



MASTER
FUND

Nomura Real Estate Master Fund, Inc.

Investor Presentation

12th Fiscal Period Ended August 31, 2021

October 13, 2021

MASTER FUND

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Financial Highlights



Financial Highlights for Aug. 2021 (12th) FP

Despite decreased DPU period-to-period due to factors such as lower office and retail occupancy rates, earnings forecast was maintained through reversal of internal reserves, etc.

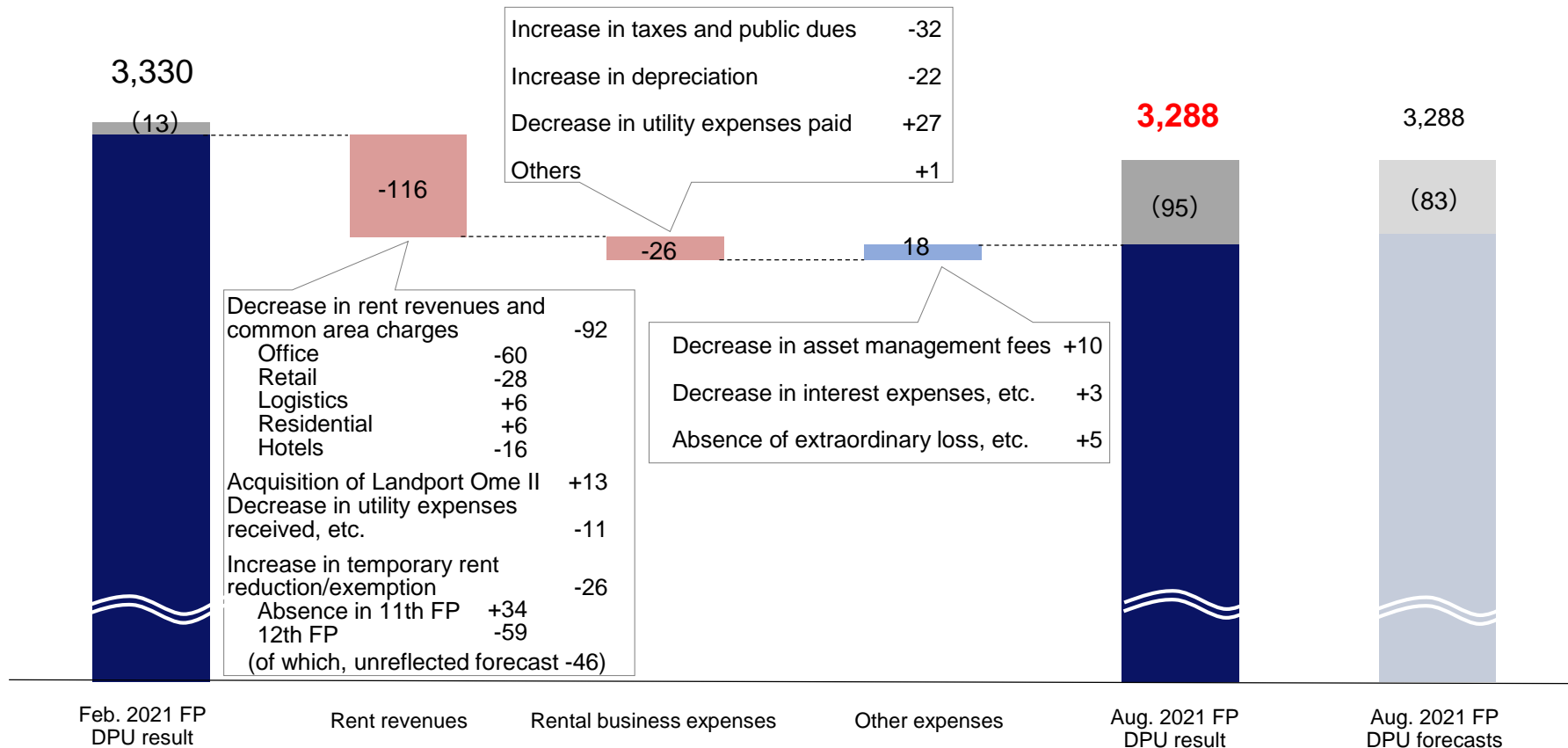
▶ Main factors in change of DPU (¥/unit)

■ : Reversal of internal reserves

■ : Increase factors

■ : Decrease factors

Aug. 2021 FP Results



Financial Highlights for Aug. 2021 (12th) FP

(¥mln)

	Ended Feb.28,2021 (11th FP)	Ended Aug.31,2021 (12th FP)	Differences	Ended Aug.31,2021 (12th FP)	Differences
	Result (A)	Result (B)	(B)-(A)	Forecasts (C)	(B)-(C)
Operating Revenue	38,064	37,519	-545	37,627	-107
Rental revenues	35,172	34,679	-493	34,993	-314
Other rental revenues	2,892	2,839	-52	2,633	206
Operating Expense	22,693	22,777	84	22,830	-52
Rental Business Expenses	15,973	16,097	123	16,117	-20
Repair Expenses	1,510	1,531	20	1,287	244
Tax and Public Dues	3,110	3,263	153	3,287	-23
Depreciation and Amortization	5,482	5,586	103	5,576	10
Others	5,869	5,715	-154	5,967	-251
Loss on sales of real estate	6	-	-6	-	0
Asset management fees	3,441	3,394	-47	3,397	-3
Amortization of goodwill	2,622	2,622	-	2,622	-
Other operating expenses	649	663	14	693	-29
Operating profit	15,370	14,741	-629	14,796	-55
Non-operating revenues	2	4	1	-	4
Non-operating expenses	2,324	2,310	-14	2,307	3
Interest Expenses and other financial costs	2,312	2,297	-14	2,294	3
Other non-operating expenses	12	12	-0	12	-0
Ordinary income	13,048	12,435	-613	12,489	-54
Extraordinary gain and loss	-31	-	31	-	-
Net income	13,016	12,434	-582	12,488	-54
(Net income excluding realized gain)	(13,022)	(12,434)	(-588)	(12,488)	(-54)
Distribution of Earnings (a)	13,018	12,433	-584	12,481	-47
Distribution in excess of net earnings (b)	2,682	3,069	386	3,022	47
Total distributions (a)+(b)	15,701	15,503	-198	15,503	-
Internal reserves	-62	-447	-384	-393	-53
(Total Internal reserves)	(3,138)	(2,691)	(-447)	(2,745)	(-53)
DPU(¥)	3,330	3,288	-42	3,288	-
Distributions of earnings per unit (¥)	2,761	2,637	-124	2,647	-10
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences](¥)	374	387	13	390	-3
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings](¥)	195	264	69	251	13
Total assets	1,196,357	1,192,507	-3,850	1,194,826	-2,318
Interest-bearing debt□	517,841	517,798	-42	517,798	-
LTV	43.3%	43.4%	0.1%	43.3%	0.1%
Market Capitalization	752,074	800,169	48,095	-	-
NOI	27,573	27,008	-565	27,085	-77
FFO	21,167	20,651	-515	20,695	-43

Main factors accounting for differences between the 11th results and the 12th results (¥mln)

Operating Revenue	-545
Rental revenues	-493
Rent and common area charges	-556
(of which, absence of rent reduction/exemption in 11th FP +159, rent reduction/exemption in 12th FP -280)	
Impact of acquisition	63
Other rental revenues	-52
Increase in utility expenses received	-217
Increase in cancellation penalty fee, etc.	165
Operating Expense	84
Rental Business Expenses	123
Decrease in utility expenses paid	-129
Increase in depreciation	103
Increase in taxes and public dues	153
Increase in other expenses	-3
Asset management fees/Other operating expenses	-39
Non-operating Expenses	-14
Interest expenses and other financial costs	-14
Extraordinary gain	31
Absence of extraordinary loss in 11th FP	31
Net Income	-582
Absence of 11th FP's reversal of internal reserves	-62
12th FP's reversal of internal reserves (assuming earnings forecast announced April 2021)	393
(partial cover of temporary rent reduction/exemption for restaurant tenants)	53



External Growth



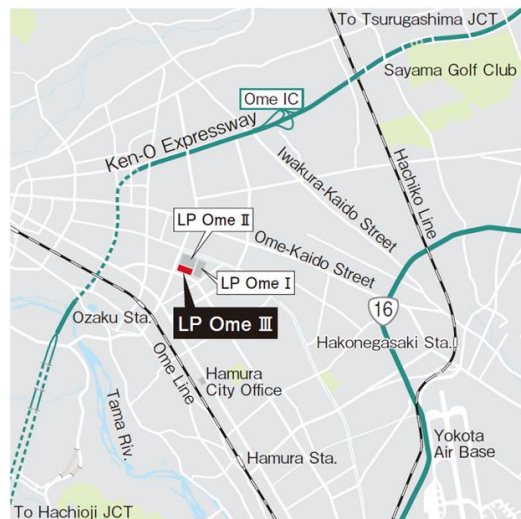
Properties Acquired in Aug. 2021 (12th) and Feb. 2022 (13th) FP

Landport Ome III

Anticipated acquisition price ¥17.0 bln
NOI yield 4.5% Building age 1.1 yrs



Anticipated acquisition price	¥17,000 mln
Appraisal value	¥18,300 mln
Scheduled date of acquisition	Jan 6, 2022
Location	Ome, Tokyo
Total floor area	73,087.15m ²
Completion	Nov. 2020



Favorable location allowing for wide area delivery to the entire Tokyo metropolitan area

Located in approximately 2.9 km from the Ome Interchange on the Ken-O Expressway and close to National Route 16, allowing for wide-area delivery to the entire Tokyo metropolitan area.

24 hours a day, 365 days a year operation with favorable employment environment

Located in the Nishi-Tokyo Industrial Park, which is a 10-minute walk from Ozaku Station on the JR Ome Line, the nearest station, so it can operate 24 hours a day, 365 days a year and allows tenants to maintain a favorable employment environment.

A “category-wide multi-function” logistic facility

A logistics facility that pursues optimization and efficiency by adopting a category-wide multi-function that adds functions specific to the target tenant’s industry needs. Furthermore, environmentally friendly LED lighting is adopted in the whole building.



Universal CityWalk Osaka (Additional stake acquisition of land)



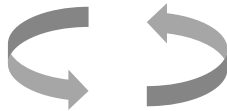
acquisition price	¥2,139 min
Appraisal value	¥2,210 min
Acquisition date	Jul 30, 2021
Location	Osaka, Osaka
Total land area	8,788.67m ²

Asset Replacement

Conducted asset replacement between a local office building and a relatively recently built logistics facility in the Greater Tokyo area that was developed by sponsors.



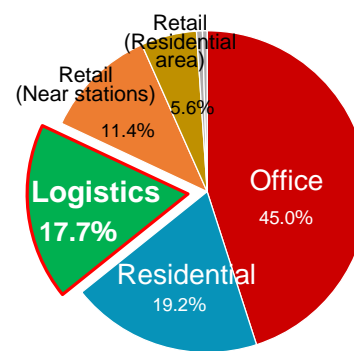
Landport Ome III (Logistics)	
Anticipated acquisition price	¥17,000 mln
Appraisal value	¥18,300 mln
Location	Ome, Tokyo
NOI yield (after depreciation)	4.5% (3.7%)
Asset age (as of date of acquisition)	1.1 years



NMF Utsunomiya Building (office)	
Scheduled transfer price	¥2,720 mln
Appraisal value	¥2,390 mln
Notional book value	¥2,445 mln
NOI yield (after depreciation)	5.6% (2.9%)
Asset age (as of date of disposition)	21.8 years

Effect of asset replacement

- (1) Accumulation of cash flow through acquisition of a new property
(Achieved external growth while maintaining LTV acquisition capacity through disposition and cash reserves)
- (2) Improvement of portfolio quality
 - Grew logistics portfolio ratio to second largest (over 20%) through ongoing acquisition of logistics facility
 - Improved profitability (NOI yield after depreciation: asset to be disposed 2.9% ⇒ asset to be acquired 3.7%)
 - Improved NAV (NAV per unit: +231 yen/unit)
 - Improved Greater Tokyo area ratio (82.8% ⇒ 83.2%)
 - Improved asset age, after completion of replacement (20.2 yrs ⇒ 19.8 yrs)
 - Improved green certification ratio for materiality (56.3% ⇒ 57.8%)

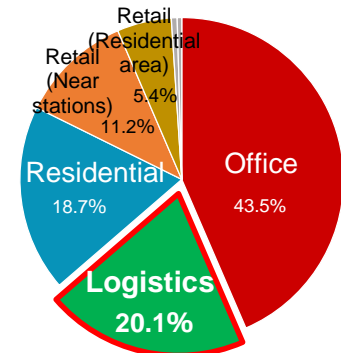


End of Aug. 2020 FP



Main acquisitions
Landport Ome II
Landport Ome III

Main sale
NMF Utsunomiya Building



After acquisition and sale

- (3) Distributions increased by returning gain on sale to unitholders (February 2022 FP: +34 yen/unit)

(Note 1) NOI yield for the asset to be acquired is calculated based on the anticipated acquisition price, and NOI yield for the asset to be disposed is calculated based on the anticipated transfer price.

(Note 2) NAV for the asset to be acquired is calculated based on unrealized gain calculated from notional book value and appraisal value at the time of acquisition, and NAV for the asset to be disposed is calculated based on unrealized gain calculated from notional book value and appraisal value at the time of sale.

(Note 3) The green certification ratio refers to the percentage of properties with three stars or more for DBJ Green Building Certification, three stars or more for BELS Certification, and B+ or higher for CASBEE for Real Estate.

External Growth Policy

Continued selective investment with a focus on sponsor-developed properties and aimed for distribution growth and improved portfolio quality through appropriate sales.

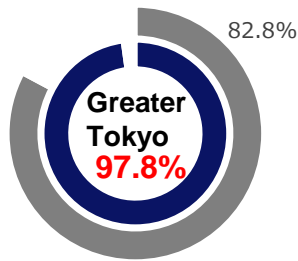
Acquisitions

Selective investments based on profitability and competitiveness even in a rising market, with a focus on sponsor-developed properties

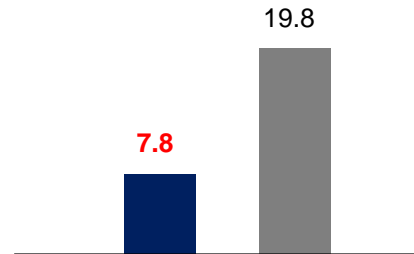
(Decisions in the retail and hotel sector were made with particular care to consider the impact of the COVID-19 pandemic)

<Quality of sponsor-developed properties^(Note)> ■ Sponsor-developed properties ■ Entire portfolio

(1) Ratio of Greater Tokyo area



(2) Average building age



Disposition

Disposition took future competitive advantage into consideration (profitability, asset age, marketability, area growth potential, medium- to long-term operation, etc.)

Distribution growth

(Consider returning gain on sale, if any, through distributions)



Improvement of portfolio quality

(Note) PMO, GEMS, Landport, and PROUD FLAT series of properties.



Internal Growth

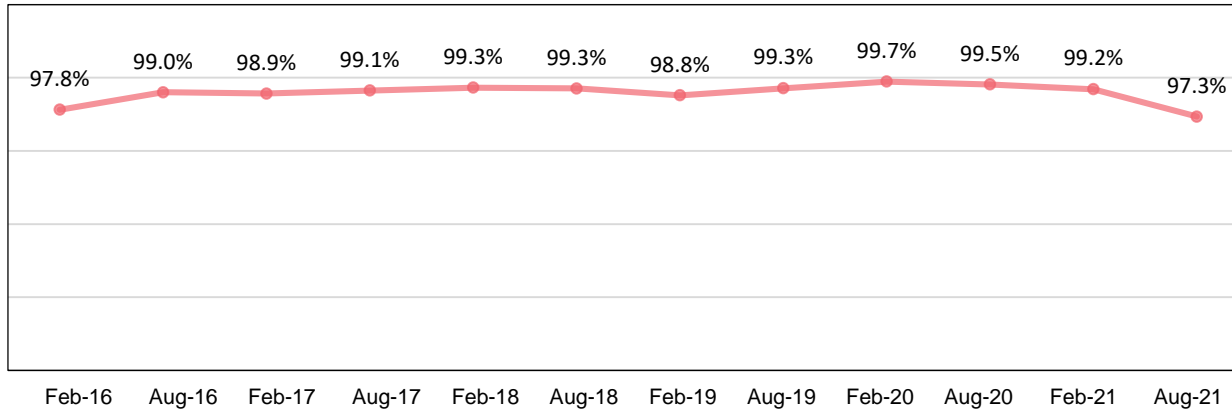


Internal Growth ~Management Status~

Office

Despite reduced occupancy rates during the declarations of states of emergency, continued to raise rent levels by taking advantage of the rent gap.

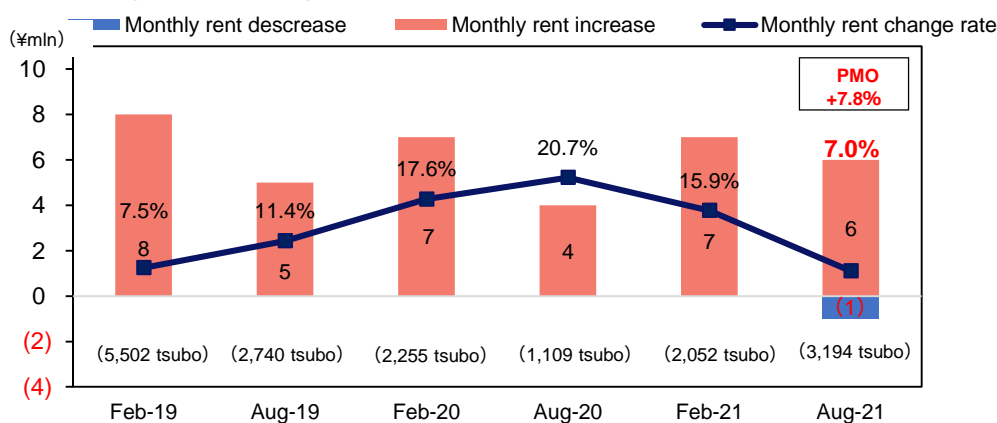
Changes in period-average occupancy rates



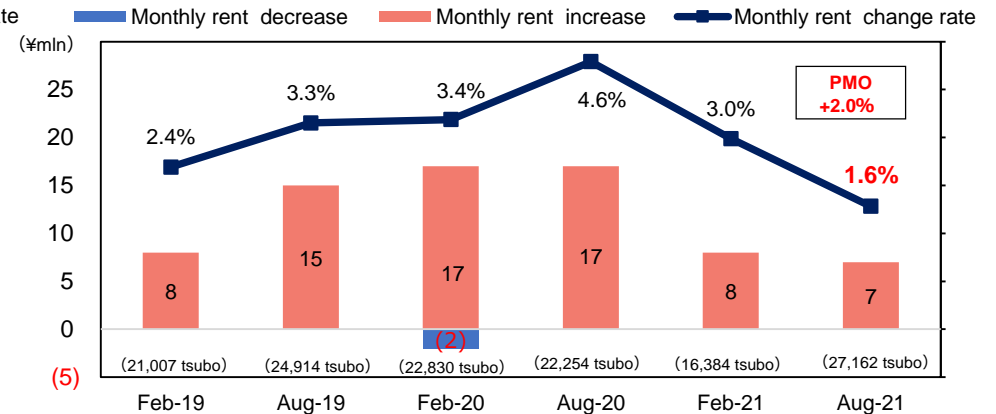
Rent gaps (Note1)

End of Aug. 2021 FP
+5.1% (Down 3.0pt from previous FP)

Amount of change in monthly rent and rate of change in monthly rent upon tenant replacement (Note2)



Amount of change in monthly rent and rate of change in monthly rent upon rent revision (Note2)



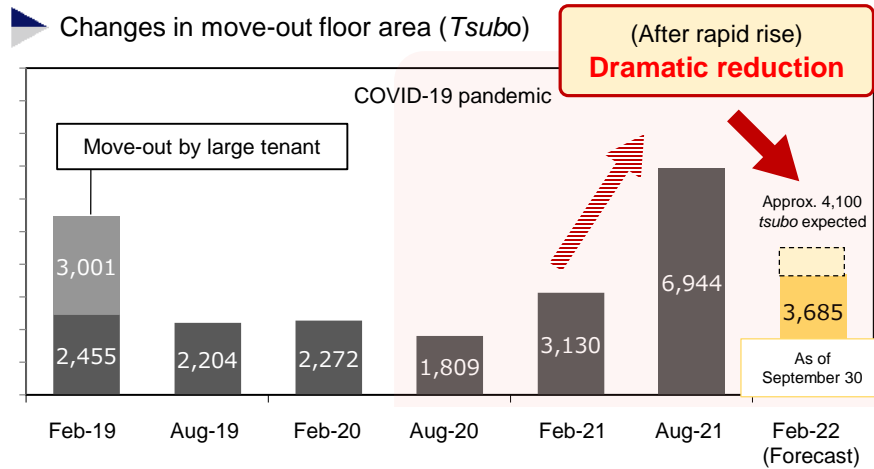
(Note1) It is calculated subject to the properties held by NMF excluding the properties which the entire building leased to one tenant. (Note2) Figures in parentheses are the floor area upon tenant replacement and the floor area (Tsubo) subject to rent revision. The change in monthly rent is calculated as the weighted average of all subjected area. The same applies to the following investment sectors.

Internal Growth ~Management Status~

Office

Move-outs: The trend is toward a dramatic reduction in move-out floor area, with limited move-out risk from large-scale sections of concern in the future.

Move-ins: Despite ongoing impacts from the pandemic and declarations of states of emergency, new contracts have reached their highest levels over recent years.

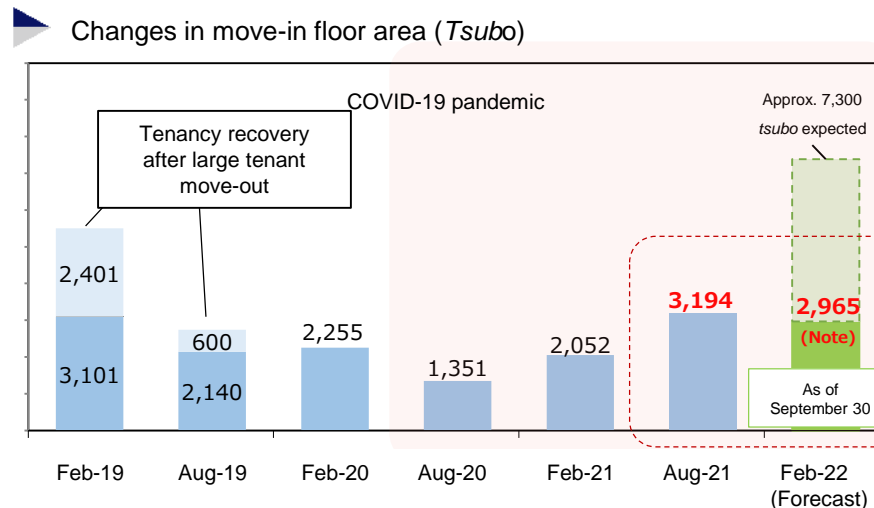
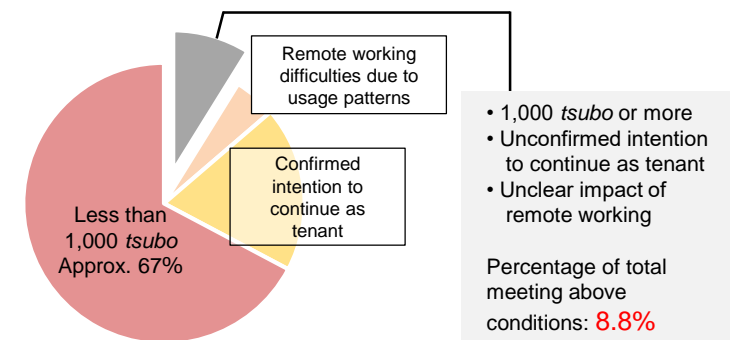


Breakdown of reasons for move-out

[Aug. 2021 FP]	COVID-19-related 38/70 cases (Remote work 16 cases) (Cost reduction 22 cases)
[Feb. 2022 FP (As of September 30)]	COVID-19-related 19/40 cases (Remote work 9 cases) (Cost reduction 10 cases)

Number of pandemic-related cancellations also **steadily trending downward**

Forecast move-out risks associated with large-scale sections and remote work



Despite ongoing impacts from the pandemic, **highest levels reached over recent years**

Reasons for move-in (Aug. 2021 FP)

Among new tenants moving in, **approximately 85% have positive reasons**

Total move-ins for August 2021 FP:	47 (3,194 <i>tsubo</i>)
Number of above with positive reasons:	40 (2,723 <i>tsubo</i>)
(increased floor area, new facility, improved location and specifications)	
Number of above with other reasons:	7 (470 <i>tsubo</i>)

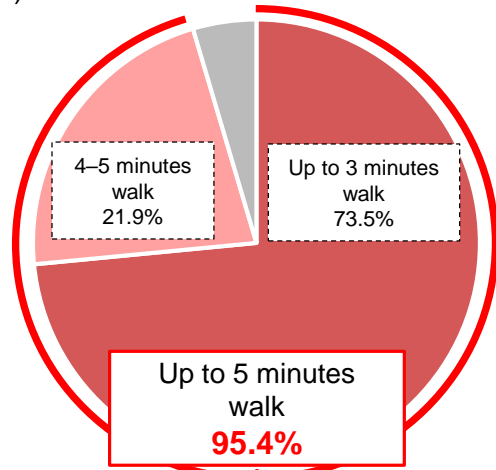
(Note) The figure shows floor area for which is contracted or NMF received applications for occupancy.

Internal Growth ~Management Status~

Office

Portfolio was composed mainly of rental properties with high transportation convenience, and solid demand despite the pandemic.

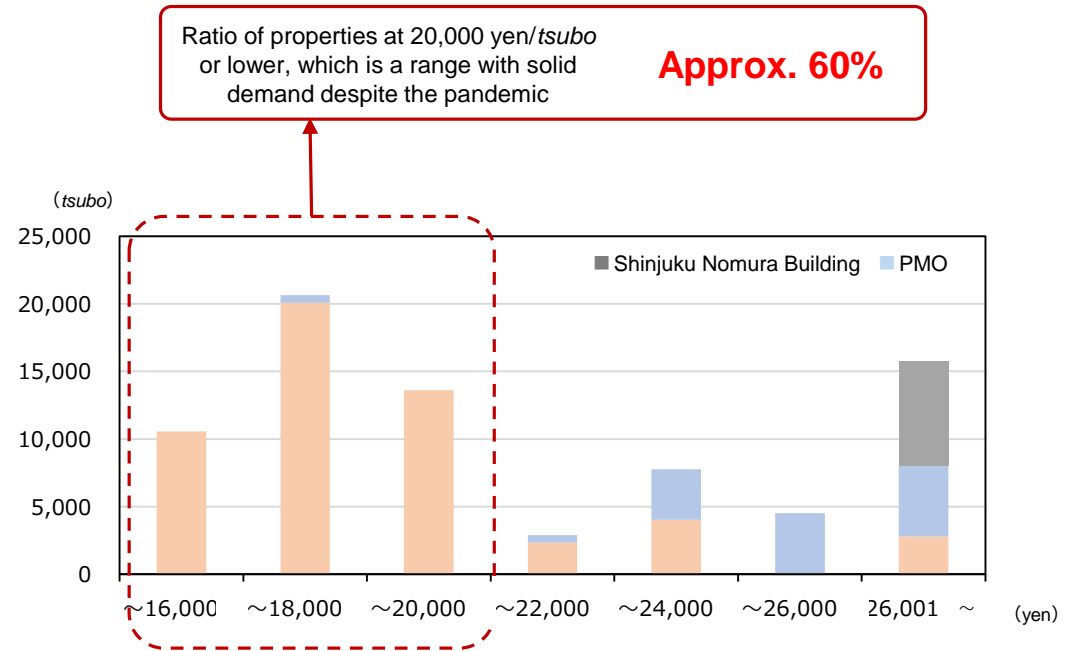
▶ Minutes walk to nearest station (Greater Tokyo area)^(Note 1)



Up to 5 minutes walk
95.4%

Of this, **more than 70%** is within 5 minutes walk of multiple train lines

▶ Distribution of average rents in Greater Tokyo area^(Note 2)



Aiming to improve occupancy rates by meeting the positive needs of tenants, which are increasing, and through property competitiveness and flexible leasing.

(Period-average occupancy rate for August 2021 FP: 97.3% (actual) ⇒ Expected rate for February 2022 FP: 97.4% (end of period occupancy rate: 98.3%))^(Note 3)

Aiming to achieve positive growth for average rents as well by taking advantage of the rent gap.

(Note 1) Calculated based on the ratio of leasable area. (Note 2) Total leasable areas shown are based on average price per tsubo ranges of owned properties.

(Note 3) Period-average occupancy rate is calculated based on the floor area subject to move-ins and move-outs assumed in the earning forecast.

Internal Growth ~Management Status~

Office

<PMO> Achieved steady contract progress and rent increases against the backdrop of high marketability.

▶ Leasing results for August 2021 FP

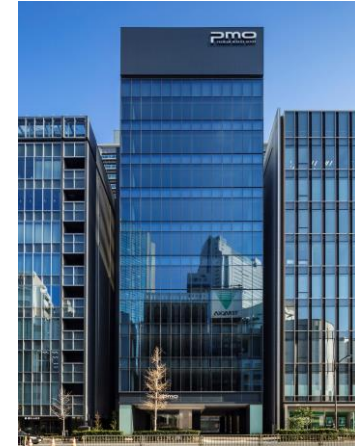
New move-ins ... **975 tsubo**

Rent changes rate ... **+7.8%**

▶ Leasing progress for February 2022 FP

New move-ins (planned) ... **764 tsubo**
(As of September 30, including applications completed)

Rent changes rate ... **+16.1%**
(Contracted sections only)



PMO Tamachi II

▶ Examples of high marketability of PMO series leading to move-ins

- When considering smaller properties to move to as remote working increased, tenants decided to move in for the purpose of enhancing recruitment and upgrading.
⇒ PMO Nihonbashi Kayabacho/ PMO Nihonbashi Odenmachi
- After private viewings of PMO series properties, tenants decided to move in to other PMO properties.
⇒ PMO Shibadaimon/ PMO Nihonbashi Mitsukoshi-mae / PMO Higashi-Shinbashi (two properties)

Security gate



Amenity space



Entrance



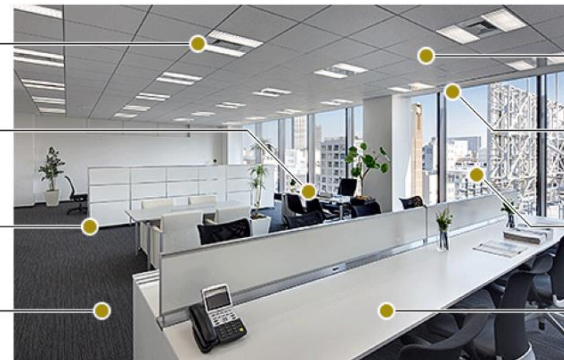
PMO standard spec

Finely divided individual air conditioning

Electric capacity of 60VA/m² (can be increased to 75VA/m²)

Floor load of 500kg/m² (heavy duty zone is 1000kg/m²)

OA floor with a height of 100mm



Grid ceiling with a ceiling height of 2.70m or more

Blind

Low-E pair glass curtain wall

Secures 750 lux desk illuminance with automatic dimming

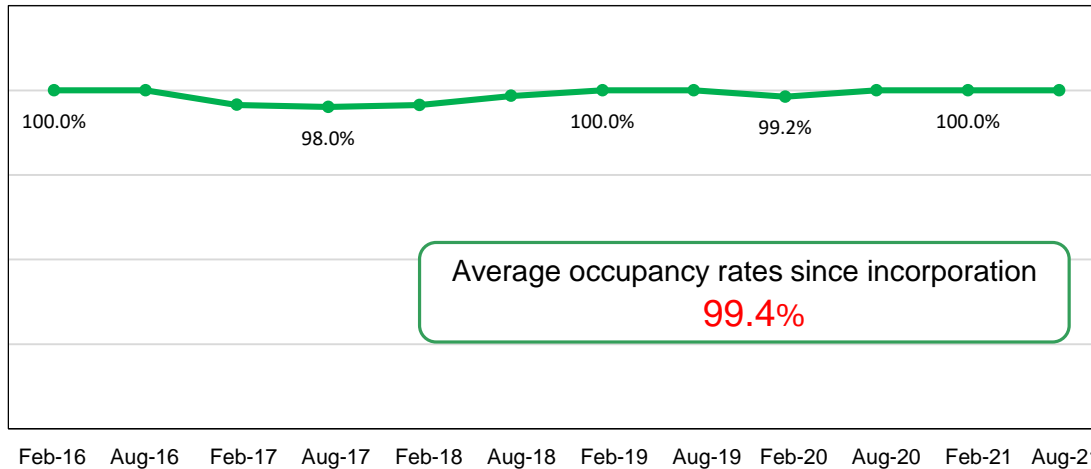
※PMO official HP

Internal Growth ~Management Status~

Logistics

Achieved continuous high occupancy, and rent increases when re-contracting, against the backdrop of active logistics demand even during the pandemic.

Changes in period-average occupancy rates



Leasing progress for sections with expired leases

Sections with expired leases for August 2021 FP: 18,273 *tsubo*

100% contracted

Sections with expired leases for February 2022 FP: 15,970 *tsubo*

100% contracted or under offer

Examples of rent increases when contracting

> Tenant with expired lease during August 2021 FP

Landport Kashiwa Shonan I: Approx. 14,800 *tsubo*

Of two tenants with leases expiring, re-contracted to lease one building with one tenant after improving economic conditions.

Rent increase rate: **+6.8%**



> Tenant with expired lease during February 2022 FP

Landport Itabashi: Approx. 4,600 *tsubo*

Re-contracted with one tenant with a lease expiring after improving economic conditions.

Rent increase rate: **+4.0%**



* Comparison of nominal average rents without consideration of shortened rent-free periods

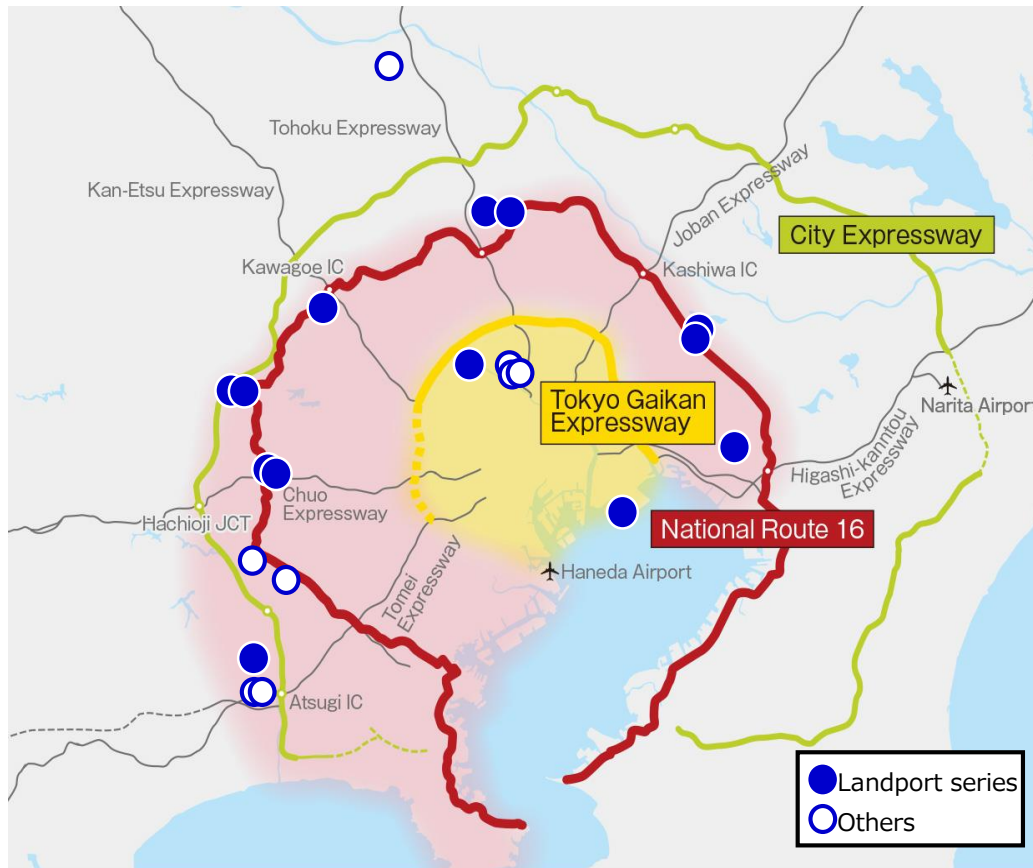
Internal Growth ~Management Status~

Logistics

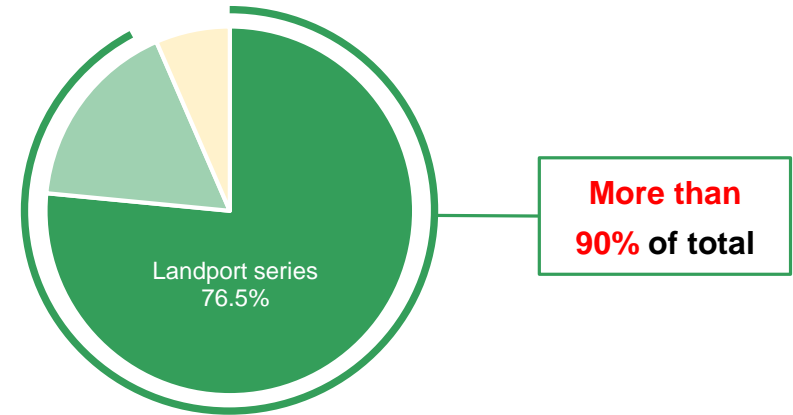
Aimed to maintain good performance by taking advantage of the high competitiveness of owned properties, including location and marketability.

▶ Logistics portfolio map (Greater Tokyo area)

Logistics portfolio is generally distributed along National Route 16 and the Tokyo Outer Ring Road, which are areas of solid demand



▶ Ratio of advanced logistics facilities^(Note) (acquisition price base)



⤵ Changes in vacancy rates by area on the market

	Mar. 2017	Mar. 2018	Mar. 2019	Mar. 2020	Mar. 2021
Tokyo Outer Ring Road area	2.6%	2.5%	0.7%	0.4%	1.6%
National Route 16 area	4.1%	4.4%	4.0%	0.3%	0.0%
Metropolitan Intercity Expressway area	19.8%	18.9%	12.2%	0.6%	3.1%

Source: "Japan Logistics MarketView" published by CBRE

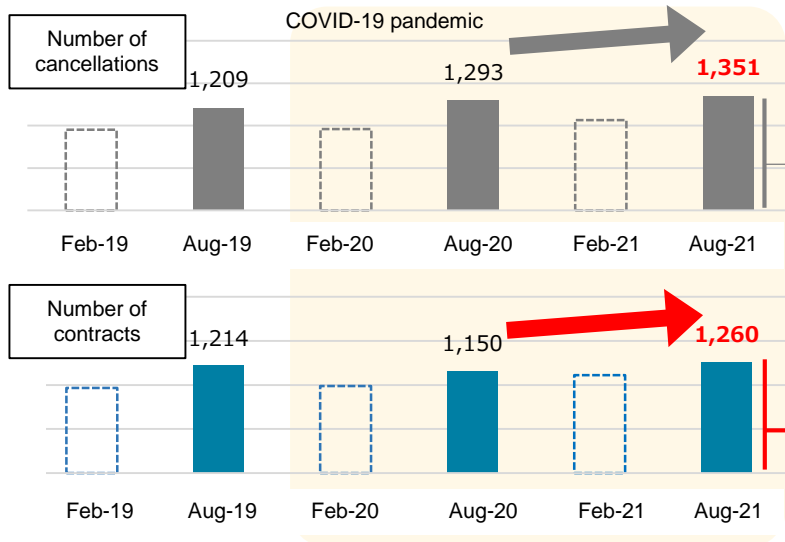
(Note) Properties with total floor space of 10,000 m² or more, distance between pillars of 10 m or more, ceiling height of 5.5 m or more for the majority of floors, and floor weight capacity of 1.5 t/m² or more.

Internal Growth ~Management Status~

Residential

Despite increased number of cancellations, occupancy rates increased through a flexible leasing strategy, and positive rent growth was achieved in total for tenant replacements and renewals.

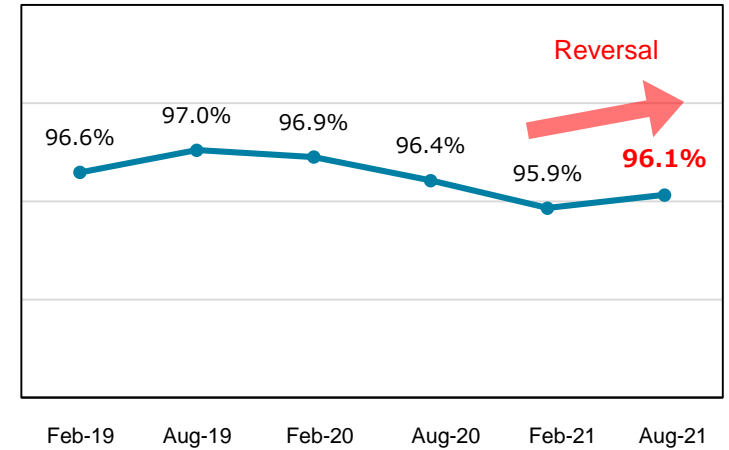
Changes in number of lease cancellations(Note)



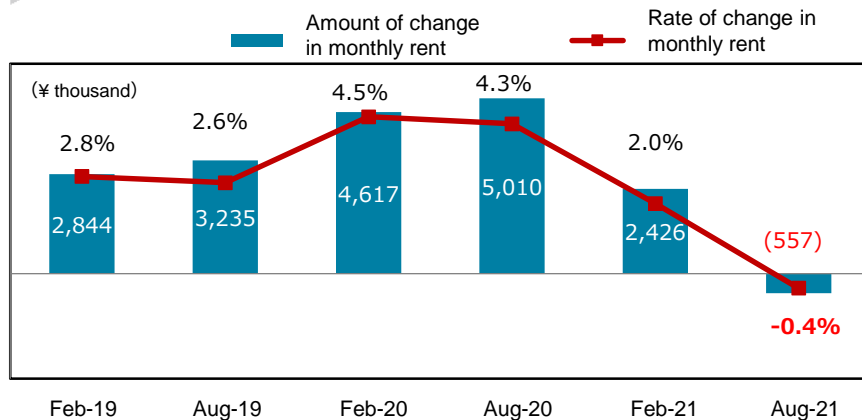
Record number of cancellations

Strategy focused on occupancy rates
 ↓ ↓
 Achieved steady tenancy recovery
 <Average vacancy periods>
 (February 2021 FP: 84 days)
 (August 2021 FP: 64 days)

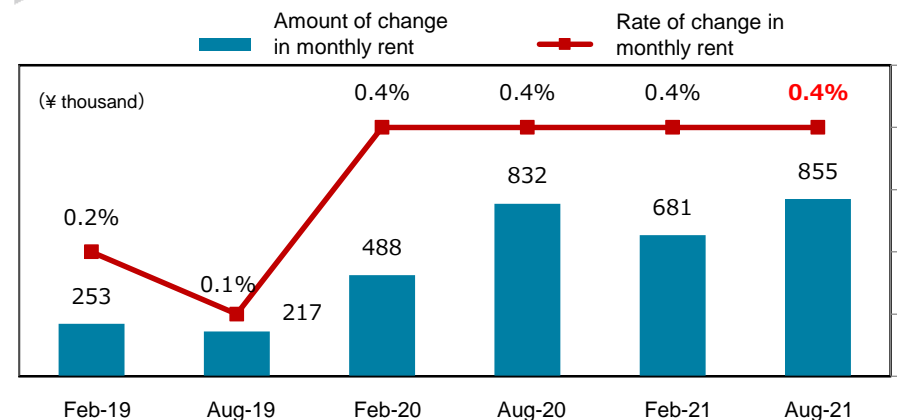
Changes in period-average occupancy rates



Amount of change in monthly rent at move-ins and move-outs



Rate of change in monthly rent at renewals



(Note) The number of contracts and cancellations is affected by the seasons, so figures are for August FP each year.

Internal Growth ~Management Status~

Residential

Succeeded in lifting the occupancy rates for single-type properties in central Tokyo^(Note 1), which was a priority issue.

Continued to raise rents at replacements for family-type properties and in areas that were relatively strong outside the 23 wards of Tokyo.

▶ Single-type property occupancy rates and rent increase rates at replacements in the 23 wards within Tokyo

	February 2018, 2019, 2020 FP average	February 2021 FP Period-average	August 2021 FP Period-average	Occupancy rate difference	August 2021 FP replacement rent increase rate
5 central wards of Tokyo	97.9%	↓ 94.8%	↑ 95.8%	+1.0%	-0.3%
Jonan area	97.4%	↓ 95.5%	↑ 96.2%	+0.7%	-0.7%
Other wards	97.5%	→ 96.4%	→ 96.2%	-0.2%	+0.4%

Through leasing strategy focused on occupancy rates:
Increased occupancy rates dramatically

Despite targeting both rents and occupancy rates, occupancy rates declined due to the spreading impact of COVID-19.

For single-type properties, and properties in the other wards as well, switched to a focus on occupancy rates while aiming to maximize cash flow.

(Period-average occupancy rate for August 2021 FP: 96.1% (actual) ⇒ Expected rate for February 2022 FP: 96.2% (forecast))

Reference: Illustration of effect on cash flow of improved occupancy rate and reduced rent at replacement^(Note 2)

< Occupancy rate +1.0% > +100	+	< Replacement rent -1.0% > -18	=	< Total > + 82
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(Note 1) Properties with average area per dwelling of less than 30 m².

(Note 2) Single year cash flow based on a standard occupancy rate of 90% and assuming 20% of dwellings have tenant replacements at the beginning of the calculation period.

Retail

Despite ongoing impact of the sale of tenants, there was only limited impact on retail sector revenue.

Sales status for each facility type

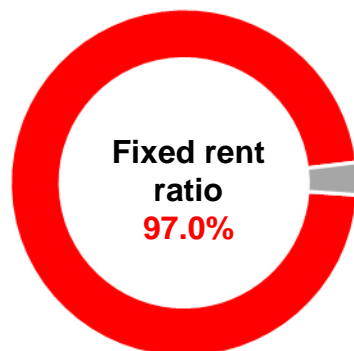
- Sales of facilities located in residential areas remained as strong as previously.
- Sales of retail facilities near stations stagnated (mainly restaurant tenants) due to the prolonged request for shortened operating hours, etc.

<Sales status (change from same month of 2019)>

Properties	Kinds	Year 2021 (change from the results of 2019)						Major Tenant
		Mar	Apr	May	Jun	Jul	Aug	
Summit Store Honamanuma	residential areas	113%	119%	138%	136%	132%	135%	Food supermarket
Summit Store Mukodaicho(only summit)	residential areas	95%	98%	101%	97%	108%	110%	Food supermarket
Recipe SHIMOKITA	near stations	89%	95%	98%	85%	88%	91%	Retail/Services
nORBESA	near stations	57%	56%	40%	33%	61%	33%	Restaurant/Retail/Services
Universal CityWalk Osaka	near stations	46%	26%	1%	21%	39%	28%	Retail/Restaurant
GEMS total	near stations	43%	40%	33%	31%	34%	27%	Restaurant

Rent composition for overall retail portfolio^(Note 1)

■ Fixed rent ■ Variable rent



The majority was comprised of fixed rents, so rents linked to sales were very limited.

Occupancy rate status (as of August 31, 2021)

Overall retail sector: **97.9%**

Retail facilities near stations: **93.7%**

Occupancy rates based on fixed rents maintained a high level.

Rent revenue comparison before/after arrival of COVID-19

February 2020 FP (before COVID-19): 6,103 (¥mIn)

(Breakdown)	
Temporary rent reduction/exemption:	-280 (-4.6%)
Variable rent reduction:	-151 (-2.5%)
Cancellations, etc.:	-150 (-2.5%)

-582 (¥mIn)
(-9.5%)

August 2021 FP : 5,520 (¥mIn)

Excluding temporary rent reductions/exemptions and variable rent reductions, the impact of cancellations was very limited.

(Note 1) Calculated based on rents in February 2020 FP. (Note 2) Based on 50 properties owned as of February 2020 FP.

Retail

Succeeded in attracting tenants that see opportunities in the current market to open stores even during the pandemic.

Achieved good results even for restaurant tenants through property competitiveness and a flexible leasing strategy.

▶ New leasing status (facilities located near stations)

New contracts for August 2021 FP increased by five contracts period-to-period by attracting services tenants.

February 2021 FP	▶	August 2021 FP
Number of new contracts: 3 cases		8 cases (+5 cases)

Offices: 1
Retail: 1
Restaurants: 1

Services: 4
Retail: 2
Restaurants: 2

⊙ Example of leasing with services tenant with strong performance



nORBESA F3 68.57 tsubo

Restaurant tenant



Services tenant (beauty salon)

Rate of rent increase upon tenant replacement: **+4.7%**

▶ Trends among restaurant tenants (E.g., GEMS Ichigaya, expiration of fixed term lease)



(Status of negotiations with tenants whose fixed term lease expires)

Planned fixed term lease expirations for

February 2022 FP: **8** floors total



Intention to re-contract (rent deferral planned):



7 floors total

Move-in demand from companies related to re-contracting tenant:

(Background to above tenant intention)

Property has high competitive advantage
<ul style="list-style-type: none"> • Located with good access: 3 minutes walk to Ichigaya Station, 5 minutes walk to Kojimachi Station • High visibility, located on a corner block on Nippon TV Dori
+
Temporary rent reduction to cover impact of pandemic
<ul style="list-style-type: none"> • Rent deferral represents a rent reduction for the time being • Economic support (rent-free, interior furnishings, etc.) proposed


Internal Growth ~Management Status~

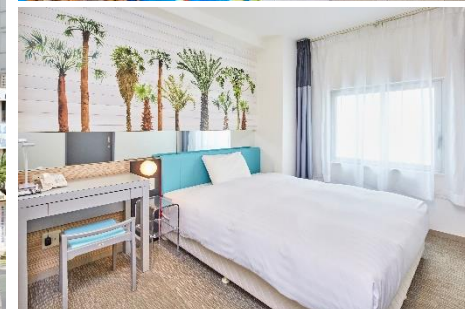
Hotels

Completed rebranding, etc. with a focus on stable operations and securing revenue after the end of the pandemic.

Comfort Inn Naha Tomari Port (Ex-Red Planet Naha Okinawa)


Changed operator and rebranded, and reopened on July 5, 2021

Tenant	GREENS Co., LTD.
Contract period	10 years (fixed-term)
Monthly rent	First 1-2 years: fixed rent From 3rd year: fixed rent + variable rent(GOP-linked)
	
	The rent level is expected to be the same as or above the previous level after demand recovers to pre-pandemic levels.



Hotel Vista Sapporo Odori

- ▶ Progress of the civil rehabilitation
 - Secured approval of rehabilitation schedule on September 14, 2021 (effective).
 - Plan to complete repayment of rehabilitation receivables, and complete all proceedings, by October 31, 2021.

Tenant	VISTA HOTEL MANAGEMENT CO.,Ltd.
Monthly rent	fixed rent + variable rent(GOP-linked)
	
	While implementing a stepped rent reduction for a certain period, lowered variable rent interest rate in anticipation of recovery after return of demand.



Appraisal Valuation



Appraisal Valuation

Unrealized gain has expanded to ¥169.6 billion (+¥13.0 billion period-to-period)

Appraisal valuation by sector

	Feb.2021 Fiscal Period End			Aug.2021 Fiscal Period End		
	Number of Properties	Appraisal Value (¥mln)	Unrealized Gain(loss) (¥mln)	Number of Properties	Appraisal Value (¥mln)	Unrealized Gain(loss) (¥mln)
Office	68	532,200	53,937	68	534,410	55,862
Retail	51	201,629	24,787	51	203,725	25,232
Logistics	22	240,550	50,794	22	246,130	57,543
Residential	155	219,509	26,940	155	222,392	30,827
Hotels	2	6,240	(113)	2	6,250	(124)
Other	1	5,430	293	1	5,440	303
Total	299	1,205,558	156,640	299	1,218,347	169,644

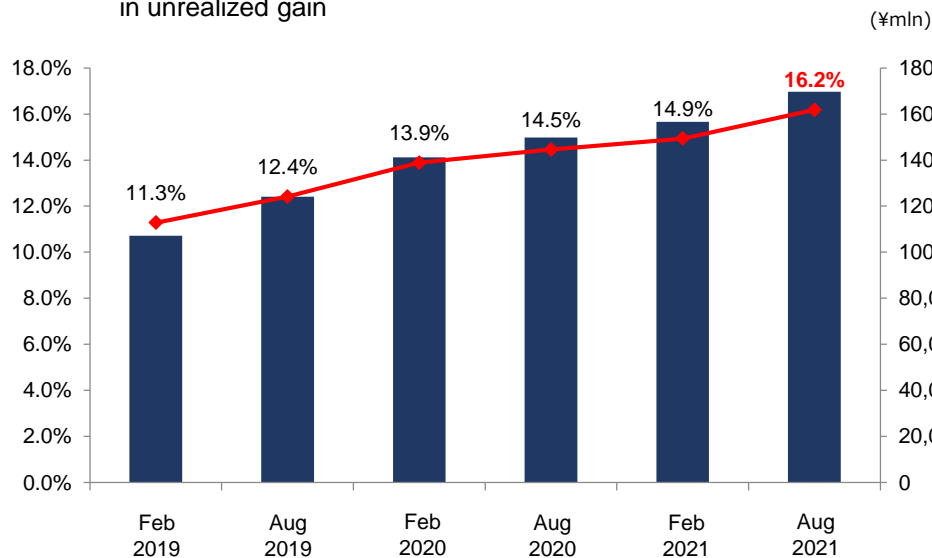
Period-to-period analysis (Note1)

CAP	Feb.2021	Aug.2021
Decrease	85	148
Flat	206	149
Increase	7	2

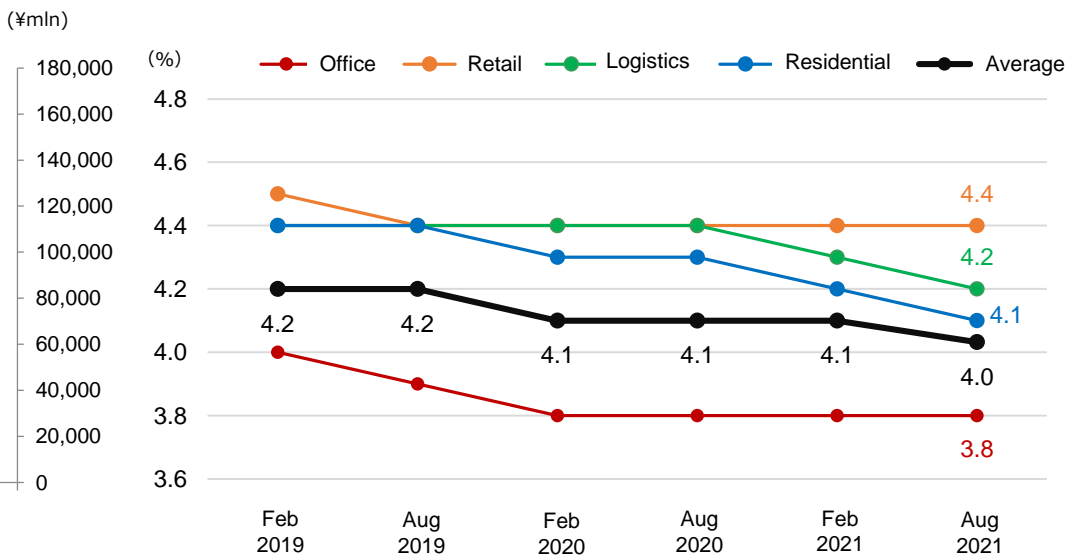
Appraisal Value	Feb.2021	Aug.2021
Increase	142	196
Flat	96	53
Decrease	60	50

(Note1) Excluding acquisitions and dispositions during the period

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



Change in weighted average cap rates by sector (Note2)



(Note2) The figures are weighted averaged a direct capitalization rate of each property (excluding land) by capitalization approach price.



Finance



Financing Status

Continued to pursue lower average interest rates and prolong borrowing periods

Refinancing during Aug 2021 FP

Repayment Overview (Note1)	
Total amount of repayment	¥28,650mln
Average interest rate	1.19%
Average remaining duration	6.7years



Refinancing Overview (Note2)	
Total amount of refinancing	¥28,650mln
Average interest rate	0.49%
Average remaining duration	8.1years

Scheduled repayment during Feb 2022 FP

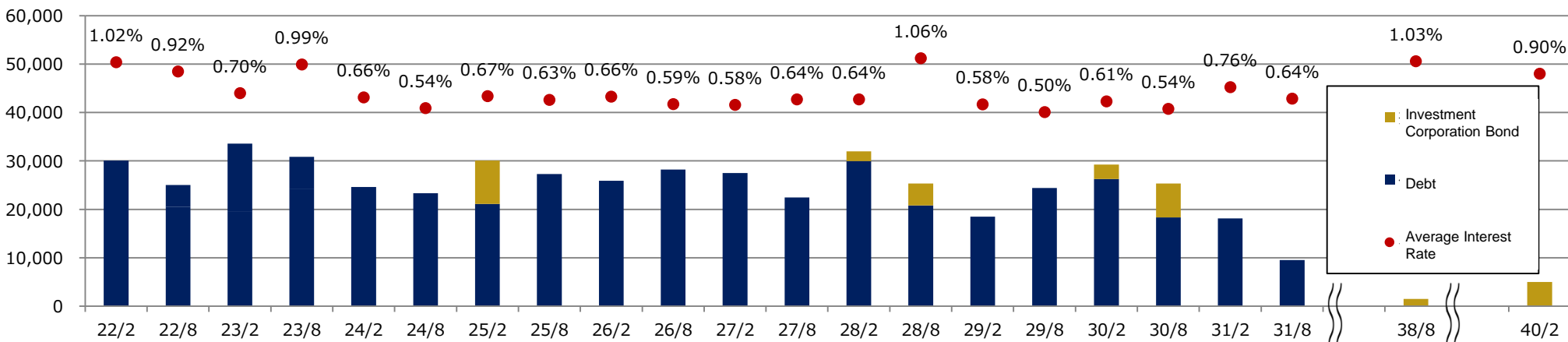
Scheduled Repayment (Note3)	
Total amount of repayment	¥30,025mln
Average interest rate	1.02%
Average remaining duration	6.6years

Interest-bearing debt at the end of Aug 2021 FP

	Feb.2018 (5th FP)	Aug.2018 (6th FP)	Feb.2019 (7th FP)	Aug.2019 (8th FP)	Feb.2020 (9th FP)	Aug.2020 (10th FP)	Feb.2021 (11th FP)	Aug.2021 (12th FP)
Total Interest-bearing debt	¥486,198 million	¥497,155 million	¥497,112 million	¥510,770 million	¥510,727 million	¥517,884 million	¥517,841 million	¥517,798 million
Average remaining duration	4.52 years	4.61 years	4.52 years	4.64 years	4.82 years	4.97 years	4.97 years	4.92 years
Average interest rate	0.91 %	0.88 %	0.87 %	0.83 %	0.82 %	0.76 %	0.74 %	0.71 %
Ratio of long-term debt	88.0 %	87.2 %	86.9 %	86.0 %	87.1 %	88.2 %	88.7 %	89.4 %
Ratio of fixed-rate debt	95.4 %	95.4 %	95.4 %	94.1 %	95.6 %	95.7 %	95.7 %	95.7 %
LTV	44.6 %	44.4 %	44.5 %	43.9 %	42.8 %	43.2 %	43.3 %	43.4 %

Diversified maturity of repayment at the end of Aug 2021 FP

(¥mln)



(Note1) Average remaining duration is it at the time of borrowing and average interest rate is weighted average interest rate at the time of repayment. Excluding ¥42.8 million in contractual repayment.

(Note2) Average interest rate and Average remaining duration are those at the time of refinancing.

(Note3) Average remaining duration is it at the time of borrowing and average interest rate is weighted average interest rate as of the end of August 2021. Excluding ¥42.8 million in contractual repayment.



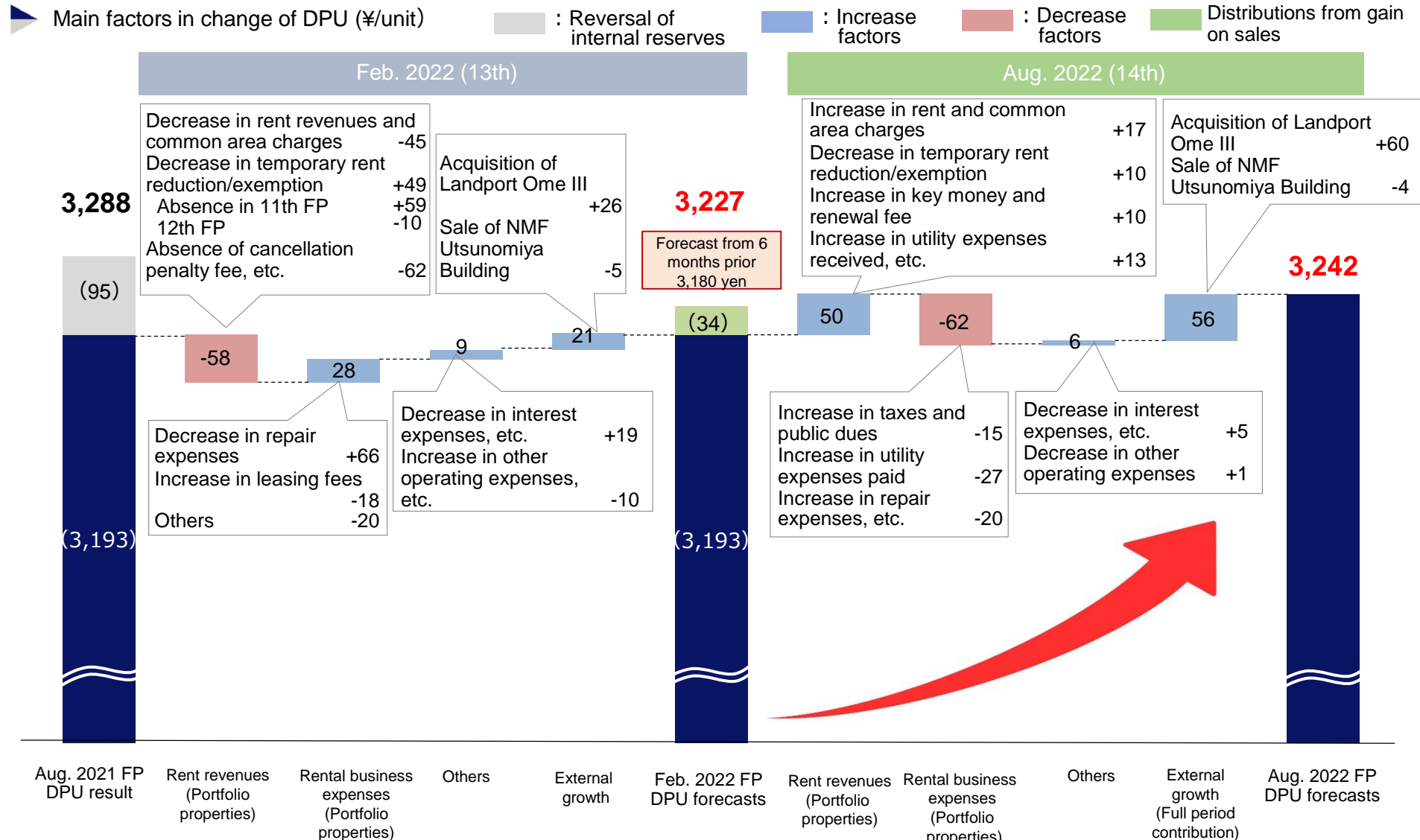
Earnings Forecast



Assumptions for Earning Forecasts for Feb. 2022 (13th) FP / Aug. 2022 (14th) FP

13th FP: Distributions are expected to increase by 47 yen (+1.5%) from previously forecast distributions due to external growth-based increases and returning gain on sales, etc.

14th FP: Distributions are expected to increase from 13th FP forecasts due to improved office occupancy rates, etc.



Assumptions for Earning Forecasts for Feb. 2022 (13th) FP / Aug. 2022 (14th) FP

	(¥mln)				
	Ended Aug. 31, 2021 (12th FP)	Ended Feb. 28, 2022 (13th FP)	Differences	Ended Aug. 31, 2022 (14th FP)	Differences
	Result (A)	Forecasts (B)	(B)-(A)	Forecasts (C)	(C)-(B)
Operating Revenue	37,519	37,466	-52	37,833	367
Rental revenues	34,679	34,767	88	35,184	416
Other rental revenues	2,839	2,536	-303	2,649	112
Gain on sales of real estate	-	162	162	-	-162
Operating Expense	22,777	22,653	-124	22,972	318
Rental Business Expenses	16,097	15,927	-170	16,250	323
Repair Expenses	1,531	1,218	-312	1,299	81
Tax and Public Dues	3,263	3,244	-19	3,317	72
Depreciation and Amortization	5,586	5,613	26	5,732	118
Others	5,715	5,850	135	5,901	50
Asset management fees	3,394	3,398	4	3,407	9
Amortization of goodwill	2,622	2,622	-	2,622	-
Other operating expenses	663	705	41	692	-13
Operating profit	14,741	14,812	71	14,861	48
Non-operating revenues	4	-	-4	-	-
Non-operating expenses	2,310	2,216	-94	2,193	-22
Interest Expenses and other financial costs	2,297	2,205	-92	2,183	-22
Other non-operating expenses	12	10	-2	10	-0
Ordinary income	12,435	12,596	161	12,667	70
Net income	12,434	12,595	161	12,666	70
(Net income excluding realized gain)	(12,434)	(12,433)	(-0)	(12,666)	(233)
Distribution of Earnings (a)	12,433	12,584	150	12,660	75
Distribution in excess of net earnings (b)	3,069	2,631	-438	2,626	-4
Total distributions (a)+(b)	15,503	15,215	-287	15,286	70
Internal reserves	-447	-	447	-	-
(Total Internal reserves)	(2,691)	(2,691)	-	(2,691)	-
DPU(¥)	3,288	3,227	-61	3,242	15
Distributions of earnings per unit (¥)	2,637	2,669	32	2,685	16
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences] (¥)	387	430	43	407	-23
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings] (¥)	264	128	-136	150	22
Total assets	1,192,507	1,190,911	-1,596	1,190,176	-734
Interest-bearing debt□	517,798	517,756	-42	517,713	-42
LTV	43.4%	43.5%	0.1%	43.5%	0.0%
Market Capitalization	800,169	-	-	-	-
NOI	27,008	26,990	-17	27,315	324
FFO	20,651	20,677	26	21,029	351

▶ Main factors accounting for differences between the 12th results and the 13th forecasts (¥mln)

Operating Revenue	-52
Rental revenues	88
Rent and common area charges of portfolio properties (of which, absence of rent reduction/exemption in 11th FP +280, rent reduction/exemption in 12th FP -46)	20
Impact of property acquisition and sale	67
Other rental revenues	-303
Seasonal factors for residential properties, etc. (key money, renewal fee)	-57
Absence of cancellation penalty fee, etc.	-245
Gain on sales of real estate	162
Operating Expense	-124
Rental Business Expenses	-170
Decrease in repair expenses	-312
Increase in leasing fees	82
Increase in other expenses	60
Asset management fees/Other operating expenses	45
Non-operating Expenses	-94
Interest expenses and other financial costs	-92
Net Income	161
Absence of 11th FP's reversal of internal reserves	-447

▶ Main factors accounting for differences between the 13th forecasts and the 14th forecasts (¥mln)

Operating Revenue	367
Rental revenues (of which, absence of rent reduction/exemption in 11th FP +46)	416
Other rental revenues	112
Gain on sales of real estate	-162
Operating Expense	318
Rental Business Expenses	323
Non-operating Expenses	-22
Interest expenses and other financial costs	-22
Net Income	70



ESG Measures



ESG Measures (Track Record of Activities)

Have been actively implementing a wide range of initiatives since 2015, including industry-first initiatives for a J-REIT.



NMF initiatives and achievements

September 2016
GRESB real estate assessment:
"Green Star"

September 2017
GRESB real estate assessment:
"5-Star"

September 2018
GRESB real estate assessment:
"Global Sector Leader"



February 2019
Set **ESG materiality issues (Materiality)**
Set **J-REIT-first** long-term targets

[E]

- Raised proportion of "green" properties in investment portfolio
- Implemented climate change response
- Implemented water resource response

[S]

- Ensured safety and security of tenants and improved user comfort
- Created a workplace environment in which everyone is treated fairly and empowered to find his/her job rewarding
- Human resource development and talent management

[G]

- Enhanced governance
- Ensured compliance and risk management
- Stakeholder engagement and timely and appropriate information disclosure



May 29, 2019
Included in **MSCI Japan ESG Select Leaders Index**



September 20, 2019
Issued first NMF green bonds

February 26, 2021
Based on **Recommendations of the Task Force on Climate-related Financial Disclosures (TCFD)**, disclosed scenario analysis and financial impact (qualitative assessment) as a **first for J-REITs**

January 30, 2020
First J-REIT certified and registered for EcoAction 21 program, an Environmental Management System (EMS)



Asset management company initiatives and achievements

December 2015
Established **Sustainability Policy**

October 2018
Participated in **Japan Climate Initiative (JCI)**



December 2017
Signatory to **Principles for Responsible Investment (PRI)** and **United Nations Environment Programme Finance Initiative (UNEP FI)**



March 5, 2020
Received Minister of the Environment Award (the Most Excellent Efforts) from Principles for Financial Action for the 21st Century



October 2019
Established a **dedicated ESG department**

July 14, 2020
Signatory to **Recommendations of the Task Force on Climate-related Financial Disclosures (TCFD)**



ESG Measures (Materiality)

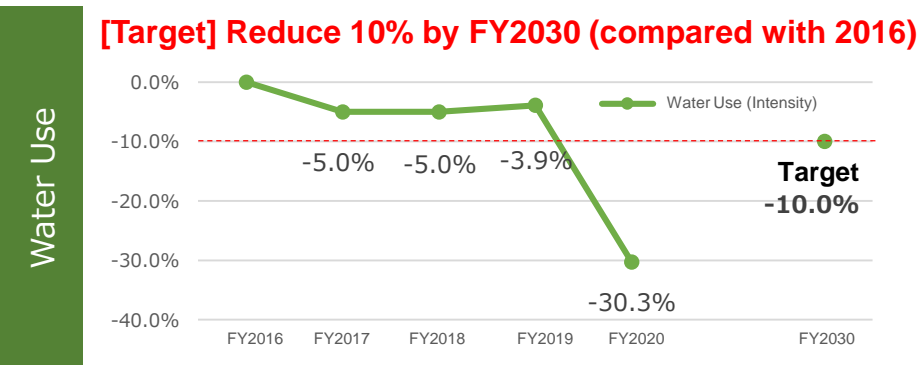
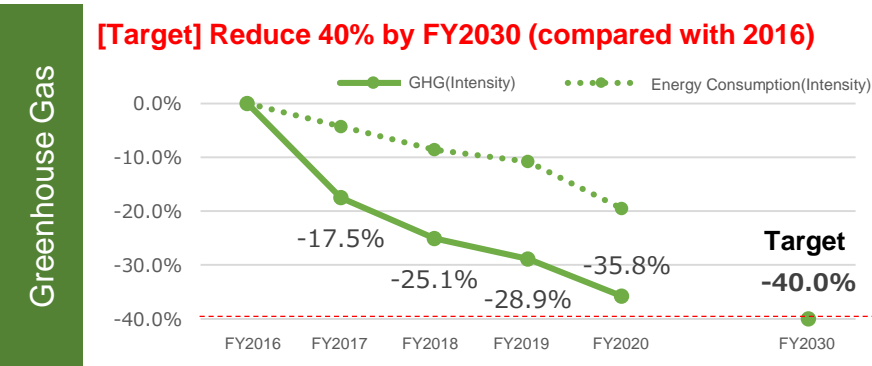
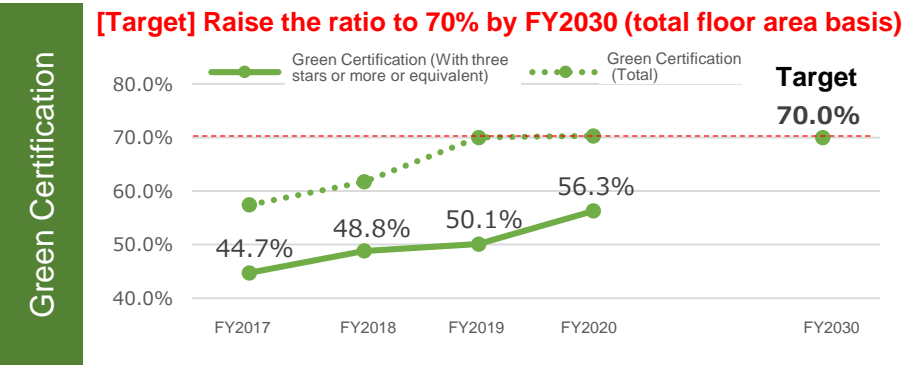
▶ NMF's ESG materiality issues (Materiality)

Materiality, Policy and Target		
Raising the proportion of "green" properties in our investment portfolio		
Policy and Target	<ul style="list-style-type: none"> Raise the ratio of properties acquired green certification (with three stars or more or equivalent to) to 70% by 2030. ※Green certification (with three stars or more or equivalent to) refers to DBJ Green Building Certification (three stars or more) or BELS Certification (three stars or more), or CASBEE for Real Estate (B+ or higher) 	
KPI	<ul style="list-style-type: none"> Ratio of green certification (with three stars or more or equivalent to) (Ratio of green certification) 	
Environment	Countering climate change	
	Policy and Target	<ul style="list-style-type: none"> Achieve 40% reduction in greenhouse gas (GHG) emissions per floor area (intensity) from our portfolio by 2030 compared with the 2016 level.
	KPI	<ul style="list-style-type: none"> GHG emissions per floor area (intensity)
	Countering water resources	
	Policy and Target	<ul style="list-style-type: none"> Achieve 10% reduction in water use per floor area (intensity) in our portfolio by 2030 compared with the 2016 level.
	KPI	<ul style="list-style-type: none"> Water use per floor area (intensity)
Society	Ensuring the safety and security of tenants and improving user comfort	
	Policy and Target	<ul style="list-style-type: none"> Improve tenant satisfaction by conducting a regular survey of tenants' satisfaction, by carrying out property renewal and renovation aimed at accommodating diversifying social needs, by enhancing the content of tenant
	KPI	<ul style="list-style-type: none"> Customer satisfaction survey results
	Creating a workplace environment in which everyone is treated fairly and empowered to find his/her job rewarding	
	Policy and Target	<ul style="list-style-type: none"> Enhance employee satisfaction via the creation of a sound working environment that ensures impartial evaluation, provides fair compensation, respects for fundamental rights and allows everyone to find his/her job rewarding.
	KPI	<ul style="list-style-type: none"> Average number of paid holidays taken Employee satisfaction survey results
	Human resource development and talent management	
	Policy and Target	<ul style="list-style-type: none"> Enhance employee satisfaction via the creation of a sound working environment that ensures impartial evaluation, provides fair compensation and allows everyone to find his/her job rewarding.
KPI	<ul style="list-style-type: none"> Actual attendance results of employee training (Training hours per employee) Number of employees qualified or certified 	

Materiality, Policy and Target	
Enhancement of Governance	
Policy and Target	<ul style="list-style-type: none"> Establish an effective sustainability promotion system through appropriate operation of PDCA cycle as well as a governance system which ensures impartiality and diversity of the directors. Promote investment management that prioritizes the unitholders' interest by aligning the interests of the unitholders, NMF and the Asset Management Company by introducing asset management fees linked to management performance. Aim to improve management performance through appropriate management based on the market research function of the Asset Management Company and selective investment backed by our own valuation method at the time of acquisition.
KPI	<ul style="list-style-type: none"> NMF's outside director ratio NMF's female director ratio NMF's board of directors' meeting attendance ratio External evaluation of the sustainability promotion system
Establishment of an effective internal control system	
Policy and Target	<ul style="list-style-type: none"> Ensure legal compliance through raising awareness of compliance. Prevent risks to the soundness of management and business continuity through appropriate risk management such as elimination of conflicts of interest in transactions with interested parties. Ensure the effectiveness of internal control process through internal audits.
KPI	<ul style="list-style-type: none"> Compliance training attendance rate (Target : 100%) Risk assessments frequency (Target : once a year) BCP training frequency (Target : once a year) Safety drill frequency utilizing safety confirmation system (Target : 4 times a year) Internal audit frequency (Target : once a year)
Stakeholder engagement and timely and appropriate information disclosure	
Policy and Target	<ul style="list-style-type: none"> Build solid relationships with and win the trust of all stakeholders by engaging in the timely, appropriate and proactive disclosure of financial/non-financial information and by maintaining constructive dialogue
KPI	<ul style="list-style-type: none"> Number of IR meetings ESG rating assessment

ESG Measures (E: Environment)

Environmental Indicators



Specific Measures to Reduce Environmental Impact

Implemented a variety of capital investments in owned properties to reduce their environmental impact (The examples below are from the 12th FP)

① Saving Energy with LED Lighting

- NRE Yotsubashi Building
- PMO Higashi-nihonbashi
- NRE Nishi-Umeda Building
- Kawaguchi Logistics Center A Tower
- Landport Hachioji
- Yokosuka More's City
- PRIME URBAN Shinagawa Nishi
- PRIME URBAN Toyosu

<Energy reduction by work in the 12th FP>
-446 Mwh/year (approx.-39.0%)



NRE Yotsubashi Building

② Saving Energy by Upgrading Air-Conditioners

- NMF Shinjuku EAST Building
- NMF Hakata Ekimae Building
- Kawaguchi Ryoke Logistics Center
- Yokosuka More's City

<Energy reduction by work in the 12th FP>
-854 Mwh/year (approx.-13.9%)

③ Saving Water by Upgrading Toilets

- NRE Osaka Building

<Water use reduction by work in the 12th FP>
-4,262 Kl/year (approx.-54.0%)

Conducted energy-saving checks

Plans future energy-saving works based on the results of the checks



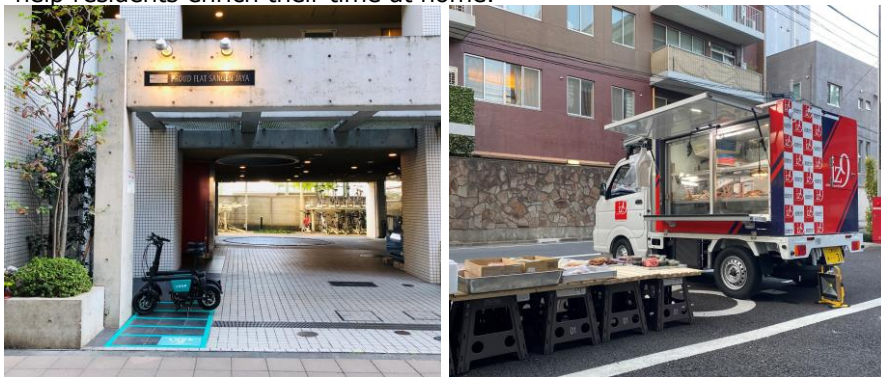
Percentage of checked areas
(as of February 28, 2021)
64.2%
(Total floor area basis)

ESG Measures (S: Society)

Measures to improve tenant satisfaction

Offered new services for residents at owned residential properties

- Bicycle sharing --- Improves transportation convenience and addresses lack of exercise from working from home.
- Mobile stores --- Provides quality foodstuff, meals, etc. close to home to help residents enrich their time at home.



Provided venue for workplace vaccinations against COVID-19

Nomura Real Estate Holdings, Inc. provided a venue for workplace vaccinations for Group directors, employees, Shinjuku Nomura Building tenants, and their families, at Nomura Conference Plaza on the second floor of the building.



Initiatives for resilience against natural disasters

- System for distributing information on estimated seismic intensity
Based on the seismic intensity information provided by National Research Institute for Earth Science and Disaster Resilience, NMF can utilize a 250 meter mesh to estimate seismic intensity in each area where owned properties are located and distribute that information, together with information of estimated damage to NMF properties, by email.
Understanding the status of individual properties at an early stage enables rapid first response.

<Illustration of mechanism>



- System for distributing emails warning of risk of flood inundation
Based on rainfall information, altitude data and drainage capacity information gathered from government institutions by CTI Engineering Co., Ltd., together with positional information on NMF owned properties, NMF can predict flood inundation and distribute risk information by email.
Understanding the status of individual properties at an early stage enables rapid first response.

<Illustration of mechanism>

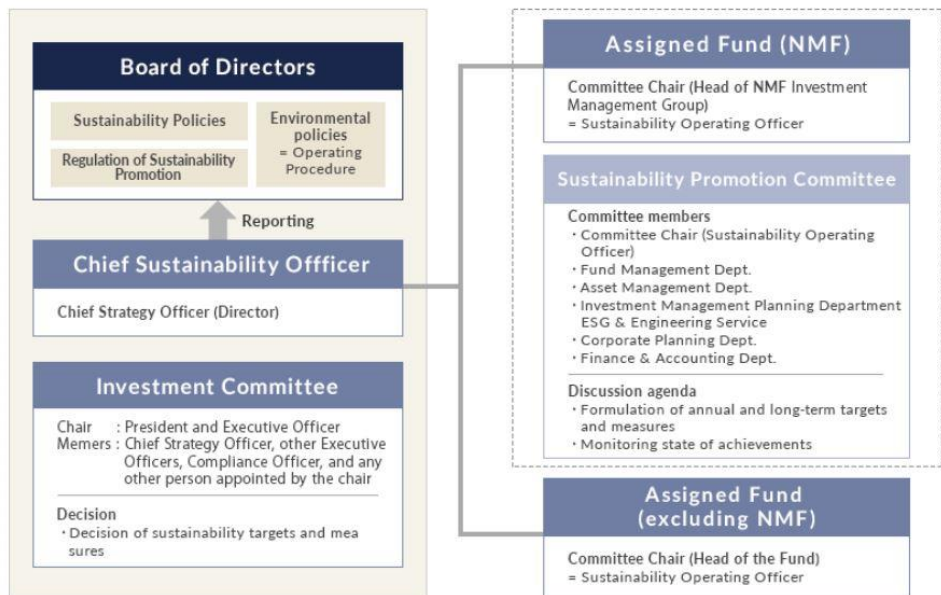


ESG Measures (G: Governance)

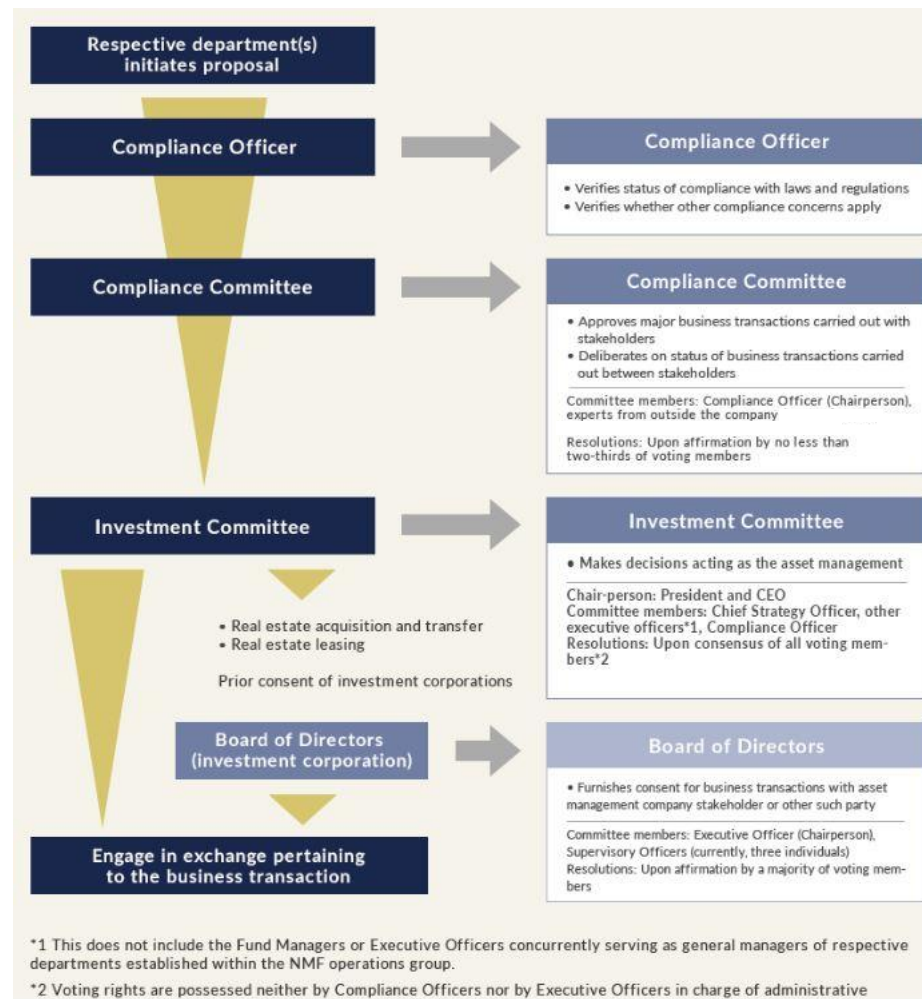
Workable sustainability promotion system

The Asset Management Company has established the following systems to and promote measures based on the Sustainability Policy in a continuous and systematic manner.

- Board of Directors: Meets once a year, in principle Approval of policies and rules, etc., monitoring and supervision of the status of sustainability promotion
- Investment Committee: Meets twice a year (decisions on goals and measures), in principle Decision-making body for sustainability (goals, measures, etc.)
- Sustainability Promotion Committee: Meets once a quarter, in principle Formulates sustainability goals and measures and monitors achievement status
- Chief Sustainability Officer: Involved in decision-making at the Investment Committee as the chief officer for sustainability and reports to the Board of Directors at least once a year based on the sustainability promotion rules.
- Sustainability Operating Officer: Responsible for the execution of sustainability promotion, the Sustainability Operating Officer convenes the Sustainability Promotion Committee, submits matters for discussion and reports to the Investment Committee.



Compliance system for carrying out business transaction with stakeholders



ESG Measures (NMF's Initiatives)

▶ GRESB



“Green-Star”

in the Real Estate Assessment for five consecutive years



“A”

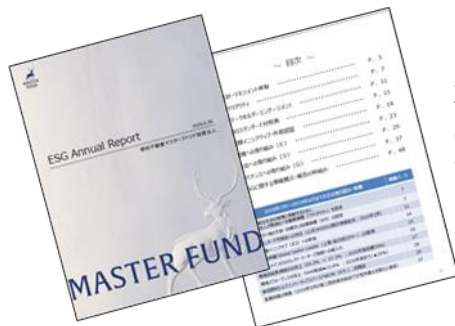
in the Public Disclosure Level for four consecutive years

▶ MSCI Japan ESG Select Leader's Index

2021 CONSTITUENT MSCI JAPAN ESG SELECT LEADERS INDEX

NMF obtained “A” at the MSCI ESG Ratings

▶ ESG Annual Report



NMF's ESG initiatives and activities for fiscal year as well as external environmental certifications acquired are introduced in the report.

▶ DBJ Green Building Certification



DBJ Green Building

- 83 properties certified in total
- Certified rate is 66.5% (Note)

(Note) The figure is calculated based on the floor area excluding land as of Aug.31, 2021

▶ BELS Certification



- 32 properties certified in total
- Certified rate is 24.7% (Note)

【 New DBJ Green Building certification for Landport Ome II 】



DBJ Green Building 2021

▶ Certification and Registration for EcoAction 21 Program, Environmental Management System (EMS) in Japan

The EcoAction 21 Certification/Registration Program is the certification and registration system by a third party for business operators promoting environmental management based on "EcoAction 21 Guidelines" formulated by Japan's Ministry of the Environment as part of its Environmental Management System.



ESG Measures (Initiatives by Asset Management Company)

▶ Principles for Responsible Investment(PRI)

- An international network of investors established in 2006 working to realize the Six Principles for the financial industry under the leadership of Kofi Annan who was then the UN Secretary General

Signatory of:



▶ United Nations Environment Programme Finance Initiative (UNEP FI)

- Established in 1992. A partnership between UNEP and financial institutions to promote the adoption of financial systems that integrate economic development and ESG issues.



▶ Support for TCFD

- TCFD refers to the “Task Force on Climate-related Financial Disclosures” launched by the Financial Stability Board (“FSB”) for the purpose of discussing the disclosures of climate-related financial information and the responses by financial institutions.



▶ Principles for Financial Action for the 21st Century (PFA21)

- The principles were established in October 2011 as a guideline for financial institutions seeking to fulfil their roles and responsibilities in shaping a sustainable society, with the Ministry of Environment taking on the role of secretariat.



▶ Participation in Japan Climate Initiative (JCI)

- Japan Climate Initiative (JCI) is a network of various non-state actors such as companies, local governments, organizations and NGOs actively engaged in climate action.



ESG Measures (Disclosures based on the TCFD Recommendations)

Disclosed Climate-related financial information based on the TCFD Recommendations

Disclosures based on the Task Force on Climate-related Financial Disclosures

Based on Disclosure Items Recommended by the TCFD, which we expressed its support in July 2020, we disclosed information on financial impact based on multiple scenario analyzes as first time in J-REITs in addition to an overview of climate change risks and opportunities.

(Disclosure Items Recommended by the TCFD)



Disclosure Item	Disclosure Details
Governance	Organizational governance relating to climate-related risks and opportunities
Strategy	Actual and potential impacts from climate-related risks and opportunities on the organization's businesses, strategies, and financial planning
Risk management	The organization's climate-related risk identification, assessment, and management processes
Metrics and Targets	Metrics and targets used to assess and manage climate-related risks and opportunities

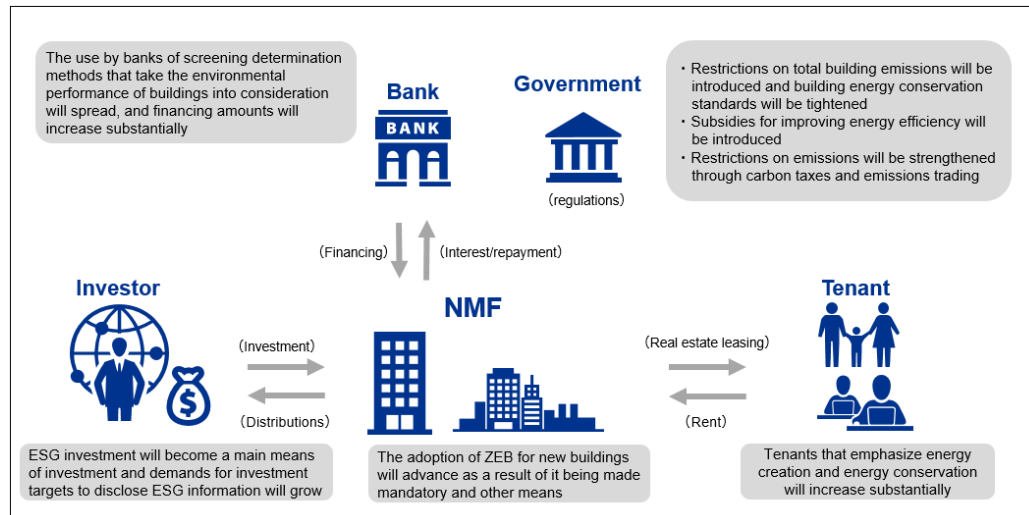
Outline of Disclosure based on TCFD Recommendations

- Identify climate change-related risks and opportunities
- Set three patterns of scenarios, 4 ° C scenario, 2 ° C scenario, and 1.5 ° C scenario, mainly referring to future climate forecasts published by the IEA and IPCC
- Analyze and verify financial impact for each identified risk and opportunity

(Identification of Climate Change Related Risks and Opportunities)

Category	Risk and Opportunity Factors	Financial impacts	Type	
Transition Risks	Policy	(1) Costs for retrofitting (modification of existing buildings to increase energy efficiency) will be incurred	Risk	
		(2) Lower utility expenses as a result of adoption of ZEB	Opportunity	
	Markets	Introduction of carbon taxes, introduction of emissions trading systems	(3) Increased carbon tax burdens	Risk
		Disclosure systems relating to building energy efficiency assessments expanded and made mandatory	(4) Costs for purchase of renewable energy credits will be incurred	
			Reputation	(5) Certification and other costs will be incurred
		Changes in investment stances in conjunction with the increase of ESG investors		(6) Lower capital procurement costs as a result of green bonds, green loans, etc.
Physical Risks	Acute	(7) Higher occupancy rates at energy-generating and energy-conserving buildings	Opportunity	
		(8) Lower occupancy rates at buildings with high disaster risks		
	Chronic	(9) Loss of sales opportunities due to building flooding	Risk	
		(10) Increase in repair costs and casualty insurance premiums due to building flooding		

(World view of 2 ° C scenario)



ESG Measures (Disclosures based on the TCFD Recommendations)

(Verification of financial impact based on scenario analysis)

*Pale red and blue indicate a minor impact, and deep red and blue indicate a major impact

Category			Financial impacts	Type	Scope of Financial Impact Amount					
					4°C		2°C		1.5°C	
					2030 (Mid)	2050 (Long)	2030 (Mid)	2050 (Long)	2030 (Mid)	2050 (Long)
Transition Risks	Policy	①	Retrofitting expenses	Risk	Pale Red	Pale Red	Deep Red	Deep Red	Deep Red	Deep Red
		②	Lower utility expenses as a result of ZEB	Opportunity	Pale Blue	Pale Blue	Pale Blue	Pale Blue	Pale Blue	Pale Blue
		③	Increased carbon tax burdens	Risk	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red
		④	Costs for purchase of renewable energy credits will be incurred	Risk	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red
		⑤	Certification and other costs will be incurred	Risk	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red
	Market	⑥	Lower capital procurement costs as a result of green bonds, green loans, etc.	Opportunity	Pale Blue	Pale Blue	Pale Blue	Pale Blue	Pale Blue	Pale Blue
		⑦	Higher occupancy rates at energy-generating and energy-conserving buildings	Opportunity	Pale Blue	Pale Blue	Deep Blue	Pale Blue	Deep Blue	Pale Blue
Physical Risks	Acute:⊘	⑧	Lower occupancy rates at buildings with high disaster risks	Risk	Pale Red	Deep Red	Pale Red	Pale Red	Pale Red	Pale Red
		⑨	Loss of sales opportunities due to building flooding	Risk	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red	Pale Red
Physical Risks	Acute:⊘	⑩	Increase in repair costs and casualty insurance premiums due to building flooding	Risk	Pale Red	Deep Red	Pale Red	Pale Red	Pale Red	Pale Red

In light of the intent of the Paris Agreement, NMF set three patterns—a 4°C scenario, 2°C scenario, and 1.5°C scenario—as the assumed scenarios for scenario analysis. NMF verified the scope of the financial impacts from the identified risks and opportunities for each of the three scenario patterns.

Impacts were verified at 2030 (medium-term outlook) and 2050 (long-term outlook) for each scenario.

*The effects of chronic physical risks are likely to manifest after 2050, so they are excluded from the investigation of financial impact amounts.



APPENDIX



Changes in Various Indicators

		3rd FP	4th FP	5th FP	6th FP	7th FP	8th FP	9th FP	10th FP	11th FP	12th FP
Operating revenue	million yen	34,714	38,139	34,218	34,731	35,428	36,617	36,927	37,577	38,064	37,519
Gain on sales of real estate	million yen	-	3,107	587	-	685	6	-	-	-	-
Leasing NOI	million yen	23,680	23,931	23,583	24,475	24,677	25,859	26,357	27,268	27,573	27,008
NOI yield (acquisition price basis)	%	5.1	5.1	5.1	5.1	5.1	5.1	5.2	5.2	5.2	5.1
NOI yield after depreciation (acquisition price basis)	%	4.1	4.0	4.1	4.1	4.1	4.1	4.2	4.2	4.2	4.0
Implied cap rate	%	4.1	4.4	4.4	4.3	4.4	3.9	4.2	4.8	4.4	4.2
Operating profit	million yen	11,244	15,735	13,212	13,285	14,056	14,265	14,673	15,212	15,370	14,741
Net income	million yen	8,670	13,190	10,714	10,709	11,560	11,690	12,188	12,799	13,016	12,434
Total distributions	million yen	12,666	12,704	12,745	13,328	13,518	14,592	15,461	15,640	15,701	15,503
Distributions per unit	yen/unit	3,028	3,037	3,047	3,084	3,128	3,209	3,279	3,317	3,330	3,288
Distributions of earnings	yen/unit	2,073	3,037	2,624	2,478	2,623	2,571	2,585	2,714	2,761	2,637
Allowance for adjustment of temporary differences	yen/unit	646	-	284	306	361	342	368	377	374	387
Other distributions in excess of net earnings	yen/unit	309	-	139	300	144	296	326	226	195	264
FFO	million yen	17,696	17,568	17,489	18,282	18,392	19,447	19,953	20,798	21,167	20,651
FFO per unit	yen/unit	4,230	4,199	4,181	4,230	4,255	4,276	4,231	4,410	4,489	4,379
FFO Dividend payout ratio	%	71.6	72.3	72.9	72.9	73.5	75.0	77.5	75.2	74.2	75.1
CAPEX	million yen	3,679	2,521	1,999	3,255	2,358	2,535	2,781	3,261	3,528	3,105
AFFO	million yen	14,016	15,047	15,490	15,027	16,034	16,912	17,171	17,536	17,639	17,546
AFFO per unit	yen/unit	3,350	3,597	3,703	3,477	3,710	3,719	3,641	3,719	3,740	3,721
AFFO Dividend payout ratio	%	90.4	84.4	82.3	88.7	84.3	86.3	90.0	89.2	89.0	88.4
E B I T D A	million yen	19,864	22,834	20,138	20,375	21,111	21,549	21,979	22,773	23,049	22,504
Total assets	million yen	1,105,979	1,095,828	1,089,820	1,118,644	1,117,851	1,164,767	1,193,471	1,197,766	1,196,357	1,192,507
Interest-bearing debt	million yen	498,784	488,741	486,198	497,155	497,112	510,770	510,727	517,884	517,841	517,798
Net assets	million yen	556,104	556,649	555,090	571,836	569,843	600,910	627,868	625,505	623,014	619,901
LTV	%	45.1	44.6	44.6	44.4	44.5	43.9	42.8	43.2	43.3	43.4
Net assets per unit (after deducting distributions)	yen/unit	129,911	130,032	129,650	129,230	128,725	128,937	129,879	129,340	128,799	128,180
NAV per unit (after deducting distributions)	yen/unit	145,600	148,912	150,308	150,918	153,512	156,215	159,827	161,096	162,019	164,159
ROA	%	1.7	2.4	2.0	1.9	2.1	2.0	2.1	2.1	2.2	2.1
ROE	%	3.4	4.7	3.9	3.8	4.1	4.0	4.0	4.1	4.2	4.0
Number of properties	properties	272	268	271	281	278	289	294	298	299	299
Total acquisition price	million yen	932,896	927,318	922,568	955,984	960,345	1,011,279	1,031,039	1,051,686	1,066,269	1,068,409
Book Value Total	million yen	928,836	923,155	914,834	947,449	949,867	999,049	1,017,019	1,035,946	1,048,917	1,048,702
Appraisal Value Total	million yen	994,463	1,002,130	1,001,250	1,041,183	1,056,994	1,123,089	1,158,232	1,185,682	1,205,558	1,218,347
Unrealized gain/loss	million yen	65,626	78,974	86,415	93,733	107,126	124,039	141,212	149,735	156,640	169,644

NOI yield = Annualized leasing NOI of properties owned at the end of the fiscal period (excluding properties sold during the period) / Acquisition price at the end of the period

Implied cap rate= NOI / (Market capitalization at the end of a given period + Interest-bearing debt - Cash and Bank deposits + Security deposits) *Annualized

To annualize leasing NOI, the leasing NOI recorded for a given period for the properties owned at the beginning of the fiscal year is doubled while that recorded for each property acquired during that period is divided by the number of days said property has been owned and the result multiplied to approximate one year's NOI.

FFO = Net income + Depreciation and amortization + Amortization of investment corporation bond issuing expenses + Amortization of goodwill + Impairment loss ± Gain(Loss) on sales of real estate ± Extraordinary gain(loss)+Merger expenses

AFFO = FFO - Capital expenditures

FFO Dividend payout ratio = Total distributions/FFO

AFFO Dividend payout ratio = Total distributions /AFFO

EBITDA = Income before income taxes + (Interest expense + Investment corporation bonds interest) + Depreciation and amortization + Amortization of investment corporation bond issuing expenses + Amortization of goodwill

± Extraordinary gain(loss) + Impairment loss +Merger expenses

Net assets per unit (after deducting distributions) = (Total net assets - Total distributions)/Total investment units issued

NAV per unit (after deducting distributions) = {Net assets (after deducting distributions) + (Total appraisal value - Total book value)} / Total investment units issued

ROA = Ordinary income / {(Total assets at beginning of period + Total assets at end of period) / 2} × 100 *Annualized

ROE = Net income / {(Total assets at beginning of period + Total assets at end of period) / 2} × 100 *Annualized

To annualize ROA and ROE, the values are divided by the number of days in the period and the results multiplied to approximate the values for one year.

NOI Analysis by Sector

Office

	Feb-21	Aug-21
Number of Property	68	68
Acquisition Price (min)	473,585	473,585

	Ended Feb.28,2021(11th FP)	Ended Aug.31,2021(12th FP)	Differences (¥ mln)
	From Sep.1, 2020 To Feb.28, 2021	From Mar.1, 2021 To Aug.31, 2021	
	Amount (¥ mln)	Amount (¥ mln)	
Property related revenues	17,778	17,658	-119
Rental revenues	16,445	16,143	-302
Other rental revenues	1,332	1,515	183
property related expenses	7,652	7,719	67
Property management costs	1,066	1,069	3
Property management fees	363	345	-18
Property and other taxes	1,724	1,763	38
Utility expenses	938	925	-13
Casualty insurance	20	29	8
Repairs and maintenance	839	807	-32
Land rents	101	101	▲0
Depreciation	1,984	2,070	86
Other rental expenses	612	606	-5
Real estate rental profits	10,125	9,939	-186
NOI	12,110	12,010	-99

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **-186**

Of which, main factors
 • Rent and common area charges of owned properties (of which, temporary rent reduction/exemption -18) **-302**
 • Increase in cancellation penalty fee, etc. **210**
 • Deterioration in utility expenses **-40**
 • Decrease in repair expenses **32**
 • Increase in tax and public dues **-38**
 • Increase in depreciation **-86**
 • Other **38**

Retail

	Feb-21	Aug-21
Number of Property	51	51
Acquisition Price (min)	178,304	180,444

	Ended Feb.28,2021(11th FP)	Ended Aug.31,2021(12th FP)	Differences (¥ mln)
	From Sep.1, 2020 To Feb.28, 2021	From Mar.1, 2021 To Aug.31, 2021	
	Amount (¥ mln)	Amount (¥ mln)	
Property related revenues	6,605	6,175	-430
Rental revenues	5,779	5,545	-234
Other rental revenues	826	629	-196
property related expenses	2,561	2,519	-41
Property management costs	264	261	-2
Property management fees	122	149	27
Property and other taxes	497	493	-4
Utility expenses	377	321	-56
Casualty insurance	6	6	0
Repairs and maintenance	92	91	-1
Land rents	104	100	-4
Depreciation	792	794	2
Other rental expenses	302	299	-2
Real estate rental profits	4,044	3,655	-388
NOI	4,836	4,450	-386

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **-388**

Of which, main factors
 • Rent and common area charges of owned properties (of which, temporary rent reduction/exemption -102) **-234**
 • Absence of cancellation penalty fee, etc. **-120**
 • Deterioration in utility expenses **-23**
 • Increase in PM fee **-27**
 • Other **16**

Logistics

	Feb-21	Aug-21
Number of Property	22	22
Acquisition Price (min)	201,182	201,182

	Ended Feb.28,2021(11th FP)	Ended Aug.31,2021(12th FP)	Differences (¥ mln)
	From Sep.1, 2020 To Feb.28, 2021	From Mar.1, 2021 To Aug.31, 2021	
	Amount (¥ mln)	Amount (¥ mln)	
Property related revenues	6,654	6,663	8
Rental revenues	6,380	6,473	92
Other rental revenues	274	189	-84
property related expenses	2,606	2,548	-58
Property management costs	280	273	-6
Property management fees	171	91	-79
Property and other taxes	524	630	105
Utility expenses	167	108	-59
Casualty insurance	10	10	0
Repairs and maintenance	109	87	-22
Land rents	-	-	-
Depreciation	1,307	1,313	6
Other rental expenses	36	33	-2
Real estate rental profits	4,048	4,115	66
NOI	5,355	5,428	73

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **82**

Of which, main factors
 • Rent and common area charges of owned properties **29**
 • Deterioration in utility expenses **-25**
 • Decrease in repair expenses **23**
 • Increase in tax and public dues **-46**
 • Decrease in PM fee **80**
 • Other **21**

< Real estate rental profits of the properties acquired > **-15**

Residential

	Feb-21	Aug-21
Number of Property	155	155
Acquisition Price (min)	202,047	202,047

	Ended Feb.28,2021(11th FP)	Ended Aug.31,2021(12th FP)	Differences (¥ mln)
	From Sep.1, 2020 To Feb.28, 2021	From Mar.1, 2021 To Aug.31, 2021	
	Amount (¥ mln)	Amount (¥ mln)	
Property related revenues	6,784	6,879	95
Rental revenues	6,351	6,380	28
Other rental revenues	432	499	67
property related expenses	3,088	3,169	80
Property management costs	225	226	1
Property management fees	353	384	31
Property and other taxes	346	359	13
Utility expenses	77	75	-2
Casualty insurance	7	7	0
Repairs and maintenance	457	458	1
Land rents	-	-	-
Depreciation	1,370	1,378	7
Other rental expenses	250	277	26
Real estate rental profits	3,695	3,710	15
NOI	5,065	5,089	23

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **15**

Of which, main factors
 • Rent and common area charges of owned properties **28**
 • Increase in key money, renewal fee, etc. (seasonal factor) **67**
 • Increase in PM fee and advertisement fee (seasonal factor) **-52**
 • Increase in tax and public dues **-13**
 • Other **-15**

(Note) The real estate rental revenues of Kojimachi Millennium Garden (Residential Building) are included in the results of the office sector.

Balance Sheet

Assets

	11th Fiscal Period as of Feb. 28, 2021		12th Fiscal Period as of Aug. 31, 2021	
	Amount (¥ mln)	Ratio (%)	Amount (¥ mln)	Ratio (%)
Current Assets	66,057	5.5	65,116	5.5
Cash and Cash Equivalents	50,887	4.3	50,213	4.2
Cash and Cash Equivalent in Trust	12,952	1.1	12,898	1.1
Other Current Assets	2,216	0.2	2,004	0.2
Fixed Assets	1,130,142	94.5	1,127,241	94.5
Tangible Fixed Assets	1,039,960	86.9	1,039,744	87.2
Real Estate	450,171	37.6	450,715	37.8
Building	139,152	11.6	137,518	11.5
Land	311,019	26.0	313,197	26.3
Real Estate in Trust	589,731	49.3	588,904	49.4
Building in Trust	166,857	13.9	166,030	13.9
Land in Trust	422,871	35.3	422,871	35.5
Leased assets	3	0.0	3	0.0
Construction in progress	56	0.0	124	0.0
Intangible Fixed Assets	86,738	7.3	84,107	7.1
Goodwill	77,720	6.5	75,098	6.3
Leasehold rights	1,331	0.1	1,331	0.1
Leasehold rights in trust	7,626	0.6	7,625	0.6
Other	60	0.0	51	0.0
Investment and Other Assets	3,444	0.3	3,389	0.3
Long-term Repaid Expenses	1,976	0.2	1,979	0.2
Long-term deposits	542	0.0	478	0.0
Security Deposits	925	0.1	925	0.1
Derivatives Assets	-	-	6	0.0
Deferred Assets	157	0.0	149	0.0
Investment Corporation Bond Issuing Expenses	157	0.0	149	0.0
Total Assets	1,196,357	100.0	1,192,507	100.0

Liabilities and Net Assets

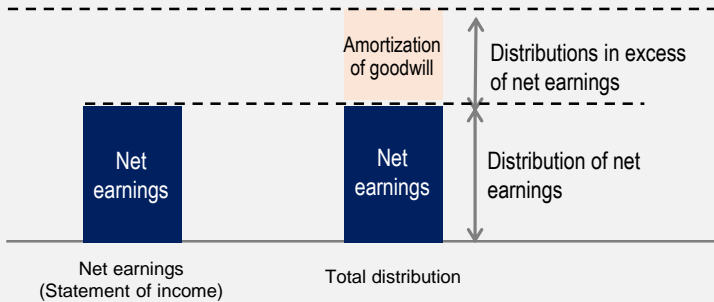
	11th Fiscal Period as of Feb. 28, 2021		12th Fiscal Period as of Aug. 31, 2021	
	Amount (¥ mln)	Ratio (%)	Amount (¥ mln)	Ratio (%)
Current liabilities	71,436	6.0	67,577	5.7
Trade Accounts Payable	2,482	0.2	2,588	0.2
Current portion of long-term debt	58,760	4.9	55,090	4.6
Lease obligations in trust	0	0.0	0	0.0
Other accounts payable	3,432	0.3	2,763	0.2
Accrued expenses	314	0.0	357	0.0
Accrued income taxes	1	0.0	1	0.0
Accrued consumption taxes	552	0.0	957	0.1
Rent Received in Advance	5,641	0.5	5,655	0.5
Unearned revenue	94	0.0	60	0.0
Provision for loss on disaster	31	0.0	30	0.0
Derivatives liabilities	106	0.0	61	0.0
Other current liabilities	18	0.0	11	0.0
Fixed Liabilities	501,906	42.0	505,029	42.4
Investment Corporation Bonds	32,000	2.7	32,000	2.7
Long-term Loans	427,081	35.7	430,708	36.1
Lease obligations in trust	2	0.0	2	0.0
Long-term advanced received	34	0.0	14	0.0
Security deposits from tenants	14,049	1.2	14,203	1.2
Security deposits from tenants in trust	28,492	2.4	27,957	2.3
Derivatives liabilities	245	0.0	141	0.0
Total liabilities	573,343	47.9	572,606	48.0
Total unitholder's equity	623,366	52.1	620,098	52.0
Unitholders' capital	244,606	20.4	244,739	20.5
Surplus	378,759	31.7	375,358	31.5
Capital surplus	394,012	32.9	394,012	33.0
Allowance for temporary difference adjustments	-14,994	-1.3	-16,624	-1.4
Other deduction from capital surplus	-13,763	-1.2	-14,815	-1.2
Total deduction from capital surplus	-28,757	-2.4	-31,440	-2.6
Retained earnings	13,503	1.1	12,786	1.1
Valuation and translation adjustments	-351	-0.0	-197	-0.0
Deferred gains or losses on hedges	-351	-0.0	-197	-0.0
Total net assets	623,014	52.1	619,901	52.0
Total liabilities and net assets	1,196,357	100.0	1,192,507	100.0



Distribution Policy and Distribution in Excess of Net Earnings in the 12th FP

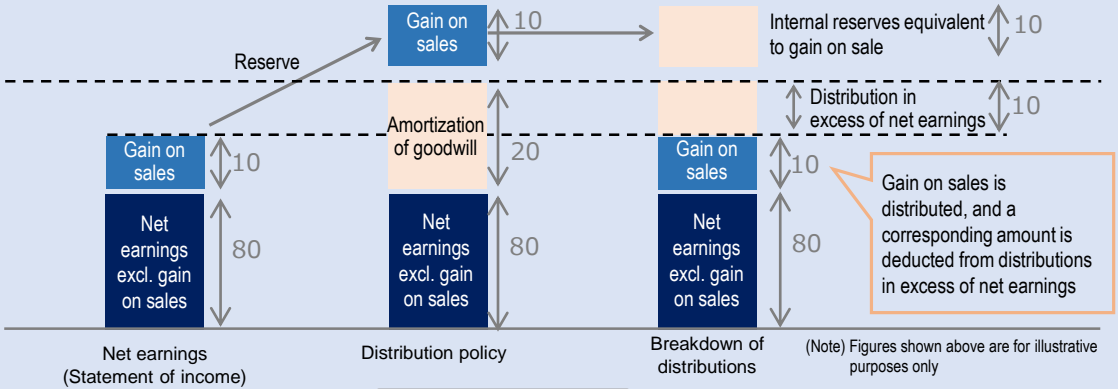
Basic distribution policy

Distribute net earnings + amortization of goodwill

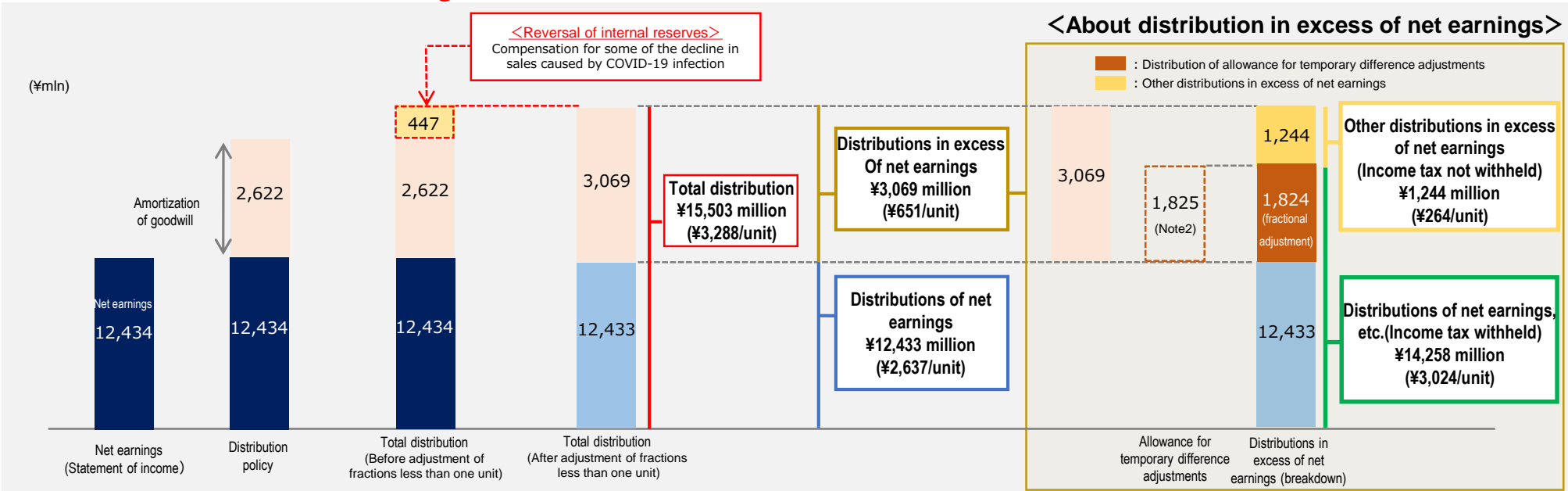


Distribution policy if gain on sales of real estate occurs

Distributions in excess of net earnings may be adjusted to retain cash of an amount equivalent to gain on sale of real estate to promote stable medium- to long-term management. (Note1)



Distributions in excess of net earnings in the 12th Fiscal Period



(Note1) When there is a gain on sales, NMF's policy is, in principle, to set aside an amount equivalent to the gain that is not more than the amount of amortization of goodwill as retained earnings within the scope that will not be subject to income tax.

(Note2) The amount is obtained by deducting underdepreciation, etc. (provision deduction items) attributable to the difference between depreciation in tax and accounting treatments from amortization of goodwill, etc. (provision addition items).

Driving Force for External Growth ~4 Major Brands Development by Sponsor~

Sponsor pipeline amounting to about 770 billion yen in total for properties completed and under development, and additional investment amounts



PMO is a new category of office building that is mid-sized yet offers the functionality and quality of a large sized building to meet the needs of increasingly diverse businesses.

- ① Office buildings where people will be proud to work, strengthening hiring and retention
- ② Offices that enhance corporate image and reputation, helping to attract customers
- ③ Building with one tenant per floor to ensure efficiency, independence and safety
- ④ Places that stimulate employee motivation and communication, fostering enhanced productivity



PMO Akihabara-kita



Landport offers advanced functionality to meet the needs of the changing logistics environment and diverse tenants. Designed for optimized, efficient logistics to enhance tenant satisfaction.



Landport Higashi-narashino



GEMS comprise a variety of restaurants, primarily in urban areas, with a commitment to quality. Brightening and enriching the lives of nearby office workers and residents while proposing new lifestyles.



GEMS Sangenjaya



PROUD FLAT is developed on locations optimally suited for urban rental housing selected by leveraging the Nomura Real Estate Group's information network and know-how related to housing development and sales. Quality control and proper operations and management are ensured utilizing Nomura Real Estate Group's proprietary rental housing complex design standards and quality control inspection guidelines.



PROUD FLAT Shibuya-tomigaya

Track Record of Growth since Incorporation

Improved portfolio quality through property replacement taking advantage of the Sponsor's support and achieved steady increase in distributions.

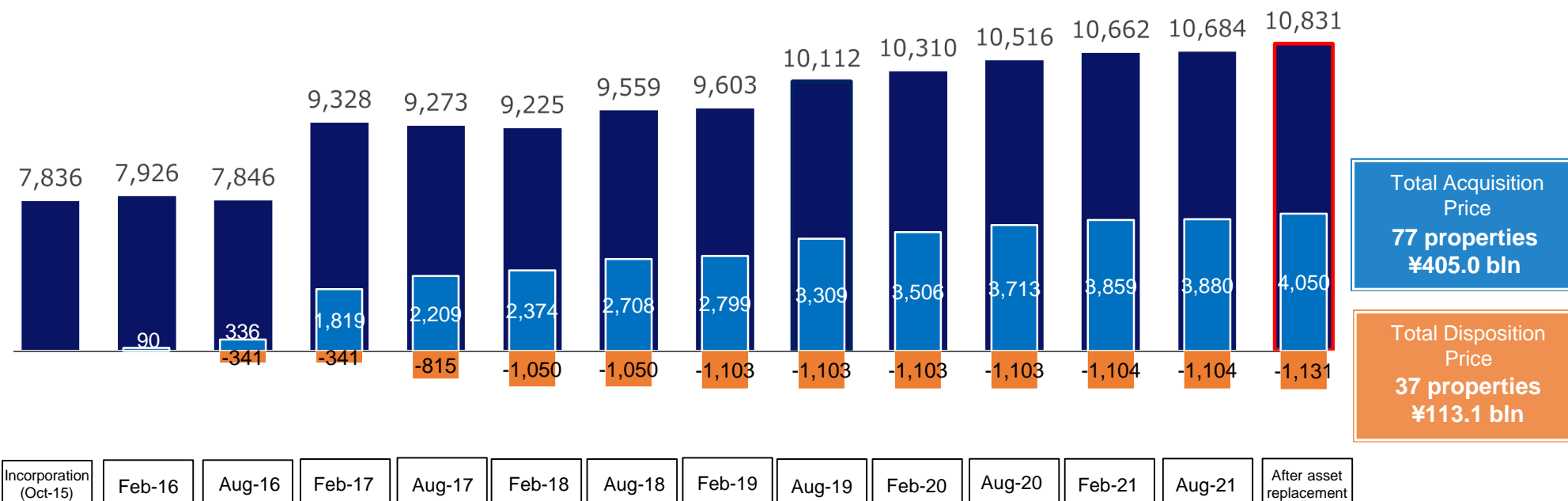
	Incorporation
Number of Properties	257
Ratio of top 10 Properties	26.8%
Ratio of Greater Tokyo area	79.8%
Average building age	19.3yrs
DPU (Note1)	¥2,656

Acquisition of high-quality properties mainly developed by the Sponsor

Disposition of less competitive properties due to building age, etc.

Aug. 2021 FP	After asset replacement	(Note2)
299	299	
22.2%	22.1%	
82.8%	83.2%	
19.8yrs	19.8yrs	
¥3,288 (+23.8%)	(25.6 years without SPR)	(Note3)

- Asset Size (¥bln)
- Total Acquisition Price (¥bln)
- Total Disposition Price (¥bln)



(Note1) Distributions for February 2016 FP are calculated on a six-month basis for 152 operating days. (Note2) As of January 6th, 2022.

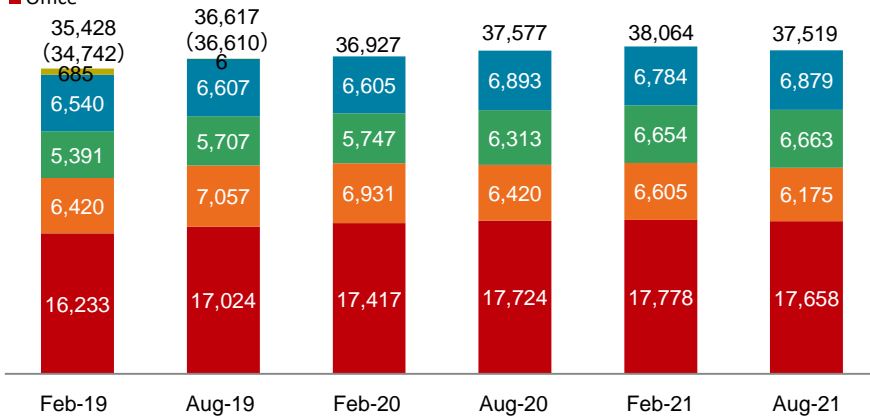
(Note3) It is an average building age without taking into account the effect of property acquisition and disposition from the original portfolio at incorporation until January 6th, 2022.

Changes in Main Indices

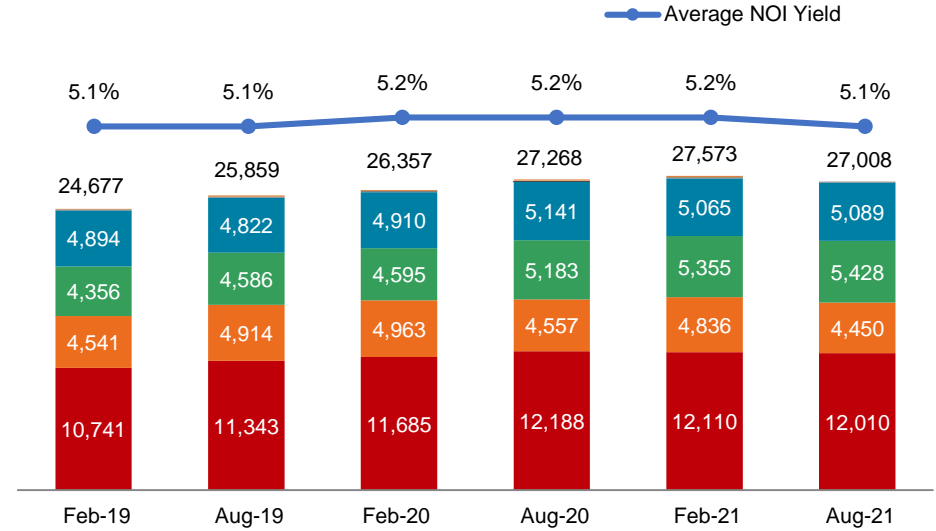
Operating revenues (¥mln)

*Figures in parenthesis indicate total operating revenues excluding gain on sales.

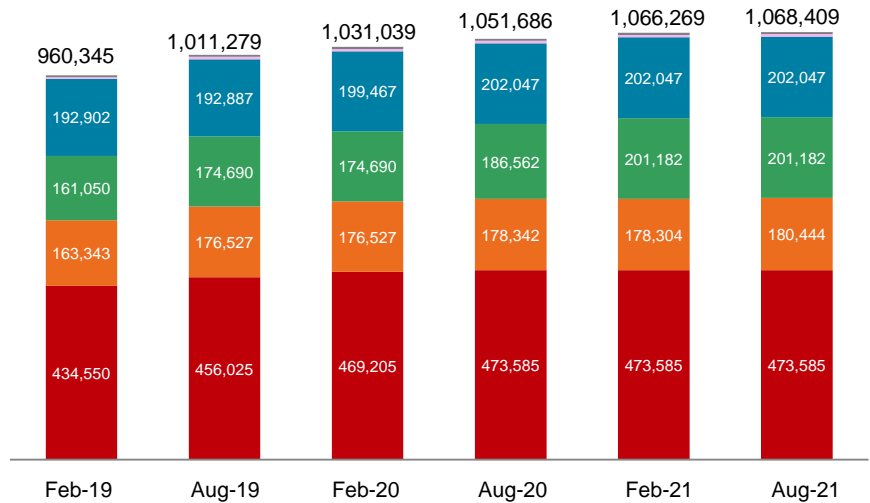
- Gain on sales
- Residential
- Logistics
- Retail
- Office



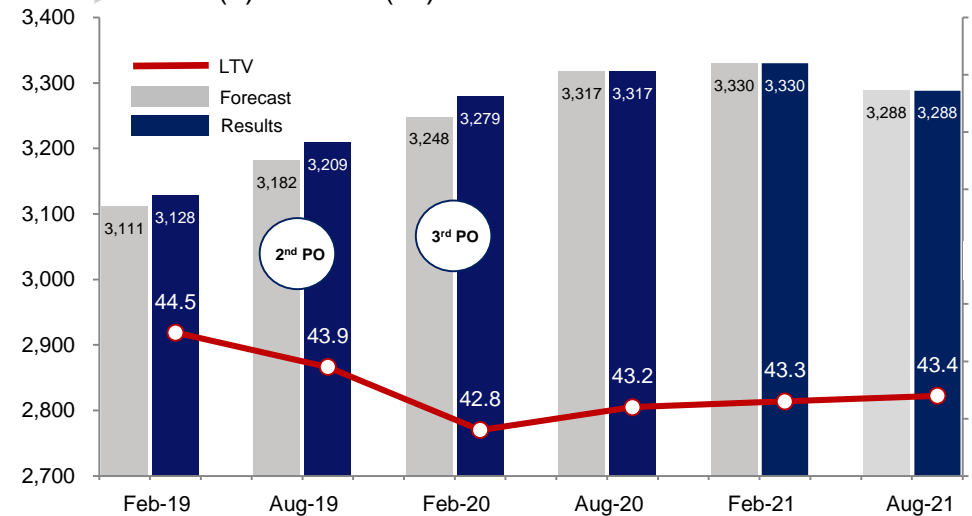
NOI (¥mln)



Acquisition price (¥mln)



DPU(¥) and LTV(%)



(Note) In operating revenues, NOI and acquisition price, the total amount includes each amount for hotels and other properties though it is not indicated individually.

Occupancy Rate and Average Rent

▶ Occupancy Rate (%)

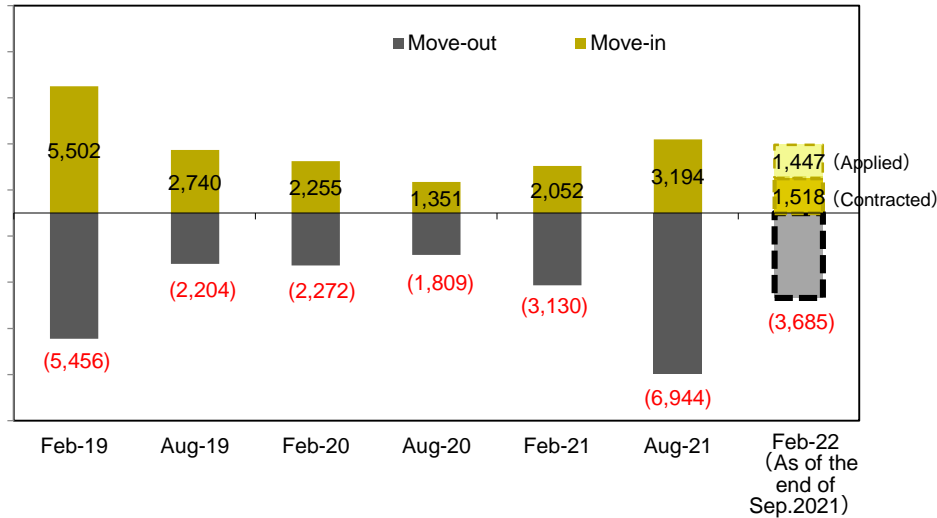
	Feb-19	Aug-19	Feb-20	Aug-20	Feb-21	Aug-21
Office	99.4	99.8	99.8	99.4	98.9	96.4
Retail	99.6	99.1	99.2	99.5	98.8	97.9
Logistics	100.0	100.0	98.5	100.0	100.0	100.0
Residential	97.2	96.8	97.3	95.9	96.5	95.8
Hotels	100.0	100.0	100.0	100.0	56.9	100.0
Others	100.0	100.0	100.0	100.0	100.0	100.0
Total	99.3	99.3	98.8	99.1	98.8	98.1

▶ Average Rent (¥ / tsubo)

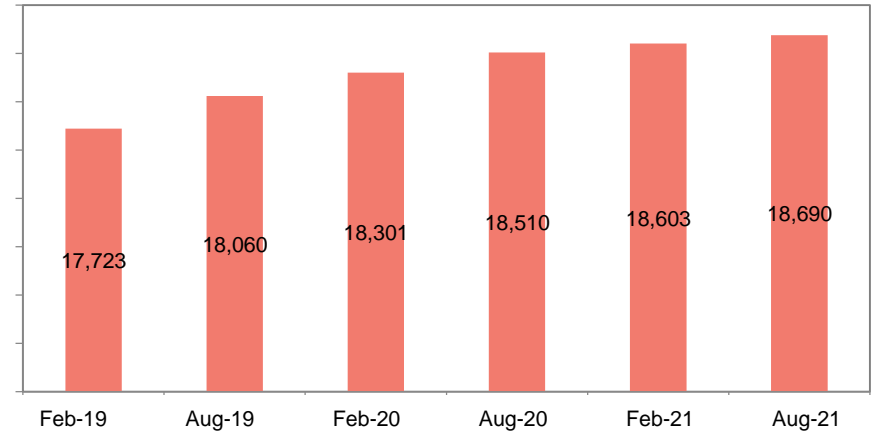
	Feb-19	Aug-19	Feb-20	Aug-20	Feb-21	Aug-21
Office	17,723	18,060	18,301	18,510	18,603	18,691
Retail	8,255	8,642	8,693	8,727	8,566	8,437
Logistics	3,936	3,983	3,999	4,003	3,975	3,975
Residential	11,327	11,358	11,520	11,602	11,606	11,589

Asset Management Status - Office -

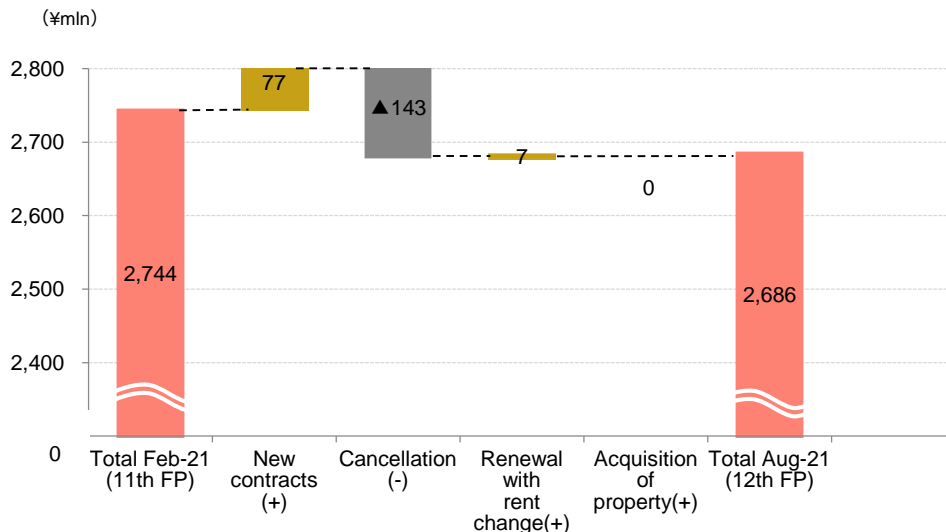
Change in floor area from move-ins & move-outs (Tsubo)



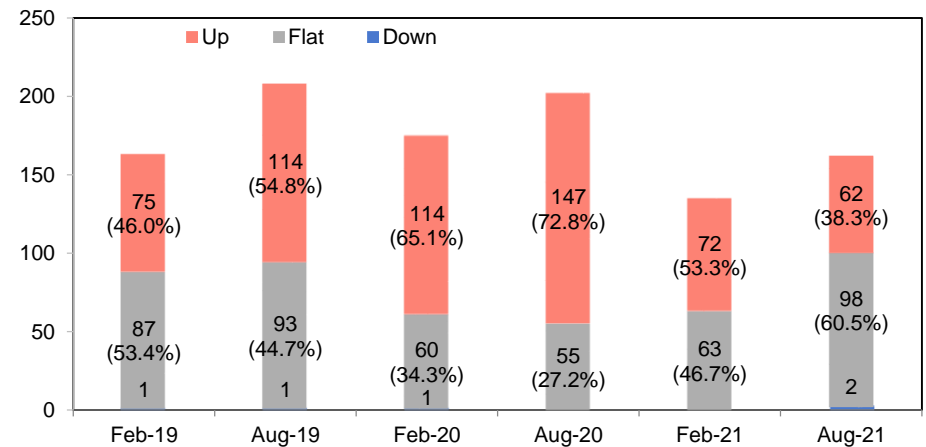
Average Rent



Increase/decrease in monthly contract rent (¥mln)



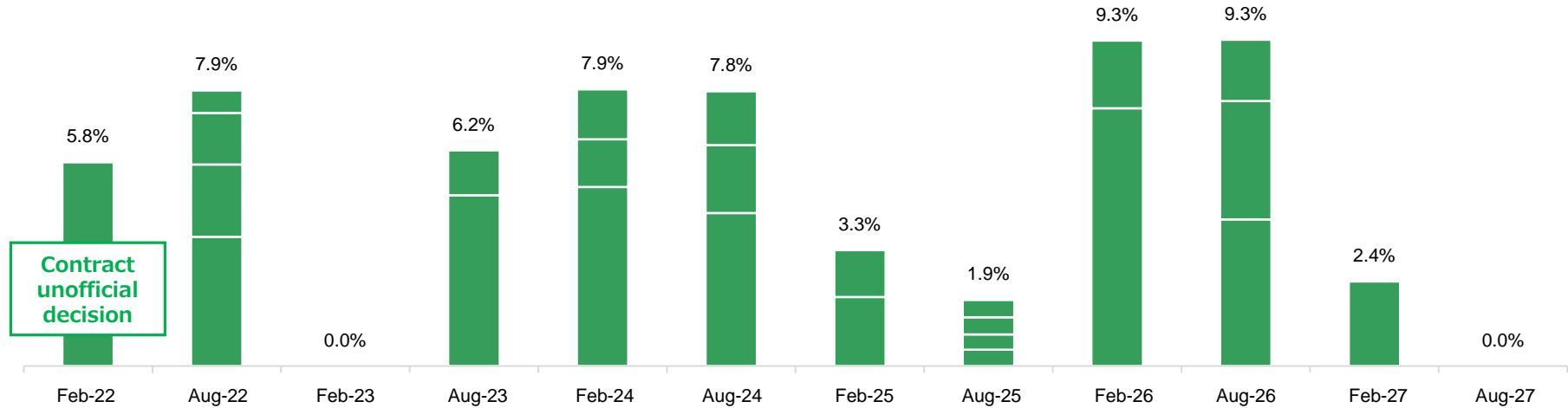
Contract renewals (number of renewals)



(Note) For tenants whose rent revision conditions have not been finalized at the end of the 12th FP, the previous conditions are shown.

Asset Management Status - Logistics -

▶ Lease maturities (Note) (rent basis)



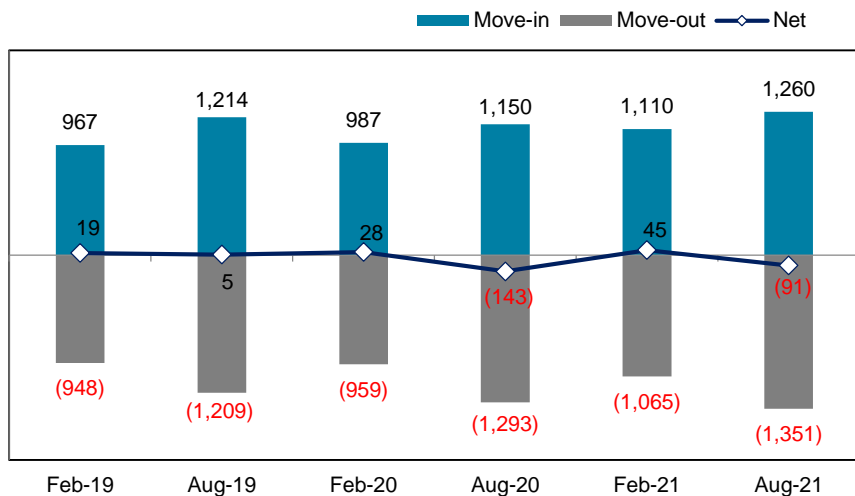
▶ Rent revision status

Revision target FP	Property	Tenant	Remarks
Aug. 2021 FP	Landport Hachioji	Undisclosed	Flat
Aug. 2021 FP	Hirakata Kuzuha Logistics Center	Undisclosed	Linked to taxes, public dues, and insurance
Feb. 2022 FP	Landport Kashiwa Shonan II	Undisclosed	Negotiating
Feb. 2022 FP	Landport Kashiwa Shonan II	Undisclosed	Negotiating

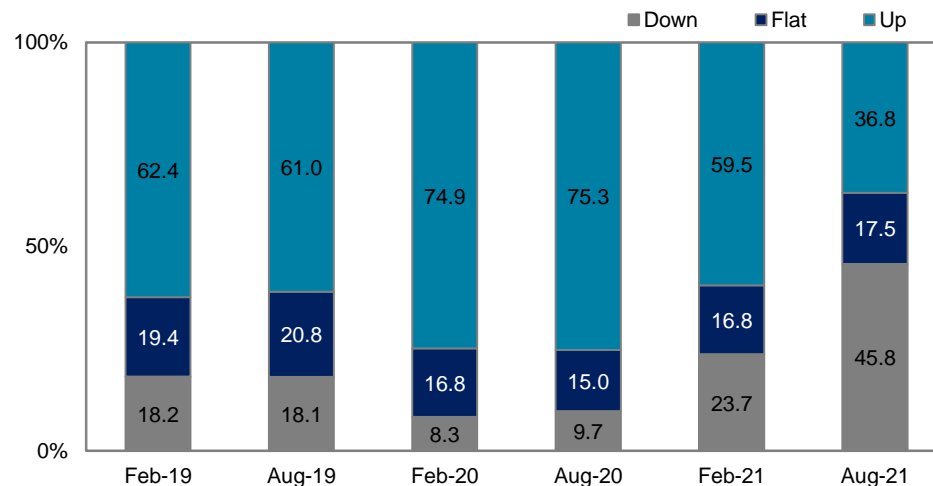
(Note) The sections that have been re-contracted by today are listed as the contract expiration time in the new contract.

Asset Management Status - Residential -

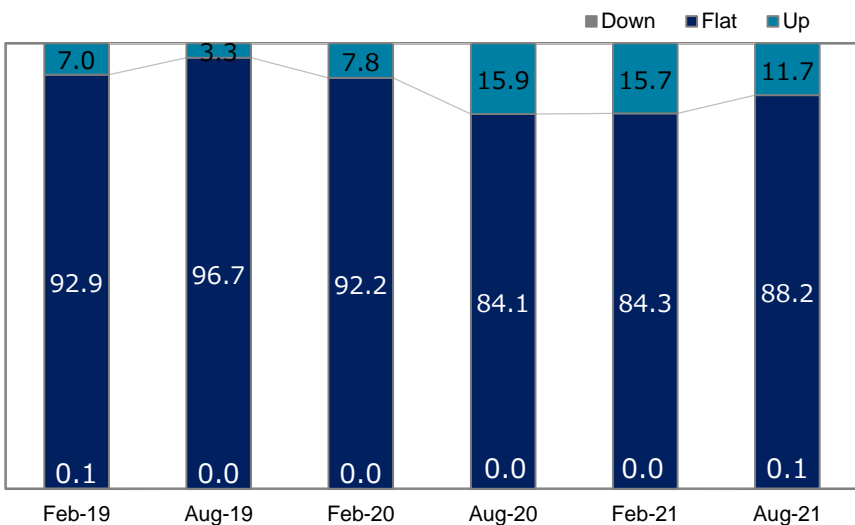
Change in move-ins and move-outs (unit)



Rent change at move-ins and move-outs (%)



Rent change at renewals (%)

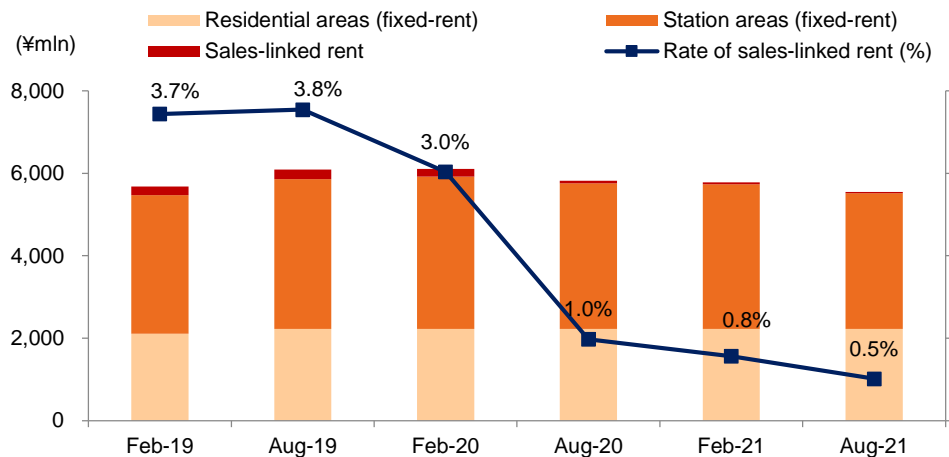


Occupancy rate by area

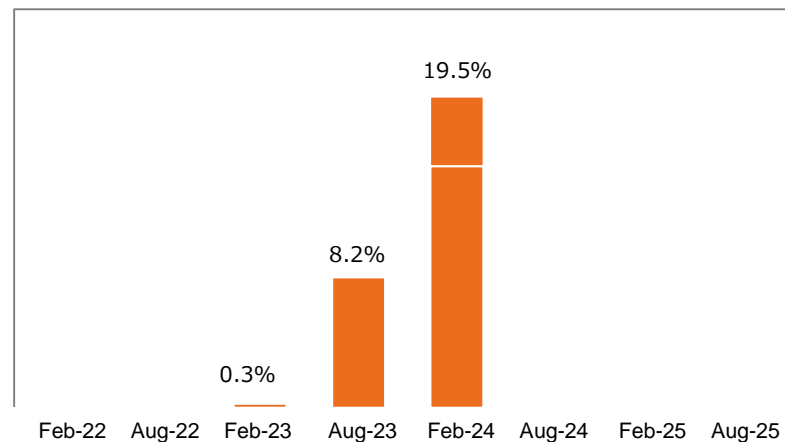
	Feb-19	Aug-19	Feb-20	Aug-20	Feb-21	Aug-21
Total	97.2%	96.8%	97.3%	95.9%	96.5%	95.8%
Tokyo area	98.1%	97.1%	98.1%	96.5%	97.1%	95.8%
Sapporo	96.6%	96.3%	95.5%	94.6%	95.7%	95.9%
Sendai	96.5%	97.3%	93.8%	91.1%	98.1%	98.4%
Nagoya	92.1%	94.9%	95.0%	94.4%	92.3%	96.5%
Osaka	91.7%	96.2%	94.9%	95.1%	90.9%	92.5%
Fukuoka	97.4%	96.2%	98.8%	97.2%	99.3%	96.6%

Asset Management Status - Retail -

Rent revenue breakdown (overall retail)

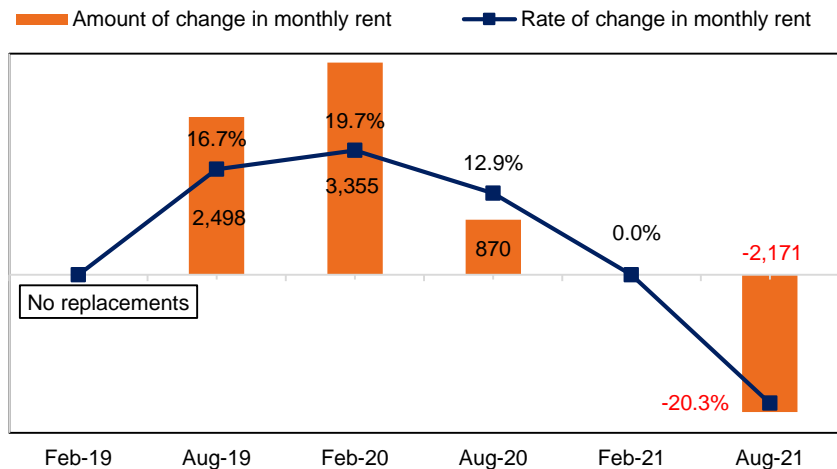


Retail properties located in residential areas : Lease team diversification (rent basis)

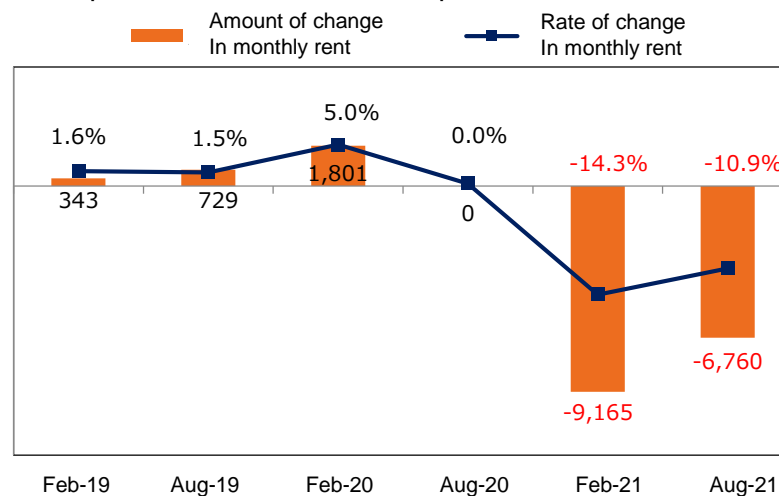


(Note) Contracts that do not set a lease term (legal renewal) are not included

Amount of change in monthly rent and rate of change in monthly rent upon tenant replacement (retail properties in station areas)



Amount of change in monthly rent and rate of change in monthly rent upon rent revision (retail properties in station area)



Top 10 Tenants by Leased Space

No	Tenant	Asset Type	Property Name	Leased space (m ²)	Weight in portfolio (%)
1	(Not disclosed)	Logistics	Landport Kawagoe Landport Hachioji II	106,002.67	5.1
2	Konoike Transport Co.,Ltd.	Logistics	Landport Ome II Hanyu Logistics Center	88,637.52	4.3
3	JP Rakuten Logistics, Inc.	Logistics	Landport Higashi-Narashino	61,088.01	3.0
4	Ito-Yokado Co., Ltd.	Retail	Sagamihara Shopping Center	60,991.12	3.0
5	(Not disclosed)	Logistics	Landport Ome I	58,383.71	2.8
		Office	Shinjuku Nomura Building		
6	Fukuyama Transporting Co., Ltd.	Logistics	Sagamihara Onodai Logistics Center	57,448.03	2.8
7	Neovia Logistics Services, LLC	Logistics	Sagamihara Tana Logistics Center	50,450.00	2.4
8	Yokohama Okadaya Co., Ltd.	Retail	Yokosuka More's City Kawasaki More's	48,193.96	2.3
9	(Not disclosed)	Logistics	Kawaguchi Ryoke Logistics Center	42,840.91	2.1
10	ASKUL Corporation	Logistics	Landport Itabashi	37,276.71	1.8
Top 10 tenants total				611,312.64	29.6

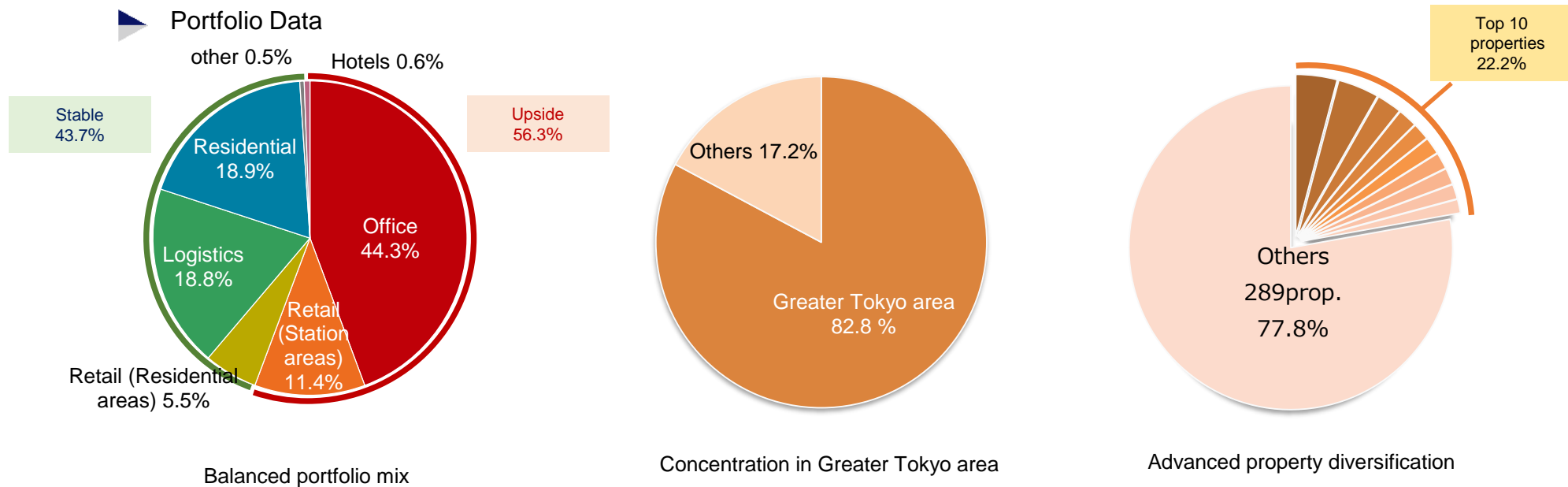
(Note) Pass-through type master lease contracts are excluded from the calculation

Portfolio Summary as of August 31, 2021

Portfolio Summary

	Number of properties	Acquisition price (¥ mln)	Appraisal value (¥ mln)	Building age (years)	Floor area (㎡)	Leased area (㎡)
Total	299	1,068,409	1,218,347	19.8	2,492,680.36	2,067,096.37
Office	68	473,585	534,410	26.0	816,899.89	475,071.54
Retail	51	180,444	203,725	18.9	389,743.84	363,042.25
Retail(Station areas)	24	121,595	132,720	18.3	167,610.33	117,059.29
Retail(Residential areas)	27	58,848	71,005	20.5	222,133.51	245,982.96
Logistics	22	201,182	246,130	10.9	901,024.18	902,305.12
Residential	155	202,047	222,392	15.1	377,313.36	304,469.89
Hotels	2	6,250	6,250	13.3	7,699.09	7,776.22
Other	1	4,900	5,440	-	-	14,431.35

Portfolio Data



Portfolio List

Area	Use	Property name	Acquisition price (million yen)	Feb. 2021				Aug. 2021				Comparison b/w Feb.2021 and Aug.2021			
				Book value	Appraisal value	Cap rate	Gain or Loss	Book value	Appraisal value	Cap rate	Gain or Loss	Appraisal value		Cap rate	
				(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)	
Of-T-001	Tokyo	Office	Shinjuku Nomura Building	43,900	46,761	49,500	3.6	2,738	46,706	49,900	3.6	3,193	400	0.8	0.0
Of-T-002	Tokyo	Office	NRE Tennozu Building	20,500	20,703	21,600	4.0	896	20,664	21,600	4.0	935	0	0.0	0.0
Of-T-003	Tokyo	Office	Kojimachi Millennium Garden	26,700	26,462	28,000	3.7	1,537	26,507	28,100	3.7	1,592	100	0.4	0.0
Of-T-006	Tokyo	Office	NMF Shinjuku Minamiguchi Building	10,000	10,134	12,500	3.4	2,365	10,136	12,600	3.4	2,463	100	0.8	0.0
Of-T-007	Tokyo	Office	NMF Shibuya Koen-dori Building	10,400	10,516	10,700	3.6	183	10,514	10,800	3.6	285	100	0.9	0.0
Of-T-008	Tokyo	Office	Secom Medical Building	11,100	10,684	12,200	3.7	1,515	10,652	12,200	3.7	1,547	0	0.0	0.0
Of-T-009	Tokyo	Office	NMF Shiba Building	7,040	7,103	7,150	4.1	46	7,096	7,160	4.1	63	10	0.1	0.0
Of-T-010	Tokyo	Office	Nishi Shinjuku Showa Building	8,140	8,211	8,050	4.2	-161	8,201	8,050	4.2	-151	0	0.0	0.0
Of-T-011	Tokyo	Office	NRE Shibuya Dogenzaka Building	5,310	5,340	5,800	3.6	459	5,345	5,770	3.6	424	-30	-0.5	0.0
Of-T-013	Tokyo	Office	Iwamoto-cho Toyo Building	4,050	4,021	4,950	3.6	928	4,104	4,840	3.6	735	-110	-2.2	0.0
Of-T-015	Tokyo	Office	NMF Surugadai Building	4,690	4,678	5,600	3.7	921	4,682	5,200	3.7	517	-400	-7.1	0.0
Of-T-016	Tokyo	Office	PMO Nihonbashi Honcho	4,320	4,091	4,900	3.4	808	4,072	4,940	3.4	867	40	0.8	0.0
Of-T-017	Tokyo	Office	PMO Nihonbashi Kayabacho	5,010	4,785	6,210	3.4	1,424	4,766	6,320	3.4	1,553	110	1.8	0.0
Of-T-018	Tokyo	Office	NMF Gotanda Ekimae Building	4,430	4,633	5,280	4.4	646	4,613	5,330	4.4	716	50	0.9	0.0
Of-T-019	Tokyo	Office	NRE Higashi-nihonbashi Building	3,570	3,708	4,320	4.0	611	3,724	4,350	4.0	625	30	0.7	0.0
Of-T-020	Tokyo	Office	PMO Akinabara	4,240	4,042	5,810	3.6	1,767	4,041	5,810	3.6	1,768	0	0.0	0.0
Of-T-021	Tokyo	Office	Hatchobori NF Building	2,480	2,435	2,540	3.7	104	2,429	2,540	3.7	110	0	0.0	0.0
Of-T-022	Tokyo	Office	NMF Kanda Iwamotocho Building	4,160	4,188	4,510	3.8	321	4,185	4,520	3.8	334	10	0.2	0.0
Of-T-023	Tokyo	Office	NMF Takanawa Building	2,830	2,846	3,290	3.9	443	2,870	3,350	3.9	479	60	1.8	0.0
Of-T-024	Tokyo	Office	PMO Hatchobori	2,880	2,706	3,430	3.6	723	2,696	3,430	3.6	733	0	0.0	0.0
Of-T-026	Tokyo	Office	PMO Nihonbashi Odenmachi	2,210	2,111	2,960	3.8	848	2,099	2,960	3.8	860	0	0.0	0.0
Of-T-028	Tokyo	Office	PMO Higashi-nihonbashi	1,690	1,575	1,960	3.9	384	1,564	1,960	3.9	395	0	0.0	0.0
Of-T-029	Tokyo	Office	NRE Ueno Building	6,470	6,572	7,040	3.7	467	6,593	7,060	3.7	466	20	0.3	0.0
Of-T-031	Tokyo	Office	NF Hongo Building	4,890	4,909	5,150	4.4	240	4,914	5,150	4.4	235	0	0.0	0.0
Of-T-034	Tokyo	Office	Crystal Park Building	3,390	3,323	3,370	4.6	46	3,313	3,370	4.6	56	0	0.0	0.0
Of-T-035	Tokyo	Office	NMF Kichijoji Honcho Building	1,780	1,840	2,180	4.3	339	1,834	2,180	4.3	345	0	0.0	0.0
Of-T-036	Tokyo	Office	Faret Tachikawa Center Square	3,850	3,839	4,340	4.2	500	3,835	4,430	4.2	594	90	2.1	0.0
Of-T-037	Tokyo	Office	NMF Kawasaki Higashiguchi Building	7,830	8,041	9,350	4.6	1,308	8,035	9,430	4.6	1,394	80	0.9	0.0
Of-T-038	Tokyo	Office	NMF Yokohama Nishiguchi Building	5,460	5,603	7,640	3.9	2,036	5,585	7,770	3.9	2,184	130	1.7	0.0
Of-T-039	Tokyo	Office	NMF Shin-Yokohama Building	2,620	2,793	2,870	4.6	76	2,769	2,870	4.6	100	0	0.0	0.0
Of-T-041	Tokyo	Office	PMO Tamachi	6,210	6,115	8,360	3.2	2,244	6,091	8,400	3.2	2,308	40	0.5	0.0
Of-T-042	Tokyo	Office	PMO Ginza Hatchome	3,970	3,928	5,130	3.1	1,201	3,914	5,140	3.1	1,225	10	0.2	0.0
Of-T-043	Tokyo	Office	PMO Shibakoen	3,900	3,839	5,210	3.3	1,370	3,831	5,210	3.3	1,378	0	0.0	0.0
Of-T-044	Tokyo	Office	NEC Head Office Building	44,100	44,377	46,600	3.7	2,222	44,512	46,800	3.7	2,287	200	0.4	0.0
Of-T-045	Tokyo	Office	Harumi Island Triton Square Office Tower Y	18,200	17,919	17,800	3.8	-119	17,952	17,800	3.8	-152	0	0.0	0.0
Of-T-046	Tokyo	Office	NMF Aoyama 1-chome Building	10,400	10,501	13,900	3.1	3,398	10,550	13,600	3.1	3,049	-300	-2.2	0.0
Of-T-047	Tokyo	Office	NMF Takebashi Building	8,330	8,446	8,950	3.7	503	8,476	8,950	3.7	473	0	0.0	0.0
Of-T-048	Tokyo	Office	Harumi Island Triton Square Office Tower Z	8,180	8,039	8,470	3.8	430	8,026	8,470	3.8	443	0	0.0	0.0
Of-T-049	Tokyo	Office	NMF Kayabacho Building	6,070	6,086	7,910	3.9	1,823	6,065	7,900	3.9	1,834	-10	-0.1	0.0
Of-T-050	Tokyo	Office	NMF Shinjuku EAST Building	5,710	5,727	6,370	3.8	642	5,828	6,440	3.8	611	70	1.1	0.0
Of-T-051	Tokyo	Office	NMF Shiba-Koen Building	3,620	3,786	4,290	3.6	503	3,782	4,420	3.6	637	130	3.0	0.0
Of-T-052	Tokyo	Office	NMF Ginza 4-chome Building	1,850	1,912	2,310	3.5	397	1,920	2,230	3.5	309	-80	-3.5	0.0
Of-T-053	Tokyo	Office	Faret East Building	1,850	1,852	2,110	4.2	257	1,841	2,130	4.2	288	20	0.9	0.0
Of-T-054	Tokyo	Office	PMO Shinnihonbashi	4,440	4,382	5,170	3.4	787	4,371	5,190	3.4	818	20	0.4	0.0

Portfolio List

Area	Use	Property name	Acquisition price (million yen)	Feb. 2021				Aug. 2021				Comparison b/w Feb.2021 and Aug.2021			
				Book value	Appraisal value	Cap rate	Gain or Loss	Book value	Appraisal value	Cap rate	Gain or Loss	Appraisal value		Cap rate	
				(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)	
Of-T-055	Tokyo	Office	PMO Hirakawacho	3,410	3,388	4,230	3.2	841	3,375	4,250	3.2	874	20	0.5	0.0
Of-T-056	Tokyo	Office	PMO Nihonbashi Mitsukoshi-mae	4,310	4,318	5,480	2.9	1,161	4,308	5,490	2.9	1,181	10	0.2	0.0
Of-T-057	Tokyo	Office	PMO Shibadaimon	2,130	2,140	2,420	3.3	279	2,141	2,440	3.3	298	20	0.8	0.0
Of-T-058	Tokyo	Office	PMO Tamachi Higashi	10,900	10,926	12,000	3.2	1,073	10,890	12,300	3.2	1,409	300	2.5	0.0
Of-T-059	Tokyo	Office	PMO Hatchobori Shinkawa	3,805	3,810	4,240	3.5	429	3,800	4,260	3.5	459	20	0.5	0.0
Of-T-060	Tokyo	Office	PMO Kyobashi Higashi	2,880	2,898	3,180	3.4	281	2,889	3,160	3.4	270	-20	-0.6	0.0
Of-T-061	Tokyo	Office	PMO Ochanomizu	3,890	3,904	4,310	3.3	405	3,891	4,410	3.3	518	100	2.3	0.0
Of-T-062	Tokyo	Office	PMO Akihabara Kita	8,450	8,490	9,130	3.4	639	8,457	9,160	3.4	702	30	0.3	0.0
Of-T-063	Tokyo	Office	PMO Higashi-Shinbashi	4,730	4,788	5,250	3.3	461	4,772	5,250	3.3	477	0	0.0	0.0
Of-T-064	Tokyo	Office	PMO Hamamatsucho	4,380	4,424	4,930	3.2	505	4,409	4,930	3.2	520	0	0.0	0.0
Of-S-001	Other	Office	Sapporo North Plaza	6,250	6,414	8,280	4.4	1,865	6,481	8,550	4.4	2,068	270	3.3	0.0
Of-S-002	Other	Office	NRE Sapporo Building	4,140	3,773	4,980	4.5	1,206	3,743	4,980	4.5	1,236	0	0.0	0.0
Of-S-004	Other	Office	NMF Sendai Aoba-dori Building	2,030	2,219	2,690	5.4	470	2,204	2,610	5.4	405	-80	-3.0	0.0
Of-S-005	Other	Office	NMF Utsunomiya Building	2,320	2,473	2,380	5.3	-93	2,457	2,390	5.3	-67	10	0.4	0.0
Of-S-006	Other	Office	NMF Nagoya Fushimi Building	2,240	2,004	2,300	4.2	295	1,989	2,380	4.2	390	80	3.5	0.0
Of-S-007	Other	Office	NMF Nagoya Yanagibashi Building	2,280	2,375	2,260	4.8	-115	2,375	2,270	4.8	-105	10	0.4	0.0
Of-S-008	Other	Office	Omron Kyoto Center Building	18,300	18,034	19,200	4.5	1,165	18,050	19,200	4.5	1,149	0	0.0	0.0
Of-S-009	Other	Office	SORA Shin-Osaka 21	12,100	12,012	12,000	4.2	-12	12,006	12,200	4.2	193	200	1.7	0.0
Of-S-010	Other	Office	NRE Osaka Building	6,100	7,757	7,320	4.5	-437	7,827	7,430	4.5	-397	110	1.5	0.0
Of-S-011	Other	Office	NRE Nishi-Umeda Building	3,450	3,569	3,820	4.2	250	3,600	3,840	4.2	239	20	0.5	0.0
Of-S-012	Other	Office	NRE Yotsubashi Building	4,000	4,283	4,720	4.3	436	4,377	4,880	4.3	502	160	3.4	0.0
Of-S-013	Other	Office	NRE Hiroshima Building	2,280	2,377	2,740	5.4	362	2,463	2,740	5.4	276	0	0.0	0.0
Of-S-014	Other	Office	NMF Hakata Ekimae Building	4,210	4,230	5,760	4.4	1,529	4,258	5,770	4.4	1,511	10	0.2	0.0
Of-S-015	Other	Office	NMF Tenjin-Minami Building	2,230	2,060	2,800	4.5	739	2,047	2,850	4.5	802	50	1.8	0.0
				473,585	478,262	532,200	-	53,937	478,547	534,410	-	55,862	2,210	0.4	-
Rt-T-002	Tokyo	Retail	Yokosuka More's City	13,640	13,714	15,600	4.8	1,885	13,762	15,700	4.8	1,937	100	0.6	0.0
Rt-T-003	Tokyo	Retail	Recipe SHIMOKITA	10,407	10,319	11,500	3.9	1,180	10,270	11,000	3.9	729	-500	-4.3	0.0
Rt-T-004	Tokyo	Retail	Kawasaki More's	6,080	6,658	8,630	4.1	1,971	6,619	8,520	4.1	1,900	-110	-1.3	0.0
Rt-T-005	Tokyo	Retail	EQUINIA Shinjuku	4,260	4,294	5,240	3.7	945	4,282	5,280	3.7	997	40	0.8	0.0
Rt-T-006	Tokyo	Retail	EQUINA Ikebukuro	3,990	4,025	4,540	4.1	514	4,016	4,540	4.1	523	0	0.0	0.0
Rt-T-007	Tokyo	Retail	covirna machida	3,440	3,788	4,140	4.2	351	3,765	4,090	4.2	324	-50	-1.2	0.0
Rt-T-008	Tokyo	Retail	Nitori Makuhari	3,080	2,691	3,960	4.6	1,268	2,665	3,960	4.6	1,294	0	0.0	0.0
Rt-T-009	Tokyo	Retail	Konami Sports Club Fuchu	2,730	2,543	3,350	5.0	806	2,535	3,390	5.0	854	40	1.2	0.0
Rt-T-010	Tokyo	Retail	FESTA SQUARE	2,600	2,238	3,590	4.8	1,351	2,215	3,580	4.8	1,364	-10	-0.3	0.0
Rt-T-011	Tokyo	Retail	GEMS Shibuya	2,490	2,369	2,780	4.3	410	2,357	2,750	4.3	392	-30	-1.1	0.0
Rt-T-012	Tokyo	Retail	Sundai Azamino	1,700	1,478	2,120	4.8	641	1,463	2,120	4.8	656	0	0.0	0.0
Rt-T-013	Tokyo	Retail	EQUINIA Aobadai	1,560	1,581	2,580	4.7	998	1,572	2,580	4.7	1,007	0	0.0	0.0
Rt-T-014	Tokyo	Retail	Megalos Kanagawa	1,000	948	1,550	5.2	601	944	1,550	5.2	605	0	0.0	0.0
Rt-T-015	Tokyo	Retail	Mitsubishi Motors Meguro (※1)	2,740	2,764	3,340	5.3	575	2,764	3,460	5.1	695	120	3.6	-0.2
Rt-T-016	Tokyo	Retail	Mitsubishi Motors Chofu (※1)	1,760	1,776	1,740	5.2	-36	1,776	1,740	5.2	-36	0	0.0	0.0
Rt-T-018	Tokyo	Retail	Mitsubishi Motors Nerima (※1)	1,240	1,251	1,420	5.5	168	1,251	1,450	5.3	198	30	2.1	-0.2
Rt-T-019	Tokyo	Retail	Mitsubishi Motors Kawasaki (※1)	950	959	1,300	6.1	340	959	1,300	6.1	340	0	0.0	0.0
Rt-T-020	Tokyo	Retail	Mitsubishi Motors Takaide (※1)	850	859	873	5.1	13	859	858	5.1	-1	-15	-1.7	0.0
Rt-T-021	Tokyo	Retail	Mitsubishi Motors Katsushika (※1)	762	770	854	5.3	83	770	859	5.2	88	5	0.6	-0.1

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					Book value	Appraisal value	Cap rate	Gain or Loss	Book value	Appraisal value	Cap rate	Gain or Loss	Appraisal value		Cap rate
					(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)
Rt-T-022	Tokyo	Retail	Mitsubishi Motors Higashikurume (※1)	800	808	895	6.3	86	808	903	6.2	94	8	0.9	-0.1
Rt-T-023	Tokyo	Retail	Mitsubishi Motors Setagaya (※1)	770	779	1,090	5.3	310	779	1,130	5.1	350	40	3.7	-0.2
Rt-T-025	Tokyo	Retail	Mitsubishi Motors Sekimachi (※1)	600	606	701	5.5	94	606	724	5.3	117	23	3.3	-0.2
Rt-T-026	Tokyo	Retail	Mitsubishi Motors Higashiyamato (※1)	450	455	536	7.6	80	455	536	7.6	80	0	0.0	0.0
Rt-T-027	Tokyo	Retail	Mitsubishi Motors Motosumiyoshi (※1)	370	375	403	5.9	27	375	409	5.9	33	6	1.5	0.0
Rt-T-028	Tokyo	Retail	Mitsubishi Motors Kawagoe (※1)	350	355	438	5.0	82	355	438	5.0	82	0	0.0	0.0
Rt-T-029	Tokyo	Retail	Mitsubishi Motors Edogawa (※1)	200	204	180	5.5	-24	204	180	5.5	-24	0	0.0	0.0
Rt-T-030	Tokyo	Retail	Mitsubishi Motors Sayama (※1)	160	163	186	7.9	22	163	187	7.9	23	1	0.5	0.0
Rt-T-031	Tokyo	Retail	NRE Kichijoji Building	10,410	10,188	11,500	3.8	1,311	10,158	11,500	3.8	1,341	0	0.0	0.0
Rt-T-032	Tokyo	Retail	GEMS Ichigaya	2,080	2,038	2,150	3.8	111	2,032	2,150	3.8	117	0	0.0	0.0
Rt-T-033	Tokyo	Retail	Sagamihara Shopping Center	6,840	6,836	6,920	5.6	83	6,809	7,580	5.8	770	660	9.5	0.2
Rt-T-034	Tokyo	Retail	Musashiurawa Shopping Square	2,720	2,563	2,900	6.8	336	2,546	2,830	6.8	283	-70	-2.4	0.0
Rt-T-036	Tokyo	Retail	Summit Store Naritahigashi (Land)	700	747	793	3.6	45	747	801	3.6	53	8	1.0	0.0
Rt-T-037	Tokyo	Retail	GEMS Daimon	2,060	2,018	2,080	3.8	61	2,009	2,070	3.8	60	-10	-0.5	0.0
Rt-T-038	Tokyo	Retail	GEMS Kanda	1,500	1,474	1,480	3.9	5	1,467	1,480	3.9	12	0	0.0	0.0
Rt-T-039	Tokyo	Retail	Summit Store Mukodaicho	5,100	5,073	5,320	4.3	246	5,060	5,330	4.3	269	10	0.2	0.0
Rt-T-040	Tokyo	Retail	GEMS Shinbashi	2,810	2,823	2,700	3.8	-123	2,815	2,690	3.8	-125	-10	-0.4	0.0
Rt-T-041	Tokyo	Retail	GEMS Kayabacho	2,594	2,582	2,660	4.1	77	2,572	2,660	4.1	87	0	0.0	0.0
Rt-T-042	Tokyo	Retail	Summit Store Honamanuma	2,160	2,166	2,900	4.5	733	2,162	2,890	4.5	727	-10	-0.3	0.0
Rt-T-043	Tokyo	Retail	GEMS Shin-Yokohama	1,820	1,802	1,840	5.1	37	1,790	1,830	5.1	39	-10	-0.5	0.0
Rt-T-044	Tokyo	Retail	GEMS Sangenjaya	1,815	1,827	1,790	3.9	-37	1,822	1,780	3.9	-42	-10	-0.6	0.0
Rt-S-001	Other	Retail	Universal CityWalk Osaka	17,639	15,163	16,400	4.4	1,236	17,234	18,600	4.3	1,365	2,200	13.4	-0.1
Rt-S-002	Other	Retail	Izumiya Senrioka	8,930	8,547	11,500	4.7	2,952	8,517	11,500	4.7	2,982	0	0.0	0.0
Rt-S-004	Other	Retail	Izumiya Yao	4,406	4,025	5,610	5.1	1,584	4,005	5,610	5.1	1,604	0	0.0	0.0
Rt-S-005	Other	Retail	Izumiya Obayashi	3,020	3,176	4,120	5.1	943	3,160	4,130	5.1	969	10	0.2	0.0
Rt-S-006	Other	Retail	Ichibancho stear	4,700	4,439	5,270	4.2	830	4,434	5,270	4.2	835	0	0.0	0.0
Rt-S-007	Other	Retail	EQUINIA Aobadori	1,640	1,324	1,830	4.8	505	1,312	1,810	4.8	497	-20	-1.1	0.0
Rt-S-008	Other	Retail	MEL Building	1,060	1,046	1,200	5.1	153	1,043	1,200	5.2	156	0	0.0	0.1
Rt-S-009	Other	Retail	nORBESA	8,500	8,645	8,870	4.6	224	8,653	8,850	4.6	196	-20	-0.2	0.0
Rt-S-010	Other	Retail	Nakaza Cui-daore Building	11,600	12,152	10,300	3.4	-1,852	12,152	9,950	3.4	-2,202	-350	-3.4	0.0
Rt-S-011	Other	Retail	NMF Kobe Myodani Building	3,560	3,582	3,650	4.4	67	3,583	3,680	4.4	96	30	0.8	0.0
Rt-S-012	Other	Retail	GEMS Namba	3,800	3,809	4,310	3.8	500	3,795	4,300	3.8	504	-10	-0.2	0.0
				180,444	176,841	201,629	-	24,787	178,492	203,725	-	25,232	2,096	1.0	-
Lg-T-001	Tokyo	Logistics	Landport Urayasu	17,400	16,059	22,400	3.8	6,340	15,953	23,000	3.7	7,046	600	2.7	-0.1
Lg-T-002	Tokyo	Logistics	Landport Itabashi	15,710	14,547	19,700	4.0	5,152	14,478	20,300	3.9	5,821	600	3.0	-0.1
Lg-T-003	Tokyo	Logistics	Landport Kawagoe	13,700	11,844	18,100	4.5	6,255	11,720	18,500	4.4	6,779	400	2.2	-0.1
Lg-T-004	Tokyo	Logistics	Landport Atsugi	11,410	10,130	12,200	4.1	2,069	10,005	12,400	4.0	2,394	200	1.6	-0.1
Lg-T-005	Tokyo	Logistics	Sagamihara Tana Logistics Center	10,600	9,733	13,200	4.4	3,466	9,647	13,400	4.3	3,752	200	1.5	-0.1
Lg-T-006	Tokyo	Logistics	Sagamihara Onodai Logistics Center	8,700	8,064	11,600	4.4	3,535	8,049	11,900	4.3	3,850	300	2.6	-0.1
Lg-T-007	Tokyo	Logistics	Landport Hachioji	8,250	7,283	10,400	4.4	3,116	7,206	10,600	4.3	3,393	200	1.9	-0.1
Lg-T-008	Tokyo	Logistics	Landport Kasukabe	7,340	6,235	8,800	4.5	2,564	6,164	8,990	4.4	2,825	190	2.2	-0.1
Lg-T-010	Tokyo	Logistics	Atsugi Minami Logistics Center B Tower	4,590	4,115	6,030	4.2	1,914	4,084	6,180	4.1	2,095	150	2.5	-0.1
Lg-T-011	Tokyo	Logistics	Hanyu Logistics Center	3,810	3,313	4,670	4.8	1,356	3,274	4,770	4.7	1,495	100	2.1	-0.1
Lg-T-012	Tokyo	Logistics	Kawaguchi Logistics Center B Tower	3,750	3,568	4,540	4.4	971	3,549	4,650	4.3	1,100	110	2.4	-0.1

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				(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)	
Lg-T-013	Tokyo	Logistics	Kawaguchi Logistics Center A Tower	2,830	2,752	3,630	4.6	877	2,749	3,710	4.5	960	80	2.2	-0.1
Lg-T-014	Tokyo	Logistics	Atsugi Minami Logistics Center A Tower	2,690	2,522	3,520	4.2	997	2,511	3,620	4.1	1,108	100	2.8	-0.1
Lg-T-015	Tokyo	Logistics	Kawaguchi Ryoike Logistics Center	10,790	10,261	13,900	4.0	3,638	10,250	14,100	3.9	3,849	200	1.4	-0.1
Lg-T-016	Tokyo	Logistics	Landport Kashiwa Shonan II	10,800	10,640	11,700	4.6	1,059	10,583	11,800	4.5	1,216	100	0.9	-0.1
Lg-T-017	Tokyo	Logistics	Landport Kashiwa Shonan I	9,900	9,708	11,000	4.7	1,291	9,665	11,200	4.6	1,534	200	1.8	-0.1
Lg-T-018	Tokyo	Logistics	Landport Hachioji II	9,230	9,163	9,520	4.3	356	9,121	9,750	4.2	628	230	2.4	-0.1
Lg-T-019	Tokyo	Logistics	Landport Iwatsuki	6,090	6,072	6,500	4.5	427	6,045	6,620	4.4	574	120	1.8	-0.1
Lg-T-020	Tokyo	Logistics	Landport Ome I	13,640	13,708	14,200	4.4	491	13,645	14,500	4.3	854	300	2.1	-0.1
Lg-T-021	Tokyo	Logistics	Landport Higashi-Narashino	11,872	11,885	15,700	4.3	3,814	11,814	16,100	4.2	4,285	400	2.5	-0.1
Lg-T-022	Tokyo	Logistics	Landport Ome II	14,620	14,834	15,100	4.3	265	14,769	15,800	4.2	1,030	700	4.6	-0.1
Lg-S-005	Other	Logistics	Hirakata Kuzuha Logistics Center	3,460	3,310	4,140	4.5	829	3,295	4,240	4.4	944	100	2.4	-0.1
				201,182	189,755	240,550	-	50,794	188,586	246,130	-	57,543	5,580	2.3	-
Rs-T-001	Tokyo	Residential	PROUD FLAT Shirokane Takanawa	3,400	3,215	3,550	3.9	334	3,198	3,650	3.8	451	100	2.8	-0.1
Rs-T-002	Tokyo	Residential	PROUD FLAT Yoyogi Uehara	989	959	994	4.0	34	954	1,020	3.9	65	26	2.6	-0.1
Rs-T-003	Tokyo	Residential	PROUD FLAT Hatsudai	713	681	717	4.1	35	680	734	4.0	53	17	2.4	-0.1
Rs-T-004	Tokyo	Residential	PROUD FLAT Shibuya Sakuragaoka	750	709	725	4.0	15	707	713	3.9	5	-12	-1.7	-0.1
Rs-T-005	Tokyo	Residential	PROUD FLAT Gakugei Daigaku	746	699	844	4.0	144	694	865	3.9	170	21	2.5	-0.1
Rs-T-006	Tokyo	Residential	PROUD FLAT Meguro Gyoninzaka	939	883	1,050	4.0	166	879	1,060	3.9	180	10	1.0	-0.1
Rs-T-007	Tokyo	Residential	PROUD FLAT Sumida Riverside	2,280	2,104	2,600	4.0	495	2,086	2,670	3.9	583	70	2.7	-0.1
Rs-T-008	Tokyo	Residential	PROUD FLAT Kagurazaka	1,590	1,477	1,660	4.0	182	1,466	1,700	3.9	233	40	2.4	-0.1
Rs-T-009	Tokyo	Residential	PROUD FLAT Waseda	1,110	1,028	1,170	4.0	141	1,020	1,200	3.9	179	30	2.6	-0.1
Rs-T-010	Tokyo	Residential	PROUD FLAT Shinjuku Kawadacho	932	868	1,000	4.0	131	862	1,030	3.9	167	30	3.0	-0.1
Rs-T-011	Tokyo	Residential	PROUD FLAT Sangen Jaya	1,190	1,101	1,220	4.1	118	1,092	1,250	4.0	157	30	2.5	-0.1
Rs-T-012	Tokyo	Residential	PROUD FLAT Kamata	1,160	1,049	1,250	4.2	200	1,039	1,280	4.1	240	30	2.4	-0.1
Rs-T-013	Tokyo	Residential	PROUD FLAT Kamata II	3,320	3,041	3,530	4.0	488	3,015	3,400	3.9	384	-130	-3.7	-0.1
Rs-T-014	Tokyo	Residential	PROUD FLAT Shin-Otsuka	623	565	579	4.2	13	562	554	4.1	-8	-25	-4.3	-0.1
Rs-T-015	Tokyo	Residential	PROUD FLAT Kiyosumi Shirakawa	928	850	976	4.2	125	843	1,000	4.1	156	24	2.5	-0.1
Rs-T-016	Tokyo	Residential	PROUD FLAT Monzen Nakacho II	652	604	643	4.2	38	599	627	4.1	27	-16	-2.5	-0.1
Rs-T-017	Tokyo	Residential	PROUD FLAT Monzen Nakacho I	1,030	939	1,010	4.2	70	931	972	4.1	40	-38	-3.8	-0.1
Rs-T-018	Tokyo	Residential	PROUD FLAT Fujimidai	1,470	1,360	1,870	4.6	509	1,350	1,910	4.5	559	40	2.1	-0.1
Rs-T-019	Tokyo	Residential	PROUD FLAT Asakusa Komagata	1,920	1,740	2,300	3.9	559	1,724	2,360	3.8	635	60	2.6	-0.1
Rs-T-020	Tokyo	Residential	PROUD FLAT Yokohama	2,090	1,911	2,350	4.4	438	1,896	2,400	4.3	503	50	2.1	-0.1
Rs-T-021	Tokyo	Residential	PROUD FLAT Kamioooka	2,710	2,475	2,830	4.6	354	2,463	2,870	4.5	406	40	1.4	-0.1
Rs-T-022	Tokyo	Residential	PROUD FLAT Tsurumi II	1,650	1,499	1,950	4.3	450	1,489	2,010	4.2	520	60	3.1	-0.1
Rs-T-023	Tokyo	Residential	PRIME URBAN Azabu Juban	1,100	1,095	1,030	4.0	-65	1,096	1,030	3.9	-66	0	0.0	-0.1
Rs-T-024	Tokyo	Residential	PRIME URBAN Akasaka	938	921	1,000	3.9	78	922	1,020	3.8	97	20	2.0	-0.1
Rs-T-025	Tokyo	Residential	PRIME URBAN Tamachi	972	928	1,020	4.2	91	923	1,040	4.1	116	20	2.0	-0.1
Rs-T-026	Tokyo	Residential	PRIME URBAN Shibaura LOFT	1,830	1,719	2,060	4.1	340	1,706	2,040	4.1	333	-20	-1.0	0.0
Rs-T-028	Tokyo	Residential	PRIME URBAN Yoyogi	359	342	345	4.1	2	342	341	4.0	-1	-4	-1.2	-0.1
Rs-T-029	Tokyo	Residential	PRIME URBAN Ebisu II	1,140	1,110	1,520	3.5	409	1,110	1,560	3.4	449	40	2.6	-0.1
Rs-T-030	Tokyo	Residential	PRIME URBAN Bancho	1,090	1,053	1,160	4.1	106	1,051	1,130	4.0	78	-30	-2.6	-0.1
Rs-T-031	Tokyo	Residential	PRIME URBAN Chiyoda Fujimi	679	650	698	4.1	47	651	715	4.0	63	17	2.4	-0.1
Rs-T-032	Tokyo	Residential	PRIME URBAN Iidabashi	2,040	1,929	1,890	4.1	-39	1,918	1,910	4.0	-8	20	1.1	-0.1
Rs-T-033	Tokyo	Residential	PRIME URBAN Ebisu	1,260	1,245	1,320	4.2	74	1,244	1,340	4.1	95	20	1.5	-0.1
Rs-T-034	Tokyo	Residential	PRIME URBAN Naka Meguro	1,410	1,372	1,430	4.0	57	1,366	1,450	3.9	83	20	1.4	-0.1

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				(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)	
Rs-T-035	Tokyo	Residential	PRIME URBAN Gakugei Daigaku	775	738	849	4.0	110	732	870	3.9	137	21	2.5	-0.1
Rs-T-036	Tokyo	Residential	PRIME URBAN Senzoku	474	456	483	4.1	26	453	494	4.0	40	11	2.3	-0.1
Rs-T-037	Tokyo	Residential	PRIME URBAN Meguro Riverside	414	386	412	4.0	25	383	423	3.9	39	11	2.7	-0.1
Rs-T-038	Tokyo	Residential	PRIME URBAN Meguro Ohashi Hills	2,970	2,812	3,270	4.0	457	2,797	3,270	4.0	472	0	0.0	0.0
Rs-T-039	Tokyo	Residential	PRIME URBAN Meguro Aobadai	1,310	1,263	1,730	3.5	466	1,258	1,780	3.4	521	50	2.9	-0.1
Rs-T-040	Tokyo	Residential	PRIME URBAN Gakugei Daigaku II	1,080	1,038	1,350	3.6	311	1,034	1,380	3.5	345	30	2.2	-0.1
Rs-T-041	Tokyo	Residential	PRIME URBAN Naka Meguro II	2,850	2,813	3,450	3.6	636	2,809	3,480	3.5	670	30	0.9	-0.1
Rs-T-042	Tokyo	Residential	PRIME URBAN Kachidoki	2,570	2,599	2,450	4.3	-149	2,594	2,430	4.3	-164	-20	-0.8	0.0
Rs-T-043	Tokyo	Residential	PRIME URBAN Shinkawa	2,100	2,117	2,520	4.3	402	2,115	2,520	4.3	404	0	0.0	0.0
Rs-T-044	Tokyo	Residential	PRIME URBAN Nihonbashi Yokoyamacho	4,220	3,943	4,790	4.1	846	3,922	4,790	4.1	867	0	0.0	0.0
Rs-T-045	Tokyo	Residential	PRIME URBAN Nihonbashi Hamacho	1,550	1,480	1,940	3.8	459	1,473	2,000	3.7	526	60	3.1	-0.1
Rs-T-046	Tokyo	Residential	PRIME URBAN Hongo Ikizaka	557	522	630	4.1	107	519	630	4.1	110	0	0.0	0.0
Rs-T-047	Tokyo	Residential	PRIME URBAN Hakusan	866	787	930	4.0	142	779	930	4.0	150	0	0.0	0.0
Rs-T-048	Tokyo	Residential	PRIME URBAN Yotsuya Gaien Higashi	1,490	1,449	1,460	4.0	10	1,441	1,490	3.9	48	30	2.1	-0.1
Rs-T-050	Tokyo	Residential	PRIME URBAN Nishi Shinjuku I	1,090	1,035	1,250	4.1	214	1,028	1,280	4.0	251	30	2.4	-0.1
Rs-T-051	Tokyo	Residential	PRIME URBAN Nishi Shinjuku II	885	831	917	3.8	85	824	936	3.7	111	19	2.1	-0.1
Rs-T-052	Tokyo	Residential	PRIME URBAN Shinjuku Naitomachi	430	427	451	4.0	23	425	460	3.9	34	9	2.0	-0.1
Rs-T-053	Tokyo	Residential	PRIME URBAN Nishi Waseda	421	387	463	4.0	75	384	470	3.9	85	7	1.5	-0.1
Rs-T-054	Tokyo	Residential	PRIME URBAN Shinjuku Ochiai	594	595	592	4.5	-3	594	604	4.5	9	12	2.0	0.0
Rs-T-055	Tokyo	Residential	PRIME URBAN Mejiro	1,430	1,376	1,710	3.9	333	1,368	1,730	3.8	361	20	1.2	-0.1
Rs-T-056	Tokyo	Residential	PRIME URBAN Kagurazaka	2,900	2,719	3,550	3.7	830	2,702	3,670	3.6	967	120	3.4	-0.1
Rs-T-057	Tokyo	Residential	PRIME URBAN Sangen Jaya III	718	711	658	4.5	-53	708	673	4.4	-35	15	2.3	-0.1
Rs-T-058	Tokyo	Residential	PRIME URBAN Chitose Karasuyama	717	729	652	4.5	-77	727	670	4.4	-57	18	2.8	-0.1
Rs-T-060	Tokyo	Residential	PRIME URBAN Sangen Jaya	724	686	745	4.1	58	680	756	4.0	75	11	1.5	-0.1
Rs-T-061	Tokyo	Residential	PRIME URBAN Minami Karasuyama	667	622	760	4.3	137	617	762	4.3	144	2	0.3	0.0
Rs-T-062	Tokyo	Residential	PRIME URBAN Karasuyama Galleria	549	513	579	4.2	65	509	593	4.1	83	14	2.4	-0.1
Rs-T-063	Tokyo	Residential	PRIME URBAN Karasuyama Court	338	316	357	4.2	40	314	366	4.1	51	9	2.5	-0.1
Rs-T-065	Tokyo	Residential	PRIME URBAN Chitose Funabashi	746	699	761	4.2	61	694	762	4.2	67	1	0.1	0.0
Rs-T-066	Tokyo	Residential	PRIME URBAN Yoga	1,390	1,312	1,700	3.7	387	1,306	1,750	3.6	443	50	2.9	-0.1
Rs-T-067	Tokyo	Residential	PRIME URBAN Shinagawa Nishi	494	510	434	4.5	-76	508	444	4.4	-64	10	2.3	-0.1
Rs-T-068	Tokyo	Residential	PRIME URBAN Osaki	1,860	1,781	1,930	4.0	148	1,769	1,980	3.9	210	50	2.6	-0.1
Rs-T-069	Tokyo	Residential	PRIME URBAN Oimachi II	1,040	1,090	1,080	4.4	-10	1,113	1,120	4.3	6	40	3.7	-0.1
Rs-T-070	Tokyo	Residential	PRIME URBAN Yukigaya	951	937	785	4.5	-152	935	800	4.4	-135	15	1.9	-0.1
Rs-T-071	Tokyo	Residential	PRIME URBAN Omori	905	848	892	4.1	43	842	910	4.0	67	18	2.0	-0.1
Rs-T-072	Tokyo	Residential	PRIME URBAN Denenchofu Minami	774	714	743	4.3	28	708	674	4.3	-34	-69	-9.3	0.0
Rs-T-073	Tokyo	Residential	PRIME URBAN Nagahara Kamiikedai	1,720	1,653	1,900	3.8	246	1,646	1,940	3.7	293	40	2.1	-0.1
Rs-T-075	Tokyo	Residential	PRIME URBAN Nakano Kamitakada	498	458	535	4.4	76	454	539	4.4	84	4	0.7	0.0
Rs-T-076	Tokyo	Residential	PRIME URBAN Takaido	1,060	1,045	820	4.6	-225	1,041	837	4.5	-204	17	2.1	-0.1
Rs-T-077	Tokyo	Residential	PRIME URBAN Nishi Ogikubo	414	397	436	4.2	38	396	445	4.1	48	9	2.1	-0.1
Rs-T-078	Tokyo	Residential	PRIME URBAN Nishi Ogikubo II	1,790	1,734	2,030	3.7	295	1,729	2,080	3.6	350	50	2.5	-0.1
Rs-T-079	Tokyo	Residential	PRIME URBAN Otsuka	730	682	714	4.2	31	677	730	4.1	52	16	2.2	-0.1
Rs-T-080	Tokyo	Residential	PRIME URBAN Komagome	437	440	412	4.6	-28	439	418	4.5	-21	6	1.5	-0.1
Rs-T-081	Tokyo	Residential	PRIME URBAN Ikebukuro	3,800	3,572	4,590	3.8	1,017	3,550	4,710	3.7	1,159	120	2.6	-0.1
Rs-T-082	Tokyo	Residential	PRIME URBAN Monzen Nakacho	2,420	2,271	2,560	4.2	288	2,255	2,620	4.1	364	60	2.3	-0.1

Portfolio List

Area	Use	Property name	Acquisition price (million yen)	Feb. 2021				Aug. 2021				Comparison b/w Feb.2021 and Aug.2021			
				Book value	Appraisal value	Cap rate	Gain or Loss	Book value	Appraisal value	Cap rate	Gain or Loss	Appraisal value		Cap rate	
				(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)	
Rs-T-083	Tokyo	Residential	PRIME URBAN Kameido	779	706	776	4.5	69	700	797	4.4	96	21	2.7	-0.1
Rs-T-084	Tokyo	Residential	PRIME URBAN Sumiyoshi	632	576	632	4.4	55	574	649	4.3	74	17	2.7	-0.1
Rs-T-085	Tokyo	Residential	PRIME URBAN Mukojima	528	522	490	4.6	-32	518	492	4.5	-26	2	0.4	-0.1
Rs-T-086	Tokyo	Residential	PRIME URBAN Kinshi Koen	1,290	1,164	1,290	4.4	125	1,152	1,310	4.3	157	20	1.6	-0.1
Rs-T-087	Tokyo	Residential	PRIME URBAN Kinshicho	758	696	751	4.7	54	692	767	4.6	74	16	2.1	-0.1
Rs-T-088	Tokyo	Residential	PRIME URBAN Hirai	722	653	725	4.5	71	652	739	4.4	86	14	1.9	-0.1
Rs-T-089	Tokyo	Residential	PRIME URBAN Kasai	640	583	644	4.5	60	578	657	4.4	78	13	2.0	-0.1
Rs-T-090	Tokyo	Residential	PRIME URBAN Kasai II	981	886	934	4.5	47	875	956	4.4	80	22	2.4	-0.1
Rs-T-091	Tokyo	Residential	PRIME URBAN Kasai East	1,140	1,038	1,280	4.4	241	1,028	1,320	4.3	291	40	3.1	-0.1
Rs-T-093	Tokyo	Residential	PRIME URBAN Itabashi Kuyakushomae	1,080	989	1,280	4.5	290	980	1,310	4.5	329	30	2.3	0.0
Rs-T-094	Tokyo	Residential	PRIME URBAN Asakusa	384	379	318	4.6	-61	378	320	4.5	-58	2	0.6	-0.1
Rs-T-095	Tokyo	Residential	PRIME URBAN Machiya South Court	1,910	1,835	2,180	4.6	344	1,826	2,220	4.5	393	40	1.8	-0.1
Rs-T-096	Tokyo	Residential	PRIME URBAN Musashi Koganei	1,910	1,924	1,900	4.9	-24	1,926	1,900	4.9	-26	0	0.0	0.0
Rs-T-097	Tokyo	Residential	PRIME URBAN Musashino Hills	1,280	1,316	1,370	4.8	53	1,312	1,380	4.8	67	10	0.7	0.0
Rs-T-098	Tokyo	Residential	PRIME URBAN Koganei Honcho	791	744	889	4.7	144	739	890	4.7	150	1	0.1	0.0
Rs-T-099	Tokyo	Residential	PRIME URBAN Kumegawa	1,520	1,349	1,550	5.0	200	1,334	1,590	4.9	255	40	2.6	-0.1
Rs-T-100	Tokyo	Residential	PRIME URBAN Musashi Kosugi comodo	1,940	1,947	2,360	4.6	412	1,938	2,360	4.6	421	0	0.0	0.0
Rs-T-101	Tokyo	Residential	PRIME URBAN Kawasaki	962	949	1,070	4.6	120	951	1,060	4.6	108	-10	-0.9	0.0
Rs-T-102	Tokyo	Residential	PRIME URBAN Shinyurigaoka	1,020	937	1,280	4.5	342	928	1,290	4.5	361	10	0.8	0.0
Rs-T-103	Tokyo	Residential	PRIME URBAN Tsurumi Teraya	493	482	416	4.7	-66	495	473	4.6	-22	57	13.7	-0.1
Rs-T-105	Tokyo	Residential	PRIME URBAN Urayasu	804	747	888	4.3	140	741	931	4.2	189	43	4.8	-0.1
Rs-T-106	Tokyo	Residential	PRIME URBAN Gyotoku I	633	598	685	4.4	86	595	621	4.3	25	-64	-9.3	-0.1
Rs-T-107	Tokyo	Residential	PRIME URBAN Gyotoku II	730	690	830	4.4	139	687	848	4.3	160	18	2.2	-0.1
Rs-T-108	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae	488	448	519	4.3	70	444	541	4.2	96	22	4.2	-0.1
Rs-T-109	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae II	469	451	570	4.4	118	449	593	4.3	143	23	4.0	-0.1
Rs-T-110	Tokyo	Residential	PRIME URBAN Gyotoku III	747	722	915	4.4	192	720	961	4.3	240	46	5.0	-0.1
Rs-T-111	Tokyo	Residential	PRIME URBAN Nishi Funabashi	761	674	846	4.4	171	665	887	4.3	221	41	4.8	-0.1
Rs-T-112	Tokyo	Residential	PRIME URBAN Kawaguchi	1,580	1,477	1,720	4.9	242	1,467	1,730	4.9	262	10	0.6	0.0
Rs-T-113	Tokyo	Residential	PROUD FLAT Hatchobori	920	917	1,170	3.6	252	913	1,210	3.5	296	40	3.4	-0.1
Rs-T-114	Tokyo	Residential	PROUD FLAT Itabashi Honcho	720	704	915	3.9	210	698	929	3.8	230	14	1.5	-0.1
Rs-T-115	Tokyo	Residential	PRIME URBAN Meguro Mita	1,058	1,114	1,130	4.0	15	1,112	1,130	4.0	17	0	0.0	0.0
Rs-T-116	Tokyo	Residential	Fukasawa House Towers H&I	7,140	7,014	7,870	4.0	855	7,027	8,060	3.9	1,032	190	2.4	-0.1
Rs-T-117	Tokyo	Residential	PRIME URBAN Toyosu	5,290	5,033	5,800	4.2	766	5,007	5,910	4.1	902	110	1.9	-0.1
Rs-T-118	Tokyo	Residential	PRIME URBAN Nihonbashi Kayabacho	2,850	2,770	3,160	4.1	389	2,755	3,240	4.0	484	80	2.5	-0.1
Rs-T-119	Tokyo	Residential	PRIME URBAN Yoga II	1,320	1,265	1,320	3.9	54	1,257	1,360	3.8	102	40	3.0	-0.1
Rs-T-120	Tokyo	Residential	PRIME URBAN Musashi-Koganei II	1,310	1,249	1,420	4.2	170	1,238	1,460	4.1	221	40	2.8	-0.1
Rs-T-121	Tokyo	Residential	PRIME URBAN Gakugei Daigaku Parkfront	1,300	1,371	1,380	4.0	8	1,367	1,410	3.9	42	30	2.2	-0.1
Rs-T-122	Tokyo	Residential	PROUD FLAT Omori III	1,110	1,119	1,380	3.7	260	1,113	1,410	3.6	296	30	2.2	-0.1
Rs-T-123	Tokyo	Residential	PROUD FLAT Kinshicho	785	787	996	3.7	208	782	1,030	3.6	247	34	3.4	-0.1
Rs-T-124	Tokyo	Residential	PROUD FLAT Sengenjaya II	2,750	2,785	3,170	3.7	384	2,774	3,260	3.6	485	90	2.8	-0.1
Rs-T-125	Tokyo	Residential	PROUD FLAT Sotokanda	2,280	2,322	2,770	3.6	447	2,311	2,830	3.5	518	60	2.2	-0.1
Rs-T-126	Tokyo	Residential	PROUD FLAT Noborito	1,216	1,238	1,440	4.3	201	1,229	1,470	4.2	240	30	2.1	-0.1
Rs-T-127	Tokyo	Residential	PROUD FLAT Yoyogi Hachiman	966	984	1,150	3.6	165	981	1,180	3.5	198	30	2.6	-0.1
Rs-T-128	Tokyo	Residential	PROUD FLAT Nakaotiai	844	860	929	3.9	68	856	945	3.8	88	16	1.7	-0.1

Portfolio List

Area	Use	Property name	Acquisition price (million yen)	Feb. 2021				Aug. 2021				Comparison b/w Feb.2021 and Aug.2021			
				Book value	Appraisal value	Cap rate	Gain or Loss	Book value	Appraisal value	Cap rate	Gain or Loss	Appraisal value		Cap rate	
				(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)	
Rs-T-129	Tokyo	Residential	PROUD FLAT Shibuya Tomigaya	3,960	4,050	4,580	3.9	529	4,037	4,680	3.8	642	100	2.2	-0.1
Rs-T-130	Tokyo	Residential	PROUD FLAT Miyazakidai	1,390	1,454	1,510	4.4	55	1,446	1,550	4.3	103	40	2.6	-0.1
Rs-T-131	Tokyo	Residential	PROUD FLAT Asakusabashi III	1,230	1,278	1,270	4.1	-8	1,272	1,300	4.0	27	30	2.4	-0.1
Rs-T-132	Tokyo	Residential	PROUD FLAT Togoshi-Koen	2,580	2,672	2,680	4.1	7	2,663	2,740	4.0	76	60	2.2	-0.1
Rs-S-001	Other	Residential	PROUD FLAT Itsutsubashi	652	568	693	5.0	124	560	706	4.9	145	13	1.9	-0.1
Rs-S-002	Other	Residential	PROUD FLAT Kawaramachi	735	632	715	4.9	82	624	543	4.8	-81	-172	-24.1	-0.1
Rs-S-003	Other	Residential	PROUD FLAT Shin Osaka	1,620	1,411	1,870	4.5	458	1,395	1,910	4.4	514	40	2.1	-0.1
Rs-S-005	Other	Residential	PRIME URBAN Kita Juyo Jo	274	244	274	4.6	29	242	279	4.5	36	5	1.8	-0.1
Rs-S-006	Other	Residential	PRIME URBAN Odori Koen I	502	446	505	4.7	58	440	516	4.6	75	11	2.2	-0.1
Rs-S-007	Other	Residential	PRIME URBAN Odori Koen II	334	300	311	4.7	10	297	317	4.6	19	6	1.9	-0.1
Rs-S-008	Other	Residential	PRIME URBAN Kita Juichi Jo	547	479	579	5.1	99	473	577	5.1	103	-2	-0.3	0.0
Rs-S-009	Other	Residential	PRIME URBAN Miyanosawa	475	412	480	5.2	67	407	481	5.2	73	1	0.2	0.0
Rs-S-010	Other	Residential	PRIME URBAN Odori Higashi	394	348	419	5.2	70	343	417	5.2	73	-2	-0.5	0.0
Rs-S-011	Other	Residential	PRIME URBAN Chiji Kokan	249	215	263	5.1	47	212	260	5.1	47	-3	-1.1	0.0
Rs-S-012	Other	Residential	PRIME URBAN Maruyama	229	202	219	5.1	16	199	217	5.1	17	-2	-0.9	0.0
Rs-S-013	Other	Residential	PRIME URBAN Kita Nijuyo Jo	437	379	458	5.2	78	373	454	5.2	80	-4	-0.9	0.0
Rs-S-014	Other	Residential	PRIME URBAN Sapporo Idaimae	616	539	630	5.1	90	533	624	5.1	90	-6	-1.0	0.0
Rs-S-015	Other	Residential	PRIME URBAN Sapporo Riverfront	4,480	3,966	4,730	5.2	763	3,988	4,740	5.2	751	10	0.2	0.0
Rs-S-016	Other	Residential	PRIME URBAN Kita Sanjo Dori	1,730	1,526	1,920	5.1	393	1,515	1,920	5.1	404	0	0.0	0.0
Rs-S-017	Other	Residential	PRIME URBAN Nagamachi Icchome	1,140	1,019	1,100	5.2	80	1,008	958	5.2	-50	-142	-12.9	0.0
Rs-S-018	Other	Residential	PRIME URBAN Yaotome Chuo	466	405	449	5.3	43	399	445	5.3	45	-4	-0.9	0.0
Rs-S-019	Other	Residential	PRIME URBAN Tsutsumidori Amamiya	949	931	975	5.0	43	929	975	4.9	45	0	0.0	-0.1
Rs-S-020	Other	Residential	PRIME URBAN Aoi	712	655	672	4.8	16	650	672	4.7	21	0	0.0	-0.1
Rs-S-021	Other	Residential	PRIME URBAN Kanayama	553	489	597	4.8	107	484	591	4.8	106	-6	-1.0	0.0
Rs-S-022	Other	Residential	PRIME URBAN Tsurumai	1,020	888	1,040	4.8	151	876	1,020	4.8	143	-20	-1.9	0.0
Rs-S-023	Other	Residential	PRIME URBAN Kamimaezu	1,590	1,423	1,690	4.8	266	1,410	1,650	4.8	239	-40	-2.4	0.0
Rs-S-024	Other	Residential	PRIME URBAN Izumi	3,770	3,393	3,970	4.7	576	3,357	3,940	4.7	582	-30	-0.8	0.0
Rs-S-029	Other	Residential	PRIME URBAN Sakaisuji Honmachi	1,810	1,623	2,090	4.3	466	1,606	2,130	4.2	523	40	1.9	-0.1
Rs-S-030	Other	Residential	PRIME URBAN Hakata	588	526	607	4.9	80	526	622	4.8	95	15	2.5	-0.1
Rs-S-031	Other	Residential	PRIME URBAN Yakuin Minami	265	237	288	4.8	50	235	294	4.7	58	6	2.1	-0.1
Rs-S-032	Other	Residential	PRIME URBAN Kashii	398	346	353	5.1	6	341	353	5.0	11	0	0.0	-0.1
Rs-S-033	Other	Residential	PRIME URBAN Hakata Higashi	622	552	550	5.0	-2	544	564	4.9	19	14	2.5	-0.1
Rs-S-034	Other	Residential	PRIME URBAN Chihaya	604	545	583	5.0	37	540	504	4.9	-36	-79	-13.6	-0.1
Rs-S-036	Other	Residential	Serenite Shinsaibashi Grande	5,567	5,710	5,770	4.0	59	5,674	5,950	3.9	275	180	3.1	-0.1
				202,047	192,568	219,509	-	26,940	191,564	222,392	-	30,827	2,883	1.3	-
Ht-S-001	Other	Hotels	Hotel Vista Sapporo Odori	3,600	3,695	3,720	4.4	24	3,681	3,720	4.4	38	0	0.0	0.0
Ht-S-002	Other	Hotels	Red Planet Naha Okinawa	2,650	2,658	2,520	4.9	-138	2,693	2,530	4.9	-163	10	0.4	0.0
				6,250	6,353	6,240	-	-113	6,374	6,250	-	-124	10	0.2	-
Ot-T-001	Tokyo	Other	Ryotokuji University Shin-Urayasu Campus(Land) (※1)	4,900	5,136	5,430	3.9	293	5,136	5,440	3.9	303	10	0.2	0.0
				4,900	5,136	5,430	-	293	5,136	5,440	-	303	10	0.2	-
				1,068,409	1,048,917	1,205,558	-	156,640	1,048,702	1,218,347	-	169,644	12,789	1.1	-

(*1) Capitalization rates are discount rates by DCF method.

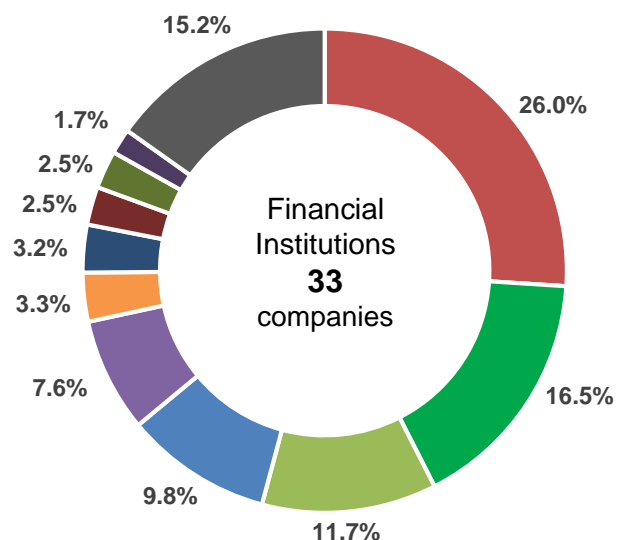
(*2) The change in appraisal value for Universal CityWalk Osaka is calculated including land acquisitions during August 2021 FP.

Diversification of Interest-bearing Debt Procurement

Status of Interest-bearing Debt

Total Interest-bearing Debt	¥517,798 mln
Borrowings	¥485,798 mln
Investment Corporation Bonds	¥32,000 mln

Diversification of Lenders



- MUFG Bank, Ltd.
- Sumitomo Mitsui Banking Corporation
- Sumitomo Mitsui Trust Bank, Limited
- Mizuho Bank, Ltd.
- Development Bank of Japan Inc.
- Mizuho Trust & Banking Co., Ltd.
- The Norinchukin Bank
- Resona Bank, Limited
- THE BANK OF FUKUOKA, LTD.
- The Nomura Trust and Banking, Co.,Ltd.
- Others

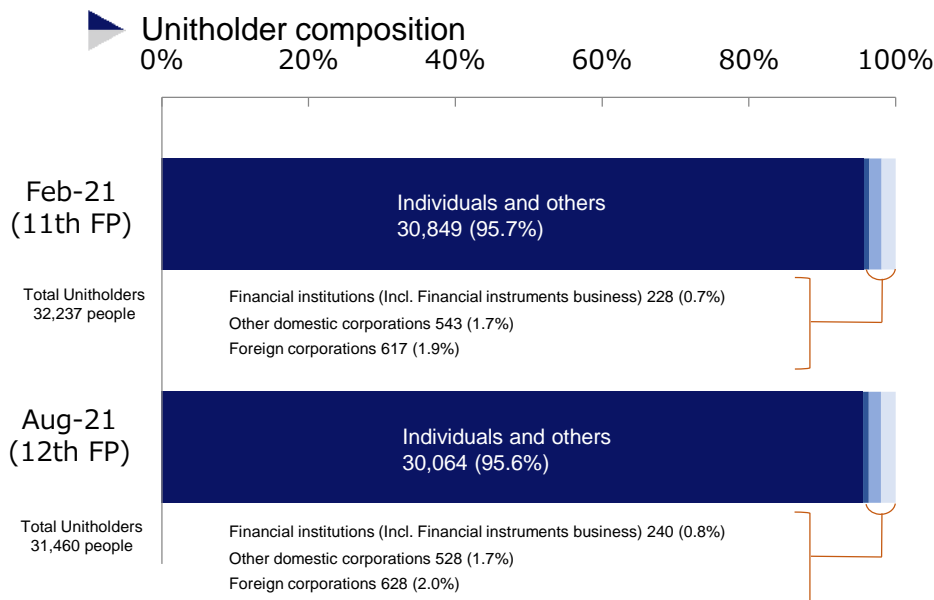
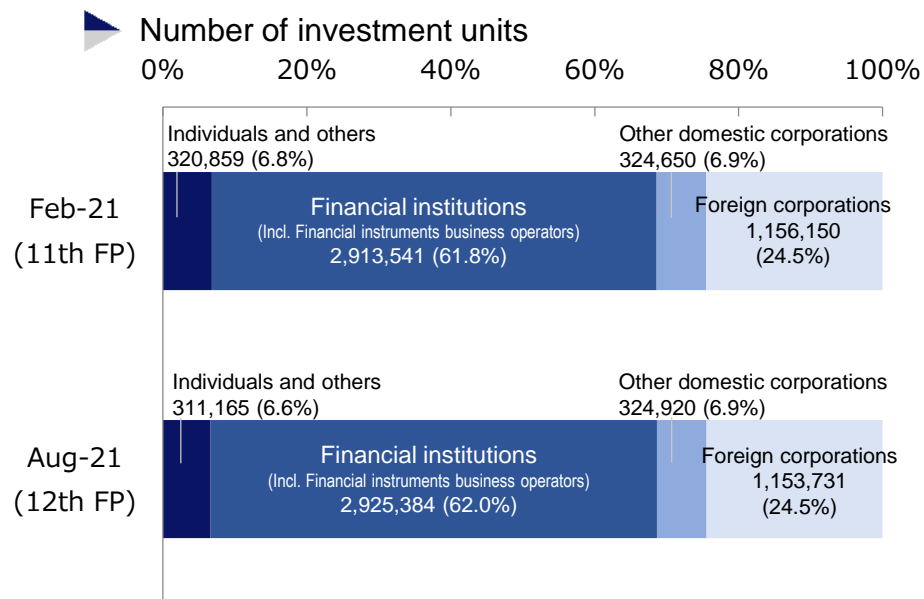
Corporate Bonds

Name	Amount Issued (¥mln)	Annual Coupon (%)	Issue Date	Maturity Period
NMF Unsecured Bonds No.1	3,000	0.87	2014/10/30	2024/10/30
Former NOF Unsecured Bonds No.10	6,000	1.02	2014/11/25	2024/11/25
NMF Unsecured Bonds No.2	2,000	0.59	2017/11/16	2027/11/16
Former NOF Unsecured Bonds No.7	4,500	2.90	2007/3/19	2028/3/17
NMF Unsecured Bonds No.4 (Green Bonds)	3,000	0.53	2019/9/20	2029/9/20
NMF Unsecured Bonds No.6 (Green Bonds)	7,000	0.54	2020/8/14	2030/8/14
NMF Unsecured Bonds No.3	1,500	1.03	2018/5/23	2038/5/21
NMF Unsecured Bonds No.5	5,000	0.90	2019/9/20	2039/9/20

Ratings

Credit rating agency	Rating description
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating: AA
Rating and Investment Information, Inc. (R&I)	Issuer rating: AA-

Unitholders



Breakdown of financial institutions (unit)

	Feb.2021 (11th Period)		Aug.2021 (12th Period)	
Banks	156,011	3.3%	145,704	3.1%
Trust Banks	2,286,849	48.5%	2,257,436	47.9%
Life Insurance Companies	50,020	1.1%	38,831	0.8%
Non-Life Insurance Companies	2,601	0.1%	2,765	0.1%
Other Financial Institutions, Financial Instruments Business Operators	418,060	8.9%	480,648	10.2%
Total	2,913,541	61.8%	2,925,384	62.0%

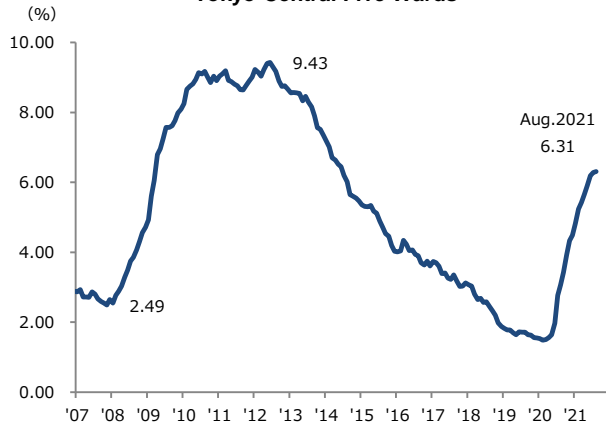
Top10 unitholders

	Unitholders	Unit	Ratio
1	Custody Bank of Japan, Ltd. (Trust Account)	1,053,151	22.3%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	709,381	15.0%
3	Nomura Real Estate Development Co., Ltd.	210,671	4.5%
4	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	195,930	4.2%
5	Custody Bank of Japan, Ltd. (Securities Investment Trust Account)	173,946	3.7%
6	SMBC Nikko Securities Inc.	108,809	2.3%
7	STATE STREET BANK WEST CLIENT – TREATY 505234	82,255	1.7%
8	JAPAN SECURITIES FINANCE CO., LTD.	76,128	1.6%
9	Custody Bank of Japan, Ltd. (Trust Account 7)	71,825	1.5%
10	SSBTC CLIENT OMNIBUS ACCOUNT	59,098	1.3%
	Total	2,741,194	58.1%

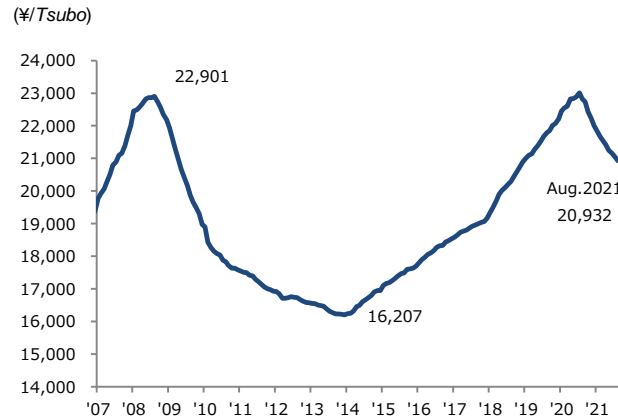
Market Review ~Leasing Market~

Office

Vacancy Rate
Tokyo Central Five Wards

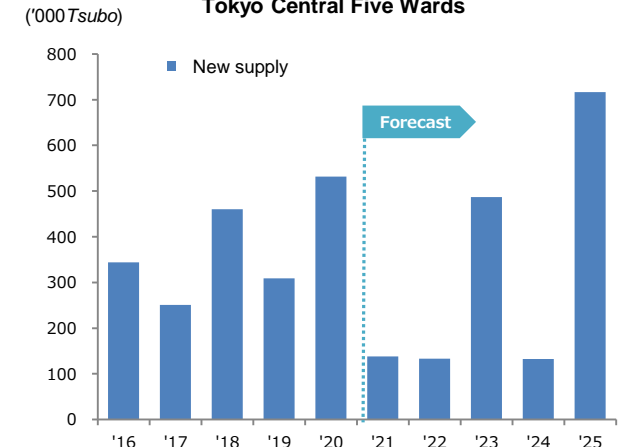


Average Monthly Rent
Tokyo Central Five Wards



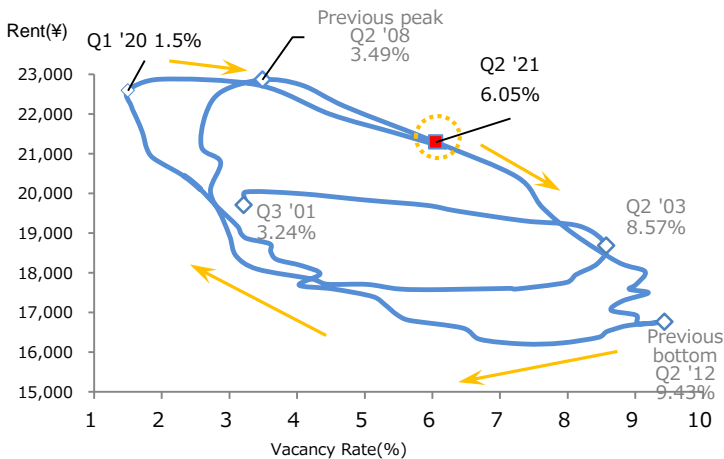
Source: Prepared by NREAM based on data from Miki Shoji Co., Ltd.

Office Building Supply
Tokyo Central Five Wards



Source: Prepared by NREAM based on results of surveys by brokers, etc.

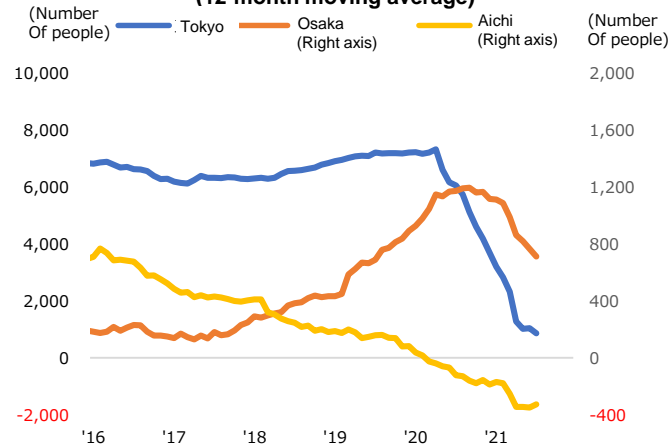
Rent and Vacancy Rate Matrix
(Tokyo Central Five Wards)



Source: Prepared by NREAM based on data from Miki Shoji Co., Ltd.

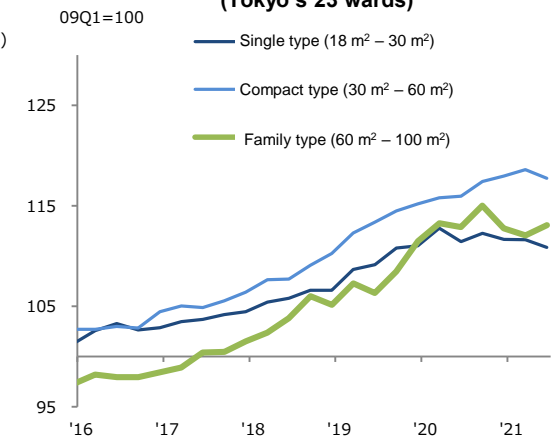
Residential

Net Population Inflow
(12-month moving average)



Source: Prepared by NREAM based on data from Ministry of Internal Affairs and Communications

Rental Condominium Rent Index
(Tokyo's 23 wards)

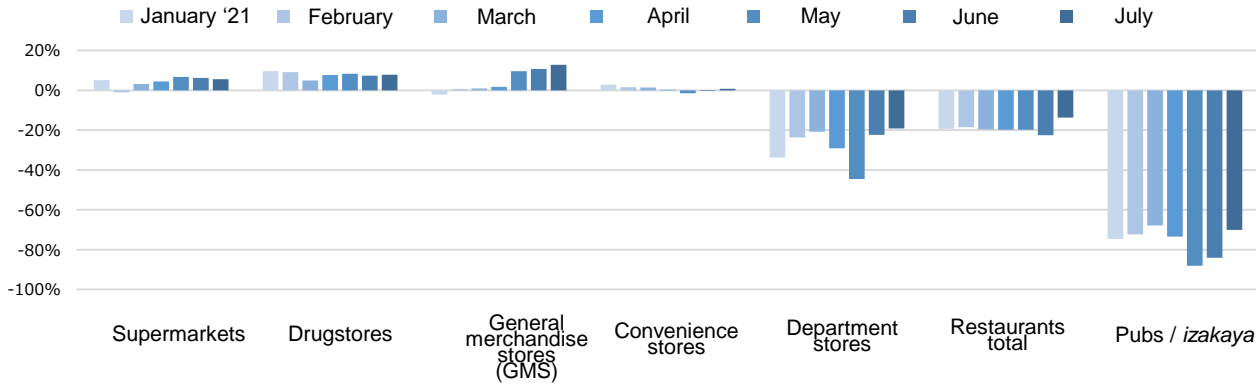


Source: Prepared by NREAM based on data from At Home Co., Ltd. and Sumitomo Mitsui Trust Research Institute Co., Ltd.

Market Review ~Leasing Market~

Retail

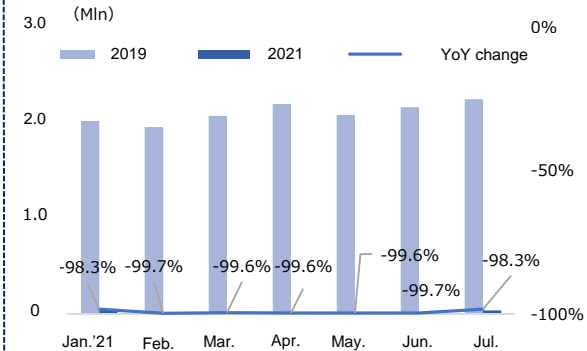
Retail and Restaurant Sales Volume by Store Type
Year-on-Year Change



Source: Prepared by NREAM based on data from the Ministry of Economy, Trade and Industry and various organizations in the respective industries
Note: The figures represent a portion of year-on-year change in nationwide sales, including preliminary figures. Drugstores, restaurants total, and pubs/izakaya are on an all-shops basis. All others are on an existing-shop basis.

Hotel

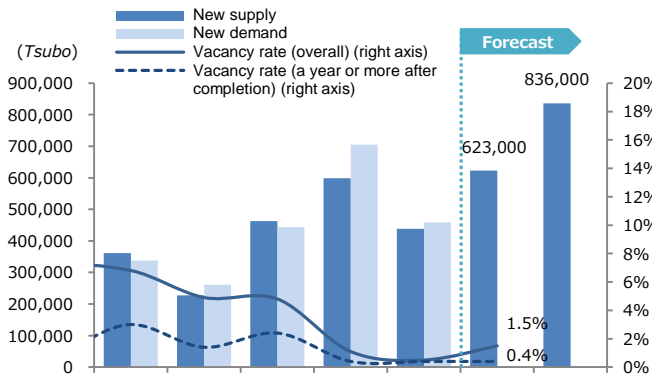
Foreign Visitor Arrivals
Year-on-Year Comparison of Jan.'21 ~ Jul.'21



Source: Prepared by NREAM based on data from JNTO
Note: Preliminary figures are included.

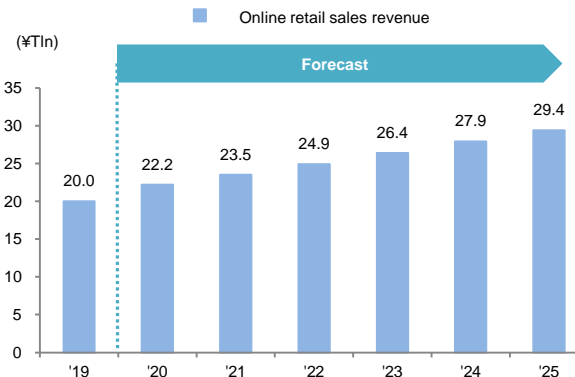
Logistics

Large-Scale Rental Logistics Facility Supply and Demand in the Greater Tokyo Area as of Q2 2021



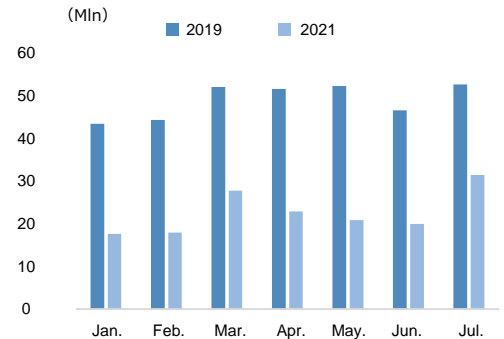
Source: Prepared by NREAM based on data from CBRE

E-commerce (B2C) Market



Source: Prepared by NREAM based on data from "IT Navigator 2021" published by Nomura Research Institute, Ltd.
Years show fiscal years

Total Number of Overnight Guests
Year-on-Year Comparison of '19 and '21

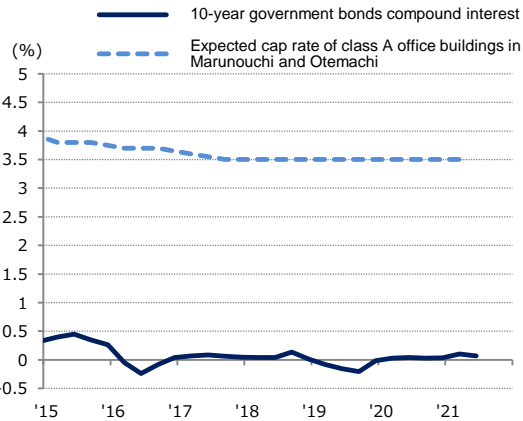


Source: Prepared by NREAM based on data from the Japan Tourism Agency
Note: Preliminary figures are included.

Market Review ~ Sales Market~

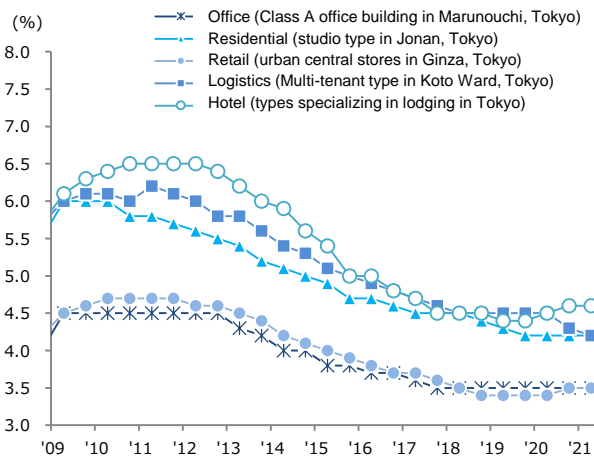
Expected Cap Rate

10-Year Government Bond Interest Rate and Expected Cap Rate



Source: Prepared by NREAM based on data from the Japan Real Estate Institute and the Ministry of Finance
 Note: Figures are as of each quarter. Expected cap rate shows median figures.

Expected Cap Rate by Real Estate Investor



Source: Prepared by NREAM based on data from the Japan Real Estate Institute
 Note: Expected cap rate shows median figures.

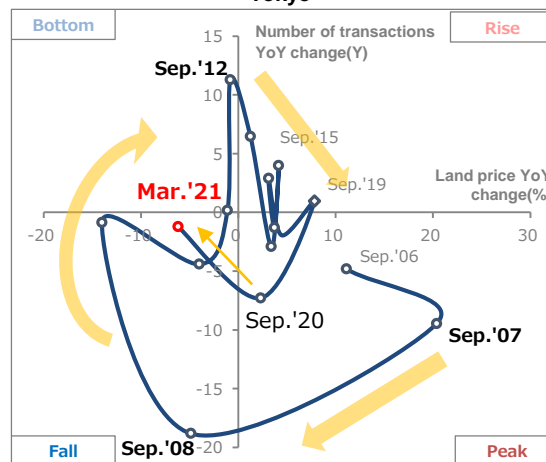
Market Condition and Transaction Volume

Real Estate Market Condition



Source: The Land Institute of Japan

Real Estate Transaction Cycle in Tokyo

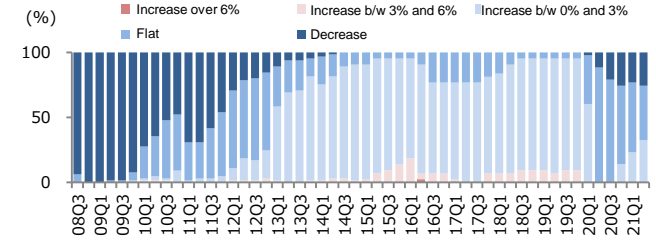


Source: Prepared by NREAM based on data from the Ministry of Justice and the Japan Real Estate Institute

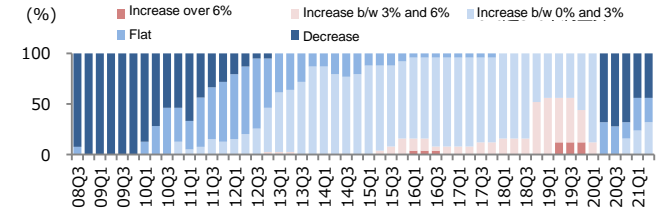
Note: Land prices are annualized. The year-on-year rate of change of the number of transactions (from October of the previous year to September of the target year) and the urban land price (as of September of the target year) are plotted.

Land Price / Construction Cost

Proportion of Rise (Decline) in Land Prices in the Greater Tokyo Area

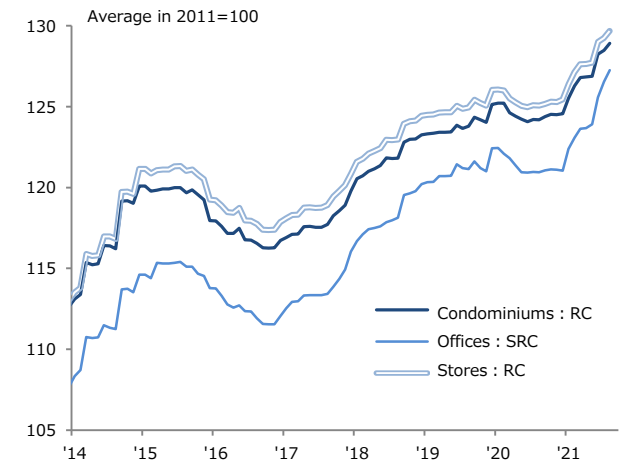


Proportion of Rise (Decline) in Land Price in the Osaka Area



Source: Prepared by NREAM based on data from the Ministry of Land, Infrastructure, Transport and Tourism

Change in Construction Cost by Sector



Source: Prepared by NREAM based on construction cost indicator data from the Construction Research Institute

Organization and IR Activities

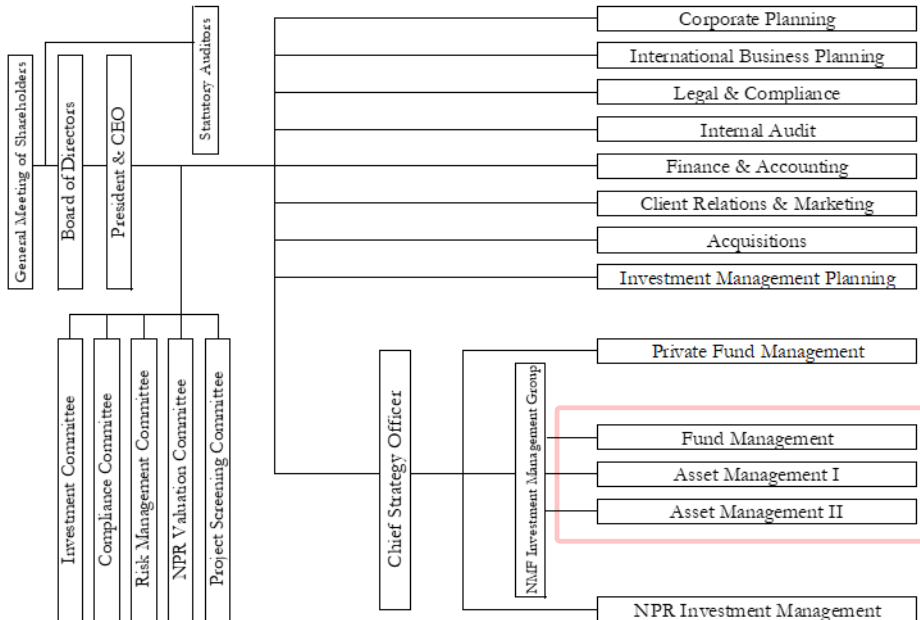
Asset Management Company

Nomura Real Estate Asset Management Co.,Ltd.

Company Overview

Established	January 2003
Office Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo 160-0023 Japan
Shareholder	Nomura Real Estate Holdings, Inc. (100%)
Employees and Officers	158(including 4 Executive Officers and 2 Statutory Auditors) *As of April 1,2021
Website	https://www.nre-am.co.jp/english/

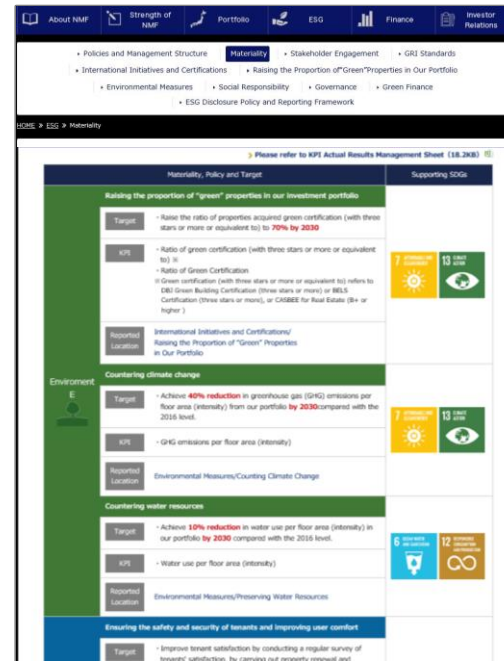
Organization Structure



Nomura Real Estate Master Fund, Inc. - IR Activities

We are committed to SDGs in addition to its operational status and strive to make disclosures easy for investors to understand.

Official Website



「ESG Annual Report」



IR Activities

- IR tour of the financial results on Feb.2021 period for domestic institutional investors (Conducted by telephone conference)
- One-on-one IR meetings with overseas investors in North America, Europe and in Asia (Conducted by telephone conference)



MASTER FUND

野村不動産マスターファンド投資法人

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