

Invincible
Investment Corporation

Invincible Investment Corporation
December 2021 Fiscal Period Results
(July 1, 2021 to December 31, 2021)

TSE Code : 8963

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I . Executive Summary	2~5	Appendix (1)	
II. Summary of December 2021 FP Results		1. Unitholder Benefit Program for Invincible Unitholders	27
II-1. Financial Highlights	6	2. Inbound Market: Inbound Visitors to Japan by Country	28
II-2. Operating Revenue Composition	7	3. Domestic Portfolio Map	29
II-3. Capital Expenditures and Depreciation	8	4. Track Record of External Growth	30
III. Status of Hotel Operations and Market		5. Summary of Appraisal Value	31
III-1. Hotel KPIs and NOI	9	6. Changes of Portfolio Composition	32
III-2. COVID-19 Situation in Japan and Changes in INV's Hotel Occupancy Rate	10	7. Changes of Residential Portfolio	33
III-3. COVID-19 Worldwide Situation	11	8. Status of Hotel Stock in Japan	34
III-4. Preliminary Forecast of INV Hotel Portfolio (June 2022 Fiscal Period)	12	Appendix (2) – Financial and Operational Data	
III-5. Initiatives by MHM amid COVID-19	13	1. Key Operational Data for Variable Rent Hotels	36~37
III-6. MHM: Future Outlook and Strategy	14	2. Financial Metrics	38
III-7. Initiatives by Sheraton Grande Tokyo Bay Hotel	15	3. Income Statement	39
III-8. Update of the Status of Cayman	16	4. Balance Sheet	40~41
III-9. Cayman Islands Airlift Update	17	5. Cash Flow Statement and Dividend Distribution	42
III-10. Status of New Hotel Development in Japan	18	6. Property Income	43~46
III-11. Trial Calculation: Business vs. Leisure Demand	19	7. Appraisal Value	47~50
III-12. Inbound Market	20	8. Portfolio Properties	51~54
IV. Status of Residential Operations		9. Borrowings and Investment Corporation Bonds	55~61
IV-1. Performance of Residential Properties	21	10. Overview of Unitholders	62
IV-2. Changes of Residential Rents	22	11. Unit Price Information	63
V. Financial Condition	23		
VI. ESG Initiatives			
VI-1. ESG Initiatives (INV)	24		
VI-2. ESG Initiatives (INV and MHM)	25		

Results of December 2021 Fiscal Period

- Because of the impact from the fifth wave of COVID-19 since July 2021, the government has repeatedly issued and extended the state of emergency and quasi-state of emergency ordinances in the areas INV owns a number of hotels. The emergency ordinances resulted in sluggish occupancy rates in August and September due to self-restraint of business and leisure travel
- From October 1, those emergency ordinances were lifted through the end of this fiscal period and the occupancy rates improved gradually
- However, the total GOP for the portfolio of 73 domestic properties operated by MyStays Hotel Management Group (MHM), the major tenant of INV, did not reach a sufficient level to meet fixed rent payment obligations this period as set out in the original agreements
- Accordingly, INV and MHM agreed to reduce the rent payment from MHM this period and MHM paid fixed rents of ¥1,000 million in the 3Q (26.4% of the original agreements of fixed rent) and ¥950 million in the 4Q of 2021 (35.4% of the original agreements of fixed rent). In addition, MHM paid variable rents of ¥1,246 million in this fiscal period and thus paid ¥3,196 million in total, which is 49.4% of the original agreements of fixed rent for this period
- Secured profits of ¥590 million by selling one retail property for ¥3,660 million (same amount as the appraisal value) in July, and ¥1,977 million by selling seven residential properties for ¥6,150 million (2.5% higher than the appraisal value) in December
- As a result, the net income this period is ¥1,014 million. INV will distribute approximately the entire net income, ¥166 per unit this period. Therefore, INV will distribute ¥181 per unit for the full year 2021, combined with ¥15 per unit for the fiscal period ended June 2021
- The total appraisal value of the 133 properties held at the end of December 2021 was ¥523,699 million, a 0.2 % increase from the June 2021 appraisal

Financial Condition

- INV refinanced bank loans of ¥62.6 billion in total during the December 2021 fiscal period, and has never violated any financial covenants since the outbreak of COVID-19 up to the date hereof. In addition, INV refinanced ¥8.5 billion of bank loans in January 2022
- As a result of the disposition of residential properties carried out in December 2021 and January 2022, INV has ¥17.1 billion in cash on hand at the end of January 2022, which is more than enough to pay interest expenses and others
- In order to enhance the financial soundness, INV endeavors to lower the LTV by utilizing the cash on hand which has increased due to the sale of properties and repaying a part of existing loans that are due in March 2022 and onwards

Domestic Hotel Portfolio

- Since most of the Tokyo Olympics Games in July and August 2021 were held without spectators, the knock-on effect on the accommodation demand was limited for many hotels owned by INV in the Tokyo metropolitan area and Hokkaido
- Due to the fifth wave of COVID-19, the number of newly confirmed infections and seriously ill patients nationwide revised the record high number many times. Approximately 70% of prefectures were under a state of emergency or quasi-state of emergency declaration at the end of August and most emergency ordinances were extended through the end of September
- The new entry of non-resident foreigners to Japan had been basically prohibited since December 28, 2020 but started to be gradually relaxed from November 8. However, it has been banned again in principle from November 30 due to the rapid spread of a new variant of COVID-19 (Omicron) abroad, eliminating inbound demand throughout this period
- Hotel demand has improved from October by the lifting of the state of emergency and quasi-state of emergency declarations, significant reductions of the number of newly confirmed infections and seriously ill patients, and the increased percentage of people who have received the second vaccination
- The quarterly average occupancy rate in 2021 has steadily improved from 33.6% in the 1Q to 37.5% in the 2Q, 46.2% in the 3Q, and 58.6% in the 4Q. The RevPAR and GOP in the December 2021 fiscal period are at a similar level to those in the same period in 2020, when the market benefited from the Go To Travel campaign
- MHM continues to undertake thorough cost reductions amid the Corona crisis. Further, MHM has been able to capture changes in customer demands under the "With Corona" environment, and has utilized its strong corporate sales team and long-standing customer relationships to generate demand from various companies and organizations. The occupancy rates of the 73 hotels operated by MHM have been constantly higher than the national average based on a survey by Japan Tourism Agency
- Based on the semiannual survey, plans for new hotel room supply have been clearly declining 5 consecutive times, since the December 2019 survey was conducted

Cayman Hotel Portfolio

- The administration of the second vaccination has progressed steadily and the Cayman Islands reopened for tourism on September 9, 2021 for securely verifiable fully vaccinated tourists, subject to a certain quarantine period. However, the first cluster caused by COVID-19 in the Cayman Islands started thereafter
- Therefore, the government delayed its original plan and removed the quarantine requirement for securely verifiable fully vaccinated travelers from November 20. However, children under the age of 12 years old who were not fully vaccinated were still required to quarantine for 14 days, and thus the performance of the two hotels in the peak Q4 2021 travel periods (e.g., Thanksgiving and Christmas holidays) was better than in the same period in 2020 but did not achieve a strong recovery
- Under such circumstance, the occupancy rate improved by 10.4 points and ADR increased by 11.3% this period compared to the same fiscal period in 2020, but still far below the 2019 level
- From January 20, 2022, unvaccinated children under the age of 12 years old “assume” the vaccination status of their adult travel companions, enabling families to more easily travel to the Cayman Islands. On a positive note, the once onerous Covid-19 testing for travelers aged 5 and over that required lateral flow tests on days 2, 5, and 7 (resulting in a 10-day quarantine if positive), and a major factor to avoid travel to the Cayman Islands, was lifted as of February 17, 2022
- Most US-based airlines are scheduled to resume Cayman Islands flight service from mid-February and we expect the performance of our hotels in Cayman to improve gradually
- The expansion plan of Westin is on hold given the global COVID-19 situation and we will evaluate it once there is more clarity on the recovery from the pandemic

Residential/ Commercial Portfolio

- Expected to record approximately ¥1.4 billion of gain on sales in the June 2022 fiscal period by selling 6 residential properties for ¥4,450 million (0.5%¹ higher than the appraisal value) on January 12, 2022
- The NOI of the 54 properties held at the beginning of December 2021 fiscal period was slightly lower than the forecast due to the sale of 7 properties on December 22 and the influence of COVID-19 but the portfolio of 41 residential and 1 commercial properties owned today is expected to maintain stable returns

Forecast for June 2022 Fiscal Period

- The rapid spread of new COVID-19 infections mainly from the Omicron started from the beginning of 2022 and has triggered quasi-state of emergency declarations in 3 prefectures (Okinawa, Hiroshima, and Yamaguchi) from January 9. On January 18, the number of newly confirmed infections in Japan exceeded 30,000 people for the first time and has continued to surge, and quasi-state of emergency was declared in 34 prefectures on January 27. The number of newly confirmed infections in Japan exceeded 80,000 people on January 28, and 100,000 people on February 3, which is negatively affecting hotel demand
- On the other hand, looking at the overseas cases, the period of spread of Omicron infections may be limited. However, the timing related to the containment of COVID-19 remains uncertain and the June 2022 fiscal period performance forecasts are undetermined as it is extremely difficult to make a reasonable forecast at this time
- Under the ongoing uncertainty and challenging environment for the hotel business, some level of fixed rent payment waivers for MHM from January 2022 will be required but have not been determined yet, and we expect to conclude and announce the agreement by the middle of March

II. Summary of December 2021 FP Results

II -1. Financial Highlights

- Compared to the previous fiscal period, operating revenue, income, and DPU increased significantly in this period
- MHM paid fixed rent of ¥1,950 million (approximately 30% of the original agreements of fixed rent) in this fiscal period. In addition, MHM paid variable rent of ¥1,246 million in this period and thus paid ¥3,196 million in total, which is approximately 49% of the original agreements of fixed rent for this period. MHM paid only ¥1,000 million of fixed rent in the previous fiscal period
- Due to the ¥2,568 million gain on sale, net income this period was ¥1,014 million. INV will distribute almost the entire amount, or ¥166 per unit

	June 2021 FP	December 2021 FP	Variance		Major Causes for Variance (¥ million)
			Amount	(%)	
Operating revenue	3,806	8,406	+4,600	+120.9%	Operating revenue ✓ Increase/decrease in rental revenue of existing portfolio : +2,200 (Increase in Hotel Rents (Variable rent): +1,242) (Increase in Hotel Rents (Fixed rent): +950) (Decrease in rent for fixed-rent contract hotel: -6) ✓ Decrease in rental revenue by disposition in this fiscal period : -168 (Lexington Square Hachiman: -151, seven residential properties: -17)
Real estate rental revenues	3,806	5,837	+2,031	+53.4%	
Hotel Rents (Variable rent)	37	1,279	+1,242	+3,313.6%	
Hotel Rents (Fixed rent)	1,546	2,489	+943	+61.0%	
Residential Rents	1,697	1,679	-18	-1.1%	
Management contract revenue	—	—	—	—	
TMK Dividend amount	—	—	—	—	
Gain on sale of properties	—	2,568	+2,568	—	Operating expenses ✓ Decrease in expenses by disposition in this fiscal period : -66 (Decrease in depreciation expenses : -30) ✓ Increase in expenses for existing portfolio: +122 (Decrease in depreciation expenses : -9) ✓ Decrease in management contract expenses due to reduction of management contract loss: -174
Operating expenses	6,147	6,113	-33	-0.5%	
Real estate rental expenses	4,720	4,777	+56	+1.2%	
Taxes and other public charges	603	753	+150	+24.9%	Non-operating expenses ✓ Increase in debt cost: +88 ✓ Increase in foreign exchange losses: +6 ✓ Decrease in interest cost: -22 ✓ Decrease in loss of derivatives : -54
Depreciation expenses	3,460	3,420	-39	-1.1%	
Management contract expenses	884	709	-174	-19.8%	Distribution per Unit (¥) ✓ Increase in net income (loss) per unit: +756 ✓ (of which, gain on sale per unit: +421) ✓ Decrease in use of retained earnings per unit: -15
Depreciation expenses	429	429	+0	+0.1%	
NOI	2,090	4,201	+2,111	+101.0%	
NOI after depreciation	-1,799	351	+2,150	—	
Operating income (loss)	-2,341	2,292	+4,633	—	
Non-operating income	8	7	-1	-16.0%	
Non-operating expenses	1,266	1,284	+18	+1.5%	
Ordinary income (loss)	-3,599	1,014	+4,613	—	
Net income (loss)	-3,599	1,014	+4,613	—	
Distribution per Unit (¥)	15	166	+151	+1,006.7%	
Operating Days	181	184	—	—	

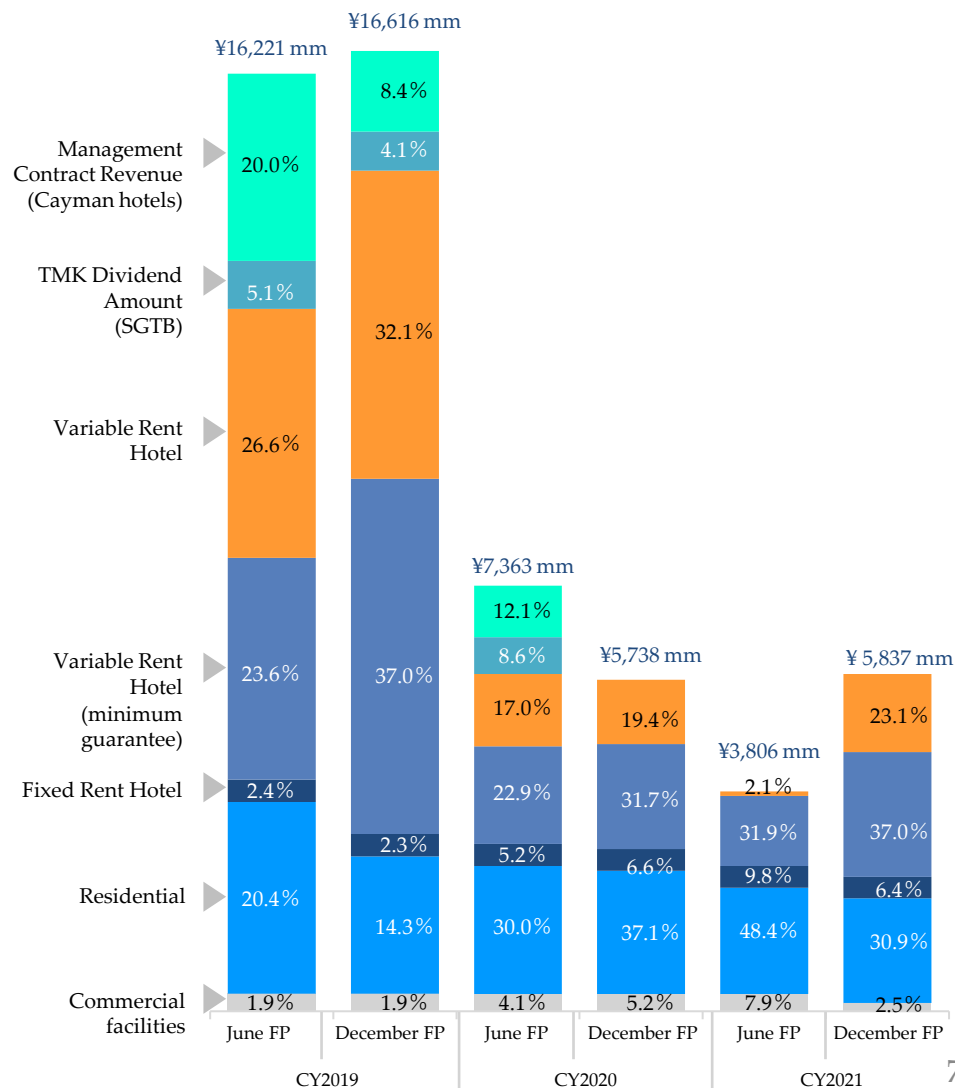
II-2: Operating Revenue Composition

Operating revenue for this fiscal period was a slight increase of 1.7% compared to the same period of the previous year. While operating revenue from residential and commercial portfolios decreased due to the sale of a total of 8 properties, operating revenue from the hotel portfolio increased by 17.4%, and the ratio of hotel portfolio operating revenue increased to 66.5% from 57.6% in the same period of the previous year

Portfolio Composition by Operating Revenue¹

(¥ million)

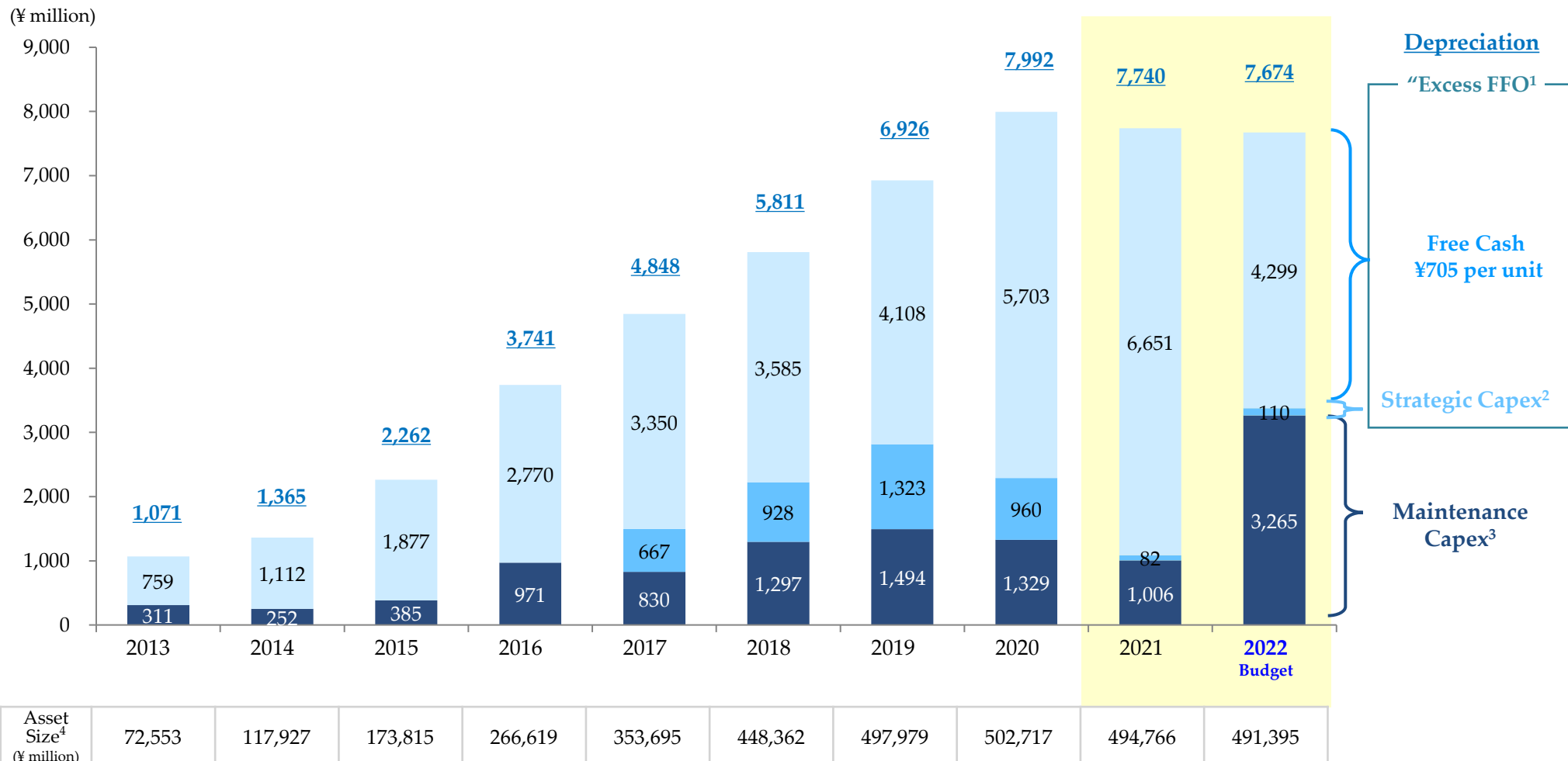
	CY2019				CY2020				CY2021				
	June FP		December FP		June FP		December FP		June FP		December FP		
Management Contract Revenue ² (Cayman hotels)	3,240	20.0%	1,397	8.4%	890	12.1%	0	0.0%	0	0.0%	0	0.0%	
TMK Dividend Amount (SGTB)	827	5.1%	673	4.1%	634	8.6%	0	0.0%	0	0.0%	0	0.0%	
Hotel	Variable Rent	4,307	26.6%	5,332	32.1%	1,255	17.0%	1,113	19.4%	79	2.1%	1,350	23.1%
	Variable Rent (minimum guarantee)	3,834	23.6%	6,144	37.0%	1,689	22.9%	1,818	31.7%	1,212	31.9%	2,162	37.0%
	Fixed Rent	388	2.4%	386	2.3%	381	5.2%	376	6.6%	374	9.8%	371	6.4%
Residential	3,316	20.4%	2,374	14.3%	2,211	30.0%	2,130	37.1%	1,840	48.4%	1,805	30.9%	
Commercial properties	306	1.9%	307	1.9%	301	4.1%	300	5.2%	299	7.9%	147	2.5%	
Total	16,221	100.0%	16,616	100.0%	7,363	100.0%	5,738	100.0%	3,806	100.0%	5,837	100.0%	



(Note 1) Based on the properties owned by INV during each fiscal period respectively. The gain on sale is excluded
(Note 2) The figure for June 2019 FP includes the amount of TK dividends INV gained for the fiscal period before INV owned Cayman hotels directly

II-3. Capital Expenditures and Depreciation

- In 2020 and 2021, INV has carefully examined the capex budget on a property by property basis and prudently managed spending in order to secure cash amid the COVID-19 pandemic
- In 2022, INV plans to carry out large-scale equipment renewal work and preventive maintenance work, while paying close attention to the recovery from the pandemic



(Note 1) Excess FFO is defined as the amount of depreciation minus maintenance CAPEX. The same shall apply hereafter

(Note 2) Strategic capital investment for renovation including guest rooms, banquet rooms, restaurant and others in order to improve the competitiveness / profitability of the hotels

(Note 3) Capital investment which is required to maintain proper values of properties and capital investment for fixtures and furnishings that are necessary for operating hotels

(Note 4) Based on the acquisition price as of the end of the relevant year. After 2017, includes the amount of preferred equity interest contribution by INV to the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB). The acquisition price of overseas hotels (i) is the amount of TK investment to the SPC which held the leasehold of properties for "2018" and (ii) is the book value of the hotels as of May 9, 2019 for "2019" onward, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018)

III. Status of Hotel Operations and Market

III-1. Hotel KPIs and NOI

KPIs of the overseas hotels improved year-over-year in the December 2021 fiscal period, but the entire hotel portfolio NOI was approximately 20% of the 2019 level due to the extended duration of the COVID-19 pandemic

Area	KPI		December 2019 FP	December 2020 FP	December 2021 FP	Variance	
			Actual	Actual	Actual	vs The same period in 2019	vs The same period in 2020
Domestic hotels ¹	ADR	(¥)	10,615	8,374	7,667	-27.8%	-8.5%
	Occupancy	(%)	88.4	48.3	52.4	-35.9pt	+4.1pt
	RevPAR	(¥)	9,380	4,046	4,020	-57.1%	-0.7%
	GOP ²	(¥ million)	12,884	3,344	3,315	-74.3%	-0.9%
Overseas hotels ³	ADR	(¥)	36,021	19,058	21,202	-41.1%	+11.3%
	Occupancy	(%)	72.3	4.5	14.9	-57.4pt	+10.4pt
	RevPAR	(¥)	26,049	852	3,160	-87.9%	+270.8%
	GOP	(¥ million)	1,460	-415	-126	-108.7%	+69.5%
NOI ^{4,5,6}		(¥ million)	12,940	1,598	2,495	-80.7%	+56.1%

(Note 1) Simulated KPI based on 75 hotel properties; of the 84 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of December 31, 2021, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties were owned since the beginning of 2019. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance. In calculating the GOP, added the 49% of GOP for Sheraton Grande Tokyo Bay Hotel, which means INV's pro rata portion of the amount of JV TMK's preferred equity owned by INV. The rent paid for APA Hotel Yokohama-Kannai, is regarded as GOP of the hotel

(Note 2) GOP for each fiscal period ended June 2020 and onwards includes the amount of employment adjustment subsidies to be received by the hotel operators for the respective fiscal period, which requires a certain period of time to confirm. Therefore, the amount of GOP is subject to change retroactively upon confirmation of the amount of employment adjustment subsidies. Moreover, if variable rent is accrued due to changes in GOP arising from revision of the employment adjustment subsidies, we will discuss with the tenant separately regarding the handling of such variable rent

(Note 3) Simulated KPI based on 2 overseas hotels owned as of December 31, 2021, assuming INV owned both properties directly since the beginning of 2019. Calculated at the exchange rate of US\$1 to ¥110. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance

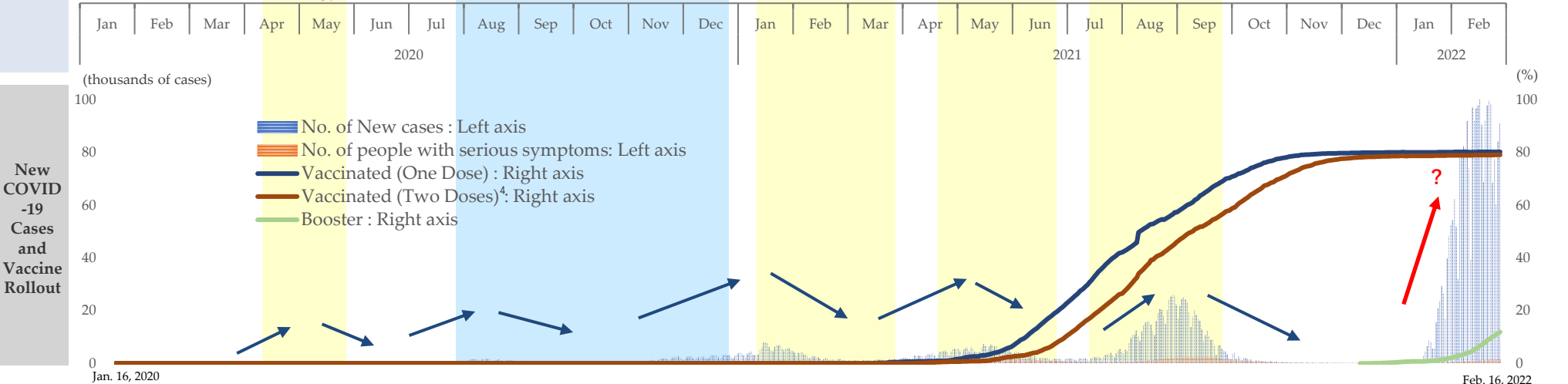
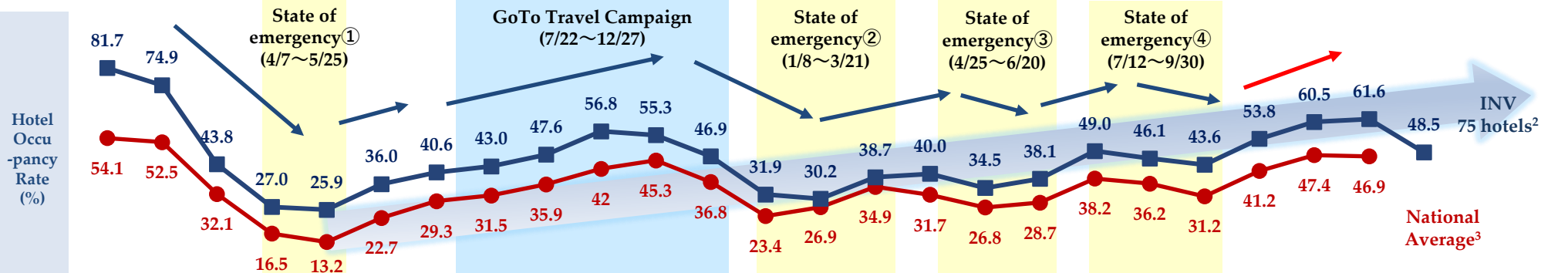
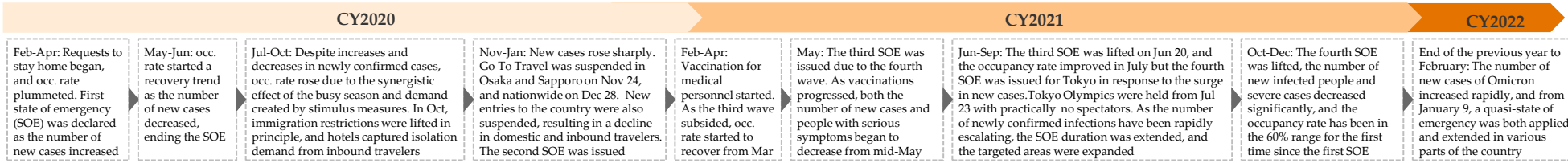
(Note 4) Simulated NOI based on 77 hotel properties; of the 86 hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of December 31, 2021, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties including overseas properties were owned since the beginning of 2019. The dividends from preferred equity interest of TMK that owns SGTB is applied to NOI of SGTB, assuming these dividends contributed 2019 full year of INV. Calculated at the exchange rate of US\$1 to ¥110 for NOI of overseas hotels

(Note 5) For the period prior to acquisition, using data from seller and adjusted to reflect trust fees and insurance premiums that would have been incurred had the property been held by INV since the beginning of 2019. Simulated figures are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance

(Note 6) In the December 2021 fiscal period, domestic hotel GOP decreased slightly year-on-year, while total NOI increased significantly year-on-year. This is mainly due to an increase in overseas hotels GOP (¥288 million) and other factors including the following: (i) as described in (Note 4) above, the amount recorded as the NOI for the Sheraton Grande Tokyo Bay Hotel is the dividend amount from the preferred equity interest, which is calculated based on the hotel's GOP over the calculation period three months ahead of INV's fiscal period, (ii) part of the employment adjustment subsidy of the previous year was received as rent for the current period, (iii) INV received subsidy which is not recognized as GOP

III-2. COVID-19 Situation in Japan and Changes in INV's Hotel Occupancy Rate

- The occupancy rate of INV's portfolio has outperformed the national average every month, and hit the bottom in May 2020, during the first state of emergency. Under each state of emergency issued since January 2021, the decline in occupancy rate has narrowed as a whole
- Since the beginning of 2022, the number of new cases has been rapidly increasing to an unprecedented level, which has a negative impact on hotel demand
- Demand is expected to improve in the future due to the third vaccination started in Japan from December 1, 2021 and the spread of therapeutic drugs



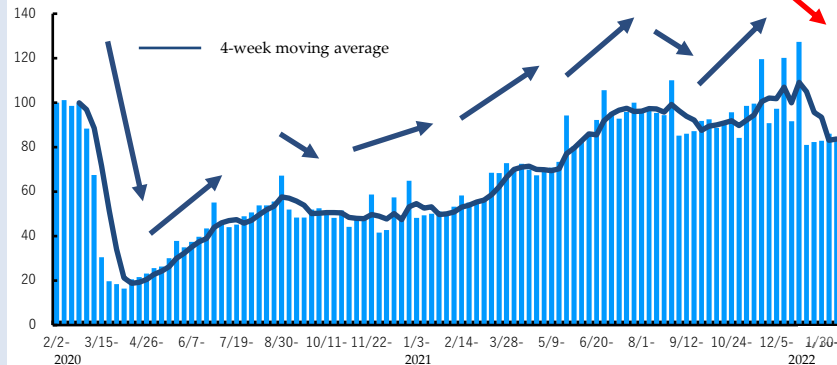
(Note 1) Each period of State of Emergency^① through ^④ shows the period during which Tokyo was under a state of emergency
 (Note 2) Simulated KPI based on 75 hotel properties; of the 84 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of December 31, 2021, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties were owned since the beginning of 2020. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance.
 (Note 3) Source: MLIT The figures for December 2021 are the first preliminary figures and may change in the future
 (Note 4) Vaccinated (Two Doses) includes a vaccine that was considered to be fully inoculated at one time. The same shall apply herein after

- The U.S. Hotel RevPAR Index for the week of November 21, 2021 was the highest ever during Thanksgiving week, demonstrating people's willingness to travel
- The number of new cases appears to be peaking out
- According to the UNWTO survey results, the widespread vaccine rollout is ranked first as a factor contributing to the recovery of international tourism, while the ratio of people taking the second and third vaccination in major countries has been increasing and therefore, we expect the potential recovery of international tourism by a global relaxation of behavioral restrictions

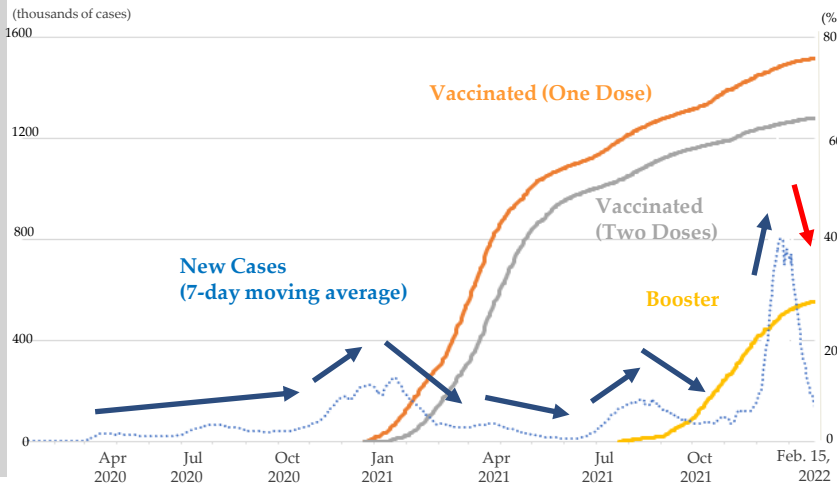
New COVID-19 Cases, Vaccination Coverage and Hotel KPI in the U.S.

Hotel RevPAR Index in the U.S.

The U.S. weekly RevPAR Index¹(indexed to 2019)

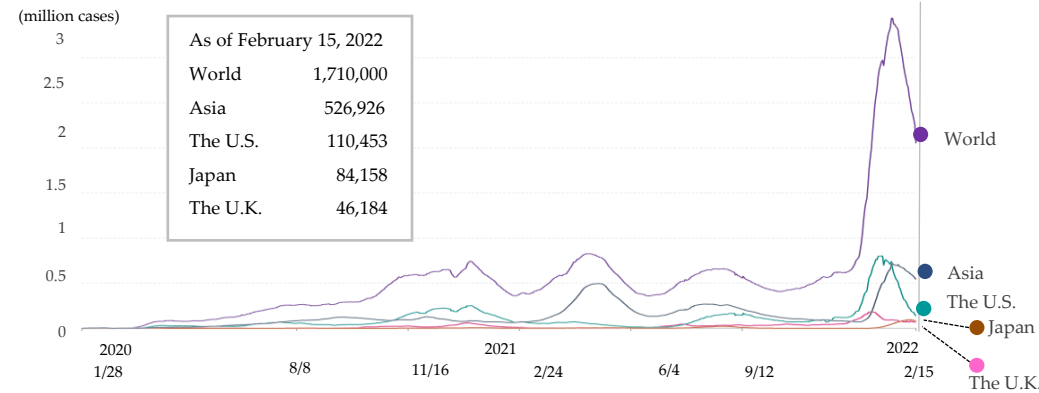


New COVID-19 Cases and Vaccination Coverage in the U.S.²

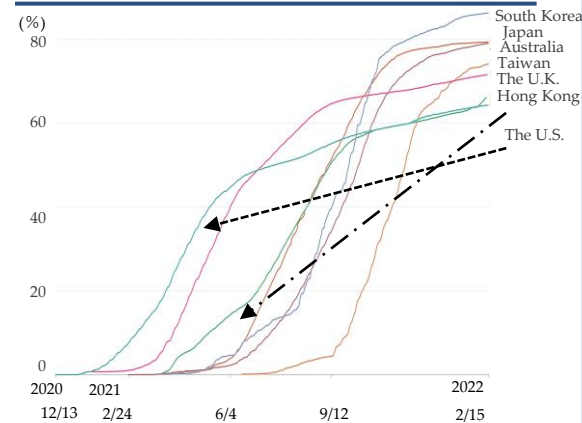


New COVID-19 Cases and Vaccination Coverage Worldwide

Daily New Confirmed COVID-19 cases² (7-day moving average)

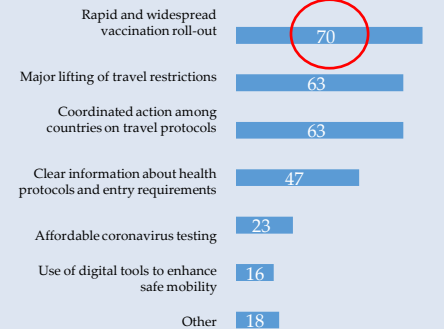


Share of Population Vaccinated Two Doses in Major Countries²



UNWTO Survey Results³

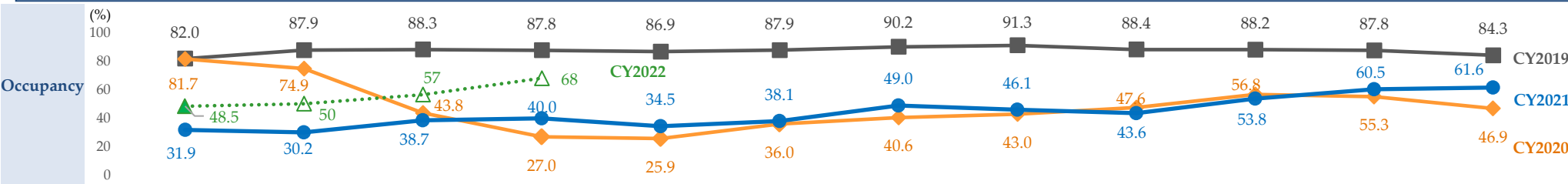
Results of responses to "What are the main factors which could contribute to an effective recovery of international tourism?" (Survey conducted : January 2022)



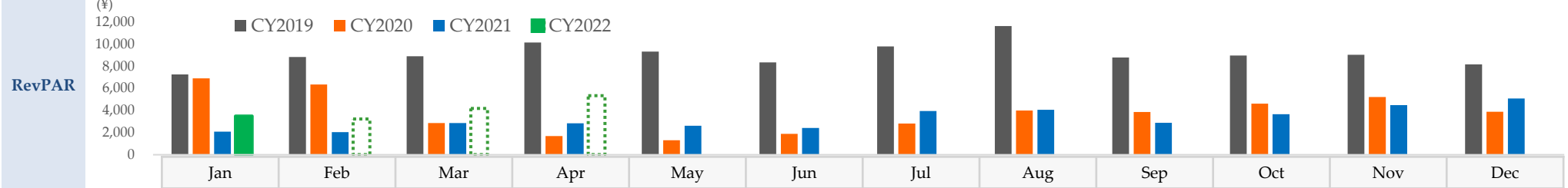
(Note 1) Source: STR
(Note 2) Source: Our World in Data
(Note 3) A survey conducted by UNWTO panel of Tourism Experts on the impact of COVID-19 on tourism and the expected recovery time

III-4. Preliminary Forecast of INV Hotel Portfolio (June 2022 Fiscal Period)

- Hotel occupancy rates in 2021 gradually improved every quarter, from 33.6% in the 1Q to 58.6% in the 4Q
- RevPAR in 2021 also improved from ¥2,326 in the 1Q to ¥4,406 in the 4Q, and the 4Q was at 50.6% of the same period in 2019
- According to a survey conducted three times in 2021, the percentage of respondents who answered “I’m planning or considering a domestic trip within the next 12 months” gradually increased each time
- In 2022, the number of new cases has shown a sharp upward curve since the beginning of the year, which has led to an increase in the number of areas that have been subject to quasi-state of emergency declarations. Despite the onset of Omicron, occupancy rates and RevPAR are forecasted to be above last year in the first 4 months in 2022, and we expect this to pick up once the Omicron wave subsides



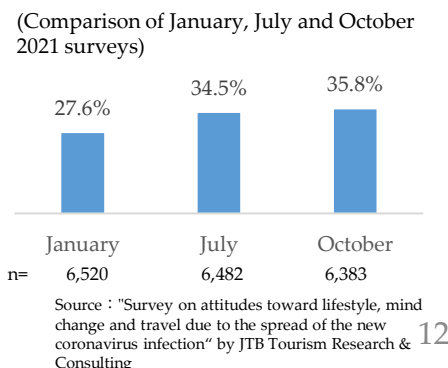
2021 OCC/RevPAR	1Q : 33.6% / ¥ 2,326	2Q : 37.5% / ¥ 2,616	3Q : 46.2% / ¥ 3,634	4Q : 58.6% / ¥ 4,406
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Major Events in the First Half of 2022 (The movement around Covid-19)

January	9 : Hiroshima, Yamaguchi, and Okinawa prefectures begin applying for quasi-state of emergency (scheduled until January 31) 11 : Announced that the ban on new entry into Japan for foreigners, which has been implemented since November 30, 2021, will continue until the end of February 2022 18 : New cases nationwide exceed 30,000 for the first time 19 : 13 prefectures including the Tokyo metropolitan area and the Chubu region are added to apply for quasi-state of emergency (From January 21 to February 13) 19 : More than 40,000 new cases nationwide for the first time 27 : Quasi-state of emergency for 34 prefectures due to rapid spread of infection (From January 27 to February 20)	February	12 : Start of the third vaccination at work 18 : Quasi-state of emergency for five prefectures, including Okinawa and Oita, was lifted on February 20 as originally planned, while 31 prefectures including Tokyo were determined to apply quasi-state of emergency until March 6
February	3 : More than 100,000 new cases nationwide for the first time 10 : Applied quasi-state of emergency to 36 prefectures, including the extension of 13 prefectures due to end on the 13th 10 : The new Pfizer medication (taken orally) for mild and moderate novel coronavirus has been approved	March	Plan to gradually ease new foreign arrivals from early March By mid- March : Approximately 2.9 million vaccines for 5-11 year olds will be distributed to local governments
		April	Early April : About 95 million doses of the third vaccination will be distributed to local governments and companies (It will be calculated to cover the amount necessary for more than 80 million people) Within the month : Shionogi Co., Ltd. is expected to roll out supply of the new corona virus medication (taken orally), which is currently under development, to cover for more than 10 million people annually
		May	Delivery of the third vaccination vaccine for all subjects by mid-May

Percentage of people planning and considering domestic travel within the next 1 year



(Note 1) OCC:Occupancy Rate

III-5. Initiatives by MHM amid COVID-19

MHM has made various efforts to respond to the changing external environment while continuing to carry out thorough infection control measures that have become a new normal amid COVID-19

Initiatives to Capture New Demand

Vaccination	In September and October 2021, the conference rooms of MyStays Shin Osaka Conference Center was provided as a vaccination venue. In addition, MyStays Kanda, MyStays Ueno East, and MyStays Asakusa received orders for the personnel engaged in large-scale vaccination projects from September to November 2021 as a result of bidding
Accepting mild COVID-19 patients	At the request of Oita Prefecture, MyStays Oita has been rented as a facility for accepting patients with asymptomatic or mild COVID-19 cases Period: from August 30, 2021 to October 31, 2021 from January 16, 2022 to March 31, 2022 (planned)
Utilization of subsidies	By utilizing the local governments' subsidies for anti-COVID-19 measures, MHM introduced infection control equipment such as non-contact thermometer tablet terminal, thermal camera, air purifier, and congestion status monitoring system

Reducing Operating Expenses for 73 Hotels Owned by INV

Labor Costs	While occupancy rates rose compared to the June 2021 fiscal period, salary payments in the December 2021 fiscal period were reduced by limiting overtime and optimizing employment (work shifts, employment adjustments, retirement, and active leave), resulting in a reduction of ¥1,673 million (36.3%) compared to the December 2019 fiscal period. (Labor costs were reduced by 36.1% in the June 2021 fiscal Period compared to the same period in 2019)
Other Fixed Costs	Reduction of ¥1,227 million (46.2%) compared to the same period in 2019, via further negotiations with the cleaning company, shuttle bus company, and others by changing fixed costs to variable costs or changing to ordering as needed (47.7% reduction in June 2021 fiscal period compared to the same period in 2019)

Initiatives that are Ongoing under the Pandemic

Avoiding the 3C's	<ul style="list-style-type: none"> ✓ Breakfast buffet under thorough infection control (offered at 48 out of 53 restaurants) 													
Acceptance of Self-quarantine Customers	<ul style="list-style-type: none"> ✓ While recruitment of technical intern trainees and foreign students has been postponed due to the government's strengthening of border measures effective November 30, 2021, restrictions on entry from overseas was eased on November 8, 2021. The revenues for the December 2021 fiscal period have increased about four times from June 2021 fiscal period 	<p>Revenues by quarantine of guests from abroad</p> <table border="1"> <thead> <tr> <th></th> <th>June 2021 FP</th> <th>December 2021 FP</th> </tr> </thead> <tbody> <tr> <td></td> <td>¥161 million</td> <td>¥645 million</td> </tr> </tbody> </table>		June 2021 FP	December 2021 FP		¥161 million	¥645 million						
	June 2021 FP	December 2021 FP												
	¥161 million	¥645 million												
Provide a Telework Environment	<ul style="list-style-type: none"> ✓ Amid the increasing demand for telework, MHM started setting plans in April 2020 with the aim of providing a comfortable telework environment using hotel rooms (day-use or successive stay with unlimited Wi-Fi) ✓ As of December 31, 2021, the plans are offered at 91 hotels (72 of which are owned by INV), and will continue after the containment of COVID-19 ✓ MHM plans to offer these plans flexibly as one of the options until inbound demand recovers, including pinpoint utilization on a day when demand is weak 	<table border="1"> <thead> <tr> <th></th> <th>June 2021 FP (91 hotels)</th> <th>December 2021 FP (91 hotels)</th> </tr> </thead> <tbody> <tr> <td>Total number of rooms used</td> <td>83,215 rooms (11.1%¹)</td> <td>92,475 rooms (8.1%¹)</td> </tr> <tr> <td>Total revenues</td> <td>¥390,981 thousand (8.9%¹)</td> <td>¥426,166 thousand (5.8%¹)</td> </tr> <tr> <td>ADR</td> <td>¥4,698</td> <td>¥4,595</td> </tr> </tbody> </table>		June 2021 FP (91 hotels)	December 2021 FP (91 hotels)	Total number of rooms used	83,215 rooms (11.1% ¹)	92,475 rooms (8.1% ¹)	Total revenues	¥390,981 thousand (8.9% ¹)	¥426,166 thousand (5.8% ¹)	ADR	¥4,698	¥4,595
	June 2021 FP (91 hotels)	December 2021 FP (91 hotels)												
Total number of rooms used	83,215 rooms (11.1% ¹)	92,475 rooms (8.1% ¹)												
Total revenues	¥390,981 thousand (8.9% ¹)	¥426,166 thousand (5.8% ¹)												
ADR	¥4,698	¥4,595												
Delivery and Takeout Services	<ul style="list-style-type: none"> ✓ Delivery services and takeout menus distributed in neighborhoods have started at MHM's directly managed restaurants since April 2020. 18 hotels are offering the service as of December 31, 2021 (12 of which are INV-owned hotels) ✓ MHM is continuously working on updating the menu and sales methods, and sales are also increasing by combining takeout menus to accommodation packages ✓ Becoming a new business pillar due to lifestyle changes and expansion of outsourced delivery services 	<table border="1"> <thead> <tr> <th></th> <th>June 2021 FP</th> <th>December 2021 FP</th> </tr> </thead> <tbody> <tr> <td>Number of Hotels (INV/Total)</td> <td>12/17</td> <td>12/18</td> </tr> <tr> <td>Total Sales Amount</td> <td>¥67,491 thousand</td> <td>¥93,541 thousand</td> </tr> <tr> <td>Total Order Count</td> <td>16,602</td> <td>26,438</td> </tr> </tbody> </table>		June 2021 FP	December 2021 FP	Number of Hotels (INV/Total)	12/17	12/18	Total Sales Amount	¥67,491 thousand	¥93,541 thousand	Total Order Count	16,602	26,438
	June 2021 FP	December 2021 FP												
Number of Hotels (INV/Total)	12/17	12/18												
Total Sales Amount	¥67,491 thousand	¥93,541 thousand												
Total Order Count	16,602	26,438												

(Note 1) Percentage of the utilization or the revenues by "Telework Plan" for hotels that implemented the plan in the period above
(Note 2) Preliminary figures as of the end of January 24, 2022, including the estimated amount of employment adjustment subsidy to be received

- Looking at overseas cases, the period of spread of Omicron infections may be limited. Therefore, domestic demand is expected to recover after spring, and inbound demand is expected to come back after summer
- In 2022, domestic demand will increase due to “revenge travel¹⁾” and other demand. In areas where demand is strong, ADR will recover quickly as the occupancy rate rises
- Going forward, MHM plans to enhance its branding strategy including “Kanpo no Yado” and to raise the level of customer appeal
- With an increased number of properties with a hot spring (“onsen”), such as Kanpo no Yado, we believe that the appeal to the domestic market will increase due to the improved perception of the MyStays Group in Japan

Outlook for June 2022 Fiscal Period

- ✓ No inbound return in the 1H 2022
- ✓ Currently, hotels are facing the influence of Omicron. Demand declines due to quasi-state of emergency
- ✓ Looking at the situation in South Africa, parts of Europe and Americas, Omicron infections may peak out in about a month. Hotel demand is expected to recover from March, coupled with spring break demand

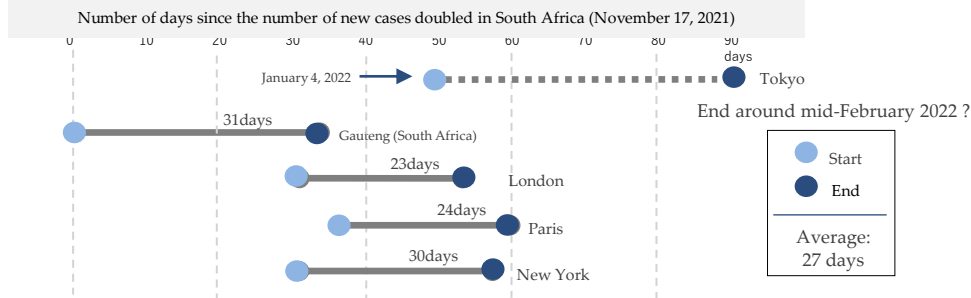


Outlook for July 2022 Onwards

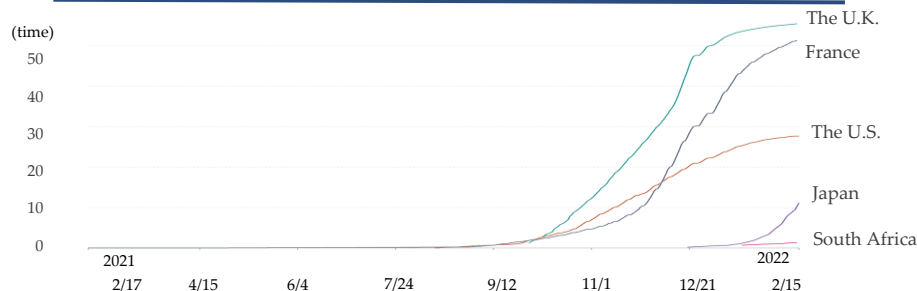
- ✓ Inbound will start to return after the summer and will recover toward the end of the year. However, it is not likely to get back to the same level as 2019 within 2022
- ✓ In Japan, demand for revenge travel is expected for each season. Demand is expected to remain high unless there is a relapse of corona infections

Period of Spread of Omicron Infection ²

(Start date is the day when the number of new cases doubles compared to the previous week; End date is the day when the number of new cases starts to decrease by 10% or more. The number of new cases is based on 7-day moving average)



Changes in the number of additional vaccinations (booster vaccinations) per 100 people by country ³



(Note 1) People's willingness to travel explodes as a reaction to the restrictions on various behaviors caused by the COVID-19 pandemic
 (Note 2) Source: "Chart talks about Omicron infection peak", Nihon Keizai Shimbun, January 23, 2022
 (Note 3) Source: Our World in Data

Future Strategy

- By formulating strategies based on factors such as the supply and demand situation in each area, trend of inbound ratio up to 2019, location characteristics, presence of regional measures such as prefectural discount, and competitiveness of each property, MHM will decide whether to prioritize ADR or occupancy rate, determine target customers, priority sales issues, sales channel mix, and other factors
- Utilizing its extensive 3,000 corporate customer contacts, MHM will capture demand for various events, projects, construction and others. In highly competitive areas where the inbound ratio used to be high, MHM will further expand sales channels and capture medium-term stay demand and day-use demand
- Taking advantage of its nationwide sales bases, MHM will aggressively develop sales for professional sports or school trips, and strengthen the acceptance of self-isolation demand from technical intern trainees and foreign students
- MHM plans to reconstruct the branding of the MHM Group and raise the level of customer appeal, involving the members of the Kanpo no Yado Members Card, which has more than 500,000 members through its loyalty program
- As the number of facilities will increase with the addition of Kanpo no Yado from April 5, 2022 (Scheduled), MHM will strengthen the cooperation with real agents and at the same time negotiate with the agents by demonstrating bargaining power as an expanded MHM Group to maximize profits
- MHM has been practicing effective and efficient operations, taking advantage of enhanced functions of AI-based revenue management assist tools

- The Sheraton Grande Tokyo Bay Hotel utilizes its extensive facilities and brand recognition to collaborate with Marriott Group hotels and other industries to carry out attractive promotions on a monthly basis
- While the demand for events with large gatherings is sluggish, the hotel endeavors to improve profitability by acquiring a wide range of demand by developing new products such as delivery and catering, and continuing cost reduction efforts

Initiatives under the COVID-19

Sales promotion with new accommodation plans

- In addition to the "Staycation Plan¹" and "Upgrade Commitment Plan²" implemented in the June 2021 fiscal period, special promotions were carried out with different themes on a monthly basis this fiscal period

Special promotional accommodation package in December 2021 Fiscal Period

	2021	June FP	December FP
Number of rooms sold		2,743 rooms	9,141 rooms
Sales		¥ 51.2 million	¥ 180.9 million
% of total room revenue		7.3%	11.6%

Capture demand for MICE and banquets

- Hotel-sponsored dinner events held amid sluggish demand for corporate-sponsored events

Examples of dinner shows in December 2021

- December 6: Mariko Takahashi (Sold ¥16 million for 369 guests)
- December 26: Chieko Mizutani (Sold ¥2.7 million for 224 guests)

	2021	June FP	December FP
Number of general banquets		51 banquets	105 banquets
Sales		¥ 79.1 million	¥ 138.4 million

Jun-Aug	Sep	Oct	Nov	Dec
Hawaii	Thai	Halloween	Korean	Christmas
<ul style="list-style-type: none"> • Room upgrade (to Ocean Dream, Grande, Treasures, or Park Wing) • Breakfast • Free parking (until 1PM on check-out date) • Oasis pass <p>Select one from the following benefits</p> <ul style="list-style-type: none"> ① Grand Cafe Dinner 33% discount ② Hawaiian Penton Plush Toy 	<ul style="list-style-type: none"> • Room upgrade (to Ocean Dream, Grande, Treasures, or Park Wing) • Breakfast • Free parking (until 1PM on check-out date) • Oasis pass <p>Select one from the following benefits</p> <ul style="list-style-type: none"> ① Grand Cafe Dinner 33% discount ② Penton Plush Toy ③ Two bottles of Thai beer 	<ul style="list-style-type: none"> • Room upgrade (to Ocean Dream, Grande, Treasures, or Park Wing) • Breakfast • Free parking (until 1PM on check-out date) • Oasis pass <p>Select one from the following benefits</p> <ul style="list-style-type: none"> ① Grand Cafe Dinner 25% discount ② Penton Plush Toy ③ Two bottles of German beer 	<ul style="list-style-type: none"> • Breakfast • Free parking (until 1PM on check-out date) • Oasis pass • Korean Goods <p>Select one from the following benefits</p> <ul style="list-style-type: none"> ① Grand Cafe Dinner 25% discount ② Penton Plush Toy ③ One bottle of JINRO chamisul, one glass ④ Three Mediheal masks 	<ul style="list-style-type: none"> • Breakfast • Free parking (until 1PM on check-out date) • Oasis pass <p>Select one from the following benefits</p> <ul style="list-style-type: none"> ① Grand Cafe Dinner 20% discount (weekdays only) ② Champagne(Moet Chandon 200ml, weekend only) ③ Santa Claus Penton Plush Toy ④ Three Mediheal masks

Delivery and Catering Services

- Developed and promoted packages to deliver hotel products to homes and offices
- Expand delivery of food and drink such as gourmet boxes and celebration kits for Hybrid / Virtual conferences and events not only in neighboring areas but throughout the country by in response to the work style using digital technology

	2021	June FP	December FP
Number of orders		6 orders	18 orders
Sales		¥ 1.1 million	¥ 6.2 million

Collaboration with other industries

- Developed new demand by tie-up with overseas hotels, brands, and airlines by leveraging Marriott's international network
- Carried out monthly promotions to offer an "extraordinary resort & food experience"

Sheraton Grande Tokyo Bay Hotel

Bangkok Marriott Hotel The Surawong, Tourism Authority of Thailand, Thai Airways International, etc. (September: AROI Sheraton)

Held a Thai fair where you can enjoy the feeling of traveling to Thailand with authentic Thai food and photo spots



Small Worlds TOKYO (October: SHERATON HALLOWEEN LABORATORY)

A miniature replica of the world's largest indoor theme park "Small Worlds TOKYO" has appeared in the lobby. Arranged a Halloween that doesn't get crowded



Sheraton Grand Incheon, Korean Cultural Center in Japan, Korea Agricultural and Fisheries Food Distribution Corporation, Korea Content Agency, Korea Tourism Organization, Dongwon Japan Co., Ltd., Shinro Co., Ltd., Korean Air Co., Ltd., Mediheal (November: Shimkoong Sheraton)

Held a fair where you can fully enjoy "flying to Korea"



SEGA Co., Ltd. (December: Sheraton Christmas 2021)

Christmas in a room with a home planetarium "Homestar"



(Note 1) This plan is mainly a set of high-priced rooms with a free parking and an OASIS pass that allows access to hot spring facilities, recreational facilities for children, indoor pools, and fitness facilities (started sales in 2020)
(Note 2) A plan that includes the same benefits as above, selectable gifts, etc. which applies to a room that is cheaper than the Staycation Plan, targeted at price-oriented segments (implemented from April to November 2021).

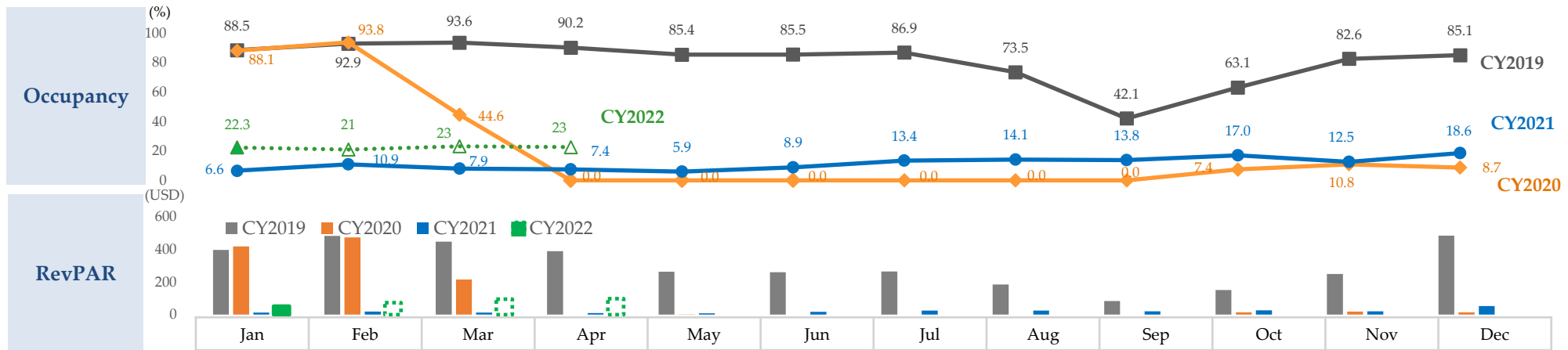
Reducing Operating Costs

- Hotel operating costs were reduced by 34.4% from ¥5,108 million in 2H 2019 to ¥3,350 million in 2H 2021 (of which 28% reduction was labor costs)
- Continue steady cost reductions, for example, by thoroughly eliminating any wasteful purchasing in each department

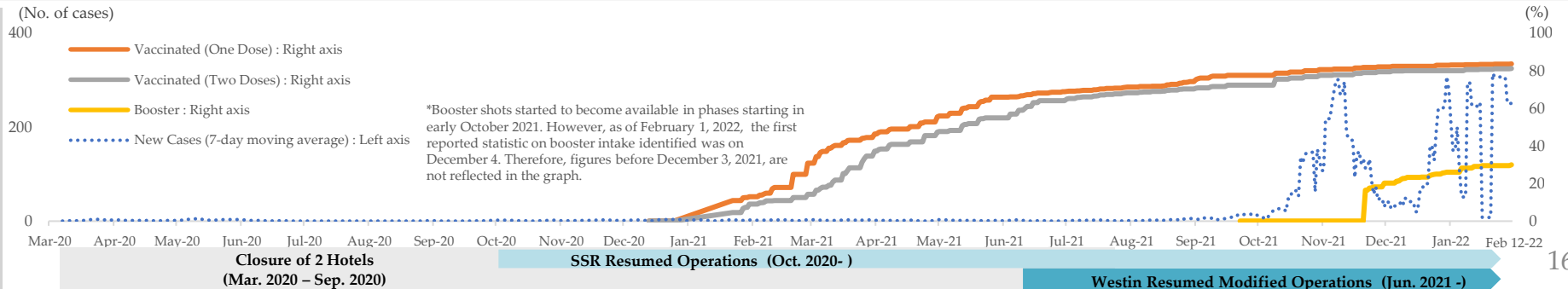
III-8. Update of the Status of Cayman

- The Cayman Islands reopened for tourism on September 9, 2021 for fully vaccinated tourists, subject to a quarantine. From November 20, the government has removed the quarantine requirement for securely verifiable fully vaccinated travelers. However, children under the age of 12 years old who were not fully vaccinated were still required to quarantine for 14 days, and therefore it has been difficult to attract families to the Cayman Islands
- On January 20, 2022, the Cayman Islands moved into Phase 5 of their reopening plan which removed the quarantine requirement for vaccinated travelers coming from countries with a first dose vaccination rate of 60% or higher. This enables vaccinated travelers from the United States to arrive in the Cayman Islands without being subject to quarantine
- Under Phase 5, unvaccinated children under the age of 12 years old “assume” the vaccination status of their adult travel companions, enabling families to more easily travel to the Cayman Islands for vacation
- On a positive note, the once onerous Covid-19 testing for travelers aged 5 and over that required lateral flow tests on days 2, 5, and 7 (resulting in a 10-day quarantine if positive), and a major factor to avoid travel to the Cayman Islands, was lifted as of February 17, 2022
- Sunshine is continuing its quarantine contract with the government on a month-to-month basis through March 2022

Changes of Hotel KPIs (Cayman Hotels)



New COVID-19 Cases and Vaccine Rollout



- As of the end of January 2022, the Cayman Islands were serviced by only four airlines (Cayman Airways, jetBlue, British Airways, and WestJet) with limited flights available to Miami, Tampa, Fort Lauderdale, New York, Toronto, and London (via Nassau, Bahamas)
- Most U.S.-based airlines are scheduled to resume Cayman Islands flight service from mid-February to early-March. The resumption of flights is necessary before tourism can meaningfully recover on the island
- Due to surging Omicron cases, Air Canada suspended flights to Grand Cayman (along with multiple other Caribbean destinations including Antigua, Aruba, Sint Maarten, Saint Kitts and Nevis, Havana, and others) with an expected resumption in late April 2022
- We expect the performance of our hotels in Cayman to improve gradually

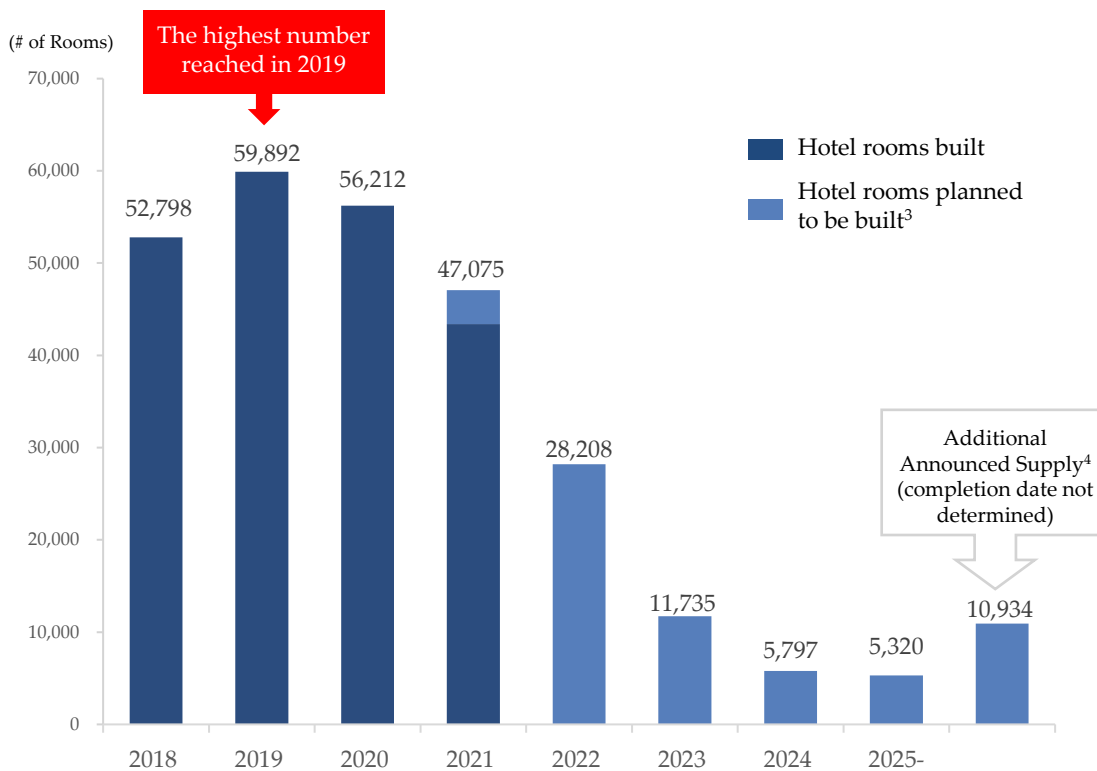
Air Service Resumption Schedule (including projection)

Departure City	Airline	Flights Begin	Frequency
February			
Toronto, Canada	Westjet	2/3/2022	3x per week
Chicago, IL (ORD)	United Airlines	2/12/2022	Saturdays Saturdays & Sundays starting in March
Houston, TX	United Airlines	2/12/2022	Saturdays Daily service beginning March 4
New York, NY (EWR)	United Airlines	2/12/2022	Saturdays & Sundays
Washington DC	United Airlines	2/12/2022	Saturdays & Sundays
Boston, MA	jetBlue	2/12/2022	1x per week (Saturdays)
New York, NY (JFK)	jetBlue	2/17/2022	2x per week (Tuesdays & Saturdays)
Fort Lauderdale, FL	jetBlue	2/17/2022	4x per week (Thursdays to Sundays)
Miami, FL	American Airlines	2/17/2022	1x Daily; 3x Saturdays
Denver, CO	Cayman Airways	2/26/2022	Saturdays
March			
Atlanta, GA	Delta Air Lines	3/5/2022	Daily
Charlotte, NC	American Airlines	3/5/2022	Saturdays (expected to increase to daily from April 5)
Fort Lauderdale, FL	Southwest Airlines	3/10/2022	Daily
Baltimore, MD	Southwest Airlines	3/12/2022	Saturdays

III-10. Status of New Hotel Development in Japan

According to a semi-annual survey¹ by "Weekly Hotel Restaurant" magazine, there were plans to develop 445 hotels with a total of 65,689 rooms (as of December 3, 2021). It has been on a downward trend for five times in a row since the December 2019 survey

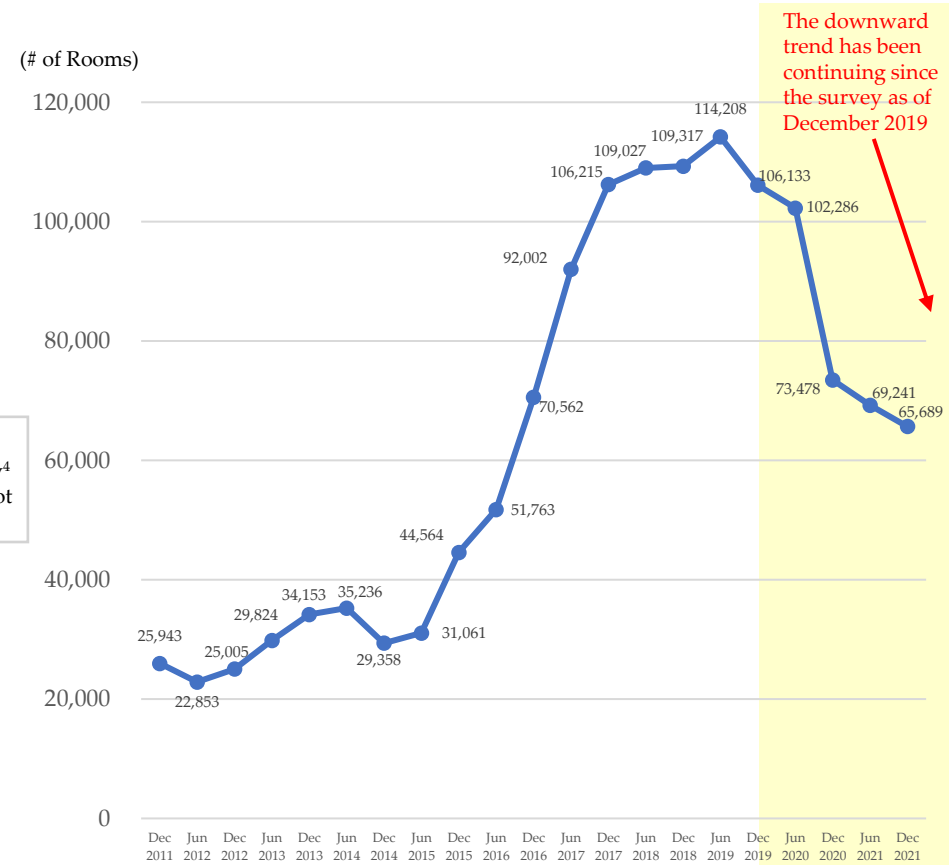
The Number of Planned New Hotel Room Supply



Previous information ²	59,892	56,212	43,989	20,693	9,970	5,238		10,029
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Source: HOTERES survey and official website of each hotel company

The Change in the Number of Rooms for New Hotel Development⁵



Source: HOTERES survey

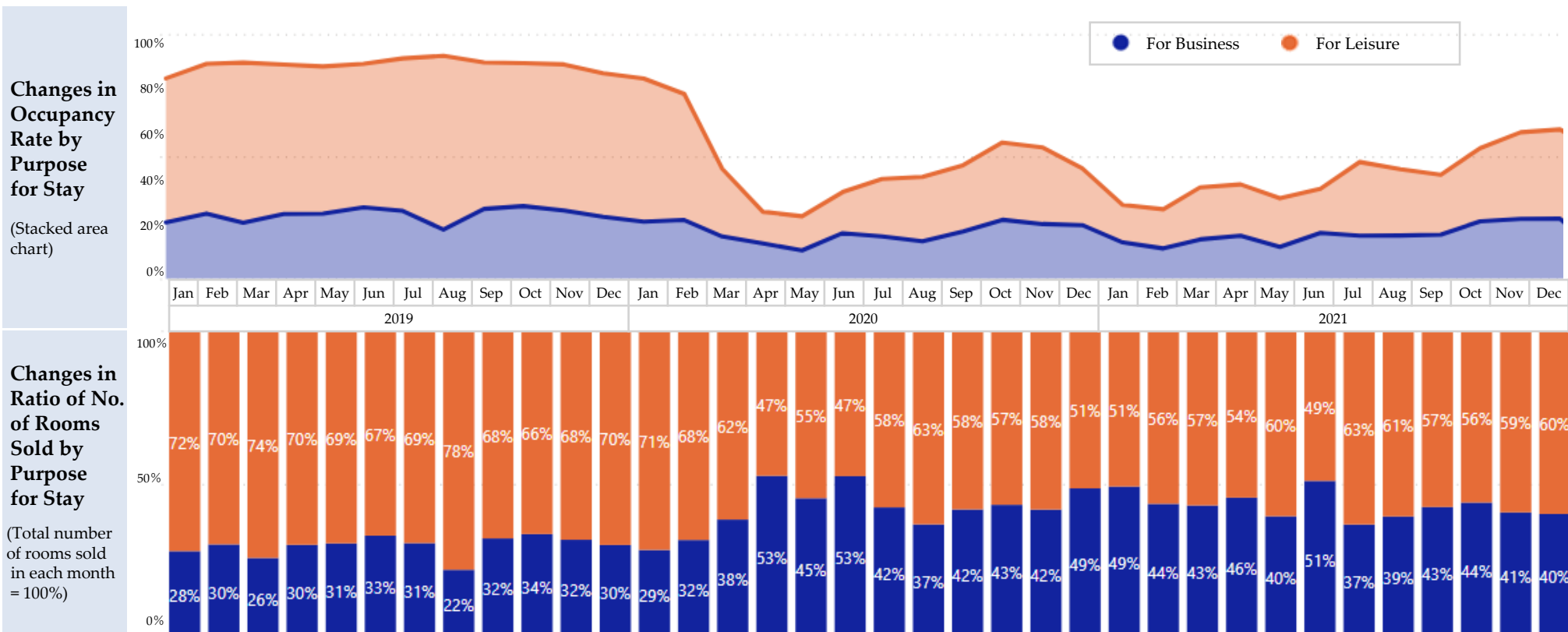
The downward trend has been continuing since the survey as of December 2019

(Note 1) Conducted twice a year in June and December
 (Note 2) Available information as of June 4, 2021
 (Note 3) Based on available information as of December 3, 2021. Newly built hotels with more than 40 rooms are included
 (Note 4) Indicates the number of announced hotel rooms planned to be built but whose completion date is not yet determined as of December 3, 2021
 (Note 5) Based on the plans confirmed as of each survey by HOTERES
 (Note 6) Hotel rooms planned to be built shown above is based on the plans of surveyed hotel developers as of December 3, 2021. It is possible that additional development plans have or will be announced subsequent to December 3, 2021 that result in new hotel supply after 2021 being larger than the supply shown above. Accordingly, actual new hotel supply may differ materially from the figures shown above

III-11. Trial Calculation: Business vs. Leisure Demand

- The ratio of leisure demand for the December 2021 fiscal period increased from the previous fiscal period, to about 60% of total room sales
- Domestic demand is seeing a certain recovery in terms of both business and leisure, while inbound customers, who had previously accounted for more than 30% of the total, have been absent due to the COVID-19 pandemic

Breakdown of Business / Leisure Demand at MHM Domestic 73 Hotels¹



Premises :

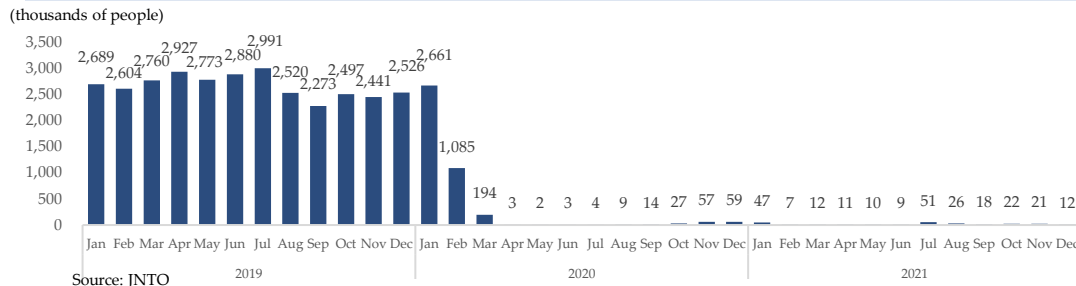
Assumed the number of rooms sold on the days before Saturday, Sunday, and national holiday is leisure demand. As for other days, assumed the number of rooms sold is leisure demand if DOR* is larger than 2.0, and if DOR is equal or less than 2.0, assumed the number of rooms sold multiplied by [DOR - 1.0] is leisure demand, while the remaining is assumed to be business demand (based on the assumption that all the rooms are used either by one person or two persons)

*Abbreviation of "Double Occupancy Ratio". It is calculated by dividing the number of guests stayed by the number of rooms sold, i.e., an average number of guests per room sold (The same is applied for other pages)

(Note 1) Indicates 73 domestic hotels operated by MHM in INV portfolio as of December 31, 2021

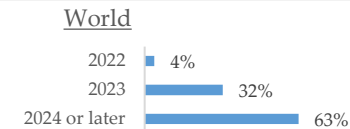
- The number of foreign visitors to Japan remains at a low level, and immigration restrictions continue due to new COVID-19 variants. Immigration restrictions were once relaxed in November 2021, but foreigners were suspended from newly entering the country again at the end of the same month which is classified as a strict immigration regulation in the world
- According to a UNWTO survey¹, more than 60% of experts believe that international tourism will recover to the 2019 level after 2024
- On the other hand, according to a joint survey by Cint Japan and JTB Tourism Research & Consulting, the viewing experience of the Tokyo Olympics and Paralympics had a positive effect on raising interest in travel to Japan. In China, which had the highest number of foreign tourists visiting Japan by region (30.1%) in 2019, about 70% of respondents answered that they would like to visit Japan. Substantial relaxation of the immigration restrictions is much anticipated

Monthly No. of Inbound Visitors to Japan (January 2019 – December 2021)

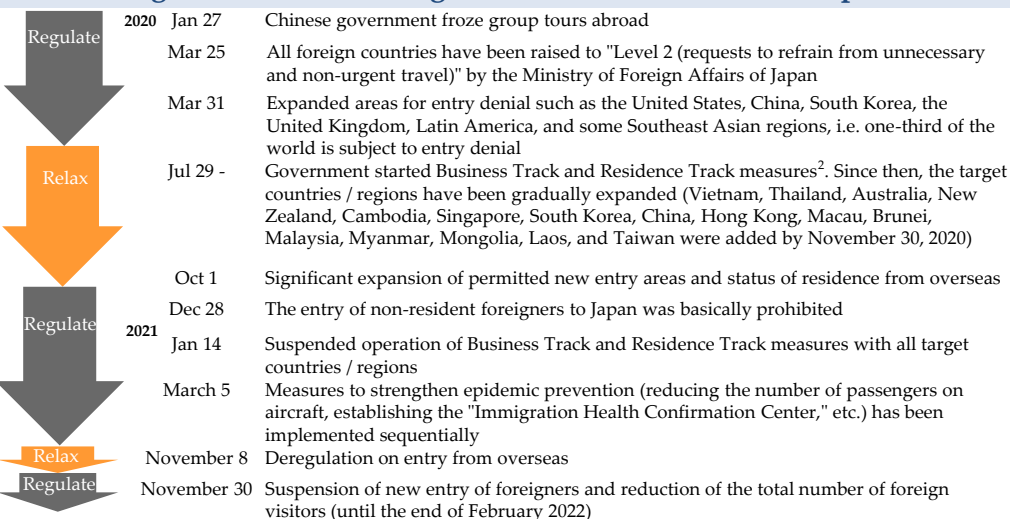


Results of responses on the recovery timing of international tourism¹

When do you expect international tourism to return to pre-pandemic 2019 levels in your country?

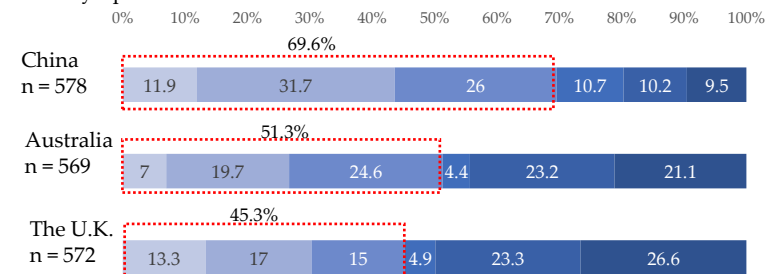


Immigration control / deregulation due to the COVID-19 pandemic



Impact of the Tokyo 2020 Olympic and Paralympic Games on travel to Japan³

About 70% of respondents in China and more than 40% in Australia and the U.K. want to visit Japan, including those who have increased their desire to visit Japan in the wake of the Olympic and Paralympic Games.



- I was not interested in Japan, but I came to want to go
- I was interested, and wanted to go more
- Regardless of the Tokyo 2020 Olympic and Paralympic Games, I would like to go on a sightseeing trip to Japan
- I was interested, but became not to want to go
- I would like to go, but I do not think I will be able to go within three years
- I am not interested in sightseeing trips to Japan

*The events above are referred to the announcements or news releases by the government, media, etc.

(Note 1) A global survey conducted by THE UNWTO Panel of Tourism Experts on the impact of COVID-19 on tourism and the expected timing of recovery (announced on January 18, 2022)

(Note 2) The Government of Japan implemented a special framework to facilitate cross-border business travelers and others on the condition of adopting quarantine measures in addition to the current border control measures: obtaining a certificate of pre-entry test result, retaining location data for 14 days after entering to Japan, testing for COVID-19 upon arrival at the airport, and 14 days refraining from using public transportation and staying at home or a place designated by the Chief of the Quarantine Station, etc.

(Note 3) Cint Japan and JTB Tourism Research & Consulting conducted a joint survey on "Survey on Intentions to Visit Japan from China, Australia, and the United Kingdom". Survey period: September 29 to October 4, 2021

IV. Status of Residential Operations

IV-1: Performance of Residential Properties

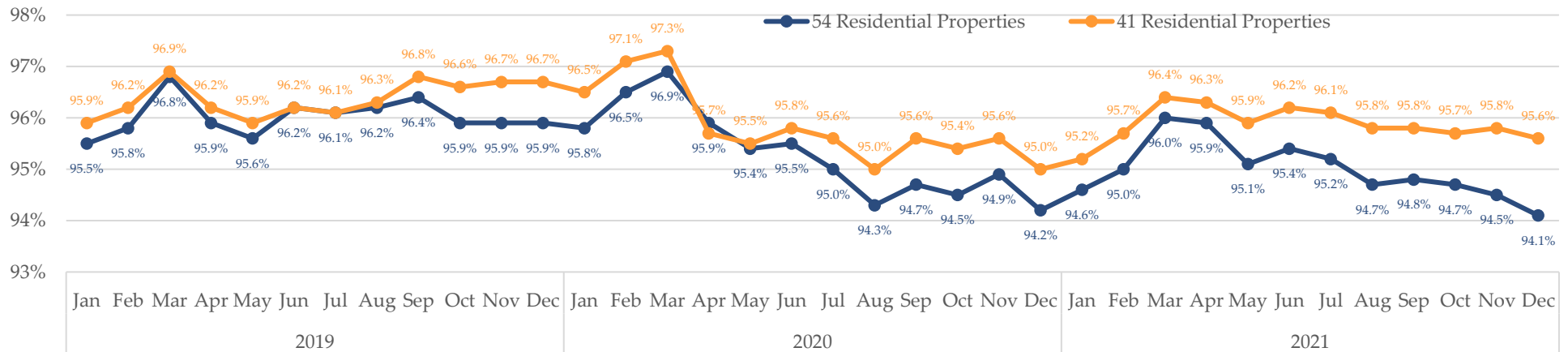
The NOI of 54 residential properties for the December 2021 Fiscal Period was lower than expected due to a decrease in revenues attributed to the disposition of 7 properties in December and the adverse effect of the COVID-19 pandemic. We expect stable earnings for the 41 properties owned as of today

Residential NOI for 2021 Actual¹ (Unit: ¥ million)

Based on 54 Residential Properties, including seven properties sold on December 22, 2021	2019	2020	2021		Variance		
	Actual	Actual	Full Year Forecast (as of 8/25)	Actual	vs The same period in 2019	vs The same period in 2020	vs Forecast as of 8/25
	(A)	(B)	(C)	(D)	(D/A-1)	(D/B-1)	(D/C-1)
June FP	1,356	1,377		1,376	+1.5%	-0.1%	
December FP	1,382	1,371	1,384	1,338	-3.2%	-2.4%	-3.3%
Full Year	2,739	2,748	2,761	2,715	-0.9%	-1.2%	-1.6%

※Reference ²	
41 Residential Properties	
2021 Actual	2022 Forecast
2,225	2,229

Change in Monthly Occupancy¹ (January 2019 – December 2021)

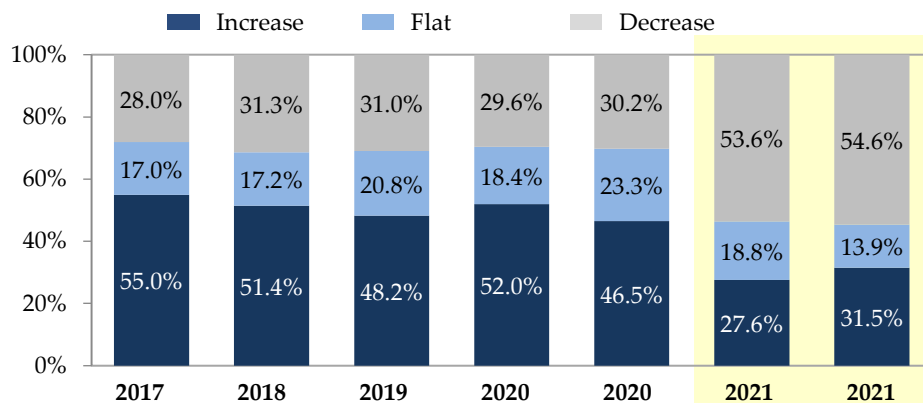


(Note 1) Based on 54 properties held by INV as of the beginning of the fiscal year ending December 31, 2021. Excludes one-off insurance-related revenues and expenses as well as one-off custodian fee associated with a trust split
(Note 2) Based on 41 properties held by INV excluding a total of 13 properties sold on December 22, 2021 and January 12, 2022. Excludes one-off insurance-related revenues and expenses as well as one-off custodian fee associated with a trust split

IV-2. Changes of Residential Rents

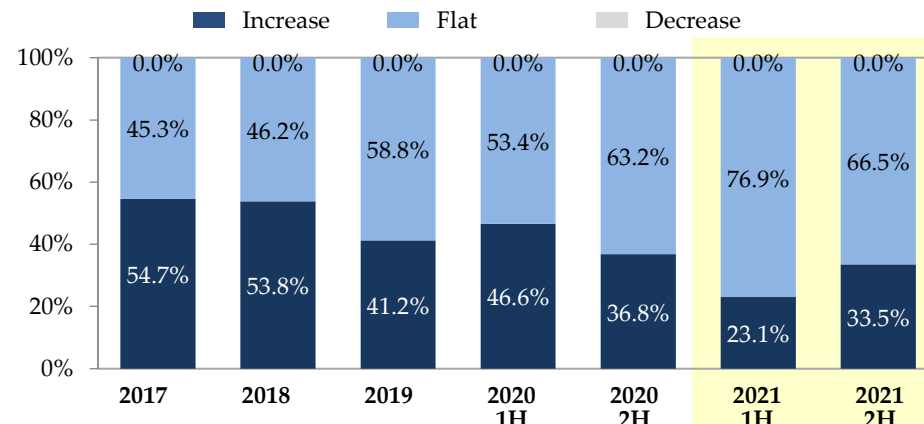
As the trend of net population inflow in urban areas weakens due to the COVID-19 pandemic, we are striving to maintain the occupancy rate and maximize NOI while adjusting rental conditions

Change in Rent for New Contracts¹



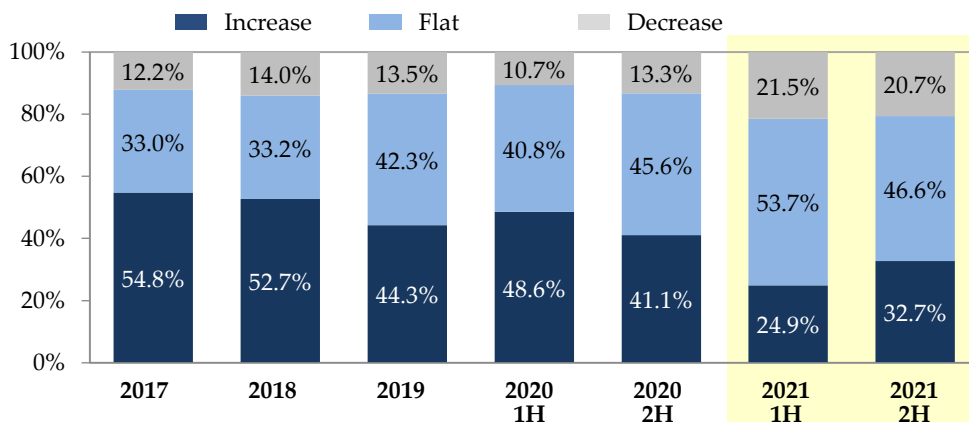
No. of New Contracts	1,030	1,015	898	402	288	388	216
Occupancy ²	95.0%	95.5%	96.2%	96.2%	94.6%	95.3%	94.7%
Net Leasing Cost (No. of months) ³	1.02	0.74	0.64	0.47	1.04	0.85	1.23

Change in Rent for Renewal Contracts¹

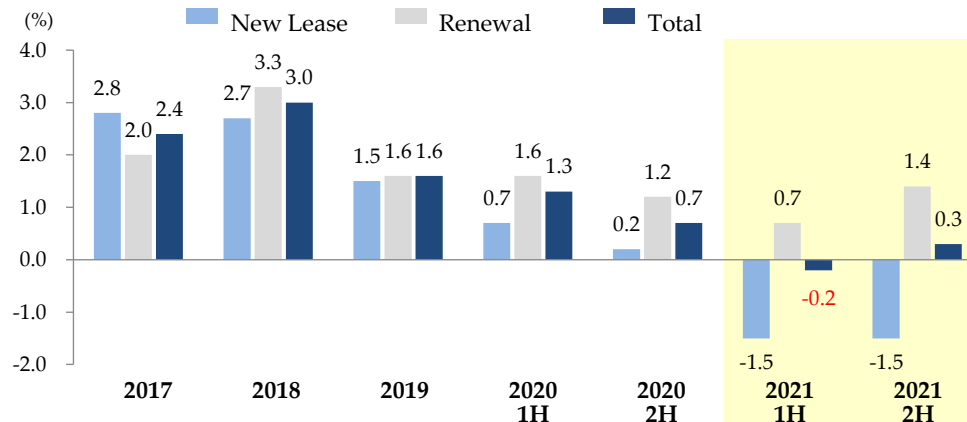


No. of Renewals	1,337	1,253	1,167	712	364	581	355
Renewal Rate ⁴	82.8%	82.5%	78.9%	80.7%	84.1%	79.7%	79.6%

Change in Rent for All Contracts¹



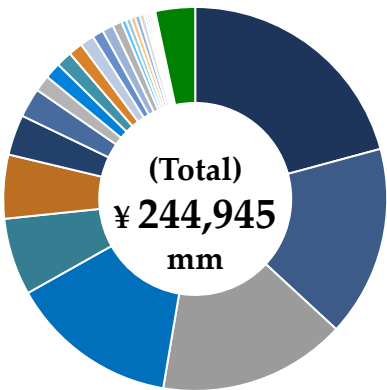
Average Rent Increase / Decrease⁵



(Note 1) Based on the properties owned by INV for the relevant period. The properties INV acquired / disposed during the period are included only for the term when owned by INV
 (Note 2) Occupancy is calculated by dividing the sum of total residential leased area by the sum of total residential leasable area at the end of each month of each year
 (Note 3) Net Leasing Cost (Multiple of Monthly Rent) = Advertising Expenses (Multiple of Monthly Rent) + Free Rent (Multiple of Monthly Rent) - Key Money (Multiple of Monthly Rent)
 (Note 4) Renewal rate is calculated by "Number of Renewals during the Period" ÷ "Number of Cases Targeted for Renewal during the Period"
 (Note 5) Weighted average of monthly rent increase or decrease (%) of new or renewal contracts, or the total of both, compared with previous contracts of properties owned at the end of period

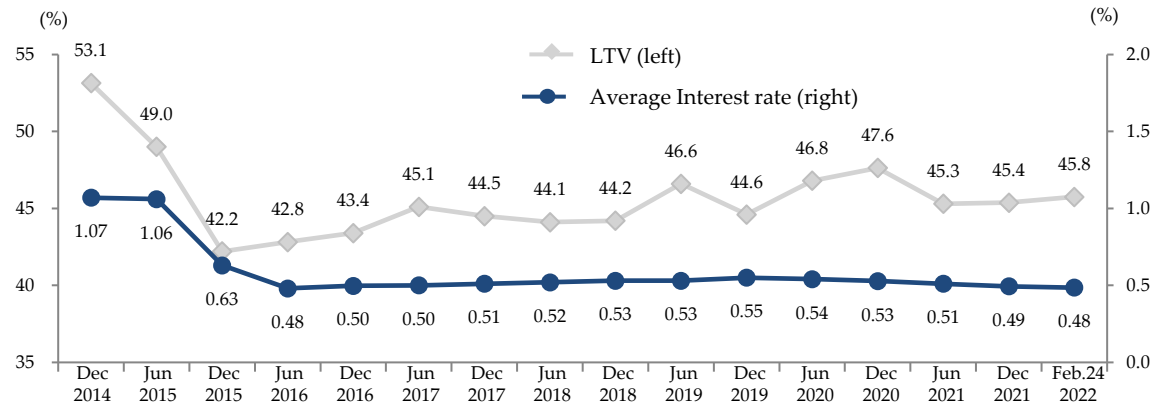
- INV refinanced bank loans of ¥62.6 billion in total during the December 2021 fiscal period, and has never violated any financial covenants since the outbreak of COVID-19 up to the date hereof. In addition, INV refinanced ¥8.5 billion of bank loans in January 2022
- As a result of the disposition of residential properties carried out in December 2021 and January 2022, INV has ¥17.1 billion in cash on hand at the end of January 2022, which is more than enough to pay interest expenses and others
- In order to enhance the financial soundness, INV endeavors to lower the LTV by utilizing the cash on hand increased by the sale and repaying existing loans that are due in March 2022 and onwards

Lender Formation (as of February 24, 2022)

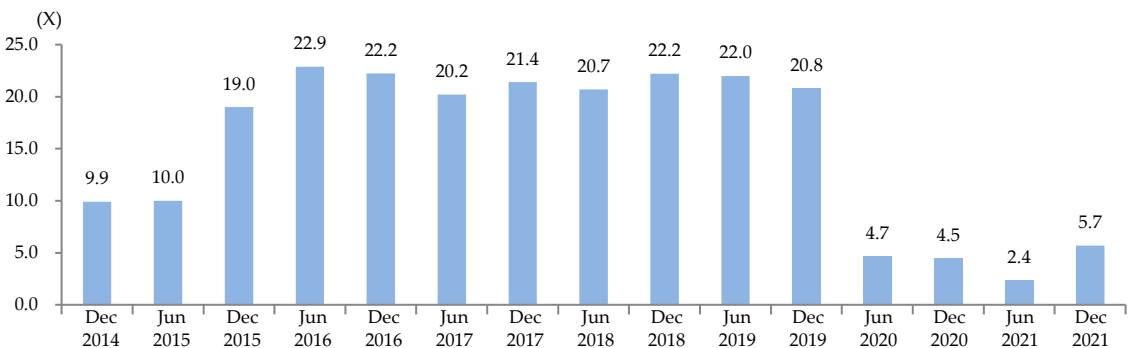


Mizuho Bank	20.8%	Nishi-Nippon City Bank	0.8%
MUFG	16.1%	Dai-ichi Life Insurance	0.4%
SMBC	15.8%	Kiraboshi Bank	0.4%
SMTB	14.2%	Momiji Bank	0.4%
Citibank	6.5%	Yamaguchi Bank	0.4%
Shinsei Bank	5.4%	The Chukyo Bank	0.4%
DBJ	3.4%	Kagawa Bank	0.2%
Resona Bank	2.5%	Tochigi Bank	0.2%
San ju San Bank	1.4%	Kiyo Bank	0.2%
Aozora Bank	1.4%	The Sensyu Ikeda Bank	0.1%
Aeon Bank	1.3%	Towa Bank	0.1%
Nomura TB	1.2%	Hiroshima Bank	0.1%
Tokyo Star Bank	1.2%	Gunma Bank	0.1%
Shizuoka Bank	0.9%	REIT Bond	3.3%
Fukuoka Bank	0.9%		

LTV (Appraisal Value Base)¹ and Weighted Average Interest Rate²



DSCR³



(Note 1) Calculated by the following formula: (Interest-bearing debts at the end of the relevant fiscal period, excluding short-term consumption tax loan) / (Total appraisal value as of the end of the same period). For the preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset, the acquisition price (INV's investment amount) of such preferred equity interest is deemed as the appraisal value and included. For the Overseas Real Estate TK Interest the underlying assets of which are "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the acquisition price (INV's TK investment amount) of such TK interest is deemed as the appraisal value and included regarding the calculation for "Dec. 2018". Regarding "Jun. 2019" onward, calculation is based on the appraisal value as of the end of each fiscal period. USD is converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward contract entered into on July 26, 2018. INV has transferred seven residences as of December 22, 2021 and six residences on January 12, 2022 (also referred to as the "Transfer"). The sale proceeds through this transfer will be reserved as cash on hand and will be mainly appropriated for the repayment of existing borrowings, and will also be used as a source of cash distribution. Therefore, LTV (based on appraisal value) is higher than before the transfer of the properties, but it is anticipated to be lower if the existing loan is repaid in the future. However, we have not determined any specific repayment of existing borrowings as of today, and we will announce promptly when determined.

(Note 2) Calculated by the following formula: (Total loan amount outstanding at the relevant time multiplied by applicable interest rate at the relevant time for each loans) / (The loan amount outstanding at the end of each fiscal period)

(Note 3) DSCR is calculated by dividing (i) by (ii) for the relevant period; (i) operating income, as adjusted for depreciation expenses from property rental business and any loss (gain) on sales of property (ii) scheduled prepayments of loans payable, interest expenses. Excluded the temporal increase of income due to the change of investment structure regarding overseas assets for the calculation of June 2019 fiscal period

VI. ESG Initiatives

VI-1. ESG Initiatives (INV)

- INV participated in GRESB¹ for the first time in 2021 and received a "2-star" rating in GRESB rating and an "A level" in GRESB disclosure evaluation
- Set environmental targets and started monitoring environmental performance

■ GRESB Real Estate Assessment¹

- In the 2021 GRESB Real Estate Assessment, INV received a "2-Star" GRESB Rating, which is based on overall GRESB scores and its quintile position among participants
- INV was also awarded a "Green Star" designation by achieving high performance in both the "Management Component" that evaluates policies and organizational structure for ESG (Environmental, Social, and Governance) promotion, and the "Performance Component" that assesses environmental performance and tenant engagement of properties owned
- Further, INV was highly evaluated for its ESG information disclosure efforts and received an "A Level" the highest level for GRESB Public Disclosure, which assesses the breadth of ESG disclosure



(Note 1) GRESB is an annual benchmarking program to evaluate ESG considerations of property companies and real estate funds. The GRESB Real Estate Assessment is distinguished by its comprehensive evaluation of initiatives for sustainability of property companies, REITs and real estate funds, not of individual properties. GRESB rating is a relative evaluation based on comprehensive scores and the highest being "5-stars"

■ Environmental Performance

The following are actual values for properties in INV's portfolio that can be compared under the same conditions²

		FY2019 Actual	FY2020	
			Actual	Difference
Energy Consumption ³ (111 properties)	Total Amount (MWh)	105,406	85,416	-19.0%
	Intensity (MWh/m ²)	0.308	0.249	
	Renewable Energy (MWh: included in total amount)	2,118	2,208	+4.2%
Greenhouse Gas Emissions ³ (111 properties)	Total Amount (t-CO ₂ eq)	33,515	26,455	-21.1%
	Intensity (t-CO ₂ eq/m ²)	0.098	0.077	
Water Usage (111 properties)	Total Amount (m ³)	1,246,922	714,263	-42.7%
	Intensity (m ³ /m ²)	3.540	2.028	
Waste Volume (65 properties)	Total Amount (t)	4,716	3,246	-31.2%
	Intensity (t/m ²)	0.014	0.009	
	Recycling Rate (%)	15.9	14.7	-1.2pt

(Note 2) Properties that have been held from the beginning of FY2019 to the end of FY2020 and for which data that enables comparison under the same conditions can be obtained. The following properties are excluded because it is difficult to make an adjustment for comparison under the same conditions: (i) properties acquired or sold during the relevant period, (ii) properties for which the occupancy rate has not been disclosed to INV, (iii) properties with a month when the occupancy rate became 0% due to a temporary closure. The number of target properties for each item of the environmental data is shown in parenthesis under each item name

(Note 3) Energy Consumption and Greenhouse Gas Emissions are actual values related to the Environmental Targets, and a certain adjustment has been made by CIM

- INV recognizes the importance of environmental, social, and governance (ESG) considerations in real estate investment management from the viewpoint of sustainability such as economic and social development and contributing to global environmental conservation, and regard improvement of sustainability as an important management issue and implement initiatives to contribute to make our society sustainable
- MyStays Hotel Management Co., Ltd. (MHM), the main operator of INV's domestic hotel portfolio, has implemented various initiatives for a sustainable society by continuing the energy efficiency improvement and community contributions at its hotels

■ INV's initiatives are described as (INV) and MHM's initiatives are described as (MHM)

E

Initiatives for Environment



Waste reduction (MHM)

During renovations and construction of all MHM properties, we have established a matching system that reuses furniture, fixtures, equipment, tableware, and artwork that are no longer needed at other properties, realizing cost reduction and waste reduction

Energy efficiency

(Number of properties in parentheses / compared to the end of the previous fiscal period)

- ✓ Automatic meter readings (AMR) (3/+1)
- ✓ Introduction of BEMS (1/ No change)
- ✓ Introduction of LED lighting (all or part of property) (124/+2)
- ✓ Installation of high-efficiency equipment and appliances (36/No change)
- ✓ Installation of gas generation (10/ No change)
- ✓ Installation of inverters (32/ No change)
- ✓ Introduction of on-site renewable energy (2/ No change)

Water saving

(Number of properties in parentheses / compared to the end of the previous fiscal period)

- ✓ Introduction of whole or part of the water-saving type toilet (8/-1)
- ✓ Installation of water-saving showers (77/ No change)
- ✓ Implementation of wastewater treatment on the premises (1/No change)
- ✓ Reuse of rainwater, reclaimed water, and drainage (2/ No change)

Environmental protection

(Number of properties in parentheses / compared to the end of the previous fiscal period)

- ✓ Reducing waste by consolidating amenity storage locations or changing to pump-type containers of amenity such as shampoo for hotels (56/+1)

S

Initiatives for Society



Disaster measures (INV)

Conduct voluntary training twice a year(17 residential properties)

eg. Nisshin Palace Stage Daitabashi
We distribute leaflets to each tenant explaining how to use evacuation equipment so that residents don't panic in an emergency. An awareness poster issued by the fire department is posted in the common area during Disaster Prevention Week



Support the campaign to promote vaccination of the new coronavirus (MHM)

30 MyStays Group hotels in Tokyo participate in "TOKYO Waction", a measure to promote the vaccination of the new coronavirus in Tokyo, and offer benefits



Regional activation (MHM)

(Hotel MyStays Premier Sapporo Park)
"Iwamizawa Fair", a collaboration project with Iwamizawa City, Hokkaido, is held at the "Farm to Table TERRA" restaurant in the hotel. Focusing on ingredients from Hokkaido and organic vegetables procured directly from farms nationwide, the natural restaurant promotes the charm of the region by offering lunch, dinner, and wine using abundant specialties of Iwamizawa City for a limited time and selling special products of the region



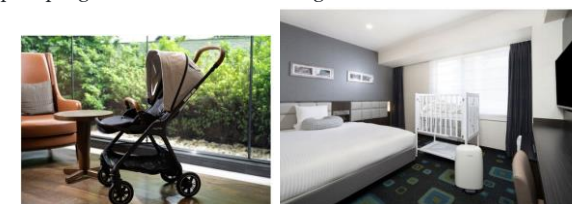
Left) Salad bar of vegetables from Iwamizawa and carefully selected vegetables from TERRA contract farmers
Right) TERRA original coffee roasted by Iwamizawa's social welfare corporation "Kupido Fair"

Career support program (MHM)

(Hotel MyStays Premier Akasaka)

Started "Retreat with baby" plan for postpartum moms.

As a member of the hotel industry, MHM will strive to promote an environment where employees can continue to work even if their life stages change due to marriage and/or childbirth. MHM aspires to support women who are in an environment where it is difficult to receive support from their families due to childbirth and childcare amid COVID-19, and cooperates with other companies to provide a support program that suits the feelings of moms



(Art Hotel Ishigakijima)

The third "Art T-shirt Exhibition" was held. At this exhibition, art works by artists based in Okinawa and "Art T-shirts" by illustrators and artists inside and outside the island are exhibited and sold. It provides an opportunity to see art works up close and contributes to the transmission of the island's art and culture, and has been well received every year





Appendix (1)

Unitholder Benefit Program for Invincible Unitholders

- INV introduced the Unitholder Benefits Program so that unitholders could enjoy staying at the wide range of hotels owned by INV, with the goal of increasing unitholders satisfaction and expanding the investor base
- INV unitholders will receive 10% off the Best Available Rate at the Sheraton Grande Tokyo Bay Hotel and at all MyStays hotels
- INV decided to remove the eligibility requirement of “holding 10 or more units” to enable all INV unitholders to utilize this program from the June 2020 Fiscal Period and onwards, considering the requests from unitholders and expecting some improvement in occupancy rate. The revenue² for the December 2021 fiscal period for MyStays hotels from this Unitholder Benefits Program increased by 65.9% compared to the same period of the previous year

Overview of Unitholder Special Benefit Program¹

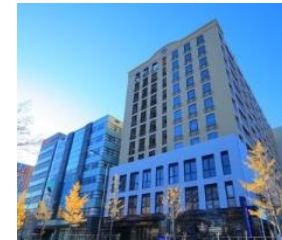
Applicable Hotels	<ul style="list-style-type: none"> ■ Sheraton Grande Tokyo Bay Hotel ■ All hotels managed by MyStays³ 	
Eligible Unitholders	<p>All unitholders who hold Invincible unit(s) and whose names are on Invincible’s Unitholders’ Registry as of these record dates:</p> <ul style="list-style-type: none"> ✓ June 30 and December 31 of each year 	
Benefit Program	①	②
Eligible Hotels	Sheraton Grande Tokyo Bay Hotel	All MyStays Hotels
Details	10% discount from BAR ⁴	10% discount from BAR ⁴
Hotel Reservation	By telephone or email	Via dedicated website
Available Period ⁵	<ul style="list-style-type: none"> ■ From April 1 to September 30 (eligible unitholders as of December 31) ■ From October 1 to March 31 (eligible unitholders as of June 30) 	

Eligible Hotels: Sheraton Grande Tokyo Bay Hotel and All MyStays Hotels

Sheraton Grande Tokyo Bay Hotel



HOTEL MYSTAYS



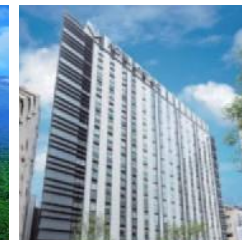
Hotel MyStays Premier Kanazawa



Fusaki Beach Resort Hotel & Villas



Hotel Epinard Nasu



Hotel MyStays Premier Akasaka



Beppu Kamenoi Hotel

(Note 1) The details of the unitholder benefit program described above is what Invincible plans as of today, and the program may be changed or abolished even after it is actually introduced

(Note 2) Revenue for 6 months from July 1, 2021 to December 31, 2021 generated from the unit holder benefit program

(Note 3) All hotels operated by MyStays Hotel Management Co., Ltd., which are listed on the Official Site of My Stays Hotel Group (<https://www.mystays.com/>). Hereafter the same on the page

(Note 4) BAR (Best Available Rate) refers to the lowest price at the time of booking

(Note 5) Available Period represents a period during which you can lodge by using the unitholder benefit program. To enjoy the unitholder benefit program, you actually need to lodge during the availability period

Inbound Market: Inbound Visitors to Japan by Country

- The number of inbound visitors had constantly increased until 2019
- However, because of the global COVID-19 pandemic, inbound visitors have vanished since March 2020, and the year-on-year rate has declined in 2021. The timing and level of recovery is still too hard to predict

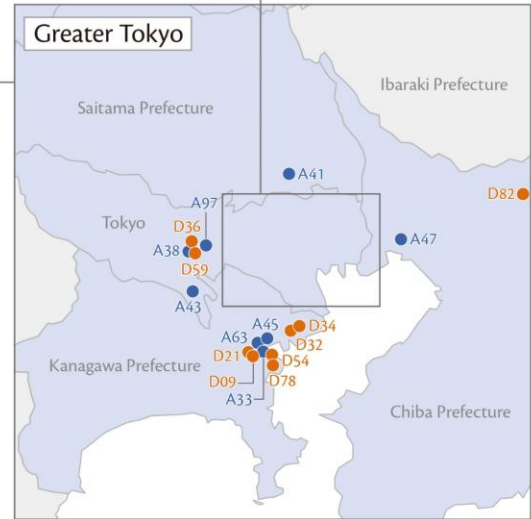
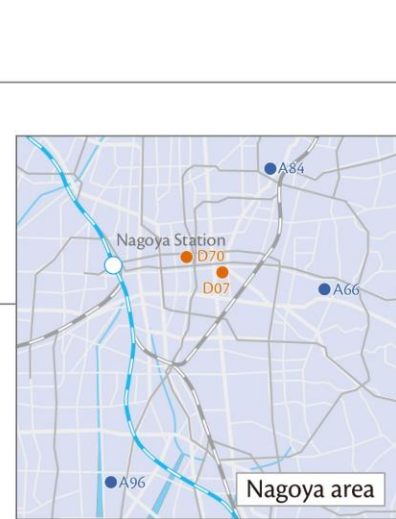
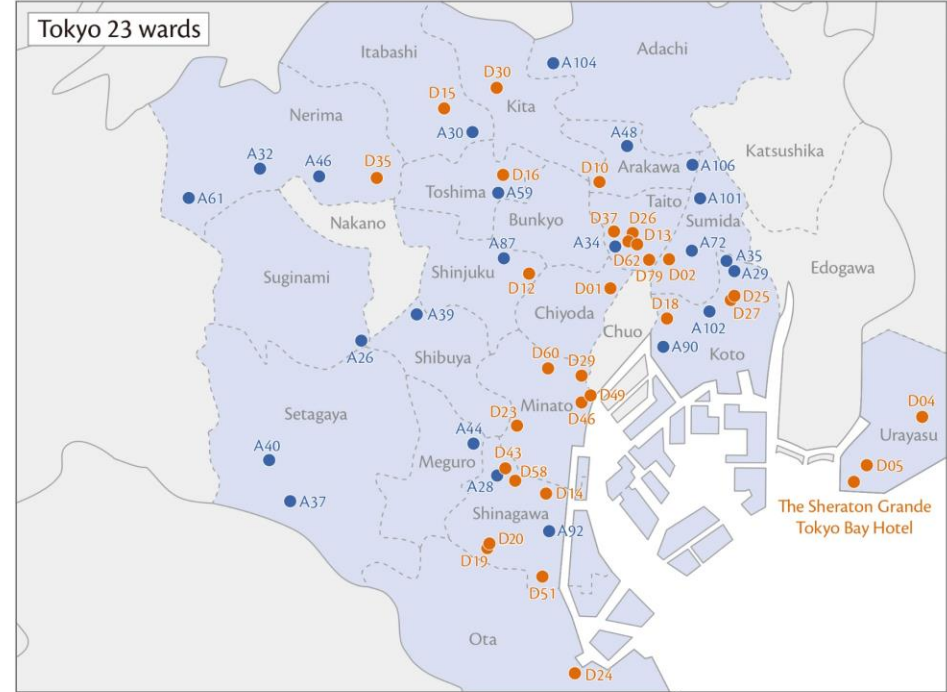
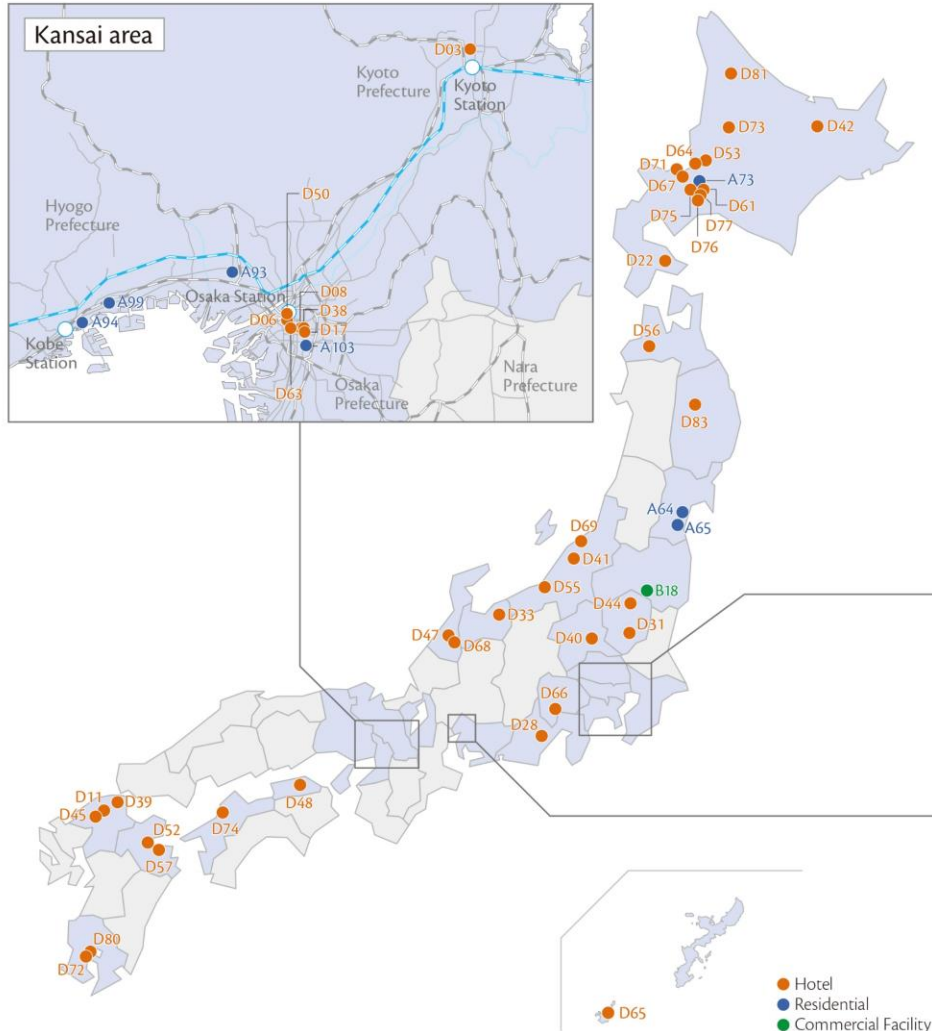
Inbound Visitors to Japan by Country

(thousands of people)

	2012		2013		2014		2015		2016		2017		2018		2019		2020		2021	
		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY
China	1,425	+36.6%	1,314	-7.8%	2,409	+83.3%	4,994	+107.3%	6,373	+27.6%	7,356	+15.4%	8,380	+13.9%	9,594	+14.5%	1,069	-88.9%	42	-96.0%
South Korea	2,043	+23.2%	2,456	+20.2%	2,755	+12.2%	4,002	+45.3%	5,090	+27.2%	7,140	+40.3%	7,538	+5.6%	5,585	-25.9%	488	-91.3%	19	-96.1%
Taiwan	1,466	+47.5%	2,211	+50.8%	2,830	+28.0%	3,677	+29.9%	4,167	+13.3%	4,564	+9.5%	4,757	+4.2%	4,891	+2.8%	695	-85.8%	5	-99.3%
Hong Kong	482	+32.0%	746	+54.9%	926	+24.1%	1,524	+64.6%	1,839	+20.7%	2,232	+21.3%	2,207	-1.1%	2,291	+3.8%	346	-84.9%	1	-99.6%
Thailand	261	+79.8%	454	+74.0%	658	+45.0%	797	+21.2%	901	+13.1%	987	+9.5%	1,132	+14.7%	1,319	+16.5%	220	-83.3%	3	-98.8%
Malaysia	130	+59.7%	177	+35.6%	250	+41.4%	305	+22.4%	394	+29.1%	440	+11.5%	468	+6.6%	502	+7.1%	77	-84.7%	2	-97.6%
Indonesia	101	+63.9%	137	+34.8%	159	+16.0%	205	+29.2%	271	+32.1%	352	+30.0%	396	+12.6%	413	+4.0%	78	-81.2%	5	-93.2%
Philippines	85	+34.8%	108	+27.4%	184	+70.0%	268	+45.7%	348	+29.6%	424	+21.9%	503	+18.8%	613	+21.7%	109	-82.2%	6	-95.0%
Vietnam	55	+34.4%	84	+53.1%	124	+47.1%	185	+49.2%	234	+26.1%	309	+32.1%	389	+25.9%	495	+27.3%	153	-69.2%	27	-82.6%
USA	717	+26.7%	799	+11.5%	892	+11.6%	1,033	+15.9%	1,243	+20.3%	1,375	+10.6%	1,526	+11.0%	1,724	+12.9%	219	-87.3%	20	-90.9%
UK	174	+24.2%	192	+10.2%	220	+14.7%	258	+17.5%	293	+13.2%	311	+6.2%	333	+7.6%	424	+27.0%	51	-88.0%	7	-85.7%
France	130	+36.6%	155	+18.8%	179	+15.3%	214	+20.0%	253	+18.3%	269	+5.9%	304	+13.5%	336	+10.3%	43	-87.2%	7	-83.8%
Canada	135	+33.6%	153	+12.9%	183	+19.7%	231	+26.5%	273	+18.0%	306	+11.9%	330	+8.2%	375	+13.5%	53	-85.8%	4	-93.3%
Australia	206	+27.0%	245	+18.5%	303	+23.8%	376	+24.3%	445	+18.4%	495	+11.2%	552	+11.6%	622	+12.6%	144	-76.9%	3	-97.7%
Others	947	+35.2%	1,134	+19.6%	1,343	+18.5%	1,666	+24.0%	1,914	+14.9%	2,133	+11.4%	2,369	+11.1%	2,699	+13.9%	372	-86.2%	95	-74.4%
Total	8,358	+34.4%	10,364	+24.0%	13,413	+29.4%	19,737	+47.1%	24,039	+21.8%	28,691	+19.3%	31,191	+8.7%	31,882	+2.2%	4,116	-87.1%	246	-94.0%

Domestic Portfolio Map (as of February 24, 2022)

No. of Properties	No. of Hotels	No. of Residentials	No. of Others
126	84	41	1

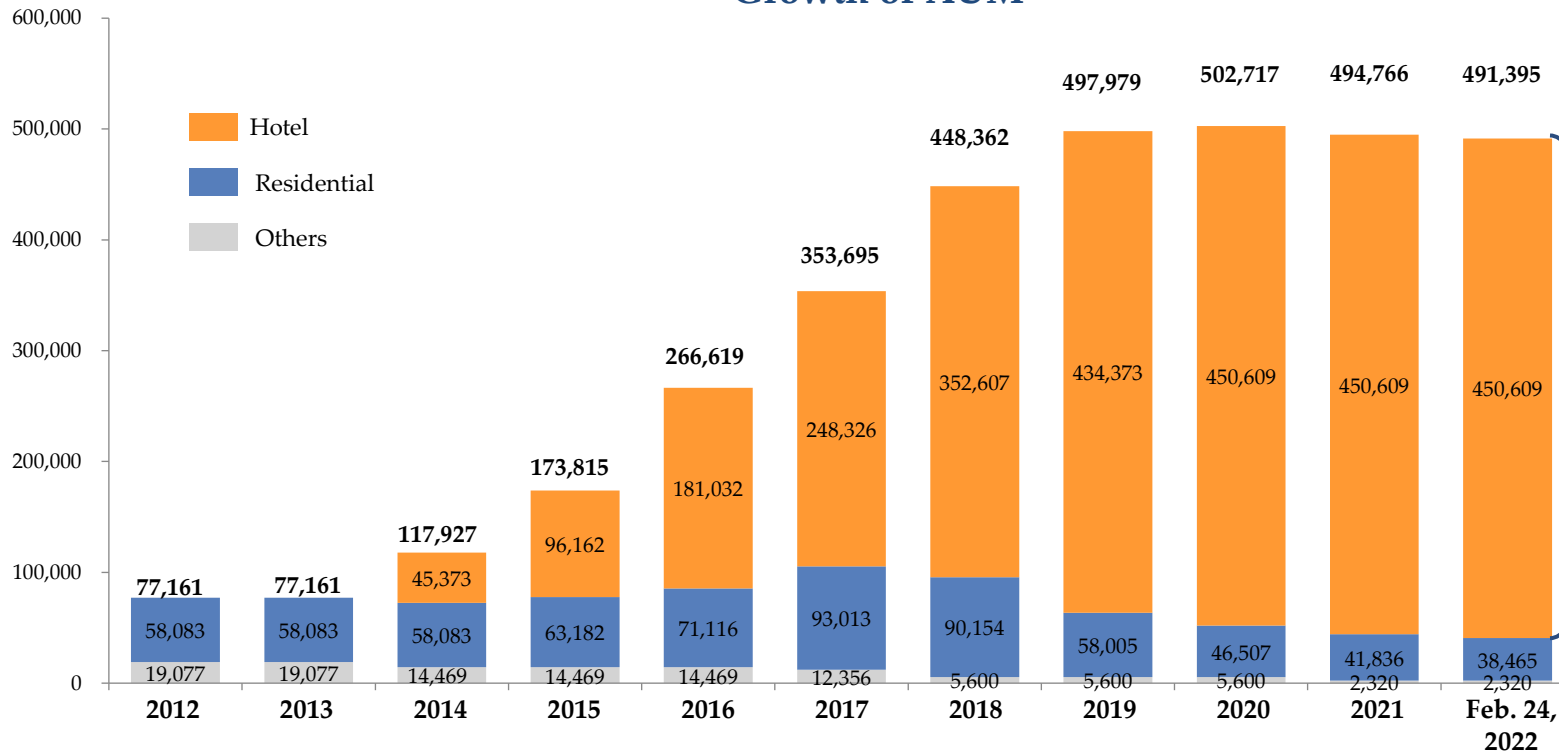


● Hotel
● Residential
● Commercial Facility

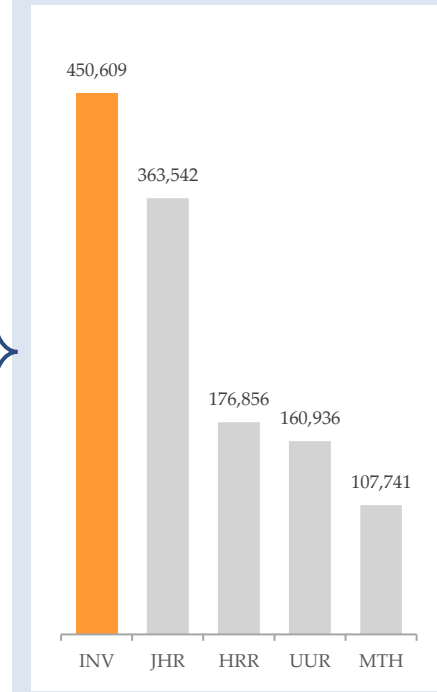
- INV has built an irreplaceable diversified portfolio centered on both hotels and residential assets
- INV has the largest hotel portfolio amongst J-REITs¹

(¥ million)

Growth of AUM²



Top 5 J-REITs' Hotel Portfolio¹



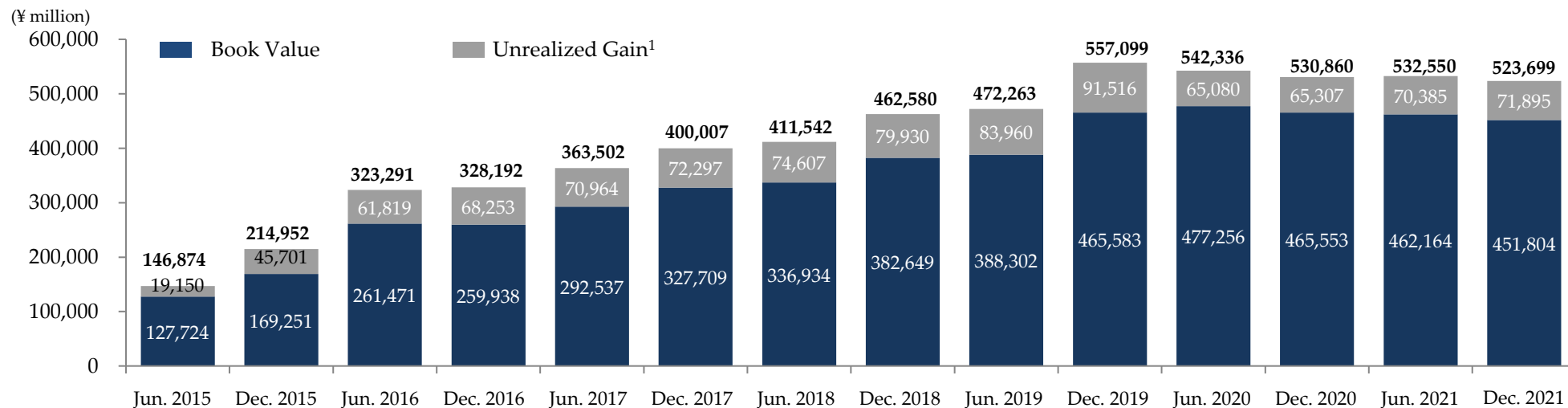
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Feb. 24, 2022
No. of properties ³	78	78	91	111	124	126	132	147	142	134	128
Hotel	0	0	20	37	48	54	66	84	86	86	86
Residential	63	63	63	66	68	67	64	61	54	47	41
Others	15	15	8	8	8	5	2	2	2	1	1

(Note 1) As of January 31, 2022

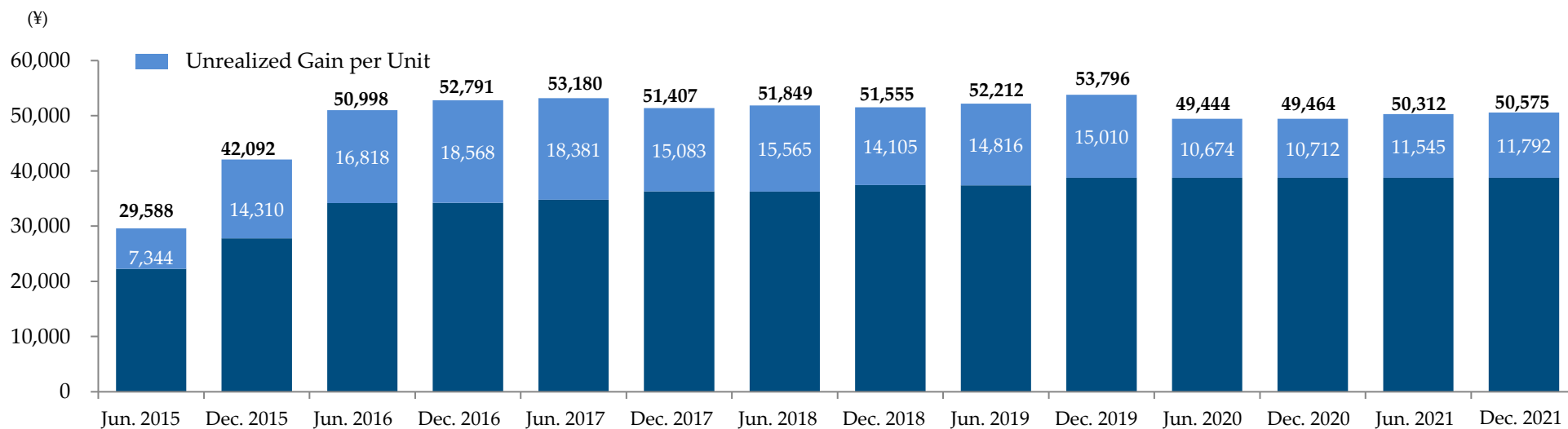
(Note 2) Based on acquisition price and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK. For overseas hotels, "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the amount of TK investment to the SPC which held the leasehold of the hotels is deemed as the acquisition price and included regarding for 2018. For 2019 onward, the book value of the hotels as of May 9, 2019, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018)

(Note 3) The amount of preferred equity interest contribution by INV to the JV TMK and the amount of TK investment by INV to the SPC are counted according to the number of properties of underlying assets and included the calculation which are based on the property type of the assets

Trend of Appraisal Value

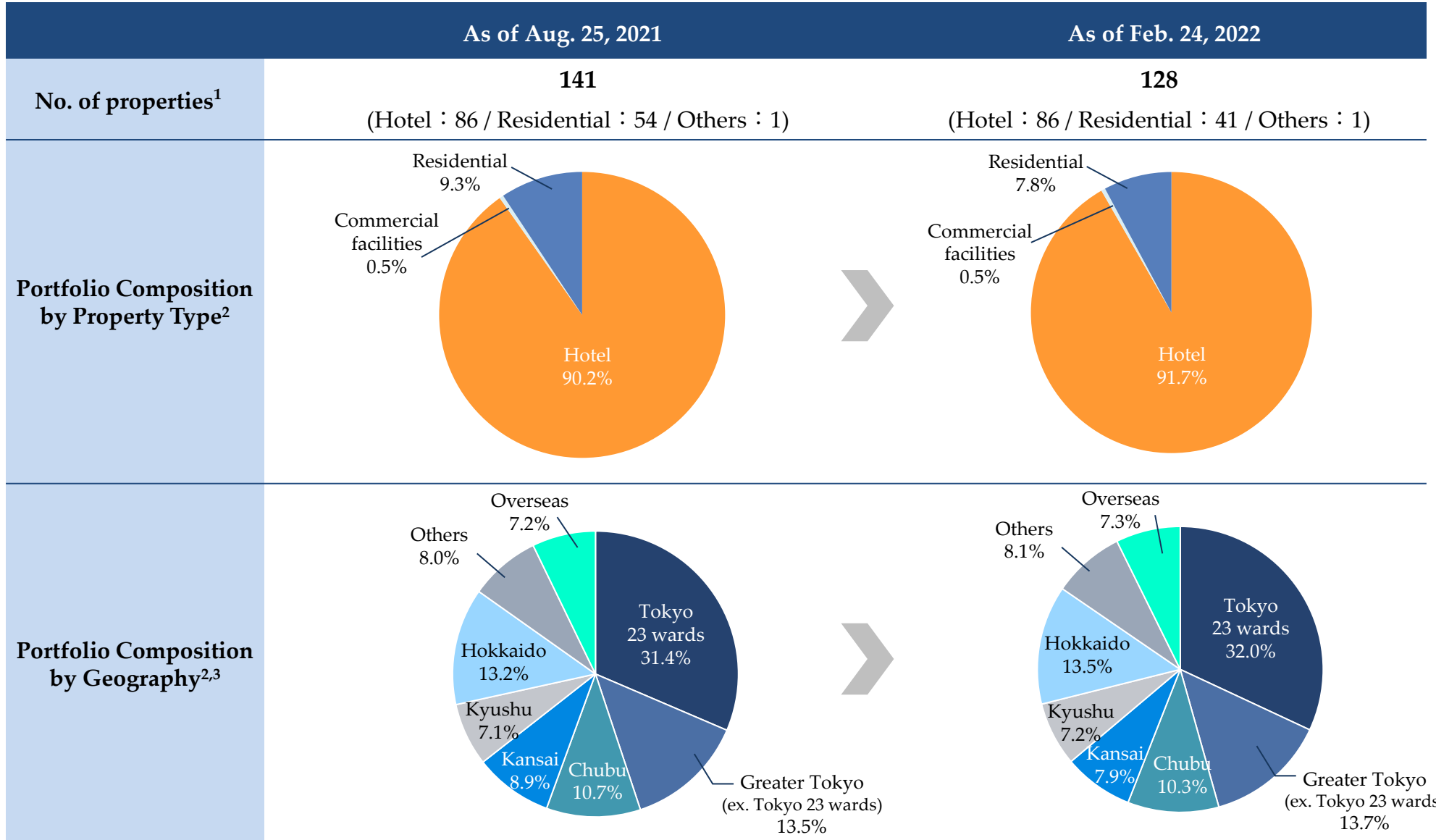


Trend of NAV per Unit²



(Note 1) Unrealized Gain = End-of-period Appraisal Value - End-of-period Book Value

(Note 2) NAV per unit is calculated by the following formula: (End-of-period Amount of Net Assets - Undistributed Profit + End-of-period Appraisal Value - Tangible property (including leasehold rights in trust)) ÷ Investment Units outstanding as of the end of each fiscal period



(Note 1) The amount of preferred equity interest contribution by INV to the JV TMK is counted according to the number of properties of underlying assets and included the calculation which are based on the property type of the assets

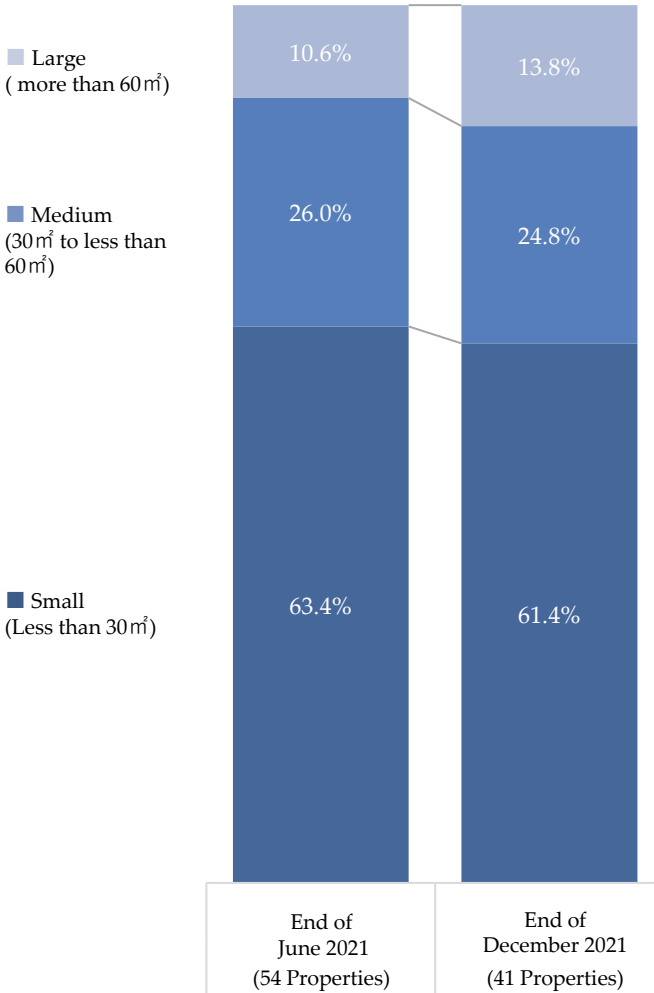
(Note 2) Based on acquisition price and the amount of preferred equity interest contribution by INV to the JV TMK is included the calculation, which are based on the property type or location of the underlying asset. The acquisition price of overseas hotels is the book value of the hotels as of May 9, 2019, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018).

(Note 3) Defined as follows: Greater Tokyo (ex. Tokyo 23 wards) is Tokyo (ex. Tokyo 23 Wards), Kanagawa, Chiba and Saitama. Kansai area is Osaka, Hyogo, Kyoto, Shiga, Mie, Wakayama and Nara. Chubu area is Aichi, Gifu, Shizuoka, Nagano, Yamanashi, Niigata, Toyama, Ishikawa and Fukui. Kyushu area is Fukuoka, Kumamoto, Kagoshima, Nagasaki, Oita, Miyazaki, Saga and Okinawa

By Type

Based on the number of Rentable Unit

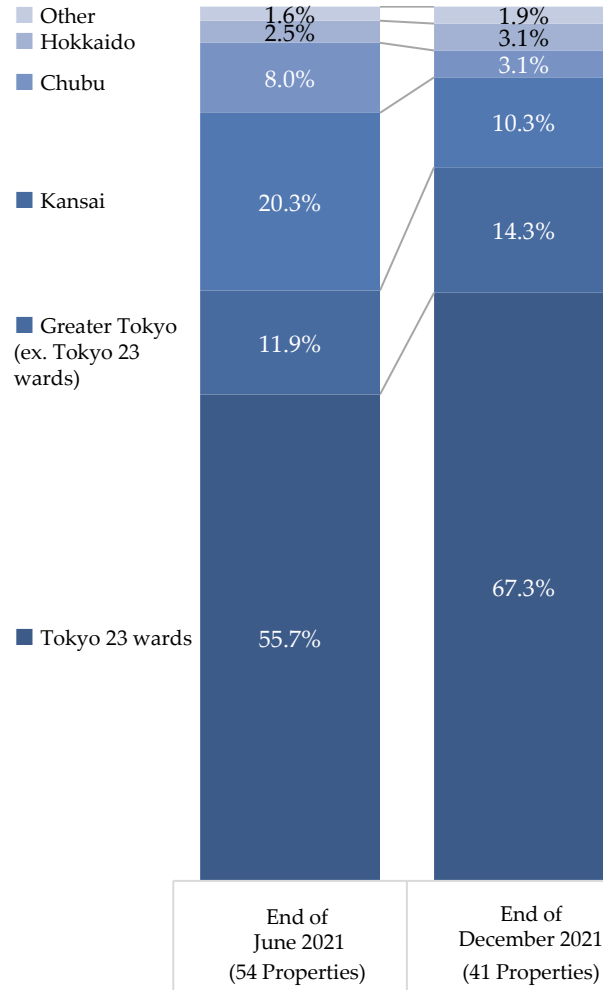
100%= 3,221 2,448 (Unit)



By Area

Based on Acquisition Price

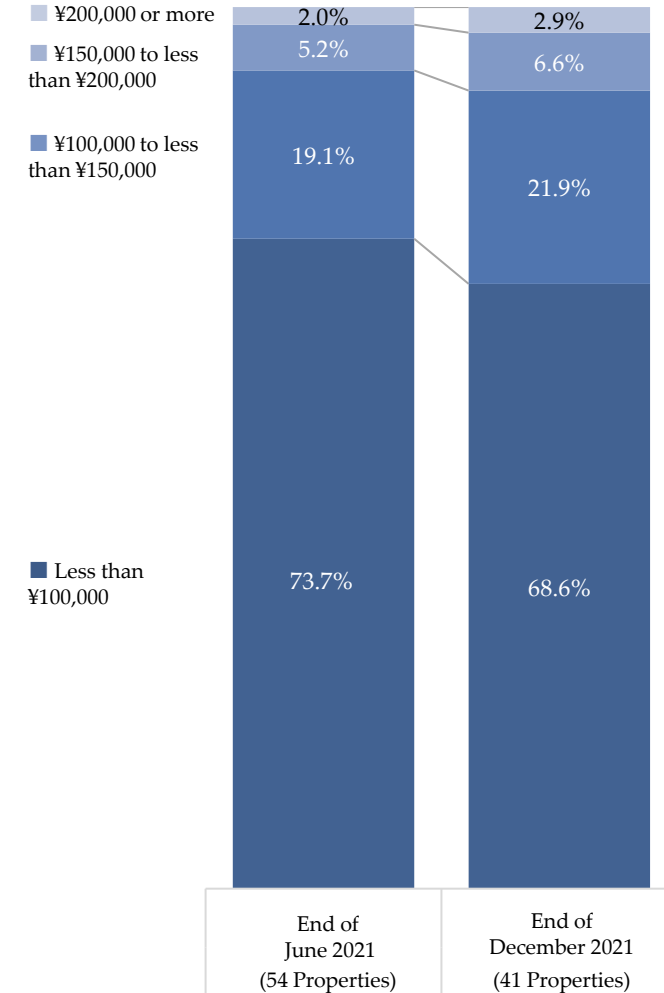
100%= 46,507 38,465 (¥ million)



By Monthly Rent Range

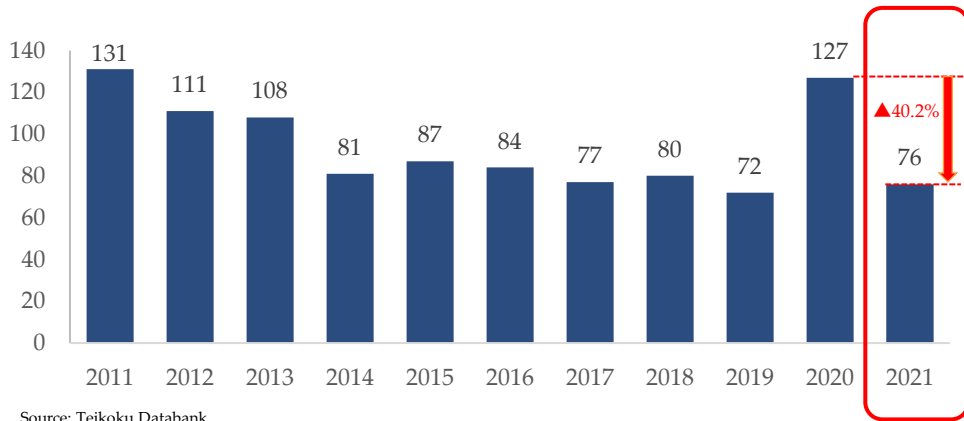
Based on the number of units rented

100%= 3,056 2,312 (Unit)



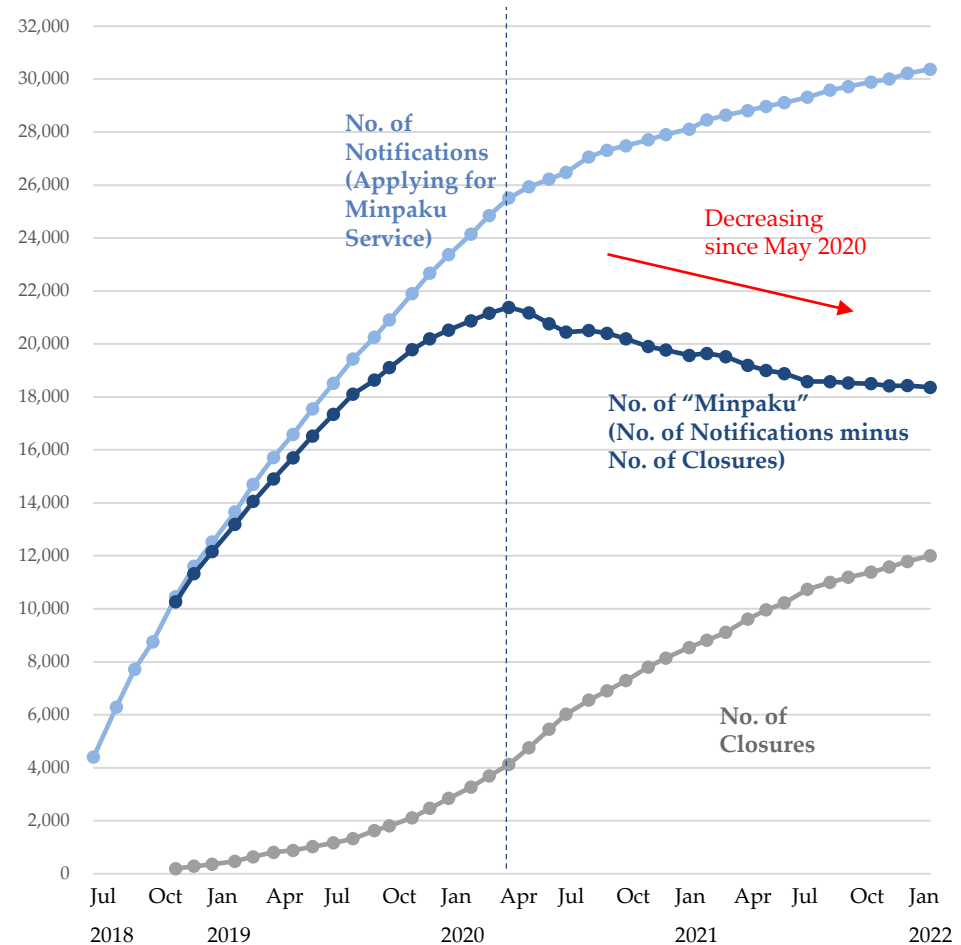
- The number of bankruptcies in the hotel industry decreased by 40.2% in 2021 compared to the previous year, according to the survey source. However, this cannot be considered as a "sign of recovery" as the decrease in bankruptcies was largely due to the postponement of cash flow failures by the public and private sectors, including government-supported benefits for sustainability, interest-free and unsecured loans, and moratoriums on existing loans
- The number of Registered Private Lodging businesses ("Minpaku") has decreased since May 2020

Number of Bankruptcies in the Hotel Industry (2011- 2021)



The Number of Registered Private Lodging Businesses ("Minpaku")

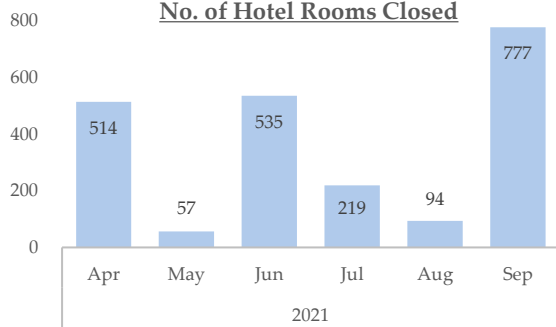
No. of Notifications / Closures based on the Private Lodging Business Act²



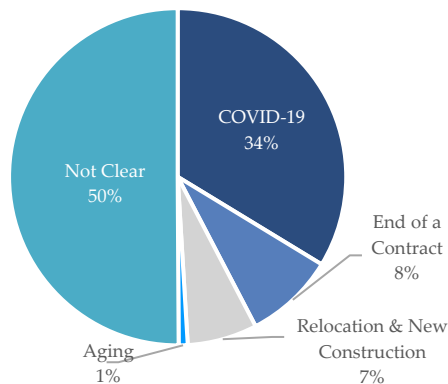
No. of Hotel Rooms Closed¹ / Reasons for Closure (April 2021 – September 2021)

In the six months since April 2021, 2,196 hotel rooms (excluding hotels with an unknown room count) were closed. The impact of COVID-19 is the largest reason, followed by "End of a Contract" and "Relocation & New Construction" (except cases where the reasons for closure was not clear)

No. of Hotel Rooms Closed



Reasons for Closure



(Note 1) Major hotels and inns that closed without bankruptcy in the first half of 2021 (excluding hotels that were rebranded after closure)
(Note 2) A law that stipulates rules regarding Minpaku services that came into effect on June 15, 2018 in Japan



Appendix (2) - Financial and Operational Data

Key Operational Data for Variable Rent Hotels (1)

	Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn) (Note 4)		Daily Ratio		Overseas Sales Ratio	
					Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual	
						Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)
D1	MS Kanda	Chiyoda-ku, Tokyo	126	May 2014	49.5%	10.5	3,893	0.1%	1,929	27.1%	-	-	93%	9.1	7.9%	3.1
D2	MS Asakusa	Sumida-ku, Tokyo	160	May 2014	29.6%	5.2	3,541	7.7%	1,047	30.5%	-	-	95%	36.3	10.5%	-7.2
D3	MS Kyoto-Shijo	Kyoto, Kyoto	224	Jul 2014	35.6%	10.6	4,672	-24.1%	1,663	7.9%	-	-	100%	0.0	17.9%	0.3
D4	MS Shin-Urayasu CC.	Urayasu, Chiba	175	Jul 2014	45.8%	8.2	6,291	0.6%	2,878	22.7%	-	-	100%	0.0	18.3%	3.8
D5	MS Maihama	Urayasu, Chiba	90	Jul 2014	63.9%	4.0	10,125	-6.4%	6,469	-0.2%	-	-	100%	0.0	27.9%	2.4
D6	MS Dojima	Osaka-shi, Osaka	141	Jul 2014	64.7%	5.2	6,120	-1.4%	3,957	7.2%	-	-	100%	0.0	10.6%	0.5
D7	MS Nagoya-Sakae	Nagoya, Aichi	270	Jul 2014	61.1%	17.1	4,272	-8.7%	2,609	26.7%	-	-	100%	0.0	13.5%	0.6
D8	MS Sakaisuji-Honmachi	Osaka, Osaka	190	Jul 2014	41.5%	20.7	3,171	-14.9%	1,316	69.9%	-	-	79%	-17.3	16.2%	6.8
D9	MS Yokohama	Yokohama, Kanagawa	194	Jul 2014	74.9%	4.6	5,664	13.4%	4,244	20.8%	-	-	100%	0.0	19.0%	4.8
D10	MS Nippori	Arakawa-ku, Tokyo	93	Jul 2014	45.5%	13.9	3,703	2.6%	1,686	47.6%	-	-	77%	-9.6	16.5%	-1.4
D11	MS Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	177	Jul 2014	40.7%	5.0	4,228	-7.3%	1,722	5.7%	-	-	100%	-0.3	17.9%	4.5
D12	FSI Iidabashi	Shinjuku-ku, Tokyo	59	Jul 2014	62.2%	9.8	4,913	4.3%	3,055	23.8%	-	-	69%	-22.0	9.3%	-5.4
D13	MS Ueno-Inaricho	Taito-ku, Tokyo	72	Jul 2014	31.1%	-0.1	3,535	8.0%	1,101	7.7%	-	-	74%	22.4	4.0%	-17.4
D14	FSI Shinagawa	Shinagawa-ku, Tokyo	55	Jul 2014	69.6%	4.2	4,748	8.8%	3,303	15.9%	-	-	82%	6.5	17.5%	2.7
D15	FSI Tokiwadai	Itabashi-ku, Tokyo	129	Jul 2014	26.1%	-2.3	4,406	2.5%	1,148	-5.9%	-	-	47%	3.5	10.0%	2.8
D16	FSI Sugamo	Toshima-ku, Tokyo	104	Jul 2014	31.7%	9.0	3,778	-6.7%	1,198	30.1%	-	-	33%	1.7	3.6%	2.3
D17	MS Otemae	Osaka, Osaka	110	Jul 2014	63.3%	27.9	3,973	-17.7%	2,517	47.0%	-	-	59%	-17.9	11.5%	6.5
D18	MS Kiyosumi-Shirakawa	Koto-ku, Tokyo	57	Jul 2014	47.3%	10.7	5,818	3.8%	2,754	33.9%	-	-	100%	0.0	20.4%	3.5
D19	FSI Nakanobu P1	Shinagawa-ku, Tokyo	39	Jul 2014	54.5%	1.8	3,887	-0.9%	2,120	2.5%	-	-	32%	-0.5	2.0%	-2.6
D20	FSI Nakanobu P2	Shinagawa-ku, Tokyo	22	Jul 2014	67.3%	-4.1	3,509	10.5%	2,360	4.1%	-	-	42%	-13.4	6.1%	-1.2
D21	Apahotel Yokohama-Kannai (Note 3)	Yokohama, Kanagawa	451	Feb 2015	-	-	-	-	-	-	-	-	-	-	-	-
D22	MS Hakodate-Goryokaku	Hakodate, Hokkaido	208	Feb 2015	43.2%	-13.0	6,428	-3.3%	2,777	-25.6%	-	-	100%	0.0	6.0%	1.3
D23	FSI Shirogane	Minato-ku, Tokyo	84	Feb 2015	30.6%	8.0	4,278	-12.7%	1,309	18.2%	-	-	61%	12.0	14.9%	2.0
D24	MS Haneda	Ota-ku, Tokyo	174	Jul 2015	86.8%	22.8	7,476	-21.9%	6,492	5.9%	-	-	100%	0.0	9.4%	-4.5
D25	MS Kameido P1	Koto-ku, Tokyo	265	Jul 2015	37.4%	-6.2	4,108	11.8%	1,537	-4.2%	-	-	66%	19.7	6.4%	2.3
D26	MS Ueno-Iriyaguchi	Taito-ku, Tokyo	97	Jul 2015	35.7%	2.5	5,027	30.0%	1,793	39.7%	-	-	98%	1.7	5.0%	-10.6
D27	MS Kameido P2	Koto-ku, Tokyo	175	Jul 2015	43.8%	0.6	3,786	7.4%	1,657	8.9%	-	-	68%	19.5	15.5%	4.0
D28	MS Shimizu	Shizuoka, Shizuoka	152	Jul 2015	64.6%	-0.3	5,981	3.5%	3,863	3.0%	-	-	100%	0.0	8.4%	-0.3
D30	FSI Higashi-Jujo	Kita-ku, Tokyo	88	Jul 2015	36.2%	14.9	3,511	-3.2%	1,272	64.1%	-	-	66%	-12.3	16.3%	7.1
D31	MS Utsunomiya	Utsunomiya, Tochigi	116	Jul 2015	76.1%	10.5	6,466	-6.5%	4,923	8.5%	-	-	100%	0.0	12.4%	2.7
D32	FSI Kawasaki-Kaizuka	Kawasaki, Kanagawa	64	Jul 2015	53.8%	-3.4	3,534	-3.1%	1,901	-8.9%	-	-	29%	-10.0	3.7%	-1.2
D34	FSI Kawasaki-Ogawacho	Kawasaki, Kanagawa	62	Jul 2015	41.7%	-19.8	3,216	-0.9%	1,340	-32.8%	-	-	51%	-4.4	7.4%	-0.4
D35	FSI Ekoda	Nerima-ku, Tokyo	210	Aug 2015	31.7%	-1.4	4,917	9.8%	1,559	5.0%	-	-	61%	10.4	8.4%	0.2
D38	MS Shinsaibashi	Osaka, Osaka	54	Jan 2016	43.8%	9.6	4,554	3.5%	1,994	32.6%	-	-	97%	-3.0	18.5%	-3.8
D43	MS Gotanda Station	Shinagawa-ku, Tokyo	384	Mar 2016	65.0%	12.5	5,998	8.2%	3,898	33.8%	-	-	100%	0.0	14.6%	0.2
D44	Hotel Epinard Nasu	Nasu, Tochigi	310	Mar 2016	70.6%	-5.1	30,692	-2.3%	21,681	-8.9%	-	-	100%	0.0	0.4%	0.1
D45	MS Fukuoka Tenjin	Fukuoka, Fukuoka	217	Mar 2016	42.1%	2.2	4,765	-2.6%	2,005	2.7%	-	-	100%	-0.2	19.8%	4.6
D46	MS Hamamatsucho	Minato-ku, Tokyo	105	Mar 2016	69.9%	10.4	5,168	10.3%	3,612	29.5%	-	-	100%	0.0	9.3%	-7.4
D47	MSP Kanazawa	Kanazawa, Ishikawa	244	Jun 2016	51.5%	3.0	7,251	-33.1%	3,735	-28.9%	-	-	100%	0.0	8.6%	3.7

(Note 1) Excludes the data for 9 hotels* with fixed-rent lease as well as Sheraton Grande Tokyo Bay since they are not allowed to be disclosed. (*D29 Super Hotel Shinbashi/ Karasumoriguchi, D33 Comfort Hotel Toyama, D36 Super Hotel Tokyo-JR Tachikawa Kitaguchi, D37 Super Hotel JR Ueno-iriyauchi, D39 Comfort Hotel Kurosaki, D40 Comfort Hotel Maebashi, D41 Comfort Hotel Tsubame-Sanjo, D42 Comfort Hotel Kitami, and D48 Takamatsu Tokyu REI Hotel)

(Note 2) Actual results for the pre-acquisition period of the properties is based on actual results provided by sellers

(Note 3) "D21 APA Hotel Yokohama-Kannai" and "D57 Hotel MyStays Oita" accepted COVID-19 patients with mild or no symptoms for all or part of the period. KPI during the period are not disclosed as the consent from the parties concerned has not been obtained, it is also excluded from the performance calculation for the Domestic Hotels total above

(Note 4) GOP, which includes the amount of employment adjustment subsidies to be received by the hotel operators, is not stated since the amount of employment adjustment subsidies to be received by the hotel operators is not confirmed as of today

(Note 5) The figures for "D200 Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort" are in US dollars, and in USD in thousands for GOP

Key Operational Data for Variable Rent Hotels (2)

	Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn) (Note 4)		Daily Ratio		Overseas Sales Ratio	
					Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual		Jul-Dec. 2021 Actual	
						Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)
D49	MSP Hamamatsucho	Minato-ku, Tokyo	120	May 2017	61.5%	14.3	8,527	10.5%	5,245	44.1%	-	-	100%	0.0	8.2%	1.8
D50	MS Shin Osaka CC	Osaka-shi, Osaka	397	Oct 2017	37.5%	10.3	4,125	-0.1%	1,547	37.5%	-	-	100%	0.0	7.4%	-1.5
D51	MSP Omori	Shinagawa-ku, Tokyo	232	Oct 2017	63.0%	20.4	6,758	15.3%	4,256	70.6%	-	-	100%	-0.2	12.7%	1.7
D52	Beppu Kamenoi Hotel	Beppu-shi, Oita	322	Oct 2017	43.3%	-11.5	10,614	11.1%	4,596	-12.2%	-	-	100%	0.0	8.9%	3.4
D53	MS Sapporo Station	Sapporo-shi, Hokkaido	242	Oct 2017	44.0%	17.7	5,293	-9.9%	2,330	50.6%	-	-	100%	0.0	7.2%	2.3
D54	MS Yokohama Kannai	Yokohama-shi, Kanagawa	165	Feb 2018	82.6%	6.8	6,007	7.2%	4,962	16.8%	-	-	100%	0.0	20.1%	3.5
D55	Art Hotel Joetsu	Joetsu-shi, Niigata	198	Feb 2018	55.3%	-0.3	7,375	16.2%	4,077	15.6%	-	-	100%	0.0	6.2%	2.5
D56	Art Hotel Hirosaki City	Hirosaki-shi, Aomori	134	Feb 2018	75.6%	11.7	8,144	3.0%	6,155	21.9%	-	-	100%	0.0	4.3%	0.9
D57	MS Oita (Note 3)	Oita-shi, Oita	145	Feb 2018	-	-	-	-	-	-	-	-	-	-	-	-
D58	MS Gotanda	Shinagawa-ku, Tokyo	110	Jun 2018	76.6%	10.3	5,336	5.2%	4,089	21.6%	-	-	100%	0.0	14.1%	1.5
D59	MS Tachikawa	Tachikawa-shi, Tokyo	121	Jun 2018	82.0%	3.0	6,519	6.8%	5,348	10.9%	-	-	99%	-0.7	17.4%	-1.9
D60	MSP Akasaka	Minato-ku, Tokyo	327	Aug 2018	37.3%	6.3	6,578	8.2%	2,456	30.0%	-	-	100%	0.0	11.4%	-2.6
D61	MSP Sapporo Park	Sapporo-shi, Hokkaido	419	Aug 2018	37.9%	-0.5	7,510	2.0%	2,848	0.5%	-	-	100%	0.0	6.1%	2.3
D62	MS Ueno East	Taito-ku, Tokyo	150	Aug 2018	35.3%	4.9	4,187	7.6%	1,476	25.0%	-	-	100%	11.1	5.8%	-5.1
D63	MS Midouji Honmachi	Osaka, Osaka	108	Aug 2018	33.9%	3.8	4,620	0.3%	1,567	12.8%	-	-	100%	0.0	11.2%	4.6
D64	Hotel MyStays Sapporo Aspen	Sapporo-shi, Hokkaido	305	Jul 2019	36.8%	3.8	6,388	-13.1%	2,354	-3.0%	-	-	100%	0.0	9.6%	5.2
D65	Art Hotel Ishigakijima	Ishigaki-shi, Okinawa	245	Jul 2019	41.4%	-15.8	14,953	9.9%	6,193	-20.5%	-	-	100%	0.0	15.2%	6.7
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida-shi, Yamanashi	159	Jul 2019	52.0%	3.8	14,780	-11.6%	7,680	-4.7%	-	-	100%	0.0	23.6%	7.4
D67	Hotel Sonia Otaru	Otaru-shi, Hokkaido	149	Jul 2019	41.1%	-13.5	13,418	25.7%	5,519	-5.3%	-	-	100%	0.0	7.0%	1.0
D68	Hotel MyStays Kanazawa Castle	Kanazawa-shi, Ishikawa	206	Jul 2019	41.9%	5.2	5,781	-25.8%	2,424	-15.3%	-	-	100%	0.0	12.2%	3.1
D69	Art Hotel Niigata Station	Niigata-shi, Niigata	304	Jul 2019	58.4%	2.7	6,303	3.1%	3,683	8.1%	-	-	100%	0.0	7.0%	1.6
D70	Hotel MyStays Nagoya Nishiki	Nagoya-shi, Aichi	169	Jul 2019	57.3%	23.4	4,160	-4.5%	2,383	61.7%	-	-	100%	0.0	16.0%	-1.0
D71	Hotel Nord Otaru	Otaru-shi, Hokkaido	98	Jul 2019	40.2%	-10.0	13,208	21.2%	5,311	-2.9%	-	-	100%	0.0	8.7%	1.5
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima-shi, Kagoshima	196	Jul 2019	64.4%	13.7	5,947	14.6%	3,828	45.5%	-	-	100%	0.0	13.0%	2.2
D73	Art Hotel Asahikawa	Asahikawa-shi, Hokkaido	265	Jul 2019	56.5%	-6.2	7,817	7.6%	4,419	-3.1%	-	-	100%	0.0	4.4%	0.7
D74	Hotel MyStays Matsuyama	Matsuyama-shi, Ehime	162	Jul 2019	48.1%	-1.8	7,085	-11.4%	3,411	-14.6%	-	-	100%	0.0	9.3%	1.8
D75	Hotel MyStays Sapporo Susukino	Sapporo-shi, Hokkaido	104	Jul 2019	30.5%	8.3	4,428	-4.6%	1,353	31.2%	-	-	100%	0.0	7.4%	-0.2
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo-shi, Hokkaido	86	Jul 2019	21.4%	-0.4	6,040	-1.0%	1,295	-3.0%	-	-	100%	0.0	16.9%	5.9
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo-shi, Hokkaido	80	Jul 2019	25.9%	7.5	3,858	-7.3%	998	30.3%	-	-	100%	0.0	10.9%	4.0
D78	Flexstay Inn Sakuragicho	Yokohama-shi, Kanagawa	70	Jul 2019	76.0%	12.3	4,405	-3.7%	3,347	14.8%	-	-	59%	0.2	16.0%	3.7
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	161	Jul 2019	14.4%	12.1	2,392	9.4%	345	568.5%	-	-	100%	0.0	17.2%	-3.5
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima-shi, Kagoshima	73	Jul 2019	77.3%	16.0	5,507	15.8%	4,255	46.1%	-	-	100%	0.0	19.4%	1.2
D81	Hotel MyStays Nayoro	Nayoro-shi, Hokkaido	70	Jul 2019	80.8%	2.5	7,639	4.6%	6,173	7.9%	-	-	100%	0.0	4.1%	1.2
D82	Hotel MyStays Premier Narita	Narita-shi, Chiba	711	Jan 2020	67.5%	-1.2	6,826	-1.2%	4,609	-2.9%	-	-	100%	0.0	4.2%	-3.0
D83	Art Hotel Morioka	Morioka-shi, Iwate	214	Jan 2020	65.7%	-12.4	6,934	4.1%	4,553	-12.5%	-	-	100%	0.0	8.0%	0.4
Domestic Hotels (Note 3)		-	12,964	-	51.2%	4.3	7203	-4.9%	3688	3.8%	-	-	97.2%	0.2	9.4%	1.6
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	343	Sep 2018	6.3%	6.3	306	-	19	-	-1,327	-	-	-	-	-
D201	Sunshine Suites Resort	Grand Cayman	131	Sep 2018	37.4%	21.2	143	-19.8%	53	85.6%	176	-	-	-	-	-
Oversea Hotels		-	474	-	14.9%	10.4	193	11.3%	29	270.8%	-1151	-	-	-	-	-

(Note 1) Excludes the data for 9 hotels* with fixed-rent lease as well as Sheraton Grande Tokyo Bay since they are not allowed to be disclosed. (*D29 Super Hotel Shinbashi/ Karasumoriguchi, D33 Comfort Hotel Toyama, D36 Super Hotel Tokyo-JR Tachikawa Kitaguchi, D37 Super Hotel JR Ueno-iriyauchi, D39 Comfort Hotel Kurosaki, D40 Comfort Hotel Maebashi, D41 Comfort Hotel Tsubame-Sanjo, D42 Comfort Hotel Kitami, and D48 Takamatsu Tokyu REI Hotel)

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(Note 5) The figures for "D200 Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort" are in US dollars, and in USD in thousands for GOP

Items	December 2018	June 2019	December 2019	June 2020	December 2020	June 2021	December 2021
	Jul 1, 2018- Dec 31, 2018	Jan 1, 2019- Jun 30, 2019	Jul 1, 2019- Dec 31, 2019	Jan 1, 2020- Jun 30, 2020	Jul 1, 2020- Dec 31, 2020	Jan 1, 2021- Jun 30, 2021	Jul 1, 2021- Dec 31, 2021
Amount of Total Assets (JPY million)	455,362	467,931	522,431	516,663	516,490	497,899	494,819
Amount of Net Assets (JPY million)	221,364	233,046	259,730	249,538	249,641	245,113	246,130
Capital-to-Asset Ratio	48.6%	49.8%	49.7%	48.3%	48.3%	49.2%	49.7%
Total Amount of Investment (JPY million)	211,092	211,092	235,701	235,701	235,701	235,701	235,701
End-of-period total number of units issued	5,666,840	5,666,840	6,096,840	6,096,840	6,096,840	6,096,840	6,096,840
Amount of Net Assets per Unit (JPY)	39,063	41,125	42,601	40,929	40,946	40,203	40,370
Return on Asset (ROA) (annualized)	3.8%	9.4%	4.6%	0.2%	0.2%	-1.4%	0.6%
Return on Equity (ROE) (annualized)	7.7%	19.3%	9.3%	0.3%	0.5%	-2.9%	1.2%
Amount of interest-bearing debts (JPY million)	229,873	228,774	259,174	263,468	262,588	249,198	244,945
Weighted average interest rate	0.5%	0.5%	0.6%	0.5%	0.5%	0.5%	0.5%
Loan to Value (LTV 1)	52.0%	51.9%	52.3%	52.7%	52.6%	51.3%	50.9%
End-of-period Loan-to-Value based on Total Assets (LTV 2)	50.5%	48.9%	49.6%	51.0%	50.8%	50.0%	49.5%
Net Operating Income (NOI) (JPY million)	13,039	14,734	15,164	4,026	3,703	2,090	4,201
NOI yield (annualized)	6.4%	7.1%	6.2%	1.6%	1.5%	0.8%	2.5%
Depreciation Expenses (JPY million)	3,039	3,168	3,757	3,999	3,992	3,889	3,850
Funds From Operations (FFO) (JPY million)	11,423	13,290	13,426	2,377	2,014	290	2,296
NAV (JPY million)	292,154	295,874	327,985	301,450	301,576	306,746	317,200
NAV per Unit (JPY)	51,555	52,212	53,796	49,444	49,464	50,312	52,027
NAV ratio	0.9	1.1	1.2	0.6	0.7	0.9	0.7

(Note 1) Financial indicators calculation method in the above table are as follows

- ROA(annualized) = Ordinary Income / Weighted Average Total Assets during the period x 100/days during the period x 3
- ROE(annualized) = Net Income / Weighted Average Net Assets during the period x 100/days during the period x 365
- LTV(1) = End-of-period Interest-Bearing Debt / (End-of-period Interest-Bearing Debt + Unitholders' Capital + Unitholders' Capital Surplus)x100
- LTV(2) = End-of-period Interest-Bearing Debt / End-of-period Total Assets x 100
- NOI = Rental Revenues + TMK Dividend amount - Property-Related Expenses + Depreciation Expenses
- NOI yield (annualized) = ((Rental Revenues + TMK Dividend amount - Property-Related Expenses + Depreciation Expenses)/ days during the period x 365)/ Acquisition Price
- FFO = Net Income + Depreciation Expenses + Other Amortization – Gain on Sales of Properties + Loss from Sales of Properties
- NAV = End-of-period Amount of Net Assets – Undistributed Profit + End-of-period Appraisal Value - Tangible property (including leasehold rights in trust)
- NAV ratio = period-end unit price/ Amount of Net Assets per Unit

(Note 2) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place
In addition, "Amount of Net Assets per Unit (¥)" and "NAV per Unit (¥)" are rounded to nearest yen

Income Statement

Items	Jun 2021 Period		Dec 2021 Period		Changes	
	Jan 1, 2021- Jun 30, 2021		Jul 1, 2021- Dec 31, 2021			
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Operating revenue (1)	3,806,176	100.0	8,406,334	100.0	4,600,158	120.9
Rental revenue	3,806,176		5,837,847		2,031,671	
Gain on sales of properties (2)	-		2,568,486		2,568,486	
Operating expenses	6,147,595	161.5	6,113,994	72.7	(33,600)	(0.5)
Property related expenses (3)	4,720,815		4,777,042		56,227	
Management contract expenses (4)	884,731		709,774		(174,956)	
Depreciation expenses (5)	3,889,784		3,850,520		(39,264)	
NOI (including dividend income) (1)-(2)-(3)-(4)+(5)	2,090,414	54.9	4,201,552	50.0	2,111,137	101.0
Asset management fees	300,000		300,000		-	
Directors' compensation	4,800		4,800		-	
Asset custody fees	25,203		24,732		(471)	
Administrative service fees	49,087		54,720		5,632	
Other	162,956		242,924		79,967	
Operating income (loss)	(2,341,419)	(61.5)	2,292,339	27.3	4,633,759	-
Non-operating income	8,423	0.2	7,076	0.1	(1,347)	(16.0)
Interest income	96		70		(26)	
Interest on tax refund	-		1,118		1,118	
Other	8,327		5,887		(2,439)	
Non-operating expenses	1,266,088	33.3	1,284,617	15.3	18,528	1.5
Interest expenses	624,616		602,398		(22,218)	
Foreign exchange losses	34,513		40,718		6,205	
Interest expenses on investment corporation bonds	27,769		28,230		460	
Amortization of investment corporation bond issuance costs	6,200		6,303		102	
Loan-related costs	508,348		596,446		88,097	
Loss of derivatives	64,638		10,520		(54,118)	
Ordinary income (loss)	(3,599,083)	(94.6)	1,014,799	12.1	4,613,882	-
Income (loss) before income taxes	(3,599,083)	(94.6)	1,014,799	12.1	4,613,882	-
Income taxes	605		605		-	
Net income (loss)	(3,599,688)	(94.6)	1,014,194	12.1	4,613,882	-
Retained earnings / losses brought forward	12,353,168		8,662,027		(3,691,141)	
Unappropriated retained earnings / losses at the end of the period	8,753,480		9,676,221		922,741	

Balance Sheet - Assets

Items	June 2021 Period (As of June 30, 2021)		December 2021 Period (As of December 31, 2021)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Assets						
Current assets						
Cash and bank deposits	6,311,545		12,759,582		6,448,037	
Cash and bank deposits in trust	6,528,498		6,766,557		238,058	
Rental receivables	1,239,770		2,293,736		1,053,965	
Deposits paid	441,992		153,517		(288,475)	
Prepaid expenses	498,144		642,219		144,075	
Income taxes receivable	14		10		(3)	
Consumption tax receivable	268,549		-		(268,549)	
Others	-		259		259	
Total current assets	15,288,515	3.1	22,615,883	4.6	7,327,367	47.9
Non-current assets						
Property and equipment						
Buildings	18,474,616		18,278,576		(196,039)	
Buildings and accompanying facilities	4,647,013		4,494,295		(152,717)	
Structures	1,373		1,340		(32)	
Tools, furniture and fixtures	953,547		899,310		(54,236)	
Construction in progress	637,580		690,038		52,458	
Buildings in trust	143,139,931		137,962,783		(5,177,148)	
Buildings and accompanying facilities in trust	22,566,350		21,314,908		(1,251,441)	
Structures in trust	131,893		105,182		(26,711)	
Tools, furniture and fixtures in trust	1,514,532		1,415,071		(99,461)	
Land in trust	245,560,970		242,197,743		(3,363,226)	
Total property and equipment	437,627,809	87.9	427,359,252	86.4	(10,268,557)	(2.3)
Intangible assets						
Leasehold rights	10,637,811		10,637,811		-	
Leasehold rights in trust	14,536,494		14,497,257		(39,237)	
Total intangible assets	25,174,306	5.1	25,135,069	5.1	(39,237)	(0.2)
Investment and other assets						
Investment securities	17,856,387		17,856,387		-	
Guarantee deposits	1,362,721		1,372,719		9,998	
Long-term prepaid expenses	494,637		379,422		(115,215)	
Derivatives assets	16,216		28,054		11,838	
Others	22,667		22,667		-	
Total investment and other assets	19,752,630	4.0	19,659,251	4.0	(93,378)	(0.5)
Total non-current assets	482,554,746	96.9	472,153,573	95.4	(10,401,173)	(2.2)
Deferred assets						
Investment corporation bond issuance costs	56,652		50,349		(6,303)	
Total deferred assets	56,652	0.0	50,349	0.0	(6,303)	-
Total assets	497,899,915	100.0	494,819,805	100.0	(3,080,109)	(0.6)

Balance Sheet – Liabilities/Net Assets

Items	June 2021 Period (As of June 30, 2021)		December 2021 Period (As of December 31, 2021)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Liabilities						
Current liabilities						
Accounts payable	917,331		774,133		(143,198)	
Short-term loans payable	44,228,000		71,786,000		27,558,000	
Current portion of long-term loans payable	53,315,000		48,667,000		(4,648,000)	
Accounts payable-other	26,843		6,235		(20,608)	
Accrued expenses	249,410		291,883		42,473	
Income taxes payable	605		605		-	
Consumption taxes payable	-		540,868		540,868	
Advances received	597,790		558,777		(39,012)	
Deposits received	11,083		8,813		(2,270)	
Total current liabilities	99,346,064	20.0	122,634,316	24.8	23,288,252	23.4
Non-current liabilities						
Investment corporation bonds	8,200,000		8,200,000		-	
Long-term loans payable	143,455,000		116,292,000		(27,163,000)	
Tenant leasehold and security deposits in trust	1,657,369		1,519,983		(137,386)	
Derivatives liabilities	94,392		9,729		(84,663)	
Asset retirement obligations	33,197		33,422		224	
Total non-current liabilities	153,439,959	30.8	126,055,134	25.5	(27,384,825)	(17.8)
Total liabilities	252,786,023	50.8	248,689,451	50.3	(4,096,572)	(1.6)
Net assets						
Unitholders' equity						
Unitholders' capital	235,701,512	47.3	235,701,512	47.6	-	-
Surplus						
Capital surplus	6,264,432		6,264,432		-	
Deduction of capital surplus						
Allowance for temporary differences adjustment	(6,130)		(6,130)		-	
Other deduction of capital surplus	(5,524,006)		(5,524,006)		-	
Total deduction of capital surplus	(5,530,137)		(5,530,137)		-	
Capital surplus (net)	734,294		734,294		-	
Retained earnings	8,753,480		9,676,221		922,741	
Total surplus	9,487,774	1.9	10,410,516	2.1	922,741	9.7
Total unitholders' equity	245,189,287	49.2	246,112,028	49.7	922,741	0.4
Valuation and translation adjustments						
Deferred gains or losses on hedges	(75,395)		18,325		93,720	
Total valuation and translation adjustments	(75,395)	(0.0)	18,325	0.0	93,720	-
Total net assets	245,113,891	49.2	246,130,354	49.7	1,016,462	0.4
Total liabilities and net assets	497,899,915	100.0	494,819,805	100.0	(3,080,109)	(0.6)

Cash Flow Statement and Dividend Distribution

Items	June 2021 Period	December 2021 Period
	Jan 1, 2021- Jun 30, 2021 (JPY thousand)	Jul 1, 2021- Dec 31, 2021 (JPY thousand)
Cash flows from operating activities		
Income (loss) before income taxes	(3,599,083)	1,014,799
Depreciation and amortization	3,889,784	3,850,520
Amortization of investment corporation bond issuance costs	6,200	6,303
Loan-related costs	508,348	596,446
Interest income	(96)	(70)
Interest expenses	652,386	630,628
Foreign exchange losses (gains)	51	9,934
Loss (gain) of derivatives	64,638	10,520
Decrease (increase) in rental receivables	478,137	(1,053,965)
Decrease (Increase) in deposits paid	(85,458)	288,475
Decrease (increase) in receivable income taxes	1	3
Decrease (increase) in consumption taxes receivable	(268,549)	365,052
Increase (decrease) in accounts payable	17,621	(91,712)
Increase (decrease) in consumption taxes payable	(578,858)	444,366
Increase (decrease) in accounts payable-other	16,542	(17,672)
Increase (decrease) in accrued expenses	(89,059)	39,458
Increase (decrease) in advances received	17,773	(39,012)
Increase (decrease) in deposits received	(59)	(2,270)
Decrease in property and equipment in trust due to sale	0	6,996,756
Others	129,029	(100,064)
Subtotal	1,159,352	12,948,498
Interest income received	96	70
Interest expenses paid	(655,468)	(627,312)
Income taxes paid	(605)	(605)
Cash flows from operating activities	503,374	12,320,651
Cash flows from investment activities		
Payment into time deposits	(2,000,000)	(1,430,000)
Proceeds from withdrawal of time deposits	1,328,500	630,000
Purchases of property and equipment	(53,356)	(79,337)
Purchases of property and equipment in trust	(453,398)	(511,405)
Repayments of tenant leasehold and security deposits	(53,590)	(183,308)
Proceeds from tenant leasehold and security deposits in trust	38,922	46,056
Payments of tenant leasehold and security deposits	-	(9,998)
Others	-	(23,203)
Cash flows from investment activities	(1,192,923)	(1,561,196)
Cash flows from financing activities		
Proceeds from short-term loans payable	11,835,000	61,091,000
Repayments of short-term loans payable	(2,454,000)	(33,533,000)
Proceeds from long-term loans payable	-	1,582,000
Repayments of long-term loans payable	(22,771,000)	(33,393,000)
Payments for loan-related costs	(237,904)	(527,105)
Payments of distributions of earnings	(1,019,396)	(93,221)
Cash flows from financing activities	(14,647,300)	(4,873,327)
Effect of exchange rate change on cash and cash equivalents	(51)	(32)
Net increase (decrease) in cash and cash equivalents	(15,336,901)	5,886,095
Cash and cash equivalents at beginning of period	26,176,945	10,840,044
Cash and cash equivalents at end of period	10,840,044	16,726,139

Items		Jun 2021 Period	Dec 2021 Period
		Jan 1, 2021- Jun 30, 2021	Jul 1, 2021- Dec 31, 2021
Unappropriated retained earnings	(JPY thousand)	8,753,480	9,676,221
Distributions	(JPY thousand)	91,452	1,012,075
Of which, distributions of earnings	(JPY thousand)	91,452	1,012,075
Distribution per unit	(JPY)	15	166
Of which, distributions of earnings per unit	(JPY)	15	166
Retained earnings / losses carried forward	(JPY thousand)	8,662,027	9,664,146

Property Income (1/4)

(in ¥ thousand)

Property Number	A26	A28	A29	A30	A32	A33	A34	A35	A37	A38	A39	A40	A41	A43	A44	A45	A46	A47	A48
Property Name	Nisshin Palacestage Daitabashi	Growth Maison Gotanda	Growth Maison Kameido	Emerald House	Suncrest Shakujii-Koen	Growth Maison Shin-Yokohama	Belle Face Ueno-Okachimachi	Grand Rire Kameido	Growth Maison Yoga	Route Tachikawa	Shibuya-Honmachi Mansion	City Heights Kinuta	Acseeds Tower Kawaguchi-Namiki	College Square Machida	Belair Meguro	Wacore Tsunashima I	Foros Nakamura-bashi	Growth Maison Kaijin	College Square Machiya
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	34,792	28,494	34,391	41,506	38,543	38,135	31,891	26,619	23,816	21,958	20,167	19,116	25,535	16,609	14,625	17,200	18,784	23,348	14,924
Rent, common area fees	31,932	26,916	32,302	39,402	35,964	34,111	30,609	26,619	22,463	19,861	19,493	17,912	24,533	16,609	13,810	16,439	16,781	21,316	14,706
Rental revenues (Fixed rent)																			
Rental revenues (Variable rent)																			
Other revenue	2,859	1,578	2,089	2,104	2,579	4,024	1,281	-	1,352	2,096	674	1,204	1,002	-	815	760	2,003	2,031	218
② Property related expenses	17,730	9,221	13,438	17,158	15,129	15,201	14,421	8,363	9,299	8,580	6,995	5,538	10,607	4,472	7,340	9,129	9,461	15,596	7,551
Facility management fees (a)	4,722	2,182	3,180	5,141	3,969	3,289	6,440	495	2,187	1,638	1,627	1,759	2,889	235	2,407	2,294	2,113	3,826	2,188
(of which, repair cost)	416	257	174	156	409	422	109	435	45	85	367	283	435	235	394	204	116	155	2,188
(of which, utility expenses)	1,404	312	520	945	852	500	509	-	364	241	145	145	386	-	164	421	260	817	-
Tax and other public charges (b)	1,620	1,350	1,683	2,548	3,113	2,405	1,667	1,734	1,364	1,065	956	996	1,106	1,527	907	919	974	2,031	929
Insurance expenses (c)	55	34	48	88	92	62	44	49	36	36	30	30	38	35	23	28	28	69	26
Depreciation expenses (⑦)	9,862	5,106	6,382	8,690	7,276	6,480	5,698	5,547	4,190	4,856	2,853	2,053	5,301	2,138	2,477	4,708	5,291	8,000	3,871
Other expenses (d)	1,469	547	2,142	689	678	2,963	570	536	1,520	983	1,527	698	1,272	536	1,523	1,177	1,053	1,668	536
③ Rental income (①-②)	17,062	19,272	20,953	24,347	23,413	22,934	17,470	18,256	14,516	13,377	13,172	13,577	14,927	12,137	7,284	8,070	9,322	7,751	7,372
④ NOI (①-②+⑦)	26,924	24,379	27,335	33,038	30,689	29,415	23,168	23,803	18,706	18,233	16,026	15,631	20,228	14,275	9,762	12,779	14,614	15,752	11,244
⑤ Capital expenditure	5,829	308	8,307	10,496	1,277	2,131	903	-	2,915	3,844	5,494	634	282	234	1,647	12,477	1,465	11,634	898
⑥ NCF (④-⑤)	21,095	24,071	19,028	22,541	29,412	27,283	22,265	23,803	15,791	14,389	10,531	14,996	19,946	14,041	8,115	301	13,149	4,117	10,345

Property Number	A59	A61	A63	A64	A65	A66	A72	A73	A77	A78	A79	A80	A82	A83	A84	A85	A86	A87	A88
Property Name	Towa City Coop Shin-otsuka II	Bichsel Musashiseki	Towa City Coop Sengencho	Royal Park Omachi	Lexington Square Haginomachi	Visconti Kakuozan	Lexington Square Honjo-Azumabashi	AMS TOWER Minami 6-Jo	Invoice Shin-Kobe Residence (Note 1)	Cosmo Court Motomachi (Note 1)	Revest Honjin	Revest Matsubara	Alba Noritake Shinmachi	Revest Meieki Minami	Revest Heian	Vendir Hamaotsu Ekimae (Note 1)	Salvo Sala (Note 1)	Excellente Kagurazaka	Luna Court Edobori
number of operating days	184	184	184	184	184	184	184	184	175	175	184	184	184	184	184	175	175	184	184
① Rental revenues	35,705	22,896	58,607	26,587	18,091	8,634	18,010	43,754	48,036	35,049	28,932	25,013	26,309	22,598	23,738	33,073	22,333	18,167	20,107
Rent, common area fees	34,475	22,286	55,344	23,762	16,460	7,586	17,582	41,612	43,924	33,852	26,982	22,491	25,038	20,385	23,161	29,742	21,133	17,698	19,190
Rental revenues (Fixed rent)																			
Rental revenues (Variable rent)																			
Other revenue	1,229	609	3,262	2,825	1,631	1,047	427	2,142	4,112	1,196	1,949	2,522	1,270	2,213	577	3,331	1,199	468	916
② Property related expenses	12,879	10,243	25,531	12,266	7,727	5,910	9,334	30,512	19,873	17,103	15,917	16,656	12,501	13,195	10,458	18,792	14,313	8,870	11,100
Facility management fees (a)	4,149	2,605	13,387	4,735	1,794	2,729	1,753	5,755	3,263	3,576	5,592	4,547	2,549	3,298	1,928	8,108	4,767	1,659	3,445
(of which, repair cost)	125	233	150	117	102	261	20	453	186	478	225	525	117	146	152	981	407	221	192
(of which, utility expenses)	14	489	36	1,712	644	206	345	787	561	767	333	288	279	426	246	3,155	920	241	647
Tax and other public charges (b)	1,415	1,190	3,022	1,585	1,163	914	818	6,472	3,872	3,354	1,830	1,918	1,755	1,682	1,409	2,850	2,240	774	1,223
Insurance expenses (c)	57	41	122	58	36	25	27	110	80	80	57	53	54	53	40	75	45	27	38
Depreciation expenses (⑦)	5,391	3,667	7,388	4,334	3,885	1,619	5,335	15,095	9,937	8,633	7,767	7,502	7,197	7,163	6,575	6,180	4,728	4,537	5,673
Other expenses (d)	1,864	2,738	1,610	1,552	848	622	1,400	3,079	2,719	1,458	669	2,635	945	997	504	1,577	2,532	1,871	719
③ Rental income (①-②)	22,826	12,652	33,076	14,320	10,364	2,723	8,675	13,242	28,163	17,945	13,014	8,356	13,807	9,402	13,280	14,281	8,019	9,296	9,006
④ NOI (①-②+⑦)	28,218	16,319	40,464	18,655	14,249	4,342	14,011	28,337	38,101	26,578	20,782	15,859	21,004	16,566	19,856	20,462	12,747	13,834	14,680
⑤ Capital expenditure	916	6,061	3,375	1,881	200	473	624	11,530	840	1,709	1,179	1,797	243	-	-	577	2,428	1,082	1,796
⑥ NCF (④-⑤)	27,301	10,258	37,088	16,774	14,049	3,869	13,387	16,806	37,260	24,869	19,602	14,061	20,761	16,566	19,856	19,884	10,318	12,751	12,883

(Note 1) Indicates the revenues for the period that INV owned the property
(Note 2) Using an exchange rate at the time of transaction regarding ①-⑦

(in ¥ thousand)

Property Number	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32	D33	D34	D35	D36	D37
Property Name	Flexstay Inn Nakanobu P1	Flexstay Inn Nakanobu P2	APA Hotel Yokohama-Kannai	Hotel MyStays Hakodate-Goryokaku	Flexstay Inn Shirogane	Hotel MyStays Haneda	Hotel MyStays Kameido P1	Hotel MyStays Ueno Iriyaguchi	Hotel MyStays Kameido P2	Hotel MyStays Shimizu	Super Hotel Shinbashi/Karasumoguchi	Flexstay Inn Higashi-Ujo	Hotel MyStays Utsunomiya	Flexstay Inn Kawasaki-Kaizuka	Comfort Hotel Toyama	Flexstay Inn Kawasaki-Ogawacho	Flexstay Inn Ekoda	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Super Hotel JR Ueno-iriaguchi
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	973	907	245,859	36,338	1,755	83,899	20,930	3,573	16,376	37,561	39,426	1,287	40,274	1,423	35,928	592	16,834	31,787	27,275
Rent, common area fees	723	907	245,859	35,071	1,505	83,649	20,680	3,323	16,126	37,561	39,426	1,037	40,274	1,020	35,928	189	16,834	31,787	27,275
Rental revenues (Fixed rent)	445	537	212,500	22,013	291	60,687	15,691	2,161	9,901	23,551	39,426	151	19,241	493	35,928	-	12,510	31,787	27,275
Rental revenues (Variable rent)	278	369	33,359	13,057	1,214	22,961	4,988	1,161	6,224	14,009	-	885	21,033	527	-	189	4,323	-	-
Other revenue	250	-	-	1,267	250	250	250	250	250	-	-	250	-	403	-	403	-	-	-
② Property related expenses	5,552	3,150	88,747	55,707	10,305	66,682	39,553	25,750	31,297	29,120	9,023	9,158	33,795	11,086	13,705	7,122	31,366	13,064	10,038
Facility management fees (a)	-	-	-	-	-	-	-	2,611	-	-	702	-	-	924	-	-	-	1,391	1,070
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	702	-	-	-	-	-	-	1,091	770
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	978	550	11,167	15,705	1,582	7,894	6,143	1,018	3,636	4,188	3,156	1,968	12,941	827	3,709	920	4,454	2,731	2,177
Insurance expenses (c)	20	12	287	151	45	152	148	73	92	82	39	43	286	34	75	23	98	50	36
Depreciation expenses (㉗)	4,049	2,084	76,787	39,343	8,174	58,227	32,856	21,640	27,163	24,446	4,717	6,742	20,155	8,894	9,512	5,773	26,409	8,482	6,346
Other expenses (d)	502	502	504	506	503	407	405	406	405	403	407	403	412	406	408	404	404	407	407
③ Rental income (①-②)	-4,578	-2,243	157,111	-19,369	-8,550	17,217	-18,623	-22,176	-14,921	8,441	30,402	-7,870	6,479	-9,662	22,222	-6,530	-14,532	18,723	17,237
④ NOI (①-②+㉗)	-528	-158	233,899	19,974	-375	75,445	14,233	-535	12,242	32,887	35,120	-1,128	26,635	-768	31,735	-757	11,877	27,205	23,583
⑤ Capital expenditure	250	-	3,350	5,310	2,950	606	8,770	960	6,491	830	-	250	7,700	1,178	1,271	1,547	131	-	-
⑥ NCF (④-⑤)	-778	-158	230,549	14,664	-3,325	74,839	5,463	-1,495	5,751	32,057	35,120	-1,378	18,934	-1,946	30,464	-2,304	11,746	27,205	23,583

Property Number	D38	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	D54	D55	D56
Property Name	Hotel MyStays Shinsaibashi	Comfort Hotel Kurosaki	Comfort Hotel Maebashi	Comfort Hotel Tsubanensajo	Comfort Hotel Kitami	Hotel MyStays Gotanda Station	Hotel Epinard Nasu	Hotel MyStays Fukuoka Tenjin	Hotel MyStays Hamamatscho	Hotel MyStays Kanazawa	Takamatsu Tokyu REI Hotel	Hotel MyStays Premier Hamamatscho	Hotel MyStays Shin Osaka Conference Center	Hotel MyStays Premier Omori	Beppu Kamenoi Hotel	Hotel MyStays Sapporo Station	Hotel MyStays Yokohama Kannai	Art Hotel Joetsu	Art Hotel Hirosaki City
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	1,655	35,271	43,811	34,949	26,103	120,840	721,419	23,715	12,359	108,700	96,949	45,784	69,590	76,102	175,622	27,148	51,472	44,034	66,565
Rent, common area fees	1,655	35,271	43,811	32,861	26,103	119,611	721,419	22,215	12,109	105,955	72,000	45,534	69,310	75,962	175,622	26,879	50,822	42,084	62,295
Rental revenues (Fixed rent)	466	35,271	43,811	32,861	26,103	79,185	497,669	10,258	6,793	66,930	72,000	32,739	40,966	58,638	91,309	16,155	31,056	24,941	27,592
Rental revenues (Variable rent)	1,188	-	-	-	-	40,426	223,750	11,957	5,316	39,025	-	12,794	28,344	17,323	84,313	10,723	19,766	17,143	34,703
Other revenue	-	-	-	2,088	-	1,228	-	1,500	250	2,745	24,949	250	280	140	-	269	650	1,950	4,269
② Property related expenses	22,922	18,327	29,316	15,147	18,363	68,723	327,290	54,359	40,087	126,647	57,196	36,868	47,121	58,365	126,734	84,911	39,450	40,449	56,931
Facility management fees (a)	-	600	5,669	458	889	8,381	9,335	-	-	-	28,404	-	-	-	-	-	-	-	-
(of which, repair cost)	-	-	-	32	-	-	-	-	-	-	450	-	-	-	-	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	13,935	-	-	-	-	-	-	-	-
Tax and other public charges (b)	2,581	3,404	4,802	3,650	4,881	16,957	26,828	7,449	7,056	13,786	7,704	10,519	11,526	14,178	11,164	20,091	8,521	5,788	14,764
Insurance expenses (c)	52	72	83	69	65	318	1,052	134	66	303	180	201	475	379	697	261	147	220	547
Depreciation expenses (㉗)	19,884	13,842	18,346	10,558	12,117	42,457	289,657	46,369	32,559	112,150	20,452	25,741	34,693	43,397	114,469	64,148	30,376	34,034	41,213
Other expenses (d)	404	408	415	412	409	608	418	405	403	406	455	406	426	409	404	411	404	406	405
③ Rental income (①-②)	-21,267	16,943	14,494	19,801	7,740	52,116	394,128	-30,643	-27,727	-17,947	39,753	8,915	22,468	17,737	48,887	-57,763	12,022	3,585	9,634
④ NOI (①-②+㉗)	-1,382	30,786	32,841	30,359	19,857	94,574	683,786	15,725	4,831	94,203	60,206	34,656	57,162	61,134	163,356	6,384	42,399	37,619	50,847
⑤ Capital expenditure	1,152	3,800	1,192	-	3,550	4,982	22,461	3,466	443	6,398	5,133	4,110	7,519	7,357	550	2,484	780	4,576	14,726
⑥ NCF (④-⑤)	-2,534	26,986	31,649	30,359	16,307	89,592	661,324	12,259	4,388	87,805	55,072	30,546	49,642	53,777	162,806	3,900	41,619	33,043	36,121

(Note 1) Indicates the revenues for the period that INV owned the property

(Note 2) Using an exchange rate at the time of transaction regarding ①-㉗

(in ¥ thousand)

Property Number	D57	D58	D59	D60	D61	D62	D63	D64	D65	D66	D67	D68	D69	D70	D71	D72	D73	D74	D75
Property Name	Hotel MyStays Oita	Hotel MyStays Gotanda	Hotel MyStays Tachikawa	Hotel MyStays Premier Akasaka	Hotel MyStays Premier Sapporo Park	Hotel MyStays Ueno East	Hotel MyStays Midosuji Honmachi	Hotel MyStays Sapporo Aspen	Art Hotel Ishigakijima	Hotel MyStays Fuji Onsen Resort	Hotel Sonia Otaru	Hotel Kanazawa Castle	Art Hotel Niigata Station	Hotel MyStays Nagoya Nishiki	Hotel Nord Otaru	Hotel MyStays Kagoshima Tenmonkan	Art Hotel Asahikawa	Hotel MyStays Matsuura	Hotel MyStays Sapporo Susukino
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	62,128	17,302	38,568	73,012	74,318	3,502	1,374	50,626	16,803	86,961	58,325	18,868	95,290	21,129	31,881	65,305	16,102	24,021	5,426
Rent, common area fees	62,128	17,052	38,318	72,872	72,402	3,252	1,234	47,525	16,678	86,961	57,812	16,152	89,590	20,879	31,756	65,305	15,452	22,954	5,426
Rental revenues (Fixed rent)	38,974	9,615	26,088	47,059	36,941	-	-	13,771	7,457	62,910	40,279	7,933	53,755	12,669	18,782	33,394	1,972	10,167	-
Rental revenues (Variable rent)	23,153	7,437	12,229	25,812	35,461	3,252	1,234	33,753	9,221	24,051	17,533	8,219	35,834	8,209	12,974	31,910	13,480	12,787	5,426
Other revenue	-	250	250	140	1,916	250	140	3,101	125	-	513	2,716	5,700	250	125	-	650	1,067	-
② Property related expenses	27,745	10,542	21,821	88,472	158,023	32,288	41,212	96,087	65,592	118,125	75,984	24,030	87,143	28,322	45,626	34,204	88,850	56,059	18,195
Facility management fees (a)	-	-	-	-	-	5,182	-	-	-	-	-	-	12,556	-	907	-	-	-	-
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	-	-	-	-
Tax and other public charges (b)	5,795	3,989	6,087	23,286	41,826	4,350	8,990	30,544	9,615	6,942	12,352	3,899	5,823	4,103	9,577	10,204	24,386	8,262	3,111
Insurance expenses (c)	115	69	131	282	638	147	108	546	592	196	218	204	484	183	220	223	785	269	90
Depreciation expenses (⑦)	21,427	6,081	15,197	64,498	115,152	22,200	31,709	64,590	54,973	110,583	63,009	19,523	67,872	23,632	34,514	23,370	63,271	47,121	14,589
Other expenses (d)	407	402	404	404	406	408	402	405	410	403	404	403	405	402	407	405	406	405	403
③ Rental income (①-②)	34,382	6,760	16,746	-15,459	-83,704	-28,785	-39,837	-45,461	-48,788	-31,163	-17,658	-5,162	8,146	-7,193	-13,744	31,100	-72,747	-32,037	-12,768
④ NOI (①-②+⑦)	55,809	12,841	31,944	49,038	31,447	-6,585	-8,127	19,129	6,184	79,419	45,350	14,361	76,019	16,439	20,769	54,471	-9,475	15,084	1,821
⑤ Capital expenditure	365	250	2,388	2,335	3,054	1,578	140	11,970	9,574	348	685	5,172	9,843	505	1,405	5,245	16,852	5,698	201
⑥ NCF (④-⑤)	55,443	12,591	29,556	46,703	28,393	-8,164	-8,267	7,159	-3,390	79,071	44,665	9,188	66,176	15,933	19,364	49,225	-26,328	9,385	1,619

Property Number	D76	D77	D78	D79	D80	D81	D82	D83		
Property Name	Hotel MyStays Sapporo Nakajima Park	Hotel MyStays Sapporo Nakajima Park Annex	Flexstay Inn Sakuragicho	MyCUBE by MYSTAYS Asakusa Kuramae	Hotel MyStays Kagoshima Tenmonkan Annex	Hotel MyStays Nayoro	Hotel MyStays Premier Narita	Art Hotel Morioka	subtotal	Total
number of operating days	184	184	184	184	184	184	184	184	-	-
① Rental revenues	2,728	3,397	12,995	3,377	16,837	30,058	279,103	82,664	3,884,633	5,837,847
Rent, common area fees	2,579	3,397	12,592	3,377	16,837	29,824	279,103	82,438	3,815,200	5,636,467
Rental revenues (Fixed rent)	-	-	7,860	-	8,849	21,592	184,428	29,349	2,535,185	-
Rental revenues (Variable rent)	2,579	3,397	4,731	3,377	7,987	8,232	94,675	53,088	1,280,015	-
Other revenue	149	-	403	-	-	234	-	226	69,433	201,380
② Property related expenses	29,945	16,578	9,548	9,822	9,949	18,907	144,548	105,357	3,759,676	4,777,042
Facility management fees (a)	-	-	-	-	-	-	-	23,400	128,775	465,075
(of which, repair cost)	-	-	-	-	-	-	-	-	3,246	22,561
(of which, utility expenses)	-	-	-	-	-	-	-	-	13,942	46,941
Tax and other public charges (b)	10,043	2,675	1,415	3,665	2,584	4,131	12,297	7,888	634,847	753,548
Insurance expenses (c)	200	69	46	66	77	52	1,079	456	16,580	20,256
Depreciation expenses (⑦)	19,295	13,429	7,683	5,689	6,883	14,319	130,761	73,206	2,940,412	3,420,925
Other expenses (d)	404	403	403	402	403	404	409	406	39,061	117,236
③ Rental income (①-②)	-27,216	-13,180	3,446	-6,444	6,888	11,151	134,554	-22,692	124,956	1,060,805
④ NOI (①-②+⑦)	-7,920	249	11,129	-755	13,771	25,471	265,316	50,513	3,065,369	4,481,730
⑤ Capital expenditure	3,563	700	403	-	1,076	896	18,080	11,212	299,032	459,920
⑥ NCF (④-⑤)	-11,484	-450	10,726	-755	12,695	24,574	247,236	39,301	2,766,337	4,021,810

Property Number	D200	D201	
Property Name	Westin Grand Cayman Seven Mile Beach Resort & Spa	Sunshine Suites Resort	Total
	(Note 2)	(Note 2)	
number of operating days	184	184	-
① Management contract profits / losses	-186,087	9,817	-176,270
Management contract profits / losses	-186,087	9,817	-176,270
Other revenue	-	-	-
② Property related expenses	419,311	114,193	533,504
Facility management fees (a)	-	-	-
(of which, repair cost)	-	-	-
(of which, utility expenses)	-	-	-
Tax and other public charges (b)	-	-	-
Insurance expenses (c)	84,232	19,678	103,910
Depreciation expenses (⑦)	335,079	94,514	429,594
Other expenses (d)	0	-	0
③ Rental income (①-②)	-605,399	-104,375	-709,774
④ NOI (①-②+⑦)	-270,319	-9,860	-280,180
⑤ Capital expenditure	22,855	4,023	26,878
⑥ NCF (④-⑤)	-293,174	-13,884	-307,059

(Note 1) Indicates the revenues for the period that INV owned the property
 (Note 2) Using an exchange rate at the time of transaction regarding ①-⑦

Appraisal Value (1/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2021			As of the end of December 2021			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A26	Nisshin Palacestage Daitabashi	1,251,830	1,080,950	1,230,000	4.5%	1,076,917	1,250,000	4.5%	20,000	-0.1pt	Assets R&D
A28	Growth Maison Gotanda	888,200	826,712	1,050,000	4.2%	821,913	1,060,000	4.1%	10,000	-0.1pt	Assets R&D
A29	Growth Maison Kameido	1,070,850	939,248	1,190,000	4.3%	941,173	1,210,000	4.2%	20,000	-0.1pt	Assets R&D
A30	Emerald House	1,505,161	1,311,998	1,400,000	4.5%	1,313,804	1,410,000	4.4%	10,000	-0.1pt	Assets R&D
A32	Suncrest Shakujii-Koen	1,088,979	1,050,696	1,150,000	4.6%	1,044,697	1,160,000	4.5%	10,000	-0.1pt	Assets R&D
A33	Growth Maison Shin-Yokohama	1,059,457	923,323	1,180,000	4.6%	918,973	1,210,000	4.5%	30,000	-0.1pt	Assets R&D
A34	Belle Face Ueno-Okachimachi	1,023,074	913,231	1,080,000	4.1%	908,436	1,090,000	4.0%	10,000	-0.1pt	Assets R&D
A35	Grand Rire Kameido	906,121	782,187	1,020,000	4.5%	776,639	1,030,000	4.4%	10,000	-0.1pt	Assets R&D
A37	Growth Maison Yoga	795,986	717,650	794,000	4.2%	716,375	803,000	4.1%	9,000	-0.1pt	Assets R&D
A38	Route Tachikawa	676,951	635,512	660,000	4.6%	634,500	675,000	4.5%	15,000	-0.1pt	Assets R&D
A39	Shibuya-Honmachi Mansion	651,474	704,071	678,000	4.6%	706,712	685,000	4.5%	7,000	-0.1pt	Assets R&D
A40	City Heights Kinuta	646,337	653,306	571,000	4.6%	651,888	577,000	4.5%	6,000	-0.1pt	Assets R&D
A41	Acseeds Tower Kawaguchi-Namiki	620,893	507,489	766,000	5.0%	502,470	766,000	5.0%	-	-	Assets R&D
A43	College Square Machida	589,553	558,273	507,000	5.2%	556,369	507,000	5.2%	-	-	Assets R&D
A44	Belair Meguro	589,004	546,075	633,000	4.0%	545,244	640,000	3.9%	7,000	-0.1pt	Assets R&D
A45	Wacore Tsunashima I	572,914	510,916	532,000	4.8%	518,685	543,000	4.7%	11,000	-0.1pt	Assets R&D
A46	Foros Nakamurabashi	566,980	497,109	596,000	4.4%	493,283	604,000	4.3%	8,000	-0.1pt	Assets R&D
A47	Growth Maison Kajjin	557,256	525,933	525,000	4.9%	529,567	527,000	4.9%	2,000	-	Assets R&D
A48	College Square Machiya	510,721	436,976	574,000	4.4%	434,003	580,000	4.3%	6,000	-0.1pt	Assets R&D
A59	Towa City Coop Shin-otsuka II	866,000	795,359	1,310,000	4.2%	790,884	1,340,000	4.1%	30,000	-0.1pt	JREI
A61	Bichsel Musashiseki	577,000	565,066	865,000	3.9%	567,459	856,000	3.9%	-9,000	-	Morii
A63	Towa City Coop Sengencho	1,110,000	1,005,868	1,460,000	4.8%	1,001,856	1,470,000	4.8%	10,000	-	JREI
A64	Royal Park Omachi	415,000	385,559	683,000	5.0%	383,105	701,000	4.8%	18,000	-0.2pt	JREI
A65	Lexington Square Haginomachi	330,000	263,865	433,000	5.1%	260,180	441,000	5.0%	8,000	-0.1pt	JREI
A66	Visconti Kakuozan	255,000	230,169	298,000	4.6%	229,023	303,000	4.5%	5,000	-0.1pt	Tanizawa
A72	Lexington Square Honjo-Azumabashi	511,000	412,320	684,000	3.8%	407,609	703,000	3.7%	19,000	-0.1pt	Tanizawa
A73	AMS TOWER Minami 6-Jo	1,180,000	878,788	1,240,000	4.7%	875,223	1,230,000	4.6%	-10,000	-0.1pt	Tanizawa
A77	Invoice Shin-Kobe Residence (Note 3)	1,260,000	1,106,513	1,550,000	4.3%	-	-	-	-	-	JREI
A78	Cosmo Court Motomachi (Note 3)	973,000	840,705	1,200,000	4.2%	-	-	-	-	-	JREI
A79	Revest Honjin	674,000	575,960	875,000	4.9%	569,372	878,000	4.8%	3,000	-0.1pt	JREI
A80	Revest Matsubara	657,000	565,587	867,000	4.6%	559,882	867,000	4.5%	-	-0.1pt	JREI
A82	Alba Noritake Shinmachi	608,000	516,499	792,000	4.4%	509,545	797,000	4.4%	5,000	-	JREI
A83	Revest Meieki Minami	597,000	506,134	832,000	4.2%	498,970	834,000	4.1%	2,000	-0.1pt	JREI
A84	Revest Heian	595,000	509,273	782,000	4.4%	502,697	809,000	4.3%	27,000	-0.1pt	JREI
A85	Vendir Hamaotsu Ekimae (Note 3)	581,000	484,441	841,000	5.2%	-	-	-	-	-	JREI
A86	Salvo Sala (Note 3)	544,000	471,087	697,000	4.5%	-	-	-	-	-	JREI
A87	Excellente Kagurazaka	543,000	494,905	735,000	3.6%	491,450	761,000	3.5%	26,000	-0.1pt	JREI

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period

(Note 2) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa: The Tanizawa Sogo Appraisal Co., Ltd., Daiwa: Daiwa Real Estate Appraisal Co., Ltd.

(Note 3) Disposed during December 2021 fiscal period

(Note 4) Includes JPY1,849million for acquisition of additional floor as of October 31 2017

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2021 FP and December 2021 are converted into JPY using the exchange rates of USD 1 = JPY 110.58 and JPY 115.02 respectively, which are the rates on closing date of each fiscal period

(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (2/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2021				As of the end of December 2021			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate		
A88	Luna Court Edobori	525,000	461,248	632,000	4.4%	457,370	641,000	4.3%	9,000	-0.1pt	JREI	
A89	Winntage Kobe Motomachi (Note 3)	512,000	438,608	666,000	4.3%	-	-	-	-	-	JREI	
A90	Queen's Court Fukuzumi	456,000	415,102	717,000	3.7%	411,963	737,000	3.6%	20,000	-0.1pt	JREI	
A91	Corp Higashinotoin (Note 3)	446,000	393,417	559,000	4.2%	-	-	-	-	-	JREI	
A92	Belair Oimachi	412,000	379,256	599,000	3.7%	379,024	619,000	3.6%	20,000	-0.1pt	JREI	
A93	Siete Minami-Tsukaguchi	374,000	336,088	470,000	4.5%	334,449	496,000	4.3%	26,000	-0.2pt	JREI	
A94	Prime Life Sannomiya Isogami Koen	373,000	331,053	495,000	4.2%	328,318	522,000	4.0%	27,000	-0.2pt	JREI	
A95	HERMITAGE NANBA WEST (Note 3)	355,000	312,227	489,000	4.4%	-	-	-	-	-	JREI	
A96	Century Park Shinkawa 1-bankan	335,000	301,524	477,000	4.8%	297,928	490,000	4.7%	13,000	-0.1pt	JREI	
A97	West Avenue	331,000	309,738	358,000	4.6%	308,275	369,000	4.5%	11,000	-0.1pt	JREI	
A98	Little River Honmachibashi	310,000	274,450	432,000	4.2%	272,060	437,000	4.1%	5,000	-0.1pt	JREI	
A99	Prime Life Mikage	297,000	263,077	360,000	4.5%	262,109	379,000	4.3%	19,000	-0.2pt	JREI	
A101	Lieto Court Mukojima	1,683,000	1,620,008	2,100,000	4.0%	1,609,921	2,180,000	3.9%	80,000	-0.1pt	JREI	
A102	Lieto Court Nishi-Ojima	1,634,000	1,569,881	2,060,000	3.8%	1,558,680	2,130,000	3.7%	70,000	-0.1pt	JREI	
A103	Royal Parks Momozaka	2,910,000	2,614,554	3,280,000	4.0%	2,573,616	3,330,000	3.9%	50,000	-0.1pt	Morii	
A104	Royal Parks Shinden	5,024,000	4,688,475	5,980,000	4.2%	4,630,579	6,010,000	4.1%	30,000	-0.1pt	Morii	
A106	Royal Parks Seasir Minami-Senju	2,683,000	2,559,552	3,070,000	5.0%	2,530,253	3,150,000	5.0%	80,000	-	JREI	
	Subtotal of Residential	46,507,748	41,998,033	55,024,000	-	37,693,472	49,807,000	-	785,000	-	-	
B17	Lexington Plaza Hachiman (Note 3)	3,280,000	2,982,382	3,660,000	5.4%	-	-	-	-	-	Morii	
B18	AEON TOWN Sukagawa	2,320,000	1,679,047	2,380,000	6.1%	1,649,608	2,380,000	6.1%	-	-	Morii	
	Subtotal of Offices and Commercial Facilities	5,600,000	4,661,429	6,040,000	-	1,649,608	2,380,000	-	0	-	-	
D01	Hotel MyStays Kanda	2,851,000	2,873,036	4,920,000	4.2%	2,849,889	4,900,000	4.2%	-20,000	-	JREI	
D02	Hotel MyStays Asakusa	2,584,000	2,485,943	4,410,000	4.4%	2,474,975	4,400,000	4.4%	-10,000	-	JREI	
D03	Hotel MyStays Kyoto-Shijo	6,024,460	5,655,106	9,460,000	4.7%	5,606,359	9,080,000	4.6%	-380,000	-0.1pt	JREI	
D04	MyStays Shin-Urayasu Conference Center	4,930,200	4,498,376	7,200,000	4.9%	4,452,941	7,200,000	4.9%	-	-	JREI	
D05	Hotel MyStays Maihama	4,870,312	4,617,590	6,810,000	4.6%	4,576,413	6,800,000	4.6%	-10,000	-	JREI	
D06	Hotel MyStays Premier Dojima	3,845,400	3,632,115	6,680,000	4.5%	3,607,648	6,410,000	4.5%	-270,000	-	JREI	
D07	Hotel MyStays Nagoya-Sakae	2,958,000	2,550,365	5,530,000	5.2%	2,531,373	5,520,000	5.2%	-10,000	-	JREI	
D08	Hotel MyStays Sakaiuji-Honmachi	2,514,820	2,299,316	3,780,000	4.7%	2,278,453	3,590,000	4.6%	-190,000	-0.1pt	JREI	
D09	Hotel MyStays Yokohama	2,119,900	2,223,418	3,890,000	5.6%	2,184,663	3,890,000	5.6%	-	-	JREI	
D10	Hotel MyStays Nippori	1,898,540	1,763,920	2,510,000	4.5%	1,752,013	2,510,000	4.5%	-	-	JREI	
D11	Hotel MyStays Fukuoka-Tenjin-Minami	1,570,520	1,428,612	5,560,000	4.7%	1,415,487	5,550,000	4.7%	-10,000	-	JREI	
D12	Flexstay Inn Iidabashi	1,381,660	1,329,087	2,100,000	4.3%	1,320,344	2,090,000	4.3%	-10,000	-	JREI	
D13	Hotel MyStays Ueno Inaricho	1,331,960	1,209,608	2,010,000	4.3%	1,198,560	2,000,000	4.3%	-10,000	-	JREI	
D14	Flexstay Inn Shinagawa	1,242,500	1,181,515	1,980,000	4.4%	1,176,717	1,980,000	4.4%	-	-	JREI	
D15	Flexstay Inn Tokiwadai	1,242,500	1,184,610	2,140,000	4.7%	1,178,681	2,120,000	4.7%	-20,000	-	JREI	
D16	Flexstay Inn Sugamo	1,192,800	1,091,878	2,260,000	4.5%	1,083,271	2,200,000	4.6%	-60,000	0.1pt	JREI	

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(Note 3) Disposed during December 2021 fiscal period

(Note 4) Includes JPY1,849million for acquisition of additional floor as of October 31 2017

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2021 FP and December 2021 are converted into JPY using the exchange rates of USD 1 = JPY 110.58 and JPY 115.02 respectively, which are the rates on closing date of each fiscal period

(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (3/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2021			As of the end of December 2021			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D17	Hotel MyStays Otemae	1,192,800	1,136,176	2,410,000	5.1%	1,125,195	2,410,000	5.1%	-	-	JREI
D18	Hotel MyStays Kiyosumi Shirakawa	749,476	868,860	1,490,000	4.6%	858,212	1,460,000	4.7%	-30,000	0.1pt	JREI
D19	Flexstay Inn Nakanobu P1	589,442	554,703	810,000	4.7%	550,903	803,000	4.7%	-7,000	-	JREI
D20	Flexstay Inn Nakanobu P2	283,290	280,015	390,000	4.7%	277,931	387,000	4.7%	-3,000	-	JREI
D21	APA Hotel Yokohama-Kannai	8,350,000	7,454,374	9,930,000	4.2%	7,380,937	9,930,000	4.2%	-	-	JREI
D22	Hotel MyStays Hako date-Goryo kaku	2,792,000	2,699,057	3,910,000	5.2%	2,665,024	3,910,000	5.2%	-	-	JREI
D23	Flexstay Inn Shirogane	2,119,000	2,068,295	2,360,000	4.4%	2,063,071	2,360,000	4.4%	-	-	JREI
D24	Hotel MyStays Haneda	7,801,000	7,128,111	8,390,000	4.2%	7,070,490	8,380,000	4.2%	-10,000	-	JREI
D25	Hotel MyStays Kameido P1	5,594,000	5,282,486	7,210,000	4.6%	5,258,399	7,200,000	4.6%	-10,000	-	JREI
D26	Hotel MyStays Ueno Iriyaguchi	3,821,000	3,623,533	3,760,000	4.5%	3,602,853	3,760,000	4.5%	-	-	JREI
D27	Hotel MyStays Kameido P2	3,742,000	3,509,314	4,820,000	4.6%	3,488,641	4,810,000	4.6%	-10,000	-	JREI
D28	Hotel MyStays Shimizu	2,198,000	2,067,090	2,390,000	5.5%	2,043,474	2,390,000	5.5%	-	-	JREI
D29	Super Hotel Shinbashi/ Karasumoriguchi	1,624,000	1,575,921	1,940,000	3.6%	1,571,203	1,930,000	3.6%	-10,000	-	JREI
D30	Flexstay Inn Higashi-Jujo	1,277,000	1,265,121	1,300,000	4.7%	1,258,629	1,300,000	4.7%	-	-	JREI
D31	Hotel MyStays Utsunomiya	1,237,000	1,192,262	2,010,000	5.4%	1,179,807	2,010,000	5.4%	-	-	JREI
D32	Flexstay Inn Kawasaki-Kaizuka	980,000	882,628	1,110,000	4.8%	874,912	1,110,000	4.8%	-	-	JREI
D33	Comfort Hotel Toyama	979,000	897,957	1,160,000	5.0%	889,716	1,160,000	5.0%	-	-	JREI
D34	Flexstay Inn Kawasaki-Ogawacho	906,000	866,412	891,000	4.6%	862,186	889,000	4.6%	-2,000	-	JREI
D35	Flexstay Inn Ekoda	5,069,000	4,780,638	4,580,000	4.7%	4,754,360	4,580,000	4.7%	-	-	JREI
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	1,170,000	1,080,428	1,240,000	4.2%	1,071,945	1,240,000	4.2%	-	-	Daiwa
D37	Super Hotel JR Ueno-iriya guchi	1,130,000	1,064,566	1,180,000	3.9%	1,058,220	1,180,000	3.9%	-	-	Daiwa
D38	Hotel MyStays Shinsaibashi	3,160,000	2,987,850	2,460,000	4.9%	2,969,118	2,340,000	4.8%	-120,000	-0.1pt	JREI
D39	Comfort Hotel Kurosaki	1,148,000	1,026,194	1,240,000	5.1%	1,016,151	1,240,000	5.1%	-	-	Daiwa
D40	Comfort Hotel Maebashi	1,128,000	986,665	1,120,000	4.9%	969,735	1,120,000	4.9%	-	-	Daiwa
D41	Comfort Hotel Tsubamesanjo	1,010,000	916,947	1,100,000	5.1%	906,388	1,080,000	5.2%	-20,000	0.1pt	Daiwa
D42	Comfort Hotel Kitami	851,000	767,499	912,000	5.3%	758,932	915,000	5.3%	3,000	-	Daiwa
D43	Hotel MyStays Gotanda Station (Note 4)	26,523,000	26,269,430	23,700,000	4.9%	26,231,954	23,700,000	4.9%	-	-	Morii
D44	Hotel Epinard Nasu	20,981,000	19,114,315	22,700,000	5.9%	18,847,119	22,600,000	5.9%	-100,000	-	Morii
D45	Hotel MyStays Fukuoka Tenjin	8,059,000	7,784,522	7,990,000	4.8%	7,741,618	7,990,000	4.8%	-	-	Morii
D46	Hotel MyStays Hamamatsucho	7,959,000	7,847,018	6,120,000	4.6%	7,814,902	6,120,000	4.6%	-	-	Morii
D47	Hotel MyStays Premier Kanazawa	13,761,000	12,688,668	12,800,000	5.3%	12,582,916	12,700,000	5.3%	-100,000	-	Morii
D48	Takamatsu Tokyu REI Hotel	2,139,000	2,094,170	2,240,000	5.0%	2,078,851	2,240,000	5.0%	-	-	Daiwa
D49	Hotel MyStays Premier Hamamatsucho	8,000,000	7,967,635	10,400,000	4.2%	7,946,004	10,300,000	4.2%	-100,000	-	JREI
D50	Hotel MyStays Shin Osaka Conference Center	13,068,000	12,855,642	12,800,000	4.8%	12,828,469	12,800,000	4.8%	-	-	Tanizawa
D51	Hotel MyStays Premier Omo ri	9,781,000	9,723,173	9,640,000	4.6%	9,687,132	9,640,000	4.6%	-	-	Tanizawa
D52	Beppu Kamenoi Hotel	8,870,000	7,899,399	8,670,000	6.3%	7,785,480	8,670,000	6.3%	-	-	Tanizawa
D53	Hotel MyStays Sapporo Station	7,880,000	7,624,217	8,180,000	4.7%	7,562,553	8,180,000	4.7%	-	-	Tanizawa

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(Note 3) Disposed during December 2021 fiscal period

(Note 4) Includes JPY1,849million for acquisition of additional floor as of October 31 2017

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2021 FP and December 2021 are converted into JPY using the exchange rates of USD 1 = JPY 110.58 and JPY 115.02 respectively, which are the rates on closing date of each fiscal period

(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2021			As of the end of December 2021			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D54	Hotel MyStays Yokohama Kannai	5,326,000	5,144,414	5,250,000	4.6%	5,114,817	5,250,000	4.6%	-	-	Tanizawa
D55	Art Hotel Joetsu	2,772,000	2,631,159	2,690,000	6.1%	2,601,701	2,690,000	6.1%	-	-	Tanizawa
D56	Art Hotel Hirosaki City	2,723,000	2,530,825	2,740,000	6.2%	2,504,338	2,740,000	6.2%	-	-	Tanizawa
D57	Hotel MyStays Oita	1,604,000	1,488,833	1,560,000	6.0%	1,467,772	1,560,000	6.0%	-	-	Tanizawa
D58	Hotel MyStays Gotanda	4,068,000	4,049,594	3,920,000	4.4%	4,043,762	3,930,000	4.4%	10,000	-	Tanizawa
D59	Hotel MyStays Tachikawa	3,257,000	3,193,399	3,320,000	4.3%	3,180,589	3,320,000	4.3%	-	-	Daiwa
D60	Hotel MyStays Premier Akasaka	20,691,000	20,348,800	23,200,000	3.8%	20,286,636	23,100,000	3.8%	-100,000	-	JREI
D61	Hotel MyStays Premier Sapporo Park	16,731,000	16,156,552	16,100,000	4.8%	16,044,453	16,200,000	4.8%	100,000	-	Tanizawa
D62	Hotel MyStays Ueno East	5,286,000	5,171,831	5,110,000	4.4%	5,151,210	5,110,000	4.4%	-	-	Tanizawa
D63	Hotel MyStays Midosuji Honmachi	5,039,000	4,871,057	3,710,000	4.4%	4,839,487	3,520,000	4.3%	-190,000	-0.1pt	JREI
D64	Hotel MyStays Sapporo Aspen	15,543,000	15,342,120	14,900,000	4.8%	15,289,499	15,000,000	4.8%	100,000	-	Tanizawa
D65	Art Hotel Ishigakijima	9,731,000	9,560,975	9,310,000	5.3%	9,515,576	9,310,000	5.3%	-	-	JREI
D66	Hotel MyStays Fuji Onsen Resort	9,405,000	8,994,217	9,760,000	5.3%	8,883,982	9,760,000	5.3%	-	-	JREI
D67	Hotel Sonia Otaru	5,930,000	5,700,194	5,700,000	5.4%	5,637,870	5,700,000	5.4%	-	-	Tanizawa
D68	Hotel MyStays Kanazawa Castle	5,682,000	5,627,938	5,410,000	5.4%	5,613,587	5,410,000	5.4%	-	-	Tanizawa
D69	Art Hotel Niigata Station	5,524,000	5,410,588	5,340,000	5.6%	5,352,558	5,350,000	5.6%	10,000	-	Tanizawa
D70	Hotel MyStays Nagoya Nishiki	5,197,000	5,114,675	5,000,000	4.4%	5,091,548	5,000,000	4.4%	-	-	Morii
D71	Hotel Nord Otaru	4,296,000	4,200,725	4,050,000	5.5%	4,167,616	4,050,000	5.5%	-	-	Tanizawa
D72	Hotel MyStays Kagoshima Tenmonkan	3,445,000	3,376,571	3,400,000	5.0%	3,358,446	3,400,000	5.0%	-	-	Daiwa
D73	Art Hotel Asahikawa	3,197,000	2,995,083	3,080,000	5.6%	2,948,663	3,090,000	5.6%	10,000	-	Tanizawa
D74	Hotel MyStays Matsuyama	3,098,000	2,928,889	3,160,000	5.3%	2,887,466	3,160,000	5.3%	-	-	Daiwa
D75	Hotel MyStays Sapporo Susukino	3,059,000	3,010,756	2,930,000	4.8%	2,996,367	2,920,000	4.8%	-10,000	-	Morii
D76	Hotel MyStays Sapporo Nakajima Park	2,118,000	2,053,435	1,970,000	4.9%	2,037,703	1,970,000	4.9%	-	-	Morii
D77	Hotel MyStays Sapporo Nakajima Park Annex	1,584,000	1,539,314	1,520,000	5.0%	1,526,585	1,520,000	5.0%	-	-	Tanizawa
D78	Flexstay Inn Sakuragicho	1,425,000	1,406,728	1,450,000	4.3%	1,399,447	1,420,000	4.4%	-30,000	0.1pt	Daiwa
D79	MyCUBE by MYSTAYS Asakusa Kuramae	1,287,000	1,273,308	1,270,000	4.1%	1,267,619	1,240,000	4.2%	-30,000	0.1pt	Daiwa
D80	Hotel MyStays Kagoshima Tenmonkan Annex	1,168,000	1,158,872	1,190,000	5.0%	1,153,064	1,190,000	5.0%	-	-	Daiwa
D81	Hotel MyStays Nayoro	957,000	907,529	930,000	5.6%	894,106	926,000	5.6%	-4,000	-	Morii
D82	Hotel MyStays Premier Narita	10,593,000	10,279,736	10,100,000	4.9%	10,167,054	10,100,000	4.9%	-	-	Tanizawa
D83	Art Hotel Morioka	5,643,000	5,469,043	5,400,000	5.3%	5,407,049	5,370,000	5.3%	-30,000	-	Morii
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa (Note 5)	30,061,308	29,144,783	35,031,744	8.3%	28,832,559	36,461,340	8.3%	1,429,596	-	CBRE
D201	Sunshine Suites Resort (Note 5)	5,842,674	5,567,305	6,391,524	8.8%	5,476,813	6,671,160	8.8%	279,636	-	CBRE
	Subtotal of Hotels	432,763,563	415,505,072	471,486,268	-	412,461,201	471,512,500	-	26,232	-	-
	Total	484,871,311	462,164,535	532,550,268	-	451,804,282	523,699,500	-	811,232	-	-

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period

(Note 2) The names of the appraisers in the chart are abbreviated. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa : The Tanizawa Sogo Appraisal Co., Ltd., Daiwa : Daiwa Real Estate Appraisal Co., Ltd.

(Note 3) Disposed during December 2021 fiscal period

(Note 4) Includes JPY1,849million for acquisition of additional floor as of October 31 2017

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2021 FP and December 2021 are converted into JPY using the exchange rates of USD 1 = JPY 110.58 and JPY 115.02 respectively, which are the rates on closing date of each fiscal period

(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
A26	Nisshin Palacestage Daitabashi	Suginami-ku, Tokyo	Jul 28, 2005	Dec 1992	-	1,251	0.3	98	1,771.13	1,329.84	1	75.1
A28	Growth Maison Gotanda	Shinagawa-ku, Tokyo	Jan 30, 2006	Jul 2005	-	888	0.2	48	1,051.50	1,051.50	1	100.0
A29	Growth Maison Kameido	Koto-ku, Tokyo	Mar 30, 2006	Oct 2005	-	1,070	0.2	66	1,367.96	1,305.52	1	95.4
A30	Emerald House	Itabashi-ku, Tokyo	Aug 1, 2006	Feb 1995	-	1,505	0.3	96	2,152.31	2,087.02	1	97.0
A32	Suncrest Shakujii-Koen	Nerima-ku, Tokyo	Aug 3, 2006	Mar 1990	-	1,088	0.2	29	3,029.16	3,029.16	1	100.0
A33	Growth Maison Shin-Yokohama	Yokohama, Kanagawa	Aug 3, 2006	Mar 2006	-	1,059	0.2	68	1,858.44	1,774.64	1	95.5
A34	Belle Face Ueno-Okachimachi	Taito-ku, Tokyo	Aug 1, 2006	Feb 2006	-	1,023	0.2	64	1,351.11	1,290.55	1	95.5
A35	Grand Rire Kameido	Koto-ku, Tokyo	Aug 3, 2006	Mar 2006	-	906	0.2	72	1,562.26	1,562.26	1	100.0
A37	Growth Maison Yoga	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 2006	-	795	0.2	39	1,015.34	989.41	1	97.4
A38	Route Tachikawa	Tachikawa, Tokyo	Aug 3, 2006	Mar 1997	-	676	0.1	24	1,368.57	1,368.57	1	100.0
A39	Shibuya-Honmachi Mansion	Shibuya-ku, Tokyo	Aug 3, 2006	Dec 1986	-	651	0.1	25	1,167.50	1,144.80	1	98.1
A40	City Heights Kinuta	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 1983	-	646	0.1	19	1,235.93	1,235.93	1	100.0
A41	Acseeds Tower Kawaguchi-Namiki	Kawaguchi, Saitama	Aug 3, 2006	Feb 2006	-	620	0.1	57	1,210.74	1,103.60	1	91.2
A43	College Square Machida	Machida, Tokyo	Aug 1, 2006	Mar 1984	-	589	0.1	62	1,047.75	1,047.75	1	100.0
A44	Belair Meguro	Meguro-ku, Tokyo	Aug 1, 2006	Oct 2005	-	589	0.1	25	557.05	423.32	1	76.0
A45	Wacore Tsunashima I	Yokohama, Kanagawa	Aug 3, 2006	Feb 1991	-	572	0.1	50	907.46	744.53	1	82.0
A46	Fotos Nakamurabashi	Nerima-ku, Tokyo	Aug 3, 2006	Sep 2001	-	566	0.1	37	815.77	744.28	1	91.2
A47	Growth Maison Kaijin	Funabashi, Chiba	Aug 1, 2006	Oct 1993	-	557	0.1	34	2,040.27	2,040.27	1	100.0
A48	College Square Machiya	Arakawa-ku, Tokyo	Aug 3, 2006	Mar 2006	-	510	0.1	43	871.35	871.35	1	100.0
A59	Towa City Coop Shin-otsuka II	Toshima-ku, Tokyo	Feb 1, 2010	May 1993	-	866	0.2	58	1,627.13	1,548.23	1	95.2
A61	Bichsel Musashiseki	Nerima-ku, Tokyo	Feb 1, 2010	Feb 1992	-	577	0.1	70	1,220.24	1,186.15	1	97.2
A63	Towa City Coop Sengencho	Yokohama, Kanagawa	Feb 1, 2010	Oct 1992	-	1,110	0.2	154	3,426.36	3,079.72	1	89.9
A64	Royal Park Omachi	Sendai, Miyagi	Feb 1, 2010	Feb 1993	-	415	0.1	51	1,929.59	1,892.59	1	98.1
A65	Lexington Square Haginomachi	Sendai, Miyagi	Feb 1, 2010	Aug 2005	-	330	0.1	39	1,528.58	1,528.58	1	100.0
A66	Viscontii Kakuozan	Nagoya, Aichi	Feb 1, 2010	Sep 2003	-	255	0.1	8	705.75	463.59	1	65.7
A72	Lexington Square Horjo-Azumabashi	Sumida-ku, Tokyo	Feb 1, 2010	Oct 2006	-	511	0.1	33	784.74	784.74	1	100.0
A73	AMS TOWER Minami 6-Jo	Sapporo, Hokkaido	Feb 1, 2010	Feb 2007	-	1,180	0.2	120	4,460.56	4,110.64	1	92.2
A79	Revest Honjin	Nagoya, Aichi	Sep 28, 2012	Mar 2007	-	674	0.1	80	1,933.80	1,548.36	1	80.1
A80	Revest Matsubara	Nagoya, Aichi	Sep 28, 2012	Mar 2007	-	657	0.1	70	1,955.40	1,623.09	1	83.0
A82	Alba Noritake Shinmachi	Nagoya, Aichi	Sep 28, 2012	Nov 2006	-	608	0.1	64	1,731.68	1,683.48	1	97.2
A83	Revest Meieki Minami	Nagoya, Aichi	Sep 28, 2012	Feb 2007	-	597	0.1	61	1,634.60	1,265.08	1	77.4
A84	Revest Heian	Nagoya, Aichi	Sep 28, 2012	Nov 2006	-	595	0.1	40	1,554.03	1,479.03	1	95.2
A87	Excellente Kagurazaka	Shinjuku-ku, Tokyo	Sep 28, 2012	Jan 2007	-	543	0.1	33	701.92	660.58	1	94.1
A88	Luna Court Edobori	Osaka, Osaka	Sep 28, 2012	Feb 2004	-	525	0.1	50	1,185.50	1,019.11	1	86.0
A90	Queen's Court Fukuzumi	Koto-ku, Tokyo	Sep 28, 2012	Sep 2006	-	456	0.1	25	765.18	686.31	1	89.7
A92	Belair Oimachi	Shinagawa-ku, Tokyo	Sep 28, 2012	Apr 2006	-	412	0.1	26	530.60	491.20	1	92.6
A93	Siete Minami-Tsukaguchi	Amagasaki, Hyogo	Sep 28, 2012	Jan 2007	-	374	0.1	40	1,020.86	995.58	1	97.5
A94	Prime Life Sannomiya Isogami Koen	Kobe Hyogo	Sep 28, 2012	Nov 2006	-	373	0.1	32	789.12	764.46	1	96.9
A96	Century Park Shinkawa 1-bankan	Nagoya, Aichi	Sep 28, 2012	Sep 2001	-	335	0.1	44	1,477.62	1,343.15	1	90.9
A97	West Avenue	Kunitachi, Tokyo	Sep 28, 2012	Oct 1991	-	331	0.1	40	794.80	735.16	1	92.5
A98	Little River Honmachi	Okasa, Osaka	Sep 28, 2012	Jun 2007	-	310	0.1	31	974.81	944.56	1	96.9
A99	Prime Life Mikage	Kobe, Hyogo	Sep 28, 2012	Jan 2007	-	297	0.1	28	761.18	685.61	1	90.1
A101	Lieto Court Mukojima	Sumida-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,683	0.3	82	2,940.20	2,866.77	1	97.5
A102	Lieto Court Nishi-Ojima	Koto-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,634	0.3	91	2,048.28	2,024.64	1	98.8

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place

(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment

(Note 5) For "D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
A103	Royal Parks Momozaka	Okasa, Osaka	Jan 22, 2016	Jun 2007	-	2,910	0.6	147	8,776.26	8,399.39	1	95.7
A104	Royal Parks Shinden	Adachi-ku, Tokyo	Mar 31, 2016	Jun 2007	-	5,024	1.0	248	15,797.29	15,797.29	1	100.0
A106	Royal Parks Seasir Minami-Senju	Arakawa-ku, Tokyo	Mar 14, 2017	Aug 2006	-	2,683	0.5	113	6,496.86	6,036.52	1	92.9
	Subtotal of Residential					41,836	8.5	2,834	95,934.54	90,787.91	47	94.6
B18	AEON TOWN Sukagawa	Sukagawa, Fukushima	Feb 1, 2010	Oct 2005	-	2,320	0.5	1	18,440.58	18,440.58	1	100.0
	Subtotal of Commercial Facilities					2,320	0.5	1	18,440.58	18,440.58	1	100.0
D01	Hotel MyStays Kanda	Chiyoda-ku, Tokyo	May 23, 2014	Dec 2005	May-Aug 2016	2,851	0.6	126	2,585.72	2,585.72	1	100.0
D02	Hotel MyStays Asakusa	Sumida-ku, Tokyo	May 23, 2014	Jan 1990	2012 Nov-2012 Dec	2,584	0.5	161	3,327.38	3,327.38	1	100.0
D03	Hotel MyStays Kyoto-Shijo	Kyoto, Kyoto	Jul 17, 2014	Jan 2008	May-Jul 2018	6,024	1.2	225	7,241.51	7,241.51	1	100.0
D04	MyStays Shin-Urayasu Conference Center	Urayasu, Chiba	Jul 17, 2014	Mar 2009	Feb-Mar, May 2018	4,930	1.0	175	6,232.30	6,232.30	1	100.0
D05	Hotel MyStays Maihama	Urayasu, Chiba	Jul 17, 2014	Jun 2005	Jan-Apr, May-Jun 2018	4,870	1.0	90	2,456.36	2,456.36	1	100.0
D06	Hotel MyStays Premier Dojima	Osaka, Osaka	Jul 17, 2014	Aug 1990	2018 Jan-2018 Mar, 2018	3,845	0.8	153	9,445.32	9,445.32	1	100.0
D07	Hotel MyStays Nagoya-Sakae	Nagoya, Aichi	Jul 17, 2014	Nov 1979	Apr-Jun 2013	2,958	0.6	279	9,064.71	9,064.71	1	100.0
D08	Hotel MyStays Sakaisuji-Honmachi	Osaka, Osaka	Jul 17, 2014	Jul 2008	-	2,514	0.5	191	4,188.83	4,188.83	1	100.0
D09	Hotel MyStays Yokohama	Yokohama, Kanagawa	Jul 17, 2014	Oct 1974	Jun-Nov 2006, May-Jul	2,119	0.4	194	7,379.43	7,379.43	1	100.0
D10	Hotel MyStays Nippori	Arakawa-ku, Tokyo	Jul 17, 2014	Apr 1987	Feb-Mar 2011	1,898	0.4	93	1,719.29	1,719.29	1	100.0
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	Jul 17, 2014	Feb 2008	-	1,570	0.3	178	3,412.71	3,412.71	1	100.0
D12	Flexstay Inn Iidabashi	Shinjuku-ku, Tokyo	Jul 17, 2014	Dec 1990	-	1,381	0.3	62	2,953.38	2,953.38	1	100.0
D13	Hotel MyStays Ueno Inaricho	Taito-ku, Tokyo	Jul 17, 2014	Dec 1986	Nov-Dec 2012	1,331	0.3	72	1,150.76	1,150.76	1	100.0
D14	Flexstay Inn Shinagawa	Shinagawa-ku, Tokyo	Jul 17, 2014	Oct 1986	2011 Nov-2011 Dec	1,242	0.3	55	1,134.52	1,134.52	1	100.0
D15	Flexstay Inn Tokiwadai	Itabashi-ku, Tokyo	Jul 17, 2014	Dec 1989	Mar 2013	1,242	0.3	130	2,539.75	2,539.75	1	100.0
D16	Flexstay Inn Sugamo	Toshima-ku, Tokyo	Jul 17, 2014	Jan 1992	Mar 2013	1,192	0.2	105	2,089.86	2,089.86	1	100.0
D17	Hotel MyStays Otemae	Osaka, Osaka	Jul 17, 2014	Dec 1986	Dec 2012-Jan 2013	1,192	0.2	112	4,956.66	4,956.66	1	100.0
D18	Hotel MyStays Kiyosumi Shirakawa	Koto-ku, Tokyo	Jul 17, 2014	May 1992	Jun-Sep 2019	749	0.2	58	2,673.64	2,673.64	1	100.0
D19	Flexstay Inn Nakanobu P1	Shinagawa-ku, Tokyo	Jul 17, 2014	Sep 1986	-	589	0.1	39	770.56	770.56	1	100.0
D20	Flexstay Inn Nakanobu P2	Shinagawa-ku, Tokyo	Jul 17, 2014	Mar 1989	-	283	0.1	22	391.49	391.49	1	100.0
D21	APA Hotel Yokohama-Kannai	Yokohama, Kanagawa	Feb 6, 2015	Apr 2005	Sep-Dec 2017	8,350	1.7	452	6,568.51	6,568.51	1	100.0
D22	Hotel MyStays Hakodate-Goryokaku	Hakodate, Hokkaido	Feb 6, 2015	Feb 2008	Feb-Apr 2018	2,792	0.6	211	7,961.26	7,961.26	1	100.0
D23	Flexstay Inn Shirogane	Minato-ku, Tokyo	Feb 6, 2015	Dec 1984	Mar 2013	2,119	0.4	84	1,754.06	1,754.06	1	100.0
D24	Hotel MyStays Haneda	Ota-ku, Tokyo	Jul 16, 2015	Apr 2001	Nov 2013-Aug 2014	7,801	1.6	174	5,400.16	5,400.16	1	100.0
D25	Hotel MyStays Kameido P1	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2012	5,594	1.1	266	4,349.67	4,349.67	1	100.0
D26	Hotel MyStays Ueno Iriyaguchi	Taito-ku, Tokyo	Jul 16, 2015	Nov 1985	Jan-Mar 2014	3,821	0.8	97	2,247.92	2,247.92	1	100.0
D27	Hotel MyStays Kameido P2	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2013	3,742	0.8	177	2,793.99	2,793.99	1	100.0
D28	Hotel MyStays Shimizu	Shizuoka, Shizuoka	Jul 16, 2015	Jan 2007	Feb-Mar 2019	2,198	0.4	152	3,559.81	3,559.81	1	100.0
D29	Super Hotel Shinbashi/ Karasumoriguchi	Minato-ku, Tokyo	Jul 16, 2015	Feb 2008	Oct-Dec 2018	1,624	0.3	74	1,403.89	1,403.89	1	100.0
D30	Flexstay Inn Higashi-Jujo	Kita-ku, Tokyo	Jul 16, 2015	Jun 1986	Mar 2013	1,277	0.3	89	1,714.53	1,714.53	1	100.0
D31	Hotel MyStays Utsunomiya	Utsunomiya, Tochigi	Jul 16, 2015	Jan 1990	Nov 2013-Jan 2014	1,237	0.3	125	11,733.23	11,733.23	1	100.0
D32	Flexstay Inn Kawasaki-Kaizuka	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1990	Jan-Mar 2014	980	0.2	64	1,190.57	1,190.57	1	100.0
D33	Comfort Hotel Toyama	Toyama, Toyama	Jul 16, 2015	Mar 2007	-	979	0.2	150	3,305.64	3,305.64	1	100.0
D34	Flexstay Inn Kawasaki-Ogawacho	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1989	Feb-Mar 2014	906	0.2	62	725.60	725.60	1	100.0
D35	Flexstay Inn Ekoda	Nerima-ku, Tokyo	Aug 28, 2015	Jan 1989	Jan-Mar 2013	5,069	1.0	210	3,932.93	3,932.93	1	100.0
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Tachikawa, Tokyo	Aug 28, 2015	Nov 2007	Mar 2018	1,170	0.2	96	1,832.97	1,832.97	1	100.0
D37	Super Hotel JR Ueno-iriaguchi	Taito-ku, Tokyo	Aug 28, 2015	Mar 2006	-	1,130	0.2	69	1,279.16	1,279.16	1	100.0
D38	Hotel MyStays Shinsabashi	Osaka, Osaka	Jan 22, 2016	Sep 1984	Jan-Mar 2015	3,160	0.6	57	1,942.01	1,942.01	1	100.0
D39	Comfort Hotel Kurosaki	Kitakyusyu, Fukuoka	Jan 22, 2016	Feb 2009	-	1,148	0.2	151	3,207.60	3,207.60	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place

(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment

(Note 5) For "D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D40	Comfort Hotel Maebashi	Maebashi, Gunma	Jan 22, 2016	Mar 2009	-	1,128	0.2	154	3,660.96	3,660.96	2	100.0
D41	Comfort Hotel Tsubamesanjo	Sanjo, Niigata	Jan 22, 2016	Jun 2007	-	1,010	0.2	133	3,099.90	3,099.90	2	100.0
D42	Comfort Hotel Kitami	Kitami, Hokkaido	Jan 22, 2016	Mar 2008	-	851	0.2	127	3,009.50	3,009.50	1	100.0
D43	Hotel MyStays Kitanda Station	Shinagawa-ku, Tokyo	Mar 31, 2016	Mar 1974, Aug 1984	Mar-Nov 2015, Jun-Oct 2017	26,523	5.4	386	10,137.88	10,137.88	1	100.0
D44	Hotel Epinard Nasu	Nasu-gun, Tochigi	Mar 31, 2016	Feb 1992, Jun 1995	Apr-Jun 2014, Jan-Apr 2015, Jan-Feb 2020	20,981	4.2	310	37,702.33	37,702.33	1	100.0
D45	Hotel MyStays Fukuoka Tenjin	Fukuoka, Fukuoka	Mar 31, 2016	Aug 2008	Jan-May 2020	8,059	1.6	218	5,083.06	5,083.06	1	100.0
D46	Hotel MyStays Hamamatsucho	Minato-ku, Tokyo	Mar 31, 2016	Oct 2008	Jan-Mar 2020	7,959	1.6	105	1,951.90	1,951.90	1	100.0
D47	Hotel MyStays Premier Kanazawa	Kanazawa, Ishikawa	Jun 15, 2016	Oct 2014	-	13,761	2.8	261	13,250.03	13,250.03	1	100.0
D48	Takamatsu Tokyu REI Hotel	Takamatsu, Kagawa	Jun 15, 2016	Apr 1982	Jan 2016, Dec 2016, Dec 2017-Jan 2018, Dec 2018	2,139	0.4	193	7,148.17	6,847.11	2	95.8
D49	Hotel MyStays Premier Hamamatsucho	Minato-ku, Tokyo	May 29, 2017	Jun 1994	Aug-Nov 2016	8,000	1.6	134	6,151.93	6,151.93	1	100.0
D50	Hotel MyStays Shin Osaka Conference Center	Osaka, Osaka	Oct 13, 2017	Jun 1974	Nov 2015-Mar 2016	13,068	2.6	397	13,026.99	13,026.99	1	100.0
D51	Hotel MyStays Premier Omori	Shinagawa-ku, Tokyo	Oct 13, 2017	Feb 1995	Aug -Nov 2016	9,781	2.0	256	11,849.61	11,849.61	1	100.0
D52	Beppu Kamenoi Hotel	Beppu, Oita	Oct 13, 2017	May 1997	May-Jul 2015	8,870	1.8	323	19,422.08	19,422.08	1	100.0
D53	Hotel MyStays Sapporo Station	Sapporo, Hokkaido	Oct 13, 2017	Oct 2007	Oct-Dec 2019, Mar-May 2020	7,880	1.6	243	7,267.88	7,267.88	1	100.0
D54	Hotel MyStays Yokohama Kannai	Yokohama, Kanagawa	Feb 7, 2018	Aug 2016	-	5,326	1.1	166	4,501.18	4,501.18	1	100.0
D55	Art Hotel Joetsu	Joetsu, Niigata	Feb 7, 2018	Nov 1993	-	2,772	0.6	198	7,563.60	7,563.60	1	100.0
D56	Art Hotel Hiroasaki City	Hiroasaki, Aomori	Feb 7, 2018	Aug 1989	Mar 2008	2,723	0.6	158	14,826.30	14,826.30	1	100.0
D57	Hotel MyStays Oita	Oita, Oita	Feb 7, 2018	Jul 2007	-	1,604	0.3	145	3,254.69	3,254.69	1	100.0
D58	Hotel MyStays Gotanda	Shinagawa-ku, Tokyo	Jun 27, 2018	Jun 1988	Aug 2016	4,068	0.8	110	1,839.77	1,839.77	1	100.0
D59	Hotel MyStays Tachikawa	Tachikawa-shi, Tokyo	Jun 27, 2018	May 1991	Apr-Jun 2016	3,257	0.7	123	3,844.64	3,844.64	1	100.0
D60	Hotel MyStays Premier Akasaka	Minato-ku, Tokyo	Aug 2, 2018	Jun 2016	-	20,691	4.2	328	8,620.69	8,620.69	1	100.0
D61	Hotel MyStays Premier Sapporo Park	Sapporo-shi, Hokkaido	Aug 2, 2018	Mar 1998	Nov 2017-Apr 2018	16,731	3.4	419	21,670.64	21,670.64	1	100.0
D62	Hotel MyStays Ueno East	Taito-ku, Tokyo	Aug 2, 2018	Sep 1991	Dec 2015-May 2016	5,286	1.1	150	4,396.02	4,396.02	1	100.0
D63	Hotel MyStays Midosuji Honmachi	Osaka-shi, Osaka	Aug 2, 2018	Oct 2017	-	5,039	1.0	108	3,429.43	3,429.43	1	100.0
D64	Hotel MyStays Sapporo Aspen	Sapporo, Hokkaido	Jul 19, 2019	Dec 1995	Mar-Jun 2017	15,543	3.1	307	15,313.17	15,313.17	1	100.0
D65	Art Hotel Ishigakijima	Ishigaki, Okinawa	Jul 19, 2019	Jan 1984	Oct 2016-May 2017	9,731	2.0	245	17,247.54	17,247.54	1	100.0
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida, Yamanashi	Jul 19, 2019	Nov 2016	-	9,405	1.9	159	5,498.49	5,498.49	1	100.0
D67	Hotel Sonia Otaru	Otaru, Hokkaido	Jul 19, 2019	Apr 1992, Mar 1998, Nov 2018	Oct 2016-May 2017	5,930	1.2	149	6,509.41	6,509.41	1	100.0
D68	Hotel MyStays Kanazawa Castle	Kanazawa, Ishikawa	Jul 19, 2019	Jun 1982, Feb 1991, Jan 1997	Nov 2015-Mar 2016	5,682	1.1	209	5,931.84	5,931.84	1	100.0
D69	Art Hotel Niigata Station	Niigata, Niigata	Jul 19, 2019	Apr 1985	May-Aug 2007	5,524	1.1	304	10,403.01	10,403.01	1	100.0
D70	Hotel MyStays Nagoya Nishiki	Nagoya, Aichi	Jul 19, 2019	Mar 1974	May 2017-Jul 2018	5,197	1.1	172	6,077.99	6,077.99	1	100.0
D71	Hotel Nord Otaru	Otaru, Hokkaido	Jul 19, 2019	Mar 1996	Nov 2016-Apr 2017	4,296	0.9	98	6,047.43	6,047.43	1	100.0
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima, Kagoshima	Jul 19, 2019	Sep 1990	Jan-Apr 2018	3,445	0.7	197	7,659.55	7,659.55	2	100.0
D73	Art Hotel Asahikawa	Asahikawa, Hokkaido	Jul 19, 2019	Oct 1987	Dec 2017-Jan 2018	3,197	0.6	266	25,131.84	25,131.84	1	100.0
D74	Hotel MyStays Matsuyama	Matsuyama, Ehime	Jul 19, 2019	Jul 2000	May-Jul 2018	3,098	0.6	163	8,274.37	8,274.37	1	100.0
D75	Hotel MyStays Sapporo Susukino	Sapporo, Hokkaido	Jul 19, 2019	May 1981	Apr-Jul 2018	3,059	0.6	105	2,853.26	2,853.26	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place

(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment

(Note 5) For "D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo, Hokkaido	Jul 19, 2019	Feb 1991	Jan-May 2016	2,118	0.4	86	5,473.41	5,473.41	1	100.0
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo, Hokkaido	Jul 19, 2019	Sep 1991	Mar-Jun 2017	1,584	0.3	80	1,775.21	1,775.21	1	100.0
D78	Flexstay Inn Sakuragicho	Yokohama, Kanagawa	Jul 19, 2019	Nov 1991	Jul-Sep 2016	1,425	0.3	70	1,308.61	1,308.61	1	100.0
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	Jul 19, 2019	Sep 1991	Nov 2015-May 2016 (Note 6)	1,287	0.3	162	2,156.70	2,156.70	1	100.0
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima, Kagoshima	Jul 19, 2019	Feb 1985	Feb-Apr 2018	1,168	0.2	74	2,047.70	2,047.70	1	100.0
D81	Hotel MyStays Nayoro	Nayoro, Hokkaido	Jul 19, 2019	Nov 2014	-	957	0.2	70	1,985.27	1,985.27	1	100.0
D82	Hotel MyStays Premier Narita	Narita, Chiba	Jan 6, 2020	May 1985	Aug 2017-Jan 2018	10,593	2.1	713	36,519.70	36,519.70	1	100.0
D83	Art Hotel Morioka	Morioka, Iwate	Jan 6, 2020	Mar 1981	Dec 2018-Apr 2019	5,643	1.1	217	16,727.08	16,727.08	1	100.0
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	May 9, 2019	1994	May 2016-Oct 2017	30,061	6.1	346	21,528.23	21,528.23	1	100.0
D201	Sunshine Suites Resort	Grand Cayman	May 9, 2019	1999	2016 Oct	5,842	1.2	131	6,723.11	6,723.11	1	100.0
-	Sheraton Grande Tokyo Bay Hotel (preferred equity interest)	Urayasu-shi, Chiba	Oct 13, 2017	Mar 1988	Sep 2014-Jul 2015, Sep-Nov 2021	17,845	3.6	-	-	-	-	-
Subtotal of Hotels						450,609	91.1	14,748	572,519.79	572,218.73	89	99.9
Total						494,766	100.0	17,583	686,894.91	681,447.22	137	99.2

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place

(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment

(Note 5) For "D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Borrowings

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (G)	Mizuho Bank, Ltd. Resona Bank, Limited AEON Bank, Ltd. The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd. The Dai-ichi Life Insurance Company, Limited The Towa Bank, Ltd. The Gunma Bank, Ltd.	4,750	Floating interest rate	JPY 1 month TIBOR +0.60000%	March 14, 2017	March 14, 2022
New Syndicate Loan (H)	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A.,Tokyo Branch Shinsei Bank, Limited Development Bank of Japan, Inc. Resona Bank, Limited AEON Bank, Ltd. The Nomura Trust and Banking Co., Ltd. The Bank of Fukuoka, Ltd. The Dai-ichi Life Insurance Company, Limited The Hiroshima Bank, Ltd.	5,365	Floating interest rate	JPY 1 month TIBOR +0.60000%	October 13, 2017	October 13, 2022
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation	3,565	Floating interest rate	JPY 1 month TIBOR +0.70000%	October 13, 2017	October 13, 2023
	Sumitomo Mitsui Trust Bank, Limited	3,560	Floating interest rate	JPY 1 month TIBOR +0.80000%	October 13, 2017	October 11, 2024
Term Loan (H)	MUFG Bank, Ltd. Shinsei Bank, Limited	1,500	Fixed interest rate (swap)	0.74950% ¹	June 27, 2018	June 27, 2023
New Syndicate Loan (I)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	9,660	Floating interest rate	JPY 1 month TIBOR +0.40000%	July 17, 2018	July 17, 2022
	Citibank, N.A.,Tokyo Branch Shinsei Bank, Limited	9,659	Floating interest rate	JPY 1 month TIBOR +0.50000%	July 17, 2018	July 14, 2023

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (2/7) *As of February 24, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (J)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A.,Tokyo Branch	13,120	Floating interest rate	JPY 1 month TIBOR +0.40000%	September 26, 2018	September 26, 2022
	Shinsei Bank, Limited Development Bank of Japan, Inc. Resona Bank, Limited AEON Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	13,119	Floating interest rate	JPY 1 month TIBOR +0.50000%	September 26, 2018	September 26, 2023
New Syndicate Loan (K)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Development Bank of Japan, Inc. Resona Bank, Limited The Nomura Trust and Banking Co., Ltd.	7,922	Fixed interest rate (swap)	0.36100% ¹	March 29, 2019	March 29, 2022
	The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd. The Senshu Ikeda Bank, Ltd					
	Aozora Bank, Ltd The Nishi-Nippon City Bank, Ltd. The Tochigi Bank, Ltd.	2,401	Fixed interest rate (swap)	0.59400% ¹	March 29, 2019	March 29, 2024
	Kiraboshi Bank, Ltd.	961	Floating interest rate	JPY 1 month TIBOR +0.80000%	March 29, 2019	March 29, 2029
Term Loan (J)	Citibank, N.A.,Tokyo Branch	1,000	Fixed interest rate (swap)	0.34000% ¹	June 17, 2019	June 17, 2022
Term Loan (K)	Development Bank of Japan, Inc.	1,000	Fixed interest rate (swap)	0.33433% ¹	June 28, 2019	June 17, 2022
New Syndicate Loan (M)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	5,796	Fixed interest rate (swap)	0.40000% ¹	July 16, 2019	January 16, 2023
	Citibank, N.A., Tokyo Branch Shinsei Bank, Limited Resona Bank, Limited.	5,796	Fixed interest rate (swap)	0.49859% ¹	July 16, 2019	January 16, 2024

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (3/7) *As of February 24, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (M)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited	5,796	Fixed interest rate (swap)	0.56310% ¹	July 16, 2019	July 16, 2024
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	5,796	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 16, 2019	January 16, 2025
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	5,795	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 16, 2019	July 16, 2025
New Syndicate Loan (L)	Mizuho Bank, Ltd., MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., AEON Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,943	Fixed interest rate (swap)	0.41326% ¹	July 19, 2019	January 16, 2023
	Mizuho Bank, Ltd., MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., Aozora Bank, Ltd., AEON Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,805	Fixed interest rate (swap)	0.52473% ¹	July 19, 2019	January 16, 2024
	Mizuho Bank, Ltd., MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., Aozora Bank, Ltd., AEON Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,943	Fixed interest rate (swap)	0.57984% ¹	July 19, 2019	July 16, 2024
	Mizuho Bank, Ltd., MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., Aozora Bank, Ltd., AEON Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,943	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 19, 2019	January 16, 2025
	Mizuho Bank, Ltd., MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., Aozora Bank, Ltd., AEON Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,942	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 19, 2019	July 16, 2025

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (4/7) *As of February 24, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
Term Loan (L)	Tokyo Star Bank, Limited	700	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 22, 2019	July 16, 2025
New Syndicate Loan (N)	Mizuho Bank, Ltd. The San ju San Bank, Ltd.	3,544	Fixed interest rate (swap)	0.46219% ¹	August 28, 2019	January 16, 2024
New Syndicate Loan (O)	The San ju San Bank, Ltd.	1,700	Fixed interest rate (swap)	0.48590% ¹	October 15, 2019	April 15, 2024
		1,000	Floating interest rate	JPY 1 month TIBOR +0.55000%	October 15, 2019	April 15, 2025
	The Nishi-Nippon City Bank, Ltd.	1,000	Floating interest rate	JPY 1 month TIBOR +0.70000%	October 15, 2019	October 15, 2025
New Syndicate Loan (P)	Sumitomo Mitsui Trust Bank, Limited	1,550	Fixed interest rate (swap)	0.41687% ¹	January 6, 2020	January 6, 2023
	Sumitomo Mitsui Trust Bank, Limited Momiji Bank, Ltd. The Kiyō Bank	4,491	Fixed interest rate (swap)	0.64291% ¹	January 6, 2020	January 6, 2025
	Mizuho Bank, Ltd. Development Bank of Japan Inc. Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd. The Yamaguchi Bank, Ltd.	3,211	Fixed interest rate (swap)	0.48700% ¹	March 16, 2020	March 16, 2025
New Syndicate Loan (Q)	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited The Bank of Fukuoka, Ltd.	2,273	Floating interest rate	JPY 1 month TIBOR +0.30000%	March 30, 2020	March 16, 2023
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Resona Bank, Limited Aozora Bank, Ltd. The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Kagawa Bank, Ltd. The Yamaguchi Bank, Ltd. The Chukyo Bank, Ltd.	6,921	Floating interest rate	JPY 1 month TIBOR +0.50000%	March 30, 2020	March 16, 2025

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (5/7) *As of February 24, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
Term Loan (M)	Citibank, N.A., Tokyo Branch	1,000	Floating interest rate	JPY 1 month TIBOR +0.25000%	June 15, 2020	June 17, 2022
Term Loan (N)	The Tokyo Star Bank, Limited	600	Floating interest rate	JPY 1 month TIBOR +0.25000%	July 20, 2020	July 20, 2022
New Syndicate Loan (T)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited The Bank of Fukuoka, Ltd. The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd.	3,057	Floating interest rate	JPY 1 month TIBOR +0.25000%	March 30, 2021	March 30, 2022
New Syndicate Loan (U)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc.,	3,039	Floating interest rate	JPY 1 month TIBOR +0.25000%	March 30, 2021	March 30, 2022
Term Loan (U)	Citibank, N.A., Tokyo Branch	349	Floating interest rate	JPY 1 month TIBOR +0.25000%	June 15, 2021	June 15, 2022
New Syndicate Loan (V)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited Resona Bank, Limited.	27,429	Floating interest rate	JPY 1 month TIBOR +0.25000%	July 16, 2021	July 16, 2022
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited	9,660	Floating interest rate	JPY 1 month TIBOR +0.25000%	July 19, 2021	July 16, 2022
	Development Bank of Japan Inc.	666	Floating interest rate	JPY 1 month TIBOR +0.25000%	July 20, 2021	July 16, 2022
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Citibank, N.A., Tokyo Branch Shinsei Bank, Limited	2,269	Floating interest rate	JPY 1 month TIBOR +0.25000%	August 2, 2021	July 16, 2022

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (6/7) *As of February 24, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
Term Loan (W)	The Tokyo Star Bank, Limited	1,582	Floating interest rate	JPY 1 month TIBOR +0.35000%	July 20, 2021	July 20, 2024
Term Loan (X)	Sumitomo Mitsui Banking Corporation	3,000	Floating interest rate	JPY 1 month TIBOR +0.25000%	September 14, 2021	September 14, 2022
New Syndicate Loan (W)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Development Bank of Japan, Inc. The Nomura Trust and Banking Co., Ltd.	9,497	Floating interest rate	JPY 1 month TIBOR +0.25000%	September 27, 2021	September 27, 2022
	Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. The Bank of Fukuoka, Ltd.	2,354	Floating interest rate	JPY 1 month TIBOR +0.25000%	September 27, 2021	September 27, 2022
New Syndicate Loan (X)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	639	Floating interest rate	JPY 1 month TIBOR +0.25000%	October 13, 2021	September 27, 2022
Term Loan (Y)	Citibank, N.A., Tokyo Branch	1,256	Floating interest rate	JPY 1 month TIBOR +0.25000%	October 13, 2021	September 27, 2022
Term Loan (Z)	Mizuho Bank, Ltd.	4,321	Floating interest rate	JPY 1 month TIBOR +0.25000%	November 29, 2021	November 29, 2022
Term Loan (001)	MUFG Bank, Ltd.	1,700	Floating interest rate	JPY 1 month TIBOR +0.25000%	January 24, 2022	January 24, 2023
Term Loan (002)	Sumitomo Mitsui Trust Bank, Limited	6,800	Floating interest rate	JPY 1 month TIBOR +0.25000%	January 24, 2022	January 24, 2023
Subtotal of Short Term Debt		76,036				
Subtotal of Long Term Debt		160,709				
Total Debt		236,745				

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Investment Corporation Bonds

Name	Issue Date	Issue Amount (JPY million)	Interest	Term	Redemption Date	Rating
1st series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2018	1,000	0.400% p.a.	5 years	May 25, 2023	A (JCR)
2nd series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2018	1,000	0.800% p.a.	10 years	May 25, 2028	A (JCR)
3rd series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 12, 2018	2,000	0.550% p.a.	5 years	October 12, 2023	A (JCR)
4th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 28, 2019	1,000	0.480% p.a.	5 years	October 28, 2024	A (JCR)
5th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 28, 2019	2,000	0.900% p.a.	10 years	October 26, 2029	A (JCR)
6th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	March 13, 2020	1,200	0.850% p.a.	10 years	March 13, 2030	A (JCR)
Total		8,200				

As of June 30, 2021

As of December 31, 2021

Major Unitholders (TOP 10)

Name	Number of units held	(%)
1 The Master Trust Bank of Japan, Ltd. (trust account)	958,447	15.72
2 Custody BANK of Japan, Ltd. (trust account)	609,079	9.99
3 The Nomura Trust and Banking Co., Ltd. (investment trust account)	258,258	4.23
4 Custody BANK of Japan, Ltd. (security investment trust account)	215,818	3.53
5 DEUTSCHE BANK AG, SINGAPORE A/C CLIENTS (TREATY)	194,900	3.19
6 THE BANK OF NEW YORK MELLON 140044	190,617	3.12
7 SSBTC CLIENT OMNIBUS ACCOUNT	169,549	2.78
8 STICHTING PGGM DEPOSITARY PGGM LISTED REAL ESTATE PF FUND	145,462	2.38
9 FJODF GP INV HOLDINGS LLC	115,931	1.90
10 GOLDMAN SACHS INTERNATIONAL	100,668	1.65
Total	2,958,729	48.52

Name	Number of units held	(%)
1 The Master Trust Bank of Japan, Ltd. (trust account)	1,141,747	18.72
2 Custody BANK of Japan, Ltd. (trust account)	653,254	10.71
3 The Nomura Trust and Banking Co., Ltd. (investment trust account)	284,686	4.66
4 STICHTING PENSIOENFONDS ZORG EN WELZIJN	278,484	4.56
5 Custody BANK of Japan, Ltd. (security investment trust account)	224,473	3.68
6 DEUTSCHE BANK AG, SINGAPORE A/C CLIENTS (TREATY)	194,900	3.19
7 THE BANK OF NEW YORK MELLON 140044	157,489	2.58
8 SSBTC CLIENT OMNIBUS ACCOUNT	149,580	2.45
9 FJODF GP INV HOLDINGS LLC	115,931	1.90
10 STATE STREET BANK WEST CLIENT - TREATY 505234	94,225	1.54
Total	3,294,769	54.04

*Percentages are rounded down to the second decimal place

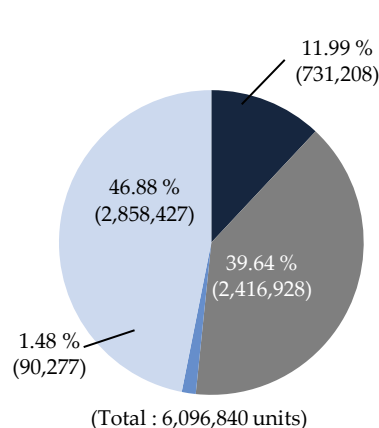
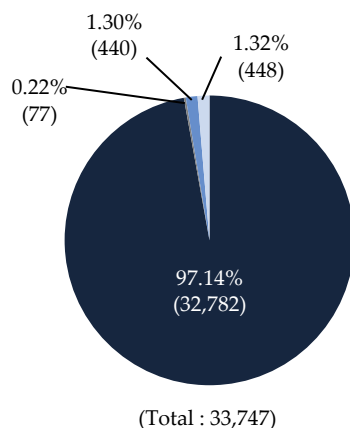
Issued investment units: 6,096,840

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Unitholders Composition

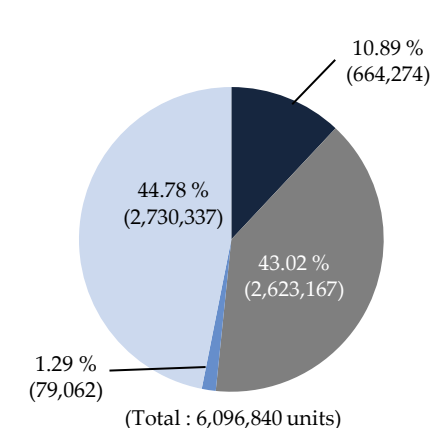
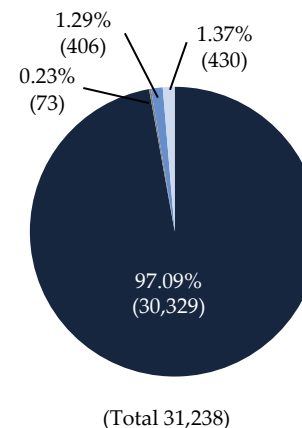
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< Number of Units held by Unitholders >



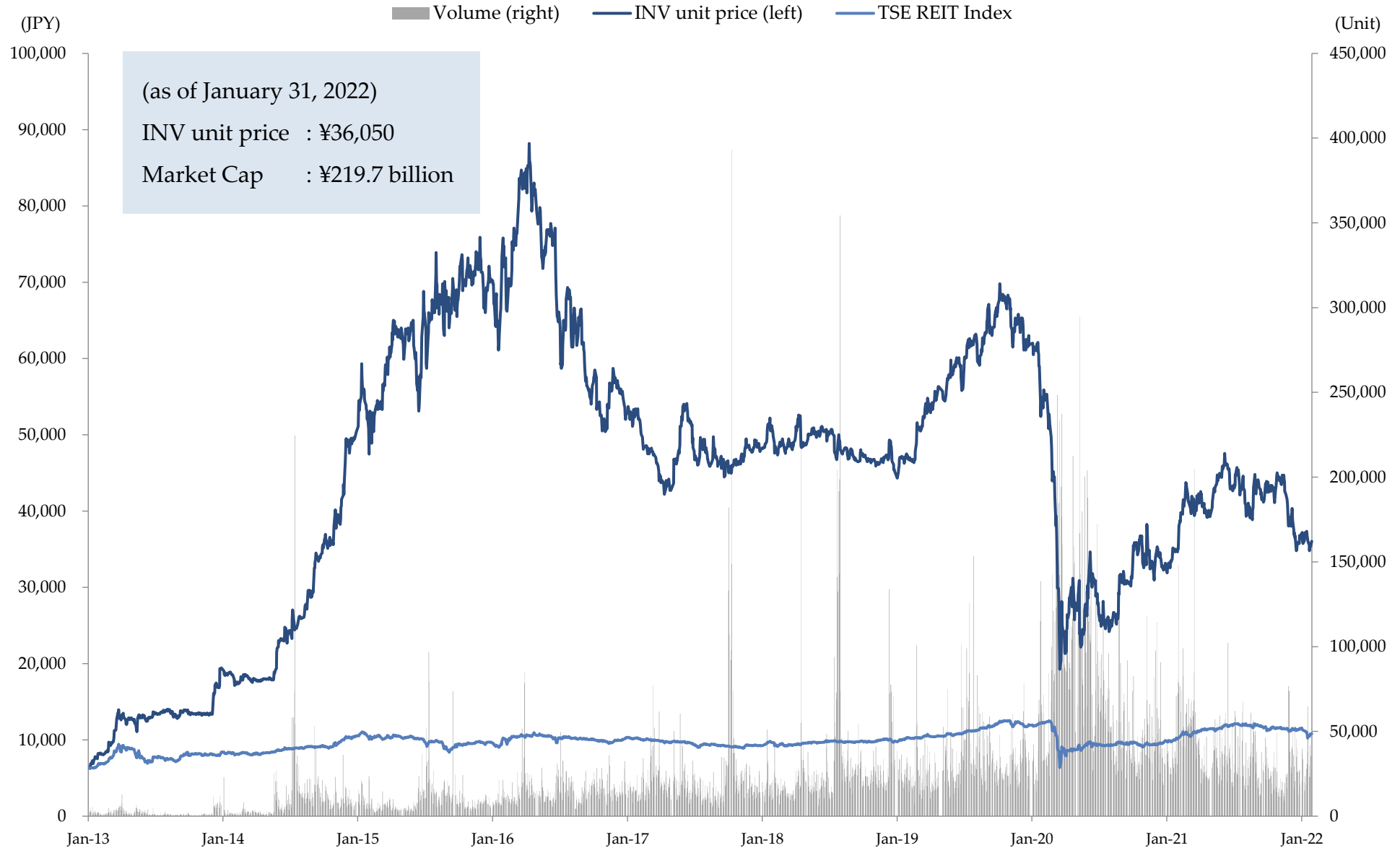
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< Number of Units held by Unitholders >



Individuals
 Financial Institutions (incl. Securities Companies)
 Other Domestic Corporations
 Foreign Companies, etc.

*Percentages are rounded down to second decimal place



(Note 1) It shows the change in the price from January 4, 2013 until January 31, 2022

(Note 2) TSE REIT Index has been indexed, assuming the closing price of TSE REIT Index as of January 4, 2013 was the same as the closing price of INV unit on the same day

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