

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.  
4-3-1 Toranomom, Minato-ku, Tokyo  
Masayuki Yagi,  
Executive Director  
(TSE code 8961)  
Asset Management Company:  
MORI TRUST Asset Management Co., Ltd.  
Michio Yamamoto  
President and Representative Director  
Contact:  
Hiroshi Naito  
General Manager, Strategic Management Department,  
Sogo REIT Management Division  
Phone: +81-3-6435-7011

## **Notice of Acquisition and Lease of Asset (Kamiyacho Trust Tower) and Partial Sale of Asset (Tokyo Shiodome Building)**

**Tokyo, March 25, 2021**—Mori Trust Asset Management Co., Ltd., the asset management company which manages assets on behalf of Mori Trust Sogo Reit, Inc. (MTR), has announced the acquisition ("the Acquisition") and the lease ("the Lease") of an asset and the partial sale ("the Sale"; "the Acquisition", "the Lease" and "the Sale" are hereinafter referred to collectively as "the Transactions") of an asset. Details are as follows:

### **1. Summary of the Transactions**

#### **I. Summary of the Acquisition**

- |                                 |  |
|---------------------------------|--|
| (1) Type of asset:              | Real estate trust beneficiary right (Note)<br>(i) house number: 901, 4-24-6 Toranomom Minato-ku, Tokyo<br>(ii) house number: 801, 4-24-6 Toranomom Minato-ku, Tokyo  |
| (2) Property name:              | Kamiyacho Trust Tower (Hereinafter "the Property for Acquisition")   |
| (3) Acquisition price:          | (i) 13,980 million yen<br>(ii) 13,980 million yen<br>Total 27,960 million yen<br>(excluding purchase overheads and taxes)  |
| (4) Contract date:              | March 25, 2021   |
| (5) Scheduled acquisition date: | (i) July 1, 2021<br>(ii) October 1, 2021   |
| (6) Seller:                     | MORI TRUST CO., LTD. MORI TRUST CO., LTD.(see 5. Seller and Buyer Overview below)  |
| (7) Acquisition financing:      | The sale proceeds from the Sale and MTR's own funds (scheduled)  |
| (8) Settlement method:          | Payment on each scheduled acquisition date   |
| (9) Forward commitment, etc.:   | The Acquisition falls under the category of Forward Commitment, etc. (denotes postdated Purchase and Sales agreement where the settlement and delivery of the asset are to take place one month or more after the conclusion of agreement or similar; the same applies hereinafter) as |

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

provided in the Comprehensive Guideline for Supervision of Financial Instruments Business Operators, etc. set by the Financial Services Agency. Only when there is wilful or gross negligence on the part of the seller or the buyer in the Acquisition shall the counterparty be able to cancel the Purchase and Sales Agreement on the grounds of a serious breach of obligations under the Purchase and Sales Agreement pertaining to the Acquisition by the counterparty. When the Acquisition is cancelled due to a breach of obligations, the breaching party shall pay an amount equivalent to 20% of purchase/sales price as a penalty fee to the counterparty.

(Note) Real estate trust beneficiary right whereby the exclusively owned space (Nos. 801 and 901) on the 8th and 9th floors, which is office space in the Property for Acquisition and the co-ownership interest pertaining to the right of site are the trust property. At the Property for Acquisition, the office entrance floor which is the first floor below ground according to the register is referred to as the first floor (above ground) and the other floors are also referred to as one floor above the floor number stated in the register. Therefore, the units in question which are on the 7th and 8th floors according to the register are indicated as the 8th and 9th floors respectively (floor numbers pertaining to the Property for Acquisition are all indicated in this way except for those mentioned in the notes.)

## II. Summary of the Sale

- |                                |  |
|--------------------------------|--|
| (1) Type of asset:             | Real estate trust beneficiary right<br>(i) co-ownership interest of 6.2411%<br>(ii) co-ownership interest of 6.2411%<br>Total co-ownership interest of 12.4822%  |
| (2) Property name:             | Tokyo Shiodome Building(Hereinafter "the Property for Sale")   |
| (3) Sale price:                | (i) 13,980 million yen<br>(ii) 13,980 million yen<br>Total 27,960 million yen (excluding sale overheads and taxes)   |
| (4) Book value:                | (i) 12,579 million yen (at the end of September 2020)<br>(ii) 12,579 million yen (at the end of September 2020)<br>Total 25,158 million yen  |
| (5) Profit:                    | (i) Approximately 1.4 billion yen<br>(ii) Approximately 1.4 billion yen<br>Approximately 2.8 billion yen in total<br>(Because of unconfirmed elements, including expenses for the sale, the amounts above are approximate estimates.)  |
| (6) Contract date:             | March 25, 2021   |
| (7) Planned closing date:      | (i) July 1, 2021<br>(ii) October 1, 2021   |
| (8) Buyer:                     | MORI TRUST CO., LTD. (see 5. Seller and Buyer Overview below)  |
| (9) Settlement method:         | Payment on each scheduled sale date  |
| (10) Forward commitment, etc.: | The Sale falls under the category of Forward Commitment, etc. Only when there is wilful or gross negligence on the part of the seller or the buyer in the Sale shall the counterparty be able to cancel the Purchase and Sales Agreement on the grounds of a serious breach of obligations under the Purchase and Sales Agreement pertaining to the Sale by the counterparty. When the Sale is cancelled due to a breach of obligations, the breaching party shall pay an amount equivalent to 20% of purchase/sales price as a penalty fee to the counterparty. |

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

## 2. Reasons for the Transactions

Regarding the Property for Sale, MTR is conducting leasing activities to find new tenants in connection with the exit of the end tenant of the office space (the lease contract will be terminated as of June 30, 2021). Although the property is in an excellent location, with a high spec and high grade feel, the vacant space is likely to take some time to fill due to the effects of the COVID-19 pandemic.

In light of such circumstances, MTR determined to proceed with the Transactions based on the judgment that drawing on sponsor support to sell property to and acquire property from the sponsor for the purposes outlined below will bolster unitholder value in the medium and long run.

- ① To seek early improvement in profitability through improvement in occupancy rates by selling property with low occupancy and acquiring property with high occupancy already.
- ② To reduce portfolio concentration by selling a portion of the Property for Sale, which accounts for 33.9% of MTR's portfolio.
- ③ To seek to raise the level of distributions for the fiscal period ending September 30, 2021 and the fiscal period ending March 31, 2022 by partially realizing the unrealized gains of the Property for Sale.

The following matters were of particular importance in MTR's decision to proceed with the Acquisition.

### (1) Location

The Toranomom area in which the Property for Acquisition is located is adjacent to Kasumigaseki, which is the the bureaucratic centre of the Tokyo, and is a major business area in Japan. Blessed with abundant greenery, Toranomom also hosts many embassies and is home to many foreign enterprises, international hotels, and diverse culture, art and commercial facilities, giving it an international flavor which attracts many foreign residents.

Under the National Strategic Special Zone system, Toranomom is positioned as an area to be redeveloped into a "Global Business Hub" and it is developing as a new symbol of the international city of Tokyo, with enhancement of the transport infrastructure to connect cities around the world with central Tokyo and new large-scale development projects.

The Property for Acquisition is a large-scale mixed-use building which forms part of the Tokyo World Gate complex being developed by Mori Trust Co, Ltd. near Kamiyacho Station, comprising mainly office space with very large floor plates and offering accommodation on the upper floors including The Tokyo EDITION, Toranomom, Japan's very first "Edition" luxury lifestyle hotel. Meanwhile, the lower floors include a lounge where workers can socialize, diverse shops and restaurants and other facilities such as a multi-lingual clinic to stimulate creativity and encourage innovation.

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

## (2) Building and facilities

The Property for Acquisition is a large-scale mixed use building including office space, a hotel, shops and apartments, with 38 floors above the ground and 3 floors below the ground and with a total floor area of about 60,000 tsubo. The office space has ceiling heights of 2,900mm and a very large column-free floor plate of more than 1,100 tsubo, giving tenants the freedom to decide on the layout.

As measures to support BCP, the building has high-capacity emergency generation equipment covering up to about 80% of regular power needs, which can supply power for around one week. The building also delivers vibration suppression performance that is 1.5 times superior to that required for standard high-rise buildings and is also equipped with emergency food and water, toilets and cold weather protection gear to accommodate 1,500 people for 3 days.

## 3. Details of Asset for Acquisition

### (1) Summary of Asset for Acquisition

Date of trust	July 1, 2021 (planned)	
Trustee of trust	Mitsubishi UFJ Trust and Banking Corporation (planned)	
Expiration of trust period	March 31, 2052 (planned)	
Location	Land	4-24-6, Toranomom, Minato-ku, Tokyo
	Building	4-24-6, Toranomom, Minato-ku, Tokyo
	Address	4-1-1 Toranomom, Minato-ku, Tokyo
Real estate usage	Office building (Registered types of use: office) (Note2)	
Ownership	Land	Ownership and land lease right (site ownership ratio: 6.67257234%)
	Building	Sectionally owned
Area	Land	16,131.84 m <sup>2</sup> (Area registered for the entire building lot)
	Building	196,037.12 m <sup>2</sup> (Floor area registered for the entire building) 7,595.44 m <sup>2</sup> (Floor area register for exclusively owned space to be owned) (Note3)
Construction	Steel frame and steel-reinforced concrete with flat roof, 37 floors above ground and 4 underground floor (registered structure)	
Completion date	March 2020	
Architect	SHIMIZU CORPORATION	
Construction company	SHIMIZU CORPORATION	
Construction inspection agency	The Building Centre of Japan	
Appraisal value	Appraisal value: 31,100 million yen Appraisal date: February 28, 2021 Appraisal agency: Daiwa Real Estate Appraisal Co., Ltd. Summary of appraisal: Return according to the direct capitalization method 31,900 million yen (capitalization rate: 2.6%) Return according to the DCF method 30,800 million yen (discount rate: 2.5%, terminal capitalization rate: 2.7%)  Accumulated value 24,200 million yen	
Seismic risk (PML)	6.5% (according to the building seismic risk investigation report produced by Takenaka Corporation)	
Collateral	None	

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

Remarks	<ol style="list-style-type: none"> <li>1. Fukishiro Inari Shrine owns the Building after receiving the establishment of a land lease right on the site of the Property for Acquisition.</li> <li>2. Part of the Property for Acquisition crosses the border between the land to be acquired and the adjacent site and the walls of the adjacent site cross the border of this site. This is acknowledged in a memorandum executed with the owner of the adjacent site.</li> <li>3. MTR has granted MORI TRUST CO., LTD. the right of first refusal with regard to the sale of all or part of the Property for Acquisition.</li> </ol>
---------	---

(Note1) MTR plans to split the acquisition into two parts, creating a trust on July 1, 2021 to complete the first part of acquisition and creating an additional trust on October 1, 2021 to complete the second part of the acquisition.

(Note2) The Property for Acquisition is a mixed-use building including office space, shops, medical facilities, a hotel and residences, however, real estate usage is the usage of the units for acquisition (office).

(Note3) Area is total area of the exclusively owned space on the 8th and 9th floors (No. 801 (3,797.72 m<sup>2</sup>) and No. 901 (3,797.72 m<sup>2</sup>)), which are office units.

(2) Outline of the Lease (Planned)

Lessee	MORI TRUST CO., LTD.
Monthly rent	Building lease
Lease period	From July 1, 2021 to March 31, 2030
Monthly rent	Linked to rent of joint management units (Note 1)
Security deposit	None
Total rent area	7,702.54 m <sup>2</sup> (Note 2)
Total rentable area	7,702.54 m <sup>2</sup> (Note 2)
Occupancy rate	Please refer to notes section below and Note 1.
Remarks	The total number of end tenants of joint management units is 5, the occupancy rate is 97.3%, and the monthly rent received by MTR is 86 million yen (Note 3).

(Note 1) The joint management units refer to 25 floors from the 6th floor through to the 30th floor of the Property for Acquisition; each unit owner has concluded a lease agreement with MORI TRUST CO., LTD. under which each unit owner is the lessor and MORI TRUST CO., LTD. is the lessee and under which the lessee sublets each floor as joint management units. The lessee distributes the total income generated from these joint management units according to interest ratios based on the exclusively owned area owned by each unit owner.

(Note 2) Total rent area and total rentable area are as of October 1, 2021.

(Note 3) The amount of monthly rent received by MTR is calculated by multiplying the sum total of monthly rents (after the expiry of any rent free period) provided for in lease agreements with end tenants of the joint management units as of March 25, 2021 by MTR's interest ratio.

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

#### 4. Details of Asset for Sale

##### Summary of Asset for Sale

Location	Land	1-12-1 Higashi Shimbashi, Minato-ku, Tokyo
	Building	1-12-1 Higashi Shimbashi, Minato-ku, Tokyo
	Address	1-9-1 Higashi Shimbashi, Minato-ku, Tokyo
Real estate usage		Office building (Registered types of use: office, hotel, retail, and parking)
Ownership	Land	Owned (co-owned interest: 12.4822%)(Note 2)
	Building	Owned (co-owned interest: 12.4822%)(Note 2)
Area	Land	17,847 m <sup>2</sup> (Area registered on the certificate of items stated in the reservation register for the entire building lot)
	Building	191,394.06 m <sup>2</sup> (Floor area registered for the entire building)
Construction		Steel-framed reinforced concrete, reinforced concrete, steel frame, 37 floors above ground, four floors below ground (Registered structure)
Completion date		January 2005
Architect		Takenaka Corporation
Construction company		Takenaka Corporation
Acquisition date		April 13, 2010
Acquisition price		27,460 million yen (Note3)
Appraisal value		27,960 million yen (Appraisal date: February 28, 2021)
Appraisal agency		Rich Appraisal Institute K.K.
Seismic risk (PML)		6.0% (according to the building seismic risk investigation report produced by Takenaka Corporation)
Collateral		None
Details of tenants		
	Number of tenants	1
	Monthly rent	116 million yen (Note 4)
	Total rental area	23,890.18 m <sup>2</sup> (Note5)
	Total rentable area	23,890.18 m <sup>2</sup> (Note 5)
	Occupancy rate	100.0% (As of March 25, 2021) (Note 6)

(Note 1) MTR will create trusts on the same date as each planned sale closing date with respect to the assets for sale and sell beneficiary rights in relation to these trusts.

(Note 2) MTR plans to split the sale into two parts, creating a trust for a co-ownership interest of 6.2411% on July 1, 2021 to complete the first part of sale, and creating an additional trust for a co-ownership interest of 6.2411% on October 1, 2021 to complete the second part of the sale.

(Note 3) Acquisition price is the portion of the acquisition price of the entire Property for Sale owned by MTR (co-ownership interest of 50%) that corresponds to the space for the sale.

(Note 4) Monthly rent corresponds to actual monthly rent for the space for sale in the fiscal period ended September 30, 2020 (from April 1, 2020 to September 30, 2020).

(Note 5) Total rental area and total rentable area are the total rental area and total rentable area of the floor area of the entire building (191,394.06 m<sup>2</sup>) corresponding to the space for sale.

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

(Note 6) From June 30, 2021, the occupancy rate on an end tenant basis will change, as the end tenant of office space of the property is due to move out of the Property for Acquisition on June 30, 2021.

## 5. Seller and Buyer Overview

Business name	MORI TRUST CO., LTD.
Address	2-3-17 Toranomon, Minato-ku, Tokyo
Representative	Miwako Date, President and CEO
Capital	30,000 million yen (As of March 31, 2020)
Principal businesses	Real estate development, Hotel management, Investment business
Date of establishment	June 10, 1970
Relationships with MTR and the Asset Management Company	
Capital relationship	The seller and buyer is the parent company (share ownership ratio of 95%) of the asset management company which manages assets on behalf of MTR and falls under the category of parent corporation etc. provided for in the Financial Instruments and Exchange Act (hereinafter "the FIEA") and also falls under the category of interested persons, etc. (hereinafter "Interested Persons, Etc.") of asset management company provided for in the Act on Investment Trusts and Investment Corporations.
Personnel relationship	The Seller and Buyer falls under the category of enterprise to which workers of the asset management company are seconded.
Business relationship	The Seller and Buyer has concluded master lease agreements with MTR for some of MTR's properties.
Related party status	The Seller and Buyer falls under the category of a subsidiary company of any other associated company of MTR and falls under the category of parent company of the asset management company.

## 6. Status of owners, etc. of the properties

Owner of the Property and other conditions	Current owner	Former owner
Name	MORI TRUST CO., LTD.	—
Relationship with related party	See 5. Seller and Buyer Overview above	—
Reason for acquisition	New construction	—
Acquisition price (including other expenses)		—
Timing of acquisition	March 2020	—

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

## **7. Transactions with related parties**

The transaction falls under transactions with related parties (Note). With regard to the implementation of the transaction, the Asset Manager gained consent from MTR with approval of the Board of Directors of MTR after obtaining resolutions at the Compliance Committee, the Investment Committee of the Sogo REIT Management Division and the Board of Directors of the Asset Manager in accordance with the Investment Trust and Investment Corporation Act and “Related Party Transaction Regulations” of the Asset Manager.

(Note) The term “related parties” means those that fall under related parties, of the Asset Manager provided for in the Investment Trust and Investment Corporation Act.

## **8. Operating Forecasts**

These Transactions are scheduled for July 1, 2021 and October 1, 2021 and will not affect MTR's performance in the fiscal period ending March 31, 2021 (from October 1, 2020 to March 31, 2021).

For details of performance in the fiscal period ending September 30, 2021 (from April 1, 2021 to September 30, 2021), please refer to the press release “Notice of Revisions to Performance Forecast for Fiscal Period Ending September 30, 2021” dated today.

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

## 9. Overview of Appraisal Report

### Property for Acquisition

Name of appraisal agency		Daiwa Real Estate Appraisal Co., Ltd
Appraisal value		31,100,000 thousand yen
Appraisal date		February 28, 2021
Appraisal item	Amount (thousand yen)	Appraisal grounds
Revenue price	31,100,000	Appraised by DFC method and direct capitalization method
Price calculated by the direct capitalization approach	31,900,000	
Operating income	1,134,862	
Potential gross rent income	1,196,694	Assumed based on the rent level under the current agreement, rent levels and trends of rent levels of similar properties and taking other factors such as the medium- and long-term competitiveness of the Property into consideration
Losses due to vacancies, etc.	61,831	Assumed a medium- to long-term, stable vacancy rate based on the past vacancy rate of the Property and vacancy rates of similar properties, and taking other factors such as the competitiveness of the Property into consideration
Operating expenses	291,794	
Maintenance	122,962 (Note)	Maintenance fees are assessed with reference to the results of previous periods and PM fees are assessed with reference to the scheduled terms and conditions of contract
Property management fees		
Utilities costs	47,532	Assumed based on the results of previous periods
Repair costs	5,034	Assumed with reference to repair costs of similar properties
Advertisements for leasing, etc.	18,255	Assumed with reference to levels of similar properties
Taxes	88,413	Assumed taxes on land taking into account the amount of taxes payable, using the amount paid in fiscal 2020 as a reference Assumed taxes on building by estimating taxes for fiscal 2021
Insurance premiums	839	Assumed with references to premiums of similar properties
Other expenses	8,756	Assumed other miscellaneous expenses and other contingency funds in addition to land rent
Net operating income from leasing (NOI)	843,068	
Profit through management of temporary deposits, etc.	0	Not recognized in light of content of agreement
Capital expenditure reserve	13,222	Assumed with reference to renovation expenses of similar properties
Net cash flow	829,846	
Capitalization rate	2.6%	Assumed by adjusting the spread due to the conditions of the location and building of the Property based on the yields of office buildings located in areas with the lowest risk, using the cap rates in the appraisal of J-REIT properties in the

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

			area with the same supply and demand as a reference
	Price calculated by the discounted cash flow (DCF) approach	30,800,000	
	Discount rate	2.5%	Assumed considering the individuality of the Property, using the discount rates in the appraisal of J-REIT properties as a reference
	Terminal capitalization rate	2.7%	Assumed based on the cap rate of the Property, comprehensively considering the individuality of the building and the future prospects of the real estate market
	Cost approach price	24,200,000	
	Ratio of land	80.9%	
	Ratio of building	19.1%	

(Note) If the maintenance and property management fees for the Property were disclosed separately, there is a possibility of affecting other transactions of the companies that are entrusted with the management of buildings and the implementation of PM respectively, thereby preventing the efficient operation entrustment by MTR and causing damage to the interest of investors. Combined fees for maintenance and property management therefore are indicated hereinabove.

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

Property for Sale

Name of appraisal agency	Rich Appraisal Institute co.,Ltd
Appraisal value	27,960,000 thousand yen
Appraisal date	February 28, 2021

Appraisal item	Amount (thousand yen)	Appraisal grounds
Revenue value	27,960,000	Appraised by DFC method and direct capitalization method
Value by direct capitalization method	28,560,000	
Operating revenue	1,384,857	
Potential total revenue	1,450,284	Assumed taking into consideration factors such as rent levels and trends of rent levels of similar properties, medium- and long-term competitiveness of the Property, and rent income in previous years
Loss due to vacancy, etc.	65,426	Assumed based on average vacancy rates in the area, taking factors such as the size and location of the Property into consideration
Operating expense	420,788	
Maintenance and operation cost	142,445	Assessed with reference to the terms and conditions of contract
PM fee	0	Not recognized in light of content of agreement
Utilities cost	0	Not recognized in light of content of agreement
Repair cost	4,610	Assumed based on engineering reports
Cost for finding tenants, etc.	16,282	Assumed with reference to factors such as results for similar properties
Taxes and public dues	254,339	Assumed taking into account the amount of taxes payable, using the amount paid in fiscal 2020 as a reference
Non-life insurance premium	1,864	Assumed based on the actual results of the previous periods
Other expenses	1,245	Assumed based on the actual results of the previous periods
Net Operating Income (NOI)	964,069	
Investment gain from lump-sum payments	0	Not recognized in light of content of agreement
Capital expenditure	21,672	Assumed based on the replacement cost
Net revenue	942,397	
Capitalization rate	3.3%	Assumed by adjusting the spread due to the conditions of the location and building of the Property based on the yields of office buildings located in areas with the lowest risk, using the cap rates in the appraisal of J-REIT properties in the area with the same supply and demand as a reference
Value by DCF method	27,700,000	
Discount rate	3.2%	Assumed considering the individuality of the Property, using the discount rates in the appraisal of J-REIT properties as a reference
Final capitalization rate	3.3%	Assumed based on the cap rate of the Property, comprehensively considering the individuality of

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

			the building and the future prospects of the real estate market
Integrated value		37,460,000	
Land ratio		89.8%	
Building ratio		10.2%	

(Note) The value corresponds to the co-ownership interest (co-ownership interest ratio of 12.4822%) which MTR plans to sell.

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

**Attachment**

- Reference 1 Assumptions for NOI for the Property for Acquisition
- Reference 2 Portfolio as of October 1, 2021
- Reference 3 Photograph of the Property, Vicinity MAP of the Property

**Disclaimer:**

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

## Assumptions for NOI for the Property for Acquisition

(Million yen)

Revenues	1,086
Expenses (excluding depreciation)	245
NOI (Net Operating Income)	841

(Note) NOI is the amount of real estate rental revenues less real estate rental expenses (excluding depreciation).

## Preconditions:

1. The above figure is the annual NOI (after completion of acquisition in two parts) for the Property for Acquisition and excludes special factors in the fiscal year of acquisition.
2. Revenues are based on an assumed occupancy rate of 97.3%.
3. Expenses include taxes and public dues, and insurance premiums.

## Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

Portfolio as of October 1, 2021

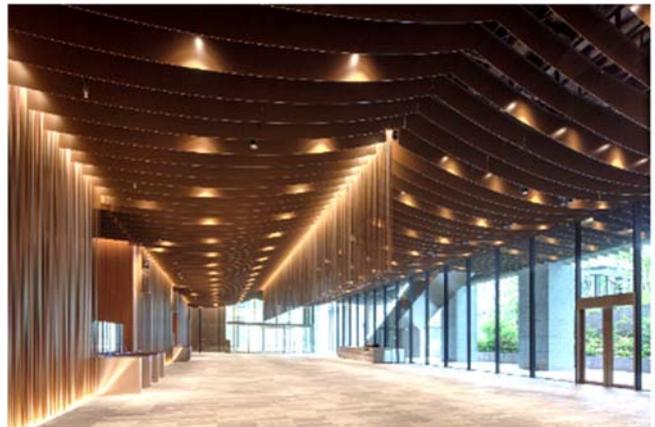
Area	Usage	Property Code	Property Name	Acquisition Date	Acquisition Price (Million yen)	% of Total	
Central Tokyo	Office Buildings	A-1	Tokyo Shiodome Building (Note3)	2010.4.13	82,539	25.4%	
		A-2	ON Building	2008.8.29	39,900	12.3%	
		A-3	Kioicho Building	2014.10.1	34,300	10.6%	
		A-4	Kamiyacho Trust Tower	2021.7.1	13,980		
				2021.10.1 (Planned)	13,980		
		Total		27,960	8.6%		
		A-5	Osaki MT Building	2005.3.31	7,870		
	2005.10.28			5,656			
	Total		14,386	4.4%			
	A-7	Hiroo MTR Building	2018.1.19	8,100	2.5%		
	Subtotal					207,185	63.8%
	Retail Facilities	B-1	SHIBUYA FLAG	2013.4.24	32,040	9.9%	
		B-2	Shinbashi Ekimae MTR Building	2007.4.25	18,000	5.5%	
Subtotal					50,040	15.4%	
Other (Residential property)	C-2	Park Lane Plaza	2004.12.24	3,200	1.0%		
Subtotal					3,200	1.0%	
Intermediate total					260,425	80.2%	
Other	Office Buildings	A-6	Midosuji MTR Building	2015.4.30	10,170	3.1%	
		A-8	Tenjin Prime	2012.7.12	6,940	2.1%	
		A-9	Shin-Yokohama TECH Building	2003.11.14	6,900	2.1%	
	Subtotal					24,010	7.4%
	Retail Facilities	B-3	Ito-Yokado Shonandai	2003.3.28	11,600	3.6%	
		B-4	Kohnan Sagamihara-Nishihashimoto	2012.10.18	7,460	2.3%	
		B-5	Frespo Inage	2002.3.28	2,100	0.6%	
	Subtotal					21,160	6.5%
Other (Hotels)	C-1	Hotel Okura Kobe	2006.9.20	19,000	5.9%		
Subtotal					19,000	5.9%	
Intermediate total					64,170	19.8%	
Total					324,595	100.0%	

(Note1) Acquisition prices are rounded down to the nearest million yen.

(Note2) If a property has more than one use, it is classified according to its main use.

(Note3) The acquisition price corresponds to MTR's co-ownership interest after the sale of 37.5178%.

Photograph of the Property, Vicinity MAP of the Property



Vicinity MAP of the Property

