

Invincible

Investment Corporation

Invincible Investment Corporation
June 2022 Fiscal Period Results
(January 1, 2022 to June 30, 2022)

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<p>Results of June 2022 Fiscal Period</p>	<ul style="list-style-type: none"> ■ Due to the influence of COVID-19, the total GOP for the portfolio of 73 domestic hotels operated by MyStays Hotel Management Group (MHM), the major tenant of INV, continued to be at an insufficient level to meet fixed rent payment obligations this period as set out in the original agreements ■ Accordingly, INV and MHM agreed to reduce the rent payment from MHM this period and MHM paid fixed rent of ¥900 million (approximately 18% of the original fixed rent agreements). In addition, MHM paid variable rent of ¥1,996 million in this fiscal period and thus paid ¥2,896 million in total, which is approximately 58% of the original fixed rent agreements for this period ■ Secured ¥1,468 million of gain on sales this fiscal period by selling six residential properties for ¥4,450 million (0.5% higher than the appraisal value) in January 2022 ■ As a result, the net income this period is ¥1,015 million. INV will distribute approximately the entire net income, ¥166 per unit this period ■ The total appraisal value of the 127 properties held at the end of June 2022 was ¥530,212 million, a 2.1 % increase from the end of December 2021 appraisal
<p>Financial Condition</p>	<ul style="list-style-type: none"> ■ INV has never violated any financial covenants since the outbreak of COVID-19 up to the date hereof ■ As loans are being refinanced at shorter maturities, the amount of loans due in one fiscal period has increased. INV refinanced bank loans of ¥27.0 billion in total during this period and in addition, INV refinanced ¥50.2 billion of bank loans for the same amount that became due in July 2022 ■ In order to enhance the financial soundness, INV has repaid part of the existing loans by utilizing part of the cash on hand (¥3.5 billion) which increased due to the sale of properties and lowered LTV from 45.8% on February 24, 2022 to 44.9% at the end of this period ■ INV has ¥12.6 billion in cash on hand at the end of July 2022 after subtracting the partial repayment of the loan above, which is more than enough to pay interest expenses and other payments
<p>Domestic Hotel Portfolio</p>	<ul style="list-style-type: none"> ■ The occupancy rate of 75 domestic hotels owned by INV improved to 61.6% in December 2021, the highest level since March 2020. However, due to the surge of a new COVID-19 (Omicron) variant from the beginning of 2022, the occupancy rate of 75 domestic hotels plummeted to 48.5% in January ■ The government issued quasi-state of emergency ordinances for three prefectures from January 9 and further applied the measures to 36 prefectures at the peak. Quasi-state of emergency ordinances were lifted from March 21 through the end of this fiscal period and the average occupancy rate in 2Q 2022 improved to 68.6%. People appear to be more accepting of life amid COVID-19, and thus the government did not issue a state of emergency ordinance despite recording the largest number of newly confirmed infections per day during the sixth wave. The occupancy rate has improved mainly from leisure demand, such as people using Prefectural Residents' Discount, after the lifting of quasi-state of emergency ■ The number of inbound visitors this period was 507,600 (preliminary estimate by JNTO), a 96.9% reduction from the same period in 2019. Inbound visitors have virtually vanished since March 2020 ■ The government has started to gradually relax restrictions of border entry, and has resumed sightseeing tours for foreigners, limited to guided group tours from June 10. The number of entries to Japan per day was 3,500 at the beginning of this period, increased to 20,000 (including Japanese) from June but is still far below the level of the roughly 140,000 average entries per day in 2019

<p>Domestic Hotel Portfolio</p>	<ul style="list-style-type: none"> ■ MHM continues to undertake thorough cost reductions amid the Corona crisis. Further, MHM has been proactively implementing plans to capture changes in customer demand under the "With Corona" environment ■ Based on the semiannual survey, plans for new hotel room supply have been clearly declining six consecutive times since the December 2019 survey was conducted. Further, according to Nikkei survey announced on August 2, approximately 10% (about 5,000) tourism-related businesses such as hotels, inns, and travel agencies closed in the two years between May 2020 and May 2022 from the influence of COVID-19
<p>Cayman Hotel Portfolio</p>	<ul style="list-style-type: none"> ■ From January 20, 2022, unvaccinated children under the age of 12 years old "assume" the vaccination status of their adult travel companions. Further, the once onerous COVID-19 testing for travelers aged 5 and over that required lateral flow tests on days 2, 5, and 7 (resulting in a 10-day quarantine if positive), clearly major factor to avoid travel to the Cayman Islands, was lifted as of February 17, 2022 ■ The administration of the second vaccination has reached 80% of the population in the Cayman Islands at the beginning of 2022 and the number of flights to the Cayman Islands has increased from the middle of February. Management contract profits of the two hotels in Cayman resulted in ¥1,013 million this period, a significant improvement from ¥176 million of management contract losses in the previous period ■ The Cayman Islands government has gradually relaxed COVID-19 regulations, lifting measures such as a pre-arrival testing requirement for travelers to the Cayman Islands, and mandatory mask requirements in indoor public areas from June 30. We expect the performance of our hotels in Cayman to improve further from the next peak season starting in Thanksgiving day in late November
<p>Residential/ Commercial Portfolio</p>	<ul style="list-style-type: none"> ■ Recorded ¥1,113 million of NOI for 41 residential properties this period, -0.2% compared to the June 2021 fiscal period, +1.2% compared to June 2019 fiscal period for the same portfolio ■ The portfolio of 41 residential properties and one commercial property owned today is expected to maintain stable returns
<p>Forecast for December 2022 Fiscal Period</p>	<ul style="list-style-type: none"> ■ We have experienced alternating periods of both surging and waning COVID-19 cases, while government restrictions on movement with each wave are gradually shortening and becoming more tolerable. Assuming the continuation of relaxed restrictions, we aim for positive net income in the December 2022 fiscal period without a gain on sales of properties ■ However, according to a correspondence from the Ministry of Land, Infrastructure, Transport and Tourism on August 1, "The number of newly confirmed infections throughout Japan has surpassed all previous highs, and the number of newly confirmed infections in each prefecture is larger than the one in the previous pandemic; the rapid increase of infections has been continuing", and "We will need to closely watch the situation including the influence of COVID-19 on the medical care system with the maximum sense of caution". Under such circumstances, it is extremely difficult to make a reasonable forecast for the December 2022 fiscal period, and future forecasts are undetermined at this time ■ Due to the ongoing uncertainty and challenging environment for the hotel business, some level of fixed rent payment waivers for MHM from July 2022 will be required but have not been determined yet, and we expect to conclude and announce the agreement by the middle of September 2022

II. Summary of June 2022 FP Results

II-1. Financial Highlights

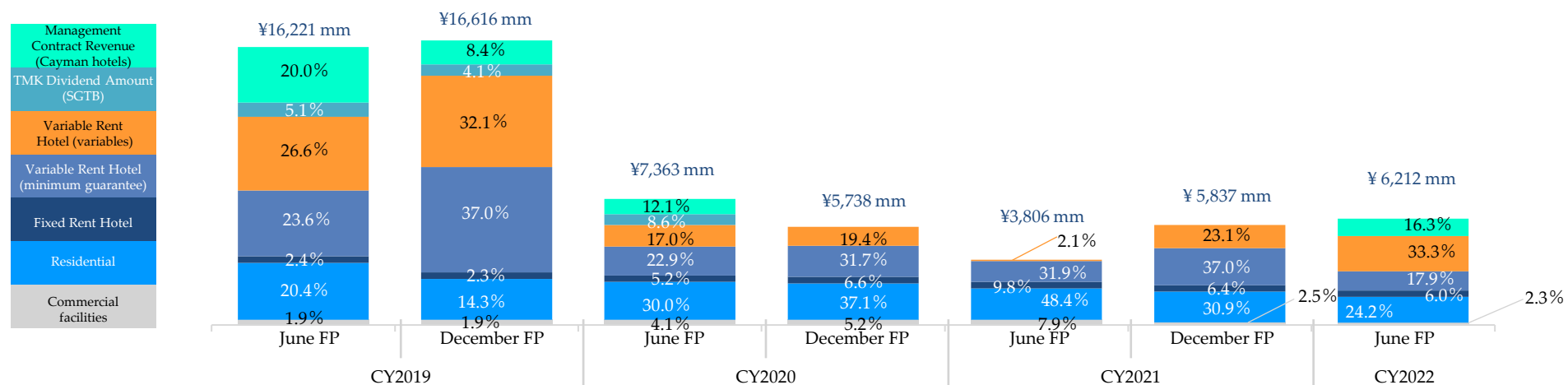
- The net income this period is ¥1,015 million. INV will distribute approximately the entire net income, or ¥166 per unit this period. While the net income increased slightly compared to the previous period, the gain on sale of properties decreased by ¥1.1 billion, and the earnings of the portfolio are on a recovery trend
- MHM paid fixed rent of ¥900 million (approximately 18% of the original fixed rent agreements) and variable rent of ¥1,996 million in this period and thus paid ¥2,896 million in total, which is approximately 58% of the original fixed rent agreements for this period
- Assuming restrictions may not become stricter in the future, we aim for positive net income in the December 2022 fiscal period without a gain on sales of properties

	December 2021 FP	June 2022 FP	Variance		Major Causes for Variance (¥ million)
			Amount	(%)	
Operating revenue	8,406	7,680	-726	-8.6%	Operating revenue ✓ Decrease in revenue by property disposition in the previous fiscal period : -194 ✓ Decrease in revenue by property disposition in this fiscal period : -129 ✓ Increase/decrease in revenue of existing portfolio : -315 (Decrease in Hotel Rents: -330) (Increase in Residential Rents: +15) ✓ Increase in management contract revenue: +1,013 ✓ Decrease in gain on sale of properties: -1,100
Real estate rental revenues	5,837	5,198	-639	-11.0%	
Hotel Rents (Variable rent)	1,279	2,038	+758	+59.3%	
Hotel Rents (Fixed rent)	2,489	1,439	-1,050	-42.2%	
Residential Rents	1,679	1,382	-296	-17.7%	
Management contract revenue	—	1,013	+1,013	—	
TMK Dividend amount	—	—	—	—	
Gain on sale of properties	2,568	1,468	-1,100	-42.8%	
Operating expenses	6,113	5,565	-548	-9.0%	Operating expenses ✓ Decrease in expenses by property disposition in the previous fiscal period : -104 (Decrease in depreciation expenses : -40) ✓ Decrease in expenses by property disposition in this fiscal period : -62 (Decrease in depreciation expenses : -38) ✓ Decrease in expenses for existing portfolio: -116 (Decrease in depreciation expenses : -6) ✓ Decrease in management contract expenses due to reduction of management contract loss: -166
Real estate rental expenses	4,777	4,498	-278	-5.8%	
Taxes and other public charges	753	588	-164	-21.9%	
Depreciation expenses	3,420	3,335	-85	-2.5%	
Management contract expenses	709	543	-166	-23.5%	
Depreciation expenses	429	430	+0	+0.2%	
NOI	4,201	4,936	+734	17.5%	Non-operating expenses ✓ Decrease in debt cost: -91 ✓ Decrease in foreign exchange losses: -40 ✓ Decrease in interest cost: -39
NOI after depreciation	351	1,170	+819	233.4%	
Operating income	2,292	2,114	-177	-7.8%	
Non-operating income	7	4	-3	-43.5%	Distribution per Unit (¥) ✓ Same as the previous fiscal period
Non-operating expenses	1,284	1,102	-181	-14.2%	
Ordinary income	1,014	1,015	+0	+0.1%	
Net income	1,014	1,015	+0	+0.1%	
Distribution per Unit (¥)	166	166	—	—	
Operating Days	184	181	—	—	

II-2: Operating Revenue Composition

Due to a significant increase in domestic hotel variable rents (variables) and Cayman hotels management contract revenues, operating revenue for this fiscal period increased by 63.2% compared to the same period of the previous year, even though residential and commercial property revenue declined due to the sale of some properties

Portfolio Composition by Operating Revenue¹



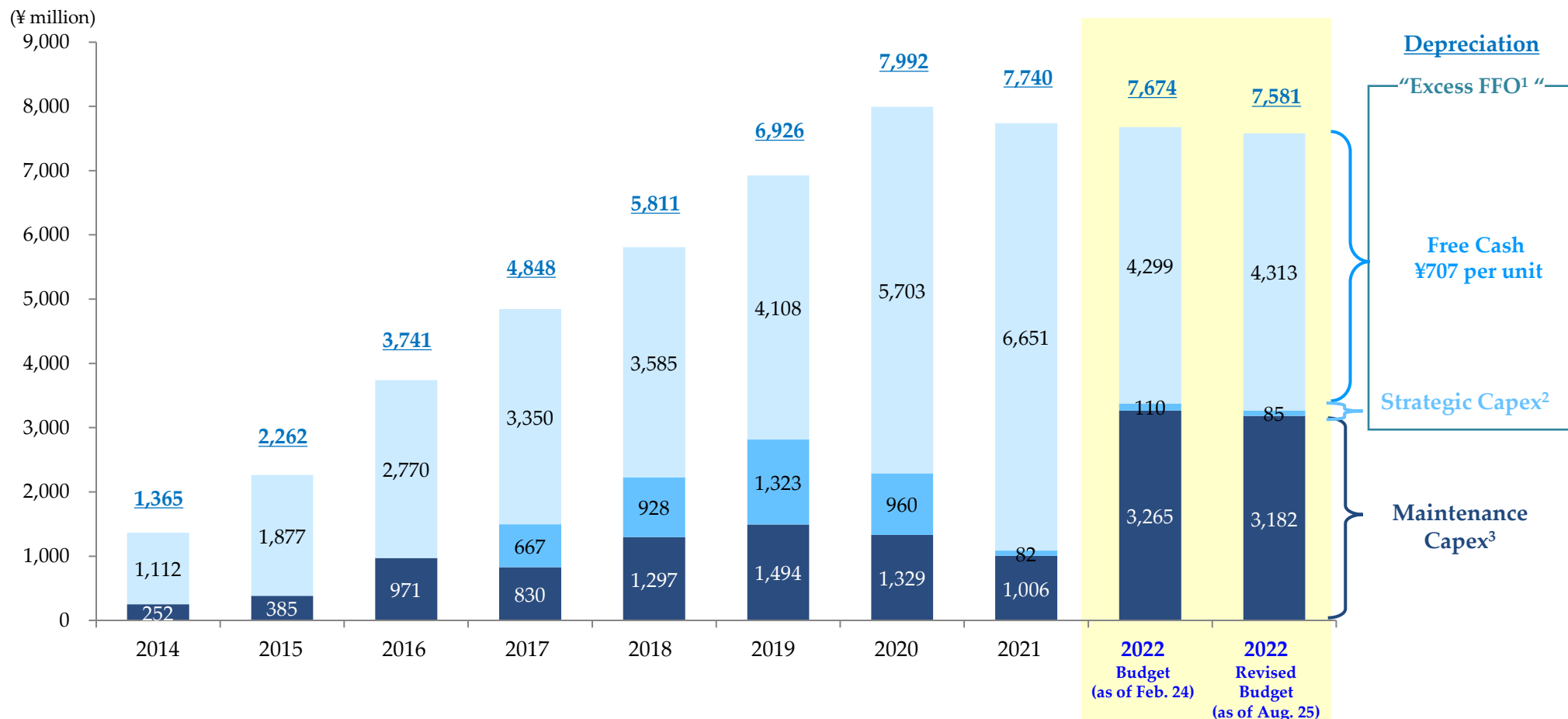
	CY2019		CY2020		CY2021		CY2022							
	June FY	December FY	June FY	December FY	June FY	December FY	June FY	December FY	June FY	December FY	June FY	December FY	June FY	December FY
Management Contract Revenue ² (Cayman hotels)	3,240	20.0%	1,397	8.4%	890	12.1%	0	0.0%	0	0.0%	0	0.0%	1,013	16.3%
TMK Dividend Amount (SGTB)	827	5.1%	673	4.1%	634	8.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hotel														
Variable Rent (variables)	4,307	26.6%	5,332	32.1%	1,255	17.0%	1,113	19.4%	79	2.1%	1,350	23.1%	2,068	33.3%
Variable Rent (minimum guarantee)	3,834	23.6%	6,144	37.0%	1,689	22.9%	1,818	31.7%	1,212	31.9%	2,162	37.0%	1,112	17.9%
Fixed Rent	388	2.4%	386	2.3%	381	5.2%	376	6.6%	374	9.8%	371	6.4%	373	6.0%
Residential	3,316	20.4%	2,374	14.3%	2,211	30.0%	2,130	37.1%	1,840	48.4%	1,805	30.9%	1,502	24.2%
Commercial properties	306	1.9%	307	1.9%	301	4.1%	300	5.2%	299	7.9%	147	2.5%	141	2.3%
Total	16,221	100.0%	16,616	100.0%	7,363	100.0%	5,738	100.0%	3,806	100.0%	5,837	100.0%	6,212	100.0%

(Note 1) Based on the properties owned by INV during each fiscal period respectively. The gain on sale is excluded

(Note 2) The figure for June 2019 FP includes the amount of TK dividends INV received for the fiscal period before INV owned Cayman hotels directly

II-3. Capital Expenditures and Depreciation

- The current annual revised budget is almost the same as the original budget six months ago
- The capex for this fiscal period was approximately ¥600 million. There was no large-scale renewal work exceeding ¥100 million, and the largest project was the renewal of the water receiving tank at the Takamatsu Tokyu REI Hotel (¥68.4 million), and the next largest was the renovation of the bakery at Hotel Epinard Nasu (¥45.8 million)



Asset Size ⁴ (¥ million)	2014	2015	2016	2017	2018	2019	2020	2021	2022 Budget (as of Feb. 24)	2022 Revised Budget (as of Aug. 25)
	117,927	173,815	266,619	353,695	448,362	497,979	502,717	494,766	491,395	491,395

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

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

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

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

III. Status of Hotel Operations and Market

III-1. Hotel KPIs and NOI

KPIs of both overseas and domestic hotels improved year-over-year in the June 2022 fiscal period, but the entire hotel portfolio NOI was approximately 24% of the same period in 2019 due to the extended adverse effect of the COVID-19 pandemic

Area	KPI		June 2019 FP	June 2020 FP	June 2021 FP	June 2022 FP	Variance	
			Actual	Actual	Actual	Actual	vs The same period in 2019	vs The same period in 2021
Domestic hotels ¹	ADR	(¥)	10,109	7,229	6,940	7,504	-25.8%	8.1%
	Occupancy	(%)	86.8	48.1	35.6	61.5	-25.3pt	25.9pt
	RevPAR	(¥)	8,772	3,478	2,472	4,614	-47.4%	86.7%
	GOP ²	(¥ million)	11,572	596	652	3,194	-72.4%	389.7%
Overseas hotels ³	ADR	(¥)	45,725	53,598	17,773	40,717	-11.0%	129.1%
	Occupancy	(%)	89.3	37.5	7.9	39.7	-49.6pt	31.9pt
	RevPAR	(¥)	40,831	20,124	1,401	16,177	-60.4%	1,055.0%
	GOP	(¥ million)	2,934	935	-313	941	-67.9%	—
NOI ^{4,5}	(¥ million)	13,619	1,599	139	3,288	-75.9%	2,262.7%	

(Note 1) Simulated KPI based on 75 hotel properties; of the 84 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of June 30, 2022, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties were owned since the beginning of 2019. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance. In calculating the GOP, added the 49% of GOP for Sheraton Grande Tokyo Bay Hotel, which means INV's pro rata portion of the amount of JV TMK's preferred equity owned by INV. The rent paid for APA Hotel Yokohama-Kannai, is regarded as GOP of the hotel

(Note 2) GOP for each fiscal period ended June 2020 and onwards includes the amount of employment adjustment subsidies to be received by the hotel operators for the respective fiscal period, which requires a certain period of time to confirm. Therefore, the amount of GOP is subject to change retroactively upon confirmation of the amount of employment adjustment subsidies. Moreover, if variable rent is accrued due to changes in GOP arising from revision of the employment adjustment subsidies, we will discuss with the tenant separately regarding the handling of such variable rent. In accordance with the confirmation of the amount of employment adjustment subsidies received, we have revised the GOP for the fiscal period ended June 2020 from ¥414 million to ¥596 million, and the GOP for the fiscal period ended June 2021 from ¥655 million to ¥652 million. However, there is no change in variable rent for each fiscal period as a result of these revisions.

(Note 3) Simulated KPI based on 2 overseas hotels owned as of June 30, 2022, assuming INV owned both properties directly since the beginning of 2019. Calculated at the exchange rate of US\$1 to ¥110.

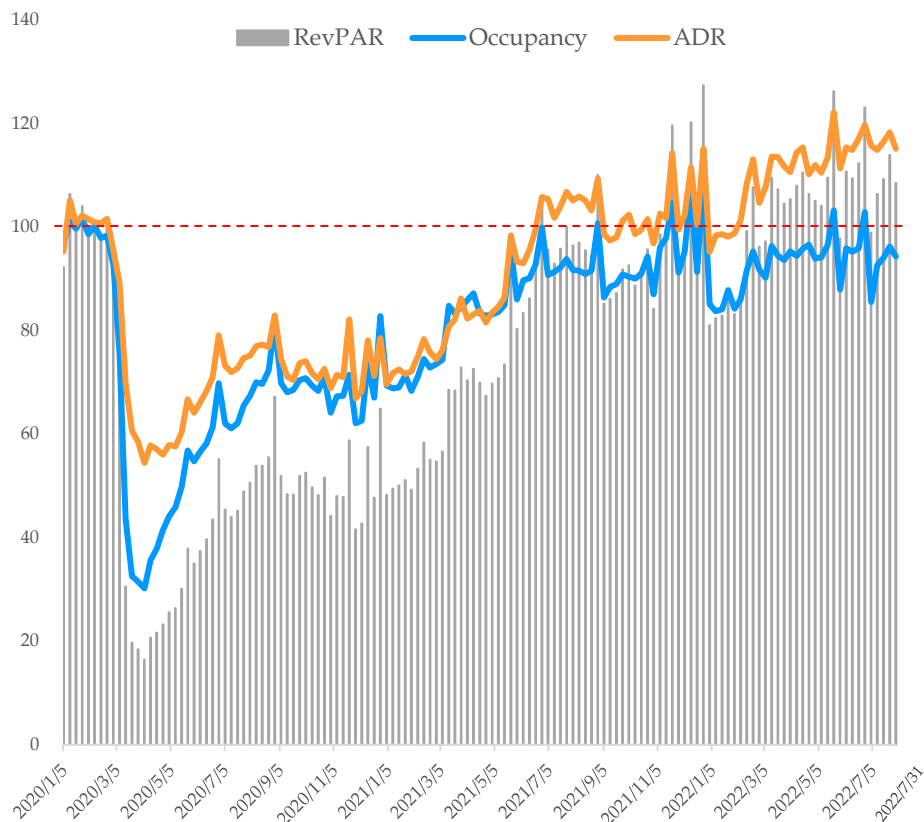
(Note 4) Simulated NOI based on 77 hotel properties; of the 86 hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of June 30, 2022, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties including overseas properties were owned since the beginning of 2019. The dividends from preferred equity interest of TMK that owns SGTB is applied to NOI of SGTB, assuming these dividends contributed 2019 full year of INV. Calculated at the exchange rate of US\$1 to ¥110 for NOI of overseas hotels

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

- Since the week of March 13, 2022, the U.S. Hotel RevPAR Index has been above 2019 for many weeks. Occupancy rates have been sluggish due to staffing shortages as a result of cutting hotel employees during the COVID-19 pandemic, but ADR from the week of March 13, 2022 has been consistently higher by more than 10% than the same period in 2019, and hit the highest ADR for any week on record for the week of July 17
- According to a monthly online survey³ conducted by Deloitte since April 2020, in major countries in Europe and the U.S., more and more people think that hotel stays are safe, and the number of people who are likely to book hotels for leisure travel are also on the rise, and it is thought that the desire to travel is improving even though people have experienced the repeat of COVID-19 surging and waning

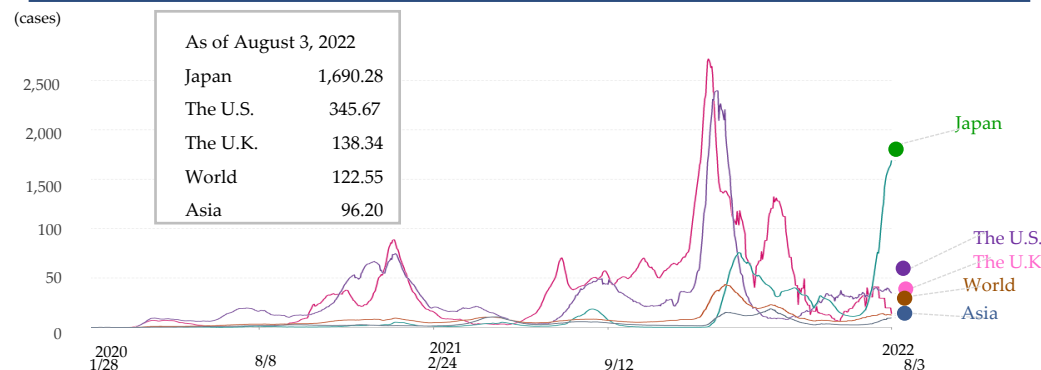
Hotel KPIs in the U.S.

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



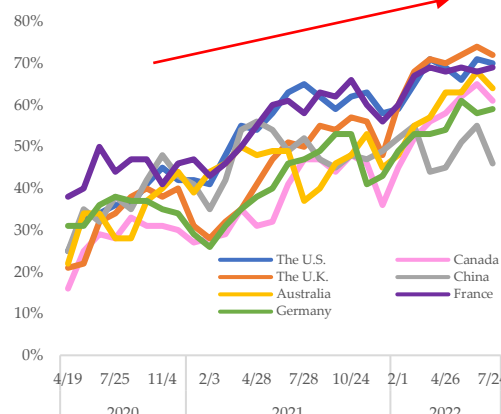
New COVID-19 Cases Worldwide

Daily Newly Confirmed COVID-19 cases per million people² (7-day moving average)

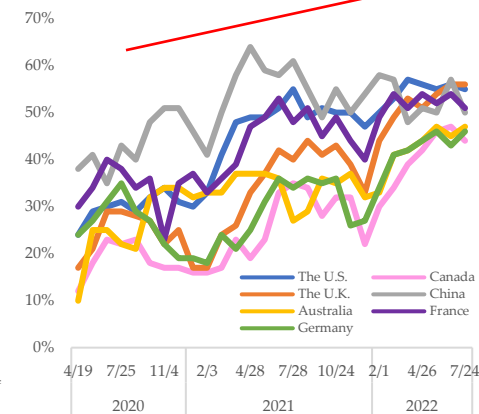


Deloitte's online survey Global state of the consumer tracker's travel perception findings³

Feel safe staying in a hotel



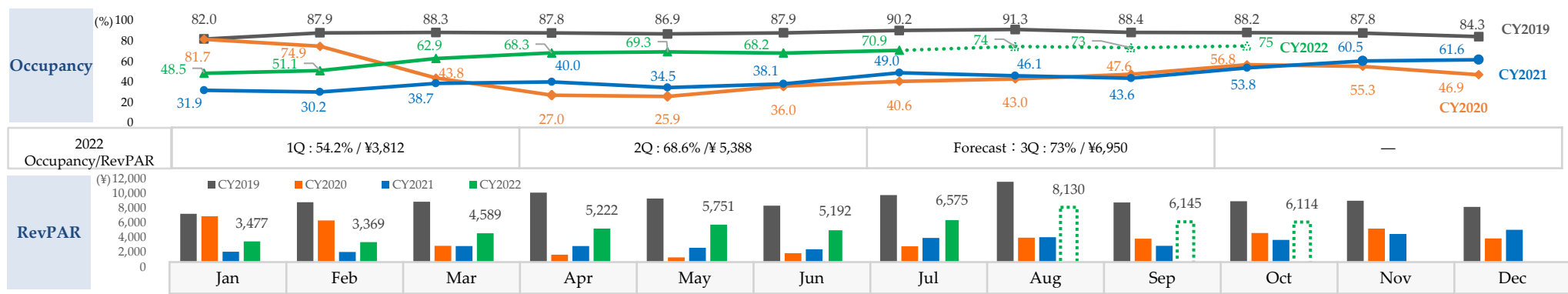
Likely to book hotel for leisure travel within the next 3 months



(Note 1) Source: STR
(Note 2) Source: Our World in Data
(Note 3) Source: Deloitte's Global state of the consumer tracker: Online panel survey fielded monthly across 23 countries. Target approximately 1,000 adults (18 years and older) in each country

III-4. Preliminary Forecast of INV's Hotel Portfolio (December 2022 Fiscal Period)

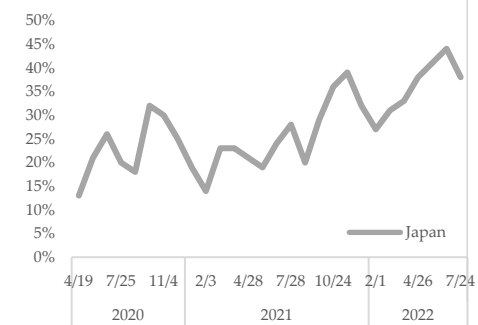
- In the 4Q of 2021, there were no behavior restrictions such as a state of emergency throughout Japan and the number of newly confirmed infections and seriously ill patients from COVID-19 declined significantly, and the occupancy rate of 75 domestic hotels owned by INV improved to 61.6% in December 2021, the highest level since March 2020. However, because of the impact from the sixth wave of COVID-19 caused by the surge of a new COVID-19 (Omicron) variant from the beginning of 2022, the occupancy rate of 75 domestic hotels plummeted to 48.5% in January
- The government issued quasi-state of emergency ordinances for three prefectures from January 9 and further applied the measures to 36 prefectures at the peak. From March 21, the quasi-state of emergency ordinances were lifted through the end of this fiscal period and the average occupancy rate in 2Q 2022 improved to 68.6% (RevPAR in 2Q 2022 was approximately 58% of 2Q in 2019). People appear to be more accepting of life amid COVID-19, and thus the government did not issue a state of emergency ordinance even though the largest number of newly confirmed infections per day was recorded in the sixth wave, and the occupancy rate has improved mainly from leisure demand after the lifting of quasi-state of emergency
- Further recovery is expected if restrictions on movement by the government may not become stricter in the future. However, the timing of the end of the seventh wave, which has continued to record the highest infection level ever nationwide, is uncertain, and it is extremely difficult to make a reasonable forecast



Major movements around COVID-19 in 2022

Jan	9 : Hiroshima, Yamaguchi, and Okinawa prefectures begin applying for quasi-state of emergency (scheduled until January 31) 18 : New cases nationwide exceed 30,000 for the first time	May	12 : The Chief Cabinet Secretary expressed masks to be removed if sufficient distance is kept outdoor 25 : Fourth vaccination began
Feb	3 : More than 100,000 new cases nationwide for the first time 10 : Applied quasi-state of emergency to 36 prefectures, including the extension of 13 prefectures due to end on February 13 10 : The new Pfizer medication (taken orally) for mild and moderate novel coronavirus has been approved	Jun	9 : British pharmaceutical giant AstraZeneca applied to the Ministry of Health, Labour and Welfare for approval of injectable medicines that are expected to prevent the onset of the infections by prior administration in addition to preventing the severity of the COVID-19
Mar	6 : 13 prefectures including Fukuoka lifted quasi-state of emergency 16 : Offices and schools above junior high schools do not have to identify close contact and reduce the rule of the identification of close contact 21 : 18 prefectures, including Tokyo and Osaka, completely lifted quasi-state of emergency. For the first time in about two and a half months, no areas are restricted nationwide	Jul	16 : More than 110,000 new cases nationwide 27 : The number of new cases exceeded 200,000 nationwide and Japan recorded the highest cases per million people in the world
Apr	1 : Expansion of the "Prefectural Residents' Discount" which supports travel within prefecture, targeting travelers from six regional blocks 20 : Extension of the expiration date of the prefectural residents' discount until the end of May (not applicable during Golden Week from the end of April to beginning to May)	Aug	18 : More than 255,000 new cases nationwide for the first time The Tokyo Metropolitan Government announced that it will resume the Tokyo Metropolitan Residents' Discount (a tourism support measure for Tokyo), which had been suspended at the end of July, from September 1 to 30, in order to achieve both the prevention of the spread of COVID-19 and the promotion of economic activities, while recognizing the continuing explosive infection situation

Likely to book hotel for leisure travel within the next 3 months



Source : Deloitte's Global state of the consumer tracker

III-5. Initiatives by MHM amid COVID-19

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

Initiatives to Capture New Demand

New Employee Training

Hybrid (real and online) conferences have become commonplace. In addition, many of the companies that held online meetings were looking for real meetings until just before the event. Therefore, MHM strengthened sales to capture demand, and sales recovered to less than 70% compared to 2019, and the number of client companies recovered to less than 90% compared to 2019. 26 hotels owned by INV in the fiscal period ended June 2022 accounted for 66% of the sales (see right table)

	June 2019 FP	June 2022 FP (Note)
Clients	98	82
Total Room Nights	83,252 RN	59,354 RN (37,680 RN)
Sales	¥511,615 thousand	¥352,688 thousand (¥231,371 thousand)

(Note) Figures in parentheses are results for 26 INV-owned hotels

Store Renovation

Renovated the bakery and coffee shop on the first floor of Hotel Epinard Nasu. Previously, there was no dedicated bakery oven, and bread was baked only once a day. It has become a bakery store that "has a variety of freshly baked bread whenever you visit." The eat-in space also increased from 48 seats to 56 seats, and the number of customers per day during the first month from the opening day exceeded the period in 2019 before the pandemic

Results per day from July 1 to July 31, 2022		
	2022	vs 2019
Customers	171	+46
Sales	¥183,000	+¥49,000

Conference

Amid the coronavirus pandemic, the recovery in banquet demand is slow. However, many companies need large hotel conference rooms with excellent infection control as venues for corporate training, remote meetings between branches, and various examinations. MHM has actively captured such needs, and both the number of events and sales have almost doubled compared to the same period in 2019. Meetings continue to be an important segment

Results for 19 INV-owned hotels		
	June 2022 FP	vs 2019
Number of Events	7,836	+3,892
Sales	¥1,076 million	+¥537 million

Cooperation with Travel Agents

MHM has been working on educational trips such as school excursions as demand is expected even in the pandemic. As a result of continuing aggressive sales, the number of monthly events acquired from April 2022 onwards has more than tripled year-on-year for three consecutive months (April: 6 -> 26, May: 20 -> 62, June: 6 -> 52), and sales increased continuously (April: ¥14,299,000 -> ¥37,720,000, May: ¥24,441,000 -> ¥70,710,000, June: ¥9,518,000 -> ¥51,821,000), capturing demand from spring onwards

	June 2021 FP (Note)	June 2022 FP (Note)
Number of Events	51 (21)	163 (88)
Sales	¥69,570 thousand (¥31,025 thousand)	¥206,147 thousand (¥117,809 thousand)

(Note) Figures in parentheses are results for INV-owned hotels

Initiatives Ongoing under the Pandemic

Breakfast Buffet

✓ Of the 53 restaurants, 51 served a breakfast buffet under thorough infection control measures. The remaining two hotels are offering set menu breakfasts that can also be taken out

Acceptance of Self-quarantine Customers

✓ While the number of international students from China has decreased significantly due to China's zero-corona policy, MHM targeted technical interns mainly from Southeast Asia. Acquired demand that increased after March 2022 when new foreigners entered the country for purposes other than tourism

✓ Due to the relaxation of the government's border measures, overnight stays due to self-quarantine will likely disappear in the future. On the other hand, due to the rapid increase in the number of international students and technical interns who have a strong desire to come to Japan, it is expected that there will be demand for lodging until a place of residence is decided, and for isolation as an infection control measure for the host organization

Sales from technical interns, international students and self quarantine demand

December 2021 FP	June 2022 FP
¥645 million	¥532 million

Provide a Telework Environment

✓ As of June 30, 2022, the plan is offered at 43 hotels (35 of which are owned by INV), primarily on a day with weak demand

✓ MHM plans to offer the plan flexibly as one of the options until inbound demand recovers, particularly at hotels with lower ADR

	December 2021 FP (91 hotels)	June 2022 FP (43 hotels)
Room Nights	92,475 RN (8.1%) ²	56,327 RN (2.8%) ²
Sales	¥426 million (5.8%) ²	¥277 million (1.7%) ²
ADR	¥4,595	¥4,919

Delivery and Takeout Services

✓ Delivery services and takeout menus distributed in neighborhoods started at MHM's directly managed restaurants in April 2020. 21 hotels are offering the service as of June 30, 2022 (12 of which are INV-owned hotels). Some hotels have been able to acquire repeat customers, and it is a service that contributes to boosting food and beverage sales

	December 2021 FP	June 2022 FP
Number of Hotels (INV/Total)	12/18	12/21
Total Sales Amount	¥93,541 thousand	¥99,569 thousand
Total Order Count	26,438	23,959

Reducing Operating Expenses for 73 Hotels Owned by INV

✓ Amid a recovery in occupancy rates, salary payments in the June 2022 fiscal period were reduced by limiting overtime and optimizing employment (work shifts, employment adjustments, retirement, and active leave), resulting in a reduction of ¥1,053 million³ (26.6%) compared to the same period in 2019

✓ Reduction of ¥1,149 million (44.3%) compared to the same period in 2019, via further negotiations with the cleaning companies, shuttle bus companies, and others by changing fixed costs to variable costs or changing to ordering as needed

(Note1) Amid the increasing demand for telework, MHM started setting plans in April 2020 with the aim of providing a comfortable telework environment using hotel rooms (day-use or successive stay with unlimited Wi-Fi)

(Note2) Percentage of the utilization or the revenues by "Telework Plan" for hotels that implemented the plan in the period above

(Note3) Preliminary figures as of July 25, 2022, including the estimated amount of employment adjustment subsidy to be received

- Inbound demand is expected to gradually recover as the government relaxes border measures
- From 2023 onwards, domestic business is expected to have various demand channels, including employee training, and inbound demand is expected to increase due to revenge travel¹
- The unstable situation will continue, and the infection situation and government policies are expected to change from time to time. MHM will implement initiatives to maximize earnings by reacting flexibly to these changes

	Domestic Demand		Inbound Demand	
	Leisure	Business	Leisure	Business
Outlook for December 2022 Fiscal Period	<ul style="list-style-type: none"> ✓ It has already recovered to almost the same level as in 2019. Demand will increase further if nationwide travel support measures are implemented 	<ul style="list-style-type: none"> ✓ People's experience with "with corona" will improve, demand for essential business trips will recover. Despite development of remote work, certain amount of demand for business accommodation can be expected 	<ul style="list-style-type: none"> ✓ Entry for tourism purposes resumed from June 2022. Inbound demand may gradually recover as the government relaxes the pre-arrival testing requirement and the daily cap on arrivals ✓ If the weak yen continues, Japan will be the first choice for travel destinations, and an accelerated recovery can be expected 	<ul style="list-style-type: none"> ✓ Projects for international students are already underway, and offshore projects² are expected to become more active
Outlook for 2023 Onwards	<ul style="list-style-type: none"> ✓ Depends on the content and timing of travel support measures. Once such measures settle down, there is a possibility that demand will decline as a result 	<ul style="list-style-type: none"> ✓ Various business accommodation demand including employee training are expected to recover in conjunction with the recovery of the overall economy 	<ul style="list-style-type: none"> ✓ Assuming that immigration restrictions can be lifted around spring and summer, in that case, demand for inbound revenge travel¹ will increase 	<ul style="list-style-type: none"> ✓ If full-scale traffic becomes possible, the accumulated demand is expected to emerge in 2023, in the same manner as the leisure demand

Future Strategy

- Utilizing a broad portfolio that includes the former Kanpo no Yado hotels, we will retain domestic customers and raise awareness of the MyStays Group to deepen customer acquisition
- Promote domestic business travelers to use leisure facilities for personal use
- Leverage the strength of a nationwide portfolio for group tours from overseas, and cooperate with travel agencies (ex. About 1,300 tours have been set for Taiwan, Thailand, Malaysia and Hong Kong from August 2022 to March 2023)
- Acquisition of inbound tourists by following up on study tours for the purpose of studying abroad, internships, and company visits
- Appeal to inbound travelers for business purposes by incorporating new sales channels such as GDS³ (Global Distribution System)

(Note 1) People's willingness to travel explodes as a reaction to the restrictions on various behaviors caused by the COVID-19 pandemic.

(Note 2) "Offshore projects" refers to the work that needs to be done face-to-face (explanation of specifications, review of finished products, etc.) when an IT company outsources system development to an overseas company or overseas subsidiary with low labor costs. These operations lead to accommodation demand.

(Note 3) Refers to a dedicated platform that can only be accessed by suppliers, such as airlines, hotels, cruises, and car rentals, who receive reservations, and travel agencies that place reservations.

- Demand for MICE, banquets, and weddings is gradually recovering, and we are implementing new initiatives by leveraging our extensive facilities and brand power
- For the first time in the world hotel industry, SGTB introduced a Boeing 737 MAX flight simulator and a cabin mock-up both using actual equipment, aiming to capture new customer demand by providing a full-fledged flight experience in a simulator used by professional pilots

Initiatives to Maximize Revenue

Sales promotions with new accommodation plans

- Various promotions were implemented to allow guests to enjoy the feeling of traveling in an environment where domestic and overseas travel is difficult

February – March	April – May	June – August
Australian Fair	All Sheraton Fair	Hawaiian Fair
<ul style="list-style-type: none"> • Breakfast • Free parking (until 1PM on check-out date) Select one from the following benefits ① Grand Cafe Dinner 20% discount ② Two bottles of sparkling wine ③ Two clear files ④ Penton Plush Toy	<ul style="list-style-type: none"> • Breakfast • Free parking (until 1PM on check-out date) • One original mug • One pack of local KitKat • Two bottles of local cider 	<ul style="list-style-type: none"> • Breakfast • Free parking (until 1PM on check-out date) • One original mug • Two bottles of Hawaiian drink - Grand Cafe Dinner discount

Capture demand for MICE and banquets

- Due to a recovery in demand for spring school trips and insurance company incentive events, June 2022 FP results materially exceeded June 2021 FP results
- Continue to capture banquet demand by promoting sales of vacant banquet halls for drama shooting purposes and selling delivery products for groups in response to changes in demand for online conferences, online parties

	June 2021 FP	June 2022 FP
Number of banquets	51	218
Sales	¥79.1 million	¥170.1 million

Weddings

- Almost no postponements or cancellations in June 2022 FP. The number of weddings held in the form of only the wedding ceremony has decreased significantly. Time required to close a contract is getting shorter, and medium- and large-sized weddings are trending toward recovery, surpassing 2021 results
- At the wedding experience fair using the large banquet hall, SGTB introduced projection mapping and a dance performance production, and promoted the appeal of medium and large venues



Delivery and Catering Services

- Continuing delivery services to homes and companies for virtual events and online events that have taken root to a certain extent during the pandemic
- Started new delivery sales of osechi dishes and spring celebration kits in the June 2022 fiscal period

	Dec 2021 FP	June 2022 FP
Number of orders	18	13
Sales	¥6.2million	¥6.5million



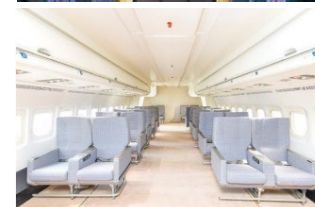
Reducing Operating Costs

- Hotel operating costs were reduced by 23.5% from ¥4,861 million in 1H 2019 to ¥3,718 million in 1H 2022 (of which 18% of the reduction was labor costs)
- In response to issues such as rising prices of business equipment, electricity and gas, and personnel allocation, adjustments are being made to maintain appropriate inventory and appropriate personnel allocation

Initiatives to Capture New Demand

Introduced a flight simulator and a cabin mock-up

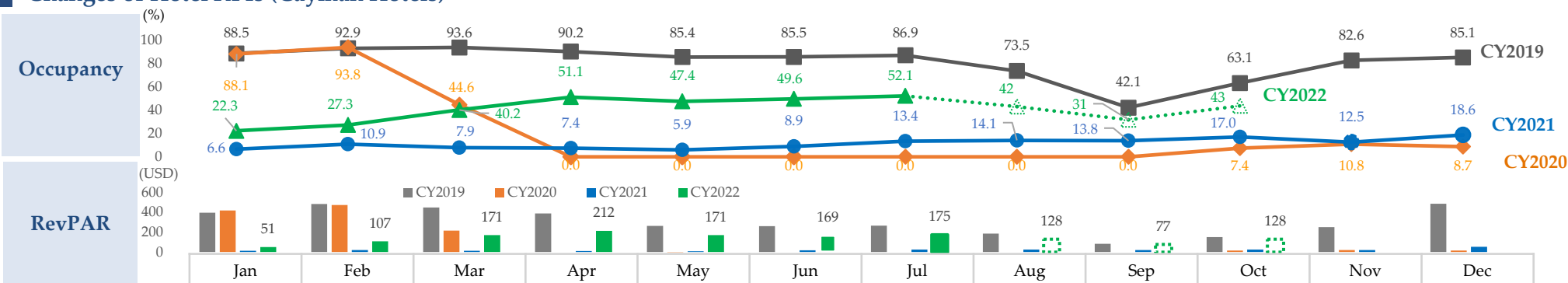
- A full-fledged flight simulator using actual equipment and a replica cabin of a former government aircraft covering a total length of about 13 meters opened on the second floor of the Oasis Building on August 1, 2022. According to the operating company Sky Art Japan Co., Ltd., this is the first time ever in the world hotel industry to introduce both sets of equipment
- Visitors other than hotel guests can also experience the fun. Accompanied by a qualified instructor, choose from a 30-minute course or 70-minute course. Approximately 45,000 major airports around the world are available. Full-fledged piloting experiences are available for a variety of customers, for various objectives including education, flight training, taking commemorative photos, and having fun with friends and families. The introduction of facilities that allow customers to enjoy air travel surrounded by real equipment will enable the hotel to capture new demand as a new entertainment that offer customers to virtually experience overseas travel while in Japan at a resort full of extraordinary opportunities
- Sky Art Japan Co., Ltd., who operates the flight simulator, is the tenant, and a certain percentage of sales will be paid as variable rent



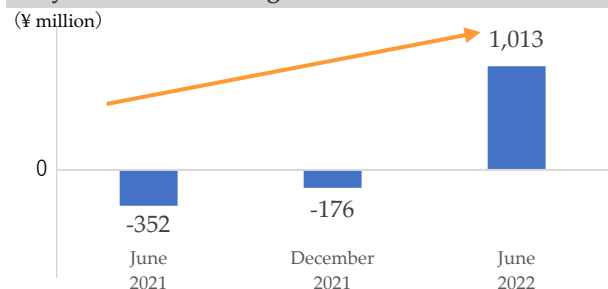
Overview
① 30-minute course (for 1-2 people) 10-minute briefing + 20-minute flight simulator experience Fare (per person) : Hotel guests with flight simulator experience stay plan: ¥15,000 Hotel guests with other stay plan: ¥18,150 Visitor: ¥19,800
② 70-minute course (for 1-4 people) 10-minute briefing + 60-minute flight simulator experience Fare (per person) : Hotel guests with flight simulator experience stay plan: ¥30,000 Hotel guests with other stay plan: ¥36,300 Visitor: ¥39,600

- From January 20, 2022, unvaccinated children under the age of twelve years old “assume” the vaccination status of their adult travel companions, enabling families to more easily travel to the Cayman Islands. Further, the once onerous COVID-19 testing for travelers aged five and over that required lateral flow tests on days 2, 5, and 7 (resulting in a 10-day quarantine if positive), clearly major factor to avoid travel to the Cayman Islands, was lifted as of February 17, 2022
- From April 1, 2022, Sunshine Suites ends quarantine contract business, and all rooms are now sold to regular guests
- From June 12, 2022, COVID-19 Testing is no longer required for entry into the U.S. making it easier for the U.S. guests to return to the U.S. after visiting the Cayman Islands. In particular, it is expected to have a positive impact on the attraction of group tourists to the Cayman Islands
- The administration of the second vaccination has reached 80% of the population in the Cayman Islands at the beginning of 2022 and the number of flights to the Cayman Islands has increased from the middle of February. Management contract profits of the two hotels in Cayman resulted in ¥1,013 million this period, a significant improvement from ¥176 million of management contract losses in the previous period
- The Cayman Islands government has gradually relaxed COVID-19 regulations, the pre-arrival testing requirement for travelers to the Cayman Islands, and mandatory requirement to wear masks in indoor public areas have been lifted from June 30. Also from August 24, all remaining restrictions were dropped and all travelers—vaccinated and unvaccinated—are permitted to enter the Cayman Islands without having to quarantine or obtaining permission from Travel Cayman and we expect the performance of our hotels in Cayman to improve further from the next peak season starting on Thanksgiving day in late November

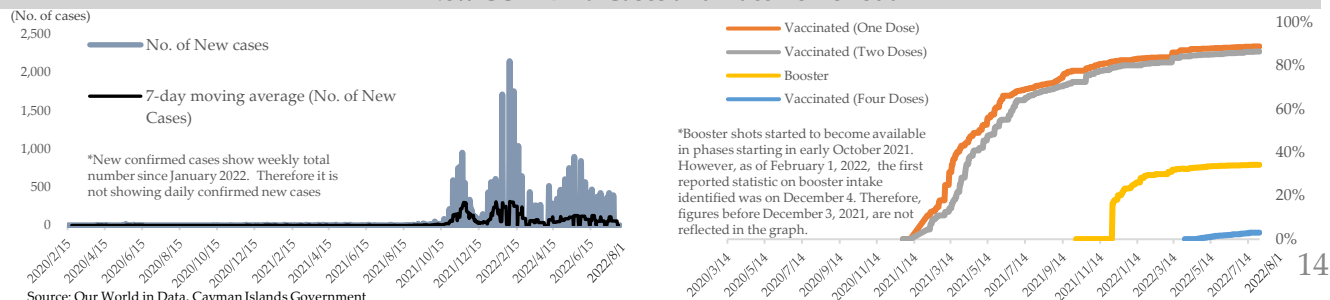
Changes of Hotel KPIs (Cayman Hotels)



Cayman Hotels' Management Contract Revenue and Loss



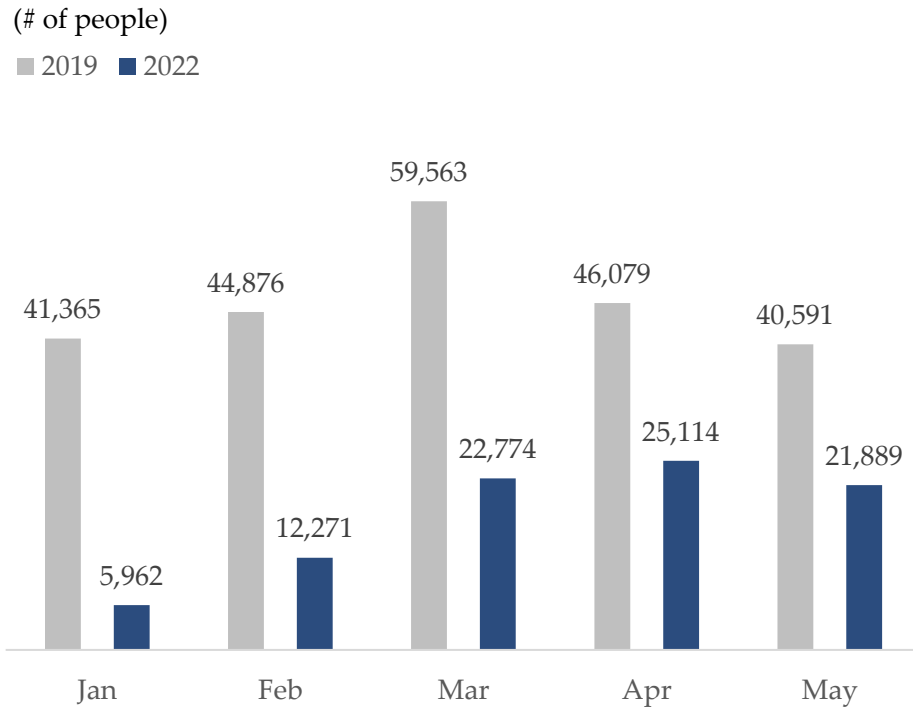
New COVID-19 Cases and Vaccine Rollout



III-9. Stay-over visitation and Airline seat capacity to the Cayman Islands

- Number of stay-over visitors recovered to over 50% in April and May 2022, compared to same month in 2019
- Number of Inbound Seats by airlines to the Cayman Islands in January-September 2022 is expected to be -33% compared to 2019, showing positive recovery. United Airlines has exceeded 2019 levels

Stay-over Visitation¹ (2019 vs 2022)



Number of Inbound Seats to the Cayman Islands² (January – September 2022)

Airline	2019	2022	Difference	
			# of Seats	%
American Airlines	210,017	77,628	-132,389	-63%
Cayman Airways	228,985	214,115	-14,870	-6%
Delta Air Lines	63,231	22,911	-40,320	-64%
jetBlue	62,822	32,168	-30,654	-49%
Southwest Airlines	40,601	29,029	-11,572	-29%
United Airlines	48,404	56,779	8,375	17%
British Airways	40,518	37,099	-3,419	-8%
Air Canada	14,684	5,498	-9,186	-63%
Westjet	11,132	7,854	-3,278	-29%
Other	480		-480	-100%
Total	720,874	483,081	-237,793	-33%

(Note 1) Source : Cayman Islands Government

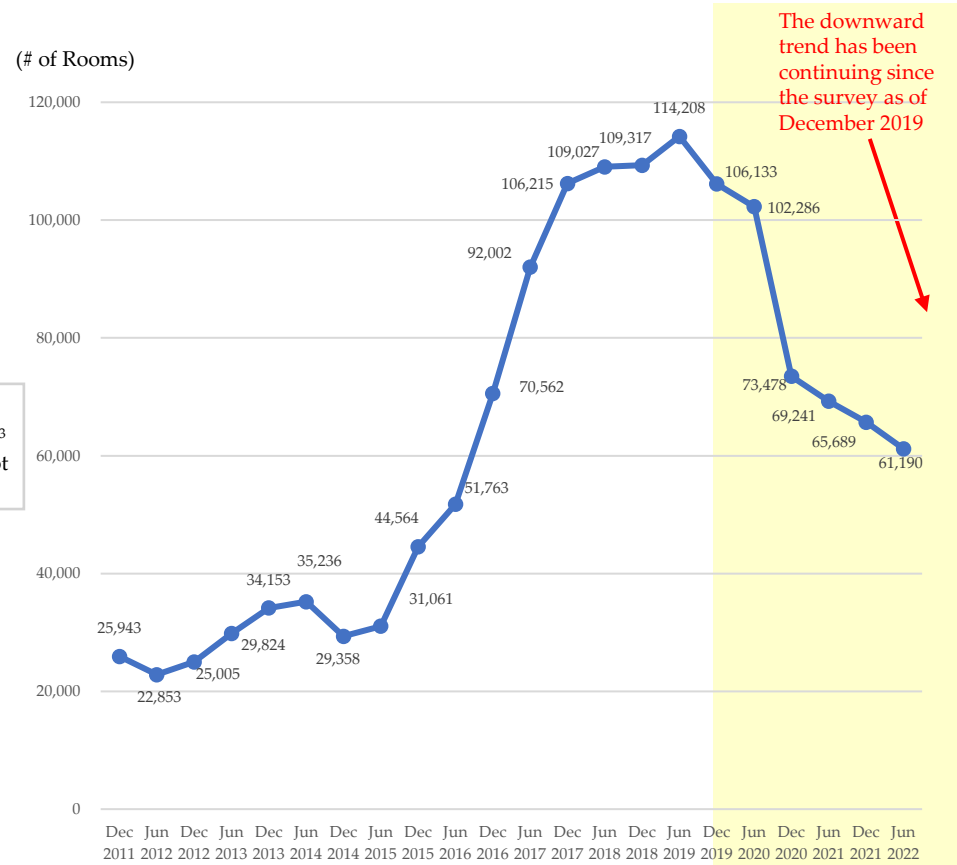
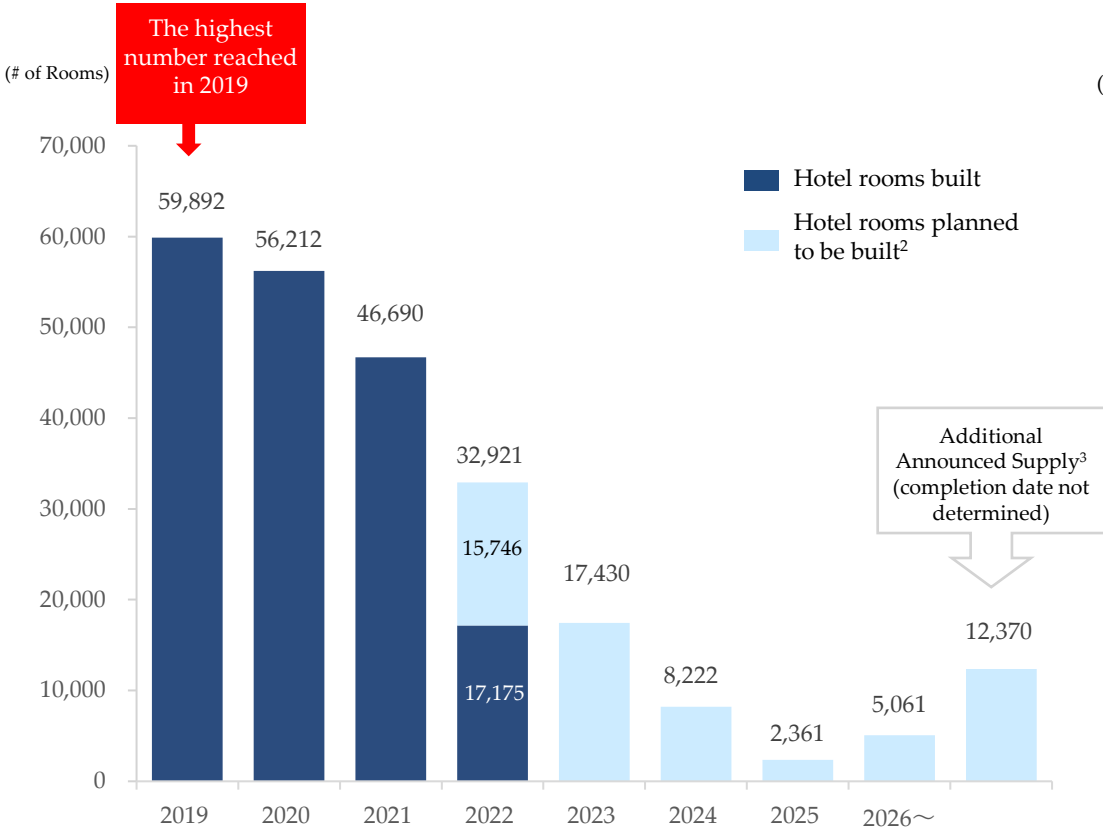
(Note 2) Source : Cayman's problem with airlift. Cayman compass. 2022-06-13, <https://www.caymancompass.com/2022/06/13/caymans-problem-with-airlift/>

III-10. Status of New Hotel Development in Japan

According to a semiannual survey¹ by "Weekly Hotel Restaurant" magazine, 43,759 new guest rooms are set to become available nationwide over the four-year period from 2022 through 2025. This is approximately half the number of new guest rooms 89,343 that were scheduled for supply over the four-year period from 2020 through 2023 as of June 2020, with new supply reduced sharply due to the pandemic

The Number of Planned New Hotel Room Supply

The Change in the Number of Rooms for New Hotel Development⁴



Source: HOTERES survey and official website of each hotel company

Source: HOTERES survey

(Note 1) Published twice a year in June and December

(Note 2) Based on available information as of June 3, 2022. Newly built hotels with more than 40 rooms are included

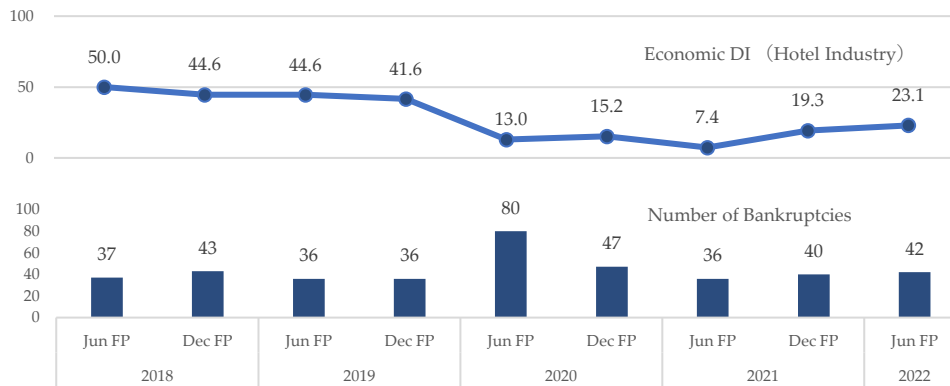
(Note 3) Indicates the number of announced hotel rooms planned to be built but whose completion date is not yet determined as of June 3, 2022

(Note 4) Based on the plans confirmed as of each survey by HOTERES

(Note 5) Hotel rooms planned to be built shown above is based on the plans of surveyed hotel developers as of June 3, 2022. It is possible that additional development plans have or will be announced subsequent to June 3, 2022 that result in new hotel supply after 2022 being larger than the supply shown above. Accordingly, actual new hotel supply may differ materially from the figures shown above

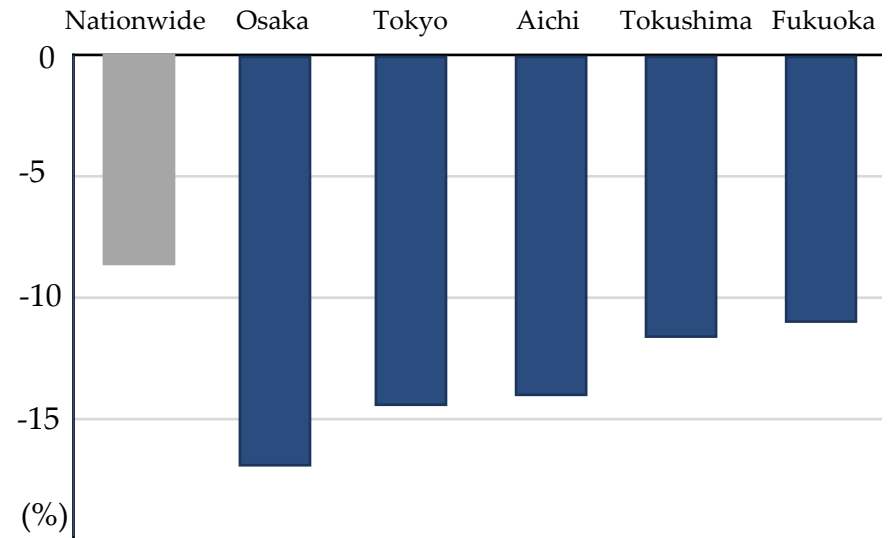
- According to a survey by Teikoku Databank, the Economic Trend Index (Economic DI¹) of hotel and inn operators has gradually improved since bottoming out in the fiscal period ended June 30, 2021, but the number of bankruptcies in this fiscal period increased compared to the same period in 2021 and the previous fiscal period. Of the approximately 5,000 hotel rooms closed in the six months to March 2022, approximately 25% were affected by the spread of COVID-19
- According to a Nikkei survey, approximately 10% (about 5,000) tourism-related businesses such as hotels, inns, and travel agencies closed in the two years between May 2020 and May 2022 from the influence of COVID-19

Economic DI¹ and the number of Bankruptcies in the Hotel Industry (2018 - 2022)



Source: Teikoku Databank

Estimated rate of decrease in tourism-related businesses nationwide and by prefecture for the two years to the end of May 2022

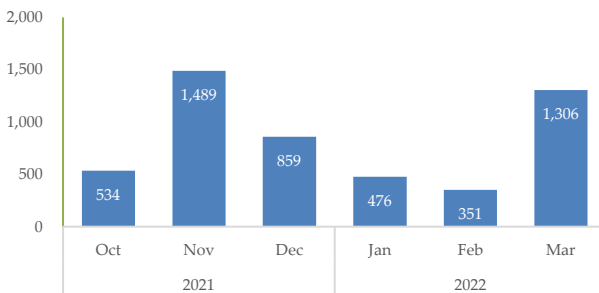


Source : "5,000 tourism-related businesses closed amid COVID-19, Exclusive survey with NTT [Evening Scoop]", Nihon Keizai Shinbun, 2022-08-01, <https://www.nikkei.com/article/DGXZQOUC15B2C0V10C22A6000000/>, Joint survey by Nihon Keizai Shinbun and NTT Town Page

No. of Hotel Rooms Closed² / Reasons for Closure (Oct 2021 - Mar 2022)

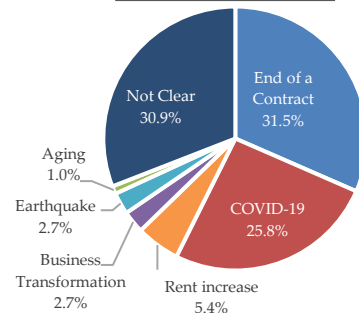
End of a contract and the impact of COVID-19 account for closure reasons for more than half (based on the number of rooms), followed by rent increase and business transformation (except cases where the reasons for closure was not clear)

No. of Hotel Rooms Closed



Source: Vanguard HOTEL Report

Reasons for Closure



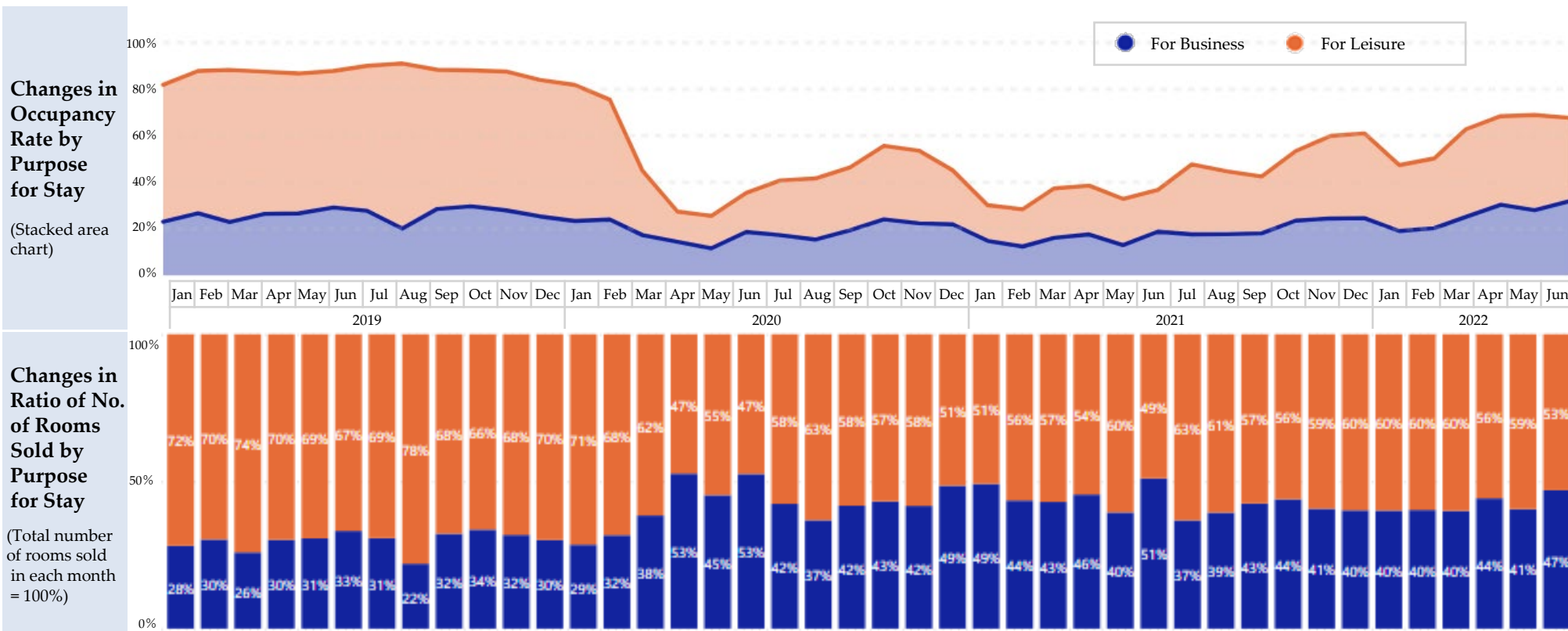
(Note 1) An index that comprehensively analyzes the economic situation of companies nationwide. Teikoku Databank conducts a monthly statistical survey of more than 25,000 companies nationwide on items related to overall corporate activities, such as economic assessment, corporate profits, willingness to make capital investment, and employment environment. DI varies in the range from 0 to 100, and 50 is the line that separates judgment. The survey began in May 2002

(Note 2) Major hotels and inns that closed without bankruptcy in the second half of 2021 (excluding hotels that were rebranded after closure)

III-12. Trial Calculation: Business vs. Leisure Demand

- Domestic demand is seeing a certain recovery in terms of both business and leisure, while inbound customers, who had previously accounted for about 30% of the total, have been absent due to the COVID-19 pandemic
- In this fiscal period, with the average occupancy rate recovered to 68.6% in 2Q 2022, based on the assumptions of this trial calculation, business demand continues to increase compared to 2019, and MHM is expected to steadily capture deferred business demand

Breakdown of Business / Leisure Demand at 73 Domestic Hotels managed by MHM¹



Premises :

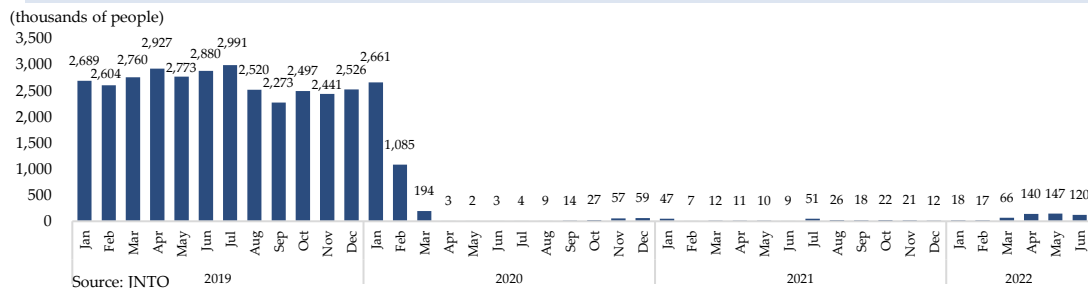
Assumed the number of rooms sold on the days before Saturday, Sunday, and national holiday is leisure demand. As for other days, assumed the number of rooms sold is leisure demand if DOR* is larger than 2.0, and if DOR is equal or less than 2.0, assumed the number of rooms sold multiplied by [DOR - 1.0]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

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

(Note 1) Indicates 73 domestic hotels operated by MHM in INV portfolio as of June 30, 2022

- The number of inbound visitors this period was 507,600 (preliminary estimate by JNTO), a 96.9% reduction from the same period in 2019. Inbound visitors have virtually vanished since March 2020
- The government has started to gradually relax restrictions of border entry such as quarantine requirements, and has resumed sightseeing tours for foreigners, limited to guided group tours from June 10. The number of entries to Japan per day was 3,500 at the beginning of this period, increased to 20,000 (including Japanese) from June but is still far below the level of the roughly 140,000 average entries per day in 2019
- In a survey conducted in October 2021, for both residents of Asia and those of Europe, the U.S., and Australia, Japan is the top country people would like to travel to after the containment of COVID-19. If restrictions of border entry are sufficiently relaxed, inbound demand is expected to grow significantly

Monthly No. of Inbound Visitors to Japan (January 2019 – June 2022)

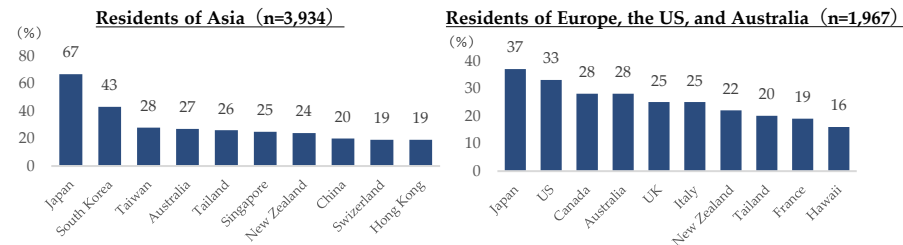


Survey of Demand for Travel Abroad among Foreigners¹

Regions covered: South Korea, China (Beijing and Shanghai), Taiwan, Hong Kong, Thailand, Singapore, Malaysia, Indonesia, the U.S., Australia, the U.K., France (total 12 regions)
Survey Period: October 5, 2021 to October 19, 2021

Q. Countries and regions people want to visit for sightseeing after the settlement of COVID-19 pandemic (Top 10)

Japan is the top country people want to visit among people in Asia as well as people in Europe, the U.S., and Australia



Q : The reason people want to visit Japan for sightseeing

More than 80% of respondents who selected "Japan" as the area they want to travel highly appreciated the Japan's sightseeing spots, facilities, the deliciousness of the food, and the cleanliness of the Japan (n=3,372)

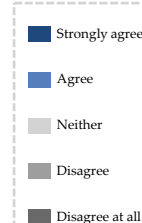
There are sightseeing spots and tourist facilities that you want to go to



The food is delicious



It is clean



Immigration control / deregulation due to the COVID-19 pandemic

Year	Date	Event
2021	Nov 30	Suspension of new entry of foreigners and reduction of the total number of foreign visitors (until the end of Feb 2022)
	Dec 1	The number of entries to Japan per day decreased from 5,000 to 3,500
2022	Feb 2	Additional permission for entry of 300 government-sponsored international students
	Mar 1	Lifted the suspension of new entry for foreigners in principle (excluding tourists) Increased the number of entries to Japan per day to 5,000 and reduced or exempted the quarantine period after entering the country
	Mar 11	Acceptance of applications for the "Smooth Entry Scheme for International Students" that allows international students to enter the country on a priority basis begins
	Mar 14	Increased the number of entries to Japan per day from 5,000 to 7,000
	Apr 10	Increased the number of entries to Japan per day to 10,000
	Jun 1	Increased the number of entries to Japan per day to 20,000. Deregulated by dividing countries / regions into three categories by risk ("blue," "yellow," and "red" in descending order of inflow risk). 98 countries / regions such as the U.S. and China are exempt from immigration inspections and self-quarantine at home, regardless of their vaccination status
	Jun 10	Entry for sightseeing purposes resumes (limited to group tours with tour conductors)
	Jul 27	For returnees and foreign arrivals from countries / regions where the inflow risk of COVID-19 is relatively high ("yellow" and "red"), the quarantine period was shortened from 7 days to 5 days depending on the vaccination status of the third dose
	Aug 24	The Prime Minister announced that, effective September 7, the PCR test and negative certification before arriving in Japan will be exempted on the condition that the third dose of vaccine is completed

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

IV. Status of Residential Operations

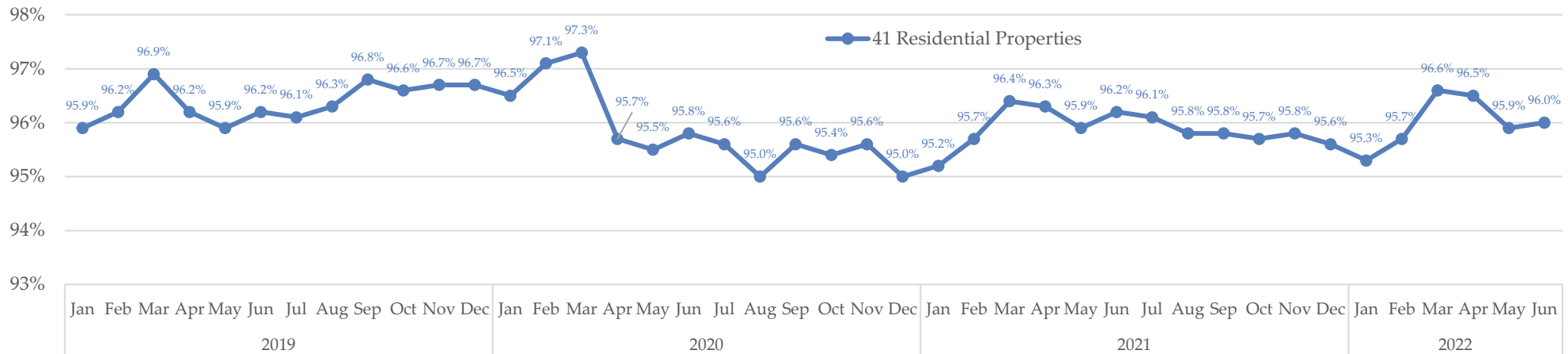
IV-1: Performance of Residential Properties

- Recorded ¥1,113 million of NOI for 41 residential properties this period, -0.2% compared to the June 2021 fiscal period, +1.2% compared to June 2019 fiscal period for the same portfolio
- The portfolio of 41 residential properties and 1 commercial property owned today is expected to maintain stable returns

Residential NOI for 2022 Actual and Forecast¹ (Unit: ¥ million)

Based on 41 Residential Properties	2019	2020	2021	2022			Variance		
	Actual	Actual	Actual	Full Year Forecast (as of 2/24)	Actual	Full Year Forecast (as of 8/25)	vs The same period in 2019	vs The same period in 2021	vs Forecast as of 2/24
	(A)	(B)	(C)	(D)	(E)		(E/A-1)	(E/C-1)	(E/D-1)
June FP	1,100	1,115	1,115	1,116	1,113		1.2%	-0.2%	-0.3%
December FP	1,117	1,112	1,110	1,113		1,110	[-0.6%]	[0.0%]	[-0.2%]
Full Year	2,217	2,228	2,225	2,229		2,223	[0.3%]	[-0.1%]	[-0.3%]

Change in Monthly Occupancy¹ (January 2019 – June 2022)

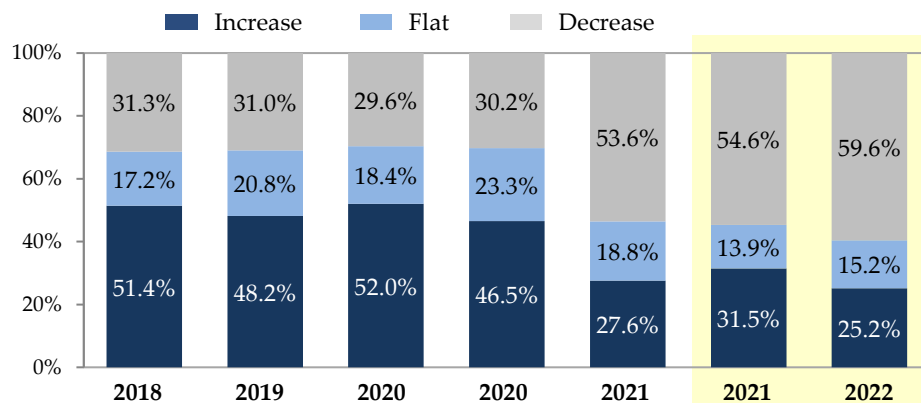


(Note 1 Based on 41 properties held by INV as of the end of the fiscal period ended June 30, 2022. Excludes one-off insurance-related revenues and expenses as well as one-off custodian fee associated with a trust split

IV-2. Changes of Residential Rents

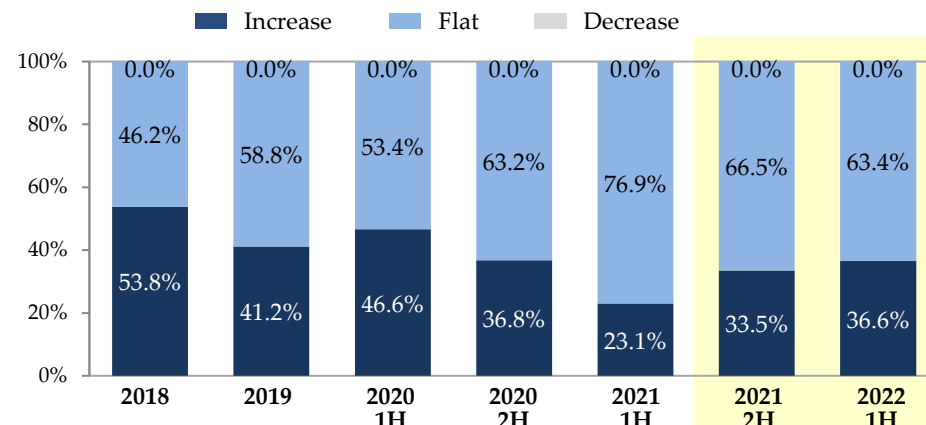
As the trend of net population inflow in urban areas weakens due to the COVID-19 pandemic, we are striving to maintain the occupancy rate and maximize NOI while revising marketing strategy

Changes in Rent for New Contracts¹



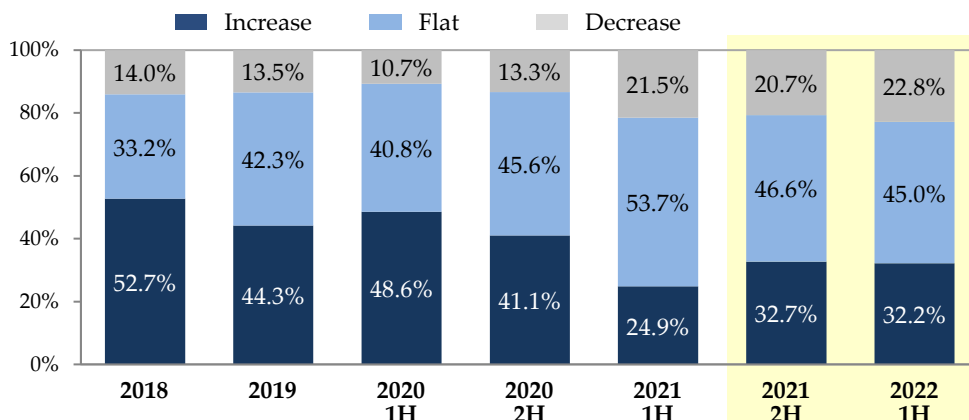
No. of New Contracts	1,015	898	402	288	388	216	282
Occupancy ²	95.5%	96.2%	96.2%	94.6%	95.3%	94.7%	96.0%
Net Leasing Cost (No. of months) ³	0.74	0.64	0.47	1.04	0.85	1.23	0.89

Changes in Rent for Renewal Contracts¹

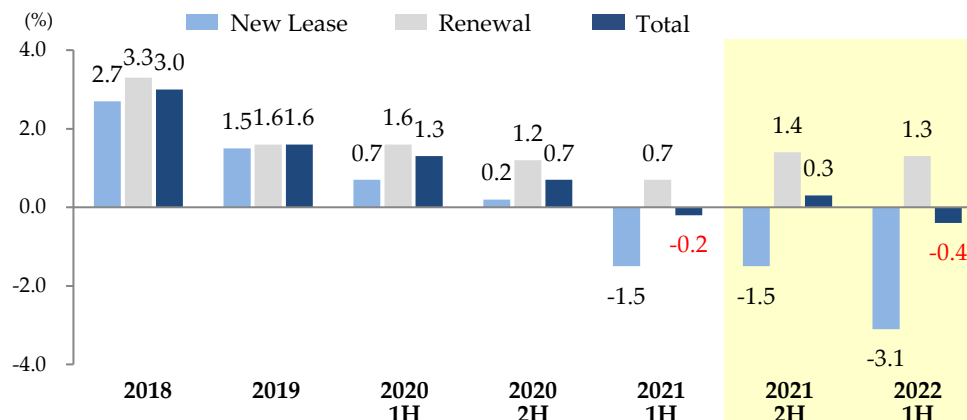


No. of Renewals	1,253	1,167	712	364	581	355	454
Renewal Rate ⁴	82.5%	78.9%	80.7%	84.1%	79.7%	79.6%	79.6%

Changes in Rent for All Contracts¹



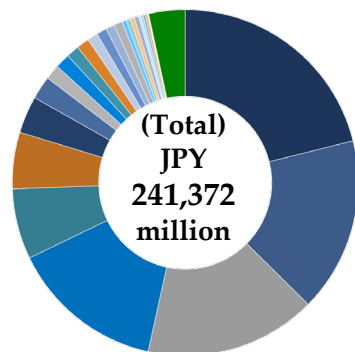
Average Rent Increase / Decrease⁵



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

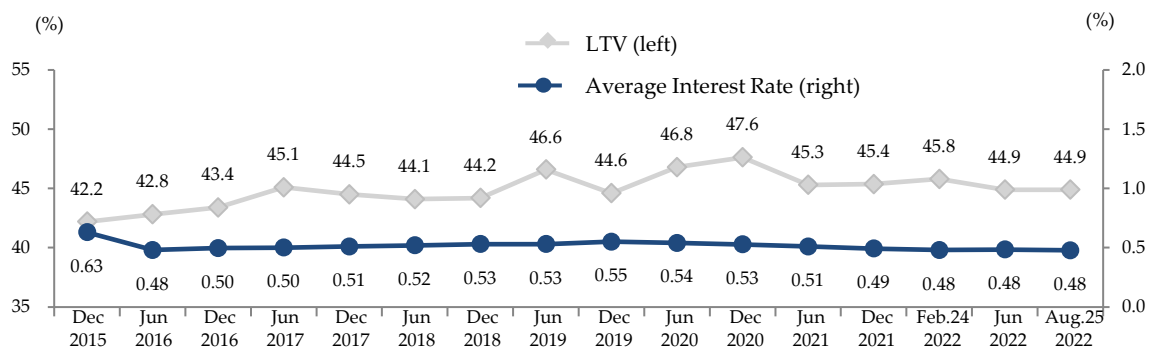
- INV has never violated any financial covenants since the outbreak of COVID-19 up to the date hereof
- As loans are being refinanced at shorter maturities, the amount of loans due in one fiscal period has increased. INV refinanced bank loans of ¥27.0 billion in total during this period and in addition, INV refinanced ¥50.2 billion of bank loans for the same amount that became due in July 2022
- In order to enhance the financial soundness, INV has repaid part of the existing loans by utilizing part of the cash on hand (¥3.5 billion) which increased due to the sale of properties, and lowered LTV from 45.8% on February 24, 2022 to 44.9% at the end of this period
- INV has ¥12.6 billion in cash on hand at the end of July 2022 after subtracting the partial repayment of the loan above, which is more than enough to pay interest expenses and other payments

■ Lender Formation (as of August 25, 2022)

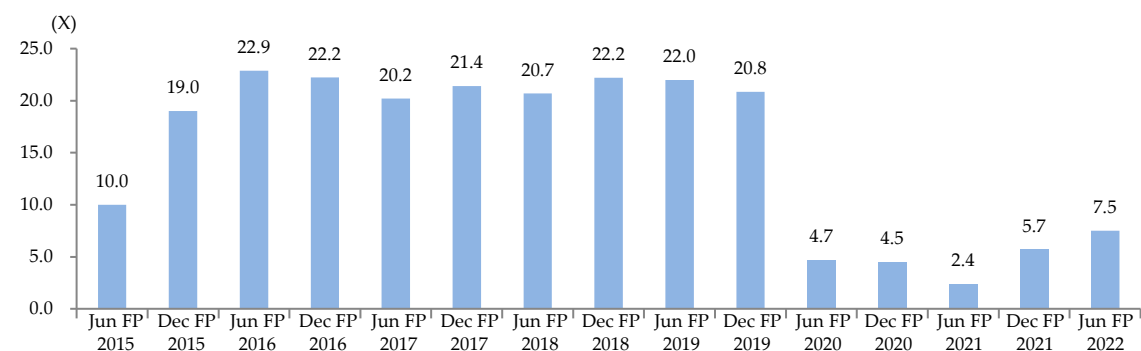


Mizuho Bank	21.1%	Fukuoka Bank	0.8%
MUFG	16.3%	Nishi-Nippon City Bank	0.8%
SMBC	16.0%	Kiraboshi Bank	0.4%
SMTB	14.4%	Momiji Bank	0.4%
Citibank	6.6%	Yamaguchi Bank	0.4%
Shinsei Bank	5.3%	The Chukyo Bank	0.4%
DBJ	3.5%	Dai-ichi Life Insurance	0.2%
Resona Bank	2.2%	Kagawa Bank	0.2%
San ju San Bank	1.4%	Tochigi Bank	0.2%
Aozora Bank	1.4%	Kiyo Bank	0.2%
Tokyo Star Bank	1.2%	Ogaki Kyoritsu Bank	0.1%
Nomura TB	1.2%	Hiroshima Bank	0.1%
Aeon Bank	1.0%	REIT Bond	3.4%
Shizuoka Bank	1.0%		

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



■ DSCR³



(Note 1) Calculated by the following formula: (Interest-bearing debts at the end of the relevant fiscal period, excluding short-term consumption tax loan) / (Total appraisal value as of the end of the same period). For the preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset, the acquisition price (INV's investment amount) of such preferred equity interest is deemed as the appraisal value and included. For the Overseas Real Estate TK Interest the underlying assets of which are "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the acquisition price (INV's TK investment amount) of such TK interest is deemed as the appraisal value and included regarding the calculation for "Dec. 2018". Regarding "Jun. 2019" onward, calculation is based on the appraisal value as of the end of each fiscal period. USD is converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward contract entered into on July 26, 2018

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

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

- INV recognizes the importance of environmental, social, and governance (ESG) considerations in real estate investment management from the viewpoint of sustainability such as economic and social development and contributing to global environmental conservation, and regard improvement of sustainability as an important management issue and implement initiatives to contribute to make our society sustainable
- Focused mainly on equipment updates for energy savings, promoting green leases, and distribution of sustainability guides in this period

E Initiatives for Environment



■ Equipment updates for energy savings

Updated air conditioners in all guest rooms at FSI Tokiwadai and Lobby at MS Kameido P2 and the water heater and inverter at MSP Omori. Currently updating the air conditioner in the kitchen at AH Niigata Station. Continuing efforts to promote energy conservation by updating equipment

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

- ✓ Automatic meter readings (AMR) (3/No Change)
- ✓ Introduction of BEMS (1/No change)
- ✓ Introduction of LED lighting (all or part of property) (121/-3)
- ✓ Installation of high-efficiency equipment and appliances (36/No change)
- ✓ Installation of gas generation (10/No change)
- ✓ Installation of inverters (35/+3)
- ✓ Introduction of on-site renewable energy (2/No change)

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

- ✓ Introduction of whole or part of the water-saving type toilet (5/-3)
- ✓ Installation of water-saving showers (78/+1)
- ✓ Implementation of wastewater treatment on the premises (1/No change)
- ✓ Reuse of rainwater, reclaimed water, and drainage (2/No change)

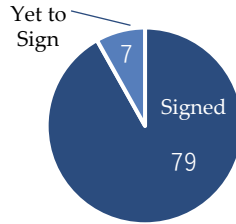
■ Environmental protection (Number of properties in parentheses / compared to the end of the previous fiscal period)

- ✓ Reducing waste by consolidating amenity storage locations or changing to pump-type containers of amenity such as shampoo for hotels (84/+28)

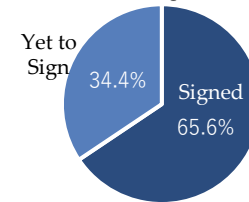
■ Green Leases¹

Track record of signing green leases with the agreed tenants including MHM, INV's main tenant that operates most of INV's hotels (as of the end of June 2022, includes two overseas hotels)

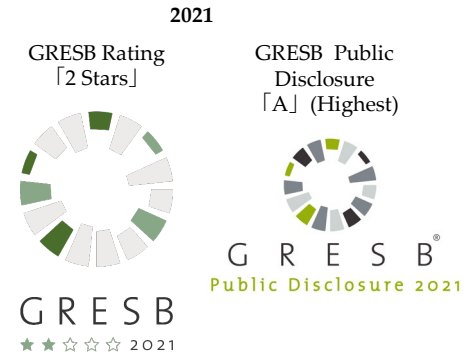
Number of hotels with Green Lease



Total floor area ratio covered in the entire portfolio



■ INV in GRESB Real Estate Assessment²



S Initiatives for Society



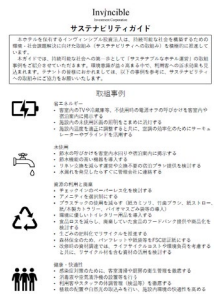
■ Acceptance of COVID-19 patients

Three of our hotels were utilized as accommodation and medical facilities for patients with mild symptoms
 APA Hotel Yokohama-Kannai: since August 4, 2020
 Hotel MyStays Oita: since January 16, 2022
 Comfort Hotel Kitami: since January 20, 2022



■ Distribution of sustainability guides

We distribute examples of initiatives on "sustainable hotel management" to hotel operators, who are tenants, and encourage them to work to reduce the environmental impact of hotel management and raise environmental awareness among guests



(Note 1) Green lease is an initiative in which owners and tenants of a real estate asset voluntarily agree in a lease contract to work together on measures related to the environmental consideration of the real estate and put them into practice
 (Note 2) GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social, and Governance) integration of real estate companies and funds. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI). The GRESB Real Estate Assessment is characterized by evaluating sustainability initiatives of real estate companies, REITs, and real estate funds, rather than targeting individual real estate.

- Committed to reusing items and reducing waste, MHM started a "matching project" in March 2022, to promote the movement of unnecessary tableware, furniture, equipment, etc. between its hotels
- In addition, MHM continues to make efforts for various social contributions, such as selecting environmentally friendly materials for renovation work, and reducing food waste loss

E Initiatives for Environment



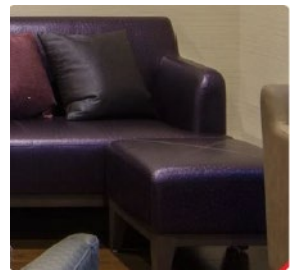
■ MHM Group "Matching Project"



Cleaning Cart
Hotel MyStays Fuji Onsen Resort
↓
Art Hotel Asahikawa



Hanger
Hotel MyStays Shimizu
↓
Art Hotel Asahikawa



Sofa and Ottoman
Hotel MyStays Premier Akasaka
↓
Hotel MyStays Premier Narita



Stepladder
Hotel MyStays Ueno Inaricho
↓
Hotel MyStays Gotanda

■ Environmentally friendly materials

(Hotel Epinard Nasu)
In order to reduce the use of materials containing volatile organic compounds (VOCs) and harmful substances, we used F Four Star products (*) for the floor tiles, wall and pillar cloths in the cafe and bakery renovation work
※ F Four Star Product (F☆☆☆☆)
Classification of Building Materials under the Revised Building Standards Act It is the highest standard in the formaldehyde grade stipulated by the Japanese Industrial Standards, and is a building material with the lowest amount of formaldehyde emission (formaldehyde is one of the volatile organic compounds)



■ Efforts to reduce food waste

(Restaurants offering buffet)
Developed an operation that reduces food loss and provides food that looks good until the end by changing the dishes placed on the buffet table from large plates to small ones when serving food just before the restaurant business hours are over



Immediately after opening: served on a platter → Close to closing: smaller bowls, individual servings, etc.

S Initiatives for Society



■ Contributing to society through food

(Restaurants at Hotel MyStays Premier Park Sapporo, Art Hotel Hirosaki, etc.)

In the BEST CHEF cooking contest of the MyStays chain, by devising a menu using gibier, MHM supports areas suffering from crop damage by deer and wild boar and creates opportunities for young chefs to think about food problems in Japan



■ Social contribution using hotels

(Hotel MyStays Yokohama)
Held a charity event to support Ukraine at the Ukrainian restaurant on the first floor of the hotel. The city of Yokohama, where the hotel is located, and the city of Odesa in Ukraine are sister cities, and part of the sales proceeds were donated to support Ukraine





Appendix (1)

Unitholder Benefit Program for Invincible Unitholders

- INV introduced the Unitholder Benefits Program with the goal of increasing unitholders satisfaction and expanding the investor base
- INV unitholders can stay at a discounted rate at the Sheraton Grande Tokyo Bay Hotel and at all MyStays group hotels (including the former Kanpo no Yado hotels)
- INV decided to remove the eligibility requirement of “holding 10 or more units” to enable all INV unitholders to utilize this program from the June 2020 Fiscal Period and onwards, considering the requests from unitholders and expecting some improvement in occupancy rate. The revenue² for the June 2022 fiscal period for MyStays hotels from this Unitholder Benefits Program significantly increased by approximately 2.7 times compared to the same period last year

Overview of Unitholder Benefit Program¹

Applicable Hotels	<ul style="list-style-type: none"> ■ Sheraton Grande Tokyo Bay Hotel ■ All hotels managed by MyStays³ 		
Eligible Unitholders	<p>All unitholders who hold Invincible unit(s) and whose names are on Invincible’s Unitholders’ Registry as of these record dates:</p> <ul style="list-style-type: none"> ✓ June 30 and December 31 of each year 		
Benefit Program	①	②	
Eligible Hotels	Sheraton Grande Tokyo Bay Hotel	All MyStays Hotels (Includes Kamenoi Hotel Beppu and Okunikko Yumoto. Excludes former Kanpo no Yado hotels)	Kamenoi Hotels (Former Kanpo no Yado hotels) (Excludes Kamenoi Hotel Beppu and Okunikko Yumoto)
Details	10% discount from BAR ⁴	10% discount from BAR ⁴	¥1,000 discount per one night per person for plans with breakfast and dinner (Includes plans with children)
Hotel Reservation	By telephone or email	Via dedicated website	Via telephone or dedicated website
Available Period ⁵	<ul style="list-style-type: none"> ■ From April 1 to September 30 (eligible unitholders as of December 31) ■ From October 1 to March 31 (eligible unitholders as of June 30) 		

Eligible Hotels:
Sheraton Grande Tokyo Bay Hotel and All hotels managed by MyStays³



Hotel Epinard Nasu Hotel MyStays Premier Akasaka Fusaki Beach Resort Hotel & Villas

(Note 1) The details of the unitholder benefit program described above is what Invincible plans as of today, and the program may be changed or abolished even after it is actually introduced
 (Note 2) Revenue for 6 months from January 1, 2022 to June 30, 2022 generated from the unit holder benefit program
 (Note 3) All hotels operated by MyStays Hotel Management Co., Ltd., which are listed on the Official Site of My Stays Hotel Group (<https://www.mystays.com/en-us/>). Hereafter the same on the page
 (Note 4) BAR (Best Available Rate) refers to the lowest price at the time of booking
 (Note 5) Available Period represents a period during which you can lodge by using the unitholder benefit program. To enjoy the unitholder benefit program, you actually need to lodge during the available period

Inbound Market: Inbound Visitors to Japan by Country

- The number of inbound visitors had constantly increased until 2019
- Due to the global COVID-19 pandemic, inbound visitors have vanished since March 2020. However, the government has started to gradually relax border entry restrictions since March 2022, and has resumed sightseeing tours for foreigners, limited to guided group tours from June 10. The number of inbound visitors to Japan in the first six months of 2022 more than doubled the annual total for 2021

Inbound Visitors to Japan by Country

(thousands of people)

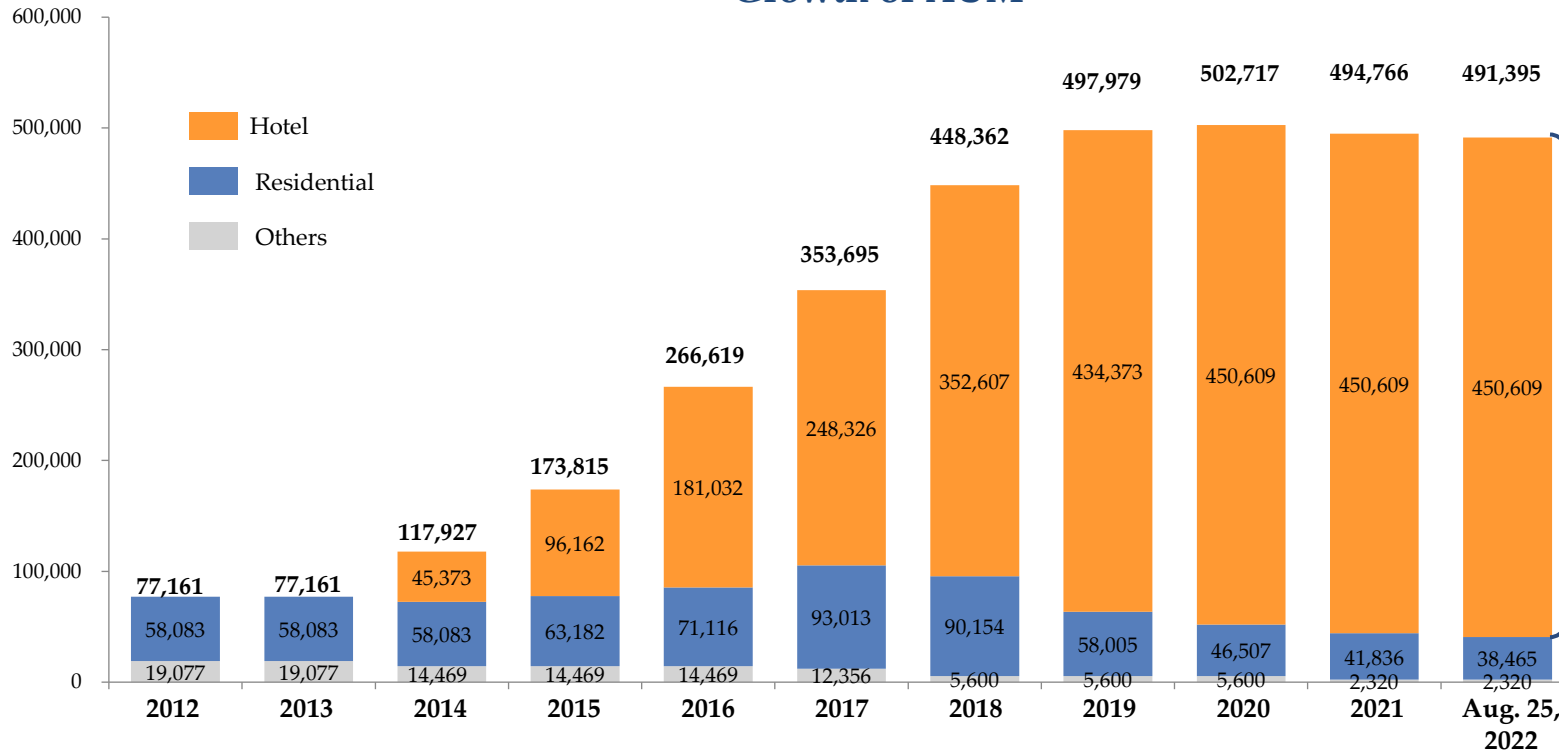
	2013		2014		2015		2016		2017		2018		2019		2020		2021		2022 Jan-Jun	
		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY
China	1,314	-7.8%	2,409	+83.3%	4,994	+107.3%	6,373	+27.6%	7,356	+15.4%	8,380	+13.9%	9,594	+14.5%	1,069	-88.9%	42	-96.0%	68	+197.1%
South Korea	2,456	+20.2%	2,755	+12.2%	4,002	+45.3%	5,090	+27.2%	7,140	+40.3%	7,538	+5.6%	5,585	-25.9%	488	-91.3%	19	-96.1%	37	+343.0%
Taiwan	2,211	+50.8%	2,830	+28.0%	3,677	+29.9%	4,167	+13.3%	4,564	+9.5%	4,757	+4.2%	4,891	+2.8%	695	-85.8%	5	-99.3%	11	+311.7%
Hong Kong	746	+54.9%	926	+24.1%	1,524	+64.6%	1,839	+20.7%	2,232	+21.3%	2,207	-1.1%	2,291	+3.8%	346	-84.9%	1	-99.6%	3	+681.6%
Thailand	454	+74.0%	658	+45.0%	797	+21.2%	901	+13.1%	987	+9.5%	1,132	+14.7%	1,319	+16.5%	220	-83.3%	3	-98.8%	11	+661.5%
Malaysia	177	+35.6%	250	+41.4%	305	+22.4%	394	+29.1%	440	+11.5%	468	+6.6%	502	+7.1%	77	-84.7%	2	-97.6%	5	+518.4%
Indonesia	137	+34.8%	159	+16.0%	205	+29.2%	271	+32.1%	352	+30.0%	396	+12.6%	413	+4.0%	78	-81.2%	5	-93.2%	34	+1346.2%
Philippines	108	+27.4%	184	+70.0%	268	+45.7%	348	+29.6%	424	+21.9%	503	+18.8%	613	+21.7%	109	-82.2%	6	-95.0%	27	+914.9%
Vietnam	84	+53.1%	124	+47.1%	185	+49.2%	234	+26.1%	309	+32.1%	389	+25.9%	495	+27.3%	153	-69.2%	27	-82.6%	105	+384.5%
USA	799	+11.5%	892	+11.6%	1,033	+15.9%	1,243	+20.3%	1,375	+10.6%	1,526	+11.0%	1,724	+12.9%	219	-87.3%	20	-90.9%	29	+492.6%
UK	192	+10.2%	220	+14.7%	258	+17.5%	293	+13.2%	311	+6.2%	333	+7.6%	424	+27.0%	51	-88.0%	7	-85.7%	7	+474.0%
France	155	+18.8%	179	+15.3%	214	+20.0%	253	+18.3%	269	+5.9%	304	+13.5%	336	+10.3%	43	-87.2%	7	-83.8%	8	+525.5%
Canada	153	+12.9%	183	+19.7%	231	+26.5%	273	+18.0%	306	+11.9%	330	+8.2%	375	+13.5%	53	-85.8%	4	-93.3%	4	+640.0%
Australia	245	+18.5%	303	+23.8%	376	+24.3%	445	+18.4%	495	+11.2%	552	+11.6%	622	+12.6%	144	-76.9%	3	-97.7%	5	+978.8%
Others	1,134	+19.6%	1,343	+18.5%	1,666	+24.0%	1,914	+14.9%	2,133	+11.4%	2,369	+11.1%	2,699	+13.9%	372	-86.2%	95	-74.4%	155	+521.8%
Total	10,364	+24.0%	13,413	+29.4%	19,737	+47.1%	24,039	+21.8%	28,691	+19.3%	31,191	+8.7%	31,882	+2.2%	4,116	-87.1%	246	-94.0%	508	+427.1%

Track Record of External Growth

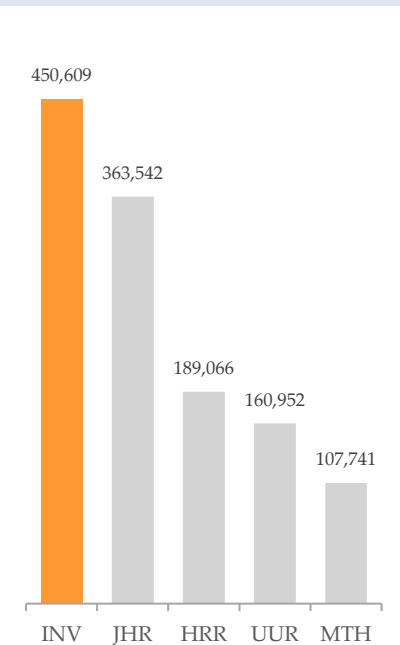
- INV has built an irreplaceable diversified portfolio centered on both hotels and residential assets
- INV has the largest hotel portfolio amongst J-REITs¹

(¥ million)

Growth of AUM²



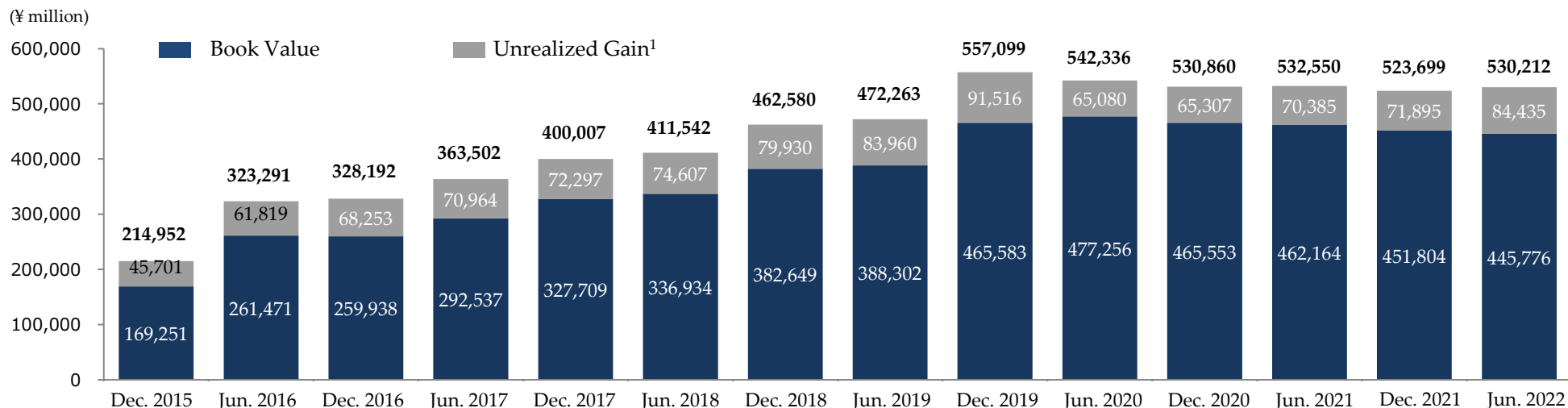
Top 5 J-REITs' Hotel Portfolio¹



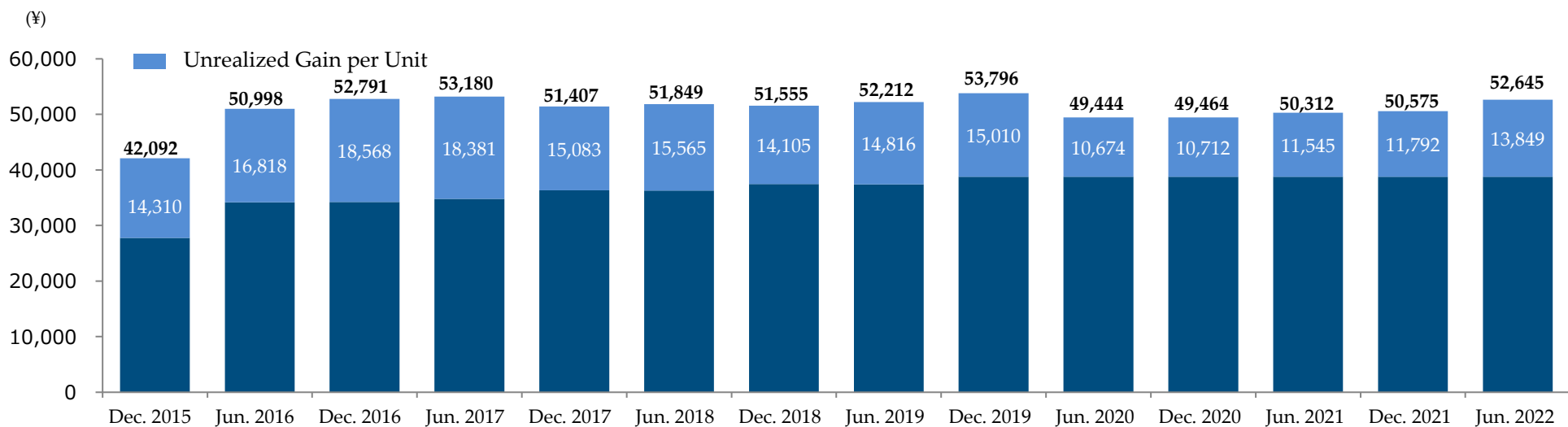
No. of properties ³	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Aug. 25, 2022
Hotel	0	0	20	37	48	54	66	84	86	86	86
Residential	63	63	63	66	68	67	64	61	54	47	41
Others	15	15	8	8	8	5	2	2	2	1	1

(Note 1) As of July 31, 2022.
 (Note 2) Based on acquisition price at the end of each fiscal period and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK. For overseas hotels, "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the amount of TK investment to the SPC which held the leasehold of the hotels is deemed as the acquisition price and included regarding for 2018. For 2019 onward, the book value of the hotels as of May 9, 2019, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018).
 (Note 3) The amount of preferred equity interest contribution by INV to the JV TMK and the amount of TK investment by INV to the SPC are counted according to the number of properties of underlying assets and included the calculation which are based on the property type of the assets

Trend of Appraisal Value



Trend of NAV per Unit²



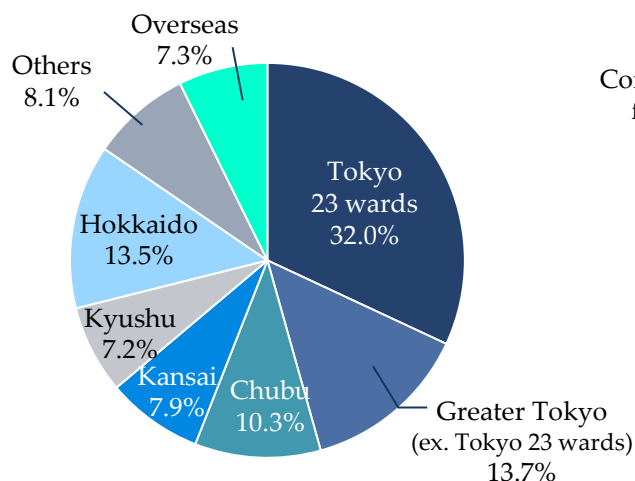
(Note 1) Unrealized Gain = End-of-period Appraisal Value - End-of-period Book Value

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

As of August 25, 2022 (Based on acquisition price except for the number of properties¹)

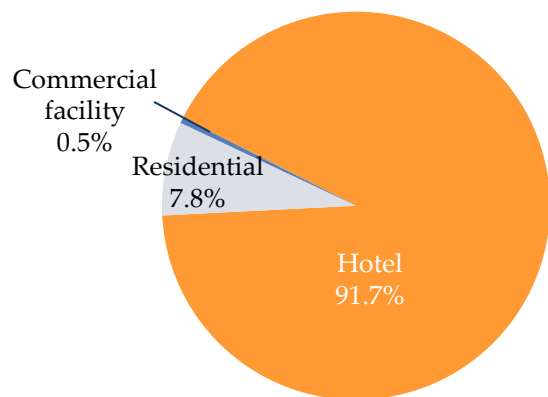
Portfolio Composition
by Geography^{2,3}

100% = ¥ 491,395 million



Portfolio Composition
by Property Type²

100% = ¥ 491,395 million



Number of properties¹

Hotel : 86

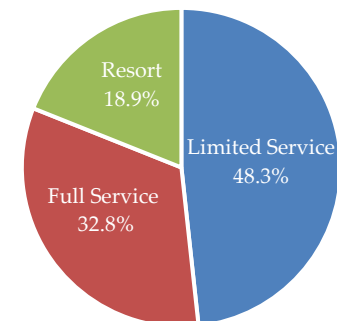
Residential : 41

Commercial facility : 1

Total : 128

Portfolio Composition
by Hotel Type^{2,4}

100% = ¥ 450,609 million



(Note 1) The preferred equity interest held by INV is counted as one property

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

(Note 3) Defined as follows: Greater Tokyo (ex. Tokyo 23 wards) is Tokyo (ex. Tokyo 23 Wards), Kanagawa, Chiba and Saitama. Kansai area is Osaka, Hyogo, Kyoto, Shiga, Mie, Wakayama and Nara. Chubu area is Aichi, Gifu, Shizuoka, Nagano, Yamanashi, Niigata, Toyama, Ishikawa and Fukui. Kyushu area is Fukuoka, Kumamoto, Kagoshima, Nagasaki, Oita, Miyazaki, Saga and Okinawa. "Others" are prefectures that do not belong to any of the above areas, and include Aomori, Iwate, Miyagi, Fukushima, Tochigi, Gunma, Kagawa and Ehime as the locations of properties owned by INV

(Note 4) Full service hotels are, in general, hotels that have both restaurant facilities providing breakfast, lunch and dinner (including meals provided by reservation) and meeting facilities that can be used for banquet services. We categorize all hotels other than full service hotels as limited service hotels (except for limited service hotels that are classified as resort hotels, as described below). Resort hotels are hotels located in areas where a substantial number of guests stay for sightseeing or recreational purposes and includes both full service hotels and limited service hotels. With respect to a hotel that falls within the definition of both a full service hotel and a resort hotel, we categorize the hotel as a full service hotel if it has substantial demand for meeting room, banquet service, wedding service or food and beverage service including demand from non-staying guests, and as a resort hotel in all other cases. With respect to a hotel that falls within the definition of both a limited service hotel and a resort hotel, we categorize the hotel as a resort hotel. The same shall apply hereafter



Appendix (2) - Financial and Operational Data

Key Operational Data for Variable Rent Hotels (1)

Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn) (Note 2)		Daily Ratio		Overseas Sales Ratio		
				Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		
					Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)	
D1	MS Kanda	Chiyoda-ku, Tokyo	126	May 2014	64.5%	36.0	4,577	20.9%	2,950	174.0%	-	-	76.3%	-21.0	6.7%	-1.1
D2	MS Asakusa	Sumida-ku, Tokyo	160	May 2014	63.6%	36.9	3,394	-1.0%	2,160	135.8%	-	-	95.1%	48.7	6.7%	-4.7
D3	MS Kyoto-Shijo	Kyoto, Kyoto	224	Jul 2014	50.3%	34.6	4,610	5.0%	2,320	237.1%	-	-	100.0%	0.0	23.2%	1.5
D4	MS Shin-Urayasu CC.	Urayasu, Chiba	175	Jul 2014	58.6%	26.4	7,148	33.4%	4,190	142.9%	-	-	100.0%	0.0	20.1%	10.5
D5	MS Maihama	Urayasu, Chiba	90	Jul 2014	79.7%	46.5	11,286	27.5%	8,994	206.4%	-	-	100.0%	0.0	35.2%	13.6
D6	MS Dojima	Osaka-shi, Osaka	141	Jul 2014	70.4%	28.5	7,017	13.1%	4,943	90.1%	-	-	100.0%	0.0	13.9%	7.0
D7	MS Nagoya-Sakae	Nagoya, Aichi	270	Jul 2014	77.0%	46.2	4,692	0.9%	3,610	152.4%	-	-	99.3%	-0.4	16.7%	5.2
D8	MS Sakaisuji-Honmachi	Osaka, Osaka	190	Jul 2014	70.7%	49.0	3,463	1.3%	2,448	230.2%	-	-	66.7%	-3.3	16.6%	8.5
D9	MS Yokohama	Yokohama, Kanagawa	194	Jul 2014	83.5%	31.1	6,258	28.3%	5,226	104.4%	-	-	100.0%	0.0	18.9%	1.7
D10	MS Nippori	Arakawa-ku, Tokyo	93	Jul 2014	67.0%	41.4	4,470	21.4%	2,996	217.8%	-	-	76.3%	16.6	17.4%	2.0
D11	MS Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	177	Jul 2014	61.9%	41.3	4,213	1.4%	2,606	204.4%	-	-	83.5%	-16.5	11.3%	-1.2
D12	FSI Iidabashi	Shinjuku-ku, Tokyo	59	Jul 2014	72.9%	12.4	5,324	7.4%	3,881	29.3%	-	-	65.1%	-4.5	12.1%	1.9
D13	MS Ueno-Inaricho	Taito-ku, Tokyo	72	Jul 2014	68.7%	40.4	3,470	7.6%	2,384	160.8%	-	-	41.6%	-0.9	17.6%	9.7
D14	FSI Shinagawa	Shinagawa-ku, Tokyo	55	Jul 2014	80.2%	12.6	5,003	12.3%	4,010	33.2%	-	-	68.5%	13.2	15.4%	4.9
D15	FSI Tokiwadai	Itabashi-ku, Tokyo	129	Jul 2014	49.4%	23.0	4,403	-1.0%	2,176	85.0%	-	-	38.5%	-8.4	11.2%	2.3
D16	FSI Sugamo	Toshima-ku, Tokyo	104	Jul 2014	44.9%	14.3	3,902	-2.5%	1,752	42.9%	-	-	26.6%	3.8	6.7%	4.2
D17	MS Otemae	Osaka, Osaka	110	Jul 2014	81.2%	37.9	4,479	-1.4%	3,637	84.8%	-	-	58.0%	1.5	13.6%	8.0
D18	MS Kiyosumi-Shirakawa	Koto-ku, Tokyo	57	Jul 2014	51.4%	15.0	5,876	5.9%	3,019	49.5%	-	-	84.2%	-15.0	18.7%	-3.5
D19	FSI Nakanobu P1	Shinagawa-ku, Tokyo	39	Jul 2014	67.2%	8.0	4,025	-0.8%	2,705	12.6%	-	-	37.0%	13.8	6.5%	3.6
D20	FSI Nakanobu P2	Shinagawa-ku, Tokyo	22	Jul 2014	78.1%	9.0	3,684	4.5%	2,878	18.1%	-	-	54.9%	11.1	6.9%	-0.6
D21	APA Hotel Yokohama-Kannai (Note 3)	Yokohama, Kanagawa	451	Feb 2015	-	-	-	-	-	-	-	-	-	-	-	-
D22	MS Hakodate-Goryokaku	Hakodate, Hokkaido	208	Feb 2015	50.0%	12.3	6,267	1.7%	3,135	35.0%	-	-	100.0%	0.0	6.0%	-0.1
D23	FSI Shirogane	Minato-ku, Tokyo	84	Feb 2015	46.0%	25.1	4,501	2.5%	2,069	125.9%	-	-	61.2%	1.8	14.4%	2.8
D24	MS Haneda	Ota-ku, Tokyo	174	Jul 2015	79.6%	14.6	7,218	-8.3%	5,743	12.3%	-	-	100.0%	0.0	11.4%	-2.1
D25	MS Kameido P1	Koto-ku, Tokyo	265	Jul 2015	52.8%	9.6	4,315	2.5%	2,278	25.2%	-	-	52.6%	16.8	5.6%	2.5
D26	MS Ueno-Iriyaguchi	Taito-ku, Tokyo	97	Jul 2015	54.1%	25.4	4,305	8.0%	2,331	103.6%	-	-	82.2%	11.4	10.8%	3.4
D27	MS Kameido P2	Koto-ku, Tokyo	175	Jul 2015	59.3%	20.9	4,168	9.7%	2,472	69.3%	-	-	54.5%	1.2	11.4%	1.4
D28	MS Shimizu	Shizuoka, Shizuoka	152	Jul 2015	63.5%	14.7	6,169	4.6%	3,919	35.9%	-	-	100.0%	0.0	11.4%	3.7
D30	FSI Higashi-Jujo	Kita-ku, Tokyo	88	Jul 2015	44.8%	18.2	3,846	-3.1%	1,724	62.9%	-	-	49.4%	-13.3	14.1%	6.6
D31	MS Utsunomiya	Utsunomiya, Tochigi	116	Jul 2015	84.1%	22.6	6,920	12.2%	5,816	53.5%	-	-	100.0%	0.0	12.4%	3.3
D32	FSI Kawasaki-Kaizuka	Kawasaki, Kanagawa	64	Jul 2015	73.7%	15.5	4,247	21.9%	3,128	54.4%	-	-	22.4%	-0.5	3.6%	-0.4
D34	FSI Kawasaki-Ogawacho	Kawasaki, Kanagawa	62	Jul 2015	79.1%	20.5	3,917	5.2%	3,100	42.0%	-	-	20.3%	-9.4	4.5%	1.7
D35	FSI Ekoda	Nerima-ku, Tokyo	210	Aug 2015	49.1%	19.9	4,739	0.3%	2,326	68.7%	-	-	46.2%	-9.0	9.6%	-0.8
D38	MS Shinsaibashi	Osaka, Osaka	54	Jan 2016	53.9%	26.4	5,008	20.6%	2,701	136.1%	-	-	100.0%	1.9	29.4%	17.2
D43	MS Gotanda Station	Shinagawa-ku, Tokyo	384	Mar 2016	68.6%	25.9	6,390	9.9%	4,385	76.6%	-	-	100.0%	0.0	14.2%	-1.2
D44	Hotel Epinard Nasu	Nasu, Tochigi	310	Mar 2016	67.9%	29.8	24,978	7.9%	16,949	92.4%	-	-	100.0%	0.0	0.5%	0.1
D45	MS Fukuoka Tenjin	Fukuoka, Fukuoka	217	Mar 2016	59.5%	39.9	4,766	1.4%	2,836	208.2%	-	-	100.0%	0.6	17.2%	2.2
D46	MS Hamamatsucho	Minato-ku, Tokyo	105	Mar 2016	83.6%	34.2	5,729	24.8%	4,790	111.0%	-	-	100.0%	0.0	14.4%	4.2
D47	MSP Kanazawa	Kanazawa, Ishikawa	244	Jun 2016	51.2%	21.8	7,977	13.4%	4,088	97.1%	-	-	100.0%	0.0	11.3%	4.0

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

(Note 2) GOP, which includes the amount of employment adjustment subsidies to be received by the hotel operators, is not stated since the amount of employment adjustment subsidies to be received by the hotel operators is not confirmed as of today

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

(Note 4) The property name was changed from D52 "Beppu Kamenoi Hotel" to D52 "Kemenoi Hotel Beppu" on July 1, 2022 along with the change of the hotel name. Herein after the same.

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

Key Operational Data for Variable Rent Hotels (2)

Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn) (Note 2)		Daily Ratio		Overseas Sales Ratio		
				Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		Jan.-Jun. 2022 Actual		
					Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)	
D49	MSP Hamamatsucho	Minato-ku, Tokyo	120	May 2017	74.2%	29.8	7,682	17.3%	5,702	96.0%	-	-	100.0%	0.2	12.7%	5.7
D50	MS Shin Osaka CC	Osaka-shi, Osaka	397	Oct 2017	49.4%	31.4	4,641	14.6%	2,290	215.2%	-	-	100.0%	0.0	10.5%	5.1
D51	MSP Omori	Shinagawa-ku, Tokyo	232	Oct 2017	74.2%	46.9	5,943	-10.5%	4,408	143.7%	-	-	99.7%	-0.3	16.9%	3.5
D52	Kamenoi Hotel Beppu (Note 4)	Beppu-shi, Oita	322	Oct 2017	55.0%	33.1	10,457	13.4%	5,754	185.1%	-	-	100.0%	0.0	10.1%	1.2
D53	MS Sapporo Station	Sapporo-shi, Hokkaido	242	Oct 2017	54.6%	33.6	6,014	2.4%	3,286	166.3%	-	-	100.0%	0.0	7.2%	2.7
D54	MS Yokohama Kannai	Yokohama-shi, Kanagawa	165	Feb 2018	90.4%	25.2	6,756	29.9%	6,108	80.1%	-	-	100.0%	0.0	16.6%	0.8
D55	Art Hotel Joetsu	Joetsu-shi, Niigata	198	Feb 2018	50.1%	15.3	7,336	3.8%	3,677	49.5%	-	-	100.0%	0.0	7.3%	2.1
D56	Art Hotel Hiroasaki City	Hiroasaki-shi, Aomori	134	Feb 2018	69.4%	15.0	10,307	26.2%	7,150	60.8%	-	-	100.0%	0.0	3.6%	-2.0
D57	MS Oita (Note 3)	Oita-shi, Oita	145	Feb 2018	-	-	-	-	-	-	-	-	-	-	-	-
D58	MS Gotanda	Shinagawa-ku, Tokyo	110	Jun 2018	80.6%	20.2	5,991	16.2%	4,827	55.0%	-	-	100.0%	0.0	13.6%	1.9
D59	MS Tachikawa	Tachikawa-shi, Tokyo	121	Jun 2018	85.3%	16.7	7,156	10.4%	6,103	37.2%	-	-	100.0%	0.0	17.2%	-1.3
D60	MSP Akasaka	Minato-ku, Tokyo	327	Aug 2018	54.2%	32.1	6,118	-5.2%	3,314	132.8%	-	-	99.8%	-0.2	15.5%	4.2
D61	MSP Sapporo Park	Sapporo-shi, Hokkaido	419	Aug 2018	42.0%	25.7	7,756	20.2%	3,261	208.9%	-	-	100.0%	0.0	6.6%	2.1
D62	MS Ueno East	Taito-ku, Tokyo	150	Aug 2018	50.5%	25.6	4,734	20.7%	2,390	144.6%	-	-	83.0%	-9.5	11.9%	7.2
D63	MS Midouji Honmachi	Osaka, Osaka	108	Aug 2018	59.4%	43.4	4,977	5.0%	2,954	289.9%	-	-	100.0%	0.0	16.9%	9.9
D64	Hotel MyStays Sapporo Aspen	Sapporo-shi, Hokkaido	305	Jul 2019	50.2%	34.4	7,265	-1.0%	3,649	214.0%	-	-	100.0%	0.0	8.6%	1.4
D65	Art Hotel Ishigakijima	Ishigaki-shi, Okinawa	245	Jul 2019	54.0%	32.6	13,827	-3.5%	7,469	143.2%	-	-	100.0%	0.0	12.3%	-0.5
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida-shi, Yamanashi	159	Jul 2019	49.7%	20.7	13,888	-5.2%	6,906	62.4%	-	-	100.0%	0.0	22.6%	-7.4
D67	Hotel Sonia Otaru	Otaru-shi, Hokkaido	149	Jul 2019	52.0%	30.4	11,636	23.8%	6,055	197.7%	-	-	100.0%	0.0	6.4%	-0.6
D68	Hotel MyStays Kanazawa Castle	Kanazawa-shi, Ishikawa	206	Jul 2019	43.4%	22.1	6,529	16.1%	2,833	136.5%	-	-	100.0%	0.0	13.3%	1.5
D69	Art Hotel Niigata Station	Niigata-shi, Niigata	304	Jul 2019	63.8%	24.5	5,992	0.3%	3,823	62.7%	-	-	100.0%	0.0	6.9%	0.7
D70	Hotel MyStays Nagoya Nishiki	Nagoya-shi, Aichi	169	Jul 2019	75.4%	51.4	4,753	7.0%	3,583	237.1%	-	-	96.6%	-3.4	16.0%	-3.7
D71	Hotel Nord Otaru	Otaru-shi, Hokkaido	98	Jul 2019	49.5%	30.9	11,643	28.2%	5,761	240.8%	-	-	100.0%	0.0	10.6%	-0.1
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima-shi, Kagoshima	196	Jul 2019	76.2%	36.2	5,763	20.5%	4,389	129.8%	-	-	100.0%	0.0	14.2%	1.4
D73	Art Hotel Asahikawa	Asahikawa-shi, Hokkaido	265	Jul 2019	63.6%	25.8	6,633	10.4%	4,216	85.7%	-	-	100.0%	0.0	3.7%	0.8
D74	Hotel MyStays Matsuyama	Matsuyama-shi, Ehime	162	Jul 2019	55.7%	29.6	6,833	-2.8%	3,805	107.8%	-	-	100.0%	0.0	9.1%	-0.9
D75	Hotel MyStays Sapporo Susukino	Sapporo-shi, Hokkaido	104	Jul 2019	35.7%	31.1	5,009	15.7%	1,787	800.7%	-	-	100.0%	0.0	5.8%	-5.1
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo-shi, Hokkaido	86	Jul 2019	27.7%	25.3	6,144	10.0%	1,702	1175.2%	-	-	100.0%	0.0	17.3%	8.0
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo-shi, Hokkaido	80	Jul 2019	35.5%	33.6	4,204	3.8%	1,494	1835.5%	-	-	100.0%	0.0	12.0%	-12.8
D78	Flexstay Inn Sakuragicho	Yokohama-shi, Kanagawa	70	Jul 2019	85.5%	37.7	4,970	11.9%	4,247	100.2%	-	-	57.8%	-2.1	22.6%	9.4
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	161	Jul 2019	23.7%	16.6	2,423	9.5%	575	263.6%	-	-	99.6%	-0.4	16.1%	5.6
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima-shi, Kagoshima	73	Jul 2019	87.4%	37.9	5,379	19.4%	4,702	110.8%	-	-	100.0%	0.0	25.5%	9.0
D81	Hotel MyStays Nayoro	Nayoro-shi, Hokkaido	70	Jul 2019	76.9%	16.2	7,526	3.3%	5,786	30.9%	-	-	100.0%	0.0	5.1%	-0.2
D82	Hotel MyStays Premier Narita	Narita-shi, Chiba	711	Jan 2020	61.1%	6.4	7,569	11.8%	4,623	24.8%	-	-	100.0%	0.0	4.8%	0.1
D83	Art Hotel Morioka	Morioka-shi, Iwate	214	Jan 2020	65.4%	7.5	7,195	20.5%	4,707	36.1%	-	-	100.0%	0.0	8.0%	-1.5
Domestic Hotels (Note 3)			12,964	-	59.1%	25.4	6,687	4.4%	3,952	83.0%	-	-	94.8%	0.8	10.7%	1.6
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	343	Sep 2018	36.2%	35.5	453	60.7%	164	8413.1%	6,935	332.0%	-	-	-	-
D201	Sunshine Suites Resort	Grand Cayman	131	Sep 2018	49.0%	22.3	211	37.2%	103	151.6%	1,624	1066.7%	-	-	-	-
Overseas Hotels			474	-	47.5%	31.9	384	129.1%	182	1055.0%	8726	400.3%	-	-	-	-

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

Items	June 2019	December 2019	June 2020	December 2020	June 2021	December 2021	June 2022
	Jan 1, 2019- Jun 30, 2019	Jul 1, 2019- Dec 31, 2019	Jan 1, 2020- Jun 30, 2020	Jul 1, 2020- Dec 31, 2020	Jan 1, 2021- Jun 30, 2021	Jul 1, 2021- Dec 31, 2021	Jan 1, 2022- Jun 30, 2022
Amount of Total Assets (JPY million)	467,931	522,431	516,663	516,490	497,899	494,819	490,118
Amount of Net Assets (JPY million)	233,046	259,730	249,538	249,641	245,113	246,130	246,211
Capital-to-Asset Ratio	49.8%	49.7%	48.3%	48.3%	49.2%	49.7%	50.2%
Total Amount of Investment (JPY million)	211,092	235,701	235,701	235,701	235,701	235,701	235,701
End-of-period total number of units issued	5,666,840	6,096,840	6,096,840	6,096,840	6,096,840	6,096,840	6,096,840
Amount of Net Assets per Unit (JPY)	41,125	42,601	40,929	40,946	40,203	40,370	40,383
Return on Asset (ROA) (annualized)	9.4%	4.6%	0.2%	0.2%	-1.4%	0.6%	0.4%
Return on Equity (ROE) (annualized)	19.3%	9.3%	0.3%	0.5%	-2.9%	1.2%	0.8%
Amount of interest-bearing debts (JPY million)	228,774	259,174	263,468	262,588	249,198	244,945	241,372
Weighted average interest rate	0.5%	0.6%	0.5%	0.5%	0.5%	0.5%	0.5%
Loan to Value (LTV 1)	51.9%	52.3%	52.7%	52.6%	51.3%	50.9%	50.5%
End-of-period Loan-to-Value based on Total Assets (LTV 2)	48.9%	49.6%	51.0%	50.8%	50.0%	49.5%	49.2%
Net Operating Income (NOI) (JPY million)	14,734	15,164	4,026	3,703	2,090	4,201	4,936
NOI yield (annualized)	7.1%	6.2%	1.6%	1.5%	0.8%	2.5%	2.0%
Depreciation Expenses (JPY million)	3,168	3,757	3,999	3,992	3,889	3,850	3,766
Funds From Operations (FFO) (JPY million)	13,290	13,426	2,377	2,014	290	2,296	3,312
NAV (JPY million)	295,874	327,985	301,450	301,576	306,746	308,349	320,967
NAV per Unit (JPY)	52,212	53,796	49,444	49,464	50,312	50,575	52,645
NAV ratio	1.1	1.2	0.6	0.7	0.9	0.7	0.8

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

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

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

Income Statement

Items	Dec 2021 Period		Jun 2022 Period		Changes	
	Jul 1, 2021- Dec 31, 2021		Jan 1, 2022- Jun 30, 2022			
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Operating revenue (1)	8,406,334	100.0	7,680,227	100.0	(726,107)	(8.6)
Rental revenue	5,837,847		5,198,229		(639,618)	
Management contract revenue	-		1,013,790		1,013,790	
Gain on sales of properties (2)	2,568,486		1,468,206		(1,100,280)	
Operating expenses	6,113,994	72.7	5,565,846	72.5	(548,148)	(9.0)
Property related expenses (3)	4,777,042		4,498,723		(278,319)	
Management contract expenses (4)	709,774		543,095		(166,679)	
Depreciation expenses (5)	3,850,520		3,766,009		(84,510)	
NOI (including dividend income) (1)-(2)-(3)-(4)+(5)	4,201,550	50.0	4,936,210	64.3	734,660	17.5
Asset management fees	300,000		300,000		-	
Directors' compensation	4,800		4,800		-	
Asset custody fees	24,732		24,556		(175)	
Administrative service fees	54,720		42,618		(12,102)	
Other	242,924		152,051		(90,872)	
Operating income	2,292,339	27.3	2,114,380	27.5	(177,959)	-
Non-operating income	7,076	0.1	4,000	0.1	(3,075)	(43.5)
Interest income	70		78		8	
Foreign exchange gains	-		1,316		1,316	
Interest on tax refund	1,118		-		(1,118)	
Other	5,887		2,606		(3,281)	
Non-operating expenses	1,284,617	15.3	1,102,621	14.4	(181,996)	(14.2)
Interest expenses	602,398		562,607		(39,791)	
Foreign exchange losses	40,718		-		(40,718)	
Interest expenses on investment corporation bonds	28,230		27,769		(460)	
Amortization of investment corporation bond issuance costs	6,303		6,200		(102)	
Loan-related costs	596,446		505,414		(91,032)	
Loss of derivatives	10,520		-		(10,520)	
Other	-		629		629	
Ordinary income	1,014,799	12.1	1,015,760	13.2	961	-
Income before income taxes	1,014,799	12.1	1,015,760	13.2	961	-
Income taxes	605		605		-	
Net income	1,014,194	12.1	1,015,155	13.2	961	-
Retained earnings brought forward	8,662,027		8,664,146		2,118	
Unappropriated retained earnings / losses at the end of the period	9,676,221		9,679,301		3,080	

Balance Sheet - Assets

Items	December 2021 Period (As of December 31, 2021)		June 2022 Period (As of June 30, 2022)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Assets						
Current assets						
Cash and bank deposits	12,759,582		13,794,814		1,035,231	
Cash and bank deposits in trust	6,766,557		6,028,407		(738,149)	
Rental receivables	2,293,736		3,396,197		1,102,461	
Deposits paid	153,517		332,876		179,359	
Prepaid expenses	642,219		411,977		(230,241)	
Income taxes receivable	10		11		1	
Others	259		-		(259)	
Total current assets	22,615,883	4.6	23,964,286	4.9	1,348,402	6.0
Non-current assets						
Property and equipment						
Buildings	18,278,576		18,060,833		(217,743)	
Buildings and accompanying facilities	4,494,295		4,349,696		(144,598)	
Structures	1,340		1,308		(32)	
Tools, furniture and fixtures	899,310		844,322		(54,988)	
Construction in progress	690,038		701,230		11,191	
Buildings in trust	137,962,783		134,394,668		(3,568,115)	
Buildings and accompanying facilities in trust	21,314,908		20,327,073		(987,834)	
Structures in trust	105,182		100,783		(4,398)	
Tools, furniture and fixtures in trust	1,415,071		1,310,634		(104,437)	
Land in trust	242,197,743		241,290,860		(906,883)	
Construction in progress in trust	-		26,237		26,237	
Total property and equipment	427,359,252	86.4	421,407,648	86.0	(5,951,603)	(1.4)
Intangible assets						
Leasehold rights	10,637,811		10,637,811		-	
Leasehold rights in trust	14,497,257		14,458,659		(38,597)	
Total intangible assets	25,135,069	5.1	25,096,471	5.1	(38,597)	(0.2)
Investment and other assets						
Investment securities	17,856,387		17,856,387		-	
Guarantee deposits	1,372,719		1,372,719		-	
Long-term prepaid expenses	379,422		257,854		(121,567)	
Derivatives assets	28,054		96,567		68,512	
Others	22,667		22,667		-	
Total investment and other assets	19,659,251	4.0	19,606,196	4.0	(53,054)	(0.3)
Total non-current assets	472,153,573	95.4	466,110,317	95.1	(6,043,255)	(1.3)
Deferred assets						
Investment corporation bond issuance costs	50,349		44,148		(6,200)	
Total deferred assets	50,349	0.0	44,148	0.0	(6,200)	-
Total assets	494,819,805	100.0	490,118,752	100.0	(4,701,053)	(1.0)

Balance Sheet – Liabilities/Net Assets

Items	December 2021 Period (As of December 31, 2021)		June 2022 Period (As of June 30, 2022)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Liabilities						
Current liabilities						
Accounts payable	774,133		349,844		(424,288)	
Short-term loans payable	71,786,000		88,135,000		16,349,000	
Current portion of investment corporation bonds	-		1,000,000		1,000,000	
Current portion of long-term loans payable	48,667,000		44,807,000		(3,860,000)	
Accounts payable-other	6,235		31,175		24,940	
Accrued expenses	291,883		240,333		(51,550)	
Income taxes payable	605		605		-	
Consumption taxes payable	540,868		50,190		(490,678)	
Advances received	558,777		317,935		(240,841)	
Deposits received	8,813		10,397		1,583	
Total current liabilities	122,634,316	24.8	134,942,482	27.5	12,308,165	10.0
Non-current liabilities						
Investment corporation bonds	8,200,000		7,200,000		(1,000,000)	
Long-term loans payable	116,292,000		100,230,000		(16,062,000)	
Tenant leasehold and security deposits in trust	1,519,983		1,500,948		(19,034)	
Derivatives liabilities	9,729		546		(9,182)	
Asset retirement obligations	33,422		33,644		222	
Total non-current liabilities	126,055,134	25.5	108,965,140	22.2	(17,089,994)	(13.6)
Total liabilities	248,689,451	50.3	243,907,622	49.8	(4,781,828)	(1.9)
Net assets						
Unitholders' equity						
Unitholders' capital	235,701,512	47.6	235,701,512	48.1	-	-
Surplus						
Capital surplus	6,264,432		6,264,432		-	
Deduction of capital surplus						
Allowance for temporary differences adjustment	(6,130)		(6,130)		-	
Other deduction of capital surplus	(5,524,006)		(5,524,006)		-	
Total deduction of capital surplus	(5,530,137)		(5,530,137)		-	
Capital surplus (net)	734,294		734,294		-	
Retained earnings	9,676,221		9,679,301		3,080	
Total surplus	10,410,516	2.1	10,413,596	2.1	3,080	0.0
Total unitholders' equity	246,112,028	49.7	246,115,108	50.2	3,080	0.0
Valuation and translation adjustments						
Deferred gains or losses on hedges	18,325		96,020		77,695	
Total valuation and translation adjustments	18,325	0.0	96,020	0.0	77,695	-
Total net assets	246,130,354	49.7	246,211,129	50.2	80,775	0.0
Total liabilities and net assets	494,819,805	100.0	490,118,752	100.0	(4,701,053)	(1.0)

Cash Flow Statement and Dividend Distribution

Items	December 2021 Period	June 2022 Period
	Jul 1, 2021- Dec 31, 2021 (JPY thousand)	Jan 1, 2022- Jun 30, 2022 (JPY thousand)
Cash flows from operating activities		
Income (loss) before income taxes	1,014,799	1,015,760
Depreciation and amortization	3,850,520	3,766,009
Amortization of investment corporation bond issuance costs	6,303	6,200
Loan-related costs	596,446	505,414
Interest income	(70)	(78)
Interest expenses	630,628	590,377
Foreign exchange losses (gains)	9,934	158
Loss (gain) of derivatives	10,520	-
Decrease (increase) in rental receivables	(1,053,965)	(1,102,461)
Decrease (Increase) in deposits paid	288,475	(179,359)
Decrease (increase) in receivable income taxes	3	(1)
Decrease (increase) in consumption taxes receivable	365,052	-
Increase (decrease) in accounts payable	(91,712)	(511,128)
Increase (decrease) in consumption taxes payable	444,366	(490,678)
Increase (decrease) in accounts payable-other	(17,672)	26,469
Increase (decrease) in accrued expenses	39,458	(48,167)
Increase (decrease) in advances received	(39,012)	(240,841)
Increase (decrease) in deposits received	(2,270)	1,583
Decrease in property and equipment in trust due to sale	6,996,756	2,867,202
Others	(100,064)	116,612
Subtotal	12,948,498	6,323,071
Interest income received	70	78
Interest expenses paid	(627,312)	(593,962)
Income taxes paid	(605)	(605)
Cash flows from operating activities	12,320,651	5,728,582
Cash flows from investment activities		
Payment into time deposits	(1,430,000)	(2,000,000)
Proceeds from withdrawal of time deposits	630,000	2,000,000
Purchases of property and equipment	(79,337)	(24,384)
Purchases of property and equipment in trust	(511,405)	(531,563)
Repayments of tenant leasehold and security deposits	(183,308)	(35,672)
Proceeds from tenant leasehold and security deposits in trust	46,056	16,777
Payments of tenant leasehold and security deposits	(9,998)	-
Others	(23,203)	-
Cash flows from investment activities	(1,561,196)	(574,843)
Cash flows from financing activities		
Proceeds from short-term loans payable	61,091,000	27,044,000
Repayments of short-term loans payable	(33,533,000)	(10,695,000)
Proceeds from long-term loans payable	1,582,000	-
Repayments of long-term loans payable	(33,393,000)	(19,922,000)
Payments for loan-related costs	(527,105)	(271,524)
Payments of distributions of earnings	(93,221)	(1,011,974)
Cash flows from financing activities	(4,873,327)	(4,856,498)
Effect of exchange rate change on cash and cash equivalents	(32)	(158)
Net increase (decrease) in cash and cash equivalents	5,886,095	297,081
Cash and cash equivalents at beginning of period	10,840,044	16,726,139
Cash and cash equivalents at end of period	16,726,139	17,023,221

Items		Dec 2021 Period	Jun 2022 Period
		Jul 1, 2021- Dec 31, 2021	Jan 1, 2022- Jun 30, 2022
Unappropriated retained earnings	(JPY thousand)	9,676,221	9,679,301
Distributions	(JPY thousand)	1,012,075	1,012,075
Of which, distributions of earnings	(JPY thousand)	1,012,075	1,012,075
Distribution per unit	(JPY)	166	166
Of which, distributions of earnings per unit	(JPY)	166	166
Retained earnings / losses carried forward	(JPY thousand)	8,664,146	8,667,226

Property Income (1/4)

(in ¥ thousand)

Property Number	A26	A28	A29	A30	A32	A33	A34	A35	A37	A38	A39	A40	A41	A43	A44	A45	A46	A47	A48
Property Name	Nisshin Palacestage Daitabashi	Growth Maison Gotanda	Growth Maison Kameido	Emerald House	Suncrest Shakujii-Koen	Growth Maison Shin-Yokohama	Belle Face Ueno-Okachimachi	Grand Rire Kameido	Growth Maison Yoga	Route Tachikawa	Shibuya-Honmachi Mansion	City Heights Kinuta	Acseeds Tower Kawaguchi-Namiki	College Square Machida	Belair Meguro	Wacore Tsunashima I	Foros Nakamura-bashi	Growth Maison Kaijin	College Square Machiya
number of operating days	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181
① Rental revenues	33,594	28,491	34,968	46,349	39,038	38,247	33,227	26,619	23,131	21,357	20,812	18,646	25,652	16,609	14,494	18,537	18,979	23,282	14,924
Rent, common area fees	31,104	26,916	32,789	38,144	34,994	34,120	29,688	26,619	21,891	19,797	20,071	16,384	24,503	16,609	13,449	16,360	16,911	21,472	14,706
Rental revenues (Fixed rent)																			
Rental revenues (Variable rent)																			
Other revenue	2,489	1,575	2,178	8,205	4,043	4,126	3,539	-	1,239	1,560	741	2,261	1,149	-	1,044	2,176	2,068	1,809	218
② Property related expenses	19,560	9,134	14,169	20,785	16,306	15,585	19,393	8,686	9,208	8,568	6,712	5,762	11,355	3,826	8,118	10,721	10,345	14,153	5,676
Facility management fees (a)	4,670	2,069	3,417	5,313	3,972	3,692	8,358	701	2,346	1,673	1,750	1,548	2,522	612	2,394	3,048	2,076	3,483	212
(of which, repair cost)	443	332	246	236	266	370	498	488	30	206	471	113	59	412	214	138	121	261	182
(of which, utility expenses)	1,844	326	538	1,056	998	573	550	-	375	260	155	175	431	-	187	389	299	938	-
Tax and other public charges (b)	1,627	1,360	1,688	2,558	3,135	2,414	1,679	1,741	1,368	1,091	972	1,006	1,107	510	916	917	974	2,029	939
Insurance expenses (c)	55	35	49	88	96	61	43	50	37	35	29	32	39	37	24	29	28	67	27
Depreciation expenses (⑦)	9,945	5,124	6,557	8,836	7,115	6,543	5,761	5,656	4,197	4,954	2,907	2,086	5,317	2,130	2,506	4,780	5,333	7,809	3,960
Other expenses (d)	3,260	545	2,456	3,988	1,985	2,874	3,551	536	1,257	813	1,053	1,088	2,368	536	2,276	1,946	1,932	762	536
③ Rental income (①-②)	14,033	19,356	20,799	25,564	22,731	22,661	13,834	17,933	13,923	12,788	14,100	12,884	14,297	12,783	6,376	7,815	8,633	9,129	9,247
④ NOI (①-②+⑦)	23,979	24,480	27,356	34,400	29,847	29,204	19,595	23,589	18,120	17,743	17,007	14,971	19,614	14,914	8,882	12,595	13,967	16,938	13,208
⑤ Capital expenditure	4,439	1,452	511	3,825	3,090	3,183	1,296	1,452	176	3,365	6,437	4,990	1,610	294	-	1,984	6,804	4,535	1,012
⑥ NCF(④-⑤)	19,540	23,028	26,845	30,574	26,756	26,020	18,298	22,137	17,944	14,378	10,570	9,980	18,004	14,619	8,882	10,611	7,162	12,403	12,196

Property Number	A59	A61	A63	A64	A65	A66	A72	A73	A79	A80	A82	A83	A84	A87	A88	A90	A92	A93	A94
Property Name	Towa City Coop Shin-otsuka II	Bichsel Musashiseki	Towa City Coop Sengencho	Royal Park Omachi	Lexington Square Haginomachi	Visconti Kakuzan	Lexington Square Honjo-Azumabashi	AMS TOWER Minami 6-jo	Revest Honjin	Revest Matsubara	Alba Noritake Shimamachi	Revest Meieki Minami	Revest Heian	Excellente Kagurazaka	Luna Court Edobori	Queen's Court Fukuzumi	Belair Oimachi	Siete Minami-Tsukaguchi	Prime Life Sannomiya Isogami Koen
number of operating days	181	181	181	181	181	181	181	181	12	12	12	181	181	181	12	181	181	181	181
① Rental revenues	36,806	23,810	59,968	26,755	18,131	9,273	18,717	43,592	1,170	1,407	1,510	1,324	23,757	19,500	961	17,138	14,770	17,522	15,451
Rent, common area fees	34,916	23,092	55,315	23,898	16,553	7,675	18,315	41,665	943	1,231	1,421	1,209	22,936	18,715	866	15,931	13,931	16,496	14,678
Rental revenues (Fixed rent)																			
Rental revenues (Variable rent)																			
Other revenue	1,889	718	4,652	2,857	1,578	1,597	402	1,927	227	176	88	115	820	784	94	1,207	838	1,026	772
② Property related expenses	14,440	8,356	28,178	12,038	7,774	6,973	8,560	26,074	2,333	2,364	3,072	2,479	12,112	8,596	2,783	8,553	7,564	7,606	6,897
Facility management fees (a)	4,324	2,033	13,000	4,864	1,774	2,951	1,622	6,632	1,128	1,193	2,017	1,479	2,339	1,591	1,427	2,117	1,751	1,855	1,286
(of which, repair cost)	172	113	78	232	11	331	-	403	862	636	753	1,130	106	67	466	422	171	-	43
(of which, utility expenses)	10	388	42	1,917	680	125	403	1,612	132	97	84	166	292	264	202	178	130	291	211
Tax and other public charges (b)	1,423	1,198	3,033	1,595	1,170	927	821	2,173	1,055	1,125	1,008	954	1,411	777	750	743	711	989	858
Insurance expenses (c)	48	41	129	60	38	26	26	109	11	10	10	10	41	28	7	57	22	34	25
Depreciation expenses (⑦)	5,292	3,793	7,386	4,275	3,697	1,625	5,350	15,406	-	-	-	-	6,593	4,565	-	3,423	2,937	3,444	3,563
Other expenses (d)	3,350	1,289	4,629	1,241	1,092	1,441	739	1,753	138	35	35	35	1,726	1,633	597	2,211	2,142	1,283	1,162
③ Rental income (①-②)	22,365	15,454	31,789	14,717	10,357	2,299	10,156	17,518	-1,163	-956	-1,562	-1,155	11,644	10,903	-1,822	8,585	7,205	9,916	8,554
④ NOI (①-②+⑦)	27,658	19,247	39,175	18,992	14,055	3,925	15,507	32,924	-1,163	-956	-1,562	-1,155	18,238	15,469	-1,822	12,008	10,142	13,360	12,118
⑤ Capital expenditure	1,778	3,416	3,789	2,429	503	275	2,563	1,878	-	-	-	-	741	3,985	-	1,561	3,043	889	740
⑥ NCF(④-⑤)	25,879	15,830	35,386	16,562	13,551	3,650	12,944	31,046	-1,163	-956	-1,562	-1,155	17,497	11,483	-1,822	10,447	7,099	12,470	11,377

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

(Note 2) Using an exchange rate at the time of transaction regarding ①-⑦ of Cayman hotels

Property Income (2/4)

(in ¥ thousand)

Property Number	A96	A97	A98	A99	A101	A102	A103	A104	A106		B18		D01	D02	D03	D04	D05	D06	D07
Property Name	Century Park Shinkawa 1-bankan	West Avenue	Little River Honmachi-bashi	Prime Life Mikage	Lieto Court Mukojima	Lieto Court Nishi-Ojima	Royal Parks Momozaka	Royal Parks Shinden	Royal Parks Seasir Minami-Senju	subtotal	AEON TOWN Sukagawa	subtotal	Hotel MyStays Kanda	Hotel MyStays Asakusa	Hotel MyStays Kyoto-Shijo	MyStays Shin-Urayasu Conference Center	Hotel MyStays Maihama	Hotel MyStays Premier Dojima	Hotel MyStays Nagoya-Sakae
number of operating days	181	181	12	181	181	181	181	181	181	-	181	-	181	181	181	181	181	181	181
① Rental revenues	17,752	13,516	674	12,134	57,507	50,394	161,720	220,978	119,314	1,502,530	141,082	141,082	14,740	9,041	2,168	49,817	53,952	40,196	58,850
Rent, common area fees	14,860	12,620	622	11,887	54,519	49,552	145,067	200,266	106,474	1,382,205	141,082	141,082	14,740	9,041	2,168	49,817	53,952	40,196	58,850
Rental revenues (Fixed rent)													4,580	2,809	673	15,480	16,765	27,257	18,286
Rental revenues (Variable rent)													10,160	6,231	1,494	34,337	37,187	12,938	40,563
Other revenue	2,891	895	51	247	2,988	841	16,652	20,711	12,840	120,324	-	-	-	-	-	-	-	-	-
② Property related expenses	9,050	5,896	929	6,830	25,023	20,243	110,615	119,589	77,205	770,217	111,026	111,026	29,816	19,382	72,506	55,432	46,568	57,202	47,134
Facility management fees (a)	2,440	1,571	341	1,245	4,841	4,242	51,948	30,561	23,601	230,051	75,714	75,714	-	-	-	-	-	8,208	17,163
(of which, repair cost)	301	244	73	204	350	90	785	1,619	829	15,591	19,590	19,590	-	-	-	-	-	-	-
(of which, utility expenses)	254	287	130	146	648	673	1,381	-	1,315	21,172	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	844	559	545	774	2,487	2,162	7,621	13,939	5,719	85,427	6,811	6,811	4,891	3,598	10,773	8,248	3,470	12,070	3,975
Insurance expenses (c)	41	22	5	23	87	69	252	484	214	2,814	258	258	73	95	193	176	87	249	237
Depreciation expenses (⑦)	4,548	2,367	-	3,226	16,020	12,728	46,072	73,704	42,246	373,795	27,624	27,624	24,345	15,174	61,023	46,503	42,502	36,163	25,250
Other expenses (d)	1,175	1,374	36	1,560	1,586	1,040	4,719	900	5,423	78,128	616	616	506	514	515	504	508	510	508
③ Rental income (①-②)	8,702	7,620	-254	5,303	32,484	30,150	51,104	101,388	42,109	732,312	30,056	30,056	-15,076	-10,340	-70,338	-5,614	7,383	-17,005	11,715
④ NOI (①-②+⑦)	13,250	9,987	-254	8,530	48,504	42,879	97,177	175,093	84,355	1,106,107	57,680	57,680	9,269	4,833	-9,314	40,888	49,886	19,158	36,965
⑤ Capital expenditure	1,141	1,654	-	1,683	1,903	1,817	5,397	14,201	9,235	115,091	-	-	1,660	177	2,206	8,073	844	44,963	5,490
⑥ NCF(④-⑤)	12,108	8,333	-254	6,846	46,601	41,062	91,779	160,891	75,120	991,016	57,680	57,680	7,609	4,656	-11,520	32,814	49,042	-25,805	31,475

Property Number	D08	D09	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26
Property Name	Hotel MyStays Sakaijui-Honmachi	Hotel MyStays Yokohama	Hotel MyStays Nippori	Hotel MyStays Fukuoka-Tenjjin-Minami	Flexstay Inn Idabashi	Hotel MyStays Ueno Inaricho	Flexstay Inn Shinagawa	Flexstay Inn Tokiwadai	Flexstay Inn Sugamo	Hotel MyStays Otemae	Hotel MyStays Kiyosumi Shirakawa	Flexstay Inn Nakano bu P1	Flexstay Inn Nakano bu P2	APA Hotel Yokohama-Kannai	Hotel MyStays Hakodate-Goryokaku	Flexstay Inn Shirogane	Hotel MyStays Hane da	Hotel MyStays Kameide P1	Hotel MyStays Ueno Iriyaguchi
number of operating days	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181
① Rental revenues	15,948	60,541	13,350	16,654	12,638	1,558	8,740	16,894	8,350	11,611	5,744	4,216	1,925	254,812	43,381	8,871	60,337	41,299	1,589
Rent, common area fees	15,948	60,541	13,350	16,654	12,638	1,558	8,740	16,894	8,350	11,611	5,744	4,216	1,925	254,812	43,381	8,871	60,337	41,299	1,589
Rental revenues (Fixed rent)	4,955	18,812	4,148	5,175	3,927	484	2,715	5,249	2,594	3,608	1,785	1,310	598	212,500	13,480	2,756	18,749	12,833	493
Rental revenues (Variable rent)	10,992	41,729	9,202	11,479	8,711	1,074	6,024	11,644	5,755	8,003	3,959	2,905	1,326	42,312	29,901	6,115	41,588	28,466	1,095
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
② Property related expenses	29,403	45,145	15,740	21,240	14,227	13,653	8,848	11,086	12,200	15,293	16,961	5,595	3,187	88,874	45,386	10,412	65,668	37,285	25,815
Facility management fees (a)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,676
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	6,728	4,344	1,734	5,434	4,391	1,429	1,637	3,370	2,785	3,481	3,596	993	558	11,237	5,207	1,608	7,964	6,193	1,009
Insurance expenses (c)	100	175	52	88	83	38	31	71	58	104	69	20	12	302	152	45	154	149	74
Depreciation expenses (⑦)	22,071	40,115	13,449	15,213	9,249	11,682	6,675	7,142	8,854	11,203	12,792	4,079	2,113	76,831	39,522	8,255	57,143	30,539	21,650
Other expenses (d)	502	509	503	503	502	502	503	503	502	503	502	502	502	503	503	502	406	402	403
③ Rental income (①-②)	-13,454	15,395	-2,389	-4,585	-1,588	-12,094	-108	5,807	-3,850	-3,682	-11,216	-1,379	-1,262	165,937	-2,004	-1,540	-5,330	4,014	-24,226
④ NOI (①-②+⑦)	8,617	55,511	11,059	10,627	7,660	-411	6,567	12,950	5,003	7,521	1,576	2,699	851	242,769	37,518	6,715	51,812	34,553	-2,575
⑤ Capital expenditure	4,235	3,116	2,314	2,739	1,570	1,184	719	6,369	857	3,100	166	1,368	984	135	6,168	3,795	4,692	2,581	2,601
⑥ NCF(④-⑤)	4,381	52,395	8,745	7,888	6,090	-1,596	5,847	6,580	4,146	4,421	1,410	1,331	-132	242,633	31,350	2,919	47,120	31,972	-5,176

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

Property Income (3/4)

(in ¥ thousand)

Property Number	D27	D28	D29	D30	D31	D32	D33	D34	D35	D36	D37	D38	D39	D40	D41	D42	D43	D44	D45
Property Name	Hotel MyStays Kameido P2	Hotel MyStays Shimizu	Super Hotel Shinbashi/Karasumoguchi	Flexstay Inn Higashi-Jujo	Hotel MyStays Utsunomiya	Flexstay Inn Kawasaki-Kaizuka	Comfort Hotel Toyama	Flexstay Inn Kawasaki-Ogawacho	Flexstay Inn Ekoda	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Super Hotel JR Ueno-iriyaguchi	Hotel MyStays Shinsabashi	Comfort Hotel Kurosaki	Comfort Hotel Macbashi	Comfort Hotel Tsubanearjo	Comfort Hotel Kitami	Hotel MyStays Gotanda Station	Hotel Epinard Nasu	Hotel MyStays Fukuoaka Terjin
number of operating days	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181
① Rental revenues	27,150	31,833	39,426	1,599	58,471	10,698	35,928	11,475	34,314	31,787	27,275	-	35,271	44,231	34,949	26,103	117,103	422,206	34,300
Rent, common area fees	27,150	31,333	39,426	1,599	58,471	10,698	35,928	11,475	34,314	31,787	27,275	-	35,271	43,811	32,861	26,103	116,124	422,206	34,300
Rental revenues (Fixed rent)	8,436	9,736	39,426	496	18,169	3,324	35,928	3,565	10,662	31,787	27,275	-	35,271	43,811	32,861	26,103	36,084	131,195	10,658
Rental revenues (Variable rent)	18,713	21,596	-	1,102	40,302	7,374	-	7,909	23,651	-	-	-	-	-	-	-	80,040	291,011	23,642
Other revenue	-	500	-	-	-	-	-	-	-	-	-	-	-	420	2,088	-	978	-	-
② Property related expenses	29,801	29,148	9,061	9,172	33,811	11,246	13,823	7,179	31,438	13,075	10,059	23,050	19,364	27,193	15,316	14,845	69,167	328,488	54,385
Facility management fees (a)	-	-	710	-	-	966	62	-	-	1,391	1,070	-	1,485	6,729	577	600	8,381	9,335	-
(of which, repair cost)	-	-	702	-	-	-	62	-	-	1,091	770	-	-	-	151	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	3,662	4,161	3,185	1,988	12,934	825	3,714	928	4,486	2,743	2,198	2,623	3,405	1,600	3,652	1,628	17,266	26,710	7,494
Insurance expenses (c)	93	83	40	43	288	34	76	24	99	51	36	53	74	85	70	67	324	1,068	136
Depreciation expenses (⑦)	25,643	24,499	4,717	6,738	20,178	9,014	9,560	5,824	26,448	8,482	6,346	19,967	13,991	18,366	10,605	12,142	42,588	290,948	46,351
Other expenses (d)	402	403	407	402	410	404	409	403	403	407	407	405	409	412	411	407	606	425	403
③ Rental income (①-②)	-2,650	2,684	30,364	-7,573	24,660	-547	22,104	4,296	2,876	18,711	17,216	-23,050	15,906	17,037	19,632	11,258	47,935	93,718	-20,084
④ NOI (①-②+⑦)	22,992	27,184	35,082	-834	44,838	8,467	31,665	10,120	29,324	27,194	23,562	-3,083	29,897	35,403	30,237	23,401	90,524	384,666	26,266
⑤ Capital expenditure	2,312	500	-	5,293	3,720	3,490	812	453	3,675	-	-	3,684	2,694	1,055	2,172	-	5,522	98,255	1,067
⑥ NCF(④-⑤)	20,679	26,684	35,082	-6,128	41,118	4,977	30,852	9,667	25,649	27,194	23,562	-6,767	27,203	34,348	28,064	23,401	85,002	286,411	25,199

Property Number	D46	D47	D48	D49	D50	D51	D52	D53	D54	D55	D56	D57	D58	D59	D60	D61	D62	D63	D64
Property Name	Hotel MyStays Hamamatsuchō	Hotel MyStays Kanazawa	Takamatsu Tokyu REI Hotel	Hotel MyStays Premier Hamamatsuchō	Hotel MyStays Shin Osaka Conference Center	Hotel MyStays Premier Omori	Kamenoi Hotel Beppu	Hotel MyStays Sapporo Station	Hotel MyStays Yokohama Kannai	Art Hotel Joetsu	Art Hotel Hirosaki City	Hotel MyStays Oita	Hotel MyStays Gotanda	Hotel MyStays Tachikawa	Hotel MyStays Premier Akasaka	Hotel MyStays Premier Sapporo Park	Hotel MyStays Ueno East	Hotel MyStays Midotsuji Honmachi	Hotel MyStays Sapporo Aspen
number of operating days	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181
① Rental revenues	22,662	93,875	98,336	36,244	79,332	65,505	148,299	41,159	60,617	25,633	74,119	86,434	22,355	45,776	67,178	33,135	2,525	4,955	36,559
Rent, common area fees	22,662	93,875	72,000	36,244	79,332	65,505	148,299	41,159	60,617	25,633	74,084	86,434	22,355	45,776	67,178	33,135	2,525	4,955	36,559
Rental revenues (Fixed rent)	7,041	29,170	72,000	11,262	24,651	20,354	46,082	12,789	18,836	7,965	23,020	26,858	6,946	14,224	20,874	10,296	784	1,539	11,360
Rental revenues (Variable rent)	15,620	64,704	-	24,982	54,680	45,150	102,217	28,369	41,781	17,668	51,063	59,576	15,408	31,551	46,303	22,838	1,740	3,415	25,198
Other revenue	-	-	26,336	-	-	-	-	-	-	-	34	-	-	-	-	-	-	-	-
② Property related expenses	40,161	126,970	56,770	35,190	47,316	57,030	126,381	71,636	39,617	40,698	57,357	23,909	10,463	21,163	88,629	129,864	30,798	41,173	75,779
Facility management fees (a)	-	-	30,949	-	-	-	-	-	127	-	-	-	-	-	-	-	5,309	-	-
(of which, repair cost)	-	-	382	-	-	-	-	-	127	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	-	-	16,679	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	7,121	13,857	2,561	10,659	11,710	14,301	11,149	6,687	8,523	5,760	14,749	1,922	4,041	6,109	23,484	14,012	4,335	9,048	10,424
Insurance expenses (c)	69	308	182	202	481	383	700	262	148	222	551	115	70	132	285	644	148	111	550
Depreciation expenses (⑦)	32,568	112,400	22,658	23,922	34,700	41,940	114,126	64,279	30,414	34,308	41,646	21,462	5,947	14,515	64,456	114,803	20,597	31,611	64,399
Other expenses (d)	403	403	417	405	422	404	404	408	404	406	410	408	403	405	403	404	406	402	404
③ Rental income (①-②)	-17,499	-33,094	41,566	1,054	32,016	8,474	21,918	-30,477	21,000	-15,064	16,761	62,525	11,891	24,612	-21,451	-96,729	-28,272	-36,218	-39,220
④ NOI (①-②+⑦)	15,068	79,306	64,225	24,977	66,717	50,415	136,044	33,802	51,414	19,243	58,407	83,988	17,839	39,128	43,005	18,074	-7,674	-4,606	25,178
⑤ Capital expenditure	876	890	74,152	4,713	1,723	6,873	8,922	1,410	-	5,542	10,769	2,138	875	4,597	118	3,224	8,710	-	1,403
⑥ NCF(④-⑤)	14,192	78,416	-9,926	20,264	64,993	43,542	127,122	32,392	51,414	13,701	47,638	81,849	16,964	34,531	42,887	14,850	-16,384	-4,606	23,775

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

Property Income (4/4)

(in ¥ thousand)

Property Number	D65	D66	D67	D68	D69	D70	D71	D72	D73	D74	D75	D76	D77	D78	D79	D80	D81	D82
Property Name	Art Hotel Ishigakijima	Hotel MyStays Fuji Onsen Resort	Hotel Sonia Otaru	Hotel MyStays Kanazawa Castle	Art Hotel Niigata Station	Hotel MyStays Nagoya Nishiki	Hotel Nord Otaru	Hotel MyStays Kagoshima Tenmonkan	Art Hotel Asahikawa	Hotel MyStays Matsuyama	Hotel MyStays Sapporo Susukino	Hotel MyStays Sapporo Nakajima Park	Hotel MyStays Sapporo Nakajima Park Annex	Flexstay Inn Sakuragicho	MyCUBE by MYSTAYS Asakusa Kuramae	Hotel MyStays Kagoshima Tenmonkan Annex	Hotel MyStays Nayoro	Hotel MyStays Premier Narita
number of operating days	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181
① Rental revenues	71,158	64,519	54,463	13,745	66,547	35,795	26,630	53,343	-	16,291	792	-	-	19,610	-	18,998	25,649	171,085
Rent, common area fees	71,158	64,519	54,463	13,745	66,547	35,795	26,629	53,343	-	16,291	792	-	-	19,610	-	18,998	25,649	171,040
Rental revenues (Fixed rent)	22,111	20,048	16,923	4,271	20,678	11,122	8,274	20,683	-	5,062	246	-	-	6,093	-	5,903	7,970	53,148
Rental revenues (Variable rent)	49,046	44,470	37,539	9,474	45,868	24,672	18,355	32,660	-	11,229	546	-	-	13,516	-	13,094	17,678	117,892
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45
② Property related expenses	64,798	117,774	66,660	24,275	88,501	27,784	39,077	27,676	72,933	51,370	16,117	22,431	15,658	9,562	9,689	8,193	15,971	148,605
Facility management fees (a)	-	-	-	-	12,899	-	907	-	-	-	-	-	860	-	-	-	-	-
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	7	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	9,582	6,823	4,036	3,921	5,816	4,115	3,197	3,379	8,097	3,977	1,038	3,360	894	1,416	3,672	848	1,358	16,695
Insurance expenses (c)	600	199	219	207	486	184	222	225	792	271	91	202	70	46	67	77	52	1,087
Depreciation expenses (⑦)	54,204	110,347	62,000	19,741	68,891	23,079	34,341	23,664	63,638	46,714	14,584	18,464	13,429	7,696	5,547	6,862	14,156	130,413
Other expenses (d)	410	404	403	405	407	404	407	407	404	406	403	403	403	403	402	403	403	409
③ Rental income (①-②)	6,359	-53,255	-12,197	-10,529	-21,953	8,011	-12,446	25,667	-72,933	-35,078	-15,325	-22,431	-15,658	10,047	-9,689	10,805	9,677	22,480
④ NOI (①-②+⑦)	60,564	57,091	49,803	9,211	46,937	31,090	21,895	49,331	-9,294	11,635	-740	-3,966	-2,228	17,744	-4,142	17,667	23,834	152,894
⑤ Capital expenditure	9,383	-	2,757	3,885	23,409	340	965	5,868	10,369	2,281	545	5,475	4,320	-	162	4,954	210	10,315
⑥ NCF(④-⑤)	51,181	57,091	47,046	5,326	23,528	30,750	20,929	43,463	-19,663	9,354	-1,285	-9,442	-6,548	17,744	-4,304	12,712	23,624	142,578

Property Number	D83		
Property Name	Art Hotel Morioka	subtotal	Total
number of operating days	181	-	-
① Rental revenues	29,916	3,554,617	5,198,229
Rent, common area fees	28,699	3,522,996	5,046,284
Rental revenues (Fixed rent)	8,918	1,484,348	
Rental revenues (Variable rent)	19,781	2,038,648	
Other revenue	1,216	31,620	151,944
② Property related expenses	105,785	3,617,479	4,498,723
Facility management fees (a)	23,400	133,811	439,577
(of which, repair cost)	-	3,287	38,469
(of which, utility expenses)	-	16,687	37,859
Tax and other public charges (b)	7,701	496,343	588,582
Insurance expenses (c)	461	16,793	19,867
Depreciation expenses (⑦)	73,812	2,934,319	3,335,739
Other expenses (d)	410	36,212	114,957
③ Rental income (①-②)	-75,868	-62,862	699,505
④ NOI (①-②+⑦)	-2,056	2,871,456	4,035,245
⑤ Capital expenditure	8,075	477,074	592,166
⑥ NCF(④-⑤)	-10,131	2,394,382	3,443,079

Property Number	D200	D201	
Property Name	Westin Grand Cayman Seven Mile Beach Resort & Spa (Note 2)	Sunshine Suites Resort (Note 2)	Total
number of operating days	181	181	-
① Management contract profits / losses	826,355	187,435	1,013,790
Management contract profits / losses	826,355	187,435	1,013,790
Other revenue	-	-	-
② Property related expenses	426,679	116,416	543,095
Facility management fees (a)	-	-	-
(of which, repair cost)	-	-	-
(of which, utility expenses)	-	-	-
Tax and other public charges (b)	-	-	-
Insurance expenses (c)	91,496	21,329	112,825
Depreciation expenses (⑦)	335,183	95,086	430,270
Other expenses (d)	-	-	-
③ Rental income (①-②)	399,676	71,018	470,695
④ NOI (①-②+⑦)	734,859	166,105	900,965
⑤ Capital expenditure	-	13,193	13,193
⑥ NCF(④-⑤)	734,859	152,912	887,772

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

(Note 2) Using an exchange rate at the time of transaction regarding ①-⑦ of Cayman hotels

Appraisal Value (1/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2021			As of the end of June 2022			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A26	Nisshin Palacestage Daitabashi	1,251,830	1,076,917	1,250,000	4.5%	1,071,411	1,240,000	4.4%	-10,000	-0.1pt	Assets R&D
A28	Growth Maison Gotanda	888,200	821,913	1,060,000	4.1%	818,241	1,070,000	4.1%	10,000	-0.1pt	Assets R&D
A29	Growth Maison Kameido	1,070,850	941,173	1,210,000	4.2%	935,127	1,220,000	4.2%	10,000	-0.1pt	Assets R&D
A30	Emerald House	1,505,161	1,313,804	1,410,000	4.4%	1,308,793	1,400,000	4.4%	-10,000	-0.1pt	Assets R&D
A32	Suncrest Shakujii-Koen	1,088,979	1,044,697	1,160,000	4.5%	1,040,672	1,170,000	4.5%	10,000	-0.1pt	Assets R&D
A33	Growth Maison Shin-Yokohama	1,059,457	918,973	1,210,000	4.5%	915,614	1,230,000	4.4%	20,000	-0.1pt	Assets R&D
A34	Belle Face Ueno-Okachimachi	1,023,074	908,436	1,090,000	4.0%	903,972	1,090,000	4.0%	-	-0.1pt	Assets R&D
A35	Grand Rire Kameido	906,121	776,639	1,030,000	4.4%	772,435	1,050,000	4.4%	20,000	-0.1pt	Assets R&D
A37	Growth Maison Yoga	795,986	716,375	803,000	4.1%	712,353	812,000	4.1%	9,000	-0.1pt	Assets R&D
A38	Route Tachikawa	676,951	634,500	675,000	4.5%	632,910	684,000	4.5%	9,000	-0.1pt	Assets R&D
A39	Shibuya-Honmachi Mansion	651,474	706,712	685,000	4.5%	710,242	691,000	4.5%	6,000	-0.1pt	Assets R&D
A40	City Heights Kinuta	646,337	651,888	577,000	4.5%	654,791	588,000	4.5%	11,000	-0.1pt	Assets R&D
A41	Acseeds Tower Kawaguchi-Namiki	620,893	502,470	766,000	5.0%	498,762	776,000	5.0%	10,000	-0.1pt	Assets R&D
A43	College Square Machida	589,553	556,369	507,000	5.2%	554,534	512,000	5.1%	5,000	-0.1pt	Assets R&D
A44	Belair Meguro	589,004	545,244	640,000	3.9%	542,738	614,000	3.9%	-26,000	-0.1pt	Assets R&D
A45	Wacore Tsunashima I	572,914	518,685	543,000	4.7%	515,889	546,000	4.7%	3,000	-0.1pt	Assets R&D
A46	Foros Nakamurabashi	566,980	493,283	604,000	4.3%	494,754	609,000	4.3%	5,000	-0.1pt	Assets R&D
A47	Growth Maison Kajjin	557,256	529,567	527,000	4.9%	526,292	535,000	4.9%	8,000	-0.1pt	Assets R&D
A48	College Square Machiya	510,721	434,003	580,000	4.3%	431,054	587,000	4.3%	7,000	-0.1pt	Assets R&D
A59	Towa City Coop Shin-otsuka II	866,000	790,884	1,340,000	4.1%	787,370	1,340,000	4.1%	-	-	JREI
A61	Bichsel Musashiseki	577,000	567,459	856,000	3.9%	567,083	856,000	3.9%	-	-	Morii
A63	Towa City Coop Sengencho	1,110,000	1,001,856	1,470,000	4.8%	998,260	1,500,000	4.7%	30,000	-0.1pt	JREI
A64	Royal Park Omachi	415,000	383,105	701,000	4.8%	381,259	714,000	4.7%	13,000	-0.1pt	JREI
A65	Lexington Square Haginomachi	330,000	260,180	441,000	5.0%	256,985	445,000	4.9%	4,000	-0.1pt	JREI
A66	Visconti Kakuozan	255,000	229,023	303,000	4.5%	227,672	303,000	4.5%	-	-	Tanizawa
A72	Lexington Square Honjo-Azumabashi	511,000	407,609	703,000	3.7%	404,821	718,000	3.6%	15,000	-0.1pt	Tanizawa
A73	AMS TOWER Minami 6-Jo	1,180,000	875,223	1,230,000	4.6%	861,695	1,240,000	4.5%	10,000	-0.1pt	Tanizawa
A79	Revest Honjin (Note 3)	674,000	569,372	878,000	4.8%	-	-	-	-	-	JREI
A80	Revest Matsubara (Note 3)	657,000	559,882	867,000	4.5%	-	-	-	-	-	JREI
A82	Alba Noritake Shinmachi (Note 3)	608,000	509,545	797,000	4.4%	-	-	-	-	-	JREI
A83	Revest Meieki Minami (Note 3)	597,000	498,970	834,000	4.1%	-	-	-	-	-	JREI
A84	Revest Heian	595,000	502,697	809,000	4.3%	496,844	819,000	4.2%	10,000	-0.1pt	JREI
A87	Excellente Kagurazaka	543,000	491,450	761,000	3.5%	490,870	781,000	3.4%	20,000	-0.1pt	JREI
A88	Luna Court Edobori (Note 3)	525,000	457,370	641,000	4.3%	-	-	-	-	-	JREI
A90	Queen's Court Fukuzumi	456,000	411,963	737,000	3.6%	410,101	756,000	3.5%	19,000	-0.1pt	JREI
A92	Belair Oimachi	412,000	379,024	619,000	3.6%	379,131	635,000	3.5%	16,000	-0.1pt	JREI

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(Note 3) Disposed during June 2022 fiscal period

(Note 4) Includes ¥1,849million for acquisition of additional floor as of October 31 2017

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

Appraisal values for December 2021 FP and June 2022 FP are converted into JPY using the exchange rates of USD 1 = ¥ 115.02 and ¥ 136.68 respectively, which are the rates on closing date of each fiscal period

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

Appraisal Value (2/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2021			As of the end of June 2022			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A93	Siete Minami-Tsukaguchi	374,000	334,449	496,000	4.3%	331,894	504,000	4.2%	8,000	-0.1pt	JREI
A94	Prime Life Sannomiya Isogami Koen	373,000	328,318	522,000	4.0%	325,495	539,000	3.9%	17,000	-0.1pt	JREI
A96	Century Park Shinkawa 1-bankan	335,000	297,928	490,000	4.7%	294,521	500,000	4.6%	10,000	-0.1pt	JREI
A97	West Avenue	331,000	308,275	369,000	4.5%	307,562	382,000	4.4%	13,000	-0.1pt	JREI
A98	Little River Honmachibashi (Note 3)	310,000	272,060	437,000	4.1%	-	-	-	-	-	JREI
A99	Prime Life Mikage	297,000	262,109	379,000	4.3%	260,566	388,000	4.2%	9,000	-0.1pt	JREI
A101	Lieto Court Mukojima	1,683,000	1,609,921	2,180,000	3.9%	1,595,804	2,230,000	3.8%	50,000	-0.1pt	JREI
A102	Lieto Court Nishi-Ojima	1,634,000	1,558,680	2,130,000	3.7%	1,547,769	2,130,000	3.6%	-	-0.1pt	JREI
A103	Royal Parks Momozaka	2,910,000	2,573,616	3,330,000	3.9%	2,532,941	3,280,000	3.9%	-50,000	-	Morii
A104	Royal Parks Shinden	5,024,000	4,630,579	6,010,000	4.1%	4,571,076	6,430,000	4.1%	420,000	-	Morii
A106	Royal Parks Seasir Minami-Senju	2,683,000	2,530,253	3,150,000	5.0%	2,497,242	3,160,000	5.0%	10,000	-	JREI
	Subtotal of Residential	41,836,748	37,693,472	49,807,000	-	34,567,566	46,074,000	-	721,000	-	-
B18	AEON TOWN Sukagawa	2,320,000	1,649,608	2,380,000	6.1%	1,621,984	2,380,000	6.1%	-	-	Morii
	Subtotal of Offices and Commercial Facilities	2,320,000	1,649,608	2,380,000	-	1,621,984	2,380,000	-	-	-	-
D01	Hotel MyStays Kanda	2,851,000	2,849,889	4,900,000	4.2%	2,827,204	4,900,000	4.2%	-	-	JREI
D02	Hotel MyStays Asakusa	2,584,000	2,474,975	4,400,000	4.4%	2,459,978	4,410,000	4.4%	10,000	-	JREI
D03	Hotel MyStays Kyoto-Shijo	6,024,460	5,606,359	9,080,000	4.6%	5,547,541	8,610,000	4.6%	-470,000	-	JREI
D04	MyStays Shin-Urayasu Conference Center	4,930,200	4,452,941	7,200,000	4.9%	4,414,511	7,200,000	4.9%	-	-	JREI
D05	Hotel MyStays Maihama	4,870,312	4,576,413	6,800,000	4.6%	4,534,755	6,810,000	4.6%	10,000	-	JREI
D06	Hotel MyStays Premier Dojima	3,845,400	3,607,648	6,410,000	4.5%	3,616,448	6,420,000	4.5%	10,000	-	JREI
D07	Hotel MyStays Nagoya-Sakae	2,958,000	2,531,373	5,520,000	5.2%	2,511,613	5,520,000	5.2%	-	-	JREI
D08	Hotel MyStays Sakaisuji-Honmachi	2,514,820	2,278,453	3,590,000	4.6%	2,260,618	3,400,000	4.6%	-190,000	-	JREI
D09	Hotel MyStays Yokohama	2,119,900	2,184,663	3,890,000	5.6%	2,147,663	3,910,000	5.6%	20,000	-	JREI
D10	Hotel MyStays Nippori	1,898,540	1,752,013	2,510,000	4.5%	1,740,878	2,510,000	4.5%	-	-	JREI
D11	Hotel MyStays Fukuoka-Tenjin-Minami	1,570,520	1,415,487	5,550,000	4.7%	1,403,012	5,550,000	4.7%	-	-	JREI
D12	Flexstay Inn Iidabashi	1,381,660	1,320,344	2,090,000	4.3%	1,312,664	2,090,000	4.3%	-	-	JREI
D13	Hotel MyStays Ueno Inaricho	1,331,960	1,198,560	2,000,000	4.3%	1,188,062	2,000,000	4.3%	-	-	JREI
D14	Flexstay Inn Shinagawa	1,242,500	1,176,717	1,980,000	4.4%	1,170,762	1,980,000	4.4%	-	-	JREI
D15	Flexstay Inn Tokiwadai	1,242,500	1,178,681	2,120,000	4.7%	1,177,908	2,120,000	4.7%	-	-	JREI
D16	Flexstay Inn Sugamo	1,192,800	1,083,271	2,200,000	4.6%	1,075,274	2,210,000	4.6%	10,000	-	JREI
D17	Hotel MyStays Otemae	1,192,800	1,125,195	2,410,000	5.1%	1,117,092	2,410,000	5.1%	-	-	JREI
D18	Hotel MyStays Kiyosumi Shirakawa	749,476	858,212	1,460,000	4.7%	845,585	1,460,000	4.7%	-	-	JREI
D19	Flexstay Inn Nakano bu P1	589,442	550,903	803,000	4.7%	548,192	803,000	4.7%	-	-	JREI
D20	Flexstay Inn Nakano bu P2	283,290	277,931	387,000	4.7%	276,801	387,000	4.7%	-	-	JREI
D21	APA Hotel Yokohama-Kannai	8,350,000	7,380,937	9,930,000	4.2%	7,304,241	9,930,000	4.2%	-	-	JREI
D22	Hotel MyStays Hakodate-Goryokaku	2,792,000	2,665,024	3,910,000	5.2%	2,631,669	3,910,000	5.2%	-	-	JREI

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(Note 3) Disposed during June 2022 fiscal period

(Note 4) Includes ¥1,849million for acquisition of additional floor as of October 31 2017

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

Appraisal values for December 2021 FP and June 2022 FP are converted into JPY using the exchange rates of USD 1 = ¥ 115.02 and ¥ 136.68 respectively, which are the rates on closing date of each fiscal period

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

Appraisal Value (3/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2021			As of the end of June 2022			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D23	Flexstay Inn Shirogane	2,119,000	2,063,071	2,360,000	4.4%	2,058,611	2,360,000	4.4%	-	-	JREI
D24	Hotel MyStays Haneida	7,801,000	7,070,490	8,380,000	4.2%	7,018,039	8,380,000	4.2%	-	-	JREI
D25	Hotel MyStays Kameido P1	5,594,000	5,258,399	7,200,000	4.6%	5,230,441	7,200,000	4.6%	-	-	JREI
D26	Hotel MyStays Ueno Iriyaguchi	3,821,000	3,602,853	3,760,000	4.5%	3,583,803	3,760,000	4.5%	-	-	JREI
D27	Hotel MyStays Kameido P2	3,742,000	3,488,641	4,810,000	4.6%	3,465,311	4,810,000	4.6%	-	-	JREI
D28	Hotel MyStays Shimizu	2,198,000	2,043,474	2,390,000	5.5%	2,019,475	2,390,000	5.5%	-	-	JREI
D29	Super Hotel Shinbashi/ Karasumoriguchi	1,624,000	1,571,203	1,930,000	3.6%	1,566,485	1,930,000	3.6%	-	-	JREI
D30	Flexstay Inn Higashi-Jujo	1,277,000	1,258,629	1,300,000	4.7%	1,257,184	1,300,000	4.7%	-	-	JREI
D31	Hotel MyStays Utsunomiya	1,237,000	1,179,807	2,010,000	5.4%	1,163,349	2,010,000	5.4%	-	-	JREI
D32	Flexstay Inn Kawasaki-Kaizuka	980,000	874,912	1,110,000	4.8%	869,388	1,110,000	4.8%	-	-	JREI
D33	Comfort Hotel Toyama	979,000	889,716	1,160,000	5.0%	880,967	1,160,000	5.0%	-	-	JREI
D34	Flexstay Inn Kawasaki-Ogawacho	906,000	862,186	889,000	4.6%	856,815	890,000	4.6%	1,000	-	JREI
D35	Flexstay Inn Ekoda	5,069,000	4,754,360	4,580,000	4.7%	4,731,587	4,580,000	4.7%	-	-	JREI
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	1,170,000	1,071,945	1,240,000	4.2%	1,063,462	1,210,000	4.3%	-30,000	0.1pt	Daiwa
D37	Super Hotel JR Ueno-iriaguchi	1,130,000	1,058,220	1,180,000	3.9%	1,051,874	1,180,000	3.9%	-	-	Daiwa
D38	Hotel MyStays Shinsaibashi	3,160,000	2,969,118	2,340,000	4.8%	2,952,835	2,220,000	4.8%	-120,000	-	JREI
D39	Comfort Hotel Kurosaki	1,148,000	1,016,151	1,240,000	5.1%	1,004,855	1,240,000	5.1%	-	-	Daiwa
D40	Comfort Hotel Maebashi	1,128,000	969,735	1,120,000	4.9%	952,647	1,120,000	4.9%	-	-	Daiwa
D41	Comfort Hotel Tsubamesanjo	1,010,000	906,388	1,080,000	5.2%	897,956	1,080,000	5.2%	-	-	Daiwa
D42	Comfort Hotel Kitami	851,000	758,932	915,000	5.3%	746,789	918,000	5.3%	3,000	-	Daiwa
D43	Hotel MyStays Gotanda Station (Note 4)	26,523,000	26,231,954	23,700,000	4.9%	26,194,888	23,700,000	4.9%	-	-	Morii
D44	Hotel Epinard Nasu	20,981,000	18,847,119	22,600,000	5.9%	18,654,426	22,700,000	5.9%	100,000	-	Morii
D45	Hotel MyStays Fukuoka Tenjin	8,059,000	7,741,618	7,990,000	4.8%	7,696,335	7,990,000	4.8%	-	-	Morii
D46	Hotel MyStays Hamamatsucho	7,959,000	7,814,902	6,120,000	4.6%	7,783,209	6,130,000	4.6%	10,000	-	Morii
D47	Hotel MyStays Premier Kanazawa	13,761,000	12,582,916	12,700,000	5.3%	12,471,405	12,800,000	5.3%	100,000	-	Morii
D48	Takamatsu Tokyu REI Hotel	2,139,000	2,078,851	2,240,000	5.0%	2,130,344	2,240,000	5.0%	-	-	Daiwa
D49	Hotel MyStays Premier Hamamatsucho	8,000,000	7,946,004	10,300,000	4.2%	7,926,795	10,300,000	4.2%	-	-	JREI
D50	Hotel MyStays Shin Osaka Conference Center	13,068,000	12,828,469	12,800,000	4.8%	12,795,492	12,800,000	4.8%	-	-	Tanizawa
D51	Hotel MyStays Premier Omori	9,781,000	9,687,132	9,640,000	4.6%	9,652,064	9,640,000	4.6%	-	-	Tanizawa
D52	Kamenoi Hotel Beppu	8,870,000	7,785,480	8,670,000	6.3%	7,680,276	8,670,000	6.3%	-	-	Tanizawa
D53	Hotel MyStays Sapporo Station	7,880,000	7,562,553	8,180,000	4.7%	7,499,683	8,180,000	4.7%	-	-	Tanizawa
D54	Hotel MyStays Yokohama Kannai	5,326,000	5,114,817	5,250,000	4.6%	5,084,402	5,250,000	4.6%	-	-	Tanizawa
D55	Art Hotel Joetsu	2,772,000	2,601,701	2,690,000	6.1%	2,572,935	2,690,000	6.1%	-	-	Tanizawa
D56	Art Hotel Hiroasaki City	2,723,000	2,504,338	2,740,000	6.2%	2,473,461	2,710,000	6.2%	-30,000	-	Tanizawa
D57	Hotel MyStays Oita	1,604,000	1,467,772	1,560,000	6.0%	1,448,448	1,560,000	6.0%	-	-	Tanizawa
D58	Hotel MyStays Gotanda	4,068,000	4,043,762	3,930,000	4.4%	4,038,690	3,930,000	4.4%	-	-	Tanizawa

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(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

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

Appraisal Value (4/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2021			As of the end of June 2022			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D59	Hotel MyStays Tachikawa	3,257,000	3,180,589	3,320,000	4.3%	3,170,670	3,320,000	4.3%	-	-	Daiwa
D60	Hotel MyStays Premier Akasaka	20,691,000	20,286,636	23,100,000	3.8%	20,222,298	23,100,000	3.8%	-	-	JREI
D61	Hotel MyStays Premier Sapporo Park	16,731,000	16,044,453	16,200,000	4.8%	15,932,873	16,200,000	4.8%	-	-	Tanizawa
D62	Hotel MyStays Ueno East	5,286,000	5,151,210	5,110,000	4.4%	5,139,322	5,110,000	4.4%	-	-	Tanizawa
D63	Hotel MyStays Midostuji Honmachi	5,039,000	4,839,487	3,520,000	4.3%	4,807,876	3,330,000	4.3%	-190,000	-	JREI
D64	Hotel MyStays Sapporo Aspen	15,543,000	15,289,499	15,000,000	4.8%	15,226,503	15,000,000	4.8%	-	-	Tanizawa
D65	Art Hotel Ishigakijima	9,731,000	9,515,576	9,310,000	5.3%	9,470,755	9,310,000	5.3%	-	-	JREI
D66	Hotel MyStays Fuji Onsen Resort	9,405,000	8,883,982	9,760,000	5.3%	8,773,635	9,770,000	5.3%	10,000	-	JREI
D67	Hotel Sonia Otaru	5,930,000	5,637,870	5,700,000	5.4%	5,578,626	5,720,000	5.4%	20,000	-	Tanizawa
D68	Hotel MyStays Kanazawa Castle	5,682,000	5,613,587	5,410,000	5.4%	5,597,731	5,430,000	5.4%	20,000	-	Tanizawa
D69	Art Hotel Niigata Station	5,524,000	5,352,558	5,350,000	5.6%	5,307,076	5,350,000	5.6%	-	-	Tanizawa
D70	Hotel MyStays Nagoya Nishiki	5,197,000	5,091,548	5,000,000	4.4%	5,068,809	5,010,000	4.4%	10,000	-	Morii
D71	Hotel Nord Otaru	4,296,000	4,167,616	4,050,000	5.5%	4,134,239	4,050,000	5.5%	-	-	Tanizawa
D72	Hotel MyStays Kagoshima Tenmonkan	3,445,000	3,358,446	3,400,000	5.0%	3,340,649	3,400,000	5.0%	-	-	Daiwa
D73	Art Hotel Asahikawa	3,197,000	2,948,663	3,090,000	5.6%	2,895,394	3,090,000	5.6%	-	-	Tanizawa
D74	Hotel MyStays Matsuyama	3,098,000	2,887,466	3,160,000	5.3%	2,843,032	3,170,000	5.3%	10,000	-	Daiwa
D75	Hotel MyStays Sapporo Susukino	3,059,000	2,996,367	2,920,000	4.8%	2,982,328	2,920,000	4.8%	-	-	Morii
D76	Hotel MyStays Sapporo Nakajima Park	2,118,000	2,037,703	1,970,000	4.9%	2,024,714	1,980,000	4.9%	10,000	-	Morii
D77	Hotel MyStays Sapporo Nakajima Park Annex	1,584,000	1,526,585	1,520,000	5.0%	1,517,475	1,520,000	5.0%	-	-	Tanizawa
D78	Flexstay Inn Sakuragicho	1,425,000	1,399,447	1,420,000	4.4%	1,391,751	1,420,000	4.4%	-	-	Daiwa
D79	MyCUBE by MYSTAYS Asakusa Kuramae	1,287,000	1,267,619	1,240,000	4.2%	1,262,233	1,240,000	4.2%	-	-	Daiwa
D80	Hotel MyStays Kagoshima Tenmonkan Annex	1,168,000	1,153,064	1,190,000	5.0%	1,151,156	1,190,000	5.0%	-	-	Daiwa
D81	Hotel MyStays Nayoro	957,000	894,106	926,000	5.6%	880,159	930,000	5.6%	4,000	-	Morii
D82	Hotel MyStays Premier Narita	10,593,000	10,167,054	10,100,000	4.9%	10,046,956	10,200,000	4.9%	100,000	-	Tanizawa
D83	Art Hotel Morioka	5,643,000	5,407,049	5,370,000	5.3%	5,341,311	5,400,000	5.3%	30,000	-	Morii
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa (Note 5)	30,061,308	28,832,559	36,461,340	8.3%	28,497,376	45,719,460	8.3%	9,258,120	-	CBRE
D201	Sunshine Suites Resort (Note 5)	5,842,674	5,476,813	6,671,160	8.8%	5,394,920	8,200,800	8.8%	1,529,640	-	CBRE
	Subtotal of Hotels	432,763,563	412,461,201	471,512,500	-	409,587,102	481,758,260	-	10,245,760	-	-
	Total	476,920,311	451,804,282	523,699,500	-	445,776,652	530,212,260	-	10,966,760	-	-

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

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

(Note 3) Disposed during June 2022 fiscal period

(Note 4) Includes ¥1,849million for acquisition of additional floor as of October 31 2017

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

Appraisal values for December 2021 FP and June 2022 FP are converted into JPY using the exchange rates of USD 1 = ¥ 115.02 and ¥ 136.68 respectively, which are the rates on closing date of each fiscal period

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

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
A26	Nisshin Palacestage Daitabashi	Suginami-ku, Tokyo	Jul 28, 2005	Dec 1992	-	1,251	0.3	98	1,771.13	1,601.62	1	90.4
A28	Growth Maison Gotanda	Shinagawa-ku, Tokyo	Jan 30, 2006	Jul 2005	-	888	0.2	48	1,051.50	1,051.50	1	100.0
A29	Growth Maison Kameido	Koto-ku, Tokyo	Mar 30, 2006	Oct 2005	-	1,070	0.2	66	1,367.96	1,305.52	1	95.4
A30	Emerald House	Itabashi-ku, Tokyo	Aug 1, 2006	Feb 1995	-	1,505	0.3	96	2,152.31	2,152.31	1	100.0
A32	Suncrest Shakujii-Koen	Nerima-ku, Tokyo	Aug 3, 2006	Mar 1990	-	1,088	0.2	29	3,029.16	2,947.16	1	97.3
A33	Growth Maison Shin-Yokohama	Yokohama, Kanagawa	Aug 3, 2006	Mar 2006	-	1,059	0.2	68	1,858.44	1,747.26	1	94.0
A34	Belle Face Ueno-Okachimachi	Taito-ku, Tokyo	Aug 1, 2006	Feb 2006	-	1,023	0.2	64	1,351.11	1,351.11	1	100.0
A35	Grand Rire Kameido	Koto-ku, Tokyo	Aug 3, 2006	Mar 2006	-	906	0.2	72	1,562.26	1,562.26	1	100.0
A37	Growth Maison Yoga	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 2006	-	795	0.2	39	1,015.34	963.82	1	94.9
A38	Route Tachikawa	Tachikawa, Tokyo	Aug 3, 2006	Mar 1997	-	676	0.1	24	1,368.57	1,368.57	1	100.0
A39	Shibuya-Honmachi Mansion	Shibuya-ku, Tokyo	Aug 3, 2006	Dec 1986	-	651	0.1	25	1,167.50	1,113.44	1	95.4
A40	City Heights Kinuta	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 1983	-	646	0.1	19	1,235.93	1,169.33	1	94.6
A41	Acseeds Tower Kawaguchi-Namiki	Kawaguchi, Saitama	Aug 3, 2006	Feb 2006	-	620	0.1	57	1,210.74	1,146.84	1	94.7
A43	College Square Machida	Machida, Tokyo	Aug 1, 2006	Mar 1984	-	589	0.1	62	1,047.75	1,047.75	1	100.0
A44	Belair Meguro	Meguro-ku, Tokyo	Aug 1, 2006	Oct 2005	-	589	0.1	25	557.05	534.64	1	96.0
A45	Wacore Tsunashima I	Yokohama, Kanagawa	Aug 3, 2006	Feb 1991	-	572	0.1	50	907.46	817.02	1	90.0
A46	Foros Nakamurabashi	Nerima-ku, Tokyo	Aug 3, 2006	Sep 2001	-	566	0.1	37	815.77	752.46	1	92.2
A47	Growth Maison Kaijin	Funabashi, Chiba	Aug 1, 2006	Oct 1993	-	557	0.1	34	2,040.27	1,993.03	1	97.7
A48	College Square Machiya	Arakawa-ku, Tokyo	Aug 3, 2006	Mar 2006	-	510	0.1	43	871.35	871.35	1	100.0
A59	Towa City Coop Shin-otsuka II	Toshima-ku, Tokyo	Feb 1, 2010	May 1993	-	866	0.2	58	1,627.13	1,564.47	1	96.1
A61	Bichsel Musashiseki	Nerima-ku, Tokyo	Feb 1, 2010	Feb 1992	-	577	0.1	70	1,220.24	1,151.99	1	94.4
A63	Towa City Coop Sengencho	Yokohama, Kanagawa	Feb 1, 2010	Oct 1992	-	1,110	0.2	154	3,426.36	3,165.40	1	92.4
A64	Royal Park Omachi	Sendai, Miyagi	Feb 1, 2010	Feb 1993	-	415	0.1	51	1,929.59	1,844.57	1	95.6
A65	Lexington Square Hagino machi	Sendai, Miyagi	Feb 1, 2010	Aug 2005	-	330	0.1	39	1,528.58	1,528.58	1	100.0
A66	Visconti Kakuozan	Nagoya, Aichi	Feb 1, 2010	Sep 2003	-	255	0.1	8	705.75	552.79	1	78.3
A72	Lexington Square Horjo-Azumabashi	Sumida-ku, Tokyo	Feb 1, 2010	Oct 2006	-	511	0.1	33	784.74	736.64	1	93.9
A73	AMS TOWER Minami 6-Jo	Sapporo, Hokkaido	Feb 1, 2010	Feb 2007	-	1,180	0.2	120	4,460.56	3,872.04	1	86.8
A84	Revest Heian	Nagoya, Aichi	Sep 28, 2012	Nov 2006	-	595	0.1	40	1,554.03	1,529.03	1	98.4
A87	Excellente Kagurazaka	Shinjuku-ku, Tokyo	Sep 28, 2012	Jan 2007	-	543	0.1	33	701.92	701.92	1	100.0
A90	Queen's Court Fukuzumi	Koto-ku, Tokyo	Sep 28, 2012	Sep 2006	-	456	0.1	25	765.18	712.60	1	93.1
A92	Belair Oimachi	Shinagawa-ku, Tokyo	Sep 28, 2012	Apr 2006	-	412	0.1	26	530.60	530.60	1	100.0
A93	Siete Minami-Tsukaguchi	Amagasaki, Hyogo	Sep 28, 2012	Jan 2007	-	374	0.1	40	1,020.86	1,020.86	1	100.0
A94	Prime Life Sannomiya Isogami Koen	Kobe Hyogo	Sep 28, 2012	Nov 2006	-	373	0.1	32	789.12	789.12	1	100.0
A96	Century Park Shinkawa 1-bankan	Nagoya, Aichi	Sep 28, 2012	Sep 2001	-	335	0.1	44	1,477.62	1,410.49	1	95.5
A97	West Avenue	Kunitachi, Tokyo	Sep 28, 2012	Oct 1991	-	331	0.1	40	794.80	695.46	1	87.5
A99	Prime Life Mikage	Kobe, Hyogo	Sep 28, 2012	Jan 2007	-	297	0.1	28	761.18	761.18	1	100.0
A101	Lieto Court Mukojima	Sumida-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,683	0.3	82	2,940.20	2,817.97	1	95.8
A102	Lieto Court Nishi-Ojima	Koto-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,634	0.3	91	2,048.28	2,048.28	1	100.0
A103	Royal Parks Momozaka	Okasa, Osaka	Jan 22, 2016	Jun 2007	-	2,910	0.6	147	8,776.26	8,172.92	1	93.1
A104	Royal Parks Shinden	Adachi-ku, Tokyo	Mar 31, 2016	Jun 2007	-	5,024	1.0	248	15,797.29	15,797.29	1	100.0
A106	Royal Parks Seasir Minami-Senju	Arakawa-ku, Tokyo	Mar 14, 2017	Aug 2006	-	2,683	0.5	113	6,496.86	6,154.96	1	94.7
	Subtotal of Residential					38,465	7.8	2,478	86,518.75	83,056.15	41	96.0
B18	AEON TOWN Sukagawa	Sukagawa, Fukushima	Feb 1, 2010	Oct 2005	-	2,320	0.5	1	18,440.58	18,440.58	1	100.0
	Subtotal of Commercial Facilities					2,320	0.5	1	18,440.58	18,440.58	1	100.0

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

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

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

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

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

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

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D01	Hotel MyStays Kanda	Chiyoda-ku, Tokyo	May 23, 2014	Dec 2005	May-Aug 2016	2,851	0.6	126	2,585.72	2,585.72	1	100.0
D02	Hotel MyStays Asakusa	Sumida-ku, Tokyo	May 23, 2014	Jan 1990	2012 Nov-2012 Dec	2,584	0.5	161	3,327.38	3,327.38	1	100.0
D03	Hotel MyStays Kyoto-Shijo	Kyoto, Kyoto	Jul 17, 2014	Jan 2008	May-Jul 2018	6,024	1.2	224	7,241.51	7,241.51	1	100.0
D04	MyStays Shin-Urayasu Conference Center	Urayasu, Chiba	Jul 17, 2014	Mar 2009	Feb-Mar, May 2018	4,930	1.0	175	6,232.30	6,232.30	1	100.0
D05	Hotel MyStays Maihama	Urayasu, Chiba	Jul 17, 2014	Jun 2005	Jan-Apr, May-Jun 2018	4,870	1.0	90	2,456.36	2,456.36	1	100.0
D06	Hotel MyStays Premier Dojima	Osaka, Osaka	Jul 17, 2014	Aug 1990	2018 Jan-2018 Mar, 2018	3,845	0.8	153	9,445.32	9,445.32	1	100.0
D07	Hotel MyStays Nagoya-Sakae	Nagoya, Aichi	Jul 17, 2014	Nov 1979	Apr-Jun 2013	2,958	0.6	279	9,064.71	9,064.71	1	100.0
D08	Hotel MyStays Sakaisuji-Honmachi	Osaka, Osaka	Jul 17, 2014	Jul 2008	-	2,514	0.5	191	4,188.83	4,188.83	1	100.0
D09	Hotel MyStays Yokohama	Yokohama, Kanagawa	Jul 17, 2014	Oct 1974	Jun-Nov 2006, May-Jul	2,119	0.4	194	7,379.43	7,379.43	1	100.0
D10	Hotel MyStays Nippori	Arakawa-ku, Tokyo	Jul 17, 2014	Apr 1987	Feb-Mar 2011	1,898	0.4	93	1,719.29	1,719.29	1	100.0
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	Jul 17, 2014	Feb 2008	-	1,570	0.3	178	3,412.71	3,412.71	1	100.0
D12	Flexstay Inn Iidabashi	Shinjuku-ku, Tokyo	Jul 17, 2014	Dec 1990	-	1,381	0.3	62	2,953.38	2,953.38	1	100.0
D13	Hotel MyStays Ueno Inaricho	Taito-ku, Tokyo	Jul 17, 2014	Dec 1986	Nov-Dec 2012	1,331	0.3	72	1,150.76	1,150.76	1	100.0
D14	Flexstay Inn Shinagawa	Shinagawa-ku, Tokyo	Jul 17, 2014	Oct 1986	2011 Nov-2011 Dec	1,242	0.3	55	1,134.52	1,134.52	1	100.0
D15	Flexstay Inn Tokiwadai	Itabashi-ku, Tokyo	Jul 17, 2014	Dec 1989	Mar 2013	1,242	0.3	130	2,539.75	2,539.75	1	100.0
D16	Flexstay Inn Sugamo	Toshima-ku, Tokyo	Jul 17, 2014	Jan 1992	Mar 2013	1,192	0.2	105	2,089.86	2,089.86	1	100.0
D17	Hotel MyStays Otemae	Osaka, Osaka	Jul 17, 2014	Dec 1986	Dec 2012-Jan 2013	1,192	0.2	112	4,956.66	4,956.66	1	100.0
D18	Hotel MyStays Kiyosumi Shirakawa	Koto-ku, Tokyo	Jul 17, 2014	May 1992	Jun-Sep 2019	749	0.2	58	2,673.64	2,673.64	1	100.0
D19	Flexstay Inn NakanoBU P1	Shinagawa-ku, Tokyo	Jul 17, 2014	Sep 1986	-	589	0.1	39	770.56	770.56	1	100.0
D20	Flexstay Inn NakanoBU P2	Shinagawa-ku, Tokyo	Jul 17, 2014	Mar 1989	-	283	0.1	22	391.49	391.49	1	100.0
D21	APA Hotel Yokohama-Kannai	Yokohama, Kanagawa	Feb 6, 2015	Apr 2005	Sep-Dec 2017	8,350	1.7	452	6,568.51	6,568.51	1	100.0
D22	Hotel MyStays Hako date-Goryokaku	Hako date, Hokkaido	Feb 6, 2015	Feb 2008	Feb-Apr 2018	2,792	0.6	211	7,961.26	7,961.26	1	100.0
D23	Flexstay Inn Shirogane	Minato-ku, Tokyo	Feb 6, 2015	Dec 1984	Mar 2013	2,119	0.4	84	1,754.06	1,754.06	1	100.0
D24	Hotel MyStays Haneeda	Ota-ku, Tokyo	Jul 16, 2015	Apr 2001	Nov 2013-Aug 2014	7,801	1.6	174	5,400.16	5,400.16	1	100.0
D25	Hotel MyStays Kameido P1	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2012	5,594	1.1	266	4,349.67	4,349.67	1	100.0
D26	Hotel MyStays Ueno Iriyaguchi	Taito-ku, Tokyo	Jul 16, 2015	Nov 1985	Jan-Mar 2014	3,821	0.8	97	2,247.92	2,247.92	1	100.0
D27	Hotel MyStays Kameido P2	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2013	3,742	0.8	177	2,793.99	2,793.99	1	100.0
D28	Hotel MyStays Shimizu	Shizuoka, Shizuoka	Jul 16, 2015	Jan 2007	Feb-Mar 2019	2,198	0.4	152	3,559.81	3,559.81	1	100.0
D29	Super Hotel Shinbashi/ Karasumoriguchi	Minato-ku, Tokyo	Jul 16, 2015	Feb 2008	Oct-Dec 2018	1,624	0.3	74	1,403.89	1,403.89	1	100.0
D30	Flexstay Inn Higashi-Jujo	Kita-ku, Tokyo	Jul 16, 2015	Jun 1986	Mar 2013	1,277	0.3	89	1,714.53	1,714.53	1	100.0
D31	Hotel MyStays Utsunomiya	Utsunomiya, Tochigi	Jul 16, 2015	Jan 1990	Nov 2013-Jan 2014	1,237	0.3	125	11,733.23	11,733.23	1	100.0
D32	Flexstay Inn Kawasaki-Kaizuka	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1990	Jan-Mar 2014	980	0.2	64	1,190.57	1,190.57	1	100.0
D33	Comfort Hotel Toyama	Toyama, Toyama	Jul 16, 2015	Mar 2007	-	979	0.2	150	3,305.64	3,305.64	1	100.0
D34	Flexstay Inn Kawasaki-Ogawacho	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1989	Feb-Mar 2014	906	0.2	62	725.60	725.60	1	100.0
D35	Flexstay Inn Ekoda	Nerima-ku, Tokyo	Aug 28, 2015	Jan 1989	Jan-Mar 2013	5,069	1.0	210	3,932.93	3,932.93	1	100.0
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Tachikawa, Tokyo	Aug 28, 2015	Nov 2007	Mar 2018	1,170	0.2	96	1,832.97	1,832.97	1	100.0
D37	Super Hotel JR Ueno-iriaguchi	Taito-ku, Tokyo	Aug 28, 2015	Mar 2006	-	1,130	0.2	69	1,279.16	1,279.16	1	100.0
D38	Hotel MyStays Shinsaibashi	Osaka, Osaka	Jan 22, 2016	Sep 1984	Jan-Mar 2015	3,160	0.6	57	1,942.01	1,942.01	1	100.0
D39	Comfort Hotel Kurosaki	Kitakyusyu, Fukuoka	Jan 22, 2016	Feb 2009	-	1,148	0.2	151	3,207.60	3,207.60	1	100.0
D40	Comfort Hotel Maebashi	Maebashi, Gunma	Jan 22, 2016	Mar 2009	-	1,128	0.2	154	3,660.96	3,660.96	2	100.0
D41	Comfort Hotel Tsubamesanjo	San'yo, Niigata	Jan 22, 2016	Jun 2007	-	1,010	0.2	133	3,099.90	3,099.90	2	100.0
D42	Comfort Hotel Kitami	Kitami, Hokkaido	Jan 22, 2016	Mar 2008	-	851	0.2	127	3,009.50	3,009.50	1	100.0
D43	Hotel MyStays Gotanda Station	Shinagawa-ku, Tokyo	Mar 31, 2016	Mar 1974, Aug 1984	Mar-Nov 2015, Jun-Oct 2017	26,523	5.4	386	10,137.88	10,137.88	1	100.0

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

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

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

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

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

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

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D44	Hotel Epinarud Nasu	Nasu-gun, Tochigi	Mar 31, 2016	Feb 1992, Jun 1995	Apr-Jun 2014, Jan-Apr 2015, Jan-Jul 2017, Jan-Feb 2020	20,981	4.3	310	37,702.33	37,702.33	1	100.0
D45	Hotel MyStays Fukuoka Tenjin	Fukuoka, Fukuoka	Mar 31, 2016	Aug 2008	Jan-May 2020	8,059	1.6	218	5,083.06	5,083.06	1	100.0
D46	Hotel MyStays Hamamatsucho	Minato-ku, Tokyo	Mar 31, 2016	Oct 2008	Jan-Mar 2020	7,959	1.6	105	1,951.90	1,951.90	1	100.0
D47	Hotel MyStays Premier Kanazawa	Kanazawa, Ishikawa	Jun 15, 2016	Oct 2014	-	13,761	2.8	262	13,250.03	13,250.03	1	100.0
D48	Takamatsu Tokyu REI Hotel	Takamatsu, Kagawa	Jun 15, 2016	Apr 1982	Jan 2016, Dec 2016, Dec 2017-Jan 2018, Dec 2018	2,139	0.4	193	7,148.17	6,847.11	2	95.8
D49	Hotel MyStays Premier Hamamatsucho	Minato-ku, Tokyo	May 29, 2017	Jun 1994	Aug-Nov 2016	8,000	1.6	134	6,151.93	6,151.93	1	100.0
D50	Hotel MyStays Shin Osaka Conference Center	Osaka, Osaka	Oct 13, 2017	Jun 1974	Nov 2015-Mar 2016	13,068	2.7	397	13,026.99	13,026.99	1	100.0
D51	Hotel MyStays Premier Omori	Shinagawa-ku, Tokyo	Oct 13, 2017	Feb 1995	Aug -Nov 2016	9,781	2.0	256	11,849.61	11,849.61	1	100.0
D52	Kamenoi Hotel Beppu	Beppu, Oita	Oct 13, 2017	May 1997	May-Jul 2015	8,870	1.8	323	19,422.08	19,422.08	1	100.0
D53	Hotel MyStays Sapporo Station	Sapporo, Hokkaido	Oct 13, 2017	Oct 2007	Oct-Dec 2019, Mar-May 2020	7,880	1.6	243	7,267.88	7,267.88	1	100.0
D54	Hotel MyStays Yokohama Kannai	Yokohama, Kanagawa	Feb 7, 2018	Aug 2016	-	5,326	1.1	166	4,501.18	4,501.18	1	100.0
D55	Art Hotel Joetsu	Joetsu, Niigata	Feb 7, 2018	Nov 1993	-	2,772	0.6	198	7,563.60	7,563.60	1	100.0
D56	Art Hotel Hirosaki City	Hirosaki, Aomori	Feb 7, 2018	Aug 1989	Mar 2008	2,723	0.6	158	14,826.30	14,826.30	1	100.0
D57	Hotel MyStays Oita	Oita, Oita	Feb 7, 2018	Jul 2007	-	1,604	0.3	145	3,254.69	3,254.69	1	100.0
D58	Hotel MyStays Gotanda	Shinagawa-ku, Tokyo	Jun 27, 2018	Jun 1988	Aug 2016	4,068	0.8	110	1,839.77	1,839.77	1	100.0
D59	Hotel MyStays Tachikawa	Tachikawa-shi, Tokyo	Jun 27, 2018	May 1991	Apr-Jun 2016	3,257	0.7	123	3,844.64	3,844.64	1	100.0
D60	Hotel MyStays Premier Akasaka	Minato-ku, Tokyo	Jun 2, 2018	Jun 2016	-	20,691	4.2	328	8,620.69	8,620.69	1	100.0
D61	Hotel MyStays Premier Sapporo Park	Sapporo-shi, Hokkaido	Aug 2, 2018	Mar 1998	Nov 2017-Apr 2018	16,731	3.4	419	21,670.64	21,670.64	1	100.0
D62	Hotel MyStays Ueno East	Taito-ku, Tokyo	Aug 2, 2018	Sep 1991	Dec 2015-May 2016	5,286	1.1	150	4,396.02	4,396.02	1	100.0
D63	Hotel MyStays Midosuji Honmachi	Osaka-shi, Osaka	Aug 2, 2018	Oct 2017	-	5,039	1.0	108	3,429.43	3,429.43	1	100.0
D64	Hotel MyStays Sapporo Aspen	Sapporo, Hokkaido	Jul 19, 2019	Dec 1995	Mar-Jun 2017	15,543	3.2	307	15,313.17	15,313.17	1	100.0
D65	Art Hotel Ishigakijima	Ishigaki, Okinawa	Jul 19, 2019	Jan 1984	Oct 2016-May 2017	9,731	2.0	245	17,247.54	17,247.54	1	100.0
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida, Yamanashi	Jul 19, 2019	Nov 2016	-	9,405	1.9	159	5,498.49	5,498.49	1	100.0
D67	Hotel Sonia Otaru	Otaru, Hokkaido	Jul 19, 2019	Apr 1992, Mar 1998, Nov 2018	Oct 2016-May 2017	5,930	1.2	149	6,509.41	6,509.41	1	100.0
D68	Hotel MyStays Kanazawa Castle	Kanazawa, Ishikawa	Jul 19, 2019	Jun 1982, Feb 1991, Jan 1997	Nov 2015-Mar 2016	5,682	1.2	209	5,931.84	5,931.84	1	100.0
D69	Art Hotel Niigata Station	Niigata, Niigata	Jul 19, 2019	Apr 1985	May-Aug 2007	5,524	1.1	304	10,403.01	10,403.01	1	100.0
D70	Hotel MyStays Nagoya Nishiki	Nagoya, Aichi	Jul 19, 2019	Mar 1974	May 2017-Jul 2018	5,197	1.1	172	6,077.99	6,077.99	1	100.0
D71	Hotel Nord Otaru	Otaru, Hokkaido	Jul 19, 2019	Mar 1996	Nov 2016-Apr 2017	4,296	0.9	98	6,047.43	6,047.43	1	100.0
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima, Kagoshima	Jul 19, 2019	Sep 1990	Jan-Apr 2018	3,445	0.7	197	7,659.55	7,659.55	2	100.0
D73	Art Hotel Asahikawa	Asahikawa, Hokkaido	Jul 19, 2019	Oct 1987	Dec 2017-Jan 2018	3,197	0.7	266	25,131.84	25,131.84	1	100.0
D74	Hotel MyStays Matsuyama	Matsuyama, Ehime	Jul 19, 2019	Jul 2000	May-Jul 2018	3,098	0.6	163	8,274.37	8,274.37	1	100.0
D75	Hotel MyStays Sapporo Susukino	Sapporo, Hokkaido	Jul 19, 2019	May 1981	Apr-Jul 2018	3,059	0.6	105	2,853.26	2,853.26	1	100.0
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo, Hokkaido	Jul 19, 2019	Feb 1991	Jan-May 2016	2,118	0.4	86	5,473.41	5,473.41	1	100.0
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo, Hokkaido	Jul 19, 2019	Sep 1991	Mar-Jun 2017	1,584	0.3	80	1,775.21	1,775.21	1	100.0
D78	Flexstay Inn Sakuragicho	Yokohama, Kanagawa	Jul 19, 2019	Nov 1991	Jul-Sep 2016	1,425	0.3	70	1,308.61	1,308.61	1	100.0
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	Jul 19, 2019	Sep 1991	Nov 2015-May 2016 (Note 6)	1,287	0.3	162	2,156.70	2,156.70	1	100.0

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

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

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

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

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

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

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima, Kagoshima	Jul 19, 2019	Feb 1985	Feb-Apr 2018	1,168	0.2	74	2,047.70	2,047.70	1	100.0
D81	Hotel MyStays Nayoro	Nayoro, Hokkaido	Jul 19, 2019	Nov 2014	-	957	0.2	70	1,985.27	1,985.27	1	100.0
D82	Hotel MyStays Premier Narita	Narita, Chiba	Jan 6, 2020	May 1985	Aug 2017-Jan 2018	10,593	2.2	713	36,519.70	36,519.70	1	100.0
D83	Art Hotel Morioka	Morioka, Iwate	Jan 6, 2020	Mar 1981	Dec 2018-Apr 2019	5,643	1.1	217	16,727.08	16,727.08	1	100.0
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	May 9, 2019	1994	May 2016-Oct 2017	30,061	6.1	346	21,528.23	21,528.23	1	100.0
D201	Sunshine Suites Resort	Grand Cayman	May 9, 2019	1999	2016 Oct	5,842	1.2	131	6,723.11	6,723.11	1	100.0
-	Sheraton Grande Tokyo Bay Hotel (preferred equity interest)	Urayasu-shi, Chiba	Oct 13, 2017	Mar 1988	Sep 2014-Jul 2015, Sep-Nov 2021	17,845	3.6	-	-	-	-	-
Subtotal of Hotels						450,609	91.7	14,748	572,519.79	572,218.73	89	99.9
Total						491,395	100.0	17,227	677,479.12	673,715.46	131	99.4

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

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

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

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

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

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

Borrowings

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (H)	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited Development Bank of Japan, Inc. Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd. The Bank of Fukuoka, Ltd. The Dai-ichi Life Insurance Company, Limited The Hiroshima Bank, Ltd.	5,365	Floating interest rate	JPY 1 month TIBOR +0.60000%	October 13, 2017	October 13, 2022
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	3,565	Floating interest rate	JPY 1 month TIBOR +0.70000%	October 13, 2017	October 13, 2023
		3,560	Floating interest rate	JPY 1 month TIBOR +0.80000%	October 13, 2017	October 11, 2024
Term Loan (H)	MUFG Bank, Ltd. Shinsei Bank, Limited	1,500	Fixed interest rate (swap)	0.74950% ¹	June 27, 2018	June 27, 2023
New Syndicate Loan (I)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited	9,659	Floating interest rate	JPY 1 month TIBOR +0.50000%	July 17, 2018	July 14, 2023
New Syndicate Loan (J)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Citibank, N.A., Tokyo Branch Development Bank of Japan, Inc. Resona Bank, Limited AEON Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	13,120	Floating interest rate	JPY 1 month TIBOR +0.40000%	September 26, 2018	September 26, 2022
		13,119	Floating interest rate	JPY 1 month TIBOR +0.50000%	September 26, 2018	September 26, 2023

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

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

Borrowings and Investment Corporation Bonds (2/7) *As of August 25, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (K)	Aozora Bank, Ltd The Nishi-Nippon City Bank, Ltd. The Tochigi Bank, Ltd.	2,401	Fixed interest rate (swap)	0.59400% ¹	March 29, 2019	March 29, 2024
	Kiraboshi Bank, Ltd.	961	Floating interest rate	JPY 1 month TIBOR +0.80000%	March 29, 2019	March 29, 2029
New Syndicate Loan (M)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	5,796	Fixed interest rate (swap)	0.40000% ¹	July 16, 2019	January 16, 2023
	Citibank, N.A., Tokyo Branch Shinsei Bank, Limited Resona Bank, Limited.	5,796	Fixed interest rate (swap)	0.49859% ¹	July 16, 2019	January 16, 2024
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation .Sumitomo Mitsui Trust Bank, Limited	5,796	Fixed interest rate (swap)	0.56310% ¹	July 16, 2019	July 16, 2024
	Citibank, N.A., Tokyo Branch Shinsei Bank, Limited					
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation	5,796	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 16, 2019	January 16, 2025
	Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	5,795	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 16, 2019	July 16, 2025
New Syndicate Loan (L)	Mizuho Bank, Ltd., MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd.,	4,943	Fixed interest rate (swap)	0.41326% ¹	July 19, 2019	January 16, 2023

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

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

Borrowings and Investment Corporation Bonds (3/7) *As of August 25, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (L)	Mizuho Bank, Ltd., MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., Aozora Bank, Ltd., The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd.,	4,805	Fixed interest rate (swap)	0.52473% ¹	July 19, 2019	January 16, 2024
		4,943	Fixed interest rate (swap)	0.57984% ¹	July 19, 2019	July 16, 2024
		4,943	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 19, 2019	January 16, 2025
		4,942	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 19, 2019	July 16, 2025
Term Loan (L)	Tokyo Star Bank, Limited	700	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 22, 2019	July 16, 2025
New Syndicate Loan (N)	Mizuho Bank, Ltd. The San ju San Bank, Ltd.	3,544	Fixed interest rate (swap)	0.46219% ¹	August 28, 2019	January 16, 2024
New Syndicate Loan (O)	The San ju San Bank, Ltd.	1,700	Fixed interest rate (swap)	0.48590% ¹	October 15, 2019	April 15, 2024
		1,000	Floating interest rate	JPY 1 month TIBOR +0.55000%	October 15, 2019	April 15, 2025
	The Nishi-Nippon City Bank, Ltd.	1,000	Floating interest rate	JPY 1 month TIBOR +0.70000%	October 15, 2019	October 15, 2025
New Syndicate Loan (P)	Sumitomo Mitsui Trust Bank, Limited	1,550	Fixed interest rate (swap)	0.41687% ¹	January 6, 2020	January 6, 2023
	Sumitomo Mitsui Trust Bank, Limited Momiji Bank, Ltd. The Kiyo Bank	4,491	Fixed interest rate (swap)	0.64291% ¹	January 6, 2020	January 6, 2025

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

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

Borrowings and Investment Corporation Bonds (4/7) *As of August 25, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (Q)	Mizuho Bank, Ltd. Development Bank of Japan Inc. Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd. The Yamaguchi Bank, Ltd.	3,211	Fixed interest rate (swap)	0.48700% ¹	March 16, 2020	March 16, 2025
	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited The Bank of Fukuoka, Ltd.	2,273	Floating interest rate	JPY 1 month TIBOR +0.30000%	March 30, 2020	March 16, 2023
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Resona Bank, Limited Aozora Bank, Ltd. The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Yamaguchi Bank, Ltd. The Chukyo Bank, Ltd. The Kagawa Bank, Ltd.	6,921	Floating interest rate	JPY 1 month TIBOR +0.50000%	March 30, 2020	March 16, 2025
Term Loan (W)	The Tokyo Star Bank, Limited	1,582	Floating interest rate	JPY 1 month TIBOR +0.35000%	July 20, 2021	July 20, 2024
Term Loan (X)	Sumitomo Mitsui Banking Corporation	3,000	Floating interest rate	JPY 1 month TIBOR +0.25000%	September 14, 2021	September 14, 2022
New Syndicate Loan (W)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Development Bank of Japan, Inc. The Nomura Trust and Banking Co., Ltd.	9,497	Floating interest rate	JPY 1 month TIBOR +0.25000%	September 27, 2021	September 27, 2022
	Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. The Bank of Fukuoka, Ltd.	2,354	Floating interest rate	JPY 1 month TIBOR +0.25000%	October 13, 2021	September 27, 2022

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

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

Borrowings and Investment Corporation Bonds (5/7) *As of August 25, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (X)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	639	Floating interest rate	JPY 1 month TIBOR +0.25000%	October 13, 2021	September 27, 2022
Term Loan (Y)	Citibank, N.A., Tokyo Branch	1,256	Floating interest rate	JPY 1 month TIBOR +0.25000%	October 13, 2021	September 27, 2022
Term Loan (Z)	Mizuho Bank, Ltd.	4,321	Floating interest rate	JPY 1 month TIBOR +0.25000%	November 29, 2021	November 29, 2022
Term Loan (001)	MUFG Bank, Ltd.	1,700	Floating interest rate	JPY 1 month TIBOR +0.25000%	January 24, 2022	January 24, 2023
Term Loan (002)	Sumitomo Mitsui Trust Bank, Limited	6,800	Floating interest rate	JPY 1 month TIBOR +0.25000%	January 24, 2022	January 24, 2023
New Syndicate Loan (001)	Mizuho Bank, Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd.	2,266	Floating interest rate	JPY 1 month TIBOR +0.25000%	March 14, 2022	March 14, 2023
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Development Bank of Japan, Inc. The Shizuoka Bank, Ltd.	6,328	Floating interest rate	JPY 1 month TIBOR +0.25000%	March 29, 2022	March 14, 2023
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd.	3,562	Floating interest rate	JPY 1 month TIBOR +0.25000%	March 30, 2022	March 14, 2023
New Syndicate Loan (002)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	3,039	Floating interest rate	JPY 1 month TIBOR +0.25000%	March 30, 2022	March 14, 2023

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

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

Borrowings and Investment Corporation Bonds (6/7) *As of August 25, 2022

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
Term Loan (003)	Citibank, N.A., Tokyo Branch	2,349	Floating interest rate	JPY 1 month TIBOR +0.25000%	June 17, 2022	June 17, 2023
Term Loan (004)	Development Bank of Japan, Inc.	1,000	Floating interest rate	JPY 1 month TIBOR +0.25000%	June 17, 2022	June 17, 2023
New Syndicate Loan (003)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited Development Bank of Japan, Inc. Resona Bank, Limited The Ogaki Kyoritsu Bank, Ltd.	49,684	Floating interest rate	JPY 1 month TIBOR +0.25000%	July 19, 2022	July 19, 2023
Term Loan (005)	The Tokyo Star Bank, Limited	600	Floating interest rate	JPY 1 month TIBOR +0.35000%	July 20, 2022	July 20, 2025
Subtotal of Short Term Debt		97,795				
Subtotal of Long Term Debt		135,377				
Total Debt		233,172				

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

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

Investment Corporation Bonds

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

As of December 31, 2021

As of June 30, 2022

Major Unitholders (TOP 10)

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

Name	Number of units held	(%)
1 The Master Trust Bank of Japan, Ltd. (trust account)	1,258,688	20.64
2 Custody BANK of Japan, Ltd. (trust account)	928,125	15.22
3 The Nomura Trust and Banking Co., Ltd. (investment trust account)	311,267	5.10
4 STICHTING PENSIOENFONDS ZORG EN WELZIJN	287,054	4.70
5 DEUTSCHE BANK AG, SINGAPORE A/C CLIENTS (TREATY)	195,675	3.20
6 THE BANK OF NEW YORK MELLON 140044	119,881	1.96
7 FJODF GP INV HOLDINGS LLC	115,931	1.90
8 STATE STREET BANK AND TRUST COMPANY 505223	110,892	1.81
9 STATE STREET BANK WEST CLIENT - TREATY 505234	93,511	1.53
10 JP MORGAN CHASE BANK 380072	89,103	1.46
Total	3,510,127	57.57

*Percentages are rounded down to the second decimal place

Issued investment units: 6,096,840

Issued investment units: 6,096,840

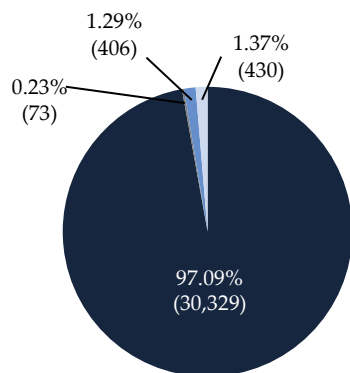
Unitholders Composition

< Number of Unitholders >

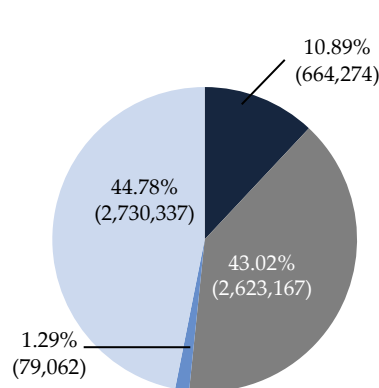
< Number of Units held by Unitholders >

< Number of Unitholders >

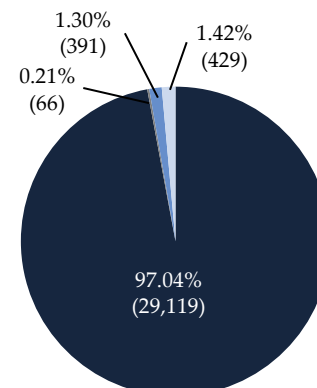
< Number of Units held by Unitholders >



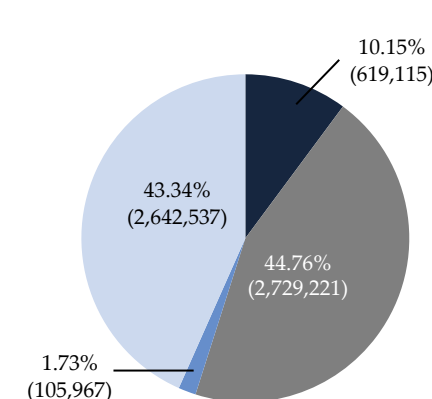
(Total : 31,238)



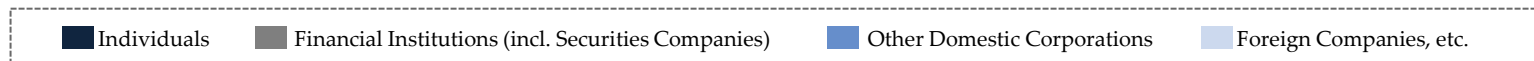
(Total : 6,096,840 units)



(Total 30,005)



(Total : 6,096,840 units)



*Percentages are rounded down to second decimal place

Unit Price Information



Source: TSE and Bloomberg

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

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

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