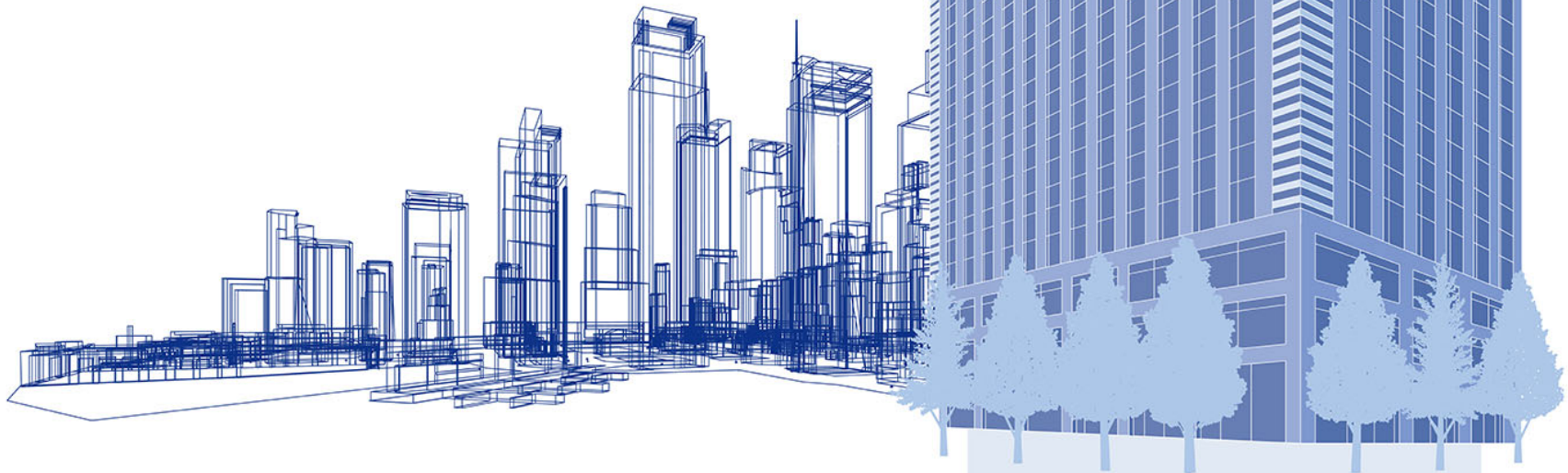




MORI TRUST Sogo Reit, Inc.

Fiscal Period Ended March 2022 (40th Fiscal Period)

Information Package



(Securities Code: 8961)

<https://www.mt-reit.jp/en/>

(Asset Management Company)

MORI TRUST Asset Management Co., LTD.

MEMO

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Disclaimer / Contact Information

Disclaimer:

This document is intended to provide information about the business performance and strategies of MORI TRUST Sogo Reit, Inc. (MTR). It is not intended and should not be construed as an inducement or invitation to purchase or invest in the products or investment units of MTR. We caution readers to contact their securities company representative if intending to acquire or sell any of MTR's investment products or investment units, and to undertake investment decisions subject to individual determination. Statements in this document that are not historical facts are "forward-looking statements." While MTR takes all reasonable care in the preparation of this document, it does not guarantee the accuracy and completeness of its content. Readers are also cautioned that the contents of this document may be changed or deleted without prior notice.

1. Overview of the Settlement and Forecasts



Fiscal Period Ended March 2022 Settlement Highlights

Distribution Per Unit

¥3,195 (down ¥355 vs. the fiscal period ended September 2021, up ¥120 vs. forecast)

As of March 31, 2022 (change from the previous fiscal period in parentheses)

Asset

Number of property: 16 properties (–)

Asset size: ¥324.7 billion (up ¥0.3 billion) (Note 1)

Occupancy rate: 96.0% (down 3.2%)

* Sublease basis **90.5%** (down 1.4%) (Note 2)

Appraisal values of portfolio properties at the fiscal period end: ¥345.8 billion (up ¥4.4 billion)

Unrealized profit: ¥38.8 billion (up ¥3.7 billion) (Note 3)

Investment ratio:

[by area] **Tokyo metropolitan area 80.2%** (down 0.0%)

[by use] **Office building 71.2%** (up 0.0%)

Debt

Balance of interest-bearing debt: ¥154.0 billion
(down ¥1 billion)

Average interest rate for borrowings during fiscal period: 0.45% (up 0.00%)

LTV: 47.4% (up 0.2%)

Long-term rating of issuers: AA (stable)
/ Japan Credit Rating Agency, Ltd.

Equity

Number of units issued: 1,320,000 units (–)

NAV per unit: ¥150,592 (up 1.8%)
(Note 4)

Investment unit price: ¥143,000
/ closing price on March 31, 2022)

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Overview of the Settlement for the Fiscal Period Ended March 2022

Distribution Per Unit

¥3,195 (down ¥355 from the previous fiscal period, up ¥120 vs. forecast)

- The gain on sale of real estate was at the same level as in the previous period (a portion of the gain on sale is reserved internally).
- Operating revenues exceeded the forecast by 113 million yen, chiefly due to late surrender fees at Shinbashi Ekimae MTR Building.
- Operating income was 168 million yen more than forecast as brokerage fees and repair expenses were lower than forecast, among other factors.

(Unit: Million yen)

	Period ended September 2021 actual (A)	Period ended March 2022 forecast (B)	Period ended March 2022 actual (C)	Vs. previous fiscal period (C-A)		Vs. forecast (C-B)	
				(C-A)	(C-B)		
Operating revenues	9,202	8,415	8,528	- 673	113		
Rental revenues (a)	7,768	6,983	7,076	- 692	92		
Gain on sale of real estate	1,433	1,431	1,452	18	20		
Operating expenses	3,638	3,541	3,486	- 152	- 55		
Property-related expenses (b)	3,152	3,075	3,025	- 127	- 50		
Property and other taxes	958	872	872	- 86	- 0		
Overhead expenses	1,080	1,076	1,027	- 53	- 48		
Depreciation (c)	1,113	1,127	1,125	11	- 1		
Selling, general and administrative expenses	486	465	461	- 25	- 4		
Profits and losses from real estate rental business (d)=(a)-(b)	4,615	3,908	4,051	- 564	143		
Earnings before depreciation and amortization (NOI) (d)+(c)	5,729	5,035	5,177	- 552	141		
Operating income	5,563	4,873	5,042	- 521	168		
Non-operating revenues	0	0	0	0	0		
Non-operating expenses	358	362	358	- 0	- 4		
Ordinary income	5,205	4,511	4,685	- 520	173		
Profit before income taxes	5,205	4,511	4,685	- 520	173		
Income taxes - current	0	1	0	0	- 0		
Income taxes - deferred	163	142	146	- 16	4		
Profit	5,041	4,368	4,537	- 504	168		
Net increase/decrease of reserve for reduction entry	355	309	319	- 35	10		
Total distribution	4,686	4,059	4,217	- 468	158		
Distribution per unit (yen)	3,550	3,075	3,195	- 355	120		
Total number of outstanding investment units	1,320,000	1,320,000	1,320,000	-	-		

Balance of internal reserves

(Unit: Million yen)

Period ended Sep. 2021 (Actual)	Period ended Mar.2022 (Actual)	Vs. previous fiscal period (*)
2,086	2,553	466

*Income taxes deferred + net increase/decrease of reserve for reduction entry

Main factors in change

Vs. previous fiscal period

(Unit: Million yen)

Operating revenues

<Rental revenues>

- Impact of property replacement 205
- Late surrender fees at Shinbashi Ekimae MTR Building ("Shinbashi Bldg.") 78
- Impact of tenant occupation and vacation at the Tokyo Shiodome Building ("Shiodome Bldg.") -657
- Decrease in vacation at Shinbashi Bldg. -229
- Impact of occupation and vacation on other properties, etc. -42
- Absence of contract cancellation fees in the previous period -31

Operating expenses

<Property-related expenses>

- Decrease in fixed asset taxes due to sale of part of Shiodome Bldg. -84
- Increase in utilities expenses due in part to an increase in energy adjustments 25
- Decrease in repair expenses -53
- Decrease in property management fees due to the replacement of properties -13

<Selling, general and administrative expenses>

- Absence of expenses associated with the Investors' Meeting -13

Vs. forecast

Operating revenues

<Rental revenues>

- Late surrender fees at Shinbashi Bldg. 78
- Difference of assumptions concerning the vacation of residential properties 14

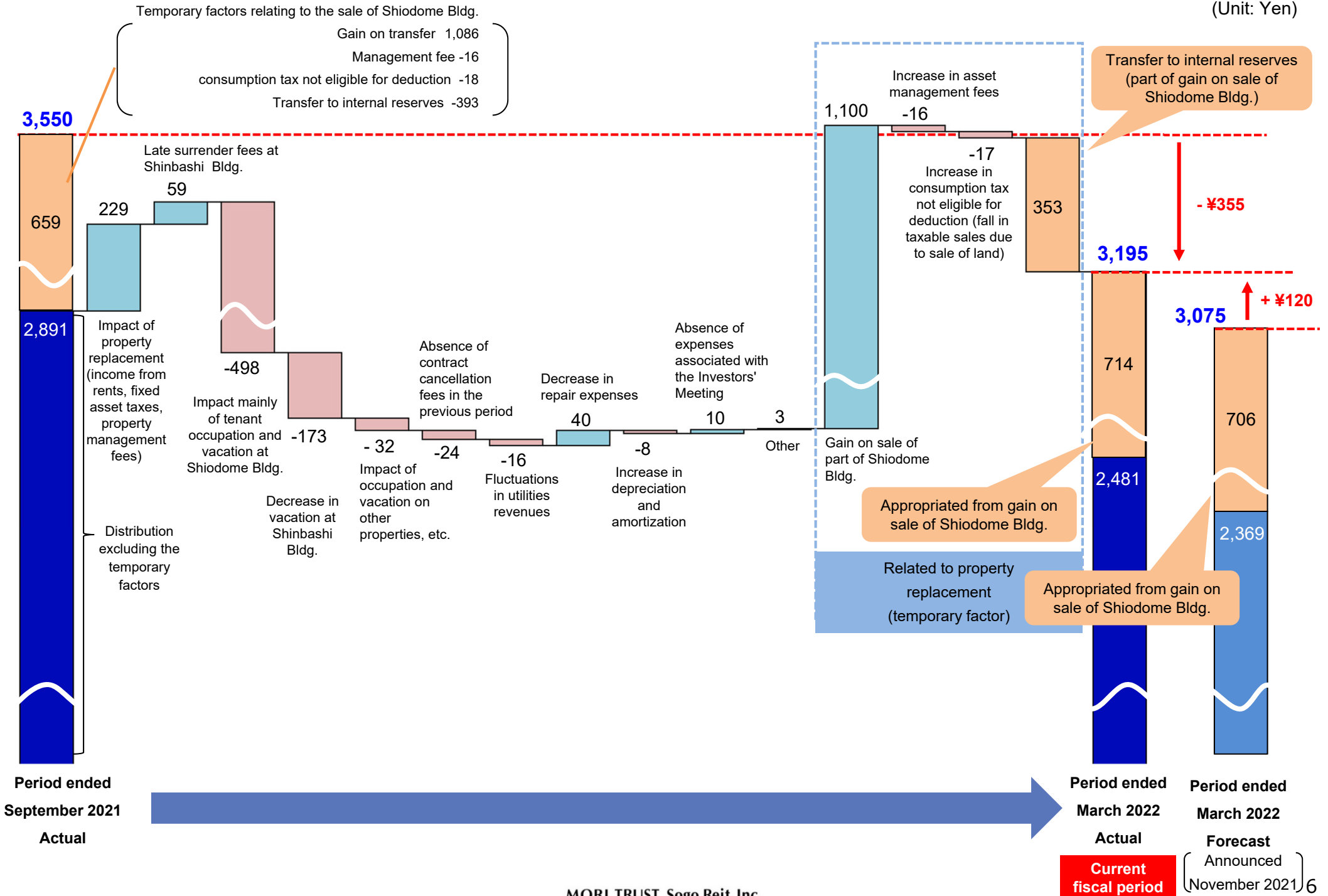
Operating expenses

<Property-related expenses>

- Brokerage fees below forecast -29
- Repair expenses fell below forecast -16

Factors for Change in Distributions per Unit (the fiscal period ended March 2022)

(Unit: Yen)



Forecasts for the Fiscal Period Ending September 2022

1. Overview of the Settlement and Forecasts

Forecast Distribution Per Unit

¥3,000

(down ¥195 from the previous fiscal period, ± ¥0 vs. previous forecast)

- The operating revenues forecast was revised upward due in part to progress in leasing and contract cancellation fees.
- The profit forecast was revised upward as a result of revisions to property taxes, brokerage fees, repair expenses, property management fees, etc.
- The previous forecast for distributions per share, 3,000 yen, remains unchanged (the use of internal reserves is expected).

(Unit: Million yen)

	Period ended March 2022 actual (A)	Previous forecast for the fiscal period ending September 2022 (B)	New forecast for the fiscal period ending September 2022 (C)	Vs. previous	
				fiscal period (C-A)	forecast (C-B)
Operating revenues	8,528	6,818	6,845	- 1,682	26
Rental revenues (a)	7,076	6,818	6,845	- 230	26
Gain on sale of real estate	1,452	—	—	- 1,452	—
Operating expenses	3,486	3,547	3,520	34	- 27
Property-related expenses (b)	3,025	3,133	3,103	78	- 29
Property and other taxes	872	945	880	8	- 65
Overhead expenses	1,027	1,066	1,106	79	40
Depreciation (c)	1,125	1,120	1,116	- 9	- 4
Selling, general and administrative expenses	461	414	416	- 44	2
Profits and losses from real estate rental business (d)=(a)-(b)	4,051	3,685	3,741	- 309	56
Earnings before depreciation and amortization (NOI) (d)+(c)	5,177	4,806	4,858	- 318	51
Operating income	5,042	3,270	3,324	- 1,717	54
Non-operating revenues	0	0	0	- 0	—
Non-operating expenses	358	379	388	30	9
Ordinary income	4,685	2,891	2,936	- 1,749	44
Profit before income taxes	4,685	2,891	2,936	- 1,749	44
Income taxes - current	0	1	1	0	—
Income taxes - deferred	146	- 336	- 322	- 469	14
Profit	4,537	3,226	3,257	- 1,279	30
Net increase/decrease of reserve for reduction entry	319	- 733	- 702	- 1,022	30
Total distribution	4,217	3,960	3,960	- 257	—
Distribution per unit (yen)	3,195	3,000	3,000	- 195	—
Total number of outstanding investment units	1,320,000	1,320,000	1,320,000	—	—

Balance of internal reserves (million yen)

Period ended Mar. 2022 (Actual)	Period ending Sep. 2022 (Previous forecast)	Period ending Sep. 2022 (New forecast)	Vs. previous fiscal period (+)	Vs. previous forecast
2,553	1,468	1,528	- 1,024	60

*Income taxes deferred + net increase/decrease of reserve for reduction entry

MORI TRUST Sogo Reit, Inc.

Main factors in change

Vs. previous fiscal period

(Unit: Million yen)

Operating revenues

<Rental revenues>

- Impact of tenant occupation and vacation 57
- Contract cancellation fees 23
- Full-year impact of tenant vacation at Shinbashi Bldg. that occurred in the previous period -229
- Absence of the late surrender fees at Shinbashi Bldg. that occurred in the previous period -78

<Gains on sale of real estate>

- Absence of gain on sale of part of Shiodome Bldg. -1,452

Operating expenses

<Property-related expenses>

- Increase in brokerage fee 75
- Increase in utilities expenses due in part to an increase in energy adjustments 33
- Decrease in property management fees due to an increase in the return of common charges at Kioicho Building -19
- Decrease in repair expenses -17

<Selling, general and administrative expenses>

- Decrease in asset management fees due to a decrease in profit resulting from the absence of gain on sale -26
- Decrease in consumption tax not eligible for deduction -22

Non-operating expenses

- Increase in interest paid 30

Vs. previous forecast

Operating revenues

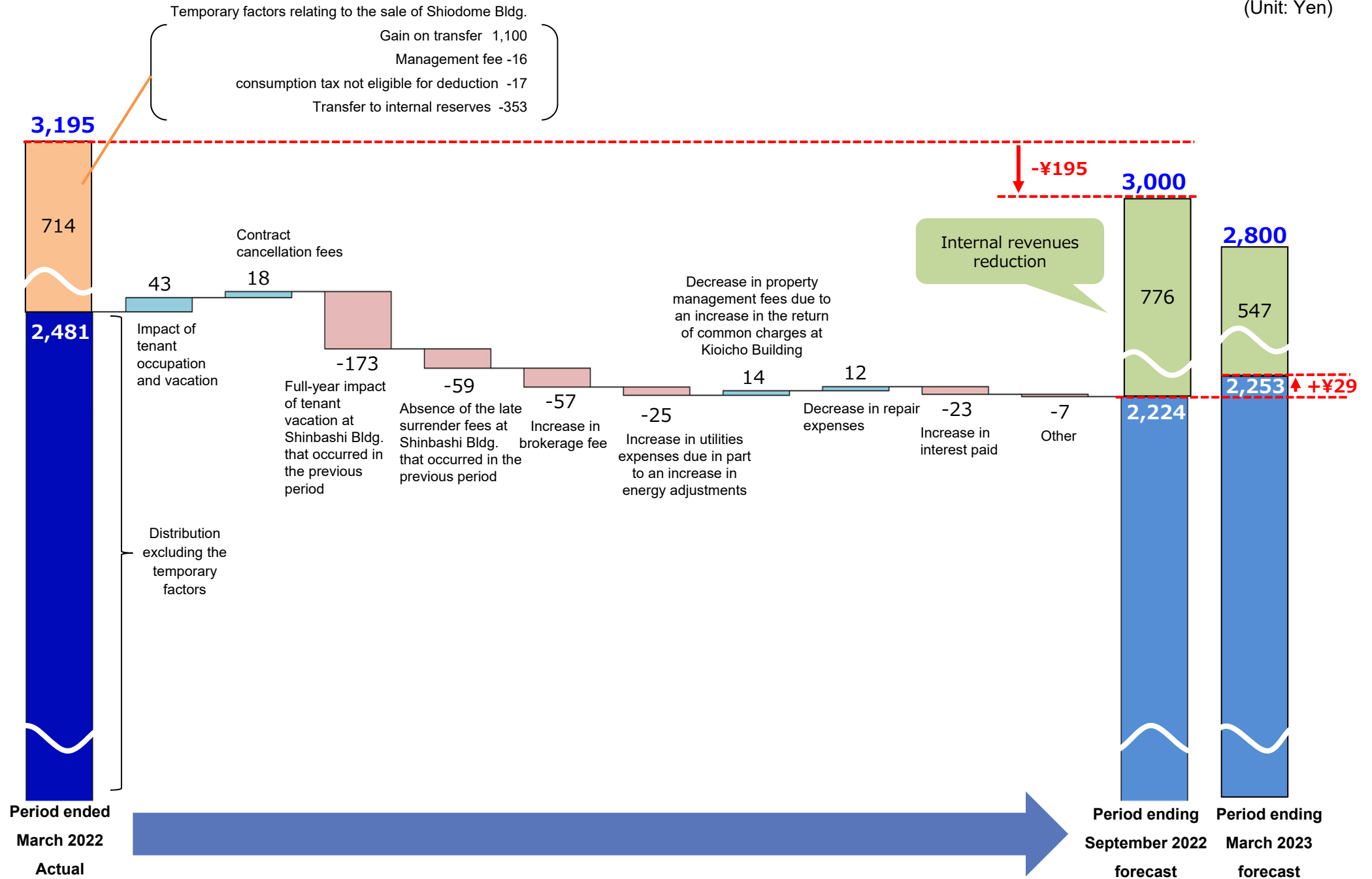
- Impact mainly from tenant vacation and new occupancy 25
- Contract cancellation fees 23
- Downward revision of utilities revenues -27

Operating expenses

- Downward revision of property taxes (continuation of reductions in tax) -67
- Upward revision of brokerage fees (Shiodome Bldg., etc.) 49
- Upward revision of utilities expenses due in part to increase in energy adjustments of repair expenses 31
- Downward revision of repair expenses -22
- Downward revision of property management fees due to an increase in the return of common charges at Kioicho Building -16

Factors for Change in Distributions per Unit (the fiscal period ending September 2022)

(Unit: Yen)



Current fiscal period

Forecasts for the Fiscal Period Ending March 2023

Forecast Distribution Per Unit

¥2,800 (down ¥200 vs. forecast for fiscal period ending September 2022)

(Expectation on performance forecast)

- Vacancy continues for units where no new tenant is found, and a certain amount of vacation is expected for offices and residences.
- Downward revisions in consideration of real estate rental market conditions are expected.
- No acquisition or sale of properties is factored in.
- Distribution per unit is forecast to be 2,800 yen. About half of the balance of internal reserves is expected to be used.

(Unit: Million yen)

	Period ending September 2022 Forecast (41st fiscal period)	Period ending March 2023 Forecast (42nd fiscal period)	Change
	(A)	(B)	(B-A)
Operating revenues	6,845	6,876	31
Operating income	3,324	3,383	58
Ordinary income	2,936	2,974	38
Income taxes - deferred	-322	-227	95
Profit	3,257	3,200	-56
Net increase/decrease of reserve for reduction entry	-702	-495	207
Total distribution	3,960	3,696	-264
Distribution per unit (yen)	3,000	2,800	-200
Total number of outstanding investment units	1,320,000	1,320,000	—

Main factors in change

(Unit: Million yen)

Operating revenues

<Rental revenues>

- Impact of tenant occupation and vacation 69
- Absence of contract cancellation fees in the previous period -23
- Impact of a downward revision (including assumptions) -15

Operating expenses

<Property-related expenses>

- Decrease in brokerage fee -35
- Decrease in depreciation and amortization (Depreciation/amortization periods of some assets ended.) -33
- Increase in repair expenses 27

Non-operating expenses

- Increase in interest paid 19

Balance of internal reserves

(million yen)

Period ending Sep. 2022 forecast	Period ending Mar. 2023 forecast	Vs. previous fiscal period (*)
1,528	806	- 722

*Income taxes deferred + net increase/decrease of reserve for reduction entry

2. Operation Status





Recognition of Present Conditions

- In Tokyo's office market, the vacancy rate remains in an upward trend due to the impact of the COVID-19 pandemic. However, the pace of increase is slowing due to a growing tendency to relocate to a larger space or open a new office.
- A tendency to relax terms and conditions to make it easier to attract tenants can be seen and rents continue to trend downwards.
- The impact of large supply of office space in central Tokyo planned from 2023 requires attention.



Future Policies

- Seek to tap into demand by flexibly meeting tenant needs in terms of rent, area, etc.
- With the rent gap narrowing due to falling market rents, negotiate upward rent revision with tenants when there is the scope for upward revision, while paying attention to exit risk
- Comprehensively assess any requests received for rent reductions and so on, taking social circumstances and unitholder interests into consideration.
(Consider each request individually, including factors such as tenant business results, rent gaps, leasing difficulty, impact on portfolio revenue, and portfolio occupancy status)

Tenant trends in the current fiscal period

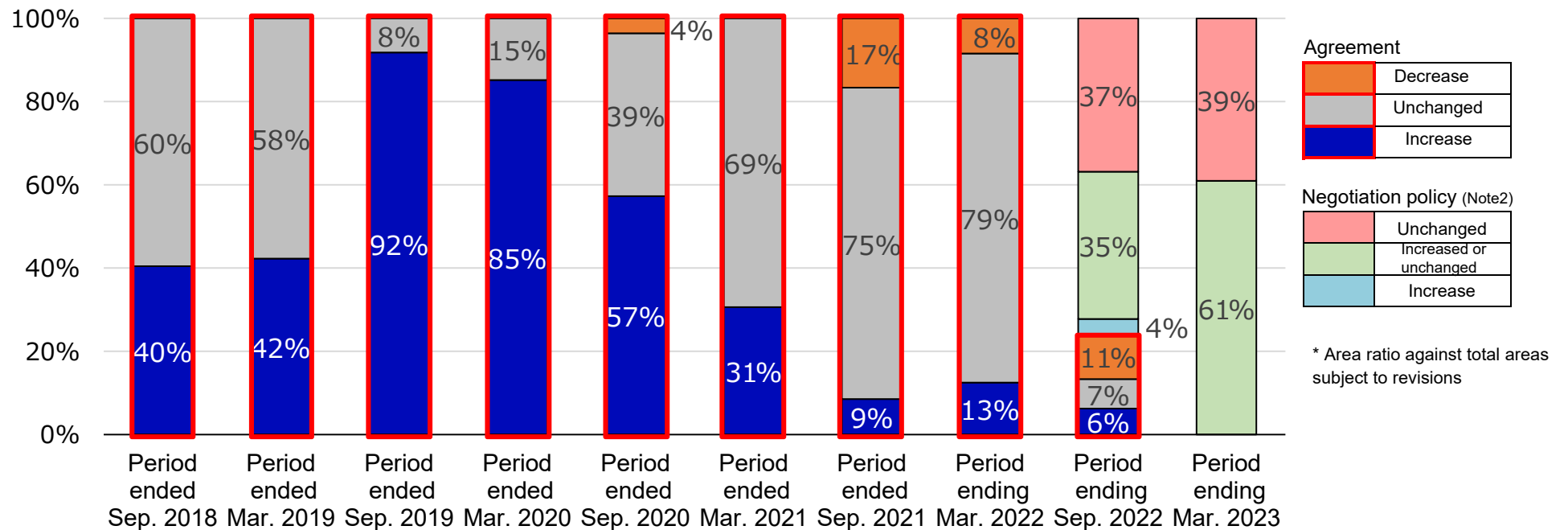
• In the current fiscal period, there were a number of rent reductions and exits due to the COVID-19 pandemic.

(Rent reductions) 2 (Exit notifications) 4

Situation of Rent Revision for Six Office Buildings (Kioicho Building, Osaki MT Building, Midosuji MTR Building, Hiroo MTR Building, Tenjin Prime and Shin-Yokohama TECH Building)

- A breakdown of revisions during the current fiscal period is as follows: increase: 13%, unchanged: 79%; and decrease: 8% (percentages are based on leased area).
- Negotiation policies for the fiscal period ending September 2022 and fiscal period ending March 2023 were developed conservatively considering market trends, specifically the downward trend in rents.

Actual revisions and negotiation policy for contracts that will be revised



Area subject to revision (Note1)

9,603m ²	22,442m ²	9,865m ²	10,891m ²	10,895m ²	25,006m ²	9,694m ²	12,323m ²	10,620m ²	12,788m ²
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* The notes on this page constitute an integral part of this presentation. See P.50~P51

Management situation of properties owned

Tokyo Shiodome Building

Occupancy rates as of the date of earnings announcement (on the basis of contract conclusion (includes offers))

All properties : approx. 78% (up 17% from the date of the previous earnings announcement)
Office and retail units: approx. 68% (up 24%)

- Tenant activity resumed with the lifting of the state of emergency at the beginning of the fiscal period.
 - Seek improvement in occupancy by continuing to implement flexible leasing activities according to tenant needs

(Replacement transaction)

Sale: Tokyo Shiodome Building
Acquisition: Kamiyacho Trust Tower
Conducted the second transaction on October 1, 2021
Recorded gains on sale of real estate of approx. 1.4 billion yen

Shinbashi Ekimae MTR Building

Leasing: Demand for large office space is still lackluster under the difficult conditions created by the COVID-19 pandemic.

Sale : Although a number of clients are still showing a strong interest in acquiring the property, the existence of alternative properties is a major factor.

- Discussions with sponsor, etc. on the basis of a replacement transaction are ongoing (Aiming to reach a decision during the fiscal period ending September 2022).

Shin-Yokohama TECH Building

Occupancy rates as of the date of earnings announcement (on the basis of contract conclusion (includes offers))

Approx. 70% (up 10% from the date of the previous earnings announcement)

- As in other areas, tenant activity was slow but achieved some incremental gains.
 - Continue to implement leasing activities with emphasis on early recovery of occupancy

Ito-Yokado Shonandai

- Agreed on the terms and conditions of a new contract after expiry of the current lease period with the current tenant

Type of lease contract	Building lease agreement (lease of whole building)
Lease period	From November 21, 2022 to November 20, 2042 (cancellation not allowed before November 20, 2032)
Monthly rent	62,500,000 yen (same as current rent; no revision for first 10 years; may be revised through consultation on 10th and 15th anniversaries)

- Generation of stable income over the medium and long term

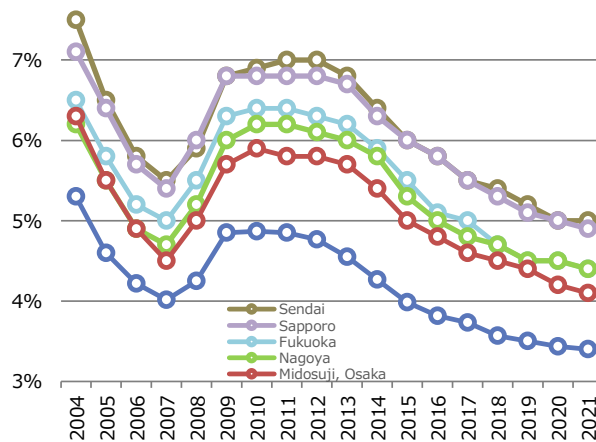
External Growth (Recognition of Conditions and Future Policies)

Recognition of Present Conditions

- Demand for property purchases from domestic and foreign investors remains high, and the transaction yields continue to be low.
- Although sales of corporate head offices were seen, information on the sale of high-quality properties from an investment perspective was still limited and the situation in which it was difficult to acquire properties persisted.
- In terms of real estate investors' perception of market cycles, the existence of a certain number of investors who think the market has peaked requires attention.

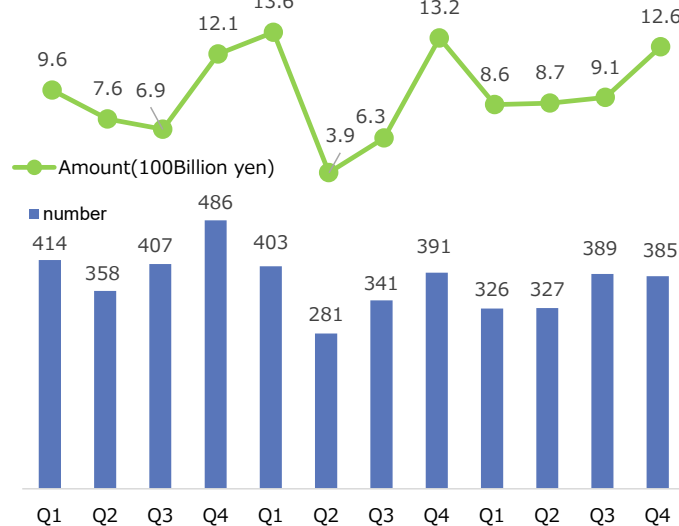
Conditions of Investment Market

■ Trend in transaction yield of standard Class-A buildings



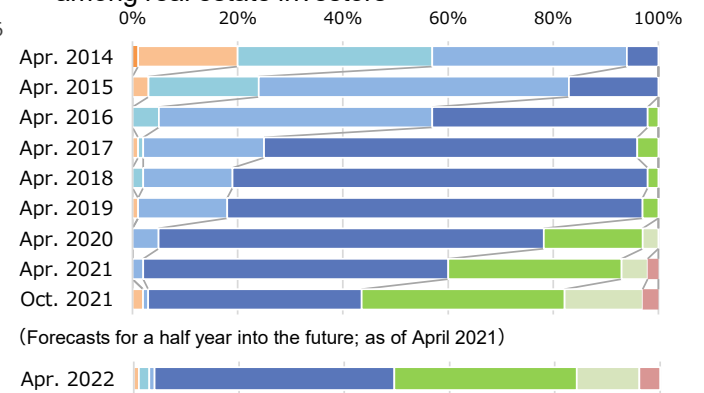
Source: Prepared by the Company based on Japan Real Estate Institute: The Japanese Real Estate Investor Survey
 The figure for Central Tokyo represents the simple mean value of the data obtained in the survey in Marunouchi-Otemachi, Nihonbashi, Toranomom, Nishi-Shinjuku, Shibuya and Osaka.
 *The data were current as of October of each year.

■ Trends in the number of transactions and values in real estate selling and buying

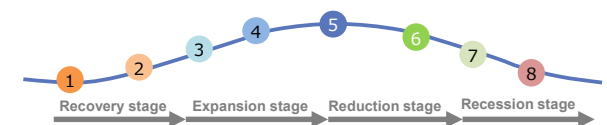


Source: Prepared by the Company based on Nikkei BP: Nikkei Real Estate Market Report May 2019, Aug. 2019, Nov. 2019, Feb. 2020, May 2020, Aug. 2020, Nov. 2020, Feb. 2021 and Aug. 2021
 *Based on articles in the Nikkei Real Estate Market Report

■ Situations of recognition of the market cycle among real estate investors



(Forecasts for a half year into the future; as of April 2021)



Source: Prepared by the Company based on Japan Real Estate Institute: The Japanese Real Estate Investor Survey

* Recognition of the market cycle (market trends) in relation to Tokyo (Marunouchi/Otemachi districts)

Future Policies

- Maintain the policy of highly selective investment focusing on the medium- to long-term value of properties (monitor changes in investment environment taking into account the adjustment phase of real estate prices)
- Continue to develop strategies to increase the stability and quality of the portfolio

Management results for the fiscal period under review

(Results of loans)

Achieved both reduction in the cost of raising funds by taking advantage of the low interest rate environment and prolongation of the terms of loans

Repayment summary		Borrowing summary	
Total amount	17,500 million yen	Total amount	17,500 million yen
Average loan term	4.6year	Average loan term	5.3year
Average interest rate	0.53%	Average interest rate	0.53%

(Note) Average interest rates are weighted rates applied when repayments and borrowings are undertaken.

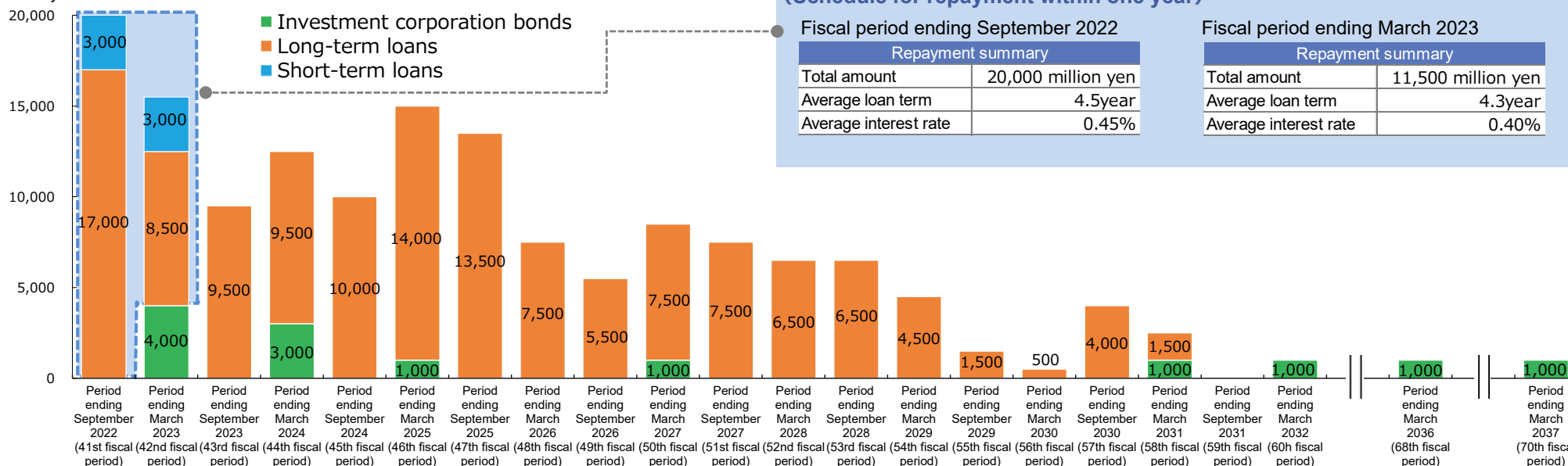
(Issuance of Twelfth Series Investment Corporation Bonds)

Issued 10-year long-term bonds, in addition to the issuance of investment corporation bonds in the 3-year zone for 12 straight years

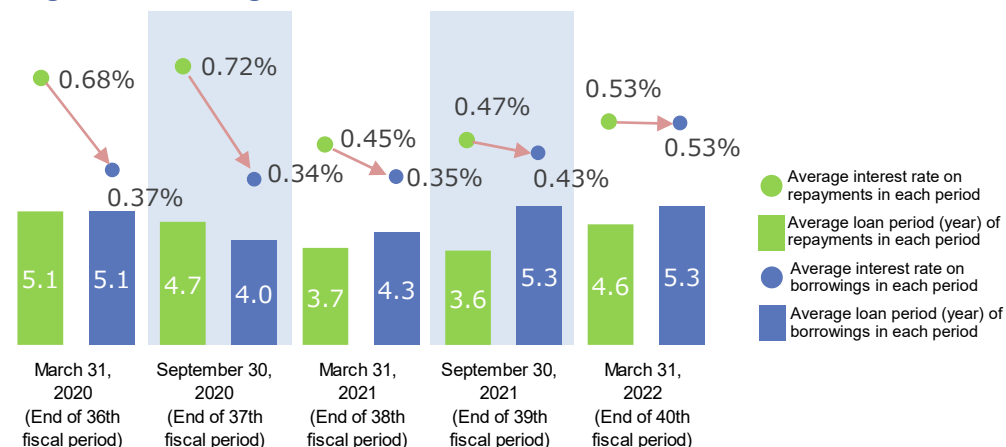
Bond name	Term	Issuance amount	Interest rate	Issuance date
16th unsecured investment corporation bonds	3 years	1,000 million yen	0.110%	February 21, 2022
17th unsecured investment corporation bonds	10 years	1,000 million yen	0.500%	February 21, 2022

Loan repayment schedule diversification

(million yen)



Changes in borrowings



Financial Status (Status of Interest-Bearing Liabilities and Rating)

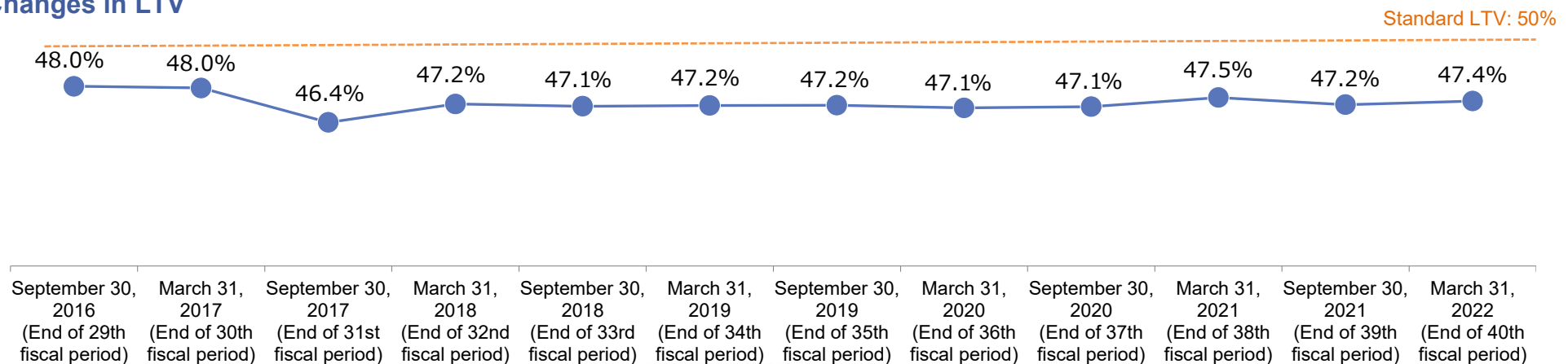
Interest-bearing liabilities

	(Million yen)		
	September 30, 2021 (End of the 39th fiscal period)	March 31, 2022 (End of the 40th fiscal period)	Change
Total interest-bearing liabilities	155,000	154,000	▲ 1,000
Short-term loans	6,000	6,000	—
Long-term loans (including long-term loans due within one year)	135,000	135,000	—
Investment corporation bonds (including investment corporation bonds due within one year)	14,000	13,000	▲ 1,000
LTV (Loan To Value ratio)	47.2%	47.4%	0.2%
Long-term interest-bearing liabilities ratio (including loans expected to be repaid or redeemed within one year)	96.1%	96.1%	▲ 0.0%
Fixed interest-bearing liabilities ratio	96.1%	96.1%	▲ 0.0%
Average interest for borrowings during fiscal period	0.45%	0.45%	0.00%
Short-term loans	0.21%	0.21%	▲ 0.00%
Long-term loans and investment corporation bonds	0.46%	0.46%	0.00%
Average duration of interest-bearing liabilities	3.0year	3.3year	0.2year

Rating

Rating agency	Japan Credit Rating Agency, Ltd. (JCR)
Liabilities rated	Long-Term Issuer Rating
Rating (outlook)	AA (stable)

Changes in LTV



Breakdown of interest-bearing liabilities (as of the end of March 2022)

Classification	Lender	(Million yen)	
		Balance of borrowings	(%)
Loans	Mizuho Bank, Ltd.	31,000	20.1%
	Sumitomo Mitsui Banking Corporation	27,000	17.5%
	Sumitomo Mitsui Trust Bank, Limited	19,000	12.3%
	MUFG Bank, Ltd.	14,500	9.4%
	Development Bank of Japan Inc.	12,500	8.1%
	Resona Bank, Limited.	6,000	3.9%
	The Bank of Fukuoka, Ltd.	5,500	3.6%
	Aozora Bank, Ltd.	5,500	3.6%
	The Norinchukin Bank	4,500	2.9%
	The Nishi-Nippon City Bank, Ltd.	3,500	2.3%
	Shinkin Central Bank	2,000	1.3%
	Mitsui Sumitomo Insurance Company, Limited	2,000	1.3%
	The 77 Bank, Ltd.	1,500	1.0%
	The Hachijuni Bank, Ltd.	1,000	0.6%
	Mizuho Trust & Banking co., Ltd.	1,000	0.6%
	The Ashikaga Bank, Ltd.	1,000	0.6%
	SUMITOMO LIFE INSURANCE COMPANY	1,000	0.6%
	Shinsei Bank, Limited	1,000	0.6%
	Nippon Life Insurance Company	1,000	0.6%
	The Dai-ichi Life Insurance Company, Limited	500	0.3%
Subtotal		141,000	91.6%
Investment corporation bonds		13,000	8.4%
Total		154,000	100.0%

3. Initiatives Related to ESG



Sustainability Policy

The asset management company of MTR establishes the "sustainability policy" and proceeds with the initiatives for environmental consideration, contribution to society, strengthening of governance in organizations and others in asset management operations to enhance the value of unitholders of the investment corporation in the medium to long term.

■ Sustainability Policy

1. Promoting energy savings and GHG emissions reduction

Promotion of efficient use of energy in assets under management, introduction of facilities conducive to energy saving and low carbonization

2. Contributing to recycling-oriented society

Promotion of initiatives for effective use of limited resources, including 3R for water saving and waste reduction

3. Streamlining the internal management system and strengthening compliance

Establishment of the internal system for the effective promotion of initiatives under this policy, compliance with laws and regulations, educational and awareness-raising activities concerning ESG directed at employees

4. Respect for Human Rights

Respect for human rights based on international norms, and compliance with human rights-related laws and regulations in the countries and regions in which MTR conducts business activities

5. Promoting health and comfort

Asset management that seeks improvement in health, safety, and comfort of tenants and facility users, as well as creation of effective working environments for employees

6. Responding to climate change and improving resilience

Promotion of climate change adaptation and mitigation efforts

7. Collaborating with external stakeholders

Construction of good relationships with tenants, customers, local communities and other external stakeholders

8. Disclosing ESG information

Broad disclosure of this policy and information regarding the situations of initiatives for sustainability, among others

System for Promotion of Sustainability

■ Meeting for Promotion of Sustainability

Meetings for promotion of sustainability are held regularly to ensure that Sustainability Policy is implemented and the sustainability goals are achieved.

(Attendees)

- President & Director (Chief Officer with the authority to make final decisions on matters related to the promotion of sustainability)
- Other Directors
- General Managers of the Strategic Management Departments and Investment Departments of the Management Divisions (Operating Officers of matters related to the promotion of sustainability)
- General Manager of the Planning & Finance Department
- Compliance Officer
- Other members whose attendance is considered necessary by operating officers

(Details of discussions and reports, frequency of meetings and examination process)

- At meetings, policies regarding sustainability are established, revised or abolished, and a range of measures that should be taken in line with the Sustainability Policy are discussed and reported.
- Meetings are held four times a year. We are working on continuous improvement through the repetition of the PDCA cycle, including the examination and planning of measures, the reporting and evaluation of progress, the analysis of results, and the examination and planning of improvement measures.
- Matters discussed at the meetings are to be decided upon and implemented according to the asset management company's Rules Regarding Administrative Authorities.











■ Employee training on sustainability

To spread the awareness of sustainability among employees, employee training on sustainability is provided periodically by inviting outside consulting companies as part of the environmental educational and awareness-raising activities.

Relevance to materiality and the SDGs

We identify issues, taking into consideration recognized issues in the REIT sector, external organizations' ESG evaluations, current social trends and other factors, and then evaluate materiality from MTR's perspectives by factoring in the main initiatives advanced by MTR as well as the importance and priority of these initiatives.

In addition, we seek to contribute to the achievement of the Sustainable Development Goals (SDGs) through the implementation of these materiality-linked initiatives.

Field	Materiality	Relevance to the SDGs
E	Responding to climate change and improving resilience (Saving energy and reducing greenhouse gas (GHG) emissions)	 
	Contributing to a recycling-oriented society	 
	Reducing environmental load of buildings through collaboration with tenants and suppliers	 
S	Promoting the health and comfort of tenants	  
	Creating comfortable workplace environments for employees	
	Contributing to local areas and communities	
G	Ensuring full-scale implementation of compliance and risk management	
	Initiatives for the disclosure of ESG information	

GRESB Real Estate Assessment

MTR has earned "Green Star" in this assessment in 2021 designation for the fifth consecutive year by achieving high performance both in "Management Component" that evaluates policies and organizational structure for ESG promotion, and "Performance Component" that assesses environmental performance and tenant engagement of properties owned.

MTR received a "4 Stars" in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants.



MTR has received the highest "A level" for the five-grade GRESB Public Disclosure", which assess the width of ESG disclosure practices in connection with sustainability initiatives, for the second consecutive year.



Issuance of Sustainability Report

MTR and the asset management company issued a sustainability report which provides stakeholders with information about their ESG approach and activities and posted the report on MTR's website.

Initiatives Related to ESG (Climate Change)

Initiatives for the TCFD Recommendations

Declaration of Support for the TCFD Recommendations

MTR's asset management company (MTAM) declared its support for the recommendations announced in June 2017 by the Task Force on Climate-Related Financial Disclosures (TCFD *).

In order to secure MTR's sustainable and stable profitability in the long term, it will be essential for MORI TRUST Asset Management to enhance the resilience of its businesses by identifying, assessing and managing risks and opportunities that may be brought about by climate change. We will strive for disclosure of information on these risks and opportunities, in line with the TCFD recommendations.

* The Task Force on Climate-related Financial Disclosures (TCFD) established by the Financial Stability Board (FSB), an organization that includes the financial authorities of major countries and aims for the stabilization of international financial systems.



Governance and Relating to Climate Change

MTAM has established the following organizational governance system to respond to climate change-related risks and opportunities and promote and supervise matters relating to climate change.

(Chief executive responsible for response to climate change)

- President & Director

(Executive officer responsible for response to climate change)

- General managers of the Planning & Finance Department , and Strategic Management Department, Investment Management Department of Sogo REIT Management Division.

(Matters for discussion and reporting at the Meetings for Promotion of Sustainability)

- Identification and classification of impacts of climate change
- Managing risks and opportunities
- Progress of adaptation and mitigation initiatives
- Climate change responses such as setting indicators and targets

Climate-related risk management is integrated into and managed based on the following company-wide risk management programs.

Strategies

In order to consider climate-related risks and opportunities, MTAM conducted a scenario analysis for MTR's portfolio.

Category	Risk and Opportunity Factors	Risks and Opportunities	Financial Impact				
			4°C Scenario		2-1.5°C Scenario		
			Medium-term	Long-term	Medium-term	Long-term	
Transition	Policy and Law	Risks	Low	Low	Medium	High	
		Risks	Low	Low	Medium	Medium	
	Technology	Opportunities	Low	Low	Low	Medium	
		Evolution and widespread adoption of renewable energy and energy-saving technologies	Risks	Low	Low	Medium	Medium
			Opportunities	Low	Low	Low	Low
		Markets and Reputations	Risks	Low	Medium	Medium	Medium
Changes in tenant demand (growing needs / demand for environmental performance)	Risks		Low	Low	Low	Medium	
	Physical	Acute Risks	Damage to properties caused by wind damage from typhoons	Risks	Medium	Medium	Low
Inundation due to intensive heavy rainfall and flooding of nearby rivers			Risks	Medium	Medium	Low	Medium
Chronic Risks		Progressive rise of sea levels	Risks	Low	Medium	Low	Low
		Increase in extreme climatic conditions, such as extremely hot and cold days	Risks	Low	Low	Low	Low

Initiatives for the TCFD Recommendations

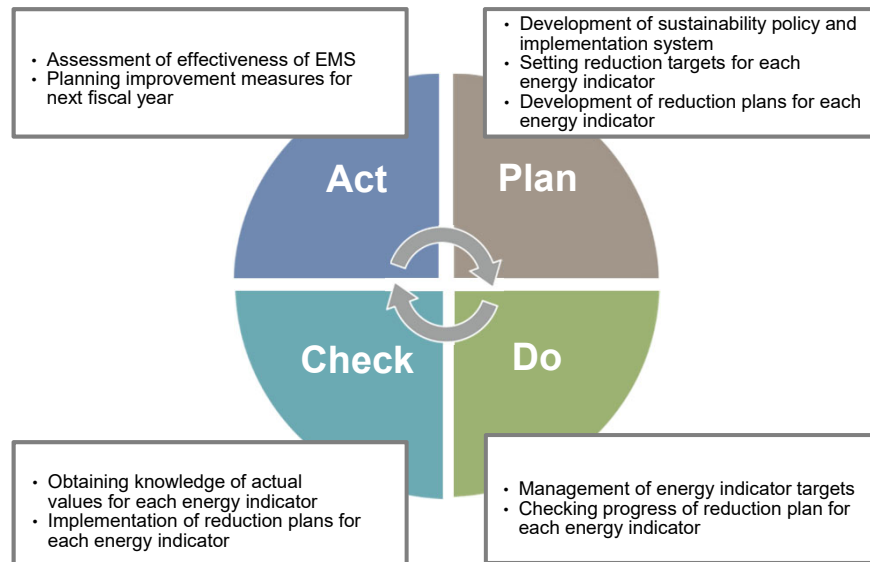
Metrics and Targets

MTAM uses indicators and targets to monitor its efforts to reduce the impact of climate-related risks and actualize opportunities.

<Environmental Management System (EMS)>

MTR's asset management company has built an environmental management system to promote energy saving, reduction of greenhouse gas (GHG) emissions, and effective use of resources.

MTR sets targets for CO2 emissions, energy consumption and water consumption, observes the results, carries out plan-and-result management, and takes measures to contribute to the creation of a sustainable recycling society through the reduction of the environmental burden.



<Environmental Performance Targets>

In FY2021, MTAM has set reduction targets for total CO2 emissions, energy consumption and water consumption across the portfolio for FY2021 to FY2025, as shown below. We have set its targets for CO2 emissions reduction, bearing in mind the Japanese government target of reducing CO2 emissions in fiscal 2030 by 46% from their level in fiscal 2013.

CO2	Energy	Water
30% reduction (in intensity : compared to Baseline)	15% reduction (in intensity : compared to Baseline)	12% reduction (in intensity : compared to Baseline)

* Energy: Electricity, gas, fuel, DHC, etc./Water: Water supply and recycled water

* Baseline: Average in FY2014 and FY2015

* Rate is consumption rate or emissions rate per unit floor area. Adjusted based on the period of holding and utilization rate of each property.

<Environmental Performance Data>

Item		Baseline	2018	2019	2020
CO2	Emissions (t-CO2)	39,327	37,296	35,633	29,425
	Emissions intensity (t-CO2/m ²)	0.095	0.086	0.082	0.068
Energy	Consumption (MWh)	101,814	102,433	97,252	82,561
	Consumption intensity (MWh/m ²)	0.246	0.236	0.224	0.190
Water	Consumption (m ³)	546,827	526,507	506,521	319,966
	Consumption intensity (m ³ /m ²)	1.317	1.211	1.164	0.737

* The confirmation of a third party (Yasui Architects & Engineers, Inc.) has been obtained regarding total CO2 emissions, energy consumption and water consumption across the portfolio (excluding land with leasehold interest).

* All real estate held by MTR at the time the baseline was determined (except sold properties and land with leasehold interest) is included in the aggregation of data. However, areas for which it is difficult to understand data (exclusive use areas of residential properties, etc.) are excluded.

* Aggregation period is one year from April 1 each year to March 31 of the following year.

Initiatives Related to ESG (Environment)

Examples of Environment Initiatives

<Introduction of LED Lighting>

MTR introduced LED lighting and lighting equipment with human sensors successively in rooms for rent and common areas of the properties held. Energy saving activities for reducing the environmental burden are promoted.

(Examples of introduction)

- Tokyo Shiodome Building・ON Building・Kioicho Building・Kioicho Building
- Kamiyacho Trust Tower・Osaki MT Building・Midosuji MTR Building
- Hiroo MTR Building・Tenjin Prime・Shin-Yokohama TECH Building・SHIBUYA FLAG
- Hotel Okura Kobe・Park Lane Plaza etc

<Introduction of Highly Efficient Heating Systems/ Renewal of air-conditioning systems>

MTR is working on increasing comfort and reducing CO2 through the introduction of highly efficient heating systems whose energy efficiency is excellent and renewal with highly efficient air-conditioning systems whose energy saving performance is high upon the replacement of air-conditioning systems.

(Examples of introduction)

- Tokyo Shiodome Building・ON Building・Kioicho Building・Osaki MT Building
- Midosuji MTR Building・Tenjin Prime・Shin-Yokohama TECH Building
- Ito-Yokado Shonandai・Hotel Okura Kobe etc

<Utilization of power sources that do not emit CO2>

MTR is promoting the use of CO2-emission free power (virtually zero CO2 emissions) through the utilization of non-fossil certificates, etc.

(Examples of introduction)

- SHIBUYA FLAG (RE100 initiatives)

<Introduction of smart meters>

MTR is focusing on the efficient use of energy by utilizing smart meters to understand details such as the amount of power that is consumed and the time it is consumed.

(Examples of introduction)

- Kamiyacho Trust Tower・Osaki MT Building

<Water-saving through reduction of water consumption and toilet equipment renewal>

MTR is working to conserve water in the common areas of the properties it owns by installing automatic sink faucets and replacing hygiene equipment with products with high water-saving performance.

(Examples of introduction)

- ON Building, Osaki MT Building, Shin-Yokohama TECH Building etc.

<Properly Dealing with Environmental Issues such as Contamination>

When acquiring real estate, assessing beforehand whether there are harmful substances such as PCBs or asbestos, soil contamination or other environmental issues is an integral part of the process.

We deal with any issues with real estate held such as the presence of harmful substances through appropriate measures, management or treatment in accordance with laws and regulations.

<Management of waste>

We are working on the continuous reduction of waste by properly managing waste in our portfolio.

Item	2020
Total amount of waste (t)	2,274

*Excluding properties (residential houses, etc.) whose data cannot be easily assessed.

*Aggregation period is one year from April 1 each year to March 31 of the following year.

<Protection of Biodiversity>

ON Building and Osaki MT Building, which are owned by MTR, have formed Osaki Business Garden, a large-scale redevelopment project. The site has an open space full of greenery, worthy of the name "Garden", and contributes to symbiosis and coexistence with nature and the protection of biodiversity.

ON Building



Osaki MT Building

Initiatives Related to ESG (Environment)

Examples of Environment Initiatives

Collaboration with Tenants and Suppliers

<Reduction of waste>

When carrying out construction work, MTR is continuously working to reduce waste in collaboration with contractors.

<Supply chain management>

When selecting a property management company, MTR assessed the candidates' activities related to sustainability in addition to their facility operation and management, lease operation and management, and leasing operations.

<Introduction of green lease>

MTR and tenants of some of the properties owned have concluded a memorandum of understanding for a green lease, aiming to reduce the environmental burden.

Information sharing about electricity, gas and water consumption and discussions on the improvement of environmental performance will be conducted.

In addition, MTR has introduced an initiative where MTR will carry out energy-saving installation work in the units of some tenants at Osaki MT Building at MTR's own expense and a portion of the installation costs will be returned as green lease payments from the tenants.

Acquisition of Environmental Certification and Evaluation

MTR has acquired Environmental Certification and Evaluation for eight properties it owns.

The ratio of certified properties in the portfolio, excluding land with leasehold interest, is around 53% on a number of properties basis and around 50% on a leasable area basis.

DBJ Green Building certification

 Properties with excellent environmental & social awareness
Tokyo Shiodome Building Kioicho Building (Office) Kioicho Building(Residential)

 Properties with high environmental & social awareness
ON Building Osaki MT Building Midosuji MTR Building SHIBUYA FLAG (Office)

 Properties with high environmental & social awareness
Shin-Yokohama TECH Building SHIBUYA FLAG (Retail)



* Green text are properties acquired in the current fiscal period.

Tokyo Metropolitan Government Building Energy-Saving Performance Evaluation System

Property name	Heat insulation capacity of the building	building Energy-saving capability of the equipment systems
Kamiyacho Trust Tower	AAA (Highest rating)	AAA (Highest rating)

Initiatives Related to ESG (Society)

Contribution to local communities / Improvement of tenant satisfaction and comfort etc.

Contribution to local communities

<Installation of Bicycles for the Community / Cooperation with Local Events>

MTR endeavors to contribute to the sustainable development of local communities, including participating in regular community cleaning activities, attending various meetings on town creation, providing a public cycle system (Kioicho Building and Ito-Yokado Shonandai), and joining and cooperating in community events.



Provision of community cycle system
(Kioicho Building)



Midosuji Illuminations
(Midosuji MTR Building)

<Cooperation in Zero Emission Tokyo Strategy>

To cooperate with the Tokyo government in the Zero Emission Tokyo program targeting zero CO2 emissions by 2050, the Company donated CO2 reduction credit of 15,007 points to the Tokyo government in October 2020 based on Tokyo Cap-and-Trade Program..

<Cooperation in the activities of the Japanese Red Cross Society>

Cooperation in the activities of the Japanese Red Cross Society
As a gesture of its endorsement of the activities of the Japanese Red Cross Society, MTR has been cooperating with the educational activities of the Red Cross by displaying its posters in owned properties.

Collaboration with Property Management Companies, Suppliers and Other Business Partners

When selecting and evaluating property management companies, suppliers and other business partners, we assess their environmental policy and corporate framework and their cooperation with MTAM's Sustainability Policy.

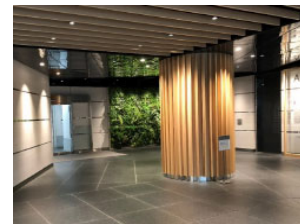
Improvement of tenant satisfaction

<Tenant satisfaction surveys>

MTR is constantly seeking to improve tenant satisfaction by conducting surveys of tenants who occupy offices and retail properties, etc. and sharing the survey results with building management companies, etc. for use in improving building operation and management.

<Improvement of tenant comfort>

MTR carries out work to renew common areas to improve the comfort of tenants who occupy the properties.



Entrance hall renewal work
(Shin-Yokohama TECH Building)



Barrier-free renovation construction
(Tenjin Prime)

<Efforts for tenants' safety and security (COVID-19 countermeasures)>

- Placed sanitizer in common areas such as entrances and elevator halls of properties owned
- Janitors and security guards wear face shields, masks and disposable gloves when working and patrolling in the buildings
- Display of documents related to measures to prevent infection

Initiatives for Employees / Initiatives for Human Rights etc.

■ Initiatives for Employees

<Employee Training by MTR's asset management company(MTAM) >

(Asset Management Company's training programs)

- Internal training on compliance, protection of personal information, etc.
- External training on sustainability delivered by ESG experts
- Study meetings on real estate delivered by university professors

(Support for the acquisition of various qualifications and attendance of external seminars)

- Acquisition of real estate-related specialist qualifications such as ARES Certified Master and homebuilder
- External seminars on practical accounting and tax issues
- External seminars on compliance

(Sponsor's human resource programs)

- MT TALK
Companywide presentation competition on the future vision of MORI TRUST
Themes: New business, company-wide reform
- MT ACADEMY
Study meetings and workshops on new business knowledge and approaches
Themes: Critical thinking, design thinking, SDGs, etc.
- MT meetup future
Internal lectures delivered by executives, researchers and other experts playing an active part in various fields
Themes: Tourism-oriented country, AI, IoT, DX, etc.

<Implementation of employee satisfaction surveys>

MTAM conducts an employee satisfaction survey every year. It respects each employee and has been working on the provision of healthy and comfortable workplace environments to ensure that all employees are able to fully demonstrate their capabilities.

<Human Resources with High levels of Expertise>

We seek to achieve even more sophisticated asset management operations by accepting human resources with extensive experience and high levels of expertise from our sponsor and the sponsor group and leveraging their specialist skills.

Status of Employees (as of March 31, 2022)

Male/female employee ratios	Male: 78%	Female: 22%
Regular (*)/Non-regular employee ratios	Regular employees : 78%	Non-regular employees : 22%

*Regular employees consist of employees seconded from the sponsor group.

■ Initiatives for Human Rights

MTAM supports and respects the principles of human rights stipulated by international norms such as the Universal Declaration of Human Rights, the ILO Declaration on Fundamental Principles and Rights at Work, and the Guiding Principles on Business and Human Rights, and engages in initiatives to ensure respect for human rights.

The matters the Asset Management Company must comply with are as follows:

1. Prohibition of discrimination and harassment
2. Prohibition on child labor and forced labor
3. Respect for freedom of association and collective bargaining rights
4. Control excessive work hours and overtime work
5. Payment of wages equal to or above the minimum wage
6. Compliance with equal pay for equal work

We also expect business partners and others to engage in initiatives that ensure respect for human rights.

■ Information Disclosure

MTAM has set out the Information Disclosure Regulations and the Detailed Regulations on Fair Disclosure Rules to seek to protect investors and others and help maintain and improve public trust in MTR and MTAM.

We strive to disclose to the public the information which needs to be disclosed and information that has been deemed beneficial in investors' making of investment decisions in a timely and appropriate manner.

Initiatives Related to ESG (Governance)

Initiatives for Governance

Same boat investment by Mori Trust Group

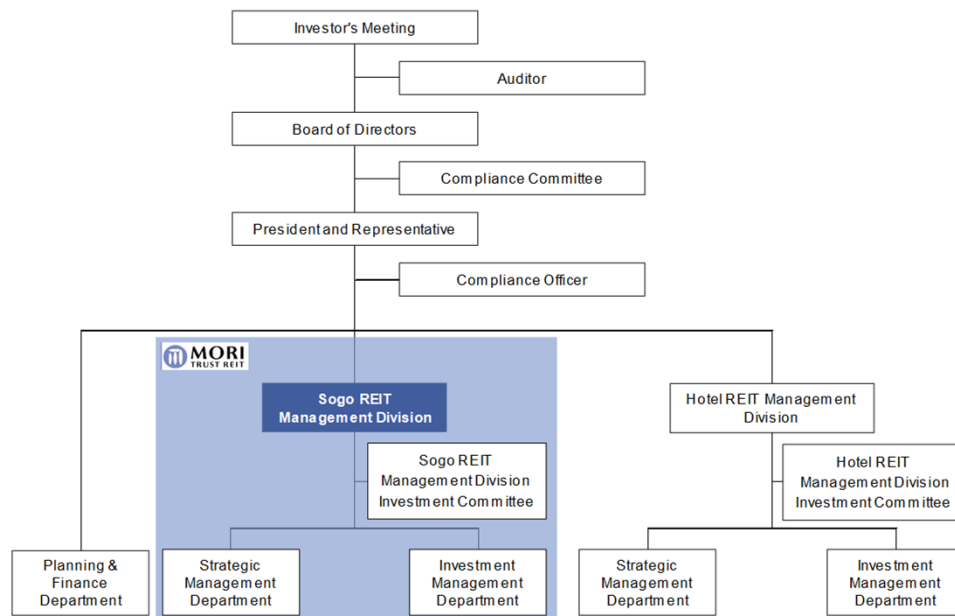
MTR aims to improve unitholder value by aligning sponsor interests with those of unitholders.

Percentage of investment units owned by Mori Trust Group
26.5% (as of March 31, 2022)

MTR's Operational Structure

MTR entrusts asset management to MORI TRUST Asset Management Co., Ltd., which is the asset management company. The organizational structure of the asset management company is as shown below.

<Organization Chart>



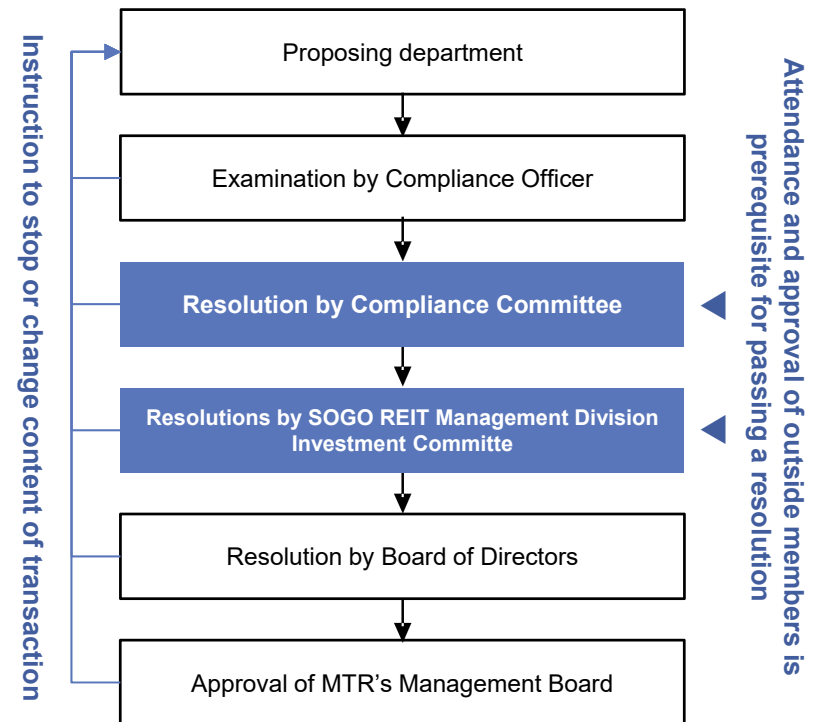
Provision of regular compliance training

MTAM provides all its officers and employees (including temporary employees, contract employees, and employees on loan or dispatched from other companies) with training mainly aimed at raising compliance awareness on a regular basis.

Procedural flow for related party transactions

MORI TRUST Asset Management Co., Ltd., which is the asset management company, has established a governance structure that prioritizes compliance to ensure prevention of conflicts of interest, risk management and legal compliance.

The asset management company has established a Compliance Committee and an Investment Committee and elected outside members to both, and if the acquisition of an asset, etc. is classed as a related party transaction, the approval of the outside members of both committees is required.



Information Security

MTAM enacted the Information Management Rules with the aim of properly utilizing company information and preventing information incidents including unauthorized access and the loss or leak of company information.

The rules aim to ensure information management by providing for training and audits on the management of confidential information, restriction of unauthorized access, prevention of information leaks, maintenance of information systems and information system.

Initiatives Related to ESG (Sponsor group)

Vision for promoting sustainability / Mori Trust's personnel system

Mori Trust Group's vision for promoting sustainability.

Under the slogan "from urban planning to future planning," the Mori Trust Group has identified seven priority themes for the sponsor group's pursuit of sustainability and has set out action plans for realizing harmony between the economy, environment and society.

Seven priority themes

Action Plans

Safety and security	<ul style="list-style-type: none"> Creation of sustainable spaces for activity through the realization of regional disaster management and BCP Provision of peace of mind to meet the needs of the times, including infection control measures using new technologies Promotion of regional and social development and growth in collaboration with various stakeholders
Environment	<ul style="list-style-type: none"> Urban development through the protection of landscapes and biodiversity and the sustainable use of resources More widespread use and more stable supply of renewable energy Proper collaboration with various stakeholders
Work/Lifestyles	<ul style="list-style-type: none"> Provision of facilities and services for enhancing work-life balance Creation of lifestyle diversity through new businesses Implementation of new work styles and proposals/giving-back of new work styles to society
Innovation	<ul style="list-style-type: none"> Development of industry through investments and partnerships Optimization of supply chain through the utilization of digital data and advanced technologies Establishment of group structure which encourages the proposal and implementation of ideas
Wellness	<ul style="list-style-type: none"> Provision of spaces which contribute to sustainable improvement in people's health and wellbeing Creation of dining and accommodation experiences to nourish mind, body and soul Realization of health and productivity management on a society-wide basis
Diversity	<ul style="list-style-type: none"> Promotion of international exchanges and multilingual service Establishment of management base which enables diverse human resources to play an active part
Compliance Governance	<ul style="list-style-type: none"> Continuous improvement in governance to help revitalize the economy Strengthening of risk management to support sustainable corporate activities

Mori Trust's personnel system

Mori Trust, the sponsor of the asset management company, considers the work-life balance of its employees to help maximize each employee's abilities and strives to create a comfortable environment for them to work.

(1) Promotion of work-life balance and women's participation

MTR has introduced various programs, such as childcare leave, to help employees manage both their work and childcare. Recently, the percentage of employees taking childcare leave and returning to work has reached 100%.

(1) Percentage of female recruitment	33.3%	
(2) Percentage of female employees	27.7%	
(3) Percentage of female managers	6.8%	
(4) Percentage of paid leave taken	79.1%	
(5) Percentage of employees taking childcare leave and returning to work (Female career track employees)	男性	90.0%
	女性	100.0%

(Note) Item (1)and(4)and(5): FY2021, items (2) and (3) as of March 31, 2022

(2) Certification as a childcare supporting company and start of childcare business

MTR is recognized as a company supporting childcare and promoting women's activities by the Ministry of Health, Labour and Welfare (MHLW) and certified Kurumin and Eruboshi (two stars).

MTR opened a company-sponsored nursery, Nursery Room Mirai's, in Shiroyama Trust Tower in November 2019, which is available for use of the building's tenants and employees.

(3) Implementation of work-style reforms

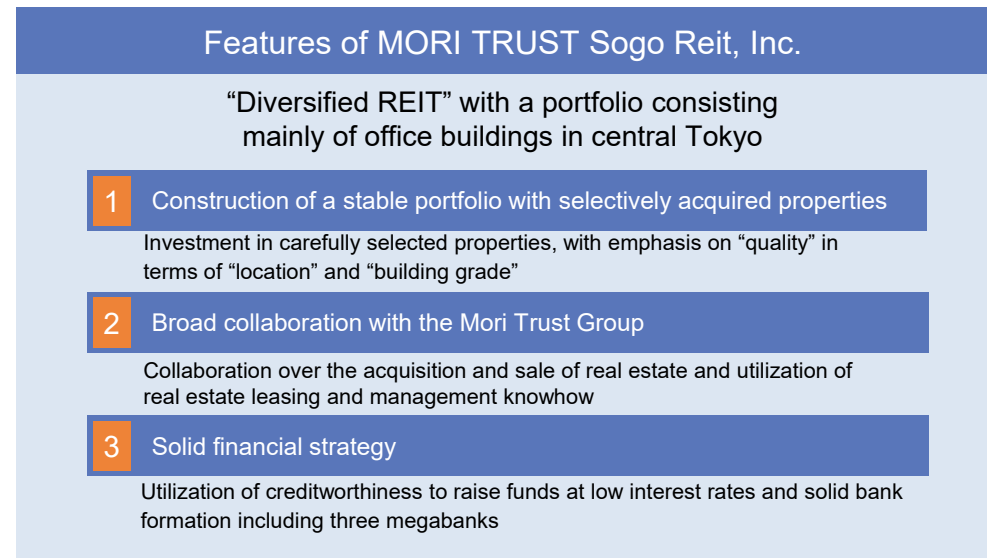
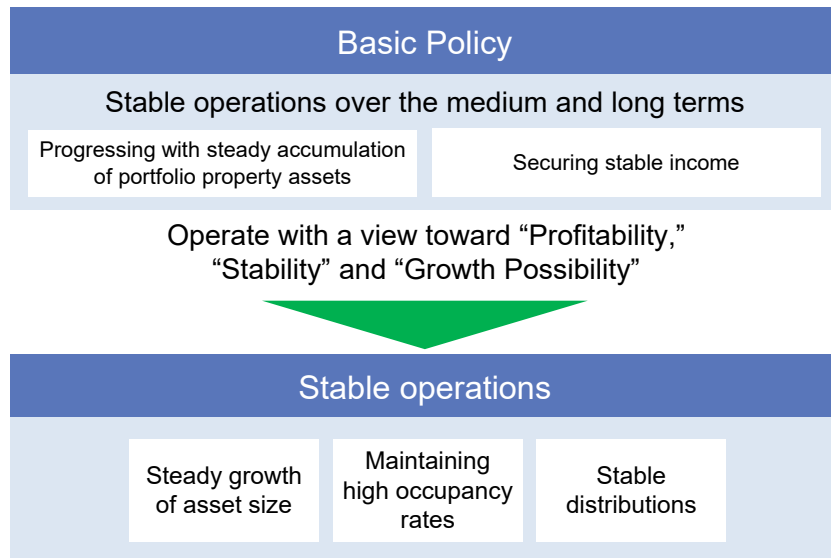
- Participation in "Time Difference Biz" led by the Tokyo Metropolitan Government
- Uses telecommuting and mobile workplace

(4) Health and productivity management

The company, employees, their families, and the health insurance society work together on health management-related initiatives. These initiatives have been favorably received, and Mori Trust was certified as a "Health and Productivity Management Organization" in 2022 (Ministry of Economy, Trade, and Industry).

4. Characteristics of MORI TRUST Sogo Reit, Inc.



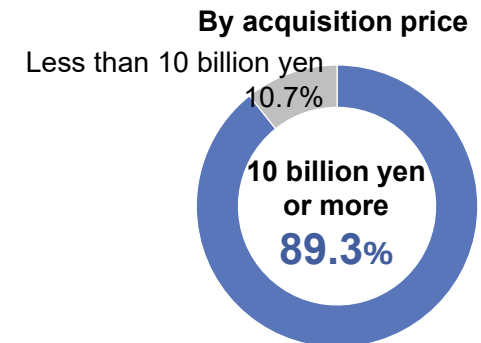
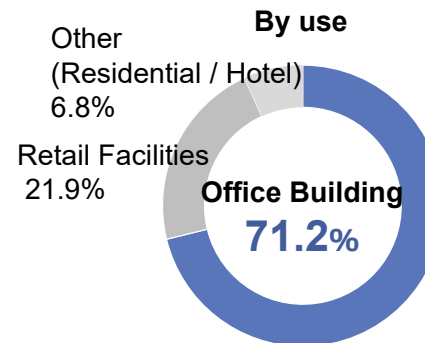
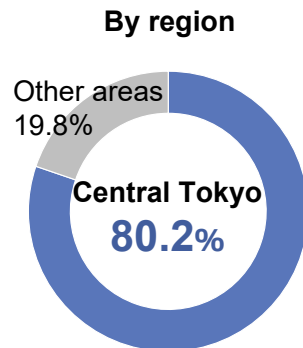


1 Construction of a stable portfolio with selectively acquired properties

Investment in carefully selected properties which will contribute to stable operations over the medium and long term rather than pursuing hasty expansion in scale
 Implementation of an investment strategy focusing on “quality” in terms of “location” and “building grade”

Investments (as of March 31, 2022)

Number of properties: 16 properties
Asset size: 324.7 billion yen
 (Total acquisition price)



Target portfolio and actual performance

		Region				Total	
		Central Tokyo (Note 1)		Other areas (Note 2)		Total	
		Target	Actual	Target	Actual	Target	Actual
Use	Office Building	60–70%	63.8%	10–20%	7.4%	70–90%	71.2%
	Retail Facility / Other (Note 3)	0–10%	16.4%	10–20%	12.4%	10–30%	28.8%
Total		60–80%	80.2%	20–40%	19.8%	100%	

* The notes on this page constitute an integral part of this presentation. See P.50~P51

2 Broad collaboration with the Mori Trust Group

Investment units held by the Mori Trust Group

350,070 units (26.5%) held (as of March 31, 2022)

Pipeline for the acquisition and disposition of real estate

The Investment Corporation and Mori Trust Co., Ltd. have entered into an agreement on the provision of information on real estate, etc. between the Investment Corporation and three companies of the Mori Trust Group.

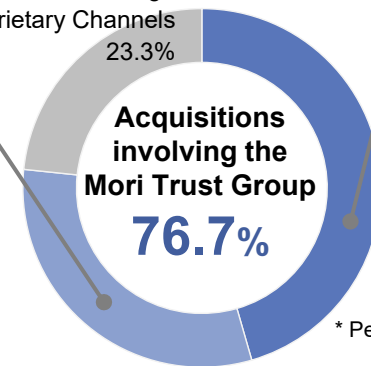
Acquisitions (as of March, 2022)

Acquisitions Based on Information Provided by the Mori Trust Group



31.1%

Acquisitions through Proprietary Channels 23.3%



Acquisitions from the Mori Trust Group

45.6%



* Percentage based on acquisition price

Recent dispositions

Acquisitions from the Mori Trust Group:

Kamiyacho Trust Tower (2021)

Dispositions to the Mori Trust Group:

Akasaka-Mitsuke MT Building (2010), Mita MT Building (2014), Tokyo Shiodome Building (2021(Partial Sale))

Dispositions based on information provided by the Mori Trust Group:

Ginza MTR Building (2014 and 2015), Osaka Marubeni Building (2015), Ito-Yokado Shin-Urayasu (2017)

Harnessing the real estate leasing and management knowhow of the Mori Trust Group

The Investment Corporation seeks to increase the profitability of the portfolio by harnessing the real estate leasing and management knowhow of the Mori Trust Group.

3 Solid financial strategy

- Utilization of creditworthiness to raise funds at low interest rates
- Solid bank formation including three megabanks
- Strike a balance between short-term and long-term debt, taking reduction of financing costs and mitigation of the impact of changes in the financial environment into consideration.

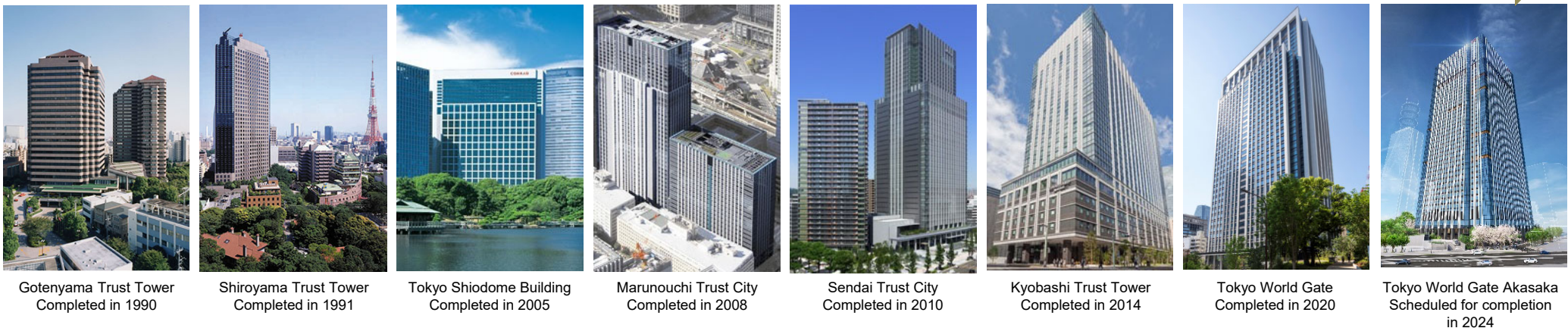
Rating

AA (stable) JCR / Long-Term Issuer Rating (as of the end of March 2022)

Bank formation

Establishment of solid bank formation (20 companies in total), including three megabanks

Since its founding in 1951, the Mori Trust Group has engaged in large urban development projects primarily in the central Tokyo area, with property holding, leasing, operation, and management. Through the success of this core business, in which the Group has envisioned the future of cities and continued to provide functions truly needed by people, the Group ensures high profitability and stable income and is building a strong financial foundation.



Mori Trust Group facilities

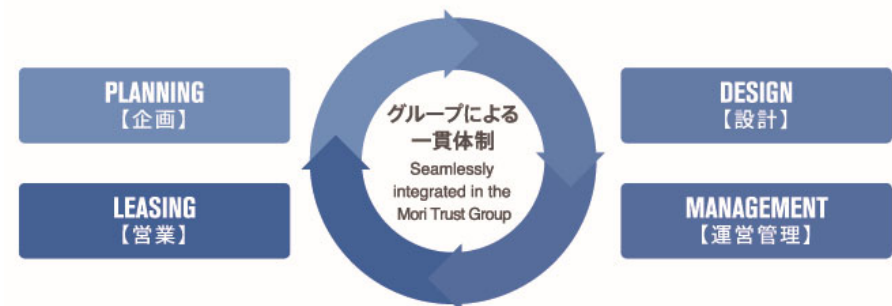
Holds and operates a large number of properties in central Tokyo, central areas of major cities (Sendai and Osaka) and countryside resorts.

Total number of facilities: 91	Buildings for lease: 65 buildings
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(As of March 31, 2022)

System of real estate development

Applies expertise built in property marketing, operation, and management to building planning and design



5. Reference



Balance Sheets

5. Reference

	As of September 30, 2021	As of March 31, 2022		As of September 30, 2021	As of March 31, 2022
			Thousands of yen		
Assets			Liabilities		
Current assets			Current liabilities		
Cash and deposits	18,883,962	14,680,828	Operating accounts payable	340,740	242,061
Cash and deposits in trust	2,979,150	3,197,268	Short-term loans payable	6,000,000	6,000,000
Operating accounts receivable	45,140	41,862	Current portion of investment corporation bonds	3,000,000	4,000,000
Accounts receivable - other	395	1,334	Current portion of long-term loans payable	31,500,000	25,500,000
Prepaid expenses	54,831	47,914	Accounts payable – other	95,457	110,421
Other	9,290	9,296	Accrued expenses	518,246	429,156
Total current assets	21,972,770	17,978,504	Dividends payable	8,289	7,185
Non-current assets			Income taxes payable	606	879
Property, plant and equipment			Accrued consumption taxes	9,626	108,676
Buildings	19,098,719	17,209,486	Advances received	999,415	913,270
Structures	34,892	31,017	Deposits received	322	916
Machinery and equipment	31,048	28,642	Total current liabilities	42,472,704	37,312,567
Tools, furniture and fixtures	26,086	23,807	Non-current liabilities		
Land	125,628,932	114,585,335	Investment corporation bonds	11,000,000	9,000,000
Buildings in trust	18,994,259	21,141,169	Long-term loans payable	103,500,000	109,500,000
Structures in trust	49,597	75,775	Tenant leasehold and security deposits	9,618,022	7,565,023
Machinery and equipment in trust	29,922	55,456	Tenant leasehold and security deposits in trust	934,875	932,717
Tools, furniture and fixtures in trust	36,907	36,976	Deferred tax liabilities	656,564	803,422
Land in trust	142,307,259	153,797,970	Total non-current liabilities	125,709,462	127,801,163
Total property, plant and equipment	306,237,624	306,985,638	Total liabilities	168,182,166	165,113,730
Intangible assets			Net assets		
Other	240	240	Unitholders' equity		
Total intangible assets	240	240	Unitholders' capital	153,990,040	153,990,040
Investments and other assets			Surplus		
Guarantee deposits	10,000	10,000	Voluntary retained earnings		
Long-term prepaid expenses	16,004	38,968	Reserve for reduction entry	1,074,447	1,430,418
Other	3,208	2,815	Total voluntary retained earnings	1,074,447	1,430,418
Total investments and other assets	29,212	51,783	Unappropriated retained earnings	5,041,970	4,537,379
Total non-current assets	306,267,077	307,037,662	Total surplus	6,116,418	5,967,798
Deferred assets			Total unitholders' equity		
Investment corporation bond issuance costs	48,777	55,401	Total net assets	160,106,458	159,957,838
Total deferred assets	48,777	55,401	Total liabilities and net assets	328,288,624	325,071,568
Total assets	328,288,624	325,071,568			

*The balance of internal reserves as of March 31, 2022 was 2,233 million yen (total amount of deferred tax liabilities and a reserve for reduction entry)

Statements of Income and Retained Earnings

Statements of Income

	Thousands of yen	
	For the period from April 1, 2021 to September 30, 2021	For the period from October 1, 2021 to March 31, 2022
Operating revenue		
Lease business revenue	7,485,180	6,739,063
Other lease business revenue	283,283	337,252
Gain on sale of investment property	1,433,905	1,452,077
Total operating revenue	9,202,368	8,528,392
Operating expenses		
Expenses related to rent business	3,152,474	3,025,005
Asset management fee	335,797	329,091
Asset custody fee	12,893	13,102
Administrative service fees	58,358	45,869
Directors' compensations	3,600	3,600
Other operating expenses	75,764	69,376
Total operating expenses	3,638,888	3,486,044
Operating income	5,563,480	5,042,348
Non-operating income		
Interest income	107	104
Reversal of dividends payable	782	753
Interest on refund	-	110
Total non-operating income	890	969
Non-operating expenses		
Interest expenses	325,876	325,041
Interest expenses on investment corporation bonds	22,802	22,833
Amortization of investment corporation bond issuance costs	9,146	8,933
Other	1,071	1,374
Total non-operating expenses	358,895	358,184
Ordinary income	5,205,474	4,685,132
Profit before income taxes	5,205,474	4,685,132
Income taxes - current	623	895
Income taxes - deferred	163,408	146,858
Total income taxes	164,031	147,753
Profit	5,041,443	4,537,379
Retained earnings at beginning of period	527	-
Unappropriated retained earnings	5,041,970	4,537,379

(Breakdown of Real Estate Leasing Business Income)

	Thousands of yen	
	For the period from April 1, 2021 to September 30, 2021	For the period from October 1, 2021 to March 31, 2022
A. Rental revenues		
Lease business revenue		
Rent	7,122,682	6,378,952
Common charges	238,888	236,502
Land leasing revenues	123,609	123,609
Other lease business revenue	283,283	337,252
Total rental revenues	7,768,463	7,076,315
B. Property-related expenses		
Property management expenses		
Property management fees	721,885	694,543
Utilities	186,415	212,236
Property and other taxes	958,141	872,062
Casualty insurance	17,371	18,494
Repair expenses	126,339	72,707
Depreciation and amortization	1,113,968	1,125,735
Other expenses	28,353	29,225
Total property-related expenses	3,152,474	3,025,005
C. Profit and losses from real estate rental business (A-B)	4,615,989	4,051,310



Statement of Cash Distributions / Statements of Cash Flows

5. Reference

■ Statement of Cash Distributions

	(yen)	
	For the period from April 1, 2021 to September 30, 2021	For the period from October 1, 2021 to March 31, 2022
I. Unappropriated retained earnings	5,041,970,716	4,537,379,582
II. Reversal of voluntary retained earnings		
Reversal of reserve for reduction entry	134,114,736	134,114,736
III. Distribution amount	4,686,000,000	4,217,400,000
(Distribution amount per unit)	(3,550)	(3,195)
IV. Voluntary retained earnings		
Provision of reserve for reduction entry	490,085,452	454,094,318
V. Retained earnings carried forward	-	-

■ Statements of Cash Flows

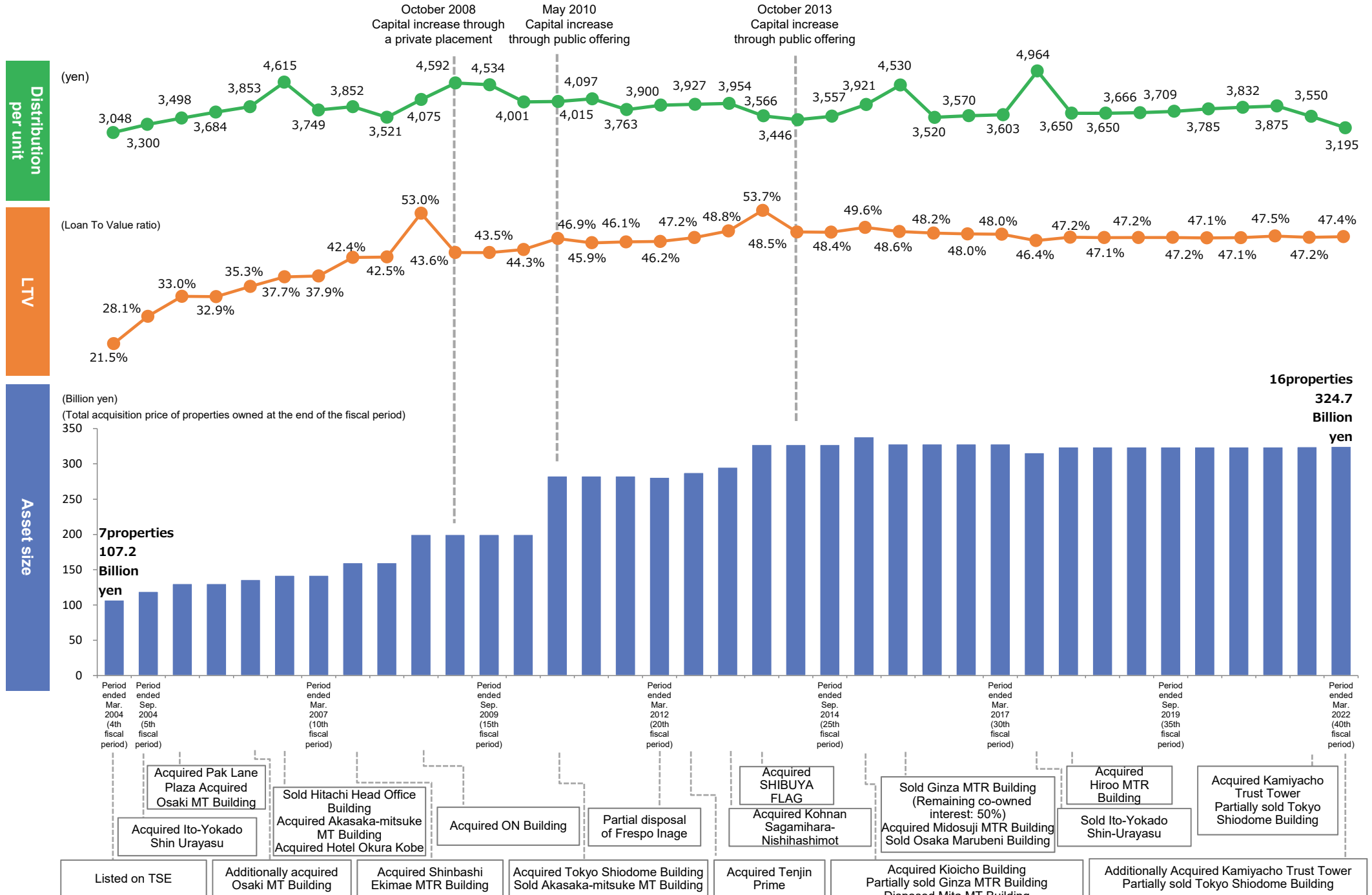
	Thousands of yen	
	For the period from April 1, 2021 to September 30, 2021	For the period from October 1, 2021 to March 31, 2022
Cash flows from operating activities		
Profit before income taxes	5,205,474	4,685,132
Depreciation	1,113,968	1,125,735
Amortization of investment corporation bond issuance costs	9,146	8,933
Interest income	(107)	(104)
Interest expenses	348,678	347,875
Decrease (Increase) in operating accounts receivable	(1,727)	(522)
Increase (Decrease) in operating accounts payable	69,932	(80,181)
Increase (Decrease) in accrued consumption taxes	(187,887)	99,050
Increase (Decrease) in advances received	(10,782)	(86,145)
Decrease due to sale of investment property	12,538,270	12,520,098
Other, net	53,598	(106,676)
Subtotal	19,138,564	18,513,195
Interest income received	107	104
Interest expenses paid	(353,821)	(346,685)
Income taxes paid	(972)	(622)
Net cash provided by operating activities	18,783,877	18,165,991
Cash flows from investing activities		
Purchase of property, plant and equipment	(263,209)	(34,126)
Purchase of property, plant and equipment in trust	(14,180,295)	(14,344,757)
Repayments of tenant leasehold and security deposits	(195,043)	(2,385,217)
Proceeds from tenant leasehold and security deposits	250,001	326,611
Repayments of tenant leasehold and security deposits in trust	(55,395)	(16,369)
Proceeds from tenant leasehold and security deposits in trust	57,831	5,120
Other	393	393
	(14,385,718)	(16,448,345)
Cash flows from financing activities		
Net increase (decrease) in short-term loans payable	(4,000,000)	-
Proceeds from long-term loans payable	14,000,000	14,500,000
Repayments of long-term loans payable	(12,000,000)	(14,500,000)
Proceeds from issuance of investment corporation bonds	-	2,000,000
Redemption of investment corporation bonds	-	(3,000,000)
Payments for investment corporation bond issuance costs	-	(15,558)
Dividends paid	(5,114,632)	(4,687,104)
	(7,114,632)	(5,072,662)
Net increase (decrease) in cash and cash equivalents	(2,716,473)	(3,985,015)
Cash and cash equivalents at beginning of period	24,579,586	21,863,112
Cash and cash equivalents at end of period	21,863,112	17,878,096

Changes in Indicators

(Unit: million yen)

	Period ended March 2020 (36th fiscal period)	Period ended September 2020 (37th fiscal period)	Period ended March 2021 (38th fiscal period)	Period ended September 2021 (39th fiscal period)	Period ended March 2022 (40th fiscal period)	Formula
Operating revenues	8,869	8,882	8,789	9,202	8,528	
Gain on sale of real estate	—	—	—	1,433	1,452	
Operating expenses	3,471	3,445	3,325	3,638	3,486	
Operating income	5,398	5,437	5,464	5,563	5,042	
Ordinary income	4,996	5,059	5,116	5,205	4,685	
Profit	4,995	5,058	5,115	5,041	4,537	
Total distribution	4,996	5,058	5,115	4,686	4,217	
Total assets	329,302	328,915	330,301	328,288	325,071	
Interest-bearing liabilities	155,000	155,000	157,000	155,000	154,000	
Total net assets	160,060	160,123	160,180	160,106	159,957	
Unrealized gain/loss	56,423	36,215	37,005	35,092	38,824	
NAV	216,484	196,338	197,185	195,198	198,782	NAV = Total net assets + Unrealized gain/loss
Profits from real estate rental business	5,855	5,890	5,909	4,615	4,051	
Depreciation and amortization	1,292	1,308	1,126	1,113	1,125	
NOI	7,148	7,199	7,036	5,729	5,177	NOI = Profits from real estate rental business + Depreciation and amortization
FFO	6,287	6,366	6,242	4,721	4,211	FFO = Profit + Depreciation and amortization – Gain/loss on sale of real estate
Capital improvements	590	216	416	287	213	
Net cash flows	6,557	6,982	6,619	5,442	4,963	NCF = NOI – Capital improvements
ROA (annualized)	3.0%	3.1%	3.1%	3.2%	2.9%	ROA = (Ordinary income / Total assets) / 6 × 12 * Annualized
ROE (annualized)	6.2%	6.3%	6.4%	6.3%	5.7%	ROE = (Profit / Total net assets) / 6 × 12 * Annualized
LTV ratio	47.1%	47.1%	47.5%	47.2%	47.4%	LTV = Interest-bearing liabilities / Total assets
Total number of outstanding investment units	1,320,000units	1,320,000units	1,320,000units	1,320,000units	1,320,000units	
Distribution per unit	3,785yen	3,832yen	3,875yen	3,550yen	3,195yen	
Total net assets per unit	121,258yen	121,305yen	121,348yen	121,292yen	121,180yen	
NAV per unit	164,003yen	148,741yen	149,382yen	147,877yen	150,592yen	
FFO per unit	4,763yen	4,823yen	4,728yen	3,576yen	3,190yen	

Changes in Asset Size, LTV and Distribution Per Unit



(Note) Investment units were split at a ratio of 1 to 5 as of April 1, 2014. Distribution per unit before the split is the actual distribution per unit divided by five and rounded down to the nearest yen.

Property Portfolio List as of the End of the Fiscal Period

5. Reference

(Million yen)

Use	Name	Location	Construction completion	Acquisition date	Acquisition price		Book value at end of 40th fiscal period	Appraisal value at end of 40th fiscal period	NOI	
						Ratio				Yield
Office Building	Tokyo Shiodome Building	Minato Ward, Tokyo	Jan. 2005	Apr. 2010	82,539	25.4%	75,045	81,400	270	0.7%
	ON Building	Shinagawa Ward, Tokyo	Nov. 1990	Aug. 2008	39,900	12.3%	38,898	35,100	627	3.1%
	Kioicho Building	Chiyoda Ward, Tokyo	Nov. 1989	Oct. 2014	34,300	10.6%	33,080	38,000	581	3.4%
	Kamiyacho Trust Tower	Minato Ward, Tokyo	Mar. 2020	Jul. 2021, etc.	27,960	8.6%	28,018	31,100	471	3.4%
	Osaki MT Building	Shinagawa Ward, Tokyo	Jul. 1994	Mar. 2005, etc.	14,386	4.4%	12,924	17,000	298	4.2%
	Midosuji MTR Building	Chuo Ward, Osaka	Mar. 1999	Apr. 2015	10,170	3.1%	9,907	10,500	217	4.3%
	Hiroo MTR Building	Shibuya Ward, Tokyo	Nov. 1992	Jan. 2018	8,100	2.5%	8,338	8,440	140	3.5%
	Tenjin Prime	Chuo Ward, Fukuoka	Oct. 2008	Jul. 2012, etc.	7,050	2.2%	6,690	9,680	196	5.6%
	Shin-Yokohama TECH Building	Kohoku Ward, Yokohama	Feb. 1986, etc.	Nov. 2003	6,900	2.1%	6,719	8,170	146	4.3%
Retail Facility	SHIBUYA FLAG	Shibuya Ward, Tokyo	Aug. 2009	Apr. 2013	32,040	9.9%	32,416	40,700	669	4.2%
	Shinbashi Ekimae MTR Building	Minato Ward, Tokyo	Apr. 1999	Apr. 2007	18,000	5.5%	17,257	21,800	272	3.0%
	Ito-Yokado Shonandai	Fujisawa City, Kanagawa	Nov. 2002	Mar. 2003	11,600	3.6%	9,725	11,700	325	5.6%
	Kohnan Sagamihara-Nishihashimoto	Midori Ward, Sagamihara	Aug. 2005	Oct. 2012	7,460	2.3%	7,095	8,500	228	6.1%
	Frespo Inage	Inage Ward, Chiba	—	Mar. 2002	2,100	0.6%	2,193	2,610	115	11.0%
Hotel	Hotel Okura Kobe	Chuo Ward, Kobe	Mar. 1989	Sep. 2006	19,000	5.9%	15,564	16,900	525	5.5%
Residential	Park Lane Plaza	Shibuya Ward, Tokyo	Jun. 1988	Dec. 2004	3,200	1.0%	3,110	4,210	88	5.5%
Total		—	—	—	324,705	100.0%	306,985	345,810	5,177	3.2%

* The notes on this page constitute an integral part of this presentation. See P.50~P51



Appraisal Values of Portfolio Properties at the Fiscal Period-End

5. Reference

(Million yen)

Use	Name	Acquisition price	End-of-period book value		End-of-period appraisal value			Direct reduction method			Discounted cash flow (DCF) method		Appraiser (Note 5)
			Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Difference	Cap rate		Comparison with the previous fiscal period	Discount rate	Terminal cap rate	
								Period ended September 2021	Period ended March 2022				
Office Building	Tokyo Shiodome Building (Deducting the amount equivalent to the share in the applicable sale on October 1,2021) (Note1)	82,539	87,783	75,045	94,900	81,400	- 13,500	3.3%	3.3%	-	3.2%	3.3%	Richi Appraisal
	ON Building	39,900	38,982	38,898	33,800	35,100	1,300	3.5%	3.4%	-0.1%	3.1%	3.5%	Japan Real Estate
	Kioicho Building	34,300	33,112	33,080	38,000	38,000	-	3.2%	3.2%	-	3.0%	3.4%	Daiwa Real Estate
	Kamiyacho Trust Tower (Adding the amount equivalent to the additional acquisition on October 1,2021) (Note2)	27,960	14,036	28,018	15,550	31,100	15,550	2.6%	2.6%	-	2.5%	2.7%	Daiwa Real Estate
	Osaki MT Building	14,386	12,954	12,924	16,800	17,000	200	3.4%	3.3%	-0.1%	3.0%	3.4%	Japan Real Estate
	Midosuji MTR Building	10,170	9,949	9,907	10,500	10,500	-	3.6%	3.6%	-	3.4%	3.8%	Daiwa Real Estate
	Hiroo MTR Building	8,100	8,354	8,338	8,440	8,440	-	3.6%	3.6%	-	3.4%	3.8%	Daiwa Real Estate
	Tenjin Prime	7,050	6,605	6,690	9,080	9,680	600	3.9%	3.7%	-0.2%	3.5%	3.8%	Japan Real Estate
	Shin-Yokohama TECH Building	6,900	6,774	6,719	7,970	8,170	200	4.6%	4.6%	-	4.4%	4.9%	Chuo-Nittochi
Retail Facility	SHIBUYA FLAG	32,040	32,437	32,416	40,500	40,700	200	3.2%	3.2%	-	3.0%	3.4%	Japan Real Estate
	Shinbashi Ekimae MTR Building	18,000	17,274	17,257	22,000	21,800	- 200	3.6%	3.6%	-	3.4%	3.8%	Chuo-Nittochi
	Ito-Yokado Shonandai	11,600	9,779	9,725	11,700	11,700	-	5.3%	5.3%	-	5.0%	5.5%	Japan Real Estate
	Kohnan Sagamihara-Nishihashimoto	7,460	7,130	7,095	8,500	8,500	-	5.2%	5.2%	-	4.9%	5.4%	Japan Real Estate
	Frespo Inage	2,100	2,193	2,193	2,610	2,610	-	-(Note3)	-(Note3)	-	7.9%	-(Note4)	Japan Real Estate
Hotel	Hotel Okura Kobe	19,000	15,747	15,564	16,900	16,900	-	4.9%	4.9%	-	4.7%	5.0%	Richi Appraisal
Residential	Park Lane Plaza	3,200	3,121	3,110	4,080	4,210	130	3.4%	3.3%	-0.1%	4.0%	3.0%	Chuo-Nittochi

	Difference		
	Period ended September 2021	Period ended March 2022	Difference
Total	35,092	38,824	3,732

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Changes in Occupancy Rate

Monthly Occupancy Rates for Each Use Category (from end of previous period to end of current period)

Use	(Period ended September 2021) September 30, 2021	October 31, 2021	November 30, 2021	December 31, 2021	January 31, 2022	February 28, 2022	(Period ended March 2022) March 31, 2022
Office Building	98.4%	98.4%	98.4%	94.9%	94.2%	95.1%	95.4%
Master lease basis (Sublease basis)	(80.6%)	(84.2%)	(84.8%)	(80.4%)	(79.9%)	(81.1%)	(81.8%)
Retail Facility	99.7%	100%	100%	100%	94.5%	94.5%	94.5%
Other	100%	100%	100%	100%	100%	100%	100%
Total	99.1%	99.3%	99.3%	97.6%	95.4%	95.8%	96.0%
Master lease basis (Sublease basis)	(91.9%)	(93.6%)	(93.8%)	(92.0%)	(89.7%)	(90.2%)	(90.5%)

Property-Related Occupancy Rate (Most Recent 5 Fiscal Periods)

Use	Name	March 31, 2020 (End of 36th fiscal period)	September 30, 2020 (End of 37th fiscal period)	March 31, 2021 (End of 38th fiscal period)	September 30, 2021 (End of 39th fiscal period)	March 31, 2022 (End of 40th fiscal period)
Office Building	Tokyo Shiodome Building (Note2)	100%	100%	100%	100% (53.5%)	100% (61.3%)
	ON Building	100%	100%	100%	100%	100%
	Kioicho Building (Note3)	99.9% (98.7%)	99.9% (98.7%)	90.8% (89.5%)	89.7% (89.7%)	96.3% (95.6%)
	Kamiyacho Trust Tower (Note4)	–	–	–	100% (97.3%)	100% (99.3%)
	Osaki MT Building (Note5)	100% (97.8%)	100% (99.1%)	100% (85.0%)	100% (85.8%)	100% (95.2%)
	Midosuji MTR Building (Note6)	100% (100%)	100% (98.4%)	100% (95.6%)	100% (100%)	100% (100%)
	Hiroo MTR Building (Note7)	100%	100%	100%	87.5%	87.5%
	Tenjin Prime (Note7)	100%	100%	100%	100%	100%
	Shin-Yokohama TECH Building	100%	100%	100%	100%	59.9%
Retail Facility	SHIBUYA FLAG (Note7)	100%	100%	92.2%	92.2%	100%
	Shinbashi Ekimae MTR Building	100%	100%	100%	100%	0%
	Ito-Yokado Shonandai	100%	100%	100%	100%	100%
	Kohnan Sagamihara-Nishihashimoto	100%	100%	100%	100%	100%
Hotel	Frespo Inage	100%	100%	100%	100%	100%
Hotel	Hotel Okura Kobe	100%	100%	100%	100%	100%
Residential	Park Lane Plaza	92.9%	100%	95.9%	100%	100%
Total (Note 8)		99.9% (99.8%)	99.9% (99.9%)	99.3% (98.6%)	99.1% (91.9%)	96.0% (90.5%)

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Overview of Occupancy Rate and Lease Contracts at the Fiscal Period-End

Use	Name	Occupancy rate	Total number of tenants	Major tenant/master lessee				
					Type of lease contract		Lease contract expiry	
Office Building	Tokyo Shiodome Building (Note1)	100% (61.3%)	1 (12)	Mori Trust Co., Ltd.	Master lease(Note1)	Fixed-term building lease	(Offices/retailers) March 31, 2026 (Hotel) December 31, 2035	No cancellation
	ON Building	100%	1	Kobe Steel Ltd.	Direct lease	Building lease	March 31, 2023	No cancellation
	Kioicho Building (Note2)	96.3% (95.6%)	37 (71)	–	–	–	–	
	Kamiyacho Trust Tower (Note3)	100.0% (99.3%)	1 (7)	Mori Trust Co., Ltd.	Master lease(Note3)	Building lease	March 31, 2030	No cancellation
	Osaki MT Building (Note4)	100% (95.2%)	1 (13)	Mori Trust Co., Ltd.	Master lease(Note1)	Fixed-term building lease	March 31, 2025	No cancellation
	Midosuji MTR Building (Note5)	100% (100%)	1 (32)	Tokyo Capital Management Co., Ltd.	Master lease(Note4)	Building lease	March 31, 2023	
	Hiroo MTR Building (Note6)	87.5%	8	–	–	–	–	
	Tenjin Prime (Note6)	100%	14	–	–	–	–	
	Shin-Yokohama TECH Building	59.9%	14	–	–	–	–	
Retail Facility	SHIBUYA FLAG (Note6)	100%	3	H&M Hennes & Mauritz Japan KK	Direct lease (Note6)	Undisclosed (Note7)	Undisclosed(Note7)	
	Shinbashi Ekimae MTR Building	0%	0	–	–	–	–	
	Ito-Yokado Shonandai	100%	1	Ito-Yokado Co., Ltd.	Master lease	Building lease	November 20, 2022(Note8)	No cancellation
	Kohnan Sagamihara-Nishihashimoto	100%	1	Kohnan Shoji Co., Ltd.	Master lease	Fixed-term building lease	September 27, 2023	No cancellation
	Frespo Inage	100%	1	Daiwa Lease Co, Ltd.	Direct lease	Land lease	December 2, 2027	No cancellation
Hotel	Hotel Okura Kobe	100%	1	Hotel Okura Kobe	Direct lease	building lease	March 31, 2032	No cancellation
Residential	Park Lane Plaza	100%	18	–	–	–	–	
Total (Note9)		96.0% (90.5%)	103 (197)					

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (1)

Office Building													
	Tokyo Shiodome Building		ON Building		Kioicho Building		Kamiyacho Trust Tower		Osaki MT Building		Midosuji MTR Building		
Location	Minato Ward, Tokyo		Shinagawa Ward, Tokyo		Chiyoda Ward, Tokyo		Minato Ward, Tokyo		Shinagawa Ward, Tokyo		Chuo Ward, Osaka		
Construction completion	January, 2005		November 1990		November 1989		March, 2020		July 1994 (Renovated in 2008)		March 1999		
Acquisition date	April 2010		August 2008		October 2014		July 2021, and other		March 2005, and other		April 2015		
Acquisition price	82,539million yen		39,900million yen		34,300million yen		27,960million yen		14,386million yen		10,170million yen		
Book value	75,045million yen		38,898million yen		33,080million yen		28,018million yen		12,924million yen		9,907million yen		
Appraisal value	81,400million yen		35,100million yen		38,000million yen		31,100million yen		17,000million yen		10,500million yen		
Total floor space	191,394.06㎡(Note1)		32,812.27㎡		63,535.55㎡(Note2)		196,037.12㎡(Note3)		26,980.68㎡(Note4)		15,129.16㎡		
PML (Note 5)	6.0%		8.0%		11.3%		6.5%		11.5%		2.1%		
Rental revenues (thousand yen)	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	
Rental revenues	1,829,798	878,784			964,625	982,049	78,950	533,103	334,026	340,037	302,332	318,730	
Rent	1,798,067	878,784			876,052	893,119	77,092	522,272	333,522	339,558	266,024	281,261	
Common charges	—	—			10,168	9,274	—	—	—	—	6,745	6,745	
Land leasing revenues	—	—			—	—	—	—	—	—	—	—	
Other rental revenues	31,730	—			78,404	79,655	1,857	10,831	504	478	29,562	30,723	
Property-related expenses	1,012,450	832,246			546,431	551,639	36,575	145,357	101,261	99,877	150,429	146,159	
Property and other taxes	446,018	361,920			88,401	88,401	—	—	38,154	38,148	40,586	40,586	
Property taxes	446,018	361,920	Undisclosed (Note6)	Undisclosed (Note6)	87,076	87,076	—	—	38,154	38,148	40,586	40,586	
Other taxes	—	—			1,325	1,325	—	—	—	—	—	—	
Overhead expenses	288,531	246,820			309,723	312,106	15,476	61,291	4,826	3,193	64,640	60,183	
Property management fees	277,719	230,440			243,723	240,952	11,303	46,181	—	—	31,111	27,306	
Utilities	—	—			52,973	56,857	3,688	13,824	—	—	22,598	25,368	
Casualty insurance	3,004	3,760			1,451	1,495	73	291	794	816	557	572	
Trust fees	—	—			800	800	375	750	—	—	500	500	
Other expenses	7,807	12,619			10,775	12,000	36	244	4,032	2,377	9,872	6,436	
Depreciation and amortization	277,901	223,504			148,305	151,131	21,098	84,066	58,280	58,534	45,202	45,389	
Profits and losses from real estate rental business	817,347	46,538	543,843	535,416	418,194	430,410	42,374	387,746	232,764	240,160	151,903	172,570	
Earnings before depreciation and amortization (NOI)	1,095,248	270,043	635,751	627,655	566,500	581,541	63,473	471,812	291,045	298,695	197,106	217,960	
NOI yield (Note 7)	0.7%		3.1%		3.4%		3.4%		4.2%		4.3%		

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (2)

	Office Building				Retail Facility							
	Hiroo MTR Building	Tenjin Prime	Shin-Yokohama TECH Building	SHIBUYA FLAG	Shinbashi Ekimae MTR Building	Ito-Yokado Shonandai						
Location	Shibuya Ward, Tokyo	Chuo Ward, Fukuoka	Kohoku Ward, Yokohama	Shibuya Ward, Tokyo	Minato Ward, Tokyo	Fujisawa City, Kanagawa						
Construction completion	November 1992	October 2008	Building A: February 1986 Building B: February 1988	August 2009	April 1999	November 2002						
Acquisition date	January 2018	July 2012, and other	November 2003	April 2013	April 2007	March 2003						
Acquisition price	8,100million yen	7,050million yen	6,900million yen	32,040million yen	18,000million yen	11,600million yen						
Book value	8,338million yen	6,690million yen	6,719million yen	32,416million yen	17,257million yen	9,725million yen						
Appraisal value	8,440million yen	9,680million yen	8,170million yen	40,700million yen	21,800million yen	11,700million yen						
Total floor space	6,709.80m ²	7,722.04m ²	25,187.22m ²	7,766.49m ²	7,820.45m ²	53,393.66m ²						
PML (Note 5)	7.3%	6.4%	8.7%	11.9%	12.2%	14.0%						
Rental revenues (thousand yen)	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022
Rental revenues	185,378	177,211	251,456	254,115	354,797	265,490			460,200	308,045	375,045	375,045
Rent	141,295	135,509	214,643	218,319	325,775	237,024			459,000	229,500	375,000	375,000
Common charges	19,901	18,408	19,530	19,530	—	—			—	—	—	—
Land leasing revenues	—	—	—	—	—	—			—	—	—	—
Other rental revenues	24,180	23,293	17,281	16,265	29,022	28,465			1,200	78,545	45	45
Property-related expenses	51,300	52,463	91,520	88,667	193,335	189,575			52,684	52,461	139,991	110,729
Property and other taxes	11,698	11,698	27,318	27,317	29,707	29,702			34,268	34,266	39,003	38,998
Property taxes	11,575	11,575	27,318	27,317	29,707	29,702	Undisclosed (Note6)	Undisclosed (Note6)	34,268	34,266	39,003	38,998
Other taxes	122	122	—	—	—	—			—	—	—	—
Overhead expenses	24,358	25,336	33,272	30,411	92,852	89,121			1,404	1,184	40,110	10,230
Property management fees	5,155	4,995	8,978	7,460	57,590	56,277			1,200	975	1,620	1,620
Utilities	15,666	15,878	13,590	13,625	23,606	26,046			—	—	—	—
Casualty insurance	230	236	205	211	805	827			204	209	981	1,004
Trust fees	400	400	750	750	—	—			—	—	—	—
Other expenses	2,906	3,825	9,747	8,364	10,850	5,969			—	—	37,509	7,606
Depreciation and amortization	15,242	15,428	30,930	30,938	70,775	70,752			17,010	17,010	60,877	61,500
Profits and losses from real estate rental business	134,078	124,748	159,935	165,447	161,462	75,914	611,197	645,868	407,515	255,584	235,053	264,316
Earnings before depreciation and amortization (NOI)	149,321	140,176	190,866	196,385	232,238	146,667	635,146	669,841	424,526	272,595	295,930	325,816
NOI yield (Note 7)	3.5%		5.6%		4.3%		4.2%		3.0%		5.6%	

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (3)

	Retail Facility		Hotel		Residential		Total			
	Kohnan Sagamihara-Nishihashimoto		Frespo Inage		Hotel Okura Kobe		Park Lane Plaza			
Location	Midori Ward, Sagamihara		Inage Ward, Chiba		Chuo Ward, Kobe		Shibuya Ward, Tokyo			
Construction completion	August 2005		-		March 1989 (Expanded March 1995)		June 1988			
Acquisition date	October 2012		March 2002		September 2006		December 2004			
Acquisition price	7,460million yen		2,100million yen		19,000million yen		3,200million yen			
Book value	7,095million yen		2,193million yen		15,564million yen		3,110million yen			
Appraisal value	8,500million yen		2,610million yen		16,900million yen		4,210million yen			
Total floor space	40,283.77㎡		(39,556.71㎡) (Note8)		72,246.86㎡		5,246.78㎡			
PML (Note 5)	13.5%		-		17.8%		14.9%			
Rental revenues (thousand yen)	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022	Period ended September 2021	Period ended March 2022
Rental revenues			123,609	123,609	622,372	618,490	108,405	109,378	7,768,463	7,076,315
Rent			-	-	622,372	618,490	98,109	99,877	7,122,682	6,378,952
Common charges			-	-	-	-	9,043	9,043	238,888	236,502
Land leasing revenues			123,609	123,609	-	-	-	-	123,609	123,609
Other rental revenues			-	-	-	-	1,252	457	283,283	337,252
Property-related expenses			8,020	8,019	298,262	294,814	35,134	34,927	3,152,474	3,025,005
Property and other taxes			7,270	7,269	70,245	70,244	7,539	7,534	958,141	872,062
Property taxes	Undisclosed (Note6)	Undisclosed (Note6)	7,270	7,269	70,245	70,244	7,539	7,534	954,741	870,611
Other taxes			-	-	-	-	-	-	3,399	1,451
Overhead expenses			750	750	26,806	22,704	13,988	13,838	1,080,365	1,027,207
Property management fees			-	-	-	-	9,730	8,951	721,885	694,543
Utilities			-	-	-	-	1,348	1,507	186,415	212,236
Casualty insurance			-	-	7,081	7,034	160	165	17,371	18,494
Trust fees			750	750	2,000	2,000	-	-	7,225	7,600
Other expenses			-	-	17,724	13,669	2,748	3,214	147,468	94,332
Depreciation and amortization			-	-	201,210	201,865	13,607	13,554	1,113,968	1,125,735
Profits and losses from real estate rental business	187,348	192,871	115,588	115,589	324,109	323,676	73,271	74,451	4,615,989	4,051,310
Earnings before depreciation and amortization (NOI)	225,016	228,716	115,588	115,589	525,320	525,541	86,878	88,005	5,729,957	5,177,045
NOI yield (Note 7)	6.1%		11.0%		5.5%		5.5%		3.2%	

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Interest-Bearing Liabilities

Short-term loans

(Million yen)

Lender	Outstanding balance at end of period	Average interest rate	Draw down date	Repayment date
Mizuho Bank, Ltd.	2,000	0.20%	April 9, 2021	April 8, 2022
Resona Bank, Limited.	1,000	0.22%	August 31, 2021	August 31, 2022
Sumitomo Mitsui Banking Corporation	2,500	0.22%	October 8, 2021	October 7, 2022
Resona Bank, Limited.	500	0.22%	October 15, 2021	October 14, 2022
Total	6,000			

Long-term loans

(Million yen)

Lender	Outstanding balance at end of period	Average interest rate	Draw down date	Repayment date
Mizuho Bank, Ltd.	4,000	0.47%	April 11, 2017	April 11, 2022
Aozora Bank, Ltd.	1,000	0.47%	April 11, 2017	April 11, 2022
MUFG Bank, Ltd.	2,000	0.41%	April 13, 2022	April 13, 2022
The Ashikaga Bank, Ltd.	1,000	0.44%	April 24, 2017	April 22, 2022
Sumitomo Mitsui Banking Corporation	2,000	0.80%	April 30, 2015	April 28, 2022
Sumitomo Mitsui Trust Bank, Limited	500	0.43%	August 30, 2018	August 30, 2022
Sumitomo Mitsui Trust Bank, Limited	3,500	0.44%	August 31, 2017	August 31, 2022
Sumitomo Mitsui Trust Bank, Limited	2,000	0.40%	August 31, 2016	August 31, 2022
Sumitomo Mitsui Trust Bank, Limited	1,000	0.47%	September 29, 2017	September 30, 2022
Sumitomo Mitsui Trust Bank, Limited	1,500	0.44%	January 19, 2018	January 19, 2023
Mizuho Bank, Ltd.	500	0.44%	January 19, 2018	January 19, 2023
MUFG Bank, Ltd.	2,500	0.49%	February 28, 2018	February 28, 2023
Mizuho Bank, Ltd.	2,000	0.49%	February 28, 2018	February 28, 2023
Sumitomo Mitsui Trust Bank, Limited	1,000	0.45%	February 29, 2016	February 28, 2023
Mizuho Trust & Banking co., Ltd.	1,000	0.45%	February 29, 2016	February 28, 2023
Mizuho Bank, Ltd.	3,500	0.47%	April 12, 2016	April 12, 2023
The Bank of Fukuoka, Ltd.	1,000	0.43%	April 22, 2016	April 21, 2023
The Nishi-Nippon City Bank, Ltd.	500	0.49%	April 24, 2018	April 24, 2023
Mizuho Bank, Ltd.	1,500	0.48%	August 31, 2016	August 31, 2023
Development Bank of Japan Inc.	1,000	0.51%	August 31, 2018	August 31, 2023
Resona Bank, Limited.	1,000	0.48%	August 31, 2016	August 31, 2023
MUFG Bank, Ltd.	500	0.43%	August 31, 2018	August 31, 2023
Development Bank of Japan Inc.	500	0.54%	September 29, 2017	September 29, 2023
Resona Bank, Limited.	1,000	0.46%	October 18, 2016	October 18, 2023
Mizuho Bank, Ltd.	3,000	0.17%	August 30, 2019	February 29, 2024
Development Bank of Japan Inc.	1,500	0.64%	February 29, 2017	February 29, 2024
Aozora Bank, Ltd.	2,000	0.54%	March 11, 2016	March 11, 2024
Shinkin Central Bank	2,000	0.57%	March 19, 2018	March 19, 2024
Sumitomo Mitsui Banking Corporation	3,000	0.27%	October 9, 2020	April 9, 2024
Development Bank of Japan Inc.	2,000	0.36%	April 11, 2019	April 11, 2024
Mizuho Bank, Ltd.	1,000	0.36%	April 11, 2019	April 11, 2024
Mizuho Bank, Ltd.	3,000	0.56%	April 24, 2018	April 24, 2024
The Bank of Fukuoka, Ltd.	1,000	0.56%	May 31, 2018	May 31, 2024
Sumitomo Mitsui Banking Corporation	3,000	0.29%	October 9, 2020	October 9, 2024
Sumitomo Mitsui Banking Corporation	1,000	0.30%	April 9, 2021	October 9, 2024
The Nishi-Nippon City Bank, Ltd.	500	0.43%	December 26, 2019	December 26, 2024
Mizuho Bank, Ltd.	1,500	0.56%	January 19, 2018	January 17, 2025
MUFG Bank, Ltd.	500	0.56%	January 19, 2018	January 17, 2025
Sumitomo Mitsui Trust Bank, Limited	3,000	0.32%	February 28, 2020	February 28, 2025
Mizuho Bank, Ltd.	1,000	0.65%	February 28, 2018	February 28, 2025
Sumitomo Mitsui Banking Corporation	1,000	0.65%	February 28, 2018	February 28, 2025
The Hachijuni Bank, Ltd.	1,000	0.34%	February 28, 2020	February 28, 2025
MUFG Bank, Ltd.	500	0.65%	February 28, 2018	February 28, 2025
Development Bank of Japan Inc.	1,000	0.64%	March 19, 2018	March 19, 2025
Sumitomo Mitsui Banking Corporation	2,500	0.33%	April 9, 2021	April 9, 2025
Sumitomo Mitsui Trust Bank, Limited	4,000	0.37%	April 13, 2020	April 11, 2025
MUFG Bank, Ltd.	1,000	0.32%	April 13, 2021	April 11, 2025
Sumitomo Mitsui Banking Corporation	3,000	0.46%	April 24, 2019	April 24, 2025
MUFG Bank, Ltd.	3,000	0.68%	August 31, 2018	August 29, 2025
Sumitomo Mitsui Banking Corporation	1,000	0.43%	January 19, 2022	January 19, 2026
The Bank of Fukuoka, Ltd.	1,000	0.42%	January 31, 2020	January 30, 2026
Sumitomo Mitsui Banking Corporation	1,500	0.47%	February 28, 2022	February 27, 2026
Sumitomo Mitsui Banking Corporation	1,000	0.52%	February 28, 2019	February 27, 2026
Sumitomo Mitsui Trust Bank, Limited	1,500	0.41%	February 26, 2021	February 27, 2026
Development Bank of Japan Inc.	1,000	0.41%	March 12, 2021	March 12, 2026

Nippon Life Insurance Company	500	0.36%	September 30, 2020	March 31, 2026
Resona Bank, Limited.	1,000	0.39%	April 22, 2021	April 22, 2026
Aozora Bank, Ltd.	500	0.72%	April 24, 2018	April 24, 2026
Resona Bank, Limited.	500	0.39%	May 31, 2021	May 29, 2026
Development Bank of Japan Inc.	1,000	0.33%	August 30, 2019	August 31, 2026
The Nishi-Nippon City Bank, Ltd.	1,000	0.41%	August 31, 2020	August 31, 2026
The 77 Bank, Ltd.	500	0.31%	August 30, 2019	August 31, 2026
Nippon Life Insurance Company	500	0.40%	April 23, 2021	September 18, 2026
Mitsui Sumitomo Insurance Company, Limited	500	0.39%	September 30, 2020	September 30, 2026
Sumitomo Mitsui Trust Bank, Limited	1,000	0.42%	December 24, 2021	December 24, 2026
MUFG Bank, Ltd.	1,000	0.40%	December 25, 2020	December 25, 2026
Resona Bank, Limited.	500	0.56%	December 26, 2019	December 25, 2026
The Bank of Fukuoka, Ltd.	500	0.56%	December 26, 2019	December 25, 2026
Mizuho Bank, Ltd.	500	0.50%	January 19, 2022	January 19, 2027
The Bank of Fukuoka, Ltd.	1,000	0.51%	January 31, 2022	January 29, 2027
The NorinchukinBank	3,000	0.38%	February 28, 2020	February 26, 2027
Aozora Bank, Ltd.	500	0.45%	December 24, 2021	June 24, 2027
SUMITOMO LIFEINSURANCECOMPANY	500	0.59%	December 26, 2019	June 25, 2027
The Bank of Fukuoka, Ltd.	1,000	0.55%	January 31, 2022	July 30, 2027
The NorinchukinBank	1,500	0.38%	August 30, 2019	August 31, 2027
The Nishi-Nippon City Bank, Ltd.	1,500	0.48%	August 31, 2020	August 31, 2027
Resona Bank, Limited.	500	0.48%	August 31, 2020	August 31, 2027
SUMITOMO LIFEINSURANCECOMPANY	500	0.38%	August 30, 2019	August 31, 2027
The Dai-ichi Life Insurance Company, Limited	500	0.56%	February 28, 2022	August 31, 2027
Development Bank of Japan Inc.	1,000	0.43%	March 12, 2020	September 10, 2027
MUFG Bank, Ltd.	1,500	0.50%	April 13, 2021	October 13, 2027
Mizuho Bank, Ltd.	1,000	0.63%	December 26, 2019	December 24, 2027
Mizuho Bank, Ltd.	1,000	0.47%	January 19, 2021	January 19, 2028
Mizuho Bank, Ltd.	1,000	0.55%	February 26, 2021	January 19, 2028
Development Bank of Japan Inc.	500	0.47%	January 19, 2021	January 19, 2028
MUFG Bank, Ltd.	1,500	0.53%	March 31, 2021	March 31, 2028
Sumitomo Mitsui Banking Corporation	1,500	0.54%	April 9, 2021	April 7, 2028
Sumitomo Mitsui Banking Corporation	1,500	0.51%	October 11, 2019	April 11, 2028
Mizuho Bank, Ltd.	1,500	0.51%	October 17, 2019	April 17, 2028
The 77 Bank, Ltd.	1,000	0.54%	August 31, 2020	August 31, 2028
Shinsei Bank, Limited	1,000	0.53%	August 31, 2020	August 31, 2028
Mitsui Sumitomo Insurance Company, Limited	1,500	0.59%	October 29, 2021	October 31, 2028
Development Bank of Japan Inc.	3,000	0.71%	February 28, 2022	February 28, 2029
Aozora Bank, Ltd.	1,500	0.59%	April 23, 2021	April 23, 2029
MUFG Bank, Ltd.	500	0.79%	February 28, 2022	February 28, 2030
Sumitomo Mitsui Banking Corporation	1,000	0.65%	December 24, 2021	June 24, 2030
Sumitomo Mitsui Banking Corporation	1,500	0.76%	January 19, 2022	July 19, 2030
Mizuho Bank, Ltd.	1,000	0.62%	August 31, 2021	August 31, 2030
Mizuho Bank, Ltd.	500	0.63%	August 30, 2021	August 31, 2030
Mizuho Bank, Ltd.	1,500	0.66%	August 31, 2021	February 28, 2031
Total	135,000			

Investment corporation bonds

(Million yen)

Issue	Balance at end of period	Interest rate	Issue date	Maturity date
12th unsecured investment corporation bonds	4,000	0.10%	February 20, 2020	February 20, 2023
13th unsecured investment corporation bonds	3,000	0.17%	February 25, 2021	February 22, 2024
16th unsecured investment corporation bonds	1,000	0.11%	February 21, 2022	February 28, 2025
6th unsecured investment corporation bonds	1,000	1.07%	February 26, 2015	February 26, 2027
14th unsecured investment corporation bonds	1,000	0.50%	February 25, 2021	February 25, 2031
17th unsecured investment corporation bonds	1,000	0.50%	February 21, 2022	February 27, 2032
15th unsecured investment corporation bonds	1,000	0.75%	February 25, 2021	February 25, 2036
9th unsecured investment corporation bonds	1,000	1.08%	February 23, 2017	February 23, 2037
Total	13,000			

(Note) The short-term loans, long-term loans, and investment corporation bonds are all unsecured and unguaranteed.

Total interest-bearing liabilities at the end of the period:
¥154,000 million

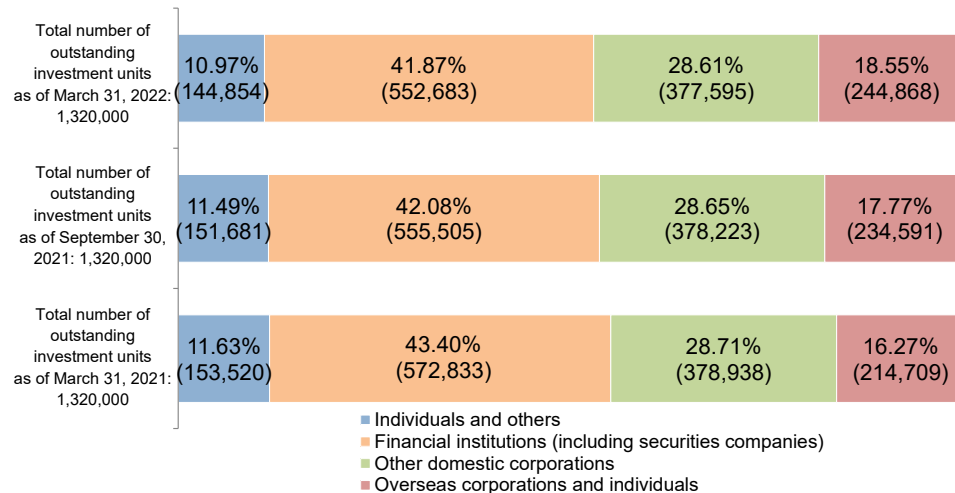
Borrowed and issued during the 40th period ended March 2022.

■ Top 10 Unitholders (Total number of outstanding investment units: 1,320,000)

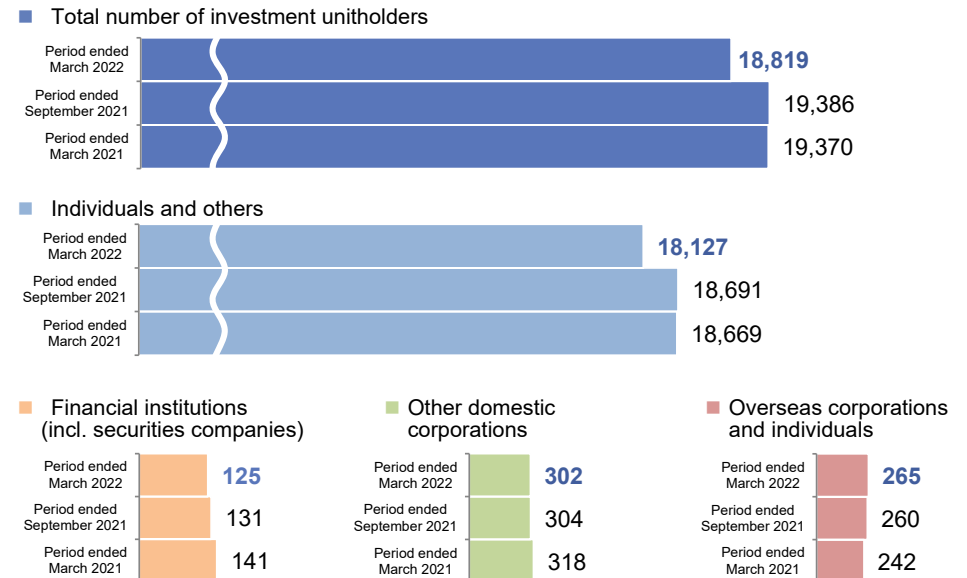
(As of March 31, 2022)

Unitholders	Number of units held	Ownership ratio
MORI TRUST Holdings, Inc.	350,070	26.52%
Custody Bank of Japan, Ltd.(Trust accounts)	215,401	16.32%
The Master Trust Bank of Japan, Ltd. (trust account)	136,844	10.37%
The Nomura Trust and Banking Co., Ltd. (investment trust)	43,800	3.32%
Custody Bank of Japan, Ltd.(Securities investment trust accounts)	23,926	1.81%
SSBTC CLIENT OMNIBUS ACCOUNT	17,610	1.33%
STATE STREET BANK WEST CLIENT - TREATY 505234	16,828	1.27%
LEGAL + GENERAL ASSURANCE PENSIONS MANAGEMENT LIMITED	16,145	1.22%
JP MORGAN CHASE BANK 385781	13,376	1.01%
THE HACHIJUNI BANK,LTD.	13,085	0.99%
Total of top 10 unitholders	847,085	64.17%

■ Changes in investment unitholder ratio by owner (End of each fiscal period)

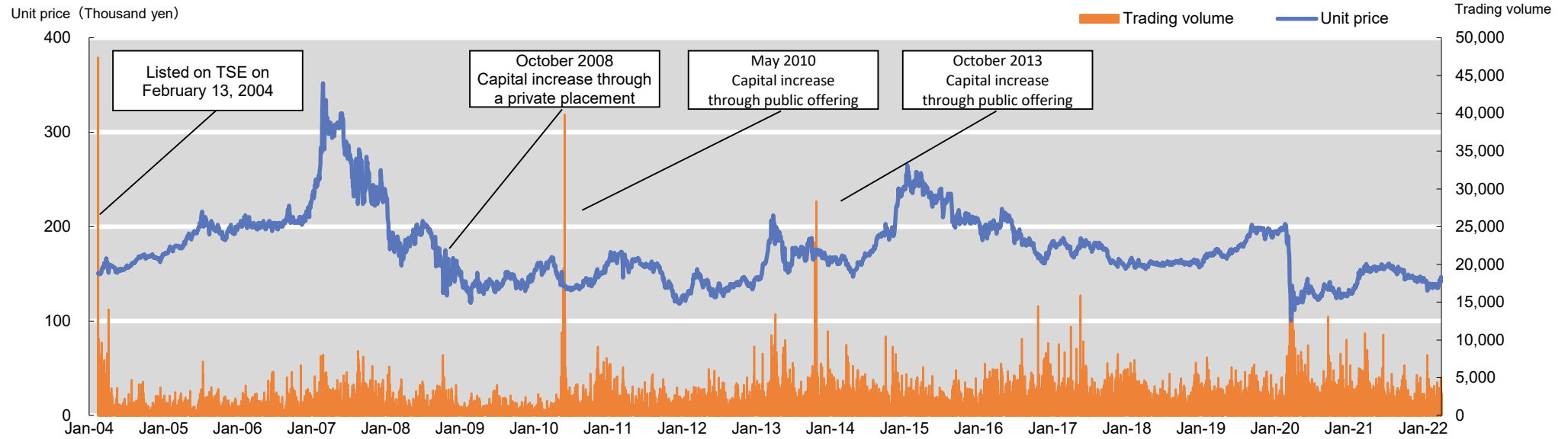


■ Changes in number of investment unitholders by owner (End of each fiscal period)



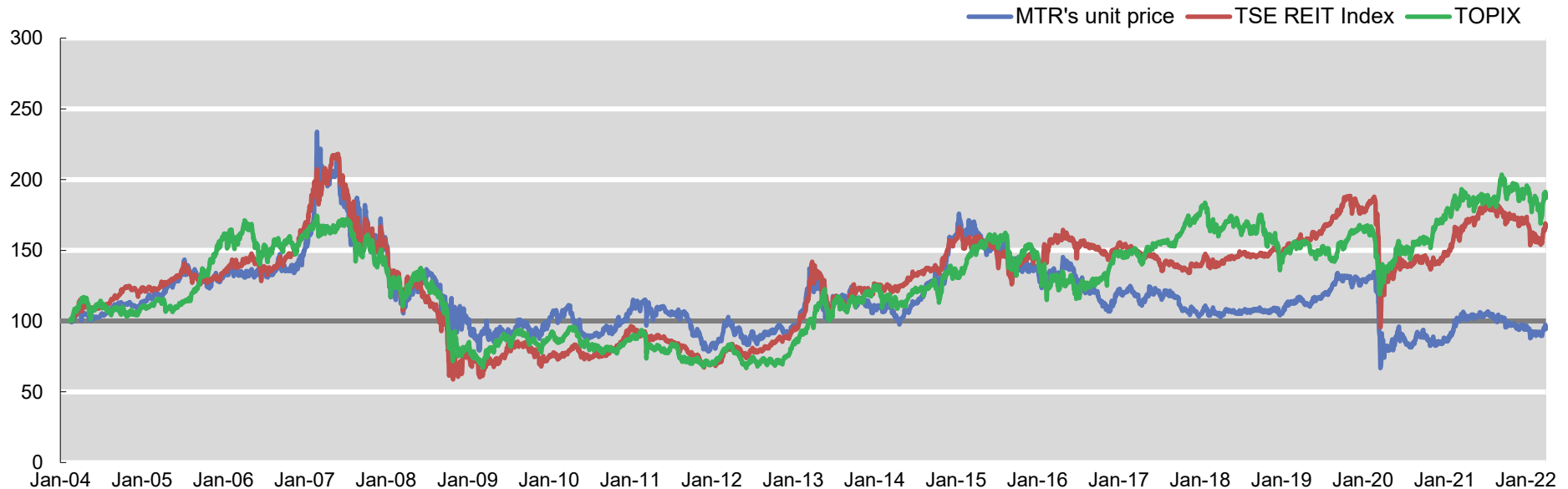
Changes in Unit Prices

Closing Unit price and trading volume February 13, 2004 to March 31, 2022



*Unit price and trading volume take into account the split of investment units (at the ratio of 1 to 5 units) on April 1, 2014, and figures prior to April 1, 2014 are revised accordingly.

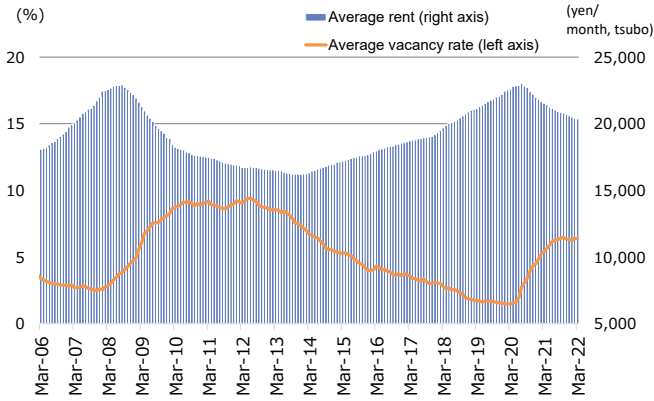
Comparative performance of closing Unit price February 13, 2004 to March 31, 2022



*A base of 100 is used to compare MTR's unit price at IPO with the TSE REIT Index and TOPIX.

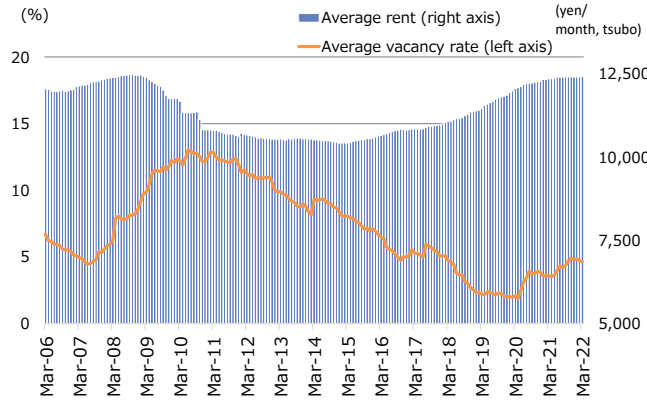
Changes in Vacancy Rate and Rent per Unit in Major Cities

Tokyo business districts



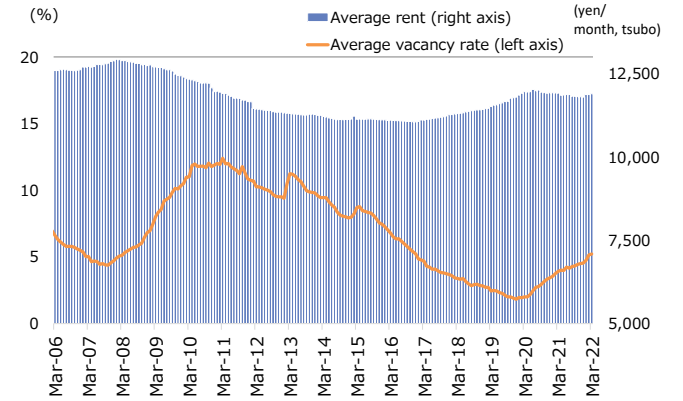
Tokyo business districts: Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, and Shibuya-ku

Yokohama business districts



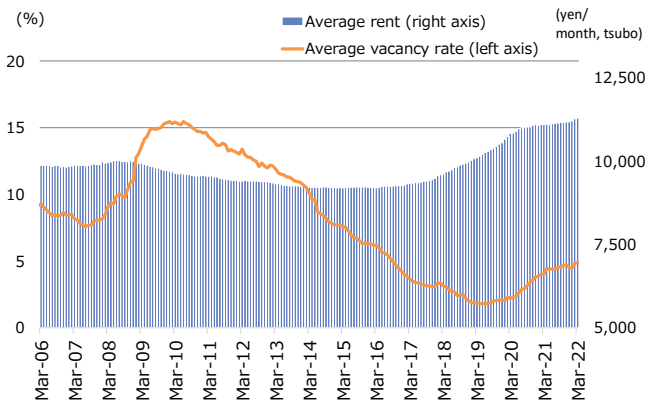
Yokohama business districts: Kannai, Yokohama Station, Shin-Yokohama, and Minato Mirai 21

Osaka business districts



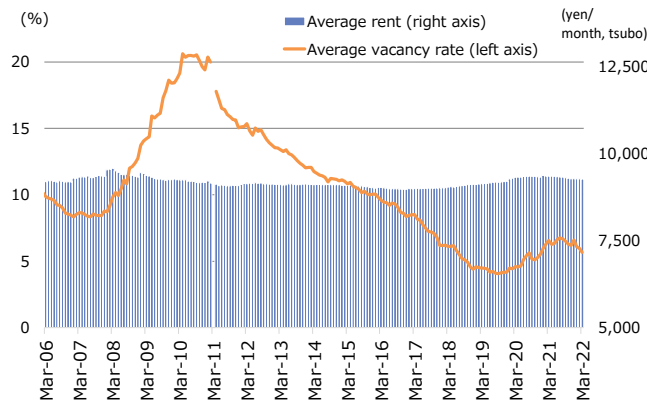
Osaka business districts: Umeda, Minami-Morimachi, Yodoyabashi and Honmachi, Senba, Shinsaibashi and Namba, and Shin-Osaka

Fukuoka business districts



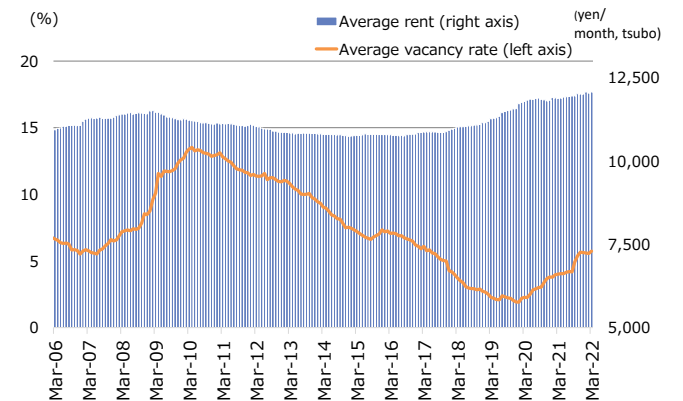
Fukuoka business districts: Akasaka Daimyo, Tenjin, Yakuin and Watanabe Dori, Gion and Gofukumachi, Hakata Station front, Hakata Station East and South

Sendai business districts



Sendai business districts: Station front area, area around Ichibancho, area around prefectural government and city hall, area east of the station, and neighboring office

Nagoya business districts



Nagoya business districts: Meieki, Fushimi, Sakae, and Marunouchi

Source: Prepared by MTR based on data published by Miki Shoji Co., Ltd.

Asset Management Company Remuneration Methods

(The end of the fiscal period ended March 2022)

Agreement		Calculation rate for remuneration	Calculation method
Remuneration Method 1	For each operation period, the average amount of the total appraisal value of assets at the end of the settlement period under review and the total appraisal value of assets at the end of the previous settlement period shall be multiplied by up to 0.2%, being the percentage determined by the Board of Management meeting, multiplied by one half.	0.15% (Note 1)	$(\text{Total appraisal value of assets at relevant fiscal period-end} + \text{Total appraisal value of assets at prior fiscal period-end}) \div 2 \times 0.15\% \times 1/2$
Remuneration Method 2	As determined at the Board of Management meeting, the amount of remuneration shall equal a maximum rate of 3% of distributable income for the relevant fiscal period. Based on standard accounting principles generally accepted in Japan, distributable income is determined as the sum of profit before income taxes and losses carried forward.	1.5% (Note 2)	Distributable income x 1.5%
Remuneration Method 3	In the event MTR acquires specified assets stipulated in the agreement, the rate of remuneration shall be a set percentage of the acquisition price of each property (excluding consumption tax, local consumption tax and transaction-related expenses), as listed below. In the event that MTR implements a merger and, as a result, succeeds to specified assets stipulated in the agreement from the merger partner, the rate of remuneration shall be a set percentage of the appraisal value as of the date of acceptance of the merger for each specified asset, as listed below. The percentages below may be reduced depending on the surrounding circumstances. - For acquisitions up to ¥15 billion, remuneration is 0.4% of the amount - For acquisitions from ¥15 billion to ¥30 billion, remuneration is 0.1% of the amount - For acquisitions above ¥30 billion, remuneration is 0.05% of the amount	Refer to left column	Total amount of the acquisition price percentage listed in the left column
Remuneration Method 4	In the event MTR transfers specified assets stipulated in its agreement, the rate of remuneration shall be 0.05% of the transfer amount of each asset transferred (excluding consumption tax, local consumption tax and transaction-related expenses).	Refer to left column	Transfer amount x 0.05%

* The notes on this page constitute an integral part of this presentation. See P.50~P51

Notes (1)

P4

(Note 1) Asset size is the total acquisition price.

(Note 2) For the properties that adopt the master lease contract with the system of linking rental revenue with rents under the sublease contract or the master lease contract of the pass-through type, the occupancy rate calculated based on the occupancy rate under the sublease contract is stated.

(Note 3) Unrealized profit is the difference between total appraisal value at the end of the fiscal period and total book value at the end of the fiscal period.

(Note 4) NAV per unit: (Year-end net asset value + Unrealized profit and loss) ÷ Number of investment units issued

P12

(Note1) For the properties that adopt the master lease contract, the diagram covers lease areas under sublease contracts. These do not include areas to be vacated, residences and storage spaces.

(Note2) Negotiation policy determined mainly by factoring in the gap between the target rent at the time of attracting a new tenant and the current rent.

(Note3) The total may not add up to 100% due to rounding to the first decimal place.

P29

(Note 1) “Central Tokyo” refers to Chiyoda, Chuo, Minato, Shinagawa, Shibuya and Shinjuku wards.

(Note 2) “Other Areas” refers to greater Tokyo (Kanagawa, Chiba and Saitama Prefectures, and the Tokyo Metropolitan Area (excluding central Tokyo) and other major regional cities.

(Note 3) Restricted to investments in residential properties and hotels for the foreseeable future.

(Note 4) The investment ratios are based on acquisition prices.

P38

(Note 1) For details, please refer to “Appraisal Value of Portfolio Properties at the Fiscal Period-End” and “Portfolio Summary and Breakdown of Property-Related Revenues/Expenses” described below.

(Note 2) NOI earnings yield: NOI in the fiscal period ended September 2021 (annual basis) / Acquisition price

P39

(Note 1) For Shiodome Building, We transferred 62,411 / 1,000,000 of the co-ownership interest on October 1, 2021.As of March 31, 2022, We own a co-ownership interest of 375,178 / 1,000,000. The figures in brackets are obtained by deducting the amount equivalent to the share in the applicable sale from the appraisal value of the portfolio properties at the end of fiscal period ended September 2021.

(Note 2) Kamiyacho Trust Tower was additionally acquired on October 1, 2021. The amount in parentheses is the appraisal value of the property at the end of the fiscal period ended September 2021 plus the appraisal value of the additional acquisition as of February 28, 2021.

(Note 3) For Frespo Inage, the direct reduction method is not adopted.

(Note 4) For Frespo Inage, the cap rate and the terminal cap rate have not been established.

(Note 5) Richi Appraisal: Richi Appraisal Institute, Japan Real Estate: Japan Real Estate Institute, Daiwa Real Estate: Daiwa Real Estate Appraisal Co., Ltd., Chuo-Nittochi: Chuo-Nittochi Solutions Co., Ltd.

P40

(Note 1) The occupancy rate for each asset, such as real estate, is the percentage of the total rented area out of the total rentable area. The total occupancy rate is based on assets, such as real estate, held by MTR as of the end of each fiscal period. If the result of rounding is 100.0%, however, the rate is indicated as 99.9% by rounding down the second decimal place to the nearest first decimal place.

(Note 2) A master lease agreement, under which rent income is linked to rents under sublease agreements, has been used for the office and store sections, and a master lease agreement specifying a fixed rent has been used for the hotel section of Tokyo Shiodome Building since April 1, 2021. Therefore, the numbers in parentheses of the occupancy rates of the properties, represent occupancy rates based on sublease agreements for the office and store section and occupancy rates based on the master lease agreement for the hotel section.

(Note 3) Regarding the office portion of the Kioicho Building, MTR leases the building portion of the Kioicho Building from a fiduciary trust company under a master lease agreement and subleases it to tenants. For the residential section, MTR enters into a pass-through master lease agreement. The occupancy rates stated above are those under the sublease agreement for the office portion and the master lease agreement for the residential portion. The figure in brackets for the occupancy rate of the building is the occupancy rate based on the sublease agreements of the office and residential portions of the building.

(Note 4) A master lease agreement, under which rent income is linked to the rents for joint management units, is used for Kamiyacho Trust Tower, and the number in parentheses of the occupancy rate of the property is the occupancy rate of the entire joint management units.

(Note 5) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Osaki MT Building, and the figure in brackets for the occupancy rate of the building is the occupancy rate based on the sublease agreement.

(Note 6) The agreement used for the Midosuji MTR Building is the master lease pass-through model, and the occupancy rate in brackets for the building is that based on the sublease agreement.

(Note 7) MTR leases the land and building of Hiroo MTR Building, Tenjin Prime and SHIBUYA FLAG from a fiduciary trust company under a master lease agreement and subleases it to tenants. The occupancy rates of the above properties are for those under the sublease agreements.

(Note 8) The numbers in parentheses of subtotal and total occupancy rates represent occupancy rates based on sublease agreements for Kioicho Building, Osaki MT Building, and Midosuji MTR Building and the occupancy rate calculated based on the occupancy rate of the entire joint management units for Kamiyacho Trust Tower. The occupancy rate of Tokyo Shiodome Building, was calculated according to Note 2.

Notes (2)

P41

- (Note 1) A master lease agreement, under which rent income is linked to rents under sublease agreements, is used for the office and store sections, and a master lease agreement specifying a fixed rent is used for the hotel section of Tokyo Shiodome Building. The numbers in parentheses of the occupancy rates of the properties and the total number of tenants of the property represent those based on sublease agreements for the office and store section and those based on the master lease agreement for the hotel section.
- (Note 2) Regarding the office portion of the Kioicho Building, MTR leases the office portion of the Kioicho Building from a fiduciary trust company under a master lease agreement and subleases it to tenants. Regarding the residential portion, the agreement used is the master lease pass-through model. The occupancy rate and the total number of tenants stated above are those under the sublease agreement for the office portion and the master lease agreement for the residential portion.
- (Note 3) A master lease agreement, under which rent income is linked to the rents for joint management units, is used for Kamiyacho Trust Tower, and the number in parentheses of the occupancy rate of the property are those of the entire joint management units.
- (Note 4) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Osaki MT Building.
- (Note 5) The agreement used for the Midosuji MTR Building is the master lease pass-through model.
- (Note 6) For Hiroo MTR Building, Tenjin Prime and SHIBUYA FLAG, MORI TRUST Sogo Reit has adopted a scheme under which it subleases the land and the building it rents to tenants in accordance with the master lease contract with the trustee. The types of contracts with major tenants represent the types of sublease contracts.
- (Note 7) Lease contract expiry is not shown, as consent from tenants has not been obtained.
- (Note 8) For Ito-Yokado Shonandai, a building lease contract renewal agreement for the period between November 21, 2022 and November 20, 2042, was signed (see P. 13 for details).
- (Note 9) The numbers in parentheses of the occupancy rates of the properties and the total number of tenants represent those based on sublease agreements for Kioicho Building, Osaki MT Building, and Midosuji MTR Building and the overall number of tenants in all joint management units for Kamiyacho Trust Tower. The occupancy rates of the properties and the total number of tenants in Tokyo Shiodome Building represent that based on Note 5.

P42~44

- (Note 1) The Tokyo Shiodome Building is a co-owned building and the floor area of 71,806.84m² is calculated by multiplying MTR's co-owned interest (ratio of 375,178/1,000,000) with the total floor space.
- (Note 2) MTR has acquired sectional ownership of the Kioicho Building. The total floor space stated is the total floor space for the portion of one building that represents the sectional ownership. The exclusive portion of the floor space owned by a fiduciary of the trust in which MTR is the sole beneficiary is 24,598.85 m².
- (Note 3) The building of Kamiyacho Trust Tower is sectionally owned and the building area indicated is the total floor area of one building. The floor area for exclusive use owned by the trust fiduciary having MTR as the only trust beneficiary is 7,595.44 m².
- (Note 4) The Osaki MT Building is a co-owned building, and the floor area of 24,495.21m² is calculated by multiplying MTR's co-owned interest (ratio of 907,880/1,000,000) with the total floor space.
- (Note 5) Probable Maximum Loss (PML) refers to the expected maximum loss ratio caused by an earthquake based on a loss confidence value of 90%. The expected maximum-level earthquake refers to an earthquake that occurs once every 50 years with a 10% excess-probability. This means that an earthquake of this magnitude statistically occurs once every 475 years.
- (Note 6) The rental revenues and property-related expenses of ON Building, SHIBUYA FLAG and Kohnan Sagamihara-Nishihashimoto are not disclosed because tenants' consent to disclosure has not been obtained.
- (Note 7) NOI earnings yield is calculated by converting NOI in the fiscal period ended March 2022 to an annual basis.
- (Note 8) The floor area of Frespo Inage is the area of the real estate trust associated with the real estate trust's beneficiary rights.
- (Note 9) Portfolio PML is calculated by assuming an earthquake with an epicenter close to Tokyo's Minato Ward out of multiple earthquake scenarios.

P49

- (Note 1) At a Board of Management meeting held on September 29, 2003, it was decided that the calculation rate for remuneration in the rate stated above will be reduced.
- (Note 2) At a Board of Management meeting held on November 27, 2003, it was decided that the calculation rate for remuneration in the rate

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