD** in March 2022



# Initiatives for ESG ~ Environment: Setting KPIs ~

- **Set KPIs** to translate our environmental policy aligned with our Materiality into concrete initiatives
- **Accelerate** and **deepen** initiatives to achieve performance targets

	Materiality	Policy	KPI
PE	<p><b>Reduce environmental impact</b> Relevant SDGs</p>  <p>7.3 By 2030, double the global rate of improvement in energy efficiency 12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse 12.8 By 2030, ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature</p>	<p><b>Response to climate change</b></p> <p>Energy use: Medium- to long-term target of 1% average annual reduction in energy use intensity Energy-related CO2 emissions: Medium- to long-term target of 1% annual average reduction in greenhouse gas emissions intensity</p> <p>Water conservation: Medium- to long-term target of 0.5% average annual reduction in water use intensity</p> <p>Waste generation: Medium- to long-term target of 0.5% average annual reduction in waste intensity</p>	<p><b>Renewable Energy Procurement</b></p> <ul style="list-style-type: none"> <li>• <b>Accelerate procurement of renewable energy</b> (Plan to set up the KPI by July 2022 after cost estimation)</li> <li>• <b>Reduce CO2 emissions through renewable energy</b></li> </ul>
			<p><b>Portfolio Greening</b></p> <ul style="list-style-type: none"> <li>• <b>70% or more green-certified assets by 2030</b></li> <li>• <b>Promote green leases for 100%</b> of new contracts</li> </ul>
			<p><b>Sustainable Finance</b></p> <ul style="list-style-type: none"> <li>• <b>100% green bonds</b> for new issues of <b>investment corporation bonds*</b></li> <li>• Consider diversification of sustainable finance methods</li> </ul>

\* Based on the issuance within current framework

# Initiatives for ESG ~ Environment : Adoption of Renewable Energy

- **Renewable energy adoption will start** with four properties from the period ending in May 2022
- **Adoption to the entire portfolio** will be promoted after close examination of associated costs, with careful attention to unitholder value.

## 1. Renewable energy adoption

- ✓ **Scheduled transition to renewable electricity in four buildings** from **the period ending in May 2022**

Sponsor co-owned

Other



Tokyu Plaza  
Omotesando Harajuku

DECKS Tokyo  
Beach

Q plaza  
HARAJUKU

Shiodome  
Building

### Estimated impact on portfolio's environmental performance

\*based on FY2020 performance

CO2 emissions **23%** less

Use of renewable electricity **21%** more

- ✓ Three buildings co-owned with our sponsor will use renewable electricity generated by **Sponsor group**



Electricity retailer・Wholesaler of Tokyu Group

Contract



東急不動産の再生可能エネルギー事業 [リエネ]

Retail

## 2. Sponsor's initiatives

- Tokyu Land Corporation started renewable energy business (solar, wind, etc.) in 2014
- Has joined **RE100\*** in 2019 as a first Japanese real estate developer
- Frontloaded the initial target year of 2050 to **2025** to achieve RE100 by completing transition to renewable electricity to be used in all properties

\*RE100 is a global initiative bringing together the world's most influential businesses committed to 100% renewable electricity.

### Sponsor's renewable energy business

**ReENE**

東急不動産の再生可能エネルギー事業 [リエネ]

Number of projects

**70**

Rated capacity

**1,253MW**

Equivalent to power consumed by approx.

**520k households**

(As of November 30, 2021)



Wind energy plant in Hokkaido



Photovoltaic power plant in Chiba



# Initiatives for ESG ~ Environment : Green building certificates, etc. ~

## 1. Green certifications (As of the end of November 2021)

### GRESB Real Estate Assessment

**Global rating**  
 5 stars for **four consecutive years**  
**Top** among Japanese listed participants w/diversified assets (office/retail)

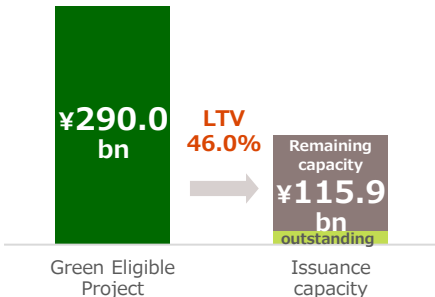
**Disclosure**  
 Highest A rank for **four consecutive years**

### Green-certified assets

Newly certified **3** properties  
 Green-certified assets **29** properties  
 GFA **65%**

## 2. Green bonds

Outstanding **¥17.4bn**  
 Remaining capacity **¥115.9bn**  
 (As of November 30, 2021)



## 3. Green leases (green clauses in lease contracts)

New leases contracted in FP ended Nov. 2021 **62**  
 Green lease ratio **100%**

- ✓ All new lease contracts concluded during FP ended November 2021 include **Green clauses**
- ✓ Reinforce environmental efforts **in collaboration with tenants**

## 4. Measures taken at properties

### UR-1 Tokyu Plaza Omotesando Harajuku

- ✓ **Compost raw garbage** generated in restaurants
- ✓ Manure will be utilized for **strawberry plants** in rooftop garden on the premises. Strawberries will be used in the dishes in restaurants
- ✓ Participating in a project to collect and recycle **plastic materials** in retail facilities in Tokyo
- ✓ Verifying **recycle system** for packaging waste from clothing/apparel shops



### TO-2 A-PLACE Ebisu Minami

- ✓ **Interior greening** by planting moss with deodorant and temperature adjustment feature



### TO-3 A-PLACE Yoyogi

- ✓ Conversion to **LED lighting** in **dedicated lease area** at the time of the tenant replacements



# 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

### Donation through regional revitalization support tax system by our asset manager

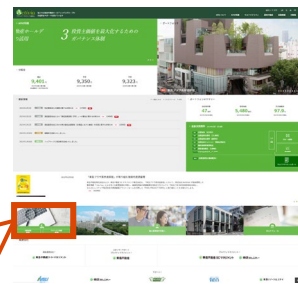
- Made a second donation following last year to the fundraising program to **support medical staff** and to **set up medical infrastructure** in Hokkaido where A-FLAG SAPPORO is located
- **Contributed to regional communities** through donation



## 2. For investors

### J-REIT glossary on API website

- Glossaries for J-REITs in general and API-specific vocabularies are posted on our **website** (Japanese only)



## 3. Measures taken at properties

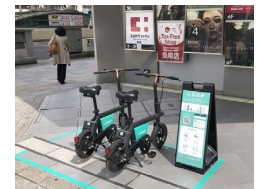
### Perks for tenant employees working in API's office properties

- Various perks for tenant employees such as discount coupon for our **sponsor group's** commercial facilities and hotels
- Tenants can **enhance employee benefits** which represents an opportunity for API to be tenants' first choice



### Shared bicycles (Tokyu Plaza Omotesando Harajuku, Q plaza SHINSAIBASHI, Q plaza HARAJUKU, A-PLACE Shibuya Konoh)

- For **an electric bicycle-sharing program**, docking stations are installed at four properties
- Support a **sustainable** public transportation





### Food trucks (A-PLACE Aoyama)

- Demand for food takeout on the rise during COVID-19
- Contributes to **improved tenant satisfaction**, as there are few restaurants in the neighborhood

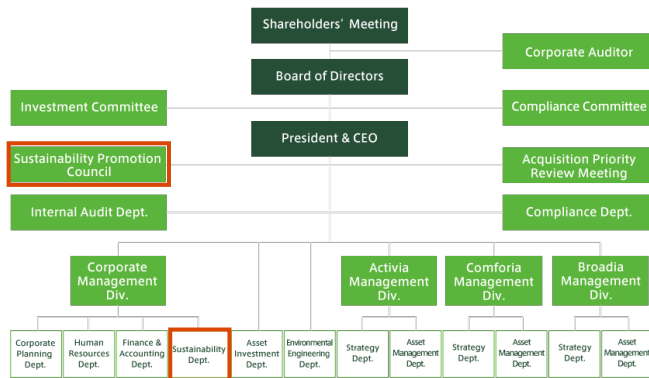


# Initiatives for ESG ~ Governance ~

<b>G (Governance)</b>	<p><b>API's Materiality (core issues)</b></p> <ul style="list-style-type: none"> <li>Management framework corresponding to multifaceted social demand towards sustainable society</li> </ul>	<p><b>Related SDG targets</b></p> <div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;">    </div> <div> <p>12.8 By 2030, ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature</p> <p>16.7 Ensure responsive, inclusive, participatory and representative decision-making at all levels</p> </div> </div>
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## 1. Organizational change to strengthen our approach to the sustainability initiatives

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



## 2. Performance-based asset management fee

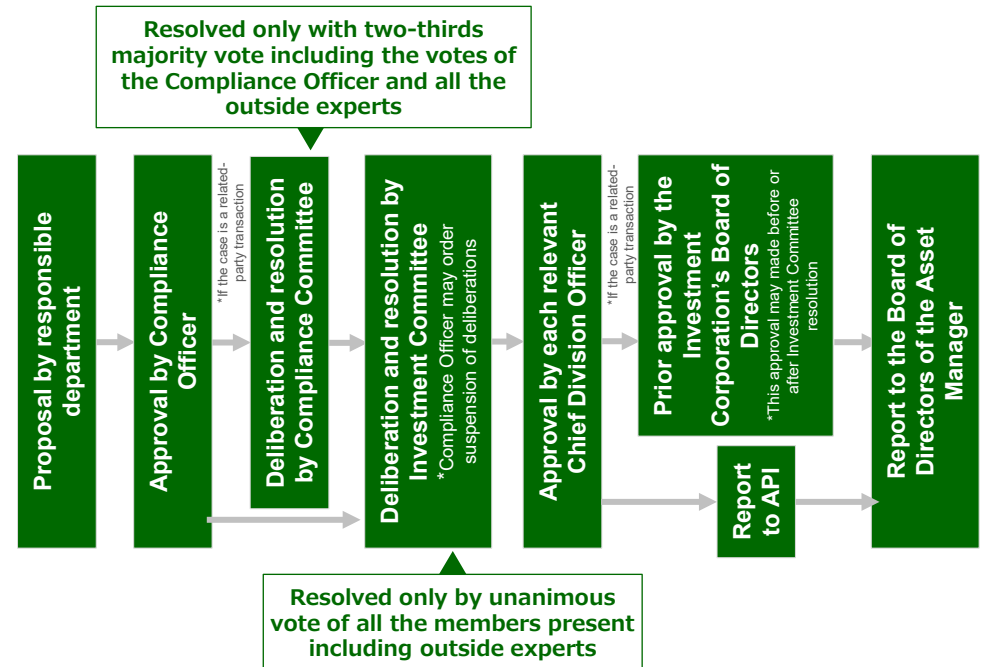
- ✓ API became **the first J-REIT** to introduce DPU-based management fee structure
- ✓ Raised type II ratio effective from FP17 ended May 2020 in order to strengthen incentives to maximize unitholder value

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

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

## 3. Appropriate decision-making process

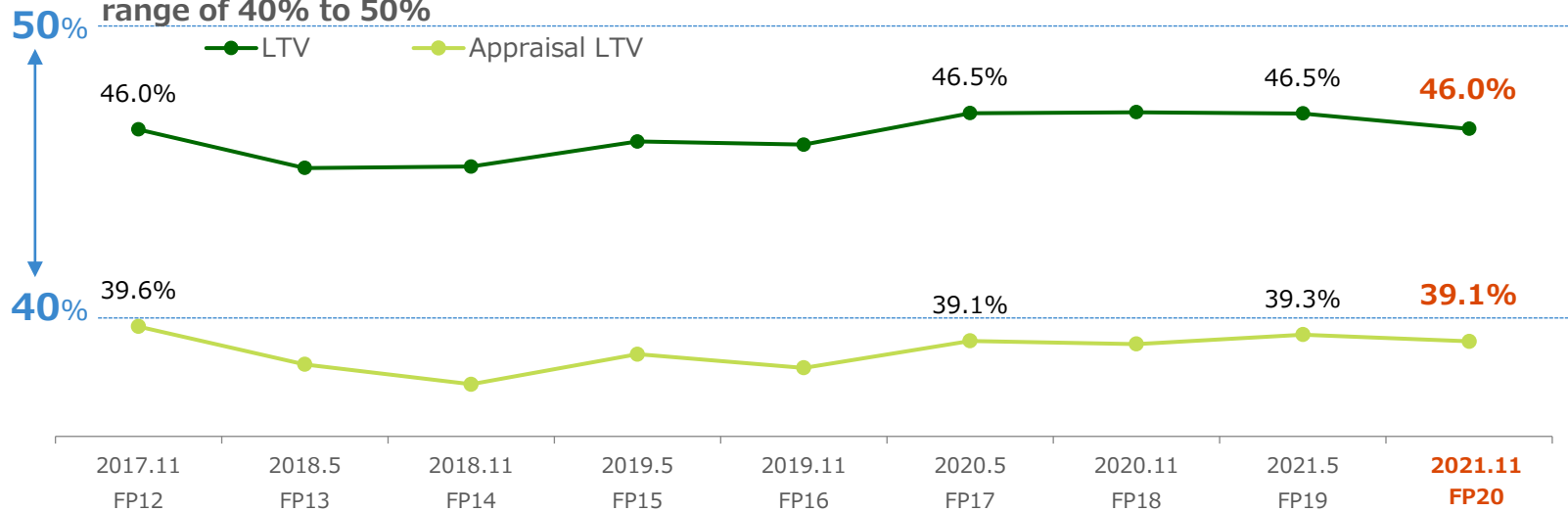
- ✓ Property acquisition transaction with related-parties requires a resolution by the Compliance Committee to avoid conflicts of interest, etc. This structure should protect interests of unitholders



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

## 1. Trend in LTV

✓ LTV at the end of the FP20 ended November 2021 was **46.0%** (appraisal LTV was 39.1%), **being controlled within the guidance range of 40% to 50%**

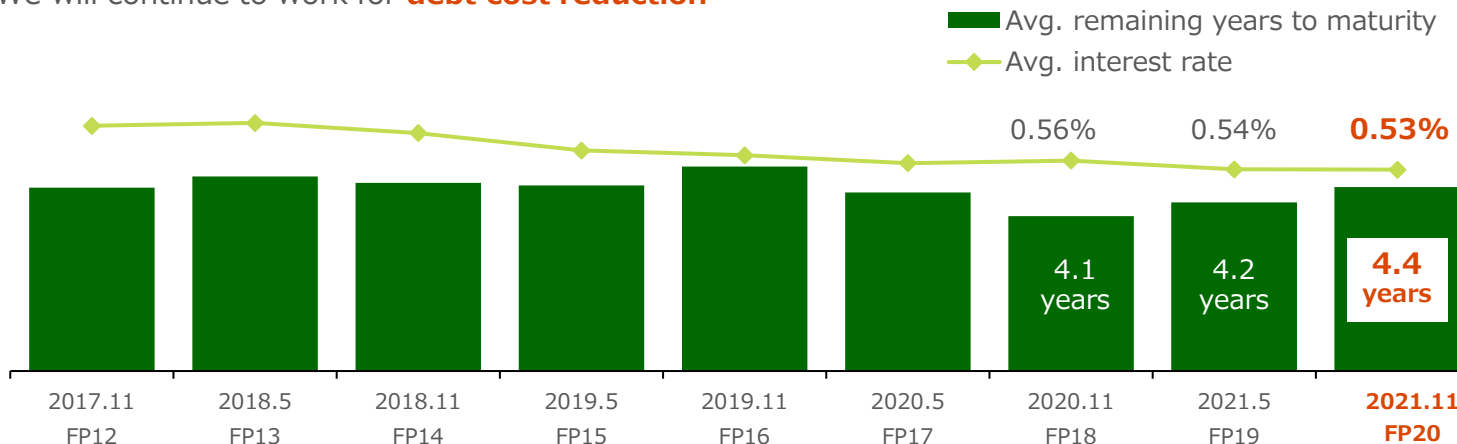


LTV	Appraisal LTV
<b>46.0%</b>	<b>39.1%</b>
Acquisition capacity	Rating (JCR)
¥45.6 bn <small>*at LTV 50%</small>	<b>AA</b> (Stable) <small>*Eligible for BoJ purchase</small>

\* As of November 30, 2021

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

✓ Realized lowered average interest rate and longer average remaining period to maturity. We will continue to work for **debt cost reduction**



Avg. interest rate	Fixed interest rate ratio
<b>0.53%</b>	<b>96.6%</b>
Avg. remaining period to maturity	Long-term borrowing ratio
<b>4.4</b> years	<b>100%</b>

\* As of November 30, 2021

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

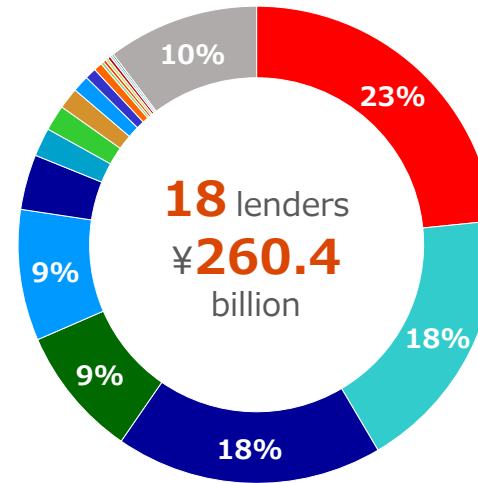
## 1. Debt refinance results, etc.

✓ **Stability reinforced** as the previous bank borrowings were refinanced by long-term investment corporation bonds

	Before	After
Method	Loan	Investment corporation bond
Amount	¥3.9bn	¥3.9bn
Duration	1 year	10 years
Cost	1 M Tibor+ 0.13%	0.40%

## 2. List of lenders

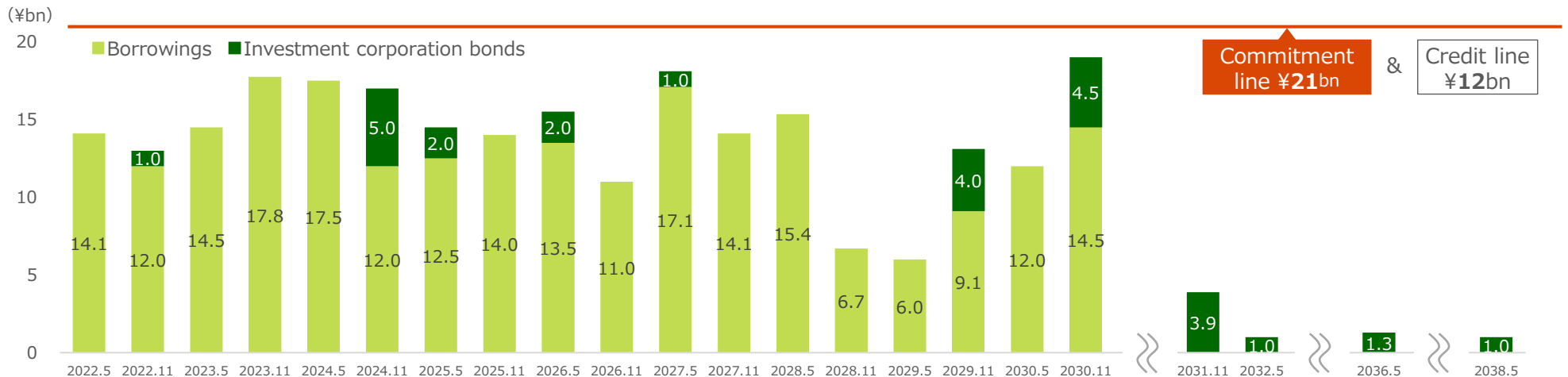
✓ **Diversified** loan amounts and lenders



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

## 3. Maturity ladder

✓ **Diversified maturity periods** in preparation for refinancing and established **commitment line (¥21bn)** to stay financially agile



# Appendix



# Performance by Key Indicators ~ Achieving the Stable and Expanded Revenue Base by Strategic Asset Reshuffle and Property Acquisition ~

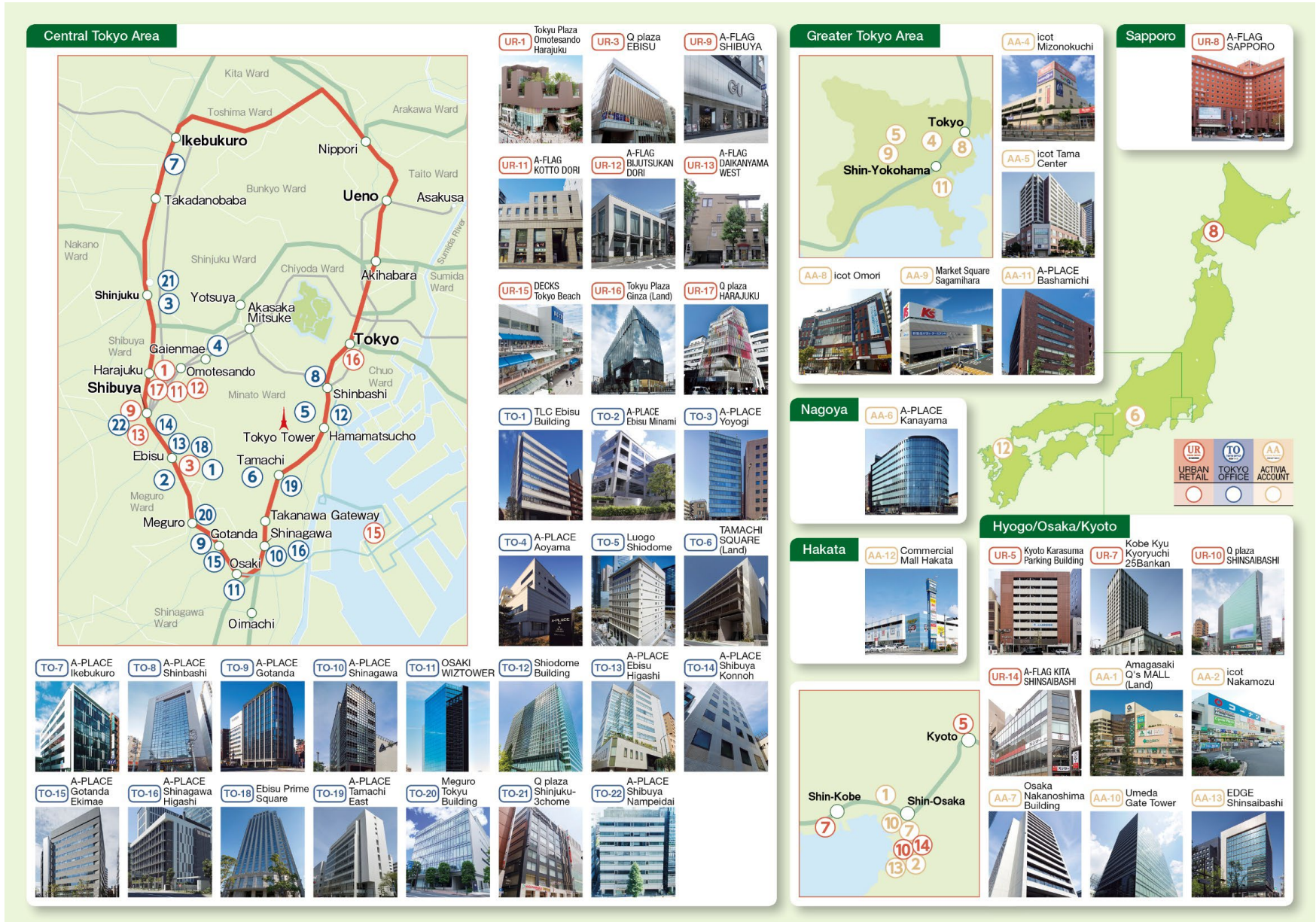
Financial Result (FP20 ended Nov. 2021)		vs. Previous period
Operating revenue	¥15.6bn	+¥0.9bn
(Gain on sale of real estate)	(¥0.2bn)	+¥0.2bn
Profit	¥7.7bn	+¥0.5bn
DPU	¥9,360	-¥41
<b>NAV per unit</b>	<b>¥460,237</b>	<b>+¥4,489</b>

Management Forecast	FP21 ending May 2022	FP22 ending Nov. 2022
Operating revenue	¥15.2bn	¥15.5bn
(Gain on sale of real estate)	(-)	(¥0.1bn)
Profit	¥7.6bn	¥7.5bn
<b>DPU</b>	<b>¥9,325</b>	<b>¥9,210</b>

Internal Growth in Office (FP20 ended Nov. 2021)		vs. Previous period	Properties Under Management (End of Nov. 2021)		vs. End of May 2021	Debt Finance (End of Nov. 2021)		vs. End of May 2021
Ratio of area with increased rent	24%	-26pt	Number of properties	47	+3	Interest-bearing debts	¥260.3bn	+¥16.2bn
Increased amount	¥29mn	-¥68mn	AUM	¥548.0bn	+38.9bn	LTV (book value)	46.0%	-0.5pt
Increase rate	11%	-1pt	Core asset ratio (UR+TO)	81.1%	+1.4pt	Avg. remaining years to maturity	4.4years	+0.2years
Average rent	¥22.7k	+¥0.6k	Appraisal value	¥643.3bn	+¥42.4bn	Avg. interest rate	0.53%	-0.00pt
Rent gap	0%	+6pt	Unrealized gain	¥99.9bn	+¥4.0bn	Commitment line	¥21.0bn	-













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

# Portfolio Map
















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

Property name	Tokyu Plaza Omotesando Harajuku (Note 1)	Q plaza EBISU	Kyoto Karasuma Parking Building	Kobe Kyu Kyoryuchi 25Bankan	A-FLAG SAPPORO	A-FLAG SHIBUYA
						
Location	Jingu-mae, Shibuya-ku, Tokyo	Ebisu, Shibuya-ku, Tokyo	Moto Honenji-cho, Nakagyo-ku, Kyoto	Kyomachi, Chuo-ku, Kobe, Hyogo	Minami-Yonjo-Nishi, Chuo-ku, Sapporo, Hokkaido	Udagawa-cho, Shibuya-ku, Tokyo
Access	A 1-minute walk from Tokyo Metro Chiyoda Line, etc. "Meiji Jingumae (Harajuku)" Station	A 1-minute walk from JR Yamanote Line, etc., Tokyo Metro Hibiya Line "Ebisu" Station	A 1-minute walk from Hankyu Kyoto Line "Karasuma" Station A 1-minute walk from subway Karasuma Line "Shijo" Station	A 5-minute walk from Kobe subway Kaigan Line "Kyu Kyoryuchi, Daimarumae" Station A 9-minute walk from JR Tokaido Line, Hankyu Kobe Line, etc. "Sannomiya" Station	A 2-minute walk from Sapporo subway Nanboku Line "Susukino" Station A 8-minute walk from Sapporo subway Toho Line "Hosui-susukino" Station	A 4-minute walk from Tokyo Metro Ginza Line, etc., Tokyu Denentoshi Line, etc. "Shibuya" Station A 5-minute walk from Keio Inogashira Line "Shibuya" Station / A 6-minute walk from JR Yamanote Line, etc. "Shibuya" Station
Construction date (Note 2)	March 2012	August 2008	July 2006	January 2010	May 1980	June 1988
Number of floors	7 floors above / 2 floors underground	6 floors above / 1 floor underground	9 floors above / 1 floor underground	18 floors above / 3 floors underground	12 floors above / 1 floor underground	5 floors above / 1 floor underground
Total leasable area (Note 3)	4,918.43m <sup>2</sup>	4,024.88m <sup>2</sup>	21,616.04m <sup>2</sup>	19,653.90m <sup>2</sup>	21,229.16m <sup>2</sup>	3,403.07m <sup>2</sup>
Key tenant (Note 3)	Baroque Japan Limited	Tokyu Sports Oasis Inc.	Times24 Co., Ltd.	Plan Do See Inc.	Tokyu Hotels Co., Ltd.	G.U. CO., LTD.
Number of tenants (Note 3)	30	4	2	6	13	2
Property name	Q plaza SHINSAIBASHI	A-FLAG KOTTO DORI	A-FLAG BIJUTSUKAN DORI	A-FLAG DAIKANYAMA WEST	A-FLAG KITA SHINSAIBASHI	DECKS Tokyo Beach (Note 1)
						
Location	Shinsaibashisuji, Chuo-ku, Osaka-city, Osaka	Minami-Aoyama, Tokyo	Minami-Aoyama, Tokyo	Sarugakuchō, Shibuya-ku, Tokyo	Minami Senba, Chuo-ku, Osaka-city, Osaka	Daiba, Minato-ku, Tokyo
Access	A 1-minute walk from Osaka Metro Midosuji Line, etc. "Shinsaibashi" Station	A 4-minute walk from Tokyo Metro Ginza Line, etc. "Omotesando" Station	A 7-minute walk from Tokyo Metro Ginza Line, etc. "Omotesando" Station	A 4-minute walk from Tokyu Toyoko Line "Daikanyama" Station	A 3-minute walk from Osaka Metro Midosuji Line "Shinsaibashi" Station	A 2-minute walk from Tokyo Waterfront New Transit Waterfront Line "Odaibakaihinkoen" Station A 5-minute walk from the Tokyo Waterfront Area Rapid Transit Rinkai Line "Tokyo Teleport" Station
Construction date (Note 2)	November 2007	January 1992	December 1998	April 1992	March 2008	June 1996
Number of floors	8 floors above / 2 floors underground	5 floors above / 2 floors underground	2 floors above / 2 floors underground	4 floors above / 2 floors underground	7 floors above / 1 floor underground	8 floors above
Total leasable area (Note 3)	2,820.23m <sup>2</sup>	2,656.53 m <sup>2</sup>	1,994.65 m <sup>2</sup>	2,579.08 m <sup>2</sup>	2,538.13m <sup>2</sup>	16,119.47m <sup>2</sup>
Key tenant (Note 3)	cocokara fine Inc.	AMAN CO., LTD.	BLUE NOTE JAPAN, INC.	- (undisclosed)	PRESS Corporation Inc.	CA Sega Joypolis Ltd.
Number of tenants (Note 3)	6	7	4	1	5	78

(Note 1) Tokyu Plaza Omotesando Harajuku and DECKS Tokyo Beach are calculated based on the pro rata share of the co-ownership interests (75% and 49%, respectively). (Note 2) Construction date of the main building, as described in the property registry. For properties with several main buildings, the completion date of the oldest building is listed. However, for A-FLAG SHIBUYA, the date of inspection confirmation completion of construction written on the certificate of inspection is provided. (Note 3) Gross floor area, total leasable area, key tenant and number of tenants are as of November 30, 2021. The same shall apply hereinafter for the Portfolio pages.

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

Property name	Tokyu Plaza Ginza (Land) (Note 1)	Q plaza HARAJUKU (Note 1)	Property name	TLC Ebisu Building	A-PLACE Ebisu Minami	A-PLACE Yoyogi
						
Location	Ginza, Chuo-ku, Tokyo	Jingu-mae, Shibuya-ku, Tokyo	Location	Ebisu, Shibuya-ku, Tokyo	Ebisu-Minami, Shibuya-ku, Tokyo	Sendagaya, Shibuya-ku, Tokyo
Access	A 1-minute walk from Tokyo Metro Ginza Line, etc. "Ginza" Station (directly connected to the station)	A 2-minute walk from Tokyo Metro Chiyoda Line, etc. "Meiji-jingumae <Harajuku>" Station	Access	A 4-minute walk from JR Yamanote Line, etc. "Ebisu" Station A 6-minute walk from Tokyo Metro Hibiya Line "Ebisu" Station	A 4-minute walk from JR Yamanote Line, etc. Tokyo Metro Hibiya Line "Ebisu" Station	A 3-minute walk from JR Yamanote Line, etc., Toei Oedo Line "Yoyogi" Station
Construction date (Note 2)	-	March 2015	Construction date	March 1993	January 1995	February 2007
Number of floors	-	(Bldg. A) 11 floors above / 2 floors underground (Bldg. B) 2 floors above / 1 floor underground	Number of floors	9 floors above / 1 floor underground	6 floors above / 1 floor underground	10 floors above / 1 floor underground
Total leasable area	1,130.04㎡	3,378.49㎡	Total leasable area	7,342.60㎡	7,950.49㎡	3,106.17㎡
Key tenant	Sumitomo Mitsui Trust Bank, Limited	Take and Give Needs Co., Ltd				
Number of tenants	1	14				
Property name	A-PLACE Aoyama	Luogo Shiodome	TAMACHI SQUARE (Land)	A-PLACE Ikebukuro	A-PLACE Shinbashi	A-PLACE Gotanda
						
Location	Kita-Aoyama, Minato-ku, Tokyo	Higashi Shinbashi, Minato-ku, Tokyo	Shiba, Minato-ku, Tokyo	Minami Ikebukuro, Toshima-ku, Tokyo	Shinbashi, Minato-ku, Tokyo	Nishigotanda, Shinagawa-ku, Tokyo
Access	A 4-minute walk from Tokyo Metro Ginza Line "Gaienmae" Station	A 4-minute walk from Toei Oedo Line, Yurikamome "Shiodome" Station / A 5-minute walk from JR Yamanote Line, etc. Tokyo Metro Ginza Line, Toei Asakusa Line, Yurikamome "Shinbashi" Station	A 2-minute walk from Toei Asakusa Line, etc. "Mita" Station A 4-minute walk from JR Yamanote Line, etc. "Tamachi" Station	A 6-minute walk from JR Yamanote Line, etc., Tokyo Metro Marunouchi Line, etc., Seibu Ikebukuro Line, etc. "Ikebukuro" Station	A 3-minute walk from JR Yamanote Line, etc., Tokyo Metro Ginza Line, Toei Asakusa Line, Yurikamome "Shinbashi" Station	A 3-minute walk from Toei Asakusa Line "Gotanda" Station A 4-minute walk from JR Yamanote Line "Gotanda" Station
Construction date	September 1966	July 2004	-	October 2011	March 1999	February 2012
Number of floors	9 floors above / 1 floor underground	11 floors above / 1 floor underground	-	7 floors above / 1 floor underground	9 floors above / 2 floors underground	10 floors above / 1 floor underground
Total leasable area	7,303.69㎡	4,476.35㎡	1,287.96㎡	3,409.73㎡	5,054.19㎡	4,028.69㎡

(Note 1) Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are calculated based on the pro rata share of the co-ownership interests (30% and 60%, respectively). (Note 2) Construction date of the main building, as described in the property registry. For properties with several main buildings, the completion date of the oldest building is listed. However, for A-PLACE Shinbashi, the date of inspection confirmation completion of construction written on the certificate of inspection is provided.

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

Property name	A-PLACE Shinagawa	OSAKI WIZTOWER (4-11th floors)	Shiodome Building (Note)	A-PLACE Ebisu Higashi	A-PLACE Shibuya Konnoh	A-PLACE Gotanda Ekimae
						
Location	Konan, Minato-ku, Tokyo	Osaki, Shinagawa-ku, Tokyo	Kaigan, Minato-ku, Tokyo	Higashi, Shibuya-ku, Tokyo	Shibuya, Shibuya-ku, Tokyo	NishiGotanda, Shinagawa-ku, Tokyo
Access	A 4-minute walk from JR Yamanote Line, etc., Keikyu Main Line "Shinagawa" Station	A 4-minute walk from JR Yamanote Line, etc., "Osaki" Station	A 3-minute walk from JR Yamanote Line, etc. "Hamamatsucho" Station A 3-minute walk from Toei Oedo Line, etc. "Daimon" Station	A 6-minute walk from JR Yamanote Line, etc. "Ebisu" Station	A 4-minute walk from JR Yamanote Line, etc. "Shibuya" Station	A 1-minute walk from JR Yamanote Line, Toei Asakusa Line, Tokyu Ikegami Line "Gotanda" Station
Construction date	September 1991	January 2014	December 2007	January 1992	March 1992	November 1993
Number of floors	8 floors above / 1 floor underground	25 floors above / 2 floors underground (whole building)	24 floors above / 2 floors underground	10 floors above / 2 floors underground	8 floors above / 1 floor underground	9 floors above / 1 floor underground
Total leasable area	2,986.36㎡	7,193.28㎡ (Sectional ownership)	28,136.05㎡	4,010.69㎡	3,010.53㎡	4,333.64㎡

Property name	A-PLACE Shinagawa Higashi	Ebisu Prime Square (Note)	A-PLACE Tamachi East	Meguro Tokyu Building	Q plaza Shinjuku-3chome	A-PLACE Shibuya Nampeidai
						
Location	Konan, Minato-ku, Tokyo	Hiroo, Shibuya-ku, Tokyo	Shibaura, Minato-ku, Tokyo	Kami-osaki, Shinagawa-ku, Tokyo	Shinjuku, Shinjuku-ku, Tokyo	Nampeidai-cho, Shibuya-ku, Tokyo
Access	A 7-minute walk from JR Yamanote Line, Keikyu Main Line "Shinagawa" Station	A 6-minute walk from JR Yamanote Line, etc., Tokyo Metro Hibiya Line "Ebisu" Station	A 2-minute walk from Tamachi Station on the JR Yamanote Line and Keihin-Tohoku Line / A 5-minute walk from Mita Station on the Toei Asakusa Line and Mita Line	A 4-minute walk from Meguro Station on the JR Yamanote Line. A 5-minute walk from Meguro Station on the Tokyu Meguro Line, Tokyo Metro Nambu Line, and Toei Mita Line	A 1-minute walk from Shinjuku 3-chome Station on the Tokyo Metro Marunouchi line, etc. / A 6-minute walk from Shinjuku Station on the JR Yamanote Line, etc., Keio Line, Odakyu Line, Tokyo Metro Oedo Line, etc.	A 7-minute walk from Shibuya Station on the JR Yamanote Line, etc., Tokyo Metro Ginza line, etc., Tokyu Denentoshi Line, and Toyoko Line A 6-minute walk from Shibuya Station on the Keio Inokashira Line
Construction date	August 1985	January 1997	April 2003	December 2002	September 1992	July 1989
Number of floors	8 floors above / 1 floor underground	10 floors above / 1 floor underground	10 floors above / 1 floor underground	7 floors above	8 floors above / 2 floors underground	8 floors above / 1 floor underground
Total leasable area	14,658.98㎡	18,063.03㎡	4,288.88㎡	6,993.70㎡	4,528.01㎡	4,373.54㎡

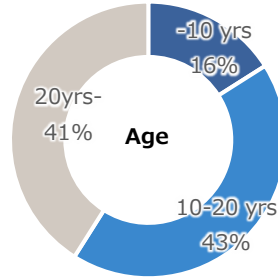
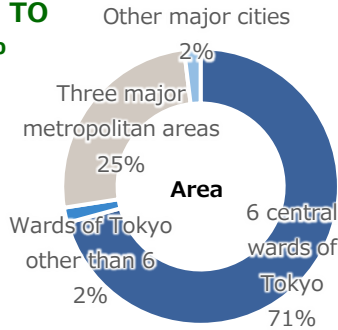
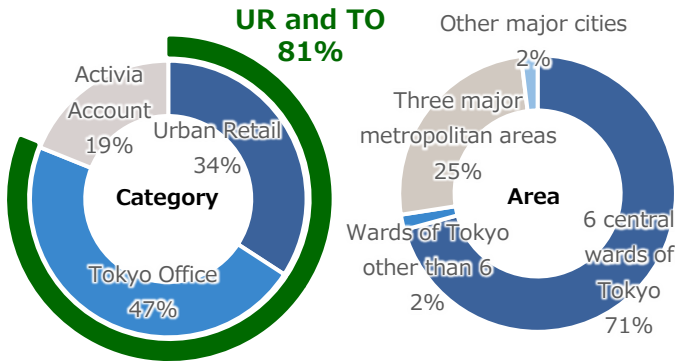
(Note) Shiodome Building and Ebisu Prime Square are calculated based on the pro rata share of the co-ownership interests (35% and 51%, respectively).

## Portfolio ~ Activia Account Properties ~

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

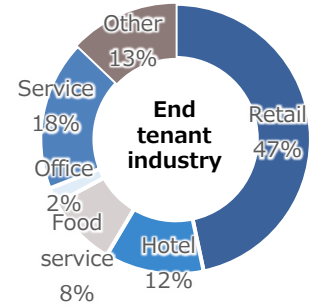
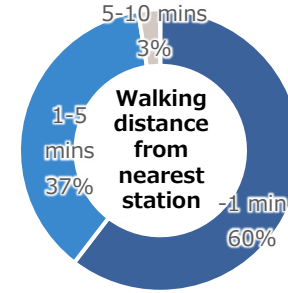
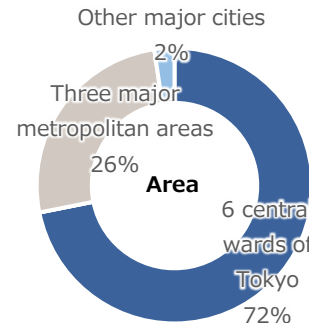
Property name	icot Omori	Market Square Sagamiyara	Umeda Gate Tower	A-PLACE Bashamichi	Commercial Mall Hakata	EDGE Shinsaibashi
						
Location	Omorikita, Ota-ku, Tokyo	Shimokuzawa, Chuo-ku, Sagamiyara-city, Kanagawa	Tsurunochi, Kita-ku, Osaka, Osaka	Honcho, Naka-ku, Yokohama, Kanagawa	Tokojimachi, Hakata-ku, Fukuoka-city, Fukuoka	Nishishinsaibashi, Chuo-ku, Osaka-city, Osaka
Access	A 3-minute walk from JR KeihinTohoku Line "Omori" Station	A 15-minute walk from JR Sagamiyara Line "Minamihashimoto" Station	A 3-minute walk from Hankyu Kyoto Line, etc. "Osaka Umeda" Station / A 6-minute walk from Osaka Metro Midosuji Line "Umeda" Station / A 7-minute walk from JR Tokaido Main Line "Osaka" Station	A 1-minute walk from Minatomirai Line "Bashamichi" Station A 7-minute walk from JR Negishi Line "Kannai" Station	A 16-minute walk from JR Kagoshima Main Line "Takeshita" Station	4-minute walk from Osaka Metro Midosuji Line, etc. "Shinsaibashi" Station A 5-minute walk from Osaka Metro Midosuji Line, etc. "Namba" Station
Construction date	March 2007	June 2014	January 2010	May 1975	November 2005	April 1986
Number of floors	7 floors above / 1 floor underground	2 floors above	21 floors above / 1 floor underground (whole building)	12 floors above / 2 floors underground	3 floors above	14 floors above / 2 floors underground
Total leasable area	6,209.78㎡	15,152.42㎡	13,566.95㎡(sectional ownership)	9,710.91㎡	9,612.88㎡	15,897.10㎡

Overall portfolio

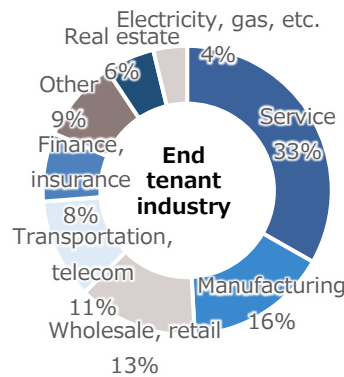
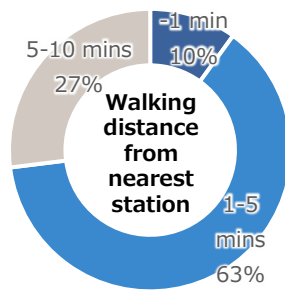
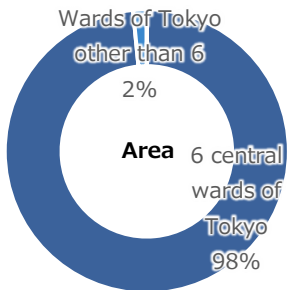


Average 20.5 years

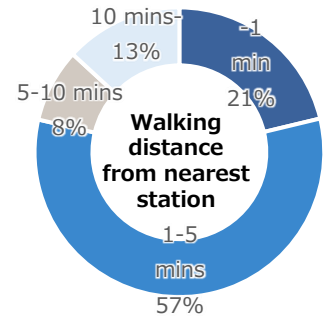
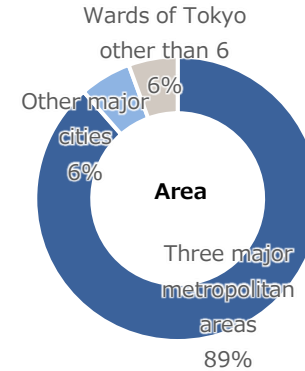
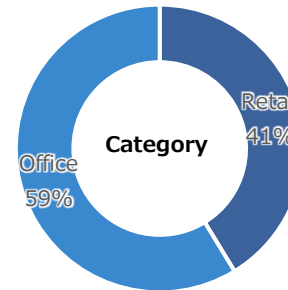
Urban Retail Properties



Tokyo Office Properties



Activia Account Properties



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

# 10 Largest Tenants / Average Monthly Rents for TO Properties / Contract Period & Remaining Years<sup>38</sup>

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

End-tenant	Property name	Total leased area (m <sup>2</sup> )	Ratio of leased area (%) (Note 2)	Lease expiration (Note 4)
1. Sumitomo Mitsui Trust Bank, Limited	Tokyu Plaza Ginza (Land) (Note3) TAMACHI SQUARE (Land) Amagasaki Q's MALL (Land)	29,883	7.1	2089.1 2074.5 2042.1
2. Kohnan Shoji Co., Ltd.	icot Nakamozu	26,529	6.3	2027.7
3. Times24 Co., Ltd.	Kyoto Karasuma Parking Building	21,224	5.1	2026.7
4. Tokyu Hotels Co., Ltd.	A-FLAG SAPPORO	18,891	4.5	2027.3
5. Plan·Do·See Inc	Kobe Kyu Kyoryuchi 25Bankan	14,195	3.4	2022.2 (Note 5)
6. Room's TAISHODO	icot Mizonokuchi	14,032	3.4	2023.7
7. K'S HOLDINGS CORPORATION	Market Square Sagamihara	11,864	2.8	2034.6
8. NTT Communications	Shiodome Building (Note 3)	10,337	2.5	2022.6
9. Swing Corporation	A-PLACE Shinagawa Higashi	6,489	1.6	2022.4 2023.3
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 November 30, 2021.

(Note 2) The percentage of area for each end-tenant is the ratio to the total leased area of API's portfolio as of November 30, 2021.

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

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

(Note 5) Already contracted to extend the lease expiration from 2022.2 to 2051.2 on December 10, 2021.

## 2. Contract period and remaining contract period

	Urban Retail	Tokyo Office	Activia Account	Total
Contract Period (Year)	17.5(9.7)	4.2(3.7)	9.1(6.6)	9.4(6.0)
Remaining Contract Period (Year)	12.3(4.2)	2.3(1.9)	4.9(3.1)	6.0(2.8)

(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, 2021.

(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%)
May 2021 19th Period	¥25,569 (+1.5%)	¥24,353 (+3.4%)
Nov. 2021 20th Period	¥26,222 (+2.6%)	¥24,433 (+0.3%)

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

# Financial Results: Balance Sheet ~ The 20th Period Ended November 2021 ~

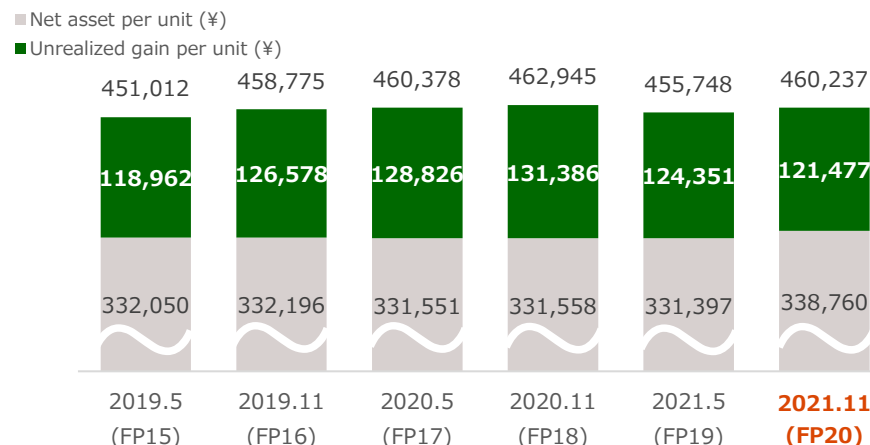
- Total assets at end of FP20 were ¥**566.2bn**, up ¥**40.9bn** from end of the previous FP
- NAV per unit stood at ¥**460,237**, up ¥**4,489** from the previous FP, and unrealized gain increased to ¥**99.9bn**, up ¥**4.0bn** from the previous FP due to the newly acquired properties, increased appraisal value and other factors

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

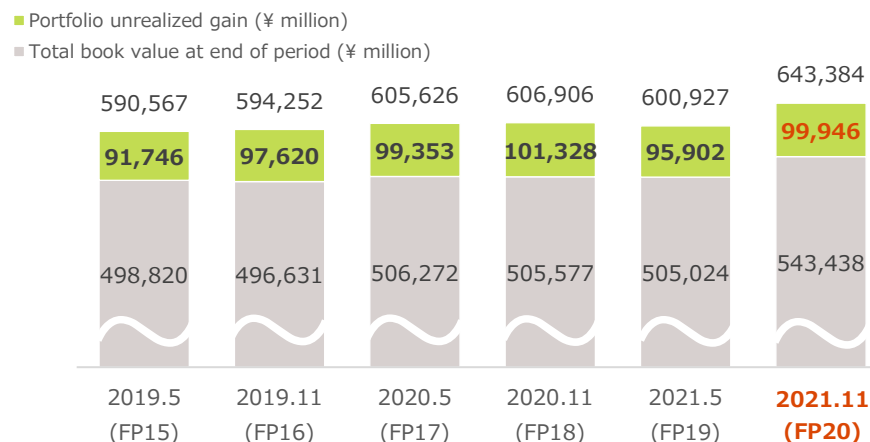
	2021.5 (19th)	2021.11 (20th)	Change
<b>Assets</b>			
Current assets	19,058	<b>21,371</b>	+2,312
Cash and deposits, etc.	17,881	<b>20,057</b>	+2,175
Other	1,177	<b>1,314</b>	+136
Non-current assets	506,320	<b>544,885</b>	+38,565
Total property, plant and equipment	495,969	<b>534,383</b>	+38,413
Total intangible assets	9,055	<b>9,055</b>	-0
Other	1,295	<b>1,446</b>	+151
<b>Total assets</b>	<b>525,379</b>	<b>566,257</b>	<b>+40,877</b>

<b>Liabilities</b>			
Interest-bearing debts	244,150	<b>260,350</b>	+16,200
Current portion of investment corporation bonds	-	<b>1,000</b>	+1,000
Current portion of long-term borrowings	27,850	<b>26,100</b>	-1,750
Investment corporation bonds	22,800	<b>25,700</b>	+2,900
Long-term borrowings	193,500	<b>207,550</b>	+14,050
Leasehold and guarantee deposits, etc.	25,647	<b>27,190</b>	+1,542
Total liabilities	269,797	<b>287,540</b>	+17,742
<b>Net assets</b>			
Unitholders' capital	248,370	<b>270,963</b>	+22,592
Surplus	7,210	<b>7,753</b>	+542
Total net assets	255,581	<b>278,716</b>	+23,135
<b>Total liabilities and net assets</b>	<b>525,379</b>	<b>566,257</b>	<b>+40,877</b>

## 2. Trend in NAV per unit



## 3. Unrealized gain in portfolio



# Financial Results: Statement of Income ~ The 20th Period Ended November 2021 ~

(in millions of yen)

	Result of Period ended Nov. 2021	Difference from Result of Period ended May 2021	Previous forecast for Period ended Nov. 2021 (2021.8.24)	Difference from previous forecast for Period ended Nov. 2021
Rent and common service fee	13,876	+489	13,799	+77
Parking lot fees and usages fees for warehouse	407	+28	406	+1
Utility charge reimbursement	879	+157	1,066	-187
Other revenue	233	+5	223	+9
<b>Total leasing business revenue</b>	<b>15,396</b>	<b>+680</b>	<b>15,495</b>	<b>-99</b>
Gain on sales of real estate properties	250	+250	260	-9
<b>Operating revenue</b>	<b>15,646</b>	<b>+930</b>	<b>15,755</b>	<b>-109</b>
Management operation expenses	1,307	-18	1,325	-17
Utilities expenses	873	+150	1,062	-189
Tax and public dues	1,374	+93	1,383	-9
Repair & maintenance expenses	276	-107	251	+24
Other expenses related leasing business	339	+43	363	-24
<b>Total expenses related to leasing business</b>	<b>4,171</b>	<b>+161</b>	<b>4,387</b>	<b>-216</b>
<b>NOI(excl. gain on sales)</b>	<b>11,224</b>	<b>+518</b>	<b>11,107</b>	<b>+116</b>
Depreciation, etc.	1,379	+19	1,382	-2
<b>NOI after depreciations (excl. gain on sales)</b>	<b>9,844</b>	<b>+498</b>	<b>9,725</b>	<b>+119</b>
<b>Profit(loss) from real estate leasing business (incl. Gain on sales)</b>	<b>10,094</b>	<b>+748</b>	<b>9,985</b>	<b>+109</b>
General administrative expenses	1,336	+91	1,325	+11
<b>Operating profit</b>	<b>8,758</b>	<b>+657</b>	<b>8,660</b>	<b>+98</b>
Total non-operating expenses	978	+126	1,076	-97
<b>Ordinary profit</b>	<b>7,781</b>	<b>+126</b>	<b>7,584</b>	<b>+197</b>
<b>Profit</b>	<b>7,753</b>	<b>+531</b>	<b>7,583</b>	<b>+170</b>
<b>DPU</b>	<b>¥9,360</b>	<b>-¥41</b>	<b>¥9,350</b>	<b>+¥10</b>

(Note 1) Figures for Asset reshuffle reflects the difference arising from acquisition of A-PLACE Tamachi East, Meguro Tokyu Building, Q plaza Shinjuku-3chome and A-PLACE Shibuya Nampeidai and disposition of Tokyu Plaza Akasaka.

(Note 2) TP Akasaka stands for Tokyu Plaza Akasaka which was disposed of on October 29, 2021.

(Note 3) Ebisu P stands for Ebisu Prime Square which was acquired on January 10, 2020.



# Financial Forecasts ~ The 21st Period Ending May 2022 and the 22nd Period Ending November 2022 ~

(in millions of yen)

	Forecast for Period ending May 2022	Difference from Result of Period ended Nov. 2021	Forecast for Period ending Nov. 2022	Difference from forecast for Period ending May 2022
Rent and common service fee	14,017	+141	13,720	-297
Parking lot fees and usages fees for warehouse	377	-29	397	+19
Utility charge reimbursement	727	-151	919	+191
Other revenue	148	-85	289	+140
				Cancellation penalty+141
<b>Total leasing business revenue</b>	<b>15,271</b>	<b>-124</b>	<b>15,325</b>	<b>+54</b>
Gain on sales of real estate properties	0	-250	195	+195
		TP Akasaka-250		Estimated gain on sale
<b>Operating revenue</b>	<b>15,271</b>	<b>-374</b>	<b>15,520</b>	<b>+249</b>
Management operation expenses	1,267	-40	1,269	+2
		BM fee-20, PM fee-18		PM fee+3
Utilities expenses	787	-85	947	+159
Tax and public dues	1,275	-99	1,450	+175
		TP Akasaka-113		Asset reshuffle+103, Asset revaluation+85
Repair & maintenance expenses	263	-12	250	-13
Other expenses related leasing business	352	+12	333	-19
<b>Total expenses related to leasing business</b>	<b>3,946</b>	<b>-225</b>	<b>4,251</b>	<b>+304</b>
<b>NOI(excl. Gain on sales)</b>	<b>11,325</b>	<b>+100</b>	<b>11,074</b>	<b>-250</b>
Depreciation, etc.	1,378	-	1,394	+15
<b>NOI after depreciations (excl. Gain on sales)</b>	<b>9,946</b>	<b>+101</b>	<b>9,679</b>	<b>-266</b>
<b>Profit(loss) from real estate leasing business (incl. Gain on sales)</b>	<b>9,946</b>	<b>-148</b>	<b>9,875</b>	<b>-71</b>
General administrative expenses	1,332	-4	1,316	-15
				Management fee-12
<b>Operating profit</b>	<b>8,614</b>	<b>-144</b>	<b>8,558</b>	<b>-55</b>
Total non-operating expenses	940	-38	979	+38
		Public offering expenses-93		Interest payment, etc.+37
<b>Ordinary profit</b>	<b>7,673</b>	<b>-107</b>	<b>7,579</b>	<b>-94</b>
<b>Profit</b>	<b>7,672</b>	<b>-80</b>	<b>7,578</b>	<b>-94</b>
<b>DPU</b>	<b>¥9,325</b>	<b>-¥35</b>	<b>¥9,210</b>	<b>-¥115</b>

(Note 1) Figures for Asset reshuffle reflects the difference arising from acquisition of A-PLACE Tamachi East, Meguro Tokyu Building, Q plaza Shinjuku-3chome and A-PLACE Shibuya Nampeidai and disposition of Tokyu Plaza Akasaka.

(Note 2) TP Akasaka stands for Tokyu Plaza Akasaka which was disposed of on October 29, 2021.

# Overview of Lease, Profit and Loss ~ The 20th Period Ended November 2021 ~ (1/3)

(in thousands of yen)

	Urban Retail properties														
	Tokyu Plaza Omotesando Harajuku (Note 1)	Tokyu Plaza Akasaka (Note 1)(Note 4)	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	1,074,108	437,077	273,154	(Note 2)	697,195	376,070	212,505	356,064	103,117	119,711	(Note 2)	101,663	518,484	581,063	227,645
Rent revenue-real estate	924,159	379,778	242,939	(Note 2)	630,776	336,594	202,646	341,065	98,257	113,079	(Note 2)	92,168	404,795	581,063	215,277
Other lease business revenue	149,949	57,299	30,215	(Note 2)	66,419	39,475	9,859	14,999	4,859	6,631	(Note 2)	9,495	113,688	-	12,368
②Expense related to rent business	263,785	242,738	61,203	45,585	188,639	190,924	36,415	42,840	33,187	32,238	28,027	22,810	314,853	105,506	72,414
Management operation expenses	129,146	61,941	16,387	4,724	74,355	107,932	12,109	9,743	8,447	3,797	8,224	5,415	106,757	-	19,165
Utilities expenses	23,928	41,385	22,889	-	50,748	44,193	7,378	10,957	5,628	5,192	385	8,039	87,732	-	11,113
Tax and public dues	68,710	114,561	8,910	38,893	48,074	24,295	11,380	16,837	13,851	2,120	14,100	6,656	54,807	105,203	36,868
Insurance	254	583	101	212	897	739	70	89	100	49	82	59	617	-	106
Repair and maintenance expenses	662	15,744	1,516	469	7,484	4,901	917	1,586	2,723	741	1,947	1,598	17,526	-	1,336
Other expenses related to rent	41,083	8,521	11,397	1,286	7,080	8,862	4,558	3,626	2,436	20,338	3,288	1,041	47,411	302	3,825
③NOI (①-②)	810,322	194,339	211,951	(Note 2)	508,556	185,145	176,089	313,224	69,929	87,472	(Note 2)	78,853	203,631	475,557	155,230
④Depreciation and other (Note 3)	52,070	32,245	18,298	15,894	123,366	78,709	10,264	16,293	5,236	7,199	5,131	5,581	28,769	-	6,778
Income (loss) from rent business (③-④)	758,252	162,093	193,652	(Note 2)	385,189	106,436	165,825	296,930	64,693	80,273	(Note 2)	73,271	174,861	475,557	148,452

(Note 1) Tokyu Plaza Omotesando Harajuku, Tokyu Plaza Akasaka, DECKS Tokyo Beach, Tokyu Plaza Ginza (Land) and Q plaza HARAJUKU are calculated based on the pro rata share of the co-ownership interests (75%, 50%, 49% 30% and 60%, respectively). (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. (Note 4) Disposed of on October 29, 2021. Therefore, figures up to the day prior to the disposition date are presented.

# Overview of Lease, Profit and Loss ~ The 20th Period Ended November 2021 ~ (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)
① Revenues related to rent business	286,581	435,437	125,009	282,277	160,817	62,502	(Note 2)	209,210	197,002	144,320	347,128	1,506,834	188,122	149,943	199,364	579,770	795,498
Rent revenue-real estate	277,307	419,182	118,858	264,643	153,255	62,502	(Note 2)	196,160	186,650	140,257	331,727	1,446,089	180,596	145,108	190,055	547,193	703,806
Other lease business revenue	9,273	16,255	6,151	17,634	7,562	-	(Note 2)	13,049	10,352	4,062	15,400	60,745	7,525	4,834	9,308	32,576	91,692
② Expense related to rent business	85,055	120,716	34,521	67,597	72,606	9,383	34,633	56,524	44,609	37,386	95,164	325,305	37,403	34,383	54,834	138,675	271,554
Management operation expenses	26,545	30,339	12,710	18,141	11,203	-	10,486	17,162	15,952	10,139	58,234	106,099	12,138	13,150	16,182	47,189	63,955
Utilities expenses	10,016	21,159	6,953	17,321	7,304	-	10,129	12,057	9,129	4,542	10,935	59,016	7,311	5,394	10,382	24,672	103,456
Tax and public dues	17,259	32,094	10,576	23,523	20,001	9,130	10,550	15,340	13,811	11,495	23,516	123,992	13,840	9,462	18,095	48,026	68,535
Insurance	266	339	114	249	214	-	113	190	153	105	448	900	139	107	159	630	861
Repair and maintenance expenses	17,486	30,241	1,289	2,776	28,274	-	622	5,423	2,774	8,042	192	15,757	1,132	3,338	865	6,004	18,464
Other expenses related to rent	13,480	6,542	2,875	5,584	5,607	252	2,730	6,350	2,787	3,060	1,837	19,539	2,840	2,929	9,148	12,152	16,280
③ NOI (①-②)	201,525	314,721	90,487	214,680	88,211	53,118	(Note 2)	152,686	152,393	106,933	251,963	1,181,528	150,719	115,560	144,530	441,094	523,944
④ Depreciation and other	43,916	35,558	15,799	23,497	36,730	-	20,777	23,069	26,934	9,274	48,275	154,748	23,497	13,247	14,620	31,225	45,951
Income (loss) from rent business (③-④)	157,609	279,163	74,688	191,182	51,480	53,118	(Note 2)	129,616	125,458	97,659	203,687	1,026,780	127,222	102,313	129,909	409,869	477,992

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

(Note 2) Not disclosed as consent from tenant is not obtained.

# Overview of Lease, Profit and Loss ~ The 20th Period Ended November 2021 ~ (3/3)

(in thousands of yen)

	Tokyo Office properties				Activia Account properties											
	A-PLACE Tamachi East (Note 2)	Meguro Tokyu Building (Note 3)	Q plaza Shinjuku-3chome (Note 3)	A-PLACE Shibuya Nampoedai (Note 3)	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	31,404	144,719	197,433	88,050	356,784	311,044	(Note 1)	142,289	306,264	550,967	219,431	(Note 1)	502,599	203,102	192,966	570,523
Rent revenue-real estate	30,204	139,494	149,307	82,990	356,784	311,014	(Note 1)	131,461	283,139	527,233	194,454	(Note 1)	465,119	186,116	155,521	531,334
Other lease business revenue	1,200	5,225	48,125	5,059	-	30	(Note 1)	10,828	23,125	23,733	24,977	(Note 1)	37,480	16,985	37,445	39,189
②Expense related to rent business	6,144	16,796	14,637	12,550	56,412	41,959	15,314	46,389	76,430	159,552	50,884	37,516	107,861	66,967	68,616	192,054
Management operation expenses	2,753	10,473	6,141	6,570	-	5,765	2,343	16,881	24,286	55,658	8,891	16,104	32,194	19,629	21,198	41,195
Utilities expenses	1,253	5,742	7,189	4,207	-	30	-	9,627	19,878	37,033	25,060	4,834	29,117	18,632	23,845	47,494
Tax and public dues	-	-	-	-	56,159	30,123	9,949	11,706	27,453	53,816	12,388	13,557	35,158	16,972	12,296	60,541
Insurance	34	115	84	86	-	307	133	217	343	1,023	144	180	504	402	166	617
Repair and maintenance expenses	885	238	-	975	-	4,729	2,036	6,765	1,166	4,474	2,422	1,710	5,226	6,857	2,396	34,491
Other expenses related to rent	1,217	228	1,222	710	252	1,003	851	1,190	3,301	7,546	1,977	1,128	5,660	4,473	8,713	7,714
③NOI (①-②)	25,260	127,922	182,795	75,499	300,371	269,084	(Note 1)	95,899	229,834	391,414	168,547	(Note 1)	394,737	136,134	124,350	378,469
④Depreciation and other	2,697	7,494	2,975	1,983	-	35,849	8,385	18,991	52,442	92,946	18,405	23,649	67,949	33,840	16,180	23,173
Income (loss) from rent business (③-④)	22,563	120,428	179,820	73,516	300,371	233,234	(Note 1)	76,907	177,392	298,467	150,141	(Note 1)	326,788	102,293	108,169	355,295




(Note 1) Not disclosed as consent from tenant is not obtained.

(Note 2) Acquired on October 29, 2021. Therefore, figures on and after the acquisition date are presented.

(Note 3) Acquired on September 10, 2021. Therefore, figures on and after the acquisition date are presented.

# Appraisal Values of Properties ~ At End of the 20th Period Ended November 30, 2021 ~

(in millions of yen)



Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Book value as of Nov. 30, 2021 (B)	As of May 31, 2021 (C)	Appraisal value			Difference from previous period (D-C)	Difference from acquisition price (D-A)	Difference from book value (D-B)
							As of Nov. 30, 2021 (D)	Cap rate as of Nov. 30, 2021 (E)				
	UR-1	Tokyu Plaza Omotesando Harajuku (Note 1)	45,000	8.2%	44,520	61,275	62,100	2.7%	825	17,100	17,579	
	UR-3	Q plaza EBISU	8,430	1.5%	8,144	11,700	11,700	3.2%	0	3,270	3,555	
	UR-5	Kyoto Karasuma Parking Building	8,860	1.6%	8,644	10,400	10,400	4.7%	0	1,540	1,755	
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	3.9%	20,103	26,800	26,700	3.8%	-100	5,370	6,596	
	UR-8	A-FLAG SAPPORO	4,410	0.8%	4,708	7,670	7,670	5.4%	0	3,260	2,961	
	UR-9	A-FLAG SHIBUYA	6,370	1.2%	6,353	7,910	7,910	3.9%	0	1,540	1,556	
	UR-10	Q plaza SHINSAIBASHI	13,350	2.4%	13,365	14,300	14,300	3.6%	0	950	934	
	UR-11	A-FLAG KOTTO DORI	4,370	0.8%	4,383	4,850	4,850	3.4%	0	480	466	
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	4,701	4,860	4,860	3.5%	0	160	158	
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.4%	2,434	2,300	2,300	3.9%	0	20	-134	
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	4,832	4,670	4,670	3.9%	0	-55	-162	
	UR-15	DECKS Tokyo Beach (Note 1)	12,740	2.3%	12,904	12,642	12,054	4.0%	-588	-686	-850	
	UR-16	Tokyu Plaza Ginza (Land) (Note 1)	37,500	6.8%	37,895	39,000	39,000	2.6%	0	1,500	1,104	
	UR-17	Q plaza HARAJUKU (Note 1)	13,200	2.4%	13,307	12,800	12,800	3.0%	0	-400	-507	
		Subtotal		187,265	34.2%	186,299	221,177	221,314	-	137	34,049	35,014
		TO-1	TLC Ebisu Building	7,400	1.4%	7,116	11,900	11,800	3.6%	-100	4,400	4,683
		TO-2	A-PLACE Ebisu Minami	9,640	1.8%	9,597	15,900	15,800	3.5%	-100	6,160	6,202
TO-3		A-PLACE Yoyogi	4,070	0.7%	3,837	4,880	5,000	3.8%	120	930	1,162	
TO-4		A-PLACE Aoyama	8,790	1.6%	8,511	10,700	10,700	3.9%	0	1,910	2,188	
TO-5		Luogo Shiodome	4,540	0.8%	4,435	6,390	6,350	3.5%	-40	1,810	1,914	
TO-6		TAMACHI SQUARE (Land) (Note2)	2,338	0.4%	2,362	2,840	2,850	3.4%	10	512	487	
TO-7		A-PLACE Ikebukuro	3,990	0.7%	3,639	5,470	5,610	3.8%	140	1,620	1,970	
TO-8		A-PLACE Shinbashi	5,650	1.0%	5,731	7,330	7,330	3.6%	0	1,680	1,598	
TO-9		A-PLACE Gotanda	5,730	1.0%	5,374	8,180	8,180	3.5%	0	2,450	2,805	
TO-10		A-PLACE Shinagawa	3,800	0.7%	3,770	6,250	6,320	3.3%	70	2,520	2,549	
TO-11		OSAKI WIZTOWER	10,690	2.0%	10,423	14,600	14,700	3.3%	100	4,010	4,276	
TO-12		Shiodome Building (Note 1)	71,600	13.1%	70,380	78,050	77,350	3.3%	-700	5,750	6,969	
TO-13		A-PLACE Ebisu Higashi	7,072	1.3%	6,990	7,670	7,630	3.6%	-40	558	639	
TO-14		A-PLACE Shibuya Konnoh	4,810	0.9%	4,909	5,700	5,730	3.5%	30	920	820	
TO-15		A-PLACE Gotanda Ekimae	7,280	1.3%	7,603	7,810	7,950	3.7%	140	670	346	
TO-16		A-PLACE Shinagawa Higashi	18,800	3.4%	18,761	21,600	21,600	3.8%	0	2,800	2,838	
TO-18		Ebisu Prime Square (Note 1)	30,700	5.6%	31,010	31,300	31,300	3.4%	0	600	289	
TO-19		A-PLACE Tamachi East	6,800	1.2%	6,855	-	7,130	3.4%	-	330	274	
TO-20		Meguro Tokyu Building	16,300	3.0%	16,391	-	16,800	3.2%	-	500	408	
TO-21		Q plaza Shinjuku-3chome	18,400	3.4%	18,524	-	19,200	3.5%	-	800	675	
TO-22		A-PLACE Shibuya Nampedai	8,800	1.6%	8,862	-	9,050	3.3%	-	250	187	
		Subtotal		257,200	46.9%	255,093	298,620	298,380	-	-240	41,180	43,286
	AA-1	Amagasaki Q's MALL (Land)	12,000	2.2%	12,113	14,200	14,200	4.2%	0	2,200	2,086	
	AA-2	icot Nakamozu	8,500	1.6%	8,138	10,600	10,600	4.8%	0	2,100	2,461	
	AA-4	icot Mizonokuchi	2,710	0.5%	2,587	3,240	3,240	5.4%	0	530	652	
	AA-5	icot Tama Center	2,840	0.5%	2,540	3,950	3,950	5.0%	0	1,110	1,409	
	AA-6	A-PLACE Kanayama	6,980	1.3%	6,080	8,600	8,660	5.0%	60	1,680	2,579	
	AA-7	Osaka Nakanoshima Building	11,100	2.0%	11,048	16,700	17,400	3.7%	700	6,300	6,351	
	AA-8	icot Omori	5,790	1.1%	5,662	6,860	6,870	4.3%	10	1,080	1,207	
	AA-9	Market Square Sagami-hara	4,820	0.9%	4,567	5,010	5,010	5.3%	0	190	442	
	AA-10	Umeda Gate Tower	19,000	3.5%	19,042	21,400	21,600	3.6%	200	2,600	2,557	
	AA-11	A-PLACE Bashamichi	3,930	0.7%	4,012	4,760	4,760	4.8%	0	830	747	
	AA-12	Commercial Mall Hakata	6,100	1.1%	6,274	5,960	5,900	4.8%	-60	-200	-374	
	AA-13	EDGE Shinsaibashi	19,800	3.6%	19,977	21,100	21,500	3.7%	400	1,700	1,522	
		Subtotal		103,570	18.9%	102,044	122,380	123,690	-	1,310	20,120	21,645
Total			548,035	100.0%	543,438	642,177	643,384	-	1,207	95,349	99,945	

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

(Note 2) Acquisition price for TAMACHI SQUARE (Land) is of the land as of the acquisition date (June 13, 2012).

## Portfolio Appraisal Values Status/PML (1/2)

(in millions of yen)

Category	Property #	Property name	Acquisition price (A)	Investment ratio (%)	Appraisal agency (Note 1)	Appraisal value	Capitalization value						PML (%)
							Direct capitalization method	Capitalization method	Discounted cash flow method	Discount rate (%)	Terminal capitalization rate(%)	NOI (Note 2)	
	UR-1	Tokyu Plaza Omotesando Harajuku (Note 3)	45,000	8.2%	J	62,100	63,075	2.7%	61,050	2.4%	2.8%	1,701	5.3
	UR-3	Q plaza EBISU (Note 5)	8,430	1.5%	T	11,700	11,900	3.2%	11,600	3.4%/3.3%	3.4%	383	5.9
	UR-5	Kyoto Karasuma Parking Building	8,860	1.6%	D	10,400	10,500	4.7%	10,400	4.7%	4.9%	512	Less than 0.1
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	21,330	3.9%	J	26,700	27,300	3.8%	26,100	3.6%	4.0%	1,052	1.5
	UR-8	A-FLAG SAPPORO(Note 4)	4,410	0.8%	D	7,670	7,690	5.4%	7,660	5.2%	5.6%	485	1.1
	UR-9	A-FLAG SHIBUYA	6,370	1.2%	D	7,910	7,970	3.9%	7,890	3.7%	4.1%	321	8.5
	UR-10	Q plaza SHINSAIBASHI	13,350	2.4%	V	14,300	14,200	3.6%	14,400	3.4%	3.8%	514	2.6
	UR-11	A-FLAG KOTTO DORI	4,370	0.8%	D	4,850	4,860	3.4%	4,850	3.1%	3.5%	173	6.3
	UR-12	A-FLAG BIJUTSUKAN DORI	4,700	0.9%	J	4,860	4,950	3.5%	4,770	3.3%	3.7%	175	5.6
	UR-13	A-FLAG DAIKANYAMA WEST	2,280	0.4%	V	2,300	2,320	3.9%	2,270	3.7%	4.1%	85	5.1
	UR-14	A-FLAG KITA SHINSAIBASHI	4,725	0.9%	V	4,670	4,750	3.9%	4,590	3.6%	4.0%	187	2.7
	UR-15	DECKS Tokyo Beach (Note 3)	12,740	2.3%	M	12,054	12,544	4.0%	11,809	3.8%	4.2%	544	6.7
	UR-16	Tokyu Plaza Ginza (Land) (Note 3)	37,500	6.8%	M	39,000	38,700	2.6%	39,000	2.5%	-	952	(Note 6)-
	UR-17	Q plaza HARAJUKU (Note 3)	13,200	2.4%	V	12,800	12,960	3.0%	12,600	2.7%	3.1%	390	5.6
	TO-1	TLC Ebisu Building	7,400	1.4%	T	11,800	12,200	3.6%	11,600	3.7%	3.8%	473	6.1
	TO-2	A-PLACE Ebisu Minami	9,640	1.8%	T	15,800	15,300	3.5%	16,000	3.6%	3.7%	545	8.2
	TO-3	A-PLACE Yoyogi	4,070	0.7%	V	5,000	5,060	3.8%	4,940	3.6%	4.0%	199	4.8
	TO-4	A-PLACE Aoyama (Note 4)	8,790	1.6%	D	10,700	10,700	3.9%	10,700	3.7%	4.1%	437	8.6
	TO-5	Luogo Shiodome	4,540	0.8%	D	6,350	6,470	3.5%	6,300	3.3%	3.7%	237	0.3
	TO-6	TAMACHI SQUARE (Land)	2,338	0.4%	T	2,850	2,980	3.4%	2,800	3.8%	3.6%	101	(Note 6)-
	TO-7	A-PLACE Ikebukuro	3,990	0.7%	J	5,610	5,710	3.8%	5,510	3.6%	4.0%	225	5.0
	TO-8	A-PLACE Shinbashi	5,650	1.0%	J	7,330	7,440	3.6%	7,220	3.3%	3.7%	281	6.5
	TO-9	A-PLACE Gotanda	5,730	1.0%	M	8,180	8,310	3.5%	8,050	3.3%	3.7%	295	7.4
	TO-10	A-PLACE Shinagawa	3,800	0.7%	J	6,320	6,480	3.3%	6,150	3.1%	3.5%	218	7.8

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

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

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



(Note 4) Seismic strengthening works were conducted at A-FLAG SAPPORO and A-PLACE Aoyama, in 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-11	OSAKI WIZTOWER	10,690	2.0%	D	14,700	14,800	3.3%	14,600	3.0%	3.4%	511	1.3
	TO-12	Shiodome Building (Note 3)	71,600	13.1%	M	77,350	80,850	3.3%	75,950	3.1%	3.5%	2,702	1.4
	TO-13	A-PLACE Ebisu Higashi	7,072	1.3%	V	7,630	7,740	3.6%	7,510	3.4%	3.8%	289	6.0
	TO-14	A-PLACE Shibuya Konnoh	4,810	0.9%	V	5,730	5,690	3.5%	5,760	3.2%	3.6%	208	5.7
	TO-15	A-PLACE Gotanda Ekimae	7,280	1.3%	V	7,950	7,950	3.7%	7,940	3.4%	3.8%	298	7.1
	TO-16	A-PLACE Shinagawa Higashi	18,800	3.4%	M	21,600	21,900	3.8%	21,300	3.6%	4.0%	850	6.1
	TO-18	Ebisu Prime Square (Note 3)	30,700	5.6%	M	31,300	31,875	3.4%	30,600	3.2%	3.6%	1,146	2.9
	TO-19	A-PLACE Tamachi East	6,800	1.2%	V	7,130	7,270	3.4%	6,980	3.2%	3.6%	263	5.9
	TO-20	Meguro Tokyu Building	16,300	3.0%	J	16,800	17,100	3.2%	16,500	2.9%	3.3%	562	5.9
	TO-21	Q plaza Shinjuku-3chome	18,400	3.4%	V	19,200	19,500	3.5%	18,900	3.3%	3.7%	678	5.0
	TO-22	A-PLACE Shibuya Nampeidai	8,800	1.6%	V	9,050	9,110	3.3%	8,980	3.0%	3.4%	304	6.4
		AA- 1	Amagasaki Q's MALL (Land)	12,000	2.2%	J	14,200	14,400	4.2%	14,000	3.9%	4.4%	600
AA- 2		icot Nakamozu (Note 4)	8,500	1.6%	T	10,600	10,900	4.8%	10,500	4.7%/4.8%/4.9%	5.0%	542	3.2
AA- 4		icot Mizonokuchi	2,710	0.5%	M	3,240	3,310	5.4%	3,160	5.2%	5.8%	182	7.9
AA- 5		icot Tama Center	2,840	0.5%	J	3,950	3,960	5.0%	3,940	4.6%	5.2%	201	2.4
AA- 6		A-PLACE Kanayama	6,980	1.3%	V	8,660	8,750	5.0%	8,560	4.8%	5.2%	447	3.7
AA- 7		Osaka Nakanoshima Building	11,100	2.0%	J	17,400	17,700	3.7%	17,100	3.5%	3.9%	706	3.0
AA- 8		icot Omori	5,790	1.1%	J	6,870	6,940	4.3%	6,790	4.1%	4.5%	304	5.8
AA- 9		Market Square Sagamihara	4,820	0.9%	V	5,010	5,030	5.3%	4,980	5.1%	5.5%	264	6.6
AA-10		Umeda Gate Tower	19,000	3.5%	D	21,600	22,100	3.6%	21,400	3.4%	3.8%	802	1.1
AA-11		A-PLACE Bashamichi	3,930	0.7%	M	4,760	4,850	4.8%	4,660	4.5%	5.0%	259	6.4
AA-12		Commercial Mall Hakata	6,100	1.1%	V	5,900	5,910	4.8%	5,880	4.5%	4.9%	287	0.7
AA-13		EDGE Shinsaibashi	19,800	3.6%	V	21,500	21,800	3.7%	21,100	3.5%	3.9%	836	2.6
<b>47 properties at end of November 2021</b>			<b>548,035</b>	<b>100.0%</b>	<b>-</b>	<b>643,384</b>	<b>653,804</b>	<b>-</b>	<b>635,349</b>	<b>-</b>	<b>-</b>	<b>23,727</b>	<b>(Note 6)2.6</b>


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

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

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

(Note 4) Discount rate for icot Nakamozu is 4.7% from 1st to 2nd year, 4.8% from 3rd 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 December 2021. 

## Trend in Cap Rate (Note 1)

Category	Property #	Property name	Acquisition date	At acquisition	2012.11 (FP2)	2013.5 (FP3)	2013.11 (FP4)	2014.5 (FP5)	2014.11 (FP6)	2015.5 (FP7)	2015.11 (FP8)	2016.5 (FP9)	2016.11 (FP10)	2017.5 (FP11)	2017.11 (FP12)	2018.5 (FP13)	2018.11 (FP14)	2019.5 (FP15)	2019.11 (FP16)	2020.5 (FP17)	2020.11 (FP18)	2021.5 (FP19)	2021.11 (FP20)	
UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku (Note 2)	June 13, 2012	3.8%	3.7%	3.7%	3.6%	3.4%	3.3%	3.2%	3.1%	3.1%	3.0%	2.9%	2.8%	2.8%	2.7%	2.7%	2.6%	2.6%	2.6%	2.7%	2.7%	
	UR-3	Q plaza EBISU	June 13, 2012	4.3%	4.3%	4.2%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.4%	3.3%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	
	UR-5	Kyoto Karasuma Parking Building	June 13, 2012	5.7%	5.7%	5.7%	5.6%	5.5%	5.4%	5.3%	5.2%	5.1%	5.0%	4.9%	4.9%	4.9%	4.9%	4.9%	4.8%	4.8%	4.8%	4.7%	4.7%	
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	Dec. 19, 2013	4.8%	-	-	-	4.7%	4.6%	4.5%	4.3%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	
	UR-8	A-FLAG SAPPORO	Dec. 19, 2013	6.5%	-	-	-	6.2%	6.0%	6.0%	5.9%	5.8%	5.7%	5.6%	5.5%	5.5%	5.5%	5.5%	5.4%	5.4%	5.4%	5.4%	5.4%	
	UR-9	A-FLAG SHIBUYA	Dec. 19, 2013	4.8%	-	-	-	4.7%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	4.0%	4.0%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	
	UR-10	Q plaza SHINSAIBASHI	Dec. 16, 2015	3.9%	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	
	UR-11	A-FLAG KOTTO DORI	Dec. 20, 2016	3.8%	-	-	-	-	-	-	-	-	-	-	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.4%	3.4%	3.4%	
	UR-12	A-FLAG BIJUTSUKAN DORI	Dec. 2, 2016	3.8%	-	-	-	-	-	-	-	-	-	-	3.6%	3.6%	3.6%	3.6%	3.6%	3.5%	3.5%	3.5%	3.5%	
	UR-13	A-FLAG DAIKANYAMA WEST	Jan. 6, 2017	4.1%	-	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	
	UR-14	A-FLAG KITTA SHINSAIBASHI	Dec. 1, 2017	4.0%	-	-	-	-	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	
	UR-15	DECKS Tokyo Beach (Note 2)	Jan. 5, 2018	4.0%	-	-	-	-	-	-	-	-	-	-	-	-	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	
	UR-16	Tokyu Plaza Ginza (Land) (Note 2)	Jan. 10, 2019	2.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6%	2.6%	2.6%	2.6%	2.6%	
	UR-17	Q plaza HARAJUKU (Note 2)	Jan. 10, 2019	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0%	3.0%	3.0%	3.0%	3.0%	
	TO TOKYO OFFICE	TO-1	TLC Ebisu Building	Jun. 13, 2012	4.7%	4.7%	4.6%	4.6%	4.5%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
		TO-2	A-PLACE Ebisu Minami	Jun. 13, 2012	4.6%	4.6%	4.5%	4.5%	4.4%	4.2%	4.1%	4.0%	4.0%	3.9%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
		TO-3	A-PLACE Yoyogi	Jun. 13, 2012	4.6%	4.6%	4.5%	4.6%	4.5%	4.4%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
TO-4		A-PLACE Aoyama	Jun. 13, 2012	4.9%	4.9%	4.9%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	4.0%	4.0%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	
TO-5		Luogo Shiodome	Jun. 13, 2012	4.5%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	
TO-6		TAMACHI SQUARE (Land) (Notes 3)	Jun. 13, 2012	4.4%	-	-	-	4.4%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.8%	3.7%	3.7%	3.6%	3.5%	3.4%	3.4%	3.4%	3.4%	
TO-7		A-PLACE Ikebukuro	Jun. 13, 2012	5.1%	5.1%	5.0%	4.9%	4.9%	4.8%	4.6%	4.5%	4.5%	4.4%	4.3%	4.3%	4.2%	4.1%	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	
TO-8		A-PLACE Shinbashi	Apr. 19, 2013	4.7%	-	4.6%	4.5%	4.4%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.9%	3.9%	3.8%	3.8%	3.7%	3.7%	3.7%	3.7%	3.6%	
TO-9		A-PLACE Gotanda	Jan. 10, 2014	4.4%	-	-	-	4.3%	4.3%	4.2%	4.1%	4.1%	4.0%	3.9%	3.8%	3.7%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	
TO-10		A-PLACE Shinagawa	Jan. 10, 2014	4.4%	-	-	-	4.3%	4.2%	4.1%	4.0%	4.0%	3.9%	3.8%	3.8%	3.7%	3.6%	3.5%	3.4%	3.4%	3.4%	3.4%	3.3%	
TO-11		OSAKI WIZTOWER	Jun. 24, 2014	4.3%	-	-	-	4.2%	4.1%	3.9%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.3%	3.3%	3.3%	3.3%	3.3%	
TO-12		Shiodome Building (Note 4)	Jan. 19, 2015	3.9%	-	-	-	-	-	3.8%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.5%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	
			Dec. 16, 2015	3.8%	-	-	-	-	-	-	-	-	3.7%	3.6%	3.5%	3.5%	3.4%	3.4%	3.3%	3.3%	3.3%	3.3%		
			Dec. 2, 2016	3.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3%	3.3%	3.3%	3.3%		
TO-13		A-PLACE Ebisu Higashi	Jul. 29, 2015	4.1%	-	-	-	-	-	-	4.0%	4.0%	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%		
TO-14		A-PLACE Shibuya Konnoh	Oct. 1, 2015	4.0%	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%		
TO-15		A-PLACE Gotanda Ekimae	Jul. 1, 2016	4.1%	-	-	-	-	-	-	-	-	4.0%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%		
TO-16		A-PLACE Shinagawa Higashi	Mar. 16, 2017	4.0%	-	-	-	-	-	-	-	-	4.0%	3.9%	3.9%	3.9%	3.9%	3.9%	3.8%	3.8%	3.8%	3.8%		
TO-18		Ebisu Prime Square (Note 2)	Jan. 10, 2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4%	3.4%	3.4%	
TO-19		A-PLACE Tamachi East	Oct. 29, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4%	
TO-20		Meguro Tokyu Building	Sep 10, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2%	
TO-21		Q plaza Shinjuku-3chome	Sep 10, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5%	
TO-22	A-PLACE Shibuya Nampedai	Sep 10, 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3%		
AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	Jun. 13, 2012	5.0%	5.0%	5.0%	4.9%	4.8%	4.8%	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.3%	4.3%	4.3%	4.2%	4.2%	4.2%	4.2%	4.2%	
	AA-2	icot Nakamozu	Jun. 13, 2012	6.0%	6.0%	5.9%	5.8%	5.6%	5.5%	5.4%	5.3%	5.3%	5.2%	5.2%	5.2%	5.1%	5.0%	4.9%	4.8%	4.8%	4.8%	4.8%	4.8%	
	AA-4	icot Mizonokuchi	Jun. 13, 2012	6.0%	6.0%	6.0%	5.9%	5.8%	5.8%	5.7%	5.6%	5.5%	5.4%	5.4%	5.4%	5.4%	5.5%	5.5%	5.4%	5.4%	5.4%	5.4%	5.4%	
	AA-5	icot Tama Center	Jun. 13, 2012	6.2%	6.2%	6.2%	6.1%	6.0%	5.9%	5.8%	5.7%	5.6%	5.4%	5.3%	5.2%	5.1%	5.1%	5.1%	5.0%	5.0%	5.0%	5.0%	5.0%	
	AA-6	A-PLACE Kanayama	Jun. 13, 2012	5.3%	5.3%	5.2%	5.4%	5.4%	5.4%	5.4%	5.3%	5.2%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%	5.0%	
	AA-7	Osaka Nakanoshima Building (Note 5)	Jan. 25, 2013	5.0%	-	5.0%	5.0%	4.9%	4.8%	-	4.6%	4.5%	4.5%	4.4%	4.3%	4.2%	4.1%	4.0%	3.9%	3.8%	3.8%	3.8%	3.8%	
			Dec. 16, 2014	4.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	AA-8	icot Omori	Dec. 19, 2013	5.1%	-	-	-	5.0%	4.9%	4.8%	4.7%	4.7%	4.7%	4.6%	4.5%	4.4%	4.4%	4.4%	4.3%	4.3%	4.3%	4.3%	4.3%	
	AA-9	Market Square Sagami-hara	Jan. 9, 2015	5.6%	-	-	-	-	-	-	5.5%	5.4%	5.4%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	
	AA-10	Umeda Gate Tower	Sep. 21, 2016	4.0%	-	-	-	-	-	-	-	-	-	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.6%	
	AA-11	A-PLACE Bashamichi	Oct. 6, 2016	5.1%	-	-	-	-	-	-	-	-	-	5.0%	4.9%	4.9%	4.9%	4.9%	4.8%	4.8%	4.8%	4.8%	4.8%	
	AA-12	Commercial Mall Hakata	Jan. 5, 2018	4.8%	-	-	-	-	-	-	-	-	-	-	-	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	
	AA-13	EDGE Shinsaibashi	Jan. 10, 2019	3.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8%	3.8%	3.8%	3.8%	3.8%	

(Note 1) Calculated based on direct capitalization method.

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

(Note 3) 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% for each).



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

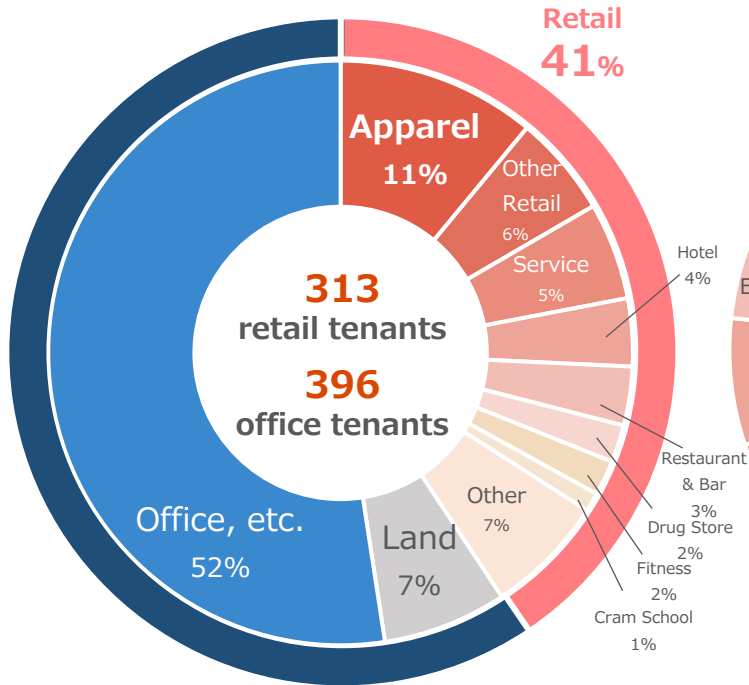
Category	Property #	Property name	2012.11 (FP2)	2013.5 (FP3)	2013.11 (FP4)	2014.5 (FP5)	2014.11 (FP6)	2015.5 (FP7)	2015.11 (FP8)	2016.5 (FP9)	2016.11 (FP10)	2017.5 (FP11)	2017.11 (FP12)	2018.5 (FP13)	2018.11 (FP14)	2019.5 (FP15)	2019.11 (FP16)	2020.5 (FP17)	2020.11 (FP18)	2021.5 (FP19)	2021.11 (FP20)	
UR URBAN RETAIL	UR-1	Tokyu Plaza Omotesando Harajuku	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	98.6%	99.4%	97.5%	
	UR-3	Q plaza EBISU	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-5	Kyoto Karasuma Parking Building	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-7	Kobe Kyu Kyoryuchi 25Bankan	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.0%
	UR-8	A-FLAG SAPPORO	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	98.3%	96.0%	96.1%
	UR-9	A-FLAG SHIBUYA	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-10	Q plaza SHINSAIBASHI	-	-	-	-	-	-	-	88.4%	100.0%	100.0%	100.0%	100.0%	88.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-11	A-FLAG KOTTO DORI	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.9%	88.9%
	UR-12	A-FLAG BIJUTSUKAN DORI	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-13	A-FLAG DAIKANYAMA WEST	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-14	A-FLAG KITA SHINSAIBASHI	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-15	DECKS Tokyo Beach	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	99.7%	100.0%	99.2%	99.1%	96.8%	94.9%	95.0%
	UR-16	Tokyu Plaza Ginza (Land)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	UR-17	Q plaza HARAJUKU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	95.2%	93.0%
		UR average rate		99.5%	99.6%	99.1%	99.6%	100.0%	99.8%	100.0%	99.7%	99.4%	99.8%	100.0%	99.7%	100.0%	100.0%	99.8%	99.8%	98.9%	97.8%	97.5%
	TO TOKYO OFFICE	TO-1	TLC Ebisu Building	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	87.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	93.2%	88.7%	82.2%
		TO-2	A-PLACE Ebisu Minami	100.0%	96.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	92.3%	100.0%
TO-3		A-PLACE Yoyogi	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
TO-4		A-PLACE Aoyama	86.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
TO-5		Luogo Shiodome	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	87.3%	79.1%
TO-6		TAMACHI SQUARE (Land)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
TO-7		A-PLACE Ikebukuro	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
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%	100.0%	98.7%	98.7%	100.0%	100.0%	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%	100.0%	100.0%	89.3%
TO-10		A-PLACE Shinagawa	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
TO-11		OSAKI WIZTOWER	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
TO-12		Shiodome Building	-	-	-	-	-	98.2%	93.2%	98.2%	99.4%	99.9%	99.7%	99.9%	100.0%	100.0%	99.7%	100.0%	99.7%	100.0%	99.5%	99.5%
TO-13		A-PLACE Ebisu Higashi	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
TO-14		A-PLACE Shibuya Konoh	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
TO-15		A-PLACE Gotanda Ekimae	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%	100.0%	100.0%
TO-16		A-PLACE Shinagawa Higashi	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	95.2%	95.2%
TO-18		Ebisu Prime Square	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98.2%	94.2%	89.6%	93.2%
TO-19		A-PLACE Tamachi East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98.8%
TO-20		Meguro Tokyu Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%
TO-21		Q plaza Shinjuku-3chome	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%
TO-22		A-PLACE Shibuya Nampedai	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%
		TO average rate		97.4%	97.5%	98.6%	100.0%	100.0%	99.6%	97.5%	99.6%	98.9%	100.0%	99.9%	100.0%	99.9%	99.9%	99.9%	99.7%	97.8%	96.7%	96.7%
AA ACTIVIA ACCOUNT	AA-1	Amagasaki Q's MALL (Land)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	AA-2	icot Nakamozu	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	AA-4	icot Mizonokuchi	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	AA-5	icot Tama Center	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.6%
	AA-6	A-PLACE Kanayama	100.0%	100.0%	98.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	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%	99.9%	100.0%	100.0%	99.5%	99.5%	99.5%
	AA-8	icot Omori	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-9	Market Square Sagamihara	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	AA-10	Umeda Gate Tower	-	-	-	-	-	-	-	-	93.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	85.5%
	AA-11	A-PLACE Bashamichi	-	-	-	-	-	-	-	-	99.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.3%	100.0%	100.0%	100.0%
	AA-12	Commercial Mall Hakata	-	-	-	-	-	-	-	-	-	-	-	97.0%	97.0%	97.0%	95.0%	100.0%	92.7%	87.0%	89.7%	
	AA-13	EDGE Shinsaibashi	-	-	-	-	-	-	-	-	-	-	-	-	-	90.7%	100.0%	100.0%	100.0%	100.0%	100.0%	
		AA average rate		100.0%	100.0%	99.9%	99.8%	99.8%	99.7%	99.7%	100.0%	99.4%	99.6%	100.0%	99.6%	99.8%	99.0%	99.7%	99.9%	99.6%	99.2%	98.2%
	Total portfolio average		99.4%	99.4%	99.4%	99.8%	99.9%	99.7%	99.2%	99.8%	99.3%	99.8%	100.0%	99.8%	99.9%	99.5%	99.8%	99.8%	98.9%	98.1%	97.5%	

(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)

**By rent**  
(overall portfolio)

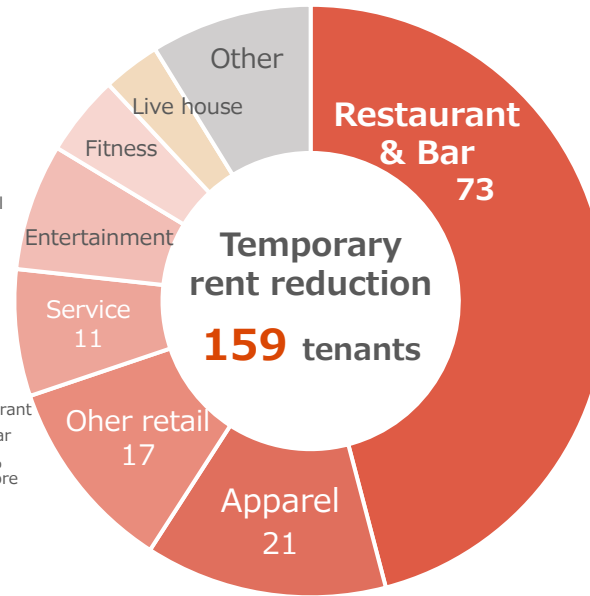
✓ Among **retail tenants** composing **approx. 40%** of all tenants, the most important sector in terms of rent is **apparel**



Tenants less affected by COVID-19 outbreak  
**59%**

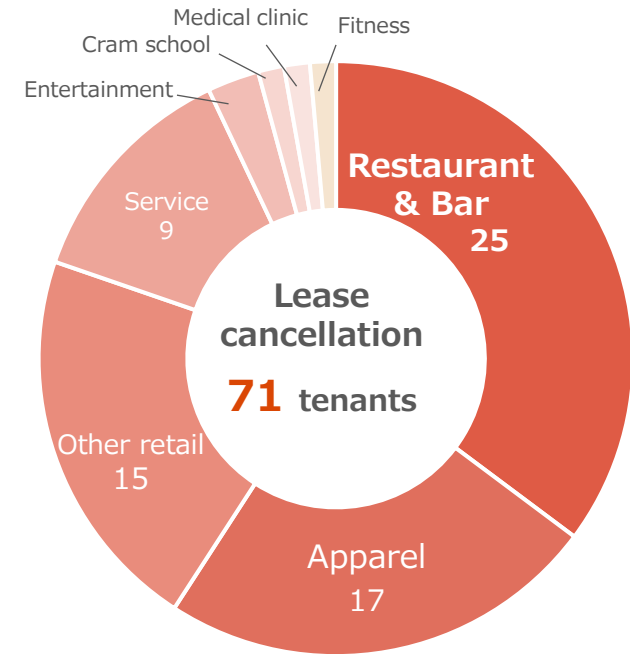
**Breakdown of temporary rent reduction**

✓ **Most** rent concession requests came from **restaurant & bar** followed by apparel, other retail and service



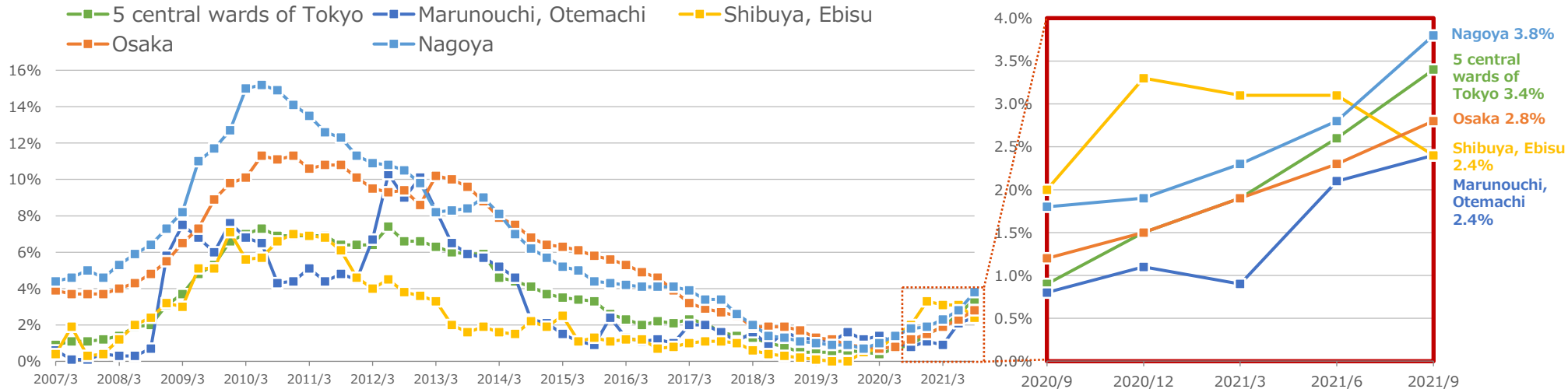
**Breakdown of lease cancellation**

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

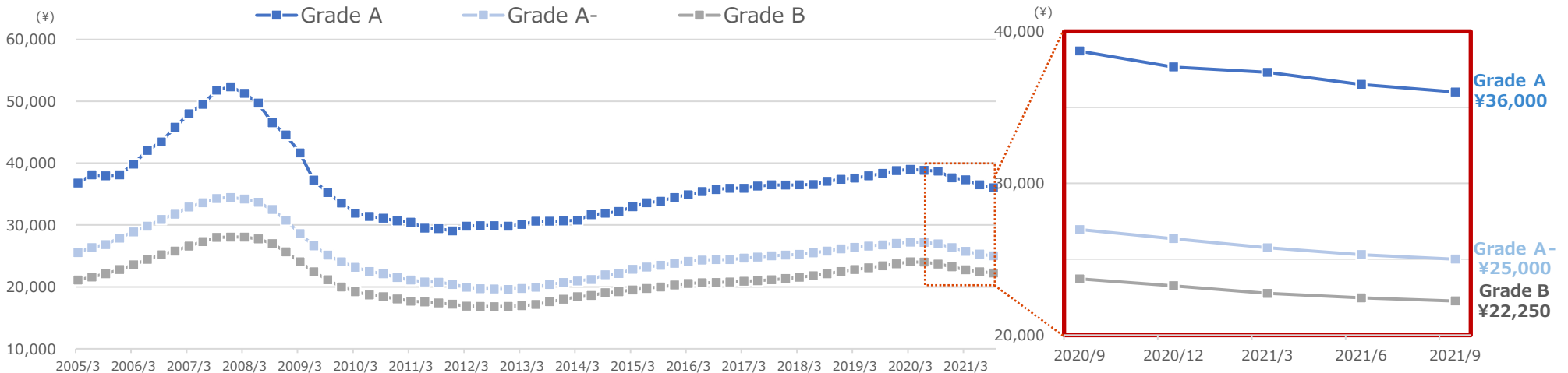


# Vacancy Rate by Area and Trends of Average Rent for 23 Wards of Tokyo

### Vacancy trend (Q1/2007 – Q3/2021)



### Estimated contracted rent average (Q1/2005 – Q3/2021)



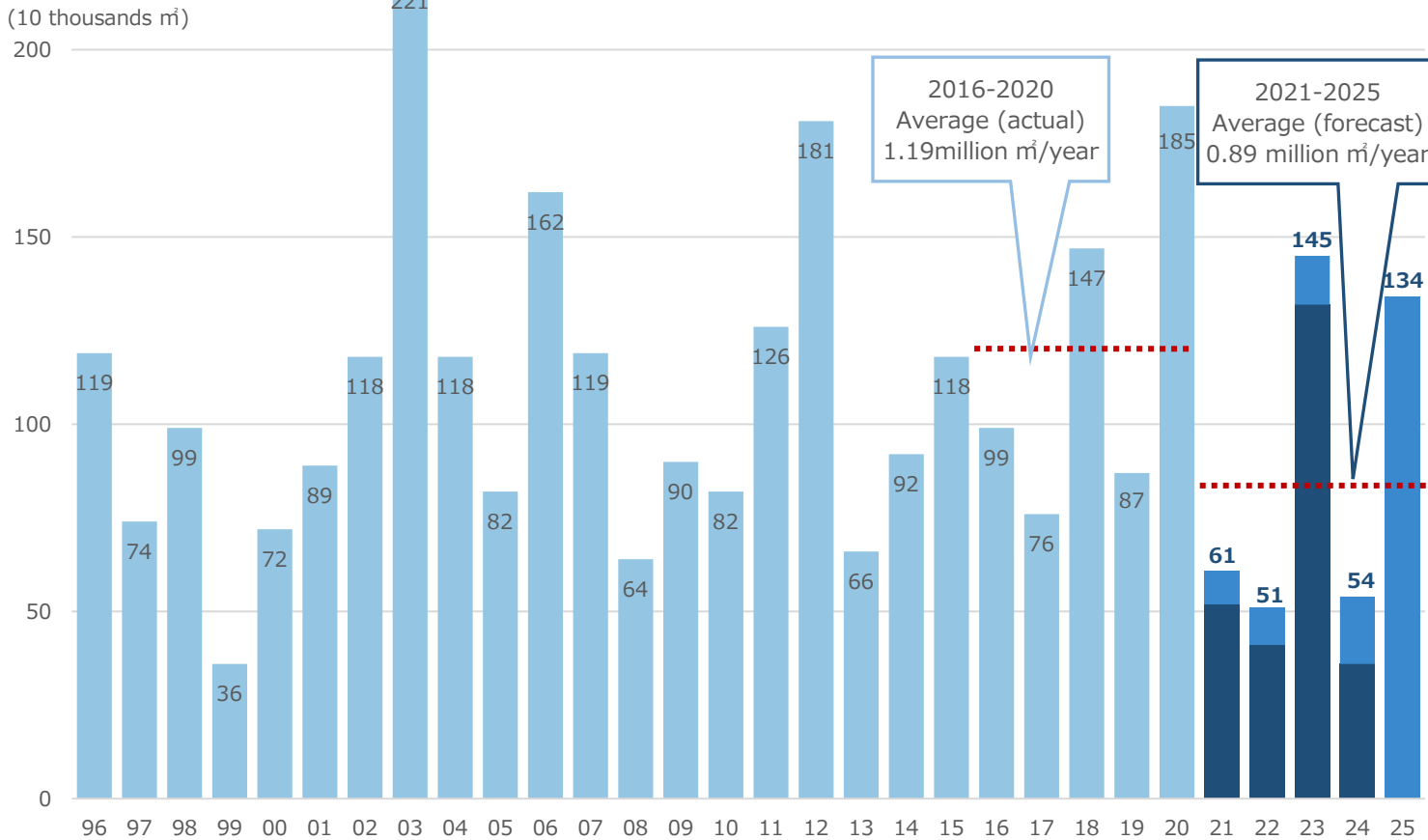
(Note) Grade A: Office buildings within the 5 central wards of Tokyo, with more than 6,500 tsubo of total leasable area, 10,000 tsubo of gross floor area, 500 tsubo of basic floor area and aged less than 11 years. Grade A-: Office buildings within the 23 wards of Tokyo, with more than 4,500 tsubo of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

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

➤ New report released in September 2021 indicates no significant fluctuation from the previous forecast, and **oversupply trend has not been seen**

## Supply trend (1996-2025)

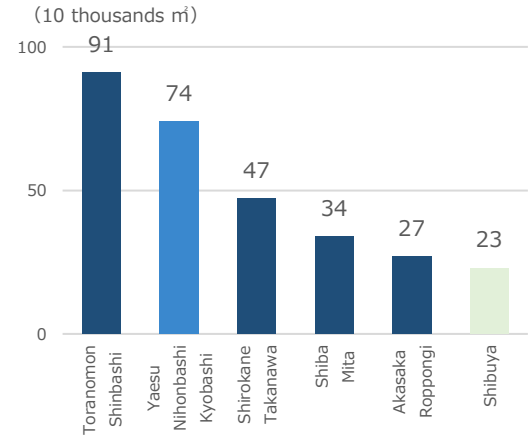
Mori Trust ( Actual Previous forecast New forecast)



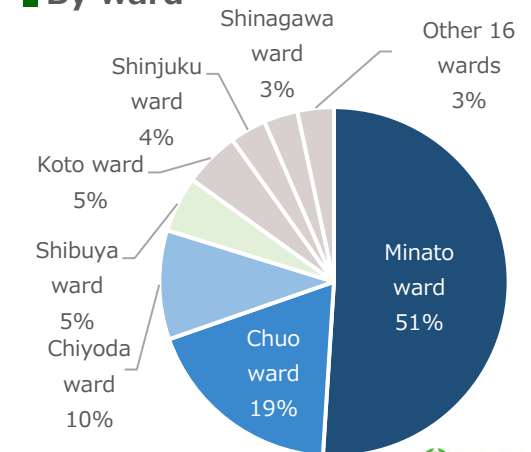
(Note) "Large-scale office buildings" refers to office buildings with a total office floor area of 10,000 m<sup>2</sup> or more.

## Supply forecast (2021-2025)

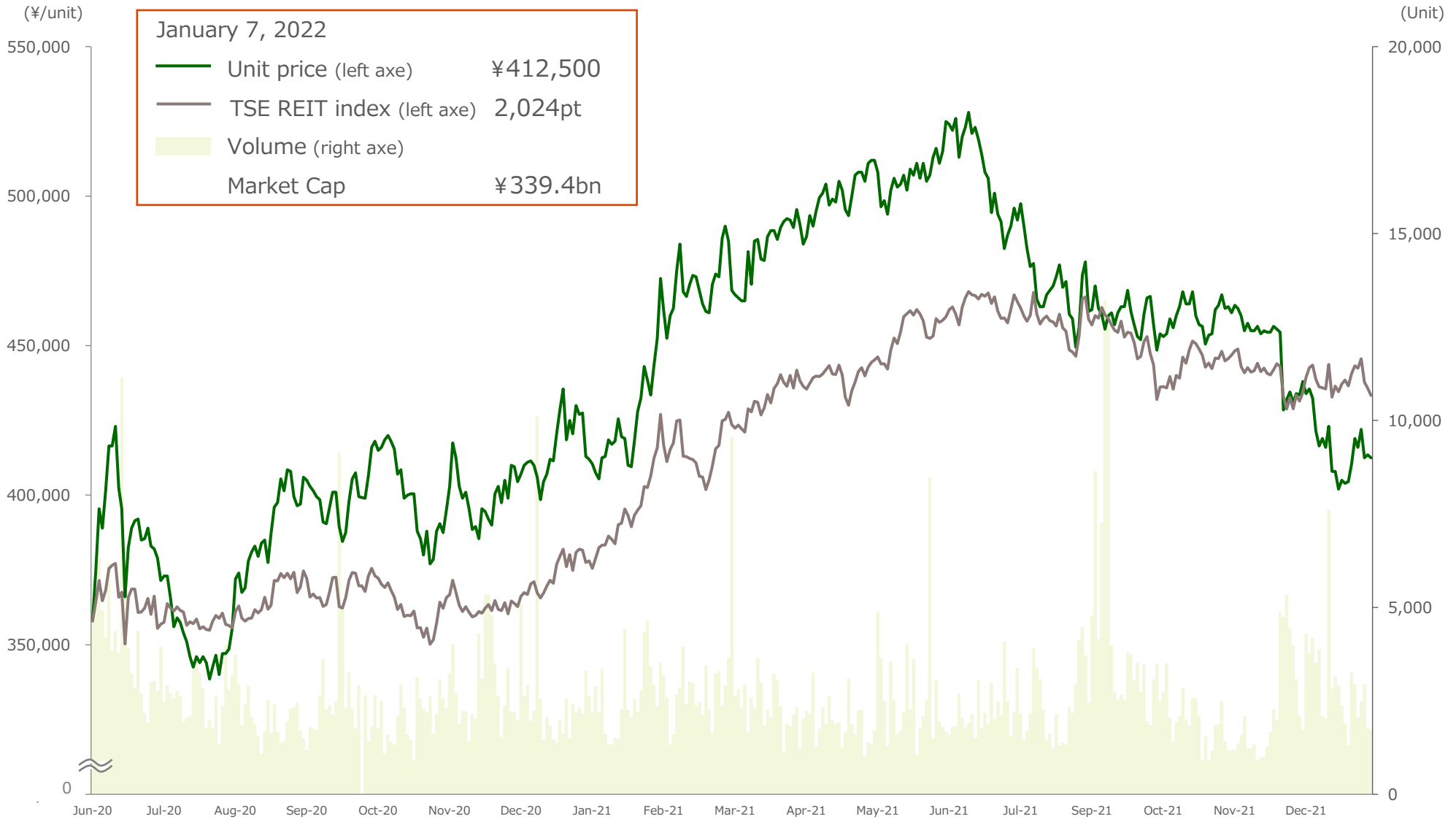
### Top 5 areas + Shibuya area



### By ward



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

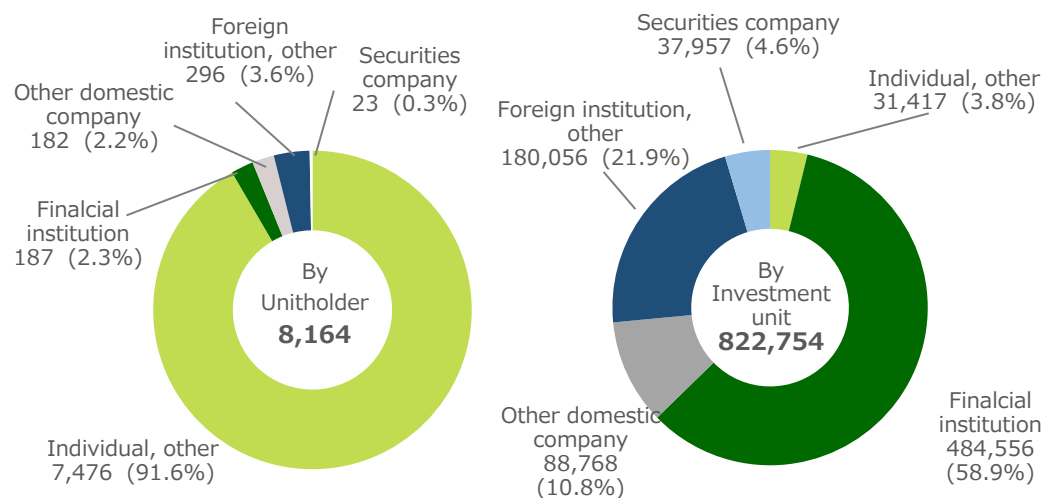


(Note) The performance of TSE REIT index is indexed to API unit price as of June 1, 2020.

# Distribution of Unitholders ~ At End of FP20 Ended November 2021 ~

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

	End of Nov. 2021 (the 20th Period)				End of May 2021 (the 19th Period)			
	# of unit-holders	Ratio	# of units	Ratio	# of unit-holders	Ratio	# of units	Ratio
Individual, other	7,476	91.6%	31,417	3.8%	6,515	91.0%	26,555	3.4%
Financial institution	187	2.3%	484,556	58.9%	181	2.5%	471,431	61.1%
Other domestic company	182	2.2%	88,768	10.8%	162	2.3%	88,408	11.5%
Foreign institution, other	296	3.6%	180,056	21.9%	280	3.9%	153,597	19.9%
Securities company	23	0.3%	37,957	4.6%	22	0.3%	31,233	4.0%
<b>Total</b>	<b>8,164</b>	<b>100.0%</b>	<b>822,754</b>	<b>100.0%</b>	<b>7,160</b>	<b>100.0%</b>	<b>771,224</b>	<b>100.0%</b>



## 2. Top 10 Unitholders

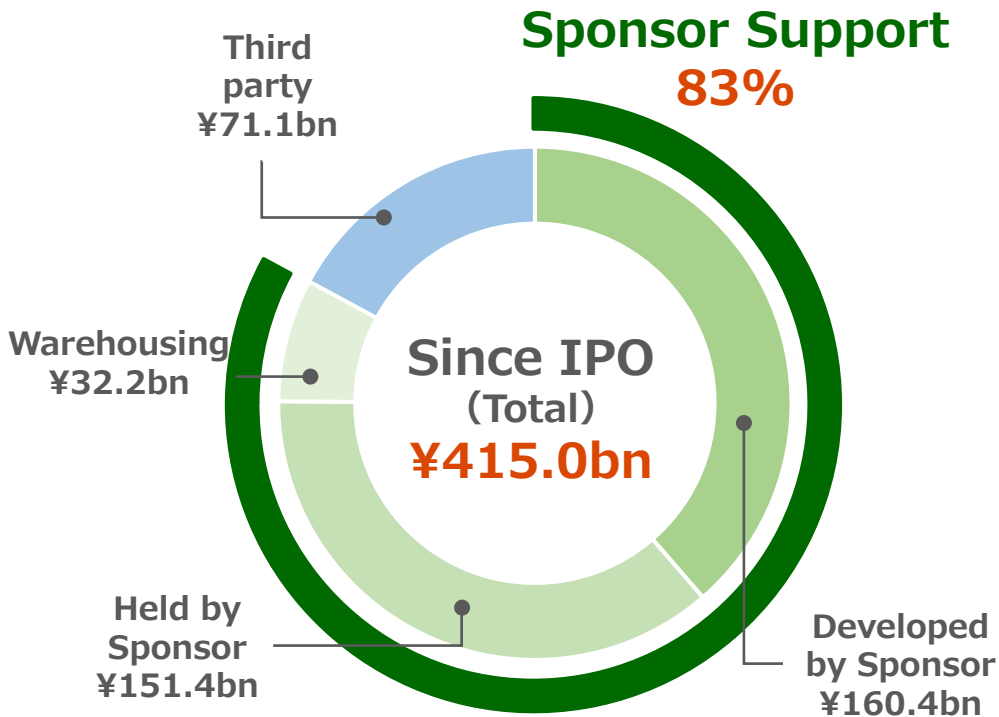
	Name	Investment units	Ratio (%)
1.	Custody Bank of Japan, Ltd. (Trust accounts)	182,799	22.2%
2.	The Master Trust Bank of Japan, Ltd. (Trust accounts)	133,018	16.2%
3.	Tokyu Land Corporation	81,137	9.9%
4.	The Nomura Trust and Banking Co., Ltd. (Investment accounts)	35,595	4.3%
5.	Custody Bank of Japan, Ltd. (Securities investment trust accounts)	22,325	2.7%
6.	SMBC Nikko Securities Inc.	18,131	2.2%
7.	SSBTC CLIENT OMNIBUS ACCOUNT	14,121	1.7%
8.	JAPAN SECURITIES FINANCE CO., LTD.	11,579	1.4%
9.	State Street Bank West Client Treaty 505234	9,608	1.2%
10.	JP Morgan Chase Bank 385781	9,004	1.1%
	<b>Total</b>	<b>517,317</b>	<b>62.9%</b>

# Sponsor Support

- Aiming for maximization of unitholder value with taking full advantage of the collaboration with Sponsor along with enhancing corporate governance

## Variety of support from our sponsor

### Acquisition by source



### Property Management

- ✓ Internal growth support



### 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

**9.9%**

\*As of November 30, 2021

### Provide human capital

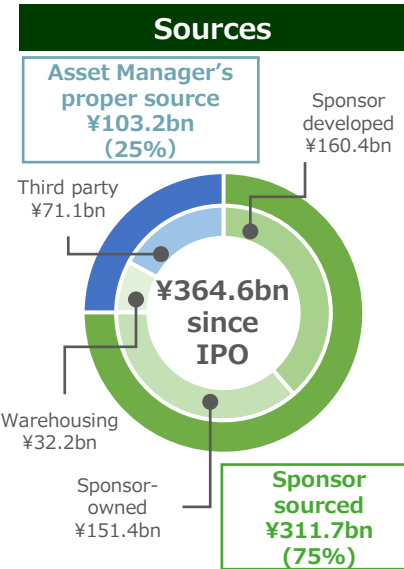
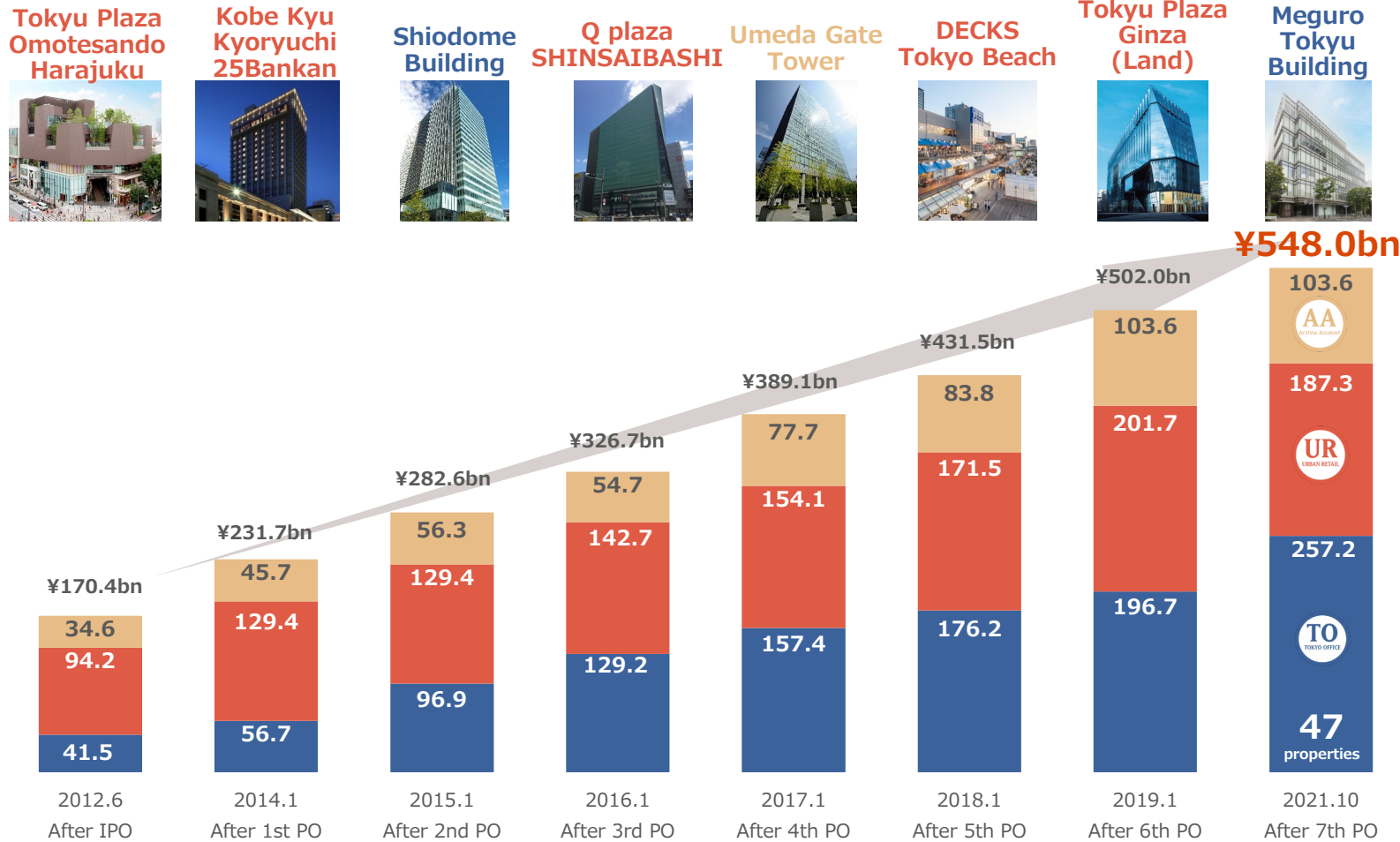
- ✓ Solid foundation of human capital with expertise in office and retail asset management

**39/110 members**

\*Number of employees seconded from our sponsor as of November 2021

# AUM Trend ~ Continual Achievement of External Growth ~

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



## Acquisition capacity

Approx. **45.6** bn

(Note) at LTV 50%

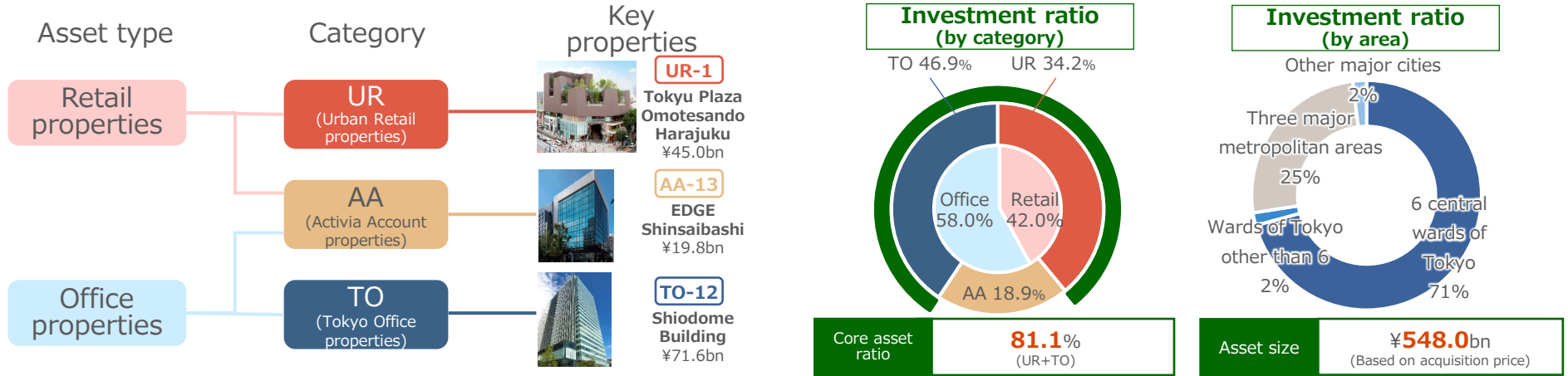
Year	2012.6	2014.1	2015.1	2016.1	2017.1	2018.1	2019.1	2021.10	Category
Core asset ratio (UR+TO)	71.5%	70.3%	59.3%	54.9%	49.0%	49.7%	48.7%	<b>42.0%</b>	Retail
	28.5%	29.7%	40.7%	45.1%	51.0%	50.3%	51.3%	<b>58.0%</b>	Office
	79.7%	80.3%	80.1%	83.2%	80.0%	80.6%	79.4%	<b>81.1%</b>	Core asset ratio (UR+TO)



# API's Characteristics and Strength

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

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



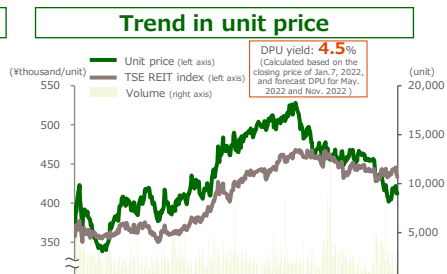
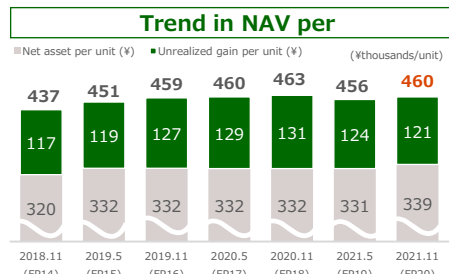
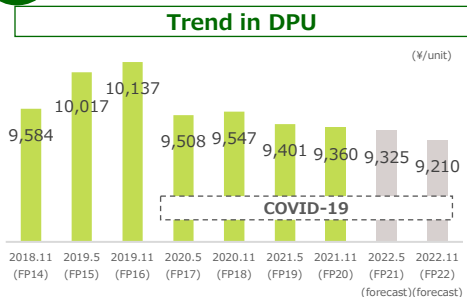
## 2 Sponsor : Tokyu Land Corporation (Comprehensive real estate developer)



Listed on the 1st section of Tokyo Stock Exchange with security code 3289, Operating revenue: ¥907.7 bn, Operating profit: ¥56.5 bn (Result FY2021)



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



## 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)

## 1. Corporate Philosophy

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

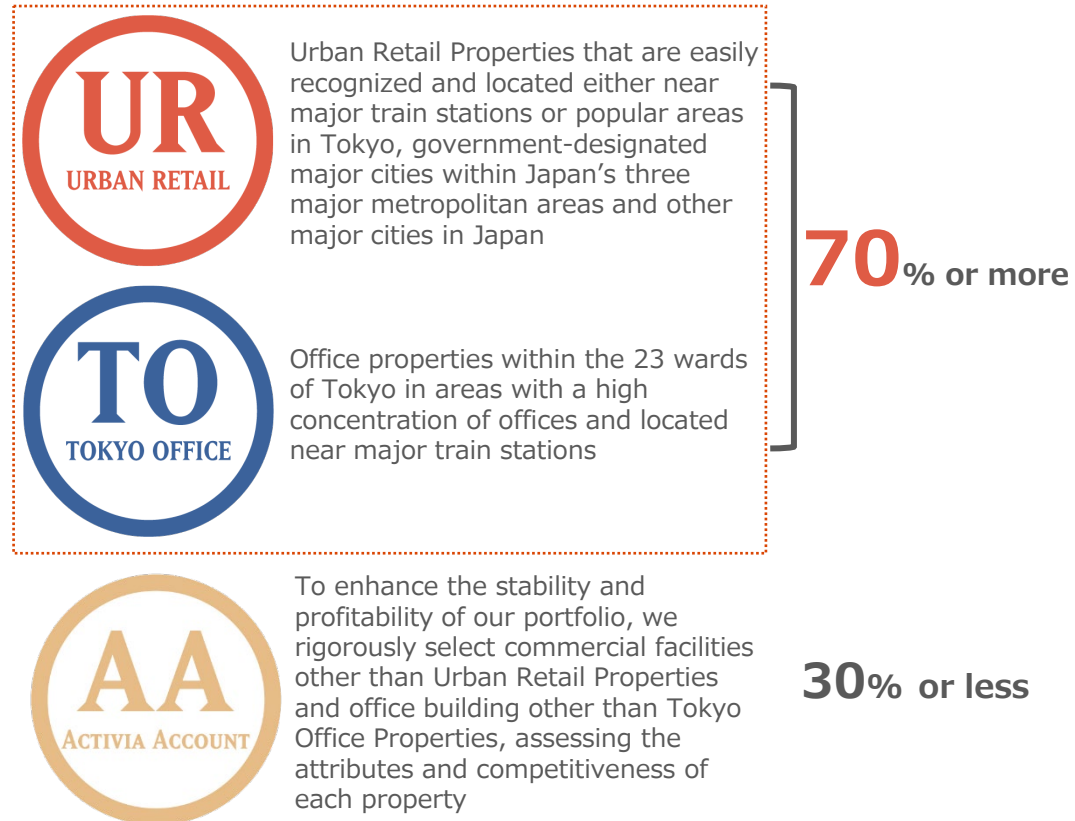
## 2. Basic Policies

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

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

## 3. Portfolio Composition Policy

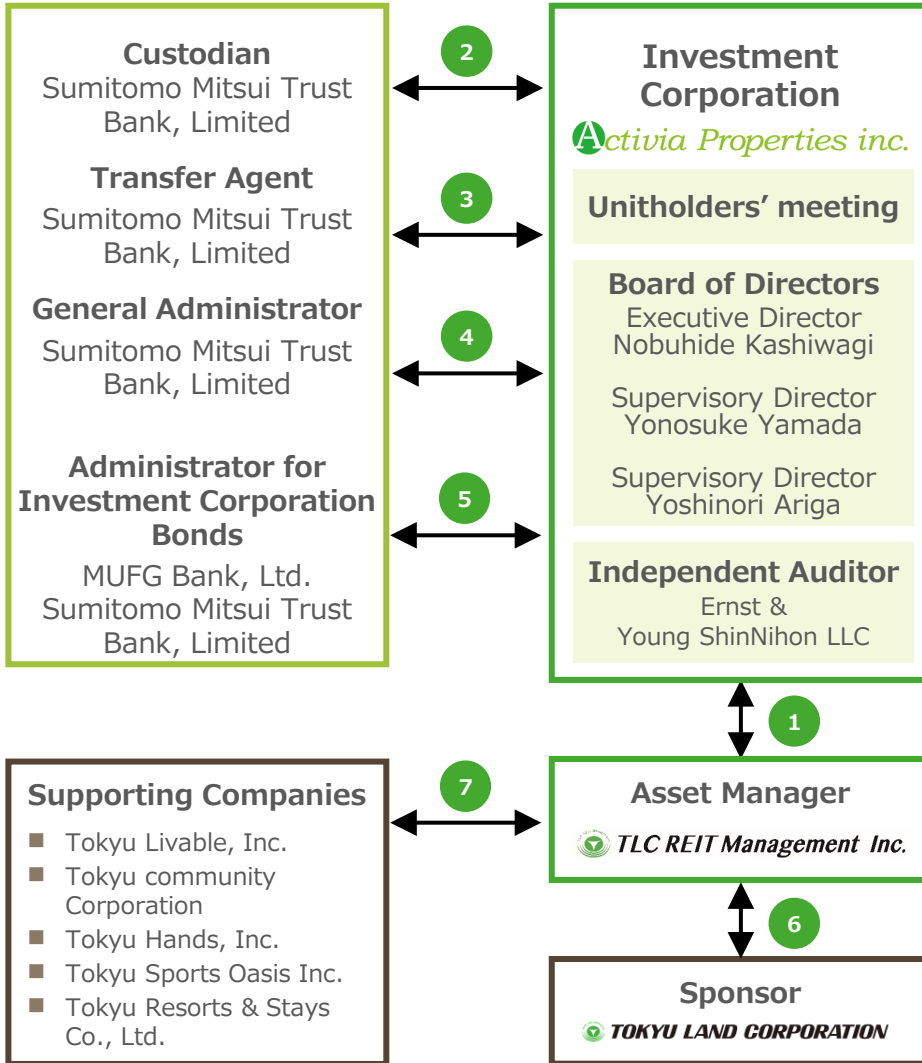
- We intend to maintain a competitive portfolio in the medium to long term by investing primarily in Urban Retail properties and Tokyo Office properties upon careful consideration of location as the most important factor, followed by other factors such as size, quality, specifications and suitability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



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

# Organizational Overview of API & TRM

## 1. Overview of API



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

## 2. Overview of TRM

TLC REIT Management Inc.

Established on Oct. 2009

Capital ¥200 million

Shareholder/Sponsor  
Tokyu Land Corporation  
100%

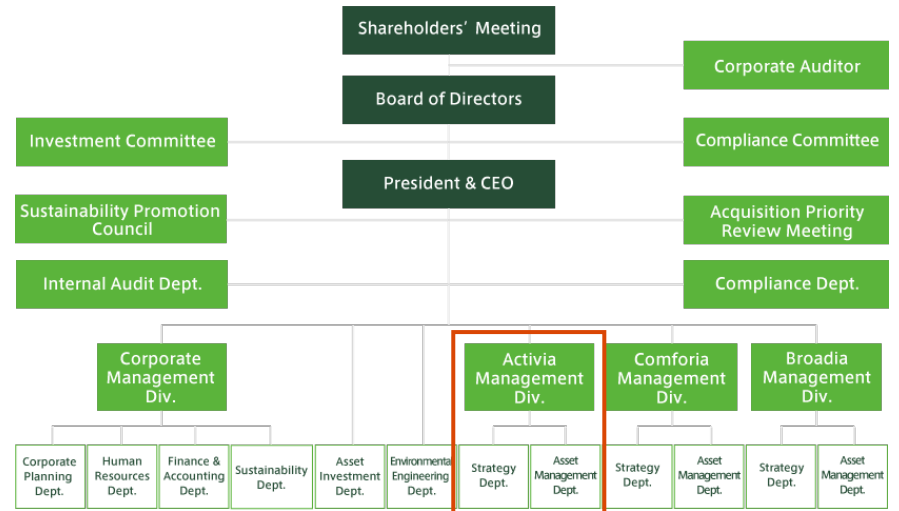


Masaaki Kanematsu  
President & CEO



Nobuhide Kashiwagi  
Chief Division Officer of Activia Management Division

## Organizational Chart



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