



**MASTER
FUND**

Nomura Real Estate Master Fund., Inc.

Investor Presentation

15th

Fiscal Period Ended February 28, 2023

April 28, 2023

MASTER FUND





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Financial Highlights



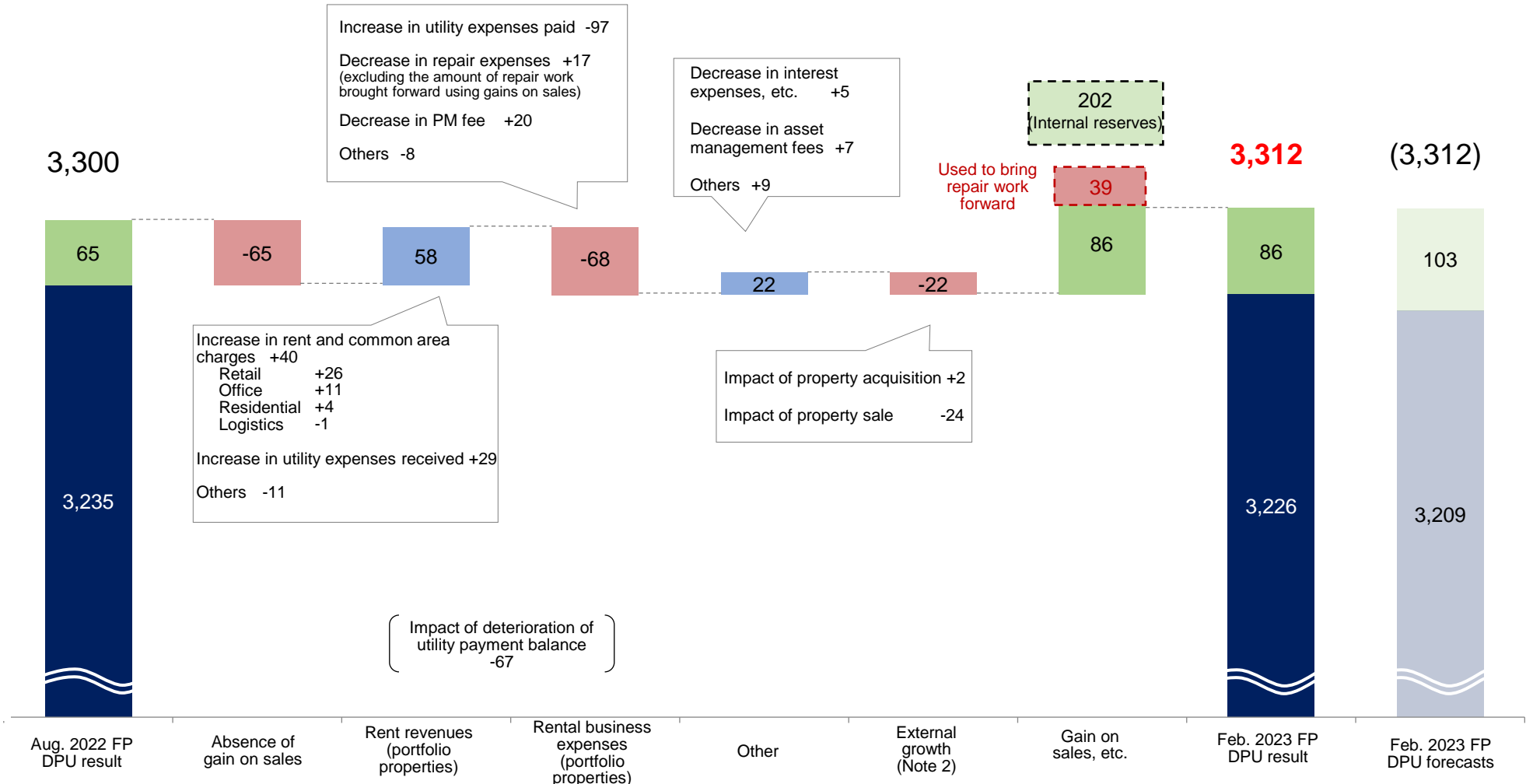
Financial Highlights for Feb . 2023 (15th) FP



Revenue from portfolio properties recovered, and some of the gain on sales of properties will be used to return profits to unitholders and to bring repair work forward

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

■ Increased distribution factors
 ■ Decreased distribution factors
 Contributions to internal reserves
 ■ Distributions from gain on sales
 (Note1)



(Note 1) Excludes the impact of the increase in asset management fees II for the gain on sales. (Note 2) Includes the impact of property acquisitions and sales during Aug. 2022 FP.

Financial Highlights for Feb. 2023 (15th) FP



(¥mln)

	Ended	Ended	Differences	Ended	Differences
	Aug. 31, 2022 (14th FP)	Feb. 28, 2023 (15th FP)		Feb. 28, 2023 (15th FP)	
	Result (A)	Result (B)	(B)-(A)	Forecasts (C)	(B)-(C)
Operating Revenue	39,022	39,986	963	40,008	-22
Rental revenues	35,249	35,273	24	35,264	9
Other rental revenues	3,015	3,074	58	3,107	-33
Gain on sales of real estate	757	1,638	880	1,636	1
Operating Expense	23,437	23,872	434	23,768	104
Rental Business Expenses	16,652	17,069	417	16,940	128
Repair Expenses	1,326	1,434	107	1,294	140
Tax and Public Dues	3,313	3,285	-27	3,286	0
Depreciation and Amortization	5,738	5,673	-65	5,671	2
Others	6,274	6,676	402	6,689	-12
Asset management fees	3,460	3,473	13	3,480	-6
Amortization of goodwill	2,622	2,622	-	2,622	-
Other operating expenses	703	706	2	724	-18
Operating profit	15,584	16,113	529	16,240	-126
Non-operating revenues	3	5	2	-	5
Non-operating expenses	2,195	2,169	-26	2,180	-11
Interest Expenses and other financial costs	2,185	2,158	-26	2,170	-11
Other non-operating expenses	10	10	-	10	0
Ordinary income	13,392	13,950	558	14,059	-109
Extraordinary gain and loss	109	-	-109	-	-
Net income	13,499	13,948	449	14,058	-109
(Net income excluding realized gain)	(12,741)	(12,310)	(-431)	(12,422)	(-111)
Distribution of Earnings (a)	13,499	13,947	447	14,037	-89
Distribution in excess of net earnings (b)	2,060	1,669	-391	1,579	89
Total distributions (a)+(b)	15,560	15,616	56	15,616	0
Internal reserves	561	954	392	1,061	-107
(Total Internal reserves)	(2,952)	(3,906)	(954)	(4,014)	(-107)
DPU(¥)	3,300	3,312	12	3,312	0
Distributions of earnings per unit (¥)	2,863	2,958	95	2,977	-19
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences](¥)	403	330	-73	331	-1
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings](¥)	34	24	-10	4	20
Total assets	1,187,581	1,185,099	-2,482	1,184,825	274
Interest-bearing debt	517,463	517,420	-42	517,420	-
LTV	43.6%	43.7%	0.1%	43.7%	0.0%
Market Capitalization	802,527	711,995	-90,531	-	-
NOI	27,350	26,951	-399	27,101	-150
FFO	21,001	20,614	-387	20,723	-109

▶ Main factors accounting for differences in results between the Feb 2023 FP and the Aug 2022 FP (¥mln)

Operating revenue	963
Increase in rental business income	24
Increase in rent and common area charges for existing properties	191
Impact of property acquisition/sale	▲167
Increase in other rental business income	58
Increase in utility bills received	134
Decrease in other income	▲76
Increase in gain on sales of real estate, etc.	880
Operating expenses	434
Increase in rental business expenses	417
Increase in utility bills paid	455
Increase in repair costs (including 184 front-loaded repair work using gains on sales)	107
Decrease in PM compensation	▲112
Decrease in depreciation expenses	▲65
Increase in other expenses	32
Increase in asset management fees and other operating expenses	16
Non-operating profit and loss	28
Decrease in interest expenses and other loan-related expenses	▲26
Extraordinary profit/loss	▲109
Earnings received in the previous term and detachment of earthquake damage in the previous term	▲109
Net income	449
Detachment of retained earnings in the previous term	561
Provision of internal reserves for the current period (part of gain on sale of real estate, etc.)	▲954



External Growth



External Growth ~ Steady Asset Replacement (Feb 2023 FP and Aug 2023 FP) ~



Continue to acquire high-quality properties, including sponsor-developed properties, and to sell properties of concern

Properties acquired (planned for acquisition) in Feb 2023 FP and Aug 2023 FP

Total of 10 properties: **¥25.3 billion**
 (Average age: **3.9 years**, average NOI yield: **4.7%**)
(Note1) (Note2)

Logistics



Landport Shinonome / Yasuda Soko

Retail



MEFULL Chayamachi



"It makes **me** full of happiness!"

"Shift from the consumption of goods toward the consumption of services," accurately identifying the needs of the times. Commercial facilities specialized in the service industry

Residential (including healthcare facilities)



PROUD FLAT
Nezu Yanaka



PROUD FLAT
Kikukawa



PROUD FLAT
Asakusa



PROUD FLAT
Kinshicho II



(Healthcare facility)
SOMPO CARE La vie
Re Residence Yoga



(Healthcare facility)
Grapes Tsujido
Nishi-Kaigan



(Healthcare facility)
SOMPO CARE Sompno
ie Omori-Nishi



(Healthcare facility)
SOMPO CARE La vie
Re Residence Shonan
Tsujido



Properties sold (planned for sale) in Feb 2023 FP and Aug 2023 FP

Total of 20 properties: **¥24.9 billion**
 (Average age: **21.8 years**, average NOI yield: **4.1%**)
(Note1) (Note3)

Residential (Total 17 properties)

Realize sales of properties with concerns over competitiveness because of being older or small or in regional areas, or having unit bathrooms



Office (Total 3 properties)

• NMF Nagoya Yanagibashi Building

Sold based on consideration of future area trends as well as decreasing competitiveness due to aging building



• NMF Tenjin-Minami Building

Exchange transaction with conveniently located healthcare facilities



• NRE Higashi-nihonbashi Building

Exchange transaction with conveniently located, large residential facility



<Gain on sale>

Realized (will realize) a **total gain on sale of ¥6.3 billion** in Feb 2023 FP and Aug 2023 FP
 Utilize for building up distributions and expanding internal reserves

(Note1) The age of acquired properties is as of the scheduled date of acquisition, and the age of sold properties is as of the scheduled date of sale.

(Note2) Stated figures are calculated by dividing the NOI based on the direct capitalization approach recorded in the Appraisal Valuation by the scheduled acquisition price.

(Note3) Stated figures are calculated by dividing the total NOI for the Feb 2022 FP and Aug 2022 FP by the scheduled sale price.



Acquire recently built and well located sponsor-developed properties

Residential PROUD FLAT Nezu Yanaka

Favorable location with a 6 minute walk from Nezu Station, with good access to major business and commercial districts



Scheduled acquisition date	January 6, 2023
Scheduled acquisition price	¥1,400 mln
NOI yield (Note1)	4.2%
Completion	July 2020



Logistics Landport Shinonome / Yasuda Soko (Note2)

Well located, 5-minute walk from Shinonome Station. Demonstrates high level of employment advantage
High-function logistics facility covering a wide area including the Tokyo metropolitan area



Scheduled acquisition date	March 24, 2023	NOI yield (Note1)	4.0%
Scheduled acquisition price	¥5,750 mln	Completion	May 2020

Retail MEFULL Chayamachi

Well located, 3-minute walk from Osaka Umeda Station
Retail facility mainly focused on "Health, Learning, and Life" services



Scheduled acquisition date	April 3, 2023
Scheduled acquisition price	¥3,735 mln
NOI yield (Note1)	3.7%
Completion	March 2020



Residential PROUD FLAT Kikukawa

Well located, 5-minute walk from Kikukawa Station
Salability accommodating diverse needs from 1K to 2LDK



Scheduled acquisition date	April 3, 2023
Scheduled acquisition price	¥2,720 mln
NOI yield (Note1)	4.0%
Completion	October 2020



Residential PROUD FLAT Asakusa

Well located, 10-minute walk from Asakusa Station
Has a roof terrace for viewing the Sumida River Fireworks Festival, and has adopted rooftop greenery



Scheduled acquisition date	April 3, 2023
Scheduled acquisition price	¥2,410 mln
NOI yield (Note1)	4.0%
Completion	July 2020

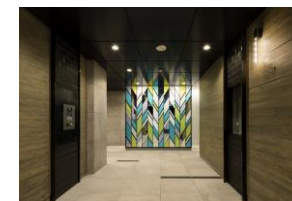


Residential PROUD FLAT Kinshicho II

Well located, 9-minute walk from Kinshicho Station
Exterior design uses a motif of the traditional craft "Edo Kiriko"



Scheduled acquisition date	April 3, 2023
Scheduled acquisition price	¥2,030 mln
NOI yield (Note1)	3.9%
Completion	January 2020



(Note1) Stated figures are calculated by dividing the NOI based on the direct capitalization approach recorded in the Appraisal Valuation by the scheduled acquisition price. Stated figures have been rounded to the first decimal place.

(Note2) Acquired quasi-co-ownership interest (51%) of real estate trust beneficiary right.

External Growth ~ Acquisition of Properties through External Exchange Transactions in Aug 2023 FP~



Improve portfolio profitability through the acquisition of four healthcare facilities located in the Greater Tokyo area

【Asset to Be Acquired】

SOMPO CARE La vie Re Residence Yoga



Acquisition price	¥2,850 mln
Appraisal Value	¥3,390 mln
Type of Ownership (Land)	Ordinary fixed-term land leasehold
NOI yield (Note1)	6.7%
Completion	March 2017

Grapes Tsujido Nishi-Kaigan



Acquisition price	¥1,820 mln
Appraisal Value	¥2,290 mln
Type of Ownership (Land)	Ordinary fixed-term land leasehold
NOI yield (Note1)	7.7%
Completion	July 2016

Cross-sectoral asset replacement unique to a Diversified REIT realized through strong relationships with operating companies

(Scheduled Date of Purchase and Sales Agreement: May 31, 2023)



【Asset to Be Disposed of】

NMF Tenjin-Minami Building (Office)

Transfer Price	¥3,040 mln
NOI yield (Note2)	5.0%
Completion	February 2008

PRIME URBAN Otsuka (Residential)

Transfer Price	¥772 mln
NOI yield (Note2)	5.0%
Completion	September 2006

SOMPO CARE Sompno ie Omori-Nishi



Acquisition price	¥1,462 mln
Appraisal Value	¥1,840 mln
Type of Ownership (Land)	Ownership
NOI yield (Note1)	4.7%
Completion	November 2014

SOMPO CARE La vie Re Residence Shonan Tsujido



Acquisition price	¥1,150 mln
Appraisal Value	¥1,580 mln
Type of Ownership (Land)	Ordinary land leasehold right
NOI yield (Note1)	6.4%
Completion	July 2017

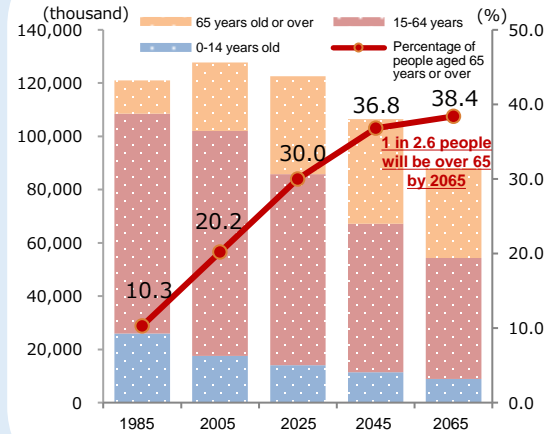
(Note 1) The value entered is calculated by dividing the NOI based on the direct capitalization approach recorded in the appraisal summary by the anticipated acquisition price.
 (Note 2) the value entered is calculated by dividing the total NOI for the fiscal period ended February 28, 2022 and the fiscal period ended August 31, 2022 by the Anticipated Disposition Price.



Marketability and future growth potential of the health care market

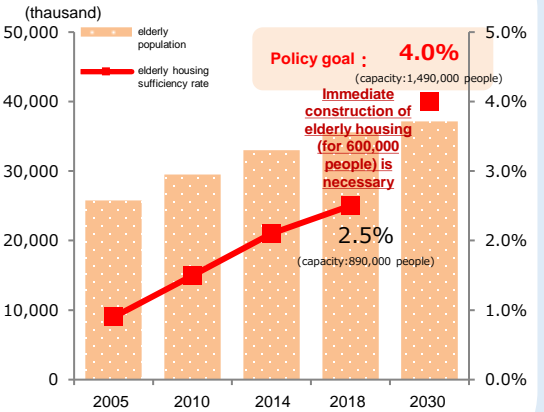
- ✓ Improvement in marketability and fluidity based on the accumulation of trading/investment records in the market
- ✓ Growth potential of the future market based on increases in the elderly population and the numbers of people requiring assistance/nursing care
- ✓ Possibility of risk identification based on the accumulation of track records
- ✓ Moves toward achievement of the policy objective (Sufficiency ratio of elderly housing: 4.0% by 2030)

➤ National population movements (by age) and aging ratio



(Source) "Future Population Estimate of Japan" by the National Institute of Population and Social Security Research

➤ Senior citizen housing sufficiency ratio and policy objective



(Source) Ministry of Land, Infrastructure, Transport and Tourism Basic Plan for Housing (National Plan)

Development and operation of healthcare facilities by the sponsor

- ✓ Continuous development of rental senior residences (OUKAS) by the Nomura Real Estate Group and utilization of its sponsor pipeline
- ✓ Accumulation of know-how/expertise based on the investment records of the Nomura Real Estate Group



Properties developed: 8 (including plans)
Properties under operation: 4 (out of 8)

Developed / projects under development

	Property Name	Location	Opening year	No. of units
Under operation	OUKAS Funabashi	Funabashi-shi, Chiba	2017	125 units
	OUKAS Makuhari Bay-Park	Chiba-shi, Chiba	2020	141 units
	OUKAS Kichijoji	Mitaka-shi, Tokyo	2020	116 units
	OUKAS Hiyoshi	Yokohama-shi, Kanagawa	2021	120 units
Before operation	OUKAS Shiki	Asaka-shi, Saitama	2023 (plan)	145 units
	OUKAS Setagaya Sengawa	Setagaya-ku, Tokyo	2023 (plan)	186 units

(Source) "Consolidated Financial Results for the Nine Months from April 1 to December 31, 2022" by Nomura Real Estate Holdings, Inc.



OUKAS Kichijoji



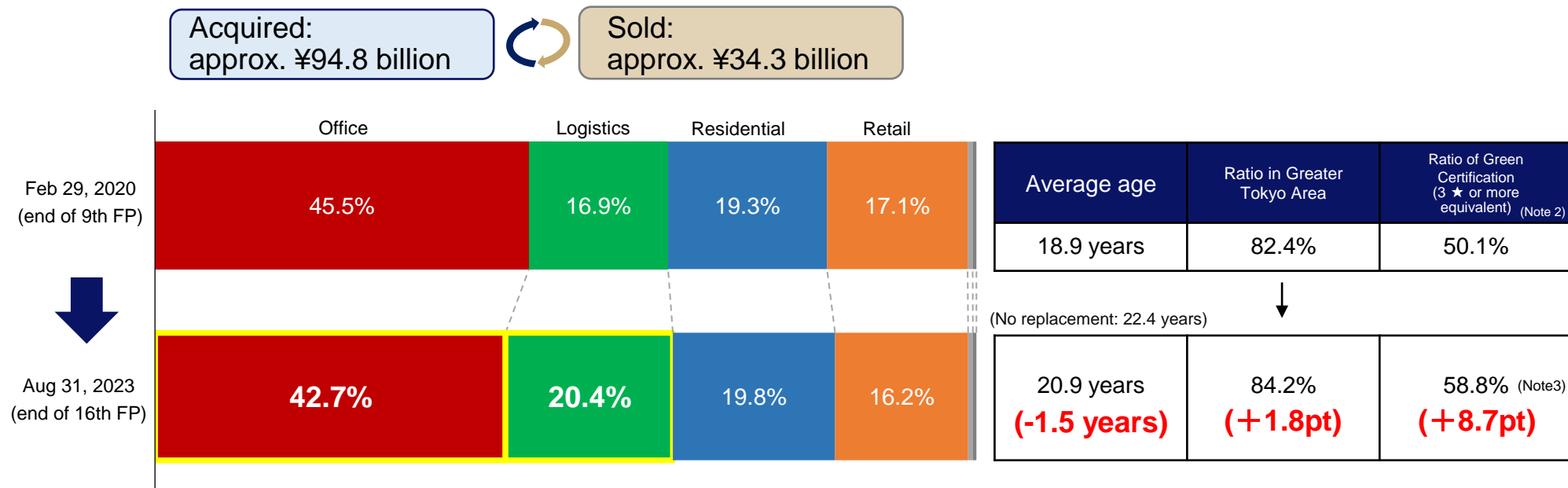
OUKAS Hiyoshi

External Growth ~Asset Replacement since COVID 19~



Continued asset replacement while making use of sponsor pipeline; portfolio quality improved

► Change due to asset replacement since COVID-19 pandemic (from Mar 2020) (Note1)



► External Growth Policy

Acquisition Selective investment focused on sponsor-developed properties (sponsor pipeline: ¥880.0 billion (Note 4))

Sale Taking future competitiveness into consideration, actively sell properties utilizing replacement/exchange **with a focus on offices**

Aim to maintain/improve level of distribution by realizing unrealized gains

(Note1) Includes the impact of acquiring and selling properties that have already been announced as being scheduled for acquisition or sale. Also includes properties already acquired through 3rd public offering.
 (Note2) 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)
 (Note3) Stated figures are as of February 28, 2023.
 (Note 4) Figures based on the financial results of Nomura Real Estate Holdings for the third quarter of the fiscal year ended March 31, 2023.



Internal Growth

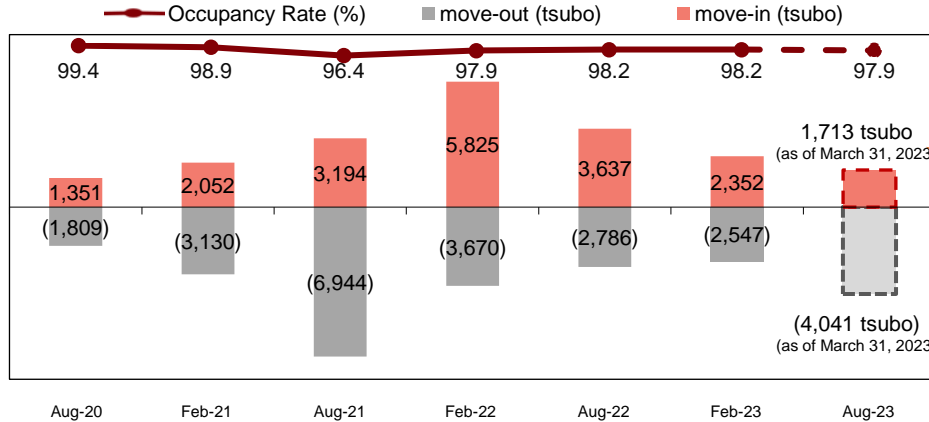




Office

Despite uncertainty in the market, maintained high occupancy while controlling rent levels

Changes in move-in and move-out floor space and period end occupancy rates

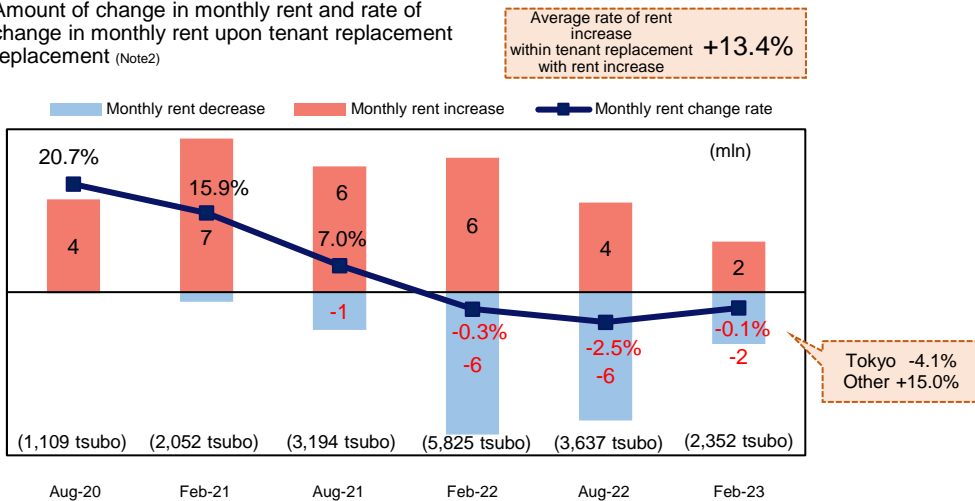


Rent gap (as of end of February 2023) (Note1)

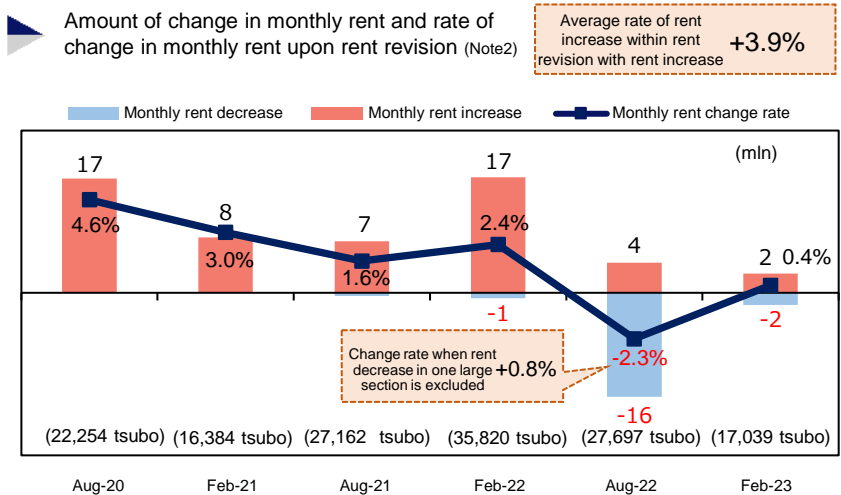
: **2.9%** (market rents are higher than current rents)

	Feb. 2023 FP	Aug. 2022 FP	Variance
Whole sector	2.9%	4.0%	-1.1%
Tokyo	1.1%	2.3%	-1.3%
Other	10.9%	11.1%	-0.2%

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



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



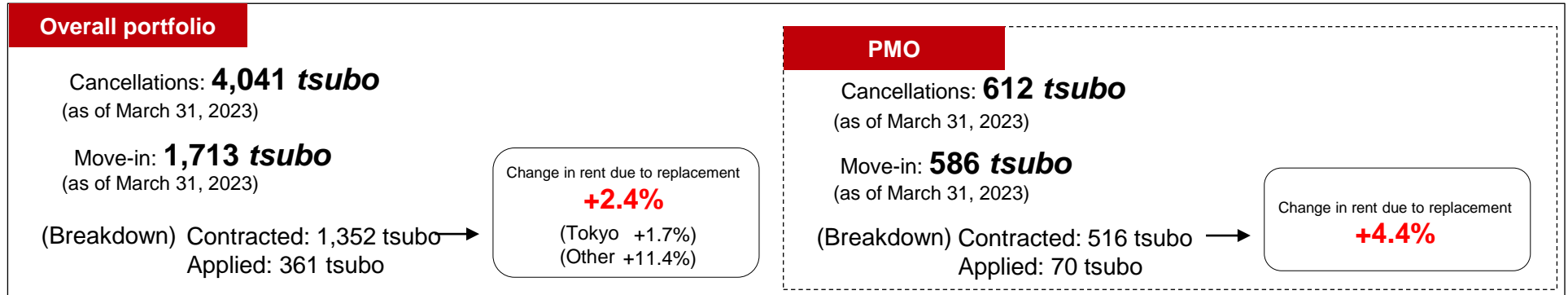
(Note 1) Calculated from owned properties, excluding properties when leased as a whole building.

(Note 2) Figures in brackets at the bottom of the charts represent floor areas of rent revisions or tenant replacements. The rates of change in monthly rents are calculated as weighted averages of all relevant sections. This is the same for other sectors explained later.



Office

<August 2023 FP> Progress of tenant replacement (as of March 31, 2023)



<August 2023 FP> Leasing example

PMO Tamachi II

Regarding one vacant floor (182 tsubo), we received applications for additional floor space from multiple tenants in the building who identify the area as a priority business area

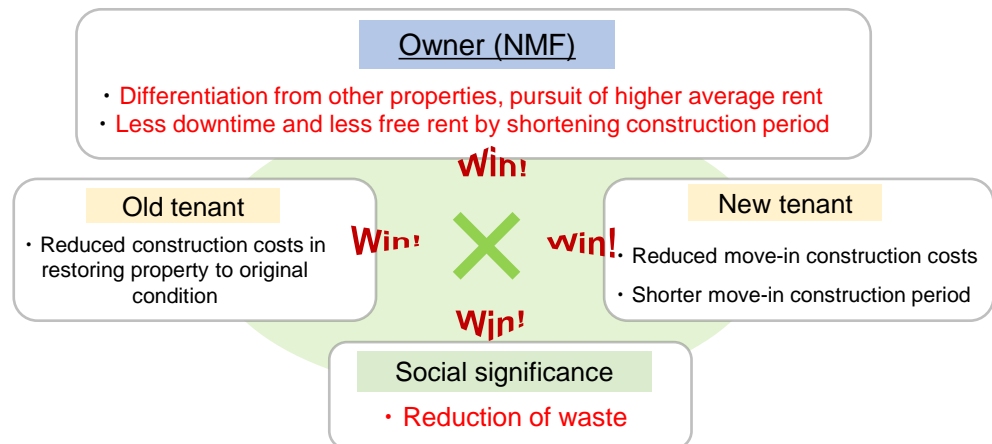


Signed contracts at above-market rent, with no vacancy period and no free rent

Through communication with new and old tenants, we also managed to transfer tenancy move-in ready, thereby shortening the construction period, cutting back costs, and reducing waste



Measure to strengthen leasing: Advertising move-in-ready properties
 Backed by a sales force that can elicit tenant needs, for several properties, we have attracted new tenants while the previous tenant still occupies the property and then carried out tenant replacement move-in ready (transfer of interior)





Logistics

Achieved rent increases at time of revision/renewal, and achieved early lease-up where tenants moved out (occupancy rate scheduled to recover to 100% in Apr 2023)

► Increase in rent at time of revision/renewal

<Feb 2023 FP rent revision>

- Landport Kashiwa Shonan II: approx. 15,200 tsubo

In view of the tenant's plans for the site, achieved rent increase following more than two years of persistent negotiations



(Monthly rent increase rate +5.2%)

<Aug 2023 FP contract renewal>

- Sagamihara Onodai Logistics Center: approx. 17,300 tsubo

A **green lease agreement** contingent on switching to LEDs resulted in a 5-year resigning, an increase in rent, and a reduction in GHG emissions



(Monthly rent increase rate +2.3%)

(Note)

► Leasing of sections where tenants moved out

<Aug 2023 FP start of contract>

- Landport Atsugi: approx. 5,400 tsubo (2 sections)
→ **Backfilled all sections**

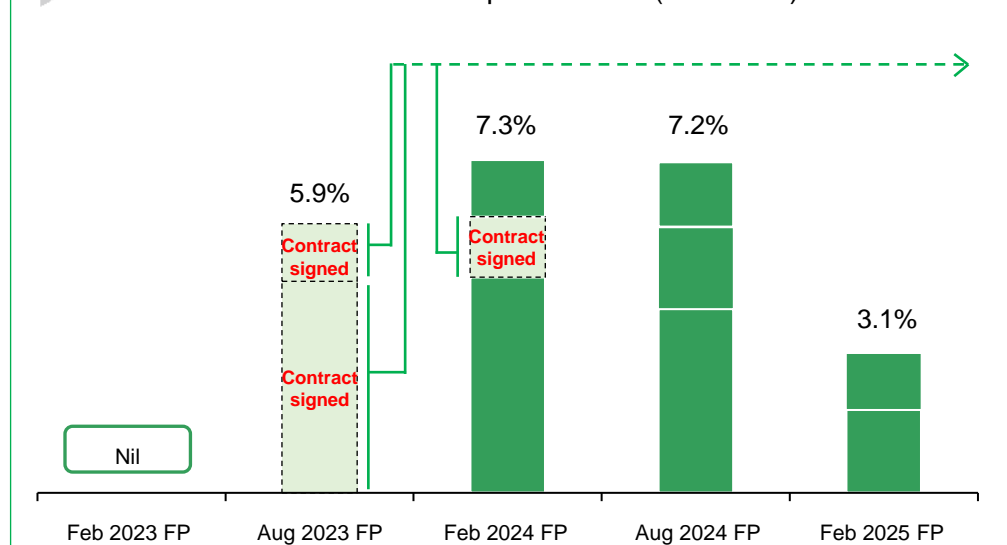
Elicited further needs from newly acquired customer and **proposed additional floor space**

Despite a soft market in the area, achieved early lease-up for all sections



(Monthly rent increase rate +7.2%)

► Breakdown of tenants with expired leases (rent basis)



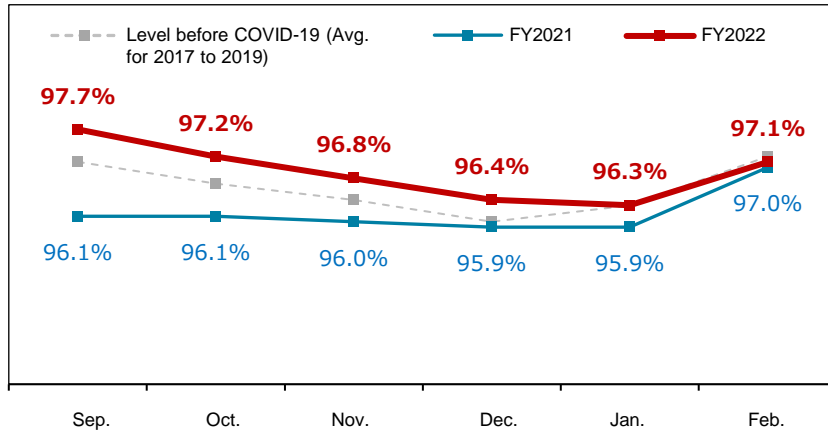
(Note) Rent to remain unchanged for first 3 months of new contract and to increase from the 4th month after (planned) completion of the work to switch to LEDs



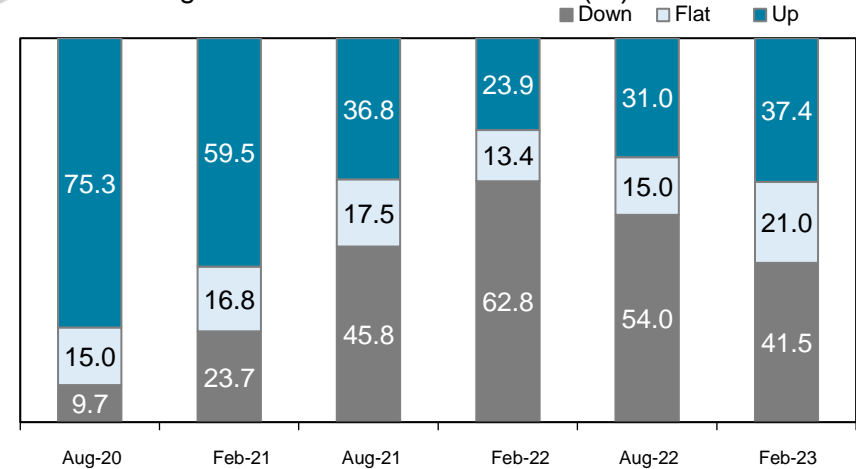
Residential

In addition to maintaining high, stable occupancy rates, the rate of change of monthly rent at time of tenant replacement has moved to positive territory, boosted by the tailwind of market recovery

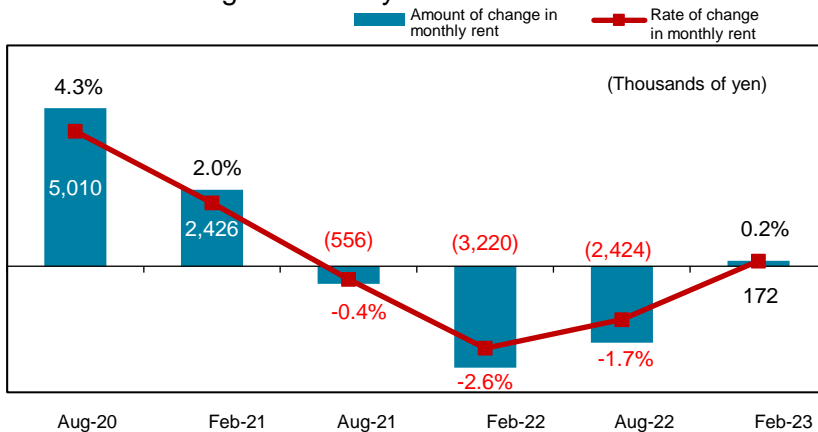
Changes in occupancy rates



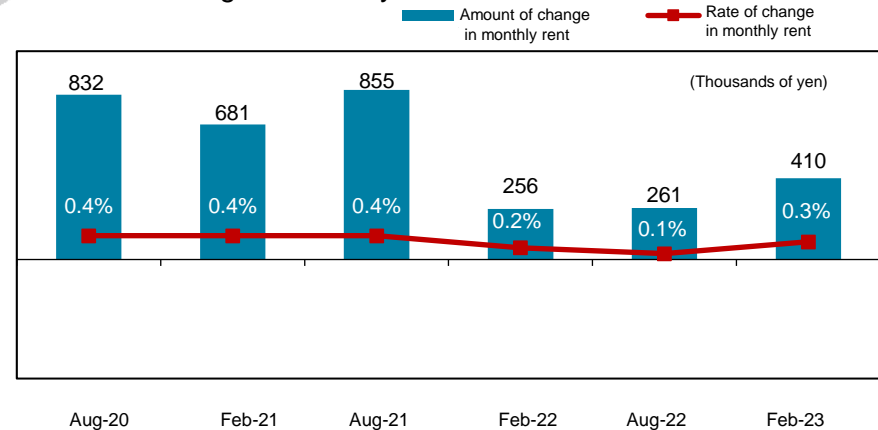
Rent change at move-ins and move-outs (%)



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



Rate of change in monthly rent at renewals



(Note) The figures in "Amount of change in monthly rent at move ins and move outs" and "Rate of change in monthly rent at renewals" include results of move-ins and move-outs and renewals for Kojimachi Millennium Garden (Residential Building).



Residential

Examples of various initiatives for smoother leasing and increased rent

- Actively promote surface renovation that achieves both improved competitiveness and cost control
- During Feb 2023 FP, implemented 128 surface renovations that are highly cost effective for leasing promotion
- Improved profitability with little additional investment and a construction period that is equivalent to usual restoration work

PU Nakameguro



<Example of surface renovation work>

- Overlaying of floor tiles
- Replacement of baseboards
- Overlaying of entrance tiles etc.

Number of units	Cost of construction	Change in rent at move-in and move-out for relevant units (Note)	Change in rent, excluding renovated units in Greater Tokyo Area
128 units	¥120,000/unit	+2.9%	+0.0%

- Achieved upside at PRIME URBAN Higashi Nakano Court, which was acquired in March 2022, by renovating the family-type units
- Realized greater rent increases by focusing specifically on family-type units with high upside potential, and by carrying out surface renovations + extra cosmetic renovations

<Example of surface renovation + extra work>

- Overlaying of floor tiles
- Accent wallpapering
- Application of bathroom wall sheets
- Installation of lighting etc.

Number of units	Change in rent (%)	Change in rent (¥)	Total construction cost
2 units	+12.7%	¥48,000/month	¥1,216,000



⇒ Another 6 units eligible for renovation work are either being leased or are currently under construction

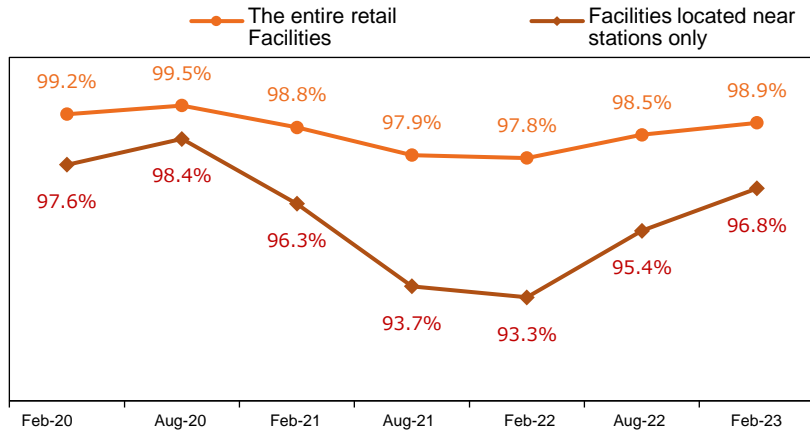
(Note) Only those units that were renovated and which had been leased by February 28, 2023 have been counted.



Retail

Promoted steady leasing while maintaining/improving replacement rent levels due to recovery in management status of facilities located near stations

Changes in period-end occupancy rates



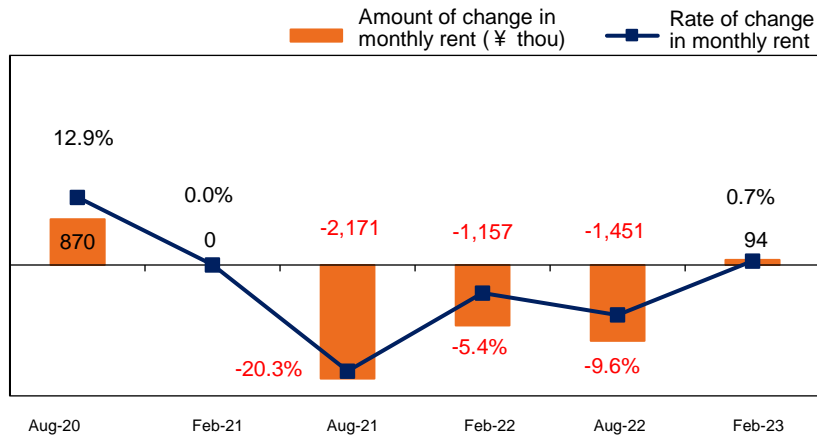
GEMS Daimon: Response to expiration of fixed-term leases
 Fixed-term leases on 9 floors expire, but all of them are in the restaurant sector and have been backfilled quickly
 ⇒ Average period of vacancy: **0.3 months** Average rate of change in rent: -6.1%

	Before	After
9F	Until 23/2/15	Re-tenant
8F	Until 23/2/15	Re-tenant
7F	Until 23/2/15	Re-contract
6F	Until 23/2/15	Re-tenant
5F	Until 23/2/15	Re-contract
4F	Until 23/2/15	Re-tenant
3F	Lease is ongoing	Lease is ongoing
2F	Until 23/2/15	Re-contract
1F	Until 23/2/15	Re-contract
B1F	Until 23/2/15	Re-contract

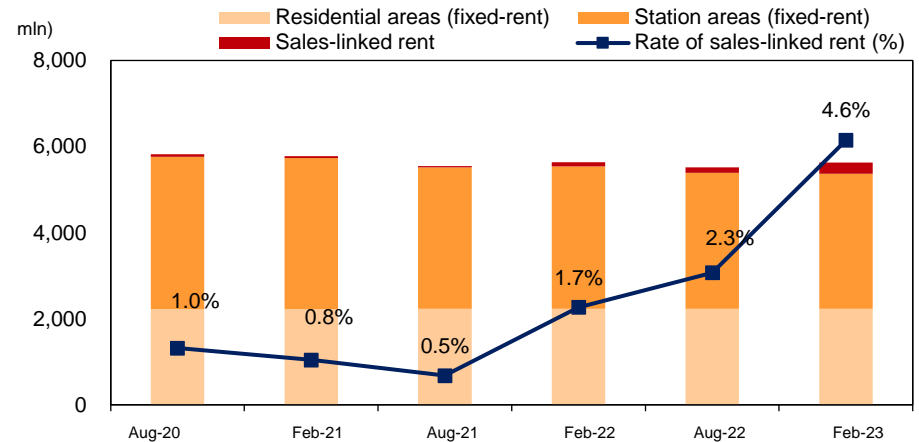
<Renovation of entrance>



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



Rent revenue breakdown (overall retail sector)

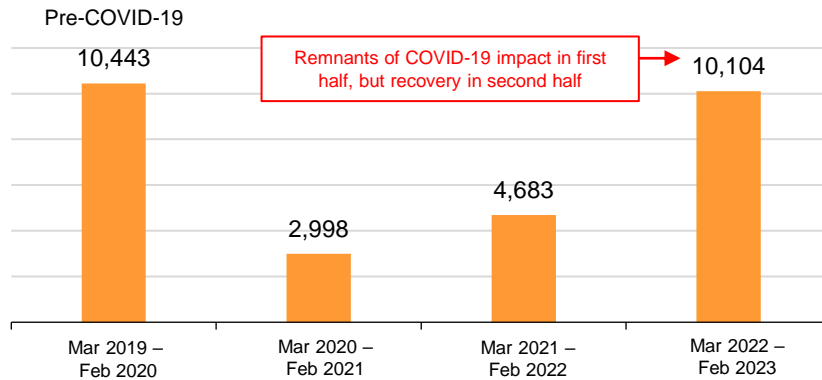




Retail

Management status of key facilities located near stations (UCW Osaka/nORBESA)

Changes in sales of Universal CityWalk Osaka (¥mln)



Phased expansion of USJ store

Driving sales-linked rent as a rare large official store outside of the theme park

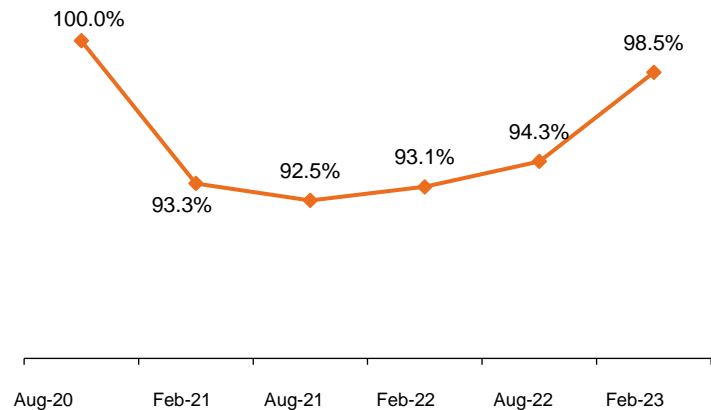
	Contract period	Area (tsubo)
Initial contract	April 2018	143
1st expansion	July 2019	+61
2nd expansion	September 2022	+23
Total	-	228



Opening of new USJ area expected to further increase visitor numbers

As the 2nd phase of the SUPER NINTENDO WORLD area expansion, the new Donkey Kong themed area is scheduled to open in 2024

Changes in period-end occupancy rate at nORBESA



Example of tenant replacement

Divided section according to needs or market
Backfilled total of 260 tsubo, with an increase in rent

Before	After
2F 69 tsubo	2F 69 tsubo
1F 191 tsubo	1F 23 tsubo
	1F 39 tsubo
1 tenant	1F 129 tsubo
	4 tenants

Change in total rent **+3.1%**

Example of upward revision

Services tenant (150 tsubo) **+8.3%**

Apparel tenant (23 tsubo) **+7.3%**

Improved profitability due to increased Ferris wheel fares

Increased ticket price in November ¥600 ⇒ ¥800;
achieved sales exceeding those of pre-COVID-19

	Nov-Feb total
Feb 2023 FP	¥28,012,000
Feb 2020 FP	¥23,250,000
Change from pre-COVID-19	+¥4,762,000

* 4-month actual





Appraisal Valuation





Appraisal values increase for more than 60% of properties, and unrealized gains grew to 231.7 billion yen (+¥13.5 billion period-to-period)

Appraisal valuation by sector

	Aug.2022 Fiscal Period End			Feb.2023 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	559,170	78,127	68	557,005	78,689
Retail	49	194,973	23,284	49	196,014	24,739
Logistics	23	278,090	74,293	23	281,970	79,243
Residential	157	241,465	42,272	150	244,099	48,833
Hotels	2	6,260	-60	2	6,260	-81
Other	1	5,460	323	1	5,500	363
Total	300	1,285,418	218,241	293	1,290,848	231,787

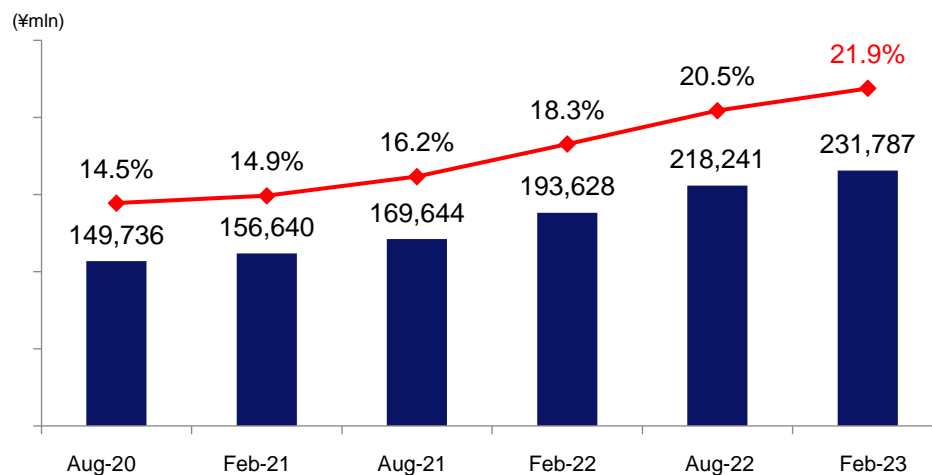
Period-to-period analysis (Note1)

CAP	Aug. 2022	Feb. 2023
Decrease	249	174
Flat	48	116
Increase	0	2

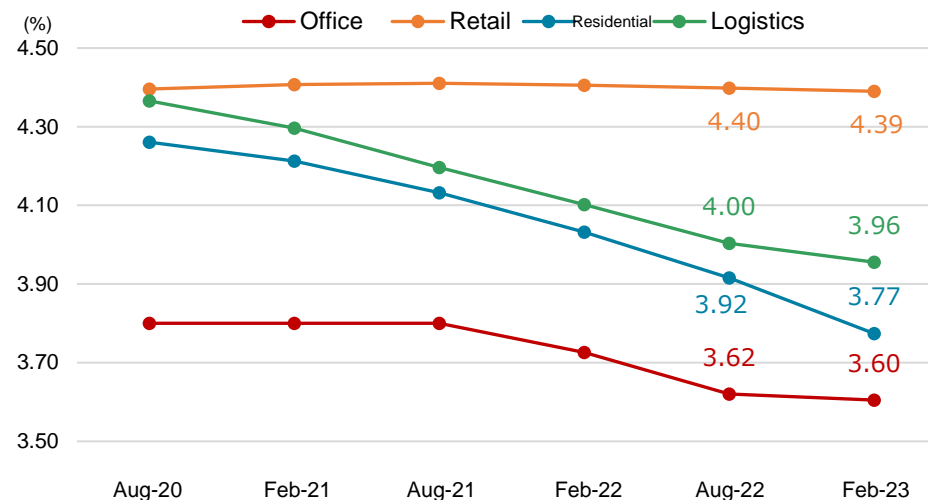
Appraisal Value	Aug. 2022	Feb. 2023
Increase	237	189
Flat	37	65
Decrease	23	38

(Note1) Excluding acquisitions and dispositions during the period

Period-to-period analysis



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





Continued to build a stable financial base

Refinancing during Feb 2023 FP

Repayment Overview (Note1)	
Total amount of repayment	¥33,550 mln
Average interest rate	0.70%
Average remaining duration	6.9 years

Refinancing Overview (Note2)	
Total amount of refinancing	¥33,550 mln
Average interest rate	0.86%
Average remaining duration	6.9 years

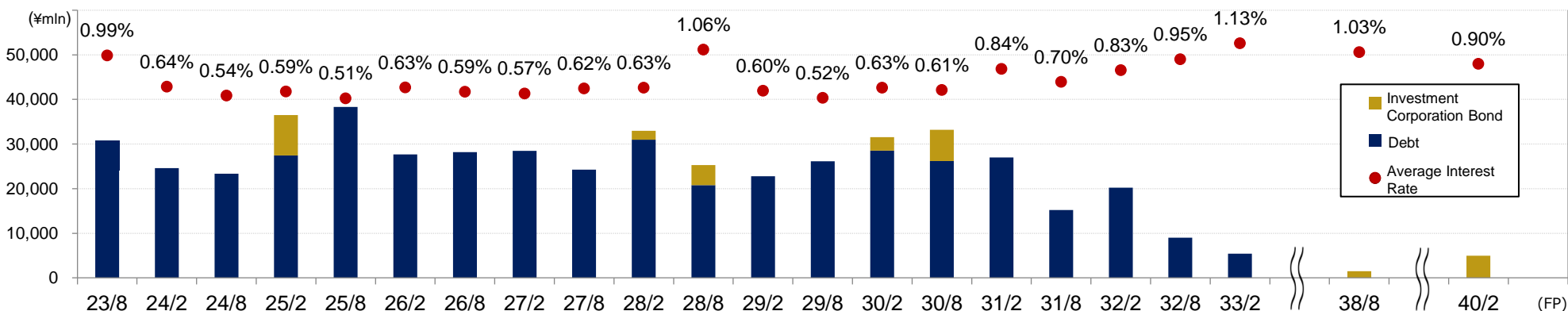
Scheduled repayment during Aug 2023 FP

Scheduled Repayment (Note3)	
Total amount of repayment	¥30,800 mln
Average interest rate	0.99%
Average remaining duration	8.0 years

Interest-bearing debt at the end of Feb 2023 FP

	Aug.2020 (10th FP)	Feb.2021 (11th FP)	Aug.2021 (12th FP)	Feb.2022 (13th FP)	Aug.2022 (14th FP)	Feb.2023 (15th FP)
Total Interest-bearing debt	¥517,884 million	¥517,841 million	¥517,798 million	¥517,756 million	¥517,463 million	¥517,420 million
Average remaining duration	4.97 years	4.97 years	4.92 years	4.88 years	4.74 years	4.70 years
Average interest rate	0.76 %	0.74 %	0.71 %	0.68 %	0.67 %	0.68 %
Ratio of long-term debt	88.2 %	88.7 %	89.4 %	88.7 %	87.5 %	89.3 %
Ratio of fixed-rate debt	95.7 %	95.7 %	95.7 %	95.7 %	95.7 %	94.6 %
LTV	43.2 %	43.3 %	43.4 %	43.6 %	43.6 %	43.7 %

Diversified maturity of repayment at the end of Feb 2023 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 interest rate and Average remaining duration are those at the time of refinancing.

(Note3) Average remaining duration is it at the time of borrowing and average interest rate is weighted average interest rate as of the end of Feb 2023. Excluding ¥42.8 million in contractual repayment.



Earnings Forecast

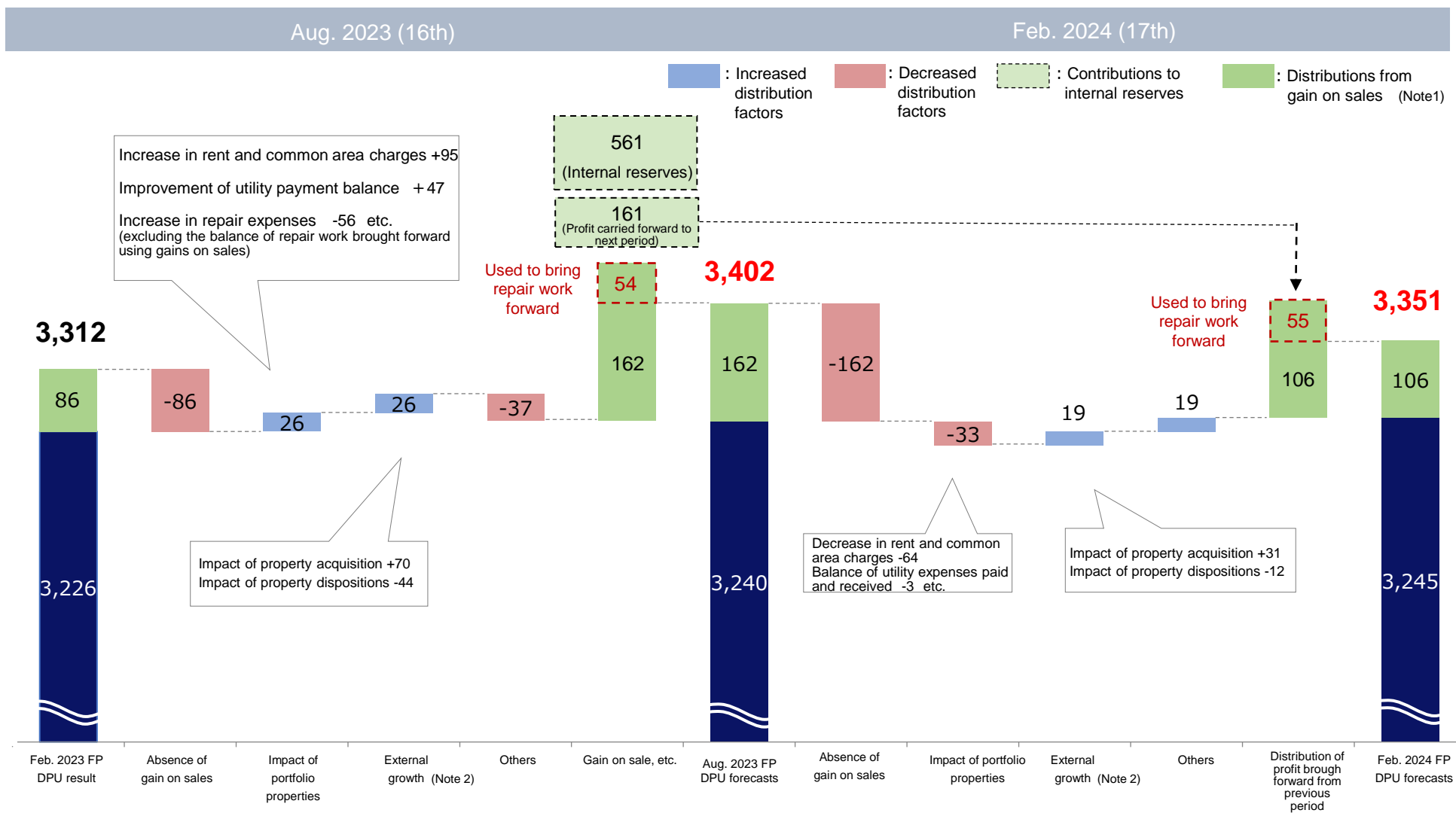


Assumptions for Earning Forecasts for Aug. 2023 (16th) FP / Feb. 2024 (17th) FP



Raise revenue through continuous asset replacement, and use the gain on sales of properties to maintain/improve distributions in the medium term

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



(Note1) Excludes the impact of the increase in asset management fees II for the gain on sales. (Note2) Includes the impact of property acquisitions and sales during the last fiscal period.

Earnings Forecasts for Aug 2023 FP (16th) / Feb 2024 FP (17th)



(¥mln)

	Ended Feb.28,2023 (15th FP)	Ended Aug.31,2023 (16th FP)	Differences	Ended Feb.28,2024 (17th FP)	Differences
	Result (A)	Forecasts (B)	(B)-(A)	Forecasts (C)	(C)-(B)
Operating Revenue	39,986	44,042	4,056	39,112	-4,930
Rental revenues	35,273	35,834	560	35,654	-180
Other rental revenues	3,074	3,518	444	3,457	-60
Gain on sales of real estate	1,638	4,689	3,051	-	-4,689
Operating Expense	23,872	25,015	1,142	24,452	-562
Rental Business Expenses	17,069	17,900	830	17,729	-171
Repair Expenses	1,434	1,750	316	1,675	-75
Tax and Public Dues	3,285	3,339	53	3,326	-13
Depreciation and Amortization	5,673	5,774	101	5,770	-4
Others	6,676	7,036	359	6,957	-78
Asset management fees	3,473	3,663	189	3,410	-252
Amortization of goodwill	2,622	2,622	-	2,622	-
Other operating expenses	706	828	122	689	-138
Operating profit	16,113	19,027	2,913	14,659	-4,367
Non-operating revenues	5	-	-5	-	-
Non-operating expenses	2,169	2,214	45	2,236	21
Interest Expenses and other financial costs	2,158	2,204	45	2,225	20
Other non-operating expenses	10	10	0	11	1
Ordinary income	13,950	16,812	2,862	12,423	-4,389
Extraordinary gain and loss	-	17	17	-	-17
Net income	13,948	16,829	2,880	12,422	-4,407
(Net income excluding realized gain)	(12,310)	(12,139)	-170	(12,422)	(282)
Distribution of Earnings (a)	13,947	16,041	2,093	13,178	-2,862
Distribution in excess of net earnings (b)	1,669	-	-1,669	2,621	2,621
Total distributions (a)+(b)	15,616	16,041	424	15,800	-240
Internal reserves	954	3,407	2,453	-759	-4,166
(Total Internal reserves)	(3,906)	(7,314)	(3,407)	(6,554)	(-759)
DPU(¥)	3,312	3,402	90	3,351	-51
Distributions of earnings per unit (¥)	2,958	3,402	444	2,795	-607
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences] (¥)	330	-	-330	431	431
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings] (¥)	24	-	-24	125	125
Total assets	1,185,099	1,190,943	5,843	1,187,024	-3,918
Interest-bearing debt	517,420	521,377	3,957	521,334	-42
LTV	43.7%	43.8%	0.1%	43.9%	0.1%
Market Capitalization	711,995	-	-	-	-
NOI	26,951	27,226	275	27,152	-73
FFO	20,614	20,527	-86	20,823	296

Main factors accounting for differences between the Aug 2023 FP forecasts and the Feb 2023 FP results (¥mln)

Operating revenue	4,056
Increase in rental business income	560
Increase in rent and common area charges for existing properties	448
Impact of property acquisition/sale	112
Increase in other rental business income	444
Increase in utility bills received	328
Increase in cancellation penalty, etc.	115
Increase in gain on sales of real estate, etc.	3,051
Operating expenses	1,142
Increase in rental business expenses	830
Increase in repair expenses (includes +11.7 ahead of schedule repair work using gains on sales)	316
Increase in depreciation expenses	101
Increase in utility bills	95
Increase in other expenses	318
Increase in asset management fees and other operating expenses	312
Non-operating profit and loss	▲51
Increase in interest expenses and other loan-related expenses	45
Extraordinary profit/loss	17
Net income	2,880

Detachment of retained earnings in the previous term	954
Accumulation of internal reserves for the current period (part of gain on sales of real estate, etc.) (including profits carried forward to the next period)	▲3,407

Main factors accounting for differences between Feb 2024 FP forecasts and Aug 2023 FP forecasts (¥mln)

Operating revenue	▲4,930
Decrease in rental income	▲180
Decrease in other rental business income	▲60
Separation of gain on sale of real estate, etc.	▲4,689
Operating expenses	▲562
Decrease in rental business expenses	▲171
Non-Operating Profit/Loss/Extraordinary Profit/Loss	▲39
Increase in interest expenses and other loan-related expenses	20
Net income	▲4,407

Detachment of retained earnings in the previous term	3,407
Distribution of Earnings Carried Forward	759

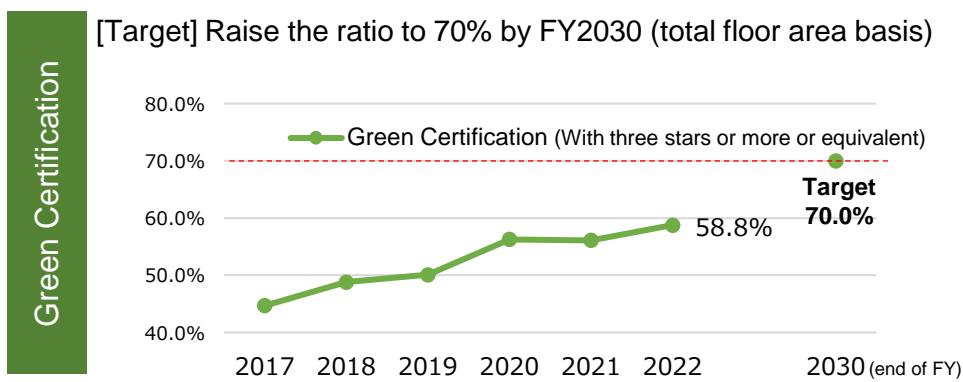
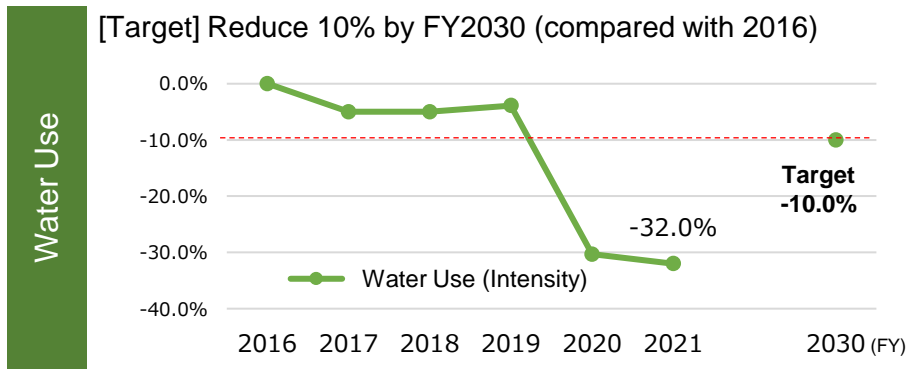
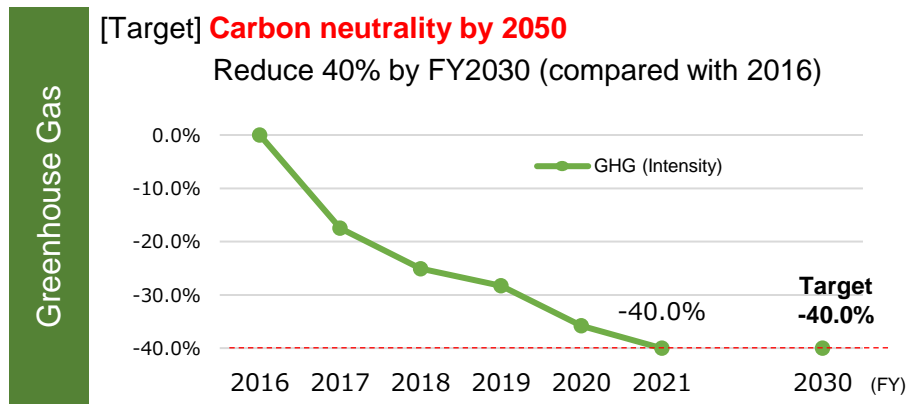


ESG Measures





Environmental Indicators



(Note) "Green Certification" refers to either DBJ Green Building Certification, BELS Certification or CASBEE for Real Estate. "Green Certification (With three stars or more or equivalent)" refers to three stars or more for DBJ Green Building Certification, three stars or more for BELS Certification, or B+ or higher for CASBEE for Real Estate.

Specific initiatives for reducing environmental impact

Implemented variety of capital investments in portfolio properties designed to reduce environmental impact (completed in current period)

- Promote energy-savings through switch to LED**
 - NMF Shinjuku EAST Building
 - PMO Nihonbashi Honcho
 - Sapporo North Plaza
 - Landport Kasukabe
 - Landport Kawagoe
 - FESTA SQUARE
 - covirna machida etc.

<Work in current period: Reduction in energy consumption>
Reduction of 325 MWh/year (-52.8%)



NMF Shinjuku EAST Building

- Promote energy-savings through upgrade of air-conditioning systems**
 - Sapporo North Plaza
 - Atsugi Minami Logistics Center B Tower
 - EQUINIA Shinjuku etc.

<Work in current period: Reduction in energy consumption>
Reduction of 279 MWh/year (-5.8%)

- Water-savings through upgrading of toilet equipment**
 - NMF Yokohama Nishiguchi Building
 - NMF Takebashi Building etc.

<Work in current period: Reduction in water consumption>
Reduction of 209 kL/year (approx. -17.6%)

Acquired ZEB certification (ZEB Ready)

Acquired ZEB Ready certification at Landport Higashi-Narashino



Landport Higashi-Narashino

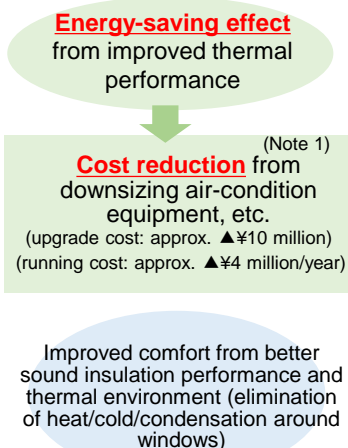


Specific initiatives for reducing greenhouse gas emissions

- Advanced energy-saving initiative: multiple effects realized through double skin (installation of double sash windows)
Most efficient energy-saving measure for existing buildings: Reduction of air-conditioning load (approx. 40% of total building energy consumption)
 - In addition to replacing lighting and air conditioning at end of useful life with high-performance equipment, the retrofitting of highly cost-effective double sash windows improves thermal insulation and achieves further energy savings

<Effects of installing double sash windows>

Thermal performance			
Thermal insulation (heat-transfer coefficient)	6.1W/m ² ·K	4.7x improvement	1.3W/m ² ·K
Thermal barrier (solar heat gain coefficient)	0.45	1.7x improvement	0.26
Sound insulation performance			
Noise level (traffic noise: 65dB)	31dB	-10dB (less than half the volume of human hearing)	21dB
	Before installation		After installation



(Following Sapporo North Plaza, installed in the NRE Yotsubashi Building)



NRE Yotsubashi Building

Installed inner glass

Slimmer window frames improved design and helped increase property value.

3 layers of glass in total: Window on existing exterior wall (1 layer) + Double sash windows (high transmittance, triple low-E glass: 1 layer + high transmittance glass: 1 layer)

Received Award of Excellence in the mitigation category at the 2022 Osaka Climate Change Action Awards



(Outline)

Award given to businesses and other organizations that undertaken particularly outstanding exemplar initiatives with regard to measures against climate change and measures mitigating the heat island phenomenon, in recognition of their achievements.

- Began introducing energy derived from renewable energy sources
To achieve carbon neutrality by 2050, **systematically adopt green power** in parallel with energy-saving measures

Adopted at portfolio properties across multiple sectors (4 properties in total) (Note2)

<Properties where green power has been adopted>



PMO Hatchobori III



Shinjuku Nomura Building



GEMS Shibuya



PRIME URBAN Shibaura LOFT

(Note 1) Attributable to downsizing of air handling units (AHUs) and associated reductions in maintenance costs. (Note 2) Including properties where applications have been made.



Initiatives for regional development contribution and improving tenant satisfaction

GEMS Regional Development Contribution x Brand Value Improvement

<Collaborative events with tenants/local governments/businesses>

• “Minna Shokudo”

GEMS stores distribute original creative dishes for free to support families with children and to bring smiles to the faces of children



View of event on January 28, 2023

• “Local Creation Fair”

Local specialty products are provided to tenants to support regional development, food waste prevention, and tenant sales

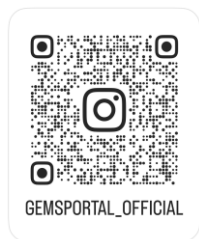


Phase 3: Yamagata Fair

Announced on official SNS (Instagram) administered by the Nomura Real Estate Group, with aim of attracting customers and raising greater awareness

• “Chandon Fair”

• “Beaujolaix Nouveau Fair”



Official GEMS account Follow here

For management status of GEMS, refer to page 18

Enhancement of GEMS brand value
Strengthening of tenant relations

Universal CityWalk Osaka: Improvement of tenant environment and reduction of waste

- Reused discarded umbrellas (handed out for free) and distributed free drinks as a measure against heatstroke
 - At same time, posted and distributed SDGs popups
- Not only improved job environment for tenant employees, but also led to a reduction in waste and greater awareness for ESG among employees

Received Award of Excellence in the mitigation category at the 2022 Osaka Climate Change Action Awards



ご自由にお持ち帰り下さい



Popup

Initiatives for employees

Nomura Real Estate Group: Childcare leave at birth of child (father's leave) is now 100% paid leave

(Key goal for end of Mar 2024 FP: 100% utilization of childcare leave by men and women)

<Before change>
Rate of childcare leave benefit
67% of wage before leave

<After change (from Apr 2023)>
Rate of childcare leave benefit
100% of wage before leave
* Usual salary is paid to alleviate any financial concerns

Received “Silver” in the PRIDE Index 2022 in recognition of asset management company's efforts to promote diversity

work with Pride

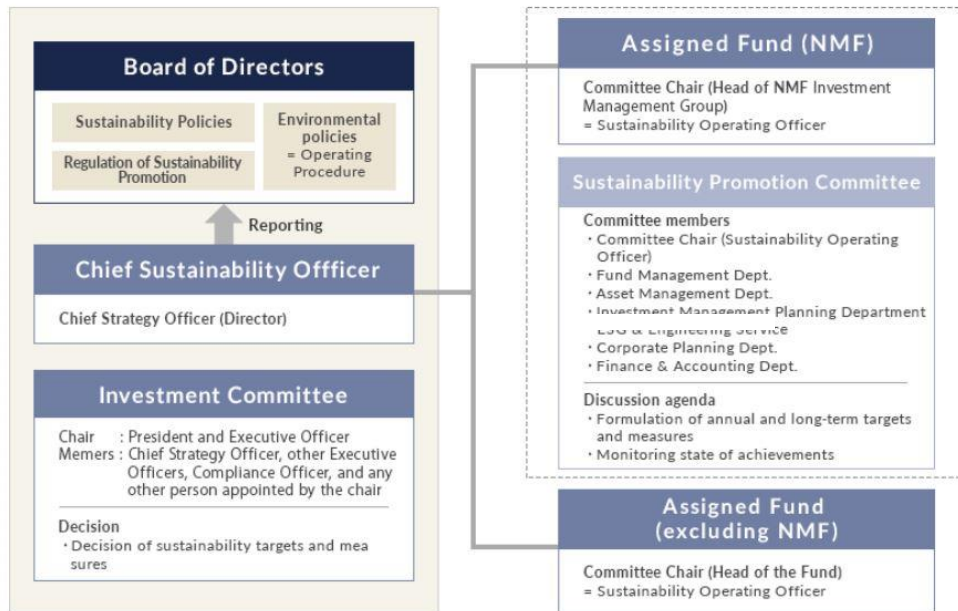


[PRIDE Index]

An index developed in 2016 by the “work with Pride” voluntary organization to evaluate efforts in the workplace for LGBTQ+ and other sexual minorities



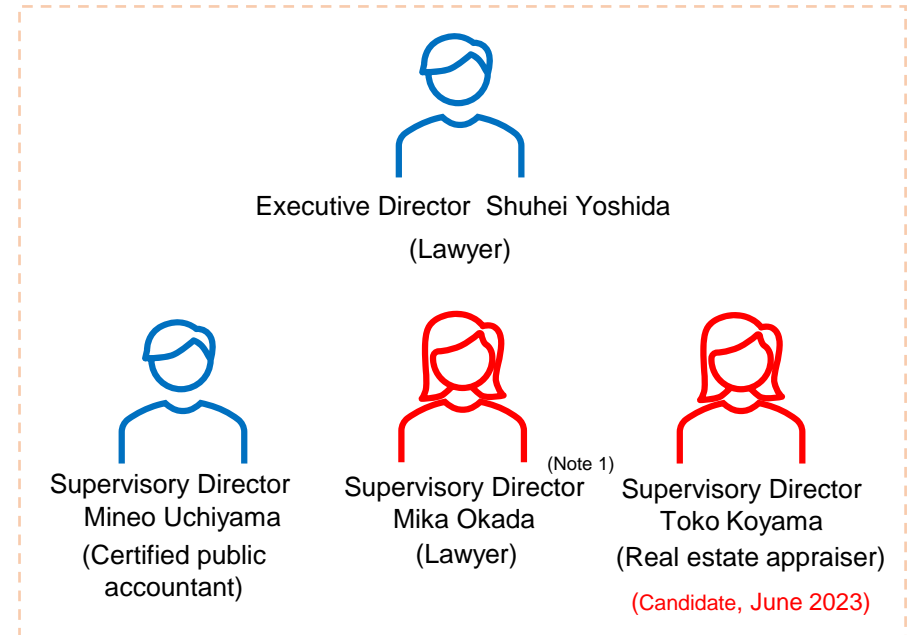
Workable sustainability promotion system



Corporate governance structure

<Structure of NMF's Board of Directors>

Comprised of independent outside experts who have no special interests in NMF



< Attendance at Board of Directors meetings >

Position	Name	FY2021	FY2022
Executive Director	Shuhei Yoshida	100%	100%
Supervisory Director	Mineo Uchiyama	100%	100%
Supervisory Director	Mika Okada	100%	100%

Environmental Management System (EMS)

Awarded Bronze at the Eco Action 21 Of The Year 2022 (Social Category)

(in recognition of being first in REIT industry to acquire Eco Action 21 certification and for industry dissemination)



[Eco Action 21 Of The Year 2022 (Social Category)]

This program publicly honors efforts leading to the resolution of social issues which are undertaken by businesses certified under the Environmental Management System Guidelines, formulated by the Ministry of the Environment. Its aim is to broadly disseminate in Japan the various efforts for realizing a decarbonized society and for achieving the SDGs, and to accelerate such efforts.

(Note 1) The name indicated above is the maiden name and professional name, but the name on the family register is Mika Furusawa.



APPENDIX



Changes in Various Indicators



		6th FP	7th FP	8th FP	9th FP	10th FP	11th FP	12th FP	13th FP	14th FP	14th FP
Operating revenue	million yen	34,731	35,428	36,617	36,927	37,577	38,064	37,519	37,520	39,022	39,986
Gain on sales of real estate	million yen	-	685	6	-	-	-	-	162	757	1,638
Leasing NOI	million yen	24,475	24,677	25,859	26,357	27,268	27,573	27,008	26,995	27,350	26,951
NOI yield (acquisition price basis)	%	5.1	5.1	5.1	5.2	5.2	5.2	5.1	5.0	5.0	5.0
NOI yield after depreciation (acquisition price basis)	%	4.1	4.1	4.1	4.2	4.2	4.2	4.0	4.0	4.0	3.9
Implied cap rate	%	4.3	4.4	3.9	4.2	4.8	4.4	4.2	4.5	4.2	4.4
Operating profit	million yen	13,285	14,056	14,265	14,673	15,212	15,370	14,741	14,593	15,584	16,113
Net income	million yen	10,709	11,560	11,690	12,188	12,799	13,016	12,434	12,377	13,499	13,948
Total distributions	million yen	13,328	13,518	14,592	15,461	15,640	15,701	15,503	15,296	15,560	15,616
Distributions per unit	yen/unit	3,084	3,128	3,209	3,279	3,317	3,330	3,288	3,244	3,300	3,312
Distributions of earnings	yen/unit	2,478	2,623	2,571	2,585	2,714	2,761	2,637	2,625	2,863	2,958
Allowance for adjustment of temporary differences	yen/unit	306	361	342	368	377	374	387	444	403	330
Other distributions in excess of net earnings	yen/unit	300	144	296	326	226	195	264	175	34	24
FFO	million yen	18,282	18,392	19,447	19,953	20,798	21,167	20,651	20,755	21,001	20,614
FFO per unit	yen/unit	4,230	4,255	4,276	4,231	4,410	4,489	4,379	4,401	4,453	4,371
FFO Dividend payout ratio	%	72.9	73.5	75.0	77.5	75.2	74.2	75.1	73.7	74.1	75.8
CAPEX	million yen	3,255	2,358	2,535	2,781	3,261	3,528	3,105	2,654	2,609	2,341
AFFO	million yen	15,027	16,034	16,912	17,171	17,536	17,639	17,546	18,100	18,391	18,272
AFFO per unit	yen/unit	3,477	3,710	3,719	3,641	3,719	3,740	3,721	3,838	3,900	3,875
AFFO Dividend payout ratio	%	88.7	84.3	86.3	90.0	89.2	89.0	88.4	84.5	84.6	85.5
E B I T D A	million yen	20,375	21,111	21,549	21,979	22,773	23,049	22,504	22,376	23,512	23,956
Total assets	million yen	1,118,644	1,117,851	1,164,767	1,193,471	1,197,766	1,196,357	1,192,507	1,187,420	1,187,581	1,185,099
Interest-bearing debt	million yen	497,155	497,112	510,770	510,727	517,884	517,841	517,798	517,756	517,463	517,420
Net assets	million yen	571,836	569,843	600,910	627,868	625,505	623,014	619,901	616,878	615,128	613,540
LTV	%	44.4	44.5	43.9	42.8	43.2	43.3	43.4	43.6	43.6	43.7
Net assets per unit (after deducting distributions)	yen/unit	129,230	128,725	128,937	129,879	129,340	128,799	128,180	127,583	127,156	126,807
NAV per unit (after deducting distributions)	yen/unit	150,918	153,512	156,215	159,827	161,096	162,019	164,159	168,648	173,441	175,965
ROA	%	1.9	2.1	2.0	2.1	2.1	2.2	2.1	2.1	2.2	2.4
ROE	%	3.8	4.1	4.0	4.0	4.1	4.2	4.0	4.0	4.3	4.6
Number of properties	properties	281	278	289	294	298	299	299	298	300	293
Total acquisition price	million yen	955,984	960,345	1,011,279	1,031,039	1,051,686	1,066,269	1,068,409	1,081,389	1,091,759	1,086,378
Book Value Total	million yen	947,449	949,867	999,049	1,017,019	1,035,946	1,048,917	1,048,702	1,059,049	1,067,176	1,059,060
Appraisal Value Total	million yen	1,041,183	1,056,994	1,123,089	1,158,232	1,185,682	1,205,558	1,218,347	1,252,678	1,285,418	1,290,848
Unrealized gain/loss	million yen	93,733	107,126	124,039	141,212	149,735	156,640	169,644	193,628	218,241	231,787

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-22	Feb-23
Number of Property	68	68
Acquisition Price (mln)	476,765	474,980

	Ended Aug.31,2022(14th FP)	Ended Feb.28,2023(15th FP)	Differences
	From Mar.1, 2022	From Sep.1, 2022	
	To Aug.31, 2022	To Feb.28, 2023	
	Amount	Amount	
	(¥ mln)	(¥ mln)	(¥ mln)
Property related revenues	17,497	17,534	36
Rental revenues	16,036	16,044	8
Other rental revenues	1,461	1,489	27
property related expenses	7,880	8,182	302
Property management costs	1,063	1,112	48
Property management fees	381	343	-37
Property and other taxes	1,802	1,786	-16
Utility expenses	1,177	1,479	301
Casualty insurance	30	30	-0
Repairs and maintenance	540	512	-28
Land rents	112	113	0
Depreciation	2,181	2,198	16
Other rental expenses	589	607	17
Real estate rental profits	9,617	9,351	-265
NOI	11,799	11,550	-248

Retail

	Aug-22	Feb-23
Number of Property	49	49
Acquisition Price (mln)	174,044	174,044

	Ended Aug.31,2022(14th FP)	Ended Feb.28,2023(15th FP)	Differences
	From Mar.1, 2022	From Sep.1, 2022	
	To Aug.31, 2022	To Feb.28, 2023	
	Amount	Amount	
	(¥ mln)	(¥ mln)	(¥ mln)
Property related revenues	6,272	6,461	188
Rental revenues	5,516	5,627	111
Other rental revenues	756	833	76
property related expenses	2,691	2,842	151
Property management costs	272	275	3
Property management fees	143	135	-8
Property and other taxes	496	490	-6
Utility expenses	442	541	99
Casualty insurance	9	7	-1
Repairs and maintenance	143	191	47
Land rents	76	76	-0
Depreciation	766	777	10
Other rental expenses	340	345	5
Real estate rental profits	3,581	3,618	37
NOI	4,347	4,396	48

Logistics

	Aug-22	Feb-23
Number of Property	23	23
Acquisition Price (mln)	218,182	218,182

	Ended Aug.31,2022(14th FP)	Ended Feb.28,2023(15th FP)	Differences
	From Mar.1, 2022	From Sep.1, 2022	
	To Aug.31, 2022	To Feb.28, 2023	
	Amount	Amount	
	(¥ mln)	(¥ mln)	(¥ mln)
Property related revenues	7,115	7,142	26
Rental revenues	6,854	6,846	-8
Other rental revenues	261	296	35
property related expenses	2,776	2,870	93
Property management costs	284	289	5
Property management fees	139	125	-14
Property and other taxes	633	633	-0
Utility expenses	168	207	39
Casualty insurance	13	13	-0
Repairs and maintenance	116	162	45
Land rents	-	-	-
Depreciation	1,374	1,387	12
Other rental expenses	45	51	5
Real estate rental profits	4,339	4,272	-66
NOI	5,714	5,659	-54

Residential

	Aug-22	Feb-23
Number of Property	157	150
Acquisition Price (mln)	211,617	208,021

	Ended Aug.31,2022(14th FP)	Ended Feb.28,2023(15th FP)	Differences
	From Mar.1, 2022	From Sep.1, 2022	
	To Aug.31, 2022	To Feb.28, 2023	
	Amount	Amount	
	(¥ mln)	(¥ mln)	(¥ mln)
Property related revenues	7,177	7,011	-165
Rental revenues	6,641	6,556	-85
Other rental revenues	535	455	-80
property related expenses	3,251	3,107	-143
Property management costs	234	230	-4
Property management fees	404	352	-52
Property and other taxes	363	359	-4
Utility expenses	90	105	14
Casualty insurance	10	10	-0
Repairs and maintenance	524	553	28
Land rents	-	-	-
Depreciation	1,384	1,278	-106
Other rental expenses	238	218	-19
Real estate rental profits	3,925	3,903	-21
NOI	5,310	5,182	-127

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



Assets

	14th Fiscal Period as of Aug. 31, 2022		15th Fiscal Period as of Feb. 28, 2023	
	Amount (¥ mln)	Ratio (%)	Amount (¥ mln)	Ratio (%)
Current Assets	47,055	4.0	55,286	4.7
Cash and Cash Equivalents	31,608	2.7	40,445	3.4
Cash and Cash Equivalent in Trust	13,283	1.1	12,648	1.1
Other Current Assets	2,163	0.2	2,192	0.2
Fixed Assets	1,140,392	96.0	1,129,687	95.3
Tangible Fixed Assets	1,053,949	88.7	1,045,833	88.2
Real Estate	458,296	38.6	450,017	38.0
Building	137,483	11.6	132,836	11.2
Land	320,813	27.0	317,181	26.8
Real Estate in Trust	595,598	50.2	595,760	50.3
Building in Trust	167,064	14.1	165,955	14.0
Land in Trust	428,531	36.1	429,802	36.3
Leased assets	2	0.0	1	0.0
Construction in progress	54	0.0	55	0.0
Intangible Fixed Assets	83,126	7.0	80,496	6.8
Goodwill	69,853	5.9	67,231	5.7
Leasehold rights	5,602	0.5	5,602	0.5
Leasehold rights in trust	7,624	0.6	7,624	0.6
Other	46	0.0	38	0.0
Investment and Other Assets	3,316	0.3	3,356	0.3
Long-term Repaid Expenses	2,076	0.2	2,111	0.2
Long-term deposits	354	0.0	369	0.0
Security Deposits	885	0.1	875	0.1
Derivatives Assets	-	0.0	-	0.0
Deferred Assets	133	0.0	125	0.0
Investment Corporation Bond Issuing Expenses	133	0.0	125	0.0
Total Assets	1,187,581	100.0	1,185,099	100.0

Liabilities and Net Assets

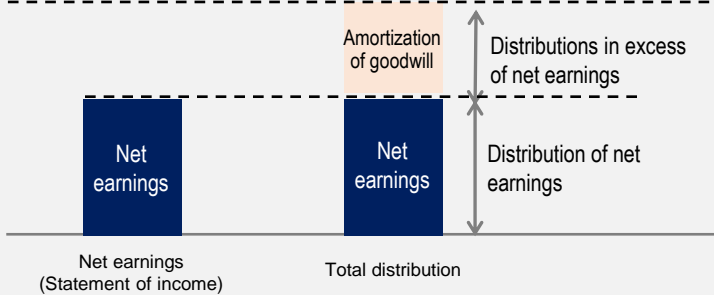
	14th Fiscal Period as of Aug. 31, 2022		15th Fiscal Period as of Feb. 28, 2023	
	Amount (¥ mln)	Ratio (%)	Amount (¥ mln)	Ratio (%)
Current liabilities	76,816	6.5	67,010	5.7
Trade Accounts Payable	2,676	0.2	1,964	0.2
Current portion of long-term debt	64,435	5.4	55,435	4.7
Lease obligations in trust	0	0.0	0	0.0
Other accounts payable	2,613	0.2	2,730	0.2
Accrued expenses	363	0.0	335	0.0
Accrued income taxes	2	0.0	1	0.0
Accrued consumption taxes	1,015	0.1	888	0.1
Rent Received in Advance	5,617	0.5	5,583	0.5
Unearned revenue	12	0.0	7	0.0
Provision for loss on disaster	37	0.0	20	0.0
Derivatives liabilities	33	0.0	25	0.0
Other current liabilities	7	0.0	15	0.0
Fixed Liabilities	495,637	41.7	504,547	42.6
Investment Corporation Bonds	32,000	2.7	32,000	2.7
Long-term Loans	421,027	35.5	429,984	36.3
Lease obligations in trust	1	0.0	1	0.0
Long-term advanced received	2	0.0	-	0.0
Security deposits from tenants	14,449	1.2	14,261	1.2
Security deposits from tenants in trust	28,135	2.4	28,300	2.4
Derivatives liabilities	20	0.0	-	0.0
Total liabilities	572,453	48.2	571,558	48.2
Total unitholder's equity	615,175	51.8	613,564	51.8
Unitholders' capital	244,996	20.6	245,043	20.7
Surplus	370,179	31.2	368,520	31.1
Capital surplus	394,012	33.2	394,012	33.2
Allowance for temporary difference adjustments	-20,286	-1.7	-22,140	-1.9
Other diduction from capital surplus	-17,142	-1.4	-17,349	-1.5
Total deduction from capital surplus	-37,428	-3.2	-39,489	-3.3
Retained earnings	13,594	1.1	13,997	1.2
Valuation and translation adjustments	-47	-0.0	-23	-0.0
Deferred gains or losses on hedges	-47	-0.0	-23	-0.0
Total net assets	615,128	51.8	613,540	51.8
Total liabilities and net assets	1,187,581	100.0	1,185,099	100.0

Distribution Policy and Distribution in Excess of Net Earnings in the 15th FP



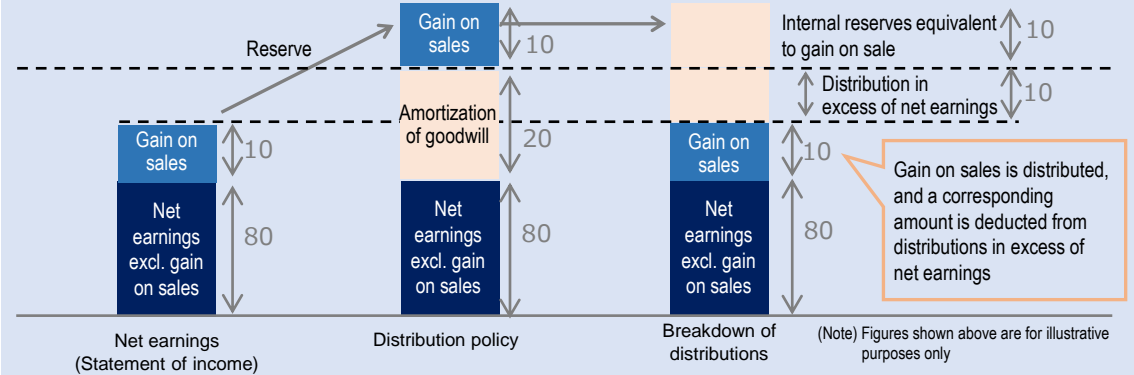
Basic distribution policy

Distribute net earnings + amortization of goodwill

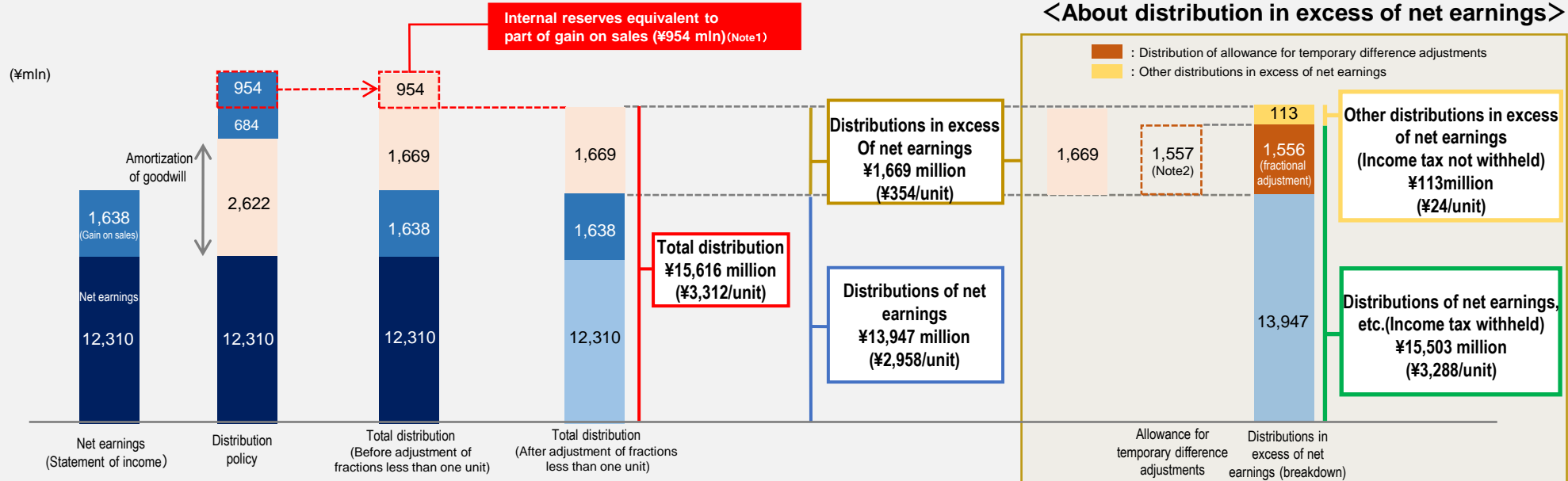


Distribution policy if gain on sales of real estate occurs

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 15th 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. In the 15th fiscal period, it is expected that the retained portion equivalent to gain on sales will not be taxed, as it will be within the amount equivalent to distributions in excess of net earnings (distributions that reduce capital under tax law).
 (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).



Sponsor pipeline amounting to about 880 billion yen in total for properties completed and under development, and additional investment amounts (Note)



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.



PMO Akihabara-kita

- 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



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



Two commercial facility series that accurately identify the needs of the times which shift from the consumption of goods toward the consumption of services and developed mainly in urban areas.

- ① GEMS series composed mainly of a variety of specialty restaurants.
- ② MEFULL series with the service industry as the main tenant.



MEFULL Chayamachi



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

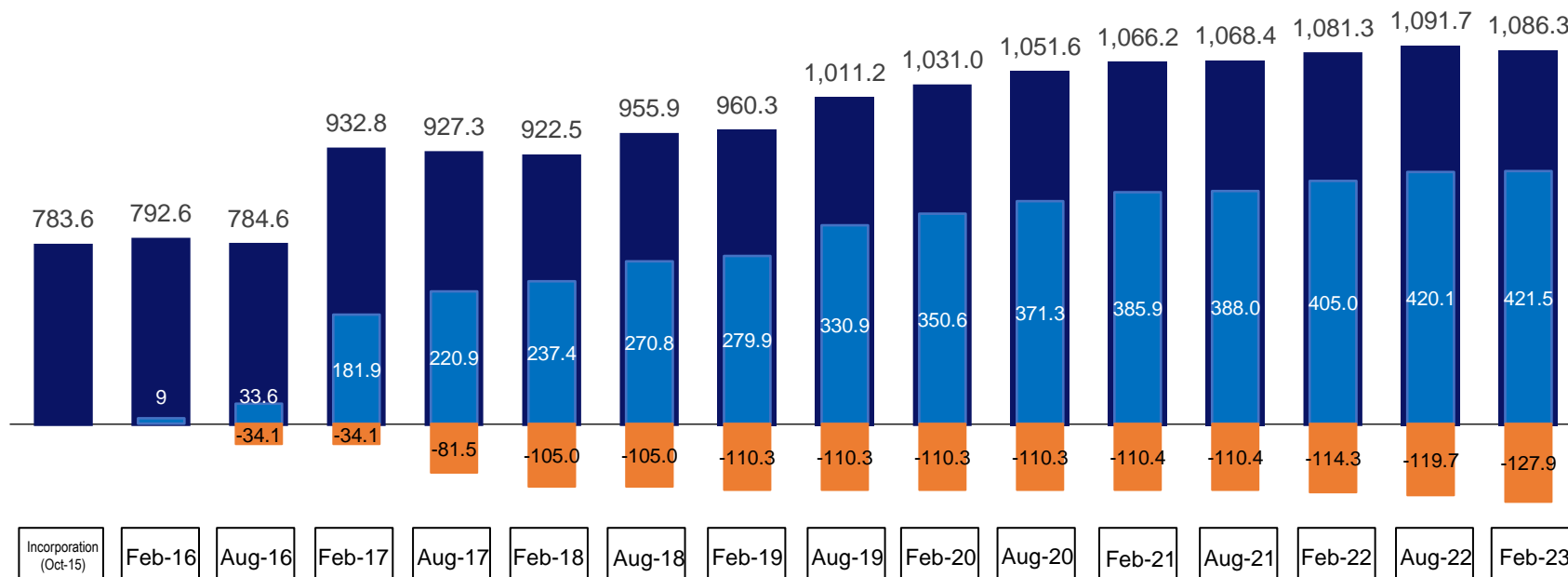
- Asset Size (¥bln)
- Total Acquisition Price (¥bln)
- Total Disposition Price (¥bln)

Acquisition of high-quality properties by the Sponsor
 →
 Disposition of less competitive properties.

Acquisition Property	Acquisition Price (mln)	Scheduled acquisition date	Target period
PROUD FLAT Nezu Yanaka	1,400	23/1	Feb.23
Landport Shinonome / Yasuda Soko(Quasi co-ownership of 51%)	5,750	23/3	Feb.23
MEFULL Chayamachi	3,735		
PROUD FLAT Kikukawa	2,720	23/4	Aug.23
PROUD FLAT Asakusa	2,410		
PROUD FLAT Kinshicho II	2,030	23/5	
SOMPO CARE La vie ReResidence Yoga	2,850		
Grapes Tsujido Nishi-Kaigan	1,820	23/5	
SOMPO CARE Sompno ie Omori-Nishi	1,462		
SOMPO CARE La vie Re Residence Shonan Tsujido	1,150		
Total	25,327		

Transfer property	Transfer Price (mln)	Scheduled Date of Disposition	Target period
NRE Higashinohonbashi Building(50%)	2,260	22/9	Feb.23
PRIME URBAN Takaido & 7 other Residentials	5,974	22/10	
NRE Higashinohonbashi Building(50%)	2,260	23/3	Aug.23
PRIME URBAN Yoyogi & 7 other Residentials	6,283	23/3	
NMF Nagoya Yanagibashi Building	4,410	23/4	23/5
NMF TenjinMinami Building	3,040		
PRIME URBAN Otsuka	772		
Total	24,999		

Feb. 2023 FP
293
22.0%
84.0%
20.8yrs
¥3,312 (+24.7%)

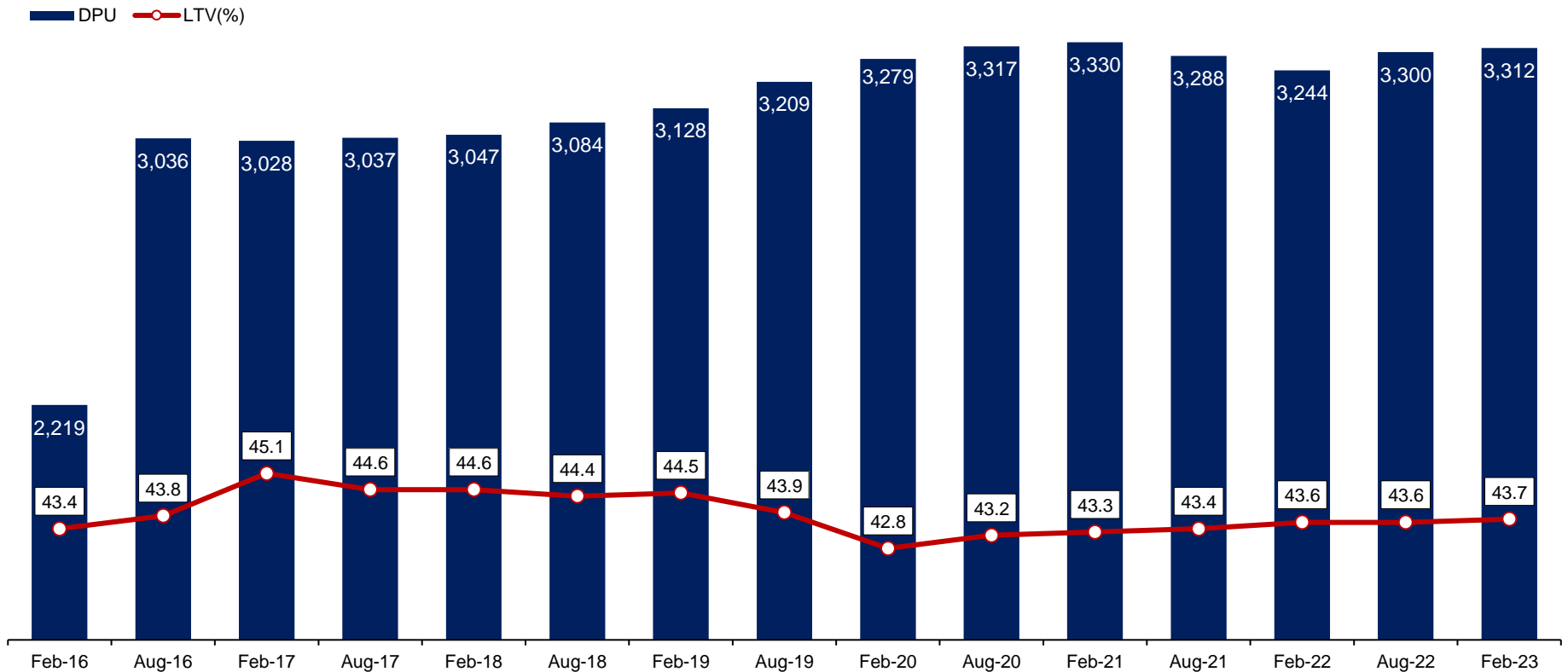
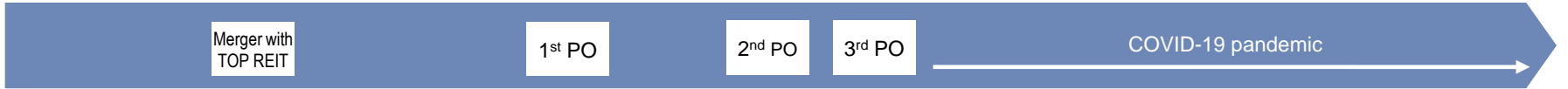


(Note) Distributions for February 2016 FP are calculated on a six-month basis for 152 operating days.

Change in DPU and LTV



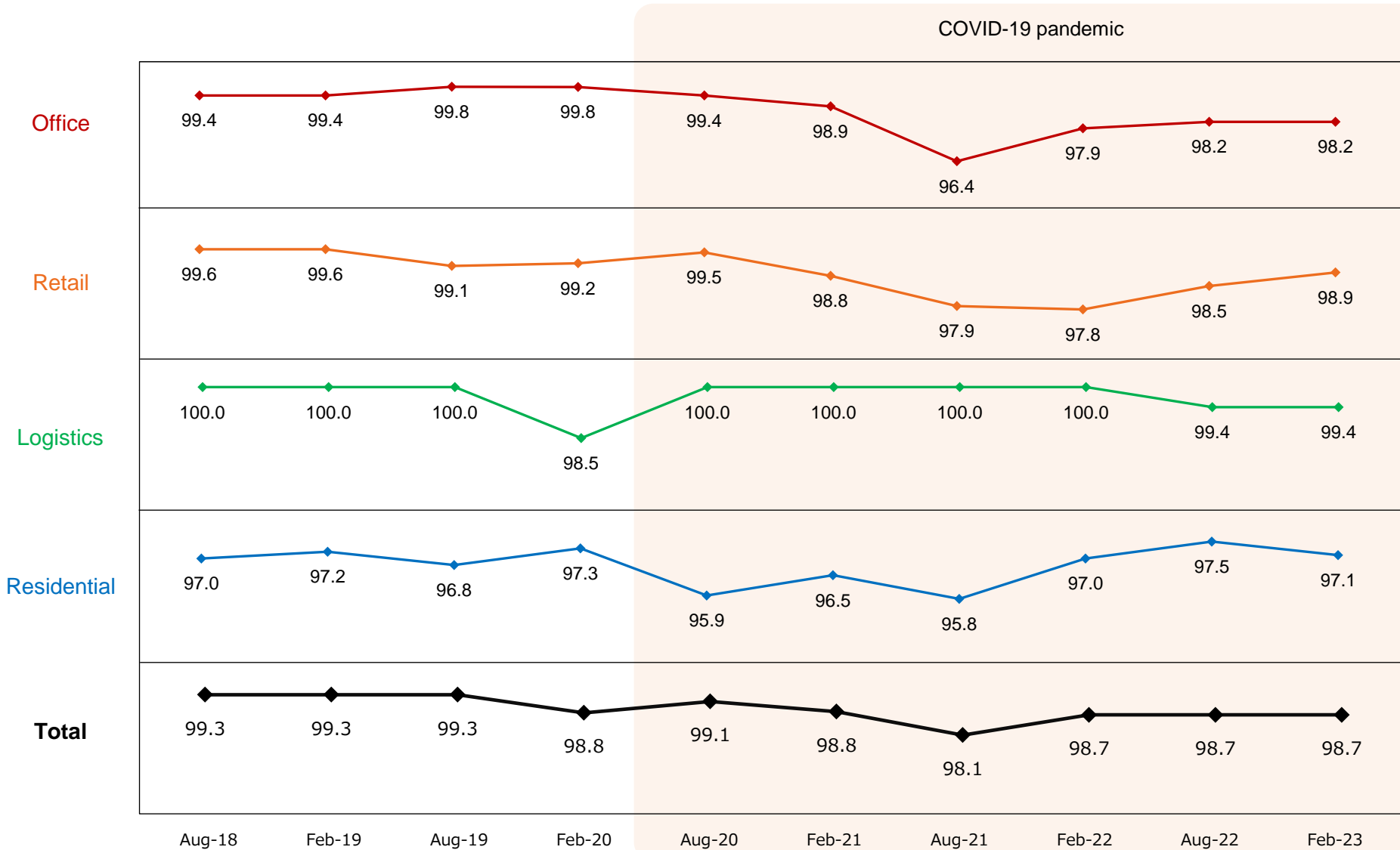
Maintained stable DPU and appropriately controlled LTV even during the COVID-19 pandemic



Occupancy Rate by Sector as of February 28, 2023

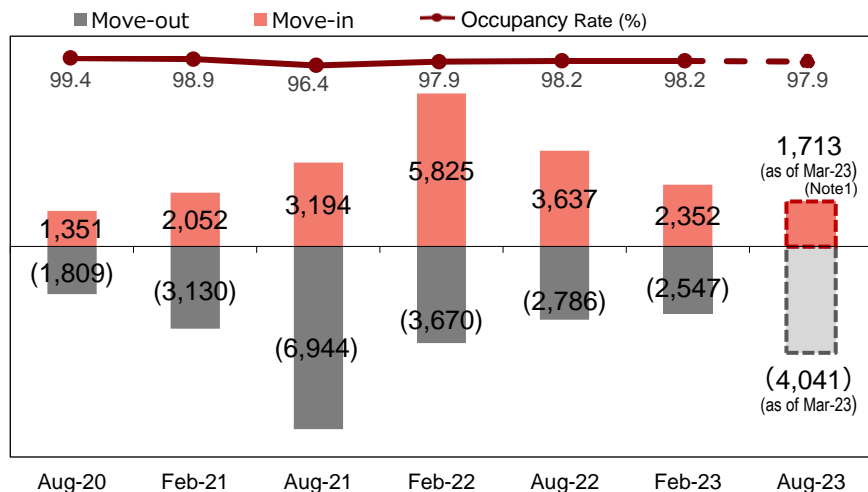


Maintained stable high occupancy rates in each sector

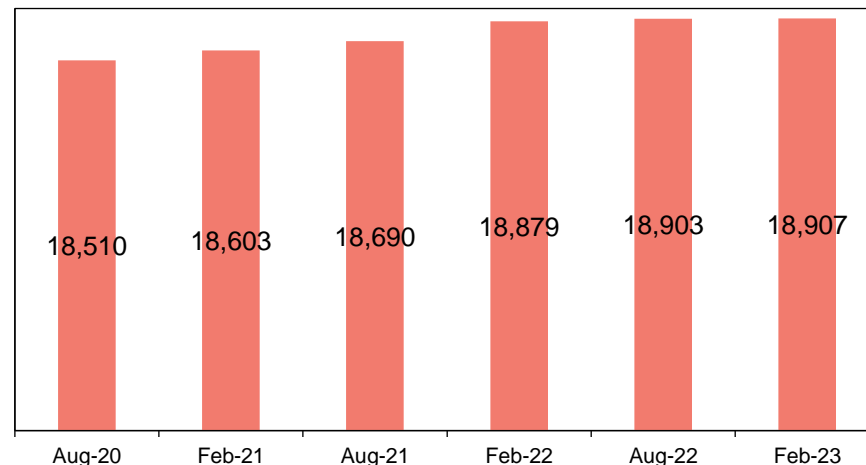




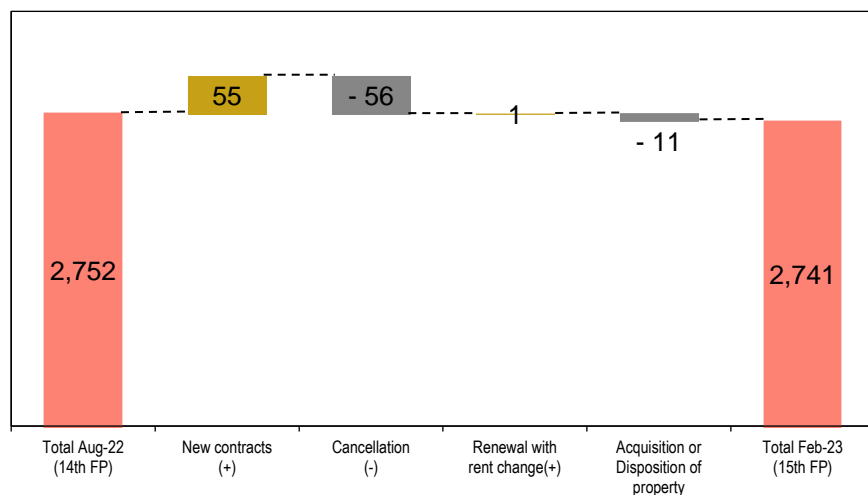
Change in floor area from move-ins & move-outs (*Tsubo*)



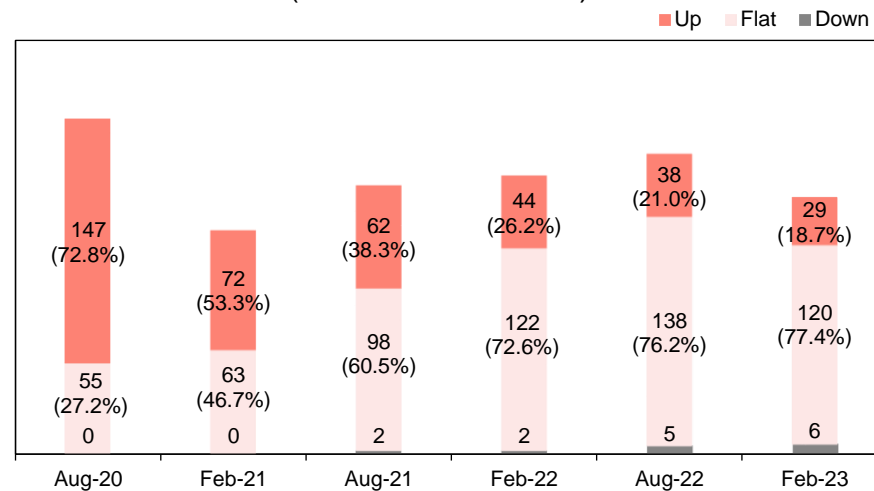
Average Rent (¥/*Tsubo*)



Increase/decrease in monthly contract rent (¥mln) (Note 2)



Contract renewals (number of renewals) (Note 3)

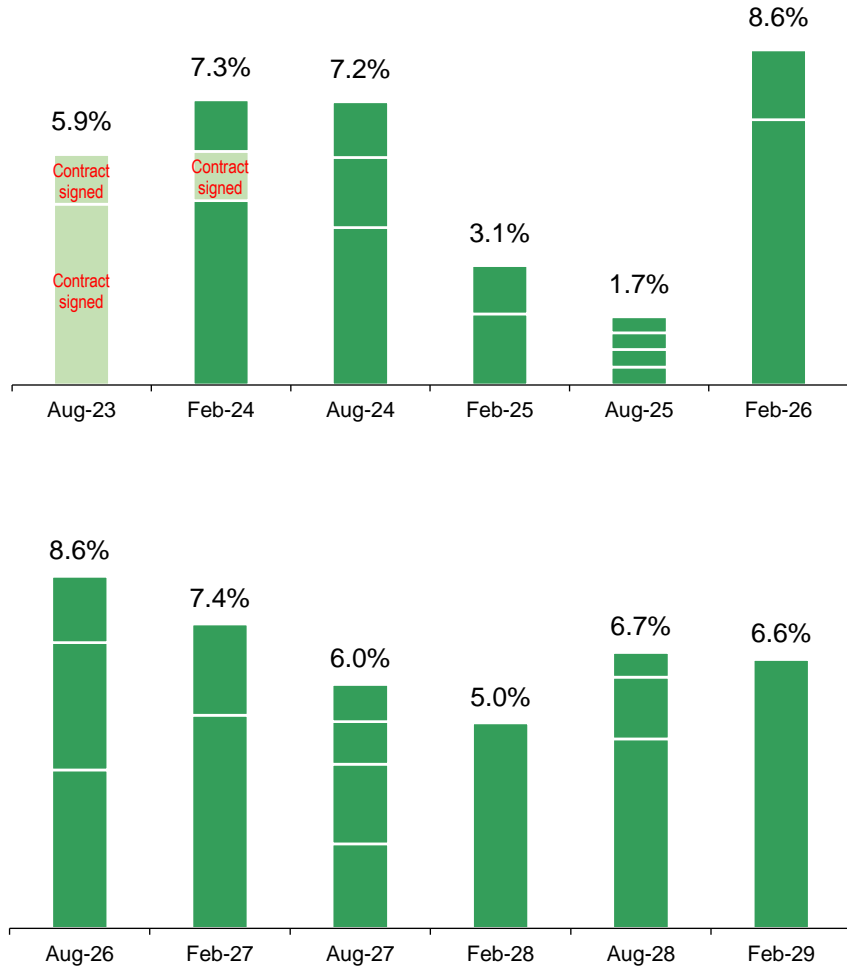


(Note 1) These figures show contracted sections and sections for which NMF received applications for occupancy as of the end of March 2023.

(Note 2) Dwelling units of Kojimachi Millennium Garden are excluded. (Note 3) For tenants whose rent revision conditions have not been finalized at the end of the 15th FP, the previous conditions are shown.

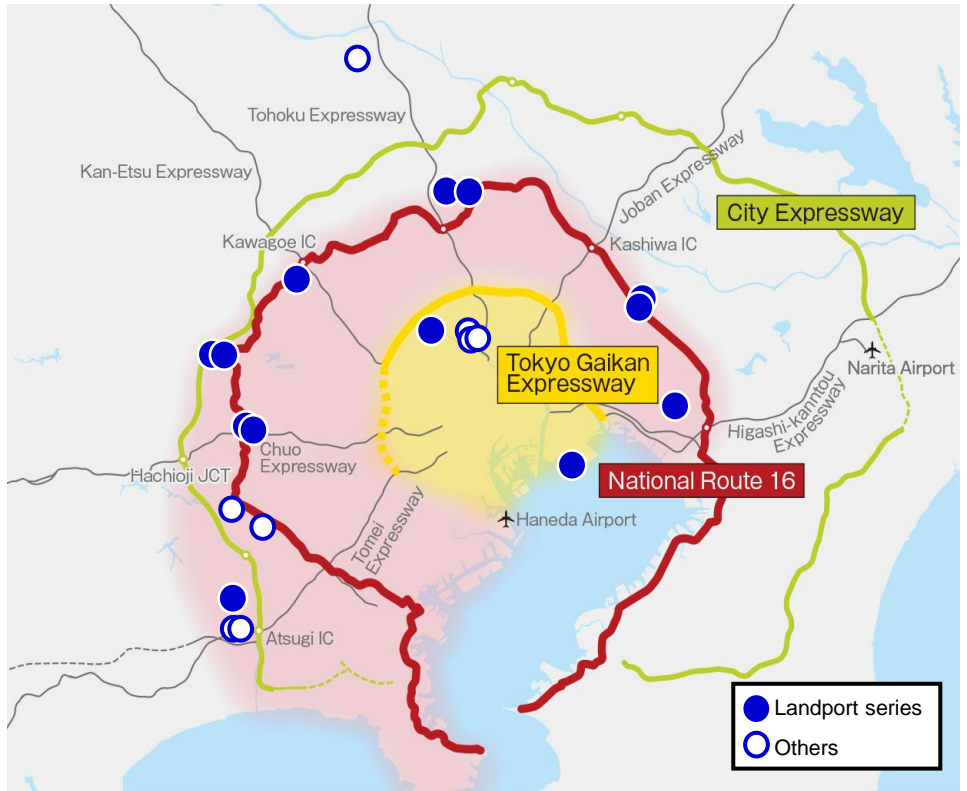


Lease maturities (rent basis)



Logistics portfolio map (Greater Tokyo area)

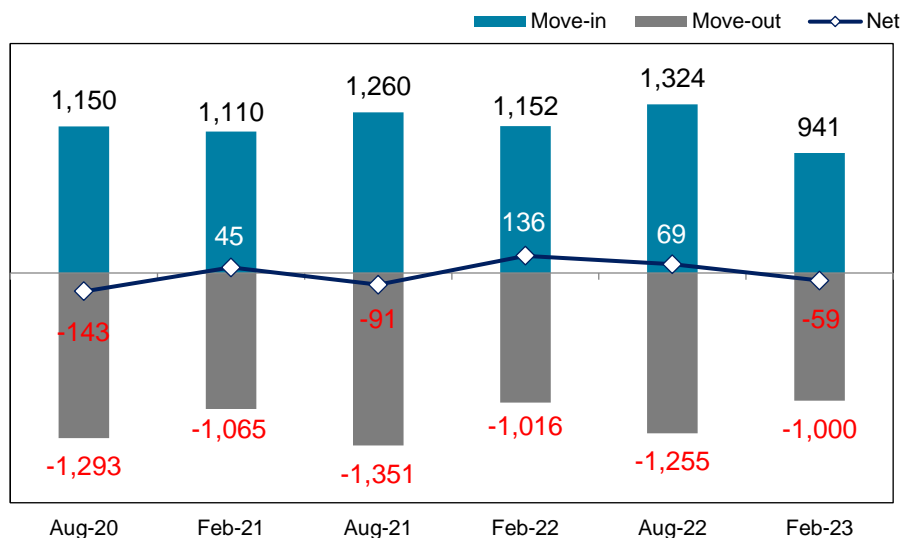
Logistics portfolio is generally distributed along National Route 16 and the Tokyo Outer Ring Road, which are areas of solid demand



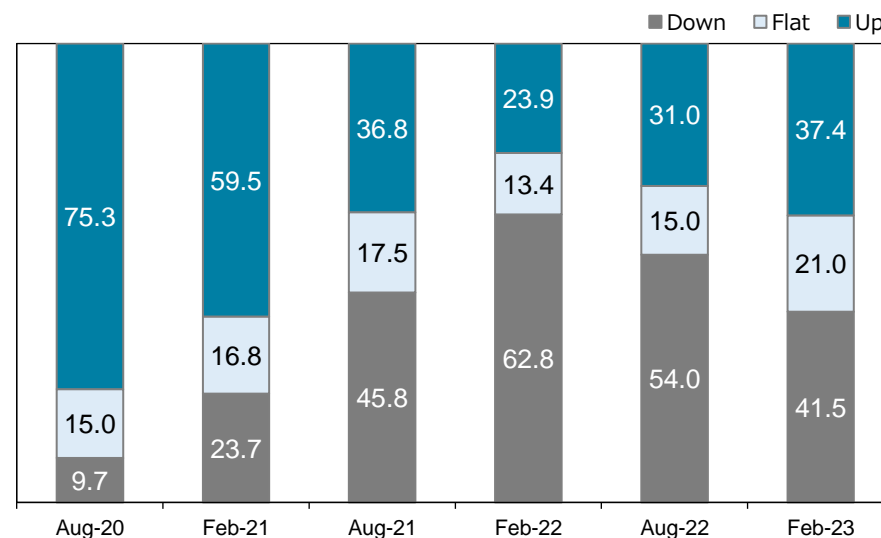
Asset Management Status - Residential -



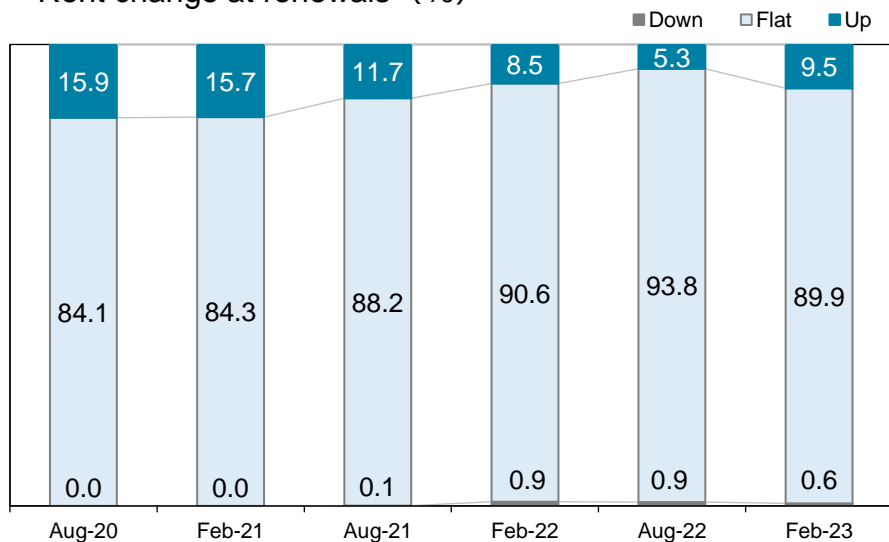
Change in move-ins and move-outs (unit)



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



Rent change at renewals (%)



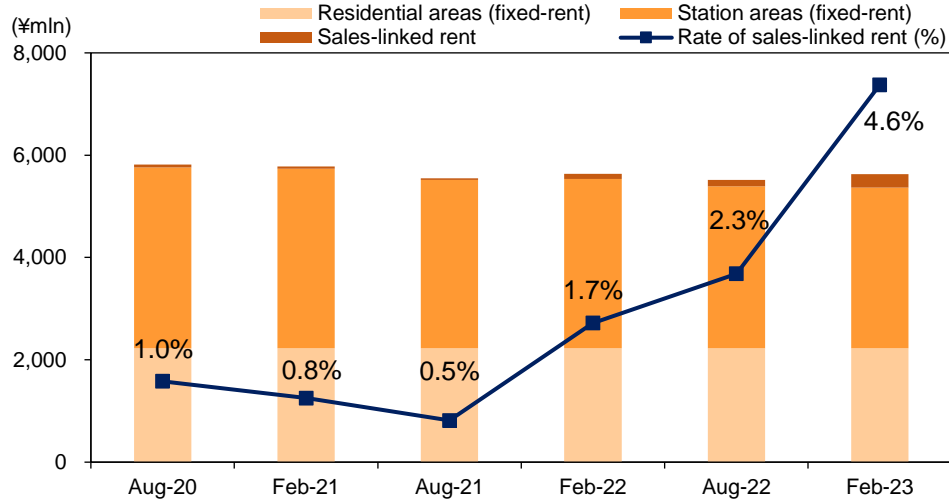
Occupancy rate by area

	Aug-20	Feb-21	Aug-21	Feb-22	Aug-22	Feb-23
Total	95.9%	96.5%	95.8%	97.0%	97.5%	97.1%
Tokyo area	96.5%	97.1%	95.8%	96.8%	97.7%	97.6%
Sapporo	94.6%	95.7%	95.9%	97.7%	96.6%	97.7%
Sendai	91.1%	98.1%	98.4%	99.4%	97.4%	97.5%
Nagoya	94.4%	92.3%	96.5%	97.4%	97.3%	93.0%
Osaka	95.1%	90.9%	92.5%	95.3%	97.8%	91.1%
Fukuoka	97.2%	99.3%	96.6%	97.4%	97.9%	96.0%

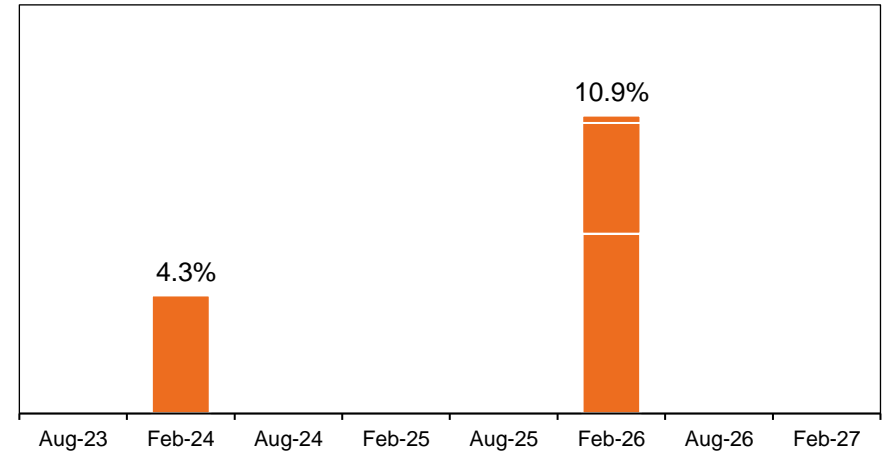
Asset Management Status - Retail -



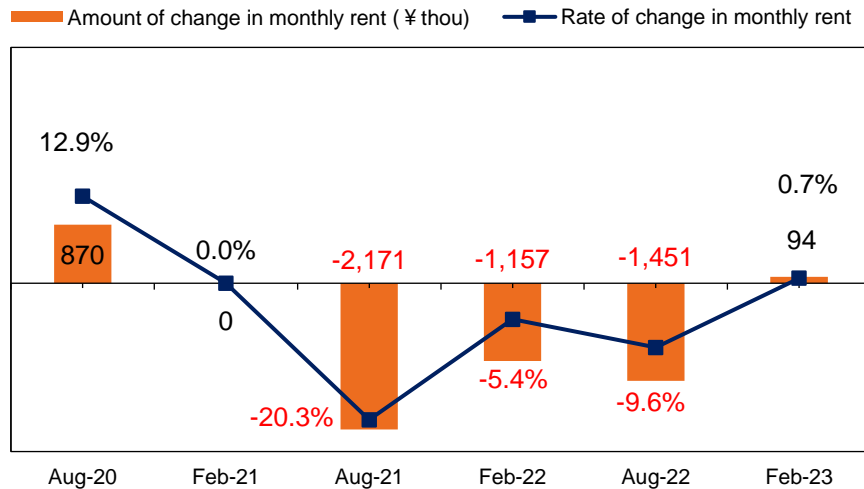
Rent revenue breakdown (overall retail)



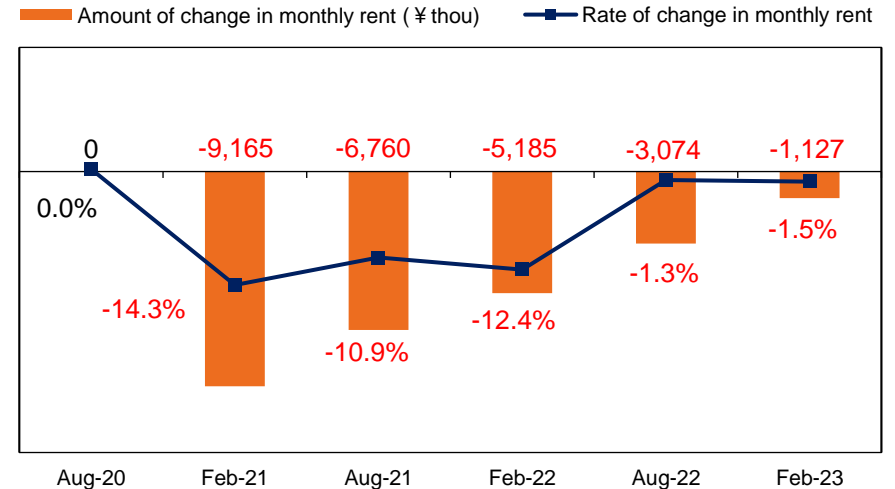
Retail properties located in residential areas : Lease team diversification (rent basis)



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



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



Top 5 Tenants by Leased Space



Office

No	Tenant	Property Name	Leased space (m ²)	Weight in portfolio (%)
1	(Not disclosed)	Omron Kyoto Center Building	34,616.84	1.6
2	NEC Corporation	NEC Head Office Building	34,556.76	1.6
		Shinjuku Nomura Building		
3	(Not disclosed)	NRE Tennozu Building	14,507.40	0.7
4	(Not disclosed)	Kojimachi Millennium Garden	11,678.05	0.5
5	(Not disclosed)	NRE Tennozu Building	10,334.55	0.5
Top 5 tenants total			105,693.60	5.0

Logistics

No	Tenant	Property Name	Leased space (m ²)	Weight in portfolio (%)
1	(Not disclosed)	Landport Kawagoe	139,996.82	6.6
		Landport Ome III		
2	Konoike Transport Co.,Ltd.	Landport Ome II	88,637.52	4.2
		Hanyu Logistics Center		
3	JP Rakuten Logistics, Inc.	Landport Higashi-Narashino	61,088.01	2.9
4	(Not disclosed)	Landport Ome I	57,751.27	2.7
5	Fukuyama Transporting Co., Ltd.	Sagamihara Onodai Logistics Center	57,448.03	2.7
Top 5 tenants total			404,921.65	19.0

Retail

No	Tenant	Property Name	Leased space (m ²)	Weight in portfolio (%)
1	H2O Shopping Center Development Co., Ltd.	Izumiya SC Yao	70,311.49	3.3
		Izumiya SC Senrioka		
		Izumiya SC Obayashi		
2	Ito-Yokado Co., Ltd.	Sagamihara Shopping Center	60,991.12	2.9
3	YOKOHAMA OKADAYA Co., Ltd.	Yokosuka More's City	48,193.96	2.3
		Kawasaki More's		
4	(Not disclosed)	Mitsubishi Motors Meguro(Land) 12 other properties	29,627.97	1.4
5	(Not disclosed)	Nitori Makuhari	19,653.37	0.9
		Musashiurawa Shopping Square		
Top 5 tenants total			228,777.91	10.7

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

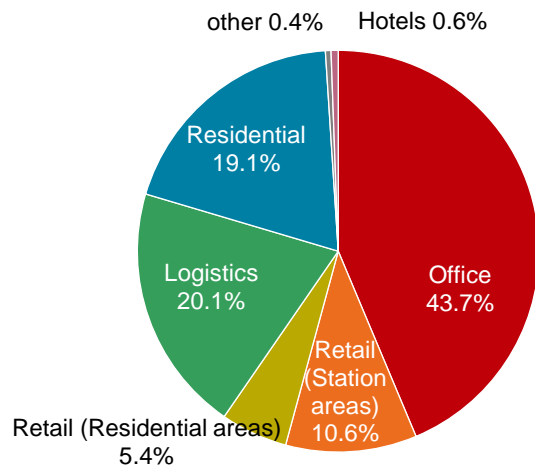
Portfolio Summary as of February 28, 2023



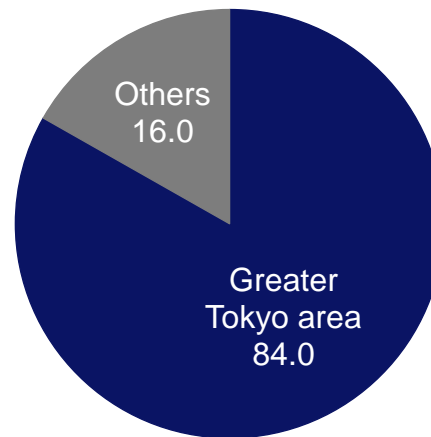
Portfolio Summary

	Number of properties	Acquisition price (¥ mln)	Appraisal value (¥ mln)	Building age (years)	Floor area (㎡)	Leased area (㎡)
Office	68	474,980	557,005	27.2	806,177.42	479,363.03
Retail	49	174,044	196,014	20.6	380,960.46	360,259.16
Retail(Station areas)	22	115,195	123,900	20.0	158,826.95	114,276.22
Retail(Residential areas)	27	58,848	72,114	22.0	222,133.51	245,982.94
Logistics	23	218,182	281,970	11.6	974,111.33	963,090.63
Residential	150	208,021	244,099	16.2	376,225.92	308,840.44
Hotels	2	6,250	6,260	14.8	7,699.09	7,776.22
Other	1	4,900	5,500	-	-	14,431.35
Total	293	1,086,378	1,290,848	20.8	2,545,174.22	2,133,760.83

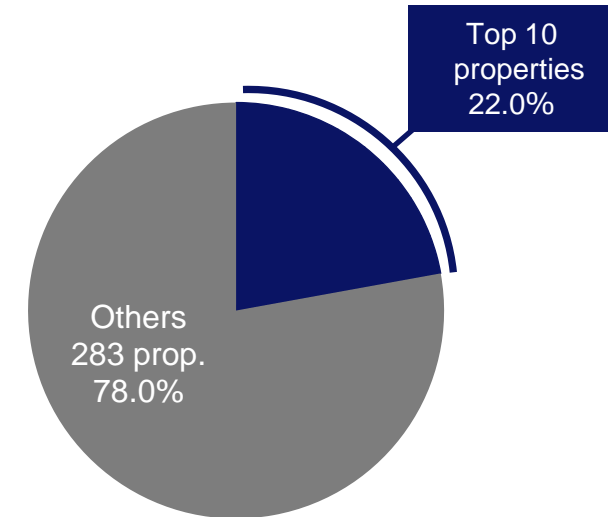
Portfolio Data



Balanced portfolio mix



Concentration in Greater Tokyo area



Advanced property diversification

Portfolio List



	Area	Use	Property name	Acquisition price (million yen)	Aug. 2022				Feb. 2023				Comparison b/w Aug.2022 and Feb.2023		
					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	46,883	51,800	3.4	4,916	46,768	51,600	3.4	4,831	-200	-0.4	0.0
Of-T-002	Tokyo	Office	NRE Tennozu Building	20,500	20,598	21,700	3.9	1,101	20,562	21,700	3.9	1,137	0	0.0	0.0
Of-T-003	Tokyo	Office	Kojimachi Millennium Garden	26,700	26,435	30,200	3.5	3,764	26,381	30,700	3.4	4,318	500	1.7	-0.1
Of-T-006	Tokyo	Office	NMF Shinjuku Minamiguchi Building	10,000	10,129	13,400	3.2	3,270	10,115	13,400	3.2	3,284	0	0.0	0.0
Of-T-007	Tokyo	Office	NMF Shibuya Koen-dori Building	10,400	10,512	10,500	3.5	-12	10,502	10,500	3.5	-2	0	0.0	0.0
Of-T-008	Tokyo	Office	Secom Medical Building	11,100	10,567	13,000	3.5	2,432	10,543	12,600	3.6	2,056	-400	-3.1	0.1
Of-T-009	Tokyo	Office	NMF Shiba Building	7,040	7,104	7,380	4.0	275	7,095	7,400	4.0	304	20	0.3	0.0
Of-T-010	Tokyo	Office	Nishi Shinjuku Showa Building	8,140	8,186	8,040	4.1	-146	8,177	8,030	4.1	-147	-10	-0.1	0.0
Of-T-011	Tokyo	Office	NRE Shibuya Dogenzaka Building	5,310	5,358	5,940	3.5	581	5,360	5,950	3.5	589	10	0.2	0.0
Of-T-013	Tokyo	Office	Iwamoto-cho Toyo Building	4,050	4,109	4,990	3.4	880	4,090	4,990	3.4	899	0	0.0	0.0
Of-T-015	Tokyo	Office	NMF Surugadai Building	4,690	4,688	5,260	3.6	571	4,670	5,250	3.6	579	-10	-0.2	0.0
Of-T-016	Tokyo	Office	PMO Nihonbashi Honcho	4,320	4,029	4,930	3.2	900	4,025	4,980	3.2	954	50	1.0	0.0
Of-T-017	Tokyo	Office	PMO Nihonbashi Kayabacho	5,010	4,718	6,680	3.2	1,961	4,695	6,690	3.2	1,994	10	0.1	0.0
Of-T-018	Tokyo	Office	NMF Gotanda Ekimae Building	4,430	4,573	5,440	4.2	866	4,551	5,390	4.2	838	-50	-0.9	0.0
Of-T-019	Tokyo	Office	NRE Higashi-nihonbashi Building	1,785	1,876	2,175	3.8	298	1,883	2,175	3.8	291	0	0.0	0.0
Of-T-020	Tokyo	Office	PMO Akihabara	4,240	3,990	5,670	3.4	1,679	3,975	5,670	3.4	1,694	0	0.0	0.0
Of-T-021	Tokyo	Office	Hatchobori NF Building	2,480	2,428	2,610	3.6	181	2,431	2,610	3.6	178	0	0.0	0.0
Of-T-022	Tokyo	Office	NMF Kanda Iwamotocho Building	4,160	4,189	4,620	3.6	430	4,182	4,620	3.6	437	0	0.0	0.0
Of-T-023	Tokyo	Office	NMF Takanawa Building	2,830	2,864	3,530	3.7	665	2,862	3,540	3.7	677	10	0.3	0.0
Of-T-024	Tokyo	Office	PMO Hatchobori	2,880	2,664	3,530	3.4	865	2,649	3,530	3.4	880	0	0.0	0.0
Of-T-026	Tokyo	Office	PMO Nihonbashi Odenmachi	2,210	2,072	3,090	3.6	1,017	2,056	3,110	3.6	1,053	20	0.6	0.0
Of-T-028	Tokyo	Office	PMO Higashi-nihonbashi	1,690	1,533	2,010	3.7	476	1,521	2,010	3.7	488	0	0.0	0.0
Of-T-029	Tokyo	Office	NRE Ueno Building	6,470	6,564	7,270	3.5	705	6,578	7,070	3.4	491	-200	-2.8	-0.1
Of-T-031	Tokyo	Office	NF Hongo Building	4,890	4,897	5,230	4.3	332	4,888	5,230	4.3	341	0	0.0	0.0
Of-T-034	Tokyo	Office	Crystal Park Building	3,390	3,292	3,290	4.5	-2	3,296	3,330	4.5	33	40	1.2	0.0
Of-T-035	Tokyo	Office	NMF Kichijoji Honcho Building	1,780	1,838	2,240	4.1	401	1,847	2,240	4.1	392	0	0.0	0.0
Of-T-036	Tokyo	Office	Faret Tachikawa Center Square	3,850	3,832	4,520	4.1	687	3,815	4,520	4.1	704	0	0.0	0.0
Of-T-037	Tokyo	Office	NMF Kawasaki Higashiguchi Building	7,830	7,992	9,650	4.4	1,657	7,972	9,430	4.4	1,457	-220	-2.3	0.0
Of-T-038	Tokyo	Office	NMF Yokohama Nishiguchi Building	5,460	5,559	8,610	3.7	3,050	5,548	8,730	3.6	3,181	120	1.4	-0.1
Of-T-039	Tokyo	Office	NMF Shin-Yokohama Building	2,620	2,732	2,950	4.5	217	2,737	2,950	4.5	212	0	0.0	0.0
Of-T-041	Tokyo	Office	PMO Tamachi	6,210	6,055	8,880	3.0	2,824	6,043	8,880	3.0	2,836	0	0.0	0.0
Of-T-042	Tokyo	Office	PMO Ginza Hatchome	3,970	3,887	5,440	2.9	1,552	3,877	5,450	2.9	1,572	10	0.2	0.0
Of-T-043	Tokyo	Office	PMO Shibakoen	3,900	3,797	5,530	3.1	1,732	3,779	5,550	3.1	1,770	20	0.4	0.0
Of-T-044	Tokyo	Office	NEC Head Office Building	44,100	44,556	48,900	3.6	4,343	44,468	49,000	3.6	4,531	100	0.2	0.0
Of-T-045	Tokyo	Office	Harumi Island Triton Square Office Tower Y	18,200	17,878	17,400	3.7	-478	17,841	17,500	3.7	-341	100	0.6	0.0
Of-T-046	Tokyo	Office	NMF Aoyama 1-chome Building	10,400	10,567	13,900	2.9	3,332	10,565	13,900	2.9	3,334	0	0.0	0.0
Of-T-047	Tokyo	Office	NMF Takebashi Building	8,330	8,528	9,140	3.6	611	8,524	9,050	3.6	525	-90	-1.0	0.0
Of-T-048	Tokyo	Office	Harumi Island Triton Square Office Tower Z	8,180	7,994	8,480	3.7	485	8,024	8,440	3.7	415	-40	-0.5	0.0
Of-T-049	Tokyo	Office	NMF Kayabacho Building	6,070	6,031	8,350	3.6	2,318	6,017	8,370	3.6	2,352	20	0.2	0.0
Of-T-050	Tokyo	Office	NMF Shinjuku EAST Building	5,710	5,789	6,600	3.7	810	5,779	6,550	3.7	770	-50	-0.8	0.0
Of-T-051	Tokyo	Office	NMF Shiba-Koen Building	3,620	3,756	4,730	3.4	973	3,740	4,730	3.4	989	0	0.0	0.0
Of-T-052	Tokyo	Office	NMF Ginza 4-chome Building	1,850	1,981	2,270	3.4	288	1,974	2,260	3.4	285	-10	-0.4	0.0
Of-T-053	Tokyo	Office	Faret East Building	1,850	1,818	2,150	4.1	331	1,806	2,150	4.1	343	0	0.0	0.0
Of-T-054	Tokyo	Office	PMO Shinnihonbashi	4,440	4,343	5,580	3.2	1,236	4,328	5,610	3.2	1,281	30	0.5	0.0

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Area	Use	Property name	Acquisition price (million yen)	Aug. 2022				Feb. 2023				Comparison b/w Aug.2022 and Feb.2023			
				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	3,354	4,340	3.0	985	3,354	4,360	3.0	1,005	20	0.5	0.0
Of-T-056	Tokyo	Office	PMO Nihonbashi Mitsukoshi-mae	4,310	4,289	5,910	2.7	1,620	4,277	5,910	2.7	1,632	0	0.0	0.0
Of-T-057	Tokyo	Office	PMO Shibadaimon	2,130	2,123	2,650	3.1	526	2,117	2,610	3.1	492	-40	-1.5	0.0
Of-T-058	Tokyo	Office	PMO Tamachi II	10,900	10,830	13,100	3.0	2,269	10,812	13,100	3.0	2,287	0	0.0	0.0
Of-T-059	Tokyo	Office	PMO Hatchobori Shinkawa	3,805	3,772	4,380	3.3	607	3,758	4,380	3.3	621	0	0.0	0.0
Of-T-060	Tokyo	Office	PMO Hatchobori III	2,880	2,869	3,350	3.2	480	2,861	3,330	3.2	468	-20	-0.6	0.0
Of-T-061	Tokyo	Office	PMO Ochanomizu	3,890	3,867	4,700	3.1	832	3,855	4,700	3.1	844	0	0.0	0.0
Of-T-062	Tokyo	Office	PMO Akihabara Kita	8,450	8,395	9,770	3.2	1,374	8,362	9,780	3.2	1,417	10	0.1	0.0
Of-T-063	Tokyo	Office	PMO Higashi-Shinbashi	4,730	4,737	5,610	3.1	872	4,722	5,640	3.1	917	30	0.5	0.0
Of-T-064	Tokyo	Office	PMO Hamamatsucho	4,380	4,379	5,280	3.0	900	4,365	5,280	3.0	914	0	0.0	0.0
Of-T-065	Tokyo	Office	PMO Hamamatsucho II	5,500	5,543	6,100	3.2	556	5,524	6,100	3.2	575	0	0.0	0.0
Of-S-001	Other	Office	Sapporo North Plaza	6,250	6,700	9,270	4.1	2,569	6,775	9,400	4.0	2,624	130	1.4	-0.1
Of-S-002	Other	Office	NRE Sapporo Building	4,140	3,651	5,570	4.2	1,918	3,644	5,440	4.1	1,795	-130	-2.3	-0.1
Of-S-004	Other	Office	NMF Sendai Aoba-dori Building	2,030	2,178	2,620	5.4	441	2,166	2,420	5.4	253	-200	-7.6	0.0
Of-S-006	Other	Office	NMF Nagoya Fushimi Building	2,240	1,957	2,650	4.0	692	1,948	2,650	4.0	701	0	0.0	0.0
Of-S-007	Other	Office	NMF Nagoya Yanagibashi Building	2,280	2,516	2,260	4.6	-256	2,533	2,230	4.6	-303	-30	-1.3	0.0
Of-S-008	Other	Office	Omrn Kyoto Center Building	18,300	18,237	20,200	4.3	1,962	18,188	20,500	4.2	2,311	300	1.5	-0.1
Of-S-009	Other	Office	SORA Shin-Osaka 21	12,100	12,009	12,900	4.0	890	12,039	12,800	4.0	760	-100	-0.8	0.0
Of-S-010	Other	Office	NRE Osaka Building	6,100	7,735	7,680	4.4	-55	7,651	7,690	4.4	38	10	0.1	0.0
Of-S-011	Other	Office	NRE Nishi-Umeda Building	3,450	3,641	3,840	4.2	198	3,656	3,830	4.2	173	-10	-0.3	0.0
Of-S-012	Other	Office	NRE Yotsubashi Building	4,000	4,441	5,140	4.2	698	4,449	5,210	4.2	760	70	1.4	0.0
Of-S-013	Other	Office	NRE Hiroshima Building	2,280	2,455	2,920	5.4	464	2,453	2,920	5.4	466	0	0.0	0.0
Of-S-014	Other	Office	NMF Hakata Ekimae Building	4,210	4,237	6,120	4.2	1,882	4,221	6,280	4.1	2,058	160	2.6	-0.1
Of-S-015	Other	Office	NMF Tenjin-Minami Building	2,230	2,025	3,030	4.3	1,004	2,011	3,060	4.2	1,048	30	1.0	-0.1
				474,980	479,131	556,995	-	77,802	478,315	557,005	-	78,689	10	0.0	-
Rt-T-002	Tokyo	Retail	Yokosuka More's City	13,640	13,736	15,300	4.8	1,563	13,704	15,300	4.8	1,595	0	0.0	0.0
Rt-T-003	Tokyo	Retail	Recipe SHIMOKITA	10,407	10,175	10,800	3.8	624	10,127	10,900	3.8	772	100	0.9	0.0
Rt-T-004	Tokyo	Retail	Kawasaki More's	6,080	6,553	8,500	4.1	1,946	6,536	8,500	4.1	1,963	0	0.0	0.0
Rt-T-005	Tokyo	Retail	EQUINIA Shinjuku	4,260	4,266	5,160	3.7	893	4,301	5,200	3.7	898	40	0.8	0.0
Rt-T-006	Tokyo	Retail	EQUINA Ikebukuro	3,990	4,001	4,550	4.1	548	3,993	4,550	4.1	556	0	0.0	0.0
Rt-T-007	Tokyo	Retail	covirna machida	3,440	3,821	4,200	4.1	378	3,817	3,960	4.0	142	-240	-5.7	-0.1
Rt-T-008	Tokyo	Retail	Nitori Makuhari	3,080	2,617	3,950	4.6	1,332	2,591	3,970	4.6	1,378	20	0.5	0.0
Rt-T-009	Tokyo	Retail	Konami Sports Club Fuchu	2,730	2,520	3,390	5.0	869	2,512	3,390	5.0	877	0	0.0	0.0
Rt-T-010	Tokyo	Retail	FESTA SQUARE	2,600	2,168	3,580	4.8	1,411	2,157	3,660	4.7	1,502	80	2.2	-0.1
Rt-T-011	Tokyo	Retail	GEMS Shibuya	2,490	2,338	2,790	4.3	451	2,328	2,790	4.4	461	0	0.0	0.1
Rt-T-013	Tokyo	Retail	EQUINIA Aobadai	1,560	1,557	2,720	4.5	1,162	1,551	2,840	4.4	1,288	120	4.4	-0.1
Rt-T-014	Tokyo	Retail	Megalos Kanagawa	1,000	944	1,550	5.2	605	940	1,550	5.2	609	0	0.0	0.0
Rt-T-015	Tokyo	Retail	Mitsubishi Motors Meguro (※1)	2,740	2,764	3,460	5.1	695	2,764	3,490	5.0	725	30	0.9	-0.1
Rt-T-016	Tokyo	Retail	Mitsubishi Motors Chofu (※1)	1,760	1,776	1,740	5.1	-36	1,776	1,730	5.1	-46	-10	-0.6	0.0
Rt-T-018	Tokyo	Retail	Mitsubishi Motors Nerima (※1)	1,240	1,251	1,500	5.1	248	1,251	1,520	5.0	268	20	1.3	-0.1
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 Takaido (※1)	850	859	859	5.0	0	859	856	5.0	-3	-3	-0.3	0.0
Rt-T-021	Tokyo	Retail	Mitsubishi Motors Katsushika (※1)	762	770	880	5.2	109	770	882	5.1	111	2	0.2	-0.1
Rt-T-022	Tokyo	Retail	Mitsubishi Motors Higashikurume (※1)	800	808	916	6.0	107	808	921	5.9	112	5	0.5	-0.1

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	Area	Use	Property name	Acquisition price (million yen)	Aug. 2022				Feb. 2023				Comparison b/w Aug.2022 and Feb.2023		
					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-023	Tokyo	Retail	Mitsubishi Motors Setagaya (※1)	770	779	1,190	4.9	410	779	1,210	4.8	430	20	1.7	-0.1
Rt-T-025	Tokyo	Retail	Mitsubishi Motors Sekimachi (※1)	600	606	740	5.3	133	606	752	5.2	145	12	1.6	-0.1
Rt-T-026	Tokyo	Retail	Mitsubishi Motors Higashiyamato (※1)	450	455	537	7.6	81	455	537	7.6	81	0	0.0	0.0
Rt-T-027	Tokyo	Retail	Mitsubishi Motors Motosumiyoshi (※1)	370	375	425	5.7	49	375	431	5.7	55	6	1.4	0.0
Rt-T-028	Tokyo	Retail	Welcia Kawagoe Shinmeicho (※1)	350	355	438	5.0	82	355	438	5.0	82	0	0.0	0.0
Rt-T-029	Tokyo	Retail	Mitsubishi Motors Edogawa (※1)	200	204	179	5.4	-25	204	178	5.4	-26	-1	-0.6	0.0
Rt-T-030	Tokyo	Retail	Mitsubishi Motors Sayama (※1)	160	163	188	7.9	24	163	188	7.9	24	0	0.0	0.0
Rt-T-031	Tokyo	Retail	NRE Kichijoji Building	10,410	10,102	11,400	3.8	1,297	10,069	11,400	3.8	1,330	0	0.0	0.0
Rt-T-032	Tokyo	Retail	GEMS Ichigaya	2,080	2,017	2,120	3.8	102	2,010	2,120	3.8	109	0	0.0	0.0
Rt-T-033	Tokyo	Retail	Sagamihara Shopping Center	6,840	6,753	7,550	5.8	796	6,716	7,560	5.8	843	10	0.1	0.0
Rt-T-034	Tokyo	Retail	Musashirawa Shopping Square	2,720	2,538	2,820	6.8	281	2,519	2,820	6.8	300	0	0.0	0.0
Rt-T-036	Tokyo	Retail	Summit Store Naritahigashi (Land)	700	747	801	3.6	53	747	801	3.6	53	0	0.0	0.0
Rt-T-037	Tokyo	Retail	GEMS Daimon	2,060	1,989	2,030	3.8	40	1,989	2,000	3.8	10	-30	-1.5	0.0
Rt-T-038	Tokyo	Retail	GEMS Shin-Nihonbashi	1,500	1,454	1,440	3.9	-14	1,455	1,500	3.9	44	60	4.2	0.0
Rt-T-039	Tokyo	Retail	Summit Store Mukodaicho	5,100	5,035	5,330	4.3	294	5,023	5,330	4.3	306	0	0.0	0.0
Rt-T-040	Tokyo	Retail	GEMS Shinbashi	2,810	2,802	2,690	3.8	-112	2,793	2,690	3.8	-103	0	0.0	0.0
Rt-T-041	Tokyo	Retail	GEMS Kayabacho	2,594	2,549	2,660	4.1	110	2,537	2,600	4.1	62	-60	-2.3	0.0
Rt-T-042	Tokyo	Retail	Summit Store Honamanuma	2,160	2,153	2,960	4.4	806	2,149	2,960	4.4	810	0	0.0	0.0
Rt-T-043	Tokyo	Retail	GEMS Shin-Yokohama	1,820	1,765	1,840	5.1	74	1,753	1,840	5.1	86	0	0.0	0.0
Rt-T-044	Tokyo	Retail	GEMS Sangenjaya	1,815	1,809	1,790	3.9	-19	1,803	1,790	3.9	-13	0	0.0	0.0
Rt-S-001	Other	Retail	Universal CityWalk Osaka	17,639	17,041	18,300	4.3	1,258	16,932	18,400	4.3	1,467	100	0.5	0.0
Rt-S-002	Other	Retail	Izumiya SC Senrioka	8,930	8,474	11,700	4.7	3,225	8,450	12,400	4.7	3,949	700	6.0	0.0
Rt-S-004	Other	Retail	Izumiya SC Yao	4,406	3,978	5,630	5.1	1,651	3,969	5,710	5.1	1,740	80	1.4	0.0
Rt-S-005	Other	Retail	Izumiya SC Obayashi	3,020	3,123	3,850	5.1	726	3,106	3,850	5.1	743	0	0.0	0.0
Rt-S-007	Other	Retail	EQUINIA Aobadori	1,640	1,274	1,830	4.8	555	1,267	1,820	4.8	552	-10	-0.5	0.0
Rt-S-008	Other	Retail	MEL Building	1,060	1,046	1,200	5.2	153	1,053	1,210	5.1	156	10	0.8	-0.1
Rt-S-009	Other	Retail	nORBESA	8,500	8,700	8,440	4.6	-260	8,747	8,440	4.5	-307	0	0.0	-0.1
Rt-S-010	Other	Retail	Nakaza Cui-daore Building	11,600	12,148	9,760	3.4	-2,388	12,143	9,750	3.4	-2,393	-10	-0.1	0.0
Rt-S-011	Other	Retail	NMF Kobe Myodani Building	3,560	3,580	3,680	4.4	99	3,574	3,680	4.4	105	0	0.0	0.0
Rt-S-012	Other	Retail	GEMS Namba	3,800	3,767	4,310	3.8	542	3,764	4,300	3.8	535	-10	-0.2	0.0
				174,044	171,688	194,973	-	23,284	171,274	196,014	-	24,739	1,041	0.5	-
Lg-T-001	Tokyo	Logistics	Landport Urayasu	17,400	15,776	23,900	3.5	8,123	15,683	24,600	3.4	8,916	700	2.9	-0.1
Lg-T-002	Tokyo	Logistics	Landport Itabashi	15,710	14,381	21,600	3.7	7,218	14,311	22,200	3.6	7,888	600	2.8	-0.1
Lg-T-003	Tokyo	Logistics	Landport Kawagoe	13,700	11,508	19,400	4.2	7,891	11,390	19,800	4.1	8,409	400	2.1	-0.1
Lg-T-004	Tokyo	Logistics	Landport Atsugi	11,410	9,827	13,300	3.8	3,472	9,718	13,500	3.7	3,781	200	1.5	-0.1
Lg-T-005	Tokyo	Logistics	Sagamihara Tana Logistics Center	10,600	9,490	13,800	4.1	4,309	9,409	14,200	4.0	4,790	400	2.9	-0.1
Lg-T-006	Tokyo	Logistics	Sagamihara Onodai Logistics Center	8,700	7,976	12,600	4.1	4,623	8,001	12,600	4.1	4,598	0	0.0	0.0
Lg-T-007	Tokyo	Logistics	Landport Hachioji	8,250	7,057	11,100	4.1	4,042	6,990	11,200	4.1	4,209	100	0.9	0.0
Lg-T-008	Tokyo	Logistics	Landport Kasukabe	7,340	6,037	9,410	4.2	3,372	5,983	9,640	4.1	3,656	230	2.4	-0.1
Lg-T-010	Tokyo	Logistics	Atsugi Mnam Logistics Center B Tower	4,590	4,027	6,490	3.9	2,462	4,023	6,640	3.8	2,616	150	2.3	-0.1
Lg-T-011	Tokyo	Logistics	Hanyu Logistics Center	3,810	3,188	4,980	4.5	1,791	3,153	5,110	4.4	1,956	130	2.6	-0.1
Lg-T-012	Tokyo	Logistics	Kawaguchi Logistics Center B Tower	3,750	3,511	4,860	4.1	1,348	3,497	4,990	4.0	1,492	130	2.7	-0.1
Lg-T-013	Tokyo	Logistics	Kawaguchi Logistics Center A Tower	2,830	2,724	3,860	4.3	1,135	2,711	3,940	4.2	1,228	80	2.1	-0.1
Lg-T-014	Tokyo	Logistics	Atsugi Mnam Logistics Center A Tower	2,690	2,494	3,790	3.9	1,295	2,487	3,860	3.8	1,372	70	1.8	-0.1

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					Book value	Appraisal value	Cap rate	Gain or Loss	Book value	Appraisal value	Cap rate	Gain or Loss	Appraisal value		Cap rate
					(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)
Lg-T-015	Tokyo	Logistics	Kawaguchi Ryoeki Logistics Center	10,790	10,238	14,600	3.8	4,361	10,200	14,600	3.8	4,399	0	0.0	0.0
Lg-T-016	Tokyo	Logistics	Landport Kashiwa Shonan II	10,800	10,475	12,100	4.3	1,624	10,422	12,800	4.3	2,377	700	5.8	0.0
Lg-T-017	Tokyo	Logistics	Landport Kashiwa Shonan I	9,900	9,572	11,600	4.4	2,027	9,523	11,600	4.4	2,076	0	0.0	0.0
Lg-T-018	Tokyo	Logistics	Landport Hachioji II	9,230	9,266	11,500	4.0	2,233	9,287	11,400	4.0	2,112	-100	-0.9	0.0
Lg-T-019	Tokyo	Logistics	Landport Iwatsuki	6,090	5,997	6,870	4.2	872	5,974	6,860	4.2	885	-10	-0.1	0.0
Lg-T-020	Tokyo	Logistics	Landport Orme I	13,640	13,521	15,200	4.1	1,678	13,457	15,200	4.1	1,742	0	0.0	0.0
Lg-T-021	Tokyo	Logistics	Landport Higashi-Narashino	11,872	11,667	16,800	4.0	5,132	11,593	16,800	4.0	5,206	0	0.0	0.0
Lg-T-022	Tokyo	Logistics	Landport Orme II	14,620	14,639	16,600	4.0	1,960	14,573	16,600	4.0	2,026	0	0.0	0.0
Lg-T-023	Tokyo	Logistics	Landport Orme III	17,000	17,147	19,400	4.0	2,252	17,075	19,400	4.0	2,324	0	0.0	0.0
Lg-S-005	Other	Logistics	Hirakata Kuzuha Logistics Center	3,460	3,267	4,330	4.3	1,062	3,255	4,430	4.2	1,174	100	2.3	-0.1
				218,182	203,796	278,090	-	74,293	202,726	281,970	-	79,243	3,880	1.4	-
Rs-T-001	Tokyo	Residential	PROUD FLAT Shirokane Takanawa	3,400	3,163	3,860	3.6	696	3,144	3,950	3.5	805	90	2.3	-0.1
Rs-T-002	Tokyo	Residential	PROUD FLAT Yoyogi Uehara	989	944	1,070	3.7	125	940	1,100	3.6	159	30	2.8	-0.1
Rs-T-003	Tokyo	Residential	PROUD FLAT Hatsudai	713	676	764	3.8	87	672	781	3.7	108	17	2.2	-0.1
Rs-T-004	Tokyo	Residential	PROUD FLAT Shibuya Sakuragaoka	750	699	752	3.7	52	697	767	3.6	69	15	2.0	-0.1
Rs-T-005	Tokyo	Residential	PROUD FLAT Gakugei Daigaku	746	690	907	3.7	216	688	913	3.6	224	6	0.7	-0.1
Rs-T-006	Tokyo	Residential	PROUD FLAT Meguro Gyoninzaka	939	870	1,120	3.7	249	870	1,140	3.6	269	20	1.8	-0.1
Rs-T-007	Tokyo	Residential	PROUD FLAT Sumida Riverside	2,280	2,055	2,800	3.7	744	2,039	2,860	3.6	820	60	2.1	-0.1
Rs-T-008	Tokyo	Residential	PROUD FLAT Kagurazaka	1,590	1,445	1,750	3.7	304	1,435	1,780	3.6	344	30	1.7	-0.1
Rs-T-009	Tokyo	Residential	PROUD FLAT Waseda	1,110	1,003	1,260	3.7	256	995	1,290	3.6	294	30	2.4	-0.1
Rs-T-010	Tokyo	Residential	PROUD FLAT Shinjuku Kawadacho	932	849	1,080	3.7	230	846	1,110	3.6	263	30	2.8	-0.1
Rs-T-011	Tokyo	Residential	PROUD FLAT Sangen Jaya	1,190	1,076	1,310	3.8	233	1,073	1,350	3.7	276	40	3.1	-0.1
Rs-T-012	Tokyo	Residential	PROUD FLAT Kamata	1,160	1,016	1,330	3.9	313	1,012	1,370	3.8	357	40	3.0	-0.1
Rs-T-013	Tokyo	Residential	PROUD FLAT Kamata II	3,320	2,964	3,530	3.7	565	2,938	3,620	3.6	681	90	2.5	-0.1
Rs-T-014	Tokyo	Residential	PROUD FLAT Shin-Otsuka	623	554	571	3.9	16	549	586	3.8	36	15	2.6	-0.1
Rs-T-015	Tokyo	Residential	PROUD FLAT Kiyosumi Shirakawa	928	827	1,050	3.9	222	822	1,070	3.8	247	20	1.9	-0.1
Rs-T-016	Tokyo	Residential	PROUD FLAT Monzen Nakacho II	652	590	657	3.9	66	586	670	3.8	83	13	2.0	-0.1
Rs-T-017	Tokyo	Residential	PROUD FLAT Monzen Nakacho I	1,030	914	1,000	3.9	85	907	1,020	3.8	112	20	2.0	-0.1
Rs-T-018	Tokyo	Residential	PROUD FLAT Fujimidai	1,470	1,330	2,000	4.2	669	1,320	2,090	4.0	769	90	4.5	-0.2
Rs-T-019	Tokyo	Residential	PROUD FLAT Asakusa Komagata	1,920	1,689	2,500	3.6	810	1,672	2,560	3.5	887	60	2.4	-0.1
Rs-T-020	Tokyo	Residential	PROUD FLAT Yokohama	2,090	1,869	2,520	4.1	650	1,855	2,570	4.0	714	50	2.0	-0.1
Rs-T-021	Tokyo	Residential	PROUD FLAT Kamioooka	2,710	2,423	3,010	4.3	586	2,402	3,070	4.2	667	60	2.0	-0.1
Rs-T-022	Tokyo	Residential	PROUD FLAT Tsurumi II	1,650	1,464	2,120	4.0	655	1,455	2,230	3.8	774	110	5.2	-0.2
Rs-T-023	Tokyo	Residential	PRIME URBAN Azabu Juban	1,100	1,096	1,080	3.7	-16	1,093	1,130	3.5	36	50	4.6	-0.2
Rs-T-024	Tokyo	Residential	PRIME URBAN Akasaka	938	920	1,050	3.6	129	919	1,080	3.4	160	30	2.9	-0.2
Rs-T-025	Tokyo	Residential	PRIME URBAN Tamachi	972	915	1,080	3.9	164	915	1,120	3.7	204	40	3.7	-0.2
Rs-T-026	Tokyo	Residential	PRIME URBAN Shibaura LOFT	1,830	1,680	2,090	3.9	409	1,674	2,130	3.8	455	40	1.9	-0.1
Rs-T-028	Tokyo	Residential	PRIME URBAN Yoyogi	359	340	347	3.8	6	340	357	3.6	16	10	2.9	-0.2
Rs-T-029	Tokyo	Residential	PRIME URBAN Ebisu II	1,140	1,101	1,620	3.2	518	1,099	1,720	3.0	620	100	6.2	-0.2
Rs-T-030	Tokyo	Residential	PRIME URBAN Bancho	1,090	1,045	1,170	3.8	124	1,042	1,220	3.6	177	50	4.3	-0.2
Rs-T-031	Tokyo	Residential	PRIME URBAN Chiyoda Fujimi	679	648	680	3.8	31	646	716	3.6	69	36	5.3	-0.2
Rs-T-032	Tokyo	Residential	PRIME URBAN Iidabashi	2,040	1,896	1,990	3.8	93	1,890	2,100	3.6	209	110	5.5	-0.2
Rs-T-033	Tokyo	Residential	PRIME URBAN Ebisu	1,260	1,238	1,400	3.9	161	1,234	1,400	3.7	165	0	0.0	-0.2
Rs-T-034	Tokyo	Residential	PRIME URBAN Naka Meguro	1,410	1,354	1,520	3.7	165	1,352	1,550	3.5	197	30	2.0	-0.2

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Rs-T-035	Tokyo	Residential	PRIME URBAN Gakugei Daigaku	775	722	905	3.7	182	718	905	3.6	186	0	0.0	-0.1
Rs-T-036	Tokyo	Residential	PRIME URBAN Senzoku	474	447	521	3.8	73	444	533	3.7	88	12	2.3	-0.1
Rs-T-037	Tokyo	Residential	PRIME URBAN Meguro Riverside	414	377	445	3.7	67	374	457	3.6	82	12	2.7	-0.1
Rs-T-038	Tokyo	Residential	PRIME URBAN Meguro Ohashi Hills	2,970	2,770	3,320	3.8	549	2,756	3,370	3.7	613	50	1.5	-0.1
Rs-T-039	Tokyo	Residential	PRIME URBAN Meguro Aobadai	1,310	1,246	1,860	3.2	613	1,244	1,990	3.0	745	130	7.0	-0.2
Rs-T-040	Tokyo	Residential	PRIME URBAN Gakugei Daigaku II	1,080	1,024	1,430	3.3	405	1,021	1,520	3.1	498	90	6.3	-0.2
Rs-T-041	Tokyo	Residential	PRIME URBAN Naka Meguro II	2,850	2,800	3,700	3.3	899	2,796	3,910	3.1	1,113	210	5.7	-0.2
Rs-T-042	Tokyo	Residential	PRIME URBAN Kachidoki	2,570	2,578	2,500	4.1	-78	2,574	2,920	3.9	345	420	16.8	-0.2
Rs-T-043	Tokyo	Residential	PRIME URBAN Shinkawa	2,100	2,106	2,590	4.1	483	2,096	2,610	4.0	513	20	0.8	-0.1
Rs-T-044	Tokyo	Residential	PRIME URBAN Nihonbashi Yokoyamacho	4,220	3,875	4,970	3.9	1,094	3,845	5,110	3.8	1,264	140	2.8	-0.1
Rs-T-045	Tokyo	Residential	PRIME URBAN Nihonbashi Hamacho	1,550	1,453	2,120	3.5	666	1,446	2,250	3.3	803	130	6.1	-0.2
Rs-T-046	Tokyo	Residential	PRIME URBAN Hongo Ikizaka	557	511	638	3.9	126	511	653	3.8	141	15	2.4	-0.1
Rs-T-047	Tokyo	Residential	PRIME URBAN Hakusan	866	764	953	3.8	188	757	964	3.7	206	11	1.2	-0.1
Rs-T-048	Tokyo	Residential	PRIME URBAN Yotsuya Gaien Higashi	1,490	1,432	1,550	3.7	117	1,428	1,520	3.6	91	-30	-1.9	-0.1
Rs-T-050	Tokyo	Residential	PRIME URBAN Nishi Shinjuku I	1,090	1,015	1,340	3.8	324	1,011	1,370	3.7	358	30	2.2	-0.1
Rs-T-051	Tokyo	Residential	PRIME URBAN Nishi Shinjuku II	885	810	986	3.5	175	803	1,020	3.4	216	34	3.4	-0.1
Rs-T-052	Tokyo	Residential	PRIME URBAN Shinjuku Naitomachi	430	420	484	3.7	63	418	498	3.6	79	14	2.9	-0.1
Rs-T-053	Tokyo	Residential	PRIME URBAN Nishi Waseda	421	380	494	3.7	113	377	507	3.6	129	13	2.6	-0.1
Rs-T-054	Tokyo	Residential	PRIME URBAN Shinjuku Ochiai	594	597	624	4.3	26	598	634	4.2	35	10	1.6	-0.1
Rs-T-055	Tokyo	Residential	PRIME URBAN Mejiro	1,430	1,354	1,810	3.6	455	1,352	1,910	3.4	557	100	5.5	-0.2
Rs-T-056	Tokyo	Residential	PRIME URBAN Kagurazaka	2,900	2,669	3,870	3.4	1,200	2,652	4,040	3.2	1,387	170	4.4	-0.2
Rs-T-057	Tokyo	Residential	PRIME URBAN Sangen Jaya III	718	708	682	4.2	-26	707	694	4.1	-13	12	1.8	-0.1
Rs-T-058	Tokyo	Residential	PRIME URBAN Chitose Karasuyama	717	723	707	4.2	-16	728	725	4.1	-3	18	2.5	-0.1
Rs-T-060	Tokyo	Residential	PRIME URBAN Sangen Jaya	724	672	794	3.8	121	670	811	3.7	140	17	2.1	-0.1
Rs-T-061	Tokyo	Residential	PRIME URBAN Minami Karasuyama	667	607	798	4.1	190	602	817	4.0	214	19	2.4	-0.1
Rs-T-062	Tokyo	Residential	PRIME URBAN Karasuyama Galleria	549	500	623	3.9	122	497	639	3.8	141	16	2.6	-0.1
Rs-T-063	Tokyo	Residential	PRIME URBAN Karasuyama Court	338	310	384	3.9	73	307	395	3.8	87	11	2.9	-0.1
Rs-T-065	Tokyo	Residential	PRIME URBAN Chitose Funabashi	746	685	761	4.0	75	682	762	3.9	79	1	0.1	-0.1
Rs-T-066	Tokyo	Residential	PRIME URBAN Yoga	1,390	1,291	1,820	3.5	528	1,284	1,910	3.3	625	90	4.9	-0.2
Rs-T-067	Tokyo	Residential	PRIME URBAN Shinagawa Nishi	494	505	461	4.2	-44	502	472	4.1	-30	11	2.4	-0.1
Rs-T-068	Tokyo	Residential	PRIME URBAN Osaki	1,860	1,756	2,070	3.7	313	1,752	1,870	3.6	117	-200	-9.7	-0.1
Rs-T-069	Tokyo	Residential	PRIME URBAN Oimachi II	1,040	1,113	1,170	4.1	56	1,117	1,180	4.0	62	10	0.9	-0.1
Rs-T-070	Tokyo	Residential	PRIME URBAN Yukigaya	951	932	761	4.2	-171	931	775	4.1	-156	14	1.8	-0.1
Rs-T-071	Tokyo	Residential	PRIME URBAN Omori	905	828	920	3.8	91	824	932	3.7	107	12	1.3	-0.1
Rs-T-072	Tokyo	Residential	PRIME URBAN Denenchofu Minami	774	696	681	4.1	-15	691	692	4.0	0	11	1.6	-0.1
Rs-T-073	Tokyo	Residential	PRIME URBAN Nagahara Kamiikedai	1,720	1,630	2,030	3.5	399	1,624	2,180	3.3	555	150	7.4	-0.2
Rs-T-075	Tokyo	Residential	PRIME URBAN Nakano Kamitakada	498	448	553	4.2	104	445	558	4.1	112	5	0.9	-0.1
Rs-T-077	Tokyo	Residential	PRIME URBAN Nishi Ogikubo	414	393	462	4.0	68	391	470	3.9	78	8	1.7	-0.1
Rs-T-078	Tokyo	Residential	PRIME URBAN Nishi Ogikubo II	1,790	1,716	2,160	3.4	443	1,710	2,250	3.2	539	90	4.2	-0.2
Rs-T-079	Tokyo	Residential	PRIME URBAN Otsuka	730	666	767	3.9	100	664	786	3.8	121	19	2.5	-0.1
Rs-T-080	Tokyo	Residential	PRIME URBAN Komagome	437	438	437	4.3	-1	441	455	4.1	13	18	4.1	-0.2
Rs-T-081	Tokyo	Residential	PRIME URBAN Ikebukuro	3,800	3,505	5,050	3.5	1,544	3,489	5,350	3.3	1,860	300	5.9	-0.2
Rs-T-082	Tokyo	Residential	PRIME URBAN Monzen Nakacho	2,420	2,240	2,750	3.9	509	2,232	2,860	3.7	627	110	4.0	-0.2
Rs-T-083	Tokyo	Residential	PRIME URBAN Kameido	779	691	831	4.2	139	687	864	4.0	176	33	4.0	-0.2

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Rs-T-084	Tokyo	Residential	PRIME URBAN Sumiyoshi	632	567	675	4.1	107	564	592	3.9	27	-83	-12.3	-0.2
Rs-T-086	Tokyo	Residential	PRIME URBAN Kinshi Koen	1,290	1,133	1,310	4.1	176	1,130	1,370	3.9	239	60	4.6	-0.2
Rs-T-087	Tokyo	Residential	PRIME URBAN Kinshicho	758	688	784	4.4	95	684	809	4.2	124	25	3.2	-0.2
Rs-T-088	Tokyo	Residential	PRIME URBAN Hirai	722	652	765	4.2	112	648	800	4.0	151	35	4.6	-0.2
Rs-T-089	Tokyo	Residential	PRIME URBAN Kasai	640	571	682	4.2	110	570	679	4.0	108	-3	-0.4	-0.2
Rs-T-090	Tokyo	Residential	PRIME URBAN Kasai II	981	855	990	4.2	134	850	1,030	4.0	179	40	4.0	-0.2
Rs-T-091	Tokyo	Residential	PRIME URBAN Kasai East	1,140	1,007	1,350	4.1	342	1,001	1,380	4.0	378	30	2.2	-0.1
Rs-T-093	Tokyo	Residential	PRIME URBAN Itabashi Kuyakushomae	1,080	963	1,360	4.3	396	955	1,380	4.2	424	20	1.5	-0.1
Rs-T-094	Tokyo	Residential	PRIME URBAN Asakusa	384	377	342	4.3	-35	379	354	4.1	-25	12	3.5	-0.2
Rs-T-095	Tokyo	Residential	PRIME URBAN Machiya South Court	1,910	1,807	2,340	4.3	532	1,798	2,460	4.1	661	120	5.1	-0.2
Rs-T-096	Tokyo	Residential	PRIME URBAN Musashi Koganei	1,910	1,939	1,950	4.7	10	1,948	1,960	4.6	11	10	0.5	-0.1
Rs-T-097	Tokyo	Residential	PRIME URBAN Musashino Hills	1,280	1,308	1,420	4.6	111	1,303	1,430	4.5	126	10	0.7	-0.1
Rs-T-098	Tokyo	Residential	PRIME URBAN Koganei Honcho	791	735	906	4.5	170	741	915	4.4	173	9	1.0	-0.1
Rs-T-099	Tokyo	Residential	PRIME URBAN Kumegawa	1,520	1,304	1,640	4.7	335	1,288	1,720	4.5	431	80	4.9	-0.2
Rs-T-100	Tokyo	Residential	PRIME URBAN Musashi Kosugi comodo	1,940	1,923	2,470	4.4	546	1,918	2,570	4.3	651	100	4.0	-0.1
Rs-T-101	Tokyo	Residential	PRIME URBAN Kawasaki	962	955	1,080	4.4	124	948	1,080	4.3	131	0	0.0	-0.1
Rs-T-102	Tokyo	Residential	PRIME URBAN Shinyurigaoka	1,020	917	1,330	4.3	412	909	1,360	4.2	450	30	2.3	-0.1
Rs-T-103	Tokyo	Residential	PRIME URBAN Tsurumi Teraya	493	489	497	4.4	7	489	516	4.2	26	19	3.8	-0.2
Rs-T-105	Tokyo	Residential	PRIME URBAN Urayasu	804	734	1,000	4.0	265	730	820	3.8	89	-180	-18.0	-0.2
Rs-T-106	Tokyo	Residential	PRIME URBAN Gyotoku I	633	590	671	4.1	80	588	702	3.9	113	31	4.6	-0.2
Rs-T-107	Tokyo	Residential	PRIME URBAN Gyotoku II	730	683	743	4.1	59	680	779	3.9	98	36	4.8	-0.2
Rs-T-108	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae	488	436	570	4.0	133	433	575	3.8	141	5	0.9	-0.2
Rs-T-109	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae II	469	446	641	4.1	194	443	661	3.9	217	20	3.1	-0.2
Rs-T-110	Tokyo	Residential	PRIME URBAN Gyotoku III	747	714	1,030	4.1	315	710	1,070	3.9	359	40	3.9	-0.2
Rs-T-112	Tokyo	Residential	PRIME URBAN Kawaguchi	1,580	1,452	1,790	4.7	337	1,447	1,810	4.6	362	20	1.1	-0.1
Rs-T-113	Tokyo	Residential	PROUD FLAT Hatchobori	920	905	1,250	3.3	344	901	1,290	3.2	388	40	3.2	-0.1
Rs-T-114	Tokyo	Residential	PROUD FLAT Itabashi Honcho	720	686	967	3.6	280	682	990	3.5	307	23	2.4	-0.1
Rs-T-115	Tokyo	Residential	PRIME URBAN Meguro Mita	1,058	1,108	1,140	3.8	31	1,106	1,150	3.7	43	10	0.9	-0.1
Rs-T-116	Tokyo	Residential	Fukasawa House Towers H&I	7,140	6,953	8,460	3.7	1,506	6,928	8,710	3.6	1,781	250	3.0	-0.1
Rs-T-117	Tokyo	Residential	PRIME URBAN Toyosu	5,290	4,950	6,100	3.9	1,149	4,935	6,220	3.8	1,284	120	2.0	-0.1
Rs-T-118	Tokyo	Residential	PRIME URBAN Nihonbashi Kayabacho	2,850	2,738	3,340	3.8	601	2,730	3,420	3.7	689	80	2.4	-0.1
Rs-T-119	Tokyo	Residential	PRIME URBAN Yoga II	1,320	1,246	1,430	3.6	183	1,238	1,470	3.5	231	40	2.8	-0.1
Rs-T-120	Tokyo	Residential	PRIME URBAN Musashi-Koganei II	1,310	1,220	1,540	3.9	319	1,209	1,580	3.8	370	40	2.6	-0.1
Rs-T-121	Tokyo	Residential	PRIME URBAN Gakugei Daigaku Parkfront	1,300	1,357	1,480	3.7	122	1,351	1,500	3.6	148	20	1.4	-0.1
Rs-T-122	Tokyo	Residential	PROUD FLAT Omori III	1,110	1,101	1,450	3.5	348	1,097	1,450	3.5	352	0	0.0	0.0
Rs-T-123	Tokyo	Residential	PROUD FLAT Kinshicho	785	771	1,040	3.5	268	766	1,040	3.5	273	0	0.0	0.0
Rs-T-124	Tokyo	Residential	PROUD FLAT Sengenjaya II	2,750	2,752	3,350	3.5	597	2,740	3,230	3.5	489	-120	-3.6	0.0
Rs-T-125	Tokyo	Residential	PROUD FLAT Sotokanda	2,280	2,290	2,890	3.4	599	2,279	2,850	3.4	570	-40	-1.4	0.0
Rs-T-126	Tokyo	Residential	PROUD FLAT Noborito	1,216	1,212	1,530	4.1	317	1,203	1,570	4.1	366	40	2.6	0.0
Rs-T-127	Tokyo	Residential	PROUD FLAT Yoyogi Hachiman	966	973	1,210	3.4	236	971	1,210	3.4	238	0	0.0	0.0
Rs-T-128	Tokyo	Residential	PROUD FLAT Nakaotiai	844	847	994	3.6	146	842	1,020	3.5	177	26	2.6	-0.1
Rs-T-129	Tokyo	Residential	PROUD FLAT Shibuya Tomigaya	3,960	4,010	4,930	3.6	919	3,997	5,060	3.5	1,062	130	2.6	-0.1
Rs-T-130	Tokyo	Residential	PROUD FLAT Miyazakidai	1,390	1,430	1,620	4.1	189	1,423	1,660	4.0	236	40	2.5	-0.1
Rs-T-131	Tokyo	Residential	PROUD FLAT Asakusabashi III	1,230	1,261	1,340	3.8	78	1,256	1,370	3.7	113	30	2.2	-0.1

Portfolio List



	Area	Use	Property name	Acquisition price (million yen)	Aug. 2022				Feb. 2023				Comparison b/w Aug.2022 and Feb.2023		
					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-132	Tokyo	Residential	PROUD FLAT Togoshi-Koen	2,580	2,645	2,820	3.8	174	2,636	2,890	3.7	253	70	2.5	-0.1
Rs-T-133	Tokyo	Residential	PROUD FLAT Togoshi-Ginza	2,550	2,633	2,700	3.9	66	2,628	2,760	3.8	131	60	2.2	-0.1
Rs-T-134	Tokyo	Residential	PRIME URBAN Higashi Nakano Court	7,020	7,268	8,250	3.5	981	7,292	8,490	3.4	1,197	240	2.9	-0.1
Rs-T-135	Tokyo	Residential	PROUD FLAT Nezu Yanaka	1,400	-	-	-	-	1,450	1,660	3.4	209	-	-	-
Rs-S-001	Other	Residential	PROUD FLAT Itsutsubashi	652	545	705	4.7	159	537	714	4.6	176	9	1.3	-0.1
Rs-S-002	Other	Residential	PROUD FLAT Kawaramachi	735	608	554	4.6	-54	600	556	4.4	-44	2	0.4	-0.2
Rs-S-003	Other	Residential	PROUD FLAT Shin Osaka	1,620	1,360	2,110	4.1	749	1,343	2,200	3.9	856	90	4.3	-0.2
Rs-S-005	Other	Residential	PRIME URBAN Kita Juyo Jo	274	236	291	4.3	54	235	295	4.2	59	4	1.4	-0.1
Rs-S-006	Other	Residential	PRIME URBAN Odori Koen I	502	430	540	4.4	109	426	553	4.3	126	13	2.4	-0.1
Rs-S-007	Other	Residential	PRIME URBAN Odori Koen II	334	290	333	4.4	42	289	340	4.3	50	7	2.1	-0.1
Rs-S-008	Other	Residential	PRIME URBAN Kita Juichi Jo	547	462	580	4.9	117	457	589	4.8	131	9	1.6	-0.1
Rs-S-009	Other	Residential	PRIME URBAN Miyanosawa	475	396	482	5.0	85	391	483	4.9	91	1	0.2	-0.1
Rs-S-010	Other	Residential	PRIME URBAN Odori Higashi	394	335	416	5.0	80	331	421	4.9	89	5	1.2	-0.1
Rs-S-014	Other	Residential	PRIME URBAN Sapporo Idaimae	616	521	631	4.9	109	515	635	4.8	119	4	0.6	-0.1
Rs-S-015	Other	Residential	PRIME URBAN Sapporo Riverfront	4,480	3,915	4,740	5.0	824	3,864	4,810	4.9	945	70	1.5	-0.1
Rs-S-016	Other	Residential	PRIME URBAN Kita Sanjo Dori	1,730	1,479	1,950	4.9	470	1,461	1,980	4.8	518	30	1.5	-0.1
Rs-S-017	Other	Residential	PRIME URBAN Nagamachi Icchome	1,140	987	971	5.0	-16	978	972	4.9	-6	1	0.1	-0.1
Rs-S-018	Other	Residential	PRIME URBAN Yaotome Chuo	466	388	346	5.1	-42	382	346	5.0	-36	0	0.0	-0.1
Rs-S-019	Other	Residential	PRIME URBAN Tsutsumidori Amamiya	949	925	1,010	4.7	84	924	1,040	4.5	115	30	3.0	-0.2
Rs-S-021	Other	Residential	PRIME URBAN Kanayama	553	472	581	4.6	108	468	581	4.5	112	0	0.0	-0.1
Rs-S-023	Other	Residential	PRIME URBAN Kamimaezu	1,590	1,385	1,670	4.6	284	1,374	1,670	4.5	295	0	0.0	-0.1
Rs-S-024	Other	Residential	PRIME URBAN Izumi	3,770	3,285	3,890	4.5	604	3,258	3,850	4.4	591	-40	-1.0	-0.1
Rs-S-029	Other	Residential	PRIME URBAN Sakaisuji Honmachi	1,810	1,572	2,290	3.9	717	1,558	2,390	3.7	831	100	4.4	-0.2
Rs-S-030	Other	Residential	PRIME URBAN Hakata	588	513	645	4.6	131	506	659	4.5	152	14	2.2	-0.1
Rs-S-031	Other	Residential	PRIME URBAN Yakuin Minami	265	229	305	4.5	75	225	312	4.4	86	7	2.3	-0.1
Rs-S-032	Other	Residential	PRIME URBAN Kashii	398	331	287	4.8	-44	326	293	4.7	-33	6	2.1	-0.1
Rs-S-033	Other	Residential	PRIME URBAN Hakata Higashi	622	529	485	4.7	-44	521	497	4.6	-24	12	2.5	-0.1
Rs-S-034	Other	Residential	PRIME URBAN Chihaya	604	528	522	4.7	-6	523	533	4.6	9	11	2.1	-0.1
Rs-S-036	Other	Residential	Serenite Shinsaibashi Grande	5,567	5,602	6,240	3.7	637	5,566	6,410	3.6	843	170	2.7	-0.1
				208,021	194,742	236,511	-	41,768	195,265	244,099	-	48,833	5,928	2.5	-
Ht-S-001	Other	Hotels	Hotel Vista Sapporo Odori	3,600	3,648	3,740	4.4	91	3,631	3,740	4.4	108	0	0.0	0.0
Ht-S-002	Other	Hotels	Comfort Inn Naha Tomari Port	2,650	2,671	2,520	4.9	-151	2,709	2,520	4.9	-189	0	0.0	0.0
				6,250	6,320	6,260	-	-60	6,341	6,260	-	-81	0.0	0.0	-
Ot-T-001	Tokyo	Other	Ryotokuj University Shin-Urayasu Campus(Land) (※1)	4,900	5,136	5,460	3.9	323	5,136	5,500	3.9	363	40	0.7	0.0
				4,900	5,136	5,460	-	323	5,136	5,500	-	363	40	0.7	-
				1,086,378	1,062,725	1,280,464	-	217,738	1,059,060	1,290,848	-	231,787	10,899	0.9	-

(*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 2023 FP.



▶ Status of Interest-bearing Debt

Total Interest-bearing Debt	¥517,420 mln
Borrowings	¥485,420 mln
Investment Corporation Bonds	¥32,000 mln

▶ 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-

▶ 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



▶ 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)
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. Achieve carbon neutrality by 2050
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)
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 assistance services.
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



▶ GRESB



GRESB
REAL ESTATE
sector leader 2022



GRESB
★★★★★ 2022

Real Estate Assessment
Asia and global categories (listed) Sector Leader
(highest assessment)
5 Star (highest assessment)
Green Star: Highest assessment for seventh
consecutive year



GRESB
Public Disclosure 2022

"A" rating for public disclosure, the
highest rating, for the sixth
consecutive year

▶ ESG Annual Report

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



▶ DBJ Green Building Certification



DBJ Green Building

▶ BELS Certification



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

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





▶ 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:



▶ Support for TCFD

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



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

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



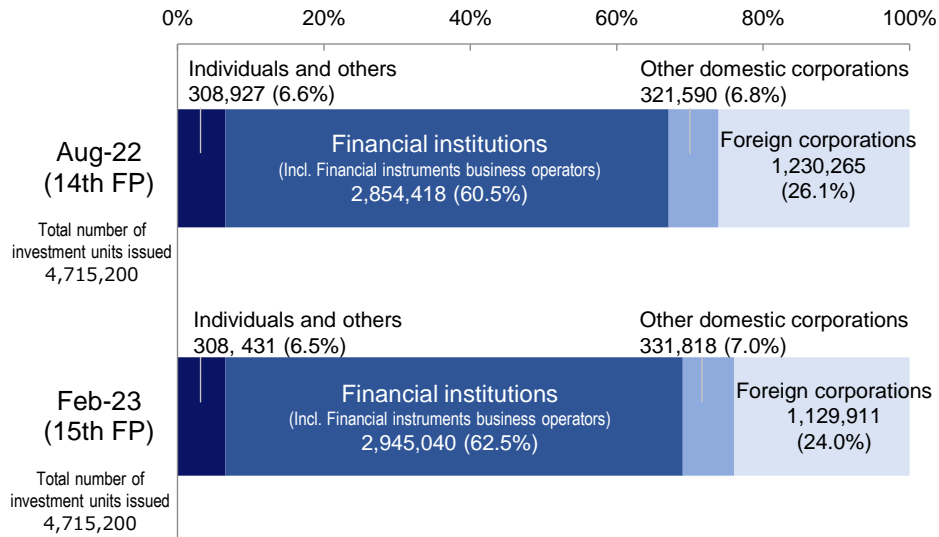
▶ Participation in Japan Climate Initiative (JCI)

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

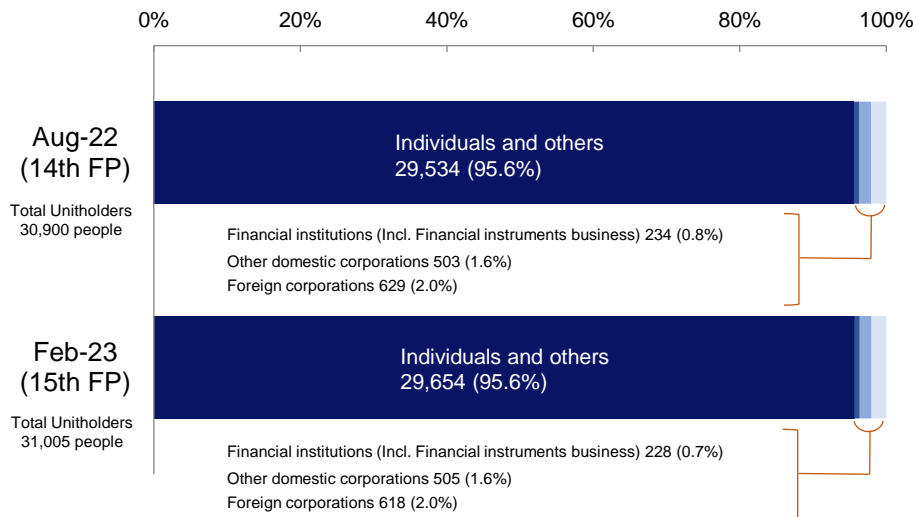




Number of investment units



Unitholder composition



Breakdown of financial institutions (unit)

	Aug.2022 (14th Period)		Feb.2023 (15th Period)	
Banks	140,569	3.0%	137,073	2.9%
Trust Banks	2,196,737	46.6%	2,244,091	47.6%
Life Insurance Companies	68,391	1.5%	69,402	1.5%
Non-Life Insurance Companies	2,765	0.1%	2,765	0.1%
Other Financial Institutions, Financial Instruments Business Operators	445,956	9.5%	491,709	10.4%
Total	2,854,418	60.5%	2,945,040	62.5%

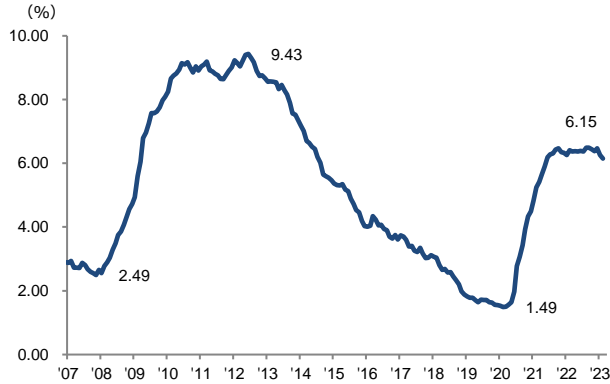
Top10 unitholders

	Unitholders	Unit	Ratio
1	Custody Bank of Japan, Ltd. (Trust Account)	1,250,575	26.5%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	735,726	15.6%
3	Nomura Real Estate Development Co., Ltd.	210,671	4.5%
4	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	210,553	4.5%
5	SMBC Nikko Securities Inc.	122,273	2.6%
6	STATE STREET BANK WEST CLIENT — TREATY 505234	87,614	1.9%
7	JAPAN SECURITIES FINANCE CO., LTD.	76,457	1.6%
8	JPMorgan Securities Japan Co., Ltd.	60,836	1.3%
9	SSBTC CLIENT OMNIBUS ACCOUNT	60,290	1.3%
10	STATE STREET BANK AND TRUST COMPANY 505103	48,600	1.0%
	Total	2,863,595	60.7%

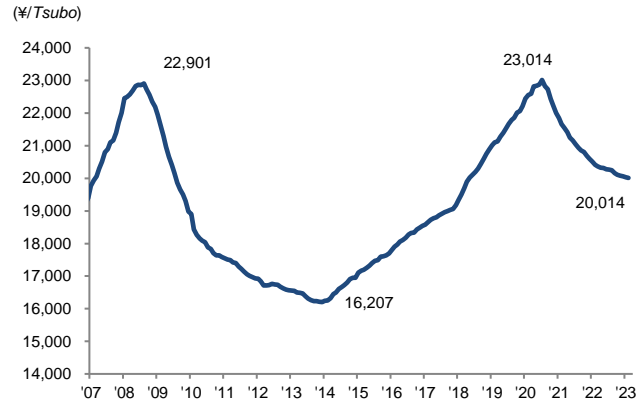


Office

Vacancy Rate Tokyo Central Five Wards



Average Monthly Rent Tokyo Central Five Wards



Office Building Supply Tokyo Central Five Wards

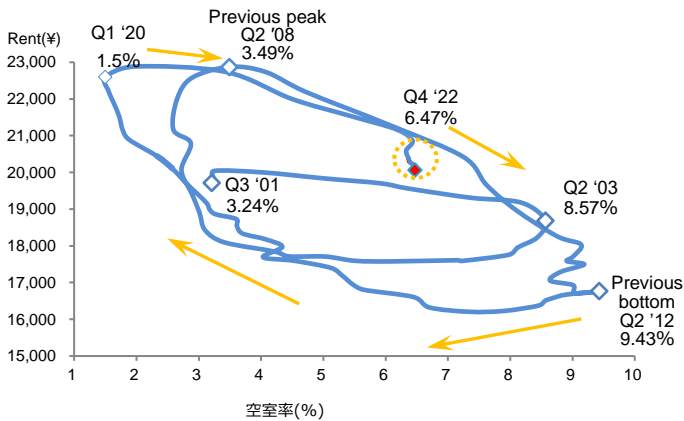


Source: Prepared by NREAM based on data from Miki Shoji Co., Ltd.

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

Office

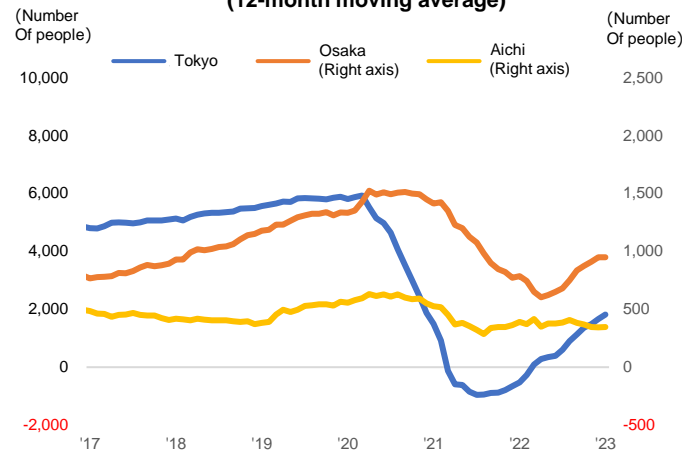
Rent and Vacancy Rate Matrix (Tokyo Central Five Wards)



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

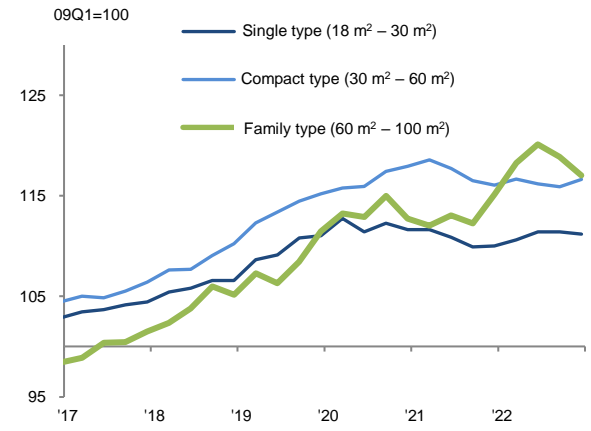
Residential

Net Population Inflow (12-month moving average)



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

Rental Condominium Rent Index (Tokyo's 23 wards)

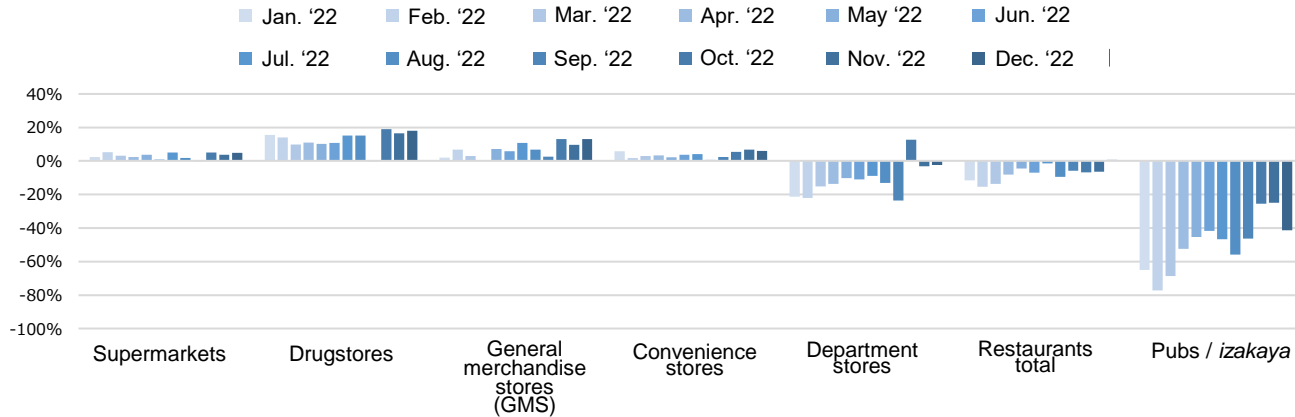


Source: Prepared by NREAM based on data from At Home Co., Ltd. and Sumitomo Mitsui Trust Research Institute Co., Ltd.



Retail

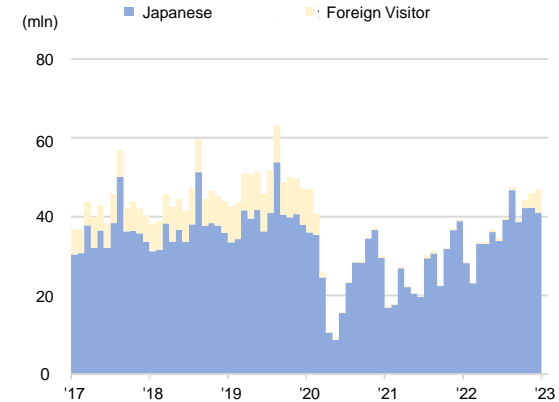
Retail and Restaurant Sales Volume by Store Type % change compared with the same month of 2019



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 % change compared with the same month of 2019 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

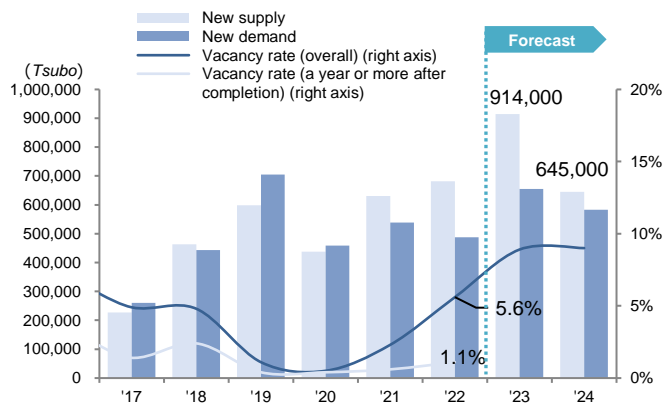
Change in Total Number of Overnight Stays Nationwide



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

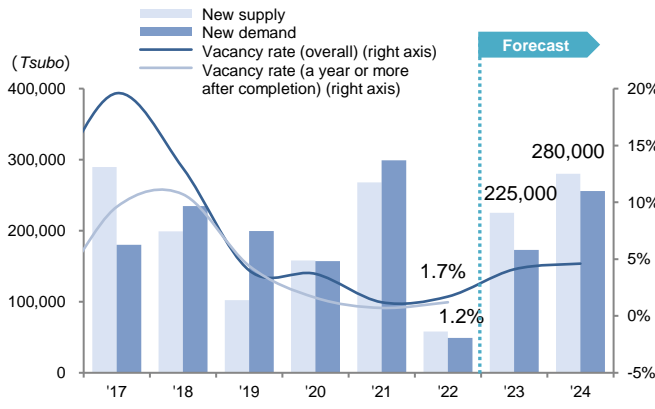
Logistics

Large-Scale Rental Logistics Facility Supply and Demand in the Greater Tokyo Area as of Q3 2022



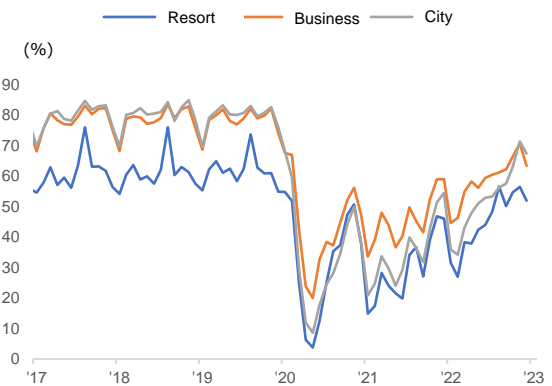
Source: Prepared by NREAM based on data from CBRE

Large-Scale Rental Logistics Facility Supply and Demand in Kinki Area as of Q3 2022



Source: Prepared by NREAM based on data from CBRE

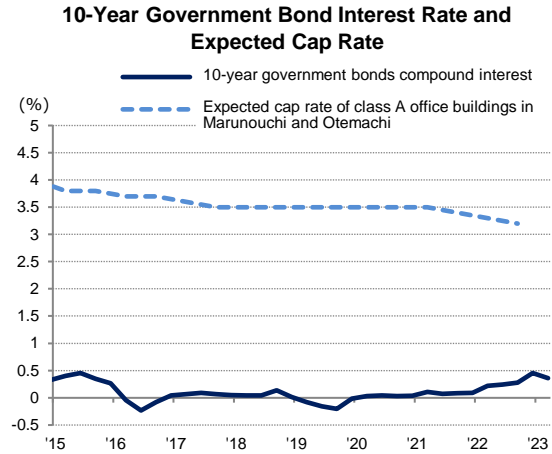
Room Occupancy Rates (nationwide, facilities with 10 or more employees)



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



Expected Cap Rate



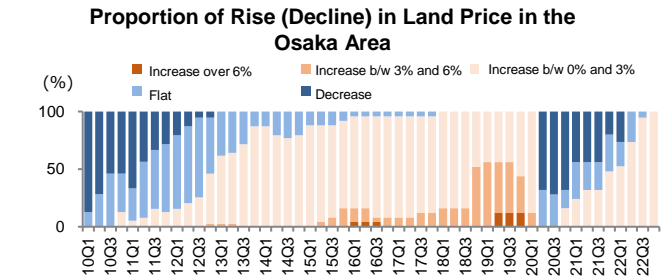
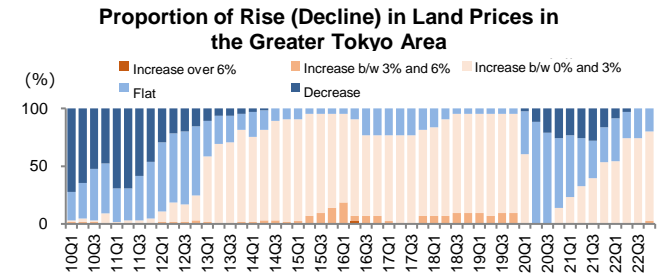
Source: Prepared by NREAM based on data from the Japan Real Estate Institute and the Ministry of Finance
 Note: Figures are as of each quarter. Expected cap rate shows median figures.

Market Condition and Transaction Volume

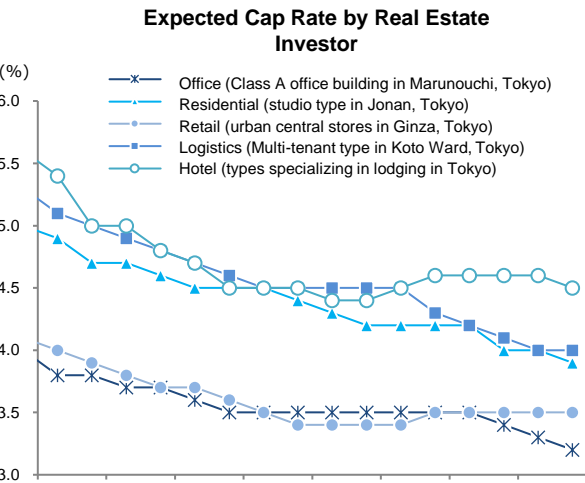


Source: The Land Institute of Japan

Land Price / Electricity Futures Prices

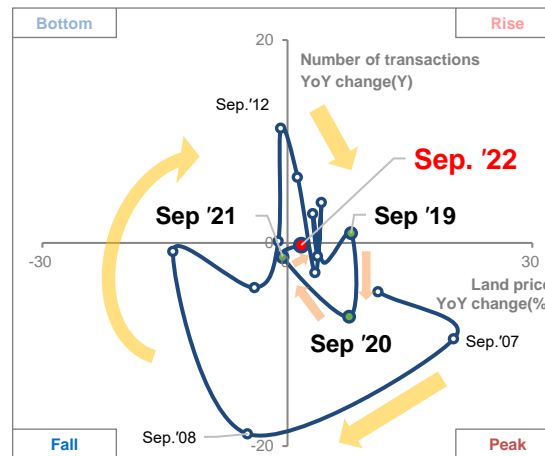


Source: Prepared by NREAM based on data from the Ministry of Land, Infrastructure, Transport and Tourism



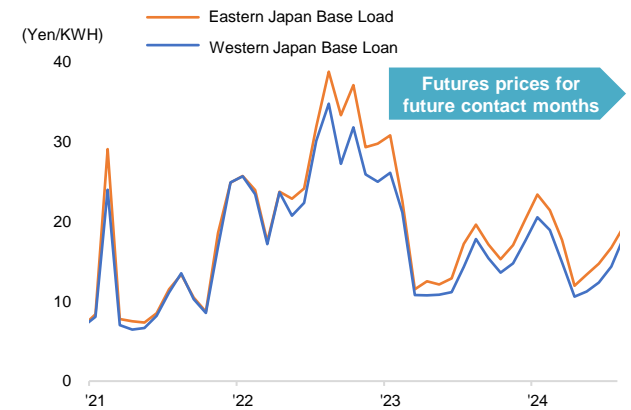
Source: Prepared by NREAM based on data from the Japan Real Estate Institute
 Note: Expected cap rate shows median figures.

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.

Changes in Electricity Futures Prices (as of Mar. 24, 2023)



Source: Prepared by NREAM based on data from the Tokyo Commodity Exchange
 Notes: Eastern Japan is a 50 Hz area and Western Japan is a 60 Hz area. Past values are average futures prices with the following month as the contract month.



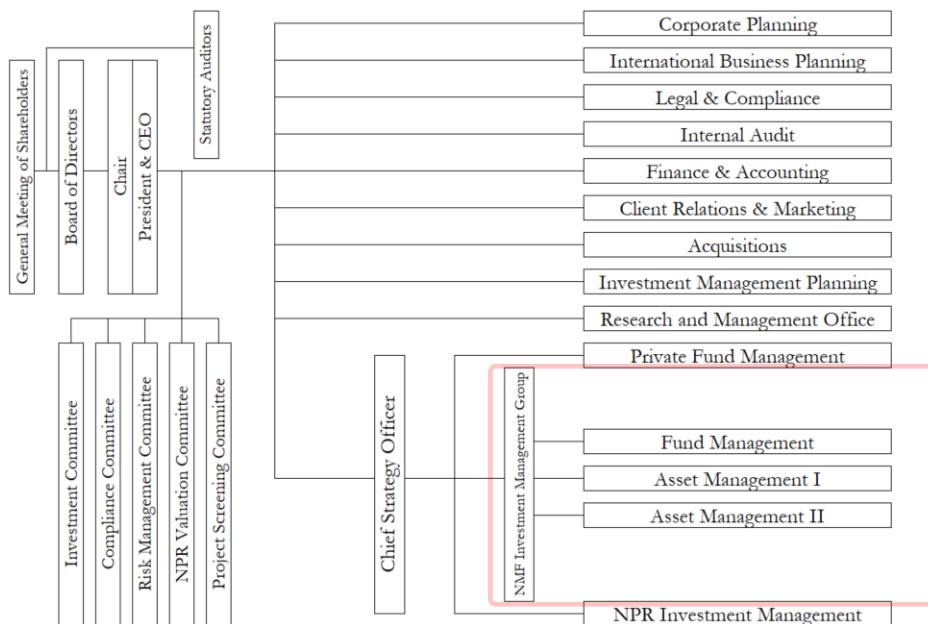
Asset Management Company

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	166 *As of April 1,2023
Website	https://www.nre-am.co.jp/english/

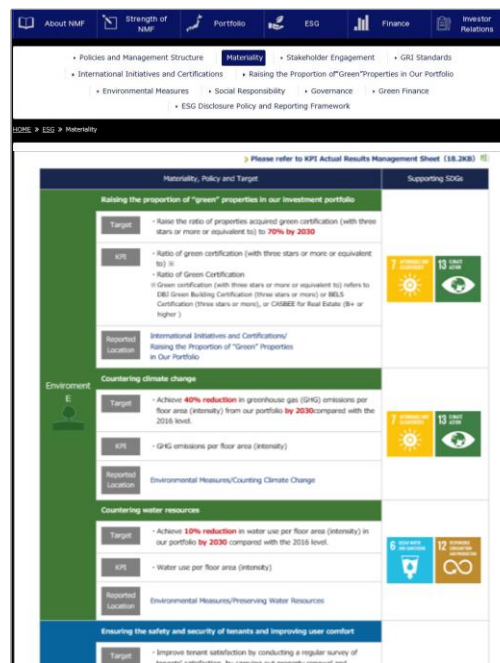
Organization Structure



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.2022 period for domestic institutional investors (Conducted by telephone conference)
- One-on-one IR meetings with overseas investors in North America, Europe and in Asia (Conducted by telephone conference)



MASTER FUND

野村不動産マスターファンド投資法人

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