



Investor Presentation for Financial Results

Fiscal Period Ended August 2023
(43rd Fiscal Period)

Security Code : 8961

Asset Management Company

 **MORI** TRUST GROUP
MORI TRUST Asset Management Co., Ltd.

 **MORI**
TRUST REIT

MORI TRUST REIT, Inc.

Contents

1. Financial Highlights for 43rd FP Ended August 2023

- ◆ Fiscal Period Ended August 2023 (43rd FP) Settlement Highlights P. 3
- ◆ Financial Highlights for 43rd FP Ended August 2023 P. 4
- ◆ Performance Summary at Four Hotel Properties with Variable Rent P. 5

2. Overview of the Settlement for 43rd FP Ended August 2023

- ◆ Overview of the Settlement for the FP Ended August 2023 (43rd FP) P. 7
- ◆ Factors of Change in Distributions per Unit (Previous Forecast for FP Ended August 2023 vs. Actual for FP Ended August 2023) P. 8

3. Forecasts for the FP Ending February 2024 (44th FP) and August 2024 (45th FP)

- ◆ Future Outlook as a Basis for Forecasting Business Performance P.10
- ◆ Summary of Forecasts for the FP Ending February 2024 (44th FP) and August 2024 (45th FP) P.11
- ◆ Factors of Change in Distributions per Unit (Actual for FP Ended August 2023 vs. Revised Forecast for FP Ending August 2024) P.12
- ◆ Factors of Change in Distributions per Unit (Revised Forecast for FP Ending February 2024 vs. Revised Forecast for FP Ending August 2024) P.13

4. External and Internal Growth Strategy

- ◆ Investment Policy, Track of Asset Size Growth and External Growth and Portfolio Summary P.15
- ◆ Summary of External Growth Strategy P.16
- ◆ Summary of Internal Growth Strategy (office) P.17
- ◆ Summary of Internal Growth Strategy (hotel) P.18

5. Financial Status

- ◆ Financial Status (Management Results and Loan Repayment Schedule Diversification) P.20
- ◆ Financial Status (Status of Interest-Bearing Liabilities) P.21
- ◆ Accounting of Goodwill P.22

6. Initiatives Related to ESG

- ◆ Initiatives Related to ESG P.24

7. Characteristics of MORI TRUST REIT, Inc.

- ◆ Fundamental Principles and Characteristics of MTR P.26
- ◆ Intensive Investment in High-quality Assets P.27
- ◆ Portfolio Consisting Primarily of High-quality Properties Developed by the Sponsor P.28
- ◆ Mori Trust Group's Track Record of Developing a Variety of High-quality Assets P.29
- ◆ Broad Collaboration with the Mori Trust Group P.30
- ◆ Mori Trust Group P.31
- ◆ Major Hotels Developed, Held and/or Operated by Mori Trust Group P.32
- ◆ Major Hotel Development Projects Underway by Mori Trust Group P.33

8. Appendix

- ◆ Acquisition of Properties Developed by a Sponsor (Additional Acquisition of Kamiyacho Trust Tower) P.35
- ◆ Overall Status of Hotel Market P.36
- ◆ 43rd FP Operating Results by Property (Year-on-Year Comparison) P.37
- ◆ 43rd FP Operating Results by Property (Period-on-Period Comparison) P.38
- ◆ Performance of each hotel assets (Hilton Odawara·Courtyard by Marriott Tokyo Station·Courtyard by Marriott Shin-Osaka Station) P.39
- ◆ [Reference] Timing of Compensating for the Difference from the Minimum Guaranteed Rent P.42
- ◆ Financial Statements for the FP ended August 2023 (43rd FP) P.43
- ◆ Changes in Indicators P.46
- ◆ Changes in Asset Size, LTV and Distribution Per Unit P.47
- ◆ Portfolio List (As of August 31, 2023) P.48
- ◆ Appraisal Values of Portfolio Properties at the FP-End (As of August 31, 2023) P.49
- ◆ Changes in Occupancy Rate P.50
- ◆ Portfolio Summary and Breakdown of Property-Related Revenues/Expenses P.51
- ◆ Overview of Lease Contracts P.55
- ◆ Details of Hotel Property Lease Contracts P.56
- ◆ Interest-Bearing Liabilities (As of August 31, 2023) P.57
- ◆ Investors P.58
- ◆ Changes in Unit Prices P.59
- ◆ Changes in Vacancy Rate and Rent per Unit in Major Cities P.60
- ◆ Asset Management Company Remuneration Methods (After March 1, 2023)) P.61
- ◆ Organization Chart P.62
- ◆ Note P.63

Financial Highlights for 43rd FP Ended August 2023



Fiscal Period Ended August 2023 (43rd FP) Settlement Highlights

Distribution per Unit for 43rd FP

1,700 yen (up 116 yen (up 7.3%) vs forecast as of April 2023)

Distribution per Unit (excluding temporary factors)

1,607 yen (up 240 yen (up 17.6%) vs forecast as of April 2023)

* Temporary factors: appropriation from internal reserves, factors related to gain on sale of real estate properties, merger related expenses, etc.

Asset

Number of property : 22 properties (up 5 properties)

Asset size : 470.1 billion yen (up 146.1 billion yen) (Note 1)

Occupancy rate : 98.9% (up 1.4pt)

* **Sublease basis : 97.9%** (up 4.8pt) (Note 2)

Appraisal values of portfolio properties at the fiscal period end : 492.4 billion yen (up 143.5 billion yen)

Unrealized profit : 41.6 billion yen (down 2.2billion yen) (Note 3)

NOI Yield : 3.4% (up 0.9pt) (Note 4)

Yield after depreciation : 3.0% (up 1.0pt) (Note 5)

Investment ratio :

[by area] **Tokyo metropolitan area 78.9%** (up 0.3pt)

[by use] **Office 56.5%** (down 16.5pt)

Hotel 30.2% (up 24.4pt)

Key Figures in Results for 43rd FP

Operating revenues 11,812 mn yen (up 202 mn yen vs forecast)

Real estate rental income 6,992 mn yen (up 868 mn yen vs forecast)

NOI 7,988 mn yen (up 324 mn yen vs forecast)

Net income 7,157 mn yen (up 1,520 mn yen vs forecast)

As of August 31, 2023 (change from the previous fiscal period in parentheses)

Debt

Balance of interest-bearing debt : 224.5 billion yen
(up 72.0 billion yen)

LTV : 47.4% (up 0.1pt)

Average interest for borrowings : 0.57% (up 0.05pt)
(Note 6)

Average duration of interest – bearing liabilities : 3.1 year (down 0.4 year)

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

Equity

Number of units issued : 3,560,000 units
(up 2,240,000 units)

NAV per unit : 75,240 yen
(down 0.3%) (Note 7)

Investment unit price : 73,600 yen
/ closing price on August 31, 2023

Financial Highlights for 43rd FP Ended August 2023

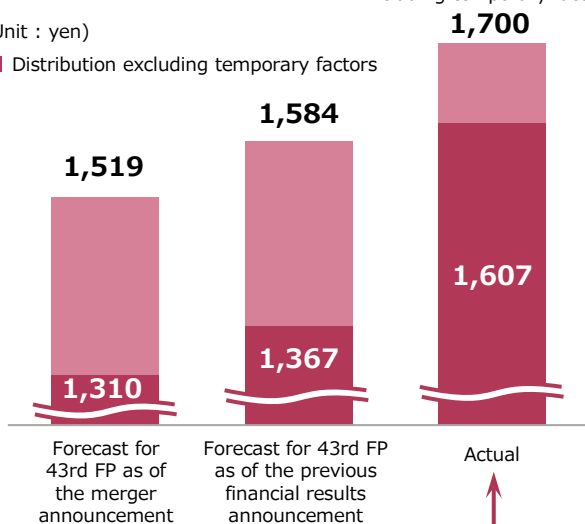
1. Realization of Distributions Significantly Exceeding Initial Forecast

Realized distributions (*) that exceeded the initial forecast announced in November 2022 by 297 yen (22.7%) due to internal growth and various measures

* Excluding temporary factors

(Unit : yen)

■ Distribution excluding temporary factors



(Excluding temporary factors)
**Distribution :
+ 297 yen (+ 22.7%)**

2. Promote Initiatives to Improve Profitability

(i) Recovery of Office Occupancy Rate

• Tokyo Shiodome Building (Note 2) (Scheduled)



• Shin-yokohama TECH Building (Scheduled)



(ii) Replacement of Shinbashi with Sendai (2 out of 3 Completed)

- Improved profitability by selling Shimbashi, where commercial tenants have vacated, and acquiring Sendai, an office building with stable occupancy.
- The first (end of Feb. '23) and second (end of Aug. '23) transactions were completed, with the third (end of Feb. '24) to follow. All transactions are scheduled to be completed.

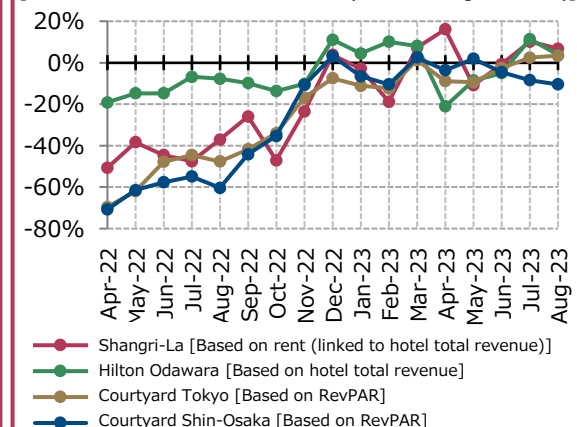
(iii) Additional Acquisition of Kamiyacho through Merger Effect and Sponsor Support

- Raise the level of distributions by using the acquisition capacity created by the decrease in LTV due to the merger.
- The acquisition of Kamiyacho through sponsor support demonstrates the strong commitment of the sponsor in returning to a growth path.

3. Recovery of Hotel Performance

Total actual rents of Four Hotels with Variable Rents (Note 3) recovered to 89% of the same period in 2019

[Trends in MTR's Hotel Business Results (Percent Change Vs. 2019)]



(Unit : million yen) *excluding minimum guaranteed rent	42nd FP Actual rent	43rd FP Actual rent
Shangri-La	562	935
Hilton Odawara	184	189
CY Tokyo	148	278
CY Shin-Osaka	123	296
Total	1,019	1,699

4. Raise Profit Level by Reducing Depreciation

- Expanded adoption of economic life for all assets held, resulting in longer useful lives and continuous decline in depreciation

(* Excluding temporary factors)

Effect of Raising the Level of Distributions (*)

43rd FP Actual

Forecast Vs. Apr. 23
**+152 yen
(+11.1%)**

44th FP Revised Forecast

Forecast Vs. Apr. 23
**+145 yen
(+10.6%)**

5. Dealing with Commercial Tenants Moving out (in Progress)

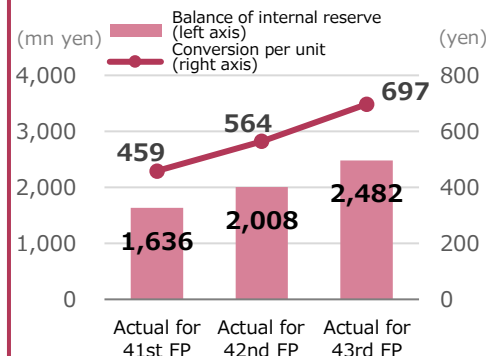
- The tenant of Kohnan Sagamihara-Nishihashimoto (Note) moved out when the fixed-term lease contract expired in Sep. 2023.
- As with other properties and sections, if no new contracts are signed when the forecast is formulated in April 2023, it is assumed that, in principle, the property will remain vacant, and there will be no revision to the forecast due to this tenant's leaving.

Policy for Future Measures

The property is being considered for both re-tenanting and sale given its proximity to the Ken-O Expressway and Route 16, as well as taking into account the potential of the area around Hashimoto Station where the Linear Chuo Shinkansen is scheduled to open.

6. Steadily Build Up Internal Reserve Balance

- The sale of Shinbashi generated a gain of sale of real estate, of which a portion was reserved internally.



Policy on Use of Internal Reserves

Plan to use internal reserves to stabilize distributions in response to a temporary decrease in distribution

(Example of utilization)

- Temporary decrease in revenues due to tenants moving out
- Dilution due to issuance of new investment units, etc.

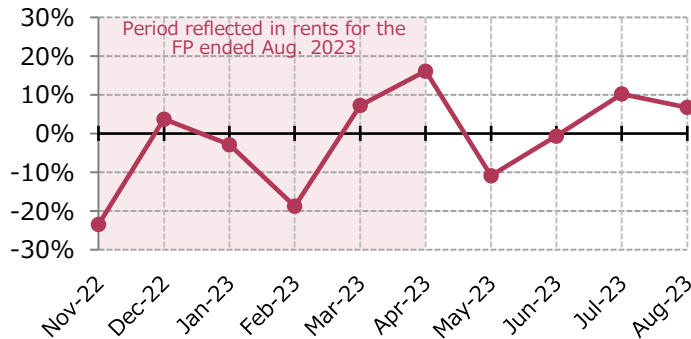
Summary of Four Hotels with Variable Rents

Steady recovery in each hotel, with the total actual rent performance of Four Hotels with Variable Rents reaching 89% of the level of the same period in 2019

Shangri-La

- Although monthly volatility is high, rents calculated based on hotel revenue continue to recover, exceeding 2019 levels in some months
- Monthly volatility has been decreasing in recent months

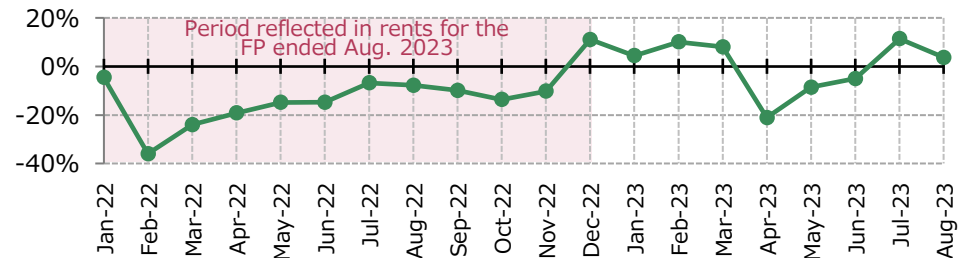
Rents vs. 2019 (Percent Change)



Hilton Odawara

- In the accommodation sector, the recovery trend in domestic leisure demand due to the reclassification of COVID-19 as Class 5 was leveraged and sales at high unit prices continued, centering on holidays, to raise revenues.
- Improved consumer sentiments have led to an increase in the number of day trip guests opting for lunch and dessert buffets, swimming pools, and natural hot springs, contributing to the hotel's performance.

Total Sales vs. 2019 (Percent Change)



Courtyard Tokyo

- The accommodation sector continues to pursue a high-unit-price strategy, targeting overseas business travelers, by attracting customers mainly through Marriott.com. Going forward, the challenge will be to achieve both ADR and occupancy rates.

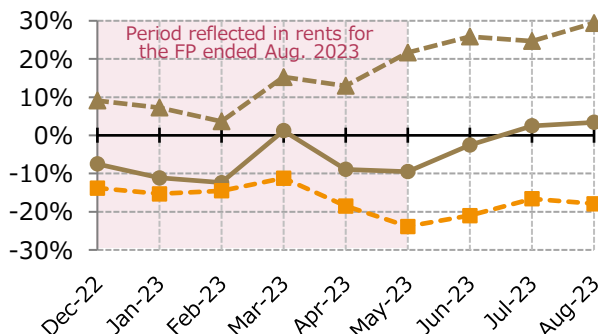
(Reference) Share of foreign guests in the total number of guests

	Apr-23	May	Jun.	Jul.	Aug.
Share of foreign guests	73.4%	64.2%	65.5%	70.6%	68.2%

- In the food and beverage sector, sales of BBQ plans utilizing terrace seating and free-flow plans led to a steady recovery, with average customer spend reaching a level exceeding that of 2019.

Hotel Indicators vs. 2019 (Percent Change)

- ADR for the same month of 2019 (%)
- RevPAR for the same month of 2019 (%)
- OCC for the same month of 2019 (%pt)



OCC (43rd FP)	76.2 %
ADR (43rd FP)	30,938 yen
RevPAR (43rd FP)	23,581 yen

Courtyard Shin-Osaka

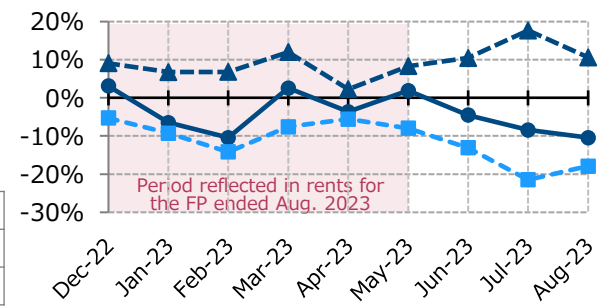
- Regarding ADR, while continuing the high unit-price strategy focusing on individual customers, proactive efforts to attract group customers supported the occupancy rate.
- Inbound travel is increasing for not only leisure but also business use by foreign-affiliated companies. Although the majority of visitors are from the U.S., use from mainland China (mainly individual visitors) has been on the rise recently and is now second in volume only to the U.S.

(Reference) Share of foreign guests in the total number of guests

	Apr-23	May	Jun.	Jul.	Aug.
Share of foreign guests	67.2%	52.5%	61.3%	54.3%	43.2%

Hotel Indicators vs. 2019 (Percent Change)

- ADR for the same month of 2019 (%)
- RevPAR for the same month of 2019 (%)
- OCC for the same month of 2019 (%pt)



OCC (43rd FP)	81.0 %
ADR (43rd FP)	20,359 yen
RevPAR (43rd FP)	16,486 yen

Overview of the Settlement for 43rd FP Ended August 2023



Overview of the Settlement for the FP Ended August 2023 (43rd FP)

Distribution per Unit for 43rd FP

1,700 yen (up 116 yen (up 7.3%) vs forecast as of April 2023)

Distribution per Unit (excluding temporary factors)

1,607 yen (up 240 yen (up 17.6%) vs forecast as of April 2023)

- Operating revenues exceeded the forecast by 202 million yen due to factors such as progress with leasing and recovery in hotel performance.
- Operating income was 876 million yen higher than the forecast due to a decrease in depreciation resulting from a review of the useful life of the asset, etc.
- Distribution per unit excluding temporary factors exceeded the forecast by 240 yen to become 1,607 yen.

Items (million yen)	42nd FP	43rd FP	43rd FP	
	(Ended Feb.2023) Actual (for five months) (A)	(Ended Aug.2023) Forecast (as of Apr. 2023) (B)	(Ended Aug.2023) Actual (C)	Change from Forecast (C-B)
Operating revenues	7,258	11,609	11,812	202
Rental revenues (a)	5,828	10,180	10,374	194
Gain on sale of real estate	1,430	1,428	1,437	8
Operating expenses	3,200	5,297	4,623	- 673
Property-related expenses (b)	2,710	4,057	3,382	- 674
Property and other taxes	879	1,227	1,202	- 24
Overhead expenses	916	1,288	1,184	- 104
Depreciation (c)	914	1,541	996	- 544
Selling, general and administrative expenses	490	1,240	1,240	0
Profits and losses from real estate rental business (d)=(a)-(b)	3,117	6,123	6,992	868
Earnings before depreciation and amortization (NOI) (d)+(c)	4,032	7,664	7,988	324
Operating income	4,057	6,311	7,188	876
Non-operating expenses	326	664	653	- 10
Ordinary income	3,731	5,647	6,535	888
Income taxes - current	0	10	10	- 0
Income taxes - deferred	116	- 0	- 632	- 631
Profit	3,614	5,637	7,157	1,520
Balance of internal reserves	2,008	2,005	2,482	476
Distribution per unit (yen)	2,545	1,584	1,700	116
Distribution per unit excluding temporary factors (yen) (*)	1,839	1,367	1,607	240
Total number of outstanding investment units	1,320,000	3,560,000	3,560,000	-

* Temporary factors: appropriation from internal reserves, factors related to gain on sale of real estate properties, merger related expenses, etc.

* The 42nd fiscal period (ended February 28, 2023) is an irregular length of five months due to the merger with MORI TRUST Hotel Reit, Inc. (dated March 1, 2023).

Main factors in change

vs. forecast

Operating revenues

<Property-related revenues>

- Increase in rent due to recovery in hotel performance 163 mn yen
- Increase in office rent due to factors such as progress with leasing 30 mn yen
- Increase in gain on sale of real estate (Shinbashi Ekimae MTR Building) 8 mn yen

Operating expenses

<Property-related expenses>

- Property and other taxes not yet accrued for the expected (Kamiyacho)(due to unsettled property taxes, etc.) - 23 mn yen
- Decrease in utilities expenses - 59 mn yen
- Decrease in repair expenses - 30 mn yen
- decrease in depreciation resulting from a review of the useful life of the asset - 544 mn yen

Income taxes – deferred

- Transfer of deferred tax liabilities due to unification to the reserve for reduction entry - 631 mn yen
(Deferred tax liabilities (debt) → Reserve for reduction entry (equity))

Profit

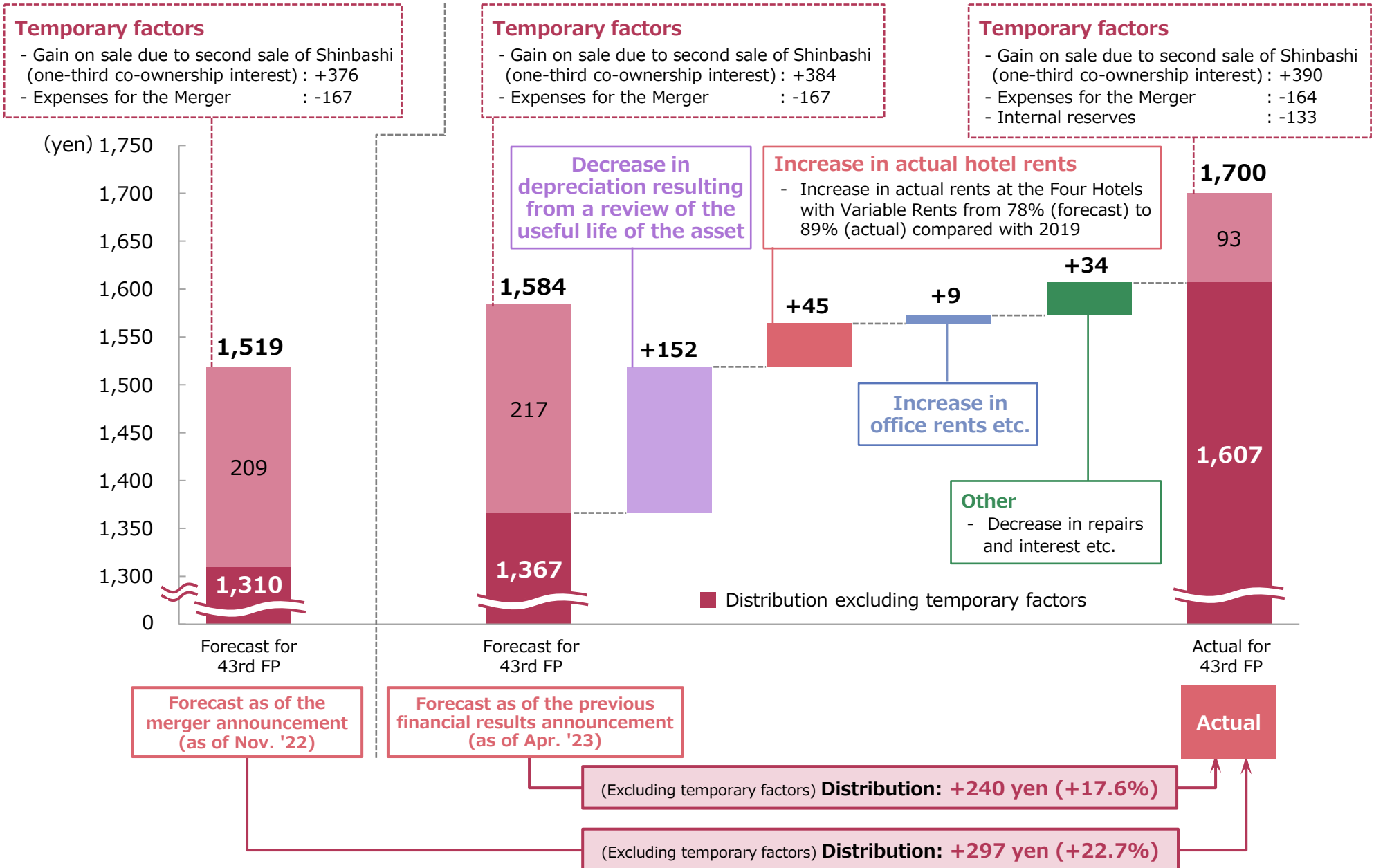
- Increase due to upward revision of ordinary income 888 mn yen
- Increase due to change in income taxes – deferred 631 mn yen

Balance of internal reserves

- (partly) for internal reserves of gain on sale of Shinbashi 476 mn yen

Factors of Change in Distributions per Unit (Previous Forecast for FP Ended August 2023 vs. Actual for FP Ended August 2023)

Due to a decrease in depreciation resulting from a review of the useful life of the asset and to expecting further internal growth in line with the recovery of the office and hotel markets, actual distributions for the 43rd FP increased significantly compared with previous forecast as of the merger announcement and of the previous financial results announcement.

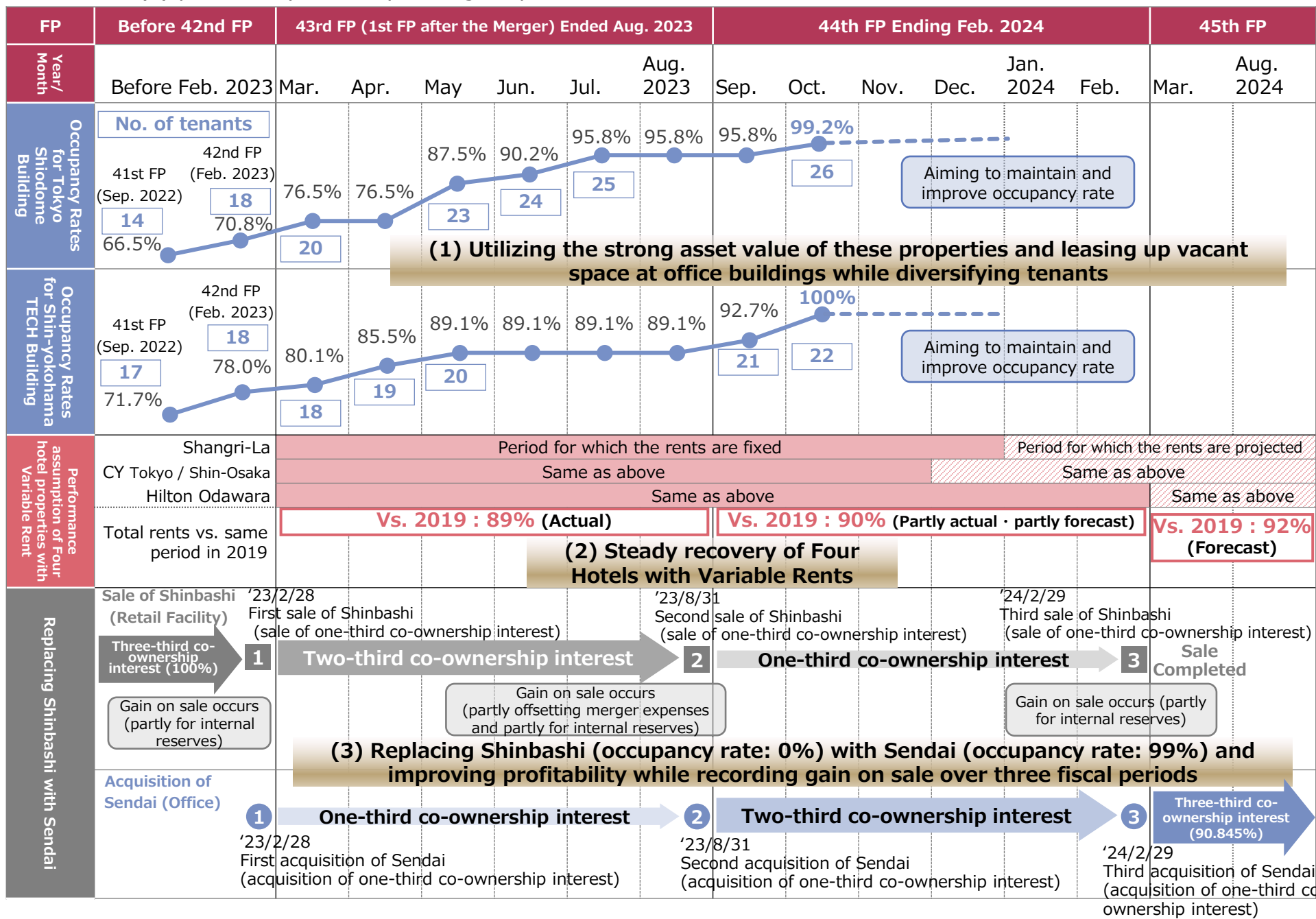


Forecasts for the FP Ending February 2024 (44th FP) and August 2024 (45th FP)



Future Outlook as a Basis for Forecasting Business Performance

Expect (1) occupancy rate improvement at Shiodome and Shin-Yokohama, (2) rent recovery at Four Hotels with Variable Rents, and (3) profitability recovery through replacement of Shinbashi and Sendai.



Summary of Forecasts for the FP Ending February 2024 (44th FP) and August 2024 (45th FP)

Forecast Distribution per Unit for the Fiscal Period Ending February 2024 (44th FP)

1,757 yen (+57 yen (+3.4%) from actual for 43rd FP)

Forecast distribution per unit excluding temporary factors

1,577 yen (- 30 yen (-1.9%) from actual for 43rd FP)

Forecast Distribution per Unit for the Fiscal Period Ending August 2024 (45th FP)

1,602 yen (-155円 (-8.8%) from 44th FP forecast)

(+25 yen (+1.6%) from the 44th FP forecast excluding temporary factors)

Item (million yen)	43rd FP	44th FP	Change from 43rd FP Actual	45th FP	Change from 44th FP Revised Forecast
	(Ended Aug. 2023) Actual	(Ending Feb. 2024) Revised Forecast (as of Oct. 2023)		(Ending Aug. 2024) Forecast (as of Oct. 2023)	
	A	B	B-A	C	C-B
Operating revenues	11,812	11,952	140	10,823	- 1,129
Rental revenues (a)	10,374	10,580	205	10,823	243
Gain on sale of real estate	1,437	1,372	- 64	-	- 1,372
Operating expenses	4,623	4,304	- 318	4,317	12
Property-related expenses (b)	3,382	3,661	278	3,729	68
Property and other taxes	1,202	1,253	51	1,271	18
Overhead expenses	1,184	1,394	210	1,440	45
Depreciation (c)	996	1,013	16	1,017	4
Selling, general and administrative expenses	1,240	643	- 597	587	- 55
Profits and losses from real estate rental business (d)=(a)-(b)	6,992	6,918	- 73	7,094	175
Earnings before depreciation and amortization (NOI) (d)+(c)	7,988	7,931	- 56	8,111	179
Operating income	7,188	7,648	459	6,506	- 1,141
Non-operating expenses	653	701	47	794	92
Ordinary income	6,535	6,946	410	5,712	- 1,234
Income taxes - current	10	10	0	10	-
Income taxes - deferred	- 632	-	632	-	-
Profit	7,157	6,935	- 221	5,701	- 1,234
Balance of internal reserves	2,482	3,163	681	3,160	- 3
Distribution per unit (yen)	1,700	1,757	57	1,602	- 155
Distribution per unit excluding temporary factors (yen)	1,607	1,577	- 30	1,602	25
Total number of outstanding investment units	3,560,000	3,560,000	-	3,560,000	-

* Temporary factors: appropriation from internal reserves, factors related to gain on sale of real estate properties, merger related expenses, etc.

Main factors in change (million yen)

Forecast for 44th FP Ending Feb. 2024 (Change from 43rd FP Actual : B-A)

• Operating revenues	
Increase in rent of office etc. (Increase in rent of Shiodome and Shin-Yokohama, acquisition of Sendai etc.)	+426
Decrease in rent due to vacation of kohnan	
Decrease in operating revenues due to seasonal fluctuations in hotel rents	- 210
-	- 9
• Operating expenses	
Increase in expenses due to acquisition of Sendai	+96
Increase in repairs	+89
fixed property tax, city planning tax for past years (temporary factor)	+49
Decrease in expenses due to sale of Sendai	- 25
Absence of merger-related expenses	- 587
• Non-operating expenses (Increase in interest expenses)	+47
• Balance of internal reserves	
Partial internal reserves of gain on sale of Shinbashi	+681

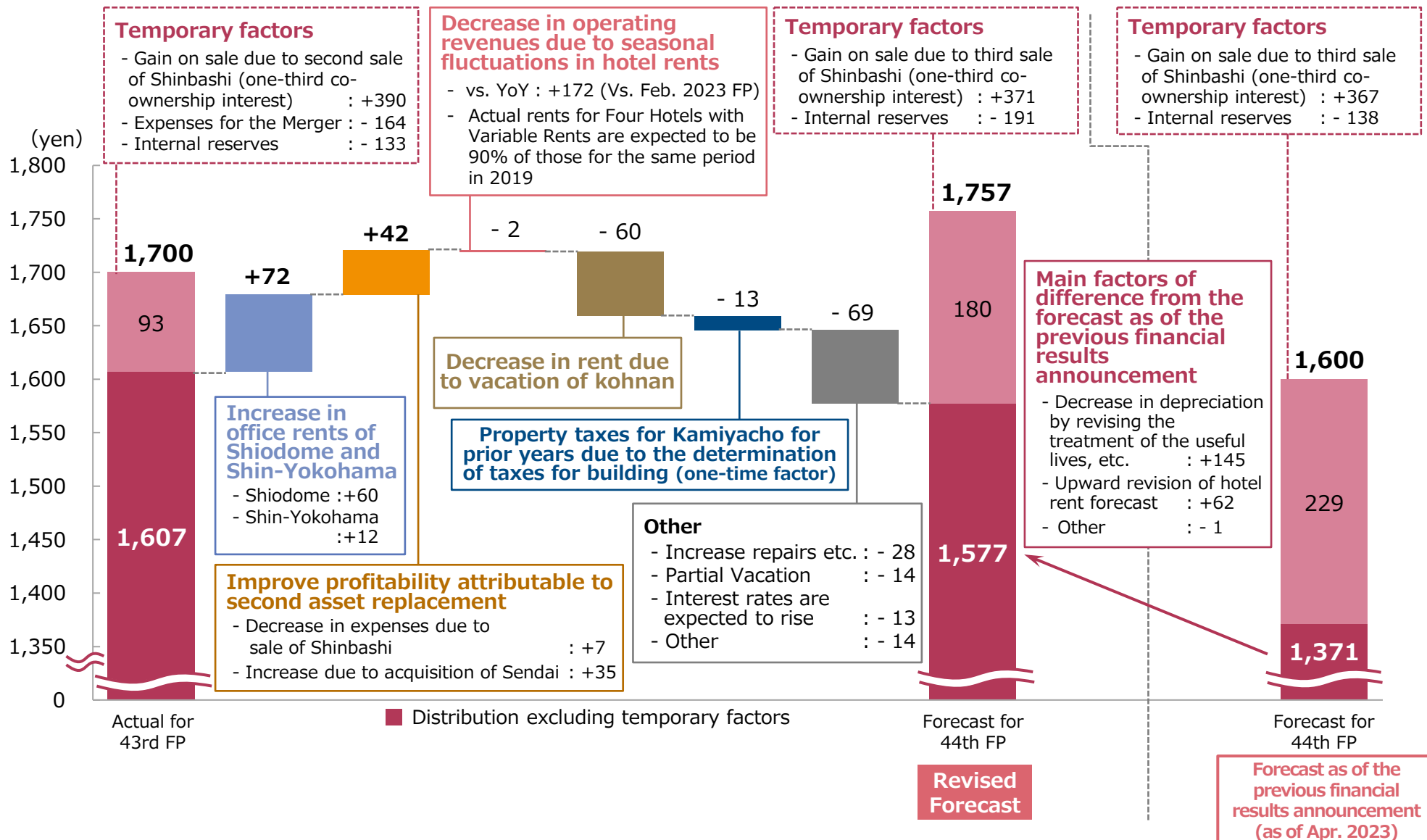
Forecast for 45th FP Ending Aug. 2024 (Change from 44th FP forecast: C-B)

• Operating revenues	
Increase in rent of office etc. (Increase in rent of Shiodome and Shin-Yokohama, acquisition of Sendai etc.)	+233
Increase in rent of hotel	+57
Decrease in rent due to vacation of kohnan	- 47
Absence of gain on sales (Shinbashi)	- 1,372
• Operating expenses	
Increase in expenses due to acquisition of Sendai	+97
Absence of fixed property tax, city planning tax for past years	- 49
Decrease in expenses due to sale of Sendai	- 27
• Non-operating expenses (Increase in interest expenses)	+92

Factors of Change in Distributions per Unit

(Actual for FP Ended August 2023 vs. Revised Forecast for FP Ending August 2024)

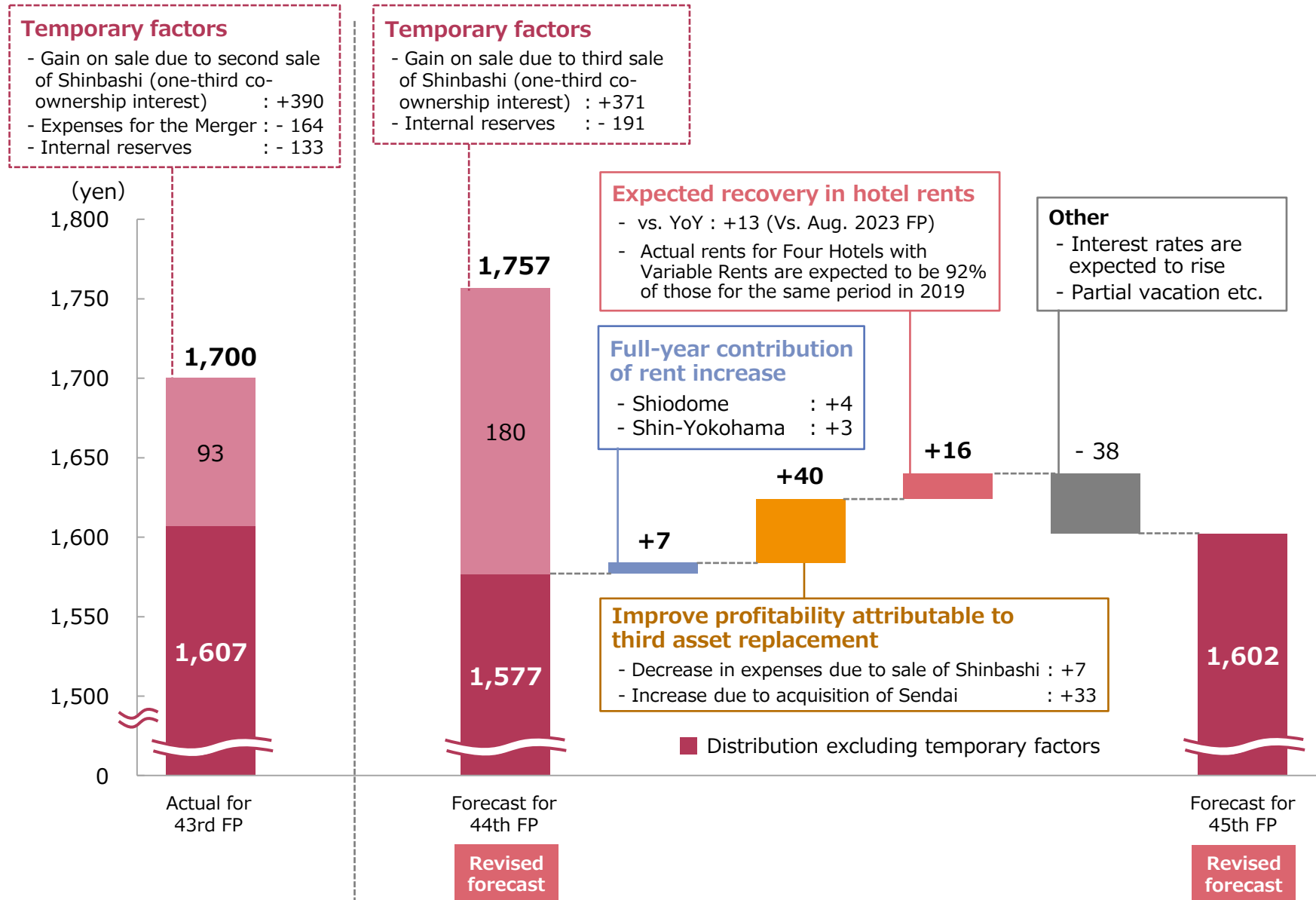
- Profitability will improve due to recovery of occupancy rates in Shiodome and Shin-Yokohama and replacement of properties in Shinbashi and Sendai, although factors such as tenant move-outs, higher repair expenses and higher interest rates are conservatively expected to reduce revenues
- Total distributions (including temporary factors) are expected to increase compared with the previous period due to the gain on the sale of Shinbashi



Factors of Change in Distributions per Unit

(Revised Forecast for FP Ending February 2024 vs. Revised Forecast for FP Ending August 2024)

Despite assuming rise in interest rates and some vacancies, expecting further internal growth in line with the recovery of the office and hotel markets and improved profitability from the replacement of properties in Shinbashi and Sendai. The forecast distribution (excluding temporary factors) will be at the same level as the actual results for the period ended Aug. 2023 and the forecast for the period ending Feb. 2024.



External and Internal Growth Strategy



Investment Policy, Track of Asset Size Growth and External Growth, Portfolio Summary

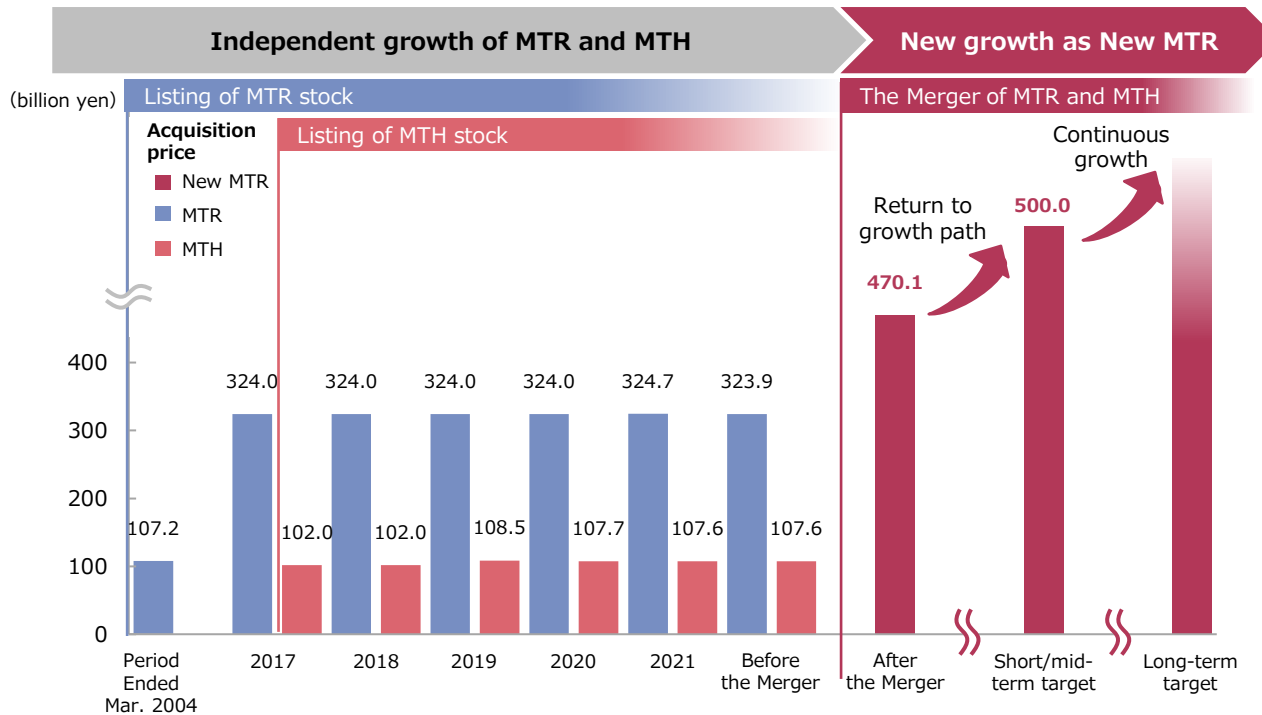
- Pursue Asset Potential, Stability and Growth Potential with Offices and Hotels as Core Assets
- MTR will aim for growth through the Merger and an increase in asset size (about 500 billion yen) by acquiring mostly properties developed by the sponsors.

Investment Policy

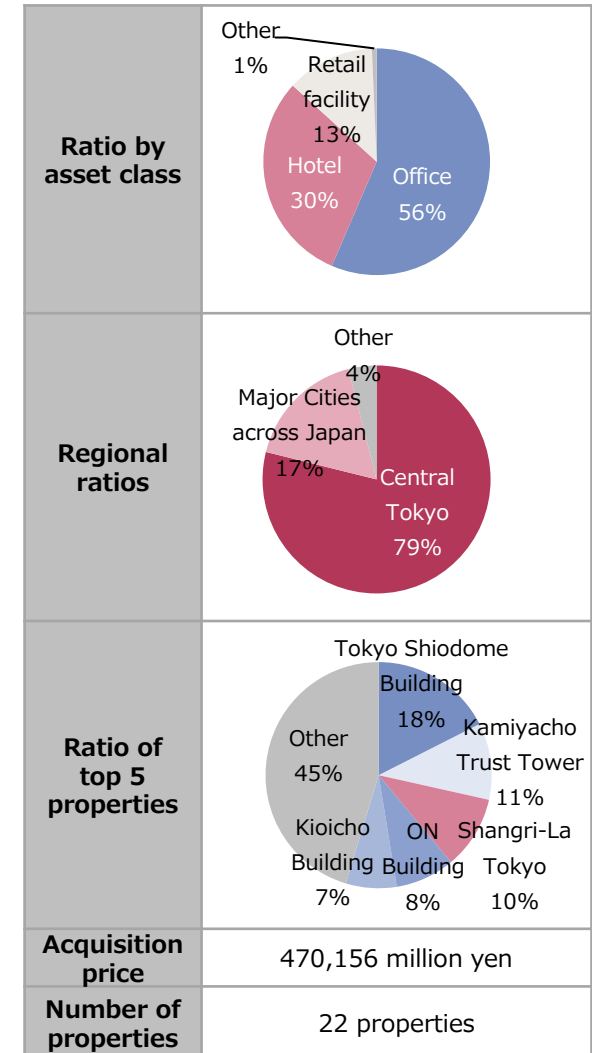
Use of investment		
Core Assets	Office	40~80%
	Hotel	20~55%
Other (Retail facility, Residential)		Up to 30%

Area of investment		
Office	Central Tokyo	60% or more
	Other (metropolitan area, ordinance-designated cities, etc.)	Up to 40%
Hotel	Major cities across Japan	
	Famous tourist sites	

Track of Asset Size Growth and External Growth Target



Portfolio Summary



(Note) The acquisition price is on an acquisition price basis as of the end of August 2023. Ratio by asset class, Regional ratios, Ratio of top 5 properties, are calculated by acquisition price.

Summary of External Growth Strategy

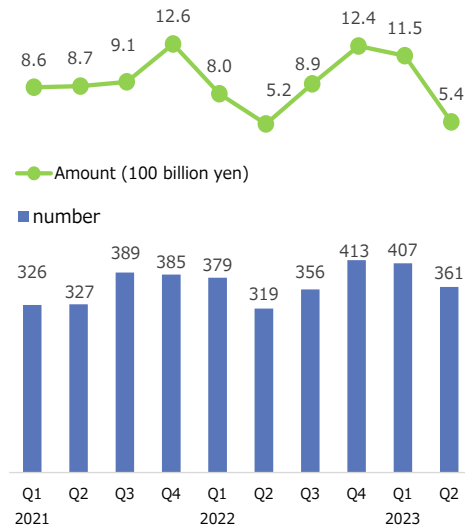
Recognition of External Environment

- ▶ **Shared** • Information on the sale of high-quality properties from an investment perspective is still limited and a situation in which it is difficult to acquire properties persists
- ▶ **Office** • While changes are observed in the investment attitude of some overseas investors in the context of the softening U.S. office market, demand for property purchases from domestic investors remains high.
- ▶ **Hotel** • The hotel market continues to recover, and with the expectation of possible further growth, hotel transactions by both domestic and foreign investors are being revitalized.

Future Policy

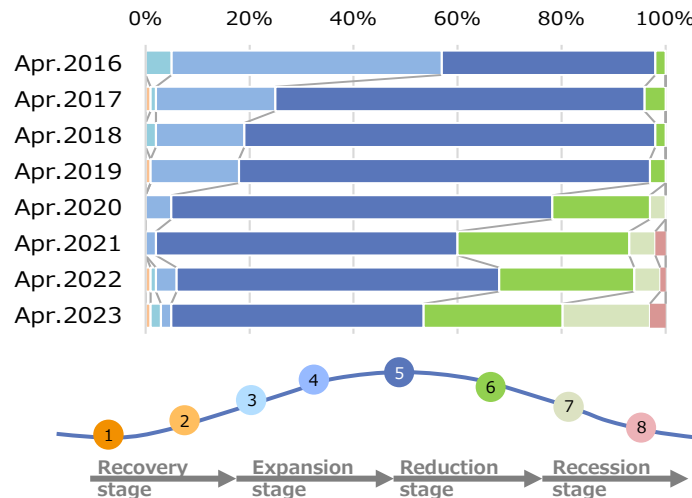
- Aiming to expand asset size through methods such as leveraging sponsor support (including not only property provision but also joint investments, etc.) and asset replacement.
- Future growth may be expected, and we are actively considering hotels that can be expected to have reasonable yields. We are also considering a wide range of projects with which improved revenue can be expected based on a change of operator or the like through leveraging the sponsor's hotel operation and management capabilities.
- With regard to offices, in addition to regional properties that can be expected to have a reasonable yield and whose occupancy is relatively stable, in central Tokyo, where the deterioration of properties is becoming more evident due to the impact of the large volume of new office supply, we are carefully considering high-grade, competitive properties in favorable locations.

Changes in Number and Amount of Real Estate Transactions



Source : Prepared by the company based on Nikkei BP "NIKKEI REAL ESTATE MARKET REPORT May 2020, Aug. 2020, Nov. 2020, Feb. 2021, May 2021, Aug. 2021, Nov. 2021, Feb. 2022, May 2022, Aug. 2022, Nov. 2022, Feb. 2023, Aug. 2023"

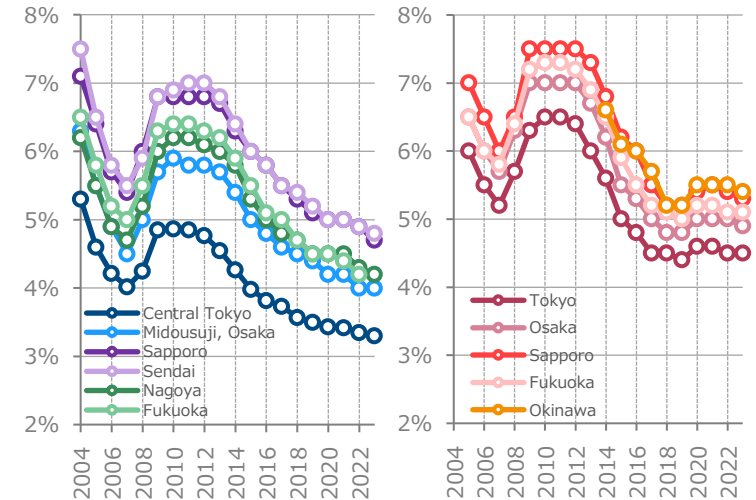
Situations of Recognition of the Market Cycle among Real Estate Investors



Source: Prepared by the Company based on Japan Real Estate Institute: The Japanese Real Estate Investor Survey
* Recognition of the market cycle (market trends) in relation to Tokyo (Marunouchi/Otemachi districts)

Trend in Transaction Yield

- Standard Class-A Buildings
- Hotels Specializing in Accommodation



Source: Prepared by the Company based on Japan Real Estate Institute: The Japanese Real Estate Investor Survey
The figure for Central Tokyo represents the simple mean value of the data obtained in the survey in Marunouchi-Otemachi, Nihonbashi, Toranomon, Nishi-Shinjuku, Shibuya and Osaki.
*The data were current as of October of each year.
But the data of 2023 was current as of April.

Summary of Internal Growth Strategy (Office)

Office

Recognition of External Conditions

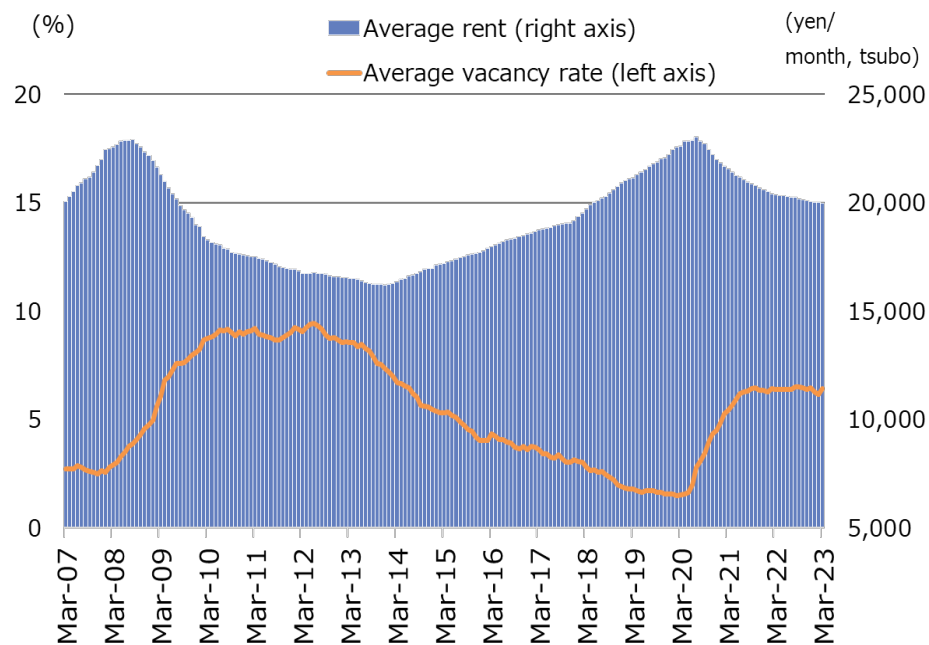
- In central Tokyo, while there is a large volume of new office supply, due to increased demand among tenants to improve their location or relocate to large spaces, the increase in the vacancy rate has slowed.
- With the relative advantages and disadvantages of difference areas and properties becoming clearer, there is strong interest in high-grade, competitive properties in favorable locations, and occupancy rates are trending toward recovery.

Future Policy

- Going forward, we will pay attention to the market environment in conjunction with the large volume of new office supply, and along with conducting tenant leasing focusing on occupancy rate, we will enhance relations with existing tenants.
- Based on tenant needs to improve their location or relocate to larger spaces following the economy and society's return to normalization after the pandemic, we are devoting efforts to building up the occupancy rate at properties which have some vacancies.

Condition of Office Market

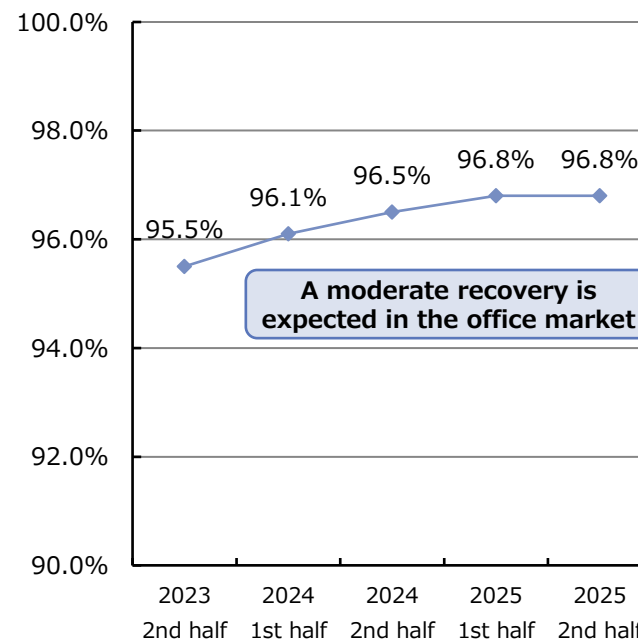
Changes in Vacancy Rate and Rent per Unit in Tokyo Business Districts



Source: Prepared by MTR based on data published by Miki Shoji Co., Ltd.
Tokyo business districts: Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, and Shibuya-ku

Forecast for Office Rental Market

Forecast for Trends in Office Occupancy (5 Wards of Central Tokyo)



A moderate recovery is expected in the office market

(Source) Commercial Property Research Institute, inc.

Summary of Internal Growth Strategy (Hotel)

Hotel

Recognition of External Conditions

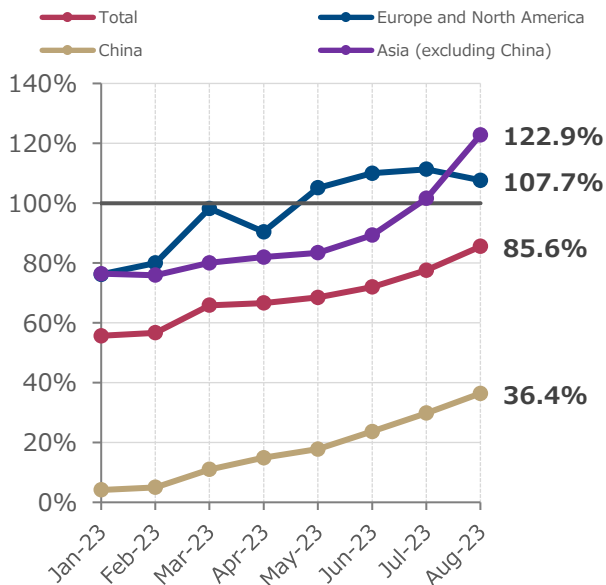
- In light of the recovery of inbound demand and the weak yen, ADR is increasing and RevPAR at each hotel is trending upward.
- Compared to leisure demand, the recovery in demand is lagging for domestic and foreign business use and group use (banquets, weddings, MICE, etc.).
- Besides energy costs, attention needs to be paid to increased operating costs due to rising prices and wage levels, the impact of the labor shortage, etc.

Future Policy

- We will actively capture inbound demand with high room rates via international brand sales channels, etc.
- We will bring in domestic and foreign business use and group use (banquets, weddings, MICE, etc.), which are expected to recover, by enhancing sales to corporations, agencies, etc.
- With the aim of maximizing GOP, we will respond to rising operation costs by continuing to raise ADR and achieving operational efficiency (streamlining such as staffing flexibility within the hotel group and joint sales activities).
- Aiming for rapid recovery to pre-pandemic (2019) rent levels and further growth.

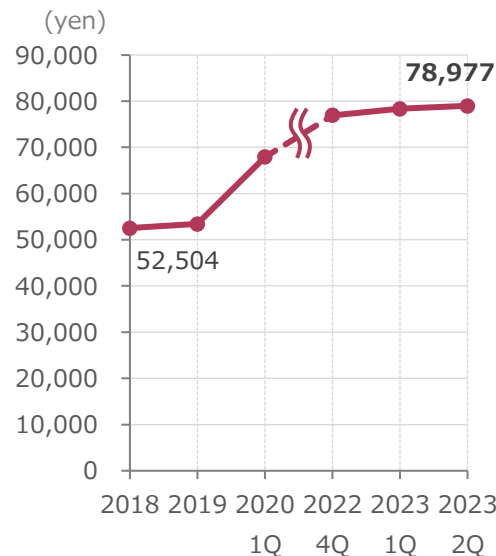
Condition of Hotel Market

Changes in Number of Inbound (vs.2019)



(Source) Japan National Tourism Organization (JNTO)
 (Note) The figures for July and August 2023 are estimates.

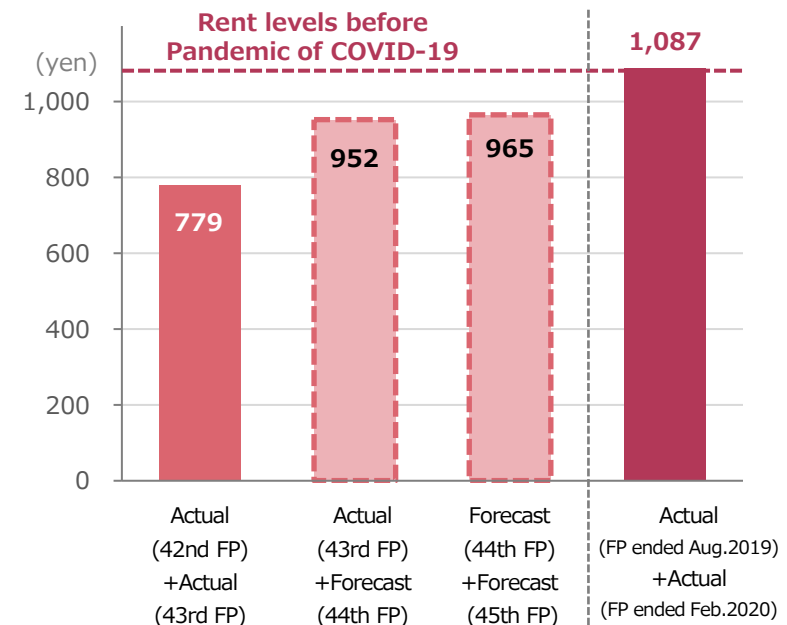
Accommodation Consumption Unit Price by International Visitors (per Person per Visit to Japan)



(Source) Prepared by MTR based on International Visitor Survey published by Japan Tourism Agency
 (Note) Data for 2020 Q2 to 2022 Q3 are missing due to suspension of the survey during the pandemic.

Condition of Hotel Operating

Scope for Rent Increases at Four Hotel Properties with Variable Rent (Per Investment Unit/Year) (Note 1)



Financial Status



Financial Status (Management Results and Loan Repayment Schedule Diversification)

Management Results for the Fiscal Period Under Review

(Refinance)

- MTR reduced the spread of short-term loans taken from the merger, and, amid the rise in the base interest rate for long-term loans, we are shortening the borrowing term for such loans and limiting increases in the costs of raising funds.

Average interest rate on Short-term loans	Average loan term of Long-term loans	Average interest rate
0.34% → 0.19%	6.1 year → 5.8 year	0.43% → 0.68%

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

Recognition of Financial Market and Future Policy

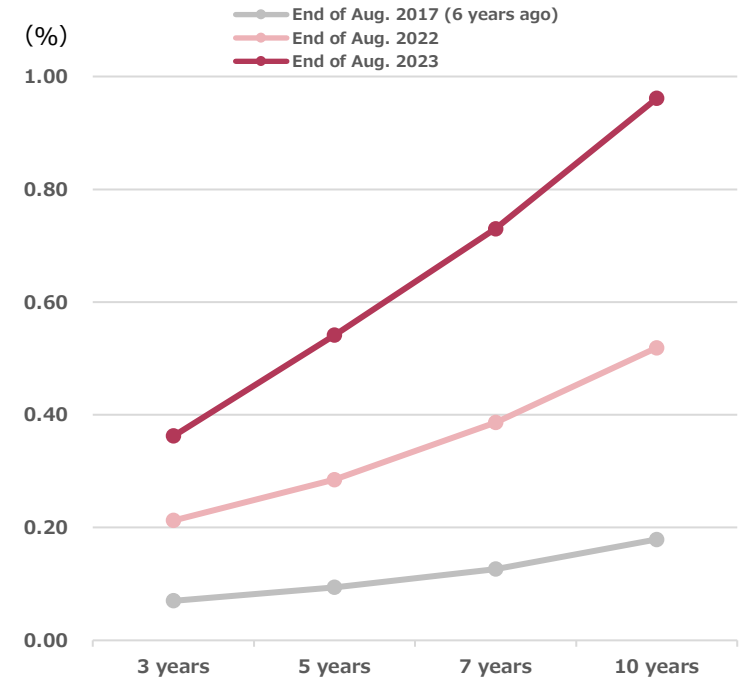
(Recognition of Financial Market)

- Long-term interest rates rose due to YCC correction, while short-term rates remained low
- It is necessary to pay attention to the Bank of Japan's policy shifting toward tapering in the future.

(Future Policy)

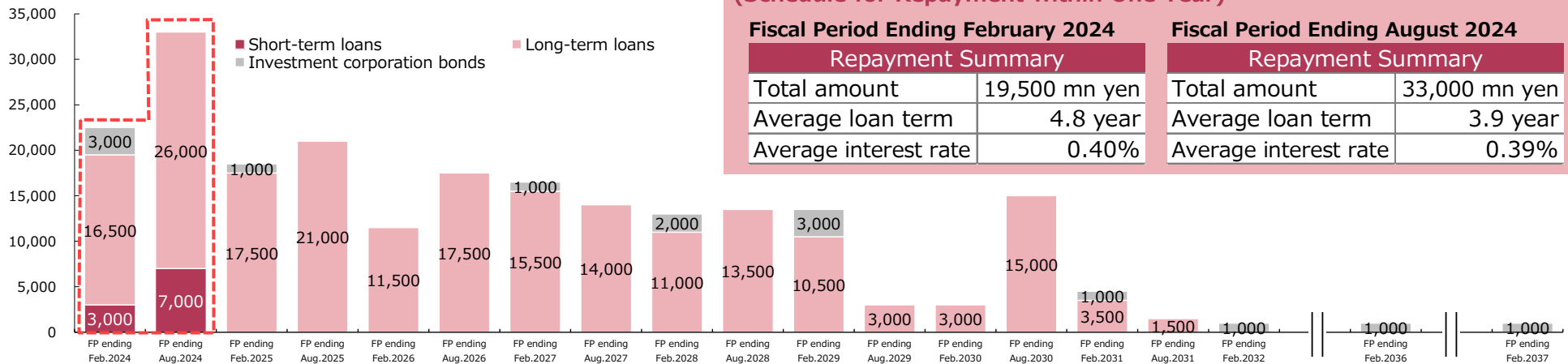
- MTR will maintain a certain proportion of short-term loans in order to limit the costs for interest-bearing liabilities as a whole.
- While keeping the shortening of borrowing terms for long-term loans in mind as a response to the upward trend in interest rates, we will also raise funds at the same time in an appropriately balanced manner with the aim of diversifying the repayment schedule.

(Changes in Long-term Base Interest Rate)



Loan Repayment Schedule Diversification (as of Aug. 31, 2023)

(mn yen)



(Schedule for Repayment within One Year)

Fiscal Period Ending February 2024

Repayment Summary	
Total amount	19,500 mn yen
Average loan term	4.8 year
Average interest rate	0.40%

Fiscal Period Ending August 2024

Repayment Summary	
Total amount	33,000 mn yen
Average loan term	3.9 year
Average interest rate	0.39%

Financial Status (Status of Interest-Bearing Liabilities)

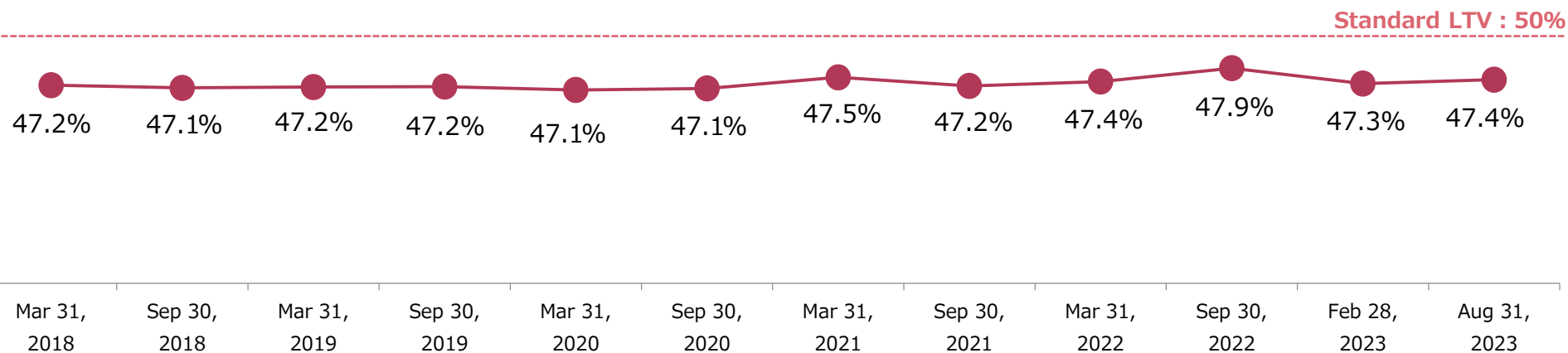
Interest-Bearing Liabilities

	MTR			
	Feb. 28, 2023	Mar. 1, 2023	Aug. 31, 2023	Change vs. Mar. 1
Total interest-bearing liabilities	152,500	225,975	224,500	-1,475
Short-term loans	6,000	11,475	10,000	-1,475
Long-term loans	132,500	200,500	200,500	—
Investment corporation bonds	14,000	14,000	14,000	—
LTV (Loan To Value ratio)	47.3%	48.0%	47.4%	-0.5pt
Short-term interest-bearing liabilities ratio	3.9%	5.1%	4.5%	-0.6pt
Long-term interest-bearing liabilities ratio	96.1%	94.9%	95.5%	0.6pt
Fixed interest-bearing liabilities ratio	96.1%	94.9%	95.5%	0.6pt
Average interest rate at end of fiscal period and beginning of fiscal period	0.52%	0.55%	0.57%	0.02pt
Short-term loans	0.20%	0.30%	0.19%	-0.11pt
Long-term loans and investment corporation bonds	0.54%	0.56%	0.59%	0.03pt
Average duration of interest-bearing liabilities	3.5 year	3.2 year	3.1 year	-0.1 year
Rating (JCR)	AA (stable)	AA (stable)	AA (stable)	—

Breakdown of Interest-Bearing Liabilities (as of the end of August 2023)

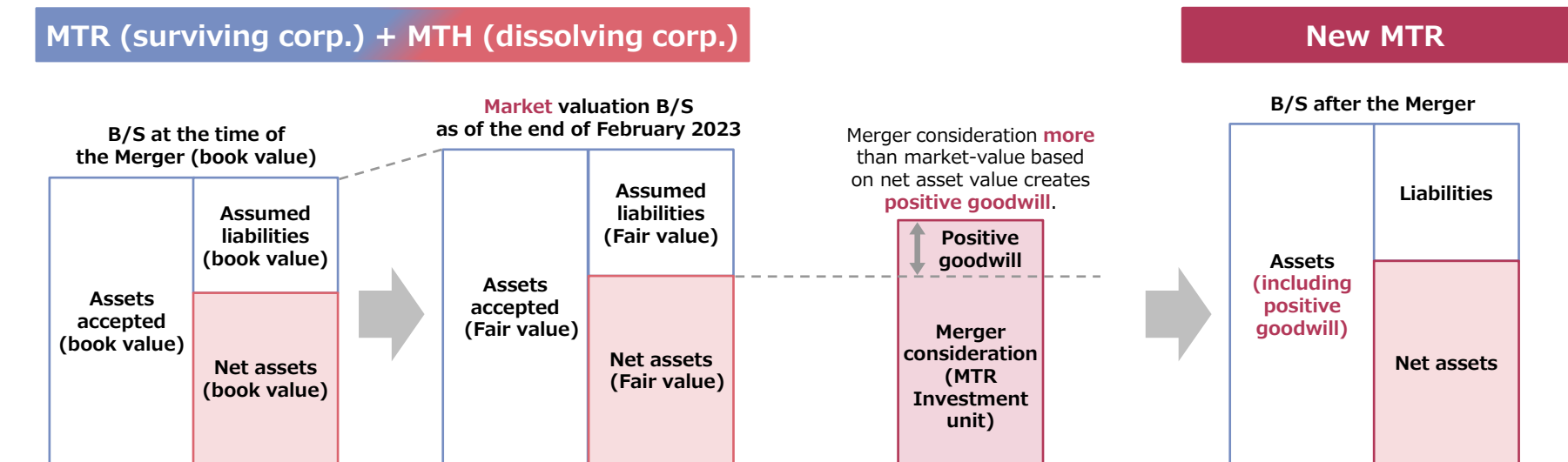
Classification	Lender	Balance of borrowings	(%)
Loans	Mizuho Bank, Ltd.	48,500	21.6%
	Sumitomo Mitsui Banking Corporation	43,000	19.2%
	Sumitomo Mitsui Trust Bank, Limited	28,500	12.7%
	MUFG Bank, Ltd.	23,500	10.5%
	Development Bank of Japan Inc.	16,500	7.3%
	Resona Bank, Limited.	8,500	3.8%
	Aozora Bank, Ltd.	6,500	2.9%
	The Bank of Fukuoka, Ltd.	5,500	2.4%
	The Norinchukin Bank	4,500	2.0%
	Mizuho Trust & Banking co., Ltd.	4,500	2.0%
	Shinkin Central Bank	4,000	1.8%
	The Nishi-Nippon City Bank, Ltd.	3,500	1.6%
	SBI Shinsei Bank, Limited	2,000	0.9%
	The Ashikaga Bank, Ltd.	2,000	0.9%
	The 77 Bank, Ltd.	2,000	0.9%
	Nippon Life Insurance Company	2,000	0.9%
	Mitsui Sumitomo Insurance Company, Limited	2,000	0.9%
	SUMITOMO LIFE INSURANCE COMPANY	1,000	0.4%
	The Hachijuni Bank, Ltd.	1,000	0.4%
	The Dai-ichi Life Insurance Company, Limited	500	0.2%
	The Chiba Bank, Ltd.	500	0.2%
	The Yamanashi Chuo Bank, Ltd.	500	0.2%
	Subtotal	210,500	93.8%
Investment corporation bonds	14,000	6.2%	
Total	224,500	100.0%	

Changes in LTV



Accounting of Goodwill

- (Positive) goodwill of around 0.6 billion yen occurred through the Merger.
- Our policy is to record goodwill on the balance sheets as intangible assets and amortize it equally over 20 years (40 fiscal periods) as operating expenses on the statements of income and retained earnings.
- Given that the goodwill amortization amount is relatively small, for the purpose of stabilizing the distribution level in the future, we do not currently plan to record an allowance for temporary difference adjustments (ATA) for resolving tax accounting inconsistencies in order to keep voluntary retained earnings as internal reserves.



	Treatment policy of goodwill
Treatment on B/S	Posted as intangible assets
Treatment on P/L	Amortized in equal amounts over a period of within 20 years (40 fiscal periods) as operating expenses

Initiatives Related to ESG



Initiatives Related to ESG

Initiatives for Owned Hotel Properties

■ Environmental and Social Initiatives

We have implemented the following initiatives with a view to limiting waste

- Changing to returnable bottles for the water containers provided in each room. (Hilton Odawara)
- Recycling used soap as candles. (Hilton Odawara)
- Switching to plastic-free or reduced-plastic products for amenities. (CYT)
- Charging fees for amenities. (CYT, CYO)

We are also engaging in activities such as the following to contribute to local communities.

- Donating digital projectors to local elementary schools and supporting extracurricular classes. (Hilton Odawara)
- Installing outdoor playground equipment at a daycare in a municipal hospital. (Hilton Odawara)
- Participation in “EARTH HOUR2023” (Hilton Odawara, CYO)
- Carrying out cleaning activities in the areas near properties. (Hilton Odawara, CYT, CYO)



Changing to returnable bottles from plastic bottle (Hilton Odawara)

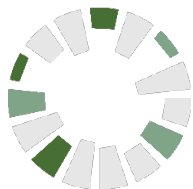


Participation in “EARTH HOUR2023” (Hilton Odawara)

Environmental Certification and Evaluation

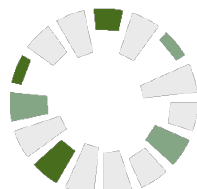
■ Acquisition of 2023 GRESB Real Estate Assessment (October 2023)

- GRESB Rating
[3 Stars]



GRESB
★★★☆☆ 2023

- GRESB Public Disclosure
[A Level]



GRESB
Public Disclosure 2023

Regular issue of Sustainability Report

The Sustainability Report is positioned as an important tool for proactive disclosure of ESG information and scheduled to be issued annually every July. The latest edition was issued in July 2023.

[Click here for details](#)
(Link to the report of MORI TRUST REIT)

(Reference) Employee Initiatives by Mori Trust Group

■ Employee Initiatives (MORI TRUST CO., LTD.) (Note 1) Promotion of work-life balance and women’s participation

- ✓ MORI TRUST considers the work-life balance of its employees to help maximize each employee’s abilities and strives to create a comfortable environment for them to work.
- ✓ MORI TRUST was awarded “Platinum Kurumin Certification” from the Ministry of Health, Labor and Welfare as of August 1, 2022, in recognition of its high level of initiatives as a “Childcare Support Company.”
- ✓ MORI TRUST is recognized as a company promoting women’s activities and has acquired “Eruboshi” certification.

(1) Female employment rate		27.1%
(2) Female employee rate		27.1%
(3) Female management position rate		6.6%
(4) Rate of taking children leave	Male	55.6%
	Female	100.0%
(5) Rate of paid leave taken		82.8%

((1)(4)(5): FY2022, (2)(3): as of March 31, 2023) (Note 2)



Acquired special certification as a company that supports employees with childcare (Platinum Kurumin certification) and certification as a company that promotes women’s participation and advancement in the workplace (Eruboshi certification) (Minister of Health, Labour and Welfare certification) and certification as a company that implement health and productivity management (Health & Productivity Management Outstanding Organizations)

(Note 1) The employees of the Asset Management Company of MORI TRUST REIT are comprised of personnel seconded from MORI TRUST CO., LTD.

(Note 2) Figures shown in (1), (2) and (3) are calculated for employees employed by MORI TRUST CO., LTD. and figures shown in (4) and (5) are calculated for employees assigned to MORI TRUST CO., LTD.)

Characteristics of MORI TRUST REIT, Inc.



MORI TRUST REIT, Inc. (MTR)



A comprehensive REIT with offices and hotels as its core assets, which is truly equipped with asset potential, stability and growth potential

MTR will be operated guided by the principles of stability, growth, continuity, trust, social responsibility and sharing rewards shared among the Mori Trust Group companies.

Stability

Growth

Build a portfolio that has both qualities.

Continuity

Trust

Earn the trust of investors through continuous investment.

Social responsibility

Sharing rewards

Maximize unitholder value associated with governance.

Double sponsor support



MORI TRUST CO., LTD.



Mori Trust Hotels & Resorts Co., Ltd.

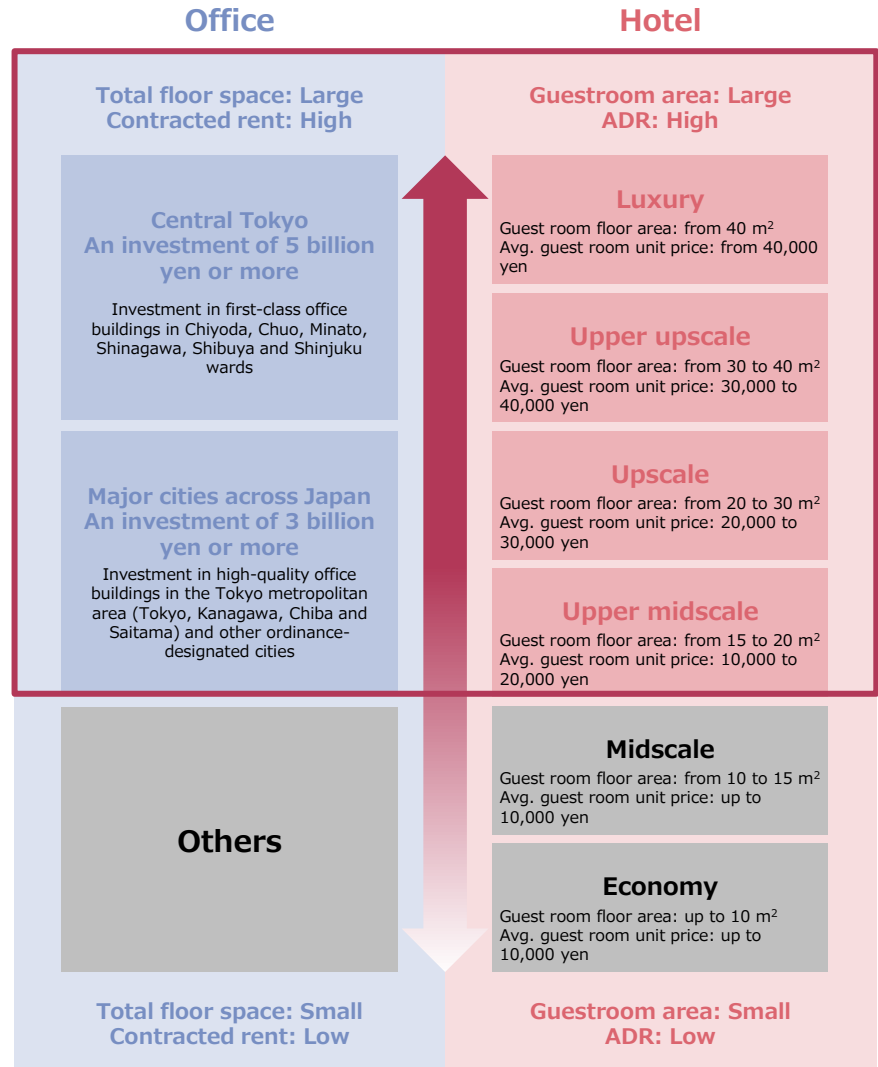
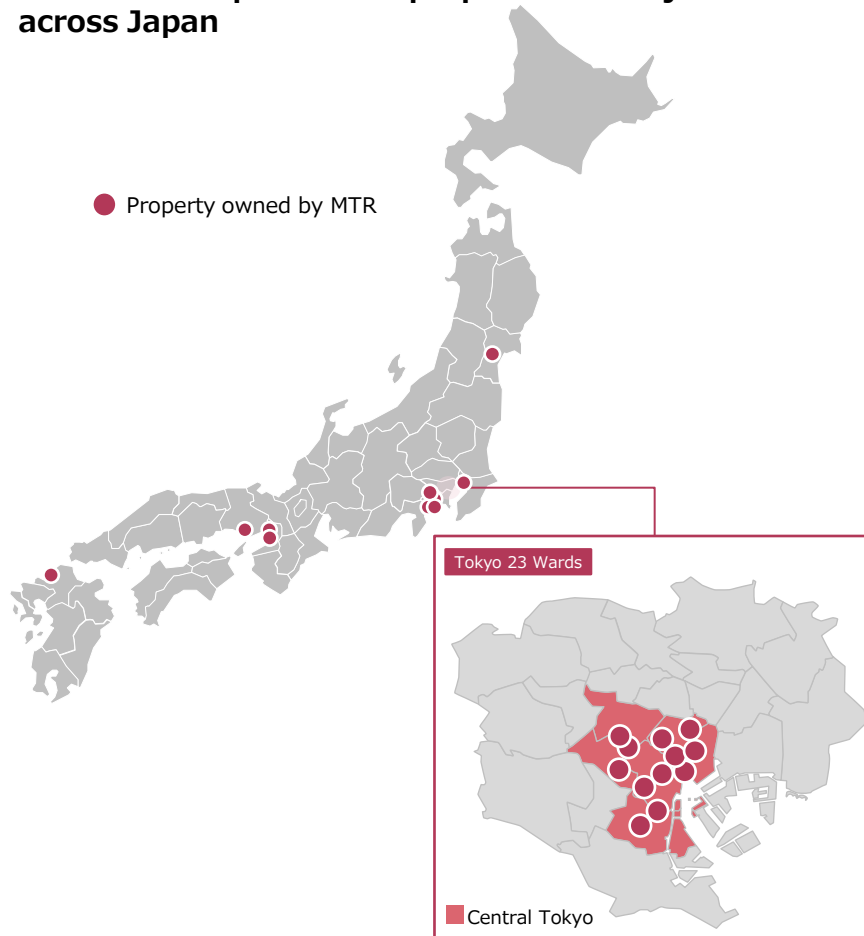
Intensive Investment in High-quality Assets

Building a portfolio with both stability and growth potential based on its core assets, offices and hotels
Intensive investment in high-quality, high-grade assets with asset potential leveraging the support of Mori Trust Group assets

Asset potential: located in major cities across Japan, concentrated in central Tokyo

Grade: Intensive investment in high-quality, high-grade properties

Properties located in central Tokyo are 78.9% of the entire portfolio
96.0% of the portfolio is properties in major cities across Japan

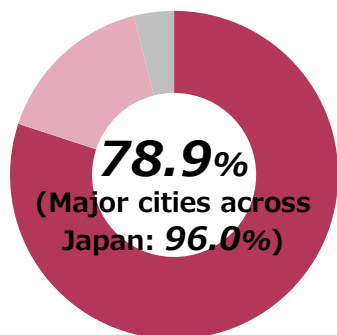


Portfolio Consisting Primarily of High-quality Properties Developed by the Sponsor

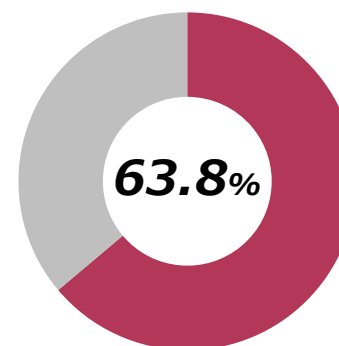
Building a portfolio with high asset potential consisting primarily of high-quality properties developed by the sponsors, which can be destinations for people to gathering

Portfolio including high-grade assets with asset potential and an increase in stability

Percent of the portfolio that is in central Tokyo
(Percent of the portfolio that is in major cities across Japan)



Percentage of properties using an international brand
(Hotel)



Intensive investment in areas with high asset potential

Intensive investment in high-grade properties consisting mainly of properties using an international brand

Properties for which the development and management capabilities of the Mori Trust Group are used

Office

High-grade office buildings mainly consisting of large, competitive properties



Sendai MT Building



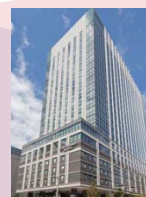
Osaki MT Building



Kamiyacho Trust Tower



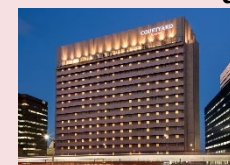
Tokyo Shiodome Building



Courtyard by Marriott Tokyo Station



Shangri-La Tokyo



Courtyard by Marriott Shin-Osaka Station



Hilton Odawara Resort & Spa

Hotel

High-quality hotels mostly using an international brand



Hotel Sunroute Plaza Shinjuku

(Note) The "ratio of the central Tokyo area (ratio of major cities nationwide)" and "ratio of the international brand (hotels)" are calculated based on acquisition price.
The usage of a property with more than one use is determined based on the main use of the building

Mori Trust Group's Track Record of Developing a Variety of High-quality Assets

Since its foundation in 1951, the Group has engaged in large urban development projects mostly in central Tokyo and operated a property ownership, leasing, operation and management business. The Group has developed a variety of properties, particularly offices in prime locations and hotel assets using international brands.

Examples of properties developed and operated by the Mori Trust Group



Gotenyama Trust City	Tokyo Shiodome Building	Marunouchi Trust City	Sendai Trust City	Kyobashi Trust Tower	Tokyo World Gate	Tokyo World Gate Akasaka (scheduled completion) (Note 1)
Gotenyama Trust Tower Completed in 1990	Tokyo Shiodome Building Completed in 2005	Marunouchi Trust Tower North/Main Completed in 2003/2008	Sendai Trust Tower Completed in 2010	Kyobashi Trust Tower Completed in 2014	Kamiyacho Trust Tower Completed in 2020	Akasaka Trust Tower FY2024 (scheduled completion)



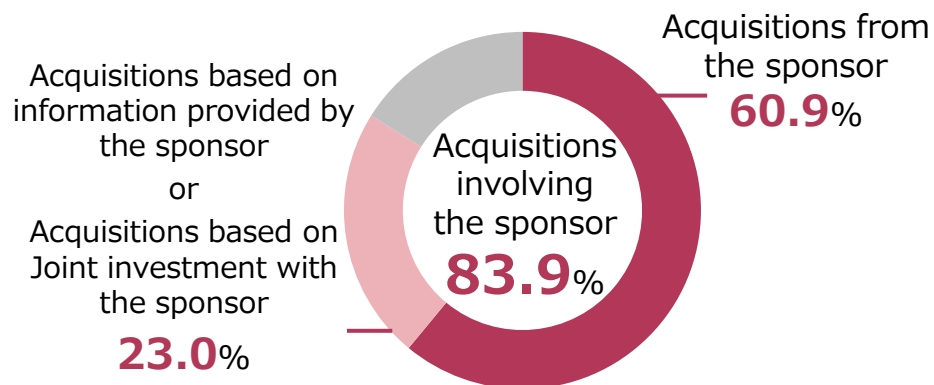
						Hotels to open
Tokyo Marriott Hotel Opened in 2013 (Rebranded)	Conrad Tokyo Opened in 2005	Shangri-La Tokyo Invited in 2009	The Westin Sendai Opened in 2010	Courtyard by Marriott Tokyo Station Opened in 2014	The Tokyo EDITION, Toranomon Opened in 2020	Plans for a hotel inside Tokyo World Gate Akasaka

Broad Collaboration with the Mori Trust Group

We are pursuing broad collaboration with the sponsor, with 83.9% of acquisitions involving it. Ratio of same-boat investment is 29.2%, indicating a strong link between the sponsor group and investor profit.

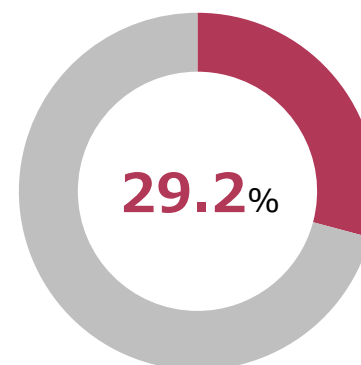
Sponsor support by Mori Trust Group

Percentage of Acquisitions involving the sponsor



Investment in high-quality properties developed by MORI TRUST, a general developer

Percentage of Investment units owned by Mori Trust Group



The sponsor group's same-boat investment ratio is high even among J-REITs, indicating a strong link with investor profit.

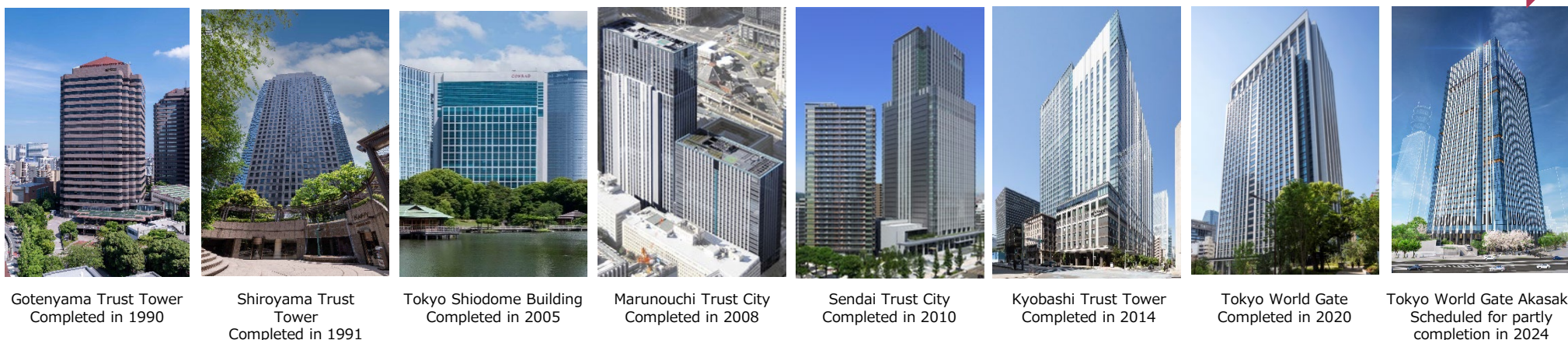
Recent transactions (including planned)

Acquisitions from the sponsor	<ul style="list-style-type: none"> • Sendai MT Building (2023·2024, MTR) • Kamiyacho Trust Tower (2021·2023, MTR) • Hotel Sunroute Plaza Shinjuku (2016, MTH) • Shangri-La Tokyo (2016, MTH) • Courtyard by Marriott Tokyo Station (2016, MTH) • Courtyard by Marriott Shin-Osaka Station (2016, MTH)
Joint investment with the sponsor	<ul style="list-style-type: none"> • Hilton Odawara Resort & Spa (2019, MTH)
Dispositions to the sponsor	<ul style="list-style-type: none"> • Shinbashi Ekimae MTR building (2023·2024, MTR) • Courtyard by Marriott Tokyo Station(2021·2022 Partially sold, MTH) • Tokyo Shiodome building (2021 Partially sold, MTR) • Mita MT building (2014, MTR)

(Note) Acquisitions from the sponsor," "Acquisitions based on information provided by the sponsor," and "Acquisitions based on Joint investment with the sponsor" are based on acquisition price

Mori Trust Group

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



■ Mori Trust Group facilities

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

Total number of facilities : **94**

Buildings for lease : **66**

(As of March 31, 2023)

■ Mori Trust Group Recent Topics

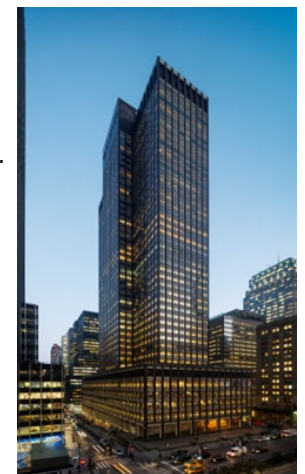
- (1) Decided to open Hotel Indigo Nagasaki Glover Street (scheduled for winter 2024).
- (2) Acquisition of RIHGA Royal Hotel Kyoto
- (3) Involved in investing in and renovating an office building in Manhattan (U.S.).



Hotel Indigo Nagasaki Glover Street



RIHGA Royal Hotel Kyoto



245 Park Avenue

Major Hotels Developed, Held and/or Operated by Mori Trust Group

Development Capabilities



Operation & Management Capabilities



Strategic Hotel Development

Alliance with a variety of international brand hotels



Resort Areas

(Properties indicated in red are those owned by MORI TRUST REIT)

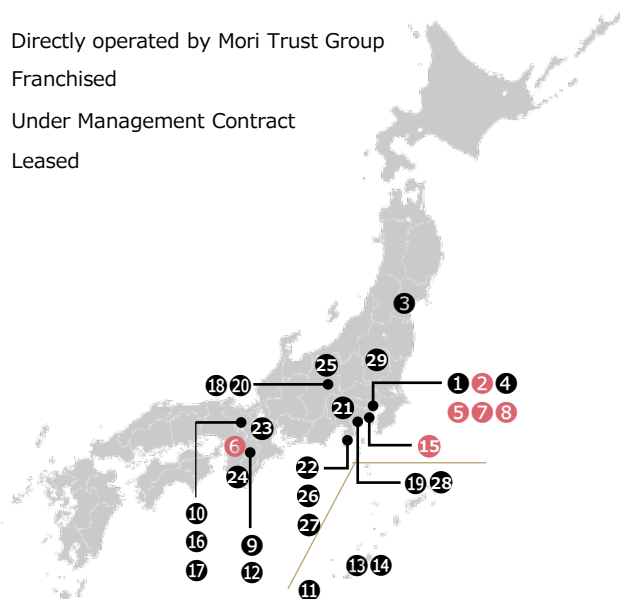
9	JW Marriott Hotel Nara	158 rooms	MC
10	Suiran, a Luxury Collection Hotel, Kyoto	39 rooms	FC
11	IRAPH SUI, a Luxury Collection Hotel, Miyako Okinawa	58 rooms	FC
12	SHISUI, a Luxury Collection Hotel, Nara	43 rooms	FC
13	Sheraton Okinawa Sunmarina Resort	246 rooms	FC
14	Hilton Okinawa Sesoko Resort	298 rooms	MC
15	Hilton Odawara Resort & Spa	163 rooms	MC

Major Metropolitan Areas

(Properties indicated in red are those owned by MORI TRUST REIT)

1	The Tokyo EDITION, Toranomon	206 rooms	MC
2	CONRAD TOKYO	291 rooms	MC
3	The Westin Sendai	292 rooms	FC
4	Tokyo Marriott Hotel	249 rooms	FC
5	Courtyard by Marriott Tokyo Station	150 rooms	FC
6	Courtyard by Marriott Shin-Osaka Station	332 rooms	FC
7	Shangri-La Tokyo	200 rooms	LE
8	Hotel Sunroute Plaza Shinjuku	624 rooms	LE

- Direct Directly operated by Mori Trust Group
- FC Franchised
- MC Under Management Contract
- LE Leased



16	RIHGA Royal Hotel Kyoto	489 rooms	MC
17	Ryouri Ryokan Karaku	19 rooms	Direct
18	MAMPEI HOTEL	109 rooms	Direct
19	Gora-Kansuiro	14 rooms	Direct
20	Karuizawa Marriott Hotel	142 rooms	FC
21	Fuji Marriott Hotel Lake Yamanaka	105 rooms	FC
22	Izu Marriott Hotel Shuzenji	128 rooms	FC
23	Lake Biwa Marriott Hotel	274 rooms	FC
24	Nanki-Shirahama Marriott Hotel	182 rooms	FC
25	Courtyard by Marriott Hakuba	72 rooms	FC
26	Hotel Laforet Shuzenji	212 rooms	Direct
27	Laforet Club Ito Onsen Yunoniwa	84 rooms	Direct
28	Laforet Club Hakone Gora Yunosumika	44 rooms	Direct
29	Resort Hotel Laforet Nasu	118 rooms	Direct

(Source) Prepared by the Asset Management Company based on the information of Mori Trust Group available as of August 31, 2023
 (Note) Except for the assets owned as of August 31, 2023, there is no fact that MORI TRUST REIT has decided to acquire the properties listed above, or there is no guarantee that it can acquire them in the future.

Major Hotel Development Projects Underway by Mori Trust Group

Development Capabilities



Operation & Management Capabilities



Strategic Investment

Multiple new hotel development projects

Major Metropolitan Areas

The Tokyo EDITION, Ginza

Hotel development plan in Tokyo World Gate AKASAKA

Resort Areas

Sapporo Odori Park

Karuizawa Shiozawa

Karuizawa Nagakura

Karuizawa Shinonome

Kanazawa Hirooka

Hida Takayama

Hakuba Sakka

Hakone Nakagora

Hakone Gora

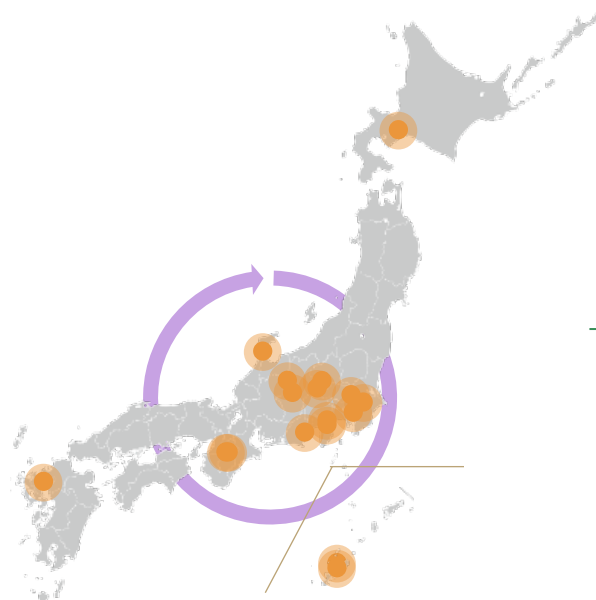
Laforet Hakone Gora Yunosumika Ayanokan

Atami Kinomiya

Kyoto Gion

Hotel Indigo Nagasaki Glover Street

Okinawa Fuchaku



Luxury Destination Network

Major Metropolitan Areas



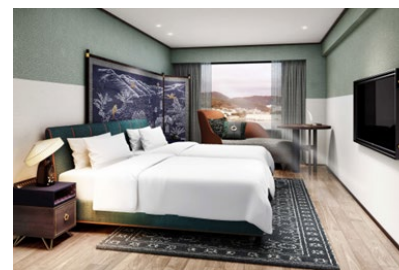
The Tokyo EDITION, Ginza



Hotel development plan in Tokyo World Gate Akasaka



Resort Areas

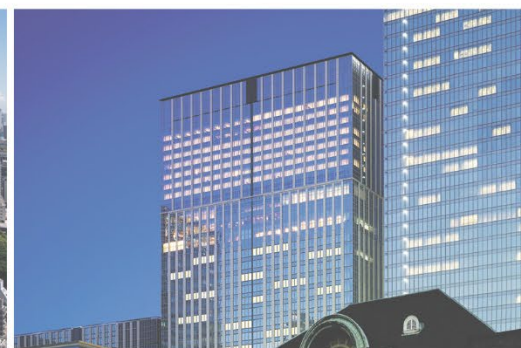
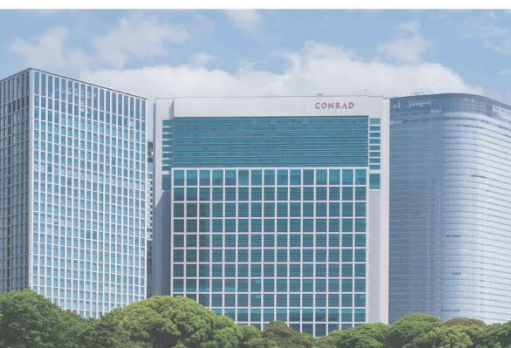


Hotel Indigo Nagasaki Glover Street



(Source) Prepared by the Asset Management Company based on the information of Mori Trust Group available as of August 31, 2023

(Note) Except for the assets owned as of August 31, 2023, there is no fact that MORI TRUST REIT has decided to acquire the properties listed above, or there is no guarantee that it can acquire them in the future.



Acquisition of Properties Developed by a Sponsor (Additional Acquisition of Kamiyacho Trust Tower)

Acquisition Highlight (Kamiyacho Trust Tower : Office area, 1.5 Floors)

External Growth Using the Merger Effects

- An additional purchase of Kamiyacho Trust Tower from the sponsor was achieved using the purchasing capacity created by a decrease in LTV due to the merger effect.

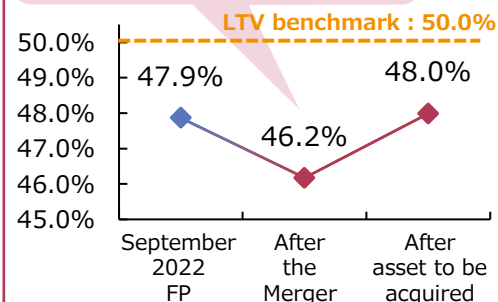
High Asset Potential

- Acquisition of property with exceptionally high asset potential built with the development capabilities of the sponsor, MORI TRUST

Further Increase in Sponsor's Commitment

- Strong commitment of the sponsor to New MTR returning to a growth path through maximum use of sponsor support

LTV reduced through purchase of MTH's assets at market value



Overview of Acquired Asset

Property name	Kamiyacho Trust Tower (Office area, 1.5 floors)		
Location	4-Chome Toranomon, Minato-ku, Tokyo		
Use	Office building, retail facilities, medical facilities, hotels, residences, etc.		
Number of floors	38 stories with 3 basement levels	Month/year of completion	March 2020
Seller	MORI TRUST CO., LTD.	Acquisition date	March 1, 2023
Acquisition price	23,700 million yen	Appraisal value	24,100 million yen (as of October 31, 2022)

- Stable, high occupancy of 99.3% (as of Aug. 31, 2023)
- Master lease agreement planned to be signed with the sponsor MORI TRUST
- Reduce the risk of vacancies and stabilize revenues by distributing profit and expenses for jointly operated sections from the 6th floor to the 30th floor, including this area, with unit owners according to their ownership shares.

Overview of Kamiyacho Trust Tower (Block Name : Tokyo World Gate)

Floor Structure



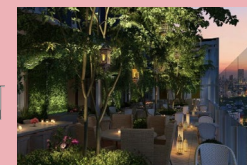
37th and 38th fl.: residential floors

31st - 36th fl.: hotel

3rd - 30th fl.: office

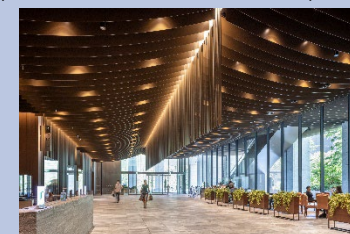
B3 - 2nd fl.: shops, restaurants, office lobby, parking area, etc.

THE TOKYO TORANOMON
EDITION



Tokyo Edition Toranomon is the first Edition property in Japan. Edition is the new-generation luxury hotel brand from Marriott International.

The super large floors with a ceiling height of 2.9 meters and a reference floor area of more than 1,100 tsubo enable unique layouts and support the presentation of innovative office spaces.



The architect, Dr. Kengo Kuma, was invited as a designer and created the office lobby as a space symbolizing Tokyo World Gate, a place for international business and interaction.

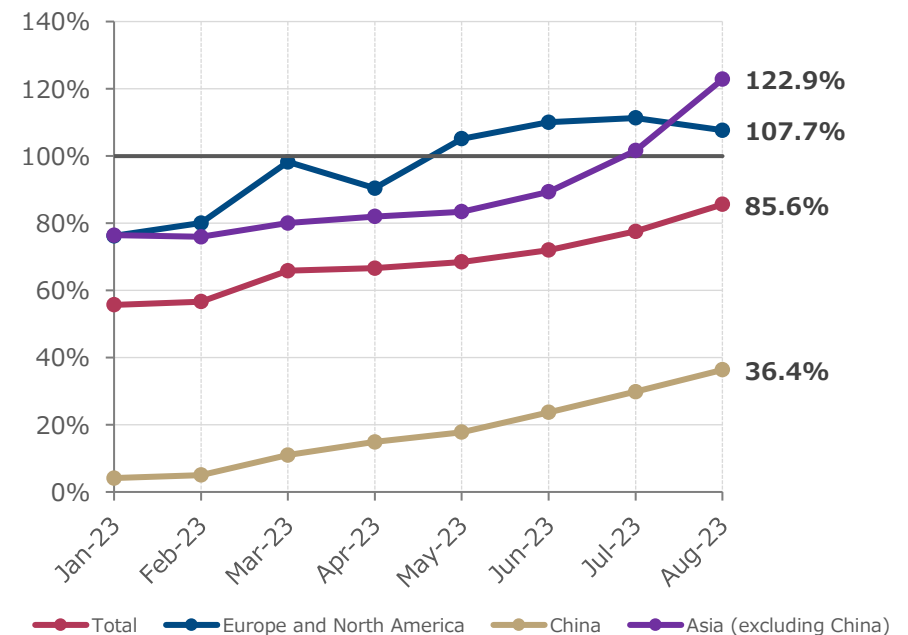
Overall Status of Hotel Market

- On April 28, 2023, Japan completely lifted the requirement to present proof of vaccination or a negative test result when entering the country.
With COVID-19 being reclassified as a “Class 5” disease on May 8, infection countermeasures are now at the discretion of businesses and individuals, and social and economic activities are returning to normal.
- On August 10, 2023, the government of China lifted its ban on group travel to 78 countries and regions around the world, including Japan, after around 3.5 years.
- Recently, the number of foreign visitors to Japan as a whole has recovered to about 85% of the equivalent month in 2019.
Asia (excluding China) and the West have already surpassed 2019 levels, and China has also been progressing well since the start of the year as it heads toward a full recovery.

Entry Restrictions etc. in Japan and China (After Mar. 2023)

Date	Entry Restrictions etc. in Japan and China	
Mar. 1	JPN	Switch to random screening tests for visitors from China (conducted for at most 20% of all Chinese visitors)
Apr. 5	JPN	Lifting of requirement for visitors from China to show proof of a negative test result
Apr. 28	JPN	Lifting of requirement to show proof of vaccination or negative test result for all travelers
May 8	JPN	COVID-19 reclassified as “Class 5”; infection countermeasures at individual’s discretion
Aug. 10	CHN	Lifting of ban on group travel to 78 countries/regions worldwide, including Japan

Changes in Number of Foreign Visitors to Japan vs. 2019 (Since January 2023)



(Source) Japan National Tourism Organization (JNTO)
(Note) The figures for July and August 2023 are estimates.

43rd FP Operating Results by Property (Year-on-Year Comparison)

Shangri-La Tokyo (SL)

Base month for rent
Rent recording month
Rent (million yen)
Difference from the minimum guaranteed rent (million yen)

MTH 13th FP (Operating period: Mar. 1, 2022 to Aug. 31, 2022)

2021		2022				13th FP total
Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
2022						
Mar.	Apr.	May	Jun.	Jul.	Aug.	
147	109	66	50	70	86	530
-						-

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

2022		2023				43rd FP total
Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
2023						
Mar.	Apr.	May	Jun.	Jul.	Aug.	
135	185	125	110	175	203	935
-						-

Hilton Odawara Resort & Spa (HO)

Base period for calculation of rent
Rent recording month
Rent (million yen)

MTH 13th FP (Operating period: Mar. 1, 2022 to Aug. 31, 2022)

Jan. 2021 to Dec. 2021							13th FP total	
2022								
Mar.	Apr.	May	Jun.	Jul.	Aug.			
26	26	26	26	26	26	26	158	

*Total doesn't include other revenues.

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

Jan. 2022 to Dec. 2022							43rd FP total	
2023								
Mar.	Apr.	May	Jun.	Jul.	Aug.			
31	31	31	31	31	31	31	189	

*Total doesn't include other revenues.

Courtyard by Marriott Tokyo Station (CYT)

Base month for rent
Occupancy rate (%)
Average daily rate (ADR) (yen)
RevPAR (yen)
Rent recording month
Rent (million yen)
Difference from the minimum guaranteed rent (million yen)

MTH 13th FP (Operating period: Mar. 1, 2022 to Aug. 31, 2022)

2021		2022				13th FP avg.
Dec.	Jan.	Feb.	Mar.	Apr.	May	
49.0%	38.7%	41.4%	49.3%	54.0%	57.6%	48.4%
13,869	12,477	13,409	14,254	16,421	16,254	14,443
6,794	4,827	5,552	7,023	8,860	9,359	7,071
2022						13th FP total
Mar.	Apr.	May	Jun.	Jul.	Aug.	
1	0	0	3	1	9	15
237						237

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

2022		2023				43rd FP avg.
Dec.	Jan.	Feb.	Mar.	Apr.	May	
76.8%	74.3%	79.1%	80.8%	77.3%	69.2%	76.2%
27,681	28,366	29,023	33,843	34,426	32,170	30,938
21,252	21,070	22,963	27,358	26,608	22,276	23,581
2023						43rd FP total
Mar.	Apr.	May	Jun.	Jul.	Aug.	
39	39	39	63	56	39	278
-						-

Courtyard by Marriott Shin-Osaka Station (CYO)

Base month for rent
Occupancy rate (%)
Average daily rate (ADR) (yen)
RevPAR (yen)
Rent recording month
Rent (million yen)
Difference from the minimum guaranteed rent (million yen)

MTH 13th FP (Operating period: Mar. 1, 2022 to Aug. 31, 2022)

2021		2022				13th FP avg.
Dec.	Jan.	Feb.	Mar.	Apr.	May	
46.4%	29.5%	33.1%	38.0%	40.2%	42.8%	38.5%
15,510	14,420	14,473	14,904	15,320	15,434	15,020
7,192	4,252	4,797	5,666	6,160	6,603	5,800
2022						13th FP total
Mar.	Apr.	May	Jun.	Jul.	Aug.	
11	0	0	5	4	8	29
378						378

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

2022		2023				43rd FP avg.
Dec.	Jan.	Feb.	Mar.	Apr.	May	
90.6%	65.2%	73.9%	82.8%	91.4%	81.8%	81.0%
20,118	18,016	19,205	21,073	22,207	20,656	20,359
18,230	11,749	14,197	17,450	20,303	16,892	16,486
2023						43rd FP total
Mar.	Apr.	May	Jun.	Jul.	Aug.	
59	27	19	58	72	59	296
-						-

43rd FP Operating Results by Property (Period-on-Period Comparison)

Shangri-La Tokyo (SL)

Base month for rent
Rent recording month
Rent (million yen)
Difference from the minimum guaranteed rent (million yen)

MTH 14th FP (Operating period: Sep. 1, 2022 to Feb. 28, 2023)

2022						14th FP total
May	Jun.	Jul.	Aug.	Sep.	Oct.	
2022						
2023						
Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
90	80	84	77	103	126	562
-						-

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

2022		2023				43rd FP total
Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
2023						
Mar.	Apr.	May	Jun.	Jul.	Aug.	
135	185	125	110	175	203	935
-						-

Hilton Odawara Resort & Spa (HO)

Base period for calculation of rent
Rent recording month
Rent (million yen)

MTH 14th FP (Operating period: Sep. 1, 2022 to Feb. 28, 2023)

Jul. 2021 to Jun. 2022						14th FP total
2022			2023			
Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
30	30	30	30	30	30	184

*Total doesn't include other revenues.

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

Jan. 2022 to Dec. 2022						43rd FP total
2023						
Mar.	Apr.	May	Jun.	Jul.	Aug.	
31	31	31	31	31	31	189

*Total doesn't include other revenues.

Courtyard by Marriott Tokyo Station (CYT)

Base month for rent
Occupancy rate (%)
Average daily rate (ADR) (yen)
RevPAR (yen)
Rent recording month
Rent (million yen)
Difference from the minimum guaranteed rent (million yen)

MTH 14th FP (Operating period: Sep. 1, 2022 to Feb. 28, 2023)

2022						14th FP avg.
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	
73.6%	71.2%	61.5%	71.6%	82.4%	86.6%	
17,709	19,240	19,133	20,515	23,729	25,754	21,261
13,038	13,700	11,776	14,684	19,544	22,303	15,827
2022						14th FP total
2023						
Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
15	19	11	19	40	42	148
21						21

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

2022		2023				43rd FP avg.
Dec.	Jan.	Feb.	Mar.	Apr.	May	
76.8%	74.3%	79.1%	80.8%	77.3%	69.2%	
27,681	28,366	29,023	33,843	34,426	32,170	30,938
21,252	21,070	22,963	27,358	26,608	22,276	23,581
2023						43rd FP total
2023						
Mar.	Apr.	May	Jun.	Jul.	Aug.	
39	39	39	63	56	39	278
-						-

Courtyard by Marriott Shin-Osaka Station (CYO)

Base month for rent
Occupancy rate (%)
Average daily rate (ADR) (yen)
RevPAR (yen)
Rent recording month
Rent (million yen)
Difference from the minimum guaranteed rent (million yen)

MTH 14th FP (Operating period: Sep. 1, 2022 to Feb. 28, 2023)

2022						14th FP avg.
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	
49.6%	49.5%	43.6%	52.8%	67.7%	89.7%	
15,048	15,971	15,893	16,017	17,316	18,242	16,672
7,457	7,898	6,931	8,453	11,715	16,363	9,787
2022						14th FP total
2023						
Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
11	10	6	11	31	51	123
34						34

43rd FP (Operating period: Mar. 1, 2023 to Aug. 31, 2023)

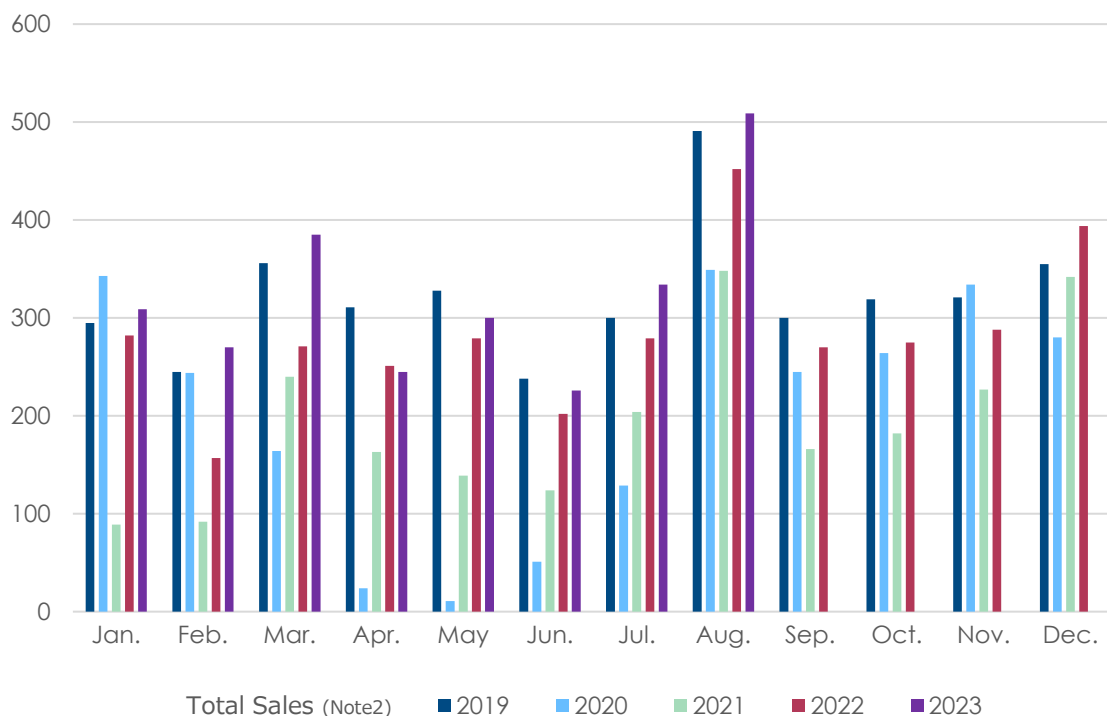
2022		2023				43rd FP avg.
Dec.	Jan.	Feb.	Mar.	Apr.	May	
90.6%	65.2%	73.9%	82.8%	91.4%	81.8%	
20,118	18,016	19,205	21,073	22,207	20,656	20,359
18,230	11,749	14,197	17,450	20,303	16,892	16,486
2023						43rd FP total
2023						
Mar.	Apr.	May	Jun.	Jul.	Aug.	
59	27	19	58	72	59	296
-						-

Performance of Hilton Odawara Resort & Spa

- In the accommodation sector, the recovery trend in domestic leisure demand due to the reclassification of COVID-19 as Class 5 was leveraged and sales at high unit prices continued, centering on holidays (spring holidays, Golden Week, O-Bon, year-end), to raise revenues.
- On the other hand, due to the gradual ending of the nationwide travel discount program, improving weekday occupancy rates is an issue, and we are seeking to increase volume by attracting group guests and inbound travelers.
- In the restaurant and leisure sectors, due to the improvement in consumer sentiment, the number of non-staying guests eating lunch or the dessert buffet and using the pool or natural hot spring is trending upward, which is contributing to the hotel's performance.

Change in Major Indicators (Year-on-Year Comparison)

(Million yen)



Rent for 43rd FP (Note 1)

Base period for calculation of rent	Jan. 2022 to Dec. 2022					
Rent recording month	2023					
	Mar.	Apr.	May	Jun.	Jul.	Aug.
Rent (million yen)	31	31	31	31	31	31

Rent for 44th FP

Base period for calculation of rent	Jul. 2022 to Jun. 2023					
Rent recording month	2023				2024	
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
Rent (million yen)	31	31	31	31	31	31

[Reference] Base period for calculation of rent

- Odd fiscal periods (fiscal periods ended/ending in Aug.): 12 months from January to December in the previous year
- Even fiscal periods (fiscal periods ended/ending in Feb.): 12 months from July in the previous year to June in the relevant year

Year	2022												2023												2024	
Month	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2
	MORI TRUST Hotel Reit, Inc.												MORI TRUST REIT, Inc.													
Fiscal Period	12th FP			13th FP			14th FP			43rd FP			44th FP													
Base period for calculation of rent	43rd FP profits (12-month average)												44th FP profits (12-month average)													
Rent													Rent for 43rd FP			Rent for 44th FP										

(Note 1) "Rent" shows the value calculated based on the rent calculation method in the lease contract, rounded down to the nearest million yen.

(Note 2) "Total sales" is the total amount of sales for the entire hotel (including the interest of the quasi-co-owner MORI TRUST), rounded down to the nearest million yen.

Performance of Courtyard by Marriott Tokyo Station

- The accommodation sector is maintaining its high unit-price strategy by attracting customers primarily via Marriott.com, with high-budget foreign business travelers as the main target.

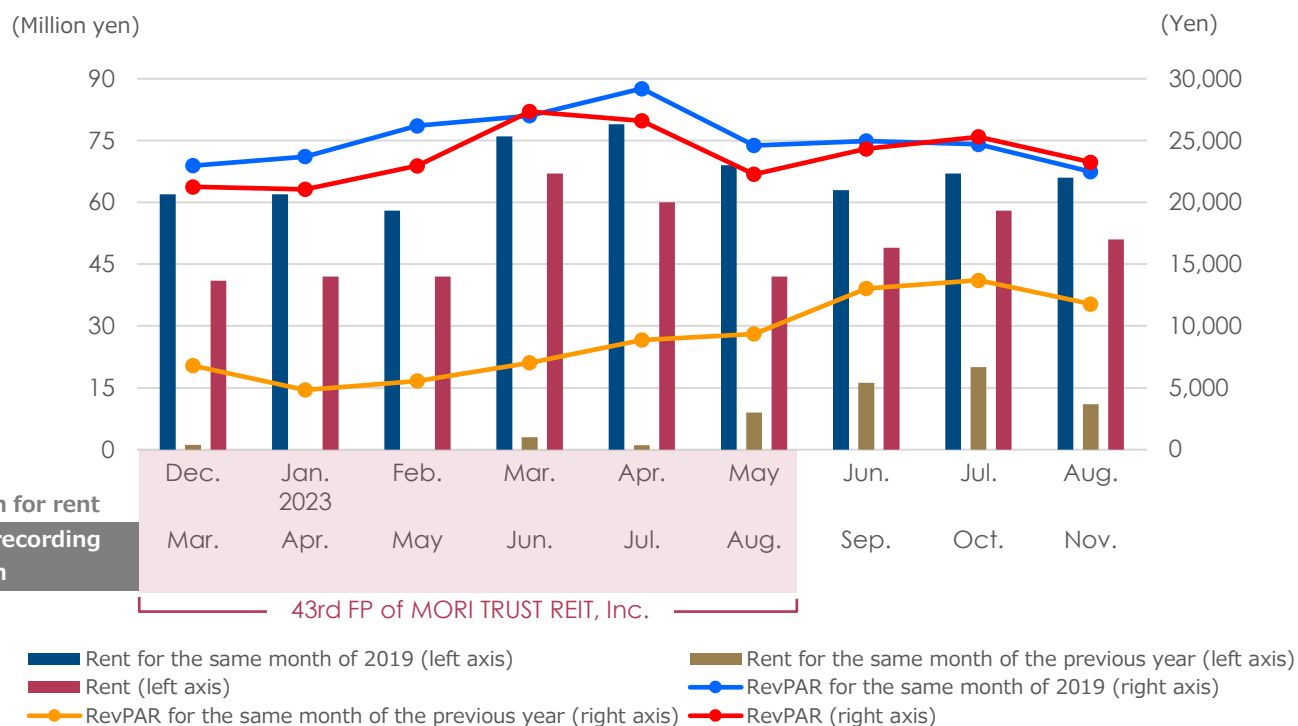
(Reference)

Share of foreign guests in the total number of guests

Apr. 2023	May	Jun.	Jul.	Aug.
73.4%	64.2%	65.5%	70.6%	68.2%

- Going forward, the issue will be increasing occupancy rates, including attracting foreign and domestic leisure guests, while maintaining a high ADR.
- In the food and beverage sector, sales of BBQ plans utilizing terrace seating and free-flow plans led to a steady recovery, with average customer spend reaching a level exceeding 2019.

Change in Major Indicators (Year-on-Year Comparison)



43rd FP avg.

Occupancy rate	76.2 %
Average daily rate (ADR)	30,938 yen
RevPAR	23,581 yen

Rent	43rd FP total
43rd FP (actual)	278 mn yen
(Rent)	278 mn yen
(Difference from minimum guaranteed rent)	- mn yen
43rd FP (forecast) (As of Apr. 2023)	240 mn yen
Change	37 mn yen

(Note 1) In "Rent," difference from the minimum guaranteed rent is not included. "Rent" refers to the total amount of rent for the entire trust beneficiary interest regardless of changes in the percentage of quasi-co-ownership interest in the trust beneficiary interest owned by MORI TRUST REIT.

Performance of Courtyard by Marriott Shin-Osaka Station

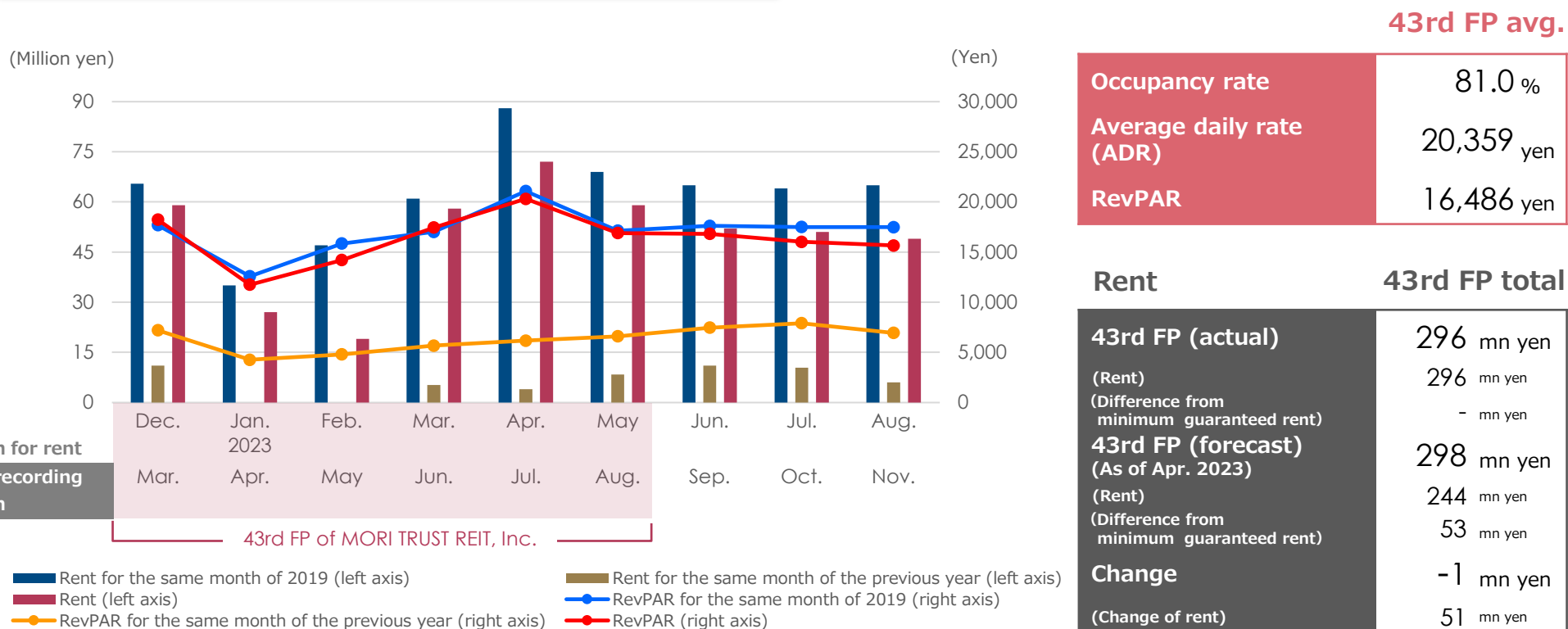
- Regarding ADR, while continuing the high unit-price strategy focusing on individual customers, proactive efforts to attract group customers supported the occupancy rate.
- Inbound travel is increasing for not only leisure but also business use by foreign-affiliated companies. Although the majority of visitors are from the U.S., use from mainland China (mainly individual visitors) has been on the rise recently and is now second in volume only to the U.S.

(Reference)

Share of foreign guests in the total number of guests

Apr. 2023	May	Jun.	Jul.	Aug.
67.2%	52.5%	61.3%	54.3%	43.2%

Change in Major Indicators (Year-on-Year Comparison)



(Note 1) In "Rent," difference from the minimum guaranteed rent is not included.

[Reference] Timing of Compensating for the Difference from the Minimum Guaranteed Rent

	2022												2023												2024												2025																																			
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3																																	
	MORI TRUST Hotel Reit, Inc.																																				MORI TRUST REIT, Inc.																																			
Fiscal period	13th FP												14th FP												43rd FP												44th FP												45th FP												46th FP											
Shangri-La	Base month for rent (Linked to hotel total revenue)																																																																							
	(i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi)																																																																							
	Rent *variable (monthly)																																																																							
	<div style="display: flex; justify-content: space-between;"> Recorded difference in guaranteed minimum rent (11/12-month equivalent) Recorded difference (1/12-month equivalent) Recorded difference in guaranteed minimum rent (11/12-month equivalent) Recorded difference (1/12-month equivalent) </div>																																																																							
	<div style="display: flex; justify-content: space-between;"> Timing of receiving difference in guaranteed minimum rent Timing of receiving difference in guaranteed minimum rent Timing of receiving difference in guaranteed minimum rent Timing of receiving difference in guaranteed minimum rent </div>																																																																							
	Total rent for 12 months: 882,700,000 yen																																																																							
	Criteria for applying minimum guaranteed rent																																																																							
CY Tokyo	Base month for rent (Linked to hotel profit) (93.5% quasi-co-ownership interest)																																																																							
	(i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi)																																																																							
	Rent *variable (monthly)																																																																							
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	<div style="display: flex; justify-content: space-between;"> Timing of receiving difference in guaranteed minimum rent Timing of receiving difference in guaranteed minimum rent Timing of receiving difference in guaranteed minimum rent </div>																																																																							
	Total rent for 12 months: 310,000,000 yen (Note 1)																																																																							
	Criteria for applying minimum guaranteed rent																																																																							
CY Shin-Osaka	Base month for rent (Linked to hotel profit)																																																																							
	(i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi) (i) (ii) (iii) (iv) (v) (vi)																																																																							
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	Total rent for 12 months: 460,000,000 yen																																																																							
	Criteria for applying minimum guaranteed rent																																																																							
Hilton Odawara	Base period for calculation of rent (Linked to hotel profit) (50% quasi-co-ownership interest)																																																																							
	*Rent varies each fiscal period (The monthly amount is fixed during a fiscal period.)																																																																							
	(i) (i) (i) (i) (i) (i) (ii) (ii) (ii) (ii) (ii) (ii) (iii) (iii) (iii) (iii) (iii) (iii) (iii) (iii) (iv) (iv) (iv) (iv) (iv) (iv)																																																																							

(Note 1) The amount of compensation under the minimum rent guarantee scheme is calculated by subtracting the sum of the rent for the period of 12 months from October each year to September the following year (including the portion attributable to the quasi-co-owner MORI TRUST) from the minimum guaranteed rent of 310,000,000 yen for such period in accordance with the provisions of the lease agreement (the difference calculated by such a calculation method is referred to as the “Difference from the minimum guaranteed rent”), and the Difference from the minimum guaranteed rent recorded on or after September 1, 2022 includes the portion attributable to the quasi-co-owner MORI TRUST. Only 93.5%, which is the quasi co-ownership interest in the property, of the entire Difference from the minimum guaranteed rent recorded on or after September 1, 2022 is recorded as operating income of MORI TRUST REIT.

Balance Sheets (43rd FP Ended August 2023)

	As of February 28, 2023	As of August 31, 2023		As of February 28, 2023	Thousands of yen As of August 31, 2023
Assets			Liabilities		
Current assets			Current liabilities		
Cash and deposits	14,729,422	16,376,466	Operating accounts payable	220,285	725,716
Cash and deposits in trust	2,413,662	4,894,721	Short-term loans payable	6,000,000	10,000,000
Operating accounts receivable	97,513	130,318	Current portion of investment corporation bonds	3,000,000	3,000,000
Accounts receivable - other	28	12	Current portion of long-term loans payable	15,000,000	42,500,000
Prepaid expenses	55,631	72,178	Accounts payable - other	349,524	67,657
Consumption tax refund receivable	-	130,928	Accrued expenses	444,375	569,221
Other	64,915	23,140	Dividends payable	7,955	9,387
Total current assets	17,361,173	21,627,766	Income taxes payable	718	10,575
Non-current assets			Accrued consumption taxes	61,744	-
Property, plant and equipment			Advances received	814,808	1,251,425
Buildings	16,440,150	16,051,438	Deposits received	214	38,818
Structures	30,561	29,526	Total current liabilities	25,899,627	58,172,803
Machinery and equipment	22,955	36,087	Non-current liabilities		
Vehicles	-	165	Investment corporation bonds	11,000,000	11,000,000
Tools, furniture and fixtures	23,567	65,405	Long-term loans payable	117,500,000	158,000,000
Land	109,001,394	103,417,452	Tenant leasehold and security deposits	7,698,469	12,799,156
Buildings in trust	21,422,932	44,498,437	Tenant leasehold and security deposits in trust	943,131	959,194
Structures in trust	68,264	140,821	Deferred tax liabilities	631,732	-
Machinery and equipment in trust	59,579	100,843	Other	-	9
Tools, furniture and fixtures in trust	32,860	52,909	Total non-current liabilities	137,773,333	182,758,360
Land in trust	157,795,399	286,365,778	Total liabilities	163,672,960	240,931,164
Total property, plant and equipment	304,897,665	450,758,867	Net assets		
Intangible assets			Unitholders' equity		
Goodwill	-	613,524	Unitholders' capital	153,990,040	153,990,040
Software	-	2,232	Surplus		
Other	240	240	Capital surplus	-	69,736,000
Total intangible assets	240	615,997	Voluntary retained earnings		
Investments and other assets			Reserve for reduction entry	1,121,637	1,376,341
Guarantee deposits	10,000	20,000	Total voluntary retained earnings	1,121,637	1,376,341
Deferred tax assets	-	875	Unappropriated retained earnings	3,614,104	7,157,734
Long-term prepaid expenses	57,897	103,802	Total surplus	4,735,741	78,270,076
Other	2,815	2,815	Total unitholders' equity		
Total investments and other assets	70,713	127,492	Total unitholders' equity	158,725,781	232,260,116
Total non-current assets	304,968,618	451,502,357	Total net assets		
Deferred assets			Total net assets	158,725,781	232,260,116
Investment corporation bond issuance costs	68,950	61,156	Total liabilities and net assets		
Total deferred assets	68,950	61,156	Total liabilities and net assets	322,398,742	473,191,280
Total assets	322,398,742	473,191,280			

Statements of Income and Retained Earnings (43rd FP Ended August 2023)

Statements of Income

	Thousands of yen	
	For the period from October 1, 2022 to February 28, 2023	For the period from March 1, 2023 to August 31, 2023
Operating revenue		
Lease business revenue	5,620,653	10,113,102
Other lease business revenue	207,435	261,802
Gain on sale of investment property	1,430,579	1,437,186
Total operating revenue	7,258,668	11,812,092
Operating expenses		
Expenses related to rent business	2,710,417	3,382,852
Asset management fee	275,258	749,387
Asset custody fee	10,829	16,155
Administrative service fees	50,842	69,609
Directors' compensations	3,000	3,600
merger-related expenses	61,360	250,000
Goodwill amortization	-	15,731
Other operating expenses	88,983	136,137
Total operating expenses	3,200,691	4,623,473
Operating income	4,057,976	7,188,618
Non-operating income		
Interest income	94	94
Reversal of dividends payable	647	918
Interest on refund	-	89
Total non-operating income	741	1,102
Non-operating expenses		
Interest expenses	291,515	594,518
Interest expenses on investment corporation bonds	24,397	38,941
Amortization of investment corporation bond	7,679	7,794
other	3,376	12,741
Total non-operating expenses	326,968	653,996
Ordinary income	3,731,749	6,535,724
Profit before income taxes	3,731,749	6,535,724
Income taxes - current	732	10,590
Income taxes - deferred	116,912	- 632,600
Total income taxes	117,644	- 622,010
Profit	3,614,104	7,157,734
Unappropriated retained earnings	3,614,104	7,157,734

(Breakdown of Real Estate Leasing Business Income)

	Thousands of yen	
	For the period from October 1, 2022 to February 28, 2023	For the period from March 1, 2023 to August 31, 2023
A. Rental revenues		
Lease business revenue		
Rent	5,321,121	9,755,149
Common charges	196,524	234,344
Land leasing revenues	103,007	123,609
Other lease business revenue	207,435	261,802
Total rental revenues	5,828,088	10,374,905
B. Property-related expenses		
Property management expenses		
Property management fees	600,789	741,024
Utilities	211,827	253,324
Property and other taxes	879,362	1,202,202
Casualty insurance	16,235	26,730
Repair expenses	62,957	130,971
Depreciation and amortization	914,440	996,640
Other expenses	24,805	31,958
Total property-related expenses	2,710,417	3,382,852
C. Profit and losses from real estate rental business (A-B)	3,117,671	6,992,053

Statement of Cash Distributions / Statements of Cash Flows (43rd FP Ended August 2023)

Statement of Cash Distribution

	(Yen)	
	For the period from October 1, 2022 to February 28, 2023	For the period from March 1, 2023 to August 31, 2023
I. Unappropriated retained earnings	3,614,104,524	7,157,734,912
II. Distribution amount	3,359,400,000	6,052,000,000
(Distribution amount per unit)	(2,545)	(1,700)
III. Voluntary retained earnings		
Provision of reserve for reduction entry	254,704,524	1,105,734,912
IV. Retained earnings carried forward	-	-

Statements of Cash Flows

	Thousands of yen	
	For the period from October 1, 2022 to February 28, 2023	For the period from March 1, 2023 to August 31, 2023
Cash flows from operating activities		
Profit before income taxes	3,731,749	6,535,724
Depreciation	914,440	996,640
Goodwill amortization	-	15,731
Amortization of investment corporation bond issuance costs	7,679	7,794
Interest income	- 94	- 94
Interest expenses	315,912	633,460
Decrease (Increase) in operating accounts receivable	- 19,978	- 32,805
Increase (Decrease) in operating accounts payable	- 10,954	504,944
Decrease (Increase) in consumption taxes refund receivable	-	- 129,917
Increase (Decrease) in accrued consumption taxes	- 172,139	- 61,744
Increase (Decrease) in advances received	5,584	29,598
Decrease due to sale of investment property	5,829,179	5,822,521
Other, net	73,655	- 68,973
Subtotal	<u>10,675,035</u>	<u>14,252,880</u>
Interest income received	94	94
Interest expenses paid	- 348,757	- 625,255
Income taxes paid	- 881	- 1,495
Net cash provided by operating activities	<u>10,325,489</u>	<u>13,626,223</u>
Cash flows from investing activities		
Purchase of property, plant and equipment	- 16,911	- 370,239
Purchase of property, plant and equipment in trust	- 5,405,860	- 29,341,494
Purchase of intangible assets	-	- 1,334
Repayments of tenant leasehold and security deposits	- 122,170	- 186,227
Proceeds from tenant leasehold and security deposits	184,460	772,650
Repayments of tenant leasehold and security deposits in trust	- 8,391	- 7,955
Proceeds from tenant leasehold and security deposits in trust	37,476	19,938
Net cash used in investing activities	<u>- 5,331,397</u>	<u>- 29,114,663</u>
Cash flows from financing activities		
Net increase (decrease) in short-term loans payable	-	- 1,475,000
Proceeds from long-term loans payable	6,000,000	32,500,000
Repayments of long-term loans payable	- 8,500,000	- 13,000,000
Proceeds from issuance of investment corporation bonds	3,000,000	-
Redemption of investment corporation bonds	- 4,000,000	-
Payments for investment corporation bond issuance costs	- 15,045	- 2,600
Dividends paid	- 3,960,117	- 4,069,618
Net cash used in financing activities	<u>- 7,475,163</u>	<u>13,952,781</u>
Net increase (decrease) in cash and cash equivalents	<u>- 2,481,070</u>	<u>- 1,535,658</u>
Cash and cash equivalents at beginning of period	19,624,156	17,143,085
Net increase (decrease) in cash and cash equivalents due to merger	-	5,663,761
Cash and cash equivalents at end of period	<u>17,143,085</u>	<u>21,271,188</u>

Changes in Indicators

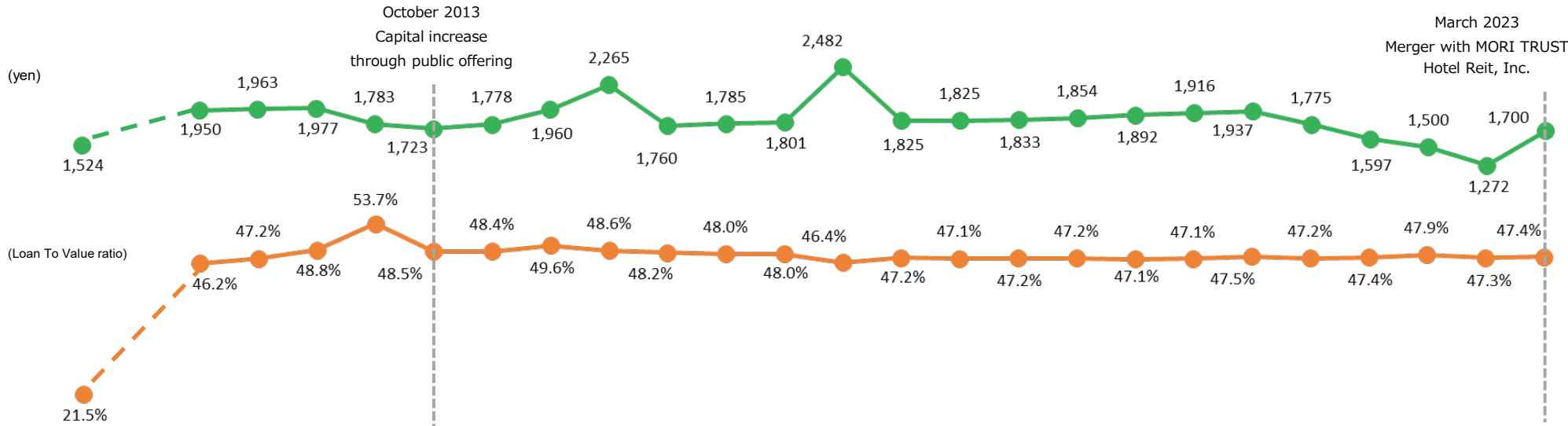
(Unit : million yen)

	Period ended September 2021 (39th fiscal period)	Period ended March 2022 (40th fiscal period)	Period ended September 2022 (41st fiscal period)	Period ended February 2023 (42nd fiscal period)	Period ended August 2023 (43rd fiscal period)	Formula
Operating revenues	9,202	8,528	6,902	7,258	11,812	
Gain on sale of real estate	1,433	1,452	–	1,430	1,437	
Operating expenses	3,638	3,486	3,474	3,200	4,623	
Operating income	5,563	5,042	3,428	4,057	7,188	
Ordinary income	5,205	4,685	3,043	3,731	6,535	
Profit	5,041	4,537	3,331	3,614	7,157	
Total distribution	4,686	4,217	3,960	3,359	6,052	
Total assets	328,288	325,071	325,909	322,398	473,191	
Interest-bearing liabilities	155,000	154,000	156,000	152,500	224,500	
Total net assets	160,106	159,957	159,071	158,725	232,260	
Unrealized gain/loss	35,092	39,124	44,033	43,922	41,648	
NAV	190,512	194,864	199,144	199,288	267,856	NAV = Total net assets + Unrealized gain/loss - Total distribution
Profits from real estate rental business	4,615	4,051	3,844	3,117	6,992	
Depreciation and amortization	1,113	1,125	1,116	914	996	
NOI	5,729	5,177	4,960	4,032	7,988	NOI = Profits from real estate rental business + Depreciation and amortization
FFO	4,721	4,211	4,447	3,097	6,717	FFO = Profit + Depreciation and amortization – Gain/loss on sale of real estate
Capital improvements	287	213	96	373	320	
Net cash flows	5,442	4,963	4,864	3,658	7,668	NCF = NOI – Capital improvements
ROA (annualized)	3.2%	2.9%	1.9%	2.8%	2.8%	ROA = (Ordinary income / Total assets) / 6 × 12 * Annualized
ROE (annualized)	6.3%	5.7%	4.2%	5.5%	6.2%	ROE = (Profit / Total net assets) / 6 × 12 * Annualized
LTV ratio	47.2%	47.4%	47.9%	47.3%	47.4%	LTV = Interest-bearing liabilities / Total assets
Total number of outstanding investment units	2,640,000 units	2,640,000 units	2,640,000 units	2,640,000 units	3,560,000 units	
Distribution per unit	1,775 yen	1,597 yen	1,500 yen	1,272 yen	1,700 yen	
Total net assets per unit	60,646 yen	60,590 yen	60,254 yen	60,123 yen	65,241 yen	
NAV per unit	72,163 yen	73,812 yen	75,433 yen	75,488 yen	75,240 yen	
FFO per unit	1,788 yen	1,595 yen	1,684 yen	1,173 yen	1,886 yen	

*Various Indicators per unit and total number of outstanding investment units take into account the split of investment units (at the ratio of 1 to 2 units) on March 1, 2023, and figures prior to March 1, 2023 are revised accordingly.

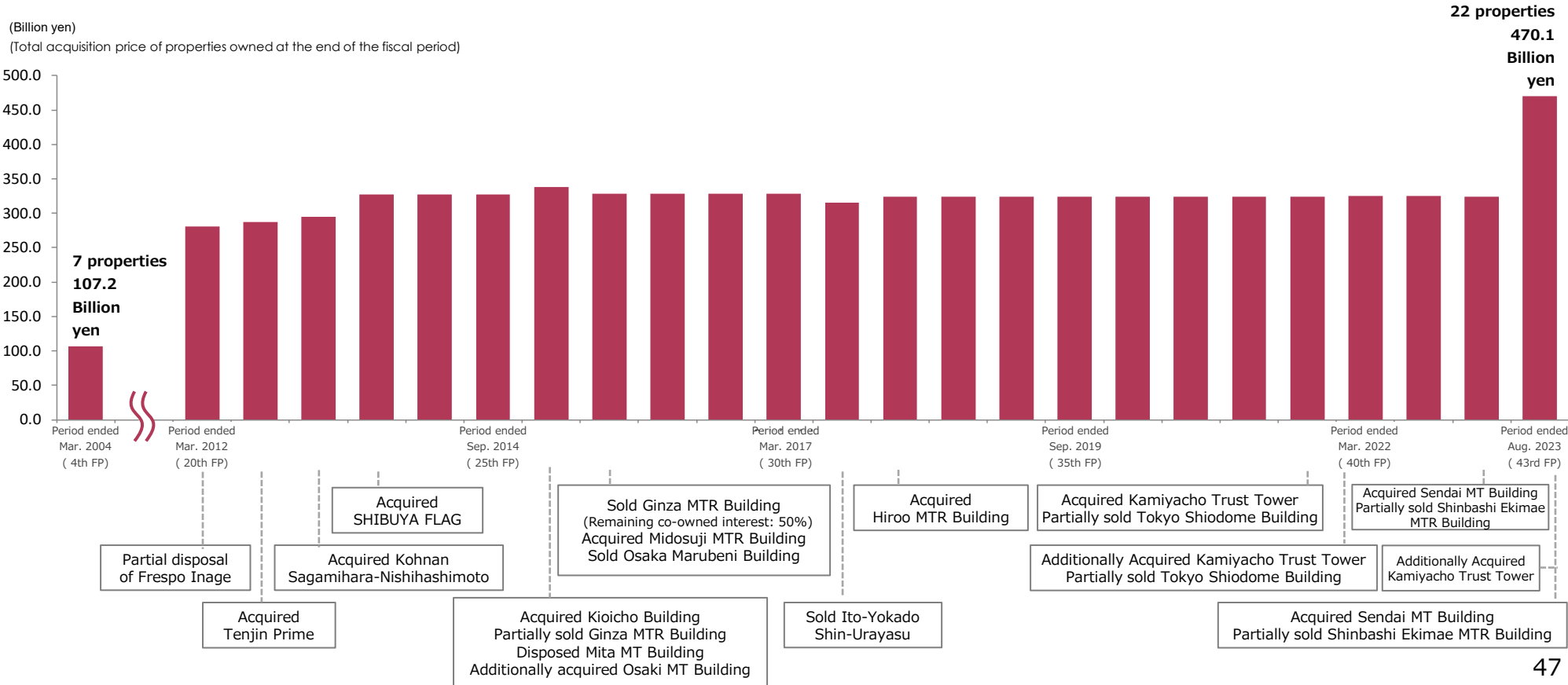
Changes in Asset Size, LTV and Distribution Per Unit

Distribution per unit



↕ ↔ ↗

Asset size



Portfolio List (As of August 31, 2023)

Use etc.	Property Name	Location	Hotel grade	Construction completion	Asset size (million yen) (Note1)	Appraisal value (million yen)	Leasable area (Note 1)	
Core Assets	Office	Tokyo Shiodome Building (Hotel: Conrad Tokyo)	Minato Ward, Tokyo	(Luxury)	Jan. 2005	82,539	81,600	71,806.84 m ²
		Kamiyacho Trust Tower	Minato Ward, Tokyo	-	Mar. 2020	51,660	56,400	13,479.44 m ²
		ON Building	Shinagawa Ward, Tokyo	-	Nov. 1990	39,900	35,300	20,654.60 m ²
		Kioicho Building	Chiyoda Ward, Tokyo	-	Nov. 1989	34,300	38,400	24,748.48 m ²
		Sendai MT Building	Miyagino Ward, Sendai	-	Mar. 1999	10,533	10,500	26,006.82 m ²
		Osaki MT Building	Shinagawa Ward, Tokyo	-	Jul. 1994	14,386	17,600	24,495.21 m ²
		Midosuji MTR Building	Chuo Ward, Osaka	-	Mar. 1999	10,170	10,700	15,129.16 m ²
		Hiroo MTR Building	Shibuya Ward, Tokyo	-	Nov. 1992	8,100	8,420	4,946.36 m ²
		Tenjin Prime	Chuo Ward, Fukuoka	-	Oct. 2008	7,050	10,100	5,990.40 m ²
		Shin-Yokohama TECH Building	Kohoku Ward, Yokohama	-	Feb. 1986	6,900	8,600	18,117.03 m ²
		Sub total	-	-	-	265,539	277,620	225,374.34 m ²
Core Assets	Hotel	Shangri-La Tokyo	Chiyoda Ward, Tokyo	Luxury	Nov. 2008	49,200	49,600	22,755.55 m ²
		Hilton Odawara Resort & Spa	Odawara City, Kanagawa	Upper upscale	Oct. 1997 (Note 2)	7,100	7,150	25,302.83 m ²
		Hotel Okura Kobe	Chuo Ward, Kobe	Upper upscale	Mar. 1989	19,000	16,900	72,246.86 m ²
		Courtyard by Marriott Tokyo Station	Chuo Ward, Tokyo	Upscale	Feb. 2014	17,017	17,017	5,255.05 m ²
		Courtyard by Marriott Shin-Osaka Station	Yodogawa Ward, Osaka	Upscale	Mar. 1997	17,400	17,500	13,881.47 m ²
		Hotel Sunroute Plaza Shinjuku	Shibuya Ward, Tokyo	Upper midscale	Aug. 2007	32,500	32,400	21,248.23 m ²
		Sub total	-	-	-	142,217	140,567	160,689.99 m ²
Others	Retail facility	SHIBUYA FLAG	Shibuya Ward, Tokyo	-	Aug. 2009	32,040	41,700	5,983.86 m ²
		Ito-Yokado Shonandai	Fujisawa City, Kanagawa	-	Nov. 2002	11,600	11,700	53,393.66 m ²
		Kohnan Sagamihara-Nishihashimoto	Midori Ward, Sagamihara	-	Aug. 2005	7,460	6,620	40,283.77 m ²
		Frespo Inage	Inage Ward, Chiba	-	-(Note 3)	2,100	2,600	39,556.71 m ²
		Shinbashi Ekimae MTR Building	Minato Ward, Tokyo	-	Apr. 1999	6,000	7,270	2,685.00 m ²
	Residential	Park Lane Plaza	Shibuya Ward, Tokyo	-	Jun. 1988	3,200	4,330	4,443.03 m ²
	Sub total	-	-	-	62,400	74,220	146,346.03 m ²	

(Note) The usage of a property with more than one use is determined based on the main use of the building

Appraisal Values of Portfolio Properties at the Fiscal Period-End (As of August 31, 2023)

(Million yen)

Use	Name	Acquisition price	End-of-period book value		End-of-period appraisal value			Direct reduction method			Discounted cash flow (DCF) method		Appraiser (Note 5)	
			Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Difference	Cap rate		Comparison with the previous fiscal period	Discount rate	Terminal cap rate		
								Period ended Feb. 2023	Period ended Aug. 2023					
Core Assets	Office	Tokyo Shiodome Building	82,539	74,666	74,591	81,400	81,600	200	3.2%	3.1%	-0.1%	3.0%	3.1%	Richi Appraisal
		Kamiyacho Trust Tower (Note 1) (Deducting the amount equivalent to the additional acquisition on March 1, 2023)	51,660	27,863	51,507	32,300	56,400	24,100	2.5%	2.5%	-	2.4%	2.6%	Daiwa Real Estate
		ON Building	39,900	38,735	38,696	36,200	35,300	-900	3.3%	3.3%	-	3.0%	3.4%	Japan Real Estate
		Kioicho Building	34,300	32,885	32,881	38,400	38,400	-	3.1%	3.1%	-	2.9%	3.3%	Daiwa Real Estate
		Sendai MT Building (Note 2) (Deducting the amount equivalent to the additional acquisition on August 31, 2023)	10,533	5,297	10,619	5,270	10,500	5,230	4.5%	4.5%	-	4.3%	4.7%	Daiwa Real Estate
		Osaki MT Building	14,386	12,841	12,870	17,800	17,600	-200	3.2%	3.2%	-	2.9%	3.3%	Japan Real Estate
		Midosuji MTR Building	10,170	9,839	9,819	11,100	10,700	-400	3.5%	3.5%	-	3.3%	3.7%	Daiwa Real Estate
		Hiroo MTR Building	8,100	8,316	8,309	8,420	8,420	-	3.6%	3.6%	-	3.4%	3.8%	Daiwa Real Estate
		Tenjin Prime	7,050	6,635	6,611	10,200	10,100	-100	3.6%	3.4%	-0.2%	3.2%	3.5%	Japan Real Estate
		Shin-Yokohama TECH Building	6,900	6,595	6,550	8,440	8,600	160	4.5%	4.3%	-0.2%	4.1%	4.6%	Chuo-Nittochi
		Subtotal	265,539	223,676	252,457	249,530	277,620	28,090	-	-	-	-	-	-
Core Assets	Hotel	Shangri-La Tokyo	49,200	-	49,140	-	49,600	49,600	3.2%	3.2%	-	2.9%	3.4%	Japan Real Estate
		Hilton Odawara Resort & Spa	7,100	-	7,120	-	7,150	7,150	4.7%	4.7%	-	4.5%	4.8%	Richi Appraisal
		Hotel Okura Kobe	19,000	15,238	15,182	16,900	16,900	-	4.9%	4.9%	-	4.7%	5.0%	Richi Appraisal
		Courtyard by Marriott Tokyo Station	17,017	-	16,980	-	17,017	17,017	3.7%	3.7%	-	3.4%	3.9%	Japan Real Estate
		Courtyard by Marriott Shin-Osaka Station	17,400	-	17,352	-	17,500	17,500	4.2%	4.2%	-	3.9%	4.4%	Japan Real Estate
		Hotel Sunroute Plaza Shinjuku	32,500	-	32,447	-	32,400	32,400	3.5%	3.5%	-	3.3%	3.7%	Japan Real Estate
		Subtotal	142,217	15,238	138,224	16,900	140,567	123,667	-	-	-	-	-	-
Others	Retail Facility	SHIBUYA FLAG	32,040	32,374	32,352	41,100	41,700	600	3.2%	3.1%	-0.1%	2.9%	3.2%	Japan Real Estate
		Ito-Yokado Shonandai	11,600	9,619	9,587	11,700	11,700	-	5.3%	5.3%	-	5.0%	5.5%	Japan Real Estate
		Kohnan Sagamiyama-Nishihashimoto	7,460	7,048	7,037	8,190	6,620	-1,570	5.4%	4.6%	-0.8%	4.0%	4.5%	Japan Real Estate
		Frespo Inage (Note 3)	2,100	2,193	2,193	2,610	2,600	-10	(Note 3)	(Note 3)	-	7.9%	(Note 3)	Japan Real Estate
		Shinbashi Ekimae MTR Building (Note 4) (Deducting the amount equivalent to the applicable sale on August 31, 2023)	6,000	11,658	5,821	14,500	7,270	-7,230	3.6%	3.6%	-	3.4%	3.8%	Chuo-Nittochi
	Residential	Park Lane Plaza	3,200	3,088	3,083	4,290	4,330	40	3.3%	3.3%	-	3.9%	3.0%	Chuo-Nittochi
Subtotal	62,400	65,982	60,076	82,390	74,220	-8,170	-	-	-	-	-	-	-	
Total		470,156	304,897	450,758	348,820	492,407	143,587	-	-	-	-	-	-	-

	Unrealized gain or loss		
	Period ended Feb. 2023	Period ended Aug. 2023	Difference
Total	43,922	41,648	-2,274

(Note) Cap rate for the period ended Feb. 2023 for properties owned by former MORI TRUST Hotel Reit, Inc. (the 5 hotel properties other than Hotel Okura Kobe), information has been indicated by referring to its fiscal period ended February 2023.

Changes in Occupancy Rate

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

Use		(Period ended Feb. 2023) Feb. 28, 2023	Mar. 31, 2023	Apr. 30 2023	May 31, 2023	Jun. 30, 2023	Jul. 31, 2023	(Period ended Aug. 2023) Aug. 31, 2023
Core Assets	Office Master lease basis (Sublease basis)	97.6% (87.1%)	98.0% (89.8%)	98.4% (90.1%)	98.7% (93.6%)	98.7% (93.6%)	98.6% (95.6%)	98.7% (95.8%)
	Hotel	100%	100%	100%	100%	100%	100%	100%
Other	Retail Facility and Residential	96.3%	96.3%	96.3%	96.3%	96.2%	96.3%	98.1%
Total Master lease basis (Sublease basis)		97.6% (93.1%)	98.1% (95.3%)	98.3% (95.4%)	98.4% (96.6%)	98.4% (96.6%)	98.4% (97.3%)	98.9% (97.9%)

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

Use	Name	September 30, 2021 (End of 39th fiscal period)	March 31, 2022 (End of 40th fiscal period)	September 30, 2022 (End of 41st fiscal period)	February 28, 2023 (End of 42nd fiscal period)	August 31, 2023 (End of 43rd fiscal period)
Office	Tokyo Shiodome Building	100%	100% (61.3%)	100% (66.5%)	100% (70.8%)	100% (95.8%)
	Kamiyacho Trust Tower (Note 2)	100%	100% (99.3%)	100% (99.3%)	100% (99.3%)	100% (99.3%)
	ON Building	100%	100%	100%	100%	100%
	Kioicho Building (Note 3)	89.7% (89.7%)	96.3% (95.6%)	94.5% (92.6%)	97.8% (95.6%)	97.9% (97.4%)
	Sendai MT Building (Note 4)	–	–	–	100.0% (99.9%)	100% (99.1%)
	Osaki MT Building (Note 5)	100% (85.8%)	100% (95.2%)	100% (95.6%)	100% (88.3%)	100% (85.2%)
	Midosuji MTR Building (Note 6)	100% (100%)	100% (100%)	100% (96.4%)	100% (100%)	100% (100%)
	Hiroo MTR Building (Note 7)	87.5%	87.5%	100.0%	92.4%	92.4%
	Tenjin Prime	100%	100%	100%	100%	100%
	Shin-Yokohama TECH Building	100%	59.9%	71.7%	78.0%	89.1%
Subtotal (Note 8)		98.4% (80.6%)	95.4% (81.8%)	96.6% (84.6%)	97.6% (87.1%)	98.7% (95.8%)
Hotel	Subtotal	100%	100%	100%	100%	100%
Retail Facility Residential	SHIBUYA FLAG	92.2%	100%	100%	100%	100%
	Ito-Yokado Shonandai	100%	100%	100%	100%	100%
	Kohnan Sagamihara-Nishihashimoto	100%	100%	100%	100%	100%
	Frespo Inage	100%	100%	100%	100%	100%
	Shinbashi Ekimae MTR Building	100%	0%	0%	0%	0%
	Park Lane Plaza	100%	100%	96.8%	96.7%	96.7%
Subtotal		99.7%	94.7%	94.6%	96.3%	98.1%
Total (Note 8)		99.1% (91.9%)	96.0% (90.5%)	96.5% (91.6%)	97.6% (93.1%)	98.9% (97.9%)

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

Office												
	Tokyo Shiodome Building		Kamiyacho Trust Tower		ON Building		Kioicho Building		Sendai MT Building		Osaki MT Building	
Location	Minato Ward, Tokyo		Minato Ward, Tokyo		Shinagawa Ward, Tokyo		Chiyoda Ward, Tokyo		Miyagino Ward, Sendai		Shinagawa Ward, Tokyo	
Construction completion	January, 2005		March, 2020		November 1990		November 1989		March 1999		July 1994 (Renovated in 2008)	
Acquisition date	April 2010		July 2021, and other		August 2008		October 2014		February 2023, and other		March 2005, and other	
Acquisition price	82,539 million yen		51,660 million yen		39,900 million yen		34,300 million yen		10,533 million yen		14,386 million yen	
Book value	74,591 million yen		51,507 million yen		38,696 million yen		32,881 million yen		10,619 million yen		12,870 million yen	
Appraisal value	81,600 million yen		56,400 million yen		35,300 million yen		38,400 million yen		10,500 million yen		17,600 million yen	
Total floor space	191,394.06㎡(Note 1)		196,037.12㎡(Note 2)		32,812.27㎡		63,535.55㎡(Note 3)		42,941.53 ㎡(Note 4)		26,980.68㎡(Note 5)	
PML (Note 6)	6.0%		6.5%		8.0%		11.3%		4.9%		11.5%	
Rental revenues (thousand yen)	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023
Rental revenues	860,556	1,421,864	454,407	944,041			860,284	1,047,120	1,063	216,925	287,614	334,926
Rent	860,556	1,421,864	442,196	919,288			773,824	945,185	904	192,810	287,164	334,374
Common charges	–	–	–	–			7,045	6,585	–	–	–	–
Land leasing revenues	–	–	–	–			–	–	–	–	–	–
Other rental revenues	–	–	12,210	24,753			79,414	95,348	159	24,114	449	552
Property-related expenses	729,037	671,458	134,496	283,243			494,669	494,615	3,452	79,604	92,809	94,457
Property and other taxes	345,978	366,253	9,525	9,984			90,246	92,542	–	–	39,381	40,854
Property taxes	345,978	366,253	9,525	9,984	Undisclosed (Note 7)	Undisclosed (Note 7)	88,921	91,437	–	–	39,381	40,854
Other taxes	–	–	–	–			1,325	1,104	–	–	–	–
Overhead expenses	222,531	227,817	53,788	117,231			279,147	337,008	300	58,343	3,048	10,073
Property management fees	211,037	210,986	36,907	77,988			206,723	246,352	148	25,108	930	2,955
Utilities	–	–	15,892	37,091			54,198	73,139	146	30,592	–	–
Casualty insurance	2,894	3,525	233	541			1,315	1,599	2	510	722	880
Trust fees	–	–	625	1,251			666	800	2	451	–	–
Other expenses	8,600	13,305	129	357			16,243	15,115	–	1,680	1,395	6,237
Depreciation and amortization	160,526	77,387	71,183	156,026			125,275	65,064	3,152	21,261	50,379	43,529
Profits and losses from real estate rental business	131,519	750,405	319,910	660,798	415,797	559,009	365,614	552,505	▲ 2,388	137,320	194,804	240,469
Earnings before depreciation and amortization (NOI)	292,046	827,792	391,094	816,825	494,247	621,570	490,889	617,570	763	158,582	245,184	283,999
NOI yield (Note 8)	2.0%		3.2%		3.1%		3.6%		6.0%		3.9%	

(Note) The results for the fiscal period ended February 2023 are for five months. For properties formerly owned by MORI TRUST Hotel Reit, Inc. (the 5 hotel properties other than Hotel Okura Kobe), information has been indicated by referring to its fiscal period ended February 2023 (results for 6 months).





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

	Office				Hotel		
	Midosuji MTR Building	Hiroo MTR Building	Tenjin Prime	Shin-Yokohama TECH Building	Shangri-La Tokyo	Hilton Odawara Resort & Spa	
							

Location	Chuo Ward, Osaka		Shibuya Ward, Tokyo		Chuo Ward, Fukuoka		Kohoku Ward, Yokohama		Chiyoda Ward, Tokyo		Odawara City, Kanagawa	
Construction completion	March 1999		November 1992		October 2008		Building A: February 1986 Building B: February 1988		November 2008		October 1997 (Renovated in 2004)	
Acquisition date	April 2015		January 2018		July 2012, and other		November 2003		March 2023		March 2023	
Acquisition price	10,170 million yen		8,100 million yen		7,050 million yen		6,900 million yen		49,200 million yen		7,100 million yen	
Book value	9,819 million yen		8,309 million yen		6,611 million yen		6,550 million yen		49,140 million yen		7,120 million yen	
Appraisal value	10,700 million yen		8,420 million yen		10,100 million yen		8,600 million yen		49,600 million yen		7,150 million yen	
Total floor space	15,129.16㎡		6,709.80㎡		7,722.04㎡		25,187.22㎡		180,335.11㎡(Note 9)		50,605.67㎡(Note 10)	
PML (Note 6)	2.1%		7.3%		6.4%		8.7%		9.0%		12.6%	
Rental revenues (thousand yen)	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023
Rental revenues	254,587	307,866	144,491	158,242	210,074	255,236	235,381	316,259	562,609	935,123	187,218	191,997
Rent	228,090	283,838	119,470	134,388	180,834	218,716	205,068	290,043	562,609	935,123	184,986	189,742
Common charges	5,620	6,745	15,340	18,408	16,398	20,061	–	–	–	–	–	–
Land leasing revenues	–	–	–	–	–	–	–	–	–	–	–	–
Other rental revenues	20,875	17,282	9,680	5,445	12,841	16,457	30,312	26,215	–	–	2,231	2,255
Property-related expenses	138,212	123,938	41,899	36,817	82,871	84,612	170,056	183,899	246,532	205,434	99,144	121,846
Property and other taxes	42,179	45,205	11,962	12,388	28,921	31,084	30,066	31,010	134,012	135,579	41,945	41,067
Property taxes	42,179	45,205	11,840	12,286	28,921	31,084	30,066	31,010	134,012	135,579	41,945	41,067
Other taxes	–	–	122	102	–	–	–	–	–	–	–	–
Overhead expenses	57,778	58,452	16,358	11,659	27,447	29,142	80,983	98,293	1,929	2,813	3,111	25,471
Property management fees	24,780	27,167	4,181	5,034	6,524	7,464	40,584	54,898	–	–	–	–
Utilities	22,881	17,919	8,616	2,281	14,607	14,599	35,547	30,205	–	–	–	–
Casualty insurance	507	618	209	255	186	227	732	893	1,729	1,756	2,009	2,039
Trust fees	416	500	333	400	625	750	–	–	200	200	150	150
Other expenses	9,191	12,246	3,016	3,687	5,503	6,101	4,118	12,296	–	856	952	23,281
Depreciation and amortization	38,254	20,280	13,578	12,769	26,502	24,384	59,006	54,595	110,591	67,041	54,087	55,307
Profits and losses from real estate rental business	116,374	183,927	102,591	121,425	127,202	170,624	65,324	132,360	316,076	729,689	88,074	70,151
Earnings before depreciation and amortization (NOI)	154,629	204,208	116,170	134,194	153,705	195,009	124,331	186,955	426,667	796,731	142,161	125,458
NOI yield (Note 8)	4.0%		3.3%		5.5%		5.4%		3.2%		3.5%	



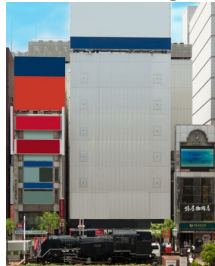

(Note) The results for the fiscal period ended February 2023 are for five months. For properties formerly owned by MORI TRUST Hotel Reit, Inc. (the 5 hotel properties other than Hotel Okura Kobe), information has been indicated by referring to its fiscal period ended February 2023 (results for 6 months).

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

	Hotel								Retail Facility			
	Hotel Okura Kobe		Courtyard by Marriott Tokyo Station		Courtyard by Marriott Shin-Osaka Station		Hotel Sunroute Plaza Shinjuku		SHIBUYA FLAG		Ito-Yokado Shonandai	
												
Location	Chuo Ward, Kobe		Chuo Ward, Tokyo		Yodogawa Ward, Osaka		Shibuya Ward, Tokyo		Shibuya Ward, Tokyo		Fujisawa City, Kanagawa	
Construction completion	March 1989 (Expanded March 1995)		February 2014		March 1997 (Renovated in 2015)		August 2007		August 2009		November 2002	
Acquisition date	September 2006		March 2023		March 2023		March 2023		April 2013		March 2003	
Acquisition price	19,000 million yen		17,017 million yen		17,400 million yen		32,500 million yen		32,040 million yen		11,600 million yen	
Book value	15,182 million yen		16,980 million yen		17,352 million yen		32,447 million yen		32,352 million yen		9,587 million yen	
Appraisal value	16,900 million yen		17,017 million yen		17,500 million yen		32,400 million yen		41,700 million yen		11,700 million yen	
Total floor space	72,246.86㎡		51,242.93㎡(Note 11)		17,002.28㎡(Note 12)		20,451.25㎡		7,766.49㎡		53,393.66㎡	
PML (Note 6)	17.8%		7.1%		4.4%		5.1%		11.9%		14.0%	
Rental revenues (thousand yen)	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023
Rental revenues	524,794	629,178	169,829	278,669	157,682	296,436	653,416	653,716			312,542	375,045
Rent	524,794	629,178	169,829	278,567	157,682	296,436	652,336	652,336			312,500	375,000
Common charges	-	-	-	-	-	-	-	-			-	-
Land leasing revenues	-	-	-	-	-	-	-	-			-	-
Other rental revenues	-	-	-	101	-	-	1,080	1,380			42	45
Property-related expenses	262,734	192,677	70,218	61,934	74,050	77,702	178,542	126,352			92,013	92,437
Property and other taxes	71,494	73,594	22,646	23,072	14,112	14,564	68,721	72,784			39,094	38,987
Property taxes	71,494	73,594	22,646	23,072	14,112	14,564	68,721	72,784	Undisclosed (Note 7)	Undisclosed (Note 7)	39,094	38,987
Other taxes	-	-	-	-	-	-	-	-			-	-
Overhead expenses	22,668	25,595	4,121	1,651	5,515	4,125	1,380	1,408			2,232	16,223
Property management fees	-	-	-	-	-	-	-	-			1,350	1,340
Utilities	-	-	-	-	-	-	-	-			-	-
Casualty insurance	6,567	8,008	421	427	815	828	1,180	1,199			882	1,075
Trust fees	1,666	2,000	238	238	200	200	200	200			-	-
Other expenses	14,434	15,587	3,462	985	4,500	3,096	-	9			-	13,808
Depreciation and amortization	168,571	93,488	43,450	37,209	54,421	59,012	108,440	52,159			50,687	37,226
Profits and losses from real estate rental business	262,060	436,501	99,610	216,735	83,632	218,733	474,874	527,363	535,714	647,570	220,528	282,608
Earnings before depreciation and amortization (NOI)	430,632	529,989	143,061	253,944	138,053	277,746	583,315	579,522	556,652	669,732	271,215	319,834
NOI yield (Note 8)	5.6%		3.0%		3.2%		3.6%		4.2%		5.5%	

(Note) The results for the fiscal period ended February 2023 are for five months. For properties formerly owned by MORI TRUST Hotel Reit, Inc. (the 5 hotel properties other than Hotel Okura Kobe), information has been indicated by referring to its fiscal period ended February 2023 (results for 6 months).

Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (4)

	Retail Facility				Residential				Total	
	Kohnan Sagamihara-Nishihashimoto		Frespo Inage		Shinbashi Ekimae MTR Building		Park Lane Plaza			
										
Location	Midori Ward, Sagamihara		Inage Ward, Chiba		Minato Ward, Tokyo		Shibuya Ward, Tokyo		-	
Construction completion	August 2005		-		April 1999		June 1988		-	
Acquisition date	October 2012		March 2002		April 2007		December 2004		-	
Acquisition price	7,460 million yen		2,100 million yen		6,000 million yen		3,200 million yen		470,156 million yen	
Book value	7,037 million yen		2,193 million yen		5,821 million yen		3,083 million yen		450,758 million yen	
Appraisal value	6,620 million yen		2,600 million yen		7,270 million yen		4,330 million yen		492,407 million yen	
Total floor space	40,283.77㎡		(39,556.71㎡) (Note 13)		7,820.45㎡(Note 14)		5,246.78㎡		-	
PML (Note 6)	13.5%		-		12.2%		14.9%		5.0% (Note15)	
Rental revenues (thousand yen)	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023	Period ended Feb. 2023	Period ended Aug. 2023
Rental revenues			103,007	123,609	-	-	90,656	107,390	7,558,844	10,374,905
Rent			-	-	-	-	81,626	97,191	7,048,565	9,755,149
Common charges			-	-	-	-	7,536	9,043	196,524	234,344
Land leasing revenues			103,007	123,609	-	-	-	-	103,007	123,609
Other rental revenues			-	-	-	-	1,493	1,155	210,747	261,802
Property-related expenses			7,894	8,020	58,313	56,894	34,086	30,786	3,378,916	3,382,852
Property and other taxes			7,269	7,270	35,609	29,737	7,762	8,098	1,160,800	1,202,202
Property taxes	Undisclosed (Note 7)	Undisclosed (Note 7)	7,269	7,270	35,609	29,737	7,762	8,098	1,159,349	1,199,044
Other taxes			-	-	-	-	-	-	1,451	3,157
Overhead expenses			625	750	7,034	10,408	15,245	14,995	932,683	1,184,009
Property management fees			-	-	1,311	2,178	8,527	9,969	600,789	741,024
Utilities			-	-	3,819	5,160	1,737	1,235	211,827	253,324
Casualty insurance			-	-	183	152	145	177	22,390	26,730
Trust fees			625	750	-	-	-	-	7,324	9,791
Other expenses			-	-	1,720	2,917	4,833	3,612	90,352	153,138
Depreciation and amortization			-	-	15,668	16,748	11,079	7,692	1,285,431	996,640
Profits and losses from real estate rental business	169,246	218,554	95,112	115,588	-58,313	-56,894	56,569	76,603	4,179,928	6,992,053
Earnings before depreciation and amortization (NOI)	190,430	229,285	95,112	115,588	-42,644	-40,146	67,649	84,296	5,465,360	7,988,694
NOI yield (Note 8)	6.1%		11.0%		-		5.3%		3.4%	

(Note) The results for the fiscal period ended February 2023 are for five months. For properties formerly owned by MORI TRUST Hotel Reit, Inc. (the 5 hotel properties other than Hotel Okura Kobe), information has been indicated by referring to its fiscal period ended February 2023 (results for 6 months).

Totals for the fiscal period ended February 2023 were calculated based on the following formula.

Total for MTR's fiscal period ended February 2023 (results for 5 months) + Total for former MORI TRUST Hotel Reit, Inc.'s fiscal period ended February 2023 (results for 6 months)

Overview of Lease Contracts

Use etc.	Property Name	Occupancy Rate	Total number of tenants	Type of Lease Contracts		Lessee	
Core Assets	Office	Tokyo Shiodome Building (office/retail part)	100% (95.8%)	1 (25)	Master lease contract	Linked to sublease rent	MORI TRUST CO., LTD.
		Tokyo Shiodome Building (hotel part : Conrad Tokyo)			Master lease contract	Fixed rent	MORI TRUST CO., LTD.
		Kamiyacho Trust Tower	100% (99.3%)	1 (7)	Master lease contract	Linked to rents for joint management units	MORI TRUST CO., LTD.
		ON Building	100%	1	Leasing directly to tenants	-	Kobe Steel, Ltd.
		Kioicho Building (office part)	97.9%	41	Leasing directly to tenants	-	-
		Kioicho Building (residential part)	(97.4%)	(76)	Master lease contract	pass-through	Mitsui Fudosan Residential Lease Co.,Ltd.
		Sendai MT Building	100% (99.1%)	1 (45)	Master lease contract	Linked to sublease rent	MORI TRUST CO., LTD.
		Osaki MT Building	100% (85.2%)	1 (16)	Master lease contract	Linked to sublease rent	MORI TRUST CO., LTD.
		Midosuji MTR Building	100% (100%)	1 (32)	Master lease contract	pass-through	Tokyo Capital Management Co.,Ltd.
		Hiroo MTR Building	92.4%	8	Leasing directly to tenants	-	-
	Tenjin Prime	100%	13	Leasing directly to tenants	-	-	
	Shin-Yokohama TECH Building	89.1%	20	Leasing directly to tenants	-	-	
	Hotel	Shangri-La Tokyo	100%	1	Master lease contract	Linked to hotel total revenue	MORI TRUST CO., LTD.
		Hilton Odawara Resort & Spa	100%	1	Leasing directly to tenants	Linked to hotel profit	Mt & Hilton Hotel Co.,Ltd.
		Hotel Okura Kobe	100%	1	Leasing directly to tenants	Fixed rent (Note2)	Hotel Okura Kobe
		Courtyard by Marriott Tokyo Station	100%	1	Master lease contract	Linked to hotel profit	MORI TRUST CO., LTD.
		Courtyard by Marriott Shin-Osaka Station	100%	1	Master lease contract	Linked to hotel profit	MORI TRUST CO., LTD.
Hotel Sunroute Plaza Shinjuku		100%	1	Leasing directly to tenants	Fixed rent	Sotetsu Hotel Management CO., LTD.	
Others	Retail facility	SHIBUYA FLAG	100%	3	Leasing directly to tenants	-	H&M etc.
		Ito-Yokado Shonandai	100%	1	Master lease contract	Fixed rent	Ito-Yokado Co., Ltd.
		Kohnan Sagamihara-Nishihashimoto*	100%	1	Master lease contract	Fixed rent	KOHNAN SHOJI CO., LTD.
		Frespo Inage (only land)	100%	1	Leasing directly to tenants	-	Daiwa Lease Co., Ltd.
		Shinbashi Ekimae MTR Building	-	-	-	-	-
	Residential	Park Lane Plaza	96.7%	17	Leasing directly to tenants	-	-

* Fixed-term building lease agreement of Kohnan Sagamihara-Nishihashimoto expired on September 27, 2023. Accordingly, the property name was changed to "Hashimoto MTR Building".

Classification of lease contract type

Office /other	Master lease contract	Linked to sublease rent	A master lease form in which MTR receive an amount calculated by multiplying sublease rent (Note 3) by a certain rate
		Linked to rents for joint management units	A master lease form in which MTR receive an amount calculated by multiplying rent (Note 4) generated from joint management units (Note 5) by a certain rate
		pass-through	A master lease form in which MTR receive an amount equal to sublease rent
		Fixed rent	A master lease form in which MTR receive fixed rent from a lessee regardless of sublease rent
Hotel	Master lease contract/ Leasing directly to tenants	Linked to hotel total revenue (profit)	A form of contract in which MTR receive an amount calculated by multiplying total revenue etc. of hotel (or profit etc. of hotel) which MTR manages by a certain rate
		Fixed rent	A form of contract in which MTR receive fixed rent regardless of total revenue etc. of hotel (or profit etc. of hotel) which MTR manages

Details of Hotel Property Lease Contracts

Property name	Shangri-La Tokyo	Hilton Odawara Resort & Spa	Hotel Okura Kobe	Courtyard by Marriott Tokyo Station	Courtyard by Marriott Shin-Osaka Station	Hotel Sunroute Plaza Shinjuku
Hotel grade	Luxury	Upper Upscale	Upper Upscale	Upscale	Upscale	Upper midscale
No. of guestrooms (Note 1)	200	163	468	150	332	624
Developer	Mori Trust	-	-	Mori Trust	Mori Trust	Mori Trust
Hotel operation format	Leased	MC (Note 2)	Leased	FC (Note 3)	FC (Note 3)	Leased
Hotel operator	Shangri-La Hotels Japan	Hilton Worldwide Manage	Hotel Okura Kobe	MORI TRUST HOTELS & RESORTS CO., LTD.	MORI TRUST HOTELS & RESORTS CO., LTD.	Sotetsu Hotel Management
Contract period	From Sep. 1, 2016 to Nov. 30, 2033	From Sep. 2, 2019 to Dec. 31, 2049	From Apr. 1, 2022 to Mar. 31, 2032	From Sep.16, 2016 to Apr. 1, 2039	From Sep. 16, 2016 to Nov. 1, 2040	From Aug. 20, 2007 to Aug. 31, 2027
[Termination during the contracted period]	Not allowed	Not allowed for the first 5 years	Not allowed	Not allowed for the first 10 years	Not allowed for the first 10 years	Not allowed
[Revision of rent]	Possible by consultation every 5 years	Possible by consultation every 5 years	None	Possible by consultation every 5 years	Possible by consultation every 5 years	None
Tenant	Mori Trust (Master Lessee)	MT & Hilton Hotel	Hotel Okura Kobe	Mori Trust (Master Lessee)	Mori Trust (Master Lessee)	Sotetsu Hotel Management
[Subtenant]	Shangri-La Hotels Japan	-	-	MORI TRUST HOTELS & RESORTS CO., LTD.	MORI TRUST HOTELS & RESORTS CO., LTD.	-
Rent type	Variable (monthly) With minimum annual guaranteed rent	Rent varies each fiscal period (The monthly amount is fixed during a fiscal period.)	Fixed (Note)	Variable (monthly) With minimum annual guaranteed rent	Variable (monthly) With minimum annual guaranteed rent	Fixed
Calculation base for variable rent	Total revenue	Profit	-	Profit	Profit	-
Lease agreements	<p>Rent scheme</p> <p>Rent</p> <p>variable rent</p> <p>Minimum annual guaranteed rent 882,700,000 yen (Note)</p> <p>Total revenue</p> <p>(Note) If the total rent for the period from April each year to March next year falls short of the minimum annual guaranteed rent, the difference shall be paid by the end of February next year, together with the rent for March next year.</p>	<p>Rent</p> <p>variable rent</p> <p>Profit</p> <p>-</p>	<p>Rent</p> <p>Fixed annual rent 1,098,453,780 yen (Note)</p> <p>Profit</p> <p>(Note) Along with fixed annual rent, the total amount of property tax and city planning tax equivalent amount and casualty insurance equivalent amount is paid as variable rent.</p>	<p>Rent</p> <p>variable rent</p> <p>Minimum annual guaranteed rent 289,850,000 yen (Note)</p> <p>Profit</p> <p>(Note) If the total rent for the period from October each year to September next year falls short of the minimum annual guaranteed rent, the difference shall be paid by the end of February next year, together with the rent for September next year. Minimum annual guaranteed rent shows the figures equivalent to 93.5% quasi-co-ownership interest in the trust beneficiary interest owned by MTR.</p>	<p>Rent</p> <p>variable rent</p> <p>Minimum annual guaranteed rent 460,000,000 yen (Note)</p> <p>Profit</p> <p>(Note) If the total rent for the period from October each year to September next year falls short of the minimum annual guaranteed rent, the difference shall be paid by the end of February next year, together with the rent for September next year.</p>	<p>Rent</p> <p>Fixed annual rent 1,304,673,360 yen</p> <p>Profit</p> <p>-</p>

(Note1) The number of guestrooms for Shangri-La Tokyo indicates guestrooms available for sale, while for other properties, it indicates the total number of guestrooms at each hotel (in some cases, this includes the share of other co-owners or quasi-co-owners).

(Note2) This signifies a management contract, indicating a format whereby hotel operation is outsourced by Mori Trust Group to a brand operator.

(Note3) This signifies a franchise, indicating a format whereby Mori Trust Group operates a hotel by itself by being lent brand usage rights from a given brand.

Interest-Bearing Liabilities (As of August 31, 2023)

Short-Term Loans

Lender	Outstanding balance at end of period	Average interest rate	Draw down date	Repayment date
Sumitomo Mitsui Banking Corporation	2,500	0.19%	Oct. 7,2022	Oct. 6,2023
Resona Bank, Limited.	500	0.19%	Oct. 14,2022	Oct. 13,2023
Mizuho Bank, Ltd.	2,000	0.19%	Apr. 7,2023	Mar. 29,2024
Sumitomo Mitsui Trust Bank, Limited	2,000	0.20%	Aug. 31,2023	Aug. 30,2024
Sumitomo Mitsui Banking Corporation	1,500	0.20%	Aug. 31,2023	Aug. 30,2024
Resona Bank, Limited.	1,000	—	Aug. 31,2023	Aug. 30,2024
Mizuho Bank, Ltd.	500	0.20%	Aug. 31,2023	Aug. 30,2024
Total	10,000			

Floating

Long-Term Loans

Lender	Outstanding balance at end of period	Average interest rate	Draw down date	Repayment date
Development Bank of Japan Inc.	500	0.54%	Sep. 29,2017	Sep. 29,2023
Resona Bank, Limited.	1,000	0.46%	Oct. 18,2016	Oct. 18,2023
Mizuho Bank, Ltd.	2,000	0.64%	Nov. 30,2016	Nov. 30,2023
Mizuho Bank, Ltd.	1,000	0.30%	Nov. 30,2020	Nov. 30,2023
Sumitomo Mitsui Banking Corporation	2,000	0.64%	Nov. 30,2016	Nov. 30,2023
Sumitomo Mitsui Banking Corporation	1,000	0.30%	Nov. 30,2020	Nov. 30,2023
Development Bank of Japan Inc.	1,500	0.64%	Nov. 30,2016	Nov. 30,2023
Resona Bank, Limited.	1,000	0.29%	Nov. 30,2020	Nov. 30,2023
Mizuho Bank, Ltd.	3,000	0.17%	Aug. 30,2019	Feb. 29,2024
Mizuho Bank, Ltd.	2,000	0.33%	Nov. 29,2019	Feb. 29,2024
Development Bank of Japan Inc.	1,500	0.64%	Feb. 28,2017	Feb. 29,2024
Aozora Bank, Ltd.	2,000	0.54%	Mar. 11,2016	Mar. 11,2024
Shinkin Central Bank	2,000	0.57%	Mar. 19,2018	Mar. 19,2024
Sumitomo Mitsui Banking Corporation	3,000	0.27%	Oct. 9,2020	Apr. 9,2024
Development Bank of Japan Inc.	2,000	0.36%	Apr. 11,2019	Apr. 11,2024
Mizuho Bank, Ltd.	1,000	0.36%	Apr. 11,2019	Apr. 11,2024
Mizuho Bank, Ltd.	3,000	0.56%	Apr. 24,2018	Apr. 24,2024
The Bank of Fukuoka, Ltd.	1,000	0.56%	May. 31,2018	May. 31,2024
Mizuho Bank, Ltd.	5,000	0.36%	Nov. 29,2019	Aug. 30,2024
Mizuho Bank, Ltd.	1,000	0.45%	Aug. 31,2021	Aug. 30,2024
MUFG Bank, Ltd.	3,000	0.52%	Nov. 30,2021	Aug. 30,2024
Sumitomo Mitsui Trust Bank, Limited	2,000	0.45%	Aug. 31,2021	Aug. 30,2024
Sumitomo Mitsui Banking Corporation	1,000	0.45%	Aug. 31,2021	Aug. 30,2024
Sumitomo Mitsui Banking Corporation	3,000	0.29%	Oct. 9,2020	Oct. 9,2024
Sumitomo Mitsui Banking Corporation	1,000	0.30%	Apr. 9,2021	Oct. 9,2024
Sumitomo Mitsui Trust Bank, Limited	3,000	0.53%	Nov. 30,2021	Nov. 29,2024
Development Bank of Japan Inc.	1,500	0.53%	Nov. 30,2021	Nov. 29,2024
The Nishi-Nippon City Bank, Ltd.	500	0.43%	Dec. 26,2019	Dec. 26,2024
Mizuho Bank, Ltd.	1,500	0.56%	Jan. 19,2018	Jan. 17,2025
MUFG Bank, Ltd.	500	0.56%	Jan. 19,2018	Jan. 17,2025
Sumitomo Mitsui Trust Bank, Limited	3,000	0.32%	Feb. 28,2020	Feb. 28,2025
Mizuho Bank, Ltd.	1,000	0.65%	Feb. 28,2018	Feb. 28,2025
Sumitomo Mitsui Banking Corporation	1,000	0.65%	Feb. 28,2018	Feb. 28,2025
The Hachijuni Bank, Ltd.	1,000	0.34%	Feb. 28,2020	Feb. 28,2025
MUFG Bank, Ltd.	500	0.65%	Feb. 28,2018	Feb. 28,2025
Development Bank of Japan Inc.	1,000	0.64%	Mar. 19,2018	Mar. 19,2025
Sumitomo Mitsui Banking Corporation	2,500	0.33%	Apr. 9,2021	Apr. 9,2025
Sumitomo Mitsui Trust Bank, Limited	4,000	0.37%	Apr. 13,2020	Apr. 11,2025
MUFG Bank, Ltd.	1,000	0.32%	Apr. 13,2021	Apr. 11,2025
Sumitomo Mitsui Banking Corporation	3,000	0.46%	Apr. 24,2019	Apr. 24,2025
MUFG Bank, Ltd.	3,000	0.68%	Aug. 31,2018	Aug. 29,2025
Mizuho Trust & Banking co., Ltd.	2,000	0.68%	Aug. 31,2022	Aug. 29,2025
Mizuho Trust & Banking co., Ltd.	500	0.30%	Sep. 2,2019	Aug. 29,2025
Shinkin Central Bank	1,000	0.30%	Sep. 2,2019	Aug. 29,2025
Shinkin Central Bank	1,000	0.68%	Aug. 31,2022	Aug. 29,2025
Sumitomo Mitsui Banking Corporation	500	0.44%	Aug. 31,2023	Aug. 29,2025
Development Bank of Japan Inc.	500	0.30%	Sep. 2,2019	Aug. 29,2025
Resona Bank, Limited.	500	0.30%	Sep. 2,2019	Aug. 29,2025

Fixed

The 77 Bank, Ltd.	500	0.68%	Aug. 31,2022	Aug. 29,2025
Sumitomo Mitsui Trust Bank, Limited	500	0.83%	Nov. 30,2022	Nov. 28,2025
MUFG Bank, Ltd.	500	0.83%	Nov. 30,2022	Nov. 28,2025
Sumitomo Mitsui Banking Corporation	1,000	0.43%	Jan. 19,2022	Jan. 19,2026
The Bank of Fukuoka, Ltd.	1,000	0.42%	Jan. 31,2020	Jan. 30,2026
Sumitomo Mitsui Banking Corporation	1,500	0.47%	Feb. 28,2022	Feb. 27,2026
Sumitomo Mitsui Banking Corporation	1,500	0.50%	Mar. 1,2023	Feb. 27,2026
Sumitomo Mitsui Banking Corporation	1,000	0.52%	Feb. 28,2019	Feb. 27,2026
Sumitomo Mitsui Trust Bank, Limited	1,500	0.41%	Feb. 26,2021	Feb. 27,2026
Sumitomo Mitsui Trust Bank, Limited	1,000	0.50%	Aug. 31,2022	Feb. 27,2026
SBI Shinsei Bank, Limited	1,000	0.63%	Mar. 1,2023	Feb. 27,2026
The Chiba Bank, Ltd	500	0.62%	Mar. 1,2023	Feb. 27,2026
The Yamanaichi Chuo Bank, Ltd	500	0.62%	Mar. 1,2023	Feb. 27,2026
Development Bank of Japan Inc.	1,000	0.41%	Mar. 12,2021	Mar. 12,2026
The Bank of Fukuoka, Ltd.	1,000	0.53%	Apr. 21,2023	Mar. 31,2026
The Nishi-Nippon City Bank, Ltd.	500	0.52%	Apr. 24,2023	Mar. 31,2026
Nippon Life Insurance Company	500	0.36%	Sep. 30,2020	Mar. 31,2026
Resona Bank, Limited.	1,000	0.39%	Apr. 22,2021	Apr. 22,2026
Aozora Bank, Ltd.	500	0.72%	Apr. 24,2018	Apr. 24,2026
Sumitomo Mitsui Banking Corporation	2,000	0.75%	Aug. 31,2022	May. 29,2026
Mizuho Bank, Ltd.	1,000	0.75%	Aug. 31,2022	May. 29,2026
Sumitomo Mitsui Trust Bank, Limited	1,000	0.75%	Aug. 31,2022	May. 29,2026
Resona Bank, Limited.	500	0.39%	May. 31,2021	May. 29,2026
MUFG Bank, Ltd.	3,000	0.70%	Mar. 1,2023	Aug. 31,2026
Sumitomo Mitsui Trust Bank, Limited	2,000	0.55%	Aug. 31,2022	Aug. 31,2026
Mizuho Bank, Ltd.	1,000	0.36%	Sep. 2,2019	Aug. 31,2026
Development Bank of Japan Inc.	1,000	0.33%	Aug. 30,2019	Aug. 31,2026
The Nishi-Nippon City Bank, Ltd.	1,000	0.41%	Aug. 31,2020	Aug. 31,2026
The 77 Bank, Ltd.	500	0.31%	Aug. 30,2019	Aug. 31,2026
Nippon Life Insurance Company	500	0.40%	Apr. 23,2021	Sep. 18,2026
Mitsui Sumitomo Insurance Company, Limited	500	0.39%	Sep. 30,2020	Sep. 30,2026
Sumitomo Mitsui Banking Corporation	5,500	0.50%	Feb. 28,2023	Nov. 30,2026
Sumitomo Mitsui Trust Bank, Limited	1,000	0.42%	Dec. 24,2021	Dec. 24,2026
MUFG Bank, Ltd.	1,000	0.40%	Dec. 25,2020	Dec. 25,2026
Resona Bank, Limited.	500	0.56%	Dec. 26,2019	Dec. 25,2026
The Bank of Fukuoka, Ltd.	500	0.56%	Dec. 26,2019	Dec. 25,2026
Mizuho Bank, Ltd.	500	0.50%	Jan. 19,2022	Jan. 19,2027
The Bank of Fukuoka, Ltd.	1,000	0.51%	Jan. 31,2022	Jan. 29,2027
The Norinchukin Bank	3,000	0.38%	Feb. 28,2020	Feb. 26,2027
Sumitomo Mitsui Trust Bank, Limited	1,500	0.59%	Aug. 31,2022	Feb. 26,2027
The Ashikaga Bank, Ltd.	1,000	0.63%	Apr. 22,2022	Apr. 22,2027
Aozora Bank, Ltd.	500	0.45%	Dec. 24,2021	Jun. 24,2027
SUMITOMO LIFE INSURANCE COMPANY	500	0.59%	Dec. 26,2019	Jun. 25,2027
The Bank of Fukuoka, Ltd.	1,000	0.55%	Jan. 31,2022	Jul. 30,2027
MUFG Bank, Ltd.	3,000	0.84%	Mar. 1,2023	Aug. 31,2027
Sumitomo Mitsui Trust Bank, Limited	1,500	0.63%	Aug. 31,2022	Aug. 31,2027
Sumitomo Mitsui Trust Bank, Limited	1,000	0.84%	Feb. 28,2023	Aug. 31,2027
Resona Bank, Limited.	1,000	-(Note1)	Aug. 31,2023	Aug. 31,2027
Resona Bank, Limited.	500	0.48%	Aug. 31,2020	Aug. 31,2027
The Norinchukin Bank	1,500	0.38%	Aug. 30,2019	Aug. 31,2027
The Nishi-Nippon City Bank, Ltd.	1,500	0.48%	Aug. 31,2020	Aug. 31,2027
SUMITOMO LIFE INSURANCE COMPANY	500	0.38%	Aug. 30,2019	Aug. 31,2027
The Dai-ichi Life Insurance Company, Limited	500	0.56%	Feb. 28,2022	Aug. 31,2027
Development Bank of Japan Inc.	1,000	0.43%	Mar. 12,2020	Sep. 10,2027
Sumitomo Mitsui Trust Bank, Limited	1,000	0.74%	Sep. 30,2022	Sep. 30,2027
MUFG Bank, Ltd.	1,500	0.50%	Apr. 13,2021	Oct. 13,2027
Mizuho Bank, Ltd.	1,000	0.63%	Dec. 26,2019	Dec. 24,2027
Mizuho Bank, Ltd.	1,000	0.47%	Jan. 19,2021	Jan. 19,2028
Mizuho Bank, Ltd.	1,000	0.55%	Feb. 26,2021	Jan. 19,2028
Mizuho Bank, Ltd.	500	0.99%	Jan. 19,2023	Jan. 19,2028
Sumitomo Mitsui Trust Bank, Limited	1,500	0.99%	Jan. 19,2023	Jan. 19,2028

Fixed

Development Bank of Japan Inc.	500	0.47%	Jan. 19,2021	Jan. 19,2028
Resona Bank, Limited.	1,000	0.91%	Mar. 1,2023	Feb. 29,2028
The Ashikaga Bank, Ltd.	1,000	0.91%	Mar. 1,2023	Feb. 29,2028
Development Bank of Japan Inc.	1,500	0.91%	Mar. 1,2023	Mar. 1,2028
MUFG Bank, Ltd.	1,500	0.53%	Mar. 31,2021	Mar. 31,2028
Sumitomo Mitsui Banking Corporation	1,500	0.54%	Apr. 9,2021	Apr. 7,2028
Sumitomo Mitsui Banking Corporation	1,500	0.51%	Oct. 11,2019	Apr. 11,2028
Aozora Bank, Ltd.	1,000	0.71%	Apr. 11,2022	Apr. 11,2028
Mizuho Bank, Ltd.	1,500	0.51%	Oct. 17,2019	Apr. 17,2028
Sumitomo Mitsui Trust Bank, Limited	1,000	0.84%	Aug. 31,2023	May. 31,2028
MUFG Bank, Ltd.	1,000	0.99%	Mar. 1,2023	Aug. 31,2028
SBI Shinsei Bank, Limited	1,000	0.53%	Aug. 31,2020	Aug. 31,2028
The 77 Bank, Ltd.	1,000	0.54%	Aug. 31,2020	Aug. 31,2028
Nippon Life Insurance Company	1,000	0.76%	May. 31,2023	Aug. 31,2028
Mitsui Sumitomo Insurance Company, Limited	1,500	0.59%	Oct. 29,2021	Oct. 31,2028
Mizuho Bank, Ltd.	2,000	1.07%	Feb. 28,2023	Feb. 28,2029
Mizuho Bank, Ltd.	1,000	1.07%	Mar. 1,2023	Feb. 28,2029
Development Bank of Japan Inc.	3,000	0.71%	Feb. 28,2022	Feb. 28,2029
Mizuho Trust & Banking co., Ltd.	1,000	1.07%	Feb. 28,2023	Feb. 28,2029
Mizuho Trust & Banking co., Ltd.	1,000	1.07%	Mar. 1,2023	Feb. 28,2029
Aozora Bank, Ltd.	1,000	1.07%	Mar. 1,2023	Feb. 28,2029
Mizuho Bank, Ltd.	1,000	0.82%	Apr. 11,2022	Apr. 11,2029
Aozora Bank, Ltd.	1,500	0.59%	Apr. 23,2021	Apr. 23,2029
Mizuho Bank, Ltd.	500	1.02%	Aug. 31,2023	Aug. 31,2029
Mizuho Bank, Ltd.	1,500	1.23%	Mar. 1,2023	Feb. 28,2030
Sumitomo Mitsui Banking Corporation	1,000	1.23%	Mar. 1,2023	Feb. 28,2030
MUFG Bank, Ltd.	500	0.79%	Feb. 28,2022	Feb. 28,2030
Mizuho Bank, Ltd.	3,500	1.07%	Apr. 12,2023	Mar. 29,2030
Mizuho Bank, Ltd.	1,500	0.90%	Apr. 11,2022	Apr. 11,2030
MUFG Bank, Ltd.	2,000	0.92%	Apr. 13,2022	Apr. 12,2030
Sumitomo Mitsui Banking Corporation	1,000	0.65%	Dec. 24,2021	Jun. 24,2030
Sumitomo Mitsui Banking Corporation	1,500	0.76%	Jan. 19,2022	Jul. 19,2030
Mizuho Bank, Ltd.	2,500	1.18%	Aug. 31,2023	Aug. 30,2030
Mizuho Bank, Ltd.	1,000	0.62%	Aug. 31,2021	Aug. 30,2030
Mizuho Bank, Ltd.	500	0.63%	Aug. 30,2021	Aug. 30,2030
MUFG Bank, Ltd.	1,500	1.18%	Aug. 31,2023	Aug. 30,2030
Sumitomo Mitsui Banking Corporation	2,000	0.98%	Apr. 28,2022	Oct. 28,2030
Mizuho Bank, Ltd.	1,500	0.66%	Aug. 31,2021	Feb. 28,2031
Mizuho Bank, Ltd.	1,500	0.98%	Apr. 11,2022	Apr. 11,2031
Total	200,500			

Fixed

Fixed

Issue	Balance at end of period	Interest rate	Issue date	Maturity date
13th unsecured investment corporation bonds	3,000	0.17%	Feb. 25,2021	Feb. 22,2024
16th unsecured investment corporation bonds	1,000	0.11%	Feb. 21,2022	Feb. 28,2025
6th unsecured investment corporation bonds	1,000	1.07%	Feb. 26,2015	Feb. 26,2027
18th unsecured investment corporation bonds	2,000	0.42%	Jun. 20,2022	Feb. 29,2028
19th unsecured investment corporation bonds	3,000	0.79%	Feb. 17,2023	Feb. 28,2029

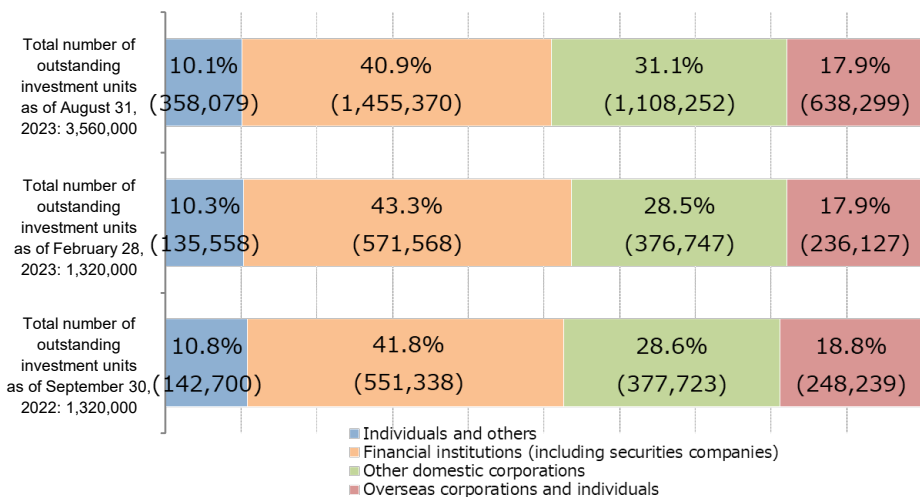
Investors

Top 10 Unitholders (Total Number of Outstanding Investment Units: 3,560,000)

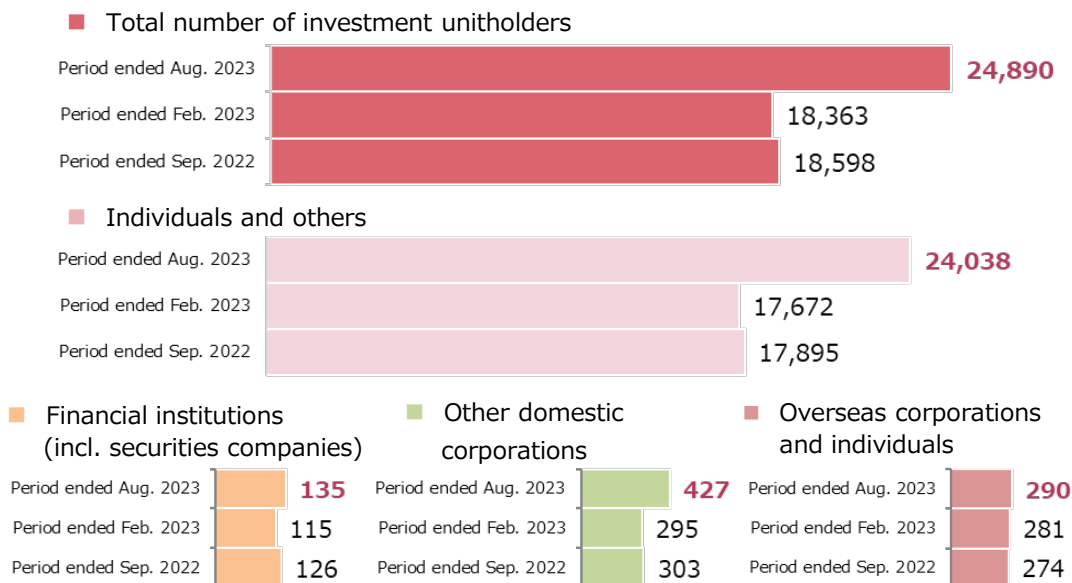
(As of Aug. 31, 2023)

Unitholders	Number of units held	Ownership ratio
MORI TRUST Holdings, Inc.	1,038,700	29.2%
Custody Bank of Japan, Ltd.(Trust accounts)	698,860	19.6%
The Master Trust Bank of Japan, Ltd. (trust account)	370,818	10.4%
The Nomura Trust and Banking Co., Ltd. (investment trust)	125,790	3.5%
SSBTC CLIENT OMNIBUS ACCOUNT	47,321	1.3%
STATE STREET BANK WEST CLIENT - TREATY 505234	43,615	1.2%
JP MORGAN CHASE BANK 385781	34,546	1.0%
LEGAL + GENERAL ASSURANCE PENSIONS MANAGEMENT LIMITED	32,401	0.9%
JP MORGAN CHASE BANK 385771	31,845	0.9%
STATE STREET BANK AND TRUST COMPANY FOR DWS RREEF REAL ASSETS FUND	28,960	0.8%
Total of top 10 unitholders	2,452,856	68.9%

Changes in Investment Unitholder Ratio by Owner (End of Each Fiscal Period)

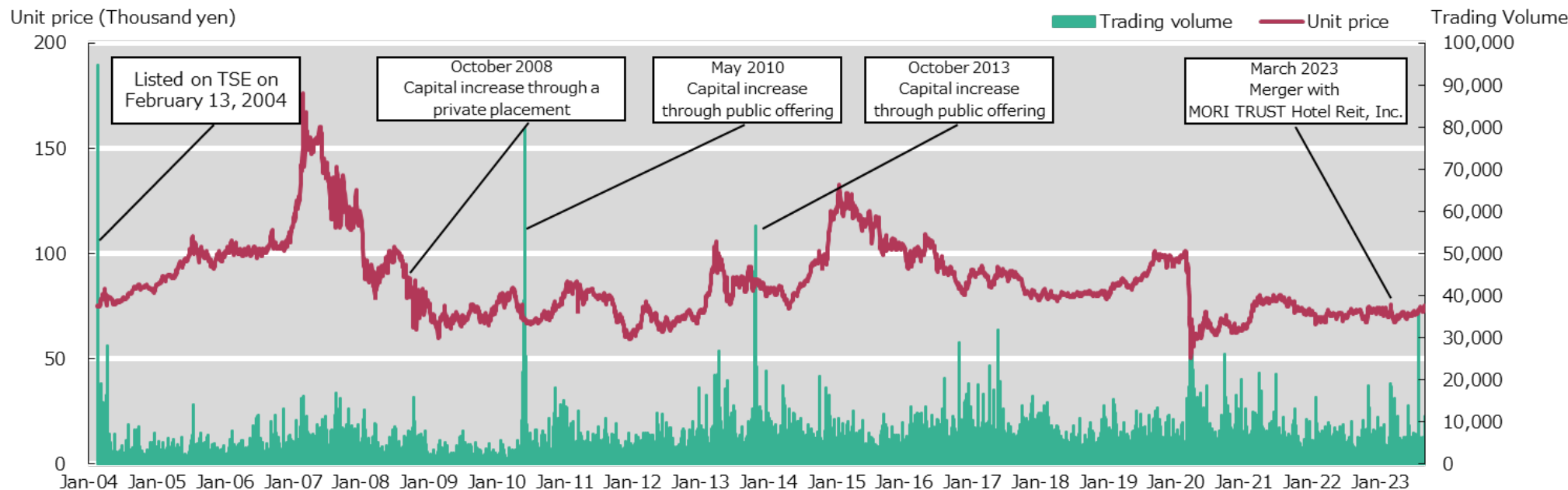


Changes in Number of Investment Unitholders by Owner (End of Each Fiscal Period)



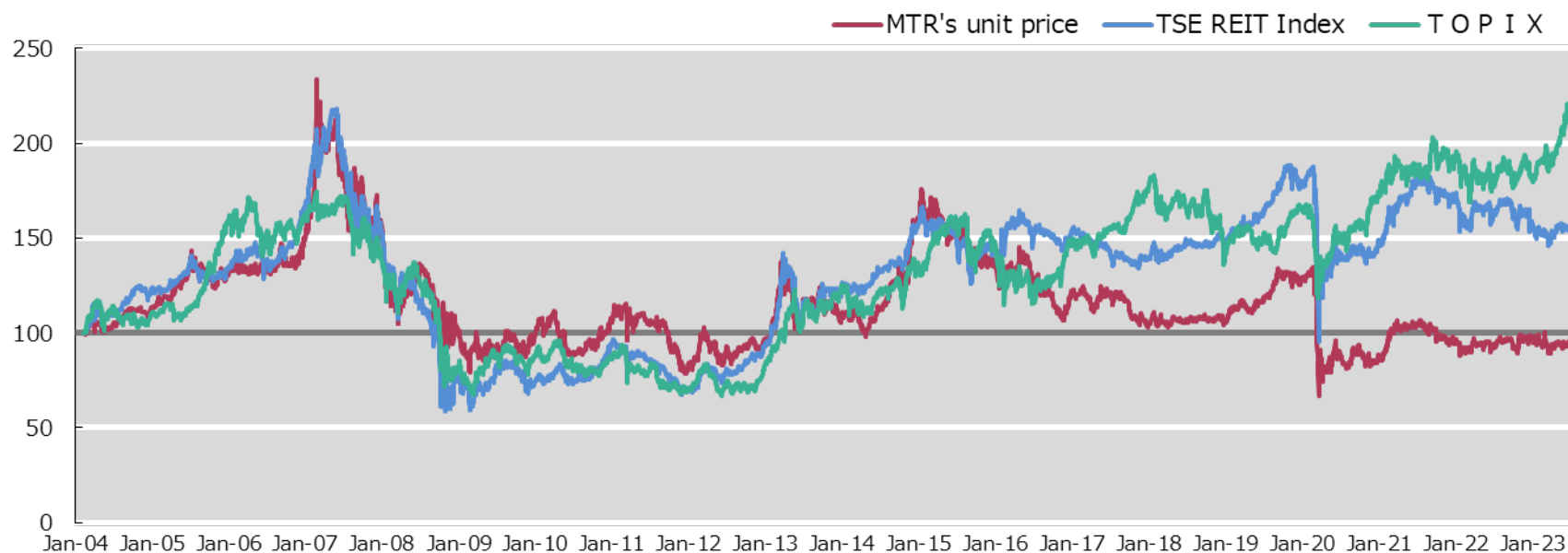
Changes in Unit Prices

Closing Unit Price and Trading Volume (February 13, 2004 to August 31, 2023)



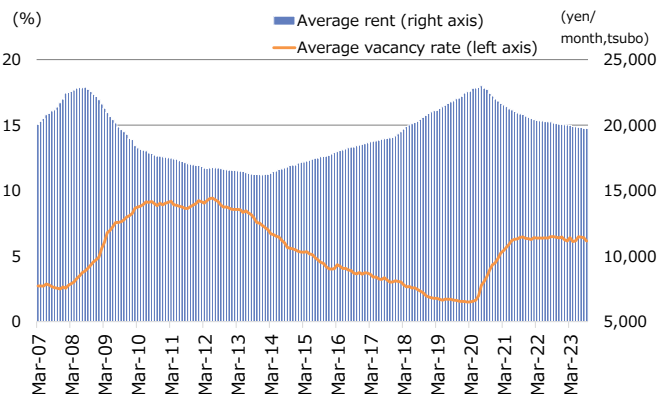
*Unit price and trading volume take into account the split of investment units (at the ratio of 1 to 5 units) on April 1, 2014, and of investment units (at the ratio of 1 to 2 units) on March 1, 2023, and figures prior to March 1, 2023 are revised accordingly.

Comparative Performance of Closing Unit Price (February 13, 2004 to August 31, 2023)



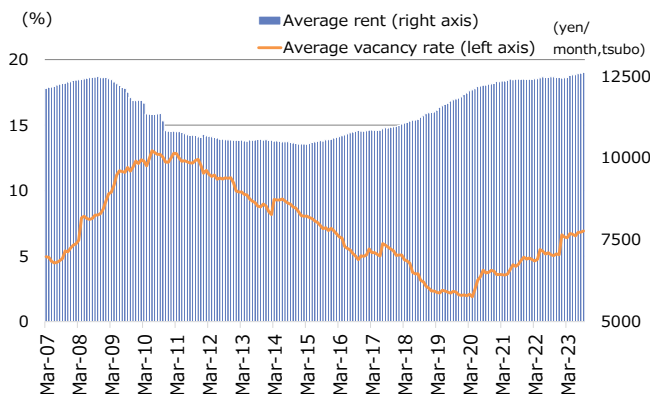
Changes in Vacancy Rate and Rent per Unit in Major Cities

Tokyo Business Districts



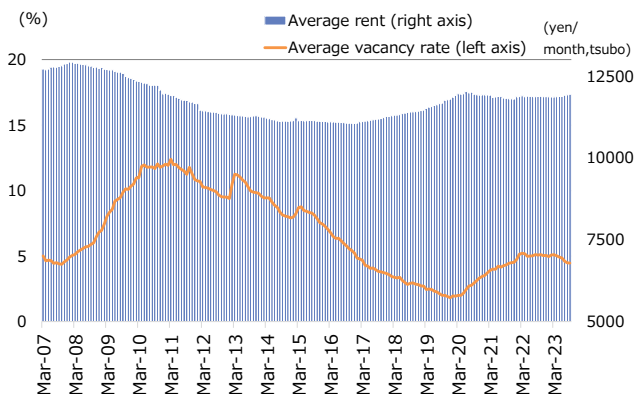
Tokyo business districts : Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, and Shibuya-ku

Yokohama Business Districts



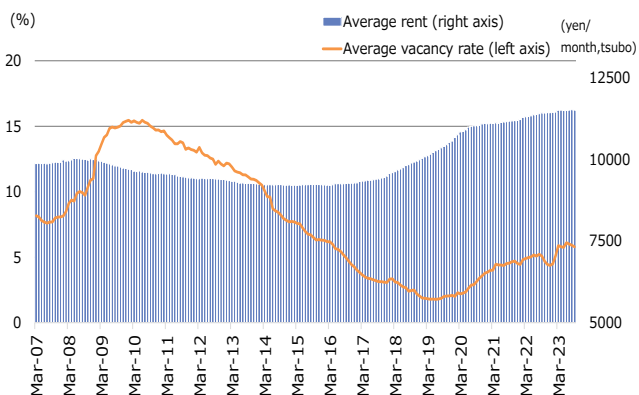
Yokohama business districts : Kannai, Yokohama Station, Shin-Yokohama, and Minato Mirai 21

Osaka Business Districts



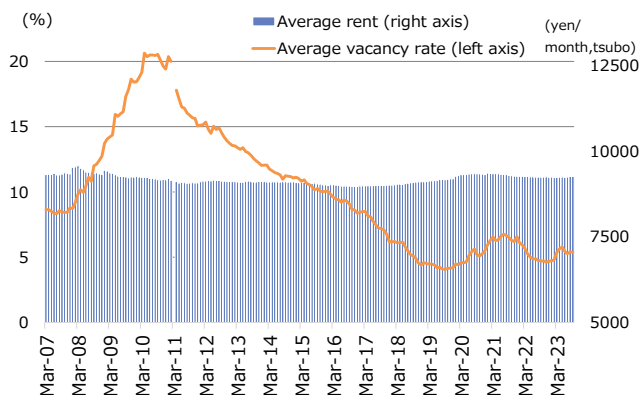
Osaka business districts : Umeda, Minami-Morimachi, Yodoyabashi and Honmachi, Senba, Shinsaibashi and Namba, and Shin-Osaka

Fukuoka Business Districts



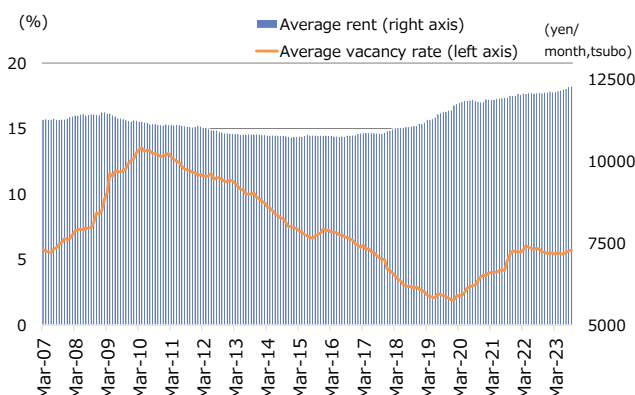
Fukuoka business districts : Akasaka Daimyo, Tenjin, Yakuin and Watanabe Dori, Gion and Gofukumachi, Hakata Station front, Hakata Station East and South

Sendai Business Districts



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

Nagoya Business Districts

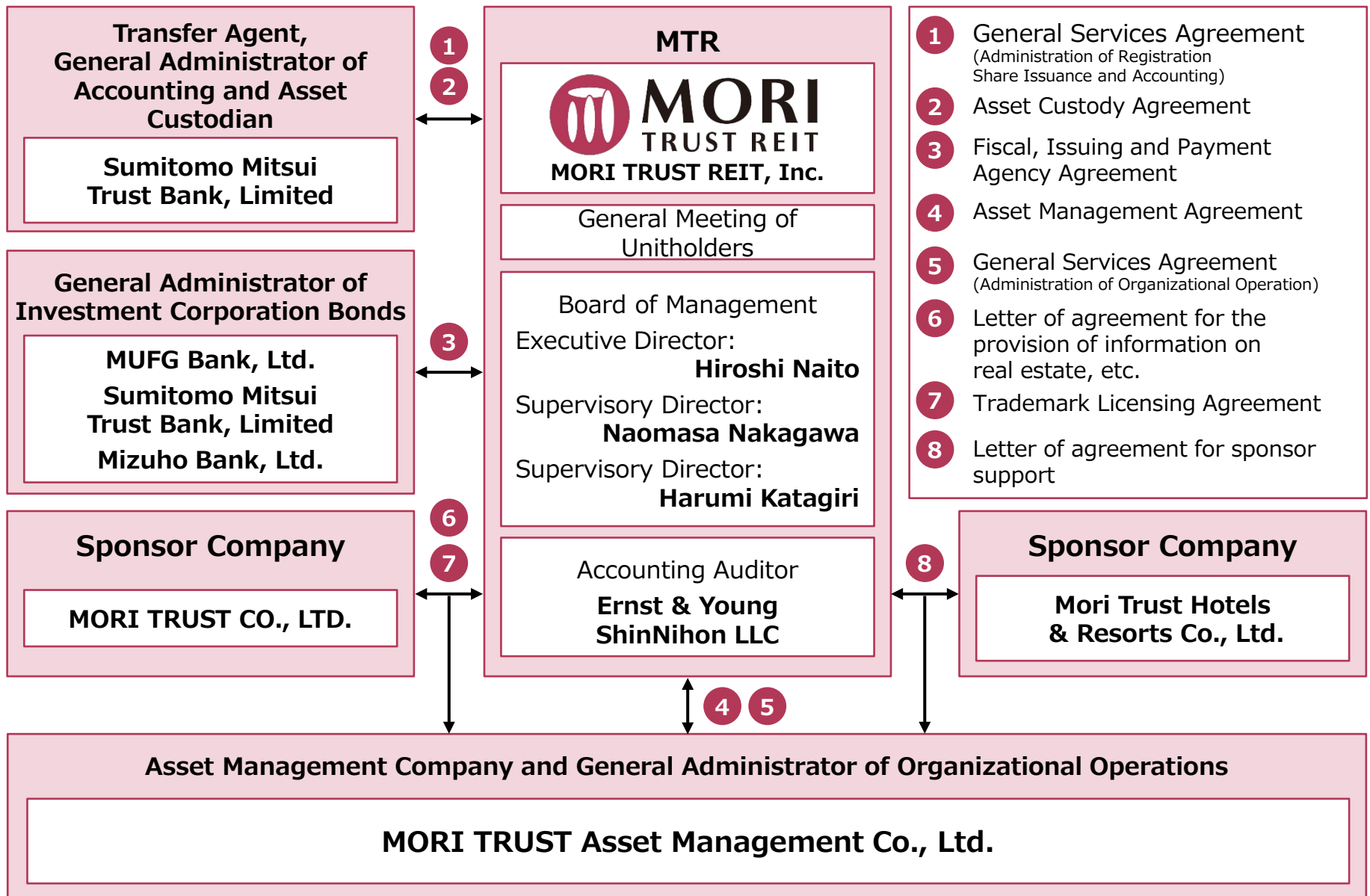


Nagoya business districts : Meieki, Fushimi, Sakae, and Marunouchi

Asset Management Company Remuneration Methods (After March 1, 2023)

	Agreement	Calculation rate for remuneration	Calculation method
Remuneration Method 1	For each operation period, the average amount of the total appraisal value of assets at the end of the settlement period under review and the total appraisal value of assets at the end of the previous settlement period shall be multiplied by up to 0.2%, being the percentage determined by the Board of Management meeting, multiplied by one half.	0.15% (Note 1)	(Total appraisal value of assets at relevant fiscal period-end + Total appraisal value of assets at prior fiscal period-end) ÷ 2 x 0.15% x 1/2
Remuneration Method 2	The amount shall be derived by multiplying the result of dividing profit before deducting Management fee 2 in each business period by the total number of investment units outstanding in each Accounting Period (rounded off to the nearest yen) by the rate of up to 0.0012% determined by the Board of Directors. Profit before Management fee 2 is the amount derived by adding amortization of goodwill to and subtracting gains on negative goodwill incurred from profit before income taxes calculated pursuant to corporate accounting standards generally deemed fair and appropriate in Japan (before subtracting Management fee 2 and non-deductible consumption tax and other dues applicable to Management fee 2), after adding the total amount of any loss carried forward.	0.0006% (Note 2)	Profit per unit x Profit x 0.0006%
Remuneration Method 3	In the event MTR acquires specified assets stipulated in the agreement, the rate of remuneration shall be a set percentage of the acquisition price of each property (excluding consumption tax, local consumption tax and transaction-related expenses), as listed below. - For acquisitions up to ¥15 billion, remuneration is 0.4% of the amount - For acquisitions from ¥15 billion to ¥30 billion, remuneration is 0.1% of the amount - For acquisitions above ¥30 billion, remuneration is 0.05% of the amount	Refer to left column	Total amount of the acquisition price percentage listed in the left column
Remuneration Method 4	In the event MTR transfers specified assets stipulated in its agreement, the rate of remuneration shall be 0.05% of the transfer amount of each asset transferred (excluding consumption tax, local consumption tax and transaction-related expenses).	Refer to left column	Transfer amount x 0.05%

Organization Chart



Notes (1)

Figures are rounded down to the nearest unit unless otherwise specified in this information package. However, percentages (%) are rounded off.

Property names are sometimes indicated using the following abbreviations.

- Tokyo Shiodome Building : Shiodome
- Kamiyacho Trust Tower : Kamiyacho
- Sendai MT Building : Sendai
- Shin-Yokohama TECH Building : Shin-Yokohama
- Shangri-La Tokyo : Shangri-La or SL
- Hilton Odawara Resort & Spa : Hilton Odawara or HO
- Courtyard by Marriott Tokyo Station : Courtyard Tokyo or CYT
- Courtyard by Marriott Shin-Osaka Station : Courtyard Shin-Osaka or CYO
- Hotel Sunroute Plaza Shinjuku : Sunroute
- Shinbashi Ekimae MTR Building : Shinbashi

P.3

- (1) Asset size is the total acquisition price. The same applies thereafter.
- (2) For the properties that adopt the master lease contract with the system of linking rental revenue with rents under the sublease contract or the master lease contract of the pass-through type, the occupancy rate calculated based on the occupancy rate under the sublease contract is stated. The same applies thereafter.
- (3) Unrealized profit is the difference between total appraisal value at the end of the fiscal period and total book value at the end of the fiscal period.
- (4) $\text{NOI yield} = \text{NOI for the 43rd FP (annualized)} / \text{Total acquisition price}$
- (5) $\text{Yield after depreciation} = \text{Real estate rental income after depreciation for the 43rd FP (annualized)} / \text{Total acquisition price}$
- (6) The average interest rate at the end of the fiscal period is indicated starting from the fiscal period ended August 2023.
- (7) $\text{NAV per unit} = (\text{Year-end net asset value} + \text{Unrealized profit and loss} - \text{Total distribution}) \div \text{Number of investment units issued}$

P.4

- (1) The occupancy rate for each asset, such as real estate, is the percentage of the total rented area out of the total rentable area. The same applies thereafter.
- (2) A master lease agreement, under which rent income is linked to rents under sublease agreements, has been used for the office and store sections, and a master lease agreement specifying a fixed rent has been used for the hotel section of Tokyo Shiodome Building. Therefore, the numbers in parentheses of the occupancy rates of the properties, represent occupancy rates based on sublease agreements for the office and store section and occupancy rates based on the master lease agreement for the hotel section. The same applies thereafter.
- (3) "4 properties with variable rents" are Shangri-La, Hilton Odawara, the Courtyard Tokyo and Courtyard Shin-Osaka, all of which have variable rents. The same applies thereafter.

P.5

- (1) Average daily rate (ADR) represents the average unit price of guestrooms, including service charges. RevPAR (revenue per available room) represents the accommodation revenue per room for the total number of guestrooms available for sale, including service charges. The same applies thereafter.

Notes (2)

P.10

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

P.15

- (1) Central Tokyo refers to Chiyoda-ku, Chuo-ku, Minato-ku, Shinagawa-ku, Shibuya-ku and Shinjuku-ku
- (2) Other (metropolitan area, ordinance-designated cities, etc.) refers to metropolitan area (Tokyo (excluding central Tokyo) , Kanagawa, Chiba and Saitama) and ordinance-designated cities, etc.
- (3) Major cities across Japan refers to 23 wards of Tokyo and government ordinance-designated cities
- (4) "Famous tourist sites" indicates areas with appealing culture, tourism resources, etc. that already have the capacity to attract tourists or are expected to have the capacity to attract tourists in the future.
- (5) Asset size of each year refers to that as of the end of the fiscal period ended in March for MTR and that as of the end of the fiscal period ended in February for MTH.
- (6) Before the Merger refers to the time as of the end of the fiscal period ended in February 2023 for MTR and MTH.
- (7) After the Merger refers to the time as of March 1, 2023.

P.18

- (1) In the "Changes in number of inbound (vs.2019)" chart, For the July and August 2023 values for the West, since the U.S., Canada, Mexico, U.K., France, Germany, Italy, Spain, Russia, and Scandinavia have only disclosed estimates as of October 11, 2023, the comparisons with July and August 2019 are calculated based on the total of these estimates and the total of the results for the same countries and regions in July and August 2019.
- (2) In the "Changes in number of inbound (vs.2019)" chart, For the July and August 2023 values for Asia (excluding China), since South Korea, Taiwan, Hong Kong, Thailand, Singapore, Malaysia, Indonesia, the Philippines, Vietnam, and India have only disclosed estimates as of October 11, 2023, the comparisons with July and August 2019 are calculated based on the total of these estimates and the total of the results for the same countries in July and August 2019. In the Middle East regions, since the aggregation criteria differ in 2019 and 2023, calculation of the comparisons with July and August 2019 has been omitted.
- (3) In the "Scope for Rent Increases at Four Hotel Properties with Variable Rent" chart, the performance for the fiscal period ended February 2020 for the four hotel properties with variable rent indicates the total obtained by adding the actual rent for the three hotel properties with variable rent other than the Hilton Odawara for the fiscal period ended February 2020 and the assumed rent if the Hilton Odawara, which was acquired on September 2, 2019, had been owned from the beginning of the fiscal period ended February 2020 (September 1, 2019) (hereinafter referred to as the "Hilton Odawara assumed rent for the fiscal period ended February 2020"). The performance for the fiscal period ended August 2019 indicates the total obtained by adding the actual rent for the three hotel properties with variable rent other than the Hilton Odawara for the fiscal period ended August 2019 and the Hilton Odawara assumed rent for the fiscal period ended February 2020.

P.21

- (1) LTV as of March 1, 2023 is calculated by dividing a sum of the total interest-bearing debts above by the total assets as of March 1, 2023.

P.28

- (1) International brand hotels refer to Shangri-La Tokyo, Hilton Odawara Resort & Spa, Courtyard by Marriott Tokyo Station and Courtyard by Marriott Shin-Osaka Station. Conrad Tokyo housed in the Tokyo Shiodome Building is not included in international brand hotels as the category of multi-use properties is determined based on their main use.

P.29

- (1) The picture of Tokyo World Gate Akasaka is a conceptual drawing at the time completion, and may be different from the actual result.

Notes (3)

P.36

- (1) For the July and August 2023 values for the West, since the U.S., Canada, Mexico, U.K., France, Germany, Italy, Spain, Russia, and Scandinavia have only disclosed estimates as of October 11, 2023, the comparisons with July and August 2019 are calculated based on the total of these estimates and the total of the results for the same countries and regions in July and August 2019.
- (2) For the July and August 2023 values for Asia (excluding China), since South Korea, Taiwan, Hong Kong, Thailand, Singapore, Malaysia, Indonesia, the Philippines, Vietnam, and India have only disclosed estimates as of October 11, 2023, the comparisons with July and August 2019 are calculated based on the total of these estimates and the total of the results for the same countries in July and August 2019. In the Middle East regions, since the aggregation criteria differ in 2019 and 2023, calculation of the comparisons with July and August 2019 has been omitted.

p.37

- (1) Base month (period) for rent represents the month (period) used as the base for calculating rent. Indicators for respective hotels (Occupancy rate, ADR and RevPAR) show the relevant values of respective hotels for each base month for rent.
The indicators of SL and HO are not disclosed, however, as no consent to disclosure has been obtained from the end tenant. The base month for rent is the month four months prior to the rent recording month for SL, and the month three months prior to the rent recording month for CYT and CYO, respectively. For HO, the base period for calculation of rent, which for the 13th FP of MTH corresponds to the period from January 2021 to December 2021, and which for the 43rd FP corresponds to the period from January 2022 to December 2022, is used.
- (2) Rent recording month represents the month for which MTR records rent revenues. Rent indicates the rent for each rent recording month. Rent shows the actual value for each property, rounded down to the nearest million yen. The same applies thereafter.
As a result of the partial transfer of CYT conducted on August 31, 2021, the rent and the difference from the minimum guaranteed rent of CYT recorded on or after September 1, 2021 are the amount equivalent to 94.5% quasi-co-ownership interest in the trust beneficiary interest owned by MTR. The same applies thereafter.
As a result of the partial transfer of CYT conducted on August 31, 2022, the rent and the difference from the minimum guaranteed rent of CYT recorded on or after September 1, 2022 are the amount equivalent to 93.5% quasi-co-ownership interest in the trust beneficiary interest owned by MTR. The same applies thereafter.
- (3) At CYT, since there is the difference (shortfall) of 274 million yen between the total amount of rent for the period from October 2021 to September 2022 and the minimum annual guaranteed rent, 251 million yen (out of this amount, the amount equivalent to 94.5% quasi-co-ownership interest in the trust beneficiary interest owned by MORI TRUST REIT is 237 million yen.) was added to the rent for the 13th fiscal period of MTH and also 22 million yen (out of this amount, the amount equivalent to 93.5% quasi-co-ownership interest in the trust beneficiary interest owned by MORI TRUST REIT is 21 million yen.) will be added to the rent for the 14th fiscal period of MTH separately.
- (4) At CYO, since there is the difference (shortfall) of 412 million yen between the total amount of rent for the period from October 2021 to September 2022 and the minimum annual guaranteed rent, 378 million yen was added to the rent for the 13th fiscal period of MTH and also 34 million yen will be added to the rent for the 14th fiscal period of MTH separately.

P.38

- (1) Base month (period) for rent represents the month (period) used as the base for calculating rent. Indicators for respective hotels (Occupancy rate, ADR and RevPAR) show the relevant values of respective hotels for each base month for rent.
The indicators of SL and HO are not disclosed, however, as no consent to disclosure has been obtained from the end tenant. The base month for rent is the month four months prior to the rent recording month for SL, and the month three months prior to the rent recording month for CYT and CYO, respectively. For HO, the base period for calculation of rent, which for the 14th FP of MTH corresponds to the period from July 2021 to June 2022, and which for the 43rd FP corresponds to the period from January 2022 to December 2022, is used.

Notes (4)

P.48

- (1) Acquisition price and leasable area indicate the figures corresponding to the quasi-co-ownership interest owned by MTR. For details, please view “Financial Summary (REIT) for Fiscal Period Ended August 31, 2023” published on October 20, 2023. The same applies thereafter.
- (2) The completion of construction for, of each building of Hilton Odawara Resort & Spa, the main buildings for business use (the main facility, bade facility and sports facility) is stated. The completion of construction for the chapel, the other main building for business use, is October 2004.
- (3) The real estate in trust associated with Frespo Inage is only land, and the building is not included.

P.49

- (1) Kamiyacho Trust Tower was additionally acquired on March 1, 2023. The figures in brackets are obtained by deducting the amount equivalent to the additionally acquired from the appraisal value of the portfolio properties at the end of fiscal period ended August 2023.
- (2) Sendai MT Building was additionally acquired on August 31, 2023 (90,845/300,000 co-ownership interest). Furthermore, we plan to additionally acquire 90,845/300,000 co-ownership interest on February 29, 2024, respectively. For the details of acquisition of Sendai MT Building, please see the release of MTR, “Notice of Sale of Asset (Shinbashi Ekimae MTR Building) and Acquisition and Lease of Asset (Sendai MT Building)” dated July 28, 2022.
- (3) For Frespo Inage, the direct reduction method is not adopted, and the terminal cap rate have not been established.
- (4) Since one-third of the co-ownership interest in Shinbashi Ekimae MTR Building was sold on August 31, 2023, the co-ownership interest owned by MTR is one-thirds. The decrease in the book value and appraisal value at the end of the fiscal period compared with the previous fiscal period is due to the difference that occurred as a result of selling the co-ownership interest.
- (5) Richi Appraisal: Richi Appraisal Institute, Japan Real Estate: Japan Real Estate Institute, Daiwa Real Estate: Daiwa Real Estate Appraisal Co., Ltd., Chuo-Nittochi: Chuo-Nittochi Solutions Co., Ltd.

P.50

- (1) The total occupancy rate is based on assets, such as real estate, held by MTR as of the end of each fiscal period. If the result of rounding is 100.0%, however, the rate is indicated as 99.9% by rounding down the second decimal place to the nearest first decimal place.
- (2) A master lease agreement, under which rent income is linked to the rents for joint management units, is used for Kamiyacho Trust Tower, and the number in parentheses of the occupancy rate of the property is the occupancy rate of the entire joint management units.
- (3) Regarding the office portion of the Kioicho Building, MTR leases the building portion of the Kioicho Building from a fiduciary trust company under a master lease agreement and subleases it to tenants. For the residential section, MTR enters into a pass-through master lease agreement. The occupancy rates stated above are those under the sublease agreement for the office portion and the master lease agreement for the residential portion. The figure in brackets for the occupancy rate of the building is the occupancy rate based on the sublease agreements of the office and residential portions of the building.
- (4) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Sendai MT Building, and the figure in brackets for the occupancy rate of the building is the occupancy rate based on the sublease agreement.
- (5) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Osaki MT Building, and the figure in brackets for the occupancy rate of the building is the occupancy rate based on the sublease agreement.
- (6) The agreement used for the Midosuji MTR Building is the master lease pass-through model, and the occupancy rate in brackets for the building is that based on the sublease agreement.
- (7) MTR leases the land and building of Hiroo MTR Building, Tenjin Prime and SHIBUYA FLAG from a fiduciary trust company under a master lease agreement and subleases it to tenants. The occupancy rates of the above properties are for those under the sublease agreements.
- (8) The numbers in parentheses of subtotal and total occupancy rates represent occupancy rates based on sublease agreements for Kioicho Building, Osaki MT Building, Sendai MT Building and Midosuji MTR Building and the occupancy rate calculated based on the occupancy rate of the entire joint management units for Kamiyacho Trust Tower.

Notes (5)

P.51~54

- (1) The Tokyo Shiodome Building is a co-owned building and the floor area of 71,806.84m² is calculated by multiplying MTR's co-owned interest (ratio of 375,178/1,000,000) with the total floor space.
- (2) The building of Kamiyacho Trust Tower is sectionally owned and the building area indicated is the total floor area of one building. The floor area for exclusive use owned by the trust fiduciary having MTR as the only trust beneficiary is 7,595.44 m².
- (3) MTR has acquired sectional ownership of the Kioicho Building. The total floor space stated is the total floor space for the portion of one building that represents the sectional ownership. The exclusive portion of the floor space owned by a fiduciary of the trust in which MTR is the sole beneficiary is 24,598.85 m².
- (4) The Sendai MT Building is a co-owned building, and the floor area of 13,003.41m² is calculated by multiplying MTR's co-owned interest (ratio of 90,845/300,000) with the total floor space.
- (5) The Osaki MT Building is a co-owned building, and the floor area of 24,495.21m² is calculated by multiplying MTR's co-owned interest (ratio of 907,880/1,000,000) with the total floor space.
- (6) Probable Maximum Loss (PML) refers to the expected maximum loss ratio caused by an earthquake based on a loss confidence value of 90%. The expected maximum-level earthquake refers to an earthquake that occurs once every 50 years with a 10% excess-probability. This means that an earthquake of this magnitude statistically occurs once every 475 years.
- (7) The rental revenues and property-related expenses of ON Building ,SHIBUYA FLAG and Kohnan Sagamihara-Nishihashimoto are not disclosed because tenants' consent to disclosure has not been obtained.
- (8) NOI earnings yield is calculated by converting NOI in the fiscal period ended September 2022 to an annual basis.
- (9) Shangri-La Tokyo is a unit ownership building, but the area of the entire building of MARUNOUCHI TRUST TOWER MAIN and MARUNOUCHI TRUST TOWER NORTH is stated. The floor area of the exclusive element owned by the trustee with MTR as the sole beneficiary is 22,300.31 m² (area written in the registration book).
- (10) The grand total of total floor area for the entire buildings of the Hilton Odawara Resort & Spa is stated. The floor area of the exclusive element owned by the trustee with MTR as the sole beneficiary (50/100) is 25,302.83 m²
- (11) Courtyard by Marriott Tokyo Station is a unit ownership building, and the total floor area of the entire building of KYOBASHI TRUST TOWER is stated. The floor area of the exclusive element owned by the trustee with MTR is 5,502.63 m² (area written in the registration book). The quasi-co-ownership interest in the Courtyard by Marriott Tokyo Station owned by MTR is 93.5%.
- (12) Courtyard by Marriott Shin-Osaka Station is a co-owned building. The interest in the Courtyard by Marriott Shin-Osaka Station owned by MTR is 74%.
- (13) The floor area of Frespo Inage is the area of the real estate trust associated with the real estate trust's beneficiary rights.
- (14) This is a co-owned building, and the area that is obtained by multiplying the above area by MTR's co-owned interest (1/3) is 2,606.81 m².
- (15) Portfolio PML is calculated by assuming an earthquake with an epicenter close to Tokyo's Minato Ward out of multiple earthquake scenarios.

P.55

- (1) In properties with trust beneficiary rights, it is classified as a "Leasing directly to tenants" if MTR conclude sublease contracts directly with tenants after an owner, which is the fiduciary trust company and lessor, and MTR, which is the trust beneficiary and lessee, conclude a master lease contract.
- (2) Along with fixed annual rent, the total amount of property tax and city planning tax equivalent amount and casualty insurance equivalent amount is paid as variable rent.
- (3) The rent received from subtenant by tenant etc.
- (4) The amount calculated by multiplying the total income generated from these joint management units by the ownership shares based on the exclusively owned area owned by MTR.
- (5) The system in which 25 floors from the sixth to the 30th floors of Kamiyacho Trust Tower are designated as joint management units. Each unit owner signs a lease agreement with MORI TRUST CO., LTD., designating the unit owner as the lessor and MORI TRUST CO., LTD. as the lessee, and the lessee subleases each floor as a joint management unit.

Notes (6)

P.57

(1) Based on the loan agreements, interests were accrued excluding the first day of the borrowing period. Thus, no interest was incurred for the fiscal period ended August 31, 2023.

P.58

(1) Due to conducting a 2-for-1 split of investment units with February 28, 2023, as the record date and March 1, 2023, as the effective issue date, the total amount of outstanding investment units following the split was 2,640,000, and in addition, in conducting the merger, MTR allotted and delivered 1.84 MTR investment units per 1 MTH investment unit owned on March 1, 2023, and due to the issuing of 920,000 new investment units, the total number of outstanding investment units became 3,560,000.

P.61

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

(2) At a Board of Management meeting held on January 26, 2023, it was decided that the calculation rate for remuneration in the rate stated above will be reduced.

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