



MASTER
FUND

Nomura Real Estate Master Fund., Inc.

Investor Presentation

9th Fiscal Period Ended February 29, 2020

April 14, 2020

MASTER FUND



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Topics ①



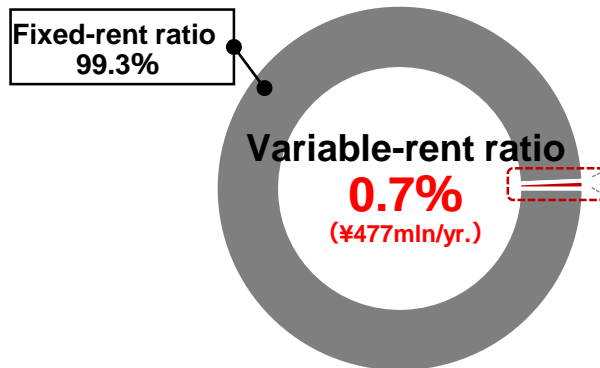
Impact of COVID-19 on NMF's Property Portfolio

No significant impact identified on over 80% of NMF's investment sectors. The ratio of variable rent in rent revenues is approximately 0.7%

Sector	Ratio	
Office	45.5%	82.3% (Note)
Residential	19.3%	
Logistics	16.9%	
Retail Facilities (Near Stations)	11.4%	17.7%
Retail Facilities (Residential Areas)	5.7%	
Hotels	0.6%	

(Note) Includes the share of other sector.

▶ Variable-rent ratio to the total rent revenue
(Total actual results for the 7th and 8th FP)



Impact of COVID-19

There has been no significant impact on property management, such as the current leasing activities and rent revision, etc. caused by the spread of COVID-19 infection.

Decrease in variable rent due to decline in sales at retail facilities and hotels.

- Sales fell mainly at restaurants due to self-restraint from going out. (However rent at GEMS is based on a fixed-rent)
- Most of stores excluding some in UCW Osaka has been closed due to the closure of USJ (Scheduled from Feb.29 to mid-May)
- Demand for accommodation has decreased due to self-restraint from going out and a sharp decline in number of foreign visitors to Japan (Decline in occupancy rate and ADR).

Variable rent revenue breakdown



91.1%

(85.7% : Universal CityWalk Osaka)
(5.3% : Hotel Vista Sapporo Odori)

■ Total rent revenue (fixed rent) ■ Total variable rent revenue

■ UCW ■ Hotel Vista Sapporo Odori ■ Other Properties

Impact of COVID-19 on NMF's Earning Forecasts

10th FP: Per-unit distribution forecast for the 10th FP remains unchanged due to other factors such as progress of internal growth, etc. although the impact of COVID-19 is partially recognized .

11th FP: Earning forecasts for the 11th FP, starting from September 2020 onward, are formulated on the assumption that there will be no adverse effect by COVID-19.

Assumptions

- **Universal CityWalk Osaka (UCW)** is assumed to be temporarily closed until the end of May (no sales-linked rent generated) and reopen in June. It is also assumed that the sales is gradually recovered, and normal operation is scheduled from July onward.
- The occupancy rate of **Hotel Vista Sapporo Odori** is assumed to remain low until the end of May and recover after June. It is not assumed to have fluctuating rents until the 11th FP.
- The renewal period (downtime) of **Nakaza Cui-daore Building** is assumed to be pushed back by half a year, opening in spring 2021 from winter 2020 initially scheduled, in light of the leasing impact, etc. to commercial tenants due to COVID-19.

Impact on the earning forecasts for the 10th FP (Per-unit distribution)

Forecasts for the 10th FP (Disclosed on December 5, 2019)		¥3,317
Impact of COVID-19	Decrease in sales-linked rent revenue at Universal CityWalk Osaka (- ¥112mIn)	- ¥23
	Decrease in variable rent revenue at Hotel Vista Sapporo Odori (- ¥24mIn)	- ¥5
	Pushing back of downtime period at Nakaza Cui-daore Building (+ ¥81mIn)	+ ¥17
Other internal growth	Reflection of operating performance of other properties, etc. (+ ¥41mIn)	+ ¥8
	Reflection of financial cost results, etc. (+ ¥13mIn)	+ ¥3
Revised forecasts for the 10th FP (Disclosed on April 14, 2020)		¥3,317

<NMF's policy on the impact of COVID-19 on the earning forecasts>

In the event that a temporary additional decrease in revenues due to COVID-19 is expected in the future, **NMF will implement distribution in excess of retained earnings up to the amount of internal reserves(Note) for the purpose of stabilizing the distribution.**

Internal reserves
(as of the end of February 2020 FP)

¥3.42bIn (¥725/unit)



Topics ②



NMF's 3rd Public Offering Overview

NMF raised approximately ¥29bln in equity through the flexible public offering with a view to save costs for equity raising.

Key points

Highlights of Public Offering

- NMF plans to acquire 9 relatively-new Sponsor-developed brand series properties with high added value, mainly offices and residential properties in the Greater Tokyo area, where upside potential can be expected due to high tenant demand, for a total of ¥40.4bln.
- Strategic Property Replacement (SPR) leveraging the Sponsor's broad development capability and NMF's characteristics as a diversified type REIT.
- Proactive pursuit of upside potential in favorable real estate markets.
- Distribution forecast for the 10th FP has increased by +3.4% from the 8th FP results. LTV has declined by -0.8pt from the 8th FP end.

Market Valuation

- Obtained approximately 9.5 times more application with strong demand from domestic and overseas investors. (Previous global PO : Approx. 8.3 times)

Summary

Offering type	Domestic Offering (Old Extraordinary Report System)
Total number of units offered (incl. Third-party Allotment)	167,900 units
Total number of units issued and outstanding after Third-party Allotment	4,715,200 units
Issue price (Offer price)	¥179,830
Amount to be paid (Issue value)	¥174,141
Launch date	December 5, 2019
Pricing date	December 16, 2019
Payment date (Third-party Allotment)	December 20, 2019 (January 21, 2020)
Total amount to be paid (incl. Third-party Allotment)	¥29.2 billion

Change in indicators

	End of previous period (August 31, 2019)	Acquisition	After PO (March 31, 2020)	
Asset size	¥1,011.2 bln	¥40.4 bln	¥1,051.6 bln	
Number of properties	289	9	298	
Average building age	18.8 yrs	1.1 yrs	18.6 yrs	
Greater Tokyo area ratio	82.0%	100.0%	82.7%	
Average NOI yield	5.1%	4.5%	5.2% (Note1)	
Unrealized gain (Unrealized gain per unit)	¥124.0 bln (¥27,277)	¥5.8 bln (¥35,098)	¥141.2 bln (¥29,948) (Note2)	
LTV ratio	43.9%	—	43.1% (- 0.8%) (Note3)	
Distribution per unit	Aug. 2019 FP results ¥3,209		Feb. 2020 FP results ¥3,279 (+2.2%)	Aug. 2020 FP forecast ¥3,317 (+3.4%)

(Note1) Average NOI yield is calculated based on February 2020 FP results. For properties acquired at the public offering, it is calculated based on appraisal value.

(Note2) Unrealized gain includes the increase in unrealized gain on the subsequent appraisal acquired in February 2020 FP.

(Note3) LTV ratio reflects the balance sheet of February 2020 FP.



Financial Highlights



Financial Highlights for February 2020 (9th) FP

DPU for Feb. 2020 FP: ¥3,279, up ¥70 (+2.2%) from previous fiscal period results.

(¥ mln)

	Ended Aug.31,2019 (8th FP)	Ended Feb.29,2020 (9th FP)	Differences	Ended Feb.29,2020 (9th FP)	Differences
	Result (A)	Result (B)	(B)-(A)	Forecasts (C)	(B)-(C)
Operating Revenue	36,617	36,927	310	36,878	48
Rental revenues	33,388	33,877	489	33,889	-11
Other rental revenues	3,222	3,049	-173	2,989	59
Gain on sales of real estate	6	-	-6	-	-
Operating Expense	22,351	22,253	-97	22,328	-75
Rental Business Expenses	15,887	15,720	-166	15,765	-44
Repair Expenses	1,727	1,658	-69	1,674	-16
Tax and Public Dues	2,982	2,976	-6	2,969	6
Depreciation and Amortization	5,135	5,151	15	5,135	15
Others	6,041	5,934	-107	5,985	-51
Asset management fees	3,224	3,291	66	3,281	9
Amortization of goodwill	2,622	2,622	-	2,622	-
Other operating expenses	617	619	1	659	-39
Operating profit	14,265	14,673	408	14,550	123
Non-operating revenues	5	8	2	-	8
Non-operating expenses	2,578	2,506	-72	2,518	-12
Interest Expenses and other financial costs	2,514	2,439	-74	2,444	-4
Investment units issuance costs	55	55	-0	61	-5
Other non-operating expenses	8	10	2	13	-2
Ordinary income	11,692	12,175	482	12,031	143
Extraordinary gain and loss	-	16	16	-	16
Net income	11,690	12,188	498	12,030	158
Distribution of Earnings a	11,691	12,188	497	12,023	165
Distribution in excess of net earnings b	2,901	3,272	371	3,291	-18
Total distributions a+b	14,592	15,461	868	15,314	146
Internal reserves	-282	-654	-372	-665	(10)
(Total Internal reserves)	(4,074)	(3,420)	(-654)	(3,409)	(10)
DPU(¥)	3,209	3,279	70	3,248	31
Distributions of earnings per unit (¥)	2,571	2,585	14	2,550	35
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences](¥)	342	368	26	366	2
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings](¥)	296	326	30	332	-6
Total assets	1,164,767	1,193,471	28,704	1,195,121	-1,649
Acquisition price	1,011,279	1,031,039	19,760	1,031,039	-
Interest-bearing debt□	510,770	510,727	-42	510,727	-
LTV	43.9%	42.8%	-1.1%	42.7%	0.1%
Market Capitalization	843,524	807,713	-35,810	-	-
NOI	25,859	26,357	498	26,249	108
FFO	19,447	19,953	505	19,796	157

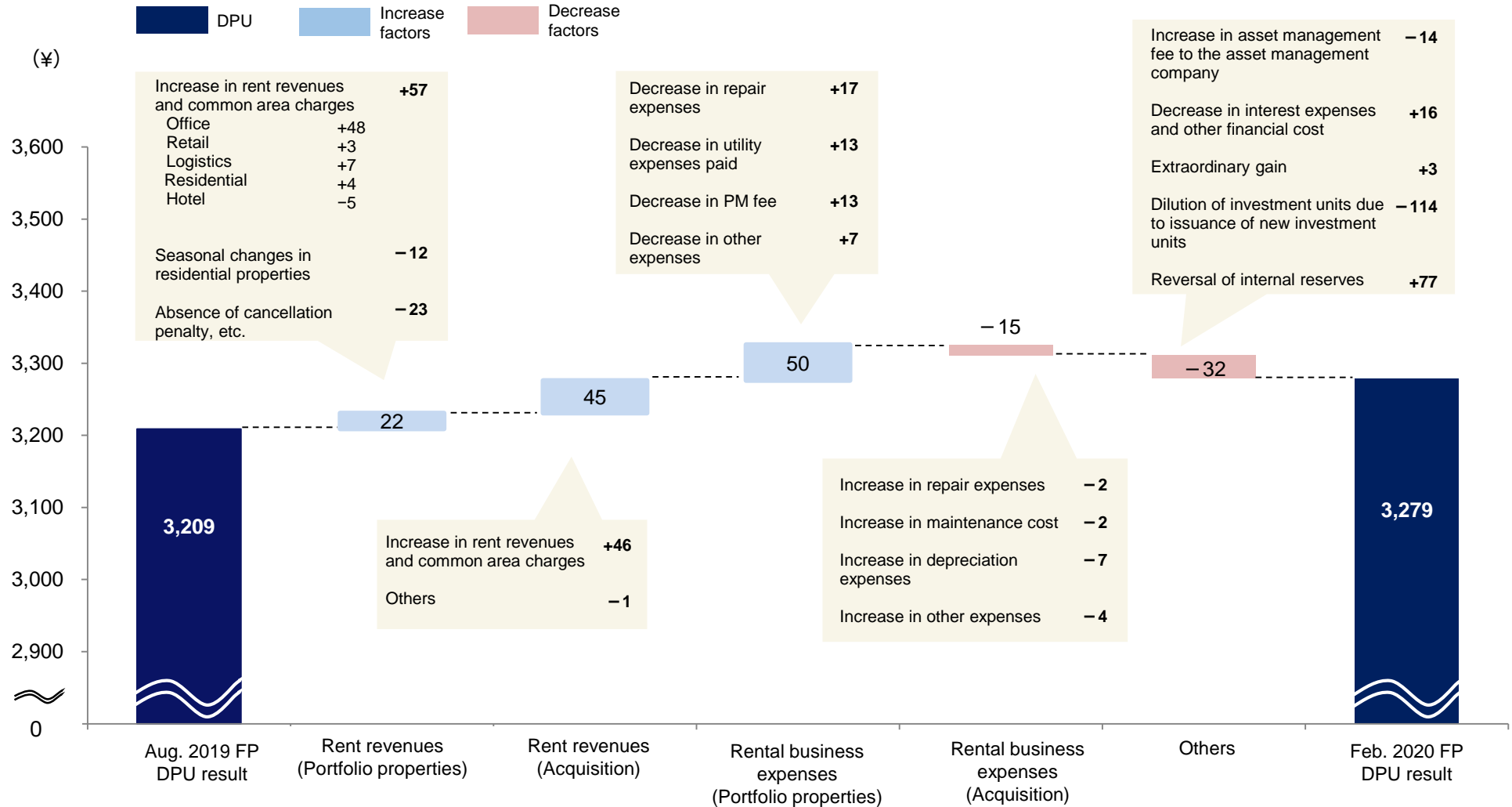
► Main factors accounting for differences between the 8th results and the 9th results (¥mln)

Operating Revenue	310
Rental revenues	489
Rent and common area charges of portfolio properties (excluding impact of tenant turnover at LP Iwatsuki)	346
Impact of tenant turnover at LP Iwatsuki	-76
Impact of acquisition	219
Other rental revenues	-173
Seasonal changes in residential properties (key money and contract renewal fee)	-56
Absence of cancellation penalty fee, etc.	-116
Absence of gain on sales (a part of the land area of PF Shinjuku Kawadacho)	-6
Operating Expense	-97
Rental Business Expenses	-166
Seasonal changes in utility expenses paid, etc.	-54
Rental business expenses of portfolio properties (excluding utility expenses paid)	-178
Impact of acquisition (excluding utility expenses paid)	65
Asset management fees/Other operating expenses	68
Non-operating expenses	-72
Interest Expenses and other financial costs	-74
Other non-operating expenses	2
Extraordinary gain and loss	16
Extraordinary gain on natural disasters (Insurance income>Restoration expenses)	16
Net income	498
Reversal of internal reserves	¥ 654mln(¥138/unit)
Amount equivalent to tenant turnover impact at LP Urayasu and LP Iwatsuki	¥ 164mln(¥34/unit)
Amount equivalent to dilution of investment units due to issuance of new investment units	¥ 490mln(¥104/unit)

Financial Highlights for February 2020 (9th) FP

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

Feb. 2020 FP Results





Earning Forecast



Earning Forecasts for Aug. 2020 (10th) FP and Feb. 2021(11th) FP

DPU forecast for August 2020 FP is ¥3,317, up 1.2% from the February 2020 FP results.

DPU forecast for February 2021 FP is ¥3,328, up 0.3% from the August 2020 FP forecasts.

(¥mln)

	Ended Feb.29,2020 (9th FP)	Ended Aug.31,2020 (10th FP)	Differences	Ended Feb.28,2021 (11th FP)	Differences
	Result (A)	Forecasts (B)	(B)-(A)	Forecasts (C)	(C)-(B)
Operating Revenue	36,927	38,452	1,525	38,289	-163
Rental revenues	33,877	35,296	1,418	35,233	-62
Other rental revenues	3,049	3,156	107	3,055	-101
Operating Expense	22,253	23,001	747	22,845	-155
Rental Business Expenses	15,720	16,261	541	16,113	-148
Repair Expenses	1,658	1,530	-128	1,412	-118
Tax and Public Dues	2,976	3,109	133	3,095	-14
Depreciation and Amortization	5,151	5,375	224	5,436	60
Others	5,934	6,246	311	6,170	-76
Asset management fees	3,291	3,433	141	3,431	-1
Amortization of goodwill	2,622	2,622	-	2,622	-
Other operating expenses	619	683	64	678	-4
Operating profit	14,673	15,451	778	15,443	-8
Non-operating revenues	8	-	-8	-	-
Non-operating expenses	2,506	2,432	-73	2,369	-63
Interest Expenses and other financial costs	2,439	2,419	-19	2,356	-63
Investment units issuance costs	55	-	-55	-	-
Other non-operating expenses	10	12	1	13	0
Ordinary income	12,175	13,019	843	13,074	54
Extraordinary gain and loss	16	-	-16	-	-
Net income	12,188	13,018	829	13,073	54
Distribution of Earnings a	12,188	13,009	820	13,070	61
Distribution in excess of net earnings b	3,272	2,631	-641	2,621	-9
Total distributions a+b	15,461	15,640	179	15,692	51
Internal reserves	-654	-	654	-	-
(Total Internal reserves)	(3,420)	(3,420)	-	3,420	-
DPU(¥)	3,279	3,317	38	3,328	11
Distributions of earnings per unit (¥)	2,585	2,759	174	2,772	13
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences] (¥)	368	377	9	384	7
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings] (¥)	326	181	-145	172	-9
Total assets	1,193,471	1,198,873	5,401	1,196,046	-2,827
Acquisition price	1,031,039	1,051,686	20,647	1,051,686	-
Interest-bearing debt□	510,727	517,884	7,157	517,841	-42
LTV	42.8%	43.2%	0.4%	43.3%	0.1%
Market Capitalization	807,713	-	-	-	-
NOI	26,357	27,566	1,208	27,611	45
FFO	19,953	21,025	1,071	21,141	116

▶ Main factors accounting for differences between the 9th results and the 10th forecasts (¥mln)

Operating Revenue	1,525
Rental revenues	1,418
Rent and common area charges of portfolio properties	420
Impact by properties acquired in the 9th and 10th FP	997
Other rental revenues	107
Seasonal changes in utility expenses received, etc.	55
Seasonal changes in residential properties (key money and contract renewal fee), etc.	53
Operating Expense	747
Rental Business Expenses	541
Seasonal changes in utility expenses paid, etc.	113
Tax and public dues (properties acquired in 2019)	133
Rental business expenses of portfolio properties (excluding utility expenses paid, tax and public dues)	43
Rental business expenses of properties acquired in the 9th and 10th FP (excluding utility expenses paid)	251
Asset management fees/Other operating expenses	205
Non-operating expenses	-73
Interest Expenses and other financial costs	-19
Absence of investment units issuance costs	-55
Net income	829

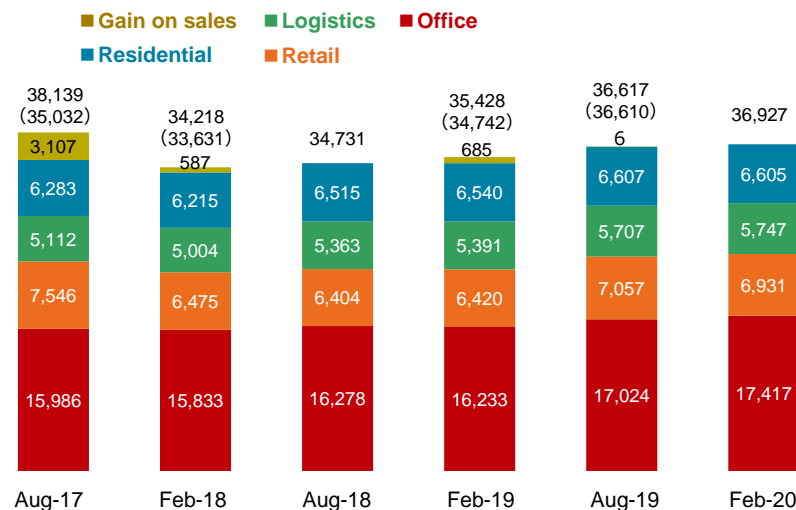
▶ Main factors accounting for differences between the 10th forecasts and the 11th forecasts (¥mln)

Operating Revenue	-163
Rental revenues	-62
Other rental revenues	-101
Operating Expense	-155
Rental Business Expenses	-148
Non-operating expenses	-63
Interest Expenses and other financial costs	-63
Net income	54

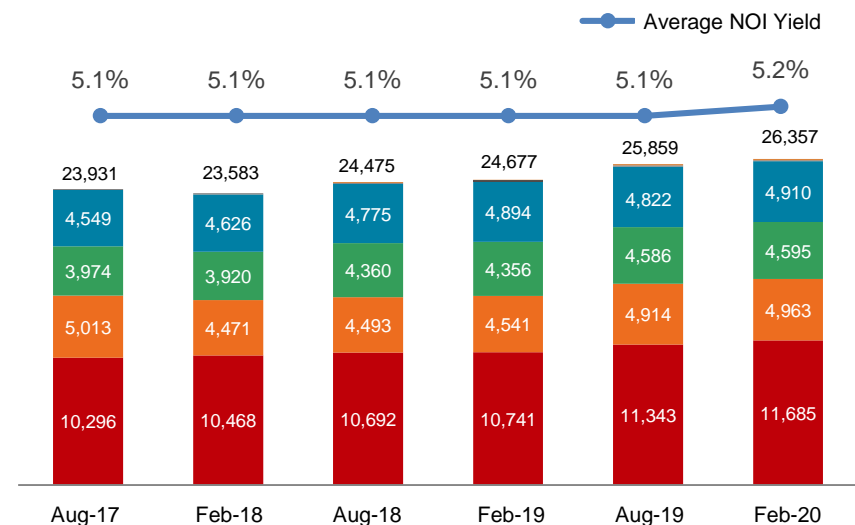
Summary of Main Management Indicators

Operating revenues (¥mln)

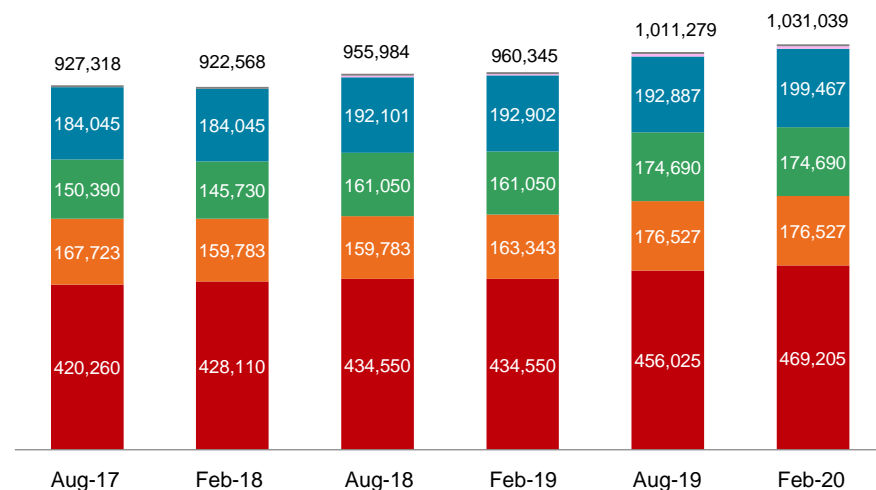
*Figures in parenthesis indicate total operating revenues excluding gain on sales.



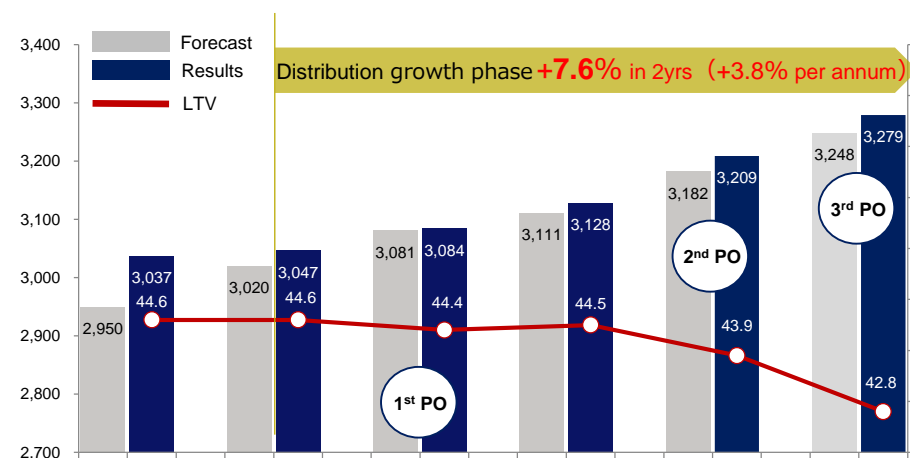
NOI (¥mln)



Acquisition price (¥mln)



DPU(¥) and LTV(%)



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



External Growth



Acquisitions in NMF's 3rd Public Offering

Acquisition of 9 relatively-new Sponsor-developed brand series properties in the Greater Tokyo area

Total Acquisition Price	¥40.4 bln	Difference from Appraisal Value	¥5.8 bln	Average NOI Yield (Note1)	4.5 %	Greater Tokyo Area ratio	100 %	Average Building Age (Note2)	1.1 yrs
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Office

PMO Akihabara Kita



¥8.4bln NOI yield 3.8%

PMO Higashi-Shinbashi



¥4.7bln NOI yield 3.8%

PMO Hamamatsucho



¥4.3bln NOI yield 3.7%

Logistics

Landport Higashi-Narashino



¥11.8bln NOI yield 5.7%

Redevelopment and reacquisition type SPR (Note3)



Former: Ito-Yokado Higashi-Narashino Store

Retail

GEMS Sangenjaya



¥1.8bln NOI yield 4.0%

Residential

PROUD FLAT Togoshi-Koen GOOD DESIGN AWARD 2019



¥2.5bln NOI yield 4.3%

PROUD FLAT Miyazakidai



¥1.3bln NOI yield 4.7%

PROUD FLAT Asakusabashi III



¥1.2bln NOI yield 4.4%

PROUD FLAT Shibuya Tomigaya



¥3.9bln NOI yield 4.6%

Redevelopment and reacquisition type SPR (Note3)



Former : Mitsubishi Motors Shibuya (Land)

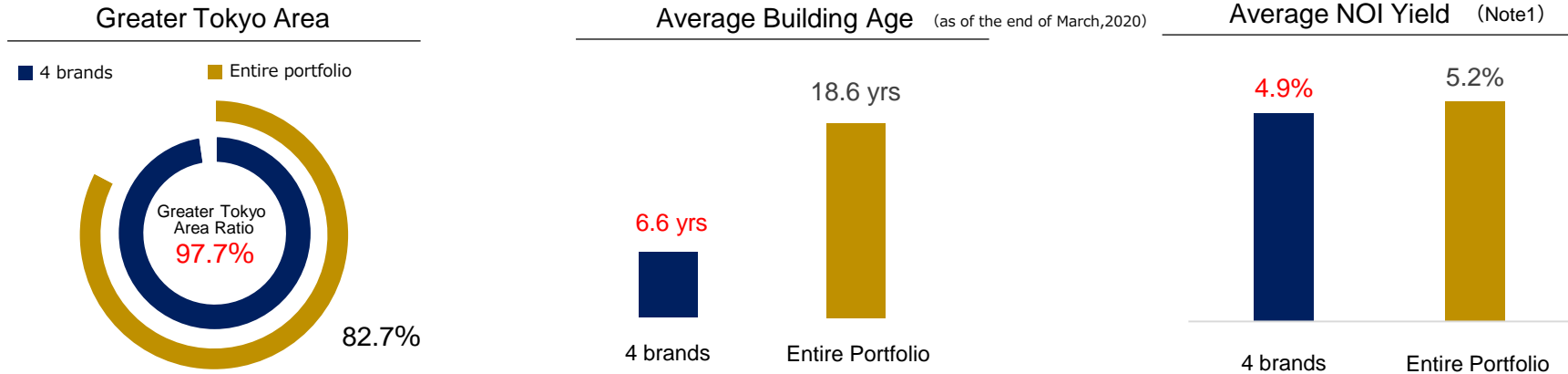
(Note1) In this page, NOI yield refers to appraisal NOI yield at acquisition. (Note2) Average building age is the weighted average of the building ages as of the acquisition date by acquisition price.

(Note3) SPR=Strategic Property Replacement.

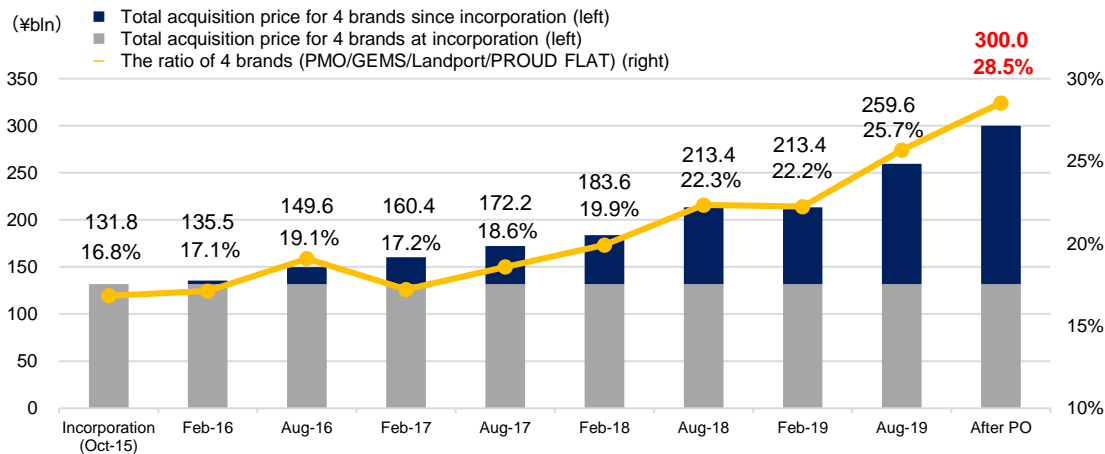
Promoting external growth focused on acquisition of high-quality properties mainly developed by the Sponsor

NMF has continuously acquired high-quality sponsor-developed properties since conclusion of leasing value chain agreement with the Sponsor.

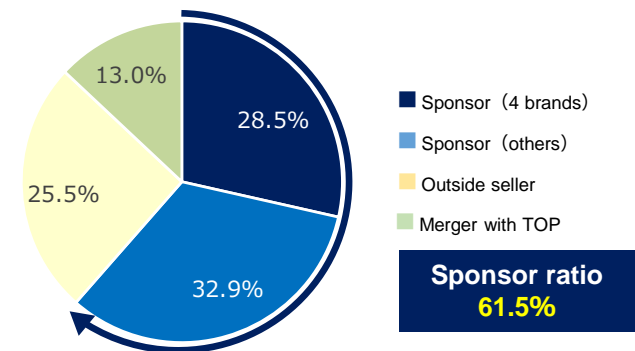
► Acquisition track record of Sponsor-developed properties (After the acquisition of properties in the 3rd PO)



► Acquisition track record of Sponsor-developed properties (Note2)



► Seller breakdown of the portfolio properties after the 3rd PO (Note3)



(Note1) Average NOI yields is the sum of annualized NOI based on the actual NOI for February 2020 FP for existing properties or the sum of the appraisal NOI used for the direct capitalization approach in appraisal reports for properties acquired at the 3rd PO, divided by the total acquisition price.

(Note2) The ratio of 4 brands is the ratio of the total acquisition price for the 4 brands to the total acquisition price for the entire portfolio as of the relevant time.

(Note3) Sponsor-developed properties indicate the properties acquired from Nomura Real Estate group or its real estate funds etc..

Strategic Property Replacement Overview (Redevelopment and Reacquisition Type SPR)

SPR leveraging the Sponsor's broad development capability and NMF's characteristics as a diversified type REIT

Overview of the properties disposed (Sold to the sponsor in June 2017 due to tenant move-out)

■ Former Mitsubishi Motors Shibuya (Land)



Retail (Land)

Disposition price	¥1,720mIn
Appraisal value	¥1,720mIn
Gain on sale	¥122mIn

■ Former Ito-Yokado Higashi-Narashino Store



Retail

Disposition price	¥664mIn
Appraisal value	¥649mIn
Gain on sale	¥15mIn
Building age	22.6yrs

Redevelopment and Reacquisition

Effects of SPR

Elimination of the risk of decrease in income due to tenant move-out

Realization of profit at the time of sale

Value-up including change of property use through redevelopment

Securing opportunities for external growth through sales agreements with preferential negotiation rights

Overview of the properties acquired after redevelopment

■ PROUD FLAT Shibuya Tomigaya



Residential

Acquisition price	¥3,960mIn
Appraisal value	¥4,440mIn
NOI yield	4.6%
Unrealized gain (Note) (Unrealized gain ratio)	¥480mIn (12.1%)

■ Landport Higashi-Narashino



Logistics

Acquisition price	¥11,872mIn
Appraisal value	¥15,700mIn
NOI yield	5.7%
Unrealized gain (Note) (Unrealized gain ratio)	¥3,828mIn (32.2%)

(Note) Difference between appraisal value at acquisition and acquisition price.

Redevelopment and reacquisition with change to optimal property use utilizing the area potential, etc.



Diversified development capabilities as a comprehensive real estate developer



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Diversified type REIT investing in various sectors

Track Record of Growth since Incorporation

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

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

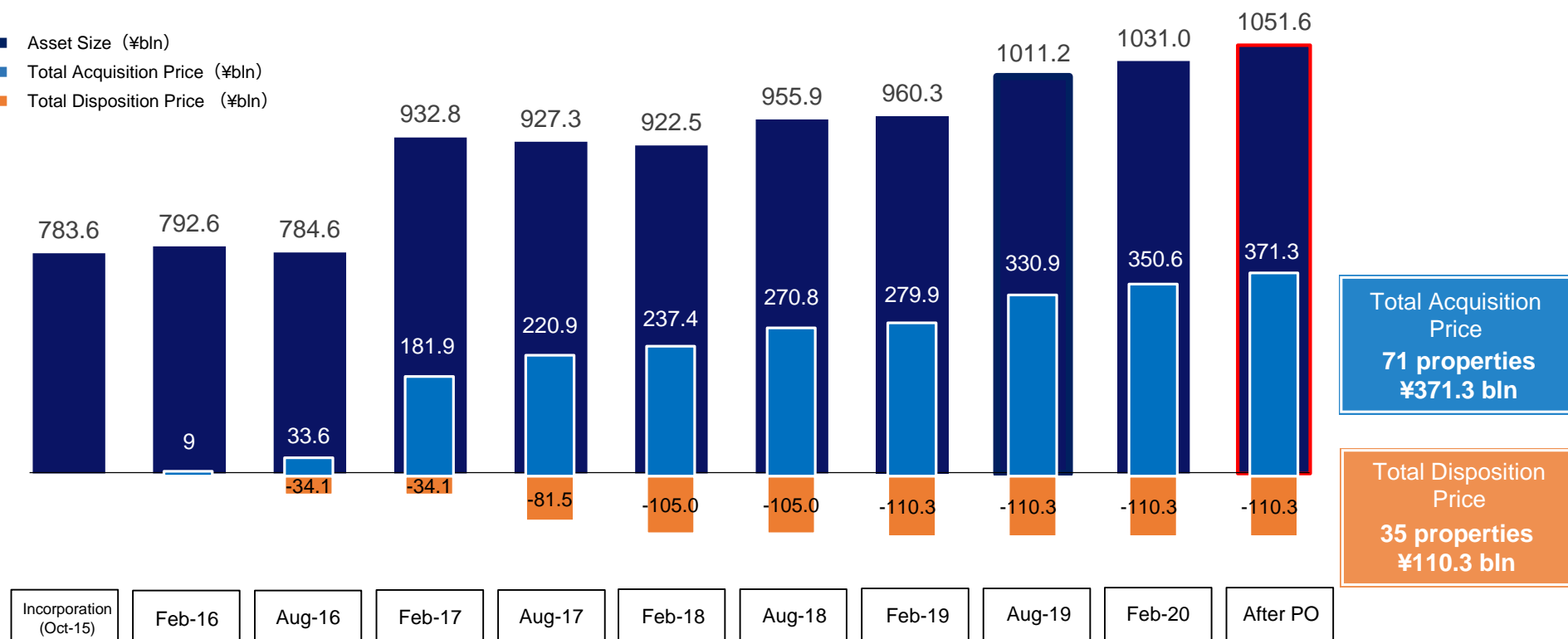
Acquisition of high-quality properties
mainly developed by the Sponsor

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

Feb. 2020 FP	After PO ^(Note2)
294	298
22.7%	22.3%
82.4%	82.7%
18.9yrs	18.6yrs
¥3,279 (+23.5%)	

(23.8 years
without SPR)
(Note3)

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



(Note1) Distributions for February 2016 FP are calculated on a six-month basis for 152 operating days. (Note2) "After PO" is the time as of the end of March 2020.

(Note3) It is an average building age without taking into account the effect of property acquisition and disposition from the original portfolio at incorporation until the end of March 2020.



Internal Growth



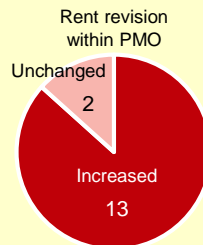
Internal Growth ~Management Status~

Office

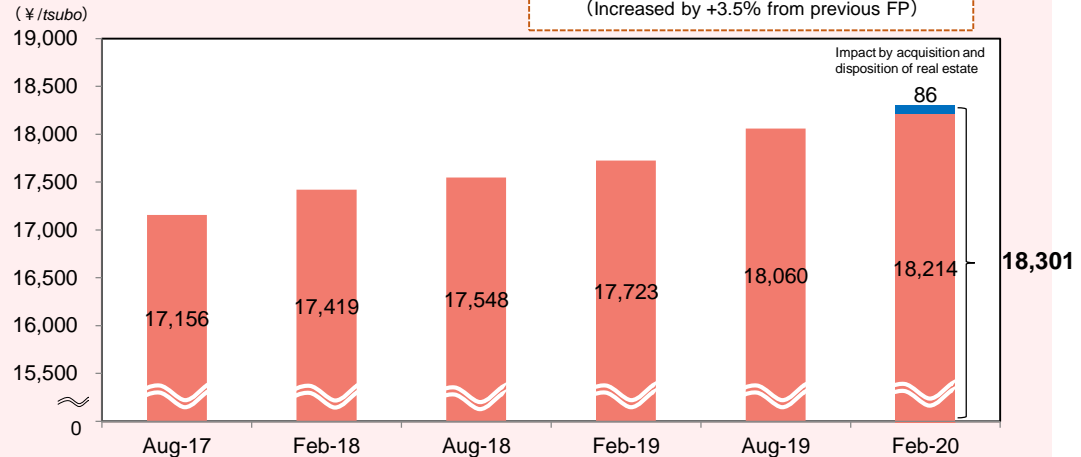
Achieved an increase in average unit rent through tenant replacements and rent revisions (Increased to ¥18,214/*tsubo* (+0.9%) from ¥18,060/*tsubo* at the end of previous period.)

Asset Management Topics for Feb.2020 FP

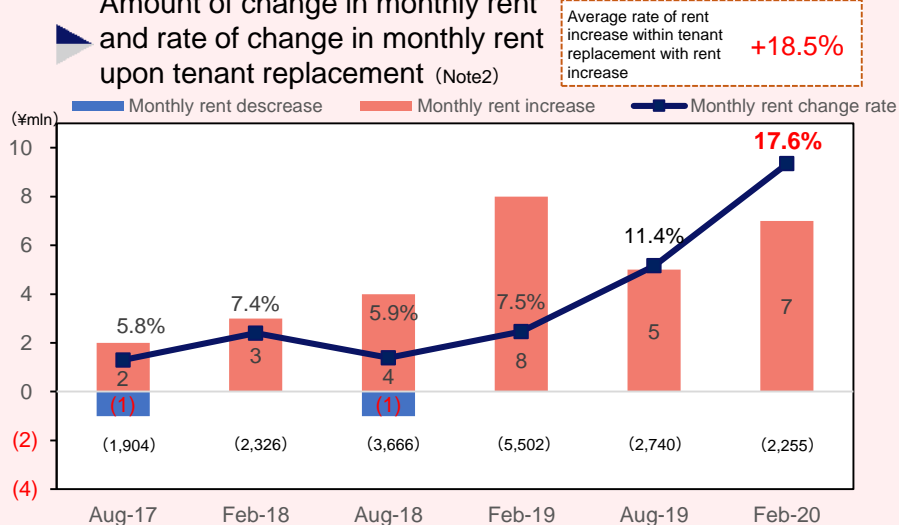
- The rate of rent increase upon tenant replacement: **+17.6%**
(The rate of rent increase within tenant replacement with rent increase: +18.5%)
 - The rate of rent increase upon rent revision: **+3.4** (The rate of rent increase within rent revision with rent increase: +5.8%)
 - The rate of rent increase upon rent revision at PMOs: **+4.7%** (contract renewal included)
 - The rent gap is still expanding. (Note1)
- As of Feb.29, 2020 : **+9.9%** (Up 3.5% from previous FP)



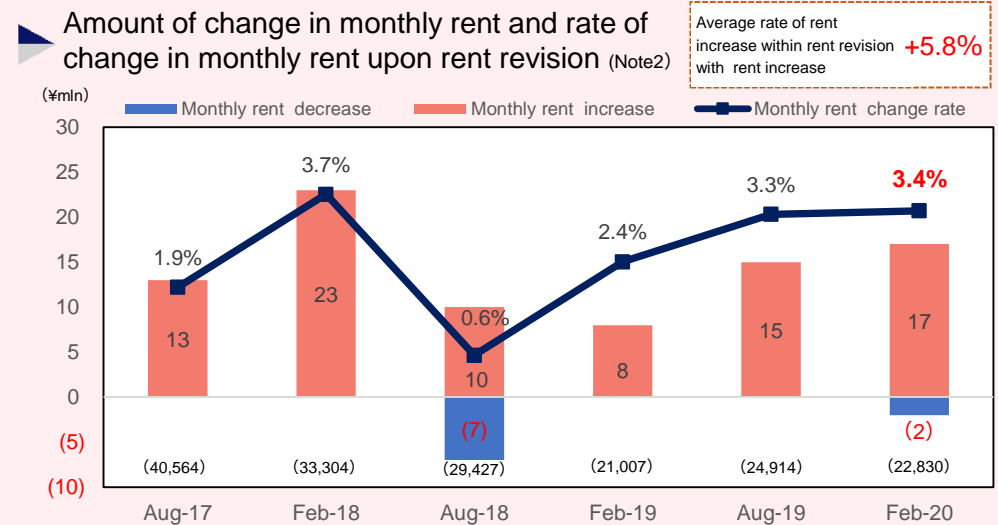
Average Rent (¥/ *tsubo*)



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



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



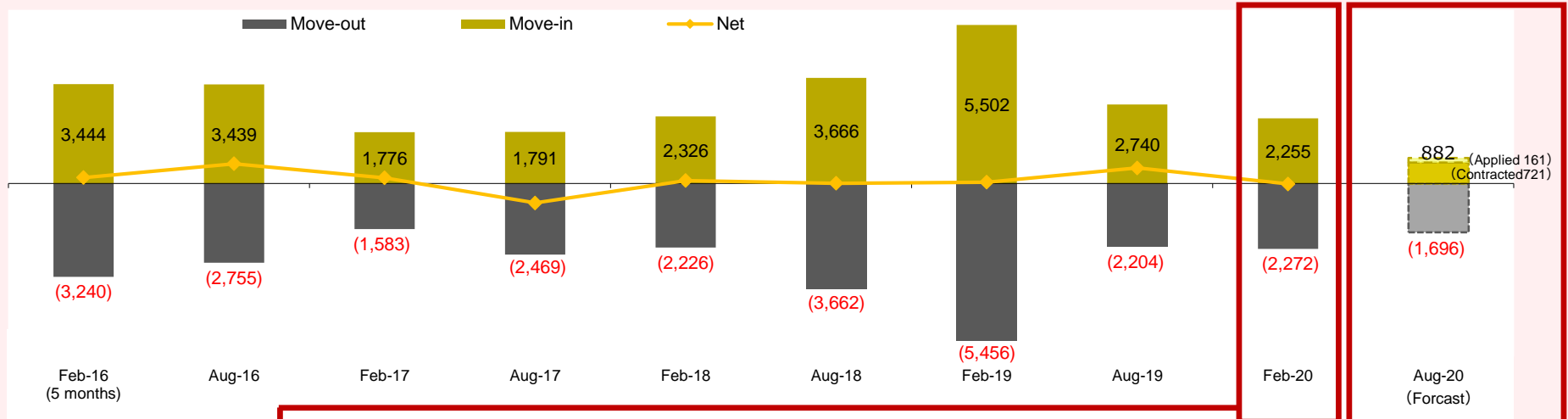
(Note1) It is calculated subject to the properties held by NMF excluding the properties which the entire building leased to one tenant. (Note2) Figures in parentheses are the floor area upon tenant replacement and the floor area (*Tsubo*) subject to rent revision. The change in monthly rent is calculated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

Internal Growth ~Management Status~

Office

Achieved the highest rate of rent increase since incorporation through proactive leasing backed by strong leasing demand.

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



<Feb. 2020 FP> Tenant replacement effect

2,255 tsubo in total The rate of rent increase **+17.6%**

<Example> Upper figures show the subjected floor area, and lower figures show rate of rent increase upon tenant replacement.



PMO Akihabara
131 tsubo
(+27.0%)



NRE Higashi-nihonbashi Building
506 tsubo
(+20.0%)



NRE Nishi-Umeda Building
56 tsubo
(+70.5%)

< Aug. 2020 FP > Progress on tenant replacement (as of Mar. 31, 2020)

Floor area subject to move-out (scheduled) : **1,696 tsubo in total**

Of the above, floor area subject to move-in (scheduled)

Contracted ... 721 tsubo

Applied ... 161 tsubo (Note)

882 tsubo

The rate of rent increase **+24.2%**

<Example> Upper figures show the subjected floor area, and lower figures show rate of rent increase upon tenant replacement.



NMF Gotanda Ekimae Building
213 tsubo
(+51.8%)



PMO Nihonbashi Mitsukosi-mae
68 tsubo
(+20.0%)



NMF Tenjin-Minami Building
62 tsubo
(+35.5%)

Internal Growth ~Management Status~

Residential

Promoting continuous rent increase with a focus on the downtown Tokyo area through move-ins and move-outs.

Asset Management Topics in February 2020 FP

① Change in monthly rent due to move-ins and move-outs or contract renewal

① Change in monthly rent due to move-ins and move-outs
733 out of 978 units (74.9%) replaced with increased rent

Change in monthly rent **+4.5%** (+¥4,617 thousand/mo)

② Change in monthly rent due to contract renewals
93 out of 1,194 units (7.8%) renewed contract with increased rent

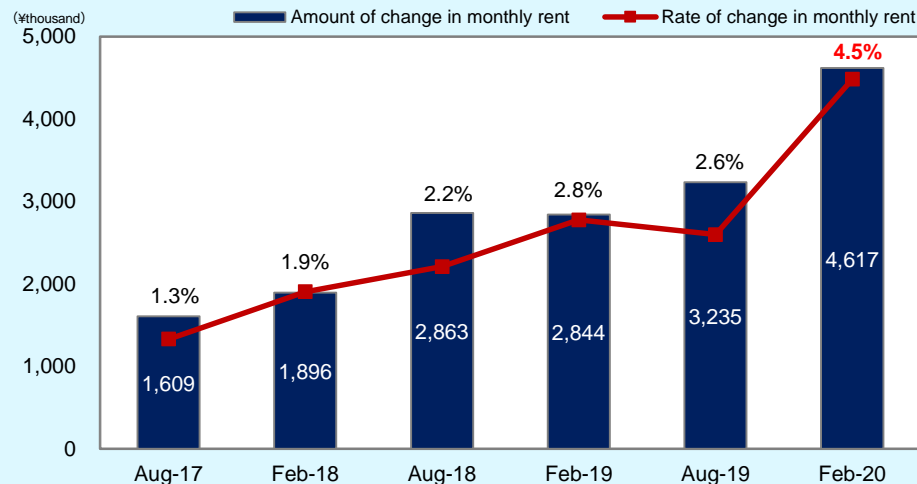
Change in monthly rent **+0.4%** (+¥488 thousand/mo)

② Achieved rent increase mainly in the downtown Tokyo area through move-ins and move-outs.

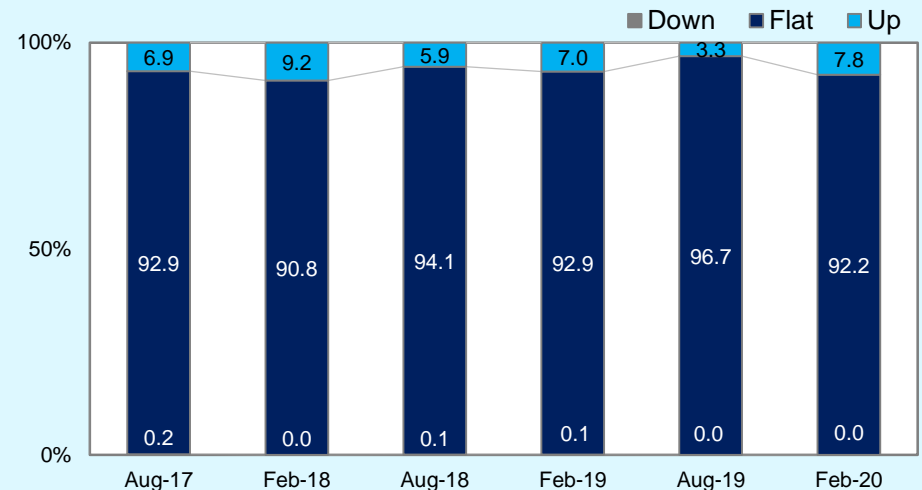
Rent increase by move-ins/outs in the Tokyo 23 wards: **+5.4%**
(Increased by +1.7% from previous FP)

Name of property	Number of move-ins/outs	Change in rent (¥)	Change in rent (%)	Type
Kojimachi Millennium Garden (Residential)	2	¥211,000	34.1%	Family
PRIME URBAN Shinkawa	9	¥425,400	25.4%	Family
PRIME URBAN Nihonbashi Kayabacho	12	¥143,000	10.1%	Single
PRIME URBAN Ebisu	2	¥39,000	10.0%	Compact

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



Rate of change in monthly rent at renewals



(Note) From the presentation material of the fiscal period ended February 2020, as to "Amount of change in monthly rent at move-ins and move-outs" and "Rate of change in monthly rent at renewals", they are recounted and revised for the purpose the subject area is the residential area excluding the area used as retail stores, including the actual results for the previous fiscal periods.

Internal Growth ~Management Status~

Retail

Proactive promotion for rent increase upon tenant replacement and rent revision, supported by a high occupancy rate and stable income from fixed rents.

Asset Management Topics in February 2020 FP

➤ Rent change upon tenant replacement

Floor area subject to replacement : 865 *tsubo*

Rent change rate **+19.7%**
(+¥3,355 thousand/mo)

< Example >

EQUINIA Aobadai
479 *tsubo* (+26.5%)

➤ Rent change upon rent revision

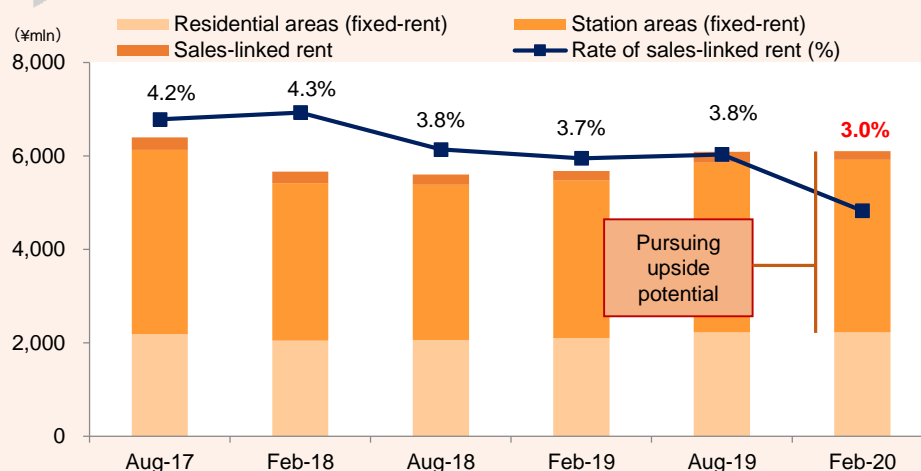
Floor area subject to rent revision : 4,048 *tsubo*

Rent change rate **+5.0%**
(+¥1,801 thousand/mo)

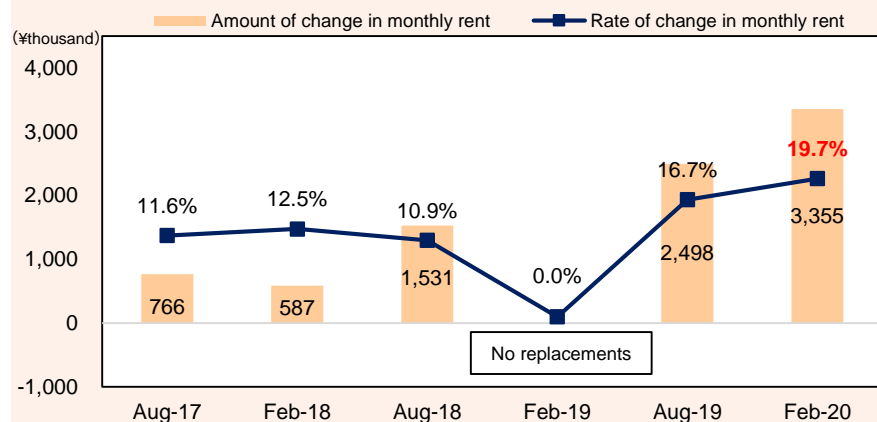
< Example >

Recipe SHIMOKITA
65 *tsubo* (+59.4%)

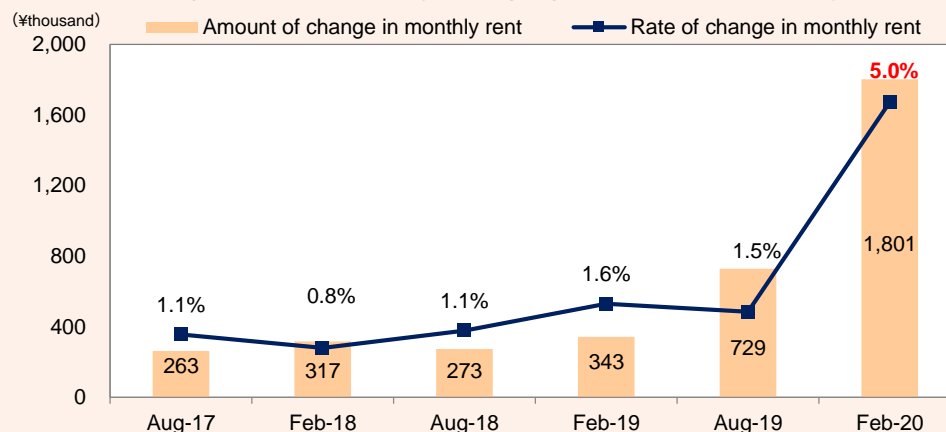
Rent Revenue Breakdown (Overall retail)



➤ Amount of change in monthly rent and rate of change in monthly rent upon tenant replacement (Retail properties in station area)



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



Logistics

Completed lease-up of Landport Iwatsuki. Achieved environmental load reduction and rent increase through green lease agreement.

Asset Management Topics in February 2020 FP

> Lease-up at LP Iwatsuki

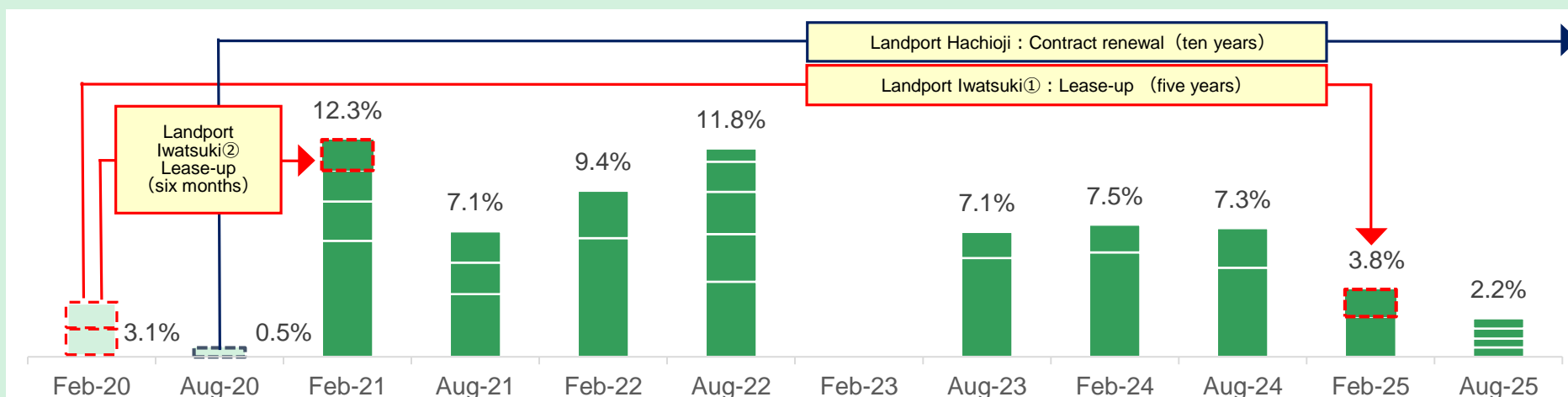
The move-out of a tenant leasing the entire building on December 1, 2019. (7,287 *tsubo*)

- Accomplished the early lease-up (without downtime) with a new tenant for 5-year contract term for the half of the sections.
- For the remaining half, the short-term lease agreement for 6 months has been concluded with a new tenant with an eye to continuous leasing in the future.
(Rent increase by +12.1% compared with previous tenant)

> Conclusion of green lease agreement in line with LED installment work at LP Hachioji

- Achieved rent increase through conclusion of green lease agreement with 3 tenants (3,781 *tsubo*)
 - Tenant A (lease maturity: Aug.2020 FP)
Re-contracted to extend lease maturity to June 2030 with rent increase by +13.2% from previous contract.
 - Tenant B and C
Rent revision during lease term with rent increase by the average of +3.3%.
- All repair costs can be recovered during the lease term.
- Expected annual power reduction of approximately 56% at sites where LED devices are installed and replaced. (Note)

▶ Lease Maturity (Rent basis)



Appraisal Valuation

Unrealized gain has expanded to ¥141.2 billion (+¥17.1 billion period-to-period)

Appraisal valuation by sector

	Aug.2019 Fiscal Period End			Feb.2020 Fiscal Period End		
	Number of Properties	Appraisal Value (¥ mln)	Unrealized Gain(loss) (¥ mln)	Number of Properties	Appraisal Value (¥ mln)	Unrealized Gain(loss) (¥ mln)
Office	65	503,810	44,483	67	525,030	52,193
Retail	50	202,154	25,813	50	203,205	27,270
Logistics	20	202,470	36,761	20	204,180	39,410
Residential	151	202,715	16,606	154	213,847	21,904
Hotels	2	6,560	131	2	6,550	149
Other	1	5,380	243	1	5,420	283
Total	289	1,123,089	124,039	294	1,158,232	141,212

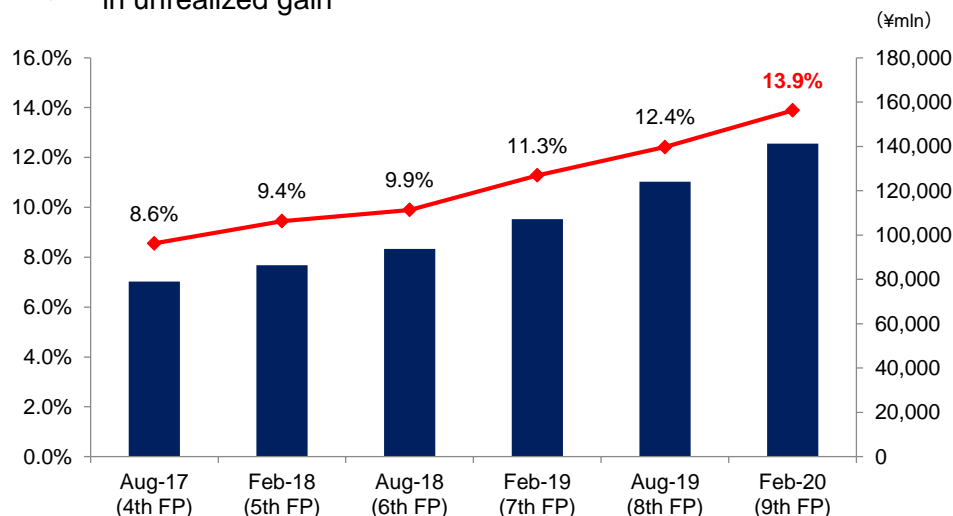
Period-to-period analysis (Note1)

CAP	Aug.2019	Feb.2020
Decrease	164	223
Flat	114	65
Increase	0	1

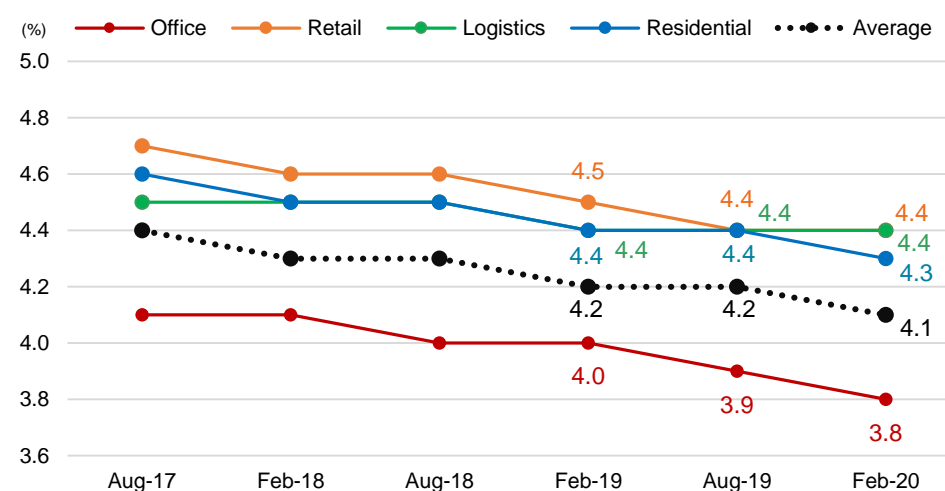
Appraisal Value	Aug.2019	Feb.2020
Increase	203	227
Flat	44	30
Decrease	31	32

(Note1) Excluding acquisitions and dispositions during the period.

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



Change in weighted average cap rates by sector (Note2)



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



Finance



Financing Status Continuing to reduce average interest rate and prolong borrowing period. NMF has been upgraded to AA- at R&I issuer rating.

Refinancing during February 2020 FP

Repayment Overview (Note1)	
Total amount of repayment	¥37,900mln
Average interest rate	0.58%
Average remaining duration	3.7years



Refinancing Overview (Note2)	
Total amount of refinancing	¥37,900mln
Average interest rate	0.47%
Average remaining duration	9.3years

Scheduled repayment during August 2020 FP

Scheduled Repayment (Note3)	
Total amount of repayment	¥33,400mln
Average interest rate	1.33%
Average remaining duration	7.8years

Interest-bearing debt at the end of February 2020 FP

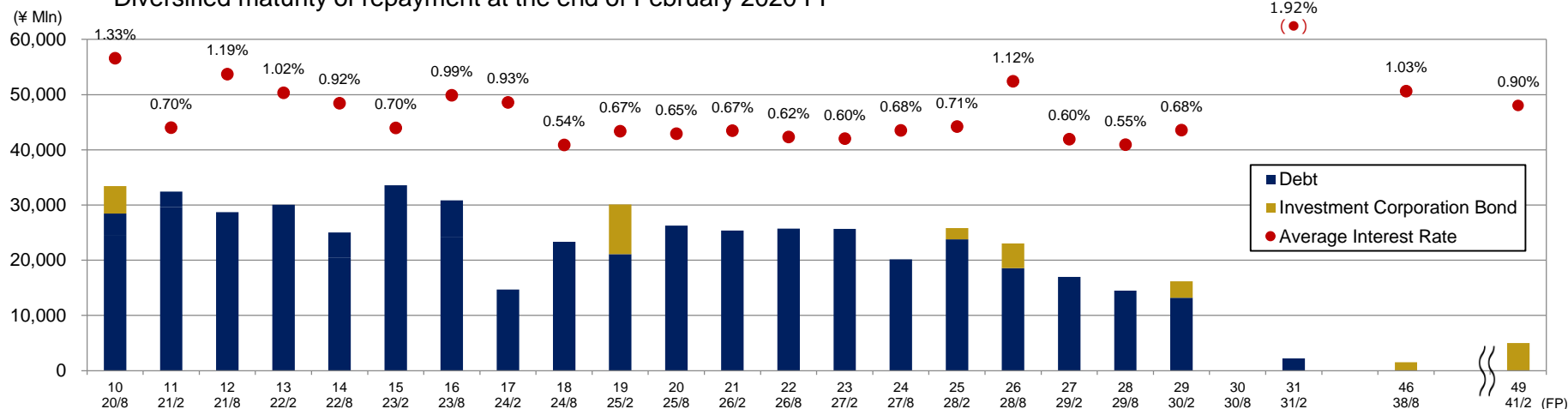
	Aug.2018 (6th FP)	Feb.2019 (7th FP)	Aug.2019 (8th FP)	Feb.2020 (9th FP)
Total Interest-bearing debt	¥497,155 million	¥497,112 million	¥510,770 million	¥510,727 million
Average remaining duration	4.61 years	4.52 years	4.64 years	4.82 years
Average interest rate	0.88 %	0.87 %	0.83 %	0.82 %
Ratio of long-term debt	87.2 %	86.9 %	86.0 %	87.1 %
Ratio of fixed-rate debt	95.4 %	95.4 %	94.1 %	95.6 %
LTV	44.4 %	44.5 %	43.9 %	42.8 %

Ratings

NMF has been upgraded to AA- at R&I issuers rating in January 2020.

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

Diversified maturity of repayment at the end of February 2020 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 February 2020. Excluding ¥42.8 million in contractual repayment.



ESG



ESG Measures (External Certification)

NREAM received Minister of the Environment Award being evaluated NMF's registration for Environment Management System (EMS) as the first J-REIT.

- ▶ NREAM has received Minister of the Environment Award in the general department as the most excellent efforts in fiscal year 2019 from Principles for Financial Action for the 21st Century Secretariat

NMF's certification and registration for an Environmental Management System (EMS) by the third party, EcoAction 21, as the first J-REIT initiative, was highly evaluated and led to reception of the Award.



(Left : Norio Ambe (Note), President & CEO of Nomura Real Estate Asset Management, Co., Ltd. Right : KOIZUMI Shinjiro, Minister of the Environment)

(Note) Norio Ambe became Chairman as of Apr.1, 2020.

▶ Principles for Financial Action for the 21st Century

As the action guidelines of financial institutions who hope fulfill their responsibilities and roles required for the formation of a sustainable society, "Financial Principles towards the Formation of a Sustainable Society" was formed in October 2011. NREAM agreed with the principles advocated by the Ministry of the Environment and signed on Principles for Financial Action for the 21st Century in July 2019.

The financial institutions which have signed the Principles:

284 institutions
(as of Nov. 28, 2019)



- ▶ NMF received and registered to EcoAction 21, an Environmental Management System (EMS), as the first J-REIT.



[Scope of Certification and Registration]
Investment and management of office buildings and residential properties

▶ EcoAction 21

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.

*Environmental Management System(EMS)

In the course of its operation and management, the organization sets its own environmental policies and targets and works to achieve them. This is called "Environmental Management" and the system and procedures for this purpose are called "Environmental Management System (EMS)".

ESG Measures (Materiality)

Revised ESG materiality issues (Materiality) and reset KPI targets to higher levels

NMF's ESG materiality issues (Materiality)

Materiality, Policy and Target		KPI
Environment	Raising the proportion of "green" properties in our investment portfolio	
	<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) 	Ratio of green certification (with three stars or more or equivalent to)
		(Ratio of green certification)
	Countering climate change	
NEW	<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. 	GHG emissions per floor area (intensity)
	Countering water resources	
Society	<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. 	Water use per floor area (intensity)
	Ensuring the safety and security of tenants and improving user comfort	
	<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. 	Customer satisfaction survey results *Conducting on a regular and sector-by-sector basis from FY 2020
	Creating a workplace environment in which everyone is treated fairly and empowered to find his/her job rewarding	
Society	<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. 	Average number of paid holidays taken (18days per year or more)
		Employee satisfaction survey results
	Human resource development and talent management	
	<ul style="list-style-type: none"> Help our human resources improve their capabilities by providing them with periodic training and by encouraging them to engage in self-directed studies and acquire job-related certification 	Actual attendance results of employee training (Training hours per employee)
Society		Number of employees qualified or certified

< Principal changes >

- Addition of "Countering water resources" to Materiality and setting of quantitative target.
- Target property of "Raising the proportion of "green" properties in our investment portfolio" are redefined as property acquired green certification **with three stars or more or equivalent**. (No level of evaluation has been defined in the previous target.)
- **Raised KPI target** of "Countering climate change" to **-40%** from previous target of **-25%**.
- KPI and a part of KPI targets of Materiality in "Society" and "Governance" were defined.

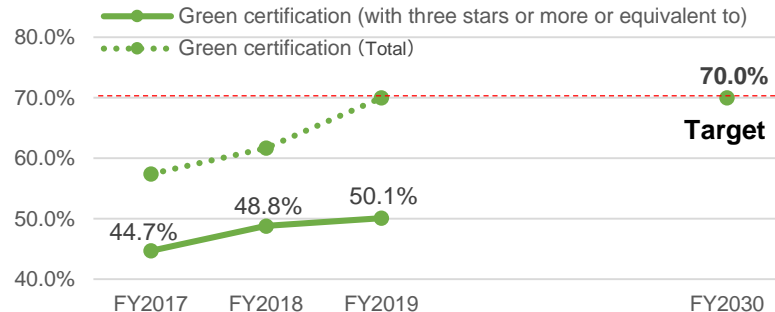
Materiality, Policy and Target		KPI
Governance	Enhancement of Governance	
	<ul style="list-style-type: none"> Establish an effective sustainability promotion system through appropriate operation of PDCA cycle as well as a governance system which ensures impartiality and diversity of the directors. 	NMF's outside director ratio
	<ul style="list-style-type: none"> 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. 	NMF's female director ratio
	<ul style="list-style-type: none"> 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. 	NMF's board of directors' meeting attendance ratio
		External evaluation of the sustainability promotion system
	Establishment of an effective internal control system	
	<ul style="list-style-type: none"> Ensure legal compliance through raising awareness of compliance. 	Compliance training attendance rate (Target:100%)
	<ul style="list-style-type: none"> 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. 	Risk assessments frequency (Target:once a year)
	<ul style="list-style-type: none"> Ensure the effectiveness of internal control process through internal audits. 	BCP training frequency (Target:once a year)
		Safety drill frequency utilizing safety confirmation system (Target:4 times a year)
Governance		Internal audit frequency (Target:once a year)
	Stakeholder engagement and timely and appropriate information disclosure	
Governance	<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 	Number of IR meetings
		ESG rating assessment

ESG Measures (E: Environment)

Environmental Indicators

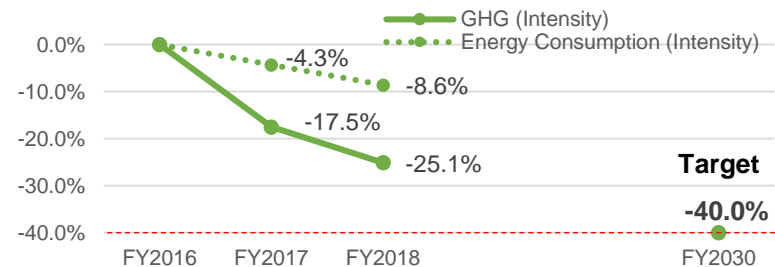
[Target] Raise the ratio to 70% by FY2030 (total floor area basis)

Green certification



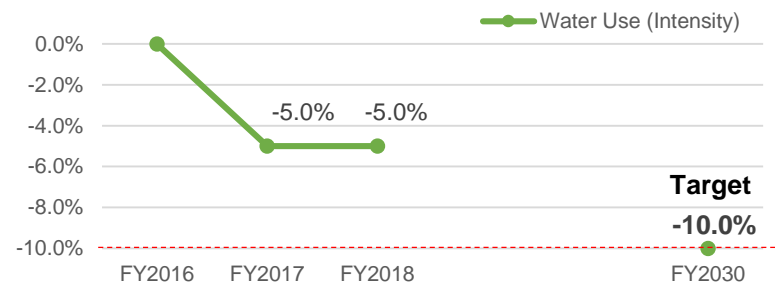
[Target] Reduce 40% by FY2030 (compared to 2016 level)

Greenhouse Gas



[Target] Reduce 10% by FY2030 (compared to 2016 level)

Water Use



Specific Measures to Reduce Environmental Impact

➤ Invested capital in owned properties to reduce our environmental impact
(The examples below are from the 9th FP)

① Saving Energy with LED Lighting

- Shinjuku Nomura Building
- NMF Gotanda Ekimae Building
- Musashiurawa Shopping Square
- EQUINIA Shinjuku
- Kawaguchi Logistics Center A Tower
- PROUD FLAT Yoyogi Uehara
- ROUD FLAT Fujimidai, others

<Energy reduction by the works in the 9th FP>

-1,992Mwh/year (approx.-61.1%)



Kawaguchi Logistics Center A Tower



NMF Gotanda Ekimae Building

② Saving Energy by Upgrading Air Conditioners

- NMF Shinjuku EAST Building
- Universal CityWalk Osaka
- Izumiya Senrioka
- Atsugi Minami Logistics Center A Tower, others

<Energy reduction by the works in the 9th FP>

-344Mwh/year (approx.-20.3%)

③ Saving Water by Upgrading Toilets

- Landport Atsugi

<Water use reduction by the works in the 9th FP>

-39KI/year (approx.-42.4%)

➤ Conducted energy-saving checks

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



Percentage of checked areas
(as of February 29, 2020)

64.0%
(Total floor area basis)

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

ESG Measures (S: Society, G: Governance)

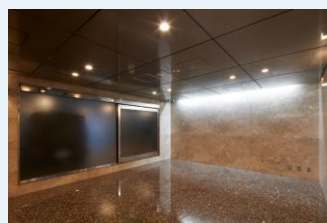
ESG Measures (S: Society)

Response to tenants' satisfaction survey

Installed community lounge on the first floor at NMF Ginza 4-chome Building in response to its tenants' request on the satisfaction survey.



After



Before

Cooperation with UNHCR (Japan for UNHCR)

Provided a part of the common area of NMF's properties to help UNHCR (Japan for UNHCR) for their refugee assistance campaign activities.



Musashiurawa Shopping Square



Omron Kyoto Center Building

Promotion of taking paid leaves

NREAM encourages its employees to take paid leaves, etc., targeting 18 days per year.

Item	FY2017	FY2018	FY2019
Average days of paid leaves taken	16	17	19

ESG Measures (G: Governance)

Compliance training sessions at the Asset Management Company

Training is conducted once a month to enhance compliance awareness and ensure thorough compliance with laws and regulations.

Month	Training Session Theme
Mar-19	Review of compliance training program for the fiscal year of 2018
Apr-19	Schedule of compliance training program for the fiscal year of 2019
May-19	Responding to antisocial forces
Jun-19	Anti-money laundering system
Jul-19	Insider transaction regulations
Aug-19	Insider transaction regulations (Web training)
Sep-19	Outline of the Civil Code Revision
Oct-19	Information management
Nov-19	Information management (Web training)
Dec-19	Regulations on related party transactions
Jan-20	Regulations on related party transactions (Web training)
Feb-20	Case study from issues pointed out in inspection to financial instruments business operators by the authority and its member association

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

Training is conducted for the officers and employees at NREAM and property management companies.



Safety confirmation of the officers and employees

Nomura Real Estate Group has introduced a safety confirmation system via the Internet and e-mail to quickly ascertain the state of damage and the safety of its officers and employees in the event of a disaster. We conduct safety confirmation drills for all officers and employees.

Safety confirmation drills conducted: 4 times (FY2019)



APPENDIX



Changes in Various Indices

		1st FP	2nd FP	3rd FP	4th FP	5th FP	6th FP	7th FP	8th FP	9th FP
Operating revenue	million yen	24,313	30,976	34,714	38,139	34,218	34,731	35,428	36,617	36,927
Gain on sales of real estate	million yen	-	1,442	-	3,107	587	-	685	6	-
Leasing NOI	million yen	16,237	20,248	23,680	23,931	23,583	24,475	24,677	25,859	26,357
NOI yield (acquisition price basis)	%	4.9	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.2
NOI yield after depreciation (acquisition price basis)	%	3.9	4.1	4.1	4.0	4.1	4.1	4.1	4.1	4.2
Implied cap rate	%	4.1	4.0	4.1	4.4	4.4	4.3	4.4	3.9	4.2
Operating profit	million yen	6,483	11,682	11,244	15,735	13,212	13,285	14,056	14,265	14,673
Net income	million yen	4,048	9,355	8,670	13,190	10,714	10,709	11,560	11,690	12,188
Total distributions	million yen	8,259	11,300	12,666	12,704	12,745	13,328	13,518	14,592	15,461
Distributions per unit	yen/unit	2,219	3,036	3,028	3,037	3,047	3,084	3,128	3,209	3,279
Distributions of earnings	yen/unit	317	2,473	2,073	3,037	2,624	2,478	2,623	2,571	2,585
Allowance for adjustment of temporary differences	yen/unit	1,649	-	646	-	284	306	361	342	368
Other distributions in excess of net earnings	yen/unit	253	563	309	-	139	300	144	296	326
FFO	million yen	11,812	14,772	17,696	17,568	17,489	18,282	18,392	19,447	19,953
FFO per unit	yen/unit	3,173	3,968	4,230	4,199	4,181	4,230	4,255	4,276	4,231
FFO Dividend payout ratio	%	69.9	76.5	71.6	72.3	72.9	72.9	73.5	75.0	77.5
CAPEX	million yen	2,335	3,212	3,679	2,521	1,999	3,255	2,358	2,535	2,781
AFFO	million yen	9,477	11,559	14,016	15,047	15,490	15,027	16,034	16,912	17,171
AFFO per unit	yen/unit	2,546	3,105	3,350	3,597	3,703	3,477	3,710	3,719	3,641
AFFO Dividend payout ratio	%	87.1	97.8	90.4	84.4	82.3	88.7	84.3	86.3	90.0
E B I T D A	million yen	13,518	17,885	19,864	22,834	20,138	20,375	21,111	21,549	21,979
Total assets	million yen	928,297	935,964	1,105,979	1,095,828	1,089,820	1,118,644	1,117,851	1,164,767	1,193,471
Interest-bearing debt	million yen	403,164	409,771	498,784	488,741	486,198	497,155	497,112	510,770	510,727
Net assets	million yen	477,601	479,311	556,104	556,649	555,090	571,836	569,843	600,910	627,868
LTV	%	43.4	43.8	45.1	44.6	44.6	44.4	44.5	43.9	42.8
Net assets per unit (after deducting distributions)	yen/unit	126,099	125,741	129,911	130,032	129,650	129,230	128,725	128,937	129,879
NAV per unit (after deducting distributions)	yen/unit	136,514	139,790	145,600	148,912	150,308	150,918	153,512	156,215	159,827
ROA	%	1.0	2.0	1.7	2.4	2.0	1.9	2.1	2.0	2.1
ROE	%	2.0	3.9	3.4	4.7	3.9	3.8	4.1	4.0	4.0
Number of properties	properties	261	252	272	268	271	281	278	289	294
Total acquisition price	million yen	792,658	784,607	932,896	927,318	922,568	955,984	960,345	1,011,279	1,031,039
Book Value Total	million yen	790,306	782,457	928,836	923,155	914,834	947,449	949,867	999,049	1,017,019
Appraisal Value Total	million yen	829,072	834,749	994,463	1,002,130	1,001,250	1,041,183	1,056,994	1,123,089	1,158,232
Unrealized gain/loss	million yen	38,765	52,291	65,626	78,974	86,415	93,733	107,126	124,039	141,212

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-19	Feb-20
Number of Property	65	67
Acquisition Price (mln)	456,025	469,205

	Ended Aug.31,2019(8th FP) From Mar.1, 2019 To Aug.31, 2019 Amount (¥ mln)	Ended Feb.29,2020(9th FP) From Sep.1, 2019 To Feb.29, 2020 Amount (¥ mln)	Differences (¥ mln)
Property related revenues	17,024	17,417	392
Rental revenues	15,554	15,899	344
Other rental revenues	1,469	1,517	47
property related expenses	7,442	7,527	85
Property management costs	1,031	1,053	21
Property management fees	383	388	4
Property and other taxes	1,677	1,672	-5
Utility expenses	1,132	1,089	-42
Casualty insurance	19	19	-0
Repairs and maintenance	771	863	92
Land rents	106	99	-7
Depreciation	1,760	1,795	34
Other rental expenses	557	545	-12
Real estate rental profits	9,582	9,889	307
NOI	11,343	11,685	341

Main factors accounting for differences

<Real estate rental profits of the portfolio properties>

221

Of which, main factors

- Elimination of downtime and free rent at Harumi Toriton Z 99
- Rent and common area charge of the portfolio properties excluding Harumi Toriton Z 126
- Cancellation penalty fee, etc. at Shinjuku Nomura Building 80
- Increase in repair expenses -75

< Real estate rental profits of the properties acquired >

85

Retail

	Aug-19	Feb-20
Number of Property	50	50
Acquisition Price (mln)	176,527	176,527

	Ended Aug.31,2019(8th FP) From Mar.1, 2019 To Aug.31, 2019 Amount (¥ mln)	Ended Feb.29,2020(9th FP) From Sep.1, 2019 To Feb.29, 2020 Amount (¥ mln)	Differences (¥ mln)
Property related revenues	7,057	6,931	-125
Rental revenues	6,088	6,103	14
Other rental revenues	968	827	-140
property related expenses	2,930	2,762	-168
Property management costs	259	268	9
Property management fees	168	141	-26
Property and other taxes	468	467	-0
Utility expenses	478	469	-8
Casualty insurance	6	6	0
Repairs and maintenance	289	151	-137
Land rents	104	104	-0
Depreciation	788	793	5
Other rental expenses	367	356	-10
Real estate rental profits	4,126	4,169	42
NOI	4,914	4,963	48

Main factors accounting for differences

< Real estate rental profit of the portfolio properties >

68

Of which, main factors

- Lease-up at covirna Machida 17
- Elimination of downtime, etc. at nORBESA 14
- Decrease in repair expenses 139
- Absence of cancellation penalty fee, etc. -124

< Real estate rental profits of the properties acquired >

-25

Logistics

	Aug-19	Feb-20
Number of Property	20	20
Acquisition Price (mln)	174,690	174,690

	Ended Aug.31,2019(8th FP) From Mar.1, 2019 To Aug.31, 2019 Amount (¥ mln)	Ended Feb.29,2020(9th FP) From Sep.1, 2019 To Feb.29, 2020 Amount (¥ mln)	Differences (¥ mln)
Property related revenues	5,707	5,747	39
Rental revenues	5,424	5,460	35
Other rental revenues	282	286	3
property related expenses	2,326	2,342	15
Property management costs	207	217	10
Property management fees	87	84	-3
Property and other taxes	475	475	-0
Utility expenses	187	182	-4
Casualty insurance	8	8	-0
Repairs and maintenance	125	136	11
Land rents	-	-	-
Depreciation	1,206	1,191	-15
Other rental expenses	29	46	17
Real estate rental profits	3,380	3,404	23
NOI	4,586	4,595	8

Main factors accounting for differences

< Real estate rental profits of the portfolio properties >

23

Of which, main factors

- Elimination of free rent at LP Urayasu 110
- Downtime at LP Iwatsuki -76

Residential

	Aug-19	Feb-20
Number of Property	151	154
Acquisition Price (mln)	192,887	199,467

	Ended Aug.31,2019(8th FP) From Mar.1, 2019 To Aug.31, 2019 Amount (¥ mln)	Ended Feb.29,2020(9th FP) From Sep.1, 2019 To Feb.29, 2020 Amount (¥ mln)	Differences (¥ mln)
Property related revenues	6,607	6,605	-2
Rental revenues	6,109	6,189	79
Other rental revenues	498	416	-82
property related expenses	3,143	3,037	-105
Property management costs	218	219	1
Property management fees	364	333	-30
Property and other taxes	348	347	-0
Utility expenses	84	87	2
Casualty insurance	7	7	0
Repairs and maintenance	540	504	-36
Land rents	-	-	-
Depreciation	1,357	1,342	-14
Other rental expenses	222	195	-27
Real estate rental profits	3,464	3,567	103
NOI	4,822	4,910	88

Main factors accounting for differences

< Real estate rental profits of the portfolio properties >

56

Of which main factors

- Increase in rent and common area charge 19
- Decrease in key money, renewal fee, etc. (seasonal factor) -56
- Decrease in PM fee and advertisement fee (seasonal factor) 61
- Decrease in repair expenses 36

< Real estate rental profits of the properties acquired >

47

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

Balance Sheet

Assets

	8th Fiscal Period as of Aug. 31, 2019		9th Fiscal Period as of Feb. 29, 2020	
	Amount (¥ mln)	Ratio (%)	Amount (¥ mln)	Ratio (%)
Current Assets	76,448	6.6	89,798	7.5
Cash and Cash Equivalents	60,371	5.2	75,057	6.3
Cash and Cash Equivalent in Trust	13,049	1.1	12,541	1.1
Other Current Assets	3,027	0.3	2,199	0.2
Fixed Assets	1,088,262	93.4	1,103,550	92.5
Tangible Fixed Assets	990,090	85.0	1,008,072	84.5
Real Estate	414,521	35.6	429,180	36.0
Building	131,889	11.3	134,582	11.3
Land	282,632	24.3	294,597	24.7
Real Estate in Trust	575,557	49.4	578,866	48.5
Building in Trust	161,943	13.9	162,065	13.6
Land in Trust	413,608	35.5	416,796	34.9
Leased assets	4	0.0	4	0.0
Construction in progress	12	0.0	24	0.0
Intangible Fixed Assets	94,581	8.1	91,956	7.7
Goodwill	85,586	7.3	82,964	7.0
Leasehold rights	1,331	0.1	1,331	0.1
Leasehold rights in trust	7,627	0.7	7,626	0.6
Other	35	0.0	32	0.0
Investment and Other Assets	3,590	0.3	3,521	0.3
Long-term Repaid Expenses	2,131	0.2	2,065	0.2
Long-term deposits	508	0.0	519	0.0
Security Deposits	946	0.1	936	0.1
Derivatives Assets	3	0.0	-	0.0
Deferred Assets	56	0.0	123	0.0
Investment Corporation Bond Issuing Expenses	56	0.0	123	0.0
Total Assets	1,164,767	100.0	1,193,471	100.0

Liabilities and Net Assets

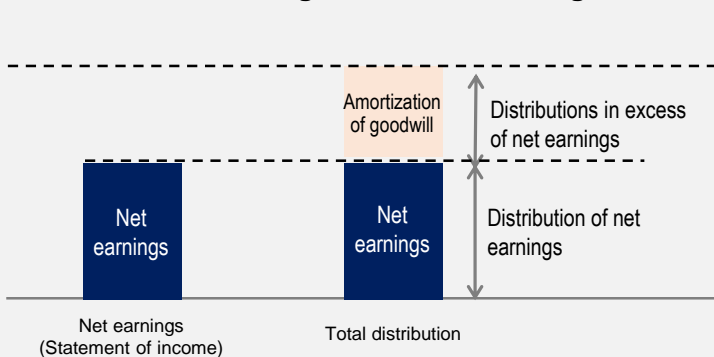
	8th Fiscal Period as of Aug. 31, 2019		9th Fiscal Period as of Feb. 29, 2020	
	Amount (¥ mln)	Ratio (%)	Amount (¥ mln)	Ratio (%)
Current liabilities	82,584	7.1	78,383	6.6
Trade Accounts Payable	2,820	0.2	2,559	0.2
Short-term debt	8,000	0.7	-	-
Current portion of Investment corporation	5,000	0.4	5,000	0.4
Current portion of long-term debt	58,385	5.0	60,885	5.1
Lease obligations in trust	1	0.0	0	0.0
Other accounts payable	2,535	0.2	2,827	0.2
Accrued expenses	344	0.0	364	0.0
Accrued income taxes	1	0.0	2	0.0
Accrued consumption taxes	-	-	1,158	0.1
Rent Received in Advance	5,260	0.5	5,380	0.5
Unearned revenue	159	0.0	132	0.0
Provision for loss on disaster	-	-	20	0.0
Derivatives liabilities	65	0.0	39	0.0
Other current liabilities	9	0.0	10	0.0
Fixed Liabilities	481,271	41.3	487,220	40.8
Investment Corporation Bonds	17,000	1.5	25,000	2.1
Long-term Loans	422,384	36.3	419,841	35.2
Lease obligations in trust	4	0.0	3	0.0
Long-term advanced received	187	0.0	129	0.0
Security deposits from tenants	12,755	1.1	13,389	1.1
Security deposits from tenants in trust	28,096	2.4	28,110	2.4
Derivatives liabilities	843	0.1	745	0.1
Total liabilities	563,856	48.4	565,603	47.4
Total unitholder's equity	601,816	51.7	628,651	52.7
Unitholders' capital	214,855	18.4	244,185	20.5
Surplus	386,961	33.2	384,466	32.2
Capital surplus	394,012	33.8	394,012	33.0
Allowance for temporary difference adjustments	-10,439	-0.9	-11,903	-1.0
Other deduction from capital surplus	-9,301	-0.8	-10,738	-0.9
Total deduction from capital surplus	-19,740	-1.7	-22,641	-1.9
Retained earnings	12,688	1.1	13,094	1.1
Valuation and translation adjustments	-905	-0.1	-783	-0.1
Deferred gains or losses on hedges	-905	-0.1	-783	-0.1
Total net assets	600,910	51.6	627,868	52.6
Total liabilities and net assets	1,164,767	100.0	1,193,471	100.0

Distribution Policy and Distribution in Excess of Net Earnings in the 9th FP



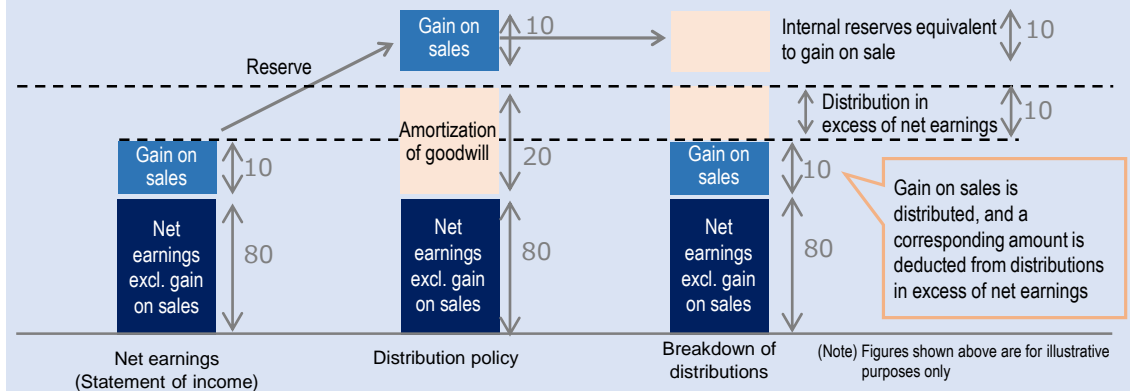
Basic distribution policy

Distribute net earnings + amortization of goodwill

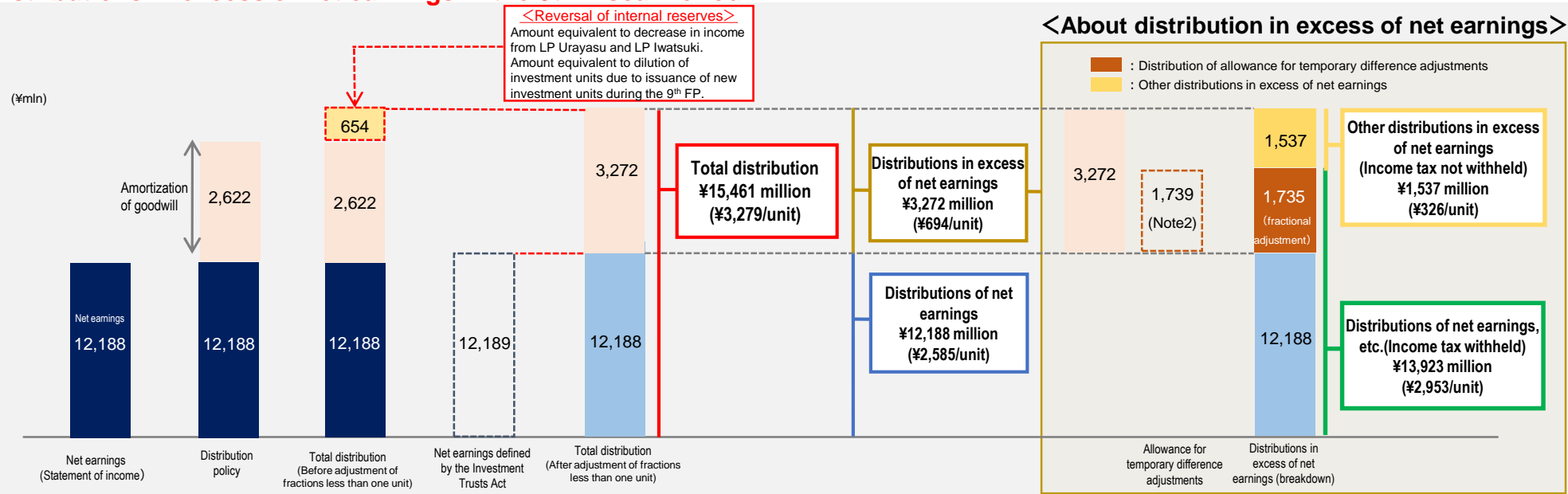


Distribution policy if gain on sales of real estate occurs

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 9th Fiscal Period



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

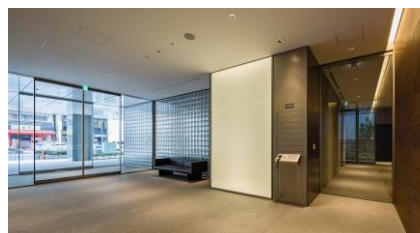
(Note2) The amount is obtained by deducting underdepreciation, etc. (provision deduction items) attributable to the difference between depreciation in tax and accounting treatments from amortization of goodwill, etc. (provision addition items).

New Acquisitions (3rd Public Offering)

List of Assets Acquired

Property Name	Sector	Location	Acquisition Price (¥/min)	Appraisal Value (¥/min)	Appraisal NOI Yield (%)	Floor area (㎡)	Month of completion	Acquisition Date
PMO Akihabara Kita	Office	Taito Ward, Tokyo	8,450	8,930	3.8	6,367.04	Dec, 2018	Jan 7, 2020
PMO Higashi-Shinbashi	Office	Minato Ward, Tokyo	4,730	5,180	3.8	3,430.06	Apr, 2018	Jan 7, 2020
PMO Hamamatsucho	Office	Minato Ward, Tokyo	4,380	4,830	3.7	2,872.41	Nov, 2018	Mar 25, 2020
GEMS Sangenjaya	Retail (Near Stations)	Setagaya Ward, Tokyo	1,815	1,840	4.0	1,176.76	Apr, 2018	Mar 25, 2020
Landport Higashi-Narashino	Logistics	Narashino City, Chiba	11,872	15,700	5.7	61,573.49	Jul, 2019	Mar 2, 2020
PROUD FLAT Shibuya Tomigaya	Residential	Shibuya Ward, Tokyo	3,960	4,440	4.6	5,079.46	Feb, 2019	Jan 7, 2020
PROUD FLAT Miyazakidai	Residential	Kawasaki City, Kanagawa	1,390	1,490	4.7	2,473.04	Feb, 2018	Jan 7, 2020
PROUD FLAT Asakusabashi III	Residential	Taito Ward, Tokyo	1,230	1,260	4.4	1,575.38	Jul, 2018	Jan 7, 2020
PROUD FLAT Togoshi-Koen	Residential	Shinagawa Ward, Tokyo	2,580	2,630	4.3	3,354.13	Nov, 2018	Mar 10, 2020
Total			40,407	46,300	4.5	87,901.77		

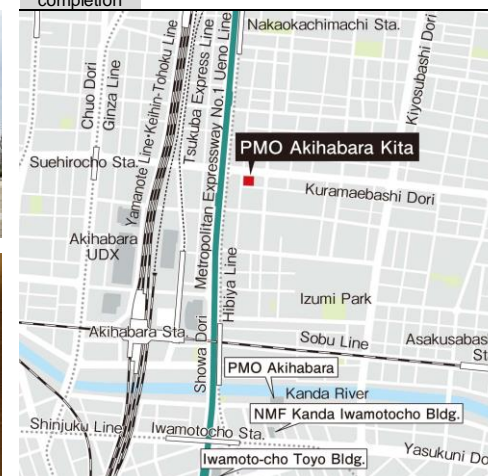
PMO Akihabara Kita



Large-size PMO with the standard floor area of over 200 tsubo located in "Akihabara" area

The Property is a seven-minute walk from "Akihabara" Station on the JR Yamanote, Sobu and Keihin-Tohoku Lines, the Tokyo Metro Hibiya Line, and the Tsukuba Express of Metropolitan Intercity Railway Company, and a six-minute walk from "Suehirocho" Station on the Tokyo Metro Ginza Line. Accordingly, with access to two stations on six lines, the Property is excellent for convenient transportation to major business areas in central Tokyo. The area surrounding "Akihabara" station, where the Property is located, is concentrated with the head offices of major corporations and corporate groups, the Tokyo branches of regional enterprises and companies engaged in the chemical and textile industries. On the other hand, in and after 2005, large-scale office buildings were supplied through redevelopment, and IT-related companies engaged in software development moved in, improving the area's reputation as an office area, and stable demand from a wide range of tenants can be expected.

Acquisition price	¥8,450mln
Acquisition date	January 7, 2020
Location	Taito, Taito Ward, Tokyo
Standard floor area	713.57㎡
Gross floor area	6,367.04㎡
Month of completion	December, 2018



New Acquisitions (3rd Public Offering)

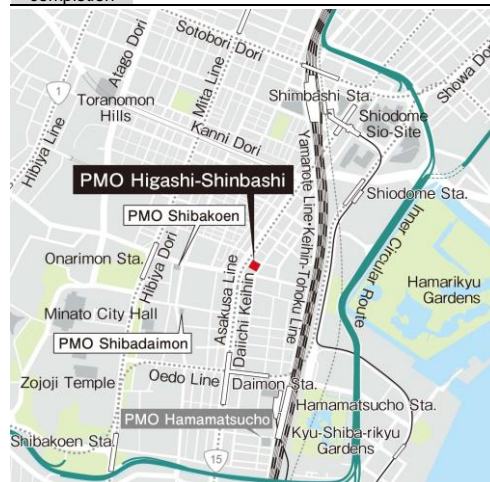
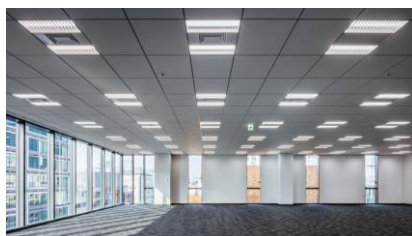
PMO Higashi-Shinbashi



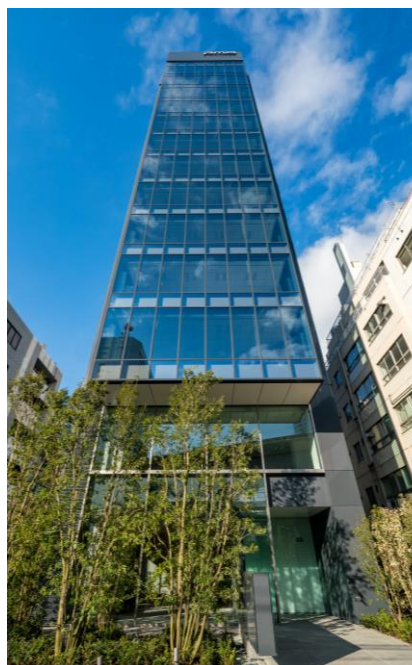
Located in Minato-ku. High visibility alongside Dai-ichi Keihin and easy access to four stations on six lines

In addition to being easily visible along Dai-ichi Keihin (National Road No. 15), the Property is a five-minute walk from "Daimon" Station on the Toei Oedo and Asakusa Lines, a six-minute walk from "Onarimon" Station on the Toei Mita Line, with access to four stations on six lines, including "Hamamatsucho" Station on the JR Yamanote and Keihin-Tohoku Lines and "Monorail Hamamatsucho" Station of the Tokyo Monorail. Accordingly, the Property is excellent for convenient transportation to major business areas in central Tokyo. The Property is also located near JR "Tokyo" Station and JR "Shinagawa" Station, where the Shinkansen stops at. Therefore, high demand from tenants is expected, including the Tokyo branches of manufacturers and companies headquartered in rural areas. In addition, it has excellent access to Haneda Airport and demand from foreign companies is high. Accordingly, stable demand from tenants can be expected.

Acquisition price	¥4,730mln
Acquisition date	January 7, 2020
Location	Higashi-Shinbashi, Minato Ward, Tokyo
Standard floor area	345.56㎡
Gross floor area	3,430.06㎡
Month of completion	April, 2018



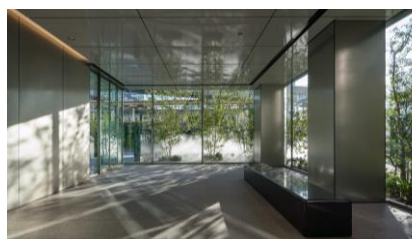
PMO Hamamatsucho



Located in Minato-ku. Good location within one-minute walk from station in "Hamamatsucho" area where redevelopment is underway

The Property is a one-minute walk from "Hamamatsucho" Station on the JR Yamanote and Keihin-Tohoku Lines, and has access to three stations on five lines, including "Monorail Hamamatsucho" Station on the Tokyo Monorail and "Daimon" Station on the Toei Asakusa and Oedo Lines. Accordingly, the Property is excellent for convenient transportation to major business areas in central Tokyo. The Property is also located near JR "Tokyo" Station and JR "Shinagawa" Station, where the Shinkansen stops at. Therefore, high demand from tenants is expected, including the Tokyo branches of manufacturers and companies headquartered in rural areas. In addition, it has excellent access to Haneda Airport and demand from foreign companies is high. Accordingly, stable demand from tenants can be expected. Various redevelopment projects are underway in the vicinity of "Hamamatsucho" Station and the convenience for businesses is expected to be strengthened further in the future.

Acquisition price	¥4,380mln
Acquisition date	March 25, 2020
Location	Hamamatsucho, Minato Ward, Tokyo
Standard floor area	187.95㎡
Gross floor area	2,872.41㎡
Month of completion	November, 2018



New Acquisitions (3rd Public Offering)

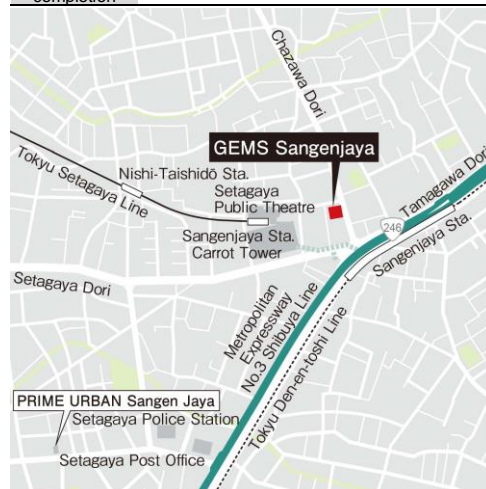
GEMS Sangenjaya



Located in "Sangen-jaya," where stable demand for restaurants can be expected on both weekdays and weekends.

The Property is a two-minute walk from "Sangen-jaya" Station on the Tokyu Railways Den-en-toshi and Setagaya Lines, has excellent visibility due to its location at an attractive corner along a flourishing Chazawa Street. In addition, transportation is excellent with the Property being a five-minute via train to "Shibuya" Station, which is the second stop from "Sangen-jaya" Station. In the vicinity of "Sangen-jaya" Station, there is a commercial area visited by residents along the railway line and because of its high convenience for daily living, such vicinity is highly valued as a residential area as well and stable demand can be expected regardless of whether it is a weekday or holiday. The composition of tenants is highly diverse, including flourishing stores associated with Sangen-jaya, full-scale specialty stores and the new face stores that opened in the area for the first time. The Property can respond to diverse needs.

Acquisition price	¥1,815mIn
Acquisition date	March 25, 2020
Location	Taishido, Setagaya Ward, Tokyo
Number of tenants	9
Gross floor area	1,176.76㎡
Month of completion	April, 2018

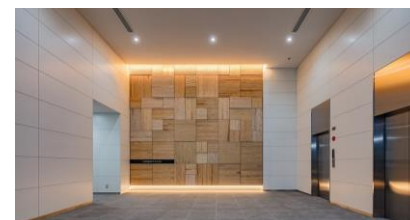


Landport Higashi-Narashino

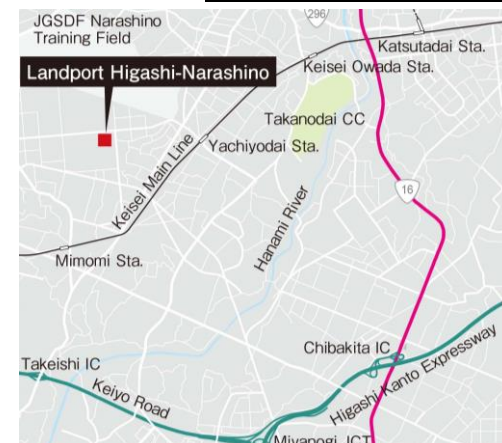


High performance logistics facility satisfied every need of "logistics function, location, security and employment environment"

The Property is located within an approx. 30 km area to the center of Tokyo. In addition to its capability of delivery to a wide-area of the Tokyo metropolitan area, it also has access to Narita International Airport, Haneda Airport and other transportations; thus, it is located in a fit distribution place that can meet diverse logistics needs. Since the number of the working age population in the vicinity of the Property is high and it is also possible to commute on foot from "Yachiyodai" Station on the Keisei Electric Railway Main Line, the Property gives a high advantage in securing labor force. The Property is a large-scale property with a total floor space of more than 60,000 sqm and designed for improved operational efficiency by adopting a ramp way, etc.. In addition, security gates using IC cards were adopted, resulting in enhanced security.



Acquisition price	¥11,872mIn
Acquisition date	March 2, 2020
Location	Higashi-Narashino, Narashino City, Chiba
Type	Multi-tenant
Gross floor area	61,573.49㎡
Month of completion	July, 2019



New Acquisitions (3rd Public Offering)

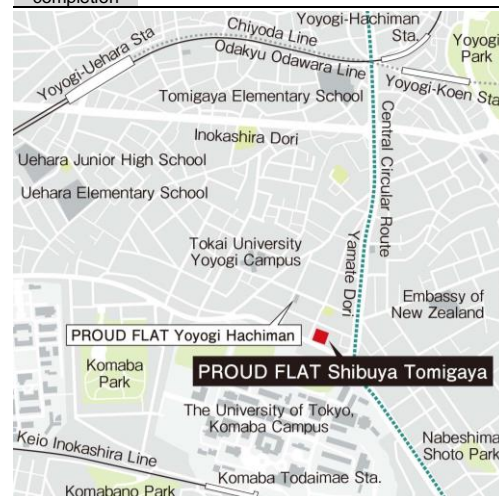
PROUD FLAT Shibuya Tomigaya



Located in a quiet residential area surrounded by greenery within walking distance of "Shibuya"

The Property is located within walking distance of the Shibuya area, which is one of Japan's leading commercial areas. Using "Yoyogi-Hachiman" Station on the Odawara Line of Odakyu Electric Railway, "Yoyogi-Koen" Station on the Tokyo Metro Chiyoda Line and other nearby stations, it has an easy access to major business and commercial areas, such as Shinjuku, Shibuya, Akasaka and Otemachi, and it offers excellent transportation. Along the road from "Yoyogi-Hachiman" Station and "Yoyogi-Koen" Station, the nearest stations from the Property, there are restaurants and retail stores. On the east side of Yamate Street, shopping districts were expanded, making it highly convenient for people to live in the area. On the northeast side of the Property, there is "Yoyogi Park" and the Property is located in an area where people can enjoy the greenery in addition to urban-type living convenience, and therefore demand from single workers and DINK populations who seek superior living environments can be expected.

Acquisition price	¥3,960mIn
Acquisition date	January 7, 2020
Location	Tomigaya, Shibuya Ward, Tokyo
Units	109
Main type	1LDK
Month of completion	February, 2019



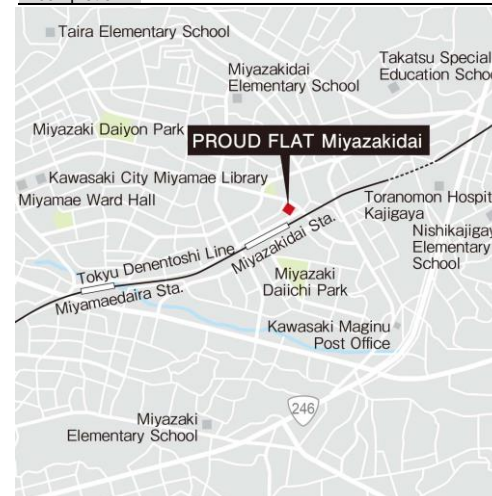
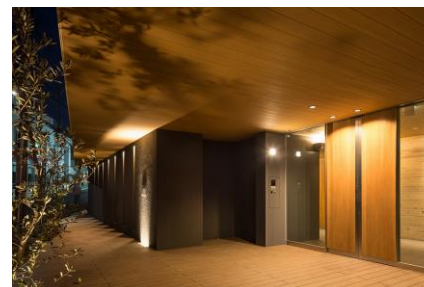
PROUD FLAT Miyazakidai



Located at "Miyazaki-dai" with rich greenery cityscape and high convenience

The Property is a two-minute walk from "Miyazaki-dai" Station on the Tokyu Railways Den-en-toshi Line, and by using the Tokyo Metro Hanzomon Line, which has direct service to, among other stations, Futako-Tamagawa and Shibuya, the Property offers direct access to Omotesando and Otemachi. It also offers excellent convenience for commuting to work or school, and going out on holidays. The area around the Property is rich in greenery. In addition, the Property has an abundance of convenient facilities necessary for daily life, such as supermarkets and drugstores, the area has a highly convenient and quiet living environment as a result of planned urban development unique to "Tokyu Tama Den-en City," and demand from the single working population can be expected.

Acquisition price	¥1,390mIn
Acquisition date	January 7, 2020
Location	Miyazaki, Miyamae Ward, Kawasaki City, Kanagawa
Units	82
Main type	1K
Month of completion	February, 2018



New Acquisitions (3rd Public Offering)

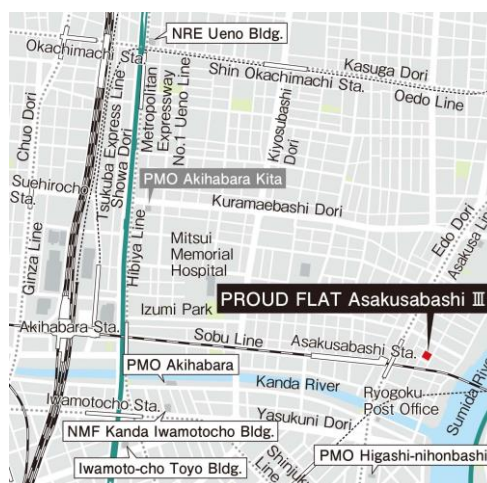
PROUD FLAT Asakusabashi Ⅲ



Located in "Asakusa-bashi" near central Tokyo, where an atmosphere of the Tokyo past decades survives.

The Property is a two-minute walk from "Asakusa-bashi" Station on the JR Sobu Line and the Toei Asakusa Line, and a seven-minute walk from "Bakurocho" Station on the JR Sobu Rapid Line. The Property is excellent for convenient transportation to business areas, such as Akihabara, Tokyo, Nihonbashi and Shinbashi. The Asakusa-bashi area, where the Property is located, is approximately 2.5 kilometers from JR "Tokyo" Station and is a metropolitan area near central Tokyo. While the area gives a feeling that central Tokyo is close to the area and offers a high level of convenience for daily living, it also has an excellent living environment that preserves the atmosphere of the Edo period and provides an opportunity to experience the pleasantness of the waterfront from the Sumida River Terrace and water buses. Demand can be expected from single workers and DINK populations who prefer to live in close proximity to working place.

Acquisition price	¥1,230mIn
Acquisition date	January 7, 2020
Location	Yanagibashi, Taito Ward, Tokyo
Units	41
Main type	1K・1LDK
Month of completion	July, 2018



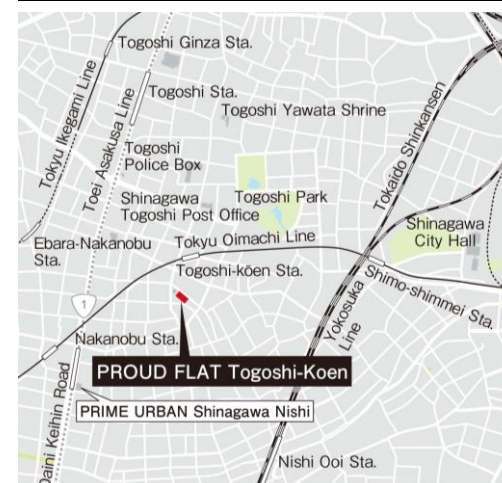
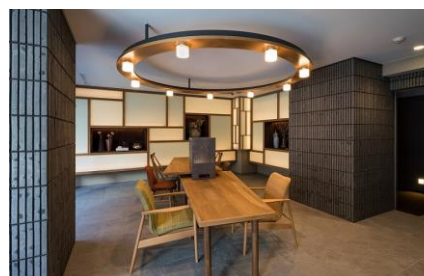
PROUD FLAT Togoshi-Koen



Located in "Togoshi-koen", a historic town in Jonan area, within a two-minute walk from station. Received GOOD DESIGN AWARD FY2019.

The Property is a two-minute walk from "Togoshi-koen" Station on the Tokyu Railways Oimachi Line, an eight-minute walk from "Nakanobu" Station on the Toei Asakusa Line. Using these stations, the Property is excellent for convenient transportation to access stylish commercial areas, such as Jiyugaoka and Futako-Tamagawa, in addition to the business areas such as Shinagawa, Shinbashi and Gotanda. The "Togoshi-koen Central Shopping District," which extends north and south of the nearest station, has an abundance of convenient facilities necessary for living, and the Property is located in a low-rise residential district while located close to the station. In addition, in the vicinity of the Property, there is "Togoshi Park" which was built using the remnants of the garden of the shimoyashiki (second house) of the state of Higo, and the area offers an excellent living environment. Therefore, demand from single workers and DINK populations who seek convenient living conditions and superior living environments can be expected.

Acquisition price	¥2,580mIn
Acquisition date	March 10, 2020
Location	Togoshi, Shinagawa Ward, Tokyo
Units	99
Main type	1K
Month of completion	November, 2018



Driving Force for External Growth ~Sponsor Pipelines (Note 1) ~

4 Property Brands Developed by the Sponsor



16 properties

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

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



8 properties

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

Landport

11 properties

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.



34 properties

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.

PMO (Office)



PMO Hamamatsucho Daimonmae



PMO Shibuya 3-chome



PMO Kanda-Manseibashi Plan

Name	Location	Completion (planned)	Status
1 PMO Nihonbashi Edo-dori (Note 2)	Chuo-ku, Tokyo	2016/6	Operating
2 PMO Uchi-Kanda	Chiyoda-ku, Tokyo	2017/5	Operating
3 PMO Nishi-Shinjuku	Shinjuku-ku, Tokyo	2019/6	Operating
4 PMO Kanda-Manseibashi Plan	Chiyoda-ku, Tokyo	(2020/1)	u/c
5 PMO Hamamatsucho Daimonmae	Minato-ku, Tokyo	(2020/7)	u/c
6 PMO Shibuya 3-chome	Shibuya-ku, Tokyo	(2020/8)	u/c
7 PMO Kanda-Iwamotocho 2-chome	Chiyoda-ku, Tokyo	(2021/1)	u/c
8 PMO Kojimachi	Chiyoda-ku, Tokyo	(2021/3)	Planning
9 Minato-ku Plan 1	Minato-ku, Tokyo	(2022/9)	Planning
10 Chuo-ku Plan 1	Chuo-ku, Tokyo	(2023/3)	Planning
11 Minato-ku Plan 2	Minato-ku, Tokyo	(2025/9)	Planning
12 Chiyoda-ku Plan	Chiyoda-ku, Tokyo	(2022/5)	Planning
13 PMO Honmachi West Plan	Osaka-shi, Osaka	(2022/2)	Planning
14 Chuo-ku Plan 2	Chuo-ku, Tokyo	(2023/4)	Planning
15 PMO Meguro Plan	Meguro-ku, Tokyo	(2023/10)	Planning
16 PMO Ikebukuro Plan	Toshima-ku, Tokyo	(2023/11)	Planning

(Note 1) Based on NREHD presentation materials for the Consolidated Financial Results for the Third Quarter, FY2020. Properties sold as of April 1, 2020 have been excluded.

(Note 2) Joint venture project

(Note 3) As of the date of this presentation materials, NMF does not intend to acquire properties listed above.

Driving Force for External Growth ~Sponsor Pipelines (Note 1) ~

Landport (Logistics)



Landport Ome II

GEMS (Retail)



GEMS Jingu-mae



GEMS Sakae



GEMS Kawasaki Plan

Name	Location	Completion (Planned)	Status
1 Landport Ome II	Ome-shi, Tokyo	(2020/2)	u/c
2 Landport Narashino	Narashino-shi, Chiba	(2020/3)	u/c
3 Landport Atsugi Aikawacho (Note2)	Atsugi-shi, Kanagawa	(2020/3)	u/c
4 Landport Shinonome	Koto-ku, Tokyo	(2020/5)	u/c
5 Landport Koshigaya	Koshigaya-shi, Saitama	(2021/5)	u/c
6 Landport Ome III	Ome-shi, Tokyo	(2021/5)	u/c
7 Landport Ageo	Ageo-shi, Saitama	(2022/1)	Plannning
8 Landport Tama	Hachioji-shi, Tokyo	TBD	Plannning
9 Upcoming project 1	Tokyo Metropolitan Area	TBD	Plannning
10 Upcoming project 2	Tokyo Metropolitan Area	TBD	Plannning
11 Upcoming project 3	Tokyo Metropolitan Area	TBD	Plannning

Name	Location	Completion (Planned)	Status
1 GEMS Jingu-Mae	Shibuya-ku, Tokyo	2018/4	Operating
2 GEMS Sakae	Nagoya-shi, Aichi	2019/10	Operating
3 GEMS Kawasaki Plan	Kawasaki-shi, Kanagawa	(2020/10)	u/c
4 GEMS Nakameguro Plan	Meguro-ku, Tokyo	(2021/1)	u/c
5 GEMS Roppongi Plan	Minato-ku, Tokyo	(2021/4)	u/c
6 Chiyoda-ku Plan	Chiyoda-ku, Tokyo	(2022/8)	Plannning
7 Shinjuku-ku Plan	Shinjuku-ku, Tokyo	TBD	Plannning
8 GEMS Meieki 3-chome Plan	Nagoya-shi, Aichi	(2022/2)	Plannning

(Note 1) Based on NREHD presentation materials for the Consolidated Financial Results for the Third Quarter, FY2020. Properties sold as of April 1, 2020 has been excluded.

(Note 2) Joint venture project

(Note 3) As of the date of this presentation materials, NMF does not intend to acquire properties listed above.

Occupancy Rate and Average Rent

► Occupancy Rate (%)

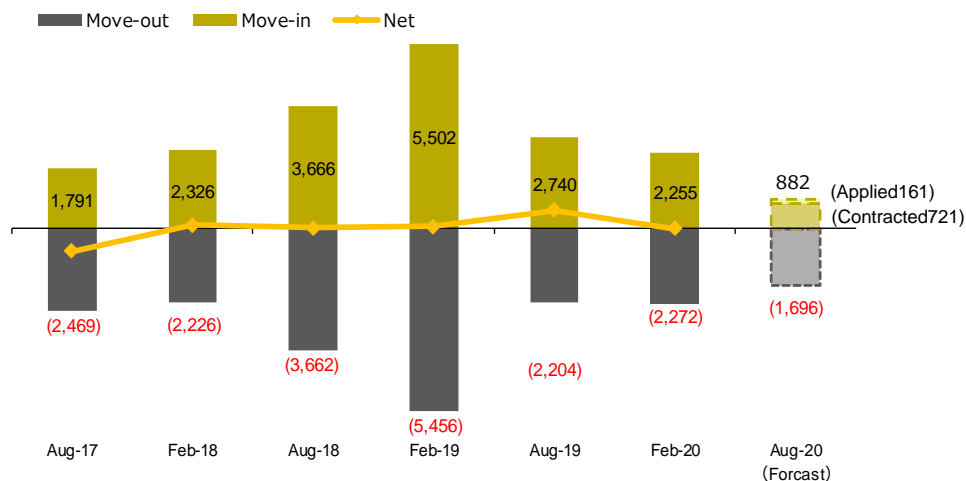
	Aug-17	Feb-18	Aug-18	Feb-19	Aug-19	Feb-20
Office	99.2	99.4	99.4	99.4	99.8	99.8
Retail	99.1	99.3	99.6	99.6	99.1	99.2
Logistics	98.2	98.3	100.0	100.0	100.0	98.5
Residential	96.7	97.2	97.0	97.2	96.8	97.3
Hotels	-	-	100.0	100.0	100.0	100.0
Others	100.0	100.0	100.0	100.0	100.0	100.0
Total	98.4	98.6	99.3	99.3	99.3	98.8

► Average Rent (¥ / tsubo)

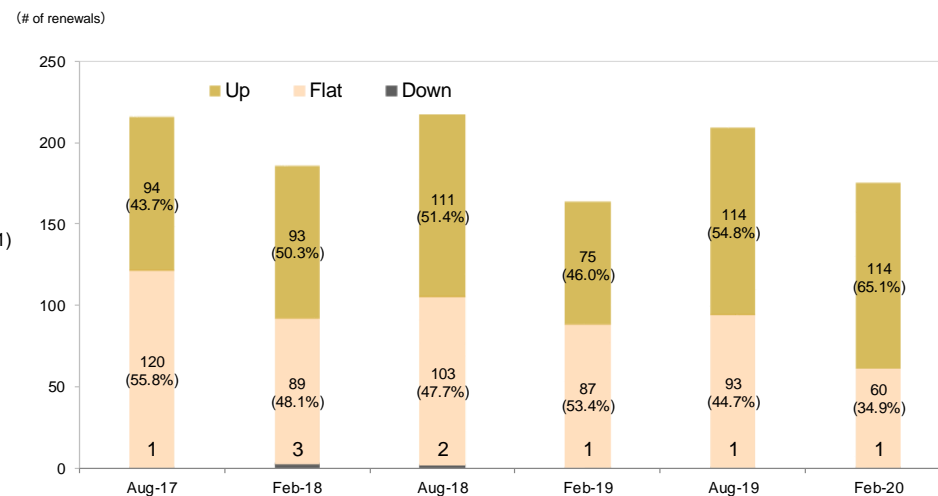
	Aug-17	Feb-18	Aug-18	Feb-19	Aug-19	Feb-20
Office	17,156	17,419	17,548	17,723	18,060	18,301
Retail	8,731	8,471	8,461	8,255	8,642	8,693
Logistics	3,887	3,915	3,922	3,936	3,983	3,999
Residential	11,106	11,107	11,234	11,327	11,358	11,520

Asset Management Status – Office –

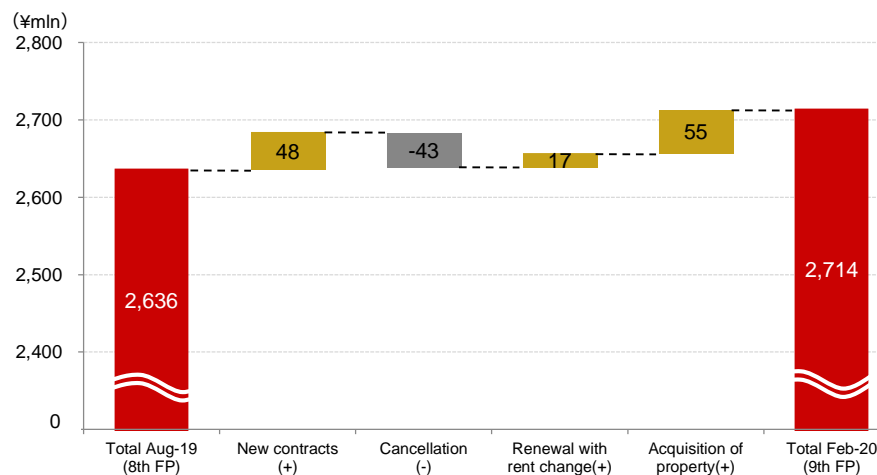
Change in floor area from move-ins & move-outs (*Tsubo*)



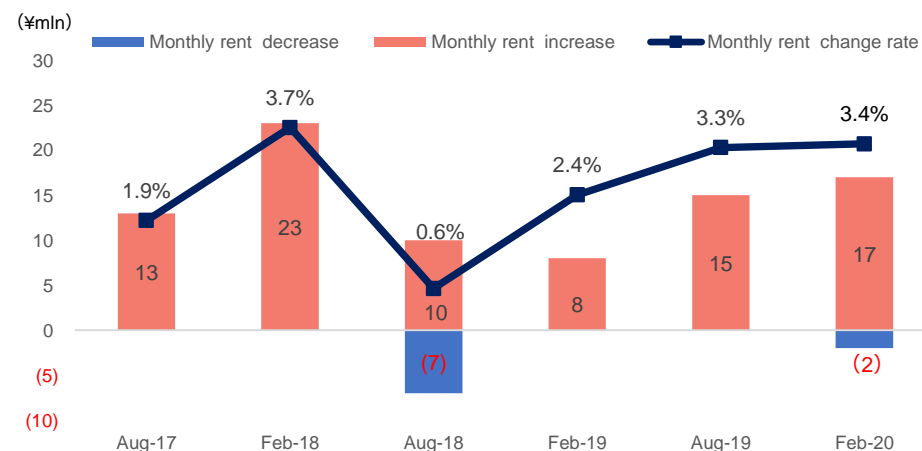
Contract renewals (number of renewals)



Increase/decrease in monthly contract rent



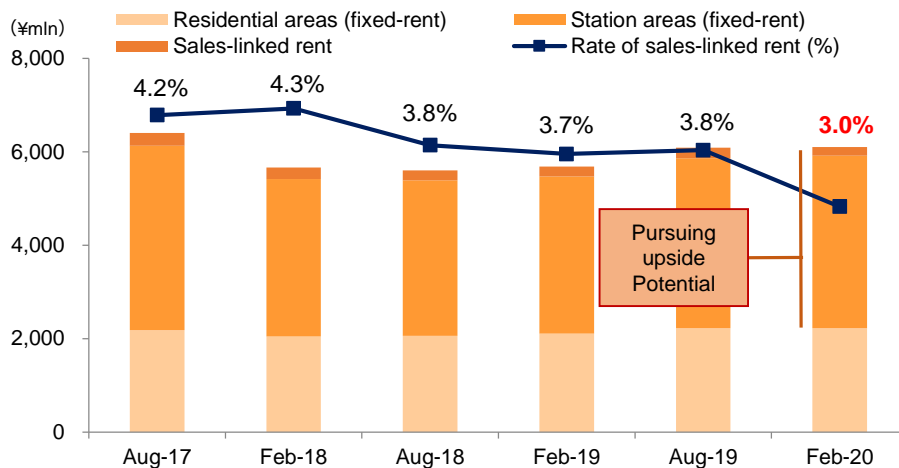
Rent change (amount) status



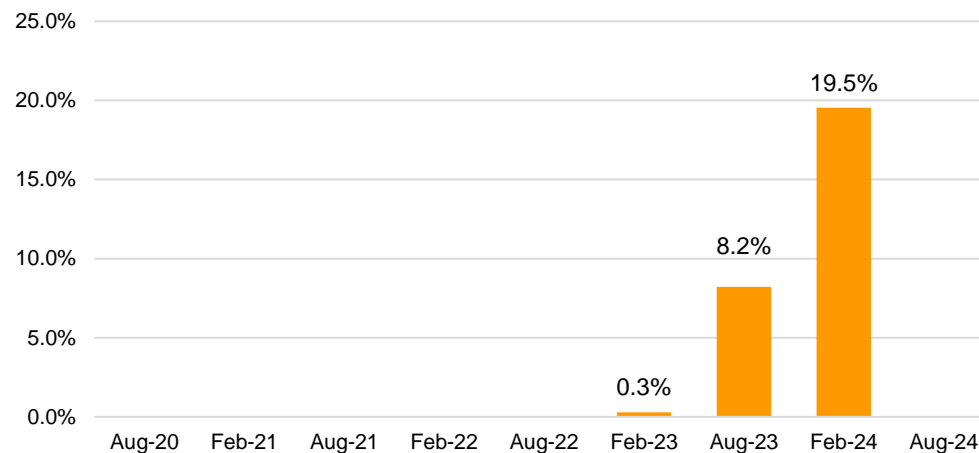
(Note) For tenants whose rent revision conditions have not been finalized at the end of the 9th FP, the previous conditions are shown.

Asset Management Status – Retail –

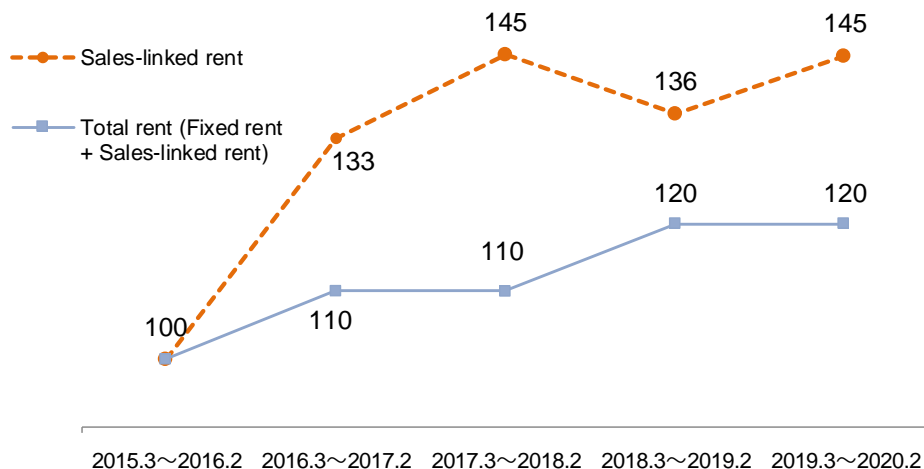
Rent revenue breakdown



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

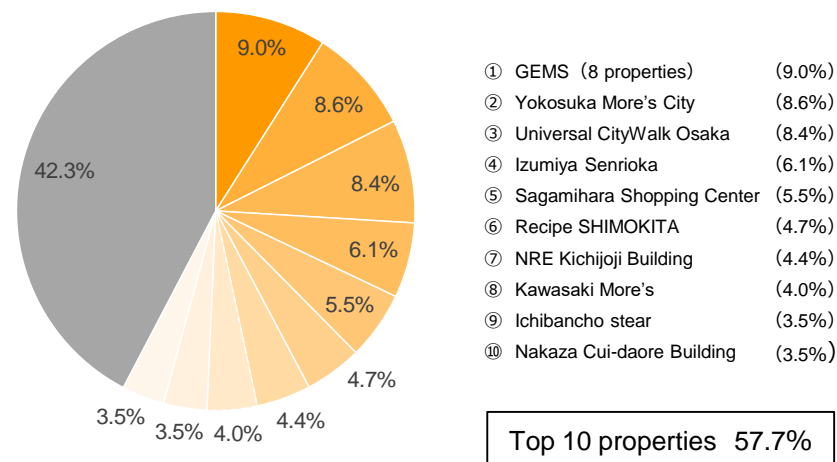


UCW : Change in rent (index)



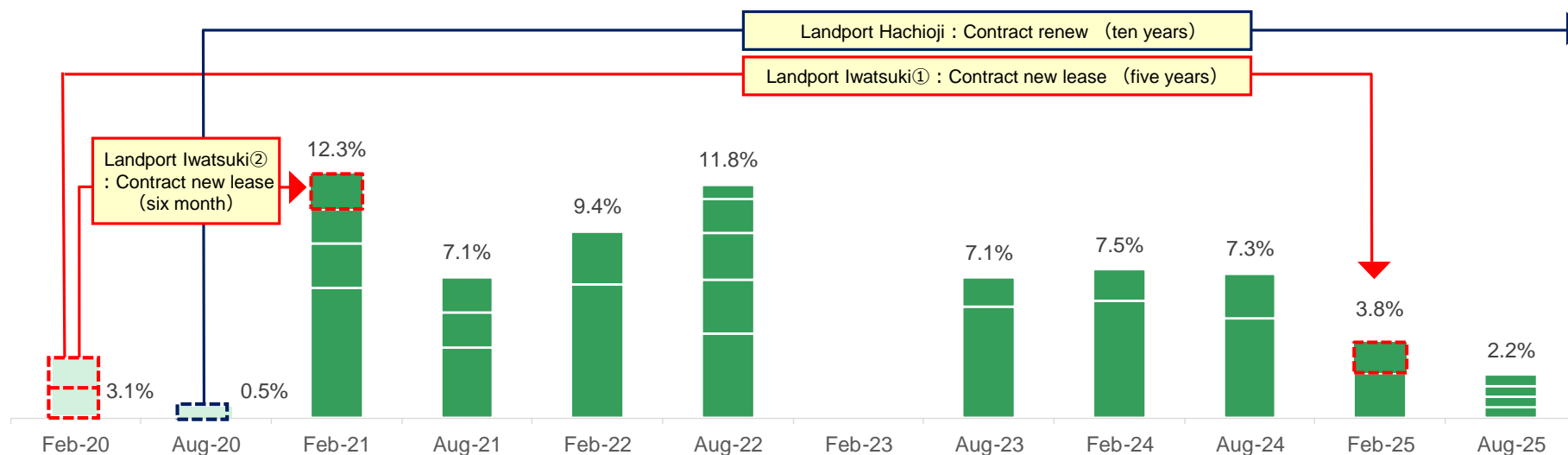
(Note) Sales-linked rent and total rent from 2015.3~2016.2 are indexed at 100.

NOI breakdown of retail properties at the end of Feb. 2020 FP



Asset Management Status – Logistics –

Lease maturities (rent basis)

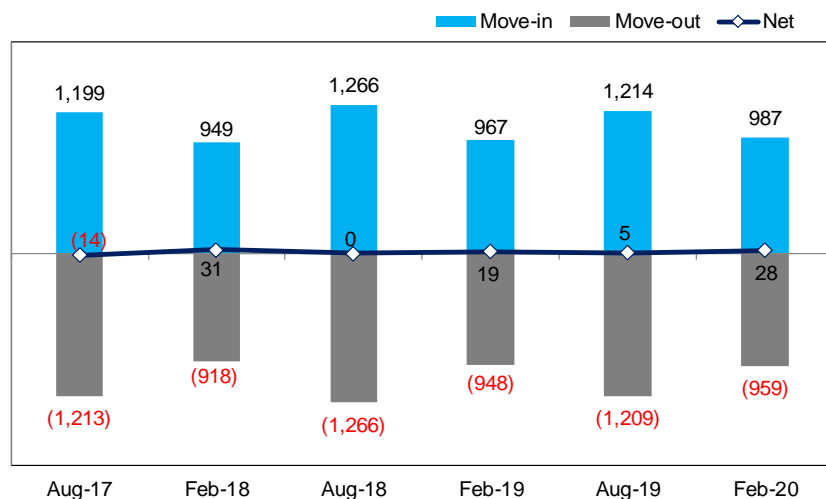


Rent renewals

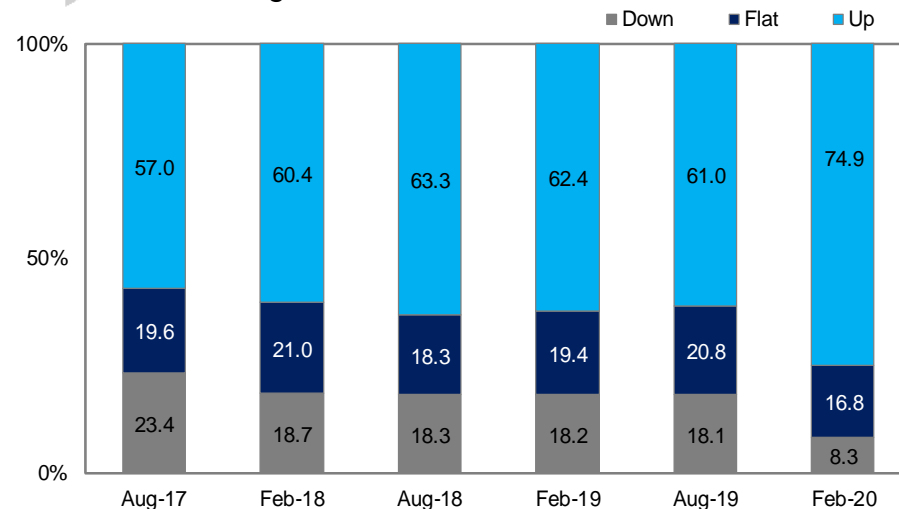
Property	Tenant	Rent type	2020	2021		2022	Remarks
			Aug.	Feb.	Aug.	Feb.	
Landport Hachioji	Nihon Tosho Yuso Co.,Ltd.	Fixed					Negotiating
Landport Hachioji	Oriental Standard Japan Co.,Ltd.	Fixed					Contract signed
Landport Hachioji	KANAGAWA LC Corporation	Fixed					Contract signed
Landport Hachioji	Nakano Shokai co.,Ltd.	Fixed					Negotiating
Landport Kashiwa-shonan II	Undisclosed and other 1 company	Fixed					Negotiating
Landport Atsugi	KATO SANGYO CO., LTD.	Fixed					Negotiating

Asset Management Status – Residential –

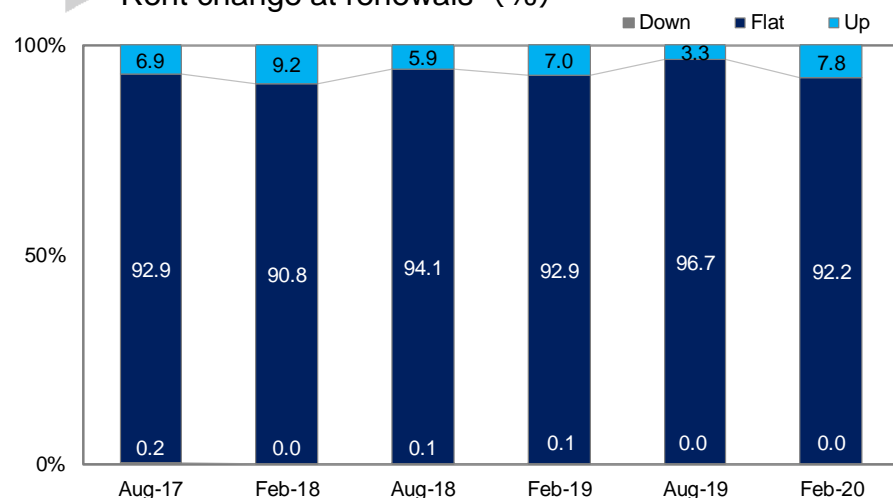
Change in move-ins and move-outs (unit)



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



Rent change at renewals (%)



Occupancy rate by area

	Aug-17	Feb-18	Aug-18	Feb-19	Aug-19	Feb-20
Total	96.7%	97.2%	97.0%	97.2%	96.8%	97.3%
Tokyo area	97.0%	97.3%	97.6%	98.1%	97.1%	98.1%
Sapporo	96.4%	98.2%	96.7%	96.6%	96.3%	95.5%
Sendai	93.1%	96.6%	95.0%	96.5%	97.3%	93.8%
Nagoya	95.9%	97.2%	96.3%	92.1%	94.9%	95.0%
Osaka	95.7%	94.1%	93.0%	91.7%	96.2%	94.9%
Fukuoka	96.9%	99.0%	96.3%	97.4%	96.2%	98.8%

(Note) From the presentation material of the fiscal period ended February 2020, Figures were recounted and revised for the purpose the subject area is the residential area excluding the area used as retail stores, including the actual results for the previous fiscal periods.

ESG Measures (External Certification)

► NMF's Initiatives

<MSCI Japan ESG Select Leader's Index>



MSCI Japan ESG
Select Leaders Index

NMF obtained "A" at the MSCI ESG Ratings, upgrading two ranks from "BB" previous year.

<GRESB>



"5-Star"

in the Real Estate Assessment for
three consecutive years



"A"

in the Public Disclosure Level
for three consecutive years

< DBJ Green Building Certification > < BELS Certification >



DBJ Green Building

- 79 properties certified in total
- Certified rate is 63.3% (Note)



- 28 properties certified in total
- Certified rate is 20.0% (Note)

(Note) The figure is calculated based on the floor area excluding land as of Feb.29, 2020.

<ESG Annual Report>



NMF's ESG initiatives and activities for fiscal year as well as external environmental certifications acquired are introduced in the report. The first ESG annual report dated June 2019 is available on the official website.

► Initiatives by Asset Management Company

Principles for Responsible Investment(PRI)

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

United Nations Environment Programme Finance Initiative (UNEP FI)

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

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

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

Signatory of:



Top 10 Tenants by Leased Space

No	Tenant	Asset Type	Property Name	Leased space (㎡)	Weight in portfolio (%)
1	(Not disclosed)	Logistics	Landport Kawagoe Landport Hachioji II	89,812.56	4.6
2	Ito-Yokado Co., Ltd.	Retail	Sagamihara shopping center	60,991.12	3.1
3	(Not disclosed)	Logistics	Landport Ome I	58,383.71	3.0
		Office	Shinjuku Nomura Building		
4	Fukuyama Transporting Co., Ltd.	Logistics	Sagamihara Onodai Logistics Center	57,448.03	2.9
5	Neovia Logistics Services, LLC	Logistics	Sagamihara Tana Logistics Center	50,450.00	2.6
6	Yokohama Okadaya Co., Ltd.	Retail	Yokosuka More's City Kawasaki More's	48,193.96	2.5
7	(Not disclosed)	Logistics	Kawaguchi Ryoke Logistics Center	42,840.91	2.2
8	ASKUL Corporation	Logistics	Landport Itabashi	37,276.71	1.9
9	H2O asset management Co.,Ltd.	Retail	Izumiya Senrioka Izumiya Obayashi	36,113.48	1.9
10	Otsuka Warehouse Co.,Ltd.	Logistics	Landport Urayasu	35,104.40	1.8
Top 10 tenants total				516,614.88	26.5

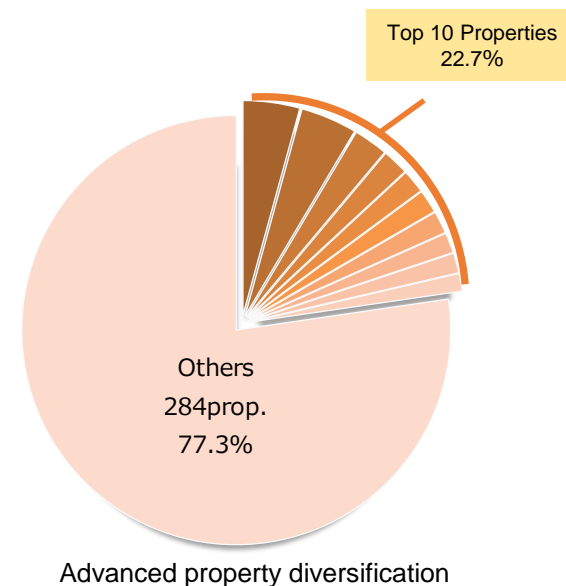
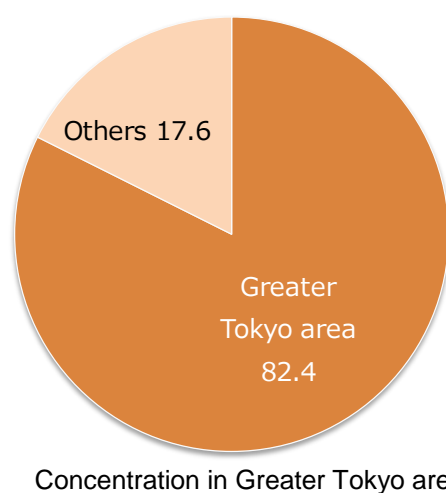
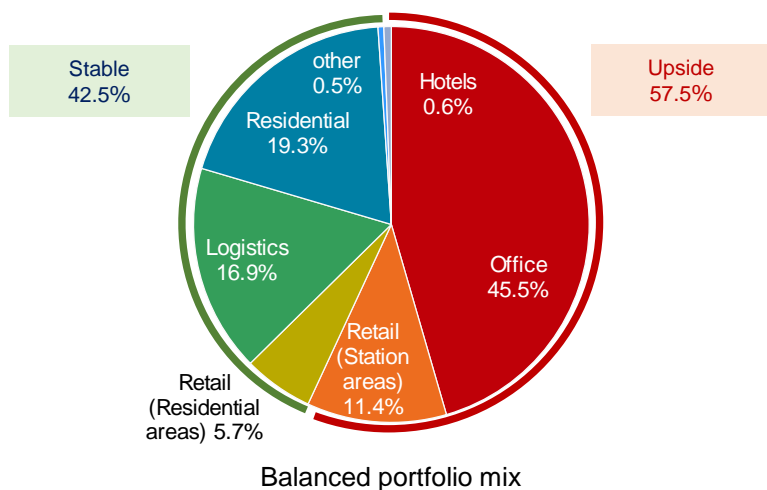
(Note) Pass-through type master lease contracts are excluded from the calculation

Portfolio Summary as of February 29, 2020

Portfolio Summary

	Number of properties	Acquisition price (¥ mln)	Appraisal value (¥ mln)	Building age (years)	Floor area (㎡)	Leased area (㎡)
Total	294	1,031,039	1,158,232	18.9	2,359,823.59	1,951,125.98
Office	67	469,205	525,030	24.7	814,027.48	490,294.12
Retail	50	176,527	203,205	17.6	388,567.08	367,404.85
Retail(Station areas)	23	117,641	133,310	17.0	166,433.57	121,331.85
Retail(Residential areas)	27	58,886	69,895	19.0	222,133.51	246,073.00
Logistics	20	174,690	204,180	10.8	775,570.71	764,634.17
Residential	154	199,467	213,847	13.8	373,959.23	306,585.27
Hotels	2	6,250	6,550	11.8	7,699.09	7,776.22
Other	1	4,900	5,420	-	-	14,431.35

Portfolio Data



Portfolio List

				Aug. 2019				Feb. 2020				Comparison b/w Aug.2019 and Feb.2020			
Area	Use	Property name	Acquisition price (million yen)	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	46,403	49,800	3.6	3,396	46,474	49,800	3.6	3,325	0	0.0	0.0
Of-T-002	Tokyo	Office	NRE Tennozu Building	20,500	20,708	22,000	4.1	1,291	20,728	22,400	4.0	1,671	400	1.8	-0.1
Of-T-003	Tokyo	Office	Kojimachi Millennium Garden	26,700	26,410	27,600	3.8	1,189	26,363	28,100	3.7	1,736	500	1.8	-0.1
Of-T-006	Tokyo	Office	NMF Shinjuku Minamiguchi Building	10,000	10,131	12,300	3.5	2,168	10,133	12,400	3.4	2,266	100	0.8	-0.1
Of-T-007	Tokyo	Office	NMF Shibuya Koen-dori Building	10,400	10,457	11,000	3.7	542	10,480	10,700	3.6	219	-300	-2.7	-0.1
Of-T-008	Tokyo	Office	Secom Medical Building	11,100	10,805	12,000	3.8	1,194	10,762	12,200	3.7	1,437	200	1.7	-0.1
Of-T-009	Tokyo	Office	NMF Shiba Building	7,040	7,066	7,360	4.2	293	7,064	7,420	4.1	355	60	0.8	-0.1
Of-T-010	Tokyo	Office	Nishi Shinjuku Showa Building	8,140	8,130	8,050	4.3	-80	8,124	8,070	4.2	-54	20	0.2	-0.1
Of-T-011	Tokyo	Office	NRE Shibuya Dogenzaka Building	5,310	5,302	5,770	3.7	467	5,311	5,840	3.6	528	70	1.2	-0.1
Of-T-013	Tokyo	Office	Iwamoto-cho Toyo Building	4,050	4,057	4,750	3.7	692	4,047	4,800	3.6	752	50	1.1	-0.1
Of-T-015	Tokyo	Office	NMF Surugadai Building	4,690	4,681	5,590	3.7	908	4,677	5,630	3.7	952	40	0.7	0.0
Of-T-016	Tokyo	Office	PMO Nihonbashi Honcho	4,320	4,134	4,840	3.5	705	4,123	5,000	3.4	876	160	3.3	-0.1
Of-T-017	Tokyo	Office	PMO Nihonbashi Kayabacho	5,010	4,828	6,120	3.5	1,291	4,805	6,210	3.4	1,404	90	1.5	-0.1
Of-T-018	Tokyo	Office	NMF Gotanda Ekimae Building	4,430	4,630	5,110	4.4	479	4,633	5,200	4.4	566	90	1.8	0.0
Of-T-019	Tokyo	Office	NRE Higashi-nihonbashi Building	3,570	3,609	4,150	4.1	540	3,664	4,160	4.0	495	10	0.2	-0.1
Of-T-020	Tokyo	Office	PMO Akihabara	4,240	4,067	5,490	3.7	1,422	4,068	5,580	3.6	1,511	90	1.6	-0.1
Of-T-021	Tokyo	Office	Hatchobori NF Building	2,480	2,452	2,530	3.8	77	2,448	2,540	3.7	91	10	0.4	-0.1
Of-T-022	Tokyo	Office	NMF Kanda Iwamotocho Building	4,160	4,225	4,340	3.9	114	4,214	4,390	3.8	175	50	1.2	-0.1
Of-T-023	Tokyo	Office	NMF Takanawa Building	2,830	2,831	3,320	4.0	488	2,839	3,350	3.9	510	30	0.9	-0.1
Of-T-024	Tokyo	Office	PMO Hatchobori	2,880	2,745	3,510	3.7	764	2,724	3,570	3.6	845	60	1.7	-0.1
Of-T-026	Tokyo	Office	PMO Nihonbashi Odenmachi	2,210	2,132	2,720	3.9	587	2,117	2,930	3.8	812	210	7.7	-0.1
Of-T-028	Tokyo	Office	PMO Higashi-nihonbashi	1,690	1,590	2,020	4.0	429	1,579	2,050	3.9	470	30	1.5	-0.1
Of-T-029	Tokyo	Office	NRE Ueno Building	6,470	6,531	6,980	3.8	448	6,555	7,030	3.7	474	50	0.7	-0.1
Of-T-031	Tokyo	Office	NF Hongo Building.	4,890	4,848	5,040	4.5	191	4,862	5,170	4.4	307	130	2.6	-0.1
Of-T-034	Tokyo	Office	Crystal Park Building	3,390	3,343	3,370	4.7	26	3,343	3,450	4.6	106	80	2.4	-0.1
Of-T-035	Tokyo	Office	NMF Kichijoji Honcho Building	1,780	1,851	2,110	4.4	258	1,846	2,130	4.3	283	20	0.9	-0.1
Of-T-036	Tokyo	Office	Faret Tachikawa Center Square	3,850	3,810	4,610	4.3	799	3,860	4,630	4.2	769	20	0.4	-0.1
Of-T-037	Tokyo	Office	NMF Kawasaki Higashiguchi Building	7,830	7,936	9,310	4.7	1,373	7,940	9,320	4.6	1,379	10	0.1	-0.1
Of-T-038	Tokyo	Office	NMF Yokohama Nishiguchi Building	5,460	5,639	7,330	4.0	1,690	5,619	7,550	3.9	1,930	220	3.0	-0.1
Of-T-039	Tokyo	Office	NMF Shin-Yokohama Building	2,620	2,798	3,080	4.7	281	2,804	3,080	4.6	275	0	0.0	-0.1
Of-T-041	Tokyo	Office	PMO Tamachi	6,210	6,153	7,540	3.3	1,386	6,134	8,150	3.2	2,015	610	8.1	-0.1
Of-T-042	Tokyo	Office	PMO Ginza Hatchome	3,970	3,946	4,900	3.2	953	3,942	5,000	3.1	1,057	100	2.0	-0.1
Of-T-043	Tokyo	Office	PMO Shibakoen	3,900	3,859	5,170	3.4	1,310	3,849	5,240	3.3	1,390	70	1.4	-0.1
Of-T-044	Tokyo	Office	NEC Head Office Building	44,100	44,357	45,300	3.8	942	44,342	45,400	3.7	1,057	100	0.2	-0.1
Of-T-045	Tokyo	Office	Harumi Island Triton Square Office Tower Y	18,200	18,011	18,700	3.9	688	17,974	18,800	3.8	825	100	0.5	-0.1
Of-T-046	Tokyo	Office	NMF Aoyama 1-chome Building	10,400	10,461	13,500	3.2	3,038	10,473	13,600	3.1	3,126	100	0.7	-0.1
Of-T-047	Tokyo	Office	NMF Takebashi Building	8,330	8,267	8,880	3.8	612	8,312	8,970	3.7	657	90	1.0	-0.1
Of-T-048	Tokyo	Office	Harumi Island Triton Square Office Tower Z	8,180	8,084	8,750	3.9	665	8,065	8,880	3.8	814	130	1.5	-0.1
Of-T-049	Tokyo	Office	NMF Kayabacho Building	6,070	6,091	7,200	4.0	1,108	6,100	7,530	3.9	1,429	330	4.6	-0.1
Of-T-050	Tokyo	Office	NMF Shinjuku EAST Building	5,710	5,657	6,280	3.9	622	5,686	6,370	3.8	683	90	1.4	-0.1
Of-T-051	Tokyo	Office	NMF Shiba-Koen Building	3,620	3,785	4,120	3.7	334	3,792	4,280	3.6	487	160	3.9	-0.1
Of-T-052	Tokyo	Office	NMF Ginza 4-chome Building	1,850	1,891	2,300	3.5	408	1,922	2,300	3.5	377	0	0.0	0.0
Of-T-053	Tokyo	Office	Faret East Building	1,850	1,887	2,090	4.3	202	1,875	2,100	4.2	224	10	0.5	-0.1

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AreaUseProperty nameAcquisition price (million yen)				Aug. 2019				Feb. 2020				Comparison b/w Aug.2019 and Feb.2020			
				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-054	Tokyo	Office	PMO Shinnihonbashi	4,440	4,429	5,050	3.5	620	4,414	5,150	3.4	735	100	2.0	-0.1
Of-T-055	Tokyo	Office	PMO Hirakawacho	3,410	3,412	4,140	3.3	727	3,400	4,220	3.2	819	80	1.9	-0.1
Of-T-056	Tokyo	Office	PMO Nihonbashi Mitsukoshi-mae	4,310	4,348	4,900	3.0	551	4,335	5,470	2.9	1,134	570	11.6	-0.1
Of-T-057	Tokyo	Office	PMO Shibadaimon	2,130	2,148	2,370	3.4	221	2,144	2,410	3.3	265	40	1.7	-0.1
Of-T-058	Tokyo	Office	PMO Tamachi Higashi	10,900	11,019	11,700	3.3	680	10,985	12,000	3.2	1,014	300	2.6	-0.1
Of-T-059	Tokyo	Office	PMO Hatchobori Shinkawa	3,805	3,849	4,130	3.6	280	3,836	4,220	3.5	383	90	2.2	-0.1
Of-T-060	Tokyo	Office	PMO Kyobashi Higashi	2,880	2,916	3,090	3.5	173	2,907	3,180	3.4	272	90	2.9	-0.1
Of-T-061	Tokyo	Office	PMO Ochanomizu	3,890	3,930	4,200	3.4	269	3,918	4,300	3.3	381	100	2.4	-0.1
Of-T-062	Tokyo	Office	PMO Akihabara Kita	8,450	—	—	—	—	8,536	9,110	3.4	573	-	-	-
Of-T-063	Tokyo	Office	PMO Higashi-Shinbashi	4,730	—	—	—	—	4,796	5,240	3.3	443	-	-	-
Of-S-001	Other	Office	Sapporo North Plaza	6,250	6,350	7,760	4.5	1,409	6,376	7,790	4.4	1,413	30	0.4	-0.1
Of-S-002	Other	Office	NRE Sapporo Building	4,140	3,807	4,550	4.6	742	3,787	4,550	4.5	762	0	0.0	-0.1
Of-S-004	Other	Office	NMF Sendai Aoba-dori Building	2,030	2,201	2,560	5.4	358	2,201	2,690	5.4	488	130	5.1	0.0
Of-S-005	Other	Office	NMF Utsunomiya Building	2,320	2,524	2,390	5.3	-134	2,513	2,370	5.3	-143	-20	-0.8	0.0
Of-S-006	Other	Office	NMF Nagoya Fushimi Building	2,240	2,064	2,540	4.3	475	2,043	2,640	4.2	596	100	3.9	-0.1
Of-S-007	Other	Office	NMF Nagoya Yanagibashi Building	2,280	2,340	2,220	4.9	-120	2,356	2,190	4.8	-166	-30	-1.4	-0.1
Of-S-008	Other	Office	Omron Kyoto Center Building	18,300	18,033	19,000	4.6	966	18,015	19,300	4.5	1,284	300	1.6	-0.1
Of-S-009	Other	Office	SORA Shin-Osaka 21	12,100	11,968	11,100	4.3	-868	11,980	11,200	4.2	-780	100	0.9	-0.1
Of-S-010	Other	Office	NRE Osaka Building	6,100	7,201	6,410	4.5	-791	7,348	6,420	4.4	-928	10	0.2	-0.1
Of-S-011	Other	Office	NRE Nishi-Umeda Building	3,450	3,519	3,680	4.3	160	3,535	3,790	4.2	254	110	3.0	-0.1
Of-S-012	Other	Office	NRE Yotsubashi Building	4,000	4,071	4,350	4.4	278	4,108	4,410	4.3	301	60	1.4	-0.1
Of-S-013	Other	Office	NRE Hiroshima Building	2,280	2,289	2,740	5.5	450	2,342	2,740	5.4	397	0	0.0	-0.1
Of-S-014	Other	Office	NMF Hakata Ekimae Building	4,210	4,175	5,560	4.5	1,384	4,172	5,700	4.4	1,527	140	2.5	-0.1
Of-S-015	Other	Office	NMF Tenjin-Minami Building	2,230	2,100	2,440	4.6	339	2,084	2,620	4.5	535	180	7.4	-0.1
				469,205	459,326	503,810	-	44,483	472,836	525,030	-	52,193	6,870	1.4	-
Rt-T-002	Tokyo	Retail	Yokosuka More's City	13,640	13,775	15,700	4.8	1,924	13,766	15,700	4.8	1,933	0	0.0	0.0
Rt-T-003	Tokyo	Retail	Recipe SHIMOKITA	10,407	10,436	11,200	4.0	763	10,397	11,500	3.9	1,102	300	2.7	-0.1
Rt-T-004	Tokyo	Retail	Kawasaki More's	6,080	6,776	8,710	4.1	1,933	6,734	8,580	4.1	1,845	-130	-1.5	0.0
Rt-T-005	Tokyo	Retail	EQUINIA Shinjuku	4,260	4,311	5,150	3.8	838	4,306	5,240	3.7	933	90	1.7	-0.1
Rt-T-006	Tokyo	Retail	EQUINA Ikebukuro	3,990	4,042	4,490	4.2	447	4,035	4,540	4.1	504	50	1.1	-0.1
Rt-T-007	Tokyo	Retail	covima machida	3,440	3,791	4,380	4.2	588	3,787	4,380	4.2	592	0	0.0	0.0
Rt-T-008	Tokyo	Retail	Nitori Makuhari	3,080	2,764	3,890	4.7	1,125	2,743	3,960	4.6	1,216	70	1.8	-0.1
Rt-T-009	Tokyo	Retail	Konami Sports Club Fuchu	2,730	2,565	3,350	5.1	784	2,558	3,350	5.0	791	0	0.0	-0.1
Rt-T-010	Tokyo	Retail	FESTA SQUARE	2,600	2,308	3,400	4.9	1,091	2,285	3,470	4.8	1,184	70	2.1	-0.1
Rt-T-011	Tokyo	Retail	GEMS Shibuya	2,490	2,402	2,920	4.3	517	2,390	2,900	4.2	509	-20	-0.7	-0.1
Rt-T-012	Tokyo	Retail	Sundai Azamino	1,700	1,524	2,080	4.9	555	1,508	2,120	4.8	611	40	1.9	-0.1
Rt-T-013	Tokyo	Retail	EQUINIA Aobadai	1,560	1,598	2,490	4.8	891	1,594	2,580	4.7	985	90	3.6	-0.1
Rt-T-014	Tokyo	Retail	Megalos Kanagawa	1,000	960	1,540	5.3	579	956	1,550	5.2	593	10	0.6	-0.1
Rt-T-015	Tokyo	Retail	Mitsubishi Motors Meguro (※1)	2,740	2,764	3,270	5.3	505	2,764	3,330	5.3	565	60	1.8	0.0
Rt-T-016	Tokyo	Retail	Mitsubishi Motors Chofu (※1)	1,760	1,776	1,760	5.2	-16	1,776	1,750	5.2	-26	-10	-0.6	0.0
Rt-T-018	Tokyo	Retail	Mitsubishi Motors Nerima (※1)	1,240	1,251	1,400	5.5	148	1,251	1,420	5.5	168	20	1.4	0.0
Rt-T-019	Tokyo	Retail	Mitsubishi Motors Kawasaki (※1)	950	959	1,260	6.1	300	959	1,300	6.1	340	40	3.2	0.0
Rt-T-020	Tokyo	Retail	Mitsubishi Motors Takaido (※1)	850	859	879	5.1	19	859	877	5.1	17	-2	-0.2	0.0

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AreaUseProperty nameAcquisition price (million yen)					Aug. 2019				Feb. 2020				Comparison b/w Aug.2019 and Feb.2020			
					Book value (million yen)	Appraisal value (million yen)	Cap rate (%)	Gain or Loss (million yen)	Book value (million yen)	Appraisal value (million yen)	Cap rate (%)	Gain or Loss (million yen)	Appraisal value		Cap rate	
													(million yen)	change(%)		
																(million yen)
Rt-T-021	Tokyo	Retail	Mitsubishi Motors Katsushika (※1)	800	808	885	5.3	76	808	888	5.3	79	3	0.3	0.0	
Rt-T-022	Tokyo	Retail	Mitsubishi Motors Higashikurume (※1)	800	808	892	6.3	83	808	894	6.3	85	2	0.2	0.0	
Rt-T-023	Tokyo	Retail	Mitsubishi Motors Setagaya (※1)	770	779	1,020	5.3	240	779	1,070	5.3	290	50	4.9	0.0	
Rt-T-025	Tokyo	Retail	Mitsubishi Motors Sekimachi (※1)	600	606	696	5.5	89	606	701	5.5	94	5	0.7	0.0	
Rt-T-026	Tokyo	Retail	Mitsubishi Motors Higashiyamato (※1)	450	455	532	7.6	76	455	534	7.6	78	2	0.4	0.0	
Rt-T-027	Tokyo	Retail	Mitsubishi Motors Motosumiyoshi (※1)	370	375	396	5.9	20	375	402	5.9	26	6	1.5	0.0	
Rt-T-028	Tokyo	Retail	Mitsubishi Motors Kawagoe (※1)	350	355	399	5.3	43	355	400	5.3	44	1	0.3	0.0	
Rt-T-029	Tokyo	Retail	Mitsubishi Motors Edogawa (※1)	200	204	182	5.5	-22	204	182	5.5	-22	0	0.0	0.0	
Rt-T-030	Tokyo	Retail	Mitsubishi Motors Sayama (※1)	160	163	182	7.9	18	163	185	7.9	21	3	1.6	0.0	
Rt-T-031	Tokyo	Retail	NRE Kichijoji Building	10,410	10,284	11,300	3.9	1,015	10,252	11,500	3.8	1,247	200	1.8	-0.1	
Rt-T-032	Tokyo	Retail	GEMS Ichigaya	2,080	2,061	2,170	3.8	108	2,053	2,210	3.7	156	40	1.8	-0.1	
Rt-T-033	Tokyo	Retail	Sagamihara Shopping Center	6,840	6,882	6,960	5.6	77	6,863	6,950	5.6	86	-10	-0.1	0.0	
Rt-T-034	Tokyo	Retail	Musashiurawa Shopping Square	2,720	2,609	2,920	6.8	310	2,595	2,900	6.8	304	-20	-0.7	0.0	
Rt-T-036	Tokyo	Retail	Summit Store Naritahigashi (Land)	700	747	801	3.7	53	747	792	3.6	44	-9	-1.1	-0.1	
Rt-T-037	Tokyo	Retail	GEMS Daimon	2,060	2,047	2,140	3.8	92	2,038	2,150	3.7	111	10	0.5	-0.1	
Rt-T-038	Tokyo	Retail	GEMS Kanda	1,500	1,493	1,560	3.9	66	1,487	1,570	3.8	82	10	0.6	-0.1	
Rt-T-039	Tokyo	Retail	Summit Store Mukodaicho	5,100	5,111	5,180	4.4	68	5,098	5,260	4.3	161	80	1.5	-0.1	
Rt-T-040	Tokyo	Retail	GEMS Shinbashi	2,810	2,848	2,870	3.7	21	2,839	2,800	3.7	-39	-70	-2.4	0.0	
Rt-T-041	Tokyo	Retail	GEMS Kayabacho	2,594	2,617	2,730	4.1	112	2,605	2,750	4.0	144	20	0.7	-0.1	
Rt-T-042	Tokyo	Retail	Summit Store Honamanuma	2,160	2,179	2,880	4.5	700	2,175	2,880	4.5	704	0	0.0	0.0	
Rt-T-043	Tokyo	Retail	GEMS Shin-Yokohama	1,820	1,833	1,890	5.1	56	1,827	1,920	5.0	92	30	1.6	-0.1	
Rt-S-001	Other	Retail	Universal CityWalk Osaka	15,500	15,304	18,100	4.5	2,795	15,226	17,900	4.4	2,673	-200	-1.1	-0.1	
Rt-S-002	Other	Retail	Izumiya Senrioka	8,930	8,449	11,500	4.7	3,050	8,530	11,500	4.7	2,969	0	0.0	0.0	
Rt-S-004	Other	Retail	Izumiya Yao	4,406	4,072	5,600	5.1	1,527	4,063	5,590	5.1	1,526	-10	-0.2	0.0	
Rt-S-005	Other	Retail	Izumiya Obayashi	3,020	3,210	4,120	5.1	909	3,209	4,120	5.1	910	0	0.0	0.0	
Rt-S-006	Other	Retail	Ichibancho stear	4,700	4,513	5,660	4.2	1,146	4,488	5,660	4.2	1,171	0	0.0	0.0	
Rt-S-007	Other	Retail	EQUINIA Aobadori	1,640	1,383	2,000	4.8	616	1,365	2,010	4.8	644	10	0.5	0.0	
Rt-S-008	Other	Retail	MEL Building	1,060	1,054	1,200	5.2	145	1,051	1,200	5.1	148	0	0.0	-0.1	
Rt-S-009	Other	Retail	nORBESA	8,500	8,630	8,540	4.7	-90	8,621	8,930	4.6	308	390	4.6	-0.1	
Rt-S-010	Other	Retail	Nakaza Cui-daore Building	11,600	12,139	11,100	3.5	-1,039	12,128	10,800	3.4	-1,328	-300	-2.7	-0.1	
Rt-S-011	Other	Retail	NMF Kobe Myodani Building	3,560	3,598	3,610	4.5	11	3,593	3,640	4.4	46	30	0.8	-0.1	
Rt-S-012	Other	Retail	GEMS Namba	3,800	3,838	4,270	3.9	431	3,836	4,370	3.8	533	100	2.3	-0.1	
					176,527	176,340	202,154	-	25,813	175,934	203,205	-	27,270	1,051	0.5	-
Lg-T-001	Tokyo	Logistics	Landport Urayasu	17,400	16,347	22,200	3.9	5,852	16,263	21,900	3.9	5,636	-300	-1.4	0.0	
Lg-T-002	Tokyo	Logistics	Landport Itabashi	15,710	14,749	19,400	4.1	4,650	14,676	19,400	4.1	4,723	0	0.0	0.0	
Lg-T-003	Tokyo	Logistics	Landport Kawagoe	13,700	12,193	16,600	4.6	4,406	12,068	16,800	4.6	4,731	200	1.2	0.0	
Lg-T-004	Tokyo	Logistics	Landport Atsugi	11,410	10,463	12,000	4.2	1,536	10,348	12,000	4.2	1,651	0	0.0	0.0	
Lg-T-005	Tokyo	Logistics	Sagamihara Tana Logistics Center	10,600	9,912	12,700	4.6	2,787	9,876	13,000	4.5	3,123	300	2.4	-0.1	
Lg-T-006	Tokyo	Logistics	Sagamihara Onodai Logistics Center	8,700	7,996	11,200	4.6	3,203	7,964	11,400	4.5	3,435	200	1.8	-0.1	
Lg-T-007	Tokyo	Logistics	Landport Hachioji	8,250	7,447	9,880	4.5	2,432	7,371	9,890	4.5	2,518	10	0.1	0.0	
Lg-T-008	Tokyo	Logistics	Landport Kasukabe	7,340	6,452	8,610	4.6	2,157	6,372	8,610	4.6	2,237	0	0.0	0.0	
Lg-T-010	Tokyo	Logistics	Asugi Minami Logistics Center B Tower	4,590	4,218	5,730	4.3	1,511	4,179	5,720	4.3	1,540	-10	-0.2	0.0	
Lg-T-011	Tokyo	Logistics	Hanyu Logistics Center	3,810	3,432	4,490	5.0	1,057	3,386	4,590	4.9	1,203	100	2.2	-0.1	

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					(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)
Lg-T-012	Tokyo	Logistics	Kawaguchi Logistics Center B Tower	3,750	3,618	4,370	4.6	751	3,606	4,450	4.5	843	80	1.8	-0.1
Lg-T-013	Tokyo	Logistics	Kawaguchi Logistics Center A Tower	2,830	2,769	3,510	4.8	740	2,777	3,560	4.7	782	50	1.4	-0.1
Lg-T-014	Tokyo	Logistics	Atsugi Minami Logistics Center A Tower	2,690	2,548	3,440	4.3	891	2,535	3,440	4.3	904	0	0.0	0.0
Lg-T-015	Tokyo	Logistics	Kawaguchi Ryoike Logistics Center	10,790	10,447	13,200	4.2	2,752	10,386	13,600	4.1	3,213	400	3.0	-0.1
Lg-T-016	Tokyo	Logistics	Landport Kashiwa Shonan II	10,800	10,668	11,500	4.7	831	10,614	11,600	4.6	985	100	0.9	-0.1
Lg-T-017	Tokyo	Logistics	Landport Kashiwa Shonan I	9,900	9,851	10,100	4.8	248	9,803	10,200	4.7	396	100	1.0	-0.1
Lg-T-018	Tokyo	Logistics	Landport Hachioji II	9,230	9,286	9,290	4.4	3	9,245	9,480	4.3	234	190	2.0	-0.1
Lg-T-019	Tokyo	Logistics	Landport Iwatsuki	6,090	6,127	6,080	4.6	-47	6,116	6,180	4.5	63	100	1.6	-0.1
Lg-T-020	Tokyo	Logistics	Landport Ome I	13,640	13,813	14,200	4.5	386	13,834	14,300	4.4	465	100	0.7	-0.1
Lg-S-005	Other	Logistics	Hirakata Kuzuha Logistics Center	3,460	3,363	3,970	4.7	606	3,341	4,060	4.6	718	90	2.3	-0.1
				174,690	165,708	202,470	-	36,761	164,769	204,180	-	39,410	1,710	0.8	-
Rs-T-001	Tokyo	Residential	PROUD FLAT Shirokane Takanawa	3,400	3,264	3,540	4.0	275	3,247	3,540	3.9	292	0	0.0	-0.1
Rs-T-002	Tokyo	Residential	PROUD FLAT Yoyogi Uehara	989	965	971	4.1	5	962	994	4.0	31	23	2.4	-0.1
Rs-T-003	Tokyo	Residential	PROUD FLAT Hatsudai	713	689	789	4.2	99	686	716	4.1	29	-73	-9.3	-0.1
Rs-T-004	Tokyo	Residential	PROUD FLAT Shibuya Sakuragaoka	750	720	710	4.1	-10	716	723	4.0	6	13	1.8	-0.1
Rs-T-005	Tokyo	Residential	PROUD FLAT Gakugei Daigaku	746	710	805	4.1	94	708	843	4.0	134	38	4.7	-0.1
Rs-T-006	Tokyo	Residential	PROUD FLAT Meguro Gyoninzaka	939	898	1,020	4.1	121	892	1,050	4.0	157	30	2.9	-0.1
Rs-T-007	Tokyo	Residential	PROUD FLAT Sumida Riverside	2,280	2,145	2,530	4.1	384	2,130	2,590	4.0	459	60	2.4	-0.1
Rs-T-008	Tokyo	Residential	PROUD FLAT Kagurazaka	1,590	1,510	1,770	4.1	259	1,499	1,650	4.0	150	-120	-6.8	-0.1
Rs-T-009	Tokyo	Residential	PROUD FLAT Waseda	1,110	1,052	1,140	4.1	87	1,045	1,170	4.0	124	30	2.6	-0.1
Rs-T-010	Tokyo	Residential	PROUD FLAT Shinjuku Kawadacho	932	885	961	4.1	75	879	1,020	4.0	140	59	6.1	-0.1
Rs-T-011	Tokyo	Residential	PROUD FLAT Sangen Jaya	1,190	1,126	1,200	4.2	73	1,118	1,220	4.1	101	20	1.7	-0.1
Rs-T-012	Tokyo	Residential	PROUD FLAT Kamata	1,160	1,081	1,220	4.3	138	1,071	1,240	4.2	168	20	1.6	-0.1
Rs-T-013	Tokyo	Residential	PROUD FLAT Kamata II	3,320	3,115	3,390	4.2	274	3,090	3,460	4.1	369	70	2.1	-0.1
Rs-T-014	Tokyo	Residential	PROUD FLAT Shin-Otsuka	623	580	560	4.3	-20	574	573	4.2	-1	13	2.3	-0.1
Rs-T-015	Tokyo	Residential	PROUD FLAT Kiyosumi Shirakawa	928	872	957	4.3	84	864	978	4.2	113	21	2.2	-0.1
Rs-T-016	Tokyo	Residential	PROUD FLAT Monzen Nakacho II	652	618	619	4.3	0	614	634	4.2	19	15	2.4	-0.1
Rs-T-017	Tokyo	Residential	PROUD FLAT Monzen Nakacho I	1,030	961	978	4.3	16	953	1,000	4.2	46	22	2.2	-0.1
Rs-T-018	Tokyo	Residential	PROUD FLAT Fujimidai	1,470	1,390	1,710	4.6	319	1,382	1,780	4.7	397	70	4.1	0.1
Rs-T-019	Tokyo	Residential	PROUD FLAT Asakusa Komagata	1,920	1,789	2,240	4.1	450	1,774	2,270	4.0	495	30	1.3	-0.1
Rs-T-020	Tokyo	Residential	PROUD FLAT Yokohama	2,090	1,955	2,280	4.5	324	1,938	2,310	4.4	371	30	1.3	-0.1
Rs-T-021	Tokyo	Residential	PROUD FLAT Kamioooka	2,710	2,535	2,750	4.7	214	2,514	2,810	4.6	295	60	2.2	-0.1
Rs-T-022	Tokyo	Residential	PROUD FLAT Tsurumi II	1,650	1,539	1,820	4.5	280	1,524	1,890	4.4	365	70	3.8	-0.1
Rs-T-023	Tokyo	Residential	PRIME URBAN Azabu Juban	1,100	1,102	1,010	4.1	-92	1,099	1,010	4.1	-89	0	0.0	0.0
Rs-T-024	Tokyo	Residential	PRIME URBAN Akasaka	938	927	970	4.0	42	924	974	4.0	49	4	0.4	0.0
Rs-T-025	Tokyo	Residential	PRIME URBAN Tamachi	972	942	977	4.3	34	937	1,000	4.3	62	23	2.4	0.0
Rs-T-026	Tokyo	Residential	PRIME URBAN Shibaura LOFT	1,830	1,749	1,960	4.2	210	1,738	2,010	4.1	271	50	2.6	-0.1
Rs-T-028	Tokyo	Residential	PRIME URBAN Yoyogi	359	346	339	4.2	-7	344	340	4.2	-4	1	0.3	0.0
Rs-T-029	Tokyo	Residential	PRIME URBAN Ebisu II	1,140	1,122	1,400	3.7	277	1,118	1,470	3.6	351	70	5.0	-0.1
Rs-T-030	Tokyo	Residential	PRIME URBAN Bancho	1,090	1,069	1,140	4.2	70	1,063	1,140	4.2	76	0	0.0	0.0
Rs-T-031	Tokyo	Residential	PRIME URBAN Chiyoda Fujimi	679	660	677	4.2	16	656	678	4.2	21	1	0.1	0.0
Rs-T-032	Tokyo	Residential	PRIME URBAN Iidabashi	2,040	1,962	1,860	4.2	-102	1,952	1,860	4.2	-92	0	0.0	0.0
Rs-T-033	Tokyo	Residential	PRIME URBAN Ebisu	1,260	1,251	1,300	4.3	48	1,248	1,300	4.3	51	0	0.0	0.0

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	Area	Use	Property name	Acquisition price (million yen)	Aug. 2019				Feb. 2020				Comparison b/w Aug.2019 and Feb.2020		
					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-034	Tokyo	Residential	PRIME URBAN Naka Meguro	1,410	1,387	1,410	4.1	22	1,383	1,410	4.1	26	0	0.0	0.0
Rs-T-035	Tokyo	Residential	PRIME URBAN Gakugei Daigaku	775	749	830	4.1	80	746	849	4.0	102	19	2.3	-0.1
Rs-T-036	Tokyo	Residential	PRIME URBAN Senzoku	474	463	474	4.2	10	461	484	4.1	22	10	2.1	-0.1
Rs-T-037	Tokyo	Residential	PRIME URBAN Meguro Riverside	414	391	400	4.1	8	390	413	4.0	22	13	3.3	-0.1
Rs-T-038	Tokyo	Residential	PRIME URBAN Meguro Ohashi Hills	2,970	2,850	3,140	4.1	289	2,834	3,230	4.0	395	90	2.9	-0.1
Rs-T-039	Tokyo	Residential	PRIME URBAN Meguro Aobadai	1,310	1,277	1,630	3.7	352	1,272	1,690	3.6	417	60	3.7	-0.1
Rs-T-040	Tokyo	Residential	PRIME URBAN Gakugei Daigaku II	1,080	1,049	1,270	3.8	220	1,047	1,300	3.7	252	30	2.4	-0.1
Rs-T-041	Tokyo	Residential	PRIME URBAN Naka Meguro II	2,850	2,822	3,260	3.8	437	2,824	3,370	3.7	545	110	3.4	-0.1
Rs-T-042	Tokyo	Residential	PRIME URBAN Meguro Kachidoki	2,570	2,586	2,440	4.4	-146	2,612	2,450	4.4	-162	10	0.4	0.0
Rs-T-043	Tokyo	Residential	PRIME URBAN Shinkawa	2,100	2,091	2,300	4.4	208	2,085	2,450	4.3	364	150	6.5	-0.1
Rs-T-044	Tokyo	Residential	PRIME URBAN Nihonbashi Yokoyamacho	4,220	4,003	4,570	4.2	566	3,976	4,710	4.1	733	140	3.1	-0.1
Rs-T-045	Tokyo	Residential	PRIME URBAN Nihonbashi Hamacho	1,550	1,498	1,820	4.0	321	1,496	1,870	3.9	373	50	2.7	-0.1
Rs-T-046	Tokyo	Residential	PRIME URBAN Hongo Ikizaka	557	531	616	4.2	84	527	631	4.1	103	15	2.4	-0.1
Rs-T-047	Tokyo	Residential	PRIME URBAN Hakusan	866	810	965	4.1	154	802	974	4.0	171	9	0.9	-0.1
Rs-T-048	Tokyo	Residential	PRIME URBAN Yotsuya Gaen Higashi	1,490	1,469	1,420	4.1	-49	1,463	1,460	4.0	-3	40	2.8	-0.1
Rs-T-050	Tokyo	Residential	PRIME URBAN Nishi Shinjuku I	1,090	1,055	1,200	4.2	144	1,049	1,230	4.1	180	30	2.5	-0.1
Rs-T-051	Tokyo	Residential	PRIME URBAN Nishi Shinjuku II	885	850	879	4.0	28	844	896	3.9	51	17	1.9	-0.1
Rs-T-052	Tokyo	Residential	PRIME URBAN Shinjuku Naitomachi	430	430	441	4.1	10	429	450	4.0	20	9	2.0	-0.1
Rs-T-053	Tokyo	Residential	PRIME URBAN Nishi Waseda	421	395	454	4.1	58	393	460	4.0	66	6	1.3	-0.1
Rs-T-054	Tokyo	Residential	PRIME URBAN Shinjuku Ochiai	594	595	635	4.6	39	594	639	4.5	44	4	0.6	-0.1
Rs-T-055	Tokyo	Residential	PRIME URBAN Mejiro	1,430	1,392	1,630	4.1	237	1,387	1,690	4.0	302	60	3.7	-0.1
Rs-T-056	Tokyo	Residential	PRIME URBAN Kagurazaka	2,900	2,767	3,310	3.9	542	2,751	3,430	3.8	678	120	3.6	-0.1
Rs-T-057	Tokyo	Residential	PRIME URBAN Sangen Jaya III	718	718	645	4.6	-73	715	659	4.5	-56	14	2.2	-0.1
Rs-T-058	Tokyo	Residential	PRIME URBAN Chitose Karasuyama	717	735	640	4.6	-95	733	650	4.5	-83	10	1.6	-0.1
Rs-T-060	Tokyo	Residential	PRIME URBAN Sangen Jaya	724	697	726	4.2	28	695	743	4.1	47	17	2.3	-0.1
Rs-T-061	Tokyo	Residential	PRIME URBAN Minami Karasuyama	667	630	758	4.4	127	626	758	4.3	131	0	0.0	-0.1
Rs-T-062	Tokyo	Residential	PRIME URBAN Karasuyama Galleria	549	519	587	4.3	67	519	579	4.2	59	-8	-1.4	-0.1
Rs-T-063	Tokyo	Residential	PRIME URBAN Karasuyama Court	338	322	365	4.3	42	320	357	4.2	36	-8	-2.2	-0.1
Rs-T-065	Tokyo	Residential	PRIME URBAN Chitose Funabashi	746	711	734	4.3	22	706	750	4.2	43	16	2.2	-0.1
Rs-T-066	Tokyo	Residential	PRIME URBAN Yoga	1,390	1,336	1,610	3.9	273	1,329	1,660	3.8	330	50	3.1	-0.1
Rs-T-067	Tokyo	Residential	PRIME URBAN Shinagawa Nishi	494	486	412	4.6	-74	485	421	4.5	-64	9	2.2	-0.1
Rs-T-068	Tokyo	Residential	PRIME URBAN Osaki	1,860	1,814	1,880	4.1	65	1,803	1,920	4.0	116	40	2.1	-0.1
Rs-T-069	Tokyo	Residential	PRIME URBAN Oimachi II	1,040	1,083	1,060	4.5	-23	1,089	1,080	4.4	-9	20	1.9	-0.1
Rs-T-070	Tokyo	Residential	PRIME URBAN Yukigaya	951	943	752	4.6	-191	941	784	4.5	-157	32	4.3	-0.1
Rs-T-071	Tokyo	Residential	PRIME URBAN Omori	905	868	865	4.2	-3	862	885	4.1	22	20	2.3	-0.1
Rs-T-072	Tokyo	Residential	PRIME URBAN Denenchofu Minami	774	728	721	4.4	-7	726	736	4.3	9	15	2.1	-0.1
Rs-T-073	Tokyo	Residential	PRIME URBAN Nagahara Kamiikeda	1,720	1,673	1,800	4.0	126	1,665	1,860	3.9	194	60	3.3	-0.1
Rs-T-075	Tokyo	Residential	PRIME URBAN Nakano Kamitakada	498	468	543	4.5	74	464	528	4.4	63	-15	-2.8	-0.1
Rs-T-076	Tokyo	Residential	PRIME URBAN Takaide	1,060	1,054	806	4.7	-248	1,050	821	4.6	-229	15	1.9	-0.1
Rs-T-077	Tokyo	Residential	PRIME URBAN Nishi Ogikubo	414	402	426	4.3	23	400	431	4.2	30	5	1.2	-0.1
Rs-T-078	Tokyo	Residential	PRIME URBAN Nishi Ogikubo II	1,790	1,749	1,950	3.9	200	1,744	1,990	3.8	245	40	2.1	-0.1
Rs-T-079	Tokyo	Residential	PRIME URBAN Otsuka	730	698	700	4.3	1	693	713	4.2	19	13	1.9	-0.1
Rs-T-080	Tokyo	Residential	PRIME URBAN Komagome	437	435	399	4.7	-36	434	402	4.7	-32	3	0.8	0.0

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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(%)
Rs-T-081	Tokyo	Residential	PRIME URBAN Ikebukuro	3,800	3,632	4,270	4.0	637	3,611	4,410	3.9	798	140	3.3	-0.1
Rs-T-082	Tokyo	Residential	PRIME URBAN Monzen Nakacho	2,420	2,317	2,480	4.3	162	2,301	2,500	4.3	198	20	0.8	0.0
Rs-T-083	Tokyo	Residential	PRIME URBAN Kameido	779	729	769	4.6	39	721	770	4.6	48	1	0.1	0.0
Rs-T-084	Tokyo	Residential	PRIME URBAN Sumiyoshi	632	593	616	4.5	22	587	619	4.5	31	3	0.5	0.0
Rs-T-085	Tokyo	Residential	PRIME URBAN Mukojima	528	522	482	4.7	-40	518	483	4.7	-35	1	0.2	0.0
Rs-T-086	Tokyo	Residential	PRIME URBAN Kinshi Koen	1,290	1,202	1,240	4.5	37	1,190	1,260	4.5	69	20	1.6	0.0
Rs-T-087	Tokyo	Residential	PRIME URBAN Kinshicho	758	715	735	4.8	19	709	735	4.8	25	0	0.0	0.0
Rs-T-088	Tokyo	Residential	PRIME URBAN Hirai	722	671	707	4.6	35	664	709	4.6	44	2	0.3	0.0
Rs-T-089	Tokyo	Residential	PRIME URBAN Kasai	640	600	628	4.6	27	594	629	4.6	34	1	0.2	0.0
Rs-T-090	Tokyo	Residential	PRIME URBAN Kasai II	981	914	915	4.6	0	903	915	4.6	11	0	0.0	0.0
Rs-T-091	Tokyo	Residential	PRIME URBAN Kasai East	1,140	1,067	1,250	4.5	182	1,057	1,280	4.4	222	30	2.4	-0.1
Rs-T-093	Tokyo	Residential	PRIME URBAN Itabashi Kuyakushomae	1,080	1,012	1,180	4.6	167	1,002	1,230	4.5	227	50	4.2	-0.1
Rs-T-094	Tokyo	Residential	PRIME URBAN Asakusa	384	384	305	4.7	-79	383	310	4.7	-73	5	1.6	0.0
Rs-T-095	Tokyo	Residential	PRIME URBAN Machiya South Court	1,910	1,849	2,020	4.8	170	1,848	2,100	4.7	251	80	4.0	-0.1
Rs-T-096	Tokyo	Residential	PRIME URBAN Musashi Koganei	1,910	1,909	2,010	5.0	100	1,910	2,050	4.9	139	40	2.0	-0.1
Rs-T-097	Tokyo	Residential	PRIME URBAN Musashino Hills	1,280	1,275	1,350	4.9	74	1,274	1,370	4.8	95	20	1.5	-0.1
Rs-T-098	Tokyo	Residential	PRIME URBAN Koganei Honcho	791	758	869	4.8	110	754	886	4.7	131	17	2.0	-0.1
Rs-T-099	Tokyo	Residential	PRIME URBAN Kuregawa	1,520	1,396	1,530	5.1	133	1,380	1,530	5.1	149	0	0.0	0.0
Rs-T-100	Tokyo	Residential	PRIME URBAN Musashi Kosugi comodo	1,940	1,964	2,210	4.7	245	1,958	2,340	4.6	381	130	5.9	-0.1
Rs-T-101	Tokyo	Residential	PRIME URBAN Kawasaki	962	941	1,060	4.7	118	953	1,090	4.6	136	30	2.8	-0.1
Rs-T-102	Tokyo	Residential	PRIME URBAN Shinyurigaoka	1,020	960	1,220	4.6	259	951	1,250	4.5	298	30	2.5	-0.1
Rs-T-103	Tokyo	Residential	PRIME URBAN Tsurumi Teraya	493	489	406	4.9	-83	486	412	4.8	-74	6	1.5	-0.1
Rs-T-105	Tokyo	Residential	PRIME URBAN Urayasu	804	763	803	4.5	39	761	843	4.4	81	40	5.0	-0.1
Rs-T-106	Tokyo	Residential	PRIME URBAN Gyotoku I	633	602	625	4.6	22	600	654	4.5	53	29	4.6	-0.1
Rs-T-107	Tokyo	Residential	PRIME URBAN Gyotoku II	730	693	719	4.6	25	692	791	4.5	98	72	10.0	-0.1
Rs-T-108	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae	488	460	477	4.5	16	457	493	4.4	35	16	3.4	-0.1
Rs-T-109	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae II	469	454	525	4.6	70	454	553	4.5	98	28	5.3	-0.1
Rs-T-110	Tokyo	Residential	PRIME URBAN Gyotoku III	747	726	845	4.6	118	728	889	4.5	160	44	5.2	-0.1
Rs-T-111	Tokyo	Residential	PRIME URBAN Nishi Funabashi	761	703	768	4.6	64	694	806	4.5	111	38	4.9	-0.1
Rs-T-112	Tokyo	Residential	PRIME URBAN Kawaguchi	1,580	1,503	1,710	5.0	206	1,494	1,720	4.9	225	10	0.6	-0.1
Rs-T-113	Tokyo	Residential	PROUD FLAT Hatchobori	920	930	1,090	3.8	159	925	1,140	3.7	214	50	4.6	-0.1
Rs-T-114	Tokyo	Residential	PROUD FLAT Itabashi Honcho	720	722	853	4.1	130	716	893	4.0	176	40	4.7	-0.1
Rs-T-115	Tokyo	Residential	PRIME URBAN Meguro Mita	1,058	1,122	1,110	4.1	-12	1,119	1,130	4.0	10	20	1.8	-0.1
Rs-T-116	Tokyo	Residential	Fukasawa House Towers H&I	7,140	7,056	7,670	4.1	613	7,057	7,820	4.0	762	150	2.0	-0.1
Rs-T-117	Tokyo	Residential	PRIME URBAN Toyosu	5,290	5,121	5,650	4.3	528	5,090	5,810	4.2	719	160	2.8	-0.1
Rs-T-118	Tokyo	Residential	PRIME URBAN Nihonbashi Kayabacho	2,850	2,793	3,020	4.2	226	2,783	3,100	4.1	316	80	2.6	-0.1
Rs-T-119	Tokyo	Residential	PRIME URBAN Yoga II	1,320	1,286	1,330	4.1	43	1,280	1,340	4.0	59	10	0.8	-0.1
Rs-T-120	Tokyo	Residential	PRIME URBAN Musashi-Koganei II	1,310	1,271	1,420	4.4	148	1,265	1,430	4.3	164	10	0.7	-0.1
Rs-T-121	Tokyo	Residential	PRIME URBAN Gakugei Daigaku Parkfront	1,300	1,382	1,340	4.1	-42	1,379	1,370	4.0	-9	30	2.2	-0.1
Rs-T-122	Tokyo	Residential	PROUD FLAT Omori III	1,110	1,136	1,290	3.9	153	1,130	1,330	3.8	199	40	3.1	-0.1
Rs-T-123	Tokyo	Residential	PROUD FLAT Kinshicho	785	804	948	3.9	143	798	974	3.8	175	26	2.7	-0.1
Rs-T-124	Tokyo	Residential	PROUD FLAT Sangenjaya II	2,750	2,820	3,000	3.9	179	2,809	3,090	3.8	280	90	3.0	-0.1
Rs-T-125	Tokyo	Residential	PROUD FLAT Sotokanda	2,280	2,354	2,560	3.8	205	2,343	2,650	3.7	306	90	3.5	-0.1

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				Aug. 2019				Feb. 2020				Comparison b/w Aug.2019 and Feb.2020			
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				(million yen)	(million yen)	(%)	(million yen)	(million yen)	(million yen)	(%)	(million yen)	(million yen)	change(%)	change(%)	
Rs-T-126	Tokyo	Residential	PROUD FLAT Noborito	1,216	1,263	1,350	4.5	86	1,255	1,380	4.4	124	30	2.2	-0.1
Rs-T-127	Tokyo	Residential	PROUD FLAT Yoyogi Hachiman	966	995	1,090	3.8	94	991	1,120	3.7	128	30	2.8	-0.1
Rs-T-128	Tokyo	Residential	PROUD FLAT Nakaotiai	844	874	892	4.1	17	870	908	4.0	37	16	1.8	-0.1
Rs-T-129	Tokyo	Residential	PROUD FLAT Shibuya Tomigaya	3,960	—	—	—	—	4,075	4,440	4.0	364	-	-	-
Rs-T-130	Tokyo	Residential	PROUD FLAT Miyazakidai	1,390	—	—	—	—	1,458	1,490	4.5	31	-	-	-
Rs-T-131	Tokyo	Residential	PROUD FLAT Asakusabashi III	1,230	—	—	—	—	1,280	1,260	4.2	-20	-	-	-
Rs-S-001	Other	Residential	PROUD FLAT Itsutsubashi	652	590	682	5.1	91	583	695	5.0	111	13	1.9	-0.1
Rs-S-002	Other	Residential	PROUD FLAT Kawaramachi	735	658	692	5.1	33	649	690	5.0	40	-2	-0.3	-0.1
Rs-S-003	Other	Residential	PROUD FLAT Shin Osaka	1,620	1,468	1,770	4.7	301	1,449	1,790	4.6	340	20	1.1	-0.1
Rs-S-005	Other	Residential	PRIME URBAN Kita Juyo Jo	274	253	267	4.8	13	250	270	4.7	19	3	1.1	-0.1
Rs-S-006	Other	Residential	PRIME URBAN Odori Koen I	502	461	485	4.9	23	456	496	4.8	39	11	2.3	-0.1
Rs-S-007	Other	Residential	PRIME URBAN Odori Koen II	334	309	298	4.9	-11	306	305	4.8	-1	7	2.3	-0.1
Rs-S-008	Other	Residential	PRIME URBAN Kita Juichi Jo	547	496	605	5.2	108	490	573	5.1	82	-32	-5.3	-0.1
Rs-S-009	Other	Residential	PRIME URBAN Miyanosawa	475	428	504	5.3	75	422	476	5.2	53	-28	-5.6	-0.1
Rs-S-010	Other	Residential	PRIME URBAN Odori Higashi	394	360	430	5.3	69	356	405	5.2	48	-25	-5.8	-0.1
Rs-S-011	Other	Residential	PRIME URBAN Chiji Kokan	249	223	279	5.2	55	221	259	5.1	37	-20	-7.2	-0.1
Rs-S-012	Other	Residential	PRIME URBAN Maruyama	229	206	232	5.2	25	206	218	5.1	11	-14	-6.0	-0.1
Rs-S-013	Other	Residential	PRIME URBAN Kita Nijuyo Jo	437	394	469	5.3	74	389	447	5.2	57	-22	-4.7	-0.1
Rs-S-014	Other	Residential	PRIME URBAN Sapporo Idaimae	616	559	651	5.2	91	552	625	5.1	72	-26	-4.0	-0.1
Rs-S-015	Other	Residential	PRIME URBAN Sapporo Riverfront	4,480	4,100	4,650	5.3	549	4,054	4,720	5.2	665	70	1.5	-0.1
Rs-S-016	Other	Residential	PRIME URBAN Kita Sanjo Dori	1,730	1,569	1,870	5.2	300	1,552	1,900	5.1	347	30	1.6	-0.1
Rs-S-017	Other	Residential	PRIME URBAN Nagamachi Icchome	1,140	1,051	1,080	5.3	28	1,040	1,100	5.2	59	20	1.9	-0.1
Rs-S-018	Other	Residential	PRIME URBAN Yaotome Chuo	466	420	445	5.4	24	414	431	5.3	16	-14	-3.1	-0.1
Rs-S-019	Other	Residential	PRIME URBAN Tsutsumidori Amamiya	949	936	953	5.2	16	934	959	5.1	24	6	0.6	-0.1
Rs-S-020	Other	Residential	PRIME URBAN Aoi	712	672	671	4.9	-1	667	671	4.9	3	0	0.0	0.0
Rs-S-021	Other	Residential	PRIME URBAN Kanayama	553	503	603	4.9	99	500	605	4.8	104	2	0.3	-0.1
Rs-S-022	Other	Residential	PRIME URBAN Tsurumai	1,020	924	1,080	4.9	155	912	1,050	4.8	137	-30	-2.8	-0.1
Rs-S-023	Other	Residential	PRIME URBAN Kamimaezu	1,590	1,464	1,670	4.9	205	1,451	1,680	4.8	228	10	0.6	-0.1
Rs-S-024	Other	Residential	PRIME URBAN Izumi	3,770	3,479	4,010	4.8	530	3,445	4,020	4.7	574	10	0.2	-0.1
Rs-S-029	Other	Residential	PRIME URBAN Sakaisuji Honmachi	1,810	1,672	1,940	4.5	267	1,655	1,990	4.4	334	50	2.6	-0.1
Rs-S-030	Other	Residential	PRIME URBAN Hakata	588	542	595	5.0	52	536	599	4.9	62	4	0.7	-0.1
Rs-S-031	Other	Residential	PRIME URBAN Yakuin Minami	265	242	282	4.9	39	240	287	4.8	46	5	1.8	-0.1
Rs-S-032	Other	Residential	PRIME URBAN Kashii	398	359	344	5.2	-15	356	345	5.1	-11	1	0.3	-0.1
Rs-S-033	Other	Residential	PRIME URBAN Hakata Higashi	622	566	534	5.1	-32	559	537	5.0	-22	3	0.6	-0.1
Rs-S-034	Other	Residential	PRIME URBAN Chihaya	604	561	571	5.1	9	556	576	5.0	19	5	0.9	-0.1
Rs-S-036	Other	Residential	Serenite Shinsaibashi Grande	5,567	5,778	5,650	4.1	-128	5,783	5,770	4.0	-13	120	2.1	-0.1
				199,467	186,108	202,715	-	16,606	191,942	213,847	-	21,904	3,942	1.9	-
Ht-S-001	Other	Hotels	Hotel Vista Sapporo Odori	3,600	3,742	3,860	4.5	117	3,725	3,860	4.4	134	0	0.0	-0.1
Ht-S-002	Other	Hotels	Red Planet Naha Okinawa	2,650	2,686	2,700	4.9	13	2,675	2,690	4.9	14	-10	-0.4	0.0
				6,250	6,428	6,560	-	131	6,400	6,550	-	149	-10	-0.2	-
Ot-T-001	Tokyo	Other	Ryotokuji University Shin-Urayasu Campus(Land) (※1)	4,900	5,136	5,380	3.9	243	5,136	5,420	3.9	283	40	0.7	0.0
				4,900	5,136	5,380	-	243	5,136	5,420	-	283	40	0.7	-
				1,031,039	999,049	1,123,089	-	124,039	1,017,019	1,158,232	-	141,212	13,603	1.2	-

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

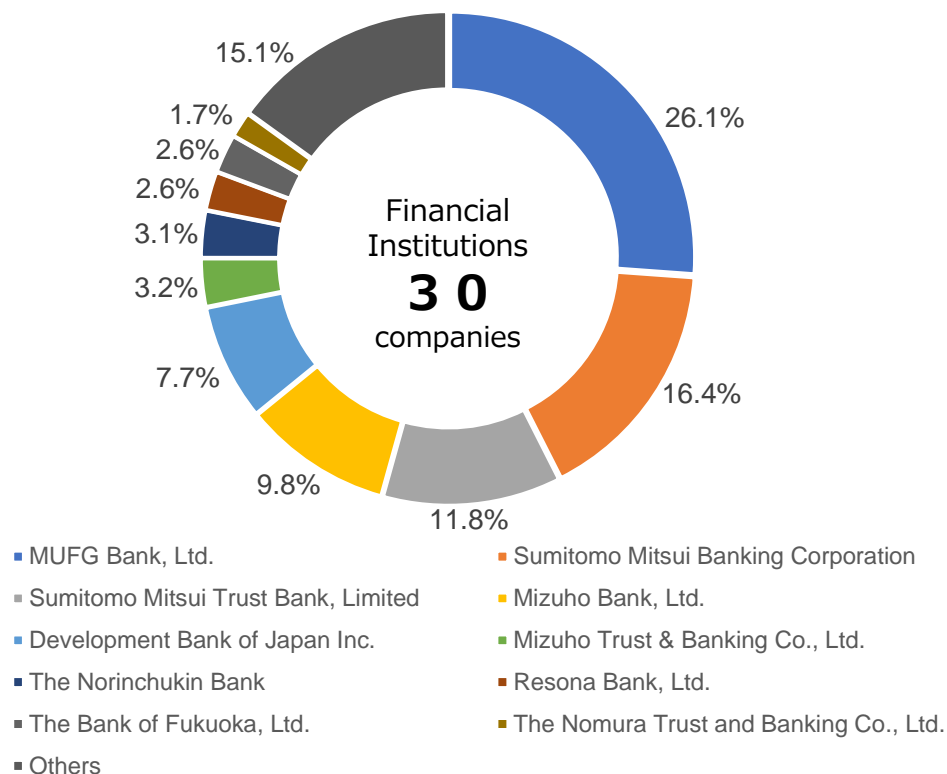
(*2) Period-to-period change in appraisal value is calculated excluding properties acquired in the February 2020 FP.

Diversification of Interest-bearing Debt Procurement

Status of Interest-bearing Debt

Total amount of Interest-bearing Debt	¥510,727 mln
Borrowings	¥480,727 mln
Corporate Bonds	¥30,000 mln

Diversification of Lenders

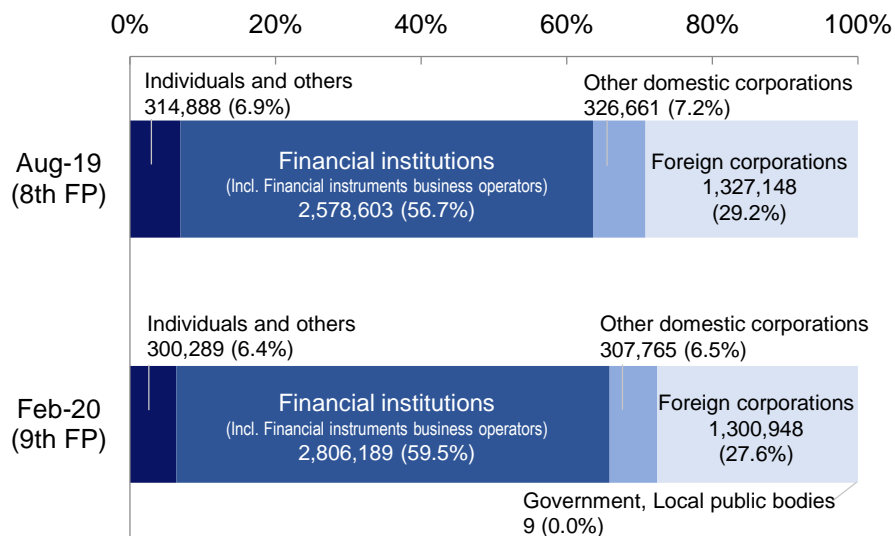


Corporate Bonds

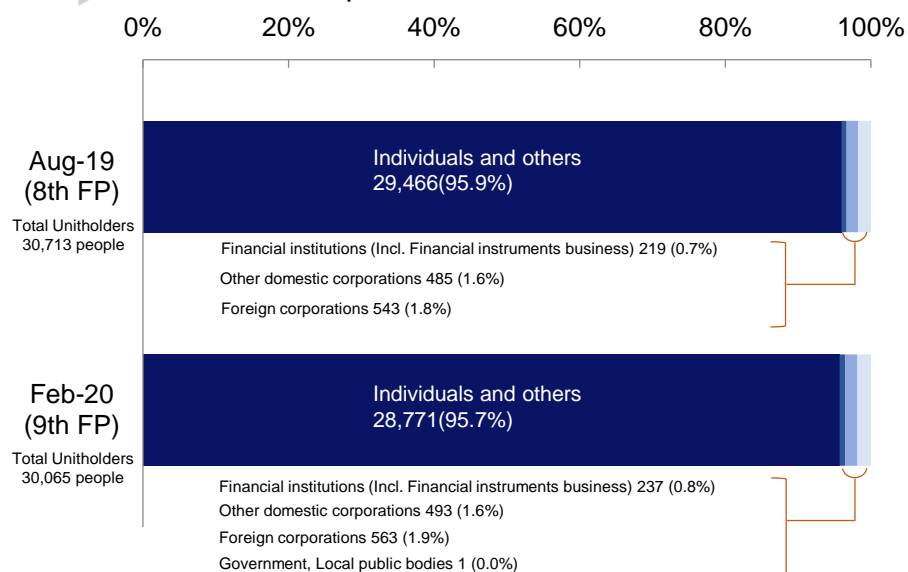
Name	Amount Issued (¥mln)	Annual Coupon (%)	Issue Date	Maturity Period
Former NOF Unsecured Bonds No.2	5,000	2.47	2005/3/16	2020/3/16
NMF Unsecured Bonds No.1	3,000	0.87	2014/10/30	2024/10/30
Former NOF Unsecured Bonds No.10	6,000	1.02	2014/11/25	2024/11/25
NMF Unsecured Bonds No.2	2,000	0.59	2017/11/16	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.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

Unitholders

Number of investment units



Unitholder composition



Breakdown of financial institutions (unit)

	Aug.2019 (8th Period)		Feb.2020 (9th Period)	
Banks	148,610	3.3%	145,898	3.1%
Trust Banks	2,043,788	44.9%	2,195,162	46.6%
Life Insurance Companies	24,874	0.5%	29,496	0.6%
Non-Life Insurance Companies	29,993	0.7%	14,705	0.3%
Other Financial Institutions, Financial Instruments Business Operators	331,338	7.3%	420,928	8.9%
	2,578,603	56.7%	2,806,189	59.5%

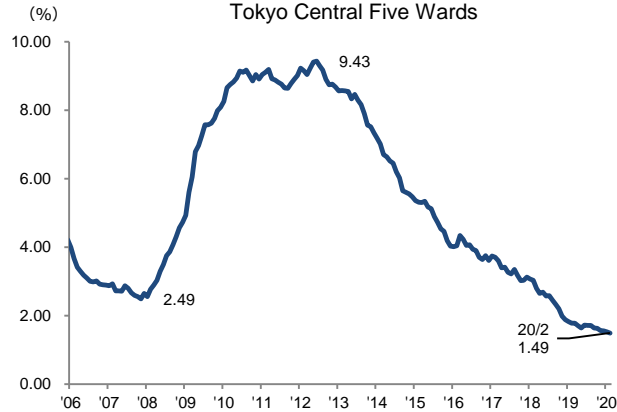
Top10 unitholders

	Unitholders	Unit	Ratio
1	Japan Trustee Services Bank, Ltd.	971,376	20.6%
2	The Master Trust Bank of Japan, Ltd.	782,983	16.6%
3	The Nomura Trust and Banking Co., Ltd.	213,830	4.5%
4	Nomura Real Estate Development Co., Ltd.	210,671	4.5%
5	STATE STREET BANK WEST CLIENT – TREATY 505234	138,301	2.9%
6	Trust & Custody Services Bank, Ltd.	117,763	2.5%
7	JP Morgan Securities Japan Co., Ltd.	67,727	1.4%
8	JAPAN SECURITIES FINANCE CO., LTD.	64,156	1.4%
9	STATE STREET BANK AND TRUST COMPANY 505103	59,403	1.3%
10	JP MORGAN CHASE BANK 385771	51,095	1.1%
	Total	2,677,305	56.8%

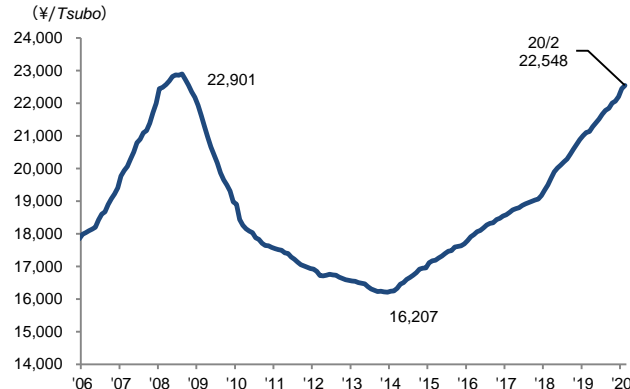
Market Review ~Leasing Market~

Office

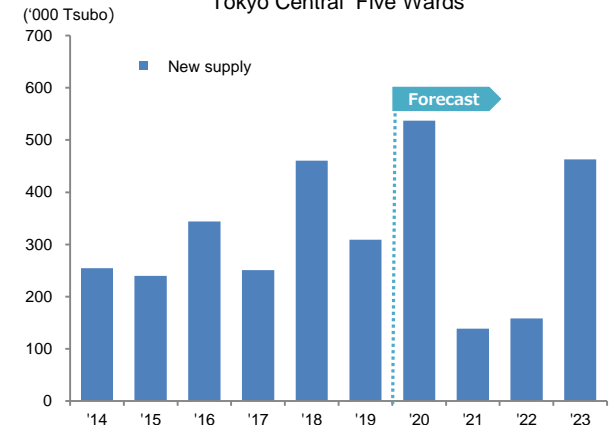
Vacancy Rate
Tokyo Central Five Wards



Average Monthly Rent
Tokyo Central Five Wards

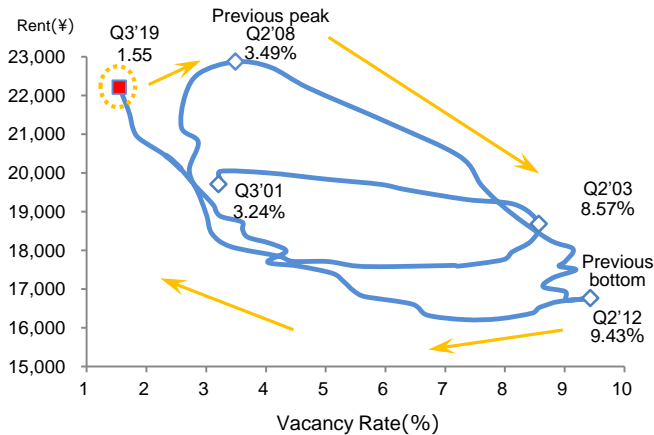


Office Building Supply
Tokyo Central Five Wards



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

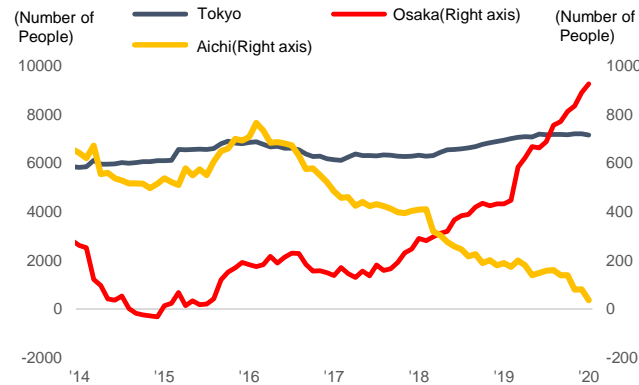
Rent and Vacancy Rate Matrix
(Tokyo Central Five Wards)



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

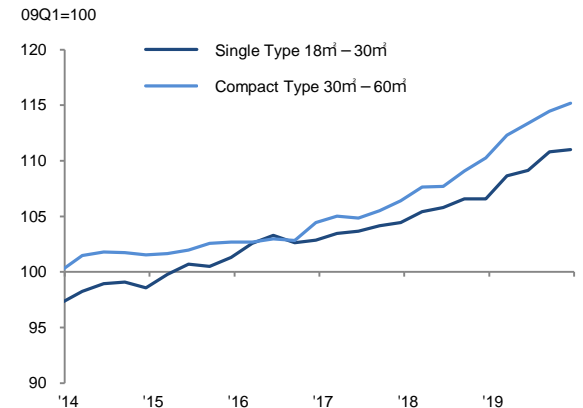
Residential

Net Population Inflow (12-month moving average)



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

Rental Condominium Rent Index (Tokyo's 23 wards)

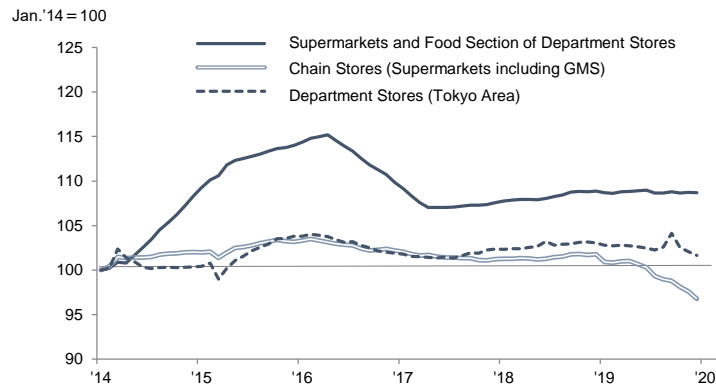


Source: Prepared by NREAM based on data from At Home Co., Ltd. and Sumitomo Mitsui Trust Research Institute Co., Ltd.

Market Review ~Leasing Market~

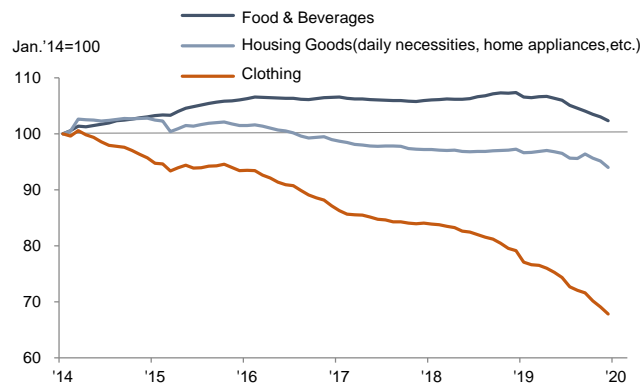
Retail

Retail Sales Volume by Store Type
(12-month moving average)



Source: Prepared by NREAM based on data from the Ministry of Economy, Trade and Industry, Japan Chain Store Association, Japan Department Stores Association

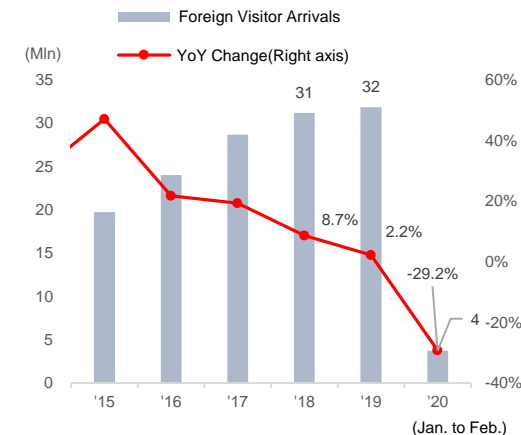
Retail Sales Volume by Product Type
(12-month moving average)



Source: Prepared by NREAM based on data from Japan Chain Store Association

Hotel

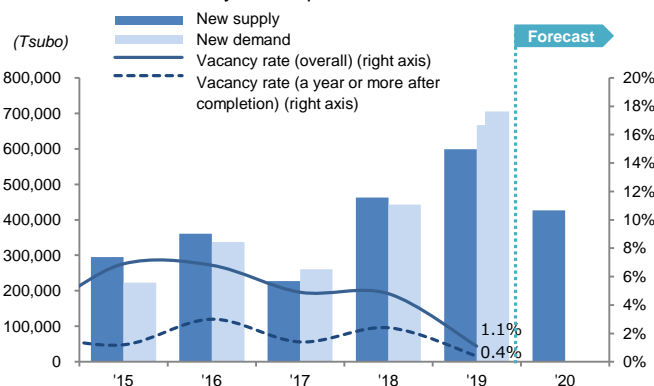
Foreign Visitor Arrivals



Source: Prepared by NREAM based on data from JNTO
*Figures for 2020 is estimated figures from Jan. to Feb. 2020

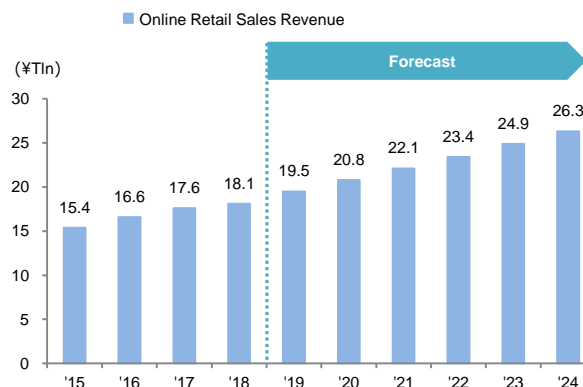
Logistics

Large-Scale Rental Logistics Facility Supply and Demand
in the Tokyo Metropolitan Area as of Q4 2019



Source: Prepared by NREAM based on data from CBRD

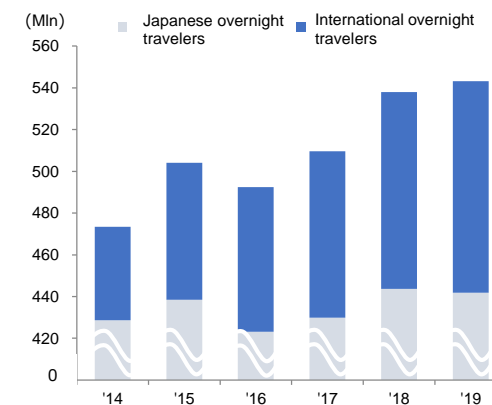
Ecommerce(B2C) Market



Source: Prepared by NREAM based on data from "IT Navigator 2020" published by Nomura Research Institute, Ltd.

*Years show fiscal years

Total Number of Overnight Guests



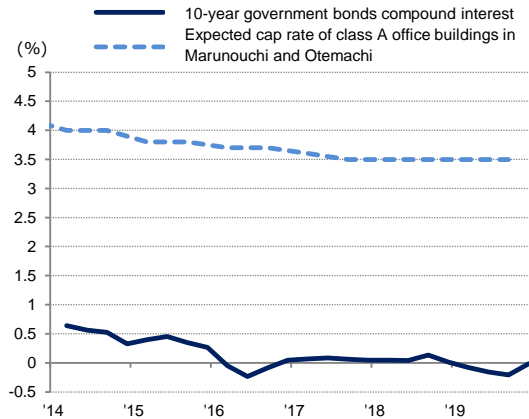
Source: Prepared by NREAM based on data from Tourism Agency

* Figures are from the second preliminary report

Market Review ~Sales Market~

Expected Cap Rate

10-year Government Bond Interest Rate and Expected Cap Rate

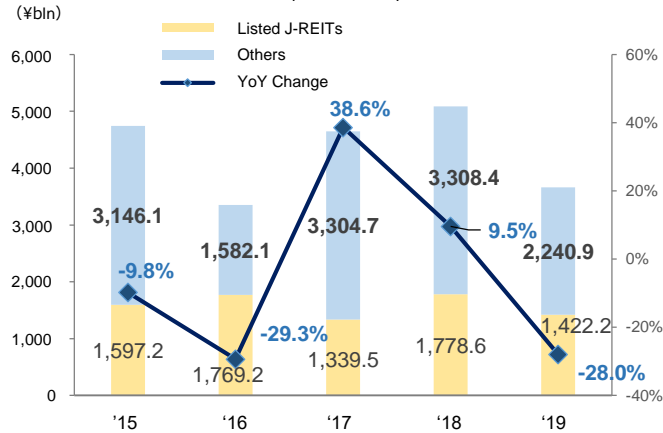


Source: Prepared by NREAM based on data from the Japan Real Estate Institute and the Ministry of Finance.

* Expected cap rate shows median figures.

Transaction Volume

Commercial Real Estate Transactions (Confirmed)

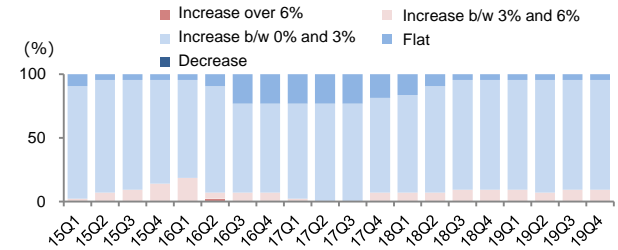


Source: Prepared by NREAM based on data from RCA and ARES

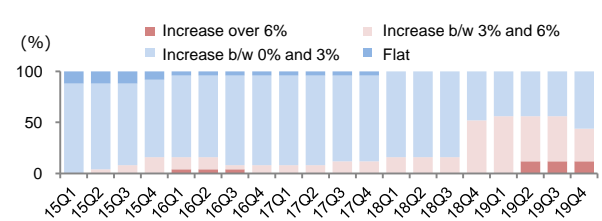
*Based on acquisition date, in principle, including transactions in group company

Land Price/ Construction Cost

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

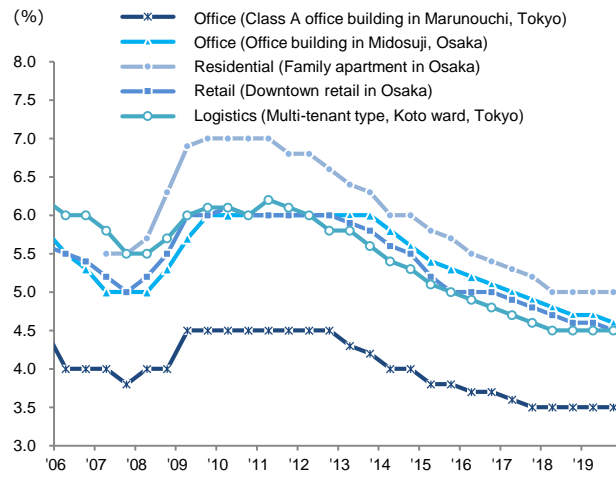


Proportion of Rise(Decline) in Land Prices in Osaka Area



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

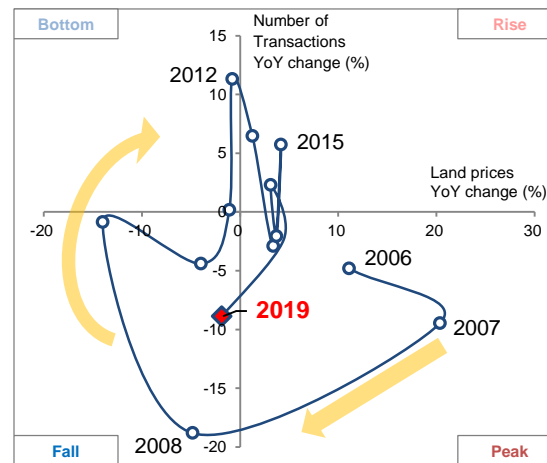
Expected Cap Rate by Real Estate Investors



Source: Prepared by NREAM based on data from the Japan Real Estate Institute

* Expected cap rate shows median figures.

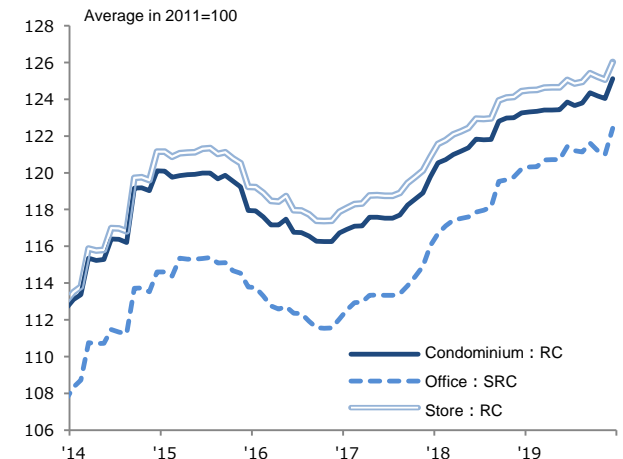
Real Estate Transaction Cycle in Tokyo



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

*Land prices used for calculation are those as at the end of every December

Change in Construction Cost by Sector



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

Organization and IR Activities

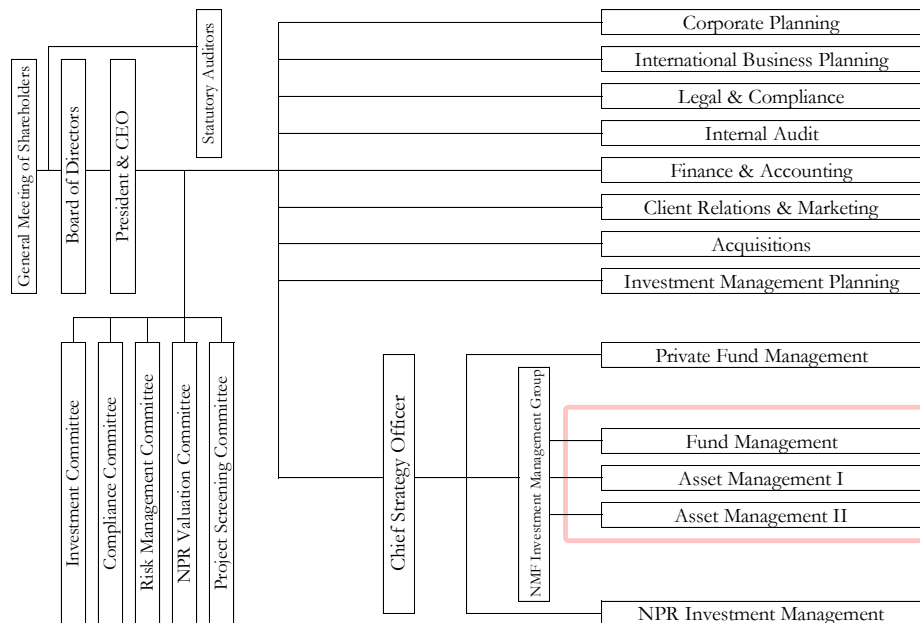
Asset Management Company

Nomura Real Estate Asset Management Co.,Ltd.

Company Overview

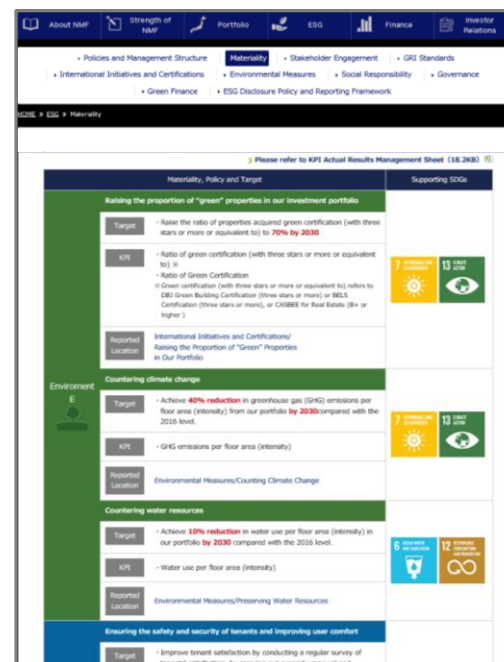
Established	January 2003
Office Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo 160-0023 Japan
Shareholder	Nomura Real Estate Holdings, Inc. (100%)
Employees and Officers	163 (including 6 Executive Officers and 2 Statutory Auditors) *As of April 1st, 2020
Website	https://www.nre-am.co.jp/english/

Organization Structure

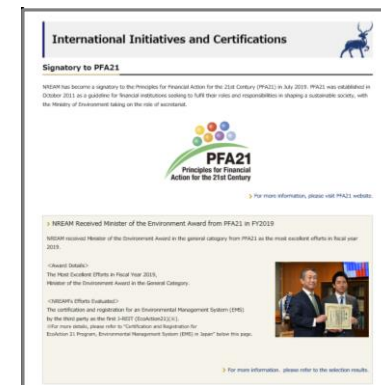


Nomura Real Estate Master Fund, Inc. - IR Activities

Official Website



We have renewed our website reflecting new ESG materiality issues. We will continue to disclose transparent information to our unitholders through our website.



IR Activities

- IR tour of the financial results on Aug.2019 period for domestic institutional investors
- Joined in “SMBC Nikko J-REIT Fair 2019” sponsored by SMBC Nikko Securities, Inc.
- One-on-one IR meetings with overseas investors in Europe and in Asia (Telephone conference included)
- Joined a meeting to exchange views on the Japan-China real estate securitization market organized by China REITS Association and Fudan University



MASTER FUND

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