

December 21, 2023

Financial Report for the Fiscal Period Ended October 31, 2023

(For the Reporting Period from May 1, 2023 to October 31, 2023)

Name of REIT issuer: Sekisui House Reit, Inc. (“SHR”)
 Stock exchange listing: Tokyo Stock Exchange
 Securities code: 3309
 URL: <https://sekisuihouse-reit.co.jp/en/>
 Representative: Atsuhiko Kida, Executive Director

Asset management company: Sekisui House Asset Management, Ltd.
 Representative: Toru Abe, President & Representative Director
 Inquiries: Koichi Saito, Investor Relations Department Chief Manager
 TEL: +81-3-6447-4870

Scheduled date to file securities report: January 23, 2024
 Scheduled date to commence distribution payment: January 23, 2024
 Preparation of supplementary material on financial report: Yes
 Holding of financial report presentation meeting: Yes (for institutional investors and analysts)

(Amounts truncated to the nearest million yen)

1. Summary of financial results for the fiscal period ended October 31, 2023 (May 1, 2023 – October 31, 2023)

(1) Operating results

(Percentages show changes from the previous period)

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Fiscal period ended								
October 31, 2023	16,485	7.3	8,343	11.1	7,411	11.7	7,408	11.6
April 30, 2023	15,365	(2.7)	7,508	(7.1)	6,637	(7.9)	6,637	(7.9)

	Net Income per Unit	Return on Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenue
	Yen	%	%	%
Fiscal period ended				
October 31, 2023	1,690	2.5	1.3	45.0
April 30, 2023	1,514	2.3	1.2	43.2

(Note) Net income per unit is calculated by dividing net income by the day-weighted average number of investment units outstanding during the period.

(2) Distributions

	Distributions per Unit (including Distributions in Excess of Earnings)	Distributions per Unit (excluding Distributions in Excess of Earnings)	Distributions in Excess of Earnings per Unit	Total Distributions (including Distributions in Excess of Earnings)	Total Distributions (excluding Distributions in Excess of Earnings)	Total Distributions in Excess of Earnings	Payout Ratio	Distributions to Net Assets
Fiscal period ended								
October 31, 2023	1,976	1,691	285	8,657	7,409	1,248	100.1	2.5
April 30, 2023	1,781	1,765	16	7,803	7,733	70	116.6	2.6

(Note 1) Total distributions for the fiscal period ended October 31, 2023 is the amount obtained by adding 1,248 million yen of allowance for temporary difference adjustments ("ATA") to the unappropriated retained earnings.

(Note 2) Total distributions for the fiscal period ended April 30, 2023 is the amount obtained by adding 70 million yen of ATA and 194 million yen of reversal of reserve for temporary difference adjustments ("RTA") and 911 million yen of reversal of reserve for reduction entry to the unappropriated retained earnings.

(3) Financial position

	Total Assets	Net Assets	Equity Ratio	Net Assets per Unit
As of	Million yen	Million yen	%	Yen
October 31, 2023	569,478	293,226	51.5	66,924
April 30, 2023	569,205	293,617	51.6	67,013

(4) Cash flows

	Net Cash Provided by (Used in) Operating Activities	Net Cash Provided by (Used in) Investing Activities	Net Cash Provided by (Used in) Financing Activities	Cash and Cash Equivalents at End of Period
Fiscal period ended	Million yen	Million yen	Million yen	Million yen
October 31, 2023	17,860	(1,634)	(8,802)	34,824
April 30, 2023	8,282	(1,128)	(7,509)	27,401

2. Forecasts of performance for the fiscal period ending April 30, 2024 (November 1, 2023 - April 30, 2024) and the fiscal period ending October 31, 2024 (May 1, 2024 - October 31, 2024)

(Percentages show changes from the previous period)

Fiscal period ending	Operating Revenue		Operating Income		Ordinary Income		Net Income		Distributions per Unit (including Distributions in Excess of Earnings)	Distributions per Unit (excluding Distributions in Excess of Earnings)	Distributions in Excess of Earnings per Unit
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	Yen	Yen
April 30, 2024	17,321	5.1	8,851	6.1	7,875	6.3	7,873	6.3	1,835	1,797	38
October 31, 2024	16,956	(2.1)	8,511	(3.8)	7,424	(5.7)	7,422	(5.7)	1,732	1,694	38

(Reference) Forecasted net income per unit (Forecasted net income / Forecasted number of investment units at end of period)

For the fiscal period ending April 30, 2024: 1,797 yen

For the fiscal period ending October 31, 2024: 1,694 yen

(Note) Forecasted distributions for the fiscal period ending April 30, 2024 is 166 million yen of ATA added to the unappropriated retained earnings and forecasted distributions for the fiscal period ending October 31, 2024 is 166 million yen of ATA added to the unappropriated retained earnings.

* Other

(1) Changes in accounting policies, changes in accounting estimates, and retrospective restatement

- a. Changes in accounting policies due to revisions to accounting standards and other regulations: None
- b. Changes in accounting policies due to reasons other than a. above: None
- c. Changes in accounting estimates: None
- d. Retrospective restatement: None

(2) Number of investment units issued

a. Number of investment units issued at end of period (including owned investment units)

As of October 31, 2023: 4,381,482 units

As of April 30, 2023: 4,381,482 units

b. Number of owned investment units at end of period

As of October 31, 2023: – units

As of April 30, 2023: – units

(Note) For the number of units used as the basis for calculating net income per unit, please refer to "Notes on Per Unit Information" on page 35.

* Status of audit procedures

This financial report is not subject to audit procedures by public accountants or audit corporations.

* Remarks on appropriate use of forecasts of performance and other special notes

- Forward-looking statements presented in this financial report, including forecasts of performance, are based on information currently available to Sekisui House Reit, Inc. ("SHR") and on certain assumptions it deems to be reasonable. As such, actual operating and other results may differ materially from these forecasts as a consequence of numerous factors. In addition, these forecasts do not guarantee the distributions amount. Please refer to "Prerequisites for the Performance Outlook for the Fiscal Period Ending April 2024 and October 2024" on page 11 for the assumptions of the operating forecast.

Table of contents	
1. Operation Status	2
(1) Operation Status	2
2. Financial Statements	
(1) Balance Sheet	14
(2) Statement of Income and Retained Earnings	16
(3) Statement of Changes in Net Assets	17
(4) Statement of Cash Distributions	20
(5) Statement of Cash Flows	21
(6) Notes on Assumption of Going Concern	22
(7) Summary of Significant Accounting Policies	22
(8) Notes to Financial Statements	25
(9) Change in Total Number of Investment Units Issued and Outstanding	37
3. Reference Information	38
(1) Information Regarding Prices of Assets Under Management	38
(2) Status of Capital Expenditure	79

1. Operation Status

(1) Operation Status

① Overview of the Fiscal Period under Review

(i) Major Developments of the Investment Corporation

SHR was established on September 8, 2014 as an investment corporation investing primarily in commercial properties including office buildings, hotels and retail and other properties, sponsored by Sekisui House, Ltd. ("Sekisui House"), a leading homebuilder representing Japan with an established development and management track record also in the property development business. SHR was listed on the Real Estate Investment Trust Section of the Tokyo Stock Exchange, Inc. ("Tokyo Stock Exchange") on December 3, 2014 (securities code: 3309).

Sekisui House Residential Investment Corporation ("SHI", and collectively with SHR, the "Two Investment Corporations") was established on April 20, 2005 as an investment corporation investing primarily in residences and retail properties, with the corporate name of JOINT REIT Investment Corporation, and listed on the Real Estate Investment Trust Section of the Tokyo Stock Exchange on July 28, 2005. In March 2010, a collaboration system was established with Sekisui House serving as the main sponsor and Spring Investment Co., Ltd. as joint sponsor for the investment corporation, which was renamed from JOINT REIT Investment Corporation to Sekisui House SI Investment Corporation in June 2010. Later, in June 2014, its Articles of Incorporation were revised to set residences as the sole target of investment, and the corporate name was changed to Sekisui House SI Residential Investment Corporation. Subsequently, in association with the shift to a structure in which Sekisui House serves as the sole sponsor in March 2017, SHI was renamed to Sekisui House Residential Investment Corporation in June 2017.

The Two Investment Corporations, each under the support of the Sekisui House Group^(Note 1), had separately conducted asset management to expand their assets and secure stable returns by utilizing their respective strengths with the aim of continuous enhancement of unitholder value. However, intending to secure strong returns and stability and growth of cash distributions through promoting a steady increase of assets under management and endeavor to maximize unitholder value by further expanding the scale of their assets and increasing their market presence and expanding a variety of opportunities for growth through utilizing the integrated corporate strength of the Sekisui House Group, the Two Investment Corporations conducted an absorption-type merger with SHR as the surviving corporation and SHI as the dissolving corporation (the "Investment Corporation Merger"), setting May 1, 2018 as the effective date^(Note 2).

SHR's investment policy is to conduct asset management that seeks to secure stable earnings over the medium to long term and steady growth of its investment assets, with residential properties^(Note 3) and commercial properties^(Note 4) as major investment targets.

(Note 1) "Sekisui House Group" refers to a group of companies comprised of Sekisui House and its consolidated subsidiaries and its affiliates accounted for by the equity method. The same applies hereinafter.

(Note 2) In association with the Investment Corporation Merger, Sekisui House Asset Management, Ltd. (the "former SHAM"), the asset management company for SHI, and Sekisui House Asset Management, Ltd. (former name: Sekisui House Investment Advisors, Ltd.) ("SHAM"), the asset management company for SHR, carried out an absorption-type merger as of the same date as the effective date of the Investment Corporation Merger, with SHAM being the surviving company and the former SHAM being the dissolving company, and changed the company name to the current one.

(Note 3) "Residential properties" refer to real estate whose principal use is residence (including student dormitories, company housing, furnished residences with appliances which do not fall under serviced apartments (*1) (*2)). The same applies hereinafter.

(*1) "Serviced apartments" refer to furnished residences with appliances where a dedicated operator provides certain services to users. The same applies hereinafter.

(*2) Some serviced apartments may fall under apartment houses as defined in the Building Standards Act (Act No. 201 of 1950, as amended) (the "Building Standards Act"). The same applies hereinafter.

(Note 4) "Commercial properties" refer to real estate whose principal use is for office buildings, hotels and retail and other properties (including serviced apartments, serviced housing for the elderly, paid nursing homes and adult care centers (*)); the same applies hereinafter.) and other non-residential business purposes. The same applies hereinafter.

(*) Some serviced housing for the elderly, paid nursing homes and adult care centers may fall under apartment houses as defined in the Building Standards Act. The same applies hereinafter.

(ii) Operation Environment

During the fiscal period under review, the Japanese economy recovered moderately amid an improving employment and income environment.

Under these circumstances, in the real estate leasing market, residences and office buildings which are positioned by SHR as core assets in its portfolio, constitutes for approximately 97% (acquisition price basis) of the portfolio as of October 31, 2023 (the "end of the fiscal period under review"). As for residences, supply

and demand is strained due to the continuous improvement in the employment environment, especially in the Tokyo area. Rents continued to rise for all types of residences while overall occupancy rates of the entire residential portfolio remained stable. As for office buildings, rent levels remained weak despite the demand for office floor space showing a recovery trend. This is due to the continued downsizing of offices based on the penetration of new work styles such as hybrid work, especially among major companies. On the other hand, for hotels that make up about 3% of SHR's portfolio (acquisition price basis), foreign visitors to Japan (estimated by the Japan National Tourism Organization as of October 2023) approached 2.51 million, exceeding the same month in 2019 for the first time since the spread of COVID-19, and inbound demand is on a recovery trend.

Furthermore, in the real estate transaction market, expected yields have remained at low levels as real estate investors maintain their very positive investment stance toward high-quality properties in Japan, despite caution about the review of the monetary easing policy.

(iii) Operation Performance

Under the circumstances described in “(ii) Operation Environment” above, SHR disposed of one residential property and one office building property (10/100 of the ownership share), and acquired one residential property with the aim of improving profitability and securing stable revenue of the portfolio.

As of the end of the fiscal period under review, the number of properties SHR owned was 120 (comprised of 113 residential properties and 7 commercial properties) with an aggregate acquisition price^(Note) of 548,726 million yen (269,876 million yen for residential properties and 278,850 million yen for commercial properties).

Moreover, the occupancy rate of SHR's investment assets as of the end of the fiscal period under review stood at 97.3% for residential properties, 95.1% for commercial properties and 96.7% for the entire portfolio against the backdrop of the real estate leasing market as described above.

(Note) The "acquisition price" indicates the transaction price shown in the sales agreements for respective properties (excluding consumption tax, local consumption tax and commission and other various expenses, rounded down to the nearest million yen). For properties SHR succeeded from SHI through the Investment Corporation Merger, however, the value based on the appraisal by real estate appraisers with April 30, 2018 as the appraisal date is used as the acquisition price, because the acceptance price should be the appraisal value upon the acquisition by SHR as such properties are accounted for by the purchase method with SHR set as the acquiring corporation and SHI as the acquired corporation. The same applies hereinafter.

(iv) Overview of Fund Procurement

(a) Borrowing of Funds

SHR refinanced a total of 20,210 million yen in borrowings that came due during the fiscal period under review along with the procurement of long-term borrowings totaling 4,000 million yen on May 31, 2023 to be used toward the early repayment of long-term borrowings. Furthermore, a portion of the proceeds from the asset disposition on August 3, 2023 was used to fund the partial early repayment of short-term borrowings of 1,000 million yen. 16,210 million yen of the refinancing and long-term borrowings of 4,000 million yen are green loans within the scope of eligible green debt based on the Green Finance Framework established in December 2022.

As a result, the balance of interest-bearing liabilities as of the end of the fiscal period under review is 257,242 million yen and the ratio of total interest-bearing liabilities to total assets ("LTV (total assets basis)") is 45.2%.

Additionally, on October 25, 2023, SHR reestablished a commitment line agreement with a maximum amount of 15,000 million yen to secure flexible and stable financing methods.

(b) Credit Rating

The following table sets forth the status of credit ratings of SHR as of the end of the fiscal period under review.

Credit Rating Agency	Rating Type
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating: AA Rating outlook: Stable
Japan Credit Rating Agency, Ltd. (JCR)	Bond rating: AA

Rating and Investment Information, Inc. (R&I)	Issuer rating: AA- Rating outlook: Stable
--	--

(v) ESG Initiatives

Based on the vision of "managing assets to better provide for people, society and the future", SHR identifies materiality (important issues) and establishes targets (KPIs) to promote initiatives aimed at resolving issues with a view to a sustainable society, while conducting real estate asset management with due consideration given to ESG (Environment, Social and Governance).

In the fiscal period under review, on the environmental aspect, SHR further promoted initiatives such as switching to electricity derived from renewable energy and purchasing non-fossil certificates to achieve net-zero GHG emissions, and the ratio of renewable energy in the entire portfolio was 91.7% (number of properties basis) as of the end of the fiscal period. In addition, to proceed with investment in real estate with excellent environmental performance, SHR promotes the acquisition of green certifications, and the percentage of owned properties that have acquired green certifications is 82.8% (total floor area basis) as of the end of the fiscal period. On the social aspect, SHR conducted satisfaction surveys of residents and tenants of office buildings owned by SHR to understand their needs. On the governance aspect, SHR conducted an evaluation of the effectiveness of the board of directors in order to verify whether the required functions of SHR's board of directors and SHAM's board of directors are being properly fulfilled and to improve the functions of these boards.

These ESG initiatives have been highly evaluated outside the company, and in December 2023, SHR was selected as a constituent of the Dow Jones Sustainability Asia/Pacific Index for the first time. In addition, SHR has continued to be selected as a constituent of the MSCI Japan ESG Select Leaders Index and the FTSE4Good Index Series.

(vi) Overview of Business Performance and Distributions

Results in the fiscal period under review are operating revenue of 16,485 million yen, operating income of 8,343 million yen and ordinary income of 7,411 million yen, resulting in net income of 7,408 million yen. In addition, concerning cash distributions, based on the application of special tax treatment for investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957, as amended) ("Special Taxation Measures Act")), SHR decided to distribute 7,409 million yen of the unappropriated retained earnings for the current fiscal period as distribution of retained earnings. In addition, pursuant to the policy for "distribution of money in excess of profits" as set forth in Article 46, Paragraph 2 of the Articles of Incorporation of SHR, SHR decided to distribute 1,248 million yen of ATA as distribution in excess of earnings for the purpose of reflecting the impact of the tax and accounting differences on distributions. Total distributions are 8,657 million yen.

② Future Trends Outlook

(i) Investment Environment

It is expected that the Japanese economy will continue its gradual recovery, with an improving employment and income environment with the effects of various policies. However, the downturn in the overseas economy poses a risk of downward pressure on the Japanese economy amid the continued global monetary tightening and concerns about the future of the Chinese economy. In addition, due attention should be paid to the effects of inflation, the situation in the Middle East, and changes in financial capital markets.

In this environment, as there are signs of improvement in the employment and income environment, it is believed that the trend toward a return to central Tokyo and the separation of households in rural areas will continue in housing, which is the base of living within the real estate leasing market.

Regarding offices, where business activities are based, although demand is expected to recover as companies plan to improve office environments in response to changes in work styles, such as the establishment of remote work and the generalization of online meetings, rent levels will not reach a reversal due to cost increases caused by high resource prices and the impact of new supply on the market, and a full-scale recovery will take time. As for hotels, demand for lodging is expected to continue to improve as the number of foreign visitors to Japan is steadily recovering, one year after the country reopened for individual travelers for sightseeing purposes.

In the real estate transaction market, SHR believes that the expected yields will remain at low levels for the

foreseeable future, as the domestic financing environment remains favorable compared to overseas, and the willingness of real estate investors and business companies to invest has not waned.

(ii) Future Operational Policy and Challenges to Address

SHR will continue to focus on prime properties—high-quality residential properties and commercial properties situated in strategic locations—as its core investment targets among other main investment targets. By implementing growth strategies that take full advantage of the real estate development and operation capabilities and other strengths of the Sekisui House Group, which has established an extensive track record of developing and operating residential properties and commercial properties, SHR will seek to secure stable earnings over the medium to long term and steady growth of its investment assets and thereby aim to maximize unitholder value.

On the other hand, SHR will endeavor to expand its asset size by exploring investment opportunities through the initiatives of SHAM on its own.

Concerning main investment target areas in Japan for residential properties, SHR has set Greater Tokyo^(Note 1) as the core investment area with a focus on Tokyo 23 wards, which are believed to have a number of prime properties that offer locations accommodating residents' needs as well as excellent basic functions as a residence including comfort and safety and such and are expected to see strong leasing demand and supplies of prime properties. In addition, SHR will invest in other major cities throughout Japan outside of Greater Tokyo including government designated cities as well as their surrounding commutable areas, where networks of Sekisui House and Six Sekisui House Real Estate Companies^(Note 2) can be fully utilized.

SHR has set the three major metropolitan areas^(Note 1) with three large cities, namely the Tokyo 23 wards, Osaka City and Nagoya City, all of which SHR has knowledge in the course of developments by Sekisui House, as the core investment areas in Japan for commercial properties, with a focus on the three large cities, in which SHR can expect stable management against the backdrop of solidified demand resulting from being bases for tenant companies' business activities. In addition, major cities throughout Japan other than the three major metropolitan areas are set as investment areas.

SHR has executed a sponsor support agreement with Sekisui House. This agreement provides for utilization of the urban redevelopment business track record and know-how of Sekisui House, allowing SHR to seek from Sekisui House property acquisition support for external growth (pipeline support). Specifically, such support will (a) grant SHR preferential negotiation rights with regard to the sale of domestic real estate, etc. owned or developed by Sekisui House, (b) provide SHR with information on real estate, etc. owned or developed in Japan by third parties, (c) provide SHR with warehousing functions, and (d) provide SHR with support for the redevelopment of owned properties.

Furthermore, SHR has concluded agreements concerning preferential negotiation rights (and others) with the Six Sekisui House Real Estate Companies. Thus, particularly with residential properties, SHR will be able to receive support in acquiring properties for external growth, such as granting of preferential negotiation rights regarding sale of domestic real estate, etc. owned or developed by the Six Sekisui House Real Estate Companies.

Sekisui House and Sekisui House Real Estate Group^(Note 3) possess (a) property management ("PM") skills based on their relationship with tenants, (b) know-how as a real estate developer to maintain/improve real estate value through large-scale repair, renovation/value enhancement, redevelopment, etc., and (c) know-how on developing various types of master leasing businesses. In relation to management of owned assets, by concluding a sponsor support agreement with Sekisui House, SHR and SHAM can seek (i) technologies and know-how that contribute to the improvement of tenant satisfaction or other factors, including energy efficiency and eco-friendliness, that contribute to the renovation/value enhancement of properties, (ii) personnel support, including provision of know-how required for the operation of SHR, and (iii) support in areas such as negotiation of master lease agreements with regard to commercial properties.

(Note 1) The "three major metropolitan areas" refer to "Greater Tokyo", the "Osaka area" and the "Nagoya area", where "Greater Tokyo" refers to Tokyo, Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture, the "Osaka area" refers to Osaka Prefecture, Kyoto Prefecture, Hyogo Prefecture and Nara Prefecture and the "Nagoya area" refers to Aichi Prefecture. The same applies hereinafter.

(Note 2) "Six Sekisui House Real Estate Companies" is a collective name for Sekisui House Real Estate Tohoku, Ltd., Sekisui House Real Estate Tokyo, Ltd., Sekisui House Real Estate Chubu, Ltd., Sekisui House Real Estate Kansai, Ltd., Sekisui House Real Estate Chugoku&Shikoku, Ltd. and Sekisui House Real Estate Kyushu, Ltd., which are wholly-owned subsidiaries of Sekisui House Real Estate Holdings, Ltd., which is a wholly-owned subsidiary of Sekisui House, and are core companies of real estate unit of the Sekisui House Group operating nationwide. The same applies hereinafter.

(Note 3) "Sekisui House Real Estate Group" refers to a group of companies comprised of Six Sekisui House Real Estate Companies as the core, and of its subsidiaries and affiliates.

(iii) Financial Strategy

SHR has adopted as its policy to conduct stable and sound financial operations in order to secure stable earnings over the medium to long term and enhance unitholder value. Specifically, the policy is to form strong and stable business relationships with leading domestic financial institutions, centering on megabanks, bolstered by the creditworthiness of the sponsor, Sekisui House, and also to reduce refinancing risks and risks of fluctuations in interest rates by exploring the extension of borrowing periods and working to diversify dates for repayment, etc., while pursuing the optimum balance between fixed-rate and floating-rate debts.

In addition, the LTV (total assets basis) policy was set at around 50% as the upper limit for the time being with a conservative level at mid-40%. However, in order to securely capture property acquisition opportunities by ensuring flexibility in financing, the policy has been revised upward to operate conservatively within the level of 45% to 50%.

Furthermore, SHR will work to diversify its sources for direct and indirect financing, such as by issuing investment corporation bonds, in comprehensive consideration of the market environment, SHR's financial standing and other factors, while continuing its endeavors for stable and sound financial operations.

③ Significant Subsequent Events

Not applicable.

(Reference Information)

(i) Acquisition of Assets

SHR decided on the acquisition of one office building and three residential properties (the "Planned" Assets to be Acquired") as of December 21, 2023 as follows.

Property name	Type of use	Location	(Planned) acquisition price (million yen) (Note)	(Planned) acquisition date	Seller
Shinjuku Hirose Building	Office building	Shinjuku-ku, Tokyo	5,000	December 21, 2023	G10 Japan 4 TMK
Esty Maison Omori	Residence	Ota-ku, Tokyo	3,600	March 1, 2024	TOKYO NISSHO ESTEM CO.,Ltd.
Esty Maison Monzennakacho		Koto-ku, Tokyo	1,570		
Esty Maison Akabane II		Kita-ku, Tokyo	980		
Total (planned) acquisition price			11,150	—	—

(Note) "(Planned) acquisition price" is the sale and purchase price stated in the trust beneficiary interest transfer agreements concluded between SHR and the sellers (excluding consumption tax, local consumption tax, commission for sales, and other various expenses; rounded down to the nearest million yen).

(ii) Disposition of Asset

SHR decided on the disposition of one office building (the "Disposition of Asset") and executed a sale and purchase agreement as of March 29, 2023 as follows. The Disposition of Asset is scheduled to be carried out in 10 equal installments from the end of October 2023, with 10/100 of the ownership share to be disposed on each planned disposition date. As of the date of this document, the first disposition has been executed, and a gain on sale of real estate properties is expected to be recorded during each calculation period as follows.

Property name	Type of use	Location	Total disposition price (million yen) (Note 1)	Planned disposition date (Note 2)	Buyer
Gotenyama SH Building	Office building	Shinagawa-ku, Tokyo	70,000	stated as below	TIS Inc.

				(Unit: million yen)
	Planned disposition date (Note 2)	Planned disposition price (Note 1)	Gain on disposition (expected) (Note 3)	Calculation period
2	End of April 2024	7,000 (10%)	2,079	Ending April 2024 (FP 19)
3	End of October 2024	7,000 (10%)	2,092	Ending October 2024 (FP 20)
4	End of April 2025	7,000 (10%)	2,104	Ending April 2025 (FP 21)
5	End of October 2025	7,000 (10%)	2,119	Ending October 2025 (FP 22)
6	End of April 2026	7,000 (10%)	2,133	Ending April 2026 (FP 23)
7	End of October 2026	7,000 (10%)	2,147	Ending October 2026 (FP 24)
8	End of April 2027	7,000 (10%)	2,161	Ending April 2027 (FP 25)
9	End of October 2027	7,000 (10%)	2,175	Ending October 2027 (FP 26)
10	End of April 2028	7,000 (10%)	2,189	Ending April 2028 (FP 27)

(Note 1) "Total disposition price" and "Planned disposition price" is the sale and purchase price stated in the sale and purchase agreement for the quasi co-ownership interest in trust beneficiary interest (excluding consumption tax, local consumption tax, commission for sales, and other various expenses; rounded down to the nearest million yen). The same applies hereinafter.

(Note 2) In the event that the "planned disposition date" is not a business day, the said date will be the immediately preceding business day. The same applies hereinafter.

(Note 3) "Gain on disposition (expected)" is the approximate value to be recorded on each planned disposition date as of the date of this document and is subject to change. The same applies hereinafter.

(iii) Change in the Portfolio Development Policy

As of December 21, 2023, SHR changed the portfolio development policy, and the investment ratio (acquisition price basis) and the target investment ratio for each asset category were changed as follows.

a. Investment ratio by asset category after the change

Main investment target assets	Asset type	Examples of specific asset types	Portfolio investment ratio (acquisition price basis)	Medium term target investment ratio
Residential properties	Residence	Residences Student dormitories Company housings	50% - 80%	Approx. 65%
Commercial properties	Office building	Office buildings Data centers	15% - 45%	Approx. 30%
	Hotel	Hotels	0% - 15%	Approx. 5%
	Retail and other properties	Retail properties Serviced apartments Senior housing (Note)		

(Note) Senior housing includes serviced housing for the elderly, paid nursing homes and adult daycare centers. The same applies hereinafter.

b. Investment ratio by asset category before the change

Main investment target assets	Asset type	Examples of specific asset types	Portfolio investment ratio (acquisition price basis)	Medium to long term target investment ratio
Residential properties	Residence	Residences Student dormitories Company housings	30% - 55%	Approx. 45%
Commercial properties	Office building	Office buildings Data centers	30% - 55%	Approx. 45%
	Hotel	Hotels	0% - 30%	Approx. 15% (The ratio of Hotel is Approx. 10%)
	Retail and other properties	Retail properties Serviced apartments Senior housing	0% - 10%	

(iv) Borrowing of Funds

On November 30, 2023, SHR decided to undertake new borrowings in order to repay long-term borrowings totaling 9,340 million yen that was due on the same date, as follows. Of these borrowings, part of the borrowings will be financed as green loans executed based on the Green Finance Framework established by SHR in December 2022.

a. Fixed Interest Rate Borrowing (Green Loan)

Category	Lenders (Note 1)	Borrowing amount (mm yen)	Interest rate (Note 2) (Note 3)	Drawdown date	Borrowing method	Repayment date (Note 4)	Repayment method (Note 5)	Security
----------	------------------	---------------------------	---------------------------------	---------------	------------------	-------------------------	---------------------------	----------

Long-term	Mizuho Bank, Ltd.	230	1.195%	November 30, 2023	Borrowing based on individual loan agreement, dated November 27, 2023. The lenders under the loan agreement are as indicated to the left of this table.	November 29, 2030	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	570						
	Mizuho Trust & Banking Co., Ltd.	100						
	Development Bank of Japan Inc.	220	1.145%					
	Sumitomo Mitsui Banking Corporation	510						
	MUFG Bank, Ltd. (Note 6)	1,810	1.195%					
Total		3,440	—	—	—	—	—	—

(Note 1) MUFG Bank, Ltd., Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation are arrangers of the above borrowings.

(Note 2) The borrowing expenses and other charge payable to the lenders are not included.

(Note 3) The first interest payment date will be the last day of May 2024. Subsequent interest payment dates will be the last day of every six months and the principal repayment date. Where the relevant date is not a business day, such date will be the immediately following business day or (if the immediately following business day falls into the next calendar month) the immediately preceding business day.

(Note 4) Where the repayment date is not a business day, such date will be the immediately following business day or (if the immediately following business day falls in the next calendar month) the immediately preceding business day.

(Note 5) SHR may, by giving prior written notice and if certain other terms and conditions are met, make early repayment of the borrowings (in whole or in part), in the period between the drawdown date and the repayment date.

(Note 6) The borrowing from MUFG Bank, Ltd. is an ESG Loan for J-REIT.

b. Floating Interest Rate Borrowing

Category	Lenders (Note 1)	Borrowing amount (mm yen)	Interest rate (Note 2) (Note 3) (Note 4)	Drawdown date	Borrowing method	Repayment date (Note 5)	Repayment method (Note 6)	Security
Long-term	MUFG Bank, Ltd. (Note 7)	990	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.190%	November 30, 2023	Borrowing based on individual loan agreement, dated November 27, 2023. The lenders under the loan agreement are as indicated to the left of this table.	November 28, 2025	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Mizuho Bank, Ltd.	810						
	Sumitomo Mitsui Banking Corporation	740						
	Sumitomo Mitsui Trust Bank, Limited	440						
	Mizuho Trust & Banking Co., Ltd.	320						
	MUFG Bank, Ltd. (Note 7)	900				November 30, 2027		
	Mizuho Bank, Ltd.	110						
	Sumitomo Mitsui Banking Corporation	250						
	Sumitomo Mitsui Trust Bank, Limited	1,140						
	Mizuho Trust & Banking Co., Ltd.	100						
Resona Bank, Limited.	100							
Total		5,900	—	—	—	—	—	—

(Note 1) MUFG Bank, Ltd., Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation are arrangers of the above borrowings.

(Note 2) The borrowing expenses and other charge payable to the lenders are not included.

- (Note 3) The base rate applicable to the calculation period for the interest payable on an interest payment date shall be the Japanese Yen TIBOR (Tokyo Inter Bank Offered Rate), corresponding to the calculation period of the interest, two business days prior to the immediately preceding relevant interest payment date. The Japanese Yen TIBOR is published by the Japanese Bankers Association (JBA) TIBOR Administration. The base rate is subject to review every interest payment date. Where no rate that corresponds to the interest calculation period exists, the base rate shall be that which corresponds to the concerned period calculated based on the method provided for in the relevant individual loan agreement. For changes in the base rate (being the Japanese Yen TIBOR published by JBA), please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).
- (Note 4) The first interest payment date will be the last day of December 2023. Subsequent interest payment dates will be the last day of every month and the principal repayment date. Where the relevant date is not a business day, such date will be the immediately following business day or (if the immediately following business day falls into the next calendar month) the immediately preceding business day.
- (Note 5) Where the repayment date is not a business day, such date will be the immediately following business day or (if the immediately following business day falls in the next calendar month) the immediately preceding business day.
- (Note 6) SHR may, by giving prior written notice and if certain other terms and conditions are met, make early repayment of the borrowings (in whole or in part), in the period between the drawdown date and the repayment date.
- (Note 7) The borrowing from MUFG Bank, Ltd. is an ESG Loan for J-REIT.

④ Performance Outlook for the Next Fiscal Period

The forecasts of performance for the fiscal period ending April 30, 2024 (November 1, 2023 – April 30, 2024) and the fiscal period ending October 31, 2024 (May 1, 2024 – October 31, 2024) is as follows. Please refer to "Prerequisites for the Performance Outlook for the Fiscal Period Ending April 2024 and October 2024" below for the assumptions of the operating forecast.

	Operating Revenue	Operating Income	Ordinary Income	Net Income	Distributions per Unit (including Distributions in Excess of Earnings)	Distributions per Unit (excluding Distributions in Excess of Earnings)	Distributions in Excess of Earnings per Unit
Fiscal period ending	Million yen	Million yen	Million yen	Million yen	Yen	Yen	Yen
April 30, 2024	17,321	8,851	7,875	7,873	1,835	1,797	38
October 31, 2024	16,956	8,511	7,424	7,422	1,732	1,694	38

(Note) The above forecasts have been calculated under certain assumptions as of the date of this document. Actual operating revenue, operating income, ordinary income, net income, distributions per unit (including distributions in excess of earnings), distributions per unit (excluding distributions in excess of earnings), and distributions in excess of earnings per unit may fluctuate depending on future acquisitions and/or dispositions of real estate, etc., trends in the real estate market, and changes in circumstances surrounding SHR, etc. In addition, this forecast does not guarantee the distribution amount.

Prerequisites for the Performance Outlook for the Fiscal Period Ending April 2024 and October 2024

Item	Prerequisites
Calculation period	<ul style="list-style-type: none"> • 19th Fiscal Period (From November 1, 2023 to April 30, 2024) (182 days) • 20th Fiscal Period (From May 1, 2024 to October 31, 2024) (184 days)
Assets under management	<ul style="list-style-type: none"> • Regarding the real estate trust beneficiary interests (total of 120 properties) owned by SHR (hereinafter referred to as "existing assets") and silent partnership equity interests as of the end of the fiscal period ended October 2023 (18th fiscal period), it is assumed that the disposition of the 10% quasi co-ownership interest of the trust beneficiary interest related to the office building "Gotenyama SH Building" for a total of 10 times (5 years and 10 periods) every six months starting October 31, 2023 (the "Asset to be Disposed"), and the acquisition of one office building (Shinjuku Hirose Building) on December 21, 2023, as real estate trust beneficiary interests, acquisition of three residential properties (Esty Maison Omori and two other properties) on March 1, 2024, as real estate trust beneficiary interests will be made. Also, other than the disposition of the Asset to be Disposed and the acquisition of the (Planned) Assets to be Acquired, no changes in assets under management (acquisition of new assets, disposition of existing assets, etc.) are presumed. • Actual figures may fluctuate due to changes in assets under management.
Operating revenue	<ul style="list-style-type: none"> • A revenue increase is expected due to the acquisition of the (Planned) Asset to be Acquired and a decrease in revenue is expected due to the disposition of the Asset to be Disposed. • Property-related operating revenue for existing properties as of the end of the fiscal period ended October 2023 (18th fiscal period) is calculated based on lease agreements while taking into consideration the market environment and trends of individual tenants, etc. For the (Planned) Assets to be Acquired, calculations are based on information provided by the sellers of the properties, lease agreements in effect after the acquisition of each (Planned) Asset to be Acquired, and other factors, considering the market environment and trends of individual tenants. • Operating revenue assumes that there will be no delinquency or non-payment of rent by tenants.
Operating expenses	<ul style="list-style-type: none"> • Of the property-related operating expenses, which is the main portion of the operating expense, expenses other than depreciation for existing properties are calculated based on past performance figures and reflecting variable factors of expenses. In addition, the (Planned) Assets to be Acquired are calculated based on historical data, taking into account information provided by the sellers of the properties, and each lease agreement, etc., that is to be in effect after the acquisition of each (Planned) Asset to be Acquired, and reflecting factors that may cause expenses to fluctuate. • Property and other taxes are expected to be 1,141 million yen for the fiscal period ending April 2024 (19th fiscal period) and 1,187 million yen for the fiscal period ending October 2024 (20th fiscal period). • Generally, fixed property tax, city planning tax and the depreciable property tax for the acquisition year of the asset to be acquired are calculated on a proportional basis with the seller and settled at the time of the acquisition. The amount equivalent to the settlement amount will be included in the acquisition cost, thus will not be recorded as an expense. The total amount of fixed property tax, city planning tax, and depreciable property tax including the cost of acquisition for assets acquired during the fiscal period ended October 2023 (18th fiscal period) is 396 thousand yen (equivalent to 90 days) for Esty Maison Noborito acquired on October 3, 2023. In addition, the total amount of fixed property tax, city planning tax, and depreciable property tax that will be included into the acquisition cost for the (Planned) Assets to be Acquired is assumed to be 585 thousand yen (equivalent to 11 days) for Shinjuku Hirose Building acquired on December 21, 2023, and is assumed to be 12,310 thousand yen (equivalent to 306 days) for Esty Maison Omori and two other properties to be acquired on March 1, 2024. Fixed property tax, city planning tax, and depreciable property tax on the one residential property acquired on October 3, 2023 is expected to be recorded as expenses from the fiscal period ending April 2024 (19th fiscal period) and fixed property tax, city planning tax, and depreciable property tax on the one office building acquired on December 21, 2023 is expected to be recorded as expenses from the fiscal period ending October 2024 (20th fiscal period) , and fixed property tax, city planning tax, and depreciable property tax on the three residential properties to be acquired on March 1, 2024 is expected to be recorded as expenses from the fiscal period ending October 2025 (22nd fiscal period).

	<ul style="list-style-type: none"> • For building repair expenses, the amount assumed to be necessary for each operating period is recorded as expenses based on the amount planned by the Asset Management Company, taking into consideration the amount listed on the engineering report and the appraisal report. However, due to the possibility of urgent repair costs due to damage to buildings due to unforeseen factors, the difference in the amount being generally large depending on the year, and the fact that the amount does not occur regularly, building repair expenses for each operating period may differ significantly from the estimated amount. • Depreciation is calculated using the straight-line method, including incidental expenses, and is expected to be 2,664 million yen for the fiscal period ending April 2024 (19th fiscal period) and 2,709 million yen for the fiscal period ending October 2024 (20th fiscal period). • Asset management fees are expected to be 1,184 million yen for the fiscal period ending April 2024 (19th fiscal period) and 1,092 million yen for the fiscal period ending October 2024 (20th fiscal period).
Non-operating expenses	<ul style="list-style-type: none"> • Investment unit issuance expenses will be depreciated over three years using the straight-line method, with the expected depreciation of investment unit issuance expense to be 8 million yen for the fiscal period ending April 2024 (19th fiscal period) and 8 million yen for the fiscal period ending October 2024 (20th fiscal period). • Interest expenses, interest on investment corporation bonds, and other borrowing-related expenses are expected to be 943 million yen for the fiscal period ending April 2024 (19th fiscal period) and 1,057 million yen for the fiscal period ending October 2024 (20th fiscal period).

Interest-bearing liabilities	<ul style="list-style-type: none"> As of the end of the fiscal period ended October 2023 (18th fiscal period), the balance of loans payable of SHR is 225,742 million yen, the balance of investment corporation bonds is 31,500 million yen, and the total interest-bearing debt is 257,242 million yen. As described in "③ Significant Subsequent Events (Reference Information)" above, as of November 30, 2023, long-term borrowings of 9,340 million yen were borrowed, of which was used to repay 9,340 million yen in long-term borrowings due on the same day. In order to allocate part of the acquisition funds for the three residential properties scheduled to be acquired on March 1, 2024, it is assumed that short-term borrowings of 6,150 million yen will be borrowed on the same date. In addition to the above, the total amount of borrowings due for repayment and investment corporation bonds that are due and redeemable during the fiscal period ending April 2024 (19th fiscal period) is 9,500 million yen and the total amount of borrowings due for repayment and investment corporation bonds that are due and redeemable during the fiscal period ending October 2024 (20th fiscal period) is 25,705 million yen. It is assumed that the funds for repayment will be procured entirely through borrowings or the issuance of investment corporation bonds. As of the end of the fiscal period ended October 2023 (18th fiscal period), the LTV of total assets is 45.2% and is expected to increase to approximately 45.8% due to the borrowings of short-term borrowings scheduled for March 1, 2024 as mentioned above, and remains thereafter. The following formula is used to calculate the LTV of total assets. $\text{LTV of total assets} = \frac{\text{Total interest-bearing debt (estimated)}}{\text{Total assets (estimated)}} \times 100$
Number of investment units issued and outstanding	<ul style="list-style-type: none"> It is assumed that based on 4,381,482 units issued as of the date of this document, there will be no change in the number of investment units due to additional issuance of new investment units and/or acquisition or cancellation of own investment units by the end of the fiscal period ending October 2024 (20th fiscal period).
Discrepancy between tax and accounting reporting	<ul style="list-style-type: none"> Depreciation and other discrepancies between tax and accounting reporting (the difference between accounting profit and taxable income; the same applies hereinafter.) are expected to be 167 million yen for the fiscal period ending April 2024 (19th fiscal period) and 168 million yen for the fiscal period ending October 2024 (20th fiscal period). Regarding the above discrepancies between tax and accounting reporting, to avoid the occurrence of tax burden including corporate tax, as described in "Distributions per unit (excluding distributions in excess of earnings)" and "Distributions in excess of earnings per unit" below, the policy is to distribute the amount equivalent to the discrepancies between tax and accounting reporting.
Distributions per unit (excluding distributions in excess of earnings)	<ul style="list-style-type: none"> Distributions per unit (excluding distributions in excess of earnings) is calculated based on the policy for the distributions of cash stipulated in the Articles of Incorporation of SHR. Distributions per unit (excluding distributions in excess of earnings) is subject to fluctuate due to various factors including changes in assets under management, changes in rental income due to changes in tenants, occurrence of unexpected repairs, changes in interest rates, etc.
Distributions in excess of earnings per unit	<ul style="list-style-type: none"> Distributions in excess of earnings per unit is calculated based on the policy stipulated in the Articles of Incorporation of SHR. The distributions of cash in excess of earnings (distributions in excess of earnings) will be calculated on the assumption that the total amount of discrepancies between tax and accounting reporting and distributable amount minus the valuation/conversion differences will be distributed as ATA in order to avoid the occurrence of tax burden such as corporate tax. Furthermore, it is assumed that the fluctuations in the market value of interest rate swaps will not affect distribution per unit. It is assumed that ATA of 166 million yen for the fiscal period ending April 2024 (19th fiscal period) and 166 million yen for the fiscal period ending October 2024 (20th fiscal period) will be recorded as distributions in excess of earnings related to part of the amount equivalent to the discrepancies in tax and accounting reporting that is expected to occur in the said fiscal period as described in the "Discrepancy between tax and accounting reporting" above.
Others	<ul style="list-style-type: none"> It is assumed that no revision to laws, tax systems, accounting standards, listing regulations, regulations of the Investment Trusts Association, Japan, etc., that affect the figures in this forecast will be implemented. It is assumed that there will be no unexpected material changes in general economic trends, real estate market conditions, etc.

2. Financial Statements

(1) Balance Sheet

(Thousand yen)

	17th Fiscal Period (As of April 30, 2023)	18th Fiscal Period (As of October 31, 2023)
Assets		
Current assets		
Cash and deposits	10,950,123	15,062,344
Cash and deposits in trust	16,451,343	19,762,618
Operating accounts receivable	190,520	238,031
Income taxes refund receivable	1,243	—
Prepaid expenses	308,728	310,685
Other	170,352	10,031
Allowance for doubtful accounts	(2,791)	(2,764)
Total current assets	28,069,520	35,380,946
Non-current assets		
Property, plant and equipment		
Buildings in trust	185,350,612	184,234,435
Accumulated depreciation	(25,844,317)	(27,880,590)
Buildings in trust, net	159,506,295	156,353,844
Structures in trust	1,623,170	1,568,777
Accumulated depreciation	(365,798)	(381,283)
Structures in trust, net	1,257,371	1,187,493
Machinery and equipment in trust	2,419,653	2,410,950
Accumulated depreciation	(490,235)	(540,306)
Machinery and equipment in trust, net	1,929,418	1,870,644
Tools, furniture and fixtures in trust	1,015,435	1,150,034
Accumulated depreciation	(355,857)	(441,710)
Tools, furniture and fixtures in trust, net	659,578	708,324
Land in trust	368,656,815	364,940,202
Total property, plant and equipment	532,009,479	525,060,508
Intangible assets		
Leasehold rights in trust	5,979,645	5,924,527
Other	8,095	21,045
Total intangible assets	5,987,741	5,945,572
Investments and other assets		
Investment securities	684,910	668,655
Lease and guarantee deposits	1,530,346	1,530,346
Long-term prepaid expenses	643,969	626,899
Deferred tax assets	—	154
Other	159,804	167,648
Total investments and other assets	3,019,030	2,993,704
Total non-current assets	541,016,251	533,999,785
Deferred assets		
Investment corporation bond issuance costs	94,196	80,998
Investment unit issuance costs	25,201	16,801
Total deferred assets	119,398	97,799
Total assets	569,205,170	569,478,531

(Thousand yen)

	17th Fiscal Period (As of April 30, 2023)		18th Fiscal Period (As of October 31, 2023)	
Liabilities				
Current liabilities				
Operating accounts payable		923,839		1,015,564
Short-term loans payable		—		3,000,000
Current portion of investment corporation bonds		3,000,000		10,000,000
Current portion of long-term loans payable		40,050,000		31,545,000
Accounts payable – other		1,082,585		2,522,935
Accrued expenses		249,713		305,410
Income taxes payable		—		1,749
Accrued consumption taxes		—		372,140
Advances received		692,786		692,918
Derivatives liabilities		7,099		2,775
Other		8,932		4,821
Total current liabilities		46,014,955		49,463,317
Non-current liabilities				
Investment corporation bonds		28,500,000		21,500,000
Long-term loans payable		186,692,000		191,197,000
Tenant leasehold and security deposits in trust		14,380,909		14,091,351
Total non-current liabilities		229,572,909		226,788,351
Total liabilities		275,587,864		276,251,668
Net assets				
Unitholders' equity				
Unitholders' capital		161,283,304		161,283,304
Surplus				
Capital surplus		128,598,415		128,598,415
Deduction from capital surplus				
Allowance for temporary difference adjustments		—	*5	(70,103)
Other deduction from capital surplus	*3	(3,999,964)	*3	(3,999,964)
Total deduction from capital surplus		(3,999,964)		(4,070,068)
Capital surplus, net		124,598,450		124,528,346
Voluntary reserve				
Reserve for reduction entry		911,281		—
Reserve for temporary difference adjustments	*4	194,129	*4	—
Total voluntary reserve		1,105,411		—
Unappropriated retained earnings		6,637,238		7,417,987
Total surplus		132,341,100		131,946,334
Total unitholders' equity		293,624,405		293,229,639
Valuation and translation adjustments				
Deferred gains or losses on hedges		(7,099)		(2,775)
Total valuation and translation adjustments		(7,099)		(2,775)
Total net assets	*1	293,617,306	*1	293,226,863
Total liabilities and net assets		569,205,170		569,478,531

The accompanying notes are an integral part of these financial statements.

(2) Statement of Income and Retained Earnings

(Thousand yen)

	17th Fiscal Period (From November 1, 2022 to April 30, 2023)		18th Fiscal Period (From May 1, 2023 to October 31, 2023)	
Operating revenue				
Rent revenue – real estate	*1	14,908,879	*1	14,894,546
Other lease business revenue	*1	449,239	*1	489,891
Gain on sale of real estate properties		—	*2	1,097,186
Gain on investments in silent partnership		7,818		4,021
Total operating revenue		15,365,937		16,485,645
Operating expenses				
Expenses related to rent business	*1	6,543,453	*1	6,596,150
Asset management fees		943,182		1,073,228
Asset custody fees		10,571		10,550
Administrative service fees		49,386		49,846
Directors' compensation		3,600		3,600
Provision of allowance for doubtful accounts		540		—
Other operating expenses		307,185		408,726
Total operating expenses		7,857,920		8,142,102
Operating income		7,508,017		8,343,542
Non-operating income				
Interest income		135		133
Reversal of distribution payable		768		712
Interest on refund		—		491
Settlement money from sale of real estate properties		1,005		—
Total non-operating income		1,909		1,336
Non-operating expenses				
Interest expenses		646,240		704,948
Interest expenses on investment corporation bonds		73,855		74,741
Borrowing related expenses		126,993		129,981
Amortization of investment unit issuance costs		8,400		8,400
Amortization of investment corporation bond issuance costs		13,198		13,198
Other		3,394		2,236
Total non-operating expenses		872,083		933,506
Ordinary income		6,637,843		7,411,373
Income before income taxes		6,637,843		7,411,373
Income taxes – current		605		2,874
Income taxes – deferred		—		(154)
Total income taxes		605		2,720
Net income		6,637,238		7,408,653
Retained earnings brought forward		—		9,334
Unappropriated retained earnings		6,637,238		7,417,987

The accompanying notes are an integral part of these financial statements.

(3) Statement of Changes in Net Assets
17th Fiscal Period (From November 1, 2022 to April 30, 2023)

(Thousand yen)

	Unitholders' equity						
	Unitholders' capital	Surplus					
		Capital surplus			Voluntary reserve		
		Capital surplus	Deduction from capital surplus	Capital surplus, net	Reserve for reduction entry	Reserve for temporary difference adjustments	Total voluntary reserve
Balance at beginning of period	161,283,304	128,598,415	(3,999,964)	124,598,450	993,722	417,038	1,410,761
Changes of items during period							
Reversal of reserve for reduction entry					(82,441)		(82,441)
Reversal of reserve for temporary difference adjustments						(222,908)	(222,908)
Distribution from surplus							
Net income							
Net changes of items other than unitholders' equity							
Total changes of items during period	—	—	—	—	(82,441)	(222,908)	(305,349)
Balance at end of period	*1 161,283,304	128,598,415	(3,999,964)	124,598,450	911,281	194,129	1,105,411

(Thousand yen)

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings	Total surplus				
Balance at beginning of period	7,204,510	133,213,722	294,497,026	(12,202)	(12,202)	294,484,824
Changes of items during period						
Reversal of reserve for reduction entry	82,441	—	—			—
Reversal of reserve for temporary difference adjustments	222,908	—	—			—
Distribution from surplus	(7,509,860)	(7,509,860)	(7,509,860)			(7,509,860)
Net income	6,637,238	6,637,238	6,637,238			6,637,238
Net changes of items other than unitholders' equity				5,103	5,103	5,103
Total changes of items during period	(567,271)	(872,621)	(872,621)	5,103	5,103	(867,518)
Balance at end of period	6,637,238	132,341,100	293,624,405	(7,099)	(7,099)	293,617,306

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

(Thousand yen)

	Unitholders' equity					
	Unitholders' capital	Surplus				
		Capital surplus				Capital surplus, net
		Capital surplus	Deduction from capital surplus			
Allowance for temporary difference adjustments	Other deduction from unitholders' capital surplus		Total deduction from unitholders' capital surplus			
Balance at beginning of period	161,283,304	128,598,415	—	(3,999,964)	(3,999,964)	124,598,450
Changes of items during period						
Reversal of reserve for reduction entry						
Reversal of reserve for temporary difference adjustments						
Distribution from surplus						
Distributions in excess of earnings from allowance for temporary difference adjustments			(70,103)		(70,103)	(70,103)
Net income						
Net changes of items other than unitholders' equity						
Total changes of items during period	—	—	(70,103)	—	(70,103)	(70,103)
Balance at end of period	*1 161,283,304	128,598,415	(70,103)	(3,999,964)	(4,070,068)	124,528,346

	Unitholders' equity					
	Surplus					Total unitholders' equity
	Voluntary reserve			Unappropriated retained earnings	Total surplus	
	Reserve for reduction entry	Reserve for temporary difference adjustments	Total voluntary reserve			
Balance at beginning of period	911,281	194,129	1,105,411	6,637,238	132,341,100	293,624,405
Changes of items during period						
Reversal of reserve for reduction entry	(911,281)		(911,281)	911,281	—	—
Reversal of reserve for temporary difference adjustments		(194,129)	(194,129)	194,129	—	—
Distribution from surplus				(7,733,315)	(7,733,315)	(7,733,315)
Distributions in excess of earnings from allowance for temporary difference adjustments					(70,103)	(70,103)
Net income				7,408,653	7,408,653	7,408,653
Net changes of items other than unitholders' equity						
Total changes of items during period	(911,281)	(194,129)	(1,105,411)	780,749	(394,766)	(394,766)
Balance at end of period	—	—	—	7,417,987	131,946,334	293,229,639

	Valuation and translation adjustments		Total net assets
	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at beginning of period	(7,099)	(7,099)	293,617,306
Changes of items during period			
Reversal of reserve for reduction entry			—
Reversal of reserve for temporary difference adjustments			—
Distribution from surplus			(7,733,315)
Distributions in excess of earnings from allowance for temporary difference adjustments			(70,103)
Net income			7,408,653
Net changes of items other than unitholders' equity	4,323	4,323	4,323
Total changes of items during period	4,323	4,323	(390,442)
Balance at end of period	(2,775)	(2,775)	293,226,863

The accompanying notes are an integral part of these financial statements.

(4) Statement of Cash Distributions

Item	17th Fiscal Period (From November 1, 2022, to April 30, 2023)	18th Fiscal Period (From May 1, 2023 to October 31, 2023)
I. Unappropriated retained earnings	6,637,238,451 yen	7,417,987,467 yen
II. Reversal of voluntary reserve		
Reversal of reserve for reduction entry	911,281,820 yen	- yen
Reversal of reserve for temporary difference adjustments	*1 194,129,553 yen	- yen
III. Amount added to distributions in excess of earnings		
Allowance for temporary difference adjustments	*2 70,103,712 yen	*2 1,248,722,370 yen
IV. Capitalization	- yen	4,323,083 yen
Of which, reversal of allowance for temporary difference adjustments	- yen	4,323,083 yen
V. Cash distributions	7,803,419,442 yen	8,657,808,432 yen
[Cash distributions per unit]	[1,781 yen]	[1,976 yen]
Of which, distributions of earnings	7,733,315,730 yen	7,409,086,062 yen
[Of which, distributions of earnings per unit]	[1,765 yen]	[1,691 yen]
Of which, allowance for temporary difference adjustments	*2 70,103,712 yen	*2 1,248,722,370 yen
[Of which, distributions in excess of earnings per unit [associated with the allowance for temporary difference adjustments]]	[16 yen]	[285 yen]
VI. Retained earnings carried forward	9,334,094 yen	4,578,322 yen
Method for calculating cash distributions	<p>The basic policy is to distribute in excess of an amount equivalent to 90% of the amount of earnings available for distribution of SHR provided in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation as set forth in Article 46, Paragraph 1, Item 2 of the Articles of Incorporation of SHR.</p> <p>Based on such policy, SHR decided to distribute 7,733,315,730 yen, which is obtained by adding a reversal of the reserve for temporary difference adjustments (194,129,553 yen) and a reversal of the reserve for reduction entry(911,281,820 yen) to unappropriated retained earnings as distribution of earnings</p> <p>In addition, pursuant to the policy for "distribution of money in excess of profits" as set forth in Article 46, Paragraph 2 of the Articles of Incorporation of SHR, SHR decided to make a distribution for the 70,103,712 yen in allowance for temporary difference adjustments for the purpose of reflecting the effect on distributions of tax and accounting differences.</p>	<p>The basic policy is to distribute in excess of an amount equivalent to 90% of the amount of earnings available for distribution of SHR provided in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation as set forth in Article 46, Paragraph 1, Item 2 of the Articles of Incorporation of SHR.</p> <p>Based on such policy, SHR decided to distribute 7,409,086,062 yen, which is unappropriated retained earnings as distribution of earnings</p> <p>In addition, pursuant to the policy for "distribution of money in excess of profits" as set forth in Article 46, Paragraph 2 of the Articles of Incorporation of SHR, SHR decided to make a distribution for the 1,248,722,370 yen in allowance for temporary difference adjustments for the purpose of reflecting the effect on distributions of tax and accounting differences.</p>

(5) Statement of Cash Flows

	(Thousand yen)			
	17th Fiscal Period (From November 1, 2022 to April 30, 2023)		18th Fiscal Period (From May 1, 2023 to October 31, 2023)	
Cash flows from operating activities				
Income before income taxes	6,637,843		7,411,373	
Depreciation and amortization	2,629,281		2,639,988	
Amortization of investment corporation bond issuance costs	13,198		13,198	
Amortization of investment unit issuance costs	8,400		8,400	
Interest income	(135)		(133)	
Interest expenses	720,095		779,689	
Decrease (increase) in operating accounts receivable	7,546		(47,511)	
Decrease (increase) in consumption taxes receivable	(125,262)		125,262	
Decrease (increase) in prepaid expenses	(8,275)		(1,957)	
Decrease (increase) in long-term prepaid expenses	(18,637)		17,069	
Increase (decrease) in operating accounts payable	(117,546)		(94,624)	
Increase (decrease) in accounts payable – other	(87,023)		1,439,327	
Increase (decrease) in accrued consumption taxes	(678,924)		372,140	
Increase (decrease) in advances received	(19,277)		131	
Decrease due to sale of property, plant and equipment in trust	—		5,889,063	
Other, net	16,976		33,526	
Subtotal	8,978,259		18,584,946	
Interest income received	135		133	
Interest expenses paid	(695,165)		(725,047)	
Income taxes paid	(584)		119	
Net cash provided by operating activities	8,282,644		17,860,150	
Cash flows from investing activities				
Purchase of property, plant and equipment in trust	(947,849)		(1,336,351)	
Purchase of intangible assets	(5,995)		(15,374)	
Proceeds from refunds of investment securities	21,642		14,868	
Purchases of investment securities	(221,507)		—	
Proceeds from tenant leasehold and security deposits in trust	1,521,103		402,890	
Repayments of tenant leasehold and security deposits in trust	(1,493,347)		(692,447)	
Decrease (increase) in other investments	(2,625)		(7,843)	
Net cash provided by (used in) investing activities	(1,128,578)		(1,634,258)	
Cash flows from financing activities				
Proceeds from short-term loans payable	—		4,000,000	
Repayments of short-term loans payable	(7,700,000)		(1,000,000)	
Proceeds from long-term loans payable	18,800,000		20,210,000	
Repayments of long-term loans payable	(11,100,000)		(24,210,000)	
Dividends paid	(7,509,703)		(7,802,396)	
Net cash provided by (used in) financing activities	(7,509,703)		(8,802,396)	
Net increase (decrease) in cash and cash equivalents	(355,637)		7,423,495	
Cash and cash equivalents at beginning of period	27,757,104		27,401,467	
Cash and cash equivalents at end of period	*1	27,401,467	*1	34,824,962

The accompanying notes are an integral part of these financial statements.

(6) Notes on Assumption of Going Concern

Not applicable

(7) Summary of Significant Accounting Policies

1. Standards and methods for valuation of assets	Securities Other securities Silent partnership equity interests The amount equivalent to the share of the net profit or loss of the silent partnership will be incorporated.
2. Method of depreciation and amortization of non-current assets	(1) Property, plant and equipment (including assets in trust) Depreciation is calculated using the straight-line method. The useful lives of principal property, plant and equipment are as follows: Buildings 3-69 years Structures 6-52 years Machinery and equipment 10-61 years Tools, furniture and fixtures 2-15 years (2) Intangible assets Intangible assets are amortized utilizing the straight-line method. Leasehold rights in trust are amortized on a straight-line basis over the remaining life of each fixed-term land lease contract. (3) Long-term prepaid expenses Long-term prepaid expenses are amortized utilizing the straight-line method.
3. Accounting for deferred assets	(1) Investment corporation bond issuance costs Investment corporation bond issuance costs are amortized utilizing the straight-line method over the redemption periods. (2) Investment unit issuance costs Investment unit issuance costs are amortized utilizing the straight-line method (over 3 years).
4. Standards for recording allowance	Allowance for doubtful accounts To prepare for possible losses arising from default on receivables, the estimated uncollectable amount is recorded by examining collectability on a case-by-case basis for doubtful and other specific receivables.

<p>5. Standards for revenue and expense recognition</p>	<p>(1) Revenue recognition</p> <p>The details of the main performance obligations relating to revenue arising from contracts with customers and the timing (usual timing of revenue recognition) when such performance obligations are satisfied areas follows.</p> <p>1) Sale of real estate, etc.</p> <p>With regard to the sale of real estate, etc., income is calculated based on when the buyer gains control over the real estate, etc., at the point in time the delivery obligation stipulated in the contract relating to the sale of the real estate is satisfied.</p> <p>2) Utilities revenue</p> <p>Utilities revenue mainly represents water utility revenue. With regard to water utility revenue, revenue is calculated based on the provision of electricity, water, etc. to lessees, as customers, under lease contracts for real estate, etc., and the agreements that are attached to the contracts.</p> <p>As for the water utility revenue when SHR is deemed to be acting as an agent in the transaction, revenue is recognized at the net amount after deducting the amount to be paid to other parties from the amount received as the payment for electricity, gas, etc. supplied by those other parties.</p> <p>Rent revenue SHR generally recognizes rent revenue, including fixed rent revenues, variable rent revenues and common area charges, on an accrual basis over the term of each lease agreement.</p> <p>Other lease business revenue Other lease business revenue is recognized in accordance with Japanese GAAP, typically as the amounts under the relevant agreements become due.</p> <p>(2) Accounting for property taxes</p> <p>In accounting for property tax, city planning tax, depreciable asset tax, etc. on real estate, etc., of the tax amount assessed and determined, the amount corresponding to the applicable calculation period is expensed as expenses related to rent business.</p> <p>Reimbursement of property tax, paid to the seller upon the acquisition of real estate or trust beneficiary interests of real estate as assets in trust, is not recognized as expenses related to rent business in the corresponding fiscal period but included in the acquisition cost of the property.</p> <p>Property taxes capitalized as a part of the acquisition cost amounted to 396 thousand yen for the 18th fiscal period.</p>
---	--

6. Method of hedge accounting	<p>(1) Method of hedge accounting Deferral hedge accounting is applied. However, the special accounting treatment is applied to interest rate swaps that meet the criteria for the special accounting treatment.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swap transactions Hedged items: Interest on loans</p> <p>(3) Hedging policy SHR conducts derivative transactions for the purpose of hedging the risks set forth in its Articles of Incorporation based on its basic risk management policy.</p> <p>(4) Method for assessing the effectiveness of hedging Interest rate swaps meet the criteria for the special accounting treatment and an assessment of the effectiveness is thus omitted.</p> <p>(5) Special accounting treatment Under the special accounting treatment, interest rate swaps are not measured at fair value, but the differential paid or received under the swap agreements is recognized and included in or deducted from interest expense. Any amounts received under interest rate swaps subject to such accounting treatment are not recognized as income on the accompanying statements of income and retained earnings but rather have the effect of decreasing interest expenses.</p>
7. Scope of funds in the statement of cash flows	<p>The funds (cash and cash equivalents) in the statement of cash flows consist of cash on hand and cash in trust; deposits that can be withdrawn at any time and deposits in trust; and short-term investments with a maturity of three months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.</p>
8. Other significant matters serving as basis for preparation of financial statements	<p>Accounting for trust beneficiary interests of real estate, etc. as assets in trust</p> <p>Concerning trust beneficiary interests of real estate, etc. as assets in trust, all accounts of assets and liabilities within assets in trust as well as all accounts of revenue and expenses from the assets in trust are recognized in the relevant account items on the balance sheet and the statement of income and retained earnings.</p> <p>The following material items of the assets in trust recognized in the relevant account items are separately listed on the balance sheet.</p> <ol style="list-style-type: none"> 1) Cash and deposits in trust 2) Buildings in trust; Structures in trust; Machinery and equipment in trust; Tools, furniture and fixtures in trust; Land in trust; Construction in progress in trust; Leasehold rights in trust 3) Tenant leasehold and security deposits in trust

(8) Notes to Financial Statements

(Omission of Disclosure)

Lease transactions, financial instruments, securities, derivative transactions, retirement benefits, tax effect accounting, equity-method profit and loss, asset retirement obligations, and notes on real estate for rent, etc., are not considered necessary to be disclosed in financial statements, thus disclosure is omitted.

(Notes to Balance Sheet)

*1. Minimum net assets designated in Article 67-4 of the Investment Trust Act

	(Thousand yen)	
	17th Fiscal Period (As of April 30, 2023)	18th Fiscal Period (As of October 31, 2023)
	50,000	50,000

2. Commitment line agreement

SHR has entered into a commitment line agreement with three financial institutions in order to secure flexible and stable financing.

	(Thousand yen)	
	17th Fiscal Period (As of April 30, 2023)	18th Fiscal Period (As of October 31, 2023)
Total amount of commitment line	15,000,000	15,000,000
Balance executed as loans	—	—
Unused line of credit	15,000,000	15,000,000

*3. Status of cancellation of own investment units

	17th Fiscal Period (As of April 30, 2023)	18th Fiscal Period (As of October 31, 2023)
Total number of units cancelled	49,651 units	49,651 units
Total amount cancelled	3,999,964 thousand yen	3,999,964 thousand yen

(Note) There were no cancellations of own investment units during the fiscal period under review.

*4. Matters concerning accounting for reserve and reversal of reserve for temporary difference adjustments

	(Thousand yen)	
	17th Fiscal Period (As of April 30, 2023)	18th Fiscal Period (As of October 31, 2023)
Gain on negative goodwill (*)		
Initial amount	1,556,827	1,556,827
Balance at beginning of period	417,038	194,129
Reserve amount during period	—	—
Reversal amount during period	222,908	194,129
Balance at end of period	194,129	—

Reason for reserve and reversal	Appropriated for distributions	Appropriated for distributions
	(*) This is part of the gain on negative goodwill that occurred in the past fiscal years, and from the fiscal period following the fiscal period in which it was accumulated, SHR plans to reverse 1% or more of the corresponding amount divided equally over 50 years and apply it to cash distributions.	(*) This is part of the gain on negative goodwill that occurred in the past fiscal years, and from the fiscal period following the fiscal period in which it was accumulated, SHR has planned to reverse 1% or more of the corresponding amount divided equally over 50 years and apply it to cash distributions, and then complete to reverse in the current fiscal period.

*5. Allowance for Temporary Difference Adjustments
 17th Fiscal Period (From November 1, 2022 to April 30, 2023)
 Not applicable.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

1. Reason for provision, related assets etc. and amount of provision

Related assets, etc.	Reason for provision	Initial amount	Balance at beginning of period	Amount of provision during period	Amount of reversal during period	Balance at end of period	Reason for reversal
Buildings in trust, etc.	Excess depreciation related to depreciation at merger	63,004	—	63,004	—	63,004	—
Deferred gains or losses on hedges	Incurrence of loss on valuation of interest swaps	7,099	—	7,099	—	7,099	—
Total		70,103	—	70,103	—	70,103	

2. Specific method of reversal

Item	Method of reversal
Buildings in trust, etc.	In principle, the allowance for temporary difference adjustments related to a merger is not reversed.
Deferred gains or losses on hedges	Schedule to be reversed based on changes in fair value of derivatives as hedging instruments.

(Notes to Statement of Income and Retained Earnings)

*1. Breakdown of property-related operating revenue and expenses

	(Thousand yen)			
	17th Fiscal Period (From November 1, 2022 to April 30, 2023)		18th Fiscal Period (From May 1, 2023 to October 31, 2023)	
A. Property-related operating revenue				
Rent revenue – real estate				
Rental income	14,540,845		14,521,624	
Other	368,034	14,908,879	372,922	14,894,546
Other lease business revenue				
Utilities revenue	216,387		257,660	
Other	232,852	449,239	232,230	489,891
Total property-related operating revenue		15,358,119		15,384,437
B. Property-related operating expenses				
Expenses related to rent business				
Subcontract expenses	621,291		623,370	
Property management fees	475,413		481,934	
Trust fees	49,506		38,173	
Utilities expenses	468,192		438,325	
Property and other taxes	1,066,052		1,134,233	
Insurance expenses	17,504		17,824	
Repair expenses	392,513		408,033	
Depreciation	2,627,759		2,637,563	
Other expenses related to rent business	825,218	6,543,453	816,690	6,596,150
Total property-related operating expenses		6,543,453		6,596,150
C. Property-related operating income [A – B]		8,814,666		8,788,287

*2. Breakdown of gain on sale of real estate properties

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

Not applicable.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

	(Thousand yen)
Sha Maison Stage Kanazawa Nishiizumi	
Proceeds from sale of real estate property	1,100,000
Cost of real estate property	984,307
Other sales expenses	38,776
Gain on sale of real estate property	76,915
	(Thousand yen)
Gotenyama SH Building	
Proceeds from sale of real estate property	7,000,000
Cost of real estate property	4,904,756
Other sales expenses	1,074,973
Gain on sale of real estate property	1,020,270

(Notes to Statement of Changes in Net Assets)

*1 Total number of authorized investment units and total number of investment units issued

	17th Fiscal Period (From November 1, 2022 to April 30, 2023)	18th Fiscal Period (From May 1, 2023 to October 31, 2023)
Total number of authorized investment units	20,000,000 units	20,000,000 units
Total number of investment units issued	4,381,482 units	4,381,482 units

(Notes to Statement of Cash Distributions)

*1 Reserve for temporary difference adjustments

17th Fiscal Period (From November 1, 2022 to April 30, 2023)	18th Fiscal Period (From May 1, 2023 to October 31, 2023)
With regard to the reserve for temporary difference adjustments, SHR plans to drawdown at least 1% of the reserve for each fiscal period (corresponding to the amount of the reserve expensed equally over 50 years) and appropriate the amount for cash distributions, starting from the fiscal period following the fiscal period in which the reserve was made. SHR decided to drawdown 194,129,553 yen for the 17th fiscal period.	—

*2 Allowance for Temporary Difference Adjustments

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

1. Reason for provision, related assets etc. and amount of provision

(Thousand yen)

Related assets, etc.	Reason for provision	Amount of allowance for temporary difference adjustments
Buildings in trust, etc.	Excess depreciation related to depreciation at merger	63,004
Deferred gains or losses on hedges	Incurrence of loss on valuation of interest swaps	7,099
Total		70,103

2. Specific method of reversal

Item	Method of reversal
Buildings in trust, etc.	In principle, the allowance for temporary difference adjustments related to a merger is not reversed.
Deferred gains or losses on hedges	Schedule to be reversed based on changes in fair value of derivatives as hedging instruments.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

1. Reason for provision, related assets etc. and amount of provision

(Thousand yen)

Related assets, etc.	Reason for provision	Amount of allowance for temporary difference adjustments
Buildings in trust, etc.	Excess depreciation related to depreciation at merger	303,722
Gain on sale of real estate properties	Record the split sales expenses as combined calculation	945,000
Total		1,248,722

2. Reason for reversal, related assets, etc. and amount of reversal

(Thousand yen)

Related assets, etc.	Reason for reversal	Amount of allowance for temporary difference adjustments
Deferred gains or losses on hedges	Changes in fair value of derivatives as hedging instruments.	4,323
Total		4,323

3. Specific method of reversal

Item	Method of reversal
Buildings in trust, etc.	In principle, the allowance for temporary difference adjustments related to a merger is not reversed.
Deferred gains or losses on hedges	Schedule to be reversed based on changes in fair value of derivatives as hedging instruments.
Gain on sale of real estate properties	Schedule to be reversed as of sale of applicable properties.

(Notes to Statement of Cash Flows)

*1 Reconciliation of cash and cash equivalents at end of period to the corresponding balance sheet items

(Thousand yen)

	17th Fiscal Period (From November 1, 2022 to April 30, 2023)	18th Fiscal Period (From May 1, 2023 to October 31, 2023)
Cash and deposits	10,950,123	15,062,344
Cash and deposits in trust	16,451,343	19,762,618
Cash and cash equivalents	27,401,467	34,824,962

(Transactions with Related Parties)

1. Parent company and major corporate unitholders

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

Not applicable.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

Not applicable.

2. Subsidiaries and affiliates

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

Not applicable.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

Not applicable.

3. Sister companies

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

Not applicable.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

Not applicable.

4. Directors and major individual unitholders

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

Not applicable.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

Not applicable.

(Revenue Recognition)

1. Breakdown of revenue from contracts with customers

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

(Thousand yen)

	Revenue from contracts with customers *1	Net sales to external customers
Sale of real estate, etc.	—	*2 —
Utilities revenue	216,387	216,387
Other	—	15,149,550
Total	216,387	15,365,937

*1 Rental revenue, etc. subject to ASBJ Statement No. 13, “Accounting Standard for Lease Transactions” is not included in “Revenue from Contracts with Customers” because such revenue is excluded from the application of the revenue recognition standard. Revenues from contracts with major customers consist of revenues from the sale of real estate and other assets and utilities revenue.

*2 Regarding the sale of real estate, etc., in accordance with Article 48, Paragraph 2 of the Regulations on Accounting of Investment Corporations (Cabinet Office Ordinance No. 47, 2006), gain on the sale of real estate properties, etc. is shown in the statement of income and retained earnings after deducting cost of real estate property and direct sales expenses from the proceeds from the sale of real estate, etc.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

(Thousand yen)

	Revenue from contracts with customers *1	Net sales to external customers
Sale of real estate, etc.	8,100,000	*2 1,097,186
Utilities revenue	257,660	257,660
Other	—	15,130,798
Total	8,357,660	16,485,645

*1 Rental revenue, etc. subject to ASBJ Statement No. 13, “Accounting Standard for Lease Transactions” is not included in “Revenue from Contracts with Customers” because such revenue is excluded from the application of the revenue recognition standard. Revenues from contracts with major customers consist of revenues from the sale of real estate and other assets and utilities revenue.

*2 Regarding the sale of real estate, etc., in accordance with Article 48, Paragraph 2 of the Regulations on Accounting of Investment Corporations (Cabinet Office Ordinance No. 47, 2006), gain on the sale of real estate properties, etc. is shown in the statement of income and retained earnings after deducting cost of real estate property and direct sales expenses from the proceeds from the sale of real estate, etc.

2. Information to understand revenue from contracts with customers

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

As stated in (7) Summary of Significant Accounting Policies

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

As stated in (7) Summary of Significant Accounting Policies

3. Information on the relationship between performance obligations under contracts with customers and cash flows resulting from such contracts, and the amount and timing of proceeds expected to be recognized in the next fiscal period or thereafter from contracts with customers existing at the end of this fiscal period
- (1) Balance of contract assets and contract liabilities, etc.

(Thousand yen)

	17th Fiscal Period (From November 1, 2022 to April 30, 2023)	18th Fiscal Period (From May 1, 2023 to October 31, 2023)
Claims arising from contracts with customers (Balance at beginning of period)	55,312	52,404
Claims arising from contracts with customers (Balance at end of period)	52,404	55,289
Contract assets (Balance at beginning of period)	—	—
Contract assets (Balance at end of period)	—	—
Contract liabilities (Balance at beginning of period)	—	—
Contract liabilities (Balance at end of period)	—	—

- (2) Transaction prices allocated to the remaining performance obligations

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

As of April 30, 2023, the transaction price allocated to the remaining performance obligations related to the sale of real estate, etc. is 70,000,000 thousand yen for which the sale and purchase agreement was entered into on March 29, 2023.

SHR assumes to recognize revenue for the remaining performance obligations as follows upon delivery of mentioned real estate.

(Thousand yen)

	Planned disposition date	Planned disposition price	Calculation period for revenue recognition
1	End of October 2023	7,000,000 (10%)	Ending October 2023 (FP 18)
2	End of April 2024	7,000,000 (10%)	Ending April 2024 (FP 19)
3	End of October 2024	7,000,000 (10%)	Ending October 2024 (FP 20)
4	End of April 2025	7,000,000 (10%)	Ending April 2025 (FP 21)
5	End of October 2025	7,000,000 (10%)	Ending October 2025 (FP 22)
6	End of April 2026	7,000,000 (10%)	Ending April 2026 (FP 23)
7	End of October 2026	7,000,000 (10%)	Ending October 2026 (FP 24)
8	End of April 2027	7,000,000 (10%)	Ending April 2027 (FP 25)
9	End of October 2027	7,000,000 (10%)	Ending October 2027 (FP 26)
10	End of April 2028	7,000,000 (10%)	Ending April 2028 (FP 27)

With regard to utilities revenue, SHR recognizes proceeds in the amount that SHR has the right to claim in accordance with Clause 19 of the Accounting Standard for Revenue Recognition, because SHR has the right to receive from the lessee, as the customer, an amount of compensation directly corresponding to the value of the items provided up to the end of the fiscal period. Accordingly, SHR applies the provisions of Clause 80-22(2) of Accounting Standard for Revenue Recognition and does not include related information in the notes on transaction prices allocated to the remaining performance obligations.

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

As of October 31, 2023, the transaction price allocated to the remaining performance obligations related to the sale of real estate, etc. is 63,000,000 thousand yen for which the sale and purchase agreement was entered into on March 29, 2023.

SHR assumes to recognize revenue for the remaining performance obligations as follows upon delivery of mentioned real estate.

	Planned disposition date	Planned disposition price	(Thousand yen) Calculation period for revenue recognition
2	End of April 2024	7,000,000 (10%)	Ending April 2024 (FP 19)
3	End of October 2024	7,000,000 (10%)	Ending October 2024 (FP 20)
4	End of April 2025	7,000,000 (10%)	Ending April 2025 (FP 21)
5	End of October 2025	7,000,000 (10%)	Ending October 2025 (FP 22)
6	End of April 2026	7,000,000 (10%)	Ending April 2026 (FP 23)
7	End of October 2026	7,000,000 (10%)	Ending October 2026 (FP 24)
8	End of April 2027	7,000,000 (10%)	Ending April 2027 (FP 25)
9	End of October 2027	7,000,000 (10%)	Ending October 2027 (FP 26)
10	End of April 2028	7,000,000 (10%)	Ending April 2028 (FP 27)

With regard to utilities revenue, SHR recognizes proceeds in the amount that SHR has the right to claim in accordance with Clause 19 of the Accounting Standard for Revenue Recognition, because SHR has the right to receive from the lessee, as the customer, an amount of compensation directly corresponding to the value of the items provided up to the end of the fiscal period. Accordingly, SHR applies the provisions of Clause 80-22(2) of Accounting Standard for Revenue Recognition and does not include related information in the notes on transaction prices allocated to the remaining performance obligations.

(Segment Information)

1. Segment information

Segment information is omitted because SHR operates a single segment, which is the real estate leasing business.

2. Related information

17th Fiscal Period (From November 1, 2022 to April 30, 2023)

(1) Information about products and services

Information about products and services is omitted because net sales to external customers for a single products and services category are in excess of 90% of operating revenue on the statement of income and retained earnings.

(2) Information about geographic areas

1) Operating revenue

Information about net sales is omitted because net sales to external customers in Japan are in excess of 90% of operating revenue on the statement of income and retained earnings.

2) Property, plant and equipment

Information about property, plant and equipment is omitted because the property, plant and equipment located in Japan is in excess of 90% of property, plant and equipment on the balance sheet.

(3) Information about major customers

(Thousand yen)

Name of customer	Operating revenue	Name of related segment
Sekisui House, Ltd.	1,363,547	Real estate leasing business

18th Fiscal Period (From May 1, 2023 to October 31, 2023)

(1) Information about products and services

Information about products and services is omitted because net sales to external customers for a single products and services category are in excess of 90% of operating revenue on the statement of income and retained earnings.

(2) Information about geographic areas

1) Operating revenue

Information about net sales is omitted because net sales to external customers in Japan are in excess of 90% of operating revenue on the statement of income and retained earnings.

2) Property, plant and equipment

Information about property, plant and equipment is omitted because the property, plant and equipment located in Japan is in excess of 90% of property, plant and equipment on the balance sheet.

(3) Information about major customers

(Thousand yen)

Name of customer	Operating revenue	Name of related segment
Sekisui House, Ltd.	1,363,712	Real estate leasing business

(Per Unit Information)

	17th Fiscal Period (From November 1, 2022 to April 30, 2023)	18th Fiscal Period (From May 1, 2023 to October 31, 2023)
Net assets per unit	67,013 yen	66,924 yen
Net income per unit	1,514 yen	1,690 yen

(Note 1) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units. In addition, diluted net income per unit is not stated because there are no dilutive investment units.

(Note 2) The basis for calculating net income per unit is as follows.

	17th Fiscal Period (From November 1, 2022 to April 30, 2023)	18th Fiscal Period (From May 1, 2023 to October 31, 2023)
Net income (Thousand yen)	6,637,238	7,408,653
Amount not attributable to common unitholders (Thousand yen)	—	—
Net income attributable to common investment units (Thousand yen)	6,637,238	7,408,653
Average number of investment units during period (Units)	4,381,482	4,381,482

(Significant Subsequent Events)

Not applicable.

(Additional Information)

1. Disposition of Asset

SHR decided on the disposition of trust beneficiary interest in domestic real estate and entered into a purchase and sale agreement as of March 29, 2023 as follows. The disposition of the quasi co-ownership interest in trust beneficiary interest is scheduled to be carried out in 10 equal installments, with 10/100 of the ownership share to be disposed on each planned disposition date. As of the date of this document, the first disposition has been executed, and a gain on sale of real estate properties is expected to be recorded during each calculation period as follows.

Property name	Type of use	Location	Total disposition price (Note 1) (million yen)	Planned disposition date (Note2)	Buyer
Gotenyama SH Building	Office building	Shinagawa-ku, Tokyo	70,000	stated as below	TIS Inc.

(Unit: million yen)

	Planned disposition date (Note 2)	Planned disposition price (Note 1)	Gain on disposition (expected) (Note 3)	Calculation period
2	End of April 2024	7,000 (10%)	2,079	Ending April 2024 (FP 19)
3	End of October 2024	7,000 (10%)	2,092	Ending October 2024 (FP 20)
4	End of April 2025	7,000 (10%)	2,104	Ending April 2025 (FP 21)
5	End of October 2025	7,000 (10%)	2,119	Ending October 2025 (FP 22)
6	End of April 2026	7,000 (10%)	2,133	Ending April 2026 (FP 23)
7	End of October 2026	7,000 (10%)	2,147	Ending October 2026 (FP 24)
8	End of April 2027	7,000 (10%)	2,161	Ending April 2027 (FP 25)
9	End of October 2027	7,000 (10%)	2,175	Ending October 2027 (FP 26)
10	End of April 2028	7,000 (10%)	2,189	Ending April 2028 (FP 27)

- (Note 1) "Total disposition price" and "Planned disposition price" is the sale and purchase price stated in the sale and purchase agreement for the quasi co-ownership interest in trust beneficiary interest (excluding consumption tax, local consumption tax, commission for sales, and other various expenses; rounded down to the nearest million yen).
- (Note 2) In the event that the "planned disposition date" is not a business day, the said date will be the immediately preceding business day.
- (Note 3) "Gain on disposition (expected)" is the approximate value to be recorded on each planned disposition date as of the date of this document and is subject to change.

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

The following table sets forth the increase (/decrease) in unitholders' capital and the total number of investment units issued and outstanding for the last five years from the end of the fiscal period under review.

Date	Event	Unitholders' capital (million yen)		Total number of investment units issued and outstanding (units)		Note
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
June 10, 2019	Public offering	37,162	147,351	501,500	4,263,591	(Note 1)
July 9, 2019	Third-party allotment	1,858	149,210	25,075	4,288,666	(Note 2)
November 1, 2021	Public offering	11,652	160,862	137,500	4,426,166	(Note 3)
November 29, 2021	Third-party allotment	420	161,283	4,967	4,431,133	(Note 4)
October 17, 2022	Cancellation	—	161,283	(49,651)	4,381,482	(Note 5)

(Note 1) New investment units were issued at an issue price of 76,537 yen (with the issue amount being 74,103 yen) per unit through a public offering to procure funds for the acquisition of new properties.

(Note 2) New investment units were issued at an issue amount of 74,103 yen per unit by way of third-party allotment, with the proceeds thereof intended to be used for the partial repayment of the short-term loans that had been taken up to finance the acquisition of new properties.

(Note 3) New investment units were issued at an issue price of 87,574 yen (with the issue amount being 84,744 yen) per unit through a public offering to procure funds for the acquisition of new properties.

(Note 4) New investment units were issued at an issue amount of 84,744 yen per unit by way of third-party allotment, with the proceeds thereof intended to be used for the acquisition of new properties.

(Note 5) From June 16, 2022 to September 7, 2022, SHR acquired its own investment units through market purchases via the Tokyo Stock Exchange based on a discretionary transaction contract with a securities company. As resolved at SHR's Board of Directors Meeting on September 30, 2022, all acquired investment units were canceled on October 17, 2022. In addition, funds related to the buyback of investment units were deducted from the capital surplus, thus there is no change in Unitholders' Capital.

3. Reference Information

(1) Information Regarding Prices of Assets Under Management

① Investment Status

Type of asset	Asset category	Geographical area, etc.	17th fiscal period (As of Apr. 30, 2023)		18th Fiscal Period (As of Oct. 31, 2023)	
			Total amount held (million yen) (Note 1)	Ratio to total assets (%) (Note 2)	Total amount held (million yen) (Note 1)	Ratio to total assets (%) (Note 2)
Real estate in trust	Residential properties	Greater Tokyo	208,848	36.7	208,676	36.6
		Other areas	55,642	9.8	54,498	9.6
	Commercial properties	Three major metropolitan areas	273,498	48.0	267,810	47.0
		Other areas	—	—	—	—
Total of real estate in trust			537,989	94.5	530,985	93.2
Silent partnership equity interests (Note 4)			684	0.1	668	0.1
Deposits and other assets			30,531	5.4	37,824	6.6
Total amount of assets			569,205	100.0	569,478	100.0
Total amount in liabilities			275,587	48.4	276,251	48.5
Total amount in net income			293,617	51.6	293,226	51.5

(Note 1) "Total amount held" is the carrying amount (or, for real estate in trust, the depreciated book value) as of the end of each fiscal period, rounded down to the nearest million yen.

(Note 2) Figures for "Ratio to total assets" have been rounded to the nearest first decimal place.

(Note 3) SHR does not own any overseas real estate, etc. as of the end of the fiscal period under review.

(Note 4) This is the equity interest in a silent partnership with Godo Kaisha Gemini1 and Godo Kaisha Gemini2 as the business operator.

② Investment Assets

(i) Details of Investment Securities

The following are the details for investment securities as of the end of the fiscal period under review.

Type	Region	Quantity	Stock name	Book Value (thousand yen)	Valuation (thousand yen) (Note 1)	Ratio to total assets (%) (Note 2)
Silent Partnership Equity Interests (Note 3)	Domestic	—	Silent partnership equity interests with Gemini1 LLC as the operator	455,423	455,423	0.1
Silent Partnership Equity Interests (Note 4)	Domestic	—	Silent partnership equity interests with Gemini2 LLC as the operator	213,231	213,231	0.0

(Note 1) "Valuation" is the book value.

(Note 2) "Ratio to total assets" is rounded to the first decimal place.

(Note 3) The underlying asset refers to 34.55% quasi co-ownership interest of the trust beneficiary interest in real estate regarding the compartmentalized ownership interest in all of the exclusively-owned portions of the 1st floor underground through 4th floor above ground and 11th floor through 19th floor above ground of the "Akasaka Garden City" building, as well as the accompanying right of site (ratio of right of site: 662,768/1,000,000 (or approximately 66.3%)), which has not yet been acquired by SHR.

(Note 4) The underlying asset refers to the trust beneficiary interest in real estate of "Ningyocho PREX".

(ii) Investment Properties

Not applicable.

(iii) Other Major Investment Assets

(a) Property Overview, Price and Investment Ratio

An overview of the properties owned by SHR as of the end of the fiscal period under review is as follows.

Type	Property No. (Note 1)	Property Name	Location (Note 2)	Acquisition price (million yen)	Investment ratio (%) (Note 3)	Book value at the end of the period (million yen) (Note 4)	Appraisal value at the end of the period (million yen) (Note 5)	Completion date (Note 2)	Acquisition date (Note 6)
Residence	R-001	Esty Maison Ginza	Chuo-ku, Tokyo	6,540	1.2	6,575	8,110	February 2005	May 2018
	R-002	Esty Maison Azabunagasaka	Minato-ku, Tokyo	1,790	0.3	1,761	2,090	January 2004	May 2018
	R-003	Esty Maison Ebisu II	Shibuya-ku, Tokyo	2,040	0.4	2,020	2,520	June 2003	May 2018
	R-004	Esty Maison Ebisu	Shibuya-ku, Tokyo	873	0.2	910	971	October 2004	May 2018
	R-005	Esty Maison Kanda	Chiyoda-ku, Tokyo	1,610	0.3	1,531	2,040	February 2004	May 2018
	R-006	Esty Maison Kitashinjuku	Shinjuku-ku, Tokyo	1,590	0.3	1,513	1,960	August 2004	May 2018
	R-007	Esty Maison Asakusakomagata	Taito-ku, Tokyo	2,190	0.4	2,052	2,690	July 2004	May 2018
	R-008	Esty Maison Kawasaki	Kawasaki-shi, Kanagawa	2,400	0.4	2,337	3,040	July 2004	May 2018
	R-010	Esty Maison Kameido	Koto-ku, Tokyo	1,580	0.3	1,453	1,970	November 2005	May 2018
	R-011	Esty Maison Meguro	Minato-ku, Tokyo	1,060	0.2	1,059	1,430	November 2005	May 2018
	R-012	Esty Maison Sugamo	Toshima-ku, Tokyo	1,630	0.3	1,579	1,980	February 2007	May 2018
	R-013	Esty Maison Kyobashi	Osaka-shi, Osaka	2,970	0.5	2,860	3,210	March 2006	May 2018
	R-014	Esty Maison Hakuraku	Yokohama-shi, Kanagawa	931	0.2	871	1,010	February 2006	May 2018
	R-015	Esty Maison Minamihorie	Osaka-shi, Osaka	1,060	0.2	1,105	1,200	February 2007	May 2018
	R-016	Esty Maison Gotanda (Note 7)	Shinagawa-ku, Tokyo	3,110	0.6	3,010	3,760	March 2006	May 2018
	R-017	Esty Maison Oisendaizaka	Shinagawa-ku, Tokyo	2,720	0.5	2,665	3,220	August 2006	May 2018
	R-018	Esty Maison Shinagawa Seaside	Shinagawa-ku, Tokyo	2,050	0.4	2,106	2,600	June 2006	May 2018
	R-019	Esty Maison Minamiaizabu	Minato-ku, Tokyo	1,250	0.2	1,286	1,460	August 2006	May 2018
	R-021	Esty Maison Kawasaki II	Kawasaki-shi, Kanagawa	1,910	0.3	1,849	2,530	February 2007	May 2018
	R-022	Esty Maison Azabujuban	Minato-ku, Tokyo	2,690	0.5	2,703	3,140	February 2007	May 2018
	R-023	Esty Maison Itabashihoncho	Itabashi-ku, Tokyo	937	0.2	960	1,070	February 2007	May 2018
	R-027	Esty Maison Musashikoyama (Note 8)	Shinagawa-ku, Tokyo	1,050	0.2	994	1,250	November 2007	May 2018
	R-028	Esty Maison Sendagi (Note 9)	Bunkyo-ku, Tokyo	698	0.1	668	842	January 2008	May 2018
	R-030	Esty Maison Hakatahigashi	Fukuoka-shi, Fukuoka	2,400	0.4	2,147	2,800	November 2007	May 2018
	R-033	Prime Maison Musashinonomori	Kodaira-shi, Tokyo	1,850	0.3	1,882	2,390	December 2007	May 2018
	R-034	Prime Maison Higashisakura	Nagoya-shi, Aichi	1,500	0.3	1,526	1,820	February 2008	May 2018
	R-035	Prime Maison Kavabakoen	Nagoya-shi, Aichi	801	0.1	804	989	November 2006	May 2018
	R-036	Esty Maison Sangenjaya II	Setagaya-ku, Tokyo	785	0.1	753	986	January 2008	May 2018
	R-037	Esty Maison Itabashi C6	Itabashi-ku, Tokyo	2,560	0.5	2,420	3,030	March 2008	May 2018
	R-038	Sha Maison Stage Hakata (Note 10)	Fukuoka-shi, Fukuoka	2,360	0.4	2,265	2,860	January 2005	May 2018
	R-039	Esty Maison Kinshicho	Sumida-ku, Tokyo	1,260	0.2	1,183	1,510	September 2006	May 2018
	R-040	Esty Maison Musashikoganei	Koganei-shi, Tokyo	1,790	0.3	1,728	2,220	February 2005	May 2018

Type	Property No. (Note 1)	Property Name	Location (Note 2)	Acquisition price (million yen)	Investment ratio (%) (Note 3)	Book value at the end of the period (million yen) (Note 4)	Appraisal value at the end of the period (million yen) (Note 5)	Completion date (Note 2)	Acquisition date (Note 6)
Residence	R-041	Prime Maison Gokiso	Nagoya-shi, Aichi	1,950	0.4	1,904	2,280	October 2008	May 2018
	R-042	Prime Maison Yuhigaoka	Osaka-shi, Osaka	909	0.2	904	1,200	February 2007	May 2018
	R-043	Prime Maison Kitatanabe	Osaka-shi, Osaka	601	0.1	603	767	June 2006	May 2018
	R-044	Prime Maison Momochihama	Fukuoka-shi, Fukuoka	1,940	0.4	1,898	2,300	February 1996	May 2018
	R-045	Esty Maison Akihabara	Taito-ku, Tokyo	1,930	0.4	1,872	2,230	February 2006	May 2018
	R-046	Esty Maison Sasazuka	Shibuya-ku, Tokyo	3,340	0.6	3,352	3,890	September 2004	May 2018
	R-047	Prime Maison Ginza East	Chuo-ku, Tokyo	6,250	1.1	6,123	7,380	February 2006	May 2018
	R-048	Prime Maison Takami	Nagoya-shi, Aichi	1,050	0.2	1,042	1,190	August 2008	May 2018
	R-049	Prime Maison Yadaminami	Nagoya-shi, Aichi	812	0.1	828	965	July 2007	May 2018
	R-050	Prime Maison Teriha	Fukuoka-shi, Fukuoka	1,260	0.2	1,140	1,380	August 2005	May 2018
	R-051	Esty Maison Higashishirakabe	Nagoya-shi, Aichi	1,580	0.3	1,632	1,850	February 2006	May 2018
	R-052	Esty Maison Sengoku	Bunkyo-ku, Tokyo	1,360	0.2	1,319	1,520	August 2009	May 2018
	R-053	Esty Maison Daizawa	Setagaya-ku, Tokyo	2,270	0.4	2,207	2,650	February 2010	May 2018
	R-054	Esty Maison Togoshi	Shinagawa-ku, Tokyo	1,770	0.3	1,697	2,140	June 2009	May 2018
	R-055	Esty Maison Nishitemma	Osaka-shi, Osaka	1,680	0.3	1,574	1,890	November 2007	May 2018
	R-056	Esty Maison Shirokanedai	Shinagawa-ku, Tokyo	2,400	0.4	2,361	3,190	September 2003	May 2018
	R-057	Esty Maison Higashishinjuku	Shinjuku-ku, Tokyo	1,680	0.3	1,581	2,160	April 2009	May 2018
	R-058	Esty Maison Motoazabu	Minato-ku, Tokyo	1,540	0.3	1,496	2,000	November 2009	May 2018
	R-059	Esty Maison Toritsudaigaku	Meguro-ku, Tokyo	861	0.2	833	1,080	February 2009	May 2018
	R-060	Esty Maison Musashikoyama II	Shinagawa-ku, Tokyo	1,030	0.2	980	1,230	May 2009	May 2018
	R-061	Esty Maison Nakano	Nakano-ku, Tokyo	1,870	0.3	1,865	2,150	June 2009	May 2018
	R-062	Esty Maison Shinnakano	Nakano-ku, Tokyo	1,020	0.2	966	1,140	October 2009	May 2018
	R-063	Esty Maison Nakanofujimicho	Nakano-ku, Tokyo	984	0.2	945	1,150	February 2009	May 2018
	R-064	Esty Maison Tetsugakudo	Nakano-ku, Tokyo	1,160	0.2	1,089	1,320	October 2009	May 2018
	R-065	Esty Maison Koenji	Suginami-ku, Tokyo	1,160	0.2	1,119	1,430	March 2009	May 2018
	R-066	Esty Maison Oshiage	Sumida-ku, Tokyo	2,490	0.5	2,358	2,990	April 2010	May 2018
	R-067	Esty Maison Akabane	Kita-ku, Tokyo	3,290	0.6	3,188	3,780	November 2009	May 2018
	R-068	Esty Maison Oji	Kita-ku, Tokyo	1,650	0.3	1,539	1,930	July 2010	May 2018
	R-069	Prime Maison Waseda	Shinjuku-ku, Tokyo	1,580	0.3	1,479	2,040	November 2012	May 2018
	R-070	Prime Maison Hatchobori	Chuo-ku, Tokyo	1,460	0.3	1,350	1,740	November 2012	May 2018
R-071	Prime Maison Jimbocho	Chiyoda-ku, Tokyo	1,960	0.4	1,831	2,300	March 2013	May 2018	
R-072	Prime Maison Gotenyama East	Shinagawa-ku, Tokyo	2,910	0.5	2,858	3,610	January 2011	May 2018	
R-073	Sha Maison Stage Akihabara	Chiyoda-ku, Tokyo	555	0.1	583	652	October 2006	May 2018	
R-074	Esty Maison Aoi	Nagoya-shi, Aichi	2,460	0.4	2,321	2,650	October 2007	May 2018	
R-075	Esty Maison Yakuin	Fukuoka-shi, Fukuoka	2,430	0.4	2,527	2,850	February 2006	May 2018	

Type	Property No. (Note 1)	Property Name	Location (Note 2)	Acquisition price (million yen)	Investment ratio (%) (Note 3)	Book value at the end of the period (million yen) (Note 4)	Appraisal value at the end of the period (million yen) (Note 5)	Completion date (Note 2)	Acquisition date (Note 6)
Residence	R-076	Esty Maison Kinshicho II	Sumida-ku, Tokyo	8,250	1.5	7,779	10,700	January 2008	May 2018
	R-077	Esty Maison Ojima	Koto-ku, Tokyo	8,630	1.6	8,174	12,100	September 2007	May 2018
	R-078	Prime Maison Fujimidai	Nagoya-shi, Aichi	2,070	0.4	2,122	2,290	April 2007	May 2018
	R-079	Esty Maison Tsurumai	Nagoya-shi, Aichi	4,490	0.8	4,476	5,100	November 1999	May 2018
	R-080	Prime Maison Morishita	Koto-ku, Tokyo	1,930	0.4	1,793	2,260	May 2013	May 2018
	R-081	Prime Maison Shinagawa	Shinagawa-ku, Tokyo	1,960	0.4	1,856	2,300	February 2014	May 2018
	R-082	Prime Maison Odorikoen	Sapporo-shi, Hokkaido	3,160	0.6	2,988	3,280	December 2008	May 2018
	R-083	Prime Maison Minami 2-jo	Sapporo-shi, Hokkaido	1,930	0.4	1,774	2,070	November 2009	May 2018
	R-084	Prime Maison Kamokamogawa	Sapporo-shi, Hokkaido	1,250	0.2	1,145	1,290	October 2009	May 2018
	R-085	Prime Maison Central Park (Note 11)	Fukuoka-shi, Fukuoka	2,309	0.4	2,084	2,535	February 2011	May 2018
	R-086	Sha Maison Stage Yahiro	Sumida-ku, Tokyo	1,910	0.3	1,793	2,160	January 2011	May 2018
	R-087	Prime Maison Ebisu	Shibuya-ku, Tokyo	4,360	0.8	4,211	5,960	June 2014	May 2018
	R-089	Esty Maison Unomori	Yokkaichi-shi, Mie	830	0.2	740	836	April 2009	May 2018
	R-091	Sha Maison Stage Hino	Hino-shi, Tokyo	1,390	0.3	1,352	1,580	January 2010	May 2018
	R-092	Prime Maison Yokohama Nihon-odori	Yokohama-shi, Kanagawa	4,870	0.9	4,513	5,260	June 2014	May 2018
	R-093	Kobe Women's Student Housing	Kobe-shi, Hyogo	5,880	1.1	5,113	6,360	February 2002	May 2018
	R-094	Prime Maison Shibuya	Shibuya-ku, Tokyo	2,430	0.4	2,361	2,800	July 2014	May 2018
	R-095	Prime Maison Hatsudai	Shibuya-ku, Tokyo	3,010	0.5	2,872	3,400	December 2014	May 2018
	R-096	Esty Maison Uemachidai	Osaka-shi, Osaka	1,040	0.2	1,041	1,260	August 2005	May 2018
	R-098	Prime Maison Shirokane-takanawa	Minato-ku, Tokyo	4,900	0.9	4,739	5,530	June 2015	May 2018
	R-099	Prime Maison Ichigayayamabushicho	Shinjuku-ku, Tokyo	4,220	0.8	4,056	4,290	October 2015	May 2018
	R-100	Esty Maison Morishita	Sumida-ku, Tokyo	655	0.1	621	740	February 2017	May 2018
	R-101	Prime Maison Shirokanedai Tower	Shinagawa-ku, Tokyo	7,950	1.4	7,851	11,200	May 2016	May 2018
	R-102	Prime Maison Otsuka	Toshima-ku, Tokyo	3,700	0.7	3,629	4,900	January 2017	May 2018
	R-103	Prime Maison Asakusabashi	Taito-ku, Tokyo	1,680	0.3	1,656	2,190	October 2016	May 2018
	R-104	Prime Maison Daikanyama	Meguro-ku, Tokyo	2,520	0.5	2,492	3,510	January 2017	May 2018
	R-105	Prime Maison Gotenyama West	Shinagawa-ku, Tokyo	3,400	0.6	3,385	4,920	January 2011	May 2018
	R-106	Esty Maison Toyosu Residence (Note 12)	Koto-ku, Tokyo	6,050	1.1	5,592	7,760	February 2008	May 2018
	R-108	Esty Maison Ijiri	Fukuoka-shi, Fukuoka	390	0.1	431	437	January 2008	January 2019
	R-109	Prime Maison Mitatsunamachi	Minato-ku, Tokyo	2,040	0.4	2,026	2,530	October 2017	June 2019
R-110	Prime Maison Hongo	Bunkyo-ku, Tokyo	2,600	0.5	2,573	3,050	March 2018	June 2019	
R-111	Prime Maison Kuramae	Taito-ku, Tokyo	2,190	0.4	2,159	2,600	November 2018	June 2019	
R-112	Esty Maison Yokohama-aobadai (Note 13)	Yokohama-shi, Kanagawa	3,020	0.6	2,977	3,660	July 1990	June 2019 September 2019	
R-113	Esty Maison Shizuoka Takajo	Shizuoka-shi, Shizuoka	660	0.1	659	656	February 2006	January 2020	

Type	Property No. (Note 1)	Property Name	Location (Note 2)	Acquisition price (million yen)	Investment ratio (%) (Note 3)	Book value at the end of the period (million yen) (Note 4)	Appraisal value at the end of the period (million yen) (Note 5)	Completion date (Note 2)	Acquisition date (Note 6)
Residence	R-114	Sha Maison Stage Hirose-dori	Sendai-shi, Miyagi	865	0.2	966	972	January 2006	April 2020
	R-115	Esty Maison HIGASHIBETSUIN	Nagoya-shi, Aichi	2,190	0.4	2,259	2,230	February 2009	April 2021
	R-116	Esty Maison Kayaba	Nagoya-shi, Aichi	900	0.2	931	958	February 2012	April 2021
	R-117	Esty Maison SHIRAKABEMINAMI	Nagoya-shi, Aichi	660	0.1	679	708	January 2014	April 2021
	R-118	Prime Maison Shimokitazawa	Setagaya-ku, Tokyo	2,580	0.5	2,624	2,840	December 2019	September 2021
	R-119	Prime Maison Meguro	Meguro-ku, Tokyo	2,310	0.4	2,344	2,560	August 2018	September 2021
	R-120	Prime Maison Ryogoku	Sumida-ku, Tokyo	1,530	0.3	1,561	1,630	February 2019	September 2021
	R-121	Prime Maison Nakameguro	Meguro-ku, Tokyo	10,000	1.8	10,155	11,200	November 2019	February 2022
	R-122	Prime Maison Itabashi	Itabashi-ku, Tokyo	4,800	0.9	4,920	5,220	February 2019	February 2022
	R-123	Prime Maison EGOTANOMORI (Note 14)	Nakano-ku, Tokyo	10,500	1.9	10,940	10,900	July 2018	August 2022
	R-124	Prime Maison Waseda dori	Shinjuku-ku, Tokyo	2,200	0.4	2,250	2,690	February 2020	August 2022
	R-125	Esty Maison Noborito	Kawasaki-shi, Kanagawa	490	0.1	520	510	January 2008	October 2023
	Residence Subtotal				269,876	49.2	263,174	321,654	—
Office building	O-001	Garden City Shinagawa Gotenyama	Shinagawa-ku, Tokyo	71,950	13.1	69,408	66,700	February 2011	December 2014 May 2016 May 2017 June 2019
	O-002	Gotenyama SH Building (Note 15)	Shinagawa-ku, Tokyo	46,350	8.4	44,142	57,100	February 2011	December 2014
	O-003	Hommachi Minami Garden City	Osaka-shi, Osaka	44,000	8.0	41,743	54,600	February 2011	December 2014 June 2019
	O-004	Hommachi Garden City (Office building portion) (Note 16)	Osaka-shi, Osaka	38,600	7.0	35,716	44,200	May 2010	May 2015
	O-005	HK Yodoyabashi Garden Avenue (Note 17)	Osaka-shi, Osaka	4,400	0.8	4,168	6,330	July 2015	May 2016
	O-006	Hirokoji Garden Avenue	Nagoya-shi, Aichi	6,350	1.2	6,090	7,450	March 2011	May 2016
	O-007	Akasaka Garden City (Note 18)	Minato-ku, Tokyo	50,000	9.1	49,949	52,800	January 2006	June 2019 November 2021
Office Building Subtotal				261,650	47.7	251,219	289,180	—	—
Hotel	H-001	Hommachi Garden City (Hotel portion) (Note 16)	Osaka-shi, Osaka	17,200	3.1	16,590	16,700	May 2010	May 2017
Hotel Subtotal				17,200	3.1	16,590	16,700	—	—
Portfolio Total				548,726	100.0	530,985	627,534	—	—

(Note 1) "Property No." is classified by use of properties held by SHR, whereby each property is given a number and any of the following letters: R representing residences, O representing office buildings, and H representing hotels, respectively.

(Note 2) "Location" and "Completion date" is indicated based on the statement in the registry. If there are multiple statements of locations in the registry, either one of them is indicated.

(Note 3) "Investment ratio" indicates the ratio of acquisition price of each asset to the total acquisition price of assets held. Therefore, total of investment ratio of residences, office buildings and hotels may not be 100%. Figures are rounded to the nearest first decimal place.

(Note 4) "Book value at the end of the period" refers to the depreciated book value of each property as of the end of the fiscal period under review, rounded down to the nearest million yen.

(Note 5) "Appraisal value at the end of the period" for each fiscal period ending April refers to the appraisal value stated in each real estate appraisal report with the valuation date ending April, and for each fiscal period ending October, each survey value stated in each real estate appraisal report or the result of a price survey stated in each survey report that does not conform to the real estate appraisal standards with the valuation date ending October, rounded down to the nearest million yen.

(Note 6) "Acquisition date" is based on the effective date of the merger for properties acquired through the Investment Corporation merger.

(Note 7) For Esty Maison Gotanda, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to part of the exclusively-owned portions of the building and for the accompanying right of site (ratio of right of site: 387,036/426,933 (or approximately 90.7%)).

- (Note 8) For Esty Maison Musashikoyama, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to part of the exclusively-owned portions of the building and for the accompanying right of site (ratio of right of site: 117,678/127,609 (or approximately 92.2%)).
- (Note 9) For Esty Maison Sendagi, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to part of the exclusively-owned portions of the building and for the accompanying right of site (ratio of right of site: 89,730/103,842 (or approximately 86.4%)).
- (Note 10) Sha Maison Stage Hakata is a property on a leased land owned by the Urban Renaissance Agency and for which a general fixed term leasehold right is established with a lease term of 50 years from December 1, 2002.
- (Note 11) Part of the land of Prime Maison Central Park (lot number: 23-32) is a leased land, while the building (store) on the leased land is owned by the lessee.
- (Note 12) Esty Maison Toyosu Residence is a property on a leased land owned by the Urban Renaissance Agency and for which a general fixed-term leasehold right is established with a lease term of 65 years from March 17, 2006.
- (Note 13) Esty Maison Yokohama-aobadai is comprised of two buildings, Esty Maison Yokohama-aobadai North acquired on June 10, 2019 (completed in July 2018) and Esty Maison Yokohama-aobadai South acquired on September 27, 2019 (completed in July 1990). As the two buildings are located on the same site, SHR manages these buildings as a single property referring to collectively as Esty Maison Yokohama-aobadai and the total amount of each building is indicated. The above "Completion date" indicates the completion date of Esty Maison Yokohama-aobadai South for convenience. In addition, throughout this document the property may be described separately as Esty Maison Yokohama-aobadai North and Esty Maison Yokohama-aobadai South. The same applies hereinafter.
- (Note 14) Prime Maison EGOTANOMORI is a property on a leased land owned by the Urban Renaissance Agency and for which a general fixed-term leasehold right is established with a lease term of 70 years from April 24, 2015.
- (Note 15) As of October 31, 2023, SHR has disposed 10/100 (10.0%) quasi co-ownership interest in "Gotenyama SH Building", and owns 90.0% of the quasi co-ownership interest in the real estate trust beneficiary for this property. Therefore, the "Appraisal value at the end of the period" of "Gotenyama SH Building" is the amount corresponding to the quasi co-ownership interest held by SHR.
- (Note 16) "Hommachi Garden City" comprises the portions used as office building and retail property ("Hommachi Garden City (Office building portion)") and the portions used as a hotel ("Hommachi Garden City (Hotel portion)"). In this document, the overview and other information regarding the property may be described separately for the Office building portion and the Hotel portion. The same applies hereinafter.
- (Note 17) For HK Yodoyabashi Garden Avenue, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to all of the exclusively owned portions of the 1st through 6th floors above ground of the building and for the accompanying right of site (ratio of right of site: 405,901/1,000,000 (or approximately 40.6%)).
- (Note 18) For "Akasaka Garden City", as of June 10, 2019, SHR owned 65.45% quasi co-ownership interest of trust beneficiary interest in real estate regarding the compartmentalized ownership interest in all of the exclusively-owned portions of the 1st floor under ground through 4th floor above ground and 11th floor through 19th floor above ground of the building, as well as the accompanying right of site (ratio of right of site: 662,768/1,000,000 (or approximately 66.3%)). As of November 1, 2021, SHR acquired the trust beneficiary interest in all of the exclusively-owned portions of the 5th floor through 9th floor above ground of the building, as well as the accompanying right of site (ratio of right of site: 273,490/1,000,000 (or approximately 27.3%)) and in 96.05% of co-ownership of all of the exclusively-owned portions of the 10th floor above ground of the building, as well as the accompanying right of site (ratio of right of site: 54,698/1,000,000 (or approximately 5.5%)), and the figures indicate the value corresponding to the portions owned by SHR.

(b) Overview of Lease Status

① Overview of lease status

The following table sets forth an overview of the leasing status of the properties owned by SHR during the fiscal period under review.

Type	Property No.	Property Name	Real Estate Rental Revenue (during fiscal period) (million yen) (Note 1)	Ratio to Total Real Estate Rental Revenue (%) (Note 2)	Total Number of Tenants (Note 3)	Leasable Area (㎡) (Note 4)	Leased Area (㎡) (Note 5)	Occupancy Rate (%) (Note 6)
Residence	R-001	Esty Maison Ginza	178	1.2	1	5,515.43	5,387.24	97.7
	R-002	Esty Maison Azabunagasaka	50	0.3	1	2,019.10	1,916.52	94.9
	R-003	Esty Maison Ebisu II	59	0.4	1	2,062.10	1,973.32	95.7
	R-004	Esty Maison Ebisu	23	0.2	1	781.02	781.02	100.0
	R-005	Esty Maison Kanda	47	0.3	1	1,706.54	1,662.46	97.4
	R-006	Esty Maison Kitashinjuku	48	0.3	1	1,881.19	1,837.76	97.7
	R-007	Esty Maison Asakusakomagata	66	0.4	1	2,978.28	2,817.69	94.6
	R-008	Esty Maison Kawasaki	75	0.5	1	3,741.01	3,491.25	93.3
	R-010	Esty Maison Kameido	54	0.4	1	2,279.21	2,279.21	100.0
	R-011	Esty Maison Meguro	30	0.2	1	1,070.13	976.40	91.2
	R-012	Esty Maison Sugamo	51	0.3	1	2,619.17	2,619.17	100.0
	R-013	Esty Maison Kyobashi	91	0.6	1	4,613.04	4,484.04	97.2
	R-014	Esty Maison Hakuraku	31	0.2	1	1,285.83	1,285.83	100.0
	R-015	Esty Maison Minamihorie	34	0.2	1	1,804.48	1,779.11	98.6
	R-016	Esty Maison Gotanda	94	0.6	1	3,871.15	3,705.77	95.7
	R-017	Esty Maison Oisendaizaka	82	0.5	1	2,979.85	2,932.39	98.4
	R-018	Esty Maison Shinagawa Seaside	66	0.4	1	2,602.30	2,486.96	95.6
	R-019	Esty Maison Minamiazabu	33	0.2	1	1,082.12	1,040.50	96.2
	R-021	Esty Maison Kawasaki II	65	0.4	1	2,824.86	2,759.69	97.7
	R-022	Esty Maison Azabujuban	64	0.4	1	1,755.31	1,685.87	96.0
	R-023	Esty Maison Itabashihoncho	30	0.2	1	1,274.49	1,274.49	100.0
	R-027	Esty Maison Musashikoyama	32	0.2	1	1,176.78	1,176.78	100.0
	R-028	Esty Maison Sendagi	23	0.2	1	897.30	872.83	97.3
	R-030	Esty Maison Hakatahigashi	87	0.6	1	9,106.08	9,038.22	99.3
	R-033	Prime Maison Musashinonomori	67	0.4	1	3,924.58	3,924.58	100.0
	R-034	Prime Maison Higashisakura	49	0.3	1	3,118.11	2,743.95	88.0
	R-035	Prime Maison Kayabakoen	31	0.2	1	2,163.98	2,082.98	96.3
	R-036	Esty Maison Sangenjaya II	23	0.2	1	894.64	868.50	97.1
	R-037	Esty Maison Itabashi C6	81	0.5	1	4,036.66	3,893.83	96.5
	R-038	Sha Maison Stage Hakata	95	0.6	1	9,614.80	9,614.80	100.0
	R-039	Esty Maison Kinshicho	36	0.2	1	1,611.54	1,611.54	100.0
	R-040	Esty Maison Musashikoganei	56	0.4	1	2,275.24	2,208.34	97.1
R-041	Prime Maison Gokiso	64	0.4	1	4,427.65	4,127.01	93.2	
R-042	Prime Maison Yuhigaoka	30	0.2	1	2,040.35	2,040.35	100.0	

Type	Property No.	Property Name	Real Estate Rental Revenue (during fiscal period) (million yen) (Note 1)	Ratio to Total Real Estate Rental Revenue (%) (Note 2)	Total Number of Tenants (Note 3)	Leasable Area (m ²) (Note 4)	Leased Area (m ²) (Note 5)	Occupancy Rate (%) (Note 6)
Residence	R-043	Prime Maison Kitatanabe	22	0.1	1	1,798.97	1,798.97	100.0
	R-044	Prime Maison Momochihama	69	0.4	1	7,514.76	7,514.76	100.0
	R-045	Esty Maison Akihabara	56	0.4	1	2,324.65	2,265.67	97.5
	R-046	Esty Maison Sasazuka	92	0.6	1	3,701.70	3,576.08	96.6
	R-047	Prime Maison Ginza East	182	1.2	1	6,177.20	6,057.10	98.1
	R-048	Prime Maison Takami	33	0.2	1	2,016.79	1,871.79	92.8
	R-049	Prime Maison Yadaminami	27	0.2	1	2,168.59	1,843.77	85.0
	R-050	Prime Maison Teriha	53	0.3	1	6,728.20	6,728.20	100.0
	R-051	Esty Maison Higashishirakabe	46	0.3	1	4,014.07	4,014.07	100.0
	R-052	Esty Maison Sengoku	38	0.3	1	1,498.13	1,498.13	100.0
	R-053	Esty Maison Daizawa	62	0.4	1	2,352.90	2,270.95	96.5
	R-054	Esty Maison Togoshi	51	0.3	1	1,943.17	1,902.63	97.9
	R-055	Esty Maison Nishitemma	51	0.3	1	2,877.90	2,877.90	100.0
	R-056	Esty Maison Shirokanedai	78	0.5	1	2,675.11	2,510.15	93.8
	R-057	Esty Maison Higashishinjuku	48	0.3	1	1,889.50	1,734.74	91.8
	R-058	Esty Maison Motoazabu	44	0.3	1	1,199.86	1,199.86	100.0
	R-059	Esty Maison Toritsudaigaku	24	0.2	1	1,035.78	968.87	93.5
	R-060	Esty Maison Musashikoyama II	30	0.2	1	1,073.59	1,073.59	100.0
	R-061	Esty Maison Nakano	53	0.3	1	2,023.72	1,960.63	96.9
	R-062	Esty Maison Shinnakano	28	0.2	1	1,107.57	1,057.90	95.5
	R-063	Esty Maison Nakanofujimicho	29	0.2	1	1,299.60	1,243.05	95.6
	R-064	Esty Maison Tetsugakudo	35	0.2	1	1,531.89	1,461.38	95.4
	R-065	Esty Maison Koenji	34	0.2	1	1,527.52	1,504.01	98.5
	R-066	Esty Maison Oshiage	75	0.5	1	3,180.90	3,180.90	100.0
	R-067	Esty Maison Akabane	98	0.6	1	4,302.84	4,252.04	98.8
	R-068	Esty Maison Oji	49	0.3	1	2,289.44	2,289.44	100.0
	R-069	Prime Maison Waseda	45	0.3	1	1,650.66	1,550.13	93.9
	R-070	Prime Maison Hatchobori	37	0.2	1	1,382.32	1,382.32	100.0
	R-071	Prime Maison Jimbocho	52	0.3	1	1,819.90	1,744.88	95.9
R-072	Prime Maison Gotenyama East	86	0.6	1	2,512.91	2,423.71	96.5	
R-073	Sha Maison Stage Akihabara	15	0.1	1	803.36	803.36	100.0	
R-074	Esty Maison Aoi	67	0.4	1	4,809.68	4,281.82	89.0	
R-075	Esty Maison Yakuin	76	0.5	1	5,213.51	4,947.89	94.9	
R-076	Esty Maison Kinshicho II	234	1.5	1	9,469.65	9,281.16	98.0	
R-077	Esty Maison Ojima	265	1.7	1	9,905.97	9,573.60	96.6	
R-078	Prime Maison Fujimidai	70	0.5	1	5,704.63	5,361.87	94.0	
R-079	Esty Maison Tsurumai (Note 5)	157	1.0	1	13,812.40	13,812.40	100.0	

Type	Property No.	Property Name	Real Estate Rental Revenue (during fiscal period) (million yen) (Note 1)	Ratio to Total Real Estate Rental Revenue (%) (Note 2)	Total Number of Tenants (Note 3)	Leasable Area (m ²) (Note 4)	Leased Area (m ²) (Note 5)	Occupancy Rate (%) (Note 6)
Residence	R-080	Prime Maison Morishita	55	0.4	1	2,180.78	2,103.62	96.5
	R-081	Prime Maison Shinagawa	59	0.4	1	2,107.88	2,039.76	96.8
	R-082	Prime Maison Odorikoen	120	0.8	1	7,360.37	7,133.14	96.9
	R-083	Prime Maison Minami 2-jo	75	0.5	1	6,019.09	5,962.46	99.1
	R-084	Prime Maison Kamokamogawa	49	0.3	1	4,102.08	4,066.11	99.1
	R-085	Prime Maison Central Park	89	0.6	1	10,268.74	10,140.33	98.7
	R-086	Sha Maison Stage Yahiro (Note 5)	56	0.4	1	3,409.16	3,409.16	100.0
	R-087	Prime Maison Ebisu	113	0.7	1	3,010.66	2,928.26	97.3
	R-088	Sha Maison Stage Kanazawa Nishiizumi (Note 7)	21	0.1	—	—	—	—
	R-089	Esty Maison Unomori	27	0.2	1	2,280.00	2,280.00	100.0
	R-091	Sha Maison Stage Hino	50	0.3	1	2,827.55	2,773.55	98.1
	R-092	Prime Maison Yokohama Nihon-odori	140	0.9	1	5,461.13	5,323.58	97.5
	R-093	Kobe Women's Student Housing (Note 5)	220	1.4	1	15,341.68	15,341.68	100.0
	R-094	Prime Maison Shibuya	63	0.4	1	1,972.59	1,906.17	96.6
	R-095	Prime Maison Hatsudai	81	0.5	1	2,879.20	2,777.67	96.5
	R-096	Esty Maison Uemachidai	33	0.2	1	2,225.52	2,170.90	97.5
	R-098	Prime Maison Shirokane-takanawa	116	0.8	1	3,923.76	3,776.37	96.2
	R-099	Prime Maison Ichigayayamabushicho	105	0.7	1	4,099.04	3,836.01	93.6
	R-100	Esty Maison Morishita	18	0.1	1	748.92	723.58	96.6
	R-101	Prime Maison Shirokanedai Tower	234	1.5	1	6,772.89	6,360.17	93.9
	R-102	Prime Maison Otsuka	115	0.7	1	3,921.35	3,762.85	96.0
	R-103	Prime Maison Asakusabashi	48	0.3	1	2,033.06	1,827.17	89.9
	R-104	Prime Maison Daikanyama	76	0.5	1	1,779.17	1,643.46	92.4
	R-105	Prime Maison Gotenyama West	117	0.8	1	3,569.73	3,443.88	96.5
	R-106	Esty Maison Toyosu Residence	486	3.2	1	23,538.73	22,633.12	96.2
	R-108	Esty Maison Ijiri	13	0.1	1	1,430.60	1,430.60	100.0
	R-109	Prime Maison Mitatsunamachi	56	0.4	1	1,387.12	1,321.90	95.3
	R-110	Prime Maison Hongo	62	0.4	1	2,423.46	2,315.31	95.5
	R-111	Prime Maison Kuramae	57	0.4	1	2,259.40	2,160.84	95.6
	R-112	Esty Maison Yokohama-aobadai	86	0.6	1	6,808.84	6,808.84	100.0
	R-113	Esty Maison Shizuoka Takajo	23	0.2	1	1,731.52	1,731.52	100.0
R-114	Sha Maison Stage Hirose-dori	29	0.2	1	2,552.40	2,552.40	100.0	
R-115	Esty Maison HIGASHIBETSUIN	69	0.5	1	4,856.22	4,856.22	100.0	
R-116	Esty Maison Kayaba	30	0.2	1	2,170.80	2,089.20	96.2	
R-117	Esty Maison SHIRAKABEMINAMI	20	0.1	1	1,240.28	1,240.28	100.0	
R-118	Prime Maison Shimokitazawa	59	0.4	1	1,991.72	1,834.41	92.1	
R-119	Prime Maison Meguro	50	0.3	1	1,335.62	1,180.46	88.4	

Type	Property No.	Property Name	Real Estate Rental Revenue (during fiscal period) (million yen) (Note 1)	Ratio to Total Real Estate Rental Revenue (%) (Note 2)	Total Number of Tenants (Note 3)	Leasable Area (m ²) (Note 4)	Leased Area (m ²) (Note 5)	Occupancy Rate (%) (Note 6)
Residence	R-120	Prime Maison Ryogoku	37	0.2	1	1,499.10	1,356.02	90.5
	R-121	Prime Maison Nakameguro	223	1.5	1	6,033.98	5,879.69	97.4
	R-122	Prime Maison Itabashi	118	0.8	1	4,557.89	4,479.11	98.3
	R-123	Prime Maison EGOTANOMORI	623	4.1	1	29,048.95	28,490.54	98.1
	R-124	Prime Maison Waseda dori	55	0.4	1	1,819.35	1,769.33	97.3
	R-125	Esty Maison Noborito	2	0.0	1	657.79	616.99	93.8
Residence Subtotal			8,690	56.5	12	419,011.78	407,676.78	97.3
Office building	O-001	Garden City Shinagawa Gotenyama (Note 3)	1,547	10.1	1	38,577.99	32,524.13	84.3
	O-002	Gotenyama SH Building (Note 5)	1,088	7.1	1	17,999.97	17,999.97	100.0
	O-003	Hommachi Minami Garden City (Note 3)	1,323	8.6	1	29,657.53	29,657.53	100.0
	O-004	Hommachi Garden City (Office building portion)	903	5.9	1	17,006.94	17,006.94	100.0
	O-005	HK Yodoyabashi Garden Avenue (Note 3)	173	1.1	1	4,554.52	4,554.52	100.0
	O-006	Hirokoji Garden Avenue (Note 3)	211	1.4	1	4,442.75	4,442.75	100.0
	O-007	Akasaka Garden City (Note 3) (Note 5)	1,042	6.8	1	21,735.42	20,323.29	93.5
Office Building Subtotal			6,291	40.9	4	133,975.12	126,509.13	94.4
Hotel	H-001	Hommachi Garden City (Hotel portion)	402	2.6	1	18,092.98	18,092.98	100.0
	Hotel Subtotal			402	2.6	1	18,092.98	18,092.98
Portfolio Total			15,384	100.0	16	571,079.88	552,278.89	96.7

(Note 1) "Real Estate Rental Revenue (during fiscal period)" indicates the rental revenue of each property for each fiscal period, rounded down to the nearest million yen.

(Note 2) "Ratio to Total Real Estate Rental Revenue" indicates the ratio of real estate rental revenue of each property for each fiscal period or the subtotal of real estate rental revenue of each property classified by usage type for each fiscal period to total real estate rental revenue of each property for each fiscal period, rounded to the nearest first decimal place.

(Note 3) "Total Number of Tenants" refers to the sum total of the number of tenants under, and indicated in, the respective lease agreements for each property that are valid as of the end of fiscal period under review (or, if a master lease agreement that is valid as of the end of each fiscal period has been concluded for the property, the number of lessees under the master lease agreement). In the "Subtotal" and "Total" columns, however, a tenant that leases spaces in multiple properties is counted as one. Furthermore, of the office buildings, the total number of end tenants for Garden City Shinagawa Gotenyama, Hommachi Minami Garden City, HK Yodoyabashi Garden Avenue, Hirokoji Garden Avenue and Akasaka Garden City where pass-through type master lease agreements have been concluded is 19, 16, 8, 7 and 18, respectively, as of the end of the fiscal period under review.

(Note 4) "Leasable area" refers to the floor area presumably available for leasing based on the lease agreement or building drawing, etc. for each property that is valid as of the end of the fiscal period under review, rounded down to the second decimal place. In cases where the properties SHR owns are co-ownership interest or quasi co-ownership interest of trust beneficiary interests in real estate for respective properties, the figure indicates the value obtained by multiplying the leasable area of real estate or real estate in trust (or the leasable area of exclusively owned portions for properties under compartmentalized ownership interest) by the ratio of the ownership interest owned by SHR or trustees.

(Note 5) "Leased area" refers to the sum total of the leased area indicated in the respective lease agreements, which are valid as of the end of the fiscal period under review, with the end tenants for each of the properties or the leased area based on building drawings. However, the leasable area of each property is indicated in case fixed-rent type master lease agreements have been concluded with the master lease companies, regardless of whether lease agreements have been concluded with the end tenants. Etsy Maison Tsurumai, Sha Maison Stage Yahiro and Kobe Women's Student Housing have entered into a pass-through master lease agreement with a master lease company for the commercial store portion, and a fixed master lease rent for the residential portion. For Gotenyama SH Building and Akasaka Garden City, the figures indicate the area corresponding to the portions owned by SHR.

(Note 6) "Occupancy rate" refers to the ratio of leased area to leasable area of each property as of the end of each fiscal period, rounded to the nearest first decimal place. The figures indicated in the "Subtotal" columns are the ratio of the subtotal of leased area of each property classified by usage type to the subtotal of leasable area of each property classified by usage type, and the figure indicated in the "Total" column is the ratio of the total of leased area of each property to the sum total of leasable area of each property, as the occupancy rate of the entire portfolio. Both figures have been rounded to the nearest first decimal place.

(Note 7) SHR disposed of Sha Maison Stage Kanazawa Nishiizumi as of August 3, 2023. Therefore, the above figures for "Real Estate Rental Revenue (during fiscal period)" and "Ratio to Total Real Estate Rental Revenue" of the property are the figures corresponding to the period during in which SHR held the property in the fiscal period under review.

② Overview of Major Tenants

The following lists the major tenants of the owned properties of SHR as of the end of the fiscal period under review.

The “Major tenant” here refers to lessees who have a direct lease agreement relationship with the trustee for each owned property (including the master lease company when a master lease agreement has been concluded between the trustee and the master lease company) who meet any of the following conditions:

- (a) Tenants whose leased area occupies 10% or more of the leased area of all properties owned by SHR
- (b) Persons other than (a) above who fall under the category of interested parties as defined in SHAM’s internal regulations on transactions with interested parties

Tenant name	Industry	Property name	Leased area (m ²)	Area ratio (%) (Note 1)	Gross rental income (million yen) (Note 2)	Security deposits/guarantees (million yen) (Note 3)	Contract expiration date and contract renewal method, etc. (Note 4)
Sekisui House Real Estate Tokyo, Ltd.	Real Estate Sales and Rental Business	Esty Maison Ginza, and 61 other properties	195,997.83	35.5	9,642	1,231	(Note 5)
Sekisui House, Ltd.	Construction Business	Garden City Shinagawa Gotenyama, and 3 other properties	117,604.87	21.3	10,171	8,625	(Note 6)
Sekisui House Real Estate Chubu, Ltd.	Real Estate Sales and Rental Business	Prime Maison Higashisakura, and 13 other properties	52,336.88	9.5	1,322	163	(Note 7)
Sekisui House Real Estate Kyushu, Ltd.	Real Estate Sales and Rental Business	Sha Maison Stage Hakata, and 4 other properties	35,428.69	6.4	583	62	(Note 8)
Sekisui House GM Partners, Ltd.	Real Estate Management Business	Esty Maison Minamihorie, and 4 other properties	23,838.01	4.3	701	53	(Note 9)
Sekisui House Real Estate Tohoku, Ltd.	Real Estate Sales and Rental Business	Sha Maison Stage Hirose-dori	2,552.40	0.5	54	5	(Note 10)
Sekisui House Real Estate Kansai, Ltd.	Real Estate Sales and Rental Business	Esty Maison Uemachidai	2,170.90	0.4	63	4	(Note 11)
Main Tenant Total			429,929.58	77.8	22,539	10,146	—
Portfolio Total			552,278.89	100.0	29,199	14,091	—

(Note 1) "Area ratio" is the ratio of the total leased area to each tenant to the leased area of the entire property owned by SHR, rounded to the nearest first decimal place.

(Note 2) "Gross rental income" is the annualized amount calculated by multiplying the monthly rent (not including usage fees for parking lots, warehouses, signboards, etc. If there is a provision for free rent or rent holiday in the lease agreement, free rent/rent holiday as of the end of the fiscal period under review will not be taken into consideration. Additionally, if multiple lease agreements are concluded, the sum will be the total.) (Consumption tax and local consumption tax are not included.) indicated in each lease agreement (however, if a fixed rent type master lease agreement has been concluded with the master lease company, the relevant master lease agreement) with each end tenant for each property effective as of the end of the fiscal period under review by 12. In addition, due to all figures being rounded down to the nearest million yen, the gross rental income of each tenant may not match the figure stated in the "Main Tenant Total" column. If the lease agreement stipulates that the rent will be increased in stages according to the period, the monthly rent is the amount applicable as of the end of the fiscal period under review. Furthermore, if the lease agreement stipulates revenue from variable rent in which the amount of rent is linked to revenue, the amount of monthly rent will be the average of the actual results for the period from November 2022 to October 2023 (if free rent/rent holiday is applied during the period, the average monthly rent for each month excluding the period when free rent/rent holiday is applied). If a property is acquired or additionally acquired during the relevant period, revenue for the period prior to the period owned by SHR are based on the information provided by the seller. As for Akasaka Garden City, the amount corresponding to the quasi-co-ownership interest held by SHR is used. Additionally, "free rent" refers to an agreement to set free or considerably low rent for a specified period of time (mainly for new tenants), and “rent holiday” refers to an agreement to set free or considerably low rent, either regularly or irregularly, for a specified period of time during a specified lease term.

(Note 3) "Security deposits/guarantees" refers to the total amount of security deposits and guarantees received based on each lease agreement with end tenants effective as of the end of the current fiscal period (however, if a fixed-rent master lease agreement has been concluded with a master lease company, the master lease agreement concluded as of the end of the current fiscal period) and retained in the account as of the end of the current period, rounded down to the nearest million yen. As for "Akasaka Garden City", the amount corresponding to the portion held by SHR is used.

(Note 4) "Contract expiration date and contract renewal method, etc." are both listed based on each lease agreement (each master lease agreement if a master lease agreement has been concluded) with each tenant that is effective as of the end of the fiscal period under review. The same applies hereinafter.

(Note 5) The expiration date and renewal method of the master lease agreement for owned properties with Sekisui House Real Estate Tokyo, Ltd. as the master lease company are as follows.

Contract expiration date	Property name	Contract renewal method
October 31, 2023	Prime Maison Shirokane-takanawa	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
January 20, 2024	Sha Maison Stage Akihabara	Terminate at the end of the contract period due to a fixed-term building lease contract
January 28, 2024	Prime Maison Yokohama Nihon-odori	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
January 30, 2024	Esty Maison Kameido	
January 31, 2024	Esty Maison Meguro, Esty Maison Kinshicho	
March 27, 2024	Esty Maison Kawasaki II	
March 31, 2024	Esty Maison Musashikoganei	
April 2, 2024	Esty Maison Hakuraku	
May 10, 2024	Esty Maison Azabujuban	
June 10, 2024	Esty Maison Itabashi C6	
June 30, 2024	Esty Maison Akihabara	
July 31, 2024	Esty Maison Ginza, Esty Maison Azabunagasaka, Esty Maison Ebisu II, Esty Maison Ebisu, Esty Maison Kanda, Esty Maison Kitashinjuku, Esty Maison Asakusakomagata, Esty Maison Kawasaki, Esty Maison Sangenjaya II	
August 20, 2024	Esty Maison Itabashihoncho	
September 30, 2024	Esty Maison Gotanda, Esty Maison Oisendaizaka, Esty Maison Shinagawa Seaside	
September 30, 2024	Prime Maison Musashinomori, Esty Maison Sasazuka, Prime Maison Ginza East, Prime Maison Waseda, Prime Maison Hatchobori, Prime Maison Jimbocho, Prime Maison Gotenyama East	
October 22, 2024	Esty Maison Minamiazabu	
November 3, 2024	Sha Maison Stage Yahiro	

November 30, 2024	Prime Maison Morishita, Prime Maison Shinagawa, Prime Maison Odorikoen, Prime Maison Minami 2-jo, Prime Maison Kamokamogawa	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
January 31, 2025	Prime Maison Ebisu	
October 31, 2025	Sha Maison Stage Hino	
March 31, 2026	Prime Maison Shibuya, Prime Maison Hatsudai	
October 31, 2026	Prime Maison Ichigayayamabushicho	
March 31, 2027	Esty Maison Morishita	
April 30, 2028	Prime Maison Shirokanedai Tower, Prime Maison Otsuka, Prime Maison Asakusabashi, Prime Maison Daikanyama, Prime Maison Gotenyama West	
June 30, 2029	Prime Maison Mitatsunamachi, Prime Maison Hongo, Prime Maison Kuramae, Esty Maison Yokohama-aobadai North	
September 30, 2029	Esty Maison Yokohama-aobadai South	
August 31, 2031	Prime Maison Shimokitazawa, Prime Maison Meguro	
September 30, 2031	Prime Maison Ryogoku	
January 31, 2032	Prime Maison Nakameguro, Prime Maison Itabashi	
August 31, 2032	Prime Maison EGOTANOMORI	Terminate at the end of the contract period due to a fixed-term building lease contract
August 31, 2032	Prime Maison Waseda dori	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year

(Note 6) The expiration date and renewal method of the master lease agreement for owned properties with Sekisui House, Ltd. as the master lease company are as follows.

Contract expiration date	Property name	Contract renewal method
March 31, 2024	Akasaka Garden City (2nd acquisition portion)	If there is no notification of intention 3 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
May 18, 2024	Hommachi Garden City	If there is no notification of intention 6 to 12 months prior to the expiration of the contract expiration date, it will be automatically renewed for 2 years
December 2, 2024	Garden City Shinagawa Gotenyama, Hommachi Minami Garden City	If there is no notification of intention 6 to 12 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
June 30, 2029	Akasaka Garden City (1st acquisition portion)	If there is no notification of intention 6 to 12 months prior to the expiration of the contract expiration date, it will be automatically renewed for 2 years

(Note 7) The expiration date and renewal method of the master lease agreement for owned properties with Sekisui House Real Estate Chubu, Ltd. as the master lease company are as follows.

Contract expiration date	Property name	Contract renewal method
January 31, 2024	Esty Maison Aoi	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
March 31, 2024	Prime Maison Gokiso	
April 30, 2024	Prime Maison Fujimidai	
April 30, 2024	Esty Maison Tsurumai	Terminate at the end of the contract period due to a fixed-term building lease contract
September 30, 2024	Prime Maison Higashisakura, Prime Maison Kayabakoen, Prime Maison Takami, Prime Maison Yadaminami	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
January 31, 2025	Esty Maison Shizuoka Takajo	Terminate at the end of the contract period due to a fixed-term building lease contract
March 31, 2025	Esty Maison Unomori	
March 31, 2026	Esty Maison HIGASHIBETSUIN, Esty Maison SHIRAKABEMINAMI	
September 30, 2027	Esty Maison Higashishirakabe	
March 31, 2031	Esty Maison Kayaba	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year

(Note 8) The expiration date and renewal method of the master lease agreement for owned properties with Sekisui House Real Estate Kyushu, Ltd. as the master lease company are as follows.

Contract expiration date	Property name	Contract renewal method
January 31, 2024	Esty Maison Ijiri	Terminate at the end of the contract period due to a fixed-term building lease contract
November 30, 2024	Prime Maison Central Park	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
January 31, 2027	Sha Maison Stage Hakata	Terminate at the end of the contract period due to a fixed-term building lease contract
March 31, 2027	Prime Maison Momochihama	
September 30, 2027	Prime Maison Teriha	

(Note 9) The expiration date and renewal method of the master lease agreement for owned properties with Sekisui House GM Partners, Ltd. as the master lease company are as follows.

Contract expiration date	Property name	Contract renewal method
February 29, 2024	Esty Maison Nishitemma	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year
March 8, 2024	Esty Maison Minamihorie	
March 31, 2024	Prime Maison Yuhigaoka, Prime Maison Kitatanabe	
March 31, 2026	Kobe Women's Student Housing	Terminate at the end of the contract period due to a fixed-term building lease contract

(Note 10) The expiration date and renewal method of the master lease agreement for owned properties with Sekisui House Real Estate Tohoku, Ltd. as the master lease company are as follows.

Contract expiration date	Property name	Contract renewal method
April 30, 2025	Sha Maison Stage Hirose-dori	Terminate at the end of the contract period due to a fixed-term building lease contract

(Note 11) The expiration date and renewal method of the master lease agreement for owned properties with Sekisui House Real Estate Kansai, Ltd. as the master lease company are as follows.

Contract expiration date	Property name	Contract renewal method
April 30, 2026	Esty Maison Uemachidai	If there is no notification of intention 6 months prior to the expiration of the contract expiration date, it will be automatically renewed for 1 year

(c) Overview of Real Estate Appraisals

The following table sets forth an overview of real estate appraisals or real estate price surveys for properties owned by SHR as of the end of the fiscal period under review.

Type	Property No.	Property Name	Appraiser	Period-end Appraisal Value (million yen)	Revenue Price					Appraisal NOI (million yen) (Note 1)
					Profit Return Method		Discounted Cash Flow Method			
					Revenue Price (million yen)	Capitalization Yield (%)	Revenue Price (million yen)	Discount Rate (%)	Final Capitalization Yield (%)	
Residence	R-001	Esty Maison Ginza	Tanizawa Sogo Appraisal Co., Ltd.	8,110	8,400	3.1	7,990	3.3	3.3	269
	R-002	Esty Maison Azabunagasaka	Tanizawa Sogo Appraisal Co., Ltd.	2,090	2,150	3.2	2,060	3.3	3.4	73
	R-003	Esty Maison Ebisu II	Tanizawa Sogo Appraisal Co., Ltd.	2,520	2,580	3.3	2,490	3.4	3.5	88
	R-004	Esty Maison Ebisu	Tanizawa Sogo Appraisal Co., Ltd.	971	1,000	3.1	958	3.2	3.3	33
	R-005	Esty Maison Kanda	Tanizawa Sogo Appraisal Co., Ltd.	2,040	2,090	3.2	2,020	3.3	3.4	69
	R-006	Esty Maison Kitashinjuku	Tanizawa Sogo Appraisal Co., Ltd.	1,960	1,990	3.4	1,950	3.4	3.6	69
	R-007	Esty Maison Asakusakomagata	Tanizawa Sogo Appraisal Co., Ltd.	2,690	2,730	3.4	2,670	3.4	3.6	96
	R-008	Esty Maison Kawasaki	Tanizawa Sogo Appraisal Co., Ltd.	3,040	3,100	3.5	3,020	3.5	3.7	113
	R-010	Esty Maison Kameido	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,970	2,000	3.7	1,960	3.5	3.9	79
	R-011	Esty Maison Meguro	Japan Real Estate Institute	1,430	1,440	3.1	1,410	2.9	3.2	46
	R-012	Esty Maison Sugamo	JLL Morii Valuation&Advisory K.K.	1,980	2,010	3.5	1,940	3.3	3.7	73
	R-013	Esty Maison Kyobashi	Rich Appraisal Institute Co., Ltd.	3,210	3,260	4.1	3,190	4.0	4.2	140
	R-014	Esty Maison Hakuraku	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,010	1,030	3.9	1,000	3.7	4.1	44
	R-015	Esty Maison Minamihorie	JLL Morii Valuation&Advisory K.K.	1,200	1,220	3.8	1,170	3.6	4.0	50
	R-016	Esty Maison Gotanda	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,760	3,790	3.6	3,740	3.3	3.8	141
	R-017	Esty Maison Oisendaizaka	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,220	3,290	3.4	3,190	3.2	3.6	117
	R-018	Esty Maison Shinagawa Seaside	JLL Morii Valuation&Advisory K.K.	2,600	2,650	3.5	2,540	3.3	3.7	96
	R-019	Esty Maison Minamiazabu	JLL Morii Valuation&Advisory K.K.	1,460	1,490	3.2	1,420	3.0	3.4	50
	R-021	Esty Maison Kawasaki II	JLL Morii Valuation&Advisory K.K.	2,530	2,580	3.7	2,480	3.5	3.9	97
	R-022	Esty Maison Azabujuban	JLL Morii Valuation&Advisory K.K.	3,140	3,210	3.2	3,060	3.0	3.4	103
	R-023	Esty Maison Itabashihoncho	JLL Morii Valuation&Advisory K.K.	1,070	1,090	3.6	1,050	3.4	3.8	42

Type	Property No.	Property Name	Appraiser	Period-end Appraisal Value (million yen)	Revenue Price					Appraisal NOI (million yen) (Note 1)
					Profit Return Method		Discounted Cash Flow Method			
					Revenue Price (million yen)	Capitalization Yield (%)	Revenue Price (million yen)	Discount Rate (%)	Final Capitalization Yield (%)	
Residence	R-027	Esty Maison Musashikoyama	JLL Morii Valuation&Advisory K.K.	1,250	1,270	3.6	1,220	3.4	3.8	47
	R-028	Esty Maison Sendagi	JLL Morii Valuation&Advisory K.K.	842	858	3.6	826	3.4	3.8	33
	R-030	Esty Maison Hakatahigashi	Rich Appraisal Institute Co., Ltd.	2,800	2,830	4.2	2,780	4.2	4.3	130
	R-033	Prime Maison Musashinonomori	Tanizawa Sogo Appraisal Co., Ltd.	2,390	2,410	3.9	2,380	3.8	4.1	100
	R-034	Prime Maison Higashisakura	Tanizawa Sogo Appraisal Co., Ltd.	1,820	1,840	3.9	1,810	3.9	4.1	77
	R-035	Prime Maison Kayabakoen	Tanizawa Sogo Appraisal Co., Ltd.	989	997	4.1	986	4.1	4.3	44
	R-036	Esty Maison Sangenjaya II	Tanizawa Sogo Appraisal Co., Ltd.	986	1,010	3.4	975	3.5	3.6	36
	R-037	Esty Maison Itabashi C6	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,030	3,080	3.6	3,010	3.4	3.8	118
	R-038	Sha Maison Stage Hakata	Japan Real Estate Institute	2,860	2,850	4.4	2,870	3.5	4.7	144
	R-039	Esty Maison Kinshicho	Chuo Real Estate Appraisal Co., Ltd.	1,510	1,530	3.5	1,500	3.3	3.7	56
	R-040	Esty Maison Musashikoganei	Tanizawa Sogo Appraisal Co., Ltd.	2,220	2,280	3.5	2,200	3.6	3.7	85
	R-041	Prime Maison Gokiso	Tanizawa Sogo Appraisal Co., Ltd.	2,280	2,310	4.1	2,270	4.1	4.3	100
	R-042	Prime Maison Yuhigaoka	Japan Real Estate Institute	1,200	1,210	3.7	1,190	3.5	3.8	46
	R-043	Prime Maison Kitatanabe	Japan Real Estate Institute	767	771	3.9	762	3.7	4.0	31
	R-044	Prime Maison Momochihama (Note 2)	Tanizawa Sogo Appraisal Co., Ltd.	2,300	2,310	4.1	2,300	3.8	4.3	109
	R-045	Esty Maison Akihabara	Chuo Real Estate Appraisal Co., Ltd.	2,230	2,250	3.5	2,220	3.3	3.7	84
	R-046	Esty Maison Sasazuka	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,890	3,970	3.4	3,850	3.2	3.6	143
	R-047	Prime Maison Ginza East	Chuo Real Estate Appraisal Co., Ltd.	7,380	7,510	3.4	7,320	3.2	3.6	264
	R-048	Prime Maison Takami	Tanizawa Sogo Appraisal Co., Ltd.	1,190	1,210	4.0	1,180	4.1	4.2	51
	R-049	Prime Maison Yadaminami	Tanizawa Sogo Appraisal Co., Ltd.	965	975	4.1	960	4.1	4.3	42
R-050	Prime Maison Teriha	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,380	1,380	4.6	1,380	4.4	4.8	71	
R-051	Esty Maison Higashishirakabe (Note 3)	Tanizawa Sogo Appraisal Co., Ltd.	1,850	1,880	4.1	1,840	4.0	4.3	80	

Type	Property No.	Property Name	Appraiser	Period-end Appraisal Value (million yen)	Revenue Price					Appraisal NOI (million yen) (Note 1)
					Profit Return Method		Discounted Cash Flow Method			
					Revenue Price (million yen)	Capitalization Yield (%)	Revenue Price (million yen)	Discount Rate (%)	Final Capitalization Yield (%)	
Residence	R-052	Esty Maison Sengoku	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,520	1,550	3.3	1,500	3.1	3.5	55
	R-053	Esty Maison Daizawa	DAIWA REAL ESTATE APPRAISAL CO., LTD.	2,650	2,710	3.4	2,630	3.2	3.6	97
	R-054	Esty Maison Togoshi	Tanizawa Sogo Appraisal Co., Ltd.	2,140	2,200	3.3	2,120	3.4	3.5	76
	R-055	Esty Maison Nishitemma	Tanizawa Sogo Appraisal Co., Ltd.	1,890	1,920	3.7	1,870	3.8	3.9	75
	R-056	Esty Maison Shirokanedai	Japan Real Estate Institute	3,190	3,220	3.2	3,160	3.0	3.3	106
	R-057	Esty Maison Higashishinjuku	Tanizawa Sogo Appraisal Co., Ltd.	2,160	2,220	3.3	2,140	3.4	3.5	76
	R-058	Esty Maison Motoazabu	Tanizawa Sogo Appraisal Co., Ltd.	2,000	2,060	3.1	1,980	3.2	3.3	67
	R-059	Esty Maison Toritsudaigaku	Tanizawa Sogo Appraisal Co., Ltd.	1,080	1,100	3.2	1,070	3.3	3.4	36
	R-060	Esty Maison Musashikoyama II	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,230	1,250	3.4	1,220	3.2	3.6	44
	R-061	Esty Maison Nakano	DAIWA REAL ESTATE APPRAISAL CO., LTD.	2,150	2,190	3.4	2,130	3.2	3.6	78
	R-062	Esty Maison Shinnakano	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,140	1,170	3.5	1,130	3.3	3.7	42
	R-063	Esty Maison Nakanofujimicho	Tanizawa Sogo Appraisal Co., Ltd.	1,150	1,180	3.4	1,140	3.5	3.6	41
	R-064	Esty Maison Tetsugakudo	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,320	1,350	3.5	1,310	3.3	3.7	49
	R-065	Esty Maison Koenji	Tanizawa Sogo Appraisal Co., Ltd.	1,430	1,460	3.3	1,410	3.4	3.5	49
	R-066	Esty Maison Oshiage	Tanizawa Sogo Appraisal Co., Ltd.	2,990	3,050	3.5	2,970	3.5	3.7	111
	R-067	Esty Maison Akabane	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,780	3,840	3.6	3,760	3.4	3.8	145
	R-068	Esty Maison Oji	DAIWA REAL ESTATE APPRAISAL CO., LTD.	1,930	1,960	3.6	1,910	3.4	3.8	74
	R-069	Prime Maison Waseda	Japan Real Estate Institute	2,040	2,060	3.2	2,020	3.0	3.3	68
	R-070	Prime Maison Hatchobori	Japan Real Estate Institute	1,740	1,760	3.2	1,720	3.0	3.3	58
	R-071	Prime Maison Jimbocho	Chuo Real Estate Appraisal Co., Ltd.	2,300	2,330	3.4	2,280	3.2	3.6	81
R-072	Prime Maison Gotenyama East	Chuo Real Estate Appraisal Co., Ltd.	3,610	3,640	3.2	3,590	3.0	3.4	120	

Type	Property No.	Property Name	Appraiser	Period-end Appraisal Value (million yen)	Revenue Price					Appraisal NOI (million yen) (Note 1)
					Profit Return Method		Discounted Cash Flow Method			
					Revenue Price (million yen)	Capitalization Yield (%)	Revenue Price (million yen)	Discount Rate (%)	Final Capitalization Yield (%)	
Residence	R-073	Sha Maison Stage Akihabara	DAIWA REAL ESTATE APPRAISAL CO., LTD.	652	665	3.5	647	3.3	3.7	25
	R-074	Esty Maison Aoi	Tanizawa Sogo Appraisal Co., Ltd.	2,650	2,690	3.9	2,630	3.9	4.1	111
	R-075	Esty Maison Yakuin	Tanizawa Sogo Appraisal Co., Ltd.	2,850	2,910	3.7	2,830	3.8	3.9	115
	R-076	Esty Maison Kinshicho II	Japan Real Estate Institute	10,700	10,800	3.3	10,600	3.1	3.4	368
	R-077	Esty Maison Ojima	Japan Real Estate Institute	12,100	12,200	3.3	11,900	3.1	3.4	415
	R-078	Prime Maison Fujimidai	DAIWA REAL ESTATE APPRAISAL CO., LTD.	2,290	2,320	4.3	2,270	4.1	4.5	107
	R-079	Esty Maison Tsurumai	DAIWA REAL ESTATE APPRAISAL CO., LTD.	5,100	5,160	4.4	5,070	4.2	4.6	240
	R-080	Prime Maison Morishita	Tanizawa Sogo Appraisal Co., Ltd.	2,260	2,300	3.5	2,240	3.5	3.7	83
	R-081	Prime Maison Shinagawa	DAIWA REAL ESTATE APPRAISAL CO., LTD.	2,300	2,340	3.4	2,280	3.2	3.6	81
	R-082	Prime Maison Odorikoen	Japan Real Estate Institute	3,280	3,300	4.0	3,250	3.8	4.1	148
	R-083	Prime Maison Minami 2-jo	Japan Real Estate Institute	2,070	2,070	4.1	2,060	3.9	4.2	99
	R-084	Prime Maison Kamokamogawa	Japan Real Estate Institute	1,290	1,290	4.1	1,290	3.9	4.2	63
	R-085	Prime Maison Central Park (Note 4)	Rich Appraisal Institute Co., Ltd.	2,535	2,410	4.5	2,400	4.3	4.6	127
	R-086	Sha Maison Stage Yahiro	DAIWA REAL ESTATE APPRAISAL CO., LTD.	2,160	2,190	3.8	2,140	3.6	4.0	86
	R-087	Prime Maison Ebisu	Japan Real Estate Institute	5,960	6,040	2.9	5,880	2.7	3.0	179
	R-089	Esty Maison Unomori	DAIWA REAL ESTATE APPRAISAL CO., LTD.	836	844	5.0	832	4.8	5.2	45
	R-091	Sha Maison Stage Hino	Rich Appraisal Institute Co., Ltd.	1,580	1,590	4.1	1,580	3.9	4.2	70
	R-092	Prime Maison Yokohama Nihon-odori	JLL Morii Valuation&Advisory K.K.	5,260	5,360	3.7	5,160	3.5	3.9	209
	R-093	Kobe Women's Student Housing	Japan Real Estate Institute	6,360	6,390	4.2	6,330	4.0	4.3	309
	R-094	Prime Maison Shibuya	JLL Morii Valuation&Advisory K.K.	2,800	2,860	3.3	2,740	3.1	3.5	97
R-095	Prime Maison Hatsudai	JLL Morii Valuation&Advisory K.K.	3,400	3,470	3.4	3,320	3.2	3.6	122	
R-096	Esty Maison Uemachidai	Chuo Real Estate Appraisal Co., Ltd.	1,260	1,270	3.8	1,250	3.5	4.0	50	
R-098	Prime Maison Shirokane-takanawa	JLL Morii Valuation&Advisory K.K.	5,530	5,660	3.3	5,400	3.1	3.5	193	

Type	Property No.	Property Name		Appraiser	Period-end Appraisal Value (million yen)	Revenue Price				Appraisal NOI (million yen) (Note 1)	
						Profit Return Method		Discounted Cash Flow Method			
						Revenue Price (million yen)	Capitalization Yield (%)	Revenue Price (million yen)	Discount Rate (%)		Final Capitalization Yield (%)
Residence	R-099	Prime Maison Ichigayayamabushicho		Rich Appraisal Institute Co., Ltd.	4,290	4,410	3.4	4,240	3.2	3.6	157
	R-100	Esty Maison Morishita		Chuo Real Estate Appraisal Co., Ltd.	740	753	3.6	734	3.4	3.8	27
	R-101	Prime Maison Shirokanedai Tower		Tanizawa Sogo Appraisal Co., Ltd.	11,200	11,500	3.1	11,000	3.2	3.3	365
	R-102	Prime Maison Otsuka		Tanizawa Sogo Appraisal Co., Ltd.	4,900	5,020	3.3	4,850	3.4	3.5	168
	R-103	Prime Maison Asakusabashi		Tanizawa Sogo Appraisal Co., Ltd.	2,190	2,240	3.3	2,170	3.4	3.5	75
	R-104	Prime Maison Daikanyama		Tanizawa Sogo Appraisal Co., Ltd.	3,510	3,600	3.1	3,470	3.2	3.3	114
	R-105	Prime Maison Gotenyama West		Tanizawa Sogo Appraisal Co., Ltd.	4,920	5,000	3.2	4,890	3.3	3.4	166
	R-106	Esty Maison Toyosu Residence (Note 5)		Tanizawa Sogo Appraisal Co., Ltd.	7,760	7,920	—	7,690	3.6	—	363
	R-108	Esty Maison Ijiri		DAIWA REAL ESTATE APPRAISAL CO., LTD.	437	440	4.3	436	4.1	4.5	20
	R-109	Prime Maison Mitatsunamachi		Chuo Real Estate Appraisal Co., Ltd.	2,530	2,580	3.4	2,510	3.2	3.6	88
	R-110	Prime Maison Hongo		Chuo Real Estate Appraisal Co., Ltd.	3,050	3,110	3.4	3,020	3.2	3.6	108
	R-111	Prime Maison Kuramae		Chuo Real Estate Appraisal Co., Ltd.	2,600	2,640	3.5	2,580	3.3	3.7	93
	R-112	Esty Maison Yokohama -aobadai (Note 6)	North	Chuo Real Estate Appraisal Co., Ltd.	3,660	1,740	3.9	1,690	3.7	4.1	153
			South			1,990	4.0	1,930	3.8	4.2	
	R-113	Esty Maison Shizuoka Takajo		DAIWA REAL ESTATE APPRAISAL CO., LTD.	656	664	4.8	653	4.6	5.0	36
	R-114	Sha Maison Stage Hirose-dori		Chuo Real Estate Appraisal Co., Ltd.	972	985	4.0	966	3.8	4.2	43
	R-115	Esty Maison HIGASHI BETSUN		DAIWA REAL ESTATE APPRAISAL CO., LTD.	2,230	2,250	4.1	2,220	3.9	4.3	99
	R-116	Esty Maison Kayaba		DAIWA REAL ESTATE APPRAISAL CO., LTD.	958	969	4.3	953	4.1	4.5	44
	R-117	Esty Maison SHIRAKABE MINAMI		DAIWA REAL ESTATE APPRAISAL CO., LTD.	708	712	4.1	706	3.9	4.3	30
	R-118	Prime Maison Shimokitazawa		Tanizawa Sogo Appraisal Co., Ltd.	2,840	2,920	3.1	2,800	3.2	3.3	91
R-119	Prime Maison Meguro		Tanizawa Sogo Appraisal Co., Ltd.	2,560	2,620	3.1	2,530	3.2	3.3	82	

Type	Property No.	Property Name	Appraiser	Period-end Appraisal Value (million yen)	Revenue Price					Appraisal NOI (million yen) (Note 1)
					Profit Return Method		Discounted Cash Flow Method			
					Revenue Price (million yen)	Capitalization Yield (%)	Revenue Price (million yen)	Discount Rate (%)	Final Capitalization Yield (%)	
Residence	R-120	Prime Maison Ryogoku	Tanizawa Sogo Appraisal Co., Ltd.	1,630	1,660	3.3	1,610	3.4	3.5	55
	R-121	Prime Maison Nakameguro	Tanizawa Sogo Appraisal Co., Ltd.	11,200	11,600	3.1	11,000	3.2	3.3	361
	R-122	Prime Maison Itabashi	Tanizawa Sogo Appraisal Co., Ltd.	5,220	5,350	3.3	5,160	3.4	3.5	179
	R-123	Prime Maison EGOTANOMORI (Note 7)	Rich Appraisal Institute Co., Ltd.	10,900	10,700	—	11,000	4.1	—	543
	R-124	Prime Maison Waseda dori	Japan Real Estate Institute	2,690	2,690	3.1	2,680	2.9	3.2	83
	R-125	Esty Maison Noborito	JLL Morii Valuation&Advisory K.K.	510	522	3.7	498	3.5	3.9	20
Residence Subtotal			—	321,654	326,765	—	318,282	—	—	12,283
Office building	O-001	Garden City Shinagawa Gotenyama	DAIWA REAL ESTATE APPRAISAL CO., LTD.	66,700	68,400	3.1	66,000	2.9	3.3	2,148
	O-002	Gotenyama SH Building (Note 8)	Tanizawa Sogo Appraisal Co., Ltd.	57,100	58,500	3.2	56,500	3.2	3.4	1,852
	O-003	Hommachi Minami Garden City	Rich Appraisal Institute Co., Ltd.	54,600	55,900	3.5	54,100	3.2	3.7	1,992
	O-004	Hommachi Garden City (Office building portion)	Japan Real Estate Institute	44,200	45,100	3.3	43,300	3.1	3.5	1,528
	O-005	HK Yodoyabashi Garden Avenue	Tanizawa Sogo Appraisal Co., Ltd.	6,330	6,500	3.5	6,250	3.6	3.7	233
	O-006	Hirokoji Garden Avenue	DAIWA REAL ESTATE APPRAISAL CO., LTD.	7,450	7,550	3.8	7,400	3.6	4.0	293
	O-007	Akasaka Garden City (Note 8)	Chuo Real Estate Appraisal Co., Ltd.	52,800	56,500	3.1	51,300	2.9	3.3	1,738
Office Building Subtotal			—	289,180	298,450	—	284,850	—	—	9,787
Hotel	H-001	Hommachi Garden City (Hotel portion)	Japan Real Estate Institute	16,700	16,900	3.6	16,400	3.4	3.8	649
	Hotel Subtotal			—	16,700	16,900	—	16,400	—	—
Portfolio Total			—	627,534	642,115	—	619,532	—	—	22,720

(Note 1) "Appraisal NOI" refers to NOI (Net Operating Income) obtained by deducting operating expenses from the operating revenue stated in each real estate appraisal report or real estate survey report and is the income before deducting depreciation expenses. This figure differs from NCF (Net Cash Flow), which is NOI after adding investment income such as security deposits and deducting capital expenditures. The above "Appraisal NOI" is NOI based on the direct capitalization method. Furthermore, "Appraisal NOI" is rounded down to the nearest million yen. The same applies hereinafter.

(Note 2) "Prime Maison Momochihama" has entered into a fixed rent master lease agreement with Sekisui House Real Estate Kyushu, Ltd. The discount rate varies depending on the contract period based on the agreement, but for the sake of convenience, the discount rate until the expiration of the contract period is indicated in the above "Discount Rate".

(Note 3) "Esty Maison Higashi Shirakabe" has entered into a fixed rent master lease agreement with Sekisui House Real Estate Chubu, Ltd. The discount rate varies depending on the contract period based on the agreement, but for the sake of convenience, the discount rate until the expiration of the contract period is indicated in the above "Discount Rate".

(Note 4) Partial land of "Prime Maison Central Park" (lot number: 23-32) is leased land, thus the Discount Cash Flow (DCF) method is used to determine the income price of the leased land portion, and "capitalization yield" and "final capitalization yield" is not set. For this reason, the above "revenue price", "capitalization yield", "discount rate" and "final capitalization yield" are figures for each residential portion only. In addition, as mentioned above, the DCF method is used to determine the revenue price of the leased land portion, therefore, the above "period-end appraisal value" is the sum of the revenue price of the residential portion and the revenue price of the leased land portion based on the DCF method. The appraisal NOI above is the sum of the appraisal NOI for the residential portion and the appraisal NOI for the leased land portion for the first year based on the DCF method.

- (Note 5) As the right to use of land for "Etsy Maison Toyosu Residence" is a fixed-term land leasehold, the fixed-term capitalization method is adopted in light of the finite period of revenue. Therefore, "capitalization yield" and "final capitalization yield" are not set. In addition, for the sake of convenience, the above "discount rate" indicates the discount rate until the end of the acquired period.
- (Note 6) "Esty Maison Yokohama Aobadai" is a total of two buildings, "Esty Maison Yokohama Aobadai North" and "Esty Maison Yokohama Aobadai South", thus the above "Period-end Appraisal Value" and "Appraisal NOI" are the total figures for each building.
- (Note 7) As the right to use of land for "Prime Maison EGOTANOMORI" is a fixed-term land leasehold, the fixed-term capitalization method is adopted in light of the finite period of revenue. Therefore, "capitalization yield" and "final capitalization yield" are not set. In addition, for the sake of convenience, the above "discount rate" indicates the discount rate from the first to tenth year of the acquired period.
- (Note 8) "Period-end Appraisal Value", "Revenue Price" and "Appraisal NOI" for "Gotenyama SH Building" and "Akasaka Garden City" are the amounts corresponding to the portion held by SHR.

(d) Overview of Engineering Reports

The following table sets forth an overview of the engineering reports^(Note 1) pertaining to properties owned by SHR as of the end of the fiscal period under review.

Type	Property No.	Property Name	Repair Expenses at the Time of Investigation (thousand yen) (Note 2)			Building Replacement Cost (million yen) (Note 3)	Survey Company (Note 4)	Date of Investigation (Note 5)	PML Value (%) (Note 6)	
			Emergency	Short-term	Long-term					
Residence	R-001	Esty Maison Ginza	—	—	11,658	2,003	Tokyo Bldg-Tech Center Co.,Ltd	September 2019	4.3	
	R-002	Esty Maison Azabunagasaka	—	100	6,678	705	SOMPO Risk Management Inc.	April 2020	3.2	
	R-003	Esty Maison Ebisu II	—	—	4,683	756	SOMPO Risk Management Inc.	April 2019	4.8	
	R-004	Esty Maison Ebisu	—	—	3,023	262	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	5.5	
	R-005	Esty Maison Kanda	—	—	3,542	581	SOMPO Risk Management Inc.	April 2020	4.1	
	R-006	Esty Maison Kitashinjuku	—	—	2,456	695	SOMPO Risk Management Inc.	April 2019	5.4	
	R-007	Esty Maison Asakusakomagata	—	—	5,013	1,065	SOMPO Risk Management Inc.	April 2019	4.4	
	R-008	Esty Maison Kawasaki	—	—	7,278	1,241	SOMPO Risk Management Inc.	April 2019	4.2	
	R-010	Esty Maison Kameido	—	—	6,467	849	SOMPO Risk Management Inc.	September 2019	6.0	
	R-011	Esty Maison Meguro	—	—	3,062	332	DAIWA REAL ESTATE APPRAISAL CO., LTD.	September 2019	5.2	
	R-012	Esty Maison Sugamo	—	—	5,294	709	DAIWA REAL ESTATE APPRAISAL CO., LTD.	October 2020	6.5	
	R-013	Esty Maison Kyobashi	—	—	7,988	1,415	Tokyo Bldg-Tech Center Co.,Ltd	April 2021	2.2	
	R-014	Esty Maison Hakuraku	—	—	4,771	450	Tokyo Bldg-Tech Center Co.,Ltd	April 2021	8.9	
	R-015	Esty Maison Minamihorie	—	—	5,942	534	Tokyo Bldg-Tech Center Co.,Ltd	April 2020	4.5	
	R-016	Esty Maison Gotanda (Note 7)	—	—	8,609	1,203	Tokyo Bldg-Tech Center Co.,Ltd	April 2020	7.6	
	R-017	Esty Maison Oisendaizaka	—	—	7,303	992	SOMPO Risk Management Inc.	October 2020	3.6	
	R-018	Esty Maison Shinagawa Seaside	I	—	—	2,107	313	Tokyo Bldg-Tech Center Co.,Ltd	April 2020	7.3
			II	—	—	2,103	312			7.3
			III	—	—	1,214	167			8.2
	R-019	Esty Maison Minamiazabu	—	—	3,901	399	SOMPO Risk Management Inc.	April 2020	7.8	
	R-021	Esty Maison Kawasaki II	—	—	2,485	793	Tokyo Bldg-Tech Center Co.,Ltd	October 2020	4.0	
	R-022	Esty Maison Azabujuban	—	—	2,087	488	Tokyo Bldg-Tech Center Co.,Ltd	October 2020	6.2	
	R-023	Esty Maison Itabashihoncho	—	—	4,127	400	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2021	4.3	
	R-027	Esty Maison Musashikoyama (Note 7)	—	—	2,876	318	Tokyo Bldg-Tech Center Co.,Ltd	October 2020	9.9	
	R-028	Esty Maison Sendagi (Note 7)	—	—	3,204	270	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2021	3.9	
	R-030	Esty Maison Hakatahigashi	—	—	15,365	2,264	SOMPO Risk Management Inc.	October 2021	0.8	
	R-033	Prime Maison Musashinonomori	100	—	8,411	1,249	SOMPO Risk Management Inc.	October 2021	4.0	
	R-034	Prime Maison Higashisakura	—	—	7,401	980	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2023	1.7	
	R-035	Prime Maison Kayabakoen	—	—	4,493	644	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2022	1.7	
	R-036	Esty Maison Sangenjaya II	—	—	2,583	319	SOMPO Risk Management Inc.	October 2022	7.2	
	R-037	Esty Maison Itabashi C6	—	—	8,364	1,364	Tokyo Bldg-Tech Center Co.,Ltd	October 2022	2.6	
	R-038	Sha Maison Stage Hakata	—	—	22,549	2,821	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2023	Less than 0.1	
	R-039	Esty Maison Kinshicho	—	—	4,061	572	SOMPO Risk Management Inc.	October 2022	6.0	
	R-040	Esty Maison Musashikoganei	—	—	8,557	643	Tokyo Bldg-Tech Center Co.,Ltd	October 2022	6.0	
	R-041	Prime Maison Gokiso	—	—	8,652	1,292	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2022	2.0	
	R-042	Prime Maison Yuhigaoka	—	—	2,655	572	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2023	1.2	

Type	Property No.	Property Name	Repair Expenses at the Time of Investigation (thousand yen) (Note 2)			Building Replacement Cost (million yen) (Note 3)	Survey Company (Note 4)	Date of Investigation (Note 5)	PML Value (%) (Note 6)
			Emergency	Short-term	Long-term				
Residence	R-043	Prime Maison Kitatanabe	—	—	2,592	494	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2023	2.6
	R-044	Prime Maison Momochihama	—	—	21,359	2,573	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2023	0.2
	R-045	Esty Maison Akihabara	—	—	7,840	884	ERI SOLUTION CO.,LTD.	April 2023	8.8
	R-046	Esty Maison Sasazuka	—	—	9,195	937	Tokyo Bldg-Tech Center Co.,Ltd	April 2023	5.2
	R-047	Prime Maison Ginza East	—	—	18,563	2,288	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2023	5.6
	R-048	Prime Maison Takami	—	—	3,895	670	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2023	1.7
	R-049	Prime Maison Yadamiami	—	—	3,293	617	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2023	1.4
	R-050	Prime Maison Teriha	—	—	13,825	2,550	SOMPO Risk Management Inc.	October 2023	0.9
	R-051	Esty Maison Higashishirakabe	—	—	4,578	1,230	SOMPO Risk Management Inc.	October 2023	1.0
	R-052	Esty Maison Sengoku	—	—	4,253	578	Tokyo Bldg-Tech Center Co.,Ltd	October 2023	7.5
	R-053	Esty Maison Daizawa	—	220	5,630	805	Tokyo Bldg-Tech Center Co.,Ltd	October 2023	4.7
	R-054	Esty Maison Togoshi	—	—	4,833	693	Tokyo Bldg-Tech Center Co.,Ltd	October 2023	9.9
	R-055	Esty Maison Nishitemma	—	—	7,713	968	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2018	2.0
	R-056	Esty Maison Shirokanedai	—	—	5,530	738	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2018	5.6
	R-057	Esty Maison Higashishinjuku	—	—	4,235	547	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2018	7.3
	R-058	Esty Maison Motoazabu	—	—	4,894	499	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2023	5.1
	R-059	Esty Maison Toritsudaigaku	—	—	1,820	314	ERI SOLUTION CO.,LTD.	October 2018	4.3
	R-060	Esty Maison Musashikoyama II	—	—	2,250	355	ERI SOLUTION CO.,LTD.	October 2018	7.3
	R-061	Esty Maison Nakano	—	—	4,618	602	Tokyo Bldg-Tech Center Co.,Ltd	October 2018	7.0
	R-062	Esty Maison Shinnakano	—	—	2,360	370	ERI SOLUTION CO.,LTD.	October 2018	7.8
	R-063	Esty Maison Nakanofujimicho	—	—	2,050	381	ERI SOLUTION CO.,LTD.	October 2018	4.6
	R-064	Esty Maison Tetsugakudo	—	—	2,890	473	ERI SOLUTION CO.,LTD.	October 2018	9.7
	R-065	Esty Maison Koenji	—	—	2,540	435	ERI SOLUTION CO.,LTD.	October 2018	4.7
	R-066	Esty Maison Oshiage	—	—	7,330	1,042	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2018	7.0
	R-067	Esty Maison Akabane	—	—	7,318	1,335	Tokyo Bldg-Tech Center Co.,Ltd	October 2018	5.9
	R-068	Esty Maison Oji	—	—	3,898	712	Tokyo Bldg-Tech Center Co.,Ltd	October 2018	4.9
	R-069	Prime Maison Waseda	—	—	3,697	603	SOMPO Risk Management Inc.	April 2019	6.6
	R-070	Prime Maison Hatchobori	—	—	2,924	503	SOMPO Risk Management Inc.	April 2019	6.1
R-071	Prime Maison Jimbocho	—	—	4,035	650	SOMPO Risk Management Inc.	April 2019	6.4	
R-072	Prime Maison Gotenyama East	—	—	5,291	1,291	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	5.6	
R-073	Sha Maison Stage Akihabara	—	—	2,373	246	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	8.5	
R-074	Esty Maison Aoi	—	—	9,982	1,345	SOMPO Risk Management Inc.	April 2020	1.6	
R-075	Esty Maison Yakuin	—	—	8,789	1,337	SOMPO Risk Management Inc.	April 2019	0.2	
R-076	Esty Maison Kinshicho II	—	—	16,804	2,669	Tokyo Bldg-Tech Center Co.,Ltd	September 2019	5.5	
R-077	Esty Maison Ojima	—	—	19,130	2,919	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	4.9	
R-078	Prime Maison Fujimidai	—	—	8,225	1,799	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	2.9	

Type	Property No.	Property Name		Repair Expenses at the Time of Investigation (thousand yen) (Note 2)			Building Replacement Cost (million yen) (Note 3)	Survey Company (Note 4)	Date of Investigation (Note 5)	PML Value (%) (Note 6)
				Emergency	Short-term	Long-term				
Residence	R-079	Esty Maison Tsurumai		—	—	14,637	3,581	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	2.0
	R-080	Prime Maison Morishita		—	—	4,661	747	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	September 2019	5.9
	R-081	Prime Maison Shinagawa		—	—	3,490	623	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	September 2019	6.9
	R-082	Prime Maison Odorikoen		—	—	23,430	2,374	SOMPO Risk Management Inc.	September 2019	0.2
	R-083	Prime Maison Minami 2-jo		—	—	20,758	2,118	SOMPO Risk Management Inc.	September 2019	0.3
	R-084	Prime Maison Kamokamogawa		—	—	14,562	1,537	SOMPO Risk Management Inc.	September 2019	0.7
	R-085	Prime Maison Central Park (Note 8)		—	—	17,265	2,162	SOMPO Risk Management Inc.	September 2019	0.4
	R-086	Sha Maison Stage Yahiro		—	—	6,768	962	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	September 2019	5.7
	R-087	Prime Maison Ebisu		—	—	6,966	1,074	SOMPO Risk Management Inc.	September 2019	3.8
	R-089	Esty Maison Unomori		—	—	4,522	526	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2021	7.8
	R-091	Sha Maison Stage Hino		—	—	6,224	867	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2020	3.1
	R-092	Prime Maison Yokohama Nihon-odori		—	—	16,317	2,705	SOMPO Risk Management Inc.	October 2020	4.9
	R-093	Kobe Women's Student Housing		—	—	58,200	5,442	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2021	3.6
	R-094	Prime Maison Shibuya		—	—	4,218	649	SOMPO Risk Management Inc.	April 2021	4.5
	R-095	Prime Maison Hatsudai		—	—	6,858	1,008	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2021	3.6
	R-096	Esty Maison Uemachidai		—	—	2,717	721	SOMPO Risk Management Inc.	April 2021	2.0
	R-098	Prime Maison Shirokane-takanawa		—	—	9,136	1,433	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2022	6.2
	R-099	Prime Maison Ichigayayamabushicho		—	—	9,855	1,534	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	April 2022	3.6
	R-100	Esty Maison Morishita		—	—	1,669	254	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October 2022	4.9
	R-101	Prime Maison Shirokanedai Tower		—	—	13,083	2,760	Tokyo Bldg-Tech Center Co.,Ltd	October 2023	1.2
	R-102	Prime Maison Otsuka		—	—	751	1,424	Tokyo Bldg-Tech Center Co.,Ltd	April 2018	4.6
	R-103	Prime Maison Asakusabashi		—	—	171	671	Tokyo Bldg-Tech Center Co.,Ltd	April 2018	8.0
	R-104	Prime Maison Daikanyama		—	—	3,649	852	Tokyo Bldg-Tech Center Co.,Ltd	April 2023	5.6
	R-105	Prime Maison Gotenyama West		—	—	8,110	2,204	Tokyo Bldg-Tech Center Co.,Ltd	October 2023	5.2
	R-106	Esty Maison Toyosu Residence		—	—	38,154	6,722	Tokyo Bldg-Tech Center Co.,Ltd	April 2018	6.8
	R-108	Esty Maison Ijiri		—	—	3,092	407	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	January 2019	0.6
	R-109	Prime Maison Mitatsunamachi		—	—	378	540	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	6.5
	R-110	Prime Maison Hongo		—	—	1,640	752	ERI SOLUTION CO.,LTD.	April 2019	3.4
	R-111	Prime Maison Kuramae		—	—	162	692	Tokyo Bldg-Tech Center Co.,Ltd	April 2019	3.2
	R-112	Esty Maison Yokohama-aobadai	North	—	—	1,600	736	ERI SOLUTION CO.,LTD.	April 2019	6.4
			South	—	—	4,510	950		September 2019	5.8
R-113	Esty Maison Shizuoka Takajo		—	—	5,433	475	SOMPO Risk Management Inc.	January 2020	6.5	
R-114	Sha Maison Stage Hirose-dori		—	—	5,376	716	Tokyo Bldg-Tech Center Co.,Ltd	March 2020	1.0	
R-115	Esty Maison HIGASHIBETSUIN		—	—	10,514	1,581	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	March 2021	2.7	
R-116	Esty Maison Kayaba		—	—	3,403	616	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	March 2021	2.7	
R-117	Esty Maison SHIRAKABEMINAMI		—	—	1,732	377	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	March 2021	4.6	
R-118	Prime Maison Shimokitazawa		—	—	153	663	Tokyo Bldg-Tech Center Co.,Ltd	July 2021	5.6	
R-119	Prime Maison Meguro		—	—	402	484	Tokyo Bldg-Tech Center Co.,Ltd	July 2021	6.3	

Type	Property No.	Property Name	Repair Expenses at the Time of Investigation (thousand yen) (Note 2)			Building Replacement Cost (million yen) (Note 3)	Survey Company (Note 4)	Date of Investigation (Note 5)	PML Value (%) (Note 6)
			Emergency	Short-term	Long-term				
Residence	R-120	Prime Maison Ryogoku	—	—	132	471	Tokyo Bldg-Tech Center Co.,Ltd	July 2021	8.9
	R-121	Prime Maison Nakameguro	—	—	797	2,072	Tokyo Bldg-Tech Center Co.,Ltd	January 2022	3.4
	R-122	Prime Maison Itabashi	—	—	741	1,665	Tokyo Bldg-Tech Center Co.,Ltd	January 2022	2.3
	R-123	Prime Maison EGOTANOMORI	—	—	3,772	10,249	Tokyo Bldg-Tech Center Co.,Ltd	June 2022	4.5
	R-124	Prime Maison Waseda dori	—	—	157	644	Tokyo Bldg-Tech Center Co.,Ltd	June 2022	3.3
	R-125	Esty Maison Noborito	—	—	2,227	216	Tokyo Bldg-Tech Center Co.,Ltd	September 2023	7.4
Residence Subtotal			100	320	793,906	135,693	—	—	—
Office building	O-001	Garden City Shinagawa Gotenyama	—	—	95,367	21,175	SOMPO Risk Management Inc.	April 2019	0.7
	O-002	Gotenyama SH Building (Note 9)	90	—	6,417	6,482	ERI SOLUTION CO.,LTD.	April 2020	1.2
	O-003	Hommachi Minami Garden City	—	—	33,225	15,807	TOKIO MARINE & NICHIDO RISK CONSULTING CO.,LTD.	April 2019	1.0
	O-004	Hommachi Garden City (Office building portion)	—	—	82,856	9,934	SOMPO Risk Management Inc.	April 2023	3.1
	O-005	HK Yodoyabashi Garden Avenue (Note 7)	—	—	11,235	2,277	SOMPO Risk Management Inc.	April 2022	3.0
	O-006	Hirokoji Garden Avenue	—	—	14,428	2,337	SOMPO Risk Management Inc.	October 2021	3.7
	O-007	Akasaka Garden City (Note 9)	—	—	21,917	10,577	Tokyo Bldg-Tech Center Co.,Ltd	September 2021	4.3
Office Building Subtotal			90	—	265,445	68,591	—	—	—
Hotel	H-001	Hommachi Garden City (Hotel portion)	—	—	59,274	8,920	SOMPO Risk Management Inc.	April 2023	3.2
Hotel Subtotal			—	—	59,274	8,920	—	—	—
Portfolio Total			190	320	1,118,625	213,204	—	—	2.0

(Note 1) As of the end of the fiscal period under review, SHR has obtained engineering reports for the properties owned. The statements in each engineering report are limited to the opinions of the reporter, and SHR does not guarantee the accuracy of its content.

(Note 2) Of the "Repair Expenses at the Time of Investigation", "short-term" refers to the repair and renewal expenses required within one year at the time of investigation calculated by each survey company, and "long-term" refers to the annual average of repair and renewal expenses for 12 years at the time of investigation calculated by each survey company, with figures rounded down to the nearest thousand yen based on the descriptions in the engineering report. However, if the annual average is not stated in the engineering report, the annual average amount will be calculated by SHAM based on the total repair and renewal costs for 12 years stated in the engineering report, rounded down to the nearest thousand yen.

(Note 3) "Building Replacement Cost" is the amount excluding consumption tax, rounded down to the nearest million yen, based on the statements in each engineering report.

(Note 4) "Survey Company" is the company name at the time of preparing the engineering report, even if the company name has been changed as of the date of this document. In addition, "Survey Company" refers to the investigation company related to "Repair Expenses at the Time of Investigation" and "Building Replacement Cost" respectively.

(Note 5) "Date of Investigation" indicates the year and month in which the engineering report was prepared.

(Note 6) SHR has obtained a portfolio seismic PML evaluation report as of October 2023 from Sompo Risk Management Inc. Statements in the portfolio seismic PML evaluation report are limited to the opinions of the reporter, and SHR does not guarantee the accuracy of its content. Additionally, "PML (Probable Maximum Loss) Value" refers to the probable maximum loss due to an earthquake and includes both individual properties and the portfolio as a whole. Although there is no unified definition of PML, throughout this document it is defined as the ratio (%) of the loss amount with an excess probability of 10% (equivalent to a recurrence period of 475 years) during the expected period of use (50 years = the service life of a typical building) to the replacement cost. However, the expected loss amount is only for the direct damage of the building (structure, finish, building facilities) solely due to earthquakes, and damage to equipment, furniture, fixtures, etc., and loss due to water or fire after the earthquake, compensation to victims and secondary damage such as business loss due to business interruption are not included.

(Note 7) "Esty Maison Gotanda", "Esty Maison Musashikoyama", "Esty Maison Sendagi" and "HK Yodoyabashi Garden Avenue", where SHR owns sectional ownership of buildings and trust beneficiary rights related to the accompanying right of site, indicates the figures for the portion already acquired by SHR as of the end of the fiscal period under review.

(Note 8) Partial land of "Prime Maison Central Park" (lot number: 23-32) is leased land, and the building (stores) on this leased land are owned by the lessee. Therefore, only the "PML Value" for buildings other than the relevant building (stores) are stated.

(Note 9) "Repair Expenses at the Time of Investigation" and "Building Replacement Cost" for "Gotenyama SH Building" and "Akasaka Garden City" are the amounts corresponding to the portion owned by SHR based on the figures for the entire property.

(e) Status of Major Real Estate Assets

Among the properties owned by SHR as of the end of the fiscal period under review, "Garden City Shinagawa Gotenyama" falls under the category of a major real estate (buildings and facilities related to land that are recognized to be used as an integral part of the property, and whose total rental income accounts for 10% or more of the total rental income of all assets held by SHR).

(f) Income and Expenditure Status of Individual Properties

The revenue status of individual real estate properties in trust is as follows. Amounts are rounded to the nearest thousand yen.

(Thousand yen)

Property No.		R-001	R-002	R-003	R-004
Property Name		Esty Maison Ginza	Esty Maison Azabunagasaka	Esty Maison Ebisu II	Esty Maison Ebisu
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		178,634	50,721	59,683	23,124
Rent Revenue – Real Estate		172,456	48,105	56,083	22,147
Other Lease Business Revenue		6,177	2,615	3,599	977
B. Total Operating Expenses		55,800	19,703	20,981	10,388
Subcontract Expenses		6,216	1,728	1,782	1,206
Property Management Fees		8,336	2,906	3,268	1,449
Trust Fees		325	325	325	325
Utilities Expenses		2,537	531	727	315
Property and Other Taxes		10,433	3,188	2,845	1,152
Insurance Expenses		144	44	56	19
Repair Expenses		5,074	2,097	2,221	1,558
Depreciation		18,676	6,991	7,786	3,390
Other Expenses Related to Rent Business		4,057	1,890	1,966	971
C. Property-Related Operating Income (A-B)		122,833	31,017	38,701	12,736

(Thousand yen)

Property No.		R-005	R-006	R-007	R-008
Property Name		Esty Maison Kanda	Esty Maison Kitashinjuku	Esty Maison Asakusakomagata	Esty Maison Kawasaki
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		47,298	48,877	66,795	75,129
Rent Revenue – Real Estate		44,441	45,873	64,400	72,474
Other Lease Business Revenue		2,856	3,004	2,394	2,655
B. Total Operating Expenses		21,598	22,543	32,702	40,596
Subcontract Expenses		1,632	2,436	3,096	3,126
Property Management Fees		2,986	3,254	3,518	3,746
Trust Fees		325	325	325	325
Utilities Expenses		743	359	563	1,098
Property and Other Taxes		2,037	2,142	3,786	3,501
Insurance Expenses		35	50	77	89
Repair Expenses		3,145	2,403	2,560	2,880
Depreciation		9,180	9,919	16,394	24,224
Other Expenses Related to Rent Business		1,512	1,653	2,380	1,605
C. Property-Related Operating Income (A-B)		25,699	26,334	34,092	34,533

(Thousand yen)

Property No.		R-010	R-011	R-012	R-013
Property Name		Esty Maison Kameido	Esty Maison Meguro	Esty Maison Sugamo	Esty Maison Kyobashi
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		54,740	30,227	51,521	91,454
Rent Revenue – Real Estate		53,040	29,244	49,500	86,249
Other Lease Business Revenue		1,699	983	2,020	5,205
B. Total Operating Expenses		25,825	14,003	19,876	47,113
Subcontract Expenses		2,442	1,410	2,130	1,464
Property Management Fees		2,438	1,925	2,765	4,041
Trust Fees		325	325	325	325
Utilities Expenses		532	239	429	1,933
Property and Other Taxes		2,977	1,607	2,762	4,834
Insurance Expenses		57	24	50	95
Repair Expenses		2,678	1,637	2,005	4,065
Depreciation		13,461	5,316	7,487	27,064
Other Expenses Related to Rent Business		911	1,516	1,919	3,290
C. Property-Related Operating Income (A-B)		28,915	16,224	31,644	44,341

(Thousand yen)

Property No.		R-014	R-015	R-016	R-017
Property Name		Esty Maison Hakuraku	Esty Maison Minamihorie	Esty Maison Gotanda	Esty Maison Oisendaizaka
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		31,137	34,813	94,067	82,036
Rent Revenue – Real Estate		30,235	34,724	90,724	78,414
Other Lease Business Revenue		902	88	3,343	3,622
B. Total Operating Expenses		13,831	15,372	36,733	34,772
Subcontract Expenses		1,673	2,044	81	3,084
Property Management Fees		1,291	1,683	5,145	4,805
Trust Fees		325	325	325	325
Utilities Expenses		469	318	39	505
Property and Other Taxes		1,512	2,022	5,932	3,785
Insurance Expenses		32	39	40	64
Repair Expenses		364	740	4,205	3,713
Depreciation		7,620	6,931	15,057	16,778
Other Expenses Related to Rent Business		542	1,266	5,906	1,709
C. Property-Related Operating Income (A-B)		17,306	19,440	57,333	47,264

(Thousand yen)

Property No.		R-018	R-019	R-021	R-022
Property Name		Esty Maison Shinagawa Seaside	Esty Maison Minamiazabu	Esty Maison Kawasaki II	Esty Maison Azabujuban
Management Period	From To	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023
A. Total Rent Revenue – Real Estate		66,409	33,422	65,097	64,347
Rent Revenue – Real Estate		63,930	32,684	62,070	62,958
Other Lease Business Revenue		2,478	738	3,026	1,389
B. Total Operating Expenses		30,599	16,252	30,233	24,566
Subcontract Expenses		3,109	2,388	2,383	2,442
Property Management Fees		3,383	1,840	3,182	3,689
Trust Fees		325	325	325	325
Utilities Expenses		739	281	595	620
Property and Other Taxes		3,790	1,791	3,204	2,562
Insurance Expenses		57	26	64	36
Repair Expenses		4,660	3,679	1,522	6,237
Depreciation		11,916	3,734	17,417	5,465
Other Expenses Related to Rent Business		2,617	2,186	1,538	3,187
C. Property-Related Operating Income (A-B)		35,809	17,170	34,863	39,781

(Thousand yen)

Property No.		R-023	R-027	R-028	R-030
Property Name		Esty Maison Itabashihoncho	Esty Maison Musashikoyama	Esty Maison Sendagi	Esty Maison Hakatahigashi
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		30,315	32,147	23,142	87,787
Rent Revenue – Real Estate		29,802	30,721	22,588	85,539
Other Lease Business Revenue		512	1,426	554	2,247
B. Total Operating Expenses		15,988	12,208	8,176	47,745
Subcontract Expenses		1,710	—	—	2,650
Property Management Fees		1,323	1,551	947	4,128
Trust Fees		325	325	325	325
Utilities Expenses		423	—	—	587
Property and Other Taxes		1,586	1,694	1,191	5,032
Insurance Expenses		28	12	9	147
Repair Expenses		1,293	422	318	6,422
Depreciation		7,783	6,247	3,272	26,397
Other Expenses Related to Rent Business		1,513	1,954	2,110	2,054
C. Property-Related Operating Income (A-B)		14,327	19,938	14,966	40,041

(Thousand yen)

Property No.		R-033	R-034	R-035	R-036
Property Name		Prime Maison Musashinonomori	Prime Maison Higashisakura	Prime Maison Kayabakoen	Esty Maison Sangenjaya II
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		67,852	49,350	31,314	23,817
Rent Revenue – Real Estate		64,593	48,998	30,601	23,324
Other Lease Business Revenue		3,259	352	713	493
B. Total Operating Expenses		32,223	35,840	16,056	11,323
Subcontract Expenses		2,694	3,829	1,320	1,050
Property Management Fees		4,176	2,462	1,309	1,171
Trust Fees		275	325	325	275
Utilities Expenses		511	712	423	184
Property and Other Taxes		4,005	3,959	2,242	1,159
Insurance Expenses		76	68	42	20
Repair Expenses		6,198	6,284	1,221	1,610
Depreciation		13,181	15,669	8,614	4,650
Other Expenses Related to Rent Business		1,104	2,527	557	1,202
C. Property-Related Operating Income (A-B)		35,628	13,510	15,258	12,494

(Thousand yen)

Property No.		R-037	R-038	R-039	R-040
Property Name		Esty Maison Itabashi C6	Sha Maison Stage Hakata	Esty Maison Kinshicho	Esty Maison Musashikoganei
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		81,266	95,555	36,567	56,524
Rent Revenue – Real Estate		78,454	95,503	35,374	54,461
Other Lease Business Revenue		2,811	51	1,192	2,063
B. Total Operating Expenses		38,183	71,174	18,530	21,162
Subcontract Expenses		2,612	2,709	1,194	2,614
Property Management Fees		3,982	232	1,965	2,878
Trust Fees		250	275	250	275
Utilities Expenses		929	1,056	617	700
Property and Other Taxes		4,959	7,642	1,658	2,670
Insurance Expenses		86	182	27	42
Repair Expenses		3,510	5,302	747	1,949
Depreciation		19,309	40,553	11,067	8,509
Other Expenses Related to Rent Business		2,543	13,219	1,003	1,522
C. Property-Related Operating Income (A-B)		43,083	24,380	18,036	35,361

(Thousand yen)

Property No.		R-041	R-042	R-043	R-044
Property Name		Prime Maison Gokiso	Prime Maison Yuhigaoka	Prime Maison Kitatanabe	Prime Maison Momochihama
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		64,948	30,251	22,746	69,147
Rent Revenue – Real Estate		63,449	30,041	21,529	69,147
Other Lease Business Revenue		1,498	210	1,217	—
B. Total Operating Expenses		39,142	13,811	14,456	25,887
Subcontract Expenses		2,229	1,609	1,582	2,850
Property Management Fees		3,441	1,096	1,035	384
Trust Fees		275	250	250	275
Utilities Expenses		566	237	678	740
Property and Other Taxes		5,012	2,076	1,726	6,826
Insurance Expenses		90	37	32	165
Repair Expenses		4,390	840	1,592	4,383
Depreciation		19,710	7,166	6,488	10,201
Other Expenses Related to Rent Business		3,426	496	1,070	61
C. Property-Related Operating Income (A-B)		25,805	16,440	8,289	43,259

(Thousand yen)

Property No.		R-045	R-046	R-047	R-048
Property Name		Esty Maison Akihabara	Esty Maison Sasazuka	Prime Maison Ginza East	Prime Maison Takami
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		56,060	92,683	182,997	33,330
Rent Revenue – Real Estate		53,696	88,650	176,618	33,297
Other Lease Business Revenue		2,364	4,032	6,378	32
B. Total Operating Expenses		32,310	31,712	75,931	19,928
Subcontract Expenses		2,688	2,427	6,054	1,745
Property Management Fees		3,549	5,213	8,855	1,564
Trust Fees		250	250	250	275
Utilities Expenses		504	637	2,696	436
Property and Other Taxes		2,653	4,669	8,893	2,566
Insurance Expenses		55	61	152	47
Repair Expenses		3,623	3,564	5,712	1,540
Depreciation		16,107	13,035	38,796	10,228
Other Expenses Related to Rent Business		2,877	1,853	4,519	1,523
C. Property-Related Operating Income (A-B)		23,750	60,970	107,065	13,402

(Thousand yen)

Property No.		R-049	R-050	R-051	R-052
Property Name		Prime Maison Yadaminami	Prime Maison Teriha	Esty Maison Higashishirakabe	Esty Maison Sengoku
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		27,056	53,111	46,630	38,955
Rent Revenue – Real Estate		27,027	52,992	46,567	37,443
Other Lease Business Revenue		29	119	63	1,512
B. Total Operating Expenses		16,359	32,147	23,704	17,460
Subcontract Expenses		1,315	4,710	1,974	2,933
Property Management Fees		786	—	283	2,159
Trust Fees		275	250	275	250
Utilities Expenses		393	731	532	278
Property and Other Taxes		2,303	6,012	3,573	2,337
Insurance Expenses		39	110	73	36
Repair Expenses		1,544	4,994	495	2,655
Depreciation		9,098	14,390	15,508	5,982
Other Expenses Related to Rent Business		602	947	988	828
C. Property-Related Operating Income (A-B)		10,697	20,963	22,926	21,494

(Thousand yen)

Property No.		R-053	R-054	R-055	R-056
Property Name		Esty Maison Daizawa	Esty Maison Togoshi	Esty Maison Nishitemma	Esty Maison Shirokanedai
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		62,894	51,658	51,536	78,942
Rent Revenue – Real Estate		60,685	49,300	50,564	76,850
Other Lease Business Revenue		2,208	2,358	971	2,091
B. Total Operating Expenses		20,855	19,041	28,324	28,385
Subcontract Expenses		1,560	2,490	2,221	2,366
Property Management Fees		3,342	2,835	2,623	4,717
Trust Fees		250	250	250	250
Utilities Expenses		414	396	1,657	451
Property and Other Taxes		3,553	2,841	3,925	3,383
Insurance Expenses		53	44	71	56
Repair Expenses		2,618	904	1,605	2,157
Depreciation		8,125	8,796	12,893	11,562
Other Expenses Related to Rent Business		937	482	3,077	3,439
C. Property-Related Operating Income (A-B)		42,038	32,616	23,212	50,557

(Thousand yen)

Property No.		R-057	R-058	R-059	R-060
Property Name		Esty Maison Higashishinjuku	Esty Maison Motoazabu	Esty Maison Toritsudaigaku	Esty Maison Musashikoyama II
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		48,842	44,440	24,219	30,936
Rent Revenue – Real Estate		47,409	42,960	23,067	29,120
Other Lease Business Revenue		1,433	1,480	1,152	1,816
B. Total Operating Expenses		19,200	19,549	11,168	13,304
Subcontract Expenses		1,513	1,665	1,242	1,704
Property Management Fees		2,349	3,336	1,626	2,116
Trust Fees		250	250	250	250
Utilities Expenses		269	391	325	338
Property and Other Taxes		2,314	2,856	1,661	1,603
Insurance Expenses		40	39	23	26
Repair Expenses		186	3,096	1,373	708
Depreciation		11,608	6,675	4,074	5,809
Other Expenses Related to Rent Business		667	1,237	590	748
C. Property-Related Operating Income (A-B)		29,642	24,890	13,051	17,631

(Thousand yen)

Property No.		R-061	R-062	R-063	R-064
Property Name		Esty Maison Nakano	Esty Maison Shinnakano	Esty Maison Nakanofujimicho	Esty Maison Tetsugakudo
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		53,629	28,466	29,429	35,636
Rent Revenue – Real Estate		51,202	27,530	28,468	33,977
Other Lease Business Revenue		2,427	935	961	1,659
B. Total Operating Expenses		24,165	16,448	15,253	16,730
Subcontract Expenses		2,989	2,190	2,134	2,244
Property Management Fees		3,014	1,865	1,969	1,748
Trust Fees		250	250	250	250
Utilities Expenses		455	269	453	628
Property and Other Taxes		2,777	1,613	1,813	1,806
Insurance Expenses		45	27	28	34
Repair Expenses		3,674	2,733	2,212	901
Depreciation		9,895	6,176	5,619	8,241
Other Expenses Related to Rent Business		1,063	1,324	772	875
C. Property-Related Operating Income (A-B)		29,464	12,017	14,175	18,905

(Thousand yen)

Property No.		R-065	R-066	R-067	R-068
Property Name		Esty Maison Koenji	Esty Maison Oshiage	Esty Maison Akabane	Esty Maison Oji
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		34,687	75,033	98,449	49,704
Rent Revenue – Real Estate		33,221	71,668	94,915	47,420
Other Lease Business Revenue		1,466	3,365	3,534	2,283
B. Total Operating Expenses		15,987	30,685	43,594	23,597
Subcontract Expenses		1,716	3,147	3,493	1,965
Property Management Fees		2,168	4,172	5,037	3,273
Trust Fees		250	250	250	250
Utilities Expenses		330	705	706	765
Property and Other Taxes		2,050	3,992	5,504	2,777
Insurance Expenses		32	77	99	52
Repair Expenses		2,132	1,821	1,913	1,502
Depreciation		6,348	15,428	25,329	11,609
Other Expenses Related to Rent Business		958	1,091	1,260	1,400
C. Property-Related Operating Income (A-B)		18,700	44,347	54,855	26,107

(Thousand yen)

Property No.		R-069	R-070	R-071	R-072
Property Name		Prime Maison Waseda	Prime Maison Hatchobori	Prime Maison Jimbocho	Prime Maison Gotenyama East
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		45,707	37,495	52,642	86,596
Rent Revenue – Real Estate		43,704	35,912	50,033	85,106
Other Lease Business Revenue		2,002	1,583	2,609	1,490
B. Total Operating Expenses		22,285	20,210	24,955	37,896
Subcontract Expenses		3,132	1,614	2,154	7,709
Property Management Fees		2,209	2,414	3,268	3,682
Trust Fees		830	900	1,026	1,026
Utilities Expenses		545	444	540	1,754
Property and Other Taxes		2,397	1,926	2,820	6,047
Insurance Expenses		43	36	47	95
Repair Expenses		1,879	534	1,825	3,767
Depreciation		10,054	10,047	11,881	10,248
Other Expenses Related to Rent Business		1,193	2,293	1,390	3,566
C. Property-Related Operating Income (A-B)		23,421	17,284	27,687	48,699

(Thousand yen)

Property No.		R-073	R-074	R-075	R-076
Property Name		Sha Maison Stage Akihabara	Esty Maison Aoi	Esty Maison Yakuin	Esty Maison Kinshicho II
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		15,153	67,875	76,497	234,418
Rent Revenue – Real Estate		15,153	67,499	72,727	221,066
Other Lease Business Revenue		—	376	3,770	13,351
B. Total Operating Expenses		6,487	41,259	38,352	98,688
Subcontract Expenses		1,174	4,500	1,710	5,588
Property Management Fees		—	3,501	3,387	7,975
Trust Fees		300	400	400	400
Utilities Expenses		301	1,025	2,641	4,295
Property and Other Taxes		970	4,880	4,846	10,084
Insurance Expenses		17	85	99	195
Repair Expenses		339	4,156	6,020	11,420
Depreciation		3,158	19,814	17,059	51,274
Other Expenses Related to Rent Business		225	2,896	2,189	7,452
C. Property-Related Operating Income (A-B)		8,665	26,615	38,145	135,729

(Thousand yen)

Property No.		R-077	R-078	R-079	R-080
Property Name		Esty Maison Ojima	Prime Maison Fujimidai	Esty Maison Tsurumai	Prime Maison Morishita
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		265,267	70,161	157,832	55,743
Rent Revenue – Real Estate		251,404	70,010	157,818	54,704
Other Lease Business Revenue		13,863	150	14	1,039
B. Total Operating Expenses		112,091	40,765	77,478	24,750
Subcontract Expenses		9,591	2,897	12,234	3,216
Property Management Fees		10,040	3,822	801	2,493
Trust Fees		400	300	300	300
Utilities Expenses		7,821	639	1,694	488
Property and Other Taxes		11,275	5,909	14,977	2,957
Insurance Expenses		227	130	267	56
Repair Expenses		13,039	5,580	6,865	949
Depreciation		54,716	17,327	39,979	12,767
Other Expenses Related to Rent Business		4,980	4,157	358	1,522
C. Property-Related Operating Income (A-B)		153,176	29,396	80,353	30,992

(Thousand yen)

Property No.		R-081	R-082	R-083	R-084
Property Name		Prime Maison Shinagawa	Prime Maison Odorikoen	Prime Maison Minami 2-jo	Prime Maison Kamokamogawa
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		59,219	120,567	75,587	49,682
Rent Revenue – Real Estate		51,556	115,370	72,825	48,837
Other Lease Business Revenue		7,662	5,196	2,761	845
B. Total Operating Expenses		29,410	62,374	41,317	29,447
Subcontract Expenses		1,905	12,143	4,338	3,054
Property Management Fees		3,020	5,594	3,108	1,981
Trust Fees		300	250	300	300
Utilities Expenses		5,755	3,812	3,451	1,394
Property and Other Taxes		2,710	10,865	7,878	5,857
Insurance Expenses		47	138	129	85
Repair Expenses		3,534	1,735	1,819	829
Depreciation		9,979	22,717	19,099	14,719
Other Expenses Related to Rent Business		2,157	5,117	1,192	1,226
C. Property-Related Operating Income (A-B)		29,808	58,192	34,270	20,235

(Thousand yen)

Property No.		R-085	R-086	R-087	R-088
Property Name		Prime Maison Central Park	Sha Maison Stage Yahiro	Prime Maison Ebisu	Sha Maison Stage Kanazawa Nishiizumi
Management Period	From To	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 August 2, 2023
A. Total Rent Revenue – Real Estate		89,360	56,171	113,119	21,163
Rent Revenue – Real Estate		88,298	56,171	109,644	20,127
Other Lease Business Revenue		1,061	—	3,474	1,035
B. Total Operating Expenses		44,699	27,249	36,268	17,855
Subcontract Expenses		3,072	3,883	4,256	2,339
Property Management Fees		3,144	81	5,674	—
Trust Fees		240	300	300	149
Utilities Expenses		679	531	857	315
Property and Other Taxes		8,801	4,032	4,581	2,144
Insurance Expenses		214	68	75	59
Repair Expenses		3,310	4,239	4,208	2,017
Depreciation		22,534	13,735	13,807	10,059
Other Expenses Related to Rent Business		2,702	376	2,504	771
C. Property-Related Operating Income (A-B)		44,660	28,921	76,851	3,307

(Thousand yen)

Property No.		R-089	R-091	R-092	R-093
Property Name		Esty Maison Unomori	Sha Maison Stage Hino	Prime Maison Yokohama Nihon-odori	Kobe Women's Student Housing
Management Period	From To	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023
A. Total Rent Revenue – Real Estate		27,208	50,472	140,205	220,386
Rent Revenue – Real Estate		27,171	49,052	136,291	219,359
Other Lease Business Revenue		37	1,420	3,914	1,027
B. Total Operating Expenses		15,387	27,100	63,488	108,134
Subcontract Expenses		1,152	4,104	5,931	23,256
Property Management Fees		—	2,570	7,082	27
Trust Fees		290	290	240	240
Utilities Expenses		334	463	2,530	7,500
Property and Other Taxes		1,555	3,161	8,474	16,983
Insurance Expenses		36	62	164	366
Repair Expenses		499	2,148	3,512	3,569
Depreciation		10,645	13,371	33,236	55,211
Other Expenses Related to Rent Business		873	929	2,315	978
C. Property-Related Operating Income (A-B)		11,821	23,372	76,717	112,252

(Thousand yen)

Property No.		R-094	R-095	R-096	R-098
Property Name		Prime Maison Shibuya	Prime Maison Hatsudai	Esty Maison Uemachidai	Prime Maison Shirokane-takanawa
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		63,720	81,912	33,213	116,435
Rent Revenue – Real Estate		61,581	78,393	31,838	111,139
Other Lease Business Revenue		2,138	3,518	1,375	5,295
B. Total Operating Expenses		20,748	32,603	17,470	46,506
Subcontract Expenses		2,895	3,244	2,205	4,336
Property Management Fees		3,634	4,973	1,848	8,593
Trust Fees		240	240	240	240
Utilities Expenses		486	990	844	952
Property and Other Taxes		3,356	4,459	2,188	7,252
Insurance Expenses		41	70	42	96
Repair Expenses		1,791	2,072	2,150	3,236
Depreciation		6,430	12,825	6,949	15,225
Other Expenses Related to Rent Business		1,871	3,728	1,002	6,573
C. Property-Related Operating Income (A-B)		42,971	49,308	15,742	69,928

(Thousand yen)

Property No.		R-099	R-100	R-101	R-102
Property Name		Prime Maison Ichigayayamabushicho	Esty Maison Morishita	Prime Maison Shirokanedai Tower	Prime Maison Otsuka
Management Period	From To	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023
A. Total Rent Revenue – Real Estate		105,606	18,847	234,781	115,103
Rent Revenue – Real Estate		103,789	18,391	221,989	112,265
Other Lease Business Revenue		1,817	456	12,791	2,838
B. Total Operating Expenses		44,097	7,817	87,354	45,642
Subcontract Expenses		6,248	1,498	10,729	5,400
Property Management Fees		6,139	767	16,507	6,860
Trust Fees		240	240	240	240
Utilities Expenses		880	218	1,828	1,238
Property and Other Taxes		6,651	1,088	11,498	7,009
Insurance Expenses		102	16	181	108
Repair Expenses		3,605	481	9,468	3,517
Depreciation		15,323	3,095	24,256	14,989
Other Expenses Related to Rent Business		4,905	410	12,644	6,278
C. Property-Related Operating Income (A-B)		61,509	11,029	147,426	69,460

(Thousand yen)

Property No.		R-103	R-104	R-105	R-106
Property Name		Prime Maison Asakusabashi	Prime Maison Daikanyama	Prime Maison Gotenyama West	Esty Maison Toyosu Residence
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		48,645	76,911	117,486	486,443
Rent Revenue – Real Estate		46,954	73,335	114,286	474,927
Other Lease Business Revenue		1,690	3,576	3,200	11,516
B. Total Operating Expenses		23,465	21,961	60,397	380,554
Subcontract Expenses		3,317	2,657	8,497	21,954
Property Management Fees		3,484	3,803	9,573	21,327
Trust Fees		240	240	240	325
Utilities Expenses		628	545	2,434	5,020
Property and Other Taxes		2,878	3,769	7,834	21,282
Insurance Expenses		49	58	137	505
Repair Expenses		3,514	1,815	9,190	24,449
Depreciation		5,627	6,985	13,752	82,619
Other Expenses Related to Rent Business		3,725	2,086	8,737	203,072
C. Property-Related Operating Income (A-B)		25,179	54,950	57,088	105,888

(Thousand yen)

Property No.		R-108	R-109	R-110	R-111
Property Name		Esty Maison Ijiri	Prime Maison Mitatsunamachi	Prime Maison Hongo	Prime Maison Kuramae
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		13,270	56,956	62,678	57,637
Rent Revenue – Real Estate		13,270	56,390	60,148	55,816
Other Lease Business Revenue		—	566	2,529	1,821
B. Total Operating Expenses		6,701	19,118	30,329	26,081
Subcontract Expenses		729	2,122	3,475	3,241
Property Management Fees		—	2,930	5,181	4,300
Trust Fees		235	240	240	240
Utilities Expenses		—	473	746	677
Property and Other Taxes		1,468	3,353	3,144	2,856
Insurance Expenses		28	41	55	51
Repair Expenses		563	1,426	2,401	1,994
Depreciation		3,498	5,507	8,975	8,734
Other Expenses Related to Rent Business		178	3,022	6,107	3,984
C. Property-Related Operating Income (A-B)		6,568	37,838	32,348	31,556

(Thousand yen)

Property No.		R-112	R-113	R-114	R-115
Property Name		Esty Maison Yokohama-aobadai	Esty Maison Shizuoka Takajo	Sha Maison Stage Hirose-dori	Esty Maison HIGASHIBETSUIN
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		86,288	23,355	29,028	69,675
Rent Revenue – Real Estate		86,288	23,355	29,025	69,666
Other Lease Business Revenue		—	—	3	8
B. Total Operating Expenses		18,922	11,256	16,596	31,841
Subcontract Expenses		—	2,025	1,050	6,300
Property Management Fees		1,078	—	121	—
Trust Fees		480	240	240	240
Utilities Expenses		—	559	346	1,161
Property and Other Taxes		4,474	1,626	2,475	5,905
Insurance Expenses		122	34	50	112
Repair Expenses		1,392	1,332	5,688	3,417
Depreciation		10,613	5,379	5,109	14,222
Other Expenses Related to Rent Business		760	59	1,512	480
C. Property-Related Operating Income (A-B)		67,365	12,098	12,431	37,833

(Thousand yen)

Property No.		R-116	R-117	R-118	R-119
Property Name		Esty Maison Kayaba	Esty Maison SHIRAKABE MINAMI	Prime Maison Shimokitazawa	Prime Maison Meguro
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		30,018	20,260	59,956	50,644
Rent Revenue – Real Estate		29,538	20,260	58,330	49,479
Other Lease Business Revenue		479	—	1,625	1,165
B. Total Operating Expenses		12,923	7,972	19,721	18,118
Subcontract Expenses		1,782	1,435	3,438	2,144
Property Management Fees		1,408	—	2,606	2,658
Trust Fees		240	240	240	240
Utilities Expenses		333	322	452	554
Property and Other Taxes		2,223	1,763	3,420	2,201
Insurance Expenses		42	27	47	36
Repair Expenses		1,516	645	342	921
Depreciation		4,797	3,277	7,907	7,272
Other Expenses Related to Rent Business		579	262	1,267	2,089
C. Property-Related Operating Income (A-B)		17,095	12,287	40,234	32,525

(Thousand yen)

Property No.		R-120	R-121	R-122	R-123
Property Name		Prime Maison Ryogoku	Prime Maison Nakameguro	Prime Maison Itabashi	Prime Maison EGOTANOMORI
Management Period	From To	May 1, 2023 October 31, 2023			
A. Total Rent Revenue – Real Estate		37,937	223,781	118,685	623,227
Rent Revenue – Real Estate		36,023	209,406	113,873	610,922
Other Lease Business Revenue		1,913	14,374	4,812	12,304
B. Total Operating Expenses		14,796	71,770	55,739	447,153
Subcontract Expenses		1,980	4,200	4,740	42,084
Property Management Fees		2,014	10,832	7,370	19,663
Trust Fees		240	275	240	400
Utilities Expenses		391	8,891	3,217	16,810
Property and Other Taxes		1,805	9,089	7,464	29,163
Insurance Expenses		33	150	117	1,492
Repair Expenses		835	2,818	2,347	11,412
Depreciation		6,165	28,717	23,260	116,672
Other Expenses Related to Rent Business		1,329	6,796	6,981	209,455
C. Property-Related Operating Income (A-B)		23,140	152,010	62,946	176,073

(Thousand yen)

Property No.		R-124	R-125	O-001	O-002
Property Name		Prime Maison Waseda dori	Esty Maison Noborito	Garden City Shinagawa Gotenyama	Gotenyama SH Building
Management Period	From To	May 1, 2023 October 31, 2023	October 3, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023
A. Total Rent Revenue – Real Estate		55,520	2,168	1,547,546	1,088,412
Rent Revenue – Real Estate		55,325	2,168	1,501,174	1,088,412
Other Lease Business Revenue		195	—	46,372	—
B. Total Operating Expenses		20,350	399	653,291	194,258
Subcontract Expenses		3,000	128	113,411	—
Property Management Fees		3,101	17	29,122	1,199
Trust Fees		240	—	1,150	399
Utilities Expenses		472	—	83,686	—
Property and Other Taxes		3,381	—	154,493	49,784
Insurance Expenses		44	2	1,605	883
Repair Expenses		610	—	9,480	45
Depreciation		6,432	250	206,200	139,642
Other Expenses Related to Rent Business		3,066	0	54,140	2,303
C. Property-Related Operating Income (A-B)		35,170	1,769	894,255	894,154

(Thousand yen)

Property No.		O-003	O-004	O-005	O-006
Property Name		Hommachi Minami Garden City	Hommachi Garden City (Office building portion)	HK Yodoyabashi Garden Avenue	Hirokoji Garden Avenue
Management Period	From To	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023
A. Total Rent Revenue – Real Estate		1,323,666	903,801	173,680	211,741
Rent Revenue – Real Estate		1,264,837	903,801	154,070	196,132
Other Lease Business Revenue		58,829	—	19,609	15,609
B. Total Operating Expenses		530,084	323,311	68,402	81,716
Subcontract Expenses		72,163	—	8,680	12,278
Property Management Fees		19,627	6,000	1,704	1,230
Trust Fees		500	250	240	225
Utilities Expenses		107,397	—	15,535	14,801
Property and Other Taxes		127,119	105,284	13,422	19,982
Insurance Expenses		1,997	1,109	410	283
Repair Expenses		7,143	7,056	4,120	5,911
Depreciation		193,950	203,572	23,773	26,388
Other Expenses Related to Rent Business		184	38	515	614
C. Property-Related Operating Income (A-B)		793,582	580,490	105,277	130,025

(Thousand yen)

Property No.		O-007	H-001
Property Name		Akasaka Garden City	Hommachi Garden City (Hotel portion)
Management Period	From To	May 1, 2023 October 31, 2023	May 1, 2023 October 31, 2023
A. Total Rent Revenue – Real Estate		1,042,745	402,500
Rent Revenue – Real Estate		967,036	402,500
Other Lease Business Revenue		75,709	—
B. Total Operating Expenses		380,605	146,852
Subcontract Expenses		—	—
Property Management Fees		28,809	1,200
Trust Fees		727	250
Utilities Expenses		78,879	—
Property and Other Taxes		92,323	63,795
Insurance Expenses		617	751
Repair Expenses		18,988	4,903
Depreciation		70,814	75,917
Other Expenses Related to Rent Business		89,444	34
C. Property-Related Operating Income (A-B)		662,140	255,647

(2) Status of Capital Expenditure

① Scheduled Capital Expenditures

The principal capital expenditures associated with renovation work, etc. currently planned for properties owned by SHR are as follows. Please note that some of the planned construction costs may be classified as expenses for accounting purposes.

Name of Real Estate, Etc. (Location)	Purpose	Planned Period	Planned Construction Costs (million yen) (Note)		
			Total	Payment for Current Fiscal Period	Amount Already Paid
Esty Maison Toyosu Residence (Koto-ku, Tokyo)	Large-scale repairs	From: November 2023 To: October 2024	672	—	—
Prime Maison Central Park (Fukuoka-shi, Fukuoka)	Large-scale repairs	From: October 2023 To: April 2024	238	—	—
Esty Maison Shizuoka Takajo (Shizuoka-shi, Shizuoka)	Large-scale repairs	From: November 2023 To: March 2024	63	—	—
Esty Maison Toritsuudaigaku (Meguro-ku, Tokyo)	Large-scale repairs	From: November 2023 To: March 2024	39	—	—

(Note) "Planned Construction Costs" refers to the amount obtained by multiplying the total cost required for construction by the proportion of ownership or quasi co-ownership interest in the compartmentalized ownership held by SHR (if SHR owns a quasi co-ownership interest in the real estate trust beneficiary interest with compartmentalized ownership as trust property, the total cost is multiplied by the ownership ratio of the compartmentalized ownership, and then the quasi co-ownership amount is multiplied by percentage), if SHR owns the sectional ownership or the quasi co-ownership interest in the real estate trust beneficiary right of the property subject to the construction.

② Capital Expenditure During the Period

An overview of capital expenditures for properties owned by SHR during the fiscal period under review is as follows. In addition, the total capital expenditure for the current fiscal period was 1,016 million yen, and a total of 1,424 million yen of construction work was carried out, including repair expenses of 408 million yen classified as expenses for the current fiscal period.

Name of Real Estate, Etc. (Location)	Purpose	Period	Payment Amount (million yen)
Prime Maison Musashinonomori (Kodaira-shi, Tokyo)	Large-scale repairs	From: May 2023 To: October 2023	129
Sha Maison Stage Hirose-dori (Sendai-shi, Miyagi)	Large-scale repairs	From: May 2023 To: October 2023	105
Esty Maison Nakano (Nakano-ku, Tokyo)	Large-scale repairs	From: May 2023 To: October 2023	74
Other Capital Expenditures			707
Total			1,016