



**MASTER
FUND**

Nomura Real Estate Master Fund., Inc.

Investor Presentation

11th Fiscal Period Ended February 28, 2021

April 14, 2021

MASTER FUND



Table of Contents

| | |
|---|----|
| 1. Impact of COVID-19 | |
| • Impact on Operating Status of Each Sector and Distribution of the Feb. 2021 FP | 4 |
| 2. Financial Highlights | |
| • Financial Highlights for Feb. 2021 (11th) FP | 6 |
| 3. Earnings Forecast | |
| • Assumptions for Earning Forecasts for Aug. 2021 (12th) FP / Feb. 2022 (13th) FP | 9 |
| • Earning Forecasts for Aug. 2021(12th) FP and Feb. 2022(13th) FP | 10 |
| 4. Internal Growth | |
| • Internal Growth ~Management Status~ | 12 |
| 5. External Growth | |
| • Properties Acquired in Feb. 2021 (11th) FP (Landport Ome II) | 21 |
| • External Growth Policy Going Forward | 22 |
| 6. Appraisal Valuation | |
| • Appraisal Valuation | 24 |
| 7. Finance | |
| • Finance | 26 |
| 8. ESG Measures | |
| • ESG Measures (Topics) | 28 |
| • ESG Measures (E: Environment) | 29 |
| • ESG Measures (S: Society, G: Governance) | 30 |
| 9. APPENDIX | |
| • Changes in Various Indices | 32 |
| • NOI Analysis by Sector | 33 |
| • Balance Sheet | 34 |
| • Distribution Policy and Distribution in Excess of Net Earnings in the 11th FP | 35 |
| • Driving Force for External Growth | 36 |
| • ~4 Major Brands Development by Sponsor~ | 37 |
| • Track Record of Growth since Incorporation | 37 |
| • Changes in Main Indices | 38 |
| • Occupancy Rate and Average Rent | 39 |
| • Asset Management Status - Office - | 40 |
| • Asset Management Status - Residential - | 41 |
| • Asset Management Status - Retail - | 42 |
| • Asset Management Status - Logistics - | 43 |
| • ESG Measures (Materiality) | 44 |
| • ESG Measures (External Certification) | 45 |
| • Top 10 Tenants by Leased Space | 46 |
| • Portfolio Summary as of February 28, 2021 | 47 |
| • Portfolio List | 48 |
| • Diversification of Interest-bearing Debt | 55 |
| • Procurement | 55 |
| • Unitholders | 56 |
| • Market Review ~Leasing Market~ | 57 |
| • Market Review ~Sales Market~ | 59 |
| • Organization and IR Activities | 60 |



Impact of COVID-19

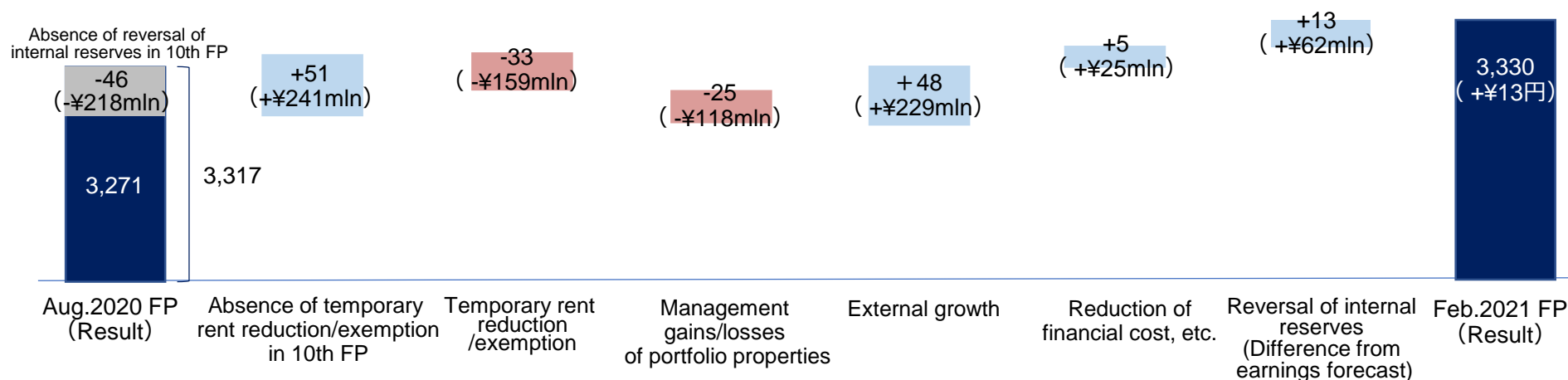


Impact on Operating Status of Each Sector and Distribution of the Feb. 2021 FP

A certain degree of impact is also seen in the office and residential sectors in addition to the hotels and retail facilities located near stations.

| Sector | Ratio (Note) | Operating status including the impact of COVID-19 |
|---------------------------------------|--------------|---|
| Office | 44.4% | <ul style="list-style-type: none"> • Increase in cancellation against the backdrop of cost reduction, introduction of remote work, etc. due to poor business performance; and prolonged downtime for new leases and rent revision negotiations. • Rent increase upon tenant replacement and rent revision against the backdrop of rent gap has continued. |
| Residential | 18.9% | <ul style="list-style-type: none"> • Despite an increase in the vacancy rate centering on residences for singles in central Tokyo, the occupancy rate has seen a significant recovery due to the shift to a leasing strategy focused on occupancy rates. • Rent increase upon tenant replacement and contract renewal has continued. |
| Logistics | 18.9% | <ul style="list-style-type: none"> • No impact is seen at present, and logistics companies handling mail-order items and daily necessities such as food performed strongly. • Rent increase upon tenant replacement and contract renewal has continued. |
| Retail Facilities (Near stations) | 11.2% | <ul style="list-style-type: none"> • Cancellations by some tenants due to the continuation of the decrease in sales brought about by the issuance of second state of emergency declaration, etc. • Supported some tenants that were requested to shorten operating hours through temporary rent reduction/exemption. |
| Retail Facilities (Residential Areas) | 5.5% | <ul style="list-style-type: none"> • Food supermarket tenants and specialized stores (electronics store, etc.) continued to perform well in sales due to special demand attributable to COVID-19. |
| Hotels | 0.6% | <ul style="list-style-type: none"> • Changed the operator for Comfort Inn Naha Tomari Port (former Red Planet Naha Okinawa). |

Factors for the increase/decrease of per-unit distribution



(Note) Calculated based on acquisition price at the end of the 11th FP (Feb. 2021 FP).



Financial Highlights



Financial Highlights for Feb. 2021 (11th) FP

Revenues decreased due to COVID-19, but distributions were achieved as forecast as a result of external growth, reversal of internal reserves, etc. DPU for Feb. 2021 FP is ¥3,330, up ¥13 (+0.4%) from the Aug. 2020 FP results

(¥mln)

▶ Main factors accounting for differences between the 10th results and the 11th results (¥mln)

| | Ended | Ended | Differences | Ended | Differences |
|--|--------------------------|--------------------------|-------------|--------------------------|-------------|
| | Aug.31,2020 (10th FP) | Feb.28,2021 (11th FP) | | Feb.28,2021 (11th FP) | |
| | Result (A) | Result (B) | (B)-(A) | Forecasts (C) | (B)-(C) |
| Operating Revenue | 37,577 | 38,064 | 487 | 38,347 | -283 |
| Rental revenues | 34,884 | 35,172 | 288 | 35,319 | -146 |
| Other rental revenues | 2,693 | 2,892 | 198 | 3,028 | -136 |
| Operating Expense | 22,364 | 22,693 | 329 | 22,933 | -240 |
| Rental Business Expenses | 15,678 | 15,973 | 295 | 16,178 | -205 |
| Repair Expenses | 1,418 | 1,510 | 92 | 1,490 | 20 |
| Tax and Public Dues | 3,124 | 3,110 | -14 | 3,112 | -2 |
| Depreciation and Amortization | 5,369 | 5,482 | 113 | 5,470 | 12 |
| Others | 5,765 | 5,869 | 104 | 6,105 | -235 |
| Loss on sales of real estate | - | 6 | 6 | - | 6 |
| Asset management fees | 3,420 | 3,441 | 21 | 3,445 | -3 |
| Amortization of goodwill | 2,622 | 2,622 | - | 2,622 | - |
| Other operating expenses | 643 | 649 | 6 | 686 | -37 |
| Operating profit | 15,212 | 15,370 | 157 | 15,413 | -42 |
| Non-operating revenues | 4 | 2 | -1 | - | 2 |
| Non-operating expenses | 2,413 | 2,324 | -88 | 2,328 | -3 |
| Interest Expenses and other financial costs | 2,402 | 2,312 | -90 | 2,315 | -3 |
| Other non-operating expenses | 11 | 12 | 1 | 12 | -0 |
| Ordinary income | 12,803 | 13,048 | 245 | 13,085 | -36 |
| Extraordinary gain and loss | - | -31 | -31 | - | -31 |
| Net income | 12,799 | 13,016 | 217 | 13,084 | -67 |
| Distribution of Earnings a | 12,797 | 13,018 | 221 | 13,079 | -61 |
| Distribution in excess of net earnings b | 2,843 | 2,682 | -160 | 2,621 | 61 |
| Total distributions a+b | 15,640 | 15,701 | 61 | 15,701 | - |
| Internal reserves | -218 | -62 | 155 | - | -62 |
| (Total Internal reserves) | (3,201) | (3,138) | (-62) | (3,201) | (-62) |
| DPU(¥) | 3,317 | 3,330 | 13 | 3,330 | - |
| Distributions of earnings per unit (¥) | 2,714 | 2,761 | 47 | 2,774 | -13 |
| Distributions in excess of retained earnings per unit [allowance for adjustment of temporary] | 377 | 374 | -3 | 384 | -10 |
| Distributions in excess of retained earnings per unit [other distributions in excess of net earnings](¥) | 226 | 195 | -31 | 172 | 23 |
| Total assets | 1,197,766 | 1,196,357 | -1,408 | 1,195,065 | 1,292 |
| Acquisition price | 1,051,686 | 1,066,269 | 14,583 | 1,066,306 | -37 |
| Interest-bearing debt□ | 517,884 | 517,841 | -42 | 517,841 | - |
| LTV | 43.2% | 43.3% | 0.0% | 43.3% | -0.0 |
| Market Capitalization | 640,795 | 752,074 | 111,278 | - | - |
| NOI | 27,268 | 27,573 | 304 | 27,639 | -65 |
| FFO | 20,798 | 21,167 | 369 | 21,185 | -17 |

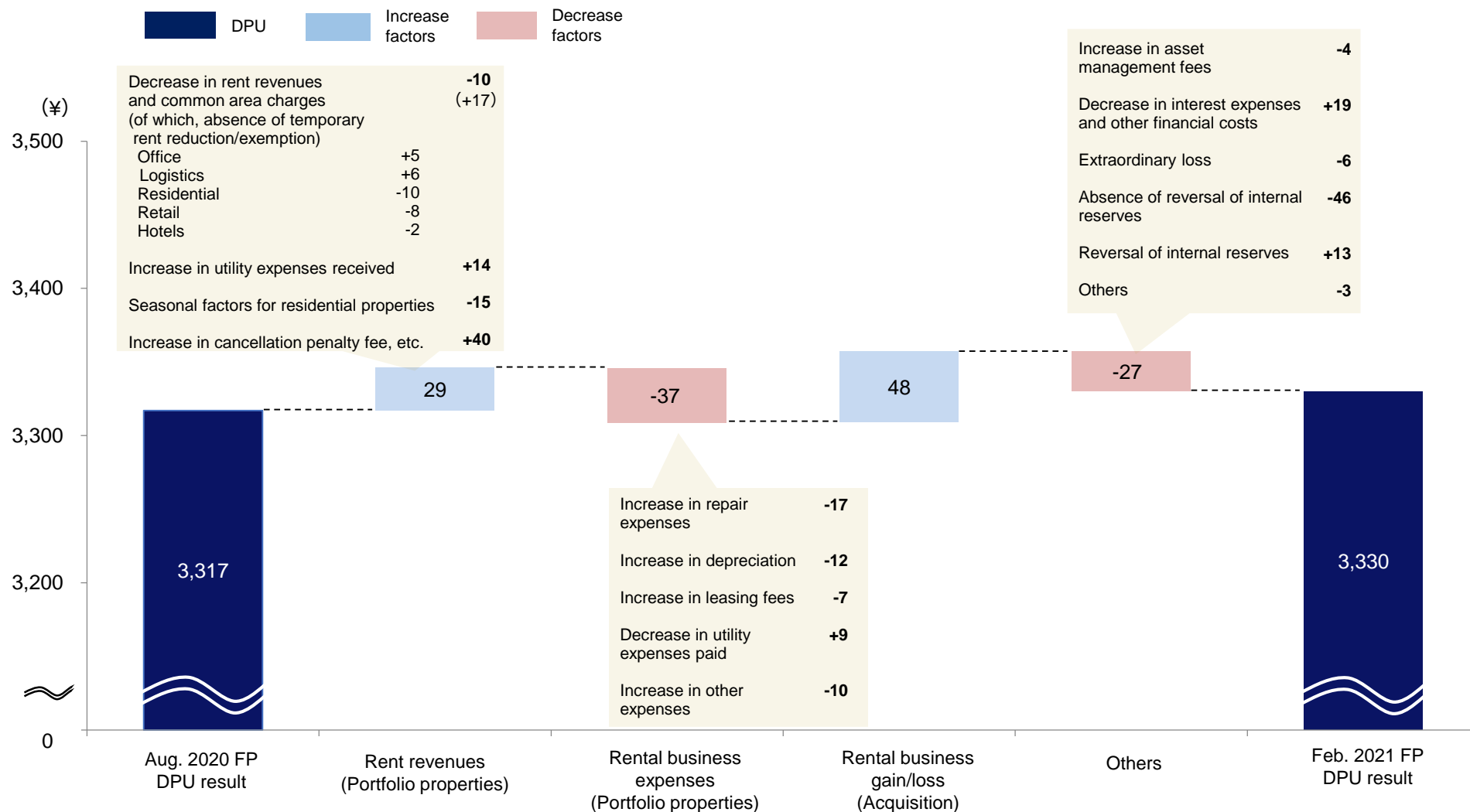
| | |
|---|------|
| Operating Revenue | 487 |
| Rental revenues | 288 |
| Rent and common area charges of portfolio properties (of which, absence of temporary rent reduction/exemption +81) | -48 |
| Impact of acquisition | 337 |
| Other rental revenues | 198 |
| Increase in utility expenses received | 70 |
| Seasonal factors for residential properties, etc. (key money, renewal fee) | -67 |
| Increase in cancellation penalty fee, etc. | 196 |
| Operating Expense | 329 |
| Rental Business Expenses | 295 |
| Decrease in utility expenses paid | -43 |
| Increase in depreciation | 113 |
| Increase in repair expenses | 92 |
| Increase in maintenance cost | 63 |
| Increase in other expenses | 70 |
| Asset management fees/Other operating expenses | 34 |
| Non-operating expenses | -88 |
| Interest expenses and other financial costs | -90 |
| Other non-operating expenses | 1 |
| Extraordinary loss | -31 |
| Extraordinary loss on natural disasters | -31 |
| Net income | 217 |
| Absence of 10th FP's reversal of internal reserves | -218 |
| 11th FP's reversal of internal reserves (cover part of temporary decrease in revenues attributable to COVID-19) | 62 |

Financial Highlights for Feb. 2021 (11th) FP



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

Feb. 2021 FP Results





Earnings Forecast



Assumptions for Earning Forecasts for Aug. 2021 (12th) FP / Feb. 2022 (13th) FP

12th FP : While expecting a decrease in revenues due to the impact of COVID-19, maintain the previously forecast distributions by reversing internal reserves.

13th FP : Expect a decrease in distributions due to the impact of prolonged downtime for leases of office properties and absence of internal reserves.

| | Feb-21 FP | Aug-21 FP | Feb-22 FP |
|------------------------------|--------------------------|--------------------------|---------------------------|
| DPU (vs. prev.FP) | ¥3,330 (+¥13) | ¥3,288 (-¥42) | ¥3,180 (-¥108) |

| | | Assumptions for earnings forecasts for Aug. 2021 FP and Feb. 2022 FP | | Aug-21 FP (vs.prev.FP) | Feb-22 FP (vs.prev.FP) |
|--|--|--|--|---|---------------------------|
| Acquisition | | <ul style="list-style-type: none"> Expensing of property taxes and city planning taxes for properties acquired in 2020 (10 properties); full contribution of LP Ome II (acquired in October 2020) to revenues | | -¥28 | - |
| M a n a g e m e n t | Reve- nues | Office | <ul style="list-style-type: none"> Assuming prolonged downtime and rent-free period in new leasing and increase in cancelled space On the other hand, assuming certain rent increase upon tenant replacement and rent revision against the backdrop of rent gaps | Internal growth, etc. | |
| | | Resident ial | <ul style="list-style-type: none"> Aiming for high, stable occupancy by maintaining the leasing strategy focused on occupancy rates On the other hand, assuming rent increase upon tenant replacement and contract renewal conservatively | | |
| | | Logistics | <ul style="list-style-type: none"> No impact of COVID-19 Assuming rent increase upon rent revision for some tenants | Temporary rent reduction/exemption | |
| | | Retail | <ul style="list-style-type: none"> Assuming increase in cancelled space and prolonged downtime and rent-free period in leasing at retail facilities near stations. While expecting some rent reduction/exemption in line with the request for shortened operating hours, assuming certain recovery in sales and decrease in expenses through acquisition of land at UCW. | | |
| | | Hotels | <ul style="list-style-type: none"> Reflecting leasing terms after the change in the operator at Comfort Inn Naha Tomari Port | -¥13 | - |
| | Expenses | <ul style="list-style-type: none"> Controlling repair expenses after examining the details of the repair work Increase in depreciation and leasing-related expenses | | +¥48 | -¥11 |
| Financial/Other | <ul style="list-style-type: none"> Assuming reduction in interest payable through refinancing by making use of low-interest-rate environment | | -¥36 | +¥4 | |
| Internal reserves | <ul style="list-style-type: none"> In order to maintain the forecast distribution announced in October 2020, assuming reversal of internal reserves in the Aug. 2021 FP (12th FP) | | Absence of reversal | +¥10 | +¥19 |
| | | | Reversal | -¥13 | -¥83 |
| | | | | +¥83 | - |

Earning Forecasts for Aug. 2021(12th) FP and Feb. 2022(13th) FP

DPU forecasts for Aug. 2021 FP is ¥3,288, -1.3% from the Feb. 2021 FP results

DPU forecasts for Feb. 2022 FP is ¥3,180, - 3.3% from the Aug.2021 FP forecasts

(¥mln)

| | Ended | Ended | Differences | Ended | Differences |
|---|--------------------------|--------------------------|-------------|--------------------------|-------------|
| | Feb.28,2021 (11th FP) | Aug.31,2021 (12th FP) | | Feb.28,2022 (13th FP) | |
| | Result (A) | Forecasts (B) | (B)-(A) | Forecasts (C) | (C)-(B) |
| Operating Revenue | 38,064 | 37,627 | -437 | 37,450 | -177 |
| Rental revenues | 35,172 | 34,993 | -179 | 34,796 | -197 |
| Other rental revenues | 2,892 | 2,633 | -258 | 2,653 | 19 |
| Operating Expense | 22,693 | 22,830 | 136 | 22,850 | 20 |
| Rental Business Expenses | 15,973 | 16,117 | 144 | 16,148 | 30 |
| Repair Expenses | 1,510 | 1,287 | -223 | 1,339 | 51 |
| Tax and Public Dues | 3,110 | 3,287 | 176 | 3,273 | -13 |
| Depreciation and Amortization | 5,482 | 5,576 | 93 | 5,612 | 36 |
| Others | 5,869 | 5,967 | 97 | 5,923 | -43 |
| Loss on sales of real estate | 6 | - | -6 | - | - |
| Asset management fees | 3,441 | 3,397 | -44 | 3,393 | -4 |
| Amortization of goodwill | 2,622 | 2,622 | - | 2,622 | - |
| Other operating expenses | 649 | 693 | 43 | 687 | -6 |
| Operating profit | 15,370 | 14,796 | -574 | 14,599 | -197 |
| Non-operating revenues | 2 | - | -2 | - | - |
| Non-operating expenses | 2,324 | 2,307 | -17 | 2,226 | -81 |
| Interest Expenses and other financial costs | 2,312 | 2,294 | -17 | 2,213 | -81 |
| Other non-operating expenses | 12 | 12 | 0 | 12 | - |
| Ordinary income | 13,048 | 12,489 | -559 | 12,373 | -116 |
| Extraordinary gain and loss | -31 | - | 31 | - | - |
| Net income | 13,016 | 12,488 | -528 | 12,372 | -116 |
| Distribution of Earnings a | 13,018 | 12,481 | -537 | 12,367 | -113 |
| Distribution in excess of net earnings b | 2,682 | 3,022 | 339 | 2,626 | -396 |
| Total distributions a+b | 15,701 | 15,503 | -198 | 14,994 | -509 |
| Internal reserves | -62 | -393 | -330 | - | 393 |
| (Total Internal reserves) | (3,138) | (2,745) | (-393) | (2,745) | - |
| DPU(¥) | 3,330 | 3,288 | -42 | 3,180 | -108 |
| Distributions of earnings per unit (¥) | 2,761 | 2,647 | -114 | 2,623 | -24 |
| Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences] (¥) | 374 | 390 | 16 | 396 | 6 |
| Distributions in excess of retained earnings per unit [other distributions in excess of net earnings] (¥) | 195 | 251 | 56 | 161 | -90 |
| Total assets | 1,196,357 | 1,194,826 | -1,531 | 1,190,234 | -4,591 |
| Interest-bearing debt□ | 517,841 | 517,798 | -42 | 517,756 | -42 |
| LTV | 43.3% | 43.3% | 0.1% | 43.5% | 0.2% |
| Market Capitalization | 752,074 | - | - | - | - |
| NOI | 27,573 | 27,085 | -488 | 26,914 | -171 |
| FFO | 21,167 | 20,695 | -472 | 20,615 | -80 |

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

| | |
|---|------|
| Operating Revenue | -437 |
| Rental revenues | -179 |
| Rent and common area charges of portfolio properties | -242 |
| (of which, absence of temporary rent reduction/exemption +95) | |
| Impact of property acquisition in the 11th FP | 63 |
| Other rental revenues | -258 |
| Decrease in utility expenses received | -127 |
| Absence of cancellation penalty fee, etc. | -130 |
| Operating Expense | 136 |
| Rental Business Expenses | 144 |
| Decrease in utility expenses paid | -32 |
| Increase in property and other taxes (for properties acquired in 2020) | 176 |
| Increase in depreciation | 93 |
| Decrease in repair expenses | -223 |
| Increase in other expenses | 130 |
| Asset management fees/Other operating expenses | -7 |
| Non-operating expenses | -17 |
| Interest expenses and other financial costs | -17 |
| Net income | -528 |
| Absence of 11th FP's reversal of internal reserves | -62 |
| 12th FP's reversal of internal reserves (cover the difference from the forecast distribution announced in October 2020) | 393 |

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

| | |
|---|------|
| Operating Revenue | -177 |
| Rental revenues | -197 |
| (of which, absence of temporary rent reduction/exemption +64) | |
| Other rental revenues | 19 |
| Operating Expense | 20 |
| Rental Business Expenses | 30 |
| Non-operating expenses | -81 |
| Interest Expenses and other financial costs | -81 |
| Net income | -116 |
| Absence of 12th FP's reversal of internal reserves | -393 |



Internal Growth

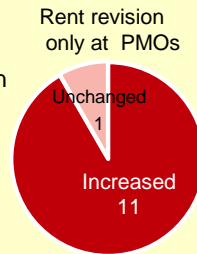


Office

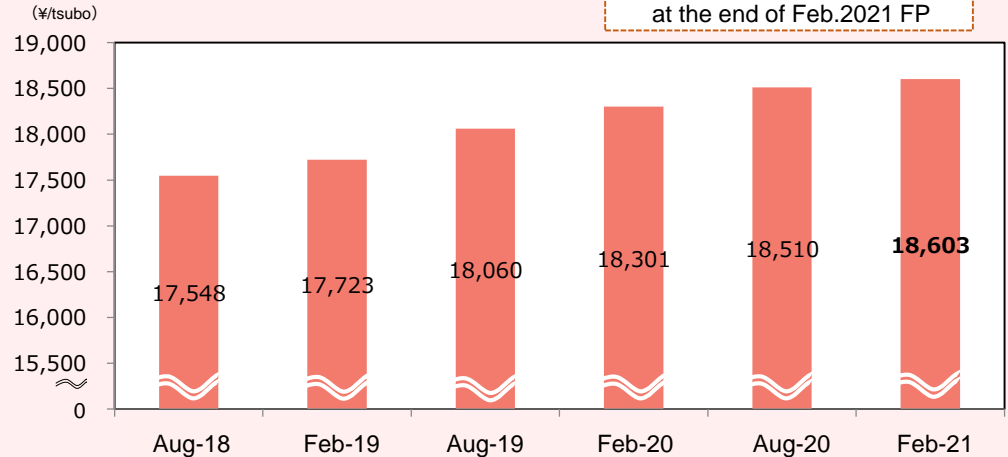
Strong trend of rent increase backed by rent gaps continued despite a downward trend in the occupancy rate

Asset Management Topics for Feb.2021 FP

- The rate of rent increase upon tenant replacement: **+15.9%**
(The rate of rent increase within tenant replacement with rent increase: +19.6%)
- The rate of rent increase upon rent revision: **+3.0%**
(The rate of rent increase within rent revision with rent increase: +5.5%)
- The rate of rent increase upon rent revision only at PMOs: **+6.4%** (contract renewal included)
- The rent gap (Note1) as of Feb.28, 2021 : **+8.1%** (Down 1.9pt from previous FP)

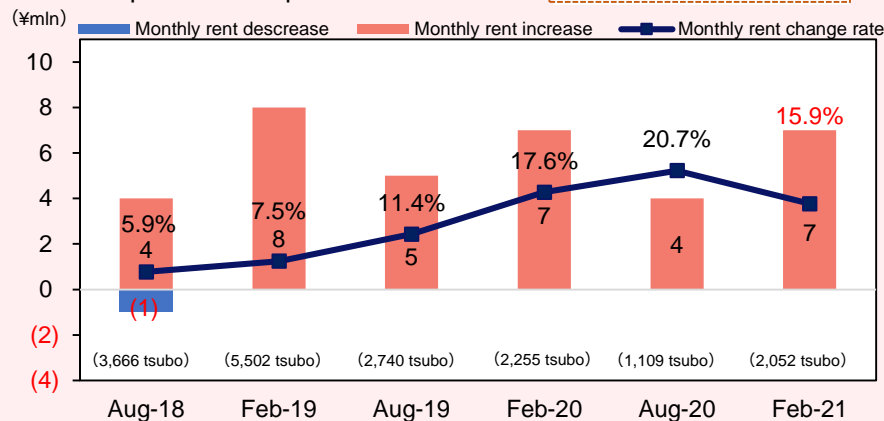


Average Rent



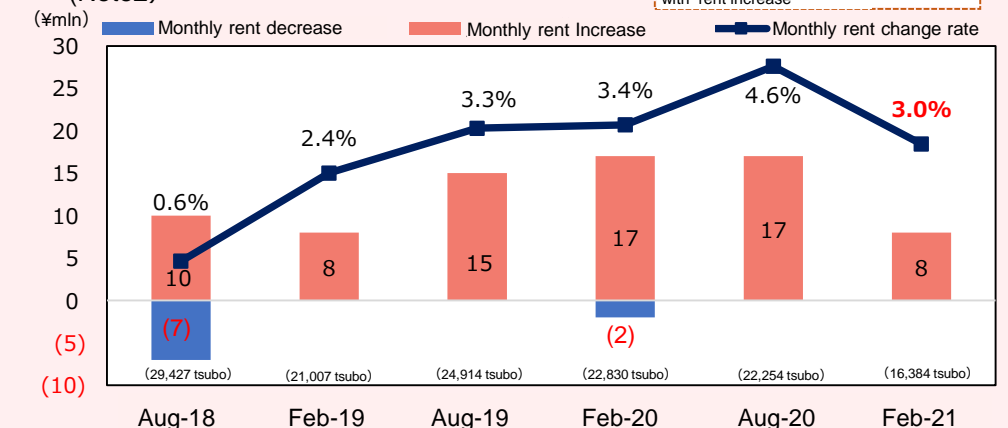
Amount of change in monthly rent and rate of change in monthly rent upon tenant replacement (Note2)

Average rate of rent increase within tenant replacement with rent increase **+19.6%**



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

Average rate of rent increase within rent revision with rent increase **+5.5%**



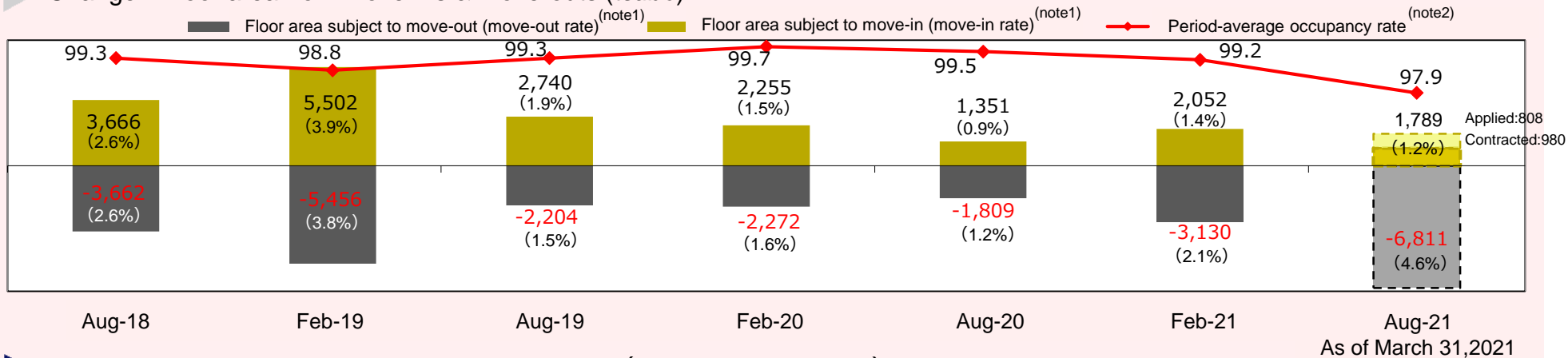
(Note1) It is calculated subject to the properties held by NMF excluding the properties which the entire building leased to one tenant. (Note2) Figures in parentheses are the floor area upon tenant replacement and the floor area (Tsubo) subject to rent revision. The change in monthly rent is calculated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

Internal Growth ~Management Status~



Office

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



<Aug. 2021 FP> Progress on tenant replacement (As of March 31, 2021)

| All office properties | | PMO properties | |
|--|---|--|---|
| Floor area subject to move-out (scheduled): 6,811 tsubo | → | COVID-19-related 3,384 tsubo (Cost reduction 2,273 tsubo) (Remote work 1,110 tsubo) | Floor area subject to move-out (scheduled): 1,358 tsubo |
| Floor area subject to move-in (scheduled): 1,789 tsubo | → | The rate of rent increase +4.9% (Increase +15.2% (10 cases)) (Decrease -17.5% (3 cases)) | Floor area subject to move-in (scheduled): 659 tsubo |
| (Breakdown) | | | (Breakdown) |
| Contracted ... 980 tsubo | → | | Contracted ... 437 tsubo |
| Applied ... 808 tsubo ^(note3) | | | Applied ... 222 tsubo ^(note3) |
| | | | COVID-19-related 1,178 tsubo (Cost reduction 640 tsubo) (Remote work 537 tsubo) |
| | | | The rate of rent increase +10.8% |

Future outlook

Cost reduction: Expect fewer cancellations aiming for cost reduction as business performance in general moves towards recovery from the latter half of this year. Remote work: Although the trend of seeking new work styles and their impact is assumed to continue, the impact on the market as a whole is expected to be limited.

⇒ For either needs, highly competitive properties are expected to demonstrate superiority.

(Note 1) Calculated by dividing the total floor area leased to tenants (occupying or moved out) for each period by average value of total leasable area. (Note 2) Period-average occupancy rate is calculated based on the floor area subject to move-ins and move-outs assumed in the earning forecast. (Note 3) The figure shows floor area for which NMF received applications for occupancy.

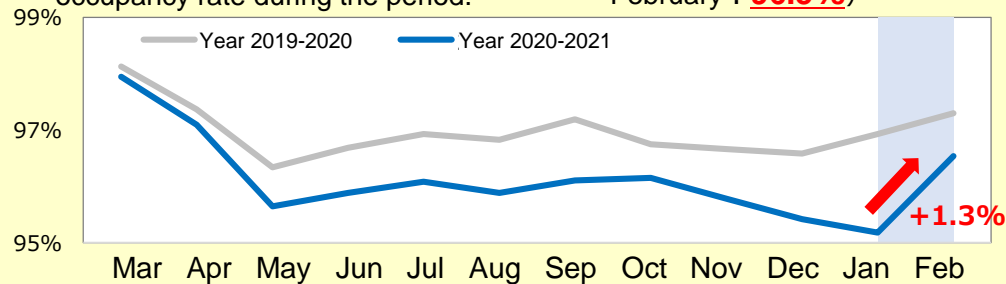
Residential

By seizing the trend of the market and shifting to a leasing strategy focused on the occupancy rate, raised the occupancy rate significantly in a short period of time.

Asset Management Topics for Feb.2021 FP

Shift of a leasing strategy

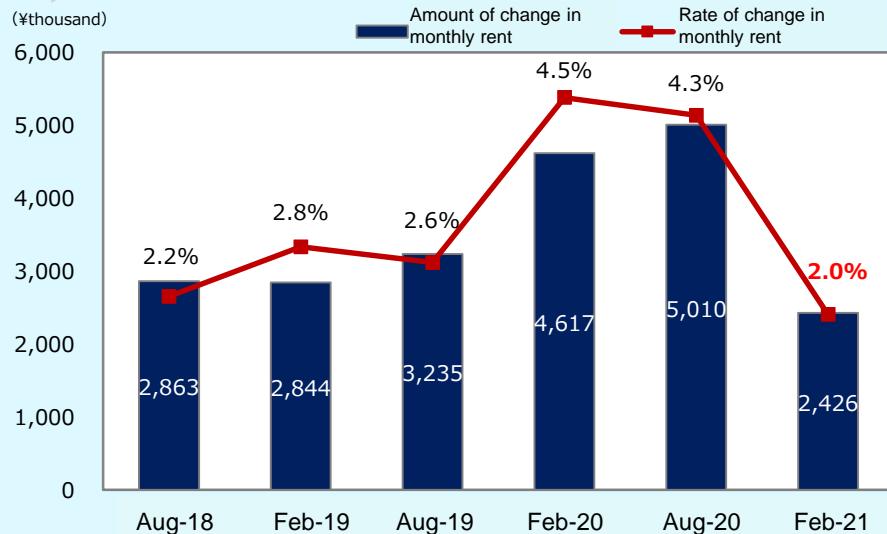
Shifted to a leasing strategy focused on the occupancy rate during the period. (Occupancy rate at the end of February : **96.5%**)



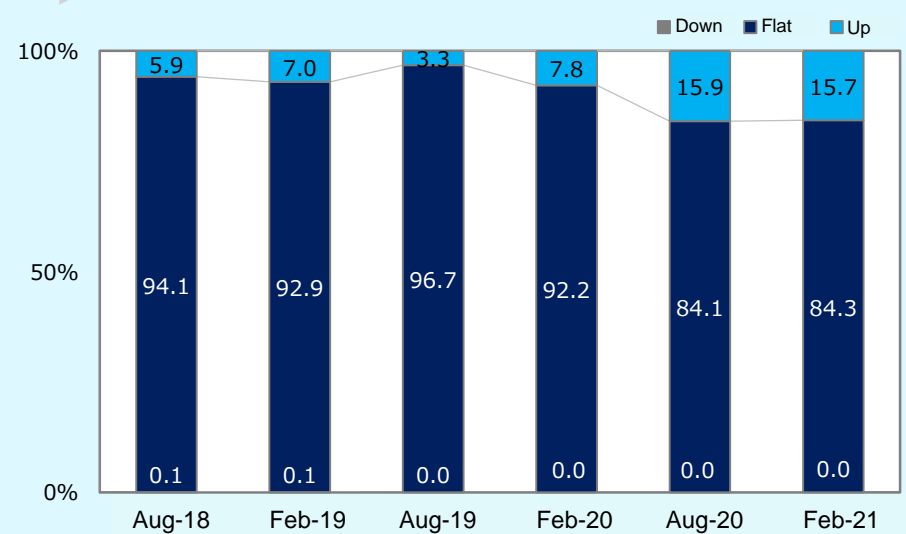
Change in monthly rent due to move-ins And move-outs or contract renewal

- ① Change in monthly rent due to move-ins and move-outs
660 out of 1,110 units (59.5%) replaced with increased rent
Change in monthly rent **+2.0%** (+¥2,426 thousand/mo)
- ② Change in monthly rent due to contract renewals
225 out of 1,431 units (15.7%) renewed contract with increased rent
Change in monthly rent **+0.4%** (+¥681 thousand/mo)

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

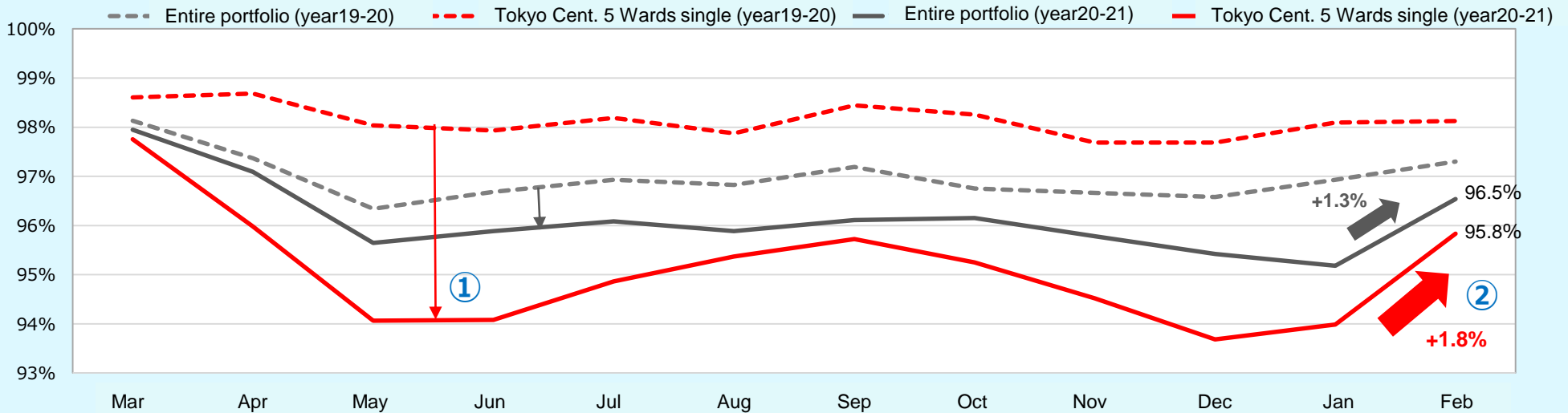


Rate of change in monthly rent at renewals



Residential

Occupancy rate (Entire portfolio/Tokyo Central Five Wards (single type))



① Main factors for falling occupancy at single-type properties in central Tokyo

Decrease in demand from companies due to sluggish business performance, etc.

Decrease in individual budgets due to concerns over future income environment

Lower priority for choosing highly convenient location because of self-imposed restrictions on outings

② Background to the recovery of occupancy

The number of new contracts increased centering on individual customers as a result of the shift of leasing strategy from the one focusing on the balance between rent increase and occupancy rate to the one focusing on the occupancy rate.

Occupancy rate for single-type properties in Tokyo Central Five Wards: +1.8% (January 2021→February 2021)

⇒ **Potential demand for properties in central Tokyo is solid.**

Future outlook

The downward trend of occupancy for properties in central Tokyo is expected to halt along with the recovery of business performance, easing of self-imposed restrictions on outings, etc.

⇒ **Seek to maintain high occupancy through the agile and flexible leasing strategy for the time being.**

Retail

Continued to support restaurant tenants experiencing prolonged sluggish sales. Sales of retail facilities located in residential areas continued to be strong.

Asset Management Topics for Feb.2021 FP

> Retail properties in residential areas

Food supermarket tenants and specialized stores (electronics store, etc.) continued to perform well in sales due to special demand attributable to COVID-19.

<February 2021 FP>

Sales status (compared with the previous year) : **107%**

*For tenants of which sales for September 2020 to February 2021 could be grasped.

> Retail properties in station areas

Impact differed for each facility depending on the tenant composition.

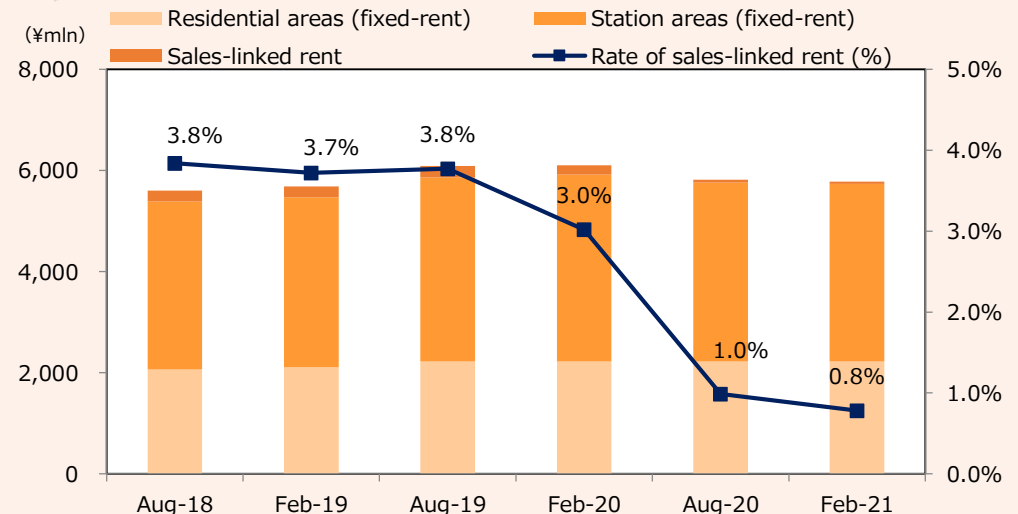
- Impact on sales of retail/services tenants was limited.
- Sales of restaurant tenants stagnated due to the prolonged request for shortened operating hours, etc.

⇒ Continued to provide financial support and sales support through sales promotion to restaurant tenants.

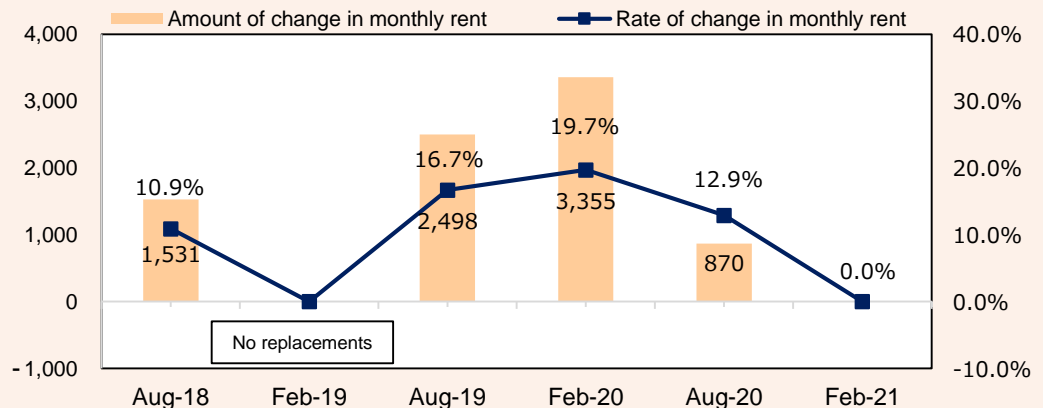
<Sales (change from same month of previous year)>

| Properties | Year 2020 | | | | Year 2021 | | Major Tenants |
|------------------|------------------|------|------|-----|-------------|-----|-------------------|
| | Sep | Oct | Nov | Dec | Jan | Feb | |
| | Go To campaign → | | | | Emergency → | | |
| Entire GEMS | 62% | 77% | 72% | 49% | 25% | 40% | restaurant |
| UCW | 39% | 52% | 74% | 35% | 22% | 27% | restaurant/retail |
| nORBESA | 86% | 78% | 38% | 41% | 39% | 35% | restaurant/retail |
| Recipe SHIMOKITA | 79% | 103% | 102% | 99% | 100% | 91% | retail/services |
| covirna machida | 126% | 141% | 121% | 84% | 80% | 86% | retail/services |

Rent revenue breakdown (overall retail)



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



Retail

GEMS

Management status

- ▷ Sales (change from same month of previous year) ^(note1)
 Although sales showed a recovery trend last fall due to the impact of the Go To campaign, etc., sales slowed down centering on facilities located in business districts due to the second state of emergency.

| Properties | Year 2020 | | | | Year 2021 | |
|--|----------------|-------|-------|-------|-----------|-------|
| | Sep | Oct | Nov | Dec | Jan | Feb |
| | Go To campaign | | | | Emergency | |
| “Business district” GEMS (6 properties) | 54.0% | 68.9% | 63.3% | 45.0% | 18.9% | 31.3% |
| “Residential area” GEMS (3 properties) | 79.9% | 96.7% | 91.0% | 58.2% | 38.9% | 59.3% |

- ▷ Occupancy status
 Cancellations were seen mainly among tenants which had had sluggish sales even before the COVID-19 crisis, but the spread of the impact has been mitigated by various support measures.
 Occupancy rate for the entire GEMS : **91.5%** ^(note2)

Policy going forward

- ▷ Support for recovery in sales through additional sales promotions
 Consider and implement effective measures to boost sales by further raising sales promotion budget, also for the purpose of strengthening tenant relations.

Sales promotion expenses: **¥5,480 thousand/property**
 (Sales promotion examples) (usually ¥2,500 thousand/property)

- Discount coupons at owners' expense
- “GEMS Food Truck”
 Selling food from restaurants in GEMS at condominiums/apartments, etc.
- “GEMS Hopping Delivery”
 Delivering food from restaurants in the same GEMS on the same truck



GEMS Food Truck (image only)

- ▷ Expand the target business category when leasing
 Roll out leasing activities targeting not only restaurant tenants but also new tenant groups that will create synergy with restaurant tenants.

ユニバーサル・シティウォーク大阪

Management status

- ▷ Sales (change from same month of previous year)

| Year 2020 | | | | Year 2021 | |
|-------------|-------|-------|-------|-----------|-------|
| Sep | Oct | Nov | Dec | Jan | Feb |
| Go To Event | | | | Emergency | |
| 39.0% | 51.8% | 74.0% | 35.1% | 22.4% | 27.0% |

Policy going forward

March 18, 2021

Opening of world's first Super Nintendo World

⇒ Sales for March 18 to 31, 2021 recovered to 60.1% of that for the same period of year 2019

Plan to implement joint sales promotion with USJ intended to increase the number of facility users and average sales per customer in line with the pickup in the number of USJ visitors

(note1) Business district GEMS refers to GEMS Shinbashi, Kanda, Kayabacho, Ichigaya, Daimon, and Shibuya; and residential area GEMS refers to GEMS Sangenjaya, Shin-Yokohama, and Namba. The sales are tallied for only restaurant tenants for which comparison of sales with previous year was possible.

(note2) reflecting sections for which cancellations have been agreed and new contracts have been concluded.

Logistics

With no impact of the COVID-19 crisis seen, continued to achieve upside potential while generating stable revenues.

Asset Management Topics for Feb.2021 FP

> Re-contracted with increased rents with tenants of which fixed-term lease had expired

• Landport Kashiwa-shonan I

Re-contracted with one existing tenant for a 10-year lease for the entire building **(Rent increase rate: +6.8%)**

• Landport Kawagoe

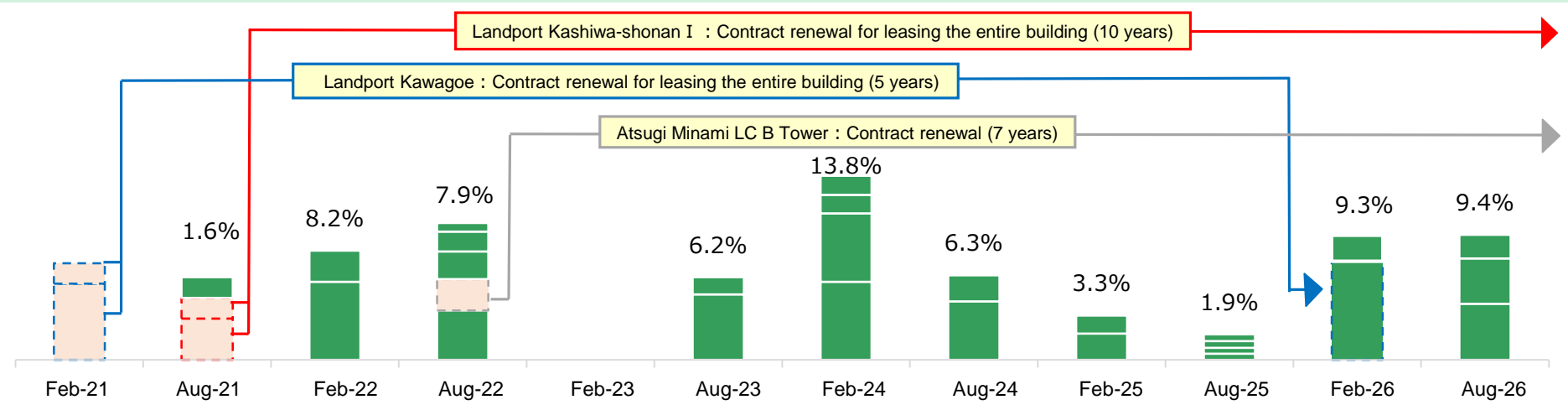
Re-contracted with one existing tenant for a 5-year lease for the entire building **(Rent increase rate: +2.2%)**

• Atsugi Minami LC B Tower

Requested by the tenant, re-contracted for a long-term lease (7 years) more than a year prior to the expiration of the fixed-term contract **(Rent increase rate: +2.9%)**



▶ Lease maturities (rent basis)



Hotels

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

- ▶ Change of the operator/Overview of rebranding
 - Terminated the agreement with the previous operator by consent on January 31, 2021, in light of the operation status under the COVID-19 crisis, feasibility of continued operation going forward, etc.
 - Concluded an agreement with GREENS Co., LTD. among several operator candidates based on the presented terms, their track record in hotel operation and financial standing.
 - Conducting renovation from March to June 2021 and scheduled to reopen in July.
- ▶ Review of rent revenue

The rent level of the new operator is expected to be the same as or above the level of the previous operator after the end of the COVID-19 crisis.

(Contract outline)

| | |
|-----------------|--|
| New hotel name | Comfort Inn Naha Tomari Port |
| Tenant | GREENS Co., LTD. |
| Date of Reopen | July 2021 (scheduled) |
| Contract period | 10 years (fixed-term) |
| Monthly rent | First 1-2 years: fixed rent From 3rd year: fixed rent + variable rent(GOP-linked) |

< About GREENS Co., LTD. >

| | |
|------------------------|--|
| Company Name | GREENS Co., LTD. (listed on the First Section of the Tokyo Stock Exchange) |
| Establishment | January 8, 1964 |
| Capital | ¥1,948 million (as of June 30, 2020) |
| Operating hotels | 98 hotels (as of January 31, 2021) |
| Major operating brands | •“Comfort” brand (Business specializing in providing accommodation) •Original brands such as “Hotel Econo” and “Hotel Green Park” (Community-based business) |

Hotel Vista Sapporo Odori

- ▶ Overview of the civil rehabilitation
 - Filed a petition for commencement of pre-packaged civil rehabilitation(Note) proceedings on March 11, 2021.
 - The company intends to seek to reconstruct the business with the financial support of the new sponsor, etc., and to continue the operations of the hotel.

▶ Holding talks on economic conditions with an assumption that the contract will be continued.



External Growth



Properties Acquired in Feb. 2021 (11th) FP (Landport Ome II)

Acquired a logistics facility from which stable revenues can be expected even amid the COVID-19 crisis, expanding logistics to occupy the second-largest portfolio share after office

Landport Ome II Acquisition price ¥14.6 bln NOI yield 4.6% Building age 0.6 yrs



Favorable location allowing for wide area delivery to the entire Tokyo metropolitan area
 Located in approximately 2.4 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.

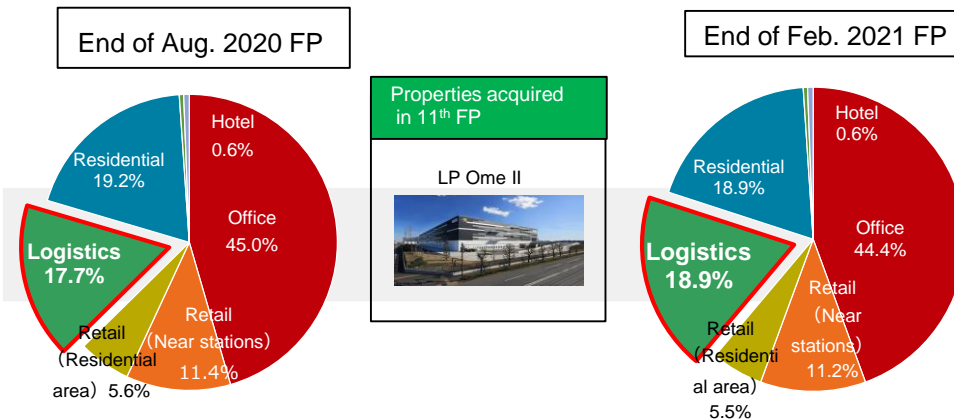
24 hours a day, 365 days a year operation with favorable employment environment
 Located in the Nishi-Tokyo Industrial Park, which is a 10-minute walk from Ozaku Station on the JR Ome Line, the nearest station, so it can operate 24 hours a day, 365 days a year and allows tenants to maintain a favorable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

| | |
|-------------------|-------------------------|
| Acquisition price | ¥14,620 mln |
| Appraisal value | ¥15,100 mln |
| Acquisition date | Oct. 1, 2020 |
| Location | Ome, Tokyo |
| Total floor area | 63,879.98m ² |
| Completion | Feb. 2020 |



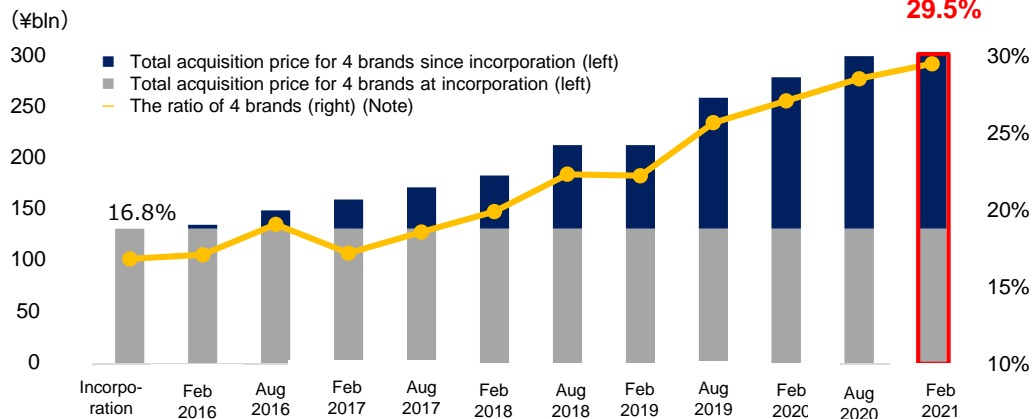
Portfolio status



Acquisition track records of sponsor-developed properties

| PMO | GEMS | Landport | PROUD FLAT |
|-------------------|------------------|--------------------|-------------------|
| ¥87.5 bln (27.9%) | ¥20.9 bln (6.7%) | ¥149.9 bln (47.7%) | ¥55.9 bln (17.8%) |

¥314.6 bln (29.5%)



(Note) "Ratio of 4 brands" shows the ratio of 4 brands (PMO/GEMS/Landport/PROUD FLAT) to the total acquisition price.

External Growth Policy Going Forward

**Selective investment upon careful assessment of the impact of COVID-19.
Continue to consider growth strategies including property replacement.**

Investment Policy

Selective investment in prime properties upon taking into account also the medium- to long-term outlook for the impact of COVID-19

Analyze and examine with particular care in the case of the sectors (retail and hotel) that have been significantly affected even in the short term

Growth Strategies

Given the status of the real estate market and the investment unit price level, implement the most effective measures for maintaining/improving the investment unit price and distributions.

- **Replacement of properties**

Consider property replacements of properties deemed to be difficult to maintain competitiveness over the medium to long term in terms of location, specifications, building age and profitability by sale in combination with acquisition of prime new assets

- **Utilization of borrowing capacity and free cash flow**

Borrowing capacity up to target maximum LTV on normalized basis (45%)

- **Capital increase**

Comprehensively verify the investment unit price level, profitability of acquired properties, enhancement of portfolio quality, distributions, etc.



Appraisal Valuation



Appraisal Valuation

Unrealized gain has expanded to ¥156.6 billion (+¥6.9 billion period-to-period)

Appraisal valuation by sector

| | Aug.2020 Fiscal Period End | | | Feb.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 | 531,560 | 54,058 | 68 | 532,200 | 53,937 |
| Retail | 51 | 204,120 | 26,708 | 51 | 201,629 | 24,787 |
| Logistics | 21 | 220,660 | 44,764 | 22 | 240,550 | 50,794 |
| Residential | 155 | 217,472 | 23,849 | 155 | 219,509 | 26,940 |
| Hotels | 2 | 6,440 | 61 | 2 | 6,240 | (113) |
| Other | 1 | 5,430 | 293 | 1 | 5,430 | 293 |
| Total | 298 | 1,185,682 | 149,735 | 299 | 1,205,558 | 156,640 |

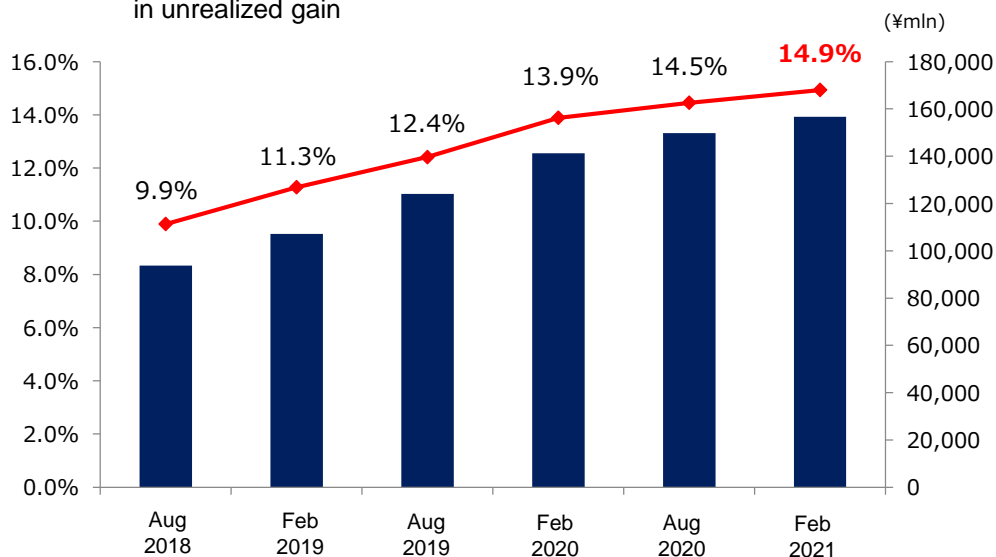
Period-to-period analysis (Note1)

| CAP | Aug.2020 | Feb.2021 |
|----------|----------|----------|
| Decrease | 1 | 85 |
| Flat | 292 | 206 |
| Increase | 1 | 7 |

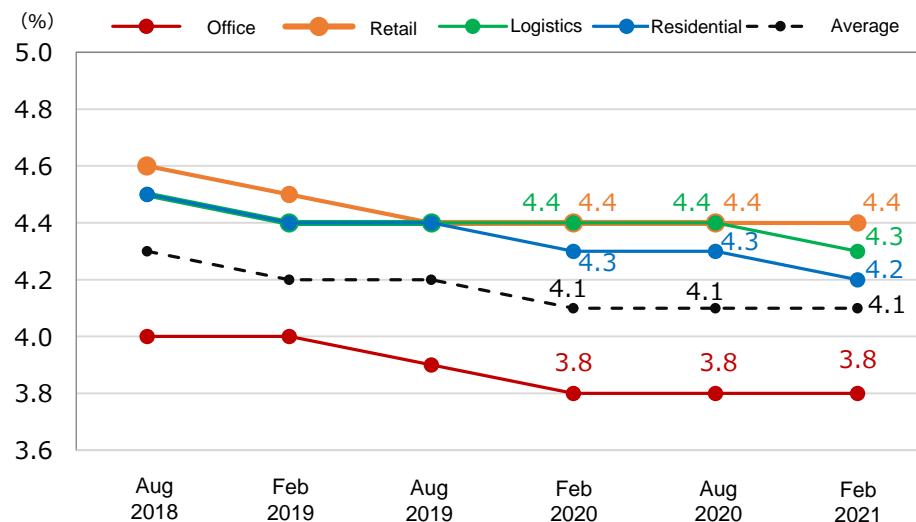
| Appraisal Value | Aug.2020 | Feb.2021 |
|-----------------|----------|----------|
| Increase | 132 | 142 |
| Flat | 131 | 96 |
| Decrease | 31 | 60 |

(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 Feb 2021 FP

| Repayment Overview (Note1) | |
|----------------------------|------------|
| Total amount of repayment | ¥32,400mln |
| Average interest rate | 0.70% |
| Average remaining duration | 5.6years |



| Refinancing Overview (Note2) | |
|------------------------------|------------|
| Total amount of refinancing | ¥32,400mln |
| Average interest rate | 0.48% |
| Average remaining duration | 7.9years |

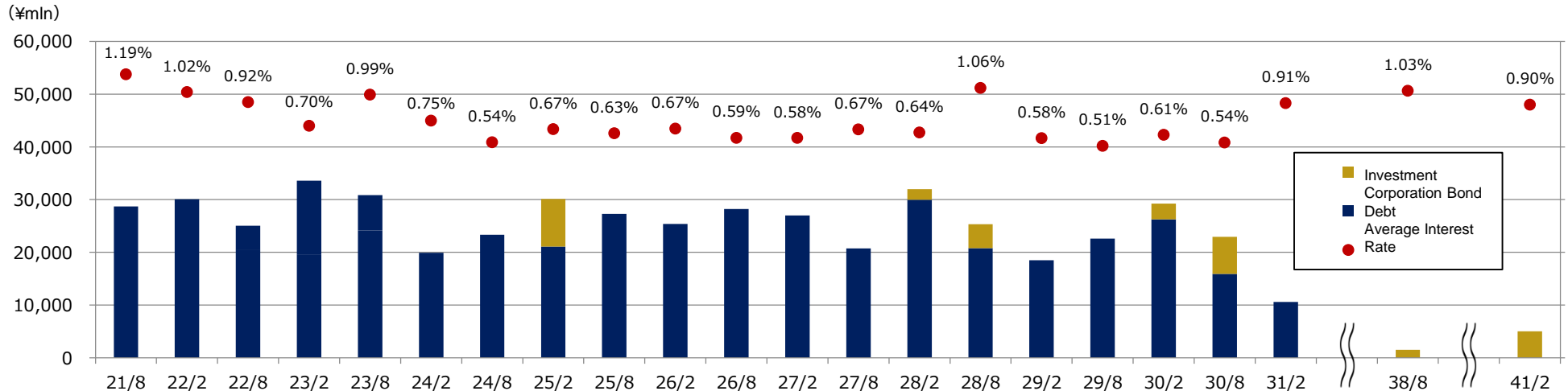
Scheduled repayment during Aug 2021 FP

| Scheduled Repayment (Note3) | |
|-----------------------------|------------|
| Total amount of repayment | ¥28,650mln |
| Average interest rate | 1.19% |
| Average remaining duration | 6.7years |

Interest-bearing debt at the end of Feb 2021 FP

| | Aug.2017 (4th 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) |
|-----------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-------------------------|
| Total Interest-bearing debt | ¥488,741 million | ¥486,198 million | ¥497,155 million | ¥497,112 million | ¥510,770 million | ¥510,727 million | ¥517,884 million | ¥517,841 million |
| Average remaining duration | 4.54 years | 4.52 years | 4.61 years | 4.52 years | 4.64 years | 4.82 years | 4.97 years | 4.97 years |
| Average interest rate | 0.92 % | 0.91 % | 0.88 % | 0.87 % | 0.83 % | 0.82 % | 0.76 % | 0.74 % |
| Ratio of long-term debt | 88.0 % | 88.0 % | 87.2 % | 86.9 % | 86.0 % | 87.1 % | 88.2 % | 88.7 % |
| Ratio of fixed-rate debt | 94.9 % | 95.4 % | 95.4 % | 95.4 % | 94.1 % | 95.6 % | 95.7 % | 95.7 % |
| LTV | 44.6 % | 44.6 % | 44.4 % | 44.5 % | 43.9 % | 42.8 % | 43.2 % | 43.3 % |

Diversified maturity of repayment at the end of Feb 2021 FP



(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 remaining duration and Average interest rate 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 February 2021. Excluding ¥42.8 million in contractual repayment.

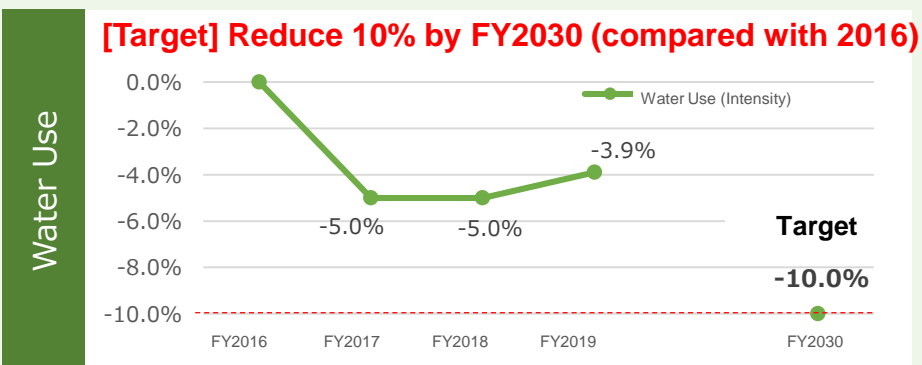
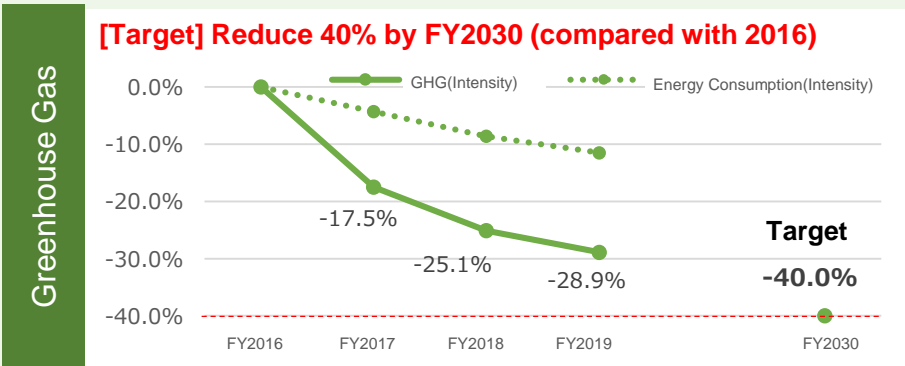
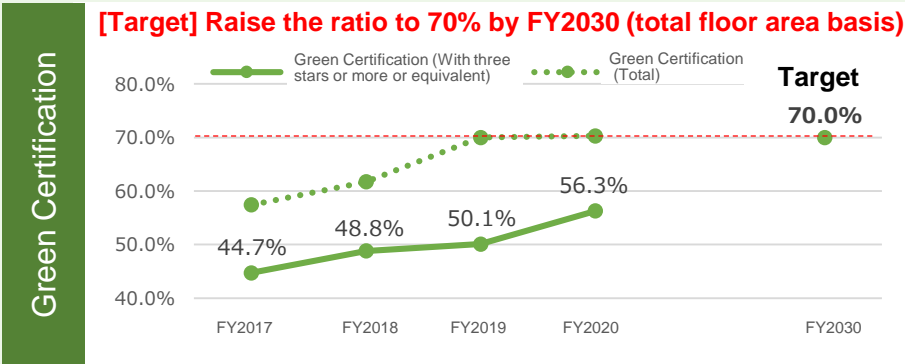


ESG Measures



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 11th FP)

① Saving Energy with LED Lighting

- Shinjuku Nomura Building
- Kojimachi Millennium Garden
- NMF Shiba Building
- Sagamihara Tana Logistics Center
- Landport Itabashi
- Yokosuka More's City
- PRIME URBAN Hongo Ikizaka
- PRIME URBAN Nishi Waseda

<Energy reduction by work in the 11th FP>
-1,286 Mwh/year (approx.-52.8%)



Landport Itabashi

② Saving Energy by Upgrading Air-Conditioners

- Nishi Shinjuku Showa Building
- NRE Osaka Building
- Hanyu Logistics Center
- Izumiya Yao

<Energy reduction by work in the 11th FP>
-525 Mwh/year (approx.-20.1%)

others

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, G: Governance)

ESG Measures (S: Society)

Measures to Prevent the Spread of COVID-19

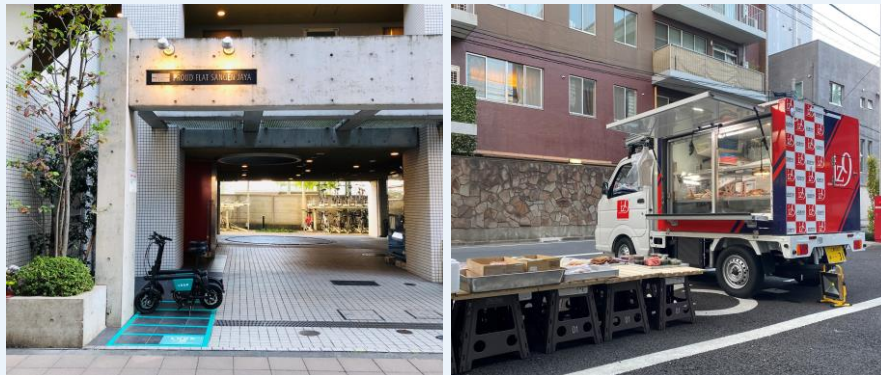
| Measures at owned properties | Measures of Asset Management Company |
|--|---|
| <ul style="list-style-type: none"> • Installation of alcohol-based hand sanitizer and thermometers • Ventilation by leaving entrances and exits open at stores • Secure social distancing by installing footprints • Take temperature of each tenant, and other measures | <ul style="list-style-type: none"> • Installation of alcohol-based hand sanitizer • Installation of partitions in conference rooms, etc. • Encourage employees to work from home and practice staggered commuting • Establish an online conference system • Take temperature of visitors, and other measures |



New measures to increase customer 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.



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.

Enhancement of sustainability promotion system through sustainability training session (once a year).

Training is conducted for the officers and employees at NREAM and property management companies.
(held online in line with the implementation of remote work)



<Details of the training>

- Background to and purpose of the promotion of ESG
- Examples of ESG initiatives and disclosures by other companies, etc.



APPENDIX



Changes in Various Indicators

| | | 2nd FP | 3rd FP | 4th FP | 5th FP | 6th FP | 7th FP | 8th FP | 9th FP | 10th FP | 11th FP |
|--|-------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Operating revenue | million yen | 30,976 | 34,714 | 38,139 | 34,218 | 34,731 | 35,428 | 36,617 | 36,927 | 37,577 | 38,064 |
| Gain on sales of real estate | million yen | 1,442 | - | 3,107 | 587 | - | 685 | 6 | - | - | - |
| Leasing NOI | million yen | 20,248 | 23,680 | 23,931 | 23,583 | 24,475 | 24,677 | 25,859 | 26,357 | 27,268 | 27,573 |
| NOI yield (acquisition price basis) | % | 5.1 | 5.1 | 5.1 | 5.1 | 5.1 | 5.1 | 5.1 | 5.2 | 5.2 | 5.2 |
| NOI yield after depreciation (acquisition price basis) | % | 4.1 | 4.1 | 4.0 | 4.1 | 4.1 | 4.1 | 4.1 | 4.2 | 4.2 | 4.2 |
| Implied cap rate | % | 4.0 | 4.1 | 4.4 | 4.4 | 4.3 | 4.4 | 3.9 | 4.2 | 4.8 | 4.4 |
| Operating profit | million yen | 11,682 | 11,244 | 15,735 | 13,212 | 13,285 | 14,056 | 14,265 | 14,673 | 15,212 | 15,370 |
| Net income | million yen | 9,355 | 8,670 | 13,190 | 10,714 | 10,709 | 11,560 | 11,690 | 12,188 | 12,799 | 13,016 |
| Total distributions | million yen | 11,300 | 12,666 | 12,704 | 12,745 | 13,328 | 13,518 | 14,592 | 15,461 | 15,640 | 15,701 |
| Distributions per unit | yen/unit | 3,036 | 3,028 | 3,037 | 3,047 | 3,084 | 3,128 | 3,209 | 3,279 | 3,317 | 3,330 |
| Distributions of earnings | yen/unit | 2,473 | 2,073 | 3,037 | 2,624 | 2,478 | 2,623 | 2,571 | 2,585 | 2,714 | 2,761 |
| Allowance for adjustment of temporary differences | yen/unit | - | 646 | - | 284 | 306 | 361 | 342 | 368 | 377 | 374 |
| Other distributions in excess of net earnings | yen/unit | 563 | 309 | - | 139 | 300 | 144 | 296 | 326 | 226 | 195 |
| FFO | million yen | 14,772 | 17,696 | 17,568 | 17,489 | 18,282 | 18,392 | 19,447 | 19,953 | 20,798 | 21,167 |
| FFO per unit | yen/unit | 3,968 | 4,230 | 4,199 | 4,181 | 4,230 | 4,255 | 4,276 | 4,231 | 4,410 | 4,489 |
| FFO Dividend payout ratio | % | 76.5 | 71.6 | 72.3 | 72.9 | 72.9 | 73.5 | 75.0 | 77.5 | 75.2 | 74.2 |
| CAPEX | million yen | 3,212 | 3,679 | 2,521 | 1,999 | 3,255 | 2,358 | 2,535 | 2,781 | 3,261 | 3,528 |
| AFFO | million yen | 11,559 | 14,016 | 15,047 | 15,490 | 15,027 | 16,034 | 16,912 | 17,171 | 17,536 | 17,639 |
| AFFO per unit | yen/unit | 3,105 | 3,350 | 3,597 | 3,703 | 3,477 | 3,710 | 3,719 | 3,641 | 3,719 | 3,740 |
| AFFO Dividend payout ratio | % | 97.8 | 90.4 | 84.4 | 82.3 | 88.7 | 84.3 | 86.3 | 90.0 | 89.2 | 89.0 |
| E B I T D A | million yen | 17,885 | 19,864 | 22,834 | 20,138 | 20,375 | 21,111 | 21,549 | 21,979 | 22,773 | 23,049 |
| Total assets | million yen | 935,964 | 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 |
| Interest-bearing debt | million yen | 409,771 | 498,784 | 488,741 | 486,198 | 497,155 | 497,112 | 510,770 | 510,727 | 517,884 | 517,841 |
| Net assets | million yen | 479,311 | 556,104 | 556,649 | 555,090 | 571,836 | 569,843 | 600,910 | 627,868 | 625,505 | 623,014 |
| LTV | % | 43.8 | 45.1 | 44.6 | 44.6 | 44.4 | 44.5 | 43.9 | 42.8 | 43.2 | 43.3 |
| Net assets per unit (after deducting distributions) | yen/unit | 125,741 | 129,911 | 130,032 | 129,650 | 129,230 | 128,725 | 128,937 | 129,879 | 129,340 | 128,799 |
| NAV per unit (after deducting distributions) | yen/unit | 139,790 | 145,600 | 148,912 | 150,308 | 150,918 | 153,512 | 156,215 | 159,827 | 161,096 | 162,019 |
| ROA | % | 2.0 | 1.7 | 2.4 | 2.0 | 1.9 | 2.1 | 2.0 | 2.1 | 2.1 | 2.2 |
| ROE | % | 3.9 | 3.4 | 4.7 | 3.9 | 3.8 | 4.1 | 4.0 | 4.0 | 4.1 | 4.2 |
| Number of properties | properties | 252 | 272 | 268 | 271 | 281 | 278 | 289 | 294 | 298 | 299 |
| Total acquisition price | million yen | 784,607 | 932,896 | 927,318 | 922,568 | 955,984 | 960,345 | 1,011,279 | 1,031,039 | 1,051,686 | 1,066,269 |
| Book Value Total | million yen | 782,457 | 928,836 | 923,155 | 914,834 | 947,449 | 949,867 | 999,049 | 1,017,019 | 1,035,946 | 1,048,917 |
| Appraisal Value Total | million yen | 834,749 | 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 |
| Unrealized gain/loss | million yen | 52,291 | 65,626 | 78,974 | 86,415 | 93,733 | 107,126 | 124,039 | 141,212 | 149,735 | 156,640 |

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 period 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

| | Aug-20 | | Feb-21 | |
|----------------------------|-------------------------------------|-------------------------------------|-------------|--|
| | Number of Property | | 68 | |
| | Acquisition Price (mln) | | 473,585 | |
| | Ended Aug.31,2020(10th FP) | Ended Feb.28,2021(11th FP) | Differences | |
| | From Mar.1, 2020 To Aug.31, 2020 | From Sep.1, 2020 To Feb.28, 2021 | | |
| | Amount (¥ mln) | Amount (¥ mln) | (¥ mln) | |
| Property related revenues | 17,724 | 17,778 | 53 | |
| Rental revenues | 16,410 | 16,445 | 35 | |
| Other rental revenues | 1,313 | 1,332 | 18 | |
| property related expenses | 7,454 | 7,652 | 197 | |
| Property management costs | 1,056 | 1,066 | 10 | |
| Property management fees | 393 | 363 | -30 | |
| Property and other taxes | 1,738 | 1,724 | -13 | |
| Utility expenses | 995 | 938 | -56 | |
| Casualty insurance | 20 | 20 | -0 | |
| Repairs and maintenance | 691 | 839 | 148 | |
| Land rents | 99 | 101 | 2 | |
| Depreciation | 1,918 | 1,984 | 65 | |
| Other rental expenses | 541 | 612 | 70 | |
| Real estate rental profits | 10,270 | 10,125 | -144 | |
| NOI | 12,188 | 12,110 | -78 | |

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **▲143**

Of which, main factors
 • Rent and common area fees of portfolio properties 23
 • Absence of cancellation penalty fee, etc. at PMO Tamachi ▲12
 • Improvement in utility expenses 86
 • Increase in repair expenses ▲139
 • Increase in depreciation ▲65
 • Other ▲36

< Real estate rental profits of the properties acquired > **▲0**

Retail

| | Aug-20 | | Feb-21 | |
|----------------------------|-------------------------------------|-------------------------------------|-------------|--|
| | Number of Property | | 51 | |
| | Acquisition Price (mln) | | 178,342 | |
| | Ended Aug.31,2020(10th FP) | Ended Feb.28,2021(11th FP) | Differences | |
| | From Mar.1, 2020 To Aug.31, 2020 | From Sep.1, 2020 To Feb.28, 2021 | | |
| | Amount (¥ mln) | Amount (¥ mln) | (¥ mln) | |
| Property related revenues | 6,420 | 6,605 | 185 | |
| Rental revenues | 5,817 | 5,779 | -38 | |
| Other rental revenues | 602 | 826 | 223 | |
| property related expenses | 2,661 | 2,561 | -100 | |
| Property management costs | 254 | 264 | 10 | |
| Property management fees | 140 | 122 | -18 | |
| Property and other taxes | 497 | 497 | -0 | |
| Utility expenses | 353 | 377 | 23 | |
| Casualty insurance | 7 | 6 | -0 | |
| Repairs and maintenance | 196 | 92 | -104 | |
| Land rents | 104 | 104 | -0 | |
| Depreciation | 798 | 792 | -6 | |
| Other rental expenses | 307 | 302 | -4 | |
| Real estate rental profits | 3,758 | 4,044 | 285 | |
| NOI | 4,557 | 4,836 | 279 | |

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **282**

Of which, main factors
 • Rent and common area fees of portfolio properties ▲42
 • Increase in cancellation penalty fee, etc. 173
 • Decrease in repair expenses 105
 • Other 46

< Real estate rental profits of the properties acquired > **3**

Logistics

| | Aug-20 | | Feb-21 | |
|----------------------------|-------------------------------------|-------------------------------------|-------------|--|
| | Number of Property | | 21 | |
| | Acquisition Price (mln) | | 186,562 | |
| | Ended Aug.31,2020(10th FP) | Ended Feb.28,2021(11th FP) | Differences | |
| | From Mar.1, 2020 To Aug.31, 2020 | From Sep.1, 2020 To Feb.28, 2021 | | |
| | Amount (¥ mln) | Amount (¥ mln) | (¥ mln) | |
| Property related revenues | 6,313 | 6,654 | 341 | |
| Rental revenues | 6,032 | 6,380 | 348 | |
| Other rental revenues | 280 | 274 | -6 | |
| property related expenses | 2,379 | 2,606 | 226 | |
| Property management costs | 248 | 280 | 31 | |
| Property management fees | 88 | 171 | 82 | |
| Property and other taxes | 524 | 524 | -0 | |
| Utility expenses | 176 | 167 | -9 | |
| Casualty insurance | 9 | 10 | 0 | |
| Repairs and maintenance | 48 | 109 | 60 | |
| Land rents | - | - | - | |
| Depreciation | 1,250 | 1,307 | 56 | |
| Other rental expenses | 32 | 36 | 3 | |
| Real estate rental profits | 3,933 | 4,048 | 115 | |
| NOI | 5,183 | 5,355 | 171 | |

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **▲108**

Of which, main factors
 • Rent and common area fees of portfolio properties 28
 • Increase in repair expenses ▲59
 • Increase in PM fee ▲79
 • Other 2

< Real estate rental profits of the properties acquired > **223**

Residential

| | Aug-20 | | Feb-21 | |
|----------------------------|-------------------------------------|-------------------------------------|-------------|--|
| | Number of Property | | 155 | |
| | Acquisition Price (mln) | | 202,047 | |
| | Ended Aug.31,2020(10th FP) | Ended Feb.28,2021(11th FP) | Differences | |
| | From Mar.1, 2020 To Aug.31, 2020 | From Sep.1, 2020 To Feb.28, 2021 | | |
| | Amount (¥ mln) | Amount (¥ mln) | (¥ mln) | |
| Property related revenues | 6,893 | 6,784 | -109 | |
| Rental revenues | 6,397 | 6,351 | -45 | |
| Other rental revenues | 495 | 432 | -63 | |
| property related expenses | 3,125 | 3,088 | -36 | |
| Property management costs | 226 | 225 | -1 | |
| Property management fees | 385 | 353 | -32 | |
| Property and other taxes | 347 | 346 | -0 | |
| Utility expenses | 79 | 77 | -1 | |
| Casualty insurance | 7 | 7 | -0 | |
| Repairs and maintenance | 479 | 457 | -22 | |
| Land rents | - | - | - | |
| Depreciation | 1,373 | 1,370 | -3 | |
| Other rental expenses | 225 | 250 | 25 | |
| Real estate rental profits | 3,767 | 3,695 | -72 | |
| NOI | 5,141 | 5,065 | -76 | |

Main factors accounting for differences

<Real estate rental profits of the portfolio properties> **▲75**

Of which, main factors
 • Rent and common area fees of portfolio properties ▲47
 • Decrease in key money, renewal fee, etc (seasonal factor) ▲65
 • Decrease in PM fee and advertisement fee (seasonal factor) 6
 • Decrease in repair expenses 21
 • Other 10

< Real estate rental profits of the properties acquired > **2**

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

Balance Sheet

Assets

| | 10th Fiscal Period as of Aug. 31, 2020 | | 11th Fiscal Period as of Feb. 28, 2021 | |
|--|---|--------------|---|--------------|
| | Amount (¥ mln) | Ratio (%) | Amount (¥ mln) | Ratio (%) |
| Current Assets | 77,710 | 6.5 | 66,057 | 5.5 |
| Cash and Cash Equivalents | 62,537 | 5.2 | 50,887 | 4.3 |
| Cash and Cash Equivalent in Trust | 12,628 | 1.1 | 12,952 | 1.1 |
| Other Current Assets | 2,544 | 0.2 | 2,216 | 0.2 |
| Fixed Assets | 1,119,889 | 93.5 | 1,130,142 | 94.5 |
| Tangible Fixed Assets | 1,026,987 | 85.7 | 1,039,960 | 86.9 |
| Real Estate | 436,657 | 36.5 | 450,171 | 37.6 |
| Building | 135,081 | 11.3 | 139,152 | 11.6 |
| Land | 301,575 | 25.2 | 311,019 | 26.0 |
| Real Estate in Trust | 590,314 | 49.3 | 589,731 | 49.3 |
| Building in Trust | 167,401 | 14.0 | 166,857 | 13.9 |
| Land in Trust | 422,908 | 35.3 | 422,871 | 35.3 |
| Leased assets | 3 | 0.0 | 3 | 0.0 |
| Construction in progress | 16 | 0.0 | 56 | 0.0 |
| Intangible Fixed Assets | 89,348 | 7.5 | 86,738 | 7.3 |
| Goodwill | 80,342 | 6.7 | 77,720 | 6.5 |
| Leasehold rights | 1,331 | 0.1 | 1,331 | 0.1 |
| Leasehold rights in trust | 7,626 | 0.6 | 7,626 | 0.6 |
| Other | 47 | 0.0 | 60 | 0.0 |
| Investment and Other Assets | 3,553 | 0.3 | 3,444 | 0.3 |
| Long-term Repaid Expenses | 2,090 | 0.2 | 1,976 | 0.2 |
| Long-term deposits | 527 | 0.0 | 542 | 0.0 |
| Security Deposits | 936 | 0.1 | 925 | 0.1 |
| Derivatives Assets | - | 0.0 | - | 0.0 |
| Deferred Assets | 165 | 0.0 | 157 | 0.0 |
| Investment Corporation Bond Issuing Expenses | 165 | 0.0 | 157 | 0.0 |
| Total Assets | 1,197,766 | 100.0 | 1,196,357 | 100.0 |

Liabilities and Net Assets

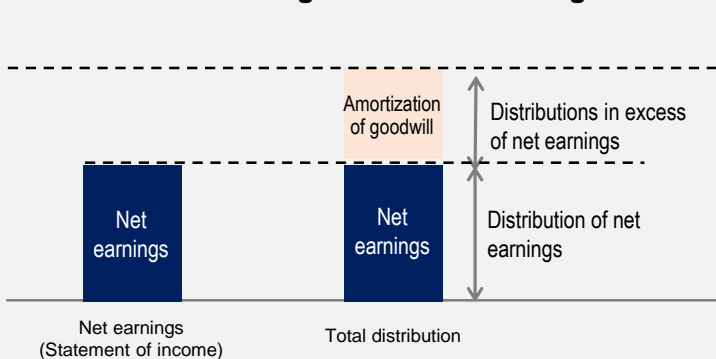
| | 10th Fiscal Period as of Aug. 31, 2020 | | 11th Fiscal Period as of Feb. 28, 2021 | |
|--|---|--------------|---|--------------|
| | Amount (¥ mln) | Ratio (%) | Amount (¥ mln) | Ratio (%) |
| Current liabilities | 72,833 | 6.1 | 71,436 | 6.0 |
| Trade Accounts Payable | 2,536 | 0.2 | 2,482 | 0.2 |
| Current portion of long-term debt | 61,135 | 5.1 | 58,760 | 4.9 |
| Lease obligations in trust | 0 | 0.0 | 0 | 0.0 |
| Other accounts payable | 2,883 | 0.2 | 3,432 | 0.3 |
| Accrued expenses | 337 | 0.0 | 314 | 0.0 |
| Accrued income taxes | 3 | 0.0 | 1 | 0.0 |
| Accrued consumption taxes | 134 | 0.0 | 552 | 0.0 |
| Rent Received in Advance | 5,584 | 0.5 | 5,641 | 0.5 |
| Unearned revenue | 112 | 0.0 | 94 | 0.0 |
| Provision for loss on disaster | 3 | 0.0 | 31 | 0.0 |
| Derivatives liabilities | 64 | 0.0 | 106 | 0.0 |
| Other current liabilities | 36 | 0.0 | 18 | 0.0 |
| Fixed Liabilities | 499,426 | 41.7 | 501,906 | 42.0 |
| Investment Corporation Bonds | 32,000 | 2.7 | 32,000 | 2.7 |
| Long-term Loans | 424,748 | 35.5 | 427,081 | 35.7 |
| Lease obligations in trust | 3 | 0.0 | 2 | 0.0 |
| Long-term advanced received | 75 | 0.0 | 34 | 0.0 |
| Security deposits from tenants | 13,834 | 1.2 | 14,049 | 1.2 |
| Security deposits from tenants in trust | 28,343 | 2.4 | 28,492 | 2.4 |
| Derivatives liabilities | 421 | 0.0 | 245 | 0.0 |
| Total liabilities | 572,260 | 47.8 | 573,343 | 47.9 |
| Total unitholder's equity | 625,989 | 52.3 | 623,366 | 52.1 |
| Unitholders' capital | 244,307 | 20.4 | 244,606 | 20.4 |
| Surplus | 381,681 | 31.9 | 378,759 | 31.7 |
| Capital surplus | 394,012 | 32.9 | 394,012 | 32.9 |
| Allowance for temporary difference adjustments | -13,515 | -1.1 | -14,994 | -1.3 |
| Other deduction from capital surplus | -12,398 | -1.0 | -13,763 | -1.2 |
| Total deduction from capital surplus | -25,914 | -2.2 | -28,757 | -2.4 |
| Retained earnings | 13,583 | 1.1 | 13,503 | 1.1 |
| Valuation and translation adjustments | -484 | -0.0 | -351 | -0.0 |
| Deferred gains or losses on hedges | -484 | -0.0 | -351 | -0.0 |
| Total net assets | 625,505 | 52.2 | 623,014 | 52.1 |
| Total liabilities and net assets | 1,197,766 | 100.0 | 1,196,357 | 100.0 |

Distribution Policy and Distribution in Excess of Net Earnings in the 11th FP



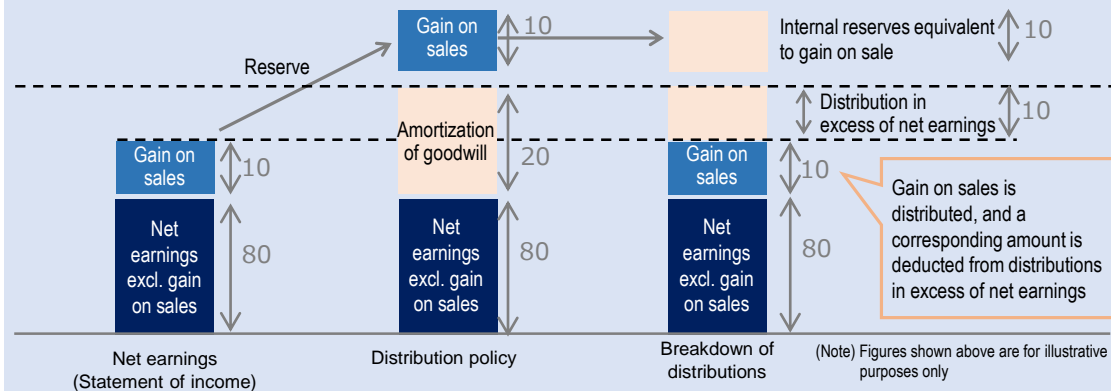
Basic distribution policy

Distribute net earnings + amortization of goodwill

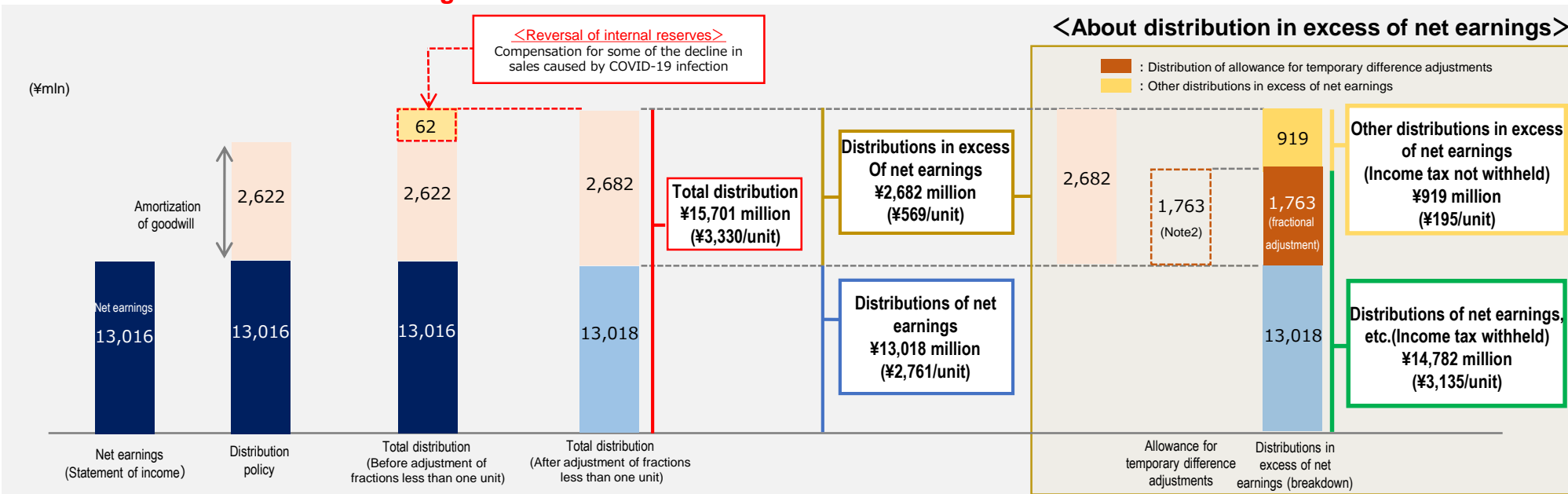


Distribution policy if gain on sales of real estate occurs

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 11th 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~



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 |

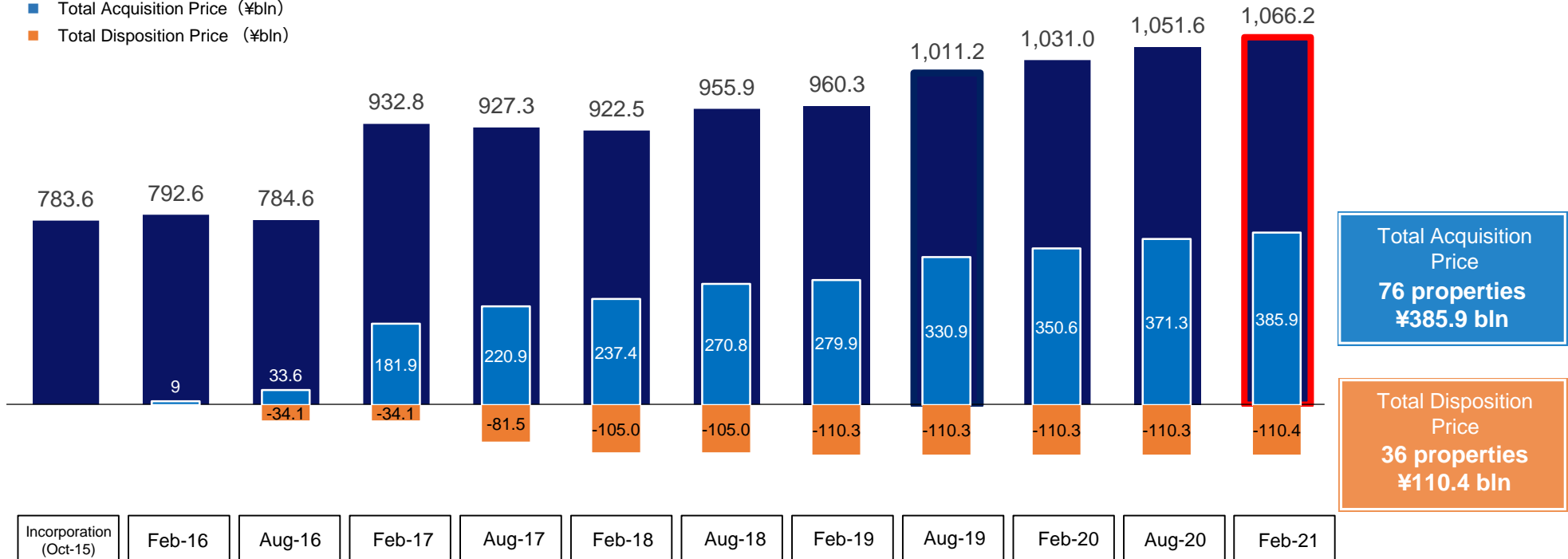
Acquisition of high-quality properties mainly developed by the Sponsor

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

| | Feb. 2021 FP |
|-----------------------------|---------------------------|
| Number of Properties | 299 |
| Ratio of top 10 Properties | 22.0% |
| Ratio of Greater Tokyo area | 83.0% |
| Average building age | 19.3yrs |
| DPU (Note1) | ¥3,330 (+25.4%) |

(Note2)
(24.7 years without SPR)

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



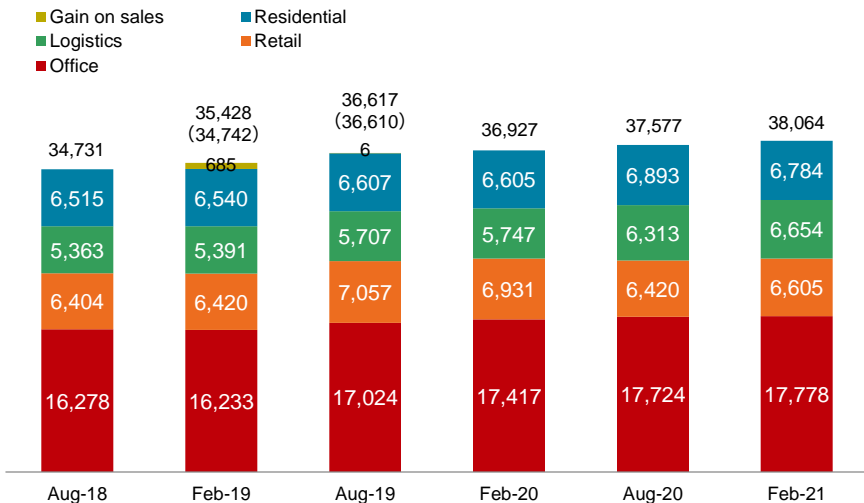
(Note1) Distributions for February 2016 FP are calculated on a six-month basis for 152 operating days.

(Note2) It is an average building age without taking into account the effect of property acquisition and disposition from the original portfolio at incorporation until the end of February, 2021.

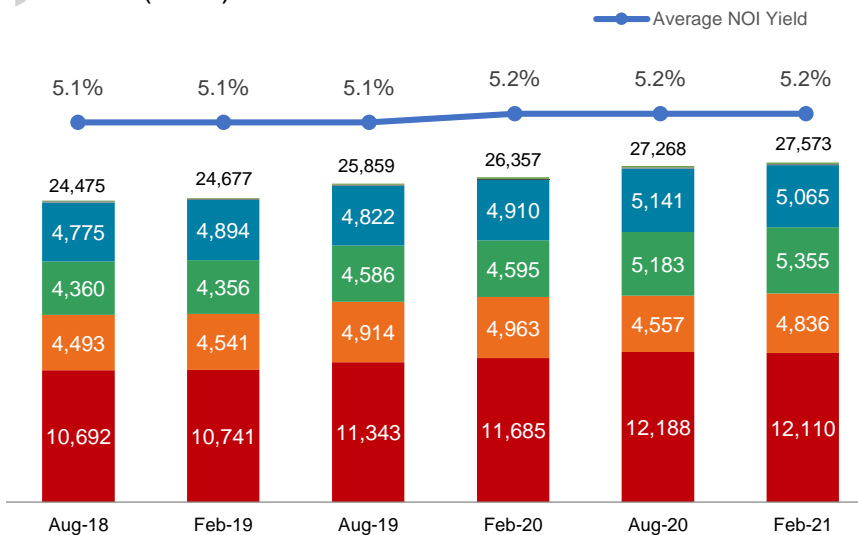
Changes in Main Indices

Operating revenues (¥mln)

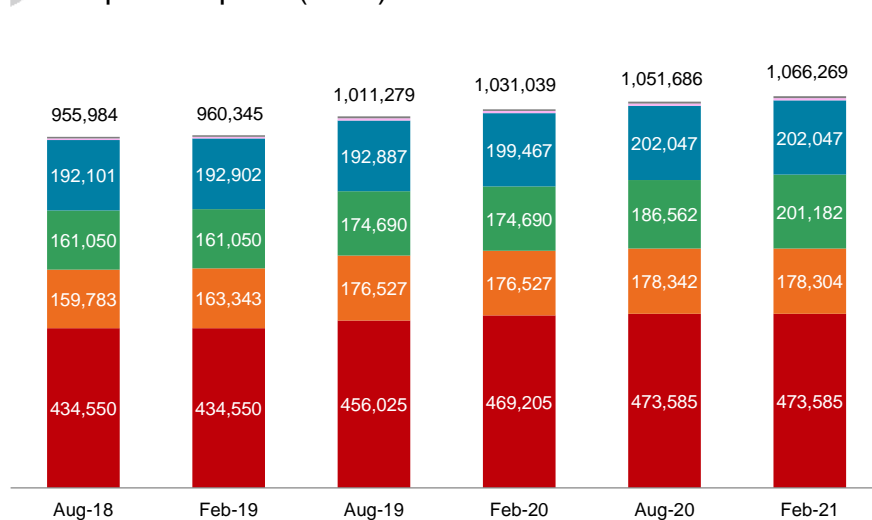
*Figures in parenthesis indicate total operating revenues excluding gain on sales.



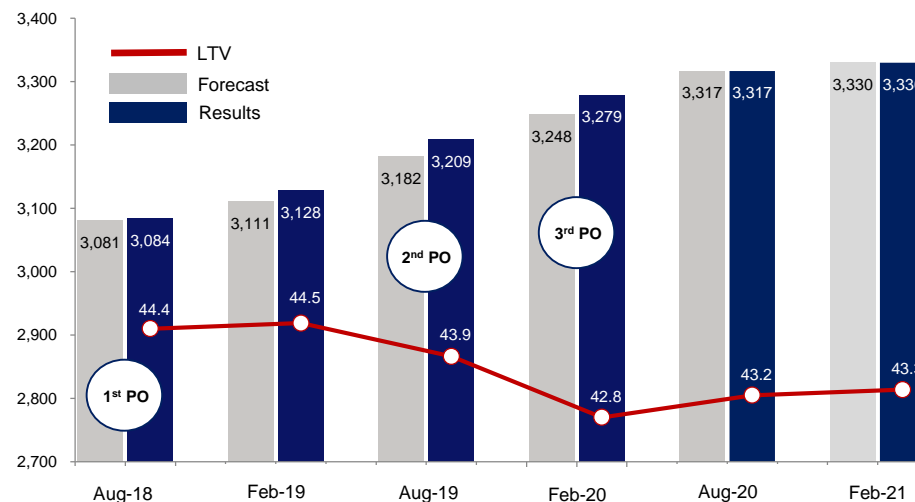
NOI (¥mln)



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 (%)

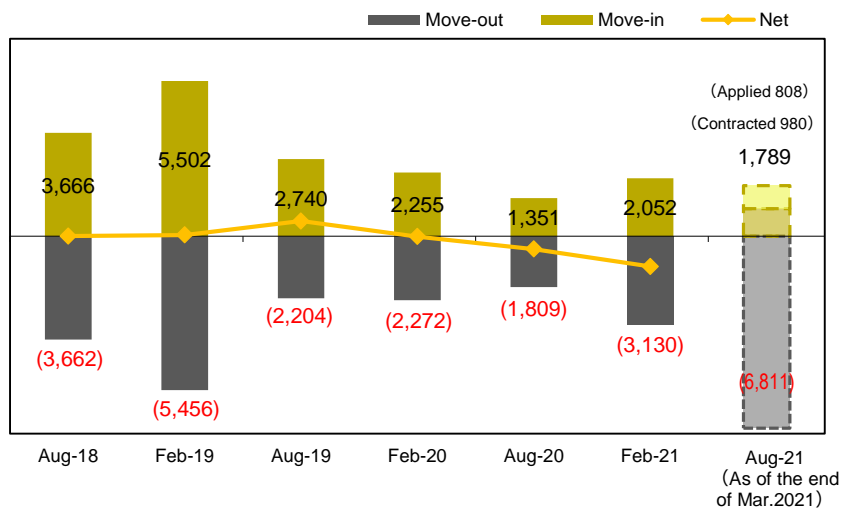
| | Aug-18 | Feb-19 | Aug-19 | Feb-20 | Aug-20 | Feb-21 |
|-------------|--------|--------|--------|--------|--------|--------|
| Office | 99.4 | 99.4 | 99.8 | 99.8 | 99.4 | 98.9 |
| Retail | 99.6 | 99.6 | 99.1 | 99.2 | 99.5 | 98.8 |
| Logistics | 100.0 | 100.0 | 100.0 | 98.5 | 100.0 | 100.0 |
| Residential | 97.0 | 97.2 | 96.8 | 97.3 | 95.9 | 96.5 |
| Hotels | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 56.9 |
| Others | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Total | 99.3 | 99.3 | 99.3 | 98.8 | 99.1 | 98.8 |

▶ Average Rent (¥ / tsubo)

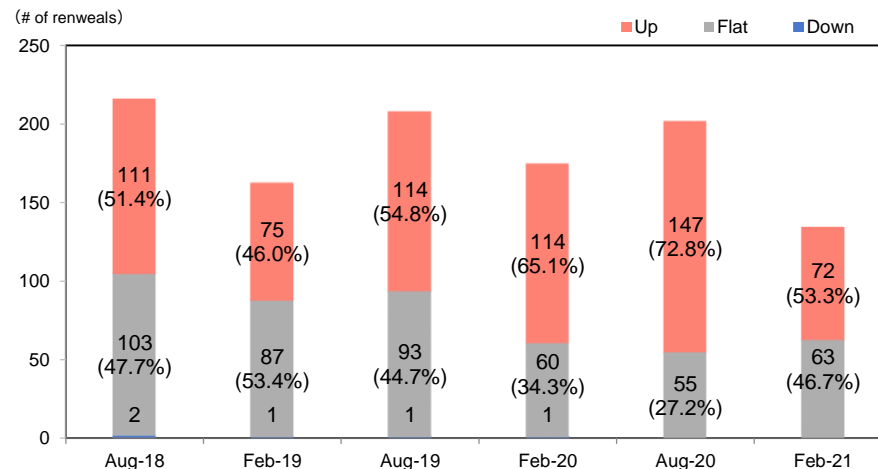
| | Aug-18 | Feb-19 | Aug-19 | Feb-20 | Aug-20 | Feb-21 |
|-------------|--------|--------|--------|--------|--------|--------|
| Office | 17,548 | 17,723 | 18,060 | 18,301 | 18,510 | 18,603 |
| Retail | 8,461 | 8,255 | 8,642 | 8,693 | 8,727 | 8,566 |
| Logistics | 3,922 | 3,936 | 3,983 | 3,999 | 4,003 | 3,975 |
| Residential | 11,234 | 11,327 | 11,358 | 11,520 | 11,602 | 11,606 |

Asset Management Status - Office -

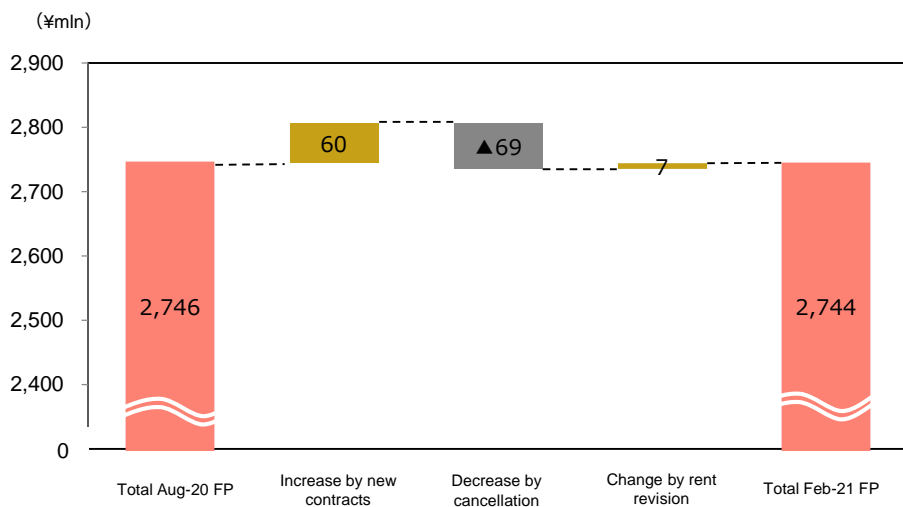
Change in floor area from move-ins & move-outs (Tsubo)



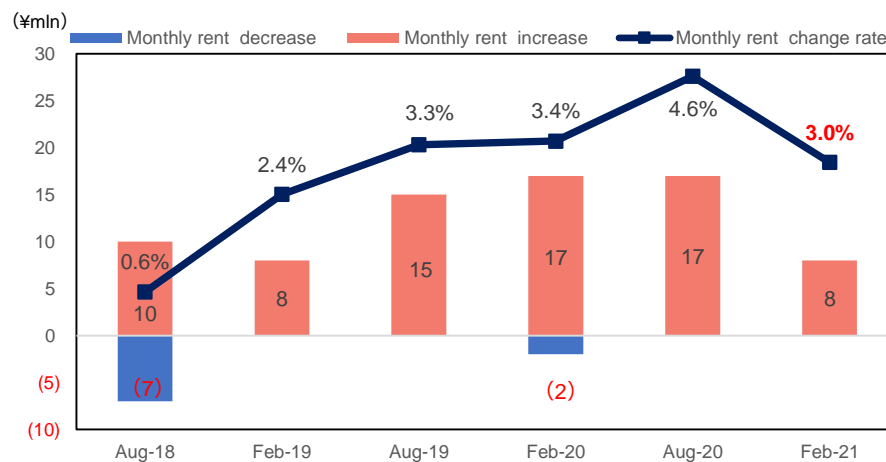
Contract renewals (number of renewals)



Increase/decrease in monthly contract rent



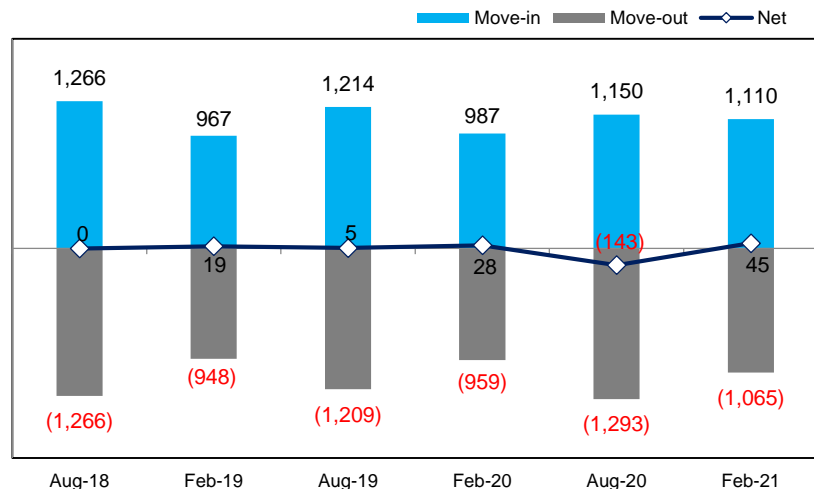
Rent change (amount) status



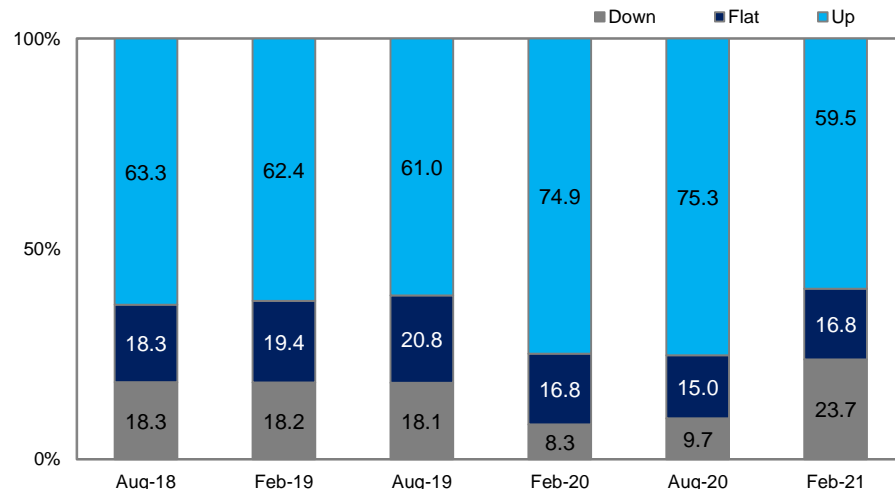
(Note) For tenants whose rent revision conditions have not been finalized at the end of the 11th FP, the previous conditions are shown.

Asset Management Status - Residential -

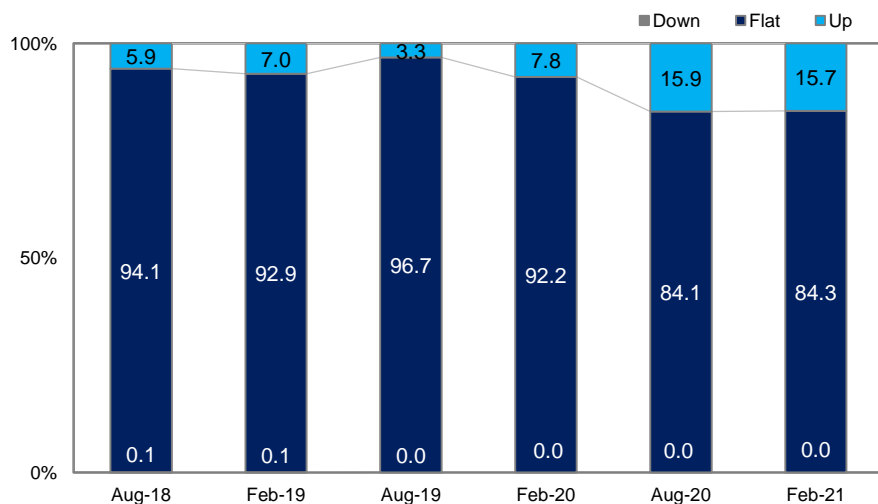
Change in move-ins and move-outs (unit)



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



Rent change at renewals (%)



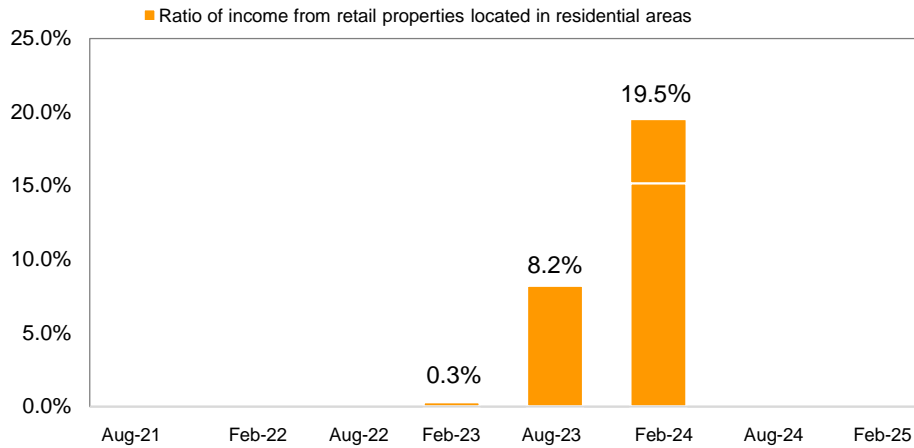
Occupancy rate by area

| | Aug-18 | Feb-19 | Aug-19 | Feb-20 | Aug-20 | Feb-21 |
|------------|--------|--------|--------|--------|--------|--------|
| Total | 97.0% | 97.2% | 96.8% | 97.3% | 95.9% | 96.5% |
| Tokyo area | 97.6% | 98.1% | 97.1% | 98.1% | 96.5% | 97.1% |
| Sapporo | 96.7% | 96.6% | 96.3% | 95.5% | 94.6% | 95.7% |
| Sendai | 95.0% | 96.5% | 97.3% | 93.8% | 91.1% | 98.1% |
| Nagoya | 96.3% | 92.1% | 94.9% | 95.0% | 94.4% | 92.3% |
| Osaka | 93.0% | 91.7% | 96.2% | 94.9% | 95.1% | 90.9% |
| Fukuoka | 96.3% | 97.4% | 96.2% | 98.8% | 97.2% | 99.3% |

Asset Management Status - Retail -

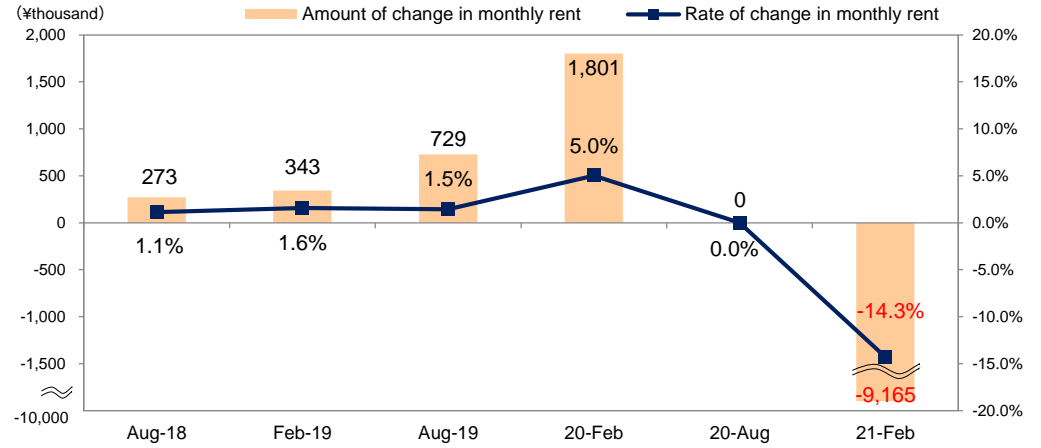


▶ Retail properties located in residential areas : Lease team diversification (rent basis)

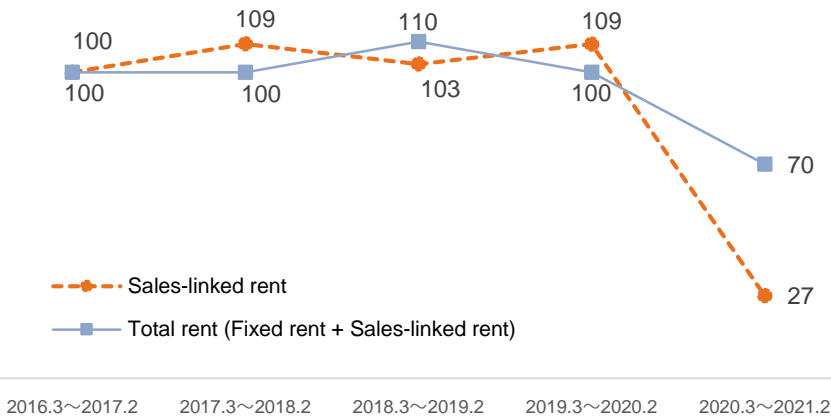


(Note) Contracts that do not set a lease term (legal renewal) are not included

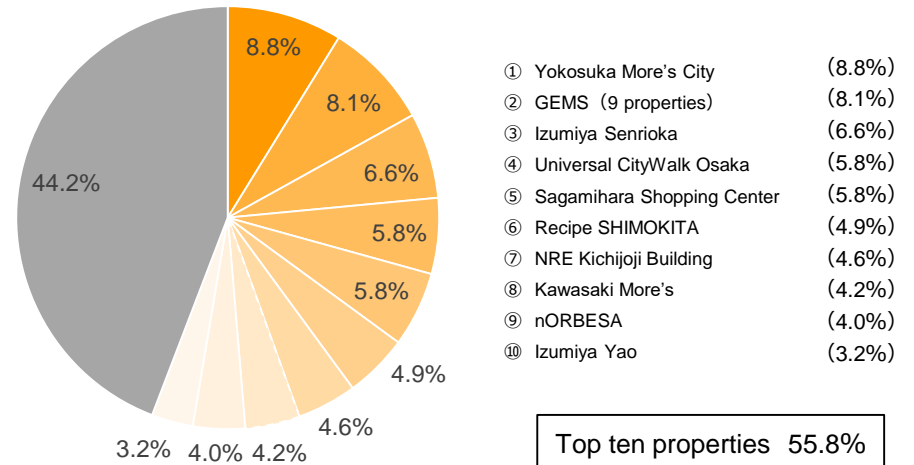
▶ Amount of change in monthly rent and rate of change in monthly rent upon rent revision (Retail properties in station area)



▶ UCW : Change in rent (index)



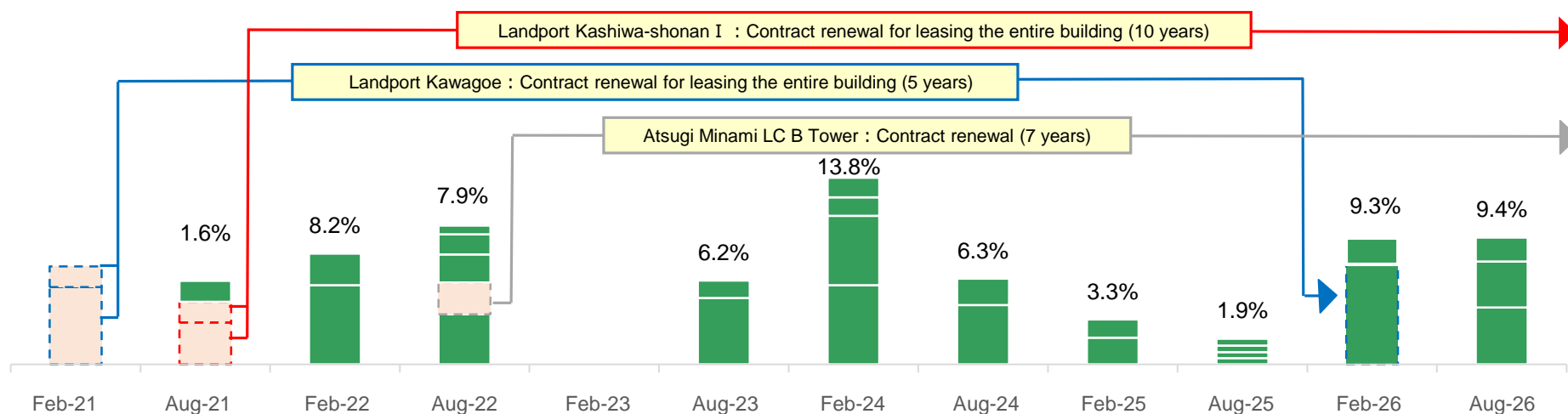
▶ NOI breakdown of retail properties at the end of Feb. 2021 FP



(Note) Sales-linked rent and total rent from 2016.3~2017.2 are indexed at 100.

Asset Management Status - Logistics -

Lease maturities (rent basis)



Rent revision status

| Property | Tenant | Rent type | 2021 | | 2022 | | Remarks |
|----------------------------|---------------------------------|-----------|------|------|------|------|--------------|
| | | | Feb. | Aug. | Feb. | Aug. | |
| Landport Hachioji | Nakano Shokai Co.,Ltd. | Fixed | | | | | Negotiating |
| Landport Kashiwa-shonan II | Undisclosed and other 1 company | Fixed | | | | | Negotiating |
| Kawaguchi LC A Tower | Undisclosed | Fixed | | | | | Negotiating |
| Sagamihara Onodai LC | Fukuyama Transporting Co., Ltd. | Fixed | | | | | Index linked |

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 (External Certification)

NMF's Initiatives

<MSCI Japan ESG Select Leader's Index>

2020 CONSTITUENT MSCI JAPAN
ESG SELECT LEADERS INDEX

NMF obtained "A" at the MSCI ESG Ratings

<GRESB>



"Green-Star"
in the Real Estate Assessment for
five consecutive years



"A"
in the Public Disclosure Level
for four consecutive years

< DBJ Green Building Certification > < BELS Certification >



DBJ Green Building

- 87 properties certified in total
- Certified rate is 66.2% (Note)



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

(Note) The figure is calculated based on the floor area excluding land as of Feb.28, 2021

<ESG Annual Report>



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

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.



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.



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.



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 | Rakuten,Inc. | Logistics | Landport Higashi-Narashino | 61,088.01 | 2.9 |
| 4 | Ito-Yokado Co., Ltd. | Retail | Sagamihara Shopping Center | 60,991.12 | 2.9 |
| 5 | (Not disclosed) | Logistics Office | Landport Ome I Shinjuku Nomura Building | 58,383.71 | 2.8 |
| 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 | 29.4 |

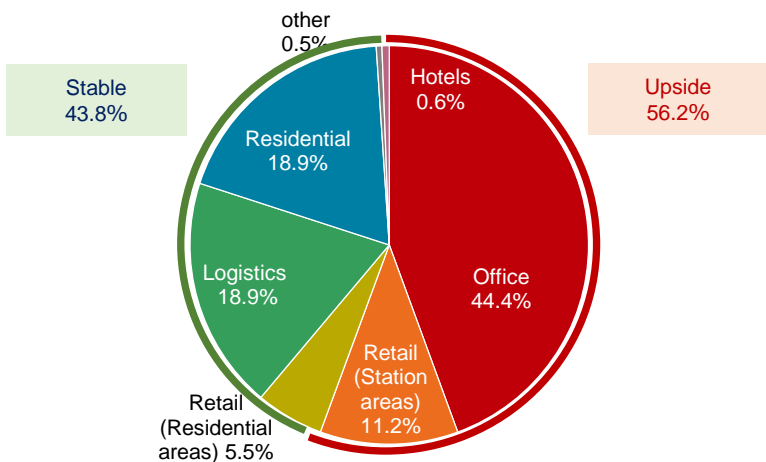
(Note) Pass-through type master lease contracts are excluded from the calculation

Portfolio Summary as of February 28, 2021

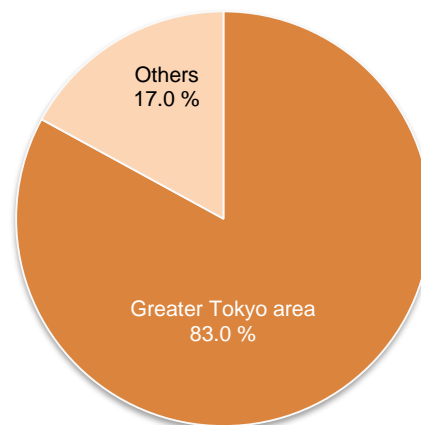
Portfolio Summary

| | Number of properties | Acquisition price (¥ mln) | Appraisal value (¥ mln) | Building age (years) | Floor area (㎡) | Leased area (㎡) |
|---------------------------|----------------------|---------------------------|-------------------------|----------------------|---------------------|---------------------|
| Total | 299 | 1,066,269 | 1,205,558 | 19.3 | 2,492,680.36 | 2,081,994.04 |
| Office | 68 | 473,585 | 532,200 | 25.5 | 816,899.89 | 487,684.14 |
| Retail | 51 | 178,304 | 201,629 | 18.4 | 389,743.84 | 366,377.33 |
| Retail(Station areas) | 24 | 119,456 | 131,510 | 17.8 | 167,610.33 | 120,394.37 |
| Retail(Residential areas) | 27 | 58,848 | 70,119 | 20.0 | 222,133.51 | 245,982.96 |
| Logistics | 22 | 201,182 | 240,550 | 10.4 | 901,024.18 | 902,305.12 |
| Residential | 155 | 202,047 | 219,509 | 14.6 | 377,313.36 | 306,770.74 |
| Hotels | 2 | 6,250 | 6,240 | 12.8 | 7,699.09 | 4,425.36 |
| Other | 1 | 4,900 | 5,430 | - | - | 14,431.35 |

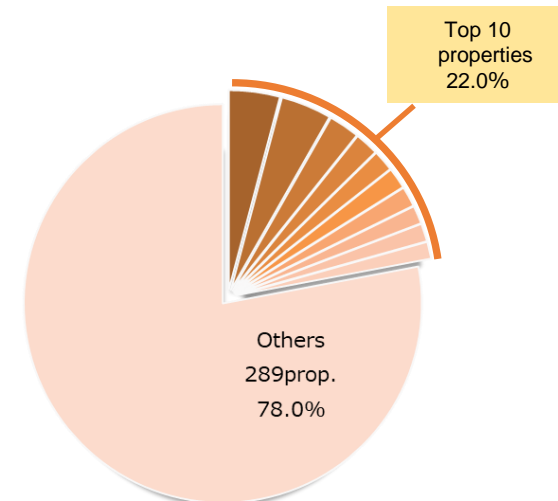
Portfolio Data



Balanced portfolio mix



Concentration in Greater Tokyo area



Advanced property diversification

Portfolio List

| Area | Use | Property name | Acquisition price (million yen) | Aug. 2020 | | | | Feb. 2021 | | | | Comparison b/w Aug.2020 and Feb.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 | 46,444 | 49,200 | 3.6 | 2,755 | 46,761 | 49,500 | 3.6 | 2,738 | 300 | 0.6 | 0.0 |
| Of-T-002 | Tokyo | Office | NRE Tennozu Building | 20,500 | 20,688 | 21,600 | 4.0 | 911 | 20,703 | 21,600 | 4.0 | 896 | 0 | 0.0 | 0.0 |
| Of-T-003 | Tokyo | Office | Kojimachi Millennium Garden | 26,700 | 26,412 | 28,000 | 3.7 | 1,587 | 26,462 | 28,000 | 3.7 | 1,537 | 0 | 0.0 | 0.0 |
| Of-T-006 | Tokyo | Office | NMF Shinjuku Minamiguchi Building | 10,000 | 10,134 | 12,500 | 3.4 | 2,365 | 10,134 | 12,500 | 3.4 | 2,365 | 0 | 0.0 | 0.0 |
| Of-T-007 | Tokyo | Office | NMF Shibuya Koen-dori Building | 10,400 | 10,509 | 10,700 | 3.6 | 190 | 10,516 | 10,700 | 3.6 | 183 | 0 | 0.0 | 0.0 |
| Of-T-008 | Tokyo | Office | Secom Medical Building | 11,100 | 10,727 | 12,200 | 3.7 | 1,472 | 10,684 | 12,200 | 3.7 | 1,515 | 0 | 0.0 | 0.0 |
| Of-T-009 | Tokyo | Office | NMF Shiba Building | 7,040 | 7,093 | 7,420 | 4.1 | 326 | 7,103 | 7,150 | 4.1 | 46 | -270 | -3.6 | 0.0 |
| Of-T-010 | Tokyo | Office | Nishi Shinjuku Showa Building | 8,140 | 8,170 | 8,050 | 4.2 | -120 | 8,211 | 8,050 | 4.2 | -161 | 0 | 0.0 | 0.0 |
| Of-T-011 | Tokyo | Office | NRE Shibuya Dogenzaka Building | 5,310 | 5,307 | 5,840 | 3.6 | 532 | 5,340 | 5,800 | 3.6 | 459 | -40 | -0.7 | 0.0 |
| Of-T-013 | Tokyo | Office | Iwamoto-cho Toyo Building | 4,050 | 4,035 | 4,950 | 3.6 | 914 | 4,021 | 4,950 | 3.6 | 928 | 0 | 0.0 | 0.0 |
| Of-T-015 | Tokyo | Office | NMF Surugadai Building | 4,690 | 4,686 | 5,630 | 3.7 | 943 | 4,678 | 5,600 | 3.7 | 921 | -30 | -0.5 | 0.0 |
| Of-T-016 | Tokyo | Office | PMO Nihonbashi Honcho | 4,320 | 4,111 | 5,080 | 3.4 | 968 | 4,091 | 4,900 | 3.4 | 808 | -180 | -3.5 | 0.0 |
| Of-T-017 | Tokyo | Office | PMO Nihonbashi Kayabacho | 5,010 | 4,784 | 6,210 | 3.4 | 1,425 | 4,785 | 6,210 | 3.4 | 1,424 | 0 | 0.0 | 0.0 |
| Of-T-018 | Tokyo | Office | NMF Gotanda Ekimae Building | 4,430 | 4,622 | 5,280 | 4.4 | 657 | 4,633 | 5,280 | 4.4 | 646 | 0 | 0.0 | 0.0 |
| Of-T-019 | Tokyo | Office | NRE Higashi-nihonbashi Building | 3,570 | 3,653 | 4,310 | 4.0 | 656 | 3,708 | 4,320 | 4.0 | 611 | 10 | 0.2 | 0.0 |
| Of-T-020 | Tokyo | Office | PMO Akihabara | 4,240 | 4,052 | 5,800 | 3.6 | 1,747 | 4,042 | 5,810 | 3.6 | 1,767 | 10 | 0.2 | 0.0 |
| Of-T-021 | Tokyo | Office | Hatchobori NF Building | 2,480 | 2,441 | 2,540 | 3.7 | 98 | 2,435 | 2,540 | 3.7 | 104 | 0 | 0.0 | 0.0 |
| Of-T-022 | Tokyo | Office | NMF Kanda Iwamotocho Building | 4,160 | 4,202 | 4,390 | 3.8 | 187 | 4,188 | 4,510 | 3.8 | 321 | 120 | 2.7 | 0.0 |
| Of-T-023 | Tokyo | Office | NMF Takanawa Building | 2,830 | 2,836 | 3,280 | 3.9 | 443 | 2,846 | 3,290 | 3.9 | 443 | 10 | 0.3 | 0.0 |
| Of-T-024 | Tokyo | Office | PMO Hatchobori | 2,880 | 2,707 | 3,650 | 3.6 | 942 | 2,706 | 3,430 | 3.6 | 723 | -220 | -6.0 | 0.0 |
| Of-T-026 | Tokyo | Office | PMO Nihonbashi Odenmachi | 2,210 | 2,108 | 2,940 | 3.8 | 831 | 2,111 | 2,960 | 3.8 | 848 | 20 | 0.7 | 0.0 |
| Of-T-028 | Tokyo | Office | PMO Higashi-nihonbashi | 1,690 | 1,578 | 2,110 | 3.9 | 531 | 1,575 | 1,960 | 3.9 | 384 | -150 | -7.1 | 0.0 |
| Of-T-029 | Tokyo | Office | NRE Ueno Building | 6,470 | 6,572 | 7,030 | 3.7 | 457 | 6,572 | 7,040 | 3.7 | 467 | 10 | 0.1 | 0.0 |
| Of-T-031 | Tokyo | Office | NF Hongo Building | 4,890 | 4,895 | 5,160 | 4.4 | 264 | 4,909 | 5,150 | 4.4 | 240 | -10 | -0.2 | 0.0 |
| Of-T-034 | Tokyo | Office | Crystal Park Building | 3,390 | 3,333 | 3,450 | 4.6 | 116 | 3,323 | 3,370 | 4.6 | 46 | -80 | -2.3 | 0.0 |
| Of-T-035 | Tokyo | Office | NMF Kichijoji Honcho Building | 1,780 | 1,841 | 2,140 | 4.3 | 298 | 1,840 | 2,180 | 4.3 | 339 | 40 | 1.9 | 0.0 |
| Of-T-036 | Tokyo | Office | Faret Tachikawa Center Square | 3,850 | 3,848 | 4,550 | 4.2 | 701 | 3,839 | 4,340 | 4.2 | 500 | -210 | -4.6 | 0.0 |
| Of-T-037 | Tokyo | Office | NMF Kawasaki Higashiguchi Building | 7,830 | 8,015 | 9,350 | 4.6 | 1,334 | 8,041 | 9,350 | 4.6 | 1,308 | 0 | 0.0 | 0.0 |
| Of-T-038 | Tokyo | Office | NMF Yokohama Nishiguchi Building | 5,460 | 5,614 | 7,580 | 3.9 | 1,965 | 5,603 | 7,640 | 3.9 | 2,036 | 60 | 0.8 | 0.0 |
| Of-T-039 | Tokyo | Office | NMF Shin-Yokohama Building | 2,620 | 2,783 | 3,080 | 4.6 | 296 | 2,793 | 2,870 | 4.6 | 76 | -210 | -6.8 | 0.0 |
| Of-T-041 | Tokyo | Office | PMO Tamachi | 6,210 | 6,109 | 8,200 | 3.2 | 2,090 | 6,115 | 8,360 | 3.2 | 2,244 | 160 | 2.0 | 0.0 |
| Of-T-042 | Tokyo | Office | PMO Ginza Hatchome | 3,970 | 3,930 | 5,100 | 3.1 | 1,169 | 3,928 | 5,130 | 3.1 | 1,201 | 30 | 0.6 | 0.0 |
| Of-T-043 | Tokyo | Office | PMO Shibakoen | 3,900 | 3,841 | 5,200 | 3.3 | 1,358 | 3,839 | 5,210 | 3.3 | 1,370 | 10 | 0.2 | 0.0 |
| Of-T-044 | Tokyo | Office | NEC Head Office Building | 44,100 | 44,446 | 45,400 | 3.7 | 953 | 44,377 | 46,600 | 3.7 | 2,222 | 1,200 | 2.6 | 0.0 |
| Of-T-045 | Tokyo | Office | Harumi Island Triton Square Office Tower Y | 18,200 | 17,935 | 18,800 | 3.8 | 864 | 17,919 | 17,800 | 3.8 | -119 | -1,000 | -5.3 | 0.0 |
| Of-T-046 | Tokyo | Office | NMF Aoyama 1-chome Building | 10,400 | 10,469 | 13,600 | 3.1 | 3,130 | 10,501 | 13,900 | 3.1 | 3,398 | 300 | 2.2 | 0.0 |
| Of-T-047 | Tokyo | Office | NMF Takebashi Building | 8,330 | 8,377 | 8,980 | 3.7 | 602 | 8,446 | 8,950 | 3.7 | 503 | -30 | -0.3 | 0.0 |
| Of-T-048 | Tokyo | Office | Harumi Island Triton Square Office Tower Z | 8,180 | 8,033 | 8,930 | 3.8 | 876 | 8,039 | 8,470 | 3.8 | 430 | -460 | -5.2 | 0.0 |
| Of-T-049 | Tokyo | Office | NMF Kayabacho Building | 6,070 | 6,089 | 7,830 | 3.9 | 1,740 | 6,086 | 7,910 | 3.9 | 1,823 | 80 | 1.0 | 0.0 |
| Of-T-050 | Tokyo | Office | NMF Shinjuku EAST Building | 5,710 | 5,658 | 6,370 | 3.8 | 711 | 5,727 | 6,370 | 3.8 | 642 | 0 | 0.0 | 0.0 |
| Of-T-051 | Tokyo | Office | NMF Shiba-Koen Building | 3,620 | 3,803 | 4,280 | 3.6 | 476 | 3,786 | 4,290 | 3.6 | 503 | 10 | 0.2 | 0.0 |
| Of-T-052 | Tokyo | Office | NMF Ginza 4-chome Building | 1,850 | 1,917 | 2,310 | 3.5 | 392 | 1,912 | 2,310 | 3.5 | 397 | 0 | 0.0 | 0.0 |
| Of-T-053 | Tokyo | Office | Faret East Building | 1,850 | 1,864 | 2,110 | 4.2 | 245 | 1,852 | 2,110 | 4.2 | 257 | 0 | 0.0 | 0.0 |
| Of-T-054 | Tokyo | Office | PMO Shinnihonbashi | 4,440 | 4,397 | 5,170 | 3.4 | 772 | 4,382 | 5,170 | 3.4 | 787 | 0 | 0.0 | 0.0 |

Portfolio List

| Area | Use | Property name | Acquisition price (million yen) | Aug. 2020 | | | | Feb. 2021 | | | | Comparison b/w Aug.2020 and Feb.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 | 3,387 | 4,220 | 3.2 | 832 | 3,388 | 4,230 | 3.2 | 841 | 10 | 0.2 | 0.0 |
| Of-T-056 | Tokyo | Office | PMO Nihonbashi Mitsukoshi-mae | 4,310 | 4,320 | 5,480 | 2.9 | 1,159 | 4,318 | 5,480 | 2.9 | 1,161 | 0 | 0.0 | 0.0 |
| Of-T-057 | Tokyo | Office | PMO Shibadaimon | 2,130 | 2,136 | 2,410 | 3.3 | 273 | 2,140 | 2,420 | 3.3 | 279 | 10 | 0.4 | 0.0 |
| Of-T-058 | Tokyo | Office | PMO Tamachi Higashi | 10,900 | 10,950 | 12,000 | 3.2 | 1,049 | 10,926 | 12,000 | 3.2 | 1,073 | 0 | 0.0 | 0.0 |
| Of-T-059 | Tokyo | Office | PMO Hatchobori Shinkawa | 3,805 | 3,822 | 4,220 | 3.5 | 397 | 3,810 | 4,240 | 3.5 | 429 | 20 | 0.5 | 0.0 |
| Of-T-060 | Tokyo | Office | PMO Kyobashi Higashi | 2,880 | 2,897 | 3,180 | 3.4 | 282 | 2,898 | 3,180 | 3.4 | 281 | 0 | 0.0 | 0.0 |
| Of-T-061 | Tokyo | Office | PMO Ochanomizu | 3,890 | 3,906 | 4,300 | 3.3 | 393 | 3,904 | 4,310 | 3.3 | 405 | 10 | 0.2 | 0.0 |
| Of-T-062 | Tokyo | Office | PMO Akihabara Kita | 8,450 | 8,524 | 9,110 | 3.4 | 585 | 8,490 | 9,130 | 3.4 | 639 | 20 | 0.2 | 0.0 |
| Of-T-063 | Tokyo | Office | PMO Higashi-Shinbashi | 4,730 | 4,795 | 5,240 | 3.3 | 444 | 4,788 | 5,250 | 3.3 | 461 | 10 | 0.2 | 0.0 |
| Of-T-064 | Tokyo | Office | PMO Hamamatsucho | 4,380 | 4,430 | 4,920 | 3.2 | 489 | 4,424 | 4,930 | 3.2 | 505 | 10 | 0.2 | 0.0 |
| Of-S-001 | Other | Office | Sapporo North Plaza | 6,250 | 6,371 | 8,200 | 4.4 | 1,828 | 6,414 | 8,280 | 4.4 | 1,865 | 80 | 1.0 | 0.0 |
| Of-S-002 | Other | Office | NRE Sapporo Building | 4,140 | 3,786 | 4,960 | 4.5 | 1,173 | 3,773 | 4,980 | 4.5 | 1,206 | 20 | 0.4 | 0.0 |
| Of-S-004 | Other | Office | NMF Sendai Aoba-dori Building | 2,030 | 2,200 | 2,690 | 5.4 | 489 | 2,219 | 2,690 | 5.4 | 470 | 0 | 0.0 | 0.0 |
| Of-S-005 | Other | Office | NMF Utsunomiya Building | 2,320 | 2,490 | 2,380 | 5.3 | -110 | 2,473 | 2,380 | 5.3 | -93 | 0 | 0.0 | 0.0 |
| Of-S-006 | Other | Office | NMF Nagoya Fushimi Building | 2,240 | 2,022 | 2,300 | 4.2 | 277 | 2,004 | 2,300 | 4.2 | 295 | 0 | 0.0 | 0.0 |
| Of-S-007 | Other | Office | NMF Nagoya Yanagibashi Building | 2,280 | 2,377 | 2,190 | 4.8 | -187 | 2,375 | 2,260 | 4.8 | -115 | 70 | 3.2 | 0.0 |
| Of-S-008 | Other | Office | NRE Kyoto Center Building | 18,300 | 18,023 | 19,200 | 4.5 | 1,176 | 18,034 | 19,200 | 4.5 | 1,165 | 0 | 0.0 | 0.0 |
| Of-S-009 | Other | Office | SORA Shin-Osaka 21 | 12,100 | 11,948 | 11,400 | 4.2 | -548 | 12,012 | 12,000 | 4.2 | -12 | 600 | 5.3 | 0.0 |
| Of-S-010 | Other | Office | NRE Osaka Building | 6,100 | 7,655 | 7,240 | 4.5 | -415 | 7,757 | 7,320 | 4.5 | -437 | 80 | 1.1 | 0.0 |
| Of-S-011 | Other | Office | NRE Nishi-Umeda Building | 3,450 | 3,562 | 3,820 | 4.2 | 257 | 3,569 | 3,820 | 4.2 | 250 | 0 | 0.0 | 0.0 |
| Of-S-012 | Other | Office | NRE Yotsubashi Building | 4,000 | 4,110 | 4,690 | 4.3 | 579 | 4,283 | 4,720 | 4.3 | 436 | 30 | 0.6 | 0.0 |
| Of-S-013 | Other | Office | NRE Hiroshima Building | 2,280 | 2,386 | 2,740 | 5.4 | 353 | 2,377 | 2,740 | 5.4 | 362 | 0 | 0.0 | 0.0 |
| Of-S-014 | Other | Office | NMF Hakata Ekimae Building | 4,210 | 4,207 | 5,700 | 4.4 | 1,492 | 4,230 | 5,760 | 4.4 | 1,529 | 60 | 1.1 | 0.0 |
| Of-S-015 | Other | Office | NMF Tenjin-Minami Building | 2,230 | 2,072 | 2,670 | 4.5 | 597 | 2,060 | 2,800 | 4.5 | 739 | 130 | 4.9 | 0.0 |
| | | | | 473,585 | 477,501 | 531,560 | - | 54,058 | 478,262 | 532,200 | - | 53,937 | 640 | 0.1 | - |
| Rt-T-002 | Tokyo | Retail | Yokosuka More's City | 13,640 | 13,730 | 15,700 | 4.8 | 1,969 | 13,714 | 15,600 | 4.8 | 1,885 | -100 | -0.6 | 0.0 |
| Rt-T-003 | Tokyo | Retail | Recipe SHIMOKITA | 10,407 | 10,363 | 11,500 | 3.9 | 1,136 | 10,319 | 11,500 | 3.9 | 1,180 | 0 | 0.0 | 0.0 |
| Rt-T-004 | Tokyo | Retail | Kawasaki More's | 6,080 | 6,700 | 8,640 | 4.1 | 1,939 | 6,658 | 8,630 | 4.1 | 1,971 | -10 | -0.1 | 0.0 |
| Rt-T-005 | Tokyo | Retail | EQUINIA Shinjuku | 4,260 | 4,299 | 5,240 | 3.7 | 940 | 4,294 | 5,240 | 3.7 | 945 | 0 | 0.0 | 0.0 |
| Rt-T-006 | Tokyo | Retail | EQUINIA Ikebukuro | 3,990 | 4,033 | 4,540 | 4.1 | 506 | 4,025 | 4,540 | 4.1 | 514 | 0 | 0.0 | 0.0 |
| Rt-T-007 | Tokyo | Retail | covirna machida | 3,440 | 3,783 | 4,340 | 4.2 | 556 | 3,788 | 4,140 | 4.2 | 351 | -200 | -4.6 | 0.0 |
| Rt-T-008 | Tokyo | Retail | Nitori Makuhari | 3,080 | 2,717 | 3,960 | 4.6 | 1,242 | 2,691 | 3,960 | 4.6 | 1,268 | 0 | 0.0 | 0.0 |
| Rt-T-009 | Tokyo | Retail | Konami Sports Club Fuchu | 2,730 | 2,550 | 3,350 | 5.0 | 799 | 2,543 | 3,350 | 5.0 | 806 | 0 | 0.0 | 0.0 |
| Rt-T-010 | Tokyo | Retail | FESTA SQUARE | 2,600 | 2,261 | 3,470 | 4.8 | 1,208 | 2,238 | 3,590 | 4.8 | 1,351 | 120 | 3.5 | 0.0 |
| Rt-T-011 | Tokyo | Retail | GEMS Shibuya | 2,490 | 2,379 | 2,880 | 4.2 | 500 | 2,369 | 2,780 | 4.3 | 410 | -100 | -3.5 | 0.1 |
| Rt-T-012 | Tokyo | Retail | Sundai Azamino | 1,700 | 1,493 | 2,120 | 4.8 | 626 | 1,478 | 2,120 | 4.8 | 641 | 0 | 0.0 | 0.0 |
| Rt-T-013 | Tokyo | Retail | EQUINIA Aobadai | 1,560 | 1,586 | 2,580 | 4.7 | 993 | 1,581 | 2,580 | 4.7 | 998 | 0 | 0.0 | 0.0 |
| Rt-T-014 | Tokyo | Retail | Megalos Kanagawa | 1,000 | 952 | 1,550 | 5.2 | 597 | 948 | 1,550 | 5.2 | 601 | 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 | 3,340 | 5.3 | 575 | 0 | 0.0 | 0.0 |
| Rt-T-016 | Tokyo | Retail | Mitsubishi Motors Chofu (※1) | 1,760 | 1,776 | 1,750 | 5.2 | -26 | 1,776 | 1,740 | 5.2 | -36 | -10 | -0.6 | 0.0 |
| Rt-T-018 | Tokyo | Retail | Mitsubishi Motors Nerima (※1) | 1,240 | 1,251 | 1,420 | 5.5 | 168 | 1,251 | 1,420 | 5.5 | 168 | 0 | 0.0 | 0.0 |
| 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 Takaoido (※1) | 850 | 859 | 875 | 5.1 | 15 | 859 | 873 | 5.1 | 13 | -2 | -0.2 | 0.0 |
| Rt-T-021 | Tokyo | Retail | Mitsubishi Motors Katsushika (※1) | 762 | 808 | 888 | 5.3 | 79 | 770 | 854 | 5.3 | 83 | -34 | -3.8 | 0.0 |

Portfolio List

| Area | Use | Property name | Acquisition price (million yen) | Aug. 2020 | | | | Feb. 2021 | | | | Comparison b/w Aug.2020 and Feb.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(%) | |
| Rt-T-022 | Tokyo | Retail | Mitsubishi Motors Higashikurume (※1) | 800 | 808 | 895 | 6.3 | 86 | 808 | 895 | 6.3 | 86 | 0 | 0.0 | 0.0 |
| Rt-T-023 | Tokyo | Retail | Mitsubishi Motors Setagaya (※1) | 770 | 779 | 1,090 | 5.3 | 310 | 779 | 1,090 | 5.3 | 310 | 0 | 0.0 | 0.0 |
| Rt-T-025 | Tokyo | Retail | Mitsubishi Motors Sekimachi (※1) | 600 | 606 | 701 | 5.5 | 94 | 606 | 701 | 5.5 | 94 | 0 | 0.0 | 0.0 |
| Rt-T-026 | Tokyo | Retail | Mitsubishi Motors Higashiyamato (※1) | 450 | 455 | 535 | 7.6 | 79 | 455 | 536 | 7.6 | 80 | 1 | 0.2 | 0.0 |
| Rt-T-027 | Tokyo | Retail | Mitsubishi Motors Motosumiyoshi (※1) | 370 | 375 | 403 | 5.9 | 27 | 375 | 403 | 5.9 | 27 | 0 | 0.0 | 0.0 |
| Rt-T-028 | Tokyo | Retail | Mitsubishi Motors Kawagoe (※1) | 350 | 355 | 434 | 5.0 | 78 | 355 | 438 | 5.0 | 82 | 4 | 0.9 | 0.0 |
| Rt-T-029 | Tokyo | Retail | Mitsubishi Motors Edogawa (※1) | 200 | 204 | 181 | 5.5 | -23 | 204 | 180 | 5.5 | -24 | -1 | -0.6 | 0.0 |
| Rt-T-030 | Tokyo | Retail | Mitsubishi Motors Sayama (※1) | 160 | 163 | 186 | 7.9 | 22 | 163 | 186 | 7.9 | 22 | 0 | 0.0 | 0.0 |
| Rt-T-031 | Tokyo | Retail | NRE Kichijoji Building | 10,410 | 10,220 | 11,500 | 3.8 | 1,279 | 10,188 | 11,500 | 3.8 | 1,311 | 0 | 0.0 | 0.0 |
| Rt-T-032 | Tokyo | Retail | GEMS Ichigaya | 2,080 | 2,046 | 2,210 | 3.7 | 163 | 2,038 | 2,150 | 3.8 | 111 | -60 | -2.7 | 0.1 |
| Rt-T-033 | Tokyo | Retail | Sagamihara Shopping Center | 6,840 | 6,849 | 6,950 | 5.6 | 100 | 6,836 | 6,920 | 5.6 | 83 | -30 | -0.4 | 0.0 |
| Rt-T-034 | Tokyo | Retail | Musashiurawa Shopping Square | 2,720 | 2,581 | 2,910 | 6.8 | 328 | 2,563 | 2,900 | 6.8 | 336 | -10 | -0.3 | 0.0 |
| Rt-T-036 | Tokyo | Retail | Summit Store Naritahigashi (Land) | 700 | 747 | 792 | 3.6 | 44 | 747 | 793 | 3.6 | 45 | 1 | 0.1 | 0.0 |
| Rt-T-037 | Tokyo | Retail | GEMS Daimon | 2,060 | 2,028 | 2,150 | 3.7 | 121 | 2,018 | 2,080 | 3.8 | 61 | -70 | -3.3 | 0.1 |
| Rt-T-038 | Tokyo | Retail | GEMS Kanda | 1,500 | 1,481 | 1,550 | 3.8 | 68 | 1,474 | 1,480 | 3.9 | 5 | -70 | -4.5 | 0.1 |
| Rt-T-039 | Tokyo | Retail | Summit Store Mukodaicho | 5,100 | 5,085 | 5,270 | 4.3 | 184 | 5,073 | 5,320 | 4.3 | 246 | 50 | 0.9 | 0.0 |
| Rt-T-040 | Tokyo | Retail | GEMS Shinbashi | 2,810 | 2,831 | 2,800 | 3.7 | -31 | 2,823 | 2,700 | 3.8 | -123 | -100 | -3.6 | 0.1 |
| Rt-T-041 | Tokyo | Retail | GEMS Kayabacho | 2,594 | 2,593 | 2,740 | 4.0 | 146 | 2,582 | 2,660 | 4.1 | 77 | -80 | -2.9 | 0.1 |
| Rt-T-042 | Tokyo | Retail | Summit Store Honamanuma | 2,160 | 2,170 | 2,900 | 4.5 | 729 | 2,166 | 2,900 | 4.5 | 733 | 0 | 0.0 | 0.0 |
| Rt-T-043 | Tokyo | Retail | GEMS Shin-Yokohama | 1,820 | 1,815 | 1,900 | 5.0 | 84 | 1,802 | 1,840 | 5.1 | 37 | -60 | -3.2 | 0.1 |
| Rt-T-044 | Tokyo | Retail | GEMS Sangerjaya | 1,815 | 1,831 | 1,780 | 3.9 | -51 | 1,827 | 1,790 | 3.9 | -37 | 10 | 0.6 | 0.0 |
| Rt-S-001 | Other | Retail | Universal CityWalk Osaka | 15,500 | 15,253 | 17,200 | 4.4 | 1,946 | 15,163 | 16,400 | 4.4 | 1,236 | -800 | -4.7 | 0.0 |
| Rt-S-002 | Other | Retail | Izumiya Senrioka | 8,930 | 8,561 | 11,500 | 4.7 | 2,938 | 8,547 | 11,500 | 4.7 | 2,952 | 0 | 0.0 | 0.0 |
| Rt-S-004 | Other | Retail | Izumiya Yao | 4,406 | 4,036 | 5,620 | 5.1 | 1,583 | 4,025 | 5,610 | 5.1 | 1,584 | -10 | -0.2 | 0.0 |
| Rt-S-005 | Other | Retail | Izumiya Obayashi | 3,020 | 3,193 | 4,120 | 5.1 | 926 | 3,176 | 4,120 | 5.1 | 943 | 0 | 0.0 | 0.0 |
| Rt-S-006 | Other | Retail | Ichibancho stear | 4,700 | 4,464 | 5,660 | 4.2 | 1,195 | 4,439 | 5,270 | 4.2 | 830 | -390 | -6.9 | 0.0 |
| Rt-S-007 | Other | Retail | EQUINIA Aobadori | 1,640 | 1,344 | 2,010 | 4.8 | 665 | 1,324 | 1,830 | 4.8 | 505 | -180 | -9.0 | 0.0 |
| Rt-S-008 | Other | Retail | MEL Building | 1,060 | 1,049 | 1,200 | 5.1 | 150 | 1,046 | 1,200 | 5.1 | 153 | 0 | 0.0 | 0.0 |
| Rt-S-009 | Other | Retail | nORBESA | 8,500 | 8,668 | 8,930 | 4.6 | 261 | 8,645 | 8,870 | 4.6 | 224 | -60 | -0.7 | 0.0 |
| Rt-S-010 | Other | Retail | Nakaza Cui-daore Building | 11,600 | 12,125 | 10,600 | 3.4 | -1,525 | 12,152 | 10,300 | 3.4 | -1,852 | -300 | -2.8 | 0.0 |
| Rt-S-011 | Other | Retail | NMF Kobe Myodani Building | 3,560 | 3,588 | 3,650 | 4.4 | 61 | 3,582 | 3,650 | 4.4 | 67 | 0 | 0.0 | 0.0 |
| Rt-S-012 | Other | Retail | GEMS Namba | 3,800 | 3,822 | 4,310 | 3.8 | 487 | 3,809 | 4,310 | 3.8 | 500 | 0 | 0.0 | 0.0 |
| | | | | 178,304 | 177,411 | 204,120 | - | 26,708 | 176,841 | 201,629 | - | 24,787 | -2,491 | -1.2 | - |
| Lg-T-001 | Tokyo | Logistics | Landport Urayasu | 17,400 | 16,165 | 21,900 | 3.9 | 5,734 | 16,059 | 22,400 | 3.8 | 6,340 | 500 | 2.3 | -0.1 |
| Lg-T-002 | Tokyo | Logistics | Landport Itabashi | 15,710 | 14,621 | 19,400 | 4.1 | 4,778 | 14,547 | 19,700 | 4.0 | 5,152 | 300 | 1.5 | -0.1 |
| Lg-T-003 | Tokyo | Logistics | Landport Kawagoe | 13,700 | 11,943 | 17,000 | 4.6 | 5,056 | 11,844 | 18,100 | 4.5 | 6,255 | 1,100 | 6.5 | -0.1 |
| Lg-T-004 | Tokyo | Logistics | Landport Atsugi | 11,410 | 10,238 | 12,000 | 4.2 | 1,761 | 10,130 | 12,200 | 4.1 | 2,069 | 200 | 1.7 | -0.1 |
| Lg-T-005 | Tokyo | Logistics | Sagamihara Tana Logistics Center | 10,600 | 9,816 | 13,000 | 4.5 | 3,183 | 9,733 | 13,200 | 4.4 | 3,466 | 200 | 1.5 | -0.1 |
| Lg-T-006 | Tokyo | Logistics | Sagamihara Onodai Logistics Center | 8,700 | 7,977 | 11,400 | 4.5 | 3,422 | 8,064 | 11,600 | 4.4 | 3,535 | 200 | 1.8 | -0.1 |
| Lg-T-007 | Tokyo | Logistics | Landport Hachioji | 8,250 | 7,317 | 10,100 | 4.5 | 2,782 | 7,283 | 10,400 | 4.4 | 3,116 | 300 | 3.0 | -0.1 |
| Lg-T-008 | Tokyo | Logistics | Landport Kasukabe | 7,340 | 6,306 | 8,610 | 4.6 | 2,303 | 6,235 | 8,800 | 4.5 | 2,564 | 190 | 2.2 | -0.1 |
| Lg-T-010 | Tokyo | Logistics | Atsugi Minami Logistics Center B Tower | 4,590 | 4,140 | 5,730 | 4.3 | 1,589 | 4,115 | 6,030 | 4.2 | 1,914 | 300 | 5.2 | -0.1 |
| Lg-T-011 | Tokyo | Logistics | Hanyu Logistics Center | 3,810 | 3,348 | 4,590 | 4.9 | 1,241 | 3,313 | 4,670 | 4.8 | 1,356 | 80 | 1.7 | -0.1 |
| Lg-T-012 | Tokyo | Logistics | Kawaguchi Logistics Center B Tower | 3,750 | 3,586 | 4,450 | 4.5 | 863 | 3,568 | 4,540 | 4.4 | 971 | 90 | 2.0 | -0.1 |

Portfolio List

| Area | Use | Property name | Acquisition price (million yen) | Aug. 2020 | | | | Feb. 2021 | | | | Comparison b/w Aug.2020 and Feb.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(%) | |
| Lg-T-013 | Tokyo | Logistics | Kawaguchi Logistics Center A Tower | 2,830 | 2,764 | 3,560 | 4.7 | 795 | 2,752 | 3,630 | 4.6 | 877 | 70 | 2.0 | -0.1 |
| Lg-T-014 | Tokyo | Logistics | Atsugi Minami Logistics Center A Tower | 2,690 | 2,532 | 3,440 | 4.3 | 907 | 2,522 | 3,520 | 4.2 | 997 | 80 | 2.3 | -0.1 |
| Lg-T-015 | Tokyo | Logistics | Kawaguchi Ryoike Logistics Center | 10,790 | 10,323 | 13,600 | 4.1 | 3,276 | 10,261 | 13,900 | 4.0 | 3,638 | 300 | 2.2 | -0.1 |
| Lg-T-016 | Tokyo | Logistics | Landport Kashiwa Shonan II | 10,800 | 10,697 | 11,700 | 4.6 | 1,002 | 10,640 | 11,700 | 4.6 | 1,059 | 0 | 0.0 | 0.0 |
| Lg-T-017 | Tokyo | Logistics | Landport Kashiwa Shonan I | 9,900 | 9,756 | 10,200 | 4.7 | 443 | 9,708 | 11,000 | 4.7 | 1,291 | 800 | 7.8 | 0.0 |
| Lg-T-018 | Tokyo | Logistics | Landport Hachioji II | 9,230 | 9,204 | 9,530 | 4.3 | 325 | 9,163 | 9,520 | 4.3 | 356 | -10 | -0.1 | 0.0 |
| Lg-T-019 | Tokyo | Logistics | Landport Iwatsuki | 6,090 | 6,099 | 6,490 | 4.5 | 390 | 6,072 | 6,500 | 4.5 | 427 | 10 | 0.2 | 0.0 |
| Lg-T-020 | Tokyo | Logistics | Landport Ome I | 13,640 | 13,771 | 14,200 | 4.4 | 428 | 13,708 | 14,200 | 4.4 | 491 | 0 | 0.0 | 0.0 |
| Lg-T-021 | Tokyo | Logistics | Landport Higashi-Narashino | 11,872 | 11,956 | 15,700 | 4.3 | 3,743 | 11,885 | 15,700 | 4.3 | 3,814 | 0 | 0.0 | 0.0 |
| Lg-T-022 | Tokyo | Logistics | Landport Ome II | 14,620 | | | | | 14,834 | 15,100 | 4.3 | 265 | - | - | - |
| Lg-S-005 | Other | Logistics | Hirakata Kuzuha Logistics Center | 3,460 | 3,324 | 4,060 | 4.6 | 735 | 3,310 | 4,140 | 4.5 | 829 | 80 | 2.0 | -0.1 |
| | | | | 201,182 | 175,895 | 220,660 | - | 44,764 | 189,755 | 240,550 | - | 50,794 | 4,790 | 2.2 | - |
| Rs-T-001 | Tokyo | Residential | PROUD FLAT Shirokane Takanawa | 3,400 | 3,232 | 3,540 | 3.9 | 307 | 3,215 | 3,550 | 3.9 | 334 | 10 | 0.3 | 0.0 |
| Rs-T-002 | Tokyo | Residential | PROUD FLAT Yoyogi Uehara | 989 | 964 | 994 | 4.0 | 29 | 959 | 994 | 4.0 | 34 | 0 | 0.0 | 0.0 |
| Rs-T-003 | Tokyo | Residential | PROUD FLAT Hatsudai | 713 | 682 | 717 | 4.1 | 34 | 681 | 717 | 4.1 | 35 | 0 | 0.0 | 0.0 |
| Rs-T-004 | Tokyo | Residential | PROUD FLAT Shibuya Sakuragaoka | 750 | 713 | 725 | 4.0 | 11 | 709 | 725 | 4.0 | 15 | 0 | 0.0 | 0.0 |
| Rs-T-005 | Tokyo | Residential | PROUD FLAT Gakugei Daigaku | 746 | 704 | 844 | 4.0 | 139 | 699 | 844 | 4.0 | 144 | 0 | 0.0 | 0.0 |
| Rs-T-006 | Tokyo | Residential | PROUD FLAT Meguro Gyoninzaka | 939 | 887 | 1,050 | 4.0 | 162 | 883 | 1,050 | 4.0 | 166 | 0 | 0.0 | 0.0 |
| Rs-T-007 | Tokyo | Residential | PROUD FLAT Sumida Riverside | 2,280 | 2,112 | 2,600 | 4.0 | 487 | 2,104 | 2,600 | 4.0 | 495 | 0 | 0.0 | 0.0 |
| Rs-T-008 | Tokyo | Residential | PROUD FLAT Kagurazaka | 1,590 | 1,489 | 1,650 | 4.0 | 160 | 1,477 | 1,660 | 4.0 | 182 | 10 | 0.6 | 0.0 |
| Rs-T-009 | Tokyo | Residential | PROUD FLAT Waseda | 1,110 | 1,036 | 1,170 | 4.0 | 133 | 1,028 | 1,170 | 4.0 | 141 | 0 | 0.0 | 0.0 |
| Rs-T-010 | Tokyo | Residential | PROUD FLAT Shinjuku Kawadacho | 932 | 873 | 1,020 | 4.0 | 146 | 868 | 1,000 | 4.0 | 131 | -20 | -2.0 | 0.0 |
| Rs-T-011 | Tokyo | Residential | PROUD FLAT Sangen Jaya | 1,190 | 1,110 | 1,220 | 4.1 | 109 | 1,101 | 1,220 | 4.1 | 118 | 0 | 0.0 | 0.0 |
| Rs-T-012 | Tokyo | Residential | PROUD FLAT Kamata | 1,160 | 1,060 | 1,250 | 4.2 | 189 | 1,049 | 1,250 | 4.2 | 200 | 0 | 0.0 | 0.0 |
| Rs-T-013 | Tokyo | Residential | PROUD FLAT Kamata II | 3,320 | 3,063 | 3,460 | 4.1 | 396 | 3,041 | 3,530 | 4.0 | 488 | 70 | 2.0 | -0.1 |
| Rs-T-014 | Tokyo | Residential | PROUD FLAT Shin-Otsuka | 623 | 569 | 573 | 4.2 | 3 | 565 | 579 | 4.2 | 13 | 6 | 1.0 | 0.0 |
| Rs-T-015 | Tokyo | Residential | PROUD FLAT Kiyosumi Shirakawa | 928 | 857 | 978 | 4.2 | 120 | 850 | 976 | 4.2 | 125 | -2 | -0.2 | 0.0 |
| Rs-T-016 | Tokyo | Residential | PROUD FLAT Monzen Nakacho II | 652 | 609 | 643 | 4.2 | 33 | 604 | 643 | 4.2 | 38 | 0 | 0.0 | 0.0 |
| Rs-T-017 | Tokyo | Residential | PROUD FLAT Monzen Nakacho I | 1,030 | 947 | 1,010 | 4.2 | 62 | 939 | 1,010 | 4.2 | 70 | 0 | 0.0 | 0.0 |
| Rs-T-018 | Tokyo | Residential | PROUD FLAT Fujimidai | 1,470 | 1,371 | 1,830 | 4.7 | 458 | 1,360 | 1,870 | 4.6 | 509 | 40 | 2.2 | -0.1 |
| Rs-T-019 | Tokyo | Residential | PROUD FLAT Asakusa Komagata | 1,920 | 1,758 | 2,250 | 4.0 | 491 | 1,740 | 2,300 | 3.9 | 559 | 50 | 2.2 | -0.1 |
| Rs-T-020 | Tokyo | Residential | PROUD FLAT Yokohama | 2,090 | 1,928 | 2,340 | 4.4 | 411 | 1,911 | 2,350 | 4.4 | 438 | 10 | 0.4 | 0.0 |
| Rs-T-021 | Tokyo | Residential | PROUD FLAT Kamioooka | 2,710 | 2,493 | 2,880 | 4.6 | 386 | 2,475 | 2,830 | 4.6 | 354 | -50 | -1.7 | 0.0 |
| Rs-T-022 | Tokyo | Residential | PROUD FLAT Tsurumi II | 1,650 | 1,512 | 1,900 | 4.4 | 387 | 1,499 | 1,950 | 4.3 | 450 | 50 | 2.6 | -0.1 |
| Rs-T-023 | Tokyo | Residential | PRIME URBAN Azabu Juban | 1,100 | 1,098 | 1,010 | 4.1 | -88 | 1,095 | 1,030 | 4.0 | -65 | 20 | 2.0 | -0.1 |
| Rs-T-024 | Tokyo | Residential | PRIME URBAN Akasaka | 938 | 923 | 975 | 4.0 | 51 | 921 | 1,000 | 3.9 | 78 | 25 | 2.6 | -0.1 |
| Rs-T-025 | Tokyo | Residential | PRIME URBAN Tamachi | 972 | 933 | 1,000 | 4.3 | 66 | 928 | 1,020 | 4.2 | 91 | 20 | 2.0 | -0.1 |
| Rs-T-026 | Tokyo | Residential | PRIME URBAN Shibaura LOFT | 1,830 | 1,729 | 2,040 | 4.1 | 310 | 1,719 | 2,060 | 4.1 | 340 | 20 | 1.0 | 0.0 |
| Rs-T-028 | Tokyo | Residential | PRIME URBAN Yoyogi | 359 | 343 | 342 | 4.2 | -1 | 342 | 345 | 4.1 | 2 | 3 | 0.9 | -0.1 |
| Rs-T-029 | Tokyo | Residential | PRIME URBAN Ebisu II | 1,140 | 1,114 | 1,490 | 3.6 | 375 | 1,110 | 1,520 | 3.5 | 409 | 30 | 2.0 | -0.1 |
| Rs-T-030 | Tokyo | Residential | PRIME URBAN Bancho | 1,090 | 1,058 | 1,140 | 4.2 | 81 | 1,053 | 1,160 | 4.1 | 106 | 20 | 1.8 | -0.1 |
| Rs-T-031 | Tokyo | Residential | PRIME URBAN Chiyoda Fujimi | 679 | 653 | 684 | 4.2 | 30 | 650 | 698 | 4.1 | 47 | 14 | 2.0 | -0.1 |
| Rs-T-032 | Tokyo | Residential | PRIME URBAN Iidabashi | 2,040 | 1,940 | 1,870 | 4.2 | -70 | 1,929 | 1,890 | 4.1 | -39 | 20 | 1.1 | -0.1 |
| Rs-T-033 | Tokyo | Residential | PRIME URBAN Ebisu | 1,260 | 1,247 | 1,310 | 4.3 | 62 | 1,245 | 1,320 | 4.2 | 74 | 10 | 0.8 | -0.1 |
| Rs-T-034 | Tokyo | Residential | PRIME URBAN Naka Meguro | 1,410 | 1,377 | 1,410 | 4.1 | 32 | 1,372 | 1,430 | 4.0 | 57 | 20 | 1.4 | -0.1 |

Portfolio List

| Area | Use | Property name | Acquisition price (million yen) | Aug. 2020 | | | | Feb. 2021 | | | | Comparison b/w Aug.2020 and Feb.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-035 | Tokyo | Residential | PRIME URBAN Gakugei Daigaku | 775 | 743 | 849 | 4.0 | 105 | 738 | 849 | 4.0 | 110 | 0 | 0.0 | 0.0 |
| Rs-T-036 | Tokyo | Residential | PRIME URBAN Senzoku | 474 | 459 | 484 | 4.1 | 24 | 456 | 483 | 4.1 | 26 | -1 | -0.2 | 0.0 |
| Rs-T-037 | Tokyo | Residential | PRIME URBAN Meguro Riverside | 414 | 389 | 413 | 4.0 | 23 | 386 | 412 | 4.0 | 25 | -1 | -0.2 | 0.0 |
| Rs-T-038 | Tokyo | Residential | PRIME URBAN Meguro Ohashi Hills | 2,970 | 2,823 | 3,280 | 4.0 | 456 | 2,812 | 3,270 | 4.0 | 457 | -10 | -0.3 | 0.0 |
| Rs-T-039 | Tokyo | Residential | PRIME URBAN Meguro Aobadai | 1,310 | 1,267 | 1,700 | 3.6 | 432 | 1,263 | 1,730 | 3.5 | 466 | 30 | 1.8 | -0.1 |
| Rs-T-040 | Tokyo | Residential | PRIME URBAN Gakugei Daigaku II | 1,080 | 1,043 | 1,310 | 3.7 | 266 | 1,038 | 1,350 | 3.6 | 311 | 40 | 3.1 | -0.1 |
| Rs-T-041 | Tokyo | Residential | PRIME URBAN Naka Meguro II | 2,850 | 2,819 | 3,370 | 3.7 | 550 | 2,813 | 3,450 | 3.6 | 636 | 80 | 2.4 | -0.1 |
| Rs-T-042 | Tokyo | Residential | PRIME URBAN Kachidoki | 2,570 | 2,605 | 2,450 | 4.4 | -155 | 2,599 | 2,450 | 4.3 | -149 | 0 | 0.0 | -0.1 |
| Rs-T-043 | Tokyo | Residential | PRIME URBAN Shinkawa | 2,100 | 2,125 | 2,520 | 4.3 | 394 | 2,117 | 2,520 | 4.3 | 402 | 0 | 0.0 | 0.0 |
| Rs-T-044 | Tokyo | Residential | PRIME URBAN Nihonbashi Yokoyamacho | 4,220 | 3,951 | 4,760 | 4.1 | 808 | 3,943 | 4,790 | 4.1 | 846 | 30 | 0.6 | 0.0 |
| Rs-T-045 | Tokyo | Residential | PRIME URBAN Nihonbashi Hamacho | 1,550 | 1,489 | 1,900 | 3.9 | 410 | 1,480 | 1,940 | 3.8 | 459 | 40 | 2.1 | -0.1 |
| Rs-T-046 | Tokyo | Residential | PRIME URBAN Hongo Ikizaka | 557 | 524 | 630 | 4.1 | 105 | 522 | 630 | 4.1 | 107 | 0 | 0.0 | 0.0 |
| Rs-T-047 | Tokyo | Residential | PRIME URBAN Hakusan | 866 | 795 | 930 | 4.0 | 134 | 787 | 930 | 4.0 | 142 | 0 | 0.0 | 0.0 |
| Rs-T-048 | Tokyo | Residential | PRIME URBAN Yotsuya Gaien Higashi | 1,490 | 1,457 | 1,460 | 4.0 | 2 | 1,449 | 1,460 | 4.0 | 10 | 0 | 0.0 | 0.0 |
| Rs-T-050 | Tokyo | Residential | PRIME URBAN Nishi Shinjuku I | 1,090 | 1,043 | 1,240 | 4.1 | 196 | 1,035 | 1,250 | 4.1 | 214 | 10 | 0.8 | 0.0 |
| Rs-T-051 | Tokyo | Residential | PRIME URBAN Nishi Shinjuku II | 885 | 837 | 897 | 3.9 | 59 | 831 | 917 | 3.8 | 85 | 20 | 2.2 | -0.1 |
| Rs-T-052 | Tokyo | Residential | PRIME URBAN Shinjuku Naitomachi | 430 | 428 | 451 | 4.0 | 22 | 427 | 451 | 4.0 | 23 | 0 | 0.0 | 0.0 |
| Rs-T-053 | Tokyo | Residential | PRIME URBAN Nishi Waseda | 421 | 389 | 463 | 4.0 | 73 | 387 | 463 | 4.0 | 75 | 0 | 0.0 | 0.0 |
| Rs-T-054 | Tokyo | Residential | PRIME URBAN Shinjuku Ochiai | 594 | 597 | 639 | 4.5 | 41 | 595 | 592 | 4.5 | -3 | -47 | -7.4 | 0.0 |
| Rs-T-055 | Tokyo | Residential | PRIME URBAN Mejiro | 1,430 | 1,381 | 1,700 | 4.0 | 318 | 1,376 | 1,710 | 3.9 | 333 | 10 | 0.6 | -0.1 |
| Rs-T-056 | Tokyo | Residential | PRIME URBAN Kagurazaka | 2,900 | 2,735 | 3,450 | 3.8 | 714 | 2,719 | 3,550 | 3.7 | 830 | 100 | 2.9 | -0.1 |
| Rs-T-057 | Tokyo | Residential | PRIME URBAN Sangen Jaya III | 718 | 713 | 659 | 4.5 | -54 | 711 | 658 | 4.5 | -53 | -1 | -0.2 | 0.0 |
| Rs-T-058 | Tokyo | Residential | PRIME URBAN Chitose Karasuyama | 717 | 730 | 652 | 4.5 | -78 | 729 | 652 | 4.5 | -77 | 0 | 0.0 | 0.0 |
| Rs-T-060 | Tokyo | Residential | PRIME URBAN Sangen Jaya | 724 | 691 | 741 | 4.1 | 49 | 686 | 745 | 4.1 | 58 | 4 | 0.5 | 0.0 |
| Rs-T-061 | Tokyo | Residential | PRIME URBAN Minami Karasuyama | 667 | 625 | 759 | 4.3 | 133 | 622 | 760 | 4.3 | 137 | 1 | 0.1 | 0.0 |
| Rs-T-062 | Tokyo | Residential | PRIME URBAN Karasuyama Galleria | 549 | 517 | 579 | 4.2 | 61 | 513 | 579 | 4.2 | 65 | 0 | 0.0 | 0.0 |
| Rs-T-063 | Tokyo | Residential | PRIME URBAN Karasuyama Court | 338 | 319 | 357 | 4.2 | 37 | 316 | 357 | 4.2 | 40 | 0 | 0.0 | 0.0 |
| Rs-T-065 | Tokyo | Residential | PRIME URBAN Chitose Funabashi | 746 | 703 | 756 | 4.2 | 52 | 699 | 761 | 4.2 | 61 | 5 | 0.7 | 0.0 |
| Rs-T-066 | Tokyo | Residential | PRIME URBAN Yoga | 1,390 | 1,320 | 1,670 | 3.8 | 349 | 1,312 | 1,700 | 3.7 | 387 | 30 | 1.8 | -0.1 |
| Rs-T-067 | Tokyo | Residential | PRIME URBAN Shinagawa Nishi | 494 | 505 | 433 | 4.5 | -72 | 510 | 434 | 4.5 | -76 | 1 | 0.2 | 0.0 |
| Rs-T-068 | Tokyo | Residential | PRIME URBAN Osaka | 1,860 | 1,793 | 1,930 | 4.0 | 136 | 1,781 | 1,930 | 4.0 | 148 | 0 | 0.0 | 0.0 |
| Rs-T-069 | Tokyo | Residential | PRIME URBAN Oimachi II | 1,040 | 1,091 | 1,080 | 4.4 | -11 | 1,090 | 1,080 | 4.4 | -10 | 0 | 0.0 | 0.0 |
| Rs-T-070 | Tokyo | Residential | PRIME URBAN Yukigaya | 951 | 939 | 785 | 4.5 | -154 | 937 | 785 | 4.5 | -152 | 0 | 0.0 | 0.0 |
| Rs-T-071 | Tokyo | Residential | PRIME URBAN Omori | 905 | 854 | 892 | 4.1 | 37 | 848 | 892 | 4.1 | 43 | 0 | 0.0 | 0.0 |
| Rs-T-072 | Tokyo | Residential | PRIME URBAN Denenchofu Minami | 774 | 719 | 740 | 4.3 | 20 | 714 | 743 | 4.3 | 28 | 3 | 0.4 | 0.0 |
| Rs-T-073 | Tokyo | Residential | PRIME URBAN Nagahara Kamiikedai | 1,720 | 1,659 | 1,860 | 3.9 | 200 | 1,653 | 1,900 | 3.8 | 246 | 40 | 2.2 | -0.1 |
| Rs-T-075 | Tokyo | Residential | PRIME URBAN Nakano Kamitakada | 498 | 461 | 534 | 4.4 | 72 | 458 | 535 | 4.4 | 76 | 1 | 0.2 | 0.0 |
| Rs-T-076 | Tokyo | Residential | PRIME URBAN Takaido | 1,060 | 1,048 | 821 | 4.6 | -227 | 1,045 | 820 | 4.6 | -225 | -1 | -0.1 | 0.0 |
| Rs-T-077 | Tokyo | Residential | PRIME URBAN Nishi Ogikubo | 414 | 399 | 431 | 4.2 | 31 | 397 | 436 | 4.2 | 38 | 5 | 1.2 | 0.0 |
| Rs-T-078 | Tokyo | Residential | PRIME URBAN Nishi Ogikubo II | 1,790 | 1,739 | 1,990 | 3.8 | 250 | 1,734 | 2,030 | 3.7 | 295 | 40 | 2.0 | -0.1 |
| Rs-T-079 | Tokyo | Residential | PRIME URBAN Otsuka | 730 | 688 | 714 | 4.2 | 25 | 682 | 714 | 4.2 | 31 | 0 | 0.0 | 0.0 |
| Rs-T-080 | Tokyo | Residential | PRIME URBAN Komagome | 437 | 441 | 402 | 4.7 | -39 | 440 | 412 | 4.6 | -28 | 10 | 2.5 | -0.1 |
| Rs-T-081 | Tokyo | Residential | PRIME URBAN Ikebukuro | 3,800 | 3,593 | 4,440 | 3.9 | 846 | 3,572 | 4,590 | 3.8 | 1,017 | 150 | 3.4 | -0.1 |
| Rs-T-082 | Tokyo | Residential | PRIME URBAN Monzen Nakacho | 2,420 | 2,286 | 2,500 | 4.3 | 213 | 2,271 | 2,560 | 4.2 | 288 | 60 | 2.4 | -0.1 |

Portfolio List

| | Area | Use | Property name | Acquisition price (million yen) | Aug. 2020 | | | | Feb. 2021 | | | | Comparison b/w Aug.2020 and Feb.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 | 714 | 774 | 4.6 | 59 | 706 | 776 | 4.5 | 69 | 2 | 0.3 | -0.1 |
| Rs-T-084 | Tokyo | Residential | PRIME URBAN Sumiyoshi | 632 | 581 | 619 | 4.5 | 37 | 576 | 632 | 4.4 | 55 | 13 | 2.1 | -0.1 |
| Rs-T-085 | Tokyo | Residential | PRIME URBAN Mukojima | 528 | 516 | 484 | 4.7 | -32 | 522 | 490 | 4.6 | -32 | 6 | 1.2 | -0.1 |
| Rs-T-086 | Tokyo | Residential | PRIME URBAN Kinshi Koen | 1,290 | 1,177 | 1,260 | 4.5 | 82 | 1,164 | 1,290 | 4.4 | 125 | 30 | 2.4 | -0.1 |
| Rs-T-087 | Tokyo | Residential | PRIME URBAN Kinshicho | 758 | 702 | 735 | 4.8 | 32 | 696 | 751 | 4.7 | 54 | 16 | 2.2 | -0.1 |
| Rs-T-088 | Tokyo | Residential | PRIME URBAN Hirai | 722 | 657 | 710 | 4.6 | 52 | 653 | 725 | 4.5 | 71 | 15 | 2.1 | -0.1 |
| Rs-T-089 | Tokyo | Residential | PRIME URBAN Kasai | 640 | 589 | 630 | 4.6 | 40 | 583 | 644 | 4.5 | 60 | 14 | 2.2 | -0.1 |
| Rs-T-090 | Tokyo | Residential | PRIME URBAN Kasai II | 981 | 895 | 918 | 4.6 | 22 | 886 | 934 | 4.5 | 47 | 16 | 1.7 | -0.1 |
| Rs-T-091 | Tokyo | Residential | PRIME URBAN Kasai East | 1,140 | 1,046 | 1,280 | 4.4 | 233 | 1,038 | 1,280 | 4.4 | 241 | 0 | 0.0 | 0.0 |
| Rs-T-093 | Tokyo | Residential | PRIME URBAN Itabashi Kuyakushomae | 1,080 | 998 | 1,280 | 4.5 | 281 | 989 | 1,280 | 4.5 | 290 | 0 | 0.0 | 0.0 |
| Rs-T-094 | Tokyo | Residential | PRIME URBAN Asakusa | 384 | 381 | 310 | 4.7 | -71 | 379 | 318 | 4.6 | -61 | 8 | 2.6 | -0.1 |
| Rs-T-095 | Tokyo | Residential | PRIME URBAN Machiya South Court | 1,910 | 1,844 | 2,120 | 4.7 | 275 | 1,835 | 2,180 | 4.6 | 344 | 60 | 2.8 | -0.1 |
| Rs-T-096 | Tokyo | Residential | PRIME URBAN Musashi Koganei | 1,910 | 1,922 | 2,060 | 4.9 | 137 | 1,924 | 1,900 | 4.9 | -24 | -160 | -7.8 | 0.0 |
| Rs-T-097 | Tokyo | Residential | PRIME URBAN Musashino Hills | 1,280 | 1,298 | 1,390 | 4.8 | 91 | 1,316 | 1,370 | 4.8 | 53 | -20 | -1.4 | 0.0 |
| Rs-T-098 | Tokyo | Residential | PRIME URBAN Koganei Honcho | 791 | 749 | 889 | 4.7 | 139 | 744 | 889 | 4.7 | 144 | 0 | 0.0 | 0.0 |
| Rs-T-099 | Tokyo | Residential | PRIME URBAN Kumegawa | 1,520 | 1,365 | 1,520 | 5.1 | 154 | 1,349 | 1,550 | 5.0 | 200 | 30 | 2.0 | -0.1 |
| Rs-T-100 | Tokyo | Residential | PRIME URBAN Musashi Kosugi comodo | 1,940 | 1,949 | 2,340 | 4.6 | 390 | 1,947 | 2,360 | 4.6 | 412 | 20 | 0.9 | 0.0 |
| Rs-T-101 | Tokyo | Residential | PRIME URBAN Kawasaki | 962 | 947 | 1,090 | 4.6 | 142 | 949 | 1,070 | 4.6 | 120 | -20 | -1.8 | 0.0 |
| Rs-T-102 | Tokyo | Residential | PRIME URBAN Shinyurigaoka | 1,020 | 941 | 1,280 | 4.5 | 338 | 937 | 1,280 | 4.5 | 342 | 0 | 0.0 | 0.0 |
| Rs-T-103 | Tokyo | Residential | PRIME URBAN Tsurumi Teraya | 493 | 484 | 412 | 4.8 | -72 | 482 | 416 | 4.7 | -66 | 4 | 1.0 | -0.1 |
| Rs-T-105 | Tokyo | Residential | PRIME URBAN Urayasu | 804 | 754 | 846 | 4.4 | 91 | 747 | 888 | 4.3 | 140 | 42 | 5.0 | -0.1 |
| Rs-T-106 | Tokyo | Residential | PRIME URBAN Gyotoku I | 633 | 597 | 654 | 4.5 | 56 | 598 | 685 | 4.4 | 86 | 31 | 4.7 | -0.1 |
| Rs-T-107 | Tokyo | Residential | PRIME URBAN Gyotoku II | 730 | 689 | 791 | 4.5 | 101 | 690 | 830 | 4.4 | 139 | 39 | 4.9 | -0.1 |
| Rs-T-108 | Tokyo | Residential | PRIME URBAN Gyotoku Ekimae | 488 | 452 | 496 | 4.4 | 43 | 448 | 519 | 4.3 | 70 | 23 | 4.6 | -0.1 |
| Rs-T-109 | Tokyo | Residential | PRIME URBAN Gyotoku Ekimae II | 469 | 452 | 544 | 4.5 | 91 | 451 | 570 | 4.4 | 118 | 26 | 4.8 | -0.1 |
| Rs-T-110 | Tokyo | Residential | PRIME URBAN Gyotoku III | 747 | 725 | 869 | 4.5 | 143 | 722 | 915 | 4.4 | 192 | 46 | 5.3 | -0.1 |
| Rs-T-111 | Tokyo | Residential | PRIME URBAN Nishi Funabashi | 761 | 684 | 806 | 4.5 | 121 | 674 | 846 | 4.4 | 171 | 40 | 5.0 | -0.1 |
| Rs-T-112 | Tokyo | Residential | PRIME URBAN Kawaguchi | 1,580 | 1,485 | 1,720 | 4.9 | 234 | 1,477 | 1,720 | 4.9 | 242 | 0 | 0.0 | 0.0 |
| Rs-T-113 | Tokyo | Residential | PROUD FLAT Hatchobori | 920 | 921 | 1,140 | 3.7 | 218 | 917 | 1,170 | 3.6 | 252 | 30 | 2.6 | -0.1 |
| Rs-T-114 | Tokyo | Residential | PROUD FLAT Itabashi Honcho | 720 | 710 | 895 | 4.0 | 184 | 704 | 915 | 3.9 | 210 | 20 | 2.2 | -0.1 |
| Rs-T-115 | Tokyo | Residential | PRIME URBAN Meguro Mita | 1,058 | 1,116 | 1,130 | 4.0 | 13 | 1,114 | 1,130 | 4.0 | 15 | 0 | 0.0 | 0.0 |
| Rs-T-116 | Tokyo | Residential | Fukasawa House Towers H&I | 7,140 | 7,041 | 7,830 | 4.0 | 788 | 7,014 | 7,870 | 4.0 | 855 | 40 | 0.5 | 0.0 |
| Rs-T-117 | Tokyo | Residential | PRIME URBAN Toyosu | 5,290 | 5,060 | 5,850 | 4.2 | 789 | 5,033 | 5,800 | 4.2 | 766 | -50 | -0.9 | 0.0 |
| Rs-T-118 | Tokyo | Residential | PRIME URBAN Nihonbashi Kayabacho | 2,850 | 2,785 | 3,140 | 4.1 | 354 | 2,770 | 3,160 | 4.1 | 389 | 20 | 0.6 | 0.0 |
| Rs-T-119 | Tokyo | Residential | PRIME URBAN Yoga II | 1,320 | 1,273 | 1,340 | 4.0 | 66 | 1,265 | 1,320 | 3.9 | 54 | -20 | -1.5 | -0.1 |
| Rs-T-120 | Tokyo | Residential | PRIME URBAN Musashi-Koganei II | 1,310 | 1,259 | 1,430 | 4.3 | 170 | 1,249 | 1,420 | 4.2 | 170 | -10 | -0.7 | -0.1 |
| Rs-T-121 | Tokyo | Residential | PRIME URBAN Gakugei Daigaku Parkfront | 1,300 | 1,375 | 1,380 | 4.0 | 4 | 1,371 | 1,380 | 4.0 | 8 | 0 | 0.0 | 0.0 |
| Rs-T-122 | Tokyo | Residential | PROUD FLAT Omori III | 1,110 | 1,125 | 1,330 | 3.8 | 204 | 1,119 | 1,380 | 3.7 | 260 | 50 | 3.8 | -0.1 |
| Rs-T-123 | Tokyo | Residential | PROUD FLAT Kinshicho | 785 | 793 | 978 | 3.8 | 184 | 787 | 996 | 3.7 | 208 | 18 | 1.8 | -0.1 |
| Rs-T-124 | Tokyo | Residential | PROUD FLAT Sangenjaya II | 2,750 | 2,797 | 3,090 | 3.8 | 292 | 2,785 | 3,170 | 3.7 | 384 | 80 | 2.6 | -0.1 |
| Rs-T-125 | Tokyo | Residential | PROUD FLAT Sotokanda | 2,280 | 2,333 | 2,670 | 3.7 | 336 | 2,322 | 2,770 | 3.6 | 447 | 100 | 3.7 | -0.1 |
| Rs-T-126 | Tokyo | Residential | PROUD FLAT Noborito | 1,216 | 1,246 | 1,390 | 4.4 | 143 | 1,238 | 1,440 | 4.3 | 201 | 50 | 3.6 | -0.1 |
| Rs-T-127 | Tokyo | Residential | PROUD FLAT Yoyogi Hachiman | 966 | 988 | 1,120 | 3.7 | 131 | 984 | 1,150 | 3.6 | 165 | 30 | 2.7 | -0.1 |
| Rs-T-128 | Tokyo | Residential | PROUD FLAT Nakaotai | 844 | 865 | 910 | 4.0 | 44 | 860 | 929 | 3.9 | 68 | 19 | 2.1 | -0.1 |

Portfolio List

| Area | Use | Property name | Acquisition price (million yen) | Aug. 2020 | | | | Feb. 2021 | | | | Comparison b/w Aug.2020 and Feb.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 | 4,060 | 4,480 | 4.0 | 419 | 4,050 | 4,580 | 3.9 | 529 | 100 | 2.2 | -0.1 |
| Rs-T-130 | Tokyo | Residential | PROUD FLAT Miyazakidai | 1,390 | 1,450 | 1,490 | 4.5 | 39 | 1,454 | 1,510 | 4.4 | 55 | 20 | 1.3 | -0.1 |
| Rs-T-131 | Tokyo | Residential | PROUD FLAT Asakusabashi III | 1,230 | 1,283 | 1,260 | 4.2 | -23 | 1,278 | 1,270 | 4.1 | -8 | 10 | 0.8 | -0.1 |
| Rs-T-132 | Tokyo | Residential | PROUD FLAT Togoshi-Koen | 2,580 | 2,662 | 2,630 | 4.2 | -32 | 2,672 | 2,680 | 4.1 | 7 | 50 | 1.9 | -0.1 |
| Rs-S-001 | Other | Residential | PROUD FLAT Itsutsubashi | 652 | 575 | 695 | 5.0 | 119 | 568 | 693 | 5.0 | 124 | -2 | -0.3 | 0.0 |
| Rs-S-002 | Other | Residential | PROUD FLAT Kawaramachi | 735 | 639 | 705 | 5.0 | 65 | 632 | 715 | 4.9 | 82 | 10 | 1.4 | -0.1 |
| Rs-S-003 | Other | Residential | PROUD FLAT Shin Osaka | 1,620 | 1,429 | 1,790 | 4.6 | 360 | 1,411 | 1,870 | 4.5 | 458 | 80 | 4.5 | -0.1 |
| Rs-S-005 | Other | Residential | PRIME URBAN Kita Juyo Jo | 274 | 247 | 270 | 4.7 | 22 | 244 | 274 | 4.6 | 29 | 4 | 1.5 | -0.1 |
| Rs-S-006 | Other | Residential | PRIME URBAN Odori Koen I | 502 | 451 | 496 | 4.8 | 44 | 446 | 505 | 4.7 | 58 | 9 | 1.8 | -0.1 |
| Rs-S-007 | Other | Residential | PRIME URBAN Odori Koen II | 334 | 303 | 305 | 4.8 | 1 | 300 | 311 | 4.7 | 10 | 6 | 2.0 | -0.1 |
| Rs-S-008 | Other | Residential | PRIME URBAN Kita Juichi Jo | 547 | 484 | 580 | 5.1 | 95 | 479 | 579 | 5.1 | 99 | -1 | -0.2 | 0.0 |
| Rs-S-009 | Other | Residential | PRIME URBAN Myanosawa | 475 | 417 | 480 | 5.2 | 62 | 412 | 480 | 5.2 | 67 | 0 | 0.0 | 0.0 |
| Rs-S-010 | Other | Residential | PRIME URBAN Odori Higashi | 394 | 352 | 419 | 5.2 | 66 | 348 | 419 | 5.2 | 70 | 0 | 0.0 | 0.0 |
| Rs-S-011 | Other | Residential | PRIME URBAN Chiji Kokan | 249 | 218 | 263 | 5.1 | 44 | 215 | 263 | 5.1 | 47 | 0 | 0.0 | 0.0 |
| Rs-S-012 | Other | Residential | PRIME URBAN Maruyama | 229 | 204 | 220 | 5.1 | 15 | 202 | 219 | 5.1 | 16 | -1 | -0.5 | 0.0 |
| Rs-S-013 | Other | Residential | PRIME URBAN Kita Niujyo Jo | 437 | 384 | 458 | 5.2 | 73 | 379 | 458 | 5.2 | 78 | 0 | 0.0 | 0.0 |
| Rs-S-014 | Other | Residential | PRIME URBAN Sapporo Idaimae | 616 | 546 | 628 | 5.1 | 81 | 539 | 630 | 5.1 | 90 | 2 | 0.3 | 0.0 |
| Rs-S-015 | Other | Residential | PRIME URBAN Sapporo Riverfront | 4,480 | 4,009 | 4,730 | 5.2 | 720 | 3,966 | 4,730 | 5.2 | 763 | 0 | 0.0 | 0.0 |
| Rs-S-016 | Other | Residential | PRIME URBAN Kita Sanjo Dori | 1,730 | 1,541 | 1,910 | 5.1 | 368 | 1,526 | 1,920 | 5.1 | 393 | 10 | 0.5 | 0.0 |
| Rs-S-017 | Other | Residential | PRIME URBAN Nagamachi Icchome | 1,140 | 1,029 | 1,100 | 5.2 | 70 | 1,019 | 1,100 | 5.2 | 80 | 0 | 0.0 | 0.0 |
| Rs-S-018 | Other | Residential | PRIME URBAN Yaotome Chuo | 466 | 409 | 448 | 5.3 | 38 | 405 | 449 | 5.3 | 43 | 1 | 0.2 | 0.0 |
| Rs-S-019 | Other | Residential | PRIME URBAN Tsutsumidori Amamiya | 949 | 933 | 959 | 5.1 | 25 | 931 | 975 | 5.0 | 43 | 16 | 1.7 | -0.1 |
| Rs-S-020 | Other | Residential | PRIME URBAN Aoi | 712 | 661 | 669 | 4.9 | 7 | 655 | 672 | 4.8 | 16 | 3 | 0.4 | -0.1 |
| Rs-S-021 | Other | Residential | PRIME URBAN Kanayama | 553 | 495 | 608 | 4.8 | 112 | 489 | 597 | 4.8 | 107 | -11 | -1.8 | 0.0 |
| Rs-S-022 | Other | Residential | PRIME URBAN Tsurumai | 1,020 | 900 | 1,060 | 4.8 | 159 | 888 | 1,040 | 4.8 | 151 | -20 | -1.9 | 0.0 |
| Rs-S-023 | Other | Residential | PRIME URBAN Kamimaezu | 1,590 | 1,437 | 1,690 | 4.8 | 252 | 1,423 | 1,690 | 4.8 | 266 | 0 | 0.0 | 0.0 |
| Rs-S-024 | Other | Residential | PRIME URBAN Izumi | 3,770 | 3,428 | 4,000 | 4.7 | 571 | 3,393 | 3,970 | 4.7 | 576 | -30 | -0.8 | 0.0 |
| Rs-S-029 | Other | Residential | PRIME URBAN Sakaisuji Honmachi | 1,810 | 1,638 | 1,990 | 4.4 | 351 | 1,623 | 2,090 | 4.3 | 466 | 100 | 5.0 | -0.1 |
| Rs-S-030 | Other | Residential | PRIME URBAN Hakata | 588 | 530 | 607 | 4.9 | 76 | 526 | 607 | 4.9 | 80 | 0 | 0.0 | 0.0 |
| Rs-S-031 | Other | Residential | PRIME URBAN Yakuin Minami | 265 | 236 | 287 | 4.8 | 50 | 237 | 288 | 4.8 | 50 | 1 | 0.3 | 0.0 |
| Rs-S-032 | Other | Residential | PRIME URBAN Kashii | 398 | 351 | 356 | 5.1 | 4 | 346 | 353 | 5.1 | 6 | -3 | -0.8 | 0.0 |
| Rs-S-033 | Other | Residential | PRIME URBAN Hakata Higashi | 622 | 552 | 550 | 5.0 | -2 | 552 | 550 | 5.0 | -2 | 0 | 0.0 | 0.0 |
| Rs-S-034 | Other | Residential | PRIME URBAN Chihaya | 604 | 551 | 583 | 5.0 | 31 | 545 | 583 | 5.0 | 37 | 0 | 0.0 | 0.0 |
| Rs-S-036 | Other | Residential | Serenite Shinsaibashi Grande | 5,567 | 5,747 | 5,770 | 4.0 | 22 | 5,710 | 5,770 | 4.0 | 59 | 0 | 0.0 | 0.0 |
| | | | | 202,047 | 193,622 | 217,472 | - | 23,849 | 192,568 | 219,509 | - | 26,940 | 2,037 | 0.9 | - |
| Ht-S-001 | Other | Hotels | Hotel Vista Sapporo Odori | 3,600 | 3,711 | 3,750 | 4.4 | 38 | 3,695 | 3,720 | 4.4 | 24 | -30 | -0.8 | 0.0 |
| Ht-S-002 | Other | Hotels | Red Planet Naha Okinawa | 2,650 | 2,667 | 2,690 | 4.9 | 22 | 2,658 | 2,520 | 4.9 | -138 | -170 | -6.3 | 0.0 |
| | | | | 6,250 | 6,378 | 6,440 | - | 61 | 6,353 | 6,240 | - | -113 | -200 | -3.1 | - |
| Ot-T-001 | Tokyo | Other | Ryotokuji University Shin-Urayasu Campus(Land) (※1) | 4,900 | 5,136 | 5,430 | 3.9 | 293 | 5,136 | 5,430 | 3.9 | 293 | 0 | 0.0 | 0.0 |
| | | | | 4,900 | 5,136 | 5,430 | - | 293 | 5,136 | 5,430 | - | 293 | 0 | 0.0 | - |
| | | | | 1,066,269 | 1,035,946 | 1,185,682 | - | 149,735 | 1,048,917 | 1,205,558 | - | 156,640 | 4,776 | 0.4 | - |

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

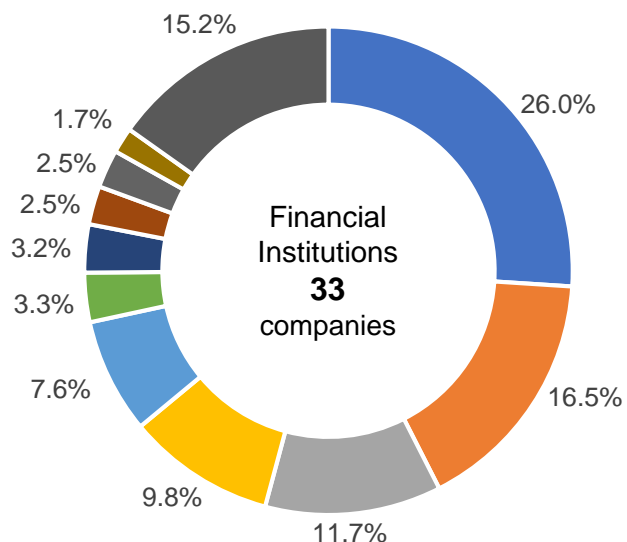
(*2) Period-to-period change in appraisal value is calculated excluding properties acquired in the February 2021 FP.

Diversification of Interest-bearing Debt Procurement

Status of Interest-bearing Debt

| | |
|------------------------------|--------------|
| Total Interest-bearing Debt | ¥517,841 mln |
| Borrowings | ¥485,841 mln |
| Investment Corporation Bonds | ¥32,000 mln |

Diversification of Lenders



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

Corporate Bonds

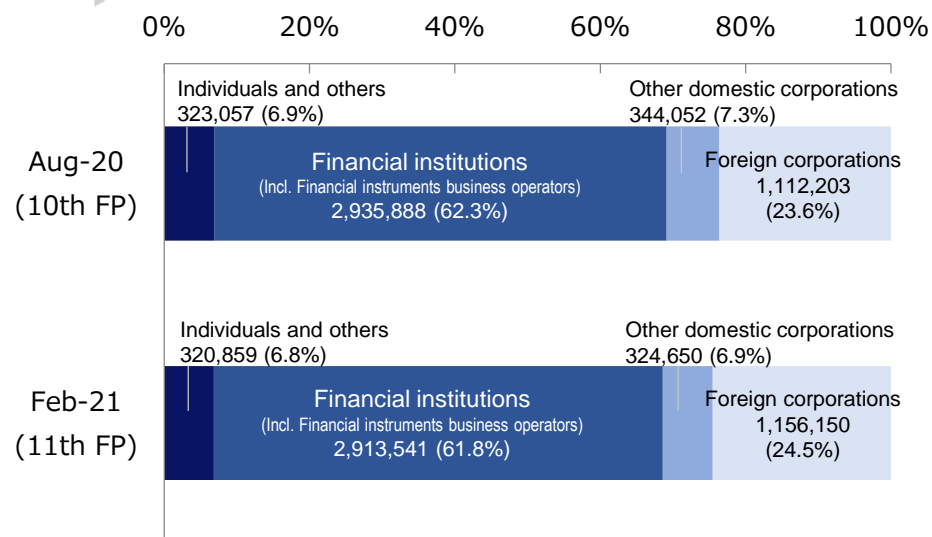
| Name | Amount Issued (¥mln) | Annual Coupon (%) | Issue Date | Maturity Period |
|--|----------------------|-------------------|------------|-----------------|
| NMF Unsecured Bonds No.1 | 3,000 | 0.87 | 2014/10/30 | 2024/10/30 |
| Former NOF Unsecured Bonds No.10 | 6,000 | 1.02 | 2014/11/25 | 2024/11/25 |
| 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

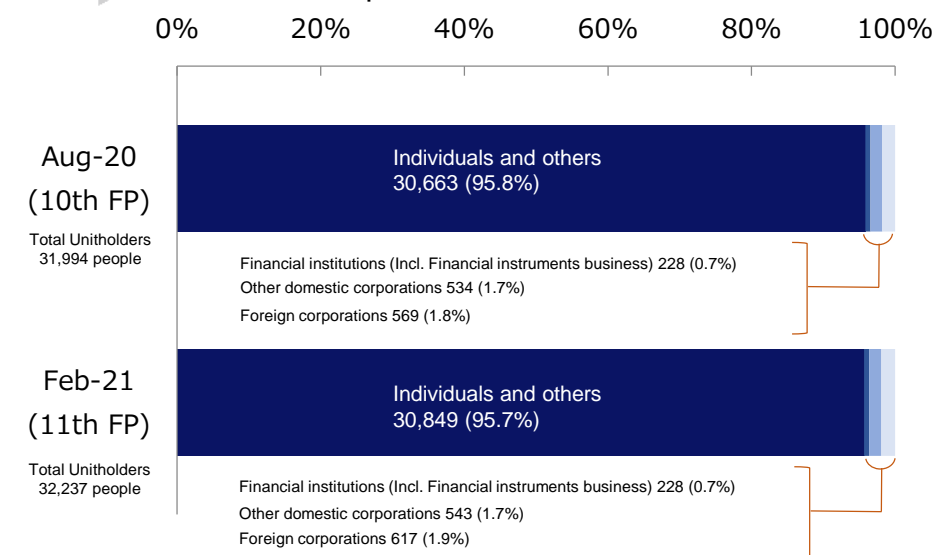
| Credit rating agency | Rating description |
|---|---|
| Japan Credit Rating Agency, Ltd. (JCR) | Long-term issuer rating: AA |
| Rating and Investment Information, Inc. (R&I) | Issuer rating: AA- |
| S&P Global Ratings Japan Inc. (S&P) | Long-term Issuer credit rating: A Short-term Issuer credit rating: A-1 |

Unitholders

Number of investment units



Unitholder composition



Breakdown of financial institutions (unit)

| | Aug.2020 (10th Period) | | Feb.2021 (11th Period) | |
|--|------------------------|--------------|------------------------|--------------|
| Banks | 160,872 | 3.4% | 156,011 | 3.3% |
| Trust Banks | 2,337,313 | 49.6% | 2,286,849 | 48.5% |
| Life Insurance Companies | 33,769 | 0.7% | 50,020 | 1.1% |
| Non-Life Insurance Companies | 4,662 | 0.1% | 2,601 | 0.1% |
| Other Financial Institutions, Financial Instruments Business Operators | 399,272 | 8.5% | 418,060 | 8.9% |
| Total | 2,935,888 | 62.3% | 2,913,541 | 61.8% |

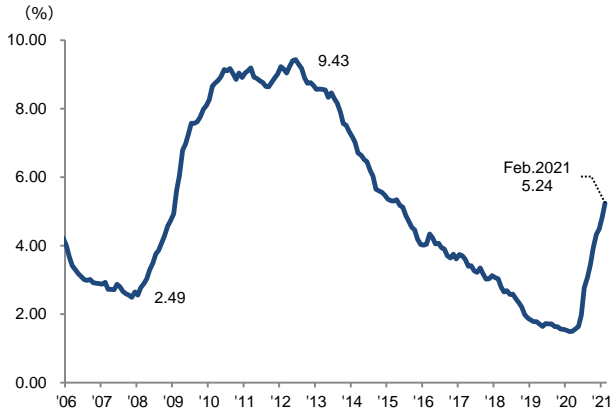
Top10 unitholders

| | Unitholders | Unit | Ratio |
|----|---|------------------|--------------|
| 1 | Custody Bank of Japan, Ltd. (Trust Account) | 1,070,453 | 22.7% |
| 2 | The Master Trust Bank of Japan, Ltd. (Trust Account) | 736,742 | 15.6% |
| 3 | Nomura Real Estate Development Co., Ltd. | 210,671 | 4.5% |
| 4 | The Nomura Trust and Banking Co., Ltd. (Investment Trust Account) | 203,455 | 4.3% |
| 5 | Custody Bank of Japan, Ltd. (Securities Investment Trust Account) | 170,768 | 3.6% |
| 6 | STATE STREET BANK WEST CLIENT – TREATY 505234 | 83,472 | 1.8% |
| 7 | JAPAN SECURITIES FINANCE CO., LTD. | 79,159 | 1.7% |
| 8 | Mizuho Securities Co., Ltd. | 57,905 | 1.2% |
| 9 | SMBC Nikko Securities Inc. | 52,153 | 1.1% |
| 10 | BNYMAS AGT/CLTS 10 PERCENT | 51,577 | 1.1% |
| | Total | 2,716,355 | 57.6% |

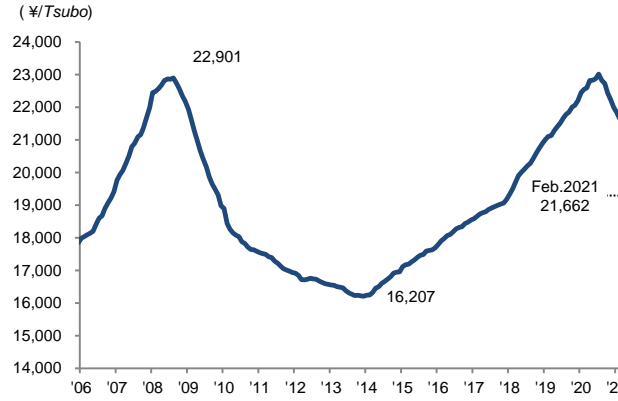
Market Review ~Leasing Market~

Office

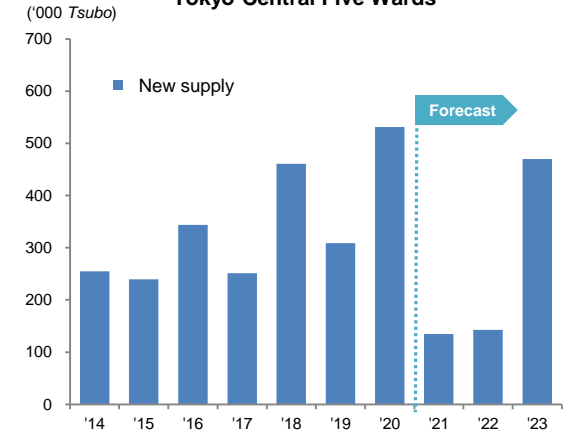
Vacancy Rate
Tokyo Central Five Wards



Average Monthly Rent
Tokyo Central Five Wards



Office Building Supply
Tokyo Central Five Wards

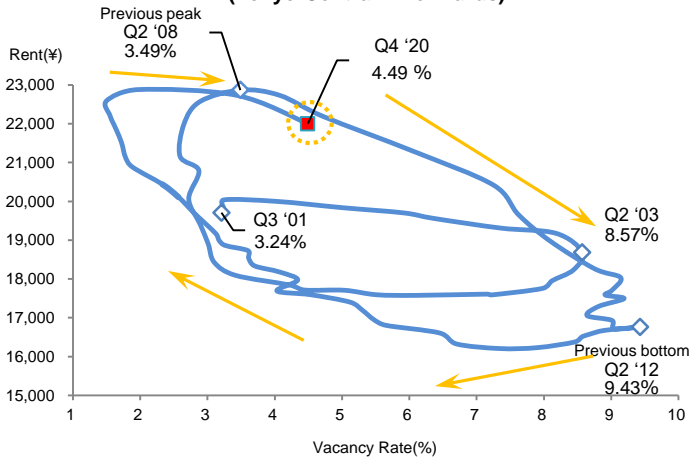


Source: Prepared by NREAM based on data from Miki Shoji Co., Ltd.

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

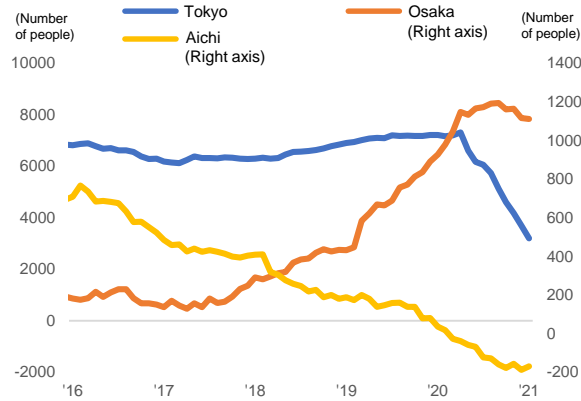
Residential

Rent and Vacancy Rate Matrix
(Tokyo Central Five Wards)



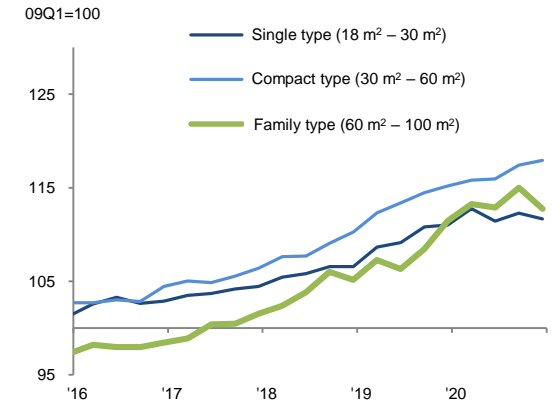
Source: Prepared by NREAM based on data from Miki Shoji Co., Ltd.

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)

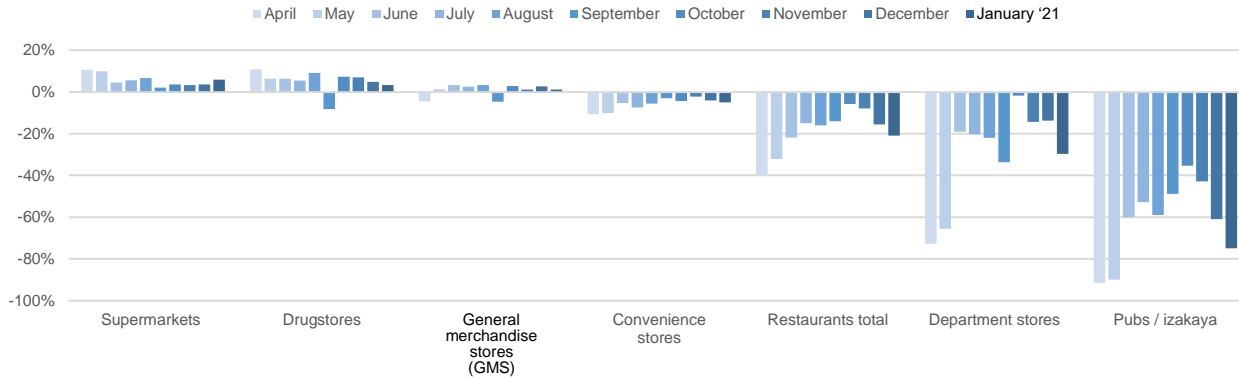


Source: Prepared by NREAM based on data from At Home Co., Ltd. and Sumitomo Mitsui Trust Research Institute Co., Ltd.

Market Review ~Leasing Market~

Retail

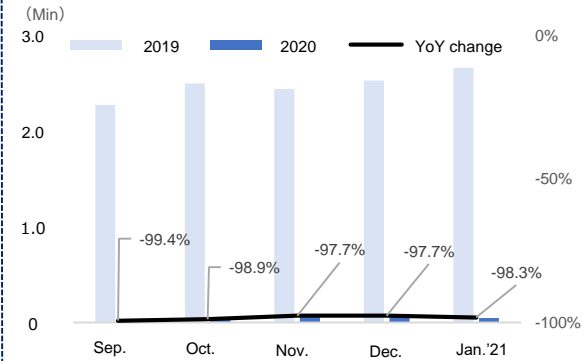
Retail and Restaurant Sales Volume by Store Type
Year-on-Year Change



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

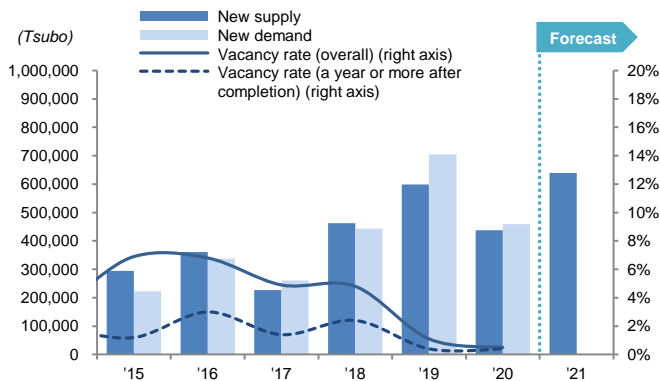
Foreign Visitor Arrivals
Year-on-Year Comparison of Sep.'20 ~ Jan.'21



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

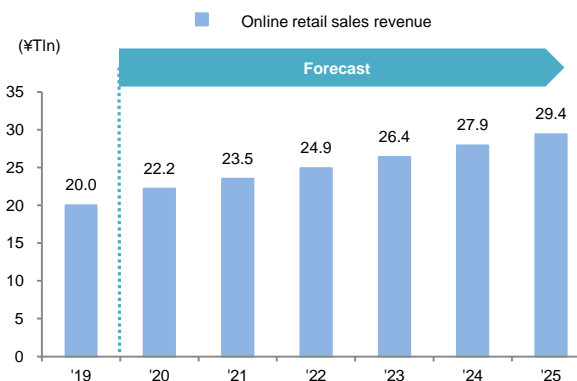
Logistics

Large-Scale Rental Logistics Facility Supply and Demand in the Greater Tokyo Area as of Q3 2020



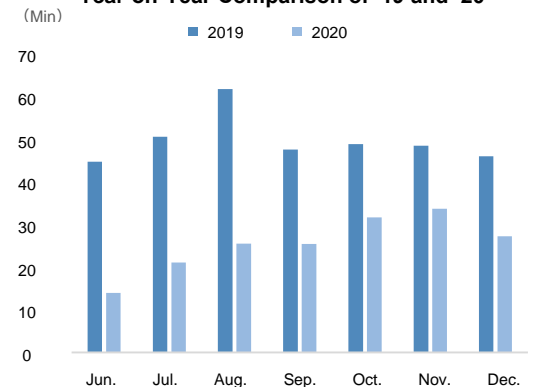
Source: Prepared by NREAM based on data from CBRE

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 '20

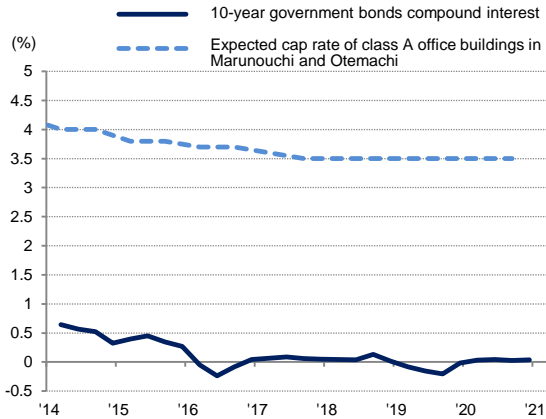


Source: Prepared by NREAM based on data from the Japan Tourism Agency
Note: Preliminary figures are included.

Market Review ~ Sales Market ~

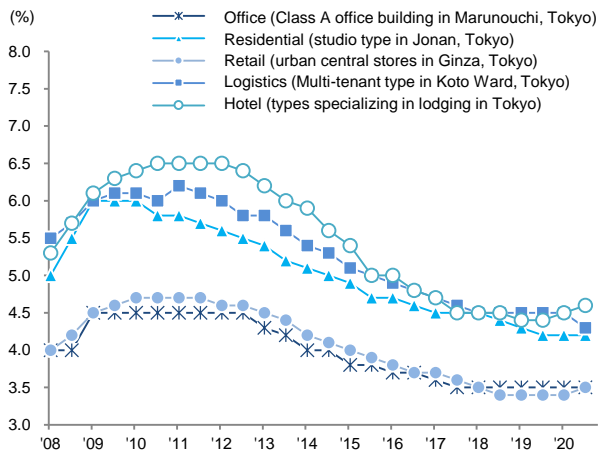
Expected Cap Rate

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.

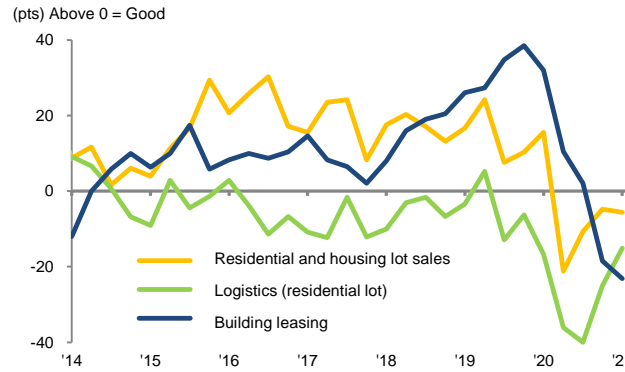
Expected Cap Rate by Real Estate Investor



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

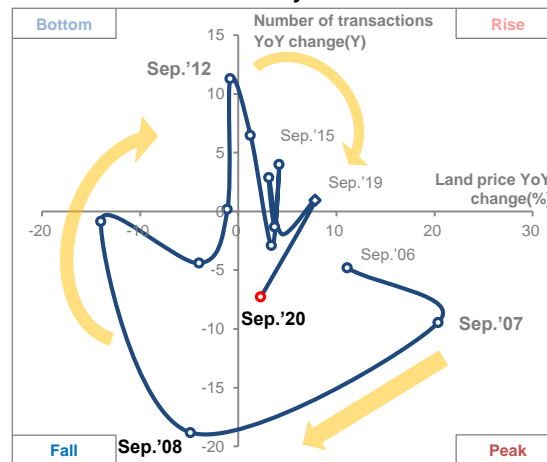
Market Condition and Transaction Volume

Real Estate Market Condition



Source: The Land Institute of Japan

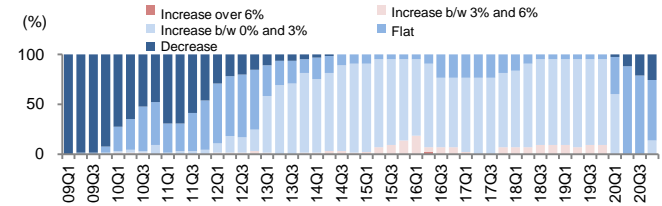
Real Estate Transaction Cycle in Tokyo



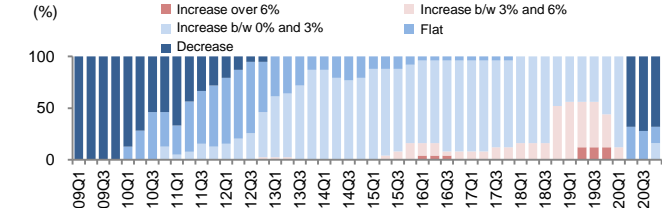
Source: Prepared by NREAM based on data from the Ministry of Justice and the Japan Real Estate Institute
 Note: Land prices are annualized. The year-on-year rate of change of the number of transactions (from October of the previous year to September of the target year) and the urban land price (as of September of the target year) are plotted.

Land Price / Construction Cost

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

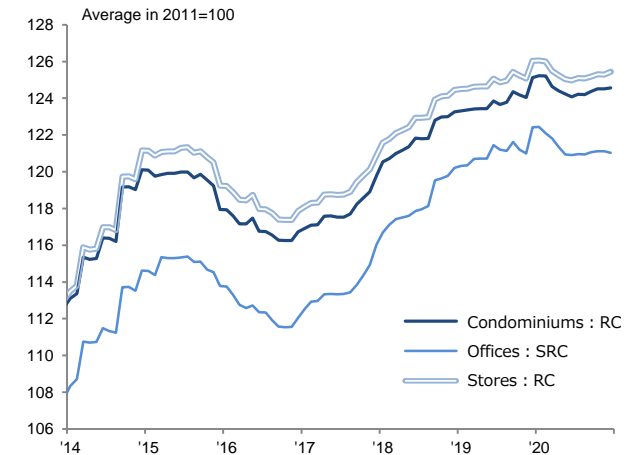


Proportion of Rise (Decline) in Land Price in the Osaka Area



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

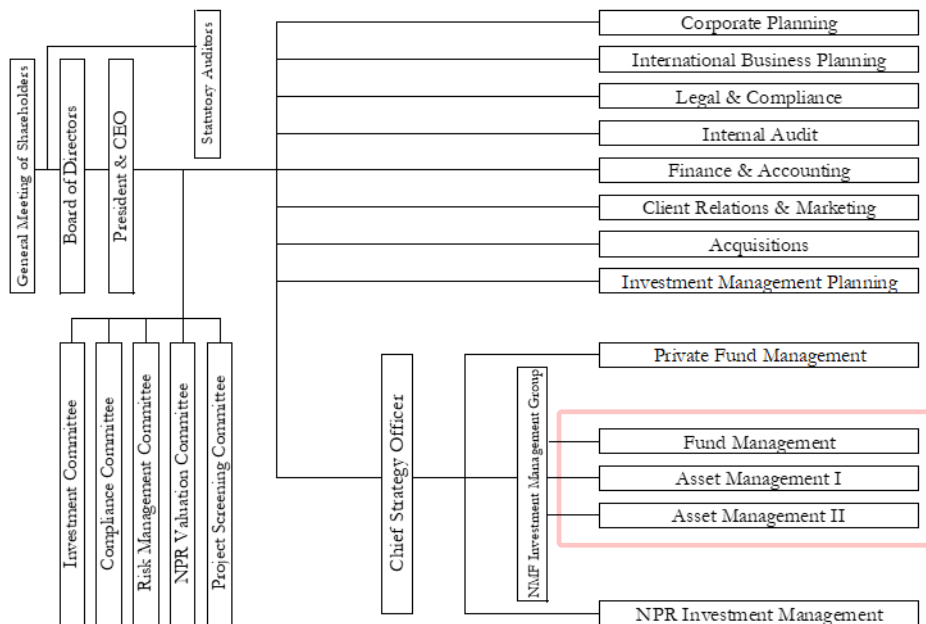
Asset Management Company

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/ |

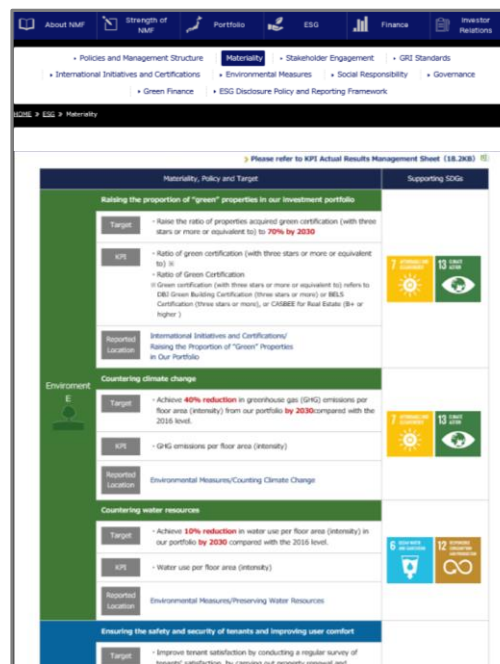
Organization Structure



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 Aug.2020 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

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