

NIPPON REIT Investment Corporation (TSE code : 3296)

Investor Presentation

for the 18th Period (Ended June 30, 2021)

August 17, 2021



NIPPON VISION

Serious, Steady, Solid.



NIPPON REIT
Investment Corporation

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1. Summary of Financial Results for the 18th Period (Jun. 2021)

18th Period DPU ¥10,800 (+¥157, compared to the forecast)

	Operating Revenue ¥ 9,410mn	Operating Income ¥ 5,499mn	Ordinary Income ¥ 4,859mn	Net Income ¥ 4,858mn
External growth	AUM (as of the end of 18th period) 103properties ¥255.0bn		asset replacement (in the 18th period) Transfer 3properties ¥6.7bn Acquisition 6properties ¥5.0bn	
			Gain on sales ¥0.91bn Pipeline (as of the end of 18th period) 15properties ¥13.1bn	
Internal growth	Occupancy rate (as of the end of 18th period) 97.8% (office 98.1%)		Increase in monthly rent (office) (in the 18th period) By rent renewal + tenant replacement ¥1.64mn/month Contribute to DPU by ¥21/fiscal period	
			Increase in NOI by Engineering Management (in the 18th period) ¥17.33mn p.a. Contribute to DPU by ¥19/fiscal period	

19th Period

Forecast DPU ¥11,665

(Expected gain on sale per unit: Including ¥3,560)

Operating Revenue ¥10,042mn	Operating Income ¥5,904mn
Ordinary Income ¥5,249mn	Net Income ¥5,248mn

20th Period

Forecast DPU ¥8,750

Operating Revenue ¥8,513mn	Operating Income ¥4,579mn
Ordinary Income ¥3,937mn	Net Income ¥3,936mn

Summary of Financial Results for the 18th Period (Jun. 2021)

(¥/mn)	17th Period (Dec. 2020) Actual	18th Period (Jun. 2021) Forecast	18th Period (Jun. 2021) Result	18th Period (Result) vs 17th Period (Actual) (difference)	18th Period (Result) vs 18th Period (Forecast) (difference)
	a	b	c	c-a	c-b
Operating Revenues	10,127	9,450	9,410	(716)	(39)
Operating Expenses	(4,038)	(4,017)	(3,910)	127	106
Operating Income	6,088	5,433	5,499	(588)	66
Ordinary Income	5,444	4,789	4,859	(584)	69
Net Income	5,443	4,788	4,858	(584)	69
DPU	¥12,100	¥10,643	¥10,800	(¥1,300)	¥157
NOI	6,664	6,383	6,457	(207)	73
Days	184	181	181	-	-

◆ Comparison against the 17th Period (Dec. 2020) Actual (c-a)

《Major fluctuation factor》		(¥/mn)
Decrease in Operating Revenues		(716)
Decrease in rental revenue	Partial Cancellation	(166)
Decrease in utility income	Seasonal factors, decline in use, etc.	(71)
Decrease in miscellaneous income	Costs for restoration to the original state, penalties, removal of subsidies, etc.	(69)
No gain on sales of real estate properties	Stripped off gain on sale of Mejiro NT Building and 2 other properties	(407)
Decrease in Operating Expenses		+127
Decrease in PM/BM fee		+19
Decrease in utility cost	Seasonal factors, decline in use, etc.	+72
Decrease in depreciation	Replacement of the properties	+12
Increase in Commission paid	Increase in leasing fees	(69)
Decrease in other expense	Stripped off Renewal Fee for Leased Land, etc.	+70
Decrease in Non-operating Expenses	Non-accrual of new borrowing costs	+6

◆ Comparison against the 18th Period (Jun. 2021) Forecast (c-b)

《Major fluctuation factor》		(¥/mn)
Decrease in Operating Revenues		(39)
Decrease in rental revenue		(34)
Increase in utility income		+7
Decrease in miscellaneous income		(15)
Decrease in Operating Expenses		+106
Decrease in PM/BM fee		+5
Decrease in repair expense		+102
Decrease in Commission paid	Decrease in leasing fees	+22
Increase in AM fee	Increase in NOI and DPU etc.	(4)

Summary of Forecast for the 19th Period (Dec. 2021) and the 20th Period (Jun. 2022)

(¥/mn)	18th Period (Jun. 2021) Result	19th Period (Dec. 2021) Forecast	20th Period (Jun. 2022) Forecast	19th Period (Forecast) vs 18th Period (Result) (difference)	20th Period (Forecast) vs 19th Period (Forecast) (difference)
	a	b	c	b-a	c-b
Operating Revenues	9,410	10,042	8,513	631	(1,528)
Operating Expenses	(3,910)	(4,138)	(3,933)	(227)	204
Operating Income	5,499	5,904	4,579	404	(1,324)
Ordinary Income	4,859	5,249	3,937	389	(1,311)
Net Income	4,858	5,248	3,936	390	(1,311)
DPU	¥10,800	¥11,665	¥8,750	¥865	(¥2,915)
NOI	6,457	6,226	6,464	(231)	238
Days	181	184	181	-	-

◆ Comparison between the 18th Period (Jun. 2021) Result and the 19th Period (Dec. 2021) Forecast (b-a)

《Major fluctuation factor》		(¥/mn)
Increase in Operating Revenues		+631
Decrease in rental revenue	Decrease in NOI due to replacement of properties, etc.	(49)
Increase in utility income	Seasonal factors, etc.	+16
Decrease in miscellaneous income		(24)
Increase in Gain on sales of real estate properties		+690
Increase in Operating Expenses		(227)
Decrease in PM/BM fee	Replacement of the properties, etc.	+10
Increase in utility cost	Seasonal factor, etc.	(42)
Increase in repair expense	Costs for restoration to the original state, etc.	(133)
Decrease in Commission paid	Leasing related expense etc.	+24
Increase in other expense	Renewal Fee for Leased Land, etc.	(56)
Increase in promotional expenses		(16)
Increase in non-deductible consumption taxes		(25)
Increase in Non-operating Expenses	Increase in Interest expense, etc.	(13)

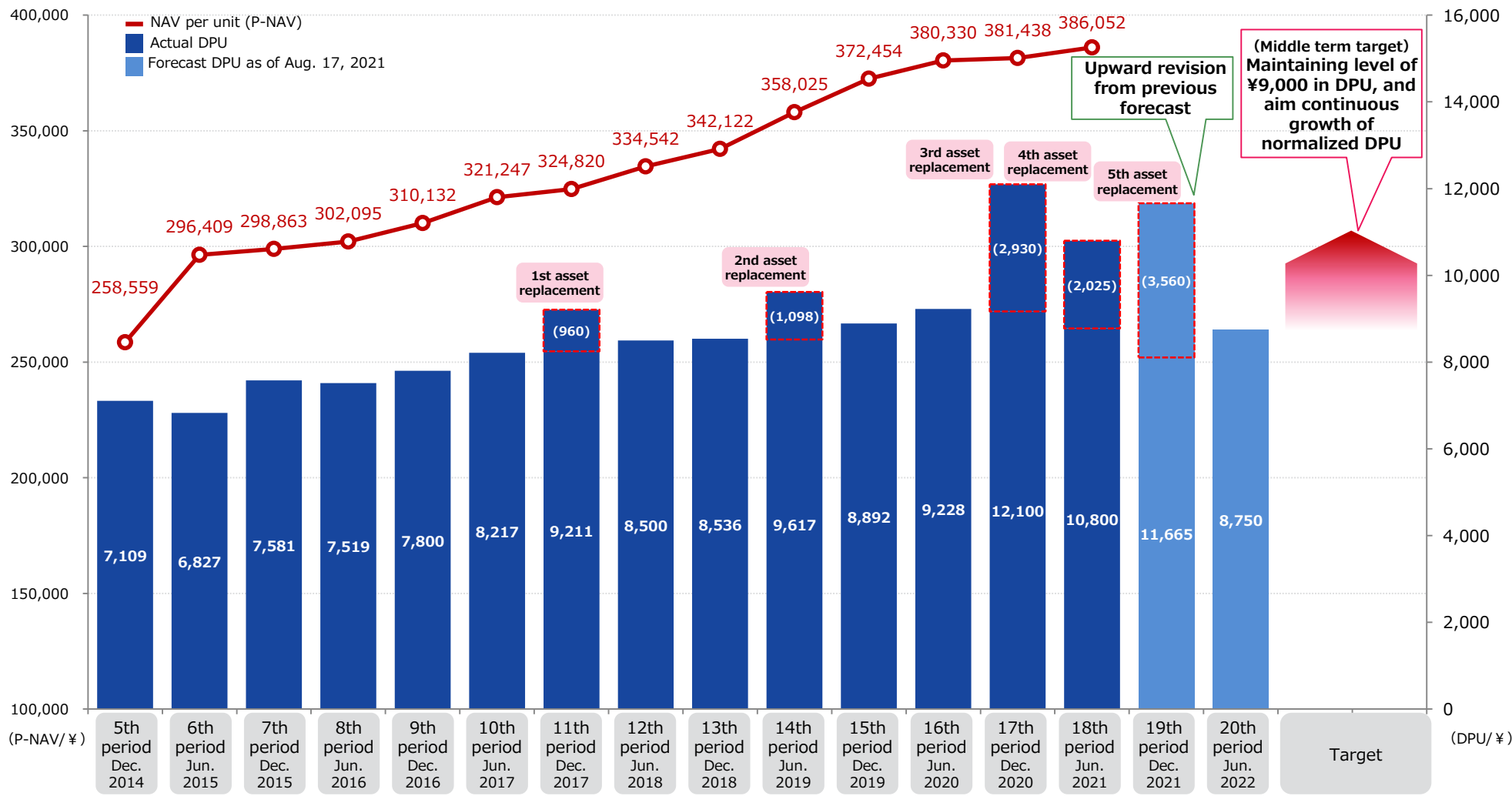
◆ Comparison between the 19th Period (Dec. 2021) Forecast and the 20th Period (Jun. 2022) Forecast (c-b)

《Major fluctuation factor》		(¥/mn)
Decrease in Operating Revenues		(1,528)
Increase in rental revenue	Increase in occupancy rate etc.	+99
Decrease in utility income	Seasonal factor, etc.	(41)
Increase in miscellaneous income	BELS subsidies, etc.	+15
Decrease in Gain on sales of real estate properties		(1,602)
Decrease in Operating Expenses		+204
Decrease in utility cost	Seasonal factor, etc.	+26
Decrease in repair expense	Stripped off restoration income	+108
Increase in tax		(43)
Decrease in other expense	Stripped off Renewal Fee for Leased Land	+54
Increase in AM fee		(21)
Decrease in non-deductible consumption taxes		+45
Decrease in Non-operating Expenses	Decrease in borrowing related expense, etc.	+13

Track Record of Unitholders' Value

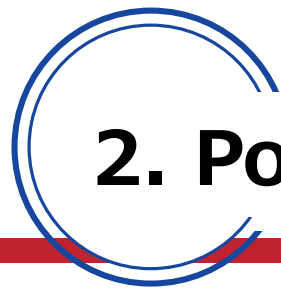
- ◆ The DPU for the 18th period is decreased by ¥1,300 from the previous period
- ◆ We maintain the level of ¥9,000 in DPU under current condition, and aim continuous growth of normalized DPU as middle term target
 - Maintaining DPU level by timely realization of unrealized gain through asset replacement as a measure to improve competitiveness

《Track record of NAV per unit and DPU, and target》



※The figures in parentheses are internal numbers and represent the amount of increase in distribution per unit due to gain on sales of real estate properties or gain on exchange of real estate properties.

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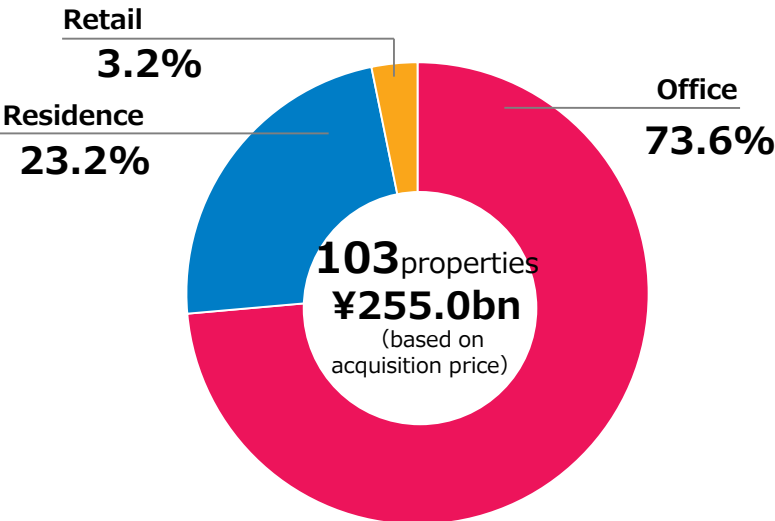


2. Portfolio Summary

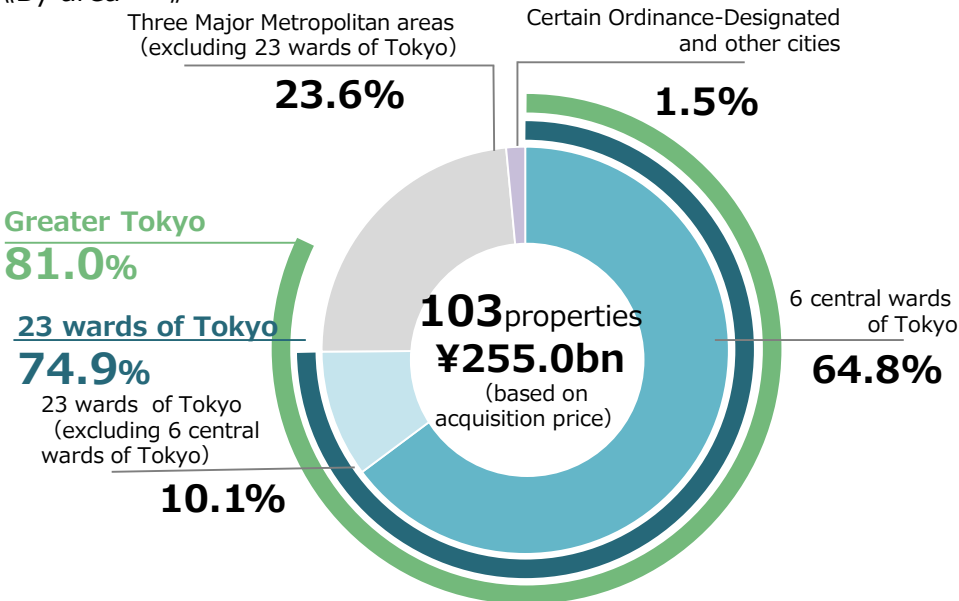
Portfolio Summary (as of the end of the 18th Period Ended Jun. 2021)

◆ Robust portfolio focusing on Mid-sized Office located in central Tokyo and residence located in 3-Major Metropolitan areas

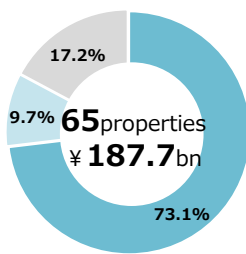
《By type of portfolio》



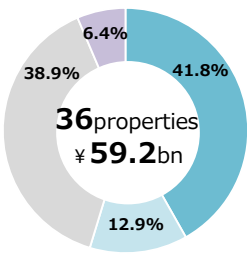
《By area ⁽¹⁾》



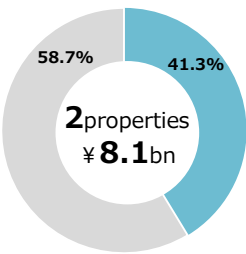
《Office By Area》



《Residence By Area》



《Retail By Area》



- 6 central wards of Tokyo (6 central)
- 23 wards of Tokyo (excluding 6 central wards of Tokyo) (23 wards)
- Three Major Metropolitan areas (excluding 23 wards of Tokyo) (3MM)
- Certain Ordinance-Designated and other cities (COD)

● Change in type

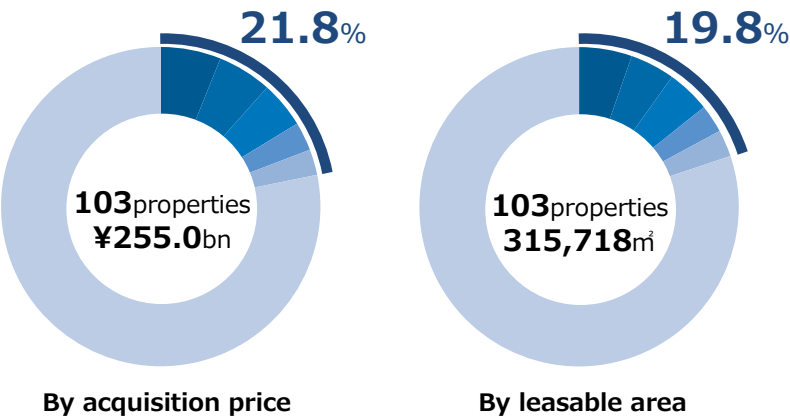
	Office	Residence	Retail
At the end of 17th period	75.1%	21.7%	3.2%
At the end of 18th period	73.6%	23.2%	3.2%
After 5th asset replacement	71.6%	25.2%	3.2%

● Change in area

	6 central	23 wards	Greater Tokyo	3MM	COD
At the end of 17th period	64.8%	10.8%	81.7%	23.2%	1.2%
At the end of 18th period	64.8%	10.1%	81.0%	23.6%	1.5%
After 5th asset replacement	65.9%	6.2%	79.4%	26.5%	1.5%

◆ Maintaining the first-rating risk tolerance among all listed J-REIT

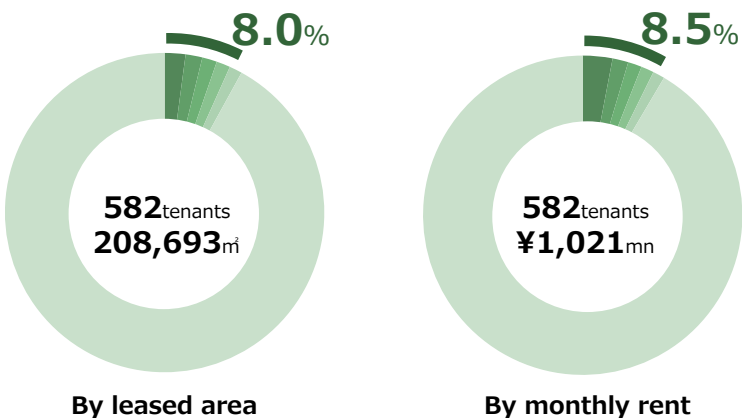
《Portfolio diversification》
(Proportion of the 5 largest properties)



《5 largest properties (by acquisition price)》

	Property Name	Acquisition Price (¥mn)	Share
1	Omiya Center Building	15,585	6.1%
2	FORECAST Shinjuku SOUTH	13,990	5.5%
3	Tower Court Kitashinagawa	11,880	4.7%
4	Shibakoen Sanchome Building	7,396	2.9%
5	Homat Horizon Building	6,705	2.6%

《Tenant diversification》
(Proportion of the 5 largest tenants ⁽¹⁾)



《5 largest tenants (by leased area)》

	Property Name	Business Category	Leased Area (㎡)	Share
1	FORECAST Shinjuku AVENUE FORECAST Shinjuku SOUTH	Telecommu- nication	4,438.55	2.1%
2	Shibakoen Sanchome Building	Telecommu- nication	3,559.85	1.7%
3	Pigeon Building	Manufacturing	3,022.25	1.4%
4	Sunworld Building	Real Estate	3,012.86	1.4%
5	Itabashi Honcho Building	Service	2,613.99	1.3%



3. Management Status in the 18th period

Environment Recognition and Growth Strategies

Environmental Recognition	Forecast	Growth Strategies
Real Estate Trading Market <ul style="list-style-type: none"> In the Tokyo Economic Area, the 3 major metropolitan areas, and the core cities, the acquisition environment continues to be overheated under the background of a favorable financing environment, and trends in the high value range of real estate transaction prices continue 	<ul style="list-style-type: none"> Cap rates in real estate transactions generally remain lower, and transactions at current high prices are expected to continue for some time, and the harsh acquisition environment continues In transaction market, the impact of the COVID-19 is limited until now, but in conjunction with interest rate's possible hike, the impact on domestic real estate continues to warrant close monitoring 	◆ External Growth Strategy <ul style="list-style-type: none"> Asset replacement to aim improve portfolio competitiveness <ul style="list-style-type: none"> Dedicatedly continue to exercise portfolio refining strategy, aiming to improve portfolio quality by combining growth potential and defensive characteristics through asset replacement Realization of unrealized gains in a timely manner by leveraging the high liquidity of owned properties Expansion of pipeline in compliance with discipline <ul style="list-style-type: none"> Aiming for external growth that will contribute to enhancing unitholders' value with a view to public offering backed by building-up pipelines through the twin pillars formation of bridge funds and main sponsor's warehousing
Leasing Market <ul style="list-style-type: none"> Office <ul style="list-style-type: none"> Due to the prolonged impact of the COVID-19 and the easing of supply and demand balance under the background of sluggish corporate performance, the vacancy rate continues to increase and the rent index is on a moderate downward trend The move-out rate for medium-sized offices is on an upward trend due to the deterioration in the business performance of SMEs Residence <ul style="list-style-type: none"> Population dynamics in the Tokyo Economic Zone remained unchanged even in the corona crisis Some demand groups tend to focus on better living conditions in urban areas than in the periphery and near stations, and corporate demand, studio demand and foreign expatriate demand tend to decline Commerce <ul style="list-style-type: none"> Due to the prolonged impact of the COVID-19, the motives for tenants to open stores is limited. Due to big changes in consumption trends, sales channel-strategies by industry are remarkably diversifying 	<ul style="list-style-type: none"> Office <ul style="list-style-type: none"> The vacancy rate tends to rise, and the rent index is on a gradual downward trend. Due to office consolidation by large-scale tenants and cost reductions, relocation of large-scale offices might become popular, and demand for medium-sized offices is on the rise in anticipation of business recovery heading toward after-sales of COVID-19 Residence <ul style="list-style-type: none"> Decline in corporate demand, studio demand and foreign expatriate demand tend to continues Limited impact on occupancy rate, stable rent expected Commerce <ul style="list-style-type: none"> Sales channel-strategies by industry are diversifying and the motives for tenants to open stores is limited, but reactionary demand is expected in anticipation of economic recovery heading toward after-sales of COVID-19 	◆ Internal Growth Strategy <ul style="list-style-type: none"> Achieving internal growth with a focus on after-sales of COVID-19 <ul style="list-style-type: none"> Aiming to perform high occupancy rate through active leasing in anticipation of a recovery in the market toward after-sales of COVID-19 Achieve internal growth centered on increasing rent at tenant replacement and renewal (in office and residence assets) and strategic value enhancement with high investment efficiency Improving Tenant Satisfaction <ul style="list-style-type: none"> Aiming to maintain and improve profitability by pursuing improvement in tenant satisfaction by providing services and comfortable office environments in line with changes in the market and diversifying tenant needs
Finance・ESG <ul style="list-style-type: none"> FINANCE Stable funding environment ESG Increasing stakeholders' interest in ESG is accelerating 	<ul style="list-style-type: none"> FINANCE No significant change in lending attitude of financial institutions ESG Interest among stakeholders is growing further, and dialogue with investors and other stakeholders related to ESG is getting much popular than ever 	◆ Financial Strategy・ESG <ul style="list-style-type: none"> Borrowing period expansion and diversification of funding methods while keeping cost level lower <ul style="list-style-type: none"> LTV is controlled in the range of 45-50% Maintaining an average funding cost of around 1% Diversification of financing methods, including the issuance of green bonds Contributing to the Realization of a Sustainable Society <ul style="list-style-type: none"> Continue to consider environment through efficient energy use, etc. Aiming to maintain GRESB Green Star and improve ratings

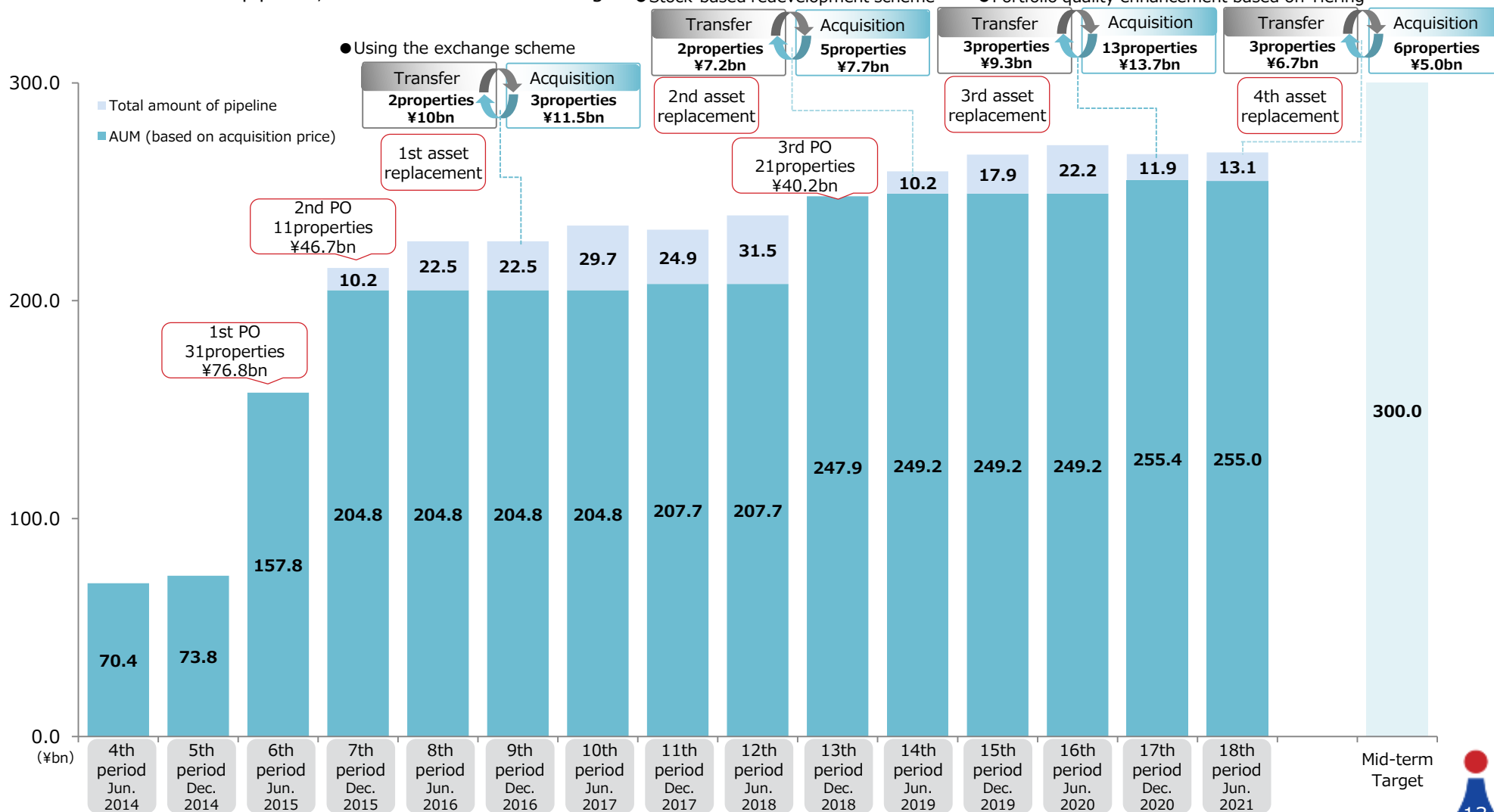
Track Record of AUM

◆ Execution of Portfolio Refining Strategy Prioritizing Asset Replacement

- Realizing robust portfolio while responding to the rapid market changes through asset replacement based on result of “Tiering Project” utilizing the pipeline assets

◆ Striving to achieve the AUM target ¥300bn through building-up our pipeline in a disciplined manner and timely PO

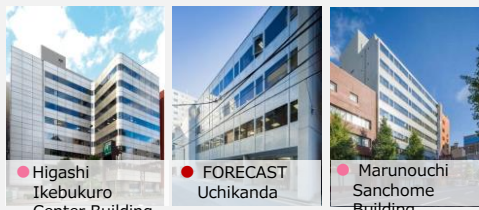
《Track record of AUM and pipeline, and Medium term AUM target》



Properties Subject to be Transferred/ Acquired

《4th Asset Replacement in the 18th period ending Jun. 2021》

Transfer Offices located in the peripheral of major metropolitan areas and FORECAST Uchikanda of which building age is 44 years old




● Higashi Ikebukuro Center Building ● FORECAST Uchikanda ● Marunouchi Sanhome Building

3properties ¥6.7bn Gain on sales ¥0.91bn



Acquisition Highly stable properties including 2 years-old office building located in 6 central wards of Tokyo



● TENSHO OFFICE SHINBASHI 5 ● Residence Kinshicho ● Meister house Kawasaki ● LIESSE Tsurumai ● Komatsubara Yamamoto Mansion ● Belleza Kanayama

6properties ¥ 5.0bn

《5th Asset Replacement in the 19th period ending Dec. 2021》 “Contracted”

Transfer Offices located in the peripheral of major metropolitan areas and of which building age is around 30 years old

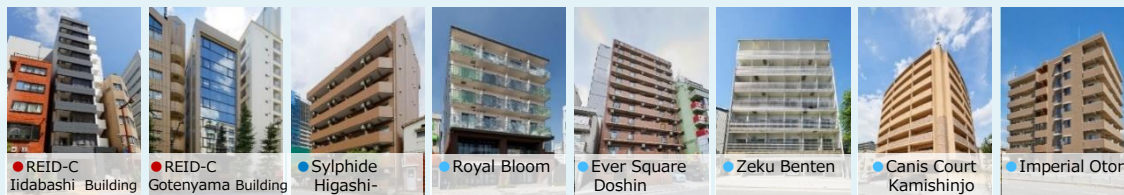


● Toshin Higashi-Ikebukuro Building ● Itabashi Honcho Building ● East Side Building ● Esprit Kameido

4properties ¥8.6bn Gain on sales ¥1.6bn




Acquisition 2 office building located in 6 central wards of Tokyo and highly stable residences, acquired from bridge fund NRT Growth 16



● REID-C Iidabashi Building ● REID-C Gotenryama Building ● Sylphide Higashi-shinagawa ● Royal Bloom ● Ever Square Doshin ● Zeku Benten ● Canis Court Kamishinjo ● Imperial Otori

8properties ¥7.6bn

《 Bridge fund “NRT Growth 17” composed in the 18th period 》



● Muse Ryogoku II ● Minami-Horie apartment Grande ● Minami-Horie apartment Cielo ● Minami-Horie apartment Rio ● Plowland Horita ● Nasic Nozomigaoka

6properties ¥ 4.6bn

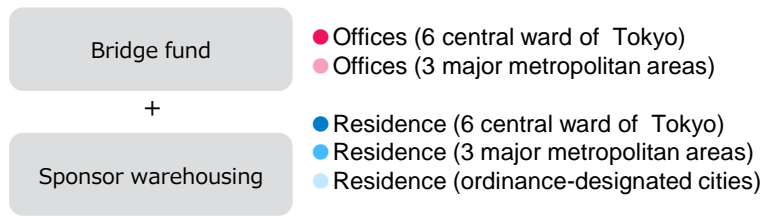
《Sponsor warehousing》



● Belle Face Kawaharadori

1property ¥ 0.8bn

《Overview of pipeline》
※After 5th asset replacement



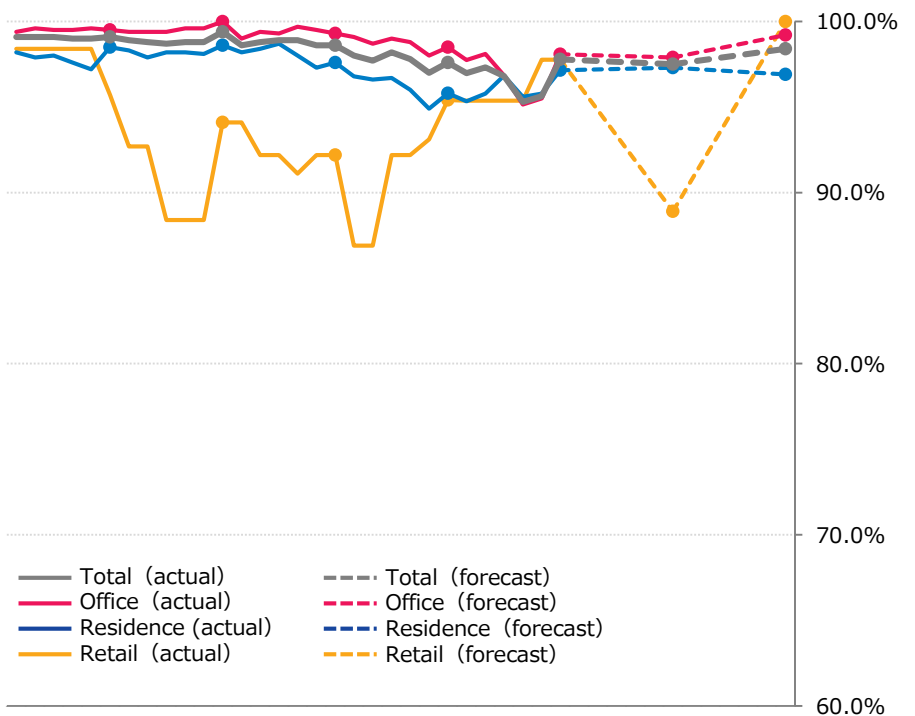
7properties ¥5.4bn

Occupancy Rate and Free Rent Period Trend

◆ Occupancy rates both of on contract and on rent show mostly stable trend

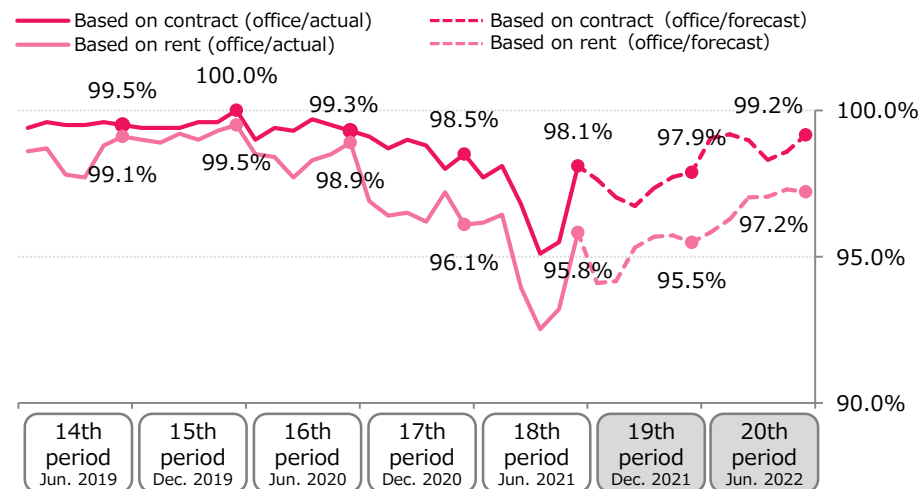
- Although vacancy rate of rental office market is generally increasing, the occupancy rate of the portfolio remains firm
- Occupancy rate on rent has been decreasing due to longer free rent, and tenants leasing goes well helped by promotions

《 Occupancy rate trend and forecast 》

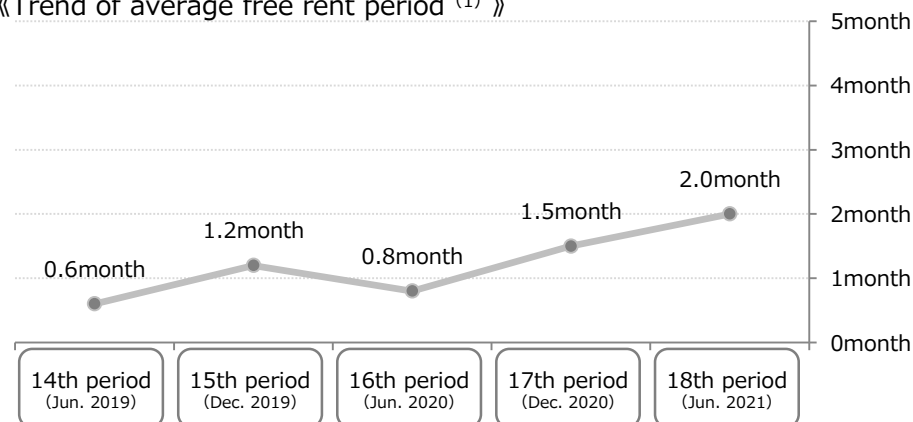


14th period	15th period	16th period	17th period	18th period	19th period	20th period	
99.1%	99.4%	98.6%	97.6%	97.8%	97.5%	98.4%	Total
99.5%	100.0%	99.3%	98.5%	98.1%	97.9%	99.2%	Office
98.5%	98.6%	97.6%	95.8%	97.1%	97.3%	96.9%	Residence
95.7%	94.1%	92.2%	95.4%	97.8%	88.9%	100.0%	Retail

《Trend of occupancy rate based on rent (office) 》



《Trend of average free rent period ⁽¹⁾ 》



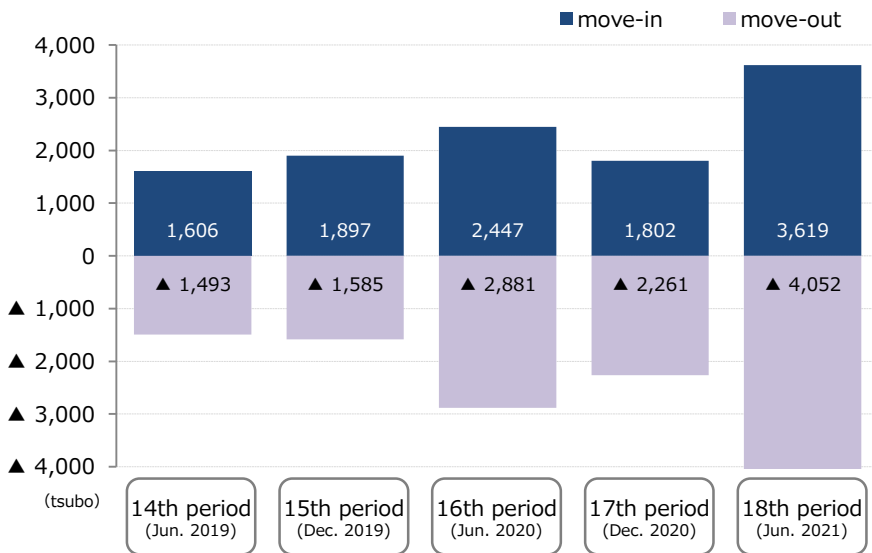
Status of Tenant Move-in and Move-out, and Rent Increase Upon Tenant Replacement

◆ The level of office rent change ratio upon tenant replacement has decreased due to the impact of the COVID-19

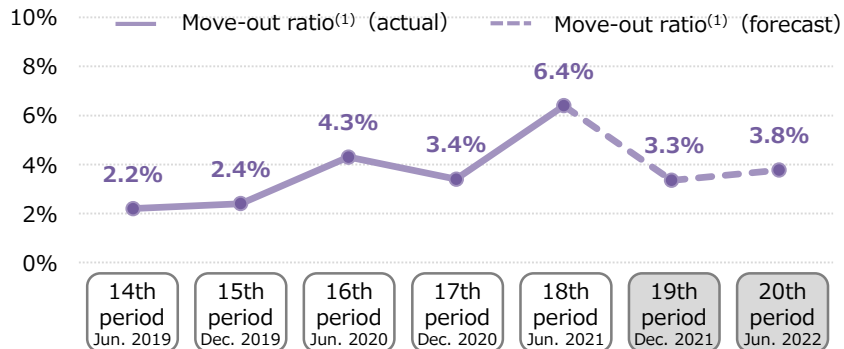
- During the 18th period due to increase in vacancy ratio, currently moving-out area exceeds moving-in area, but the move-out ratio is expected to decrease to the 3% level from the 19th period onwards.
- Even in the case of the COVID-19, rent increase (decrease) upon tenant replacement for both offices and residential properties remained positive. Expectations for upside when demand recovers toward after-COVID.

《Tenant move-in and move-out (office)》

※Total leasable area as of the end of 18th period (office) : 62,969 tsubo

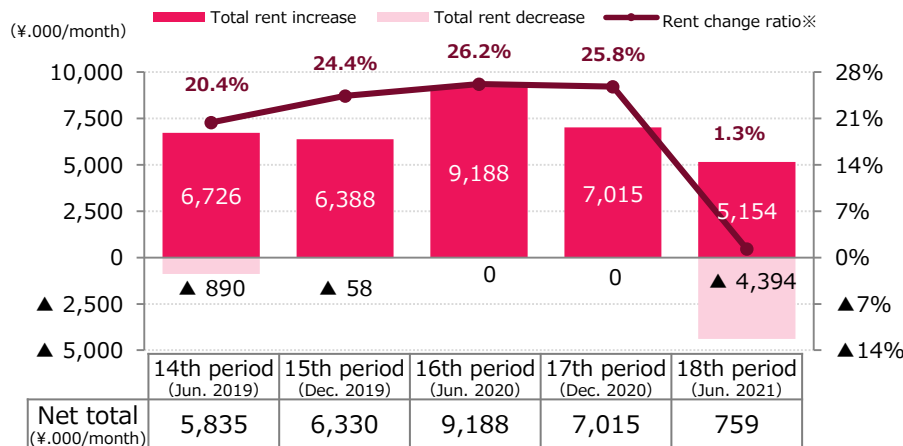


《Average move-out ratio (office)》

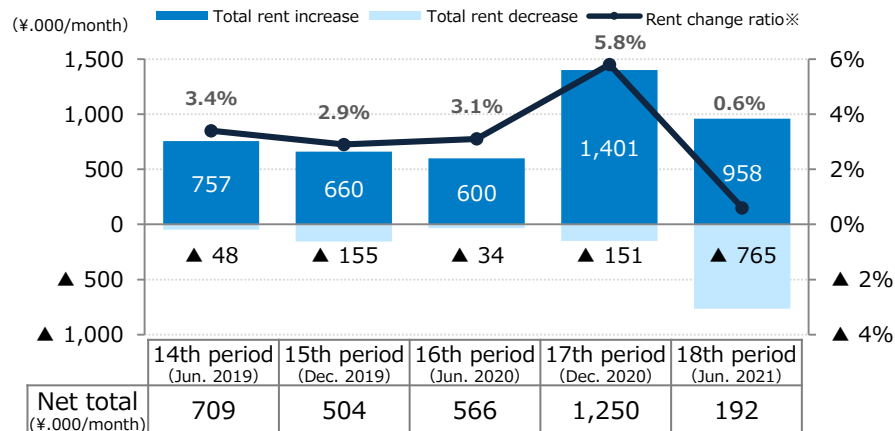


《Monthly rent increase (decrease) upon tenant replacement》

● Office



● Residence (2)



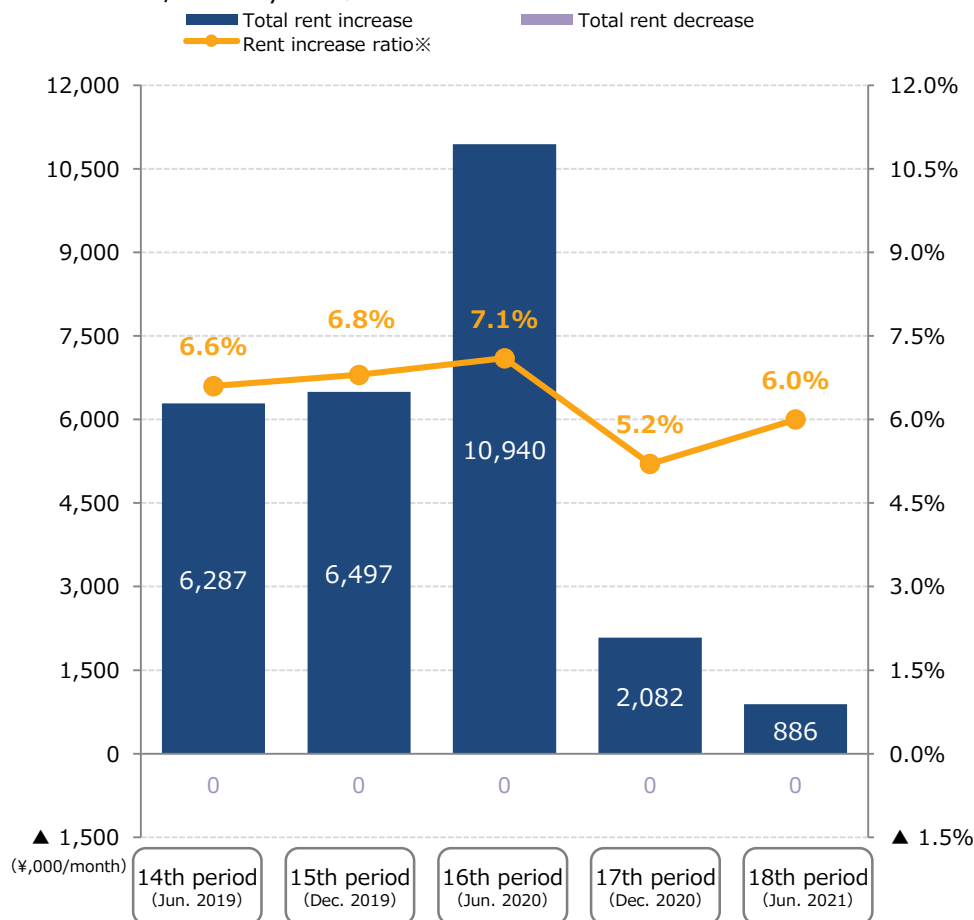
※ "Rent change ratio" is calculated in each period as follow, rounded to the first decimal place.
 ((total rent after tenant replace - total rent before tenant replacement) / total rent before tenant replacement) .

Track Record of Rent Renewals and Rent Increase Upon Contract Renewals (Office)

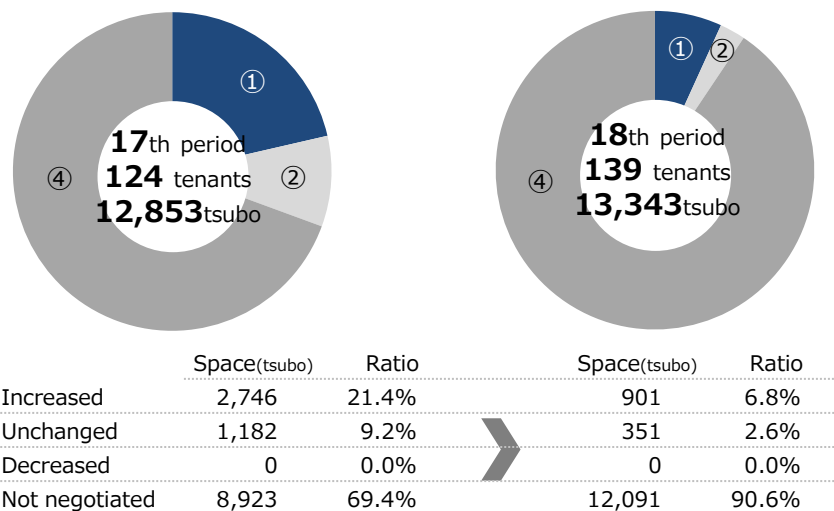
◆ Continue to negotiate rent increase at the timing of rent renewal

- Achieved rent increase for 6.8% of areas on renewal, attributed to 9 tenants (901 tsubo) out of 139 tenants (13,343 tsubo) in the 18th period
- The ratio of "Not negotiated" is 90.6% (12,091 tsubo, 127 tenants) due to stagnant economic activity caused by COVID-19. (the ratio of tenants with over-market rent is 37.8%)

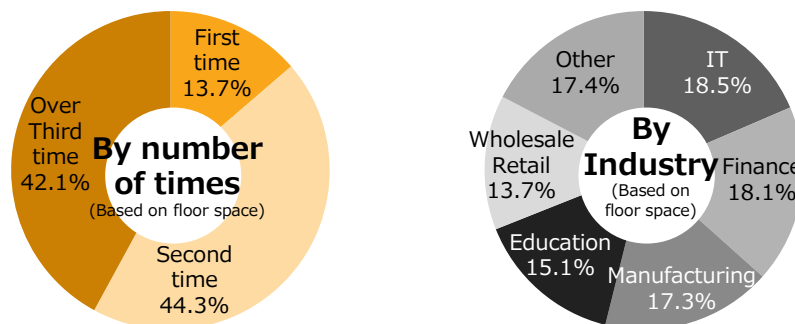
《Status of rent increase (decrease) upon contract renewals》
(office /monthly rent)



《Trend of record of rent renewals (floor space) ⁽¹⁾》



《Summary of tenant that agreed on rent increase in the 18th period》



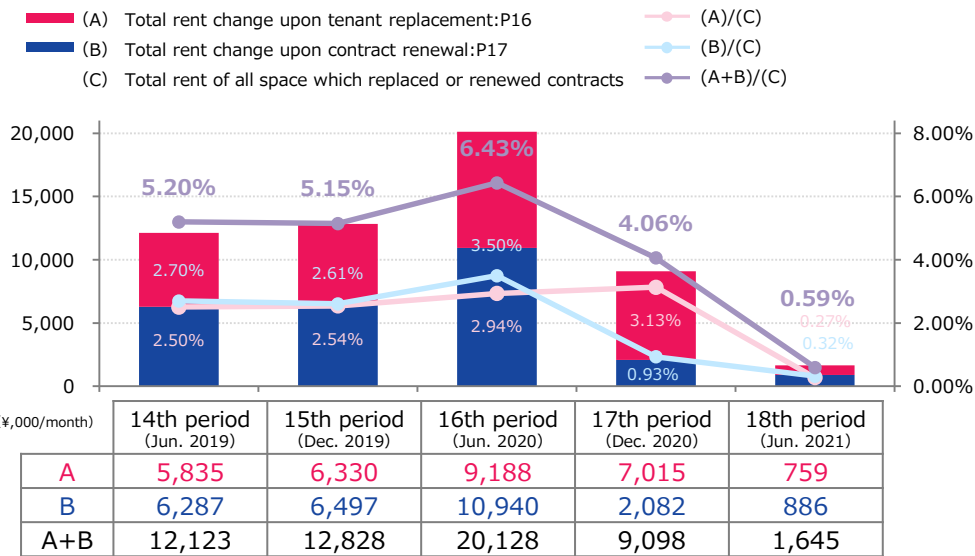
※ "Rent increase ratio" is calculated in each period as below, rounded to the first decimal place.
((total rent increase after rent renewal - total rent before rent renewal) / total rent before rent renewal)

Track Record of Rent Change Ratio and Rent Gap Trend (Office)

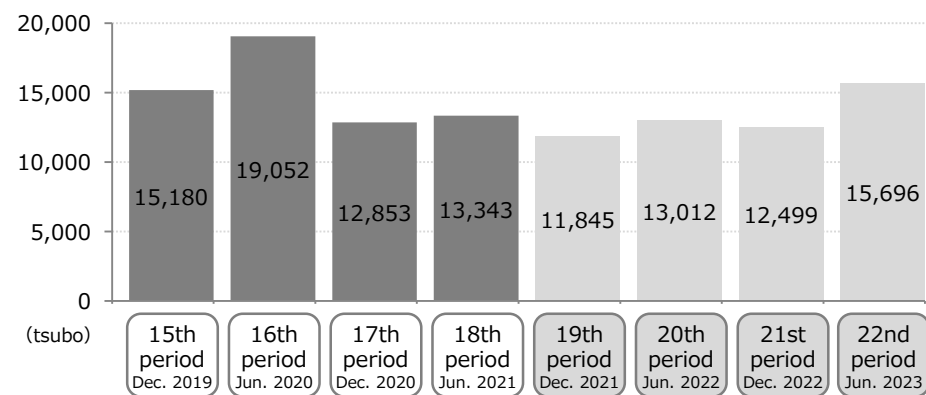
◆ **Rent gap has shrunk by approximately 3.5% due to rent growth of the portfolio and adjustment of market rent, but internal growth is still possible**

- Rent increase has been possible mainly at tenant replacement helped by rent gap of a subjected office
- We continue to negotiate to increase in rent mainly with the tenant whose rent is lower than market rent (negative rent gap) while considering financial condition of each tenant

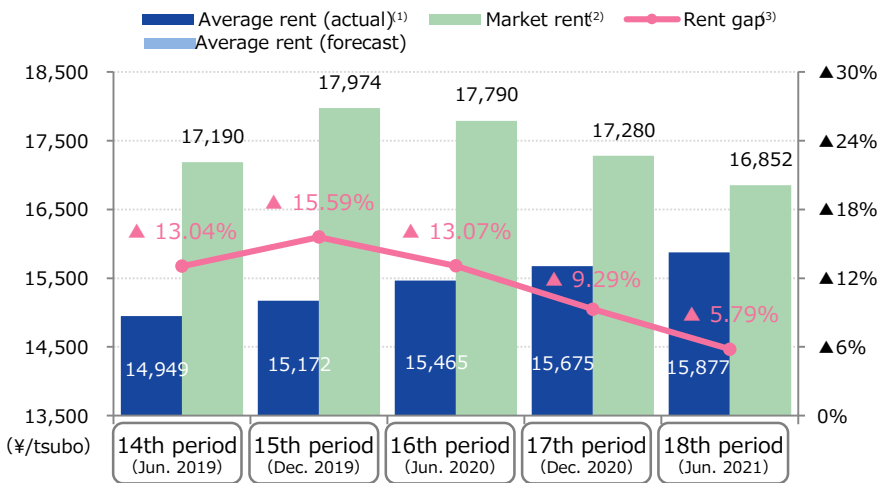
《Track record of rent change ratio (office)》



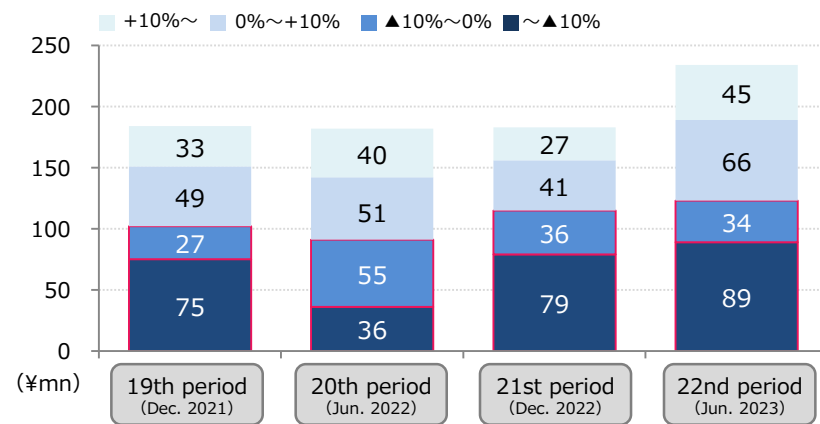
《Track record of area subject to renewal (office)》



《Rent gap trend》 ※Office and standard floor only



《Status of rent gap》 ※Office and standard floor only, monthly rent base



◆ Carrying out the Engineering Management on the LCC schedule to boost internal growth

- Utilize reserved cash from depreciation to make CAPEX plans more feasible (setting aside a certain amount in the event of intensive investment required.)

Outline of Engineering Management

◆ **Planned capital investment** : Equipments' replacement and retrofit to maintain and improve assets values

◆ **Strategic value-enhancing investment** :

Profitability enhancement
Measures to increase rents / raise income, etc.

Cost reduction
Reduction of management cost through energy conservation, etc.

Improvement of tenant satisfaction
Minimization of tenant vacancy risk, Shorten leasing periods

Environmental consideration
Installation of high energy efficiency equipment etc. while using a energy saving subsidy

《Major measure and effect of Strategic value-enhancing investment》

● Achievements for the 18th period (Jun. 2021)

Creation of new revenue sources/Profitability enhancement		Cost reduction	
Major measure	Approx. Effect(cost)	Major measure	Approx. Effect(cost)
(3 properties) Setting antennas for mobile phone base at rooftop (Sun・Meieikiminami Building)	¥1.95mn (¥0)	(5 properties) Replacing power provider	¥10.42mn (¥0)
Subleasing of idle parking lots	¥1.15mn (¥0)	(4 properties) Building management cost reduction after reviewing specs	¥1.02mn (¥0)
(FORECAST Shinjuku SOUTH) Setting share cycle port	¥1.14mn (¥0)		
(2 properties) Value up through renewal	¥1.11mn (¥11.61mn)		
Subtotal	¥5.87mn (¥11.81mn)	Subtotal	¥11.45mn (¥0)

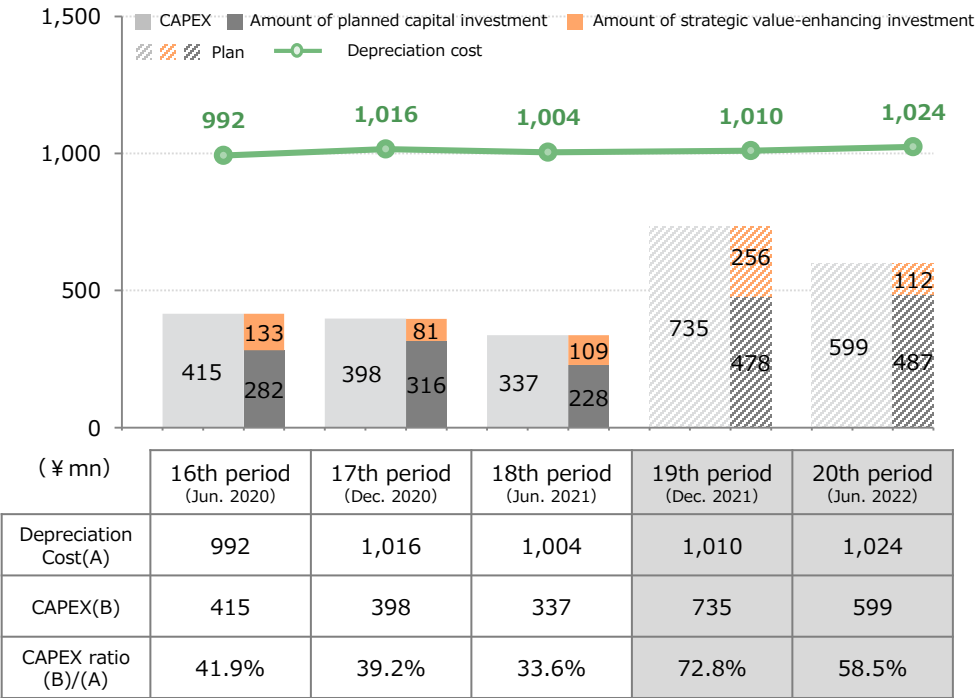
Total amount of NOI increase Approx.¥17.33mn /annum

Totally contribute to DPU +Approx.¥19/fiscal period

● Main measures planned from the 19th period onwards

- (4 properties)
 - Increase revenues by subleasing of idle parking lots
- (25 residential properties)
 - PPS operator bids, cost reduction planned by switching to better one
- (TK Gotanda Building)
 - Income increase due to unused area renovated to parking space
- (Omiya Center Building)
 - Income increase due to conference rooms on the 2nd floor rent to a third party specialized in rental office

《 Plan and Budget of Engineering Management 》



《 Track record of Major measure 》

【Category】 ● Profitability enhancement ● Cost reduction ● Tenant satisfaction ● Environmental Consideration
※please note that adding up of effect of each measure may not match the total effect because a part of measures are stated as example.

	Category	Measure	Effect (p.a.)		Category	Measure	Effect (p.a.)		Category	Measure	Effect (p.a.)
7th period (Actual)	●	(Hiroo Reeplex B's / another) Installation of signboard by using dead space	approx. ¥4.40mn	11th period (Actual)	●	(FORECAST Shinagawa etc.) Setting up new leasing area by using dead space	approx. ¥2.64mn	15th period (Actual)	●	(12 properties) Setting antennas at rooftop	approx. ¥8.10mn
	●	(Mejiro NT Building) Parking lot expansion by using dead space	approx. ¥2.50mn		●	(21properties) Replacing energy provider	approx. ¥17.94mn		●	(5 properties) Value up through renewal	approx. ¥2.79mn
	●	(FORECAST Nishishinjuku) Setting up new leasing area by using dead space	approx. ¥2.00mn		●	(Mejiro NT Building etc.) Building management cost reduction	approx. ¥3.63mn		●	(4 properties) Installment of LED light	approx. ¥3.23mn
		Total effect (p.a.) of the 7th period	approx. ¥8.90mn			Total effect (p.a.) of the 11th period	approx. ¥26.34mn			Total effect (p.a.) of the 15th period	approx. ¥17.34mn
8th period (Actual)	●	(Shinto GINZA EAST etc.) Leasable area expansion	approx. ¥1.18mn	12th period (Actual)	●	(Higashi Ikebukuro Center Building) Rent increase by changing a use	approx. ¥11.95mn	16th period (Actual)	●	(2 properties) Value up through renewal	approx. ¥2.04mn
	●	(La verite AKASAKA) Increase in new rent accompanied by utility space renovation	approx. ¥0.83mn		●	(FORECAST Takadanobaba) Setting up new leasing area by using dead space	approx. ¥2.70mn		●	(12 properties) Replacing energy provider	approx. ¥22.29mn
	●	(40 properties) Replacing energy provider	approx. ¥60.83mn		●	(25 properties) Replacing energy provider	approx. ¥12.42mn		●	(4 properties) Replacing building manager	approx. ¥9.72mn
		Total effect (p.a.) of the 8th period	approx. ¥63.82mn			Total effect (p.a.) of the 12th period	approx. ¥31.28mn			Total effect (p.a.) of the 16th period	approx. ¥37.38mn
9th period (Actual)	●	(20 properties) Replacement of sublease parking operator	approx. ¥27.19mn	13th period (Actual)	●	(GreenOak Kudan) Rent increase by improvement of common area	Approx. ¥11.74mn	17th period (Actual)	●	(Central Daikanyama) Rent increase by changing a use	approx. ¥2.54mn
	●	(16 properties) Building management cost reduction	approx. ¥9.46mn		●	(FORECAST Shinjuku SOUTH etc.) Setting up new leasing area by using dead space	Approx. ¥2.08mn		●	(3 properties) Value up through renewal	approx. ¥1.04mn
	●	(8 properties) Installment of water saving device	approx. ¥3.70mn		●	(FORECAST Sakurabashi etc.) Installment of LED light (common area)	Approx. ¥3.45mn		●	(Alte Building Higobashi) Building management cost reduction	approx. ¥0.96mn
		Total effect (p.a.) of the 9th period	approx. ¥46.88mn			Total effect (p.a.) of the 13th period	approx. ¥19.90mn			Total effect (p.a.) of the 17th period	approx. ¥5.50mn
10th period (Actual)	●	(FORECAST Shinjuku SOUTH etc.) Change of sublease contracted	approx. ¥3.26mn	14th period (Actual)	●	(FORECAST Takadanobaba) Replacing sublease parking operator	Approx. ¥1.88mn	18th period (Actual)	●	(5 properties) Replacing power provider	approx. ¥10.42mn
	●	(13 properties) Replacing energy provider	approx. ¥29.67mn		●	(25 properties) Replacing energy provider	Approx. ¥54.14mn		●	(3 properties) Setting antennas for mobile phone base at rooftop	approx. ¥1.95mn
	●	(Tower Court Kitashinagawa etc.) Installment of LED light (common area)	approx. ¥6.27mn		●	(Sumitomo Mitsui Bank Koraibashi Building) Replacing building manager	Approx. ¥1.54mn		●	(Sun・Meieikiminami Building) Subleasing of idle parking lots	approx. ¥1.15mn
		Total effect (p.a.) of the 10th period	approx. ¥47.97mn			Total effect (p.a.) of the 14th period	approx. ¥57.81mn			Total effect of the 18th period	approx. ¥17.33mn

Engineering Management implemented from the 7th period to the 18th period

Total effect (p.a.) Approx. **¥380mn**

Enhanced financial stability

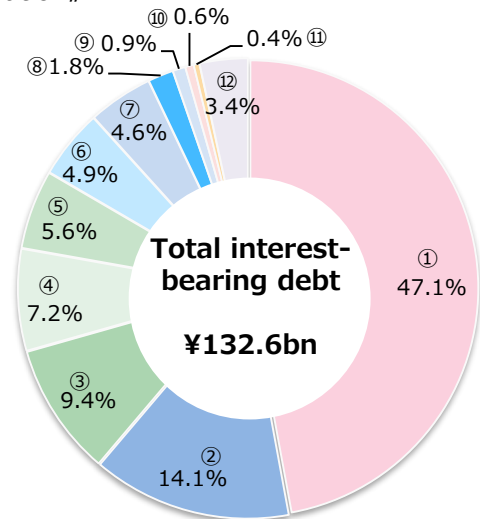
- Borrowing term has been extended while considering balance of cost and term.
- Refinancing of 10 billion yen in the 19th period, 2 billion yen will be procured with the first green bond (10-year bond).

Rating upgraded to A+(Stable) in July 2021, Continuously aiming upgrade

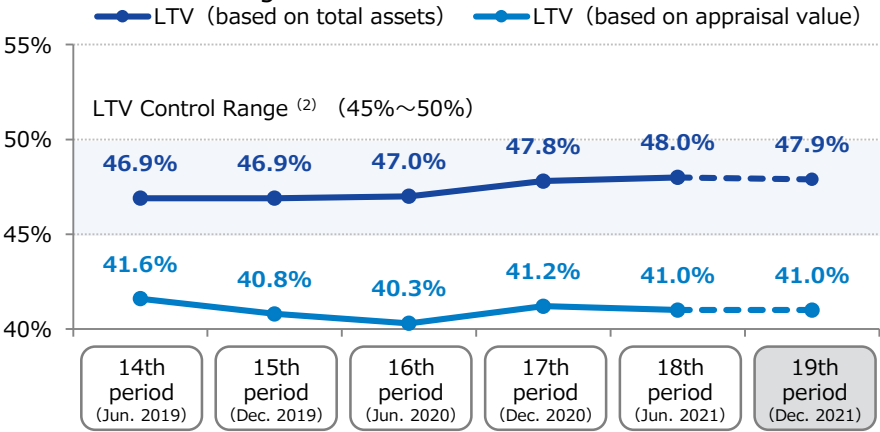
《Structure of Interest-Bearing Liabilities》 (¥/mn)

	16th period	17th period	18th period
Total interest-bearing debt	126,870	132,620	132,620
Borrowings	122,370	128,120	128,120
Corporation bonds	4,500	4,500	4,500
Long-term debt ratio	100%	100%	100%
Fixed interest rate ratio	100%	98.1%	97.2%
Rating	A (positive)		
Commitment line	3,000		

《Bank formation》



《Total interest-bearing debt ⁽¹⁾》



Lender			ratio	Total of borrowings ¥128.1bn 10 Banks +1 entity	
①	MUFG Bank, Ltd.		47.1%		
②	Mizuho Bank, Ltd.		14.1%		
③	Sumitomo Mitsui Banking Corporation		9.4%		
④	Resona Bank, Limited		7.2%		
⑤	Sumitomo Mitsui Trust Bank, Limited		5.6%		
⑥	Shinsei Bank, Limited		4.9%		
⑦	Mizuho Trust & Banking Corporation		4.6%		
⑧	Development Bank of Japan Inc.		1.8%		
⑨	Aozora Bank, Ltd.		0.9%		
⑩	The Nomura Trust and Banking Co., Ltd.		0.6%		
⑪	Meiji Yasuda Life Insurance Company		0.4%		
⑫	Investment Corporation bonds (break down)		3.4%	Total of Investment Corporation bonds ¥4.5bn	
1st unsecured bonds		Issued Apr 2018	Term 7 years		Issue amount ¥1.0bn
2nd unsecured bonds		Apr 2018	10years		¥1.0bn
3rd unsecured bonds		Nov 2018	10years		¥1.5bn
4th unsecured bonds		Apr 2019	10years		¥1.0bn

Total interest-bearing debt ¥132.6bn

《 Overview of refinancing in the 18th period 》

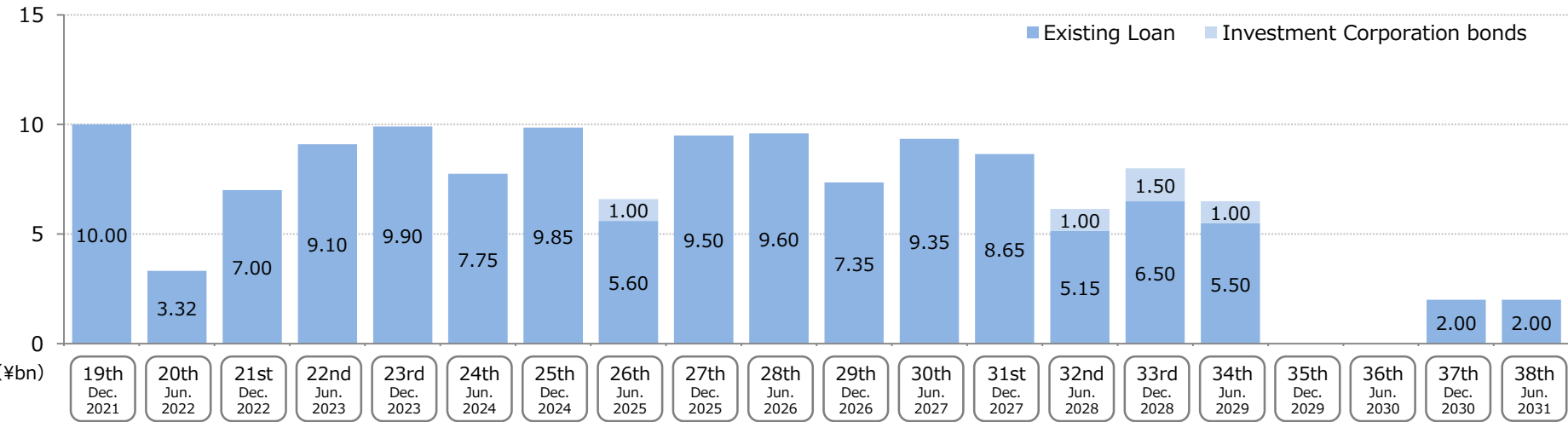
Amount (¥/mn)	Term	Interest rate	Amount (¥/mn)	Term	Interest rate
8,500	5 years	0.3625% (fixed by interest swap agreement)	1,150	3 Years	1 month YEN TIBOR + 0.245%
			2,950	7 Years	0.5012% (fixed by interest swap agreement)
			2,400	8 Years	0.6303% (fixed by interest swap agreement)
			2,000	10 Years	0.8130% (fixed by interest swap agreement)

《Status of rating》

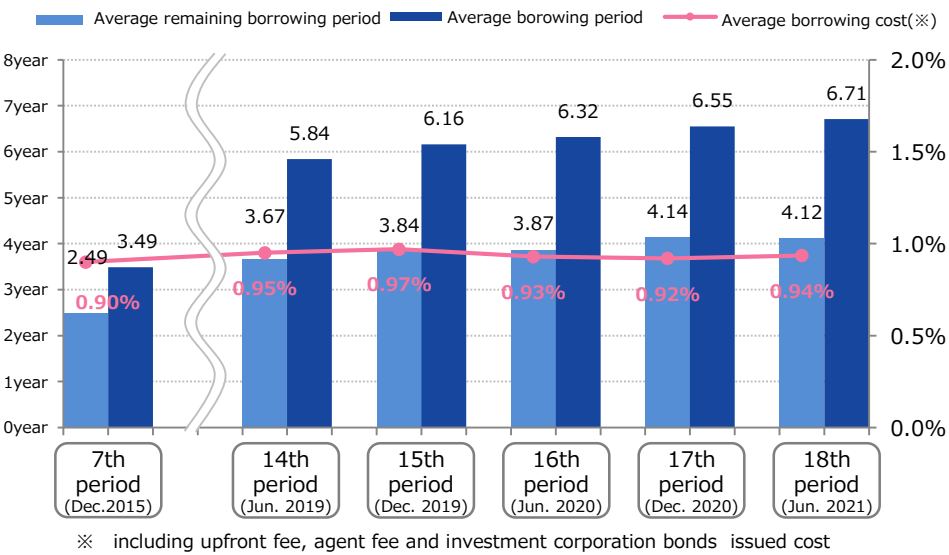
Japan Credit Rating Agency, Ltd. (JCR)
Long-term issuer rating
A+ (Stable)
Upgraded in Jul. 2021

Issued Green Bond (Aug. 2021)
Amount: ¥2.0bn
Term: 10years
Coupon Rate: 0.67%

《Debt Maturity Schedule》



《Historical average remaining borrowing period, average borrowing period and average borrowing cost》



Sustainability Initiatives (Summary)

◆ ESG initiatives positioned as one of important management issues, mitigating the environmental impacts in cooperation and collaboration with stakeholders.

■ Materiality, Formulation and execution Environment

- Countering Climate Change
- Enhancing Energy Efficiency
- Countering Water Resources
- Waste Management
- Sustainability Certification



Social

- Ensuring the Security and Safety of Tenants, Enhancing User Comfort
- Contributing of Communities
- Stakeholder Engagement and Timely and Appropriate Information Disclosure
- Developing Human Resources and Creating a Satisfactory Workplace



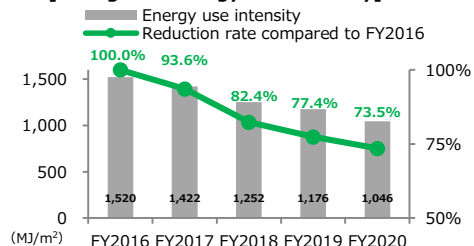
Governance

- Building a Governance System that Emphasizes the Third Party and Diversity of Officers
- Ensuring Legal Compliance by Raising Awareness of Compliance
- Appropriate Risk Management such as Elimination of Conflicts of Interest Related to Transactions with Interested Parties, etc.
- Ensuring the Effectiveness of Internal Control Processes through Internal Audits

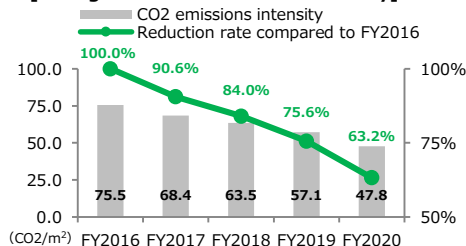


■ Reduction of environmental load

[Changes in energy use intensity]



[Changes in CO2 emissions intensity]



■ Continuous Participation in the GRESB Real Estate Assessment

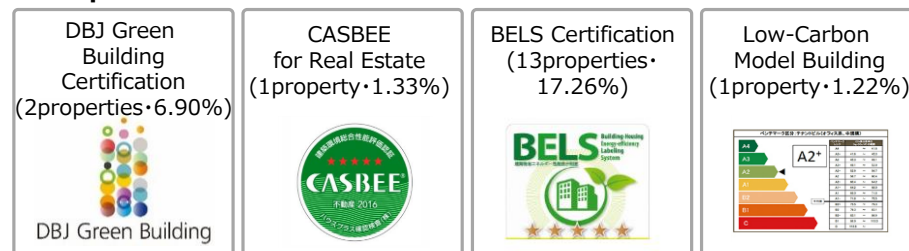
Received for the 4 consecutive year as "Green Star", and has also received "3 stars" in "GRESB Rating".



■ Promotion of acquisition of environmental certification

- Acquired a DBJ Green Building Certification for FORECAST Kameido (Jun.2021)

■ Acquisition of Environmental Certification



Total 16properties 25.48%
(percentages against the total floor space of properties owned by NIPPON REIT)

■ Issuance of Green Bond

- For the newly developed green finance framework, NIPPON REIT has received "Green 1 (F)," the highest evaluation grade of Green Finance Framework Evaluation by Japan Credit Rating Agency, Ltd..

■ Improvement of tenant satisfaction

- Utilize empty space as a place for shared cycles
- Internet WIFI for residential tenants installed
- Introduced toilet air purifiers, etc.

■ Enhancement of ESG disclosure

- Released ESG Annual Report (Apr.2021)
- Released GRI Standards Comparison (Jun.2021)





4. Data related with Financial Results for the 18th Period (Jun. 2021)

Financial Results for the 18th Period (Jun. 2021)

Unit ¥mn	17th Period (Dec. 2020) Actual	18th Period (Jun. 2021) Forecast As of Feb. 18, 2021	18th Period (Jun. 2021) Result	18th Period (Result) vs 17th Period (Actual) (difference)	18th Period (Result) vs 18th Period (Forecast) (difference)
	a	b	c	c-a	c-b
Operating Revenues	10,127	9,450	9,410	(716)	(39)
Rental Revenues	8,051	7,919	7,884	(166)	(34)
Other Revenues Related to property leasing	753	618	610	(142)	(7)
Gain on sales of real estate properties	1,318	911	911	(407)	0
Dividend Income	3	1	3	0	2
Operating Expenses	(4,038)	(4,017)	(3,910)	(127)	(106)
Operating Income	6,088	5,433	5,499	(588)	66
Non-Operating Revenues	3	-	0	(2)	0
Non-Operating Expenses	(647)	(643)	(641)	6	2
Ordinary Income	5,444	4,789	4,859	(584)	69
Net Income	5,443	4,788	4,858	(584)	69
DPU	¥12,100	¥10,643	¥10,800	(¥1,300)	¥157
NOI	6,664	6,383	6,457	(207)	73
FFO per Unit ⁽¹⁾	¥11,439	¥10,858	¥11,025	(¥414)	¥167
Days	184	181	181	-	-

◆ Comparison against the 17th Period (Dec. 2020) actual (c-a)

Major fluctuation factor (¥/mn)		Remarks
◆ Decrease in operating revenues	(716)	
• Decrease in rental revenue	(166)	(By tenant termination, etc.)
• Decrease in utility income	(71)	(Seasonal factors, occupancy decline, etc.)
• Decrease in miscellaneous income	(69)	(Costs for restoration to the original state, penalties, removal of subsidies, etc.)
• Decrease in gain on sales of real estate properties	(407)	(Stripped off gain on sale of Mejiro NT Building and 2 other properties)
• Others	(0)	
◆ Decrease in operating expenses	+127	
• Decrease in PM/BM fee	+19	
• Decrease in utility expense	+72	
• Decrease in tax	+8	(Replacement of the properties)
• Decrease in depreciation	+12	(Replacement of the properties)
• Increase in loss on retirement of investment properties	(3)	
• Increase in trust fee	(7)	(Increase in Property, Change of PM, etc.)
• Increase in Leasing related expense	(69)	
• Decrease other rent	+3	
• Decrease other expense	+70	(Peeling of Renewal Fee for Leased Land, etc.)
• Decrease in AM fee	+8	(Decrease in rate of increase in NOI and DPU, etc.)
• Increase in other expense	(6)	
• Decrease in non-recoverable consumption tax	+15	
• Others	+3	
◆ Decrease in non-operating expenses	+6	
• Increase in Interest expense	(7)	(Full-year contribution from new borrowings implemented in FY17)
• Decrease in borrowing related expense	+18	(Non-occurrence of New Borrowings)
• Others	(4)	

◆ Comparison against the 18th Period (Jun. 2021) (As of Feb. 18, 2021) forecast (c-b)

Major fluctuation factor (¥/mn)		Remarks
◆ Decrease in operating revenues	(39)	
• Decrease in rental revenue	(34)	
• Increase in utility income	+7	
• Decrease in miscellaneous income	(15)	
• Others	+2	
◆ Decrease in operating expenses	+106	
• Decrease in PM/BM fee	+5	
• Increase in utility expense	(5)	
• Decrease in repair expense	+102	
• Increase in loss on retirement of investment properties	(5)	
• Decrease in Leasing related expense	+22	
• Increase other expense	(5)	
• Increase in AM fee	(4)	(Increase in NOI and DPU)
• Others	(2)	

Financial Forecast for the 19th Period (Dec. 2021) and the 20th period (Jun. 2022)

Unit ¥mn	18th Period (Jun. 2021) Result	19th Period (Dec. 2021) Forecast	20th Period (Jun. 2022) Forecast	19th Period (Forecast) vs 18th Period (Result) (difference)	20th Period (Forecast) vs 19th Period (Forecast) (difference)
	a	b	c	b-a	c-b
Operating Revenues	9,410	10,042	8,513	631	(1,528)
Rental Revenues	7,884	7,835	7,935	(49)	99
Other Revenues Related to property leasing	610	601	575	(9)	(26)
Gain on sales of real estate properties	911	1,602	-	690	(1,602)
Dividend Income	3	3	3	(0)	(0)
Operating Expenses	(3,910)	(4,138)	(3,933)	(227)	204
Operating Income	5,499	5,904	4,579	404	(1,324)
Non-Operating Revenues	0	-	-	(0)	-
Non-Operating Expenses	(641)	(655)	(642)	(13)	13
Ordinary Income	4,859	5,249	3,937	389	(1,311)
Net Income	4,858	5,248	3,936	390	(1,311)
DPU	¥10,800	¥11,665	¥8,750	¥865	(¥2,915)
NOI	6,457	6,226	6,464	(231)	238
FFO per Unit	¥11,025	¥10,369	¥11,034	(¥656)	¥665
Days	181	184	181	-	-

◆ Comparison between the 19th Period (Dec. 2021) forecast and the 18th Period (Jun. 2021) Result (b-a)

Major fluctuation factor (¥/mn)	Remarks
◆ Increase in operating revenues +631	
• Decrease in rental revenue (49)	(Decrease in NOI due to replacement of properties, etc.)
• Increase in utility income +16	(Seasonal factor, etc.)
• Decrease in miscellaneous income (24)	(Cancellation Penalty (4) , etc.)
• Increase in gain on sales of real estate properties +690	
• Others (1)	
◆ Increase in operating expenses (227)	
• Decrease in PM/BM fee +10	
• Increase in utility expense (42)	(Seasonal factor, etc.)
• Increase in repair expense (133)	(Restoration expense (24) , etc.)
• Decrease in tax +16	
• Increase in depreciation (6)	
• Decrease in leasing related expense +24	(Decrease in tenant termination)
• Increase in other expense (56)	(Land lease contracted renewal fee, etc.)
• Increase in appraisal fee (7)	
• Increase in promotional expenses (16)	
• Increase in non-recoverable consumption tax (25)	
• Others (9)	
◆ Increase in non-operating expenses (13)	(Increase in Interest expense, etc.)

◆ Comparison between the 19th Period (Dec. 2021) Forecast and the 20th Period (Jun. 2022) Forecast (c-b)

Major fluctuation factor (¥/mn)	Remarks
◆ Decrease in operating revenues (1,528)	
• Increase in rental revenue +99	(Increase in occupancy rate, etc.)
• Decrease in utility income (41)	(Seasonal factor, etc.)
• Increase in miscellaneous income +15	(BELS subsidies, etc.)
• Decrease in gain on sales of real estate properties (1,602)	
• Others (0)	
◆ Decrease in operating expenses +204	
• Decrease in utility expense +26	(Seasonal factor, etc.)
• Decrease in repair expense +108	(Stripping off restoration expense, etc.)
• Increase in tax (43)	
• Increase in depreciation (13)	
• Decrease in leasing related expense +14	
• Decrease in other expense +54	(Stripping off Land Lease contracted renewal fee. etc.)
• Increase in AM fee (21)	
• Decrease in promotional expenses +10	
• Decrease in non-recoverable consumption tax +45	
• Others +20	
◆ Decrease in non-operating expenses +13	
• Decrease in borrowing related expense +14	(Decrease in the Number of Business Days, etc.)
• Increase in investment corporation bonds related expense (1)	

Financial Forecast for the 19th Period (Dec. 2021)

Unit ¥mn	19th Period (Dec. 2021) Original Forecast As of Feb. 18, 2021	19th Period (Dec. 2021) Revised Forecast As of Aug. 17, 2021	19th Period (Revised Forecast) vs 19th Period (Original Forecast) (difference)
	a	b	b-a
Operating Revenues	8,857	10,042	1,184
Rental Revenues	7,951	7,835	(115)
Other Revenues Related to property leasing	629	601	(28)
Gain on sales of real estate properties	267	1,602	1,334
Dividend Income	9	3	(6)
Operating Expenses	(4,006)	(4,138)	(131)
Operating Income	4,851	5,904	1,053
Non-Operating Revenues	-	-	-
Non-Operating Expenses	(672)	(655)	16
Ordinary Income	4,179	5,249	1,070
Net Income	4,178	5,248	1,070
DPU	¥9,286	¥11,665	¥2,379
NOI	6,468	6,226	(242)
FFO per Unit	¥10,959	¥10,369	(¥590)
Days	184	184	-

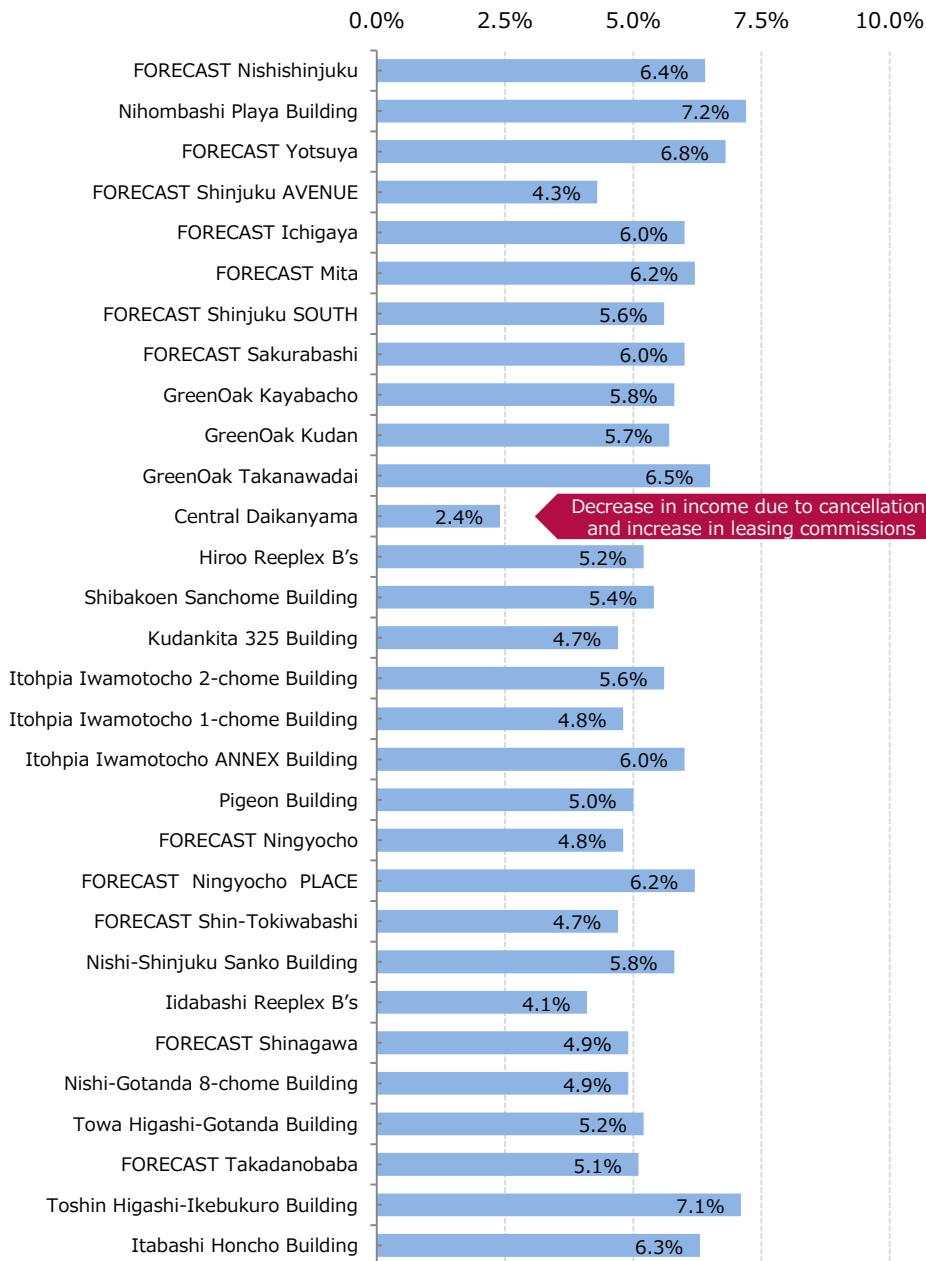
◆ Comparison between original forecast (As of Feb. 18, 2021) and revised forecast for the 19th Period (Dec. 2021)

Major fluctuation factor (¥/mn)		Remarks
◆ Increase in operating revenues	+1,184	
• Decrease in rental revenue	(115)	
• Decrease in utility income	(28)	(Asset replacement, etc.)
• Increase in gain on sales of real estate properties	+1,334	
• Decrease in dividend income	(6)	
• Others	(1)	
◆ Increase in operating expenses	(131)	
• Decrease in BM fee	+13	(Asset replacement, etc.)
• Increase in utility expense	(18)	(Increase in unit price of fuel adjustment, etc.)
• Increase in repair expense	(74)	
• Decrease in tax	+11	(Asset replacement, etc.)
• Decrease in depreciation	+3	
• Increase in leasing related expense	(8)	(Asset replacement (5), etc.)
• Increase in other expense	(23)	(Entry Support Funds, etc.)
• Decrease in AM fee	+18	
• Increase in other expense	(7)	(Expenses for BELS Certification, etc.)
• Increase in non-deductible consumption tax	(43)	
• Others	(2)	
◆ Decrease in non-operating expenses	+16	
• Decrease in borrowing related expense	+23	
• Increase in investment corporation bonds related expense	(6)	

Property NOI Yield

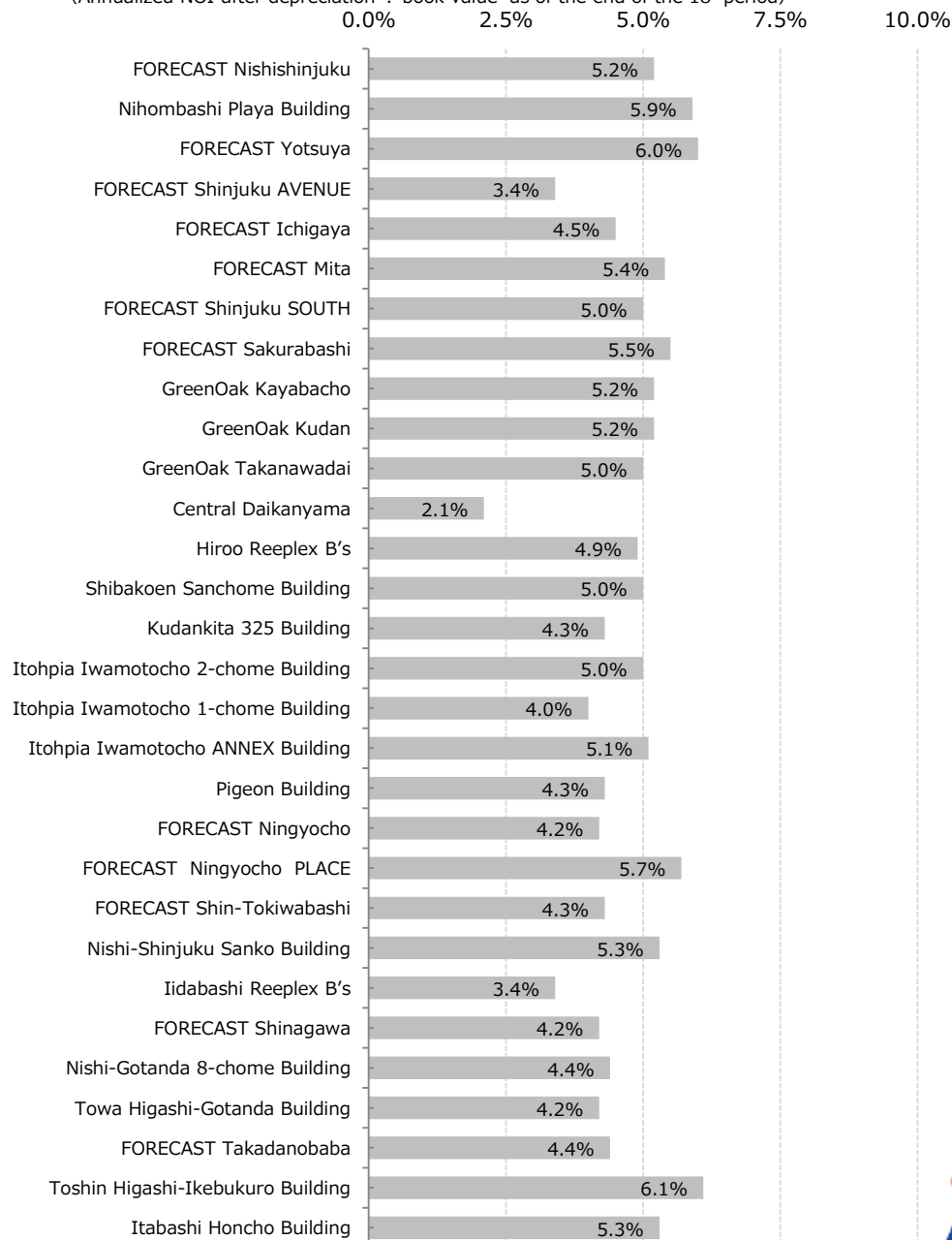
■ Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 18th period)



■ Actual NOI Yield (after depreciation)

(Annualized NOI after depreciation ÷ book value as of the end of the 18th period)

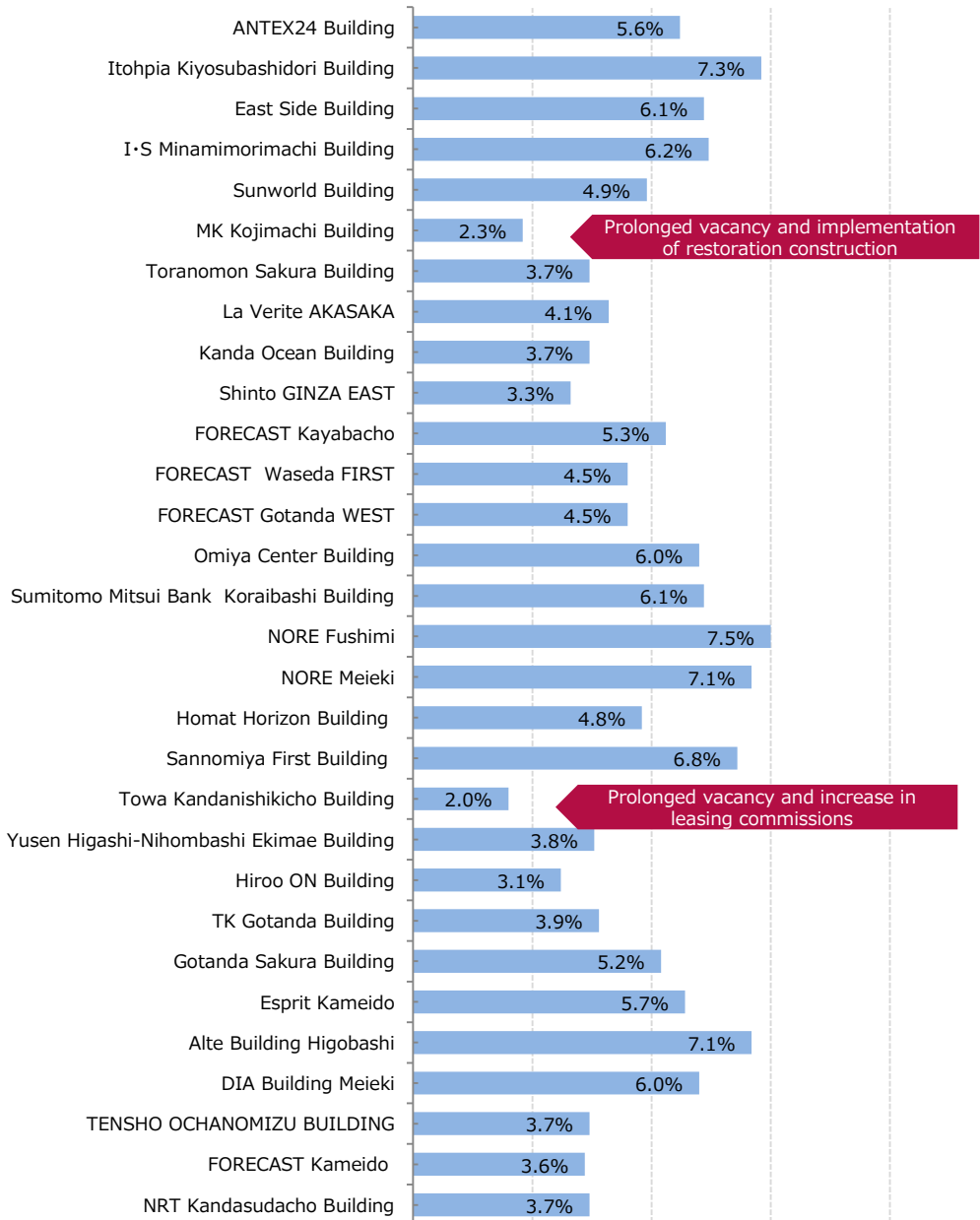


Property NOI Yield

Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 18th period)

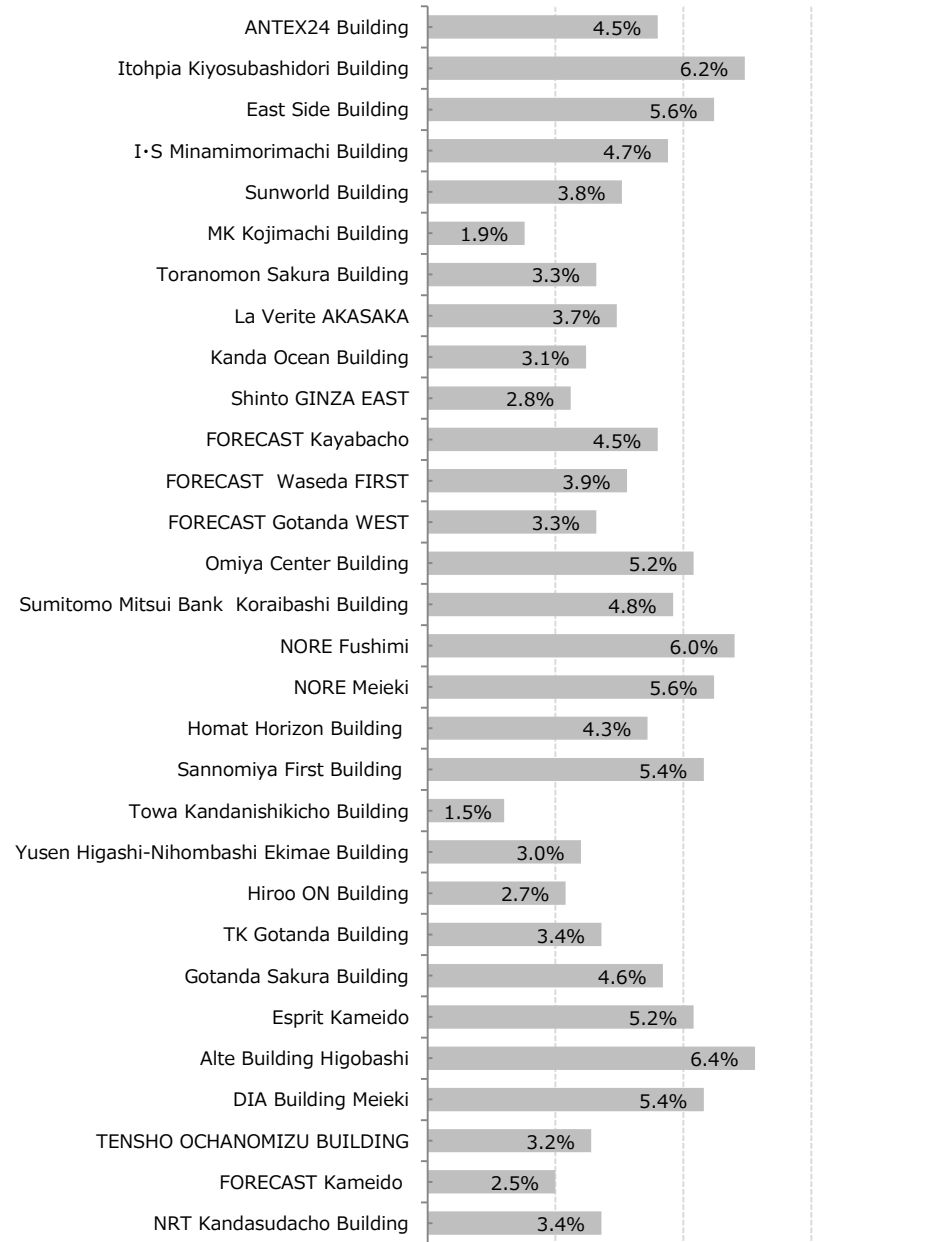
0.0% 2.5% 5.0% 7.5% 10.0%



Actual NOI Yield (after depreciation)

(Annualized NOI after depreciation ÷ book value as of the end of the 18th period)

0.0% 2.5% 5.0% 7.5% 10.0%

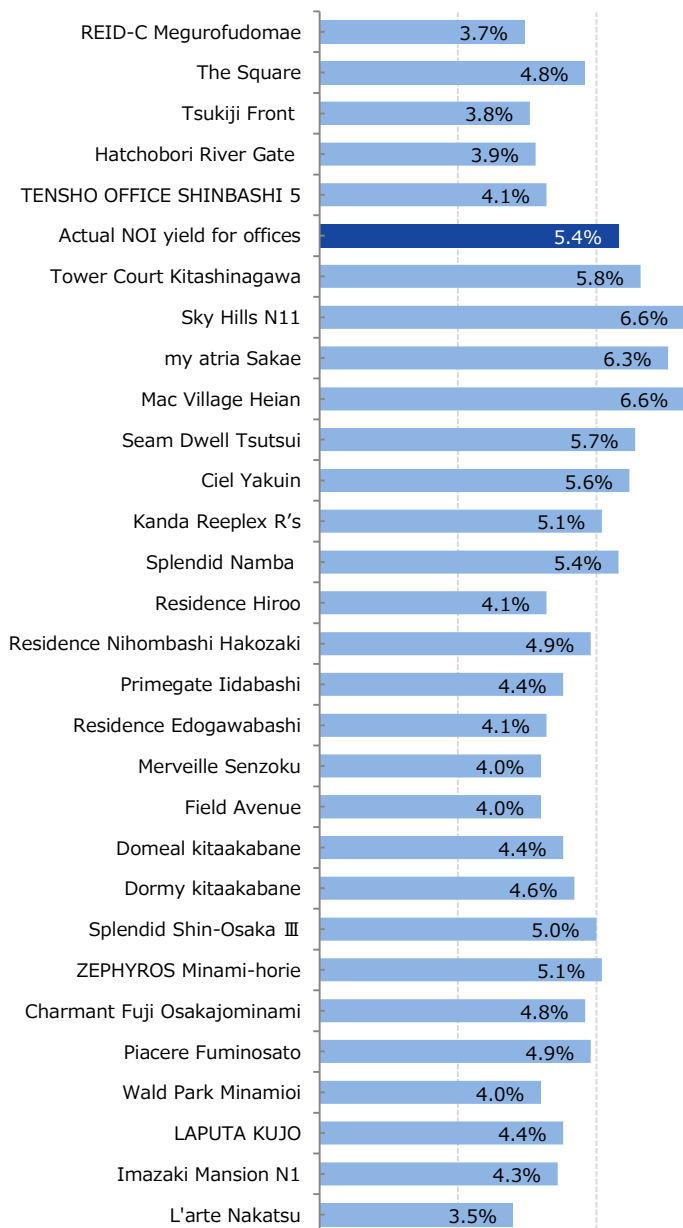


Property NOI Yield

■ Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 18th period)

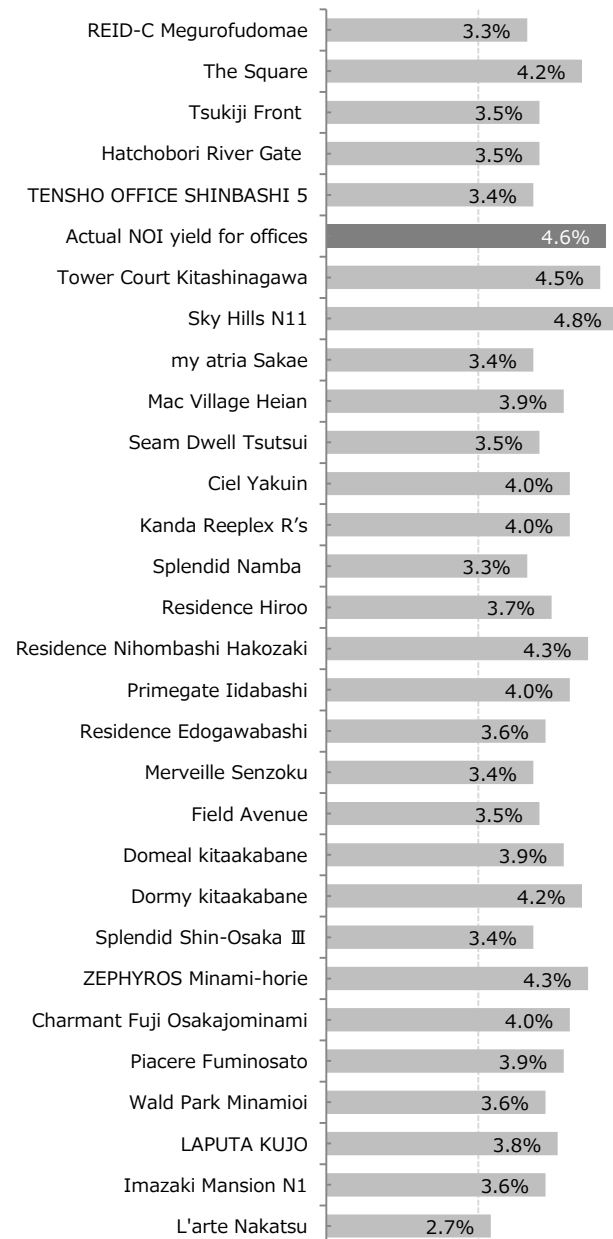
0.0% 2.5% 5.0% 7.5% 10.0%



■ Actual NOI Yield (after depreciation)

(Annualized NOI after depreciation ÷ book value as of the end of the 18th period)

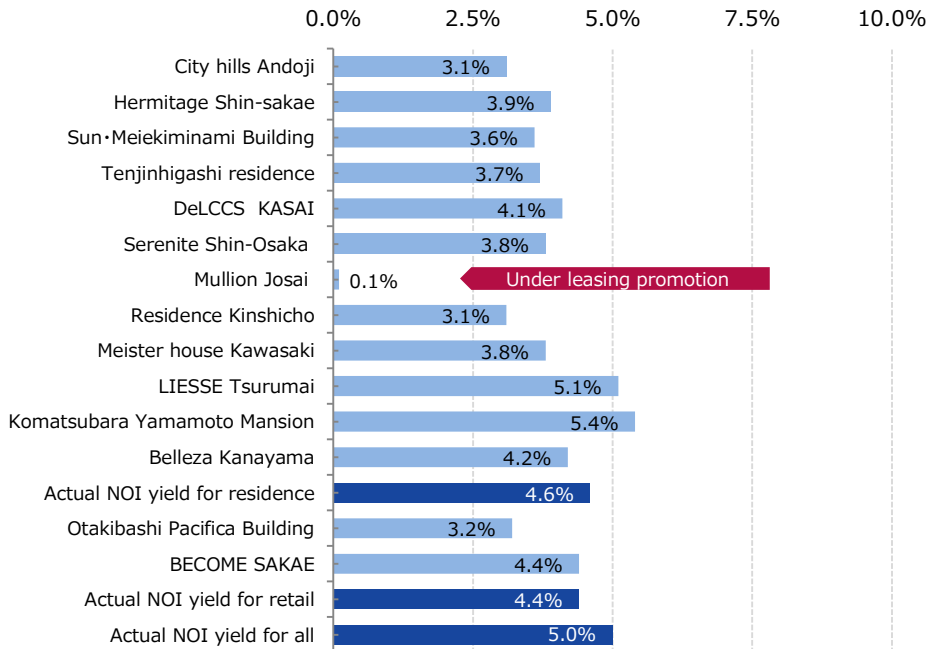
0.0% 2.5% 5.0% 7.5% 10.0%



Property NOI Yield

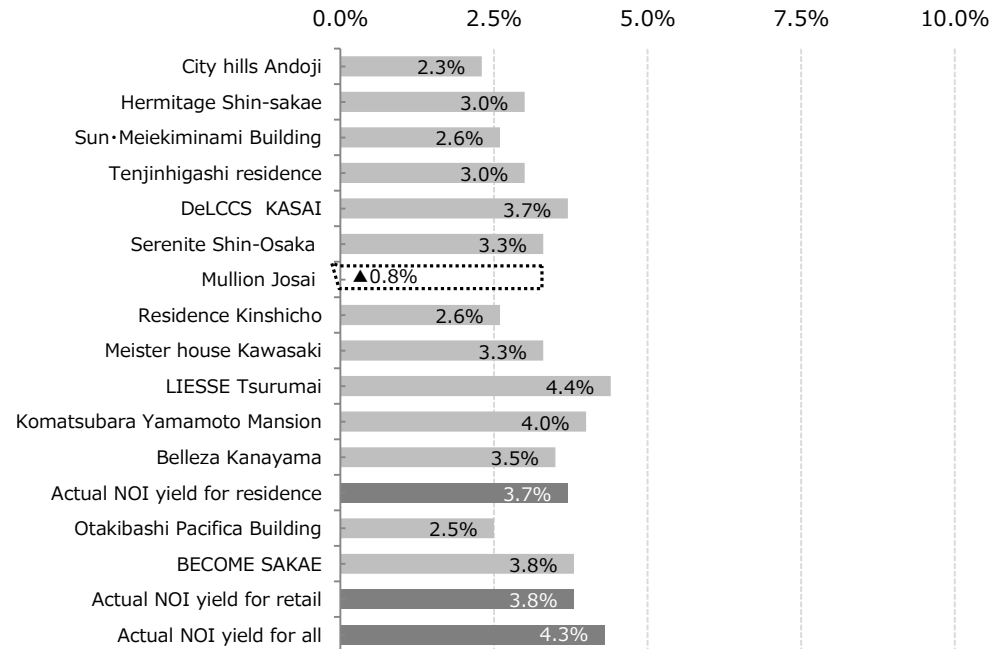
■ Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 18th period)



■ Actual NOI Yield (after depreciation)

(Annualized NOI after depreciation ÷ book value as of the end of the 18th period)



Appraisal Value Summary

◆Appraisal valuation by sector

	17th period (Dec. 2020)			18th period (Jun. 2021)		
	Number of Properties	Appraisal Value (¥ mn)	Unrealized gains (¥ mn)	Number of Properties	Appraisal Value (¥ mn)	Unrealized gains (¥ mn)
Office	67	233,400	37,529	65	229,320	38,220
Residence	31	61,929	7,415	36	67,163	8,787
Retail	2	8,280	140	2	8,270	155
Total	100	303,609	45,085	103	304,753	47,162

◆Period-to-period analysis ⁽¹⁾

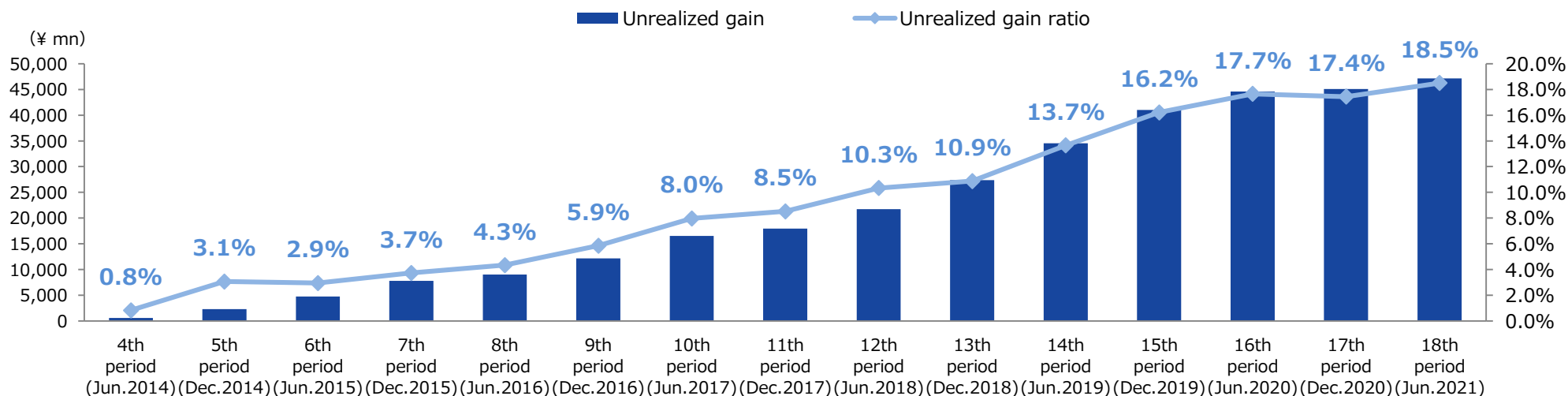
(Number of Properties)

Appraisal CAP	17th period (Dec. 2020)	18th period (Jun. 2021)
Decrease	7	25
Flat	79	72
Increase	1	0

Appraisal Value	17th period (Dec. 2020)	18th period (Jun. 2021)
Increase	17	55
Flat	65	37
Decrease	5	5

※"Appraisal CAP" refers to the capitalization rate by the direct capitalization.

◆Amount of change in unrealized gain and rate of change in unrealized gain



Portfolio Appraisal Value

No	Property Name	Acquisition Price (¥ mn)	Book Value End 18 th Period (a) (¥ mn)	Unrealized gains End 18 th Period (b-a) (¥ mn)	Appraisal Value			Direct Capitalizati on	Discount Cash Flow		Appraisal NOI Yield ⁽¹⁾	Major Appraisal Value Changing Factor ⁽²⁾ (Compared to 17 th Period)		
					End 17 th Period (¥ mn)	End 18 th Period (b) (¥ mn)	Variance (¥ mn)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
								End of 18 th Period						
Office														
A-1	FORECAST Nishishinjuku	2,260	2,101	1,088	3,160	3,190	30	3.8%	3.4%	4.0%	5.5%		○	
A-2	Nihombashi Playa Building	2,130	1,974	555	2,520	2,530	10	4.3%	4.1%	4.5%	5.3%			○
A-3	FORECAST Yotsuya	1,430	1,352	617	1,970	1,970	0	3.8%	3.6%	4.0%	5.5%			
A-4	FORECAST Shinjuku AVENUE	6,500	6,130	1,999	8,110	8,130	20	3.4%	3.2%	3.6%	4.4%			○
A-5	FORECAST Ichigaya	4,800	4,400	1,999	6,400	6,400	0	3.5%	3.3%	3.7%	4.8%			
A-6	FORECAST Mita	1,800	1,712	677	2,380	2,390	10	3.7%	3.5%	3.9%	5.1%			○
A-7	FORECAST Shinjuku SOUTH	13,990	14,665	3,534	18,100	18,200	100	3.5%	3.2%	3.7%	4.7%			○
A-8	FORECAST Sakurabashi	5,760	5,982	837	6,800	6,820	20	4.0%	3.8%	4.2%	5.1%			○
A-9	GreenOak Kayabacho	2,860	2,979	620	3,580	3,600	20	3.8%	3.6%	4.0%	5.1%			○
A-10	GreenOak Kudan	2,780	2,909	630	3,530	3,540	10	3.6%	3.4%	3.8%	4.9%			○
A-11	GreenOak Takanawadai	2,260	2,141	818	2,970	2,960	(10)	4.0%	3.8%	4.2%	5.4%		○	
A-14	Central Daikanyama	3,510	3,691	118	3,760	3,810	50	3.5%	3.3%	3.7%	3.9%	○		
A-16	Hiroo Reeplex B's	2,827	2,853	576	3,410	3,430	20	3.8%	3.6%	4.0%	4.7%			○
A-17	Shibakoen Sanchome Building	7,396	7,353	2,846	10,200	10,200	0	3.6%	3.4%	3.8%	5.2%			
A-19	Kudankita 325 Building	1,850	1,974	275	2,220	2,250	30	3.6%	3.4%	3.8%	4.6%			○
A-21	Itohpia Iwamotocho 2-chome Building	2,810	2,883	416	3,290	3,300	10	4.0%	3.8%	4.2%	4.9%			○
A-22	Itohpia Iwamotocho 1-chome Building	2,640	2,753	216	2,970	2,970	0	4.0%	3.8%	4.2%	4.7%			
A-23	Itohpia Iwamotocho ANNEX Building	2,100	2,223	396	2,580	2,620	40	4.0%	3.8%	4.2%	5.2%			○
A-24	Pigeon Building	2,837	2,915	144	3,040	3,060	20	4.1%	3.9%	4.3%	4.8%			○
A-25	FORECAST Ningyocho	2,070	2,115	74	2,190	2,190	0	4.0%	3.8%	4.2%	4.5%			
A-26	FORECAST Ningyocho PLACE	1,650	1,640	459	2,080	2,100	20	3.9%	3.7%	4.1%	5.2%			○
A-27	FORECAST Shin-Tokiwabashi	2,030	2,109	230	2,310	2,340	30	4.0%	3.8%	4.2%	4.8%		○	
A-28	Nishi-Shinjuku Sanko Building	2,207	2,230	419	2,650	2,650	0	4.0%	3.8%	4.2%	5.1%			
A-29	Iidabashi Reeplex B's	1,249	1,282	297	1,550	1,580	30	3.6%	3.4%	3.8%	4.7%		○	
A-30	FORECAST Shinagawa	2,300	2,394	55	2,450	2,450	0	3.9%	3.7%	4.1%	4.5%			
A-31	Nishi-Gotanda 8-chome Building	2,210	2,264	395	2,660	2,660	0	3.9%	3.7%	4.1%	5.0%			

Portfolio Appraisal Value

No	Property Name	Acquisition Price (¥ mn)	Book Value End 18 th Period (a) (¥ mn)	Unrealized gains End 18 th Period (b-a) (¥ mn)	Appraisal Value			Direct Capitalizati on	Discount Cash Flow		Appraisal NOI Yield (¹)	Major Appraisal Value Changing Factor ⁽²⁾ (Compared to 17 th Period)		
					End 17 th Period (¥ mn)	End 18 th Period (b) (¥ mn)	Variance (¥ mn)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
								End of 18 th Period						
A-32	Towa Higashi-Gotanda Building	2,033	2,085	354	2,430	2,440	10	3.9%	3.7%	4.1%	5.1%			○
A-33	FORECAST Takadanobaba	5,550	5,865	614	6,450	6,480	30	4.2%	4.0%	4.4%	5.0%			○
A-35	Toshin Higashi-Ikebukuro Building	979	986	153	1,140	1,140	0	4.5%	4.3%	4.7%	5.9%			
A-37	Itabashi Honcho Building	3,146	3,046	553	3,600	3,600	0	4.5%	4.2%	4.7%	5.7%			
A-38	ANTEX24 Building	1,691	1,761	168	1,930	1,930	0	4.2%	4.0%	4.4%	5.0%			
A-39	Itohpia Kiyosubashidori Building	1,550	1,696	333	2,020	2,030	10	4.3%	4.1%	4.6%	6.0%			○
A-40	East Side Building	1,372	1,372	267	1,640	1,640	0	4.4%	4.2%	4.6%	5.7%			
A-41	I・S Minamimorimachi Building	2,258	2,360	449	2,810	2,810	0	4.3%	4.1%	4.5%	5.7%			
A-42	Sunworld Building	1,200	1,271	38	1,300	1,310	10	4.5%	4.3%	4.7%	5.3%			○
A-44	MK Kojimachi Building	1,781	1,869	300	2,170	2,170	0	3.4%	3.2%	3.6%	4.4%			
A-45	Toranomon Sakura Building	4,120	4,276	613	4,890	4,890	0	3.3%	3.0%	3.4%	4.1%			
A-46	La Verite AKASAKA	2,000	2,132	307	2,440	2,440	0	3.5%	3.3%	3.7%	4.5%			
A-47	Kanda Ocean Building	1,440	1,475	324	1,790	1,800	10	3.8%	3.6%	4.0%	5.2%		○	
A-48	Shinto GINZA EAST	1,352	1,347	102	1,450	1,450	0	3.7%	3.5%	3.9%	4.2%			
A-49	FORECAST Kayabacho	3,000	3,092	247	3,320	3,340	20	4.1%	3.8%	4.2%	4.8%			○
A-50	FORECAST Waseda FIRST	4,775	4,799	200	5,000	5,000	0	3.8%	3.6%	4.0%	4.2%			
A-51	FORECAST Gotanda WEST	6,520	7,518	731	8,240	8,250	10	3.9%	3.7%	4.1%	5.2%		○	
A-52	Omiya Center Building	15,585	15,382	5,917	20,900	21,300	400	4.1%	3.9%	4.3%	5.7%		○	
A-53	Sumitomo Mitsui Bank Koraibashi Building	2,850	2,968	511	3,450	3,480	30	4.2%	4.0%	4.4%	5.4%			○
A-54	NORE Fushimi	2,840	2,670	1,449	4,090	4,120	30	4.2%	4.0%	4.4%	6.3%			○
A-55	NORE Meieki	2,520	2,374	1,405	3,750	3,780	30	4.3%	4.1%	4.5%	6.7%			○
A-56	Homat Horizon Building	6,705	6,702	967	7,620	7,670	50	3.5%	3.3%	3.7%	4.2%		○	
A-57	Sannomiya First Building	1,390	1,436	173	1,600	1,610	10	4.9%	4.7%	5.1%	6.3%			○
A-58	Towa Kandanishikicho Building	960	980	79	1,060	1,060	0	4.2%	3.4%	4.3%	4.8%			
A-59	Yusen Higashi-Nihombashi Ekimae Building	1,152	1,209	50	1,250	1,260	10	4.2%	3.9%	4.3%	4.8%			○
A-60	Hiroo ON Building	2,392	2,419	310	2,710	2,730	20	3.9%	3.7%	4.1%	4.7%			○
A-61	TK Gotanda Building	4,130	4,433	(13)	4,500	4,420	(80)	3.8%	3.5%	3.9%	4.2%		○	

Portfolio Appraisal Value

No	Property Name	Acquisition Price (¥ mn)	Book Value End 18 th Period (a) (¥ mn)	Unrealized gains End 18 th Period (b-a) (¥ mn)	Appraisal Value			Direct Capitalizati on	Discount Cash Flow		Appraisal NOI Yield (¹)	Major Appraisal Value Changing Factor (²) (Compared to 17 th Period)		
					End 17 th Period (¥ mn)	End 18 th Period (b) (¥ mn)	Variance (¥ mn)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
A-62	Gotanda Sakura Building	1,460	1,496	213	1,700	1,710	10	4.1%	3.6%	4.2%	5.0%			○
A-63	Esprit Kameido	1,265	1,276	43	1,320	1,320	0	4.5%	4.3%	4.7%	5.0%			
A-64	Alte Building Higobashi	1,453	1,467	332	1,800	1,800	0	4.3%	4.1%	4.5%	6.3%			
A-65	DIA Building Meieki	1,167	1,185	104	1,290	1,290	0	4.4%	4.2%	4.6%	5.5%			
A-66	TENSHO OCHANOMIZU BUILDING	1,800	1,857	32	1,890	1,890	0	3.5%	3.3%	3.7%	3.8%			
A-67	FORECAST Kameido	2,580	2,645	174	2,820	2,820	0	4.2%	4.0%	4.4%	4.8%			
A-68	NRT Kandasudacho Building	1,311	1,365	(15)	1,350	1,350	0	3.5%	3.3%	3.7%	3.8%			
A-69	REID-C Megurofudomae	1,220	1,236	(6)	1,230	1,230	0	4.2%	4.0%	4.4%	4.4%			
A-70	The Square	1,080	1,095	44	1,140	1,140	0	4.4%	4.2%	4.6%	5.0%			
A-71	Tsukiji Front	825	838	181	1,010	1,020	10	3.8%	3.5%	3.9%	4.8%			○
A-72	Hatchobori River Gate	835	846	173	1,020	1,020	0	3.7%	3.5%	3.9%	4.7%			
A-73	TENSHO OFFICE SHINBASHI 5	1,200	1,217	22	-	1,240	-	3.6%	3.3%	3.7%	3.8%			
	Subtotal office properties	187,750	191,099	38,220	227,000	229,320	1,080				5.0%			
Residence														
B-01	Tower Court Kitashinagawa	11,880	10,624	5,075	15,300	15,700	400	3.8%	3.6%	4.0%	5.2%	○		
B-02	Sky Hills N11	1,570	1,609	250	1,870	1,860	(10)	5.0%	4.8%	5.2%	6.6%			○
B-04	my atria Sakae	1,110	980	339	1,290	1,320	30	4.5%	4.3%	4.7%	5.6%	○		
B-05	Mac Village Heian	785	704	256	947	961	14	4.6%	4.4%	4.8%	6.0%	○		
B-06	Seam Dwell Tsutsui	695	657	137	793	795	2	4.5%	4.3%	4.7%	5.5%	○		
B-07	Ciel Yakuin	640	605	168	774	774	0	4.2%	4.0%	4.4%	5.4%			
B-08	Kanda Reeplex R's	1,813	1,722	387	2,070	2,110	40	3.8%	3.5%	4.0%	4.6%	○		
B-09	Splendid Namba	3,502	3,222	817	3,980	4,040	60	4.3%	4.1%	4.5%	5.1%	○		
B-10	Residence Hiroo	2,590	2,607	252	2,790	2,860	70	3.6%	3.4%	3.8%	4.1%	○		
B-11	Residence Nihombashi Hakozaeki	1,300	1,423	246	1,630	1,670	40	4.0%	3.5%	3.9%	5.3%	○		
B-12	Primegate Iidabashi	5,200	5,226	403	5,380	5,630	250	3.7%	3.4%	3.8%	4.1%	○		
B-13	Residence Edogawabashi	1,230	1,242	47	1,260	1,290	30	4.0%	3.8%	4.2%	4.4%	○		
B-14	Merveille Senzoku	740	747	20	753	768	15	3.9%	3.7%	4.1%	4.3%	○		
B-15	Field Avenue	3,110	3,131	28	3,150	3,160	10	3.9%	3.6%	4.0%	4.0%			○
B-16	Domeal kitaakabane	785	802	29	808	832	24	4.1%	3.9%	4.3%	4.5%	○		

No	Property Name	Acquisition Price (¥ mn)	Book Value End 18 th Period (a) (¥ mn)	Unrealized gains End 18 th Period (b-a) (¥ mn)	Appraisal Value			Direct Capitalizati on	Discount Cash Flow		Appraisal NOI Yield (¹)	Major Appraisal Value Changing Factor ⁽²⁾ (Compared to 17 th Period)		
					End 17 th Period (¥ mn)	End 18 th Period (b) (¥ mn)	Variance (¥ mn)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
								End of 18 th Period						
B-17	Dormy kitaakabane	986	993	56	1,030	1,050	20	4.2%	4.0%	4.4%	4.6%	○		
B-18	Splendid Shin-Osaka Ⅲ	2,428	2,362	277	2,580	2,640	60	4.3%	4.1%	4.5%	4.9%	○		
B-19	ZEPHYROS Minami-horie	1,608	1,614	135	1,750	1,750	0	4.2%	4.0%	4.4%	4.8%			
B-20	Charmant Fuji Osakajominami	905	907	21	911	929	18	4.2%	4.0%	4.4%	4.5%	○		
B-21	Piacere Fuminosato	571	568	25	581	594	13	4.5%	4.3%	4.7%	5.0%	○		
B-22	Wald Park Minamioi	715	751	(16)	735	735	0	3.9%	3.7%	4.1%	4.2%			
B-23	LAPUTA KUJO	1,480	1,607	(106)	1,501	1,501	0	4.3%	4.1%	4.5%	4.8%			
B-24	Imazaki Mansion N1	1,180	1,261	(51)	1,210	1,210	0	4.6%	4.4%	4.8%	5.3%			
B-25	L'arte Nakatsu	565	604	(27)	575	577	2	4.1%	3.9%	4.3%	4.4%	○		
B-26	City hills Andoji	1,750	1,858	1	1,860	1,860	0	4.0%	3.8%	4.2%	4.5%			
B-27	Hermitage Shin-sakae	1,150	1,224	15	1,220	1,240	20	4.2%	4.0%	4.4%	5.0%	○		
B-28	Sun・Meiekininami Building	950	982	37	1,010	1,020	10	4.1%	3.9%	4.3%	4.7%	○		
B-29	Tenjinhigashi residence	913	976	(25)	932	951	19	4.2%	4.0%	4.4%	4.7%	○		
B-30	DeLCCS KASAI	1,320	1,353	(3)	1,350	1,350	0	4.1%	3.9%	4.3%	4.6%			
B-31	Serenite Shin-Osaka	1,148	1,177	(27)	1,150	1,150	0	4.2%	4.0%	4.4%	4.4%			
B-32	Mullion Josai	729	753	(33)	739	720	(19)	4.4%	4.2%	4.6%	4.5%		○	
B-33	Residence Kinshicho	700	722	9	-	732	-	3.9%	3.7%	4.1%	4.3%			
B-34	Meister house Kawasaki	709	732	(0)	-	732	-	4.0%	3.8%	4.2%	4.4%			
B-35	LIESSE Tsurumai	1,082	1,121	78	-	1,200	-	4.3%	4.1%	4.5%	5.0%			
B-36	Komatsubara Yamamoto Mansion	670	737	(43)	-	694	-	5.3%	5.1%	5.5%	6.0%			
B-37	Belleza Kanayama	702	754	3	-	758	-	4.2%	4.0%	4.4%	4.9%			
	Subtotal residential properties	59,212	58,375	8,787	61,929	67,163	1,118				4.8%			
Retail														
C-01	Otakibashi Pacifica Building	3,350	3,377	52	3,440	3,430	(10)	3.7%	3.5%	3.9%	3.9%		○	
C-03	BECOME SAKAE	4,770	4,737	102	4,840	4,840	0	4.0%	3.8%	4.2%	4.2%			
	Subtotal retail properties	8,120	8,114	155	8,280	8,270	(10)				4.0%			
	Total	255,083	257,590	47,162	297,209	304,753	2,188				4.9%			

Balance Sheets

(Yen in thousands)	17th FP (Dec.2020)	18th FP (Jun.2021)	Differences
Assets			
Current Assets			
Cash and deposits	10,247,663	10,216,985	(30,677)
Cash and deposits in trust	6,166,218	6,036,298	(129,920)
Tenant receivables	84,245	87,954	3,708
Prepaid expenses	462,361	473,755	11,393
Income taxes refundable	203	271	67
Other current assets	10,778	9,745	(1,033)
Allowance for doubtful accounts	(0)	(0)	0
Total Current Assets	16,971,472	16,825,011	(146,460)
Non-Current Assets			
Property, plant and equipment			
Buildings	266,294	266,294	0
Accumulated depreciation	(17,517)	(21,625)	(4,108)
Buildings, net	248,776	244,668	(4,108)
Buildings in trust	61,828,367	61,856,016	27,649
Accumulated depreciation	(10,046,633)	(10,701,124)	(654,490)
Buildings in trust, net	51,781,733	51,154,891	(626,841)
Structures in trust	213,877	219,057	5,180
Accumulated depreciation	(61,281)	(66,739)	(5,458)
Structures in trust, net	152,595	152,318	(277)
Machinery and equipment in trust	493,359	457,818	(35,541)
Accumulated depreciation	(126,089)	(120,600)	5,489
Machinery and equipment in trust, net	367,270	337,217	(30,052)
Tools, furniture and fixtures in trust	229,842	265,493	35,650
Accumulated depreciation	(78,076)	(88,986)	(10,909)
Tools, furniture and fixtures in trust, net	151,765	176,506	24,740
Land in trust	187,903,184	187,607,130	(296,053)
Total property, plant and equipment	240,605,325	239,672,733	(932,592)
Intangible assets			
Leasehold rights	1,251,662	1,251,662	0
Leasehold rights in trust	16,661,609	16,661,609	0
Other	4,561	4,368	(193)
Total intangible assets	17,917,832	17,917,639	(193)
Investments and other assets			
Investment securities	123,565	123,888	322
Lease and guarantee deposits	10,160	10,197	37
Long-term prepaid expenses	1,483,616	1,492,457	8,840
Deferred tax Assets	2	2	0
Other	42,058	43,303	1,244
Total investments and other assets	1,659,403	1,669,849	10,446
Total Non-Current Assets	260,182,561	259,260,222	(922,339)
Deferred asset			
Investment corporation bond issuance costs	38,424	35,685	(2,739)
Total deferred asset	38,424	35,685	(2,739)
Total Assets	277,192,458	276,120,919	(1,071,539)

(Yen in thousands)	17th FP (Dec.2020)	18th FP (Jun.2021)	Differences
Liabilities			
Current Liabilities			
Accounts payable	952,062	671,379	(280,683)
Long-term debt due within one year	18,500,000	13,320,000	(5,180,000)
Accrued expenses	276,507	269,886	(6,620)
Accrued consumption taxes	260,764	369,292	108,528
Advances received	1,464,987	1,442,023	(22,964)
Other current liabilities	846,844	635,199	(211,645)
Total Current Liabilities	22,301,168	16,707,781	(5,593,386)
Long-Term Liabilities			
Investment corporation bonds	4,500,000	4,500,000	0
Long-term debt	109,620,000	114,800,000	5,180,000
Tenant security deposits	75,861	75,861	0
Tenant security deposits in trust	8,713,471	8,641,513	(71,958)
Others	3,221	2,712	(508)
Total Long-Term Liabilities	122,912,555	128,020,088	5,107,532
Total Liabilities	145,213,723	144,727,869	(485,853)
Net Assets			
Unitholders' Equity			
Unitholders' capital	126,515,601	126,515,601	0
Surplus			
Unappropriated retained earnings (undisposed loss)	5,463,133	4,877,448	(585,685)
Total Surplus	5,463,133	4,877,448	(585,685)
Total Unitholders' Equity	131,978,735	131,393,050	(585,685)
Total Net Assets	131,978,735	131,393,050	(585,685)
Total Liabilities and Net Assets	277,192,458	276,120,919	(1,071,539)

Income Statements

(Yen in thousands)	17th FP (Dec.2020)	18th FP (Jun.2021)	Differences
Operating Revenues			
Rental revenues	8,051,460	7,884,937	(166,522)
Other revenues related to property leasing	753,488	610,740	(142,747)
Gain on sales of real estate properties	1,318,589	911,212	(407,376)
Dividend income	3,598	3,914	315
Total Operating Revenues	10,127,137	9,410,805	(716,331)
Operating Expenses			
Property-related expenses	3,159,450	3,048,901	(110,548)
Asset management fees	643,830	634,901	(8,929)
Asset custody fees	10,358	10,429	71
Administrative service fees	41,943	42,366	422
Directors' compensation	2,400	2,400	0
Independent auditors' fees	13,950	14,400	450
Other operating expenses	166,651	157,526	(9,125)
Total Operating Expenses	4,038,583	3,910,925	(127,658)
Operating Income	6,088,553	5,499,880	(588,672)
Non-Operating Revenues			
Interest income	72	80	7
Reversal of distributions payable	3,260	734	(2,525)
Interest on refund	1	-	(1)
Total Non-Operating Revenues	3,334	815	(2,519)
Non-Operating Expenses			
Interest expense	334,839	342,542	7,702
Interest expense on investment corporation bonds	17,467	17,207	(259)
Amortization of investment corporation bond issuance costs	2,739	2,739	0
Borrowing related expenses	292,712	279,038	(13,674)
Other	34	33	(0)
Total Non-Operating Expenses	647,792	641,560	(6,231)
Ordinary Income	5,444,094	4,859,134	(584,960)
Income Before Income Taxes	5,444,094	4,859,134	(584,960)
Income taxes - current	657	667	9
Income taxes - deferred	2	(0)	(3)
Total Income Taxes	660	667	6
Net Income	5,443,434	4,858,467	(584,966)

Historical Operating Results

		14th FP (Jun.2019)	15th FP (Dec.2019)	16th FP (Jun.2020)	17th FP (Dec.2020)	18th FP (Jun.2021)
Operating revenues	(¥mn)	8,982	8,634	8,658	10,127	9,410
Of which, rental revenues and other revenues related to property leasing	(¥mn)	(8,488)	(8,628)	(8,651)	(8,804)	(8,495)
Operating expenses	(¥mn)	4,027	3,992	3,884	4,038	3,910
Of which, property-related expenses	(¥mn)	(3,168)	(3,165)	(3,050)	(3,159)	(3,048)
Operating income	(¥mn)	4,955	4,642	4,774	6,088	5,499
Ordinary income	(¥mn)	4,326	4,000	4,151	5,444	4,859
Net income	(¥mn)	4,326	4,000	4,151	5,443	4,858
Total assets (a)	(¥mn)	270,269	270,279	270,060	277,192	276,120
Net assets (b)	(¥mn)	130,863	130,536	130,687	131,978	131,393
Interest-bearing debt (c)	(¥mn)	126,870	126,870	126,870	132,620	132,620
Interest-bearing debt to total assets ratio (c)/(a) (based on book value)	(%)	46.9	46.9	47.0	47.8	48.0
Interest-bearing debt to total assets ratio ⁽³⁾ (based on appraisal value)	(%)	41.6	40.8	40.3	41.2	41.0
Ordinary income to total assets ratio ⁽³⁾	(%)	1.6	1.5	1.5	2.0	1.8
Return on equity ⁽³⁾	(%)	3.3	3.1	3.2	4.1	3.7
Equity ratio (b)/(a)	(%)	48.4	48.3	48.4	47.6	47.6
NOI yield (acquisition value)	(%)	5.1	5.1	5.3	5.2	5.1
NOI yield (book value)	(%)	5.0	5.0	5.2	5.1	5.1
NOI yield (appraisal value)	(%)	4.5	4.3	4.5	4.4	4.3
After-depreciation yield (acquisition value)	(%)	4.3	4.4	4.5	4.4	4.3
After-depreciation yield (book value)	(%)	4.2	4.3	4.4	4.3	4.3
After-depreciation yield (appraisal value)	(%)	3.8	3.7	3.8	3.7	3.6
Implied cap rate (NOI yield) ⁽³⁾	(%)	4.1	3.8	4.9	4.2	3.9
Implied cap rate (After-depreciation yield)	(%)	3.5	3.2	4.1	3.5	3.3
Unitholder's equity	(¥mn)	126,515	126,515	126,515	126,515	126,515
Number of investment units Issued and outstanding (d)		449,930	449,930	449,930	449,930	449,930
Net assets per unit (b)/(d)	(¥)	290,853	290,126	290,461	293,331	292,029
Total distributions (e)	(¥mn)	4,326	4,000	4,151	5,444	4,859
Distributions per unit (e)/(d)	(¥)	9,617	8,892	9,228	12,100	10,800
FFO ⁽³⁾ (funds from operations) (f)	(¥mn)	4,782	4,971	5,146	5,146	4,960
AFFO ⁽³⁾ (Adjusted Fund From Operations)(g)	(¥mn)	4,263	3,926	4,730	4,748	4,622
Pay out ratio (FFO) (e)/(f)	(%)	90.5	80.5	80.7	105.8	98.0
Pay out ratio (AFFO) (e)/(g)	(%)	101.5	101.9	87.8	114.7	105.1
FFO per unit ⁽³⁾	(¥)	10,628	11,049	11,438	11,439	11,025
NAV per Unit ⁽³⁾	(¥)	358,025	372,454	380,330	381,438	386,052

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Portfolio Summary (As of the end of the 18th Period)

No.	Property Name	Type	Location	Completion	Acquisition Price (¥mn)	Investment ratio	Total leasable area (㎡)	Number of tenants	Occupancy rate	PML
A-1	FORECAST Nishishinjuku	Office	Shinjuku Ward, Tokyo	Feb. 2009	2,260	0.9%	1,945.68	17	100.0%	2.7%
A-2	Nihombashi Playa Building	Office	Chuo Ward, Tokyo	Feb. 2009	2,130	0.8%	2,490.08	2	100.0%	3.7%
A-3	FORECAST Yotsuya	Office	Shinjuku Ward, Tokyo	Jan. 2009	1,430	0.6%	1,678.15	13	100.0%	3.6%
A-4	FORECAST Shinjuku AVENUE	Office	Shinjuku Ward, Tokyo	Sep. 2008	6,500	2.5%	4,337.15	7	100.0%	2.1%
A-5	FORECAST Ichigaya	Office	Shinjuku Ward, Tokyo	Aug. 2009	4,800	1.9%	3,844.66	23	100.0%	2.9%
A-6	FORECAST Mita	Office	Minato Ward, Tokyo	Sep. 2009	1,800	0.7%	1,786.18	5	100.0%	2.9%
A-7	FORECAST Shinjuku SOUTH	Office	Shinjuku Ward, Tokyo	Nov. 1980	13,990	5.5%	13,875.01	18	99.7%	7.0%
A-8	FORECAST Sakurabashi	Office	Chuo Ward, Tokyo	Apr. 1985	5,760	2.3%	6,566.76	5	100.0%	4.2%
A-9	GreenOak Kayabacho	Office	Chuo Ward, Tokyo	Mar. 1990	2,860	1.1%	2,995.35	8	100.0%	2.6%
A-10	GreenOak Kudan	Office	Chiyoda Ward, Tokyo	Dec. 1987	2,780	1.1%	2,594.46	3	100.0%	5.1%
A-11	GreenOak Takanawadai	Office	Minato Ward, Tokyo	Jan. 2010	2,260	0.9%	2,621.74	10	100.0%	3.6%
A-14	Central Daikanyama	Office	Shibuya Ward, Tokyo	Aug. 1991	3,510	1.4%	1,899.30	7	100.0%	7.1%
A-16	Hiroo Reeplex B's	Office	Minato Ward, Tokyo	May 1987	2,827	1.1%	1,500.85	8	100.0%	4.4%
A-17	Shibakoen Sanchome Building	Office	Minato Ward, Tokyo	Jun. 1981	7,396	2.9%	7,882.60	4	100.0%	11.3%
A-19	Kudankita 325 Building	Office	Chiyoda Ward, Tokyo	Aug. 1987	1,850	0.7%	2,003.60	8	100.0%	4.5%
A-21	Itohpia Iwamotocho 2-chome Building	Office	Chiyoda Ward, Tokyo	Feb. 1991	2,810	1.1%	3,447.16	10	100.0%	4.1%
A-22	Itohpia Iwamotocho 1-chome Building	Office	Chiyoda Ward, Tokyo	Jan. 1991	2,640	1.0%	3,056.56	9	100.0%	9.0%
A-23	Itohpia Iwamotocho ANNEX Building	Office	Chiyoda Ward, Tokyo	Nov. 1991	2,100	0.8%	3,064.20	7	100.0%	4.1%
A-24	Pigeon Building	Office	Chuo Ward, Tokyo	Aug. 1989	2,837	1.1%	3,022.25	1	100.0%	5.6%
A-25	FORECAST Ningyocho	Office	Chuo Ward, Tokyo	Nov. 1990	2,070	0.8%	2,277.62	6	100.0%	11.1%
A-26	FORECAST Ningyocho PLACE	Office	Chuo Ward, Tokyo	Feb. 1984	1,650	0.6%	1,867.95	7	100.0%	7.1%
A-27	FORECAST Shin-Tokiwabashi	Office	Chuo Ward, Tokyo	Aug. 1991	2,030	0.8%	1,813.21	9	100.0%	4.1%
A-28	Nishi-Shinjuku Sanko Building	Office	Shinjuku Ward, Tokyo	Sep. 1987	2,207	0.9%	2,479.80	8	100.0%	12.7%
A-29	Iidabashi Reeplex B's	Office	Shinjuku Ward, Tokyo	Jun. 1992	1,249	0.5%	1,401.68	7	100.0%	4.4%
A-30	FORECAST Shinagawa	Office	Shinagawa Ward, Tokyo	Feb. 1989	2,300	0.9%	2,276.36	6	100.0%	11.6%
A-31	Nishi-Gotanda 8-chome Building	Office	Shinagawa Ward, Tokyo	Dec. 1993	2,210	0.9%	2,999.68	8	100.0%	3.9%
A-32	Towa Higashi-Gotanda Building	Office	Shinagawa Ward, Tokyo	Sep. 1985	2,033	0.8%	2,939.16	6	90.3%	5.1%
A-33	FORECAST Takadanobaba	Office	Toshima Ward, Tokyo	Jan. 1986	5,550	2.2%	5,661.49	7	100.0%	12.4%
A-35	Toshin Higashi-Ikebukuro Building	Office	Toshima Ward, Tokyo	Nov. 1989	979	0.4%	1,645.17	3	100.0%	3.6%
A-37	Itabashi Honcho Building	Office	Itabashi Ward, Tokyo	Jan. 1993	3,146	1.2%	6,356.89	5	93.5%	7.8%
A-38	ANTEX24 Building	Office	Taito Ward, Tokyo	Feb. 1988	1,691	0.7%	2,267.59	6	100.0%	3.7%
A-39	Itohpia Kiyosubashidori Building	Office	Taito Ward, Tokyo	Mar. 1988	1,550	0.6%	2,651.27	7	100.0%	3.6%

Portfolio Summary (As of the end of the 18th Period)

No.	Property Name	Type	Location	Completion	Acquisition Price (¥mn)	Investment ratio	Total leasable area (㎡)	Number of tenants	Occupancy rate	PML
A-40	East Side Building	Office	Taito Ward, Tokyo	May 1988	1,372	0.5%	2,096.92	4	100.0%	3.6%
A-41	I・S Minamimorimachi Building	Office	Osaka, Osaka	Aug. 1993	2,258	0.9%	4,164.82	16	100.0%	9.6%
A-42	Sunworld Building	Office	Osaka, Osaka	Mar. 1993	1,200	0.5%	3,012.86	1	100.0%	12.0%
A-44	MK Kojimachi Building	Office	Chiyoda Ward, Tokyo	Mar. 1997	1,781	0.7%	1,761.60	9	82.9%	4.3%
A-45	Toranomon Sakura Building	Office	Minato Ward, Tokyo	Jul. 1983	4,120	1.6%	3,049.79	10	80.9%	8.2%
A-46	La Verite AKASAKA	Office	Minato Ward, Tokyo	Dec. 1986	2,000	0.8%	1,713.46	7	100.0%	4.5%
A-47	Kanda Ocean Building	Office	Chiyoda Ward, Tokyo	Jan. 1990	1,440	0.6%	1,484.87	23	100.0%	9.3%
A-48	Shinto GINZA EAST	Office	Chuo Ward, Tokyo	Sep. 1990	1,352	0.5%	1,214.32	6	100.0%	5.3%
A-49	FORECAST Kayabacho	Office	Chuo Ward, Tokyo	Jan. 1990	3,000	1.2%	3,882.59	16	100.0%	5.2%
A-50	FORECAST Waseda FIRST	Office	Shinjyuku Ward, Tokyo	Jul. 1986	4,775	1.9%	4,340.66	7	100.0%	3.5%
A-51	FORECAST Gotanda WEST	Office	Shinagawa Ward, Tokyo	Sep. 1989	6,520	2.6%	8,981.55	10	95.6%	2.3%
A-52	Omiya Center Building	Office	Saitama, Saitama	Mar. 1993	15,585	6.1%	14,311.77	27	100.0%	2.0%
A-53	Sumitomo Mitsui Bank Koraibashi Building	Office	Osaka, Osaka	Mar. 1994	2,850	1.1%	5,106.77	26	100.0%	7.6%
A-54	NORE Fushimi	Office	Nagoya, Aichi	Nov. 2006	2,840	1.1%	3,890.74	10	100.0%	4.5%
A-55	NORE Meieki	Office	Nagoya, Aichi	Jan. 2007	2,520	1.0%	4,280.75	19	100.0%	4.2%
A-56	Homat Horizon Building	Office	Chiyoda Ward, Tokyo	Aug. 1987	6,705	2.6%	6,077.01	10	100.0%	7.2%
A-57	Sannomiya First Building	Office	Kobe, Hyogo	Nov. 1993	1,390	0.5%	3,633.16	23	97.5%	5.4%
A-58	Towa Kandanishikicho Building	Office	Chiyoda ward, Tokyo	Aug. 1992	960	0.4%	1,324.07	5	84.8%	5.6%
A-59	Yusen Higashi-Nihombashi Ekimae Building	Office	Chuo ward, Tokyo	Feb. 2001	1,152	0.5%	1,631.09	8	100.0%	9.0%
A-60	Hiroo ON Building	Office	Shibuya ward, Tokyo	Mar. 1995	2,392	0.9%	2,248.59	4	100.0%	3.1%
A-61	TK Gotanda Building	Office	Shinagawa ward, Tokyo	Jun. 1989	4,130	1.6%	3,716.38	7	100.0%	3.7%
A-62	Gotanda Sakura Building	Office	Shinagawa ward, Tokyo	Nov. 1993	1,460	0.6%	1,502.61	10	100.0%	4.8%
A-63	Esprit Kameido	Office	Koto ward, Tokyo	Jun. 1991	1,265	0.5%	2,010.81	11	100.0%	6.8%
A-64	Alte Building Higobashi	Office	Osaka, Osaka	Jun. 1993	1,453	0.6%	3,482.92	11	100.0%	7.2%
A-65	DIA Building Meieki	Office	Nagoya, Aichi	Dec. 1991	1,167	0.5%	1,781.72	10	100.0%	3.4%
A-66	TENSHO OCHANOMIZU BUILDING	Office	Chiyoda Ward, Tokyo	Nov. 2018	1,800	0.7%	1,252.89	1	100.0%	4.6%
A-67	FORECAST Kameido	Office	Koto Ward, Tokyo	Sep. 2010	2,580	1.0%	3,091.51	3	54.7%	3.3%
A-68	NRT Kandasudacho Building	Office	Chiyoda Ward, Tokyo	Mar. 1993	1,311	0.5%	1,154.16	10	100.0%	4.4%
A-69	REID-C Megurofudomae	Office	Shinagawa ward, Tokyo	Oct. 1996	1,220	0.5%	921.32	3	71.5%	3.5%
A-70	The Square	Office	Nagoya, Aichi	Jun. 2003	1,080	0.4%	1,520.69	18	100.0%	3.5%
A-71	Tsukiji Front	Office	Chuo Ward, Tokyo	Aug. 1991	825	0.3%	687.97	8	100.0%	5.7%
A-72	Hatchobori River Gate	Office	Chuo Ward, Tokyo	Aug. 1989	835	0.3%	760.31	8	100.0%	3.0%

Portfolio Summary (As of the end of the 18th Period)

No.	Property Name	Type	Location	Completion	Acquisition Price (¥mn)	Investment ratio	Total leasable area (㎡)	Number of tenants	Occupancy rate	PML
A-73	TENSHO OFFICE SHINBASHI 5	Office	Minato Ward, Tokyo	Sep. 2018	1,200	0.5%	828.19	1	100.0%	3.5%
B-1	Tower Court Kitashinagawa	Residence	Shinagawa Ward, Tokyo	Feb. 2009	11,880	4.7%	16,913.29	274	98.5%	2.6%
B-2	Sky Hills N11	Residence	Sapporo, Hokkaido	Mar. 2001	1,570	0.6%	8,567.50	1	100.0%	1.3%
B-4	my atria Sakae	Residence	Nagoya, Aichi	Mar. 2007	1,110	0.4%	3,121.60	1	100.0%	4.1%
B-5	Mac Village Heian	Residence	Nagoya, Aichi	Sep. 2006	785	0.3%	2,250.00	1	100.0%	3.2%
B-6	Seam Dwell Tsutsui	Residence	Nagoya, Aichi	Feb. 2007	695	0.3%	1,800.00	1	100.0%	5.0%
B-7	Ciel Yakuin	Residence	Fukuoka, Fukuoka	Mar. 2005	640	0.3%	1,544.87	37	88.6%	5.4%
B-8	Kanda Reeplex R's	Residence	Chiyoda Ward, Tokyo	Jan. 2006	1,813	0.7%	2,180.93	41	100.0%	4.4%
B-9	Splendid Namba	Residence	Osaka, Osaka	Jan. 2015	3,502	1.4%	6,212.36	241	96.2%	6.2%
B-10	Residence Hiroo	Residence	Minato ward, Tokyo	Feb. 2004	2,590	1.0%	1,983.15	53	98.6%	3.0%
B-11	Residence Nihombashi Hakozaiki	Residence	Chuo ward, Tokyo	Mar. 2002	1,300	0.5%	1,449.00	1	100.0%	7.8%
B-12	Primegate Iidabashi	Residence	Shinjuku ward, Tokyo	Mar. 1994	5,200	2.0%	6,042.29	66	98.8%	2.8%
B-13	Residence Edogawabashi	Residence	Shinjuku ward, Tokyo	Mar. 2000	1,230	0.5%	1,246.42	32	87.8%	3.5%
B-14	Merveille Senzoku	Residence	Ota ward, Tokyo	Sep. 2002	740	0.3%	834.72	24	85.4%	5.3%
B-15	Field Avenue	Residence	Ota ward, Tokyo	①Aug. 2000 ②Jul. 2016	3,110	1.2%	3,092.63	56	99.1%	①3.1% ②6.8% (1)
B-16	Domeal Kitaakabane	Residence	Kita ward, Tokyo	Mar. 2001	785	0.3%	1,697.11	1	100.0%	6.7%
B-17	Dormy Kitaakabane	Residence	Kita ward, Tokyo	Mar. 1997	986	0.4%	2,471.42	1	100.0%	6.5%
B-18	Splendid Shin-Osaka III	Residence	Osaka, Osaka	Feb. 2015	2,428	1.0%	4,299.12	149	96.7%	6.0%
B-19	ZEPHYROS Minami-horie	Residence	Osaka, Osaka	Mar. 2002	1,608	0.6%	2,826.73	71	98.9%	13.3%
B-20	Charmant Fuji Osakajominami	Residence	Osaka, Osaka	Apr. 2004	905	0.4%	1,512.00	62	98.4%	9.4%
B-21	Piacere Fuminosato	Residence	Osaka, Osaka	Feb. 1999	571	0.2%	1,374.08	42	96.0%	11.9%
B-22	Wald Park Minamioi	Residence	Shinagawa Ward, Tokyo	Feb. 2005	715	0.3%	750.12	29	100.0%	3.5%
B-23	LAPUTA KUJO	Residence	Osaka,Osaka	Mar. 1998	1,480	0.6%	3,359.38	61	98.5%	11.3%
B-24	Imazaki Mansion N1	Residence	Higashiosaka, Osaka	Mar. 1999	1,180	0.5%	2,643.11	134	98.6%	9.6%
B-25	L'arte Nakatsu	Residence	Osaka,Osaka	May. 2006	565	0.2%	916.86	27	96.3%	9.4%
B-26	City hills Andoji	Residence	Osaka,Osaka	Mar. 2008	1,750	0.7%	2,754.00	67	96.5%	7.6%
B-27	Hermitage Shin-sakae	Residence	Nagoya, Aichi	Apr. 2008	1,150	0.5%	2,638.61	49	91.5%	3.4%
B-28	Sun・Meiekinami Building	Residence	Nagoya, Aichi	Jan. 2014	950	0.4%	1,747.10	62	88.6%	5.0%
B-29	Tenjinhigashi residence	Residence	Fukuoka, Fukuoka	Aug. 2005	913	0.4%	1,909.60	74	96.1%	3.7%
B-30	DeLCCS KASAI	Residence	Edogawa Ward, Tokyo	Jul. 1998	1,320	0.5%	2,308.59	27	94.1%	5.1%
B-31	Serenite Shin-Osaka	Residence	Osaka,Osaka	Mar. 2007	1,148	0.5%	1,854.02	68	100.0%	6.1%

Portfolio Summary (As of the end of the 18th Period)

No.	Property Name	Type	Location	Completion	Acquisition Price (¥mn)	Investment ratio	Total leasable area (㎡)	Number of tenants	Occupancy rate	PML
B-32	Mullion Josai	Residence	Nagoya, Aichi	Jan. 2007	729	0.3%	1,427.90	42	84.9%	5.0%
B-33	Residence Kinshicho	Residence	Sumida-ward, Tokyo	Oct. 2006	700	0.3%	813.51	22	84.8%	6.9%
B-34	Meister house Kawasaki	Residence	Kawasaki, Kanagawa	Feb. 2004	709	0.3%	891.60	32	91.8%	6.3%
B-35	LIESSE Tsurumai	Residence	Nagoya, Aichi	Mar. 2006	1,082	0.4%	2,192.91	84	95.9%	①4.5% ②4.4% (1)
B-36	Komatsubara Yamamoto Mansion	Residence	Kagoshima, Fukuoka	Jan. 2004	670	0.3%	2,671.99	94	94.2%	8.5%
B-37	Belleza Kanayama	Residence	Nagoya, Aichi	Sep. 2006	702	0.3%	1,252.45	46	94.3%	7.1%
C-1	Otakibashi Pacifica Building	Retail	Shinjuku Ward, Tokyo	Oct. 2008	3,350	1.3%	1,383.31	9	90.3%	4.6%
C-3	BECOME SAKAE	Retail	Nagoya, Aichi	Aug. 2005	4,770	1.9%	4,615.66	11	100.0%	2.7%
Subtotal office properties					187,750	73.6%	208,168.48	592	98.1%	
Subtotal residential properties					59,212	23.2%	101,550.97	2,073	97.1%	
Subtotal retail properties					8,120	3.2%	5,998.97	20	97.8%	
Total					255,083	100.0%	315,718.42	2,685	97.8%	

Unless otherwise specified, figures are truncated and % figures are rounded to the relevant unit.

P3	1	“Contribute to DPU” for each actual achievement is calculated based on each actual achievement and the number of investment units issued as of the end of the 18th period. The same applies hereafter.
P9	1	“6 central wards of Tokyo” refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa Wards. “Three major metropolitan area” refers to the three Major Metropolitan Areas (i.e. Greater Tokyo area (Tokyo, Kanagawa, Chiba and Saitama), Osaka economic bloc (Osaka, Kyoto and Hyogo) and Nagoya economic bloc (Aichi, Gifu and Mie)). “Certain ordinance-designated and other cities” refers to the ordinance-designated cities located in areas other than “Three major metropolitan areas” (i.e. Sapporo, Sendai, Niigata, Shizuoka, Hamamatsu, Okayama, Hiroshima, Fukuoka, Kitakyushu and Kumamoto) and prefectural capitals. The same applies hereafter.
P10	1	“Proportion of the 5 largest tenants” are calculated as follow for end-tenants of office (excluding residence area) and retail properties. The same applies hereafter. By leased area: leased area of respective tenant as of the end of the 18th period / total leasable area By monthly rent: rent (including CAM) of respective tenant as of the end of the 18th period / total rent
P15	1	“Average free rent period” is calculated by following formula for each section, for new Lease contracts conducted during respective period. (Reduction of rent and common benefit expense due to free rent etc.) ÷ (total amount of monthly rents and common benefit expenses in normal times)
P16	1	“Move-out ratio” is calculated as “total move-out area during respective period / total leasable area as of the end of the respective period”. Furthermore, the area of tenant that move-out on the end of respective month is counted as the move-out area of next month from this material onward.
	2	Residential properties of which rents are not fixed, are stated.
P17	1	In case that tenant categorized “Unchanged” in each period accepted rent increase after the following period, the area subject to rent renewal of the tenant is included the area categorized “Unchanged” and “Increase” in the relevant period.
P18	1	“Average rent” is represented by the contract-based rent, which is a weighted-average of each office property based on the occupied floor area. Each weighted average excludes tenants which have submitted a notice of cancelation and which occupy the retail section between the second floor to the basement floor of buildings.
	2	“Market rent” is represented by an average of the maximum and minimum of the rent of respective properties, as described in the market reports prepared by Sanko Estate and CBRE K.K. Such average is a weighted-average of each office properties based on the occupied floor area.
	3	“Rent gap” of properties held by bridge funds is calculated as “Average rent of all offices / Average market rent – 1” based on market reports as requested as part of due diligence upon acquisition. The same applies hereafter.
P19	1	The Effect of strategic value-enhancing investment or result and forecast of NOI increase on P19 and 20 is proprietary calculated by the asset management company based on contracts, quotations and/or proposals for respective items. Furthermore, the Contribute to DPU is calculated based on the effect and the number of investment units issued as of the end of 18th period. Therefore, such information does not constitute a guarantee of NIPPON REIT’s future financial results.
P21	1	LTV is calculated as follow LTV based on total assets = total interest bearing debt ÷ total assets LTV based on appraisal value = total interest bearing debt ÷ (total assets – book value + appraisal value)
	2	“LTV control range” refers to the LTV level that NIPPON REIT intend to maintain within the NIPPON REIT’s current policy (between 45% and 55%) stated in the “Summary of Financial Results for the Fiscal Period Ended June 30, 2021 (REIT) announced on Aug. 17, 2021.

P32	1	Properties acquired or sold during the period are excluded.
P33	1	“Appraisal NOI” is the NOI by the direct capitalization method described in the appraisal report. “Appraisal NOI Yield” is calculated by Appraisal NOI ÷ Acquisition Price.
	2	Major fluctuation factors are indicated following rule. “CR”: In the event cap rate has changed. “Income”: In the event cap rate has not changed, and the major fluctuation factor is income. “Expense”: In the event cap rate has not changed, and the major fluctuation factor is expense. The same applies hereafter.
P39	1	NIPPON REIT’s fiscal periods have covered every six months from January 1 to Jun. 30 and from July 1 to December 31 of each year.
	2	Operating revenues, etc. do not include consumption taxes.
	3	The following denotes the calculation methods for the indicators employed by NIPPON REIT. It should be noted that calculations on an annual basis are calculated using the number of business days for each period. <ul style="list-style-type: none"> Interest-bearing debt to total assets ratio (based on appraisal value) Interest-bearing debt ÷ Total assets (based on appraisal value) Ordinary income to total assets ratio Ordinary income ÷ average total assets × 100 Return on equity Net income ÷ average net assets × 100 Implied cap rate (NOI yield) NOI yield (annualized, forecast for the next fiscal period × 2) ÷ (market capitalization + interest-bearing debts – cash and deposits + tenant leasehold and security deposits) FFO Net income + depreciation + loss on retirement of investment properties + deferred asset amortization – gain / loss on real estate sales AFFO FFO – Capital expenditures FFO per unit (Net income + depreciation + loss on retirement of investment properties + deferred asset amortization – gain / loss on real estate sales) ÷ total investment units issued and outstanding NAV per unit ((Net assets + appraisal value – book value) ÷ total investment units issued and outstanding
P43	1	As there are two buildings for B-15 Field Avenue, each completion and PML are listed.
P44	1	As there are two buildings for B-35 LIESSE Tsurumai, each completion and PML are listed.



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《Nippon REIT's Policy》

- Timely and Flexible Investment
- Portfolio focused on growth and diversification of risks
- Growth strategies with Sponsor's network

《Sponsor support》

Investment Corporation which has General trading company "Sojitz Corporation" as sponsor



《Portfolio Development Policy ⁽¹⁾》

Investment in 3 property types that main sponsor has knowledge about.

	Investment ratio by asset type for the entire portfolio	Investment ratio by area for each asset type		
		3 Major Metropolitan Areas		Ordinance-Designated Cities, etc.
		6 Central Wards of Tokyo		
Office	50% or more	60% or more	40% or less	20% or less
Residence	50% or less	60% or more		40% or less
Retail	20% or less	No investment ratio by area has been set up		

《Company Profile of Asset Management Company》

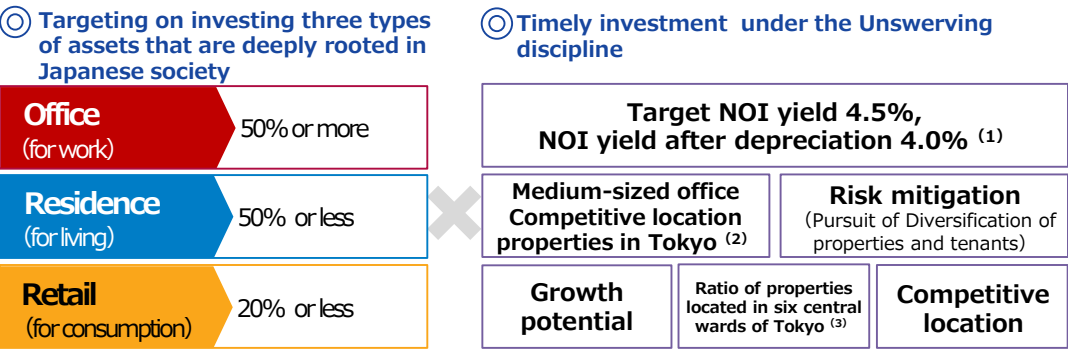
Each sponsor provide professional human resources in each field

Name	Sojitz REIT Advisors K.K.		
Established	November 2, 2006	Paid-in capital	150 million yen
Registration and Licenses, etc.	<ul style="list-style-type: none">◆ Registered as a financial instruments business operator: Registration No.1632 (Kinsho) issued by the Director-General of the Kanto Finance Bureau◆ Licensed for building lots and buildings transaction business: License No. (3) 86984 issued by the Governor of Tokyo◆ Certified as entrustment-based agency under the building lots and buildings transaction business: License No.56 issued by the Ministry of Land, Infrastructure, Transportation and Tourism		

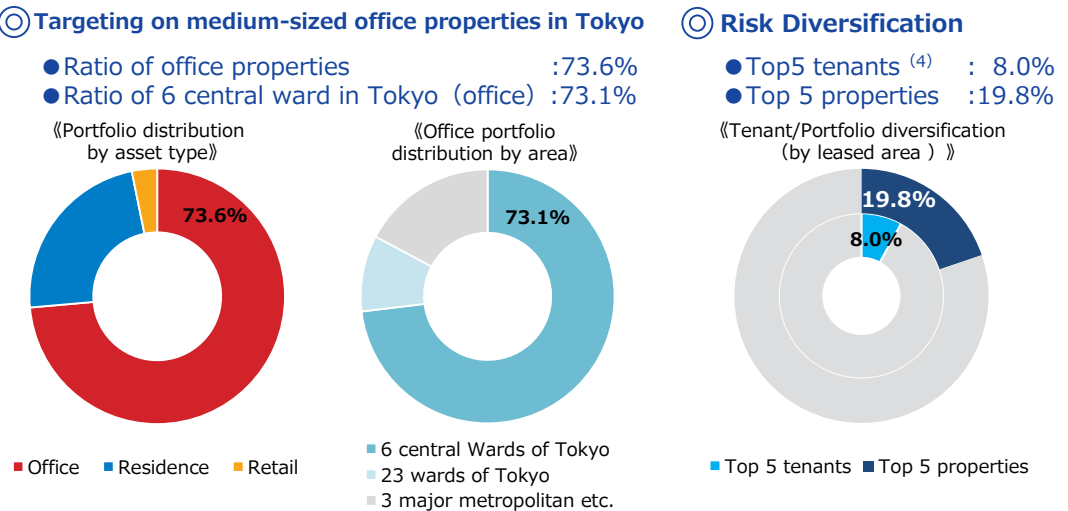
Note

1. "6 Central Wards of Tokyo" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa Wards. "3 Major Metropolitan Areas" refers to the Tokyo economic bloc, Osaka economic bloc and Nagoya economic bloc. "Ordinance-Designated Cities, etc." refers to the ordinance-designated cities located in areas other than the 3 Major Metropolitan Areas (Sapporo, Sendai, Niigata, Shizuoka, Hamamatsu, Okayama, Hiroshima, Fukuoka, Kitakyushu and Kumamoto) and cities that are prefectural capitals.

Strict Investment Discipline



Pursuit of Stable and Robust Portfolio
With eyes on supply/demand balance and diversification



Notes

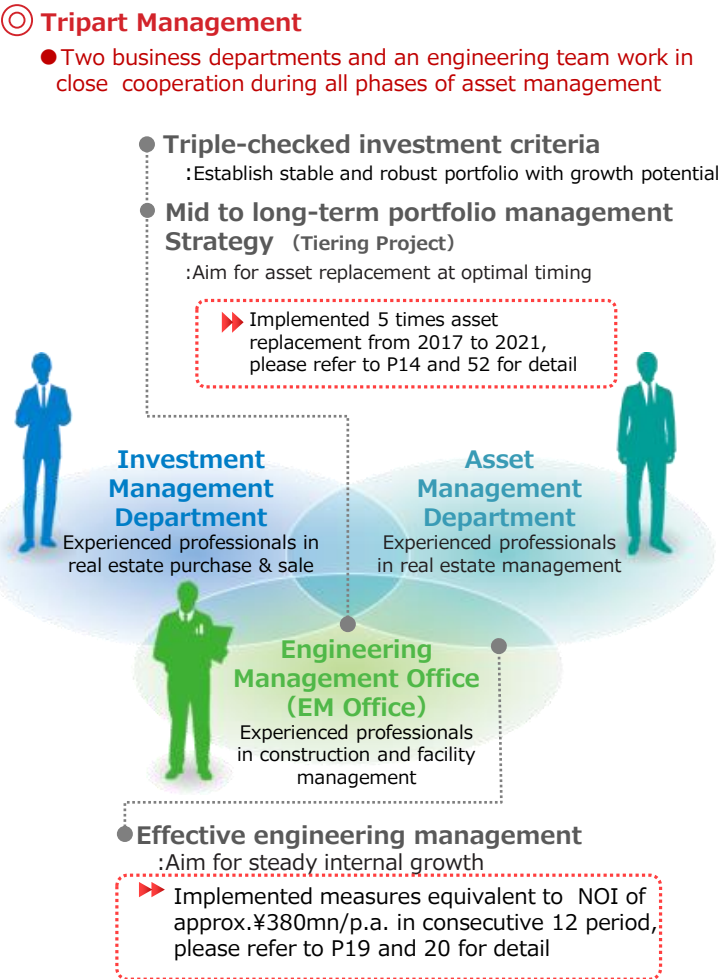
1. "Target NOI Yield" refers to the NOI yield based on NIPPON REIT's cash flow projection at the time of the acquisition against acquisition price. The same applies hereafter.

2. Mid-sized office indicates office building of which total floor space is less than 10,000tsubo. The same applies hereafter.

3. "6 central wards of Tokyo" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa Wards. The same applies hereafter.

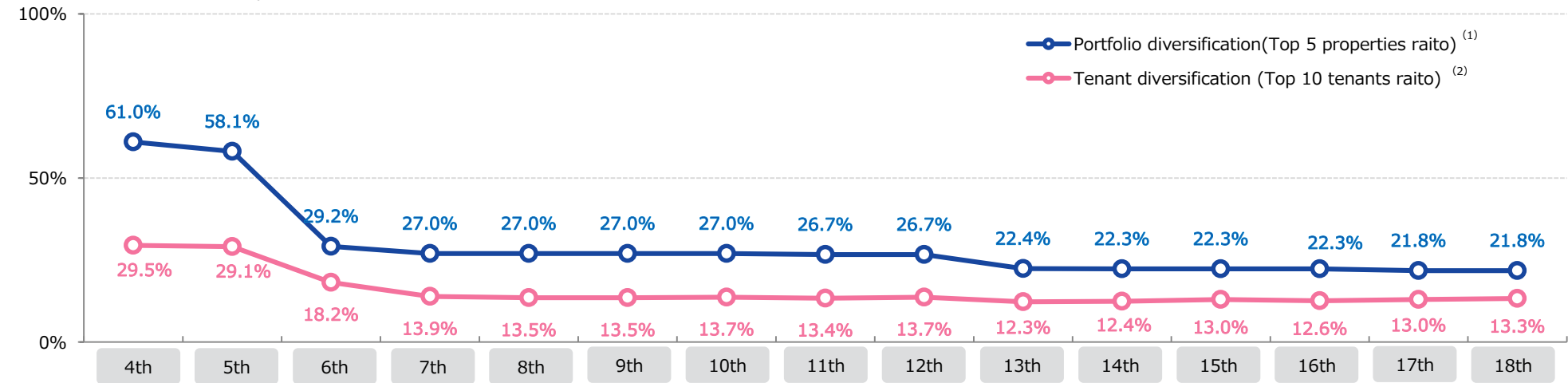
4. "Proportion of the 5 largest tenants" are calculated as follow for end-tenants of office (excluding residence area) and retail properties. By leased area: leased area of respective tenant as of the end of the 18th period / total leasable area.

Asset Management Structure
to maximize Our Portfolio's Strengths

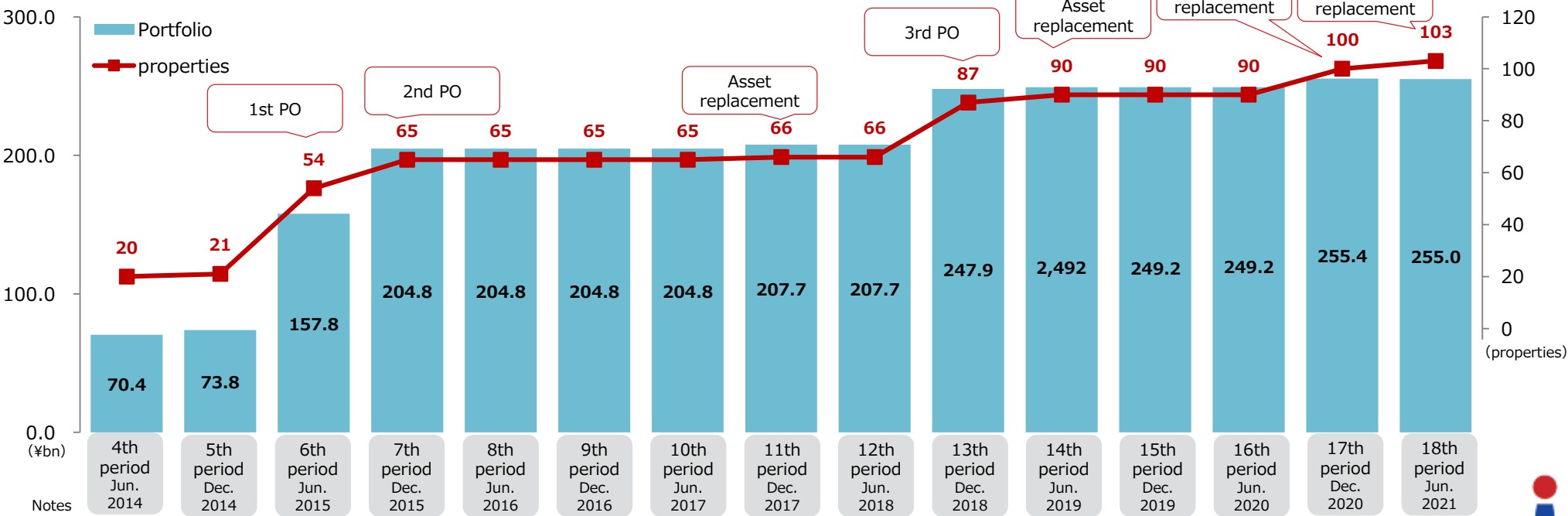


Portfolio/Portfolio diversification/Tenant diversification Transition

◆ Portfolio diversification/ Tenant diversification Transition



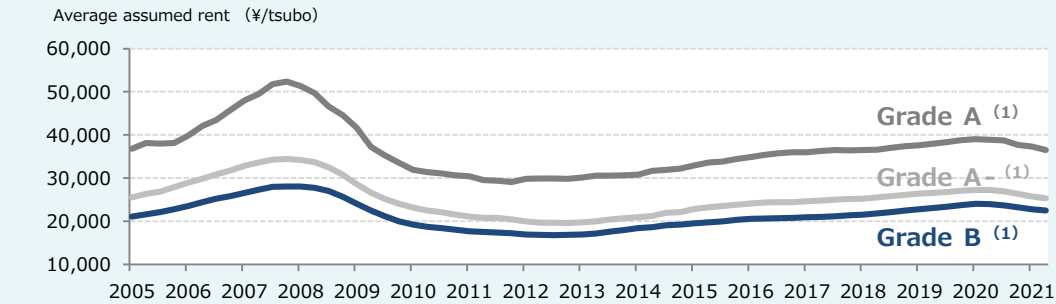
◆ Portfolio Transition



Notes
1. Based on acquisition price.
2. End tenants of office and retail properties only. Based on the leased area and number of end tenants as of respective period.

1) Low Volatility

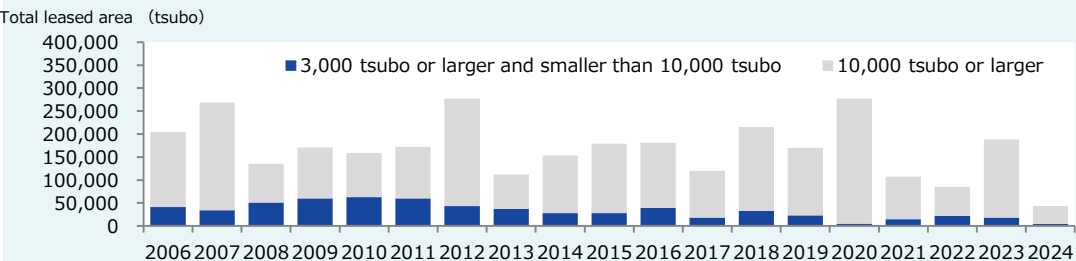
《Office Rent Trend by Building Grade in 23 Wards of Tokyo》



Source : CBRE K.K

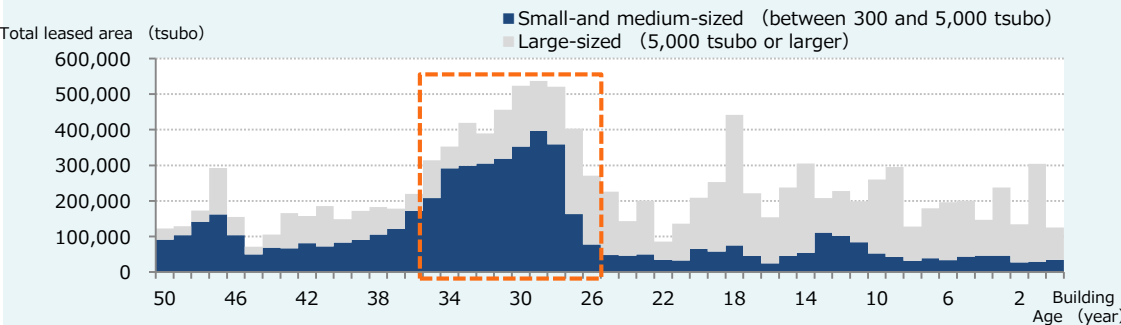
2) Limited Supply

《Office Building Supply in 23 Wards of Tokyo》



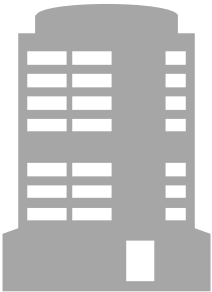
Source : prepared by Asset management company based on data provided from Xymax Real Estate Institute Corporation

《Office Building Stocks in 23 Wards of Tokyo》



Source : prepared by Asset management company based on data provided from Xymax Real Estate Institute Corporation

Grade A offices
=large-sized office



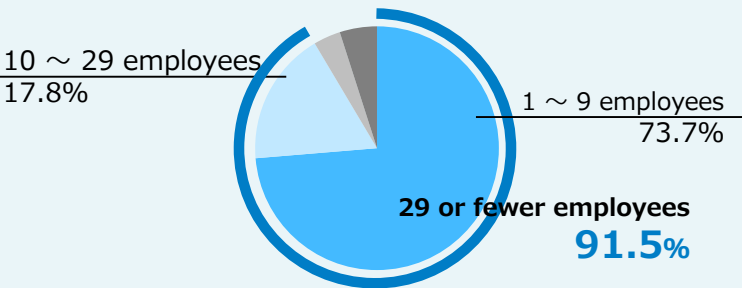
Grade B offices
=Small-and medium-sized office



All of office properties in our portfolio
=Grade B office

3) Strong Demand

《Composition of Offices by Number of Employees in 23 Wards of Tokyo》

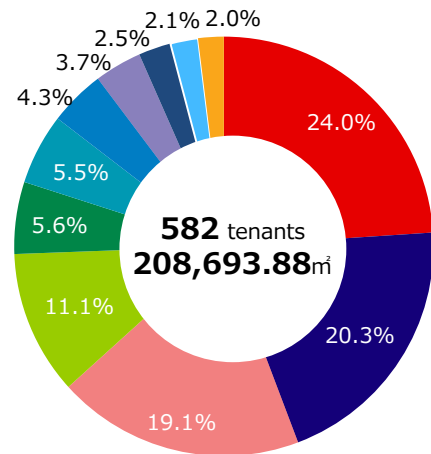


Source : prepared by Asset management company based on data provided from Statistics Bureau, MIC

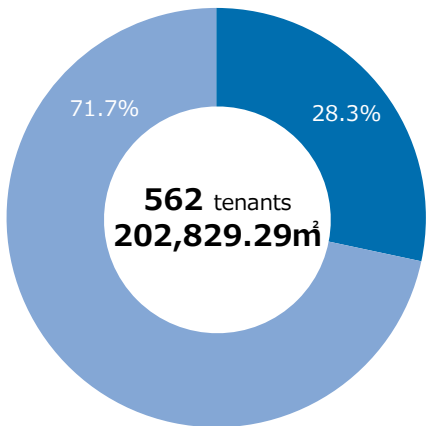
1. "Grade A" refers to the office buildings located within the areas defined by CBRE K.K. which are in 5 central wards of Tokyo, having more than 6,500 tsubo of total leasable area and 10,000 tsubo of gross floor area, less than 11years old, and if located in 5 central wards of Tokyo, more than 500 tsubo of basic floor area. "Grade A-" refers to the office buildings located within the areas defined by CBRE K.K. in 23 wards of Tokyo, having more than 250 tsubo of basic floor area, 4,500 tsubo of total leasable area, and 7,000 tsubo of gross floor area and comply with the current earthquake resistance standard. "Grade B" refers to the office buildings located within the areas defined by CBRE K.K. in 23 wards of Tokyo, having more than 200 tsubo of basic floor area, between 2,000 and 7,000 tsubo of gross floor area, and comply with the current earthquake resistance standard.

Ratio of Tenant (by leased area) (As of the end the 18th Period)

《By Industry ⁽¹⁾》



《By Scale ⁽²⁾》



Industry	Leased area (m ²)	Number of tenants	Share
1 Info- Telecommunications	49,988.32	118	24.0%
2 Manufacturing	42,338.97	103	20.3%
3 Services	39,765.92	126	19.1%
4 Wholesale·Retail	23,193.10	76	11.1%
5 Building constructor	11,583.98	30	5.6%
6 Finance·Insurance	11,414.80	20	5.5%
7 Real estate	8,994.22	29	4.3%
8 Education·Learning support	7,624.16	22	3.7%
9 Medical services·Social welfare	5,222.32	20	2.5%
10 Accommodations·Eating and drinking services	4,448.74	27	2.1%
11 Other	4,119.35	11	2.0%

	Leased area (m ²)	Number of tenants	Share
1 Listed company on TSE and its subsidiary	57,485.61	106	28.3%
2 Other	145,343.68	456	71.7%

Notes

1. Calculated for end-tenants of office (excluding residence area) and retail properties.
2. Calculated for end-tenants of office (excluding residence and retail area) .

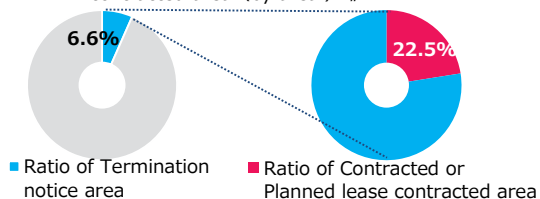
Track record of Asset Replacement

《Aims of Asset Replacement measures and Future Policy》

1st asset replacement In the 11th fiscal period (ended Dec. 2017)	2nd asset replacement In the 14th fiscal period (ended Jun. 2019)	3rd asset replacement In the 17th fiscal period (ended Dec. 2020)	4th asset replacement In the 18th fiscal period (ended Jun. 2021)
(Transfer) 2 properties/ ¥10bn (Acquisition) 3 properties/ ¥11.5bn	(Transfer) 2 properties/ ¥7.2bn (Acquisition) 5 properties/ ¥7.7bn	(Transfer) 3 properties/ ¥9.3bn (Acquisition) 13 properties/ ¥13.7bn	(Transfer) 3 properties/ ¥6.7bn (Acquisition) 6 properties/ ¥5.0bn
◆ Improvement of portfolio quality			
Improvement of profitability Improve portfolio profitability by increasing the ratio of 6 central wards of Tokyo and improving the NOI yield after depreciation		Increase the ratio of offices in 6 central wards of Tokyo and the ratio of residence Strengthen portfolio defensiveness by replacing office properties located in the peripheral of 6 central wards of Tokyo which are concerned about the dilution of internal growth potential due to sensitivity to market environmental change with offices located in 6 central wards of Tokyo and highly stable residence	
Lower average building age and improvement of liquidity Make the portfolio younger with enhanced liquidity of the portfolio by exchanging properties including over 40 years old building and younger properties			
Make the portfolio younger with enhanced liquidity of the portfolio by acquiring 5 properties (average age: 10years) including 2 office properties located in Tokyo (average age: 5 years)		Make the portfolio younger with enhanced liquidity of the portfolio by exchanging properties over 30 years old building and younger properties	
Stabilization of cash flow / Expansion of future growth potential Stabilize the cash flow by exchanging properties with relatively long downtime and properties with growth potential			
Stabilize the cash flow of the portfolio by selling my atria Meieki, the property which will be expropriated		Stabilize the cash flow by transferring properties that are expected large-scale repairs in the future	
Minimizing downside risk through analysis by business type of tenant, for stabilizing cash flow by adding residence with stable track record			
◆ Returns to unitholders and enhancement of unitholder value over the medium to long term			
Investor Return Distribute ¥380mn out of ¥780mn of gain on the transfer in the 11th fiscal period ended Dec. 2017			
Distribute ¥490mn of gain on the transfer in the 14th fiscal period ended Jun. 2019		Distribute ¥1,310mn of gain on the transfer in the 17th fiscal period ended Dec. 2020	
Distribute ¥911mn of gain on the transfer in the 18th fiscal period ended Jun. 2021			
Medium-to long-term unitholder value enhancement Realize medium-to long-term unitholder value enhancement by compression in book value by using asset exchange schemes		Realization of unrealized gains in a timely manner Realize unrealized gains on properties that are susceptible to market environmental change in a timely manner	
Future external growth opportunity expansion Create future external growth opportunity by acquiring the right of first negotiation after redevelopment of FORECAST Iidabashi			

Status of Termination Notices (Office & Retail)

《Ratio of Termination notice area, Contracted or Planned Lease contracted area (by area)》



① : Total leasable floor space		214,167. 45㎡ (64,783tsubo)	
② : Total termination noticed area	14,043㎡ (4,248tsubo)	③ : Contracted or Planned Lease contracted area in ②	3,162㎡ (956tsubo)
Rate of termination noticed area	6.6%	Ratio of Contracted or Planned lease contracted area	22.5%

Property name	Occupancy rate (Jun. 2021)	Status of termination notices		Status of leasing activities	Assumed occupancy rate ⁽¹⁾
La Verite AKASAKA	100.0%	1floor	(67tsubo) Termination notice	Lease contracted	100.0% (Aug. 2021)
Kanda Ocean Building	100.0%	1section	(6tsubo) Termination notice	Lease contracted	100.0% (Aug. 2021)
Kudankita 325 Building	88.0%	1floor	(73tsubo) Left already	Lease contracted	100.0% (Aug. 2021)
Itabashi Honcho Building	93.5%	1section 1section	(100tsubo) Left already (24tsubo) Left already	Planned Lease contracted Planned Lease contracted	100.0% (Sep. 2021)
Towa Kandanishikicho Building	84.8%	1floor	(61tsubo) Left already	Planned Lease contracted	100.0% (Sep. 2021)
FORECAST Yotsuya	100.0%	1floor	(52tsubo) Termination notice	Planned Lease contracted	100.0% (Jan. 2022)
FORECAST Shinjuku SOUTH	99.7%	1section 1section	(13tsubo) Left already (118tsubo) Termination notice	Looking for tenants Lease contracted	99.7% (Aug. 2021)
FORECAST Kayabacho	100.0%	1section	(15tsubo) Termination notice	Looking for tenants	98.7% (Nov. 2021)
Sannomiya First Building	97.5%	1section	(27tsubo) Left already	Looking for tenants	97.5% (Jul. 2021)
Sumitomo Mitsui Bank Koraibashi Building	100.0%	1section	(43tsubo) Termination notice	Looking for tenants	97.2% (Aug. 2021)
NORE Meiki	96.6%	1section 1section	(43tsubo) Left already (15tsubo) Termination notice	Looking for tenants	95.4% (Jan. 2022)
Omiya Center Building	100.0%	1section 2sections	(73tsubo) Termination notice (162tsubo)	Planned Lease contracted Looking for tenants	94.5% (Jan. 2022)
The Square	100.0%	2sections 1section	(39tsubo) Termination notice (29tsubo)	Looking for tenants Lease contracted	91.5% (Dec. 2021)
Towa Higashi-Gotanda Building	90.3%	1section	(86tsubo) Left already	Looking for tenants	90.3% (Jul. 2021)

Note

1. Assumed occupancy rate refers to the occupancy rate after the realization of all tenancy applications and termination notices at the end of Jul. 2021.

Status of Termination Notices (Office & Retail)





Property name	Occupancy rate (Jun. 2021)	Status of termination notices			Status of leasing activities	Assumed occupancy rate ⁽¹⁾	
Otakibashi Pacifica Building	90.3%	1floor 1floor	(41tsubo) (41tsubo)	Left already Termination notice	Planned Lease contracted Looking for tenants	90.1%	(Nov. 2021)
Gotanda Sakura Building	100.0%	1floor	(49tsubo)	Termination notice	Looking for tenants	89.3%	(Feb. 2022)
BECOME SAKAE	100.0%	1floor	(159tsubo)	Termination notice	Looking for tenants	88.6%	(Nov. 2021)
NRT Kandasudacho Building	100.0%	1floor	(42tsubo)	Termination notice	Looking for tenants	88.1%	(Oct. 2021)
FORECAST Gotanda WEST	95.6%	1section 1floor	(120tsubo) (219tsubo)	Left already Termination notice	Looking for tenants	87.5%	(Sep. 2021)
FORECAST Ningyocho PLACE	100.0%	1floor	(72tsubo)	Termination notice	Looking for tenants	87.1%	(Feb. 2022)
Itohpia Kiyosubashidori Building	100.0%	1floor	(112tsubo)	Termination notice	Looking for tenants	86.0%	(Dec. 2021)
GreenOak Takanawadai	100.0%	1floor	(112tsubo)	Termination notice	Looking for tenants	85.8%	(Oct. 2021)
Hatchobori River Gate	100.0%	1floor	(34tsubo)	Termination notice	Looking for tenants	85.2%	(Dec. 2021)
Toranomon Sakura Building	76.0%	2sections 1section	(145tsubo) (77tsubo)	Left already	Looking for tenants Planned Lease contracted	84.3%	(Sep. 2021)
FORECAST Sakurabashi	100.0%	1floor	(313tsubo)	Termination notice	Looking for tenants	84.2%	(Aug. 2021)
FORECAST Shinagawa	100.0%	1floor	(108tsubo)	Termination notice	Looking for tenants	84.2%	(Nov. 2021)
FORECAST Ningyocho	83.7%	1floor	(112tsubo)	Left already	Looking for tenants	83.7%	(Jul. 2021)
Nishi-Shinjuku Sanko Building	100.0%	1floor	(123tsubo)	Termination notice	Looking for tenants	83.5%	(Sep. 2021)
MK Kojimachi Building	82.9%	2floors	(91tsubo)	Left already	Looking for tenants	82.9%	(Jul. 2021)
FORECAST Kameido	54.7%	1floor 1section 1floor 1section 1section	(178tsubo) (188tsubo) (55tsubo)	Left already	Lease contracted Looking for tenants Planned Lease contracted	79.8%	(Nov. 2021)
REID-C Megurofudomae	71.5%	2floors	(79tsubo)	Left already	Looking for tenants	71.5%	(Jul. 2021)
East Side Building	100.0%	3floors	(342tsubo)	Termination notice	Looking for tenants	46.1%	(Aug. 2021)
Toshin Higashi-Ikebukuro Building	100.0%	5floors	(380tsubo)	Termination notice	Looking for tenants	23.5%	(Mar. 2022)

Note

1. Assumed occupancy rate refers to the occupancy rate after the realization of all tenancy applications and termination notices at the end of Jul. 2021.

Original Leasing Services

We use a variety of leasing service to support proactively moving into the properties held by NIPPON REIT for small and medium enterprises and venture companies etc. who are main target tenants for NIPPON REIT.

	Select Office	ittoku	shikittoku	Shikikin tsunagetoku?
Summary	Original leasing service by which tenants can select office layout from several patterns and NIPPON REIT shares costs of the office interior work 	Original leasing services with JAPAN CORPORATE PROPERTY GUARANTEE Co., Ltd. ("JCPG") by which tenant can reduce drastically relocation costs 	Original leasing services with JCPG by which NIPPON REIT refunds a half of deposit after the end of original Lease contracted period depending on the tenant's financial condition 	Original leasing services with JCPG to promote office transfer by allowing up to 9 months of deposit of deposits at the time of the conclusion of a Lease contracted 
Service features	<ul style="list-style-type: none"> • Selectable • Visible Virtual Realty (VR) • Low Cost 	<ul style="list-style-type: none"> • 1 month deposit • No warranty fee • No restoration cost • No jointly and severally liable surety 	<ul style="list-style-type: none"> • Refund a half of deposit • No warranty fee • No jointly and severally liable surety 	<ul style="list-style-type: none"> • Moratorium of placing a deposit • No warranty fee
Tenants' needs	<ul style="list-style-type: none"> • To improve work environment with efficient and comfortable layout • To reduce relocation cost to invest our business as much as possible 	<ul style="list-style-type: none"> • To minimize initial cost of a security deposit at the move-in • To avoid arranging a surety jointly and severally liable for rent payment 	<ul style="list-style-type: none"> • To make effective use of deposit • To avoid arranging a surety jointly and severally liable for rent payment 	<ul style="list-style-type: none"> • To avoid double deposits • To increase flexibility of relocation and moving periods • To make effective use of cash on hand
NIPPON REIT 's benefit	<ul style="list-style-type: none"> • Profitability enhancement • Promotion of leasing activity • Improvement of tenant satisfaction 	<ul style="list-style-type: none"> • Profitability enhancement • Wider range of leasing targets • Strengthening Credit management by JCPG 	<ul style="list-style-type: none"> • Profitability enhancement • Wider range of leasing targets • Strengthening Credit management by JCPG 	<ul style="list-style-type: none"> • Decrease of down-time and free rent period • Wider range of leasing targets • Strengthening Credit management by JCPG

Sustainability Initiatives (Environment)

《Participating in GRESB Assessment》

《GRESB Real Estate Assessment》



We received the “Green Star designation” in 2020, that expresses excellence in both management and performance, for the fourth consecutive year. We have also received “3 stars” in “GRESB Rating”, which is evaluated in 5 grades depending on the relative ranking of the overall GRESB Score.

GRESB is a benchmark originally developed by a group of leading European pension funds.

《the Principles for Financial Action for the 21st Century》



Sojitz REIT Advisors K.K, has become a signatory to the Principles for Financial Action for the 21st Century (PFA21) in December 2020. PFA21 was established in October 2011 as a guideline for financial institutions seeking to fulfil their roles and responsibilities in shaping a sustainable society, with the Ministry of Environment taking on the role of secretariat.

<Environmental Considerations Rating Obtained form SMBC>



“SMBC Environmental Assessment Loan” assesses status of corporate initiatives for environmental considerations, on loan execution and establishment of lending conditions, based on environmental assessment criteria developed independently by SMBC and The Japan Research Institute, Limited.

NIPPON REIT received an “A” grade from SMBC in accordance with “SMBC Environmental Assessment Loan”, in recognition of its commitment to environmental initiatives in asset management.

Details of each authentication are provided on each authentication name at the link to which it is attached.

《 Complying with [Task Force on Climate-related Financial Disclosures](#) (TCFD) 》



In August 2018, Sojitz Corporation (“Sojitz”) , the main sponsor declared our endorsement of the final recommendations of the “TCFD” and are striving to cooperate with a wide range of stakeholders, proactively disclose information, and improve our transparency.

《Participation in the [United Nations Global Compact](#) (UNGC) 》



In April 2009, Sojitz, the main sponsor joined the “UNGC”.

Sojitz is a member of the Global Compact Network Japan, an organization which consists of UNGC member companies and incorporate the knowledge and information Sojitz recognized through working group activities into the Sojitz Group’s CSR initiatives.

●Acquisition of Environmental Certification

<p>DBJ Green Building Certification (2properties・6.90%)</p> 	<p>CASBEE for Real Estate (1property・1.33%)</p> 	<p>BELS Certification (13properties・17.26%)</p> 	<p>Low-Carbon Model Building (1property・1.22%)</p> 
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Total 16properties 25.48%
(percentages against the total floor space of properties owned by NIPPON REIT)

Sustainability Initiatives (Environment)

《Sustainability Target》

(1) Establishment of targets to reduce energy use

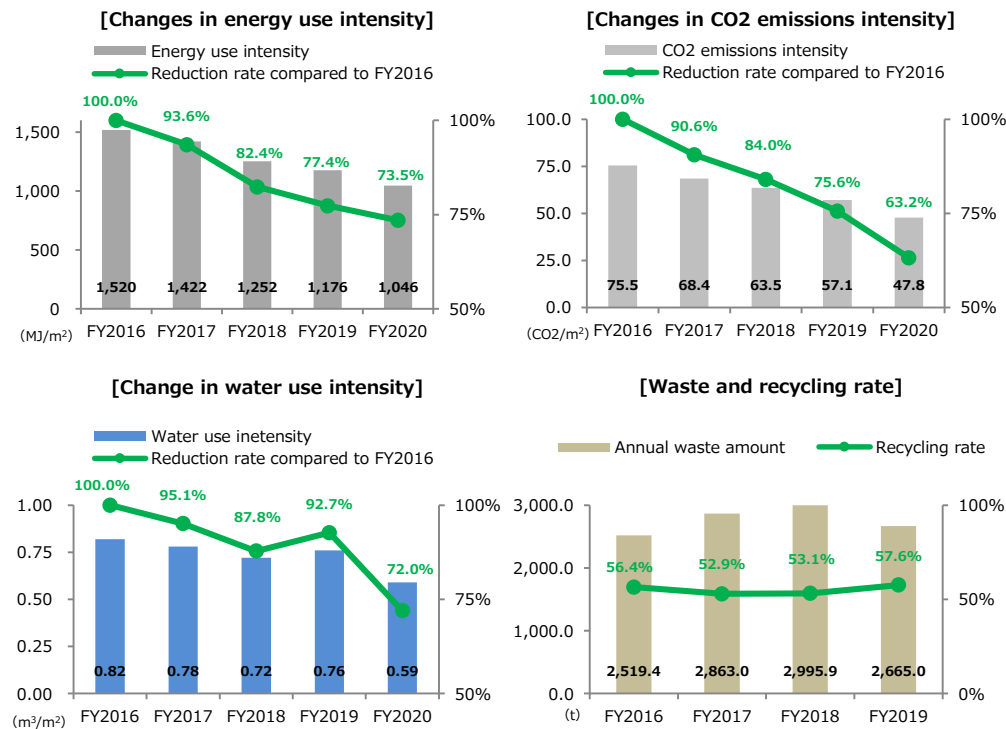
- Pursuant to the Energy Conservation Act (Act on the Rational Use of Energy), in every year period, the basic target is set for reducing the basic unit of energy consumption by 1% annually on average for the entire portfolio and individual properties.
- The targets of the properties subject to municipal ordinances related to global warming countermeasures will be set individually.

(2) Management of targets

- As a general principle, every three months we carry out target management, review the progress made toward achieving its targets and analyze the causes behind changes in usage by comparing to the previous period at a general meeting called Sustainability Promotion Conference.

《Environment-related data》

We periodically measure greenhouse gas emissions data and strive to reduce its environmental burden.



《Promotion of ZEB using subsidies》

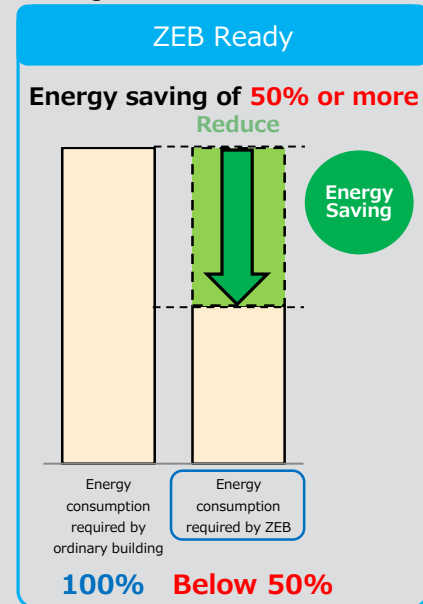
“ZEB” is an abbreviation for Net Zero Energy Building, which aims to achieve a comfortable indoor environment while eliminating the annual balance of primary energy consumed in buildings.

The Nishi-Shinjuku Sanko Building will obtain subsidies to repair equipment. As a result, we expect to acquire ZEB Ready※ and BELS ★5 certification.

※High thermal insulation of the outer as an advanced building with a view to ZEB



Nishi-Shinjuku Sanko Building



《Utilize subsidies》

- Utilize governmental subsidy as well to make CAPEX plans beneficial
- Front-load applying for subsidies considering change of adoption target and fierce competition

●Track record of utilizing subsidies

	Total Investment amount	Total Subsidy amount
2015 (6-7th period)	Approx. ¥189mn	Approx. ¥53mn
2016 (8-9th period)	Approx. ¥112mn	Approx. ¥44mn
2017 (10-11th period)	Approx. ¥450mn	Approx. ¥104mn
2018 (12-13th period)	Approx. ¥162mn	Approx. ¥64mn
2019 (14-15th period)	Approx. ¥232mn	Approx. ¥43mn
2020 (16-17th period)	Approx. ¥41mn	Approx. ¥16mn

Sustainability Initiatives (Environment/ Social)

《Switching to electricity derived from renewable energy》

- By starting the use of electricity derived from renewable energy, CO2 emissions from the electricity consumed in the three properties have been reduced to almost zero.
- La Verite AKASAKA, which supplies electricity using hydroelectric power, supplies 194,809kWh (100.0%) of its electricity annually using renewable energy from hydroelectric power, and expects that CO2 emission of hydroelectric power is supposed to reduce CO2 by 89.63 tons annually.

[Properties switched to "renewable energy" derived electricity]



《Improving Tenant Satisfaction》

We have been trying to improve tenant satisfaction by identifying our properties' issues through annual tenants' satisfaction survey.

<Installed digital signages>

- Installed digital signages were installed at the elevator hall of 36 office properties. we currently broadcast news and promotional content to tenants and visitors waiting for elevators.



Ex) FORECAST Ningyocho

<Installed delivery box>

- Installed delivery box at entrance hall based on tenants' needs to improve tenant satisfaction.

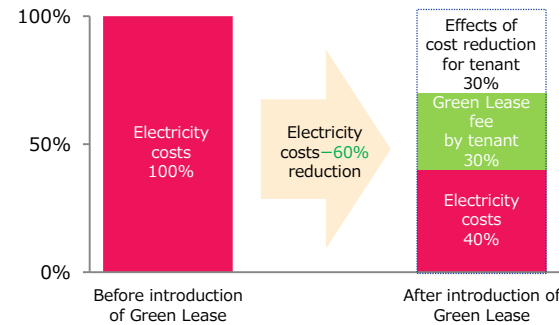


Ex) Ciel Yakuin

《Green Lease Initiatives》

- To install LED light and some ecological equipment with government subsidy, we make efforts to reduce energy.
- And, making a contract with each tenant for Green Lease, we earn part of incomes that are performed by reduction of utility costs.

Green Lease structure case



[Our properties with Green Lease]

- La Verite AKASAKA
- Itohpa Iwamotocho 1-chome Building
- FORECAST Gotanda WEST
- Pigeon Building
- FORECAST Takadanobaba
- Towa Higashi-Gotanda Building
- Itohpa Kiyosubashidori Building

《Easy place to work》

We are aiming to create environment where employees can work comfortably and peacefully. We implement various initiatives from aspects of health and safety including work life balance, health and labor management, as well as job satisfaction.

■ Various Initiatives

- Super Flextime System
- Support for Childcare
- Education and Training
- Acquisition of Qualification
- Questionnaire on Employees' Satisfaction
- Sound design for Office (BGM)
- Implementation of Work From Home

etc.



■ The number of qualification holders

Asset Management Company	
Real estate notary	25
ARES Certified Master	10
Official Real Estate Consulting Master	2
First-class registered Architect	1
Securities analyst	2

Include overlapping (end of Jun. 2021)

Sustainability Initiatives (Governance)

《Method for pursuing the interest of Unitholders》

Management fee system linked to DPU	
● Asset management fee	Calculation method
AM fee1 (AUM-based fee)	Total assets of the immediately preceding period × annual rate of 0.35% (maximum rate)
AM fee2 (DPU-based fee)	NOI × DPU volatility ⁽¹⁾ × 2.5% (maximum rate)
● Acquisition and Disposition fee	Calculation method
Acquisition fee	Acquisition price × 1.0% (maximum rate) ※Acquisition from interested parties : acquisition price × 0.5% (maximum rate)
Disposition fee	Transfer price × 1.0% (maximum rate) ※Transfer to interested parties : transfer price × 0.5% (maximum rate)

Same-boat investment by the sponsor	
Sojitz, the main sponsor	Owns 15,500 investment units of NIPPON REIT

Same-boat measure by director and employee of the AM	
DPU-based remuneration (director)	Introduced DPU-based remuneration
AM fee 2-based incentive bonus (employee)	Introduced AM fee2-based incentive bonus for employees
Employee Investment Unit Ownership Program	<p>Name: Sojitz REIT Advisors K.K. Investment Unit Ownership Association</p> <p>Membership eligibility: Employees of SRA (Exclude the director of SRA)</p> <p>Date of introduction: June 2019</p>

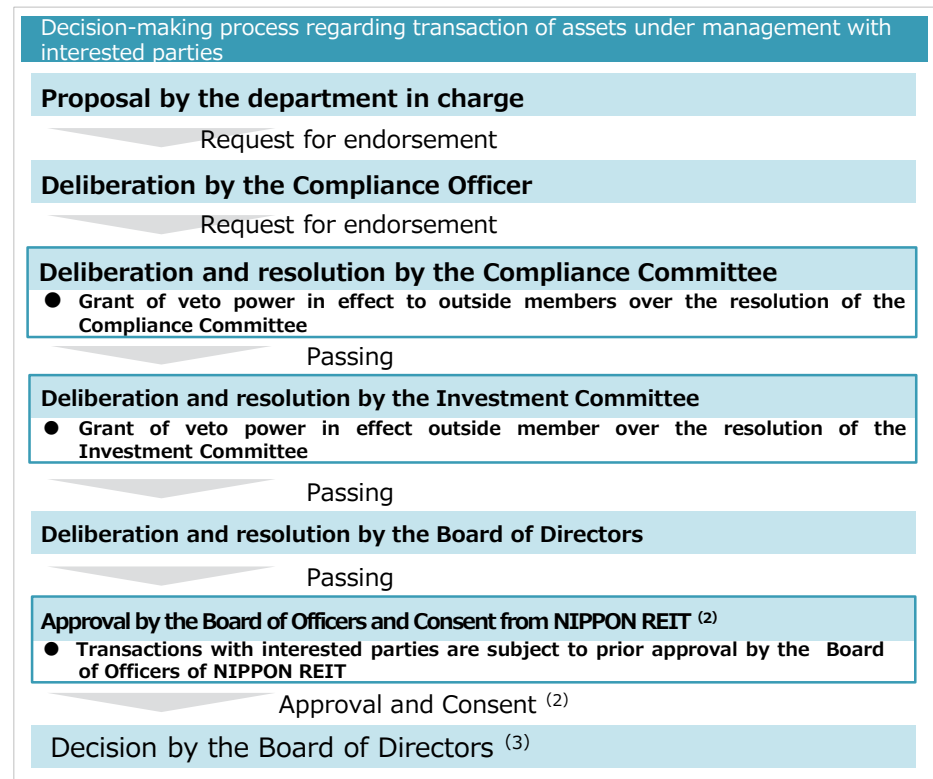
Notes

1. DPU volatility= (Adjusted DPU for a certain fiscal period - adjusted DPU for the preceding fiscal period) / adjusted DPU for the previous fiscal period +1

2. Consent from NIPPON REIT shall not be required but approval from the Board of Officers shall be required for the transactions stipulated in article 2-1 of the Investment Trusts act and articles 245-2 of the Order for Enforcement of the Investment Trust Acts.

3. The Board of Directors makes a decision after confirming that each procedure has been appropriately completed

《Decision-making process》



《Principles For Customer-Oriented Business Conduct》

Sojitz REIT Advisors K.K. adopted “the Principles for Customer-Oriented Business Conduct” announced on March 30, 2017 by the Financial Services Agency. Positioning the Investment Corporation and its unitholders as customers, the Company prepared and announced the policy for implementing customer-oriented operations in its asset management. It has been disclosing the implementation of the policy as necessary once a year. Please click [here](#) for details.



NIPPON REIT Investment Corporation

External growth strategy

Internal growth strategy

Utilize the Proprietary Networks of the Asset Management Company :



- ◆ Build the Asset Management Company’s proprietary networks for property acquisitions by assigning human resources who have experiences at respective sponsor companies in property acquisitions mainly through negotiated transactions with third parties

- ◆ Maintain and enhance competitiveness in accordance with the characteristics of the portfolio and individual properties, based on the proprietary networks and knowledge fostered through operations at respective sponsor companies.
- ◆ Build an appropriate administration and operation system by selecting the most suitable property management companies



Utilize the Support of Respective Sponsor Companies :



- ◆ **Utilize the networks of respective sponsor companies**
 - Preferentially obtain property information and be granted a exclusive negotiation right to purchase properties (from respective sponsor companies)
 - Provision of information on sales of qualified real estate ⁽¹⁾ owned by business partners (from Sojitz)
- ◆ **Utilize bridge funds that are formed with the involvement of respective sponsor companies**
 - Avoid missing acquisition opportunities and maximize growth opportunities by taking advantage of the bridge funds that are formed with the involvement of the respective sponsor companies for the purpose of future acquisition

- ◆ **PM and BM operations utilizing a subsidiary of Sojitz**
 - Consign PM and BM services for assets under management primary to Sojitz Life One Corporation, assuming that appropriate selection processes are taken
 - Upon implementing systematic maintenance and repair work, provide full support ranging from building diagnostics to repair planning , constructor selection and work supervision, utilizing knowledge fostered through consulting services for large-scale repairs at for-sale condominiums consigned to manage
 - Make various proposals and provide improvement measures in line with the tenant needs by taking advantage of knowledge fostered through large-scale relocation and integration projects at office buildings

- | | | |
|--------------|--|---|
| Other | <ul style="list-style-type: none">◆ Provision of human resources<ul style="list-style-type: none">● Cooperation in securing human resources (by respective sponsor companies)● Provision of training to the officers and employees (by Sojitz and AAA) | <ul style="list-style-type: none">◆ Trademarks<ul style="list-style-type: none">● Gratis licensing of the “FORECAST” trademark (by Sojitz)◆ Survey of real estate and market trends<ul style="list-style-type: none">● Survey and provision of information regarding qualified real estate and trends in the real estate transaction or rental market, etc. (by Cushman) |
|--------------|--|---|

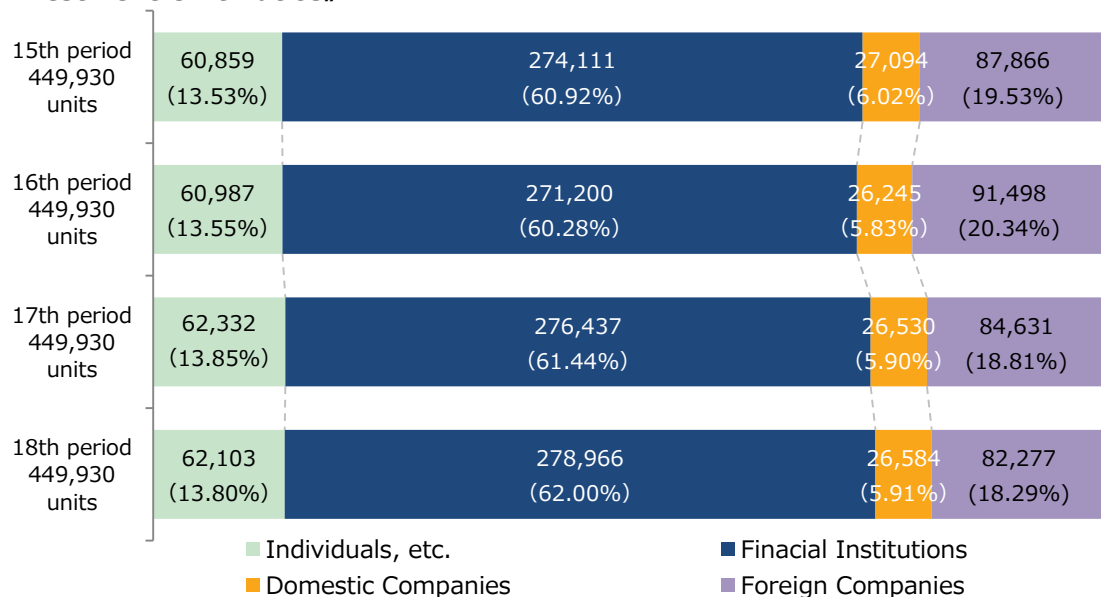
Note
1. “Qualified real estate” refers to real estate, trust beneficiary interest in real estate, real estate-backed securities or equity interest in silent partnership backed by real estate (including real estate under development) , which are consistent with the investment policy established by NIPPON REIT and Sojitz REIT Advisors K.K..

Unitholder Status

《Number of Unitholders and Investment Units by Unitholder Type》

18th period (Jun.2021)				
	Number of Unitholders	Share	Number of unit	Share
Individuals, etc.	12,821	95.57%	62,103	13.80%
Financial Institutions	113	0.84%	278,966	62.00%
Domestic Companies	250	1.86%	26,584	5.91%
Foreign Companies	231	1.72%	82,277	18.29%
Total	13,415	100.00%	449,930	100.00%

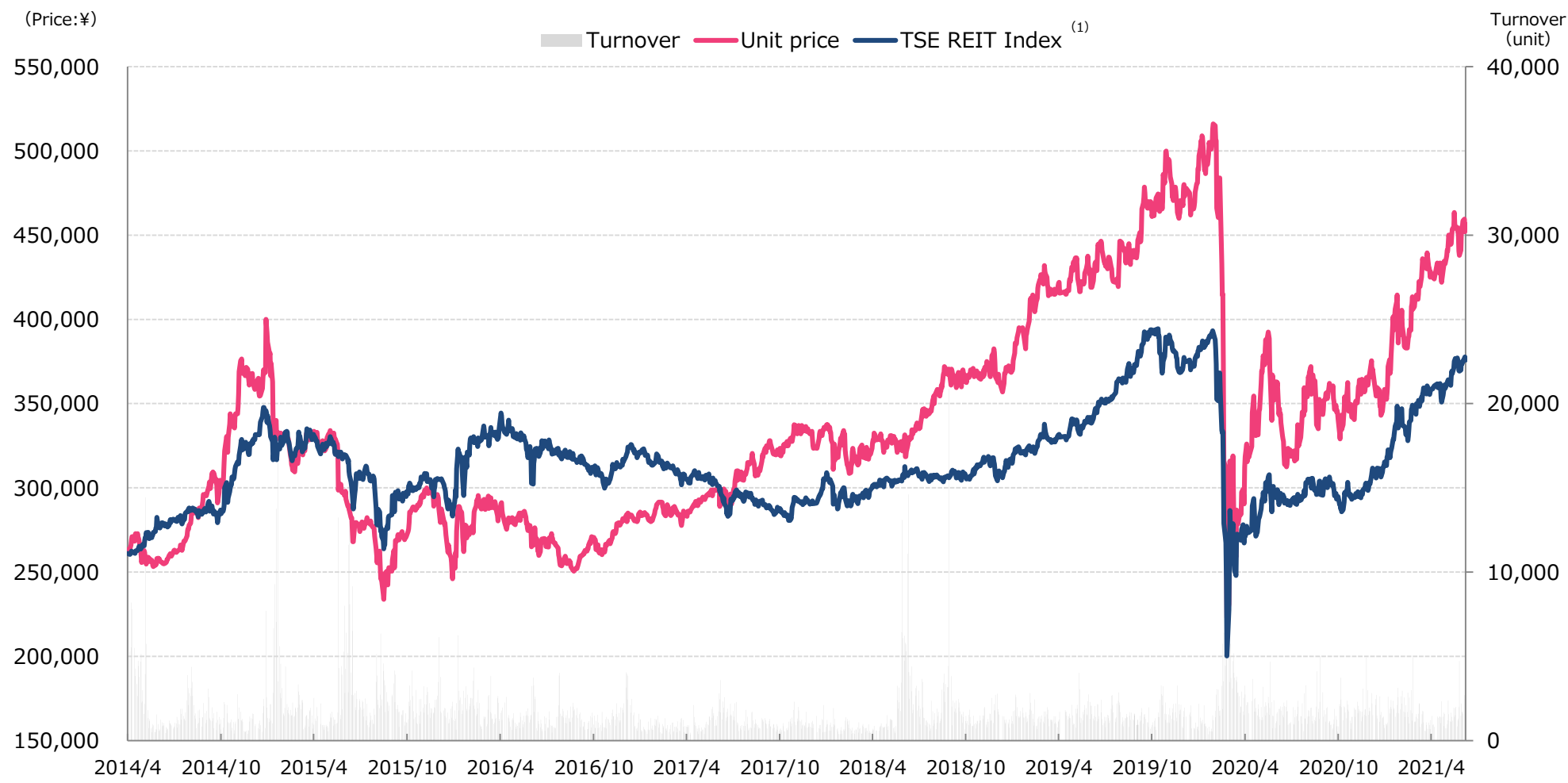
《Investment Unit Ratios》



《Top 10 Major Unitholders》

18th period (Jun.2021)			
	Name	Number of unit	Share
1	Custody Bank of Japan, Ltd. (Trust Account)	98,866	21.97%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	78,370	17.42%
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	19,070	4.24%
4	Custody Bank of Japan, Ltd. (Securities Investment Trust Account)	16,546	3.68%
5	Sojitz Corporation	15,500	3.44%
6	STATE STREET BANK WEST CLIENT – TREATY 505234	6,959	1.55%
7	SSBTC CLIENT OMNIBUS ACCOUNT	5,963	1.33%
8	Japan Securities Finance Co., Ltd.	5,743	1.28%
9	DFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO	4,933	1.10%
10	JP MORGAN CHASE BANK 385771	4,605	1.02%
Total		256,555	57.02%

Historical Unit Price (From IPO to the end of the 18th period (Jun. 30, 2021))



Note

1. TSE REIT Index is indexed to the price of NIPPON REIT on April 24, 2014 (¥261,100) .

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Contact for inquiries



Sojitz REIT Advisors K.K.

TEL: +81-3-5501-0080

<http://www.sojitz-sra.com/en>