

Summary of Financial Results
for the Fiscal Period Ended December 31, 2023 (REIT)

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 URL: <https://www.nippon-reit.com/>
 Listed Stock Exchange: Tokyo Stock Exchange
 Securities Code: 3296
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Supplementary materials for the financial results: Yes

Investor conference for the financial results: Yes (for analysts and institutional investors, in Japanese)

(Amount of less than one million yen is omitted)

1. Financial Results for the Fiscal Period Ended December 31, 2023 (July 1, 2023 – December 31, 2023)

(1) Operating Results

(Description of % is indicated as the change rate compared with the prior period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Yen in millions	%	Yen in millions	%	Yen in millions	%	Yen in millions	%
For the fiscal period ended								
December 31, 2023	8,828	(0.4)	4,705	6.0	3,984	5.6	3,983	5.6
June 30, 2023	8,865	3.7	4,440	(0.0)	3,772	(0.1)	3,771	(0.1)

	Net Income per Unit	Return on Equity	Return on Assets	Ordinary Income to Operating Revenues
	Yen	%	%	%
For the fiscal period ended				
December 31, 2023	8,854	3.1	1.4	45.1
June 30, 2023	8,381	2.9	1.4	42.6

(2) Distributions

	Cash Distributions per Unit (excluding cash distributions in excess of earnings per unit)	Total Cash Distributions (excluding cash distributions in excess of earnings)	Cash Distributions in Excess of Earnings per Unit	Total Cash Distributions in Excess of Earnings	Payout Ratio	Cash Distributions Ratio to Net Assets
	Yen	Yen in millions	Yen	Yen in millions	%	%
For the fiscal period ended						
December 31, 2023	8,854	3,983	-	-	100.0	3.1
June 30, 2023	8,381	3,770	-	-	100.0	2.9

(3) Financial Position

	Total Assets	Total Net Assets	Equity Ratio	Net Assets per Unit
	Yen in millions	Yen in millions	%	Yen
For the fiscal period ended				
December 31, 2023	275,462	130,605	47.4	290,280
June 30, 2023	275,414	130,392	47.3	289,807

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at End of Period
	Yen in millions	Yen in millions	Yen in millions	Yen in millions
For the fiscal period ended				
December 31, 2023	5,386	(5,653)	(3,763)	16,119
June 30, 2023	8,101	(1,503)	(3,769)	20,150

2. Forecast of management status for the Fiscal Period Ending June 30, 2024 (from January 1, 2024 to June 30, 2024) and the Fiscal Period Ending December 31, 2024 (from July 1, 2024 to December 31, 2024)

	Operating Revenues		Operating Income		Ordinary Income		Net Income		Cash Distributions per Unit (excluding excess of earnings per Unit)	Cash Distributions in Excess of Earnings per Unit
	Yen in millions	%	Yen in millions	%	Yen in millions	%	Yen in millions	%	Yen	Yen
For the fiscal period ending										
June 30, 2024	8,894	0.8	4,700	(0.1)	3,964	(0.5)	3,964	(0.5)	8,810	-
December 31, 2024	8,781	(1.3)	4,669	(0.7)	3,905	(1.5)	3,904	(1.5)	8,678	-

(Description of % is indicated as the change rate compared with the prior period)

(Reference) (Forecasted Net Income / Forecasted Number of Investment Units at end of the period)

Forecasted Net Income per unit for the fiscal period ending June 30, 2024: 8,810 yen

Forecasted Net Income per unit for the fiscal period ending December 31, 2024: 8,678 yen

* Others

(1) Changes in accounting policies, changes in accounting estimates and retrospective restatement

(a) Changes in accounting policies due to revisions to accounting standards and other regulations: None

(b) Changes in accounting policies due to reasons other than above (a): None

(c) Changes in accounting estimates: None

(d) Retrospective restatement: None

(2) Number of investment units issued and outstanding

(a) Number of investment units issued and outstanding, including treasury units:

As of December 31, 2023 449,930 units As of June 30, 2023 449,930 units

(b) Number of investment treasury units:

As of December 31, 2023 0 unit As of June 30, 2023 0 unit

* The Status of Statutory Audit

This summary of financial results is not subject to audit procedures by certified public accountant or audit firm.

* Special matters

Forward-looking statements contained in this material are based on the information that NIPPON REIT has obtained as of the date hereof and certain assumptions that NIPPON REIT believes reasonable and the actual management status, etc. may significantly differ due to various reasons. In addition, the forecast is not a guarantee of the amount of distributions. For details of the assumptions underlying forecast of management status, please refer to the "Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2024 (from January 1, 2024 to June 30, 2024) and Fiscal Period Ending December 2024 (from July 1, 2024 to December 31, 2024)" on page 8.

This document is the English language translation of the Japanese announcement of the financial statements ("Kessan Tanshin") and is provided solely for information purposes. There is no assurance as to the accuracy of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail.

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1. Management Status

(1) Management Status

I. Overview of the Fiscal Period ended December 31, 2023

A. Brief History of NIPPON REIT

NIPPON REIT was established on September 8, 2010 by Polaris Investment Advisors K.K. (now SBI REIT Advisors Co., Ltd. (hereafter referred to as the "Asset Management Company")) as the founder under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended). Registration with the Kanto Local Finance Bureau was completed on October 26, 2010 (registration number 72, filed with the Director of the Kanto Local Finance Bureau).

NIPPON REIT issued new investment units through a public offering (144,200 units) on April 23, 2014 as the payment date and listed on the J-REIT section of the Tokyo Stock Exchange (securities code: 3296) on April 24.

Furthermore, NIPPON REIT issued investment units through public offerings in February 2015, July 2015 and July 2018 and third-party allotments in March 2015, July 2015 and July 2018, and the total number of investment units issued and outstanding as of the end of the current period (December 31, 2023) is 449,930 units.

B. Investment Environment and Management Performance

(i) Investment Environment

The Japanese economy during the current period (the fiscal period ended December 31, 2023) saw a decrease of 0.7% (an annual decrease of 2.9%) in the real GDP growth rate (second preliminary figures) for the period from July to September 2023 compared to the previous period. Currently, corporate profits have been at high levels as a whole, reflecting a moderate increase in capital expenditure and a moderate improvement in the employment and income situation while downward pressure has been exerted by the slowdown in the pace of recovery in overseas economies. Business conditions are showing signs of recovery and capital expenditure plan for fiscal 2023 are expected to increase according to the Bank of Japan Tankan Survey (December 2023) and the Business Outlook Survey (October to December 2023). Looking at individual indicators, the consumer spending is also increasing gradually, despite being affected by inflation, amid the moderate improvement in the employment and income situation as a whole. As for the outlook, gradual growth in Japanese economy is expected to continue partly due to the effects of various policy measures while it is necessary to pay attention to the risk of downward pressure on the economy caused by a downturn in overseas economies, such as the effect of tightening of monetary policy on a global basis as well as concerns about the outlook for the Chinese economy. It is necessary to keep a close watch on the effects of inflation, situations in the Middle East, and movements in financial and capital markets.

In the office properties leasing market, the vacancy rate as of the end of December 2023 in Tokyo's five central wards (Chiyoda, Chuo, Minato, Shinjuku and Shibuya wards) announced by Miki Shoji Co., Ltd., was 6.03%, down 0.44% from the same month last year. Moreover, the average rent in the same area as of the end of December 2023 was 19,748 yen per tsubo, down 1.55% from the same month last year while it increased for the first time in 41 months by 0.11% compared to the previous month, and a recovery in demand can be expected as the supply of new office buildings in 2024 is limited compared to 2023.

In terms of the residential properties leasing market, while the situation remains generally stable for both occupancy rate and rent level mainly in the Tokyo metropolitan area, it is necessary to keep a close watch on supply and demand conditions in the residential leasing properties in each metropolitan areas, as it tends to be affected by the working environment and changes in revenues of individuals, changes in working style, such as remote working, the demographic migration and supply conditions in the residential leasing properties.

In the leasing market of retail properties which is affected by the retail industry, as the government promoted transition to the new stage of post-pandemic, we saw a 5.3% year-on-year increase in total retail sales announced by the Ministry of Economy, Trade and Industry in the current commercial statistics for November 2023 amid the normalization of economic activity. Sales at pharmaceuticals and cosmetics stores, automobile stores, mechanical equipment stores, food and beverage stores, other retailers, fuel stores and apparel stores were steady and showed 3.9%, 11.3%, 11.0%, 5.8%, 3.7%, 2.9% and 0.6% year-on-year increase, respectively.

(ii) Management Performance

a. External Growth

NIPPON REIT owned 105 properties (with a total acquisition amounts of 252,654 million yen) and two equity interests in two silent partnership (investment amount 80 million yen, nine real estate-backed properties) as of the end of the fiscal period ended June 2023.

During the fiscal period under review (fiscal period ended December 2023) NIPPON REIT acquired 6 properties and transferred 1 property as follows, as a part of the asset replacement.

Transaction	Property Number	Property name	Transfer price or Acquisition price (Yen in millions) (Note)	Transaction date
Acquisition	B-45	Muse Ryogoku II	630	July 14, 2023
Acquisition	B-46	Minami-Horie apartment Cielo	805	July 14, 2023
Acquisition	B-47	Minami-Horie apartment Grande	770	July 14, 2023
Acquisition	B-48	Minami-Horie apartment Rio	250	July 14, 2023
Acquisition	B-49	Plowland Horita	1,375	July 14, 2023
Acquisition	B-50	Nasic Nozomigaoka	695	July 14, 2023
Transfer	B-6	Seam Dwell Tsutsui	835	December 27, 2023

(Note) The transfer prices and the acquisition price represent amount of consideration stated in the transfer agreements of each of the trust beneficiary interests in real estate. The transfer prices and the acquisition prices do not include expenses related to the transfer or the acquisition, consumption taxes and local consumption taxes. Furthermore, the transfer price and the acquisition price of less than one million yen is omitted.

As a result, the portfolio as of the end of the current period consisted of 61 office properties (Note 1) with a total acquisition amount of 180,330 million yen, 47 residential properties (Note 2) with a total acquisition amount of 68,033 million yen and two retail properties (Note 3) with a total acquisition amount of 8,120 million yen, totaling 110 properties with a total acquisition amount of 256,484 million yen, and one equity interest in a silent partnership (Note 4) (with a total investment amount of 30 million yen and total of three real estate-backed properties) with a total leased area of 309,329.18m² and 97.9% of average occupancy rate.

(Note 1) "Office Properties" refer to an office building whose primary use is the office. The same shall apply hereinafter.

(Note 2) "Residential Properties" refer to a rental housing whose primary use is a residence (including a dormitory, a company-rented-house and a service apartment which an operator rents all of or a significant portion of). The same shall apply hereinafter.

(Note 3) "Retail Properties" refer to real estate consisting of commercial tenants (merchandise sales, food and drink/service industry, amusement facilities, etc.) as the main tenant. The same shall apply hereinafter.

(Note 4) Each of the trust beneficiary interests in real estate of assets under management (three properties) of equity interest in a silent partnership were transferred to NIPPON REIT on January 29, 2024.

b. Internal Growth

NIPPON REIT emphasizes operational management that maintains and increases the portfolio's asset value and actively reaches out to new and existing tenants with business activities while strengthening relations with existing tenants, implementing measures that boost the competitiveness of properties in light of tenant needs and the features of each property. Through such efforts were kept to be done, the portfolio occupancy rate was maintained at a high level of 97.9% as of the end of the current period.

C. Procurement of Funds

(i) Borrowings and Repayments

In order to prepare funds for repayment of long-term loans due on August 21, 2023 (total 9,900 million yen), the

long-term borrowings of total 9,900 million yen on the same day were implemented as the loans due. As a result, the balance of interest-bearing debt as of December 31, 2023 was 132,620 million yen and the ratio of interest-bearing debt to total assets (LTV) was 48.1%.

(ii) Credit Rating

NIPPON REIT's credit rating as of today is indicated below.

Credit Rating Agency	Rating type	Rating outlook
Japan Credit Rating Agency, Ltd.	Long-term issuer rating: A+	Positive
Rating and Investment Information, Inc.	Issuer rating: A+	Stable

D. Overview of Business Performance and Distributions

As the result of the operations described above, business performance in the current period generated operating revenues of 8,828 million yen, operating income of 4,705 million yen, ordinary income of 3,984 million yen and net income of 3,983 million yen.

Concerning distributions, NIPPON REIT decided to distribute 3,983,680,220 yen, cash distributions per unit of 8,854 yen. which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding, 449,930 units, for which the special provisions for taxation on investment corporations (Article 67-15 of the Special Taxation Measure Act of Japan) can be applied, and within the limits that does not exceed the unappropriated retained earnings and shall minimize the unitholders' expense pertaining to income taxes.

II. Outlook for the Next Fiscal Period

Future Management Policy and Challenges to Address

A. Management Policy

With the corporate policy of "untiringly pursuing the best interest of NIPPON REIT's unitholders", NIPPON REIT plans to engage in the following measures to maximize unitholders' value through flexible and timely investment, also seek the best interest of unitholders by utilizing the features of a diversified REIT and focus on the growth of potential and stability of revenues.

B. External Growth Strategy

In order to diversify risk by combining assets with different revenue features while considering the future trends of the Japanese economy and real estate market as well as securing more appropriate investment opportunities, NIPPON REIT will invest to "three types of assets deeply rooted in the Japanese society (office, residence and retail)". Furthermore, NIPPON REIT will focus on middle-sized office properties located in Tokyo central area as its main target of investment in consideration of the balance of supply and demand, and effectively will construct a diversified portfolio by also investing in residential properties and retail properties.

In order to facilitate external growth, NIPPON REIT stands on the Asset Management Company's own property business network and also utilizes real estate investment networks of sponsors which are SBI Financial Services, the main sponsor, Cushman & Wakefield Asset Management K.K. (hereafter referred to as "Cushman,") the sub-sponsor and other sponsor companies including Agility Asset Advisers Inc. Assisted by those sponsors' powers, NIPPON REIT will increase its asset size through property acquisitions mainly transacted on a negotiation basis with third parties.

Furthermore, regarding property acquisitions from third parties, NIPPON REIT will be under consideration to utilize warehousing function as interim ownership vehicles provided by SBI Group through arrangement by SBI Securities Co., Ltd. a wholly owned subsidiary of SBI Financial Services and sponsors' managed bridge funds as interim ownership vehicles, who may participate in those vehicles. Such consideration comes from our investment strategy to avoid loss of opportunities for acquisitions and aim to realize growth opportunities as much as possible.

C. Internal Growth Strategy

NIPPON REIT will manage assets to maintain and increase the competitiveness of the portfolio and of individual properties reflecting their own features. For the purpose of the management, NIPPON REIT utilizes the Asset Management Company and its officers and employees who have unique networks and expertise nurtured at sponsor companies. NIPPON REIT plans to improve its earnings power and maintain the occupancy rate of the portfolio by selecting Property Management companies that are the most suitable for individual properties and establishing appropriate management and operation scheme.

By utilizing companies selected through appropriate process as consignee for the Property Management operations and Building Management operations in order to achieve efficient and value-added management operation and improve satisfaction of tenants, NIPPON REIT plans to maintain and increase the value of assets under management by delivering effective and deliberate repairs, which are considered in term of construction works' priority and cost optimization with sufficient attention to renovation and cost performance, upon sufficient judgment of performance effectiveness, as well as the daily management operations.

Furthermore, regarding leasing plans for offices, new asking rent for potential tenants and renewed rent for existing tenants will be set with reference to various data, etc. provided by Cushman, and agile leasing activities will be implemented in line with the effective operational-policy for new potential tenants.

D. Financial Strategy

NIPPON REIT's basic policy for its financial strategy is to conduct fund procurement in a diversified and well-balanced manner in order to establish a stable financial foundation over the medium to long term.

Regarding interest-bearing debt, the targeted ceiling of LTV is set at 60%. NIPPON REIT's LTV as of the end of the current period was 48.1% and the current policy is to keep the LTV level between 45% and 55%.

With regard to lenders, NIPPON REIT will maintain a strong bank formation centering on the loan syndicate group as of the end of the current period.

III. Significant Subsequent Events

A. Acquisition of Properties

NIPPON REIT acquired trust beneficially interests in real estate as described below.

Property name	Location	Acquisition date	Acquisition price (million yen) (Note)	Seller
30 Sankyo Building	Shinjuku ward, Tokyo	January 29, 2024	1,840	Godo Kaisha NRT Growth 18
St. Lake Celeb Daikancho	Nagoya, Aichi		962	
Belle Face Kawaharadori	Nagoya, Aichi		860	
Total			3,662	—

(Note) The acquisition prices represent amount of consideration stated in the transfer agreements of the trust beneficiary interests in real estate. The acquisition price does not include expenses related to the acquisition (includes the amount NIPPON REIT paid as consideration for the succession of the status of the buyer), consumption taxes and local tax. Furthermore, the acquisition price of less than one million yen is omitted.

B. Transfer of Properties

NIPPON REIT transferred one trust beneficially interest in real estate as described below.

Property name	Location	Transfer date	Transfer price (million yen) (Note 1)	Book value (million yen) (Note 2)	Buyer
Sannomiya First Building	Kobe, Hyogo	January 19, 2024	1,730	1,422	Not disclosed (Note 3)

(Note 1) The transfer price represents amount of consideration stated in the transfer agreement of the trust beneficiary interests in real estate. The transfer price does not include expenses related to the acquisition (includes the amount NIPPON REIT paid as consideration for the succession of the status of the buyer), consumption taxes and local tax. Furthermore, the transfer price of less than one million yen is omitted.

(Note 2) Book value as of December 31, 2023 is described, rounded down to the nearest million yen.

(Note 3) Not disclosed because consent has not been obtained from the buyer.

C. Borrowing of Funds

NIPPON REIT borrowed funds on January 29, 2024, as below based on the commitment line agreement dated December 27, 2019, for use as a part of funds for acquisition of the property described in "A. Acquisition of Properties" above.

Lender	Amount (Yen in millions)	Interest rate	Fix/ Floating	Repayment due date	Repayment method
Co-financing group with MUFG Bank, Ltd. and Mizuho Bank, Ltd. as arrangers (Note 1)	1,500	Interest rate of base rate plus 0.45% (Note 2)	Floating	January 29, 2025	Lump-sum payment at maturity (Note 3)

(Note 1) The co-financing group consists of MUFG Bank, Ltd. and Mizuho Bank, Ltd.

(Note 2) The first interest payment date shall be February 20, 2024, and the subsequent interest payment date shall be the 20th day or every month (if the date is not a business day, then it shall be the next business day.) and the principal repayment date. The base rate applicable to the interest payable on an interest payment date shall be JBA one-month Japanese Yen TIBOR announced two business days prior to the interest payment date immediately preceding the respective interest payment date (borrowing execution date for the first interest payment). In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement.

(Note 3) NIPPON REIT can make early repayment of the loan, in whole or in part, if it gives prior written notice and other certain terms and conditions are met by the repayment date.

D. Additional Information

NIPPON REIT decided to acquire one trust beneficially interest in real estate and concluded a transfer agreement of the trust beneficiary interests in real estate on December 21, 2023 as described below.

Property name	Location	Scheduled acquisition date	Acquisition price (million yen) (Note 1)	Seller
Street Life (Leasehold land)	Sendai, Miyagi	March 29, 2024	1,990	Jinushi Financial Advisors Inc.

(Note 1) The acquisition prices represent amount of consideration stated in the transfer agreement of the trust beneficiary interests in real estate. The acquisition price does not include expenses related to the acquisition (includes the amount NIPPON REIT paid as consideration for the succession of the status of the buyer), consumption taxes and local tax. Furthermore, the acquisition price of less than one million yen is omitted.

(Note 2) The purchase and sell agreement related to this property falls under the forward commitment, etc. stipulated in "Comprehensive Supervisory Guidelines for Financial Instruments Business Operators, etc." issued by the Financial Services Agency (the forward commitment, etc. refers to a purchase or sale agreement with delivery date of one month or more after the conclusion of agreement, and other agreements similar thereto; the same shall apply hereinafter). The Asset Management Company has concluded the agreement in accordance with internal rules on forward commitment. In addition, the purchase and sell agreement of this property stipulates that in the event of the other party's breach of its obligations under the agreement, the cancellation upon notice may be effected. In such event, the canceller may request the other party to pay a penalty equivalent to 20% of the scheduled transfer price.

IV. Forecast of Management Status

The forecast of management status for the fiscal period ending June 2024 (January 1, 2024 to June 30, 2024) and the fiscal period ending December 2024 (July 1, 2024 to December 31, 2024) are as follows. For details of the assumptions underlying forecast of management status, please refer to "Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2024 (January 1, 2024 to June 30, 2024) and Fiscal Period Ending December 2024 (July 1, 2024 to December 31, 2024)" hereinafter described.

Fiscal period ending June 2024 (January 1, 2024 to June 30, 2024)

Operating revenues	8,894 million yen
Operating income	4,700 million yen
Ordinary income	3,964 million yen
Net income	3,964 million yen
Cash distributions per unit	8,810 yen
Cash distributions in excess of earnings per unit	0 yen

Fiscal period ending December 2024 (July 1, 2024 to December 31, 2024)

Operating revenues	8,781 million yen
Operating income	4,669 million yen
Ordinary income	3,905 million yen
Net income	3,904 million yen
Cash distributions per unit	8,678 yen
Cash distributions in excess of earnings per unit	0 yen

(Note) The above figures are calculated based on certain assumptions as of date of this summary of financial results. Actual net income, distributions, etc. may fluctuate due to changing circumstances. In addition, the figures do not guarantee the amount of distributions.

Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2024 (January 1, 2024 to June 30, 2024) and Fiscal Period Ending December 2024 (July 1, 2024 to December 31, 2024)

Item	Assumption
Calculation period	<ul style="list-style-type: none"> · Fiscal period ending June 2024 (24th fiscal period): from January 1, 2024 to June 30, 2024 (182 days) · Fiscal period ending December 2024 (25th fiscal period): from July 1, 2024 to December 31, 2024 (184 days)
Assets under management	<ul style="list-style-type: none"> · The assumption is that, based on the trust beneficiary interests in real estate and real estate held by NIPPON REIT as of today (total of 112 properties are the “acquired assets”), Street Life (Leasehold land) will be acquired on March 29, 2024. After the acquisition, there would be no change (no acquisition of new property, no disposition of portfolio property, etc.) expected until the end of the fiscal period ending December 2024. · Furthermore, there may be any changes due to acquisition of new property, or disposition of portfolio property, etc.
Operating revenues	<ul style="list-style-type: none"> · Revenues from property leasing are estimated based on the historical data and respectively taking into account such factors as market trends and property competitiveness. The total amounts of revenues from property leasing are assumed 8,662 million yen in the fiscal period ending June 2024 and 8,781 million yen in the fiscal period ending December 2024, respectively. · Gains on sales of real estate properties of 232 million yen from Sannomiya First Building will be taken into account for the fiscal period ending June 2024. · Rental revenues are based on the assumption of no delinquent or unpaid rent by tenants.
Operating expenses	<ul style="list-style-type: none"> · Property-related expense other than depreciation, which is calculated on the basis of historical data, and reflecting factors causing fluctuation in expenses, is assumed to be 2,309 million yen in the fiscal period ending June 2024 and 2,221 million yen in the fiscal period ending December 2024, respectively. · Depreciation, which is calculated using the straight-line method on the acquisition price including incidental expenses, is assumed 989 million yen in the fiscal period ending June 2024 and 1,003 million yen in the fiscal period ending December 2024, respectively. · The total amounts of property taxes and city planning taxes are assumed to be 627 million yen in the fiscal period ending June 2024 and 626 million yen in the fiscal period ending December 2024, respectively. · In general, property taxes and city planning taxes upon transactions of real estate, etc. are calculated on a pro rata basis and reimbursed at the time of acquisition with the seller, but the amount equivalent to the reimbursement is capitalized as acquisition cost rather than recognized as expenses. Accordingly, as for 4 properties scheduled to acquire in January and March 2024 property taxes and city planning taxes are not recognized as expenses in the fiscal period ending June 2024 and December 2024. Furthermore, the total amounts of property taxes and city planning taxes capitalized as acquisition cost of abovementioned assets are assumed to be 7 million yen for fiscal period ending June 2024 and 10 million yen for fiscal period ending December 2024. · Repair expenses are recognized in the necessary amount assumed on the repair plan formulated by the Asset Management Company based on engineering reports obtained for individual properties. However, as the repairs might be carried out due to unforeseeable causes, the difference in the amount depending on every fiscal period might be generally large and the repairs would not be carried out periodically, repair expenses may materially differ from the forecast. · Asset management fees are assumed 637 million yen in the fiscal period ending June 2024 and 663 million yen in the fiscal period ending December 2024, respectively. Among the asset management fees, acquisition fees are not included in the above amounts because they will be included in acquisition costs.
Non-operating expenses	<ul style="list-style-type: none"> · Interest expense and borrowing related expenses are assumed 735 million yen in the fiscal period ending June 2024 and 763 million yen in the fiscal period ending December 2024, respectively.
Loans	<ul style="list-style-type: none"> · NIPPON REIT’s outstanding balance of interest-bearing debt as of the end of the current period is 132,620 million yen. · The assumption is that all loans which will come due before the end of the fiscal period ending December 2024 (17,600 million yen) will be refinanced (including issuance of investment corporation bonds), there will be no change in the outstanding balance of interest-bearing debt. · LTV is expected to be approximately 48.9% as of June 30, 2024 and 48.9% as of December 31, 2024, respectively. · The following formula is used in the calculation of LTV. $LTV = \frac{\text{Total interest-bearing debt}}{\text{Total assets}} \times 100$
Investment units	<ul style="list-style-type: none"> · The assumption is that the number of investment units is 449,930 units which are issued and outstanding as of today, and there will be no change in the number of investment units due to issuance of new investment units, etc. until the end of the fiscal period ending December 2024.

Cash Distributions per unit	<ul style="list-style-type: none"> · Cash distributions per unit is calculated based on the assumption that the entire amount of earnings will be distributed in accordance with the cash distribution policy set forth in NIPPON REIT's Articles of Incorporation. Retained earnings carried forward will be utilized for offsetting negative impact of short-term or unexpected decline in revenue and increase in expenses and securing stable distribution level per unit. · Cash distributions per unit may vary materially due to various factors, including fluctuation in rent income accompanying future additional acquisition or disposition of real estate, etc., change in tenants and other events, incurrence of unexpected repairs and other changes in the management environment, fluctuation in interest rates or future additional issuance of new investment units and other events.
Cash Distributions in excess of earnings per unit	<ul style="list-style-type: none"> · There are no plans at this time to distribute cash in excess of earnings. · Furthermore, in case the differed gains or losses on hedges become negative, taking the effect of a deduction in net assets (as stipulated in Article 2, (2), (30), (b) of the Rules for the Calculation of the Investment Corporation) on distributions into consideration, NIPPON REIT may distribute the amount equivalent to the deduction in net assets determined by NIPPON REIT as the allowance for temporary difference.
Others	<ul style="list-style-type: none"> · The assumption is that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations of Tokyo Stock Exchange, Inc., rules of The Investment Trusts Association, Japan, etc. that will impact the forecast figures above. · The assumption is that there will be no unforeseen serious change in general economic trends and real estate market conditions, etc.

(2) Investment Risks

As there have been no significant changes in the "Investment Risks" as described in the latest Securities Registration Statement (submitted on September 28, 2023), the disclosure is omitted.

2. Financial Statements

(1) Balance Sheets

	(Yen in thousands)	
	The 22nd Fiscal Period (as of June 30, 2023)	The 23rd Fiscal Period (as of December 31, 2023)
Assets		
Current Assets		
Cash and deposits	14,095,856	10,246,577
Cash and deposits in trust	6,054,170	5,873,038
Tenant receivables	107,830	97,023
Prepaid expenses	476,632	470,471
Other current assets	11,667	12,392
Total Current Assets	20,746,157	16,699,501
Non-Current Assets		
Property, plant and equipment		
Buildings	※1 286,915	※1 287,615
Accumulated depreciation	(38,821)	(43,600)
Buildings, net	248,093	244,014
Tools, furniture and fixtures	184	1,066
Accumulated depreciation	(21)	(51)
Tools, furniture and fixtures, net	162	1,014
Buildings in trust	※1 62,188,797	※1 63,825,724
Accumulated depreciation	(13,962,298)	(14,774,534)
Buildings in trust, net	48,226,498	49,051,189
Structures in trust	234,024	236,544
Accumulated depreciation	(90,414)	(96,147)
Structures in trust, net	143,609	140,396
Machinery and equipment in trust	504,124	582,716
Accumulated depreciation	(208,249)	(230,246)
Machinery and equipment in trust, net	295,874	352,469
Tools, furniture and fixtures in trust	※1 336,331	※1 423,304
Accumulated depreciation	(164,543)	(191,852)
Tools, furniture and fixtures in trust, net	171,787	231,451
Land in trust	※2 186,153,895	※2 189,364,822
Construction in progress in trust	1,315	1,763
Total property, plant and equipment	235,241,237	239,387,121
Intangible assets		
Leasehold rights	1,256,792	1,256,792
Leasehold rights in trust	16,792,459	16,792,459
Other	3,594	3,401
Total intangible assets	18,052,847	18,052,653
Investments and other assets		
Investment securities	82,973	32,356
Lease and guarantee deposits	10,137	10,137
Long-term prepaid expenses	1,231,408	1,236,083
Deferred tax assets	27	21
Other	8,668	7,705
Total investments and other assets	1,333,216	1,286,305
Total Non-Current Assets	254,627,301	258,726,080
Deferred asset		
Investment corporation bond issuance costs	40,584	36,874
Total deferred asset	40,584	36,874
Total Assets	275,414,043	275,462,457

	(Yen in thousands)	
	The 22nd Fiscal Period (as of June 30, 2023)	The 23rd Fiscal Period (as of December 31, 2023)
Liabilities		
Current Liabilities		
Accounts payable	1,160,600	1,184,509
Long-term debt due within one year	17,650,000	17,600,000
Accrued expenses	316,821	342,274
Accrued corporation taxes	357	657
Accrued consumption taxes	239,800	41,917
Advances received	1,466,309	1,467,024
Other current liabilities	143,618	142,204
Total Current Liabilities	20,977,507	20,778,589
Long-Term Liabilities		
Investment corporation bonds	6,500,000	6,500,000
Long-term debt	108,470,000	108,520,000
Tenant security deposits	62,921	62,921
Tenant security deposits in trust	9,010,034	8,994,903
Other	678	169
Total Long-Term Liabilities	124,043,634	124,077,994
Total Liabilities	145,021,142	144,856,584
Net Assets		
Unitholders' Equity		
Unitholders' capital	126,515,601	126,515,601
Surplus		
Unappropriated retained earnings (undisposed loss)	3,877,299	4,090,271
Total Surplus	3,877,299	4,090,271
Total Unitholders' Equity	130,392,900	130,605,873
Total Net Assets	※3 130,392,900	※3 130,605,873
Total Liabilities and Net Assets	275,414,043	275,462,457

(2) Statements of Income and Retained Earnings

	(Yen in thousands)	
	The 22nd Fiscal Period (from January 1, 2023 to June 30, 2023)	The 23rd Fiscal Period (from July 1, 2023 to December 31, 2023)
Operating Revenues		
Rental revenues	※1 7,884,841	※1 7,908,806
Other revenues related to property leasing	※1 725,486	※1 723,969
Gain on sales of real estate properties	※2 251,132	※2 194,040
Dividend income	3,983	1,901
Total Operating Revenues	8,865,444	8,828,717
Operating Expenses		
Property-related expenses	※1 3,313,612	※1 3,249,261
Loss on sales of real estate properties	※2 238,026	-
Asset management fees	635,575	647,136
Asset custody fees	10,368	10,548
Administrative service fees	42,391	44,264
Directors' compensation	2,400	2,400
Independent auditors' fees	14,900	15,000
Other operating expenses	167,583	154,197
Total Operating Expenses	4,424,858	4,122,807
Operating Income	4,440,586	4,705,910
Non-Operating Revenues		
Interest income	81	87
Reversal of distributions payable	6,532	7,654
Interest on tax refund	12	-
Total Non-Operating Revenues	6,626	7,742
Non-Operating Expenses		
Interest expense	377,246	422,538
Interest expense on investment corporation bonds	23,841	23,960
Amortization of investment corporation bond issuance costs	3,709	3,709
Borrowing related expenses	270,050	278,493
Other	48	48
Total Non-Operating Expenses	674,896	728,751
Ordinary Income	3,772,316	3,984,901
Income Before Income Taxes	3,772,316	3,984,901
Income taxes - current	1,183	1,059
Income taxes - deferred	(6)	5
Total Income Taxes	1,177	1,065
Net Income	3,771,139	3,983,835
Retained Earnings Brought Forward	106,159	106,435
Retained Earnings at End of Period	3,877,299	4,090,271

(3) Statement of Change in Net Assets

The 22nd Fiscal Period (from January 1, 2023 to June 30, 2023)

(Yen in thousands)

	Unitholders' Equity				Total Net Assets
	Unitholders' capital	Surplus		Total Unitholders' Equity	
		Unappropriated retained earnings (undisposed loss)	Total Surplus		
Balance at the beginning of current period	126,515,601	3,879,722	3,879,722	130,395,324	130,395,324
Changes of items during the period					
Distributions of surplus		(3,773,562)	(3,773,562)	(3,773,562)	(3,773,562)
Net income		3,771,139	3,771,139	3,771,139	3,771,139
Total changes of items during the period	—	(2,423)	(2,423)	(2,423)	(2,423)
Balance at the end of current Period	※ 1 126,515,601	3,877,299	3,877,299	130,392,900	130,392,900

The 23rd Fiscal Period (from July 1, 2023 to December 31, 2023)

(Yen in thousands)

	Unitholders' Equity				Total Net Assets
	Unitholders' capital	Surplus		Total Unitholders' Equity	
		Unappropriated retained earnings (undisposed loss)	Total Surplus		
Balance at the beginning of current period	126,515,601	3,877,299	3,877,299	130,392,900	130,392,900
Changes of items during the period					
Distributions of surplus		(3,770,863)	(3,770,863)	(3,770,863)	(3,770,863)
Net income		3,983,835	3,983,835	3,983,835	3,983,835
Total changes of items during the period	—	212,972	212,972	212,972	212,972
Balance at the end of current Period	※ 1 126,515,601	4,090,271	4,090,271	130,605,873	130,605,873

(4) Statements of Cash Distribution

	The 22nd Fiscal Period (from January 1, 2023 to June 30, 2023)	The 23rd Fiscal Period (from July 1, 2023 to December 31, 2023)
	(Yen)	(Yen)
I Unappropriated retained earnings	3,877,299,121	4,090,271,447
II Cash distributions	3,770,863,330	3,983,680,220
(Cash distributions per unit)	(8,381)	(8,854)
III Retained earnings carried forward to the next period	106,435,791	106,591,227

Calculation method for cash distributions	<p>Based on the distribution policy set forth in Article 35, Paragraph 1 of the Articles of Incorporation of NIPPON REIT, the amount of cash distributions shall be limited to the amount of profit in excess of an amount equivalent to 90% of distributable profits, as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation.</p> <p>In consideration of this policy, NIPPON REIT decided to distribute 3,770,863,330 yen, which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding, 449,930 units, within the limits that does not exceed the unappropriated retained earnings and shall minimize the unitholders' expense pertaining to income taxes. Furthermore, NIPPON REIT does not distribute cash distributions in excess of its earnings as stipulated in Articles 35, Paragraph 2 of its Articles of Incorporation.</p>	<p>Based on the distribution policy set forth in Article 35, Paragraph 1 of the Articles of Incorporation of NIPPON REIT, the amount of cash distributions shall be limited to the amount of profit in excess of an amount equivalent to 90% of distributable profits, as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation.</p> <p>In consideration of this policy, NIPPON REIT decided to distribute 3,983,680,220 yen, which is the amount equivalent to the maximum integral multiple of the total number of investment units issued and outstanding, 449,930 units, within the limits that does not exceed the unappropriated retained earnings and shall minimize the unitholders' expense pertaining to income taxes. Furthermore, NIPPON REIT does not distribute cash distributions in excess of its earnings as stipulated in Articles 35, Paragraph 2 of its Articles of Incorporation.</p>
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(5) Statements of Cash Flows

	(Yen in thousands)	
	The 22nd Fiscal Period (from January 1, 2023 to June 30, 2023)	The 23rd Fiscal Period (from July 1, 2023 to December 31, 2023)
Cash Flows from Operating Activities		
Income before income taxes	3,772,316	3,984,901
Depreciation and amortization	1,007,847	1,015,374
Investment corporation bonds issuance expense depreciation	3,709	3,709
Loss on retirement of non-current assets	7,075	7,052
Interest income	(81)	(87)
Interest expense	401,088	446,498
(Increase) Decrease in tenant receivables	14,453	10,807
(Increase) Decrease in prepaid expenses	(13,100)	6,161
(Increase) Decrease in long-term prepaid expenses	12,002	(4,675)
Increase (Decrease) in accrued consumption taxes	160,675	(197,882)
Increase (Decrease) in accounts payable	122,607	(81,180)
Increase (Decrease) in accrued expenses	4,622	3,659
Increase (Decrease) in advances received	6,988	715
Decrease in property, plant and equipment in trust due to sale	2,988,584	630,720
Others, net	1,713	(13,966)
Subtotal	8,490,505	5,811,809
Interest income received	81	87
Interest expense paid	(388,212)	(424,705)
Income taxes refunded (paid)	(1,204)	(758)
Net Cash Provided by (Used in) Operating Activities	8,101,169	5,386,432
Cash Flows from Investing Activities		
Payments for purchases of investment Properties	(230)	(14,912)
Payments for purchases of investment properties in trust other than leasehold rights in trust	(641,425)	(5,676,628)
Payments for purchases of leasehold rights in trust	(693,320)	-
Proceeds from tenant security deposits in trust	396,345	419,504
Payments of tenant security deposits in trust	(563,433)	(430,521)
Proceeds from refund of lease and guarantee deposits	60	-
Proceeds from refund of investment securities	-	50,000
Other payments	(1,244)	(1,244)
Net Cash Provided by (Used in) Investing Activities	(1,503,248)	(5,653,802)
Cash Flows from Financing Activities		
Proceeds from long-term debt	9,100,000	9,900,000
Repayments of long-term debt	(9,100,000)	(9,900,000)
Distributions paid	(3,769,051)	(3,763,041)
Net Cash Provided by (Used in) Financing Activities	(3,769,051)	(3,763,041)
Net Change in Cash and Cash	2,828,869	(4,030,411)
Cash and Cash Equivalents at Beginning of Period	17,321,157	20,150,026
Cash and Cash Equivalents at End of Period	※¹ 20,150,026	※¹ 16,119,615

(6) Notes to the Going Concern Assumption
None

(7) Summary of Significant Accounting Policies

<p>1. Basis and Method of Valuation of Assets</p>	<p>Securities Other securities Non-marketable securities The moving average method is employed as the cost method. Equity interests in silent partnership A method in which the equivalent amount of the silent partnership is incorporated with the net amount is employed.</p>
<p>2. Method of Depreciation of Non-Current Assets</p>	<p>(1) Investment Properties Including Trust Assets Investment properties are recorded at cost, which includes the allocated purchase price and, related costs and expenses for acquisition of the trust beneficiary interests in real estate. Investment property balances are depreciated using the straight-line method over the estimated useful lives as follows: Buildings in trust, Buildings 2-64 years Structures in trust 2-45 years Machinery and equipment in trust 10 years Tools, furniture and fixtures in trust, tools, furniture and fixtures 2-15 years (2) Intangible Assets Intangible assets are amortized using the straight-line method. (3) Long-Term Prepaid Expenses Long-term prepaid expenses are amortized using the straight-line method.</p>
<p>3. Accounting Treatment for Deferred asset</p>	<p>Investment Corporation Bond Issuance Costs Investment corporation bond issuance costs are amortized using the straight-line method through to the redemption date.</p>
<p>4. Allowance for Doubtful Accounts Recognition</p>	<p>Allowance for Doubtful Accounts Allowance for doubtful accounts is provided at the amount considered sufficient to cover probable losses on collection. The amount is determined by estimating uncollectible amount based on the analysis of certain individual accounts that may not be uncollectible.</p>
<p>5. Revenue and Expense Recognition</p>	<p>(1) Revenue Recognition Major contents of performance obligations relating to revenue arising from contracts with customers of NIPPON REIT and general timing of satisfying such performance obligations (general timing of revenue recognition for the revenue recognition) are as follows: A. Sales of Real Estate Properties Revenue is recognized at the time of a purchaser of real estate property as a customer obtains control over the real estate property by satisfying delivery obligation as described in a contract regarding the sale of the real estate property. Net amount is presented as "Gain on sales of real estate properties" or "Loss on sales of real estate properties" on the Statements of Income and Retained Earnings calculated as "Revenue from transfer of real estate property" which represents consideration for the transfer of investment property by deducting "Cost of real estate property transferred" which represents the book value of the investment property transferred and "Other transfer expenses incurred" which represents other direct expenses for the transfer. B. Utility Charge Revenue Utility charge revenue is recognized depending on volume of supply of electricity, water and others to a tenant as a customer based on the lease agreement of the</p>

	<p>related property and contents of ancillary agreements.</p> <p>(2) Real Estate Taxes Property-related taxes property taxes and city planning taxes, etc. are imposed on properties on a calendar year basis. These taxes are generally changed to rental business expenses for the period, for the portion of such taxes corresponding to said period.</p> <p>In connection with the acquisition of real estate including trust beneficiary interests in real estate during the current period, NIPPON REIT included its pro rata property portion for the year in each property acquisition price and not as rental business expense.</p> <p>The amount of property taxes included in acquisition costs for properties acquired during the prior period was 1,122 thousand yen and the current period was 11,775 thousand yen.</p>
6. Method of Hedge Accounting	<p>(1) Method of Hedge Accounting Method of deferred on hedges is applied. Furthermore, for interest rate swaps that satisfy the requirements for special treatment, special treatment is applied.</p> <p>(2) Hedging instruments and hedge items Hedging instruments: Interest rate swaps Hedged items: Interest on borrowings</p> <p>(3) Hedging policy NIPPON REIT conducts derivative transactions for hedging risks provided for in the Articles of Incorporation of NIPPON REIT pursuant to the financing policy.</p> <p>(4) Method of assessing hedge effectiveness The effectiveness of hedging is assessed by the correlation between the change in aggregated amount of cash flow of the hedging instrument and the change in aggregated amount of cash flow of the hedged item. Furthermore, the assessment of hedge effectiveness for interest rate swap transactions that satisfy the requirements for special treatment is omitted.</p>
7. Cash and Cash Equivalents as Stated in the Statements of Cash Flows	<p>Cash and cash equivalents consist of cash, demand deposits, and short-term investments that are liquid, readily convertible to cash and with insignificant risk of market value fluctuation, with maturities of three months or less from the date of acquisition.</p>
8. Other Significant Matters Which Constitute the Basis for Preparation of Financial Statements	<p>(1) Accounting for Trust Beneficiary Interests in Real Estate For trust beneficial interests in real estate owned by NIPPON REIT, all accounts of assets and liabilities within the assets in trust as well as all accounts of revenue generated and expenses incurred from the assets in trust are recognized in the relevant accounts of the balance sheets and, statements of income and retained earnings.</p> <p>The following assets in trust are recognized and presented separately on the balance sheets.</p> <p>I. Cash and deposits in trust</p> <p>II. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust, leasehold rights in trust and construction in progress trust</p> <p>III. Tenant security deposits in trust</p> <p>(2) Consumption Taxes Non-deductible consumption taxes related to the acquisition of properties are treated as the cost of the applicable properties.</p>

(8) Notes to Financial Statements

(Notes to Balance Sheets)

*1 Reduction entry amount of tangible fixed assets received as governmental subsidy (Yen in thousands)

	Prior Period (As of June 30, 2023)	Current Period (As of December 31, 2023)
Buildings	3,469	3,469
Buildings in trust	287,484	287,484
Tools, furniture and fixtures in trust	262	262
Total	291,216	291,216

*2 Reduction entry amount of tangible fixed assets acquired through exchanging (Yen in thousands)

	Prior Period (As of June 30, 2023)	Current Period (As of December 31, 2023)
Lands in trust	416,596	416,596

*3. Minimum net assets as required by Article 67, Paragraph 4 of the Investment Trust Act (Yen in thousands)

	Prior Period (As of June 30, 2023)	Current Period (As of December 31, 2023)
	50,000	50,000

4. Commitment line agreement

NIPPON REIT has engaged commitment line agreement (Yen in thousands)

	Prior Period (As of June 30, 2023)	Current Period (As of December 31, 2023)
Total of maximum loan amount of commitment line agreement	3,000,000	3,000,000
Executed loan amount	—	—
Balance	3,000,000	3,000,000

(Notes to Income Statements)

*1. Rental revenues and expenses

(Yen in thousands)

	Prior Period from January 1, 2023 to June 30, 2023		Current Period from July 1, 2023 to December 31, 2023	
A. Revenues from property leasing:				
Rental revenues				
Base rents	6,772,861		6,824,808	
Common area charges	884,625		857,125	
Parking space rental revenues	227,354	7,884,841	226,871	7,908,806
Other revenues related to property leasing				
Utility charge revenue	559,524		526,116	
Others	165,961	725,486	197,853	723,969
Total revenues from property leasing		8,610,328		8,632,775
B. Property-related expenses:				
Property-related expenses				
Property management fees	510,332		516,077	
Utility expenses	551,457		503,135	
Insurance expenses	8,274		8,792	
Repair expenses	279,928		228,854	
Taxes and dues	621,340		617,100	
Depreciation	1,007,847		1,015,374	
Loss on retirement of non- current assets	7,075		7,052	
Trust fees	35,771		36,821	
Others	291,583		316,052	
Total property-related expenses		3,313,612		3,249,261
C. Income from property leasing(A-B)		5,296,715		5,383,514

*2. Breakdown of Gain or Loss on sales of real estate properties

Prior Period (from January 1, 2023 to June 30, 2023)

(Yen in thousands)

ANTEX24 Building

Revenue from transfer of real estate property	2,070,000	
Cost of real estate property transferred	1,733,504	
Other transfer expenses incurred	85,362	
Gain on sales of real estate properties		251,132

(Yen in thousands)

Imazaki Mansion N1

Revenue from transfer of real estate property	1,050,888	
Cost of real estate property transferred	1,255,080	
Other transfer expenses incurred	33,834	
Loss on sales of real estate properties		238,026

Current Period (from July 1, 2023 to December 31, 2023)

(Yen in thousands)

Seam Dwell Tsutsui

Revenue from transfer of real estate property	835,000	
Cost of real estate property transferred	630,566	
Other transfer expenses incurred	10,392	
Gain on sales of real estate properties		194,040

(Notes to Statements of Change in Net Assets)

*1. Total number of investment units authorized and number of investment units issued and outstanding

	Prior Period from January 1, 2023 to June 30, 2023	Current Period from July 1, 2023 to December 31, 2023
Number of investment units authorized	4,000,000 units	4,000,000 units
Number of investment units issued and outstanding	449,930 units	449,930 units

(Notes to Statements of Cash Flows)

*1. Reconciliation between cash and deposits and cash and deposits in trust in the balance sheets and cash and cash equivalents in the statements of cash flows (Yen in thousands)

	Prior Period from January 1, 2023 to June 30, 2023	Current Period from July 1, 2023 to December 31, 2023
Cash and deposits	14,095,856	10,246,577
Cash and deposits in trust	6,054,170	5,873,038
Cash and cash equivalents	20,150,026	16,119,615

(Notes to Lease Transactions)

Existing non-cancelable operating leases (As lessor)

Future minimum rental revenues

(Yen in thousands)

	Prior Period (As of June 30, 2023)	Current Period (As of December 31, 2023)
Due within one year	786,451	839,983
Due after one year	1,603,081	1,305,770
Total	2,389,533	2,145,753

(Notes to Financial Instruments)

1. Quantitative Information for Financial Instruments

(1) Policy for Financial Instruments Transactions

NIPPON REIT raises funds mainly through borrowings, issuance of investment corporation bonds and investment units for acquisition of investment properties, capital expenditures, renovations or repayment of bank borrowings. In financing through interest-bearing debt, NIPPON REIT raises funds with longer term, fixed-rate and well-diversified maturities to secure stable and liquid financing capacity.

NIPPON REIT enters into derivative transactions solely for the purpose of hedging interest rate fluctuation risks arising from borrowings and does not use derivative transactions for speculative purposes.

(2) Nature and Extent of Risks arising from Financial Instruments

Proceeds from borrowings and investment corporation bonds are used mainly for acquisition of investment properties, capital expenditures, renovations, operations or repayment of outstanding borrowings. These borrowings and investment corporation bonds are exposed to liquidity risks upon refinance. The floating-rate borrowings are exposed to potential risks of rising interest rates.

Bank deposits are used for investing NIPPON REIT's surplus funds. These bank deposits are exposed to credit risks such as bankruptcy of the depository financial institutions.

(3) Risk Management of Financial Instruments

Liquidity risk is managed by diversifying lending financial institutions and planning and executing diversified financing methods including financing through capital markets, such as issuance of investment corporation bonds and issuance of investment units.

Interest rate volatility risk is managed primarily by increasing the proportion of borrowings under long-term fixed rates. Derivative transactions may be entered into in order to hedge interest rate fluctuation risk. As of the end of current period, NIPPON REIT had derivatives (interest rate swap) as hedging instrument for the purpose of fixing the interest rate of floating-rate loans to avoid the interest volatility risk. The effectiveness of hedging is assessed by the correlation between the change in aggregated amount of cash flow of the hedging instrument and the change in aggregated amount of cash flow of the hedged item. Furthermore, the assessment of hedge effectiveness for interest rate swap transactions that satisfy the requirements for special treatment is omitted.

Credit risk concerning bank deposits is managed by diversifying the depositing financial institutions.

(4) Supplemental Explanation regarding Fair Value of Financial Instruments

Certain assumptions and factors are reflected in estimating the fair value of financial instruments. Different assumptions and factors could result in a different value.

2. Fair Value of Financial Instruments

Book value, fair value and difference between the two as of June 30, 2023 were as follows. Investments in partnerships (Note 2) are excluded from the table below. Disclosure of cash and deposits and cash and deposits in trust is omitted because the book value of these assets is deemed a reasonable approximation of the fair value as they are cash or with short maturities. Disclosure of tenant security deposits and tenant security deposits in trust is also omitted because they are immaterial.

(Yen in thousands)

	Book value	Fair value	Difference
(1) Long-term debt due within one year	17,650,000	17,650,400	400
(2) Investment corporation bonds	6,500,000	6,392,700	(107,300)
(3) Long-term debt	108,470,000	107,734,727	(735,272)
Total liabilities	132,620,000	131,777,827	(842,172)
(4) Derivative transactions	—	—	—

Book value, fair value and difference between the two as of December 31, 2023 were as follows. Investments in partnerships (Note 2) are excluded from the table below. Disclosure of cash and deposits and cash and deposits in trust is omitted because the book value of these assets is deemed a reasonable approximation of the fair value as they are cash or with short maturities. Disclosure of tenant security deposits and tenant security deposits in trust is also omitted because they are immaterial.

(Yen in thousands)

	Book value	Fair value	Difference
(1) Long-term debt due within one year	17,600,000	17,600,739	739
(2) Investment corporation bonds	6,500,000	6,362,700	(137,300)
(3) Long-term debt	108,520,000	107,178,909	(1,341,090)
Total liabilities	132,620,000	131,142,349	(1,477,650)
(4) Derivative transactions	—	—	—

(Note 1) Methods used to estimate the fair value of financial instruments and derivative transactions

(1) Long-term debt due within one year and (3) Long-term debt

For long-term debt with floating interest rates that reflects market interest rates within a short period of time, the book value is deemed a reasonable approximation of the fair value and there are no significant changes in NIPPON REIT's credit standing after borrowing; therefore, the book value is used as the fair value equivalent. For long-term debt with floating interest rate to which special treatment for interest rate swaps is applied, the fair value is the value calculated by discounting the sum of principal and interest, which are treated in combination with the said interest rate swap, at a reasonable rate estimated for a similar loan that is made corresponding to the remaining period. For long-term debt with fixed interest rates, their fair value is calculated based on the present value of principal and interest cash flows discounted at the current interest rate which is estimated to be applied if similar new debt is entered into.

(2) Investment corporation bonds

Calculated based on Reference Statistical Prices for OTC Bond Transactions provided by Japan Securities Dealers Association.

(4) Derivative transactions

Please refer to "(Derivative Transactions)" below.

(Note 2) Equity interests in silent partnership

Notes as stipulated in Paragraph 4 (1) of "Implementation Guidance on Disclosures about Fair Value of Financial Instruments" (ASBJ Guidance No. 19, revised on March 31, 2020) are not disclosed by applying the treatment stipulated in paragraph 24-16 of "Implementation Guidance on Accounting Standard for Fair Value Measurement" (ASBJ Guidance No. 31, revised on June 17, 2021).

The balance sheet amounts of investment in partnerships to which the above treatment is applied are 82,973 thousand yen and 32,356 thousand yen as of June 30, 2023 and December 31, 2023, respectively.

(Note 3) Redemption schedule for long-term debt and investment corporation bonds

Prior Period (June 30, 2023)

(Yen in thousands)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	—	1,000,000	—	—	1,000,000	4,500,000
Long-term debt	17,650,000	17,900,000	19,100,000	20,450,000	16,750,000	34,270,000
Total	17,650,000	18,900,000	19,100,000	20,450,000	17,750,000	38,770,000

Current Period (December 31, 2023)

(Yen in thousands)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	—	1,000,000	—	—	2,500,000	3,000,000
Long-term debt	17,600,000	17,550,000	19,400,000	20,550,000	14,600,000	36,420,000
Total	17,600,000	18,550,000	19,400,000	20,550,000	17,100,000	39,420,000

(Notes to Investment Securities)

Prior Period (As of June 30, 2023)

Based on Article 8-6-2, paragraph 3 of the Regulations on Financial Statements, note disclosures defined in item 2 of the said paragraph for equity interests in silent partnerships (Book value: 82,973 thousand yen) are omitted.

Current Period (As of December 31, 2023)

Based on Article 8-6-2, paragraph 3 of the Regulations on Financial Statements, note disclosures defined in item 2 of the said paragraph for equity interests in silent partnerships (Book value: 32,356 thousand yen) are omitted.

(Notes to Derivative Transactions)

1. Derivative transactions to which hedge accounting is not applied:

Prior Period (June 30, 2023)

Not applicable

Current Period (December 31, 2023)

Not applicable

2. Derivative transactions to which hedge accounting is applied:

Prior Period (June 30, 2023)

(Yen in thousands)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fix	Long-term debt	122,670,000	106,170,000	Note	—
	Total		122,670,000	106,170,000	—	

(Note) Since those with special treatment of interest rate swaps are treated integrally with hedged long-term debt, the market values of such are shown as included in the market value in "(1) Long-term debt due within one year and (3) Long-term debt, Financial Instruments, 2. Fair Value of Financial Instruments" above.

Current Period (December 31, 2023)

(Yen in thousands)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fix	Long-term debt	121,420,000	104,970,000	Note	—
	Total		121,420,000	104,970,000	—	

(Note) Since those with special treatment of interest rate swaps are treated integrally with hedged long-term debt, the market values of such are shown as included in the market value in "(1) Long-term debt due within one year and (3) Long-term debt, Financial Instruments, 2. Fair Value of Financial Instruments" above.

(Note on Employee Retirement Benefits)

Prior period (June 30, 2023)

Not applicable as NIPPON REIT does not have an employee retirement benefits scheme.

Current period (December 31, 2023)

Not applicable as NIPPON REIT does not have an employee retirement benefits scheme.

(Notes to Deferred Tax Accounting)

1. The significant components of deferred tax assets and liabilities:

(Yen in thousands)

	Prior Period (As of June 30, 2023)	Current Period (As of December 31, 2023)
Deferred tax assets:		
Accrued enterprise tax	27	21
Total deferred tax assets	27	21
Net deferred tax assets	27	21

2. Breakdown of main items causing significant difference between statutory income tax rate and NIPPON REIT's effective tax rate

	Prior Period (As of June 30, 2023)	Current Period (As of December 31, 2023)
Statutory tax rate	31.46%	31.46%
(Adjustments)		
Deductible cash distributions	(31.45%)	(31.45%)
Per capita inhabitant taxes	0.02%	0.02%
Others	0.00%	0.00%
Effective tax rate	0.03%	0.03%

(Notes to Equity in Income)

Prior Period (from January 1, 2023 to June 30, 2023)

Not applicable as there are no affiliated companies of NIPPON REIT.

Current Period (from July 1, 2023 to December 31, 2023)

Not applicable as there are no affiliated companies of NIPPON REIT.

(Notes to Related Party Transactions)

1. Parent company and major corporate unitholders

Prior Period (from January 1, 2023 to June 30, 2023)

Not applicable

Current Period (from July 1, 2023 to December 31, 2023)

Not applicable

2. Affiliates

Prior Period (from January 1, 2023 to June 30, 2023)

Not applicable

Current Period (from July 1, 2023 to December 31, 2023)

Not applicable

3. Companies under common control

Prior Period (from January 1, 2023 to June 30, 2023)

Not applicable

Current Period (from July 1, 2023 to December 31, 2023)

Not applicable

4. Board of Officers and major individual unitholders

Prior Period (from January 1, 2023 to June 30, 2023)

Attribute	Name	Address	Capital or investment amount (Yen in millions)	Line of business	Right to vote holding (owned) rates	Content of transaction	Transaction price (Yen in thousands)	Subjects	Balance at the end of the period (Yen in thousands)
Executive and its relatives	Toshio Sugita	—	—	Executive Officer, NIPPON REIT Investment Corporation and President & CEO, SBI REIT Advisors Co., Ltd. (Note 1)	—	Payment of Asset management fee to SBI REIT Advisors Co., Ltd. (Note 2)	664,185	—	—

(Note 1) Toshio Sugita resigned as President & CEO of SBI REIT Advisors Co., Ltd. on June 29, 2023.

(Note 2) Toshio Sugita implemented the transaction as President & CEO of third party (SBI REIT Advisors Co., Ltd.), and Asset management fee is following conditions stipulated in articles of incorporation. The amount of asset management fee is the total amount for the current period.

(Note 3) Transaction price excludes consumption tax, but Balance at the end of the period includes.

Current Period (from July 1, 2023 to December 31, 2023)

Attribute	Name	Address	Capital or investment amount (Yen in millions)	Line of business	Right to vote holding (owned) rates	Content of transaction	Transaction price (Yen in thousands)	Subjects	Balance at the end of the period (Yen in thousands)
Executive and its relatives	Yasushi Iwasa	—	—	Executive Officer, NIPPON REIT Investment Corporation and President & CEO, SBI REIT Advisors Co., Ltd.	—	Payment of Asset management fee to SBI REIT Advisors Co., Ltd. (Note 1)	700,736	Accrued expenses	177,320

(Note 1) Yasushi Iwasa implemented the transaction as President & CEO of third party (SBI REIT Advisors Co., Ltd.), and Asset management fee is following conditions stipulated in articles of incorporation. Yasushi Iwasa was appointed as Executive Officer, NIPPON REIT Investment Corporation on October 1, 2023. The amount of asset management fee is the total amount for the current period.

(Note 2) Transaction price excludes consumption tax, but Balance at the end of the period includes.

(Notes to Asset Retirement Obligation)

Prior Period (from January 1, 2023 to June 30, 2023)

Not applicable

Current Period (from July 1, 2023 to December 31, 2023)

Not applicable

(Notes to Investment Properties)

The book value, net changes in the book value and the fair value of the investment properties such as office, residential and retail properties (including the land, etc.) owned by NIPPON REIT were as follows:

(Yen in thousands)

	Prior Period from January 1, 2023 to June 30, 2023	Current Period from July 1, 2023 to December 31, 2023
Book value		
Balance at beginning of period	255,831,652	253,292,769
Change during period	(2,538,883)	4,145,241
Balance at end of period	253,292,769	257,438,011
Fair value	316,751,000	322,484,000

(Note 1) Amounts recorded in the balance sheet are figures in which accumulated depreciation is deducted from the acquisition costs.

(Note 2) Among changes in the amount of real estate for rental purposes that occurred during the prior period, the main reason for the increase was due to acquisition of MAISON NISHI MAGOME (791,000 thousand yen), and the main decrease was due to transfer of 2 properties such as ANTEX24 Building etc. (total 2,988,584 thousand yen).

(Note 3) Among changes in the amount of real estate for rental purposes that occurred during the current period, the main reason for the increase was due to acquisition of 6 properties such as Muse Ryogoku II etc. (total 4,525,000 thousand yen), and the main decrease was due to transfer of Seam Dwell Tsutsui (630,566 thousand yen).

(Note 4) The fair value is determined based on appraisal values provided by external real estate appraisers.

Profit and loss associated with real estate for rental purposes is as stated in "Notes to Income Statements."

(Notes to Revenue Recognition)

Prior Period (from January 1, 2023 to June 30, 2023)

Information on breakdown of revenues arising from contracts with customers

Information on breakdown of revenues arising from contracts with customers is presented in (Notes to Income Statements)

*1. Rental revenues and expenses and *2. Breakdown of Gain or Loss on sales of real estate properties. *1. Rental revenues and expenses include revenues relating to property leasing for which "Accounting Standards for Lease Transactions" (ASBJ Statement No. 13) is applied. Major revenues arising from contracts with customers are sales of real estate properties and utility charge revenues.

Current Period (from July 1, 2023 to December 31, 2023)

Information on breakdown of revenues arising from contracts with customers

Information on breakdown of revenues arising from contracts with customers is presented in (Notes to Income Statements)

*1. Rental revenues and expenses and *2. Breakdown of Gain or Loss on sales of real estate properties. *1. Rental revenues and expenses include revenues relating to property leasing for which "Accounting Standards for Lease Transactions" (ASBJ Statement No. 13) is applied. Major revenues arising from contracts with customers are sales of real estate properties and utility charge revenues.

(Segment and Related Information)

Segment Information

Segment information is omitted as NIPPON REIT has one segment, which is property-leasing business.

(Related Information)

Prior Period (from January 1, 2023 to June 30, 2023)

1. Information about Products and Services

Disclosure of this information is omitted as operating revenues to external customers for a single product/service category accounts for more than 90% of the operating revenues on the statements of income and retained earnings.

2. Information by Geographic Areas

(1) Operating revenues

Disclosure of this information is omitted as domestic operating revenues accounts for more than 90% of total operating revenues.

(2) Investment properties

Disclosure of this information is omitted as domestic investment properties accounts for more than 90% of the book value of the total investment properties.

3. Information on Major Customers

Disclosure of this information is omitted as there is no customer that accounts for 10% or more of the operating revenues recorded in the statements of income and retained earnings.

Current Period (from July 1, 2023 to December 31, 2023)

1. Information about Products and Services

Disclosure of this information is omitted as operating revenues to external customers for a single product/service category accounts for more than 90% of the operating revenues on the statements of income and retained earnings.

2. Information by Geographic Areas

(1) Operating revenues

Disclosure of this information is omitted as domestic operating revenues accounts for more than 90% of total operating revenues.

(2) Investment properties

Disclosure of this information is omitted as domestic investment properties accounts for more than 90% of the book value of the total investment properties.

3. Information on Major Customers

Disclosure of this information is omitted as there is no customer that accounts for 10% or more of the operating revenues recorded in the statements of income and retained earnings.

(Notes to Per Unit Information)

	Prior Period from January 1, 2023 to June 30, 2023	Current Period from July 1, 2023 to December 31, 2023
Net assets per unit	289,807 yen	290,280 yen
Net income per unit	8,381 yen	8,854 yen

(Note 1) Net income per unit is calculated by dividing net income by the weighted average (based on number of days) number of units.
Net income per unit after adjustment for residual units is not indicated because there were no residual investment units.

(Note 2) The base for the calculation of net income per unit is as follows.

	Prior Period from January 1, 2023 to June 30, 2023	Current Period from July 1, 2023 to December 31, 2023
Net income (Yen in thousands)	3,771,139	3,983,835
Amount not attributable to ordinary unitholders (Yen in thousands)	—	—
Net income attributable to ordinary unitholders (Yen in thousands)	3,771,139	3,983,835
Weighted average number of units outstanding (units)	449,930	449,930

(Notes to Significant Subsequent Events)

III. Significant Subsequent Events

A. Acquisition of Properties

NIPPON REIT acquired trust beneficially interests in real estate as described below.

Property name	Location	Acquisition date	Acquisition price (million yen) (Note)	Seller
30 Sankyo Building	Shinjuku ward, Tokyo	January 29, 2024	1,840	Godo Kaisha NRT Growth 18
St. Lake Celeb Daikancho	Nagoya, Aichi		962	
Belle Face Kawaharadori	Nagoya, Aichi		860	
Total			3,662	

(Note) The acquisition prices represent amount of consideration stated in the transfer agreements of the trust beneficiary interests in real estate. The acquisition price does not include expenses related to the acquisition (includes the amount NIPPON REIT paid as consideration for the succession of the status of the buyer), consumption taxes and local tax. Furthermore, the acquisition price of less than one million yen is omitted.

B. Transfer of Properties

NIPPON REIT transferred one trust beneficially interest in real estate as described below.

Property name	Location	Transfer date	Transfer price (million yen) (Note 1)	Book value (million yen) (Note 2)	Buyer
Sannomiya First Building	Kobe, Hyogo	January 19, 2024	1,730	1,422	Not disclosed (Note 3)

(Note 1) The transfer price represents amount of consideration stated in the transfer agreement of the trust beneficiary interests in real estate. The transfer price does not include expenses related to the acquisition (includes the amount NIPPON REIT paid as consideration for the succession of the status of the buyer), consumption taxes and local tax. Furthermore, the transfer price of less than one million yen is omitted.

(Note 2) Book value as of December 31, 2023 is described, rounded down to the nearest million yen.

(Note 3) Not disclosed because consent has not been obtained from the buyer.

C. Borrowing of Funds

NIPPON REIT borrowed funds on January 29, 2024, as below based on the commitment line agreement dated December 27, 2019, for use as a part of funds for acquisition of the property described in "A. Acquisition of Properties" above.

Lender	Amount (Yen in millions)	Interest rate	Fix/ Floating	Repayment due date	Repayment method
Co-financing group with MUFG Bank, Ltd. and Mizuho Bank, Ltd. as arrangers (Note 1)	1,500	Interest rate of base rate plus 0.45% (Note 2)	Floating	January 29, 2025	Lump-sum payment at maturity (Note 3)

(Note 1) The co-financing group consists of MUFG Bank, Ltd. and Mizuho Bank, Ltd.

(Note 2) The first interest payment date shall be February 20, 2024, and the subsequent interest payment date shall be the 20th day or every month (if the date is not a business day, then it shall be the next business day.) and the principal repayment date. The base rate applicable to the interest payable on an interest payment date shall be JBA one-month Japanese Yen TIBOR announced two business days prior to the interest payment date immediately preceding the respective interest payment date (borrowing execution date for the first interest payment). In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement.

(Note 3) NIPPON REIT can make early repayment of the loan, in whole or in part, if it gives prior written notice and other certain terms and conditions are met by the repayment date.

D. Additional Information

NIPPON REIT decided to acquire one trust beneficially interest in real estate and concluded a transfer agreement of the trust beneficiary interests in real estate on December 21, 2023 as described below.

Property name	Location	Scheduled acquisition date	Acquisition price (million yen) (Note 1)	Seller
Street Life (Leasehold land)	Sendai, Miyagi	March 29, 2024	1,990	Jinushi Financial Advisors Inc.

(Note 1) The acquisition prices represent amount of consideration stated in the transfer agreement of the trust beneficiary interests in real estate. The acquisition price does not include expenses related to the acquisition (includes the amount NIPPON REIT paid as consideration for the succession of the status of the buyer), consumption taxes and local tax. Furthermore, the acquisition price of less than one million yen is omitted.

(Note 2) The purchase and sell agreement related to this property falls under the forward commitment, etc. stipulated in "Comprehensive Supervisory Guidelines for Financial Instruments Business Operators, etc." issued by the Financial Services Agency (the forward commitment, etc. refers to a purchase or sale agreement with delivery date of one month or more after the conclusion of agreement, and other agreements similar thereto; the same shall apply hereinafter). The Asset Management Company has concluded the agreement in accordance with internal rules on forward commitment. In addition, the purchase and sell agreement of this property stipulates that in the event of the other party's breach of its obligations under the agreement, the cancellation upon notice may be effected. In such event, the canceller may request the other party to pay a penalty equivalent to 20% of the scheduled transfer price.

(9) Changes in Total Number of Investment Units Issued and Outstanding

There are no changes in number of investment units issued and outstanding and total unitholders' equity for recent 5 years to the end of current period.

3. Reference Information

(1) Status of Value of Investment Assets

A. Status of Investment

Type of assets	Property type	Area	Prior period (as of June 30, 2023)		Current period (as of December 31, 2023)	
			Total amount held (Yen in millions) (Note 1)	Percentage to total assets (%) (Note 2)	Total amount held (Yen in millions) (Note 1)	Percentage to total assets (%) (Note 2)
Real estate	Office properties	Six central wards of Tokyo (Note 3)	1,505	0.5	1,501	0.5
total			1,505	0.5	1,501	0.5
Real estate in trust	Office properties	Six central wards of Tokyo (Note 3)	140,341	51.0	140,534	51.0
		Three major metropolitan areas (Note 4) (excluding Six central wards of Tokyo)	40,703	14.8	40,692	14.8
		Subtotal	181,044	65.7	181,227	65.8
	Residential properties	Three major metropolitan areas (Note 4) (including Six central wards of Tokyo)	58,878	21.4	62,867	22.8
		Certain ordinance-designated and other cities (Note 5)	3,837	1.4	3,831	1.4
		Subtotal	62,716	22.8	66,698	24.2
	Retail Properties	—	8,026	2.9	8,010	2.9
Total			251,787	91.4	255,936	92.9
Investment securities (Note 6)			82	0.0	32	0.0
Deposits and other assets			22,038	8.0	17,992	6.5
Total assets			275,414	100.0	275,462	100.0

(Note 1) "Total amount held" represents the amount recorded on the balance sheets as of the end of the respective period (for real estate in trust and real estate, book value less depreciation) and truncated to the nearest million yen.

(Note 2) "Percentage to total assets" represents the percentage of the amount of respective asset recorded on the balance sheet to total assets. Figures are rounded to the first decimal place and may not add up to subtotals or total.

(Note 3) The "Six central wards of Tokyo" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa wards.

(Note 4) The "Three major metropolitan areas" refers to the Tokyo economic area, the Osaka economic area and the Nagoya economic area. The "Tokyo economic area" refers to the Tokyo metropolitan area, Kanagawa prefecture, Chiba prefecture and Saitama prefecture. The "Osaka economic area" refers to Osaka prefecture, Kyoto prefecture and Hyogo prefecture. The Nagoya economic area refers to Aichi prefecture, Gifu prefecture and Mie prefecture.

(Note 5) "Certain ordinance-designated and other cities" refers to Japanese cities that have been designated as ordinance-designated cities by an order of the cabinet under the Local Autonomy Law of Japan and that are located outside of the Three major metropolitan areas (i.e. Sapporo, Sendai, Niigata, Shizuoka, Hamamatsu, Okayama, Hiroshima, Fukuoka, Kitakyushu and Kumamoto) and to prefectural capitals that are located outside of the three major metropolitan areas.

(Note 6) Investment securities represent the equity interest in silent partnerships of Godo Kaisha NRT Growth 17 and Godo Kaisha NRT Growth 18 as operators for the prior period and investment securities represent the equity interest in silent partnerships of Godo Kaisha NRT Growth 18 as an operator for the current period. Godo Kaisha NRT Growth 17 transferred all of the asset under management to NIPPON REIT as of July 14, 2023 and Godo Kaisha NRT Growth 18 transferred all of the asset under management to NIPPON REIT as of January 29, 2024.

B. Investment Assets

I. Major investment securities

(as of December 31, 2023)

Type	Name	Quantity (Unit)	Book value (Yen in millions) (Note 1)	Fair value (Yen in millions) (Note 1) (Note 2)	Percentage to total asset (%) (Note 3)	Note
Equity interest in a silent partnership	Godo Kaisha NRT Growth 18 Subordinated equity interest in silent partnership	—	32	32	0.0	(Note 4)
Total		—	32	32	0.0	

(Note 1) "Book value" and "Fair value" are truncated to the nearest million yen.

(Note 2) Balance sheet amount is used as "Fair value" by applying the treatment stipulated in paragraph 24-16 of "Implementation Guidance on Accounting Standard for Fair Value Measurement" (ASBJ Guidance No. 31, revised on June 17, 2021).

(Note 3) "Percentage to total asset" represents the percentage of the amount of respective assets recorded on the balance sheet and rounded to the first decimal place.

(Note 4) The asset under management is trust beneficiary interests in real estate of 30 Sankyo Building, St. Lake Celeb Daikancho and Belle Face Kawaharadori. All of the asset under management were transferred to NIPPON REIT as of January 29, 2024.

II. Investment Properties

Collectively indicated in "III. Other Major Investment Assets" hereinafter described.

III. Other Major Investment Assets

(i) Summary of real estate in trust

The summary of real estate and real estate in trust held by NIPPON REIT as of the end of current period is as follows:

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
A-1	FORECAST Nishishinjuku	Office property	Shinjuku ward, Tokyo	2,260	0.9	2,046
A-2	Nihombashi Playa Building	Office property	Chuo ward, Tokyo	2,130	0.8	1,916
A-3	FORECAST Yotsuya	Office property	Shinjuku ward, Tokyo	1,430	0.6	1,380
A-4	FORECAST Shinjuku AVENUE	Office property	Shinjuku ward, Tokyo	6,500	2.5	6,065
A-5	FORECAST Ichigaya (Note 4)	Office property	Shinjuku ward, Tokyo	4,800	1.9	4,242
A-6	FORECAST Mita	Office property	Minato ward, Tokyo	1,800	0.7	1,678
A-7	FORECAST Shinjuku SOUTH	Office property	Shinjuku ward, Tokyo	13,990	5.5	14,466
A-8	FORECAST Sakurabashi	Office property	Chuo ward, Tokyo	5,760	2.2	6,020
A-9	GreenOak Kayabacho	Office property	Chuo ward, Tokyo	2,860	1.1	2,946
A-10	GreenOak Kudan	Office property	Chiyoda ward, Tokyo	2,780	1.1	2,907
A-11	GreenOak Takanawadai	Office property	Minato ward, Tokyo	2,260	0.9	2,074
A-14	Central Daikanyama	Office property	Shibuya ward, Tokyo	3,510	1.4	3,680
A-16	Hiroo Reeplex B's	Office property	Minato ward, Tokyo	2,827	1.1	2,840
A-17	Shibakoen Sanchome Building	Office property	Minato ward, Tokyo	7,396	2.9	7,317
A-19	Kudankita 325 Building	Office property	Chiyoda ward, Tokyo	1,850	0.7	1,966
A-21	Itohpia Iwamotocho 2-chome Building	Office property	Chiyoda ward, Tokyo	2,810	1.1	2,876
A-22	Itohpia Iwamotocho 1-chome Building	Office property	Chiyoda ward, Tokyo	2,640	1.0	2,712
A-23	Itohpia Iwamotocho ANNEX Building	Office property	Chiyoda ward, Tokyo	2,100	0.8	2,189
A-24	Pigeon Building	Office property	Chuo ward, Tokyo	2,837	1.1	2,903
A-25	FORECAST Ningyocho	Office property	Chuo ward, Tokyo	2,070	0.8	2,176
A-26	FORECAST Ningyocho PLACE	Office property	Chuo ward, Tokyo	1,650	0.6	1,688
A-27	FORECAST Shin-Tokiwabashi	Office property	Chuo ward, Tokyo	2,030	0.8	2,102
A-28	Nishi-Shinjuku Sanko Building	Office property	Shinjuku ward, Tokyo	2,207	0.9	2,333
A-29	Iidabashi Reeplex B's	Office property	Shinjuku ward, Tokyo	1,249	0.5	1,266
A-30	FORECAST Shinagawa	Office property	Shinagawa ward, Tokyo	2,300	0.9	2,392
A-31	Nishi-Gotanda 8-chome Building	Office property	Shinagawa ward, Tokyo	2,210	0.9	2,248
A-32	Towa Higashi-Gotanda Building	Office property	Shinagawa ward, Tokyo	2,033	0.8	2,041
A-33	FORECAST Takadanobaba	Office property	Toshima ward, Tokyo	5,550	2.2	5,769
A-39	Itohpia Kiyosubashidori Building	Office property	Taito ward, Tokyo	1,550	0.6	1,663
A-41	I・S Minamimorimachi Building	Office property	Osaka, Osaka	2,258	0.9	2,312

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
A-44	MK Kojimachi Building	Office property	Chiyoda ward, Tokyo	1,781	0.7	1,988
A-45	Toranomon Sakura Building	Office property	Minato ward, Tokyo	4,120	1.6	4,290
A-46	La Verite AKASAKA	Office property	Minato ward, Tokyo	2,000	0.8	2,114
A-47	Kanda Ocean Building	Office property	Chiyoda ward, Tokyo	1,440	0.6	1,472
A-48	Shinto GINZA EAST	Office property	Chuo ward, Tokyo	1,352	0.5	1,351
A-49	FORECAST Kayabacho	Office property	Chuo ward, Tokyo	3,000	1.2	3,166
A-50	FORECAST Waseda FIRST	Office property	Shinjuku ward, Tokyo	4,775	1.9	4,750
A-51	FORECAST Gotanda WEST	Office property	Shinagawa ward, Tokyo	6,520	2.5	7,528
A-52	Omiya Center Building	Office property	Saitama, Saitama	15,585	6.1	15,379
A-53	Sumitomo Mitsui Bank Koraibashi Building	Office property	Osaka, Osaka	2,850	1.1	2,889
A-54	NORE Fushimi	Office property	Nagoya, Aichi	2,840	1.1	2,584
A-55	NORE Meieki	Office property	Nagoya, Aichi	2,520	1.0	2,296
A-56	Homat Horizon Building	Office property	Chiyoda ward, Tokyo	6,705	2.6	6,652
A-57	Sannomiya First Building	Office property	Kobe, Hyogo	1,390	0.5	1,422
A-58	Towa Kandanishikicho Building	Office property	Chiyoda ward, Tokyo	960	0.4	988
A-59	Yusen Higashi-Nihombashi Ekimae Building	Office property	Chuo ward, Tokyo	1,152	0.4	1,207
A-60	Hiroo On Building	Office property	Shibuya ward, Tokyo	2,392	0.9	2,429
A-61	TK Gotanda Building	Office property	Shinagawa ward, Tokyo	4,130	1.6	4,443
A-62	Gotanda Sakura Building (Note 5)	Office property	Shinagawa ward, Tokyo	1,460	0.6	1,501
A-64	Alte Building Higobashi	Office property	Osaka, Osaka	1,453	0.6	1,478
A-65	DIA Building Meieki	Office property	Nagoya, Aichi	1,167	0.5	1,178
A-66	TENSHO OCHANOMIZU BUILDING	Office property	Chiyoda ward, Tokyo	1,800	0.7	1,831
A-67	FORECAST Kameido	Office property	Koto ward, Tokyo	2,580	1.0	2,580
A-68	NRT Kandasudacho Building	Office property	Chiyoda ward, Tokyo	1,311	0.5	1,410
A-69	REID-C Megurofudomae	Office property	Shinagawa ward, Tokyo	1,220	0.5	1,232
A-70	The Square	Office property	Nagoya, Aichi	1,080	0.4	1,136
A-71	Tsukiji Front	Office property	Chuo ward, Tokyo	825	0.3	845
A-72	Hatchobori River Gate	Office property	Chuo ward, Tokyo	835	0.3	839
A-73	TENSHO OFFICE SHINBASHI 5	Office property	Minato ward, Tokyo	1,200	0.5	1,199
A-74	REID-C Iidabashi Building	Office property	Chiyoda ward, Tokyo	1,195	0.5	1,228
A-75	REID-C Gotenyama Building	Office property	Shinagawa ward, Tokyo	1,040	0.4	1,074
B-1	Tower Court Kitashinagawa	Residential property	Shinagawa ward, Tokyo	11,880	4.6	10,350
B-2	Sky Hills N11	Residential property	Sapporo, Hokkaido	1,570	0.6	1,539

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
B-4	my atria Sakae	Residential property	Nagoya, Aichi	1,110	0.4	925
B-5	Mac Village Heian	Residential property	Nagoya, Aichi	785	0.3	673
B-7	Ciel Yakuin	Residential property	Fukuoka, Fukuoka	640	0.2	596
B-8	Kanda Reeplex R's	Residential property	Chiyoda ward, Tokyo	1,813	0.7	1,727
B-9	Splendid Namba	Residential property	Osaka, Osaka	3,502	1.4	3,060
B-10	Residence Hiroo	Residential property	Minato ward, Tokyo	2,590	1.0	2,591
B-11	Residence Nihombashi Hakozaki	Residential property	Chuo ward, Tokyo	1,300	0.5	1,414
B-12	Primegate Iidabashi (Note 6)	Residential property	Shinjuku ward, Tokyo	5,200	2.0	5,228
B-13	Residence Edogawabashi	Residential property	Shinjuku ward, Tokyo	1,230	0.5	1,234
B-14	Merveille Senzoku	Residential property	Ota ward, Tokyo	740	0.3	755
B-15	Field Avenue (Note 7)	Residential property	Ota ward, Tokyo	3,110	1.2	3,098
B-16	Domeal Kitaakabane	Residential property	Kita ward, Tokyo	785	0.3	790
B-17	Dormy Kitaakabane	Residential property	Kita ward, Tokyo	986	0.4	984
B-18	Splendid Shin-OsakaIII	Residential property	Osaka, Osaka	2,428	0.9	2,274
B-19	ZEPHYROS Minami-horie	Residential property	Osaka, Osaka	1,608	0.6	1,615
B-20	Charmant Fuji Osakajominami	Residential property	Osaka, Osaka	905	0.4	893
B-21	Piacere Fuminosato	Residential property	Osaka, Osaka	571	0.2	555
B-22	Wald Park Minamioi	Residential property	Shinagawa ward, Tokyo	715	0.3	749
B-23	LAPUTA KUJO	Residential property	Osaka, Osaka	1,480	0.6	1,638
B-25	L'arte Nakatsu	Residential property	Osaka, Osaka	565	0.2	600
B-26	City hills Andoji	Residential property	Osaka, Osaka	1,750	0.7	1,824
B-27	Hermitage Shin-sakae	Residential property	Nagoya, Aichi	1,150	0.4	1,207
B-28	Sun · Meiekiminami Building	Residential property	Nagoya, Aichi	950	0.4	960
B-29	Tenjinhigashi residence	Residential property	Fukuoka, Fukuoka	913	0.4	974
B-30	DeLCCS KASAI	Residential property	Edogawa ward, Tokyo	1,320	0.5	1,421
B-31	Serenite Shin-Osaka	Residential property	Osaka, Osaka	1,148	0.4	1,169
B-32	Mullion Josai	Residential property	Nagoya, Aichi	729	0.3	781
B-33	Residence Kinshicho	Residential property	Sumida ward, Tokyo	700	0.3	721
B-34	Meister house Kawasaki	Residential property	Kawasaki, Kanagawa	709	0.3	733
B-35	LIESSE Tsurumai (Note 8)	Residential property	Nagoya, Aichi	1,082	0.4	1,111
B-36	Komatsubara Yamamoto Mansion	Residential property	Kagoshima, Kagoshima	670	0.3	721
B-37	Belleza Kanayama	Residential property	Nagoya, Aichi	702	0.3	741
B-38	Sylphide Higashi-shinagawa	Residential property	Shinagawa ward, Tokyo	961	0.4	991

Property Number	Property name	Asset type	Location	Acquisition price (Yen in millions) (Note 1)	Investment ratio (%) (Note 2)	Book value (Yen in millions) (Note 3)
B-39	Royal Bloom	Residential property	Saitama, Saitama	1,100	0.4	1,109
B-40	Ever Square Doshin	Residential property	Osaka, Osaka	609	0.2	629
B-41	Zeku Benten	Residential property	Osaka, Osaka	506	0.2	523
B-42	Canis Court Kamishinjo	Residential property	Osaka, Osaka	1,359	0.5	1,405
B-43	Imperial Otori	Residential property	Sakai, Osaka	845	0.3	869
B-44	MAISON NISHI MAGOME	Residential property	Ota ward, Tokyo	791	0.3	814
B-45	Muse Ryogoku II	Residential property	Sumida ward, Tokyo	630	0.2	649
B-46	Minami-Horie apartment Cielo	Residential property	Osaka, Osaka	805	0.3	830
B-47	Minami-Horie apartment Grande	Residential property	Osaka, Osaka	770	0.3	794
B-48	Minami-Horie apartment Rio	Residential property	Osaka, Osaka	250	0.1	259
B-49	Plowland Horita	Residential property	Nagoya, Aichi	1,375	0.5	1,432
B-50	Nasic Nozomigaoka	Residential property	Nagoya, Aichi	695	0.3	722
C-1	Otakibashi Pacifica Building	Retail property	Shinjuku ward, Tokyo	3,350	1.3	3,325
C-3	BECOME SAKAE	Retail property	Nagoya, Aichi	4,770	1.9	4,684
	Total			256,484	100.0	257,438

(Note 1) "Acquisition price" does not include consumption taxes, local consumption taxes and acquisition-related expenses. Figures have been truncated to the nearest million yen. The same shall apply hereinafter.

(Note 2) "Investment ratio" is the percentage of the acquisition price of the relevant property to total acquisition price. Figures have been rounded to the first decimal place and may not add up to total.

(Note 3) "Book value" is the value recorded on the balance sheets as of December 31, 2023 (for real estate and real estate in trust, acquisition price (including acquisition-related expenses) less depreciation expenses).

(Note 4) The name "FORECAST Ichigaya" is used for the first through seventh floors that are used as offices, and the name "Eponoqu Ichigaya" is used for the eighth and ninth floors that are used as residences. The property as a whole, including the residential floors, is named "FORECAST Ichigaya". The same shall apply hereinafter.

(Note 5) The property of A-62 is held as real estate in kind besides all other properties are real estate beneficiary interests in trust.

(Note 6) Part of the building (1F to 4F) is named "S&S Building" as an office/retail store. However, "Primegate Iidabashi" includes the office area thereof. The same applies hereinafter.

(Note 7) This property includes a separate building, which is structurally independent from the main building, and these two buildings are counted as one property. The same applies hereinafter.

(Note 8) This property includes two separate building which are counted as one property. The same applies hereinafter.

(ii) Summary of the leasing status

Property Number	Property name	Total leasable area (㎡) (Note 1)	Total leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
A-1	FORECAST Nishishinjuku	1,945.68	1,945.68	100.0	16	163
A-2	Nihombashi Playa Building	2,490.08	2,490.08	100.0	2	Not disclosed (Note 6)
A-3	FORECAST Yotsuya	1,678.15	1,678.15	100.0	12	104
A-4	FORECAST Shinjuku AVENUE	4,337.15	4,337.15	100.0	7	365
A-5	FORECAST Ichigaya	3,844.66	3,844.66	100.0	22	286
A-6	FORECAST Mita	1,786.81	1,786.81	100.0	5	114
A-7	FORECAST Shinjuku SOUTH	13,875.01	13,875.01	100.0	18	1,149
A-8	FORECAST Sakurabashi	6,566.76	6,176.19	94.1	4	359
A-9	GreenOak Kayabacho	2,995.35	2,995.35	100.0	8	184
A-10	GreenOak Kudan	2,595.04	2,595.04	100.0	6	198
A-11	GreenOak Takanawadai	2,621.74	2,621.74	100.0	10	150
A-14	Central Daikanyama	1,899.30	1,320.12	69.5	6	121
A-16	Hiroo Reeplex B's	1,500.85	1,500.85	100.0	7	152
A-17	Shibakoen Sanchome Building	7,882.60	7,882.60	100.0	4	437
A-19	Kudankita 325 Building	2,003.60	2,003.60	100.0	7	124
A-21	Itohpia Iwamotocho 2-chome Building	3,447.16	3,447.16	100.0	8	195
A-22	Itohpia Iwamotocho 1-chome Building	3,056.56	3,056.56	100.0	9	166
A-23	Itohpia Iwamotocho ANNEX Building	3,064.20	3,064.20	100.0	7	178
A-24	Pigeon Building	3,022.25	3,022.25	100.0	1	Not disclosed (Note 6)
A-25	FORECAST Ningyocho	2,277.62	2,277.62	100.0	6	114
A-26	FORECAST Ningyocho PLACE	1,867.95	1,867.95	100.0	8	107
A-27	FORECAST Shin-Tokiwabashi	1,822.33	1,822.33	100.0	9	111
A-28	Nishi-Shinjuku Sanko Building	2,479.80	2,479.80	100.0	8	153
A-29	Iidabashi Reeplex B's	1,401.68	1,401.68	100.0	7	71
A-30	FORECAST Shinagawa	2,276.36	2,276.36	100.0	6	117
A-31	Nishi-Gotanda 8-chome Building	3,052.31	3,052.31	100.0	9	156
A-32	Towa Higashi-Gotanda Building	2,939.16	2,939.16	100.0	7	138
A-33	FORECAST Takadanobaba	5,661.49	5,661.49	100.0	6	341
A-39	Itohpia Kiyosubashidori Building	2,651.27	2,651.27	100.0	7	135
A-41	I・S Minamimorimachi Building	4,164.82	4,164.82	100.0	16	173
A-44	MK Kojimachi Building	1,761.60	1,596.20	90.6	10	90
A-45	Toranomon Sakura Building	3,049.79	2,977.23	97.6	12	200
A-46	La Verite AKASAKA	1,719.75	1,719.75	100.0	6	112
A-47	Kanda Ocean Building	1,484.53	1,484.53	100.0	22	96
A-48	Shinto GINZA EAST	1,214.32	907.88	74.8	6	54
A-49	FORECAST Kayabacho	3,882.59	3,882.59	100.0	14	178

Property Number	Property name	Total leasable area (m ²) (Note 1)	Total leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
A-50	FORECAST Waseda FIRST	4,340.66	4,340.66	100.0	7	249
A-51	FORECAST Gotanda WEST	8,967.07	8,967.07	100.0	11	482
A-52	Omiya Center Building	14,524.63	13,986.24	96.3	30	1,023
A-53	SumitomoMitsui Bank Koraibashi Building	5,106.77	5,106.77	100.0	26	218
A-54	NORE Fushimi	3,890.74	3,890.74	100.0	9	221
A-55	NORE Meieki	4,280.75	4,280.75	100.0	18	208
A-56	Homat Horizon Building	6,077.01	6,077.01	100.0	9	399
A-57	Sannomiya First Building	3,633.16	3,633.16	100.0	24	115
A-58	Towa Kandanishikicho Building	1,324.07	1,123.15	84.8	5	56
A-59	Yusen Higashi-Nihombashi Ekimae Building	1,631.09	1,631.09	100.0	8	77
A-60	Hiroo On Building	2,248.59	1,685.52	75.0	5	107
A-61	TK Gotanda Building	3,716.38	3,255.08	87.6	9	175
A-62	Gotanda Sakura Building	1,502.61	1,502.61	100.0	10	93
A-64	Alte Building Higobashi	3,482.92	3,482.92	100.0	10	137
A-65	DIA Building Meieki	1,781.72	1,781.72	100.0	10	83
A-66	TENSHO OCHANOMIZU BUILDING	1,252.89	1,252.89	100.0	1	Not disclosed (Note 7)
A-67	FORECAST Kameido	3,091.51	3,091.51	100.0	7	173
A-68	NRT Kandasudacho Building	1,154.16	1,154.16	100.0	9	62
A-69	REID-C Megurofudomae	921.32	789.51	85.7	4	52
A-70	The Square	1,520.69	1,520.69	100.0	18	63
A-71	Tsukiji Front	689.53	689.53	100.0	7	50
A-72	Hatchobori River Gate	760.31	760.31	100.0	8	44
A-73	TENSHO OFFICE SHINBASHI 5	828.19	828.19	100.0	1	Not disclosed (Note 7)
A-74	REID-C Iidabashi Building	827.74	721.96	87.2	7	43
A-75	REID-C Gotenyama Building	1,086.11	1,086.11	100.0	4	50
B-1	Tower Court Kitashinagawa	16,913.29	16,798.04	99.3	276	820
B-2	Sky Hills N11	8,567.50	8,567.50	100.0	1	115
B-4	my atria Sakae	3,121.60	3,121.60	100.0	1	69
B-5	Mac Village Heian	2,250.00	2,250.00	100.0	1	52
B-7	Ciel Yakuin	1,544.87	1,515.74	98.1	41	43
B-8	Kanda Reeplex R's	2,180.93	2,180.93	100.0	41	109
B-9	Splendid Namba	6,212.36	6,116.30	98.5	248	228
B-10	Residence Hiroo	1,983.15	1,983.15	100.0	54	124
B-11	Residence Nihombashi Hakozaki	1,449.00	1,449.00	100.0	1	Not disclosed (Note 7)
B-12	Primegate Iidabashi	6,044.17	5,966.12	98.7	67	283
B-13	Residence Edogawabashi	1,246.42	1,212.62	97.3	36	60
B-14	Merveille Senzoku	834.72	714.09	85.5	24	32
B-15	Field Avenue	3,092.63	3,092.63	100.0	57	141

Property Number	Property name	Total leasable area (m ²) (Note 1)	Total leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
B-16	Domeal Kitaakabane	1,697.11	1,697.11	100.0	1	Not disclosed (Note 7)
B-17	Dormy Kitaakabane	2,471.42	2,471.42	100.0	1	Not disclosed (Note 7)
B-18	Splendid Shin-OsakaIII	4,299.12	4,193.00	97.5	150	146
B-19	ZEPHYROS Minami-horie	2,826.73	2,826.73	100.0	72	96
B-20	Charmant Fuji Osakajominami	1,512.00	1,368.00	90.5	57	44
B-21	Piacere Fuminosato	1,374.08	1,319.60	96.0	42	33
B-22	Wald Park Minamioi	750.12	722.55	96.3	28	33
B-23	LAPUTA KUJO	3,359.38	3,308.78	98.5	61	89
B-25	L'arte Nakatsu	916.86	916.86	100.0	28	30
B-26	City hills Andoji	2,754.00	2,754.00	100.0	70	92
B-27	Hermitage Shin-sakae	2,638.61	2,469.16	93.6	50	69
B-28	Sun · Meiekinami Building	1,747.10	1,547.42	88.6	62	48
B-29	Tenjinhigashi residence	1,909.60	1,810.40	94.8	73	51
B-30	DeLCCS KASAI	2,308.59	2,308.59	100.0	30	71
B-31	Serenite Shin-Osaka	1,854.02	1,801.45	97.2	66	62
B-32	Mullion Josai	1,433.40	1,309.60	91.4	44	38
B-33	Residence Kinshicho	813.51	787.95	96.9	25	34
B-34	Meister house Kawasaki	891.60	891.60	100.0	35	38
B-35	LIESSE Tsurumai	2,192.91	2,094.18	95.5	83	63
B-36	Komatsubara Yamamoto Mansion	2,671.99	2,542.64	95.2	95	52
B-37	Belleza Kanayama	1,262.61	1,190.23	94.3	46	41
B-38	Sylphide Higashi-shinagawa	1,174.19	1,147.16	97.7	42	49
B-39	Royal Bloom	1,236.61	1,236.61	100.0	35	61
B-40	Ever Square Doshin	910.07	865.57	95.1	39	31
B-41	Zeku Benten	1,093.21	984.45	90.1	30	28
B-42	Canis Court Kamishinjo	2,804.02	2,763.22	98.5	56	71
B-43	Imperial Otori	2,363.88	2,287.08	96.8	29	46
B-44	MAISON NISHI MAGOME	928.71	844.34	90.9	36	40
B-45	Muse Ryogoku II	850.51	850.51	100.0	34	36
B-46	Minami-Horie apartment Cielo	1,420.12	1,315.24	92.6	36	40
B-47	Minami-Horie apartment Grande	1,248.70	1,248.70	100.0	30	42
B-48	Minami-Horie apartment Rio	474.60	474.60	100.0	10	14
B-49	Plowland Horita	3,564.00	3,102.00	87.0	94	79
B-50	Nasic Nozomigaoka	1,745.56	1,697.64	97.3	71	48
C-1	Otakibashi Pacifica Building	1,383.31	1,383.31	100.0	10	148
C-3	BECOME SAKAE	4,615.66	4,384.24	95.0	10	228
	Total	315,899.49	309,329.18	97.9	3,104	15,801

(Note 1) "Total leasable area" is the total area of the relevant building that NIPPON REIT considers leasable based on relevant lease agreements or floor plans.

(Note 2) "Total leased area" is the aggregate leased area described in the relevant lease agreements for respective properties as of December 31, 2023. For properties subject to pass-through master leases, total leased area is the aggregate of the leased areas indicated in the relevant

sublease agreements with end-tenants as of December 31, 2023.

(Note 3) "Occupancy rate" is calculated by dividing total leased area by total leasable area as of December 31, 2023, and rounding to the first decimal place.

(Note 4) "Number of tenants" is the aggregate number of tenants as described in the relevant lease agreements for respective properties as of December 31, 2023, excluding warehouses, signboards and parking lots. For properties subject to a pass-through master lease, the number of tenants is the total number of end-tenants, except for certain pass-through master leases under which properties are leased en bloc to a sub-lessee who is entrusted as property manager and pays a fixed amount of rent to the master lessee, we consider number of the tenants to be "1".

(Note 5) "Annual contracted rent" is the aggregate annual rent as described in the relevant lease agreements as of December 31, 2023. In the case of monthly rent payments, annual rent is calculated by multiplying the aggregate monthly rent by 12. Annual contracted rent includes common area maintenance charges but excludes usage fees for warehouses, signboards and parking lots as well as consumption taxes. Free rent periods are not taken into account in determining annual contracted rent. For properties subject to a pass-through master lease, annual contracted rent is based on the relevant sublease agreements as of December 31, 2023. Figures have been truncated to the nearest million yen and may not add up to total.

(Note 6) This information is not disclosed as tenant's consent to disclosure has not been obtained.

(Note 7) This information is not disclosed as sub-lessee's consent to disclosure has not been obtained.

(iii) Summary on Appraisal Report (As of December 31, 2023)

Property Number	Property name	Appraisal value (Yen in millions) (Note 2)	Direct capitalization method		Discounted cash flow method		
			Appraisal value (Yen in millions)	Direct capitalization rate	Appraisal value (Yen in millions)	Discount rate	Terminal capitalization rate
A-1	FORECAST Nishishinjuku	3,310	3,360	3.60%	3,250	3.20%	3.80%
A-2	Nihombashi Playa Building	2,520	2,570	4.20%	2,460	4.00%	4.30%
A-3	FORECAST Yotsuya	2,060	2,080	3.60%	2,040	3.40%	3.70%
A-4	FORECAST Shinjuku AVENUE	8,530	8,620	3.20%	8,440	3.00%	3.30%
A-5	FORECAST Ichigaya	6,800	6,870	3.30%	6,720	3.10%	3.40%
A-6	FORECAST Mita	2,530	2,550	3.50%	2,500	3.30%	3.60%
A-7	FORECAST Shinjuku SOUTH	18,400	18,600	3.30%	18,200	3.00%	3.50%
A-8	FORECAST Sakurabashi	7,040	7,090	3.90%	6,990	3.70%	4.00%
A-9	GreenOak Kayabacho	3,680	3,710	3.60%	3,640	3.40%	3.70%
A-10	GreenOak Kudan	3,730	3,740	3.50%	3,710	3.30%	3.60%
A-11	GreenOak Takanawadai	2,990	3,010	3.80%	2,960	3.60%	3.90%
A-14	Central Daikanyama	3,780	3,830	3.40%	3,730	3.20%	3.50%
A-16	Hiroo Reeplex B's	3,560	3,590	3.60%	3,530	3.40%	3.70%
A-17	Shibakoen Sanchome Building	10,300	10,600	3.40%	10,200	3.20%	3.60%
A-19	Kudankita 325 Building	2,410	2,420	3.40%	2,390	3.20%	3.50%
A-21	Itohpia Iwamotocho 2-chome Building	3,620	3,640	3.80%	3,600	3.60%	3.90%
A-22	Itohpia Iwamotocho 1-chome Building	3,240	3,260	3.80%	3,220	3.60%	3.90%
A-23	Itohpia Iwamotocho ANNEX Building	2,810	2,820	3.80%	2,800	3.60%	3.90%
A-24	Pigeon Building	3,140	3,160	4.00%	3,110	3.80%	4.10%
A-25	FORECAST Ningyocho	2,280	2,300	3.70%	2,260	3.50%	3.80%
A-26	FORECAST Ningyocho PLACE	2,160	2,180	3.80%	2,140	3.60%	3.90%
A-27	FORECAST Shin-Tokiwabashi	2,440	2,460	3.80%	2,420	3.60%	3.90%
A-28	Nishi-Shinjuku Sanko Building	2,820	2,830	3.80%	2,800	3.60%	3.90%
A-29	Iidabashi Reeplex B's	1,640	1,650	3.40%	1,620	3.20%	3.50%
A-30	FORECAST Shinagawa	2,340	2,360	3.70%	2,320	3.50%	3.80%
A-31	Nishi-Gotanda 8-chome Building	2,710	2,730	3.80%	2,680	3.60%	3.90%
A-32	Towa Higashi-Gotanda Building	2,530	2,540	3.70%	2,510	3.50%	3.80%
A-33	FORECAST Takadanobaba	6,760	6,810	4.00%	6,710	3.80%	4.10%
A-39	Itohpia Kiyosubashidori Building	2,160	2,160	4.10%	2,150	3.90%	4.30%
A-41	I•S Minamimorimachi Building	3,010	3,020	4.00%	3,000	3.80%	4.10%
A-44	MK Kojimachi Building	2,110	2,140	3.20%	2,080	3.00%	3.30%
A-45	Toranomon Sakura Building	4,560	4,620	3.10%	4,500	2.90%	3.20%
A-46	La Verite AKASAKA	2,630	2,660	3.30%	2,590	3.10%	3.40%
A-47	Kanda Ocean Building	1,930	1,940	3.60%	1,910	3.40%	3.70%
A-48	Shinto GINZA EAST	1,450	1,470	3.50%	1,430	3.30%	3.60%

Property Number	Property name	Appraisal value (Yen in millions) (Note 2)	Direct capitalization method		Discounted cash flow method		
			Appraisal value (Yen in millions)	Direct capitalization rate	Appraisal value (Yen in millions)	Discount rate	Terminal capitalization rate
A-49	FORECAST Kayabacho	3,430	3,450	3.80%	3,410	3.60%	3.90%
A-50	FORECAST Waseda FIRST	5,310	5,360	3.60%	5,260	3.40%	3.70%
A-51	FORECAST Gotanda WEST	8,360	8,420	3.80%	8,290	3.60%	4.00%
A-52	Omiya Center Building	25,300	25,600	3.70%	25,000	3.50%	3.80%
A-53	Sumitomo Mitsui BankKoraibashi Building	3,730	3,780	3.90%	3,680	3.70%	4.10%
A-54	NORE Fushimi	4,520	4,550	3.80%	4,480	3.60%	3.90%
A-55	NORE Meieki	4,230	4,260	3.90%	4,190	3.70%	4.00%
A-56	Homat Horizon Building	8,410	8,500	3.30%	8,310	3.10%	3.40%
A-57	Sannomiya First Building	1,610	1,620	4.60%	1,600	4.40%	4.70%
A-58	Towa Kandnishikicho Building	1,020	1,030	4.10%	1,000	3.30%	4.20%
A-59	Yusen Higashi-Nihombashi Ekimae Building	1,400	1,410	3.90%	1,390	3.70%	4.00%
A-60	Hiroo On Building	2,850	2,890	3.70%	2,810	3.50%	3.80%
A-61	TK Gotanda Building	4,320	4,370	3.50%	4,270	3.30%	3.60%
A-62	Gotanda Sakura Building	1,640	1,650	4.00%	1,620	3.40%	4.10%
A-64	Alte Building Higobashi	2,050	2,140	4.30%	2,010	4.10%	4.50%
A-65	DIA Building Meieki	1,270	1,290	4.40%	1,240	4.20%	4.60%
A-66	TENSHO OCHANOMIZU BUILDING	1,900	1,920	3.50%	1,880	3.30%	3.60%
A-67	FORECAST Kameido	2,870	2,870	4.00%	2,860	3.80%	4.10%
A-68	NRT Kandasudacho Building	1,410	1,420	3.40%	1,390	3.20%	3.50%
A-69	REID-C Megurofudomae	1,270	1,280	4.10%	1,250	3.90%	4.20%
A-70	The Square	1,140	1,170	4.40%	1,110	4.20%	4.60%
A-71	Tsukiji Front	1,070	1,070	3.80%	1,060	3.50%	3.80%
A-72	Hatchobori River Gate	1,040	1,050	3.60%	1,020	3.40%	3.70%
A-73	TENSHO OFFICE SHINBASHI 5	1,270	1,280	3.50%	1,260	3.30%	3.60%
A-74	REID-C Iidabashi Building	1,240	1,250	3.50%	1,220	3.30%	3.60%
A-75	REID-C Gotenyama Building	1,070	1,070	3.80%	1,070	3.50%	3.80%
B-1	Tower Court Kitashinagawa	18,300	18,500	3.40%	18,100	3.20%	3.50%
B-2	Sky Hills N11	1,960	1,970	4.60%	1,950	4.40%	4.70%
B-4	my atria Sakae	1,280	1,290	4.10%	1,270	3.90%	4.20%
B-5	Mac Village Heian	995	1,000	4.20%	989	4.00%	4.30%
B-7	Ciel Yakuin	800	807	3.80%	793	3.60%	3.90%
B-8	Kanda Reeplex R's	2,410	2,420	3.40%	2,390	3.10%	3.50%
B-9	Splendid Namba	4,120	4,190	4.10%	4,040	3.90%	4.30%
B-10	Residence Hiroo	3,080	3,160	3.20%	3,040	3.00%	3.40%
B-11	Residence Nihombashi Hakozaeki	1,800	1,800	3.70%	1,790	3.20%	3.50%
B-12	Primegate Iidabashi	6,380	6,410	3.30%	6,340	3.00%	3.40%

Property Number	Property name	Appraisal value (Yen in millions) (Note 2)	Direct capitalization method		Discounted cash flow method		
			Appraisal value (Yen in millions)	Direct capitalization rate	Appraisal value (Yen in millions)	Discount rate	Terminal capitalization rate
B-13	Residence Edogawabashi	1,350	1,370	3.80%	1,320	3.60%	4.00%
B-14	Merveille Sensoku	781	796	3.80%	765	3.60%	4.00%
B-15	Field Avenue	3,510	3,540	3.40%	3,470	3.20%	3.50%
B-16	Domeal Kitaakabane	870	878	3.80%	862	3.60%	3.90%
B-17	Dormy Kitaakabane	1,100	1,110	3.90%	1,090	3.70%	4.00%
B-18	Splendid Shin-OsakaIII	2,890	2,950	3.90%	2,870	3.70%	4.10%
B-19	ZEPHYROS Ninami-horie	1,880	1,910	3.80%	1,870	3.60%	4.00%
B-20	Charmant Fuji Osakajominami	967	985	3.80%	959	3.60%	4.00%
B-21	Piacere Fuminosato	619	628	4.10%	615	3.90%	4.30%
B-22	Wald Park Minamioi	750	765	3.50%	734	3.30%	3.70%
B-23	LAPUTA KUJO	1,601	1,624	3.90%	1,577	3.70%	4.10%
B-25	L'arte Nakatsu	631	643	3.90%	619	3.70%	4.10%
B-26	City hills Andoji	1,870	1,900	3.80%	1,840	3.60%	4.00%
B-27	Hermitage Shin-sakae	1,280	1,300	4.00%	1,250	3.80%	4.20%
B-28	Sun · Meiekiminami Building	1,050	1,070	3.90%	1,030	3.70%	4.10%
B-29	Tenjinhigashi residence	973	993	4.00%	953	3.80%	4.20%
B-30	DeLCCS KASAI	1,470	1,500	3.70%	1,460	3.50%	3.90%
B-31	Serenite Shin-Osaka	1,200	1,210	3.70%	1,180	3.50%	3.90%
B-32	Mullion Josai	718	727	4.10%	708	3.90%	4.30%
B-33	Residence Kinshicho	766	782	3.70%	749	3.50%	3.90%
B-34	Meister house Kawasaki	793	806	3.60%	787	3.40%	3.80%
B-35	LIESSE Tsurumai	1,250	1,270	4.10%	1,220	3.90%	4.30%
B-36	Komatsubara Yamamoto Mansion	706	717	5.10%	694	4.90%	5.30%
B-37	Belleza Kanayama	780	796	4.00%	763	3.80%	4.20%
B-38	Sylphide Higashi-shinagawa	1,050	1,060	3.50%	1,040	3.30%	3.60%
B-39	Royal Bloom	1,270	1,280	3.90%	1,260	3.70%	4.00%
B-40	Ever Square Doshin	615	627	4.00%	603	3.80%	4.20%
B-41	Zeku Benten	539	546	3.90%	531	3.70%	4.10%
B-42	Canis Court Kamishinjo	1,400	1,420	4.20%	1,370	4.00%	4.40%
B-43	Imperial Otori	875	883	3.90%	866	3.70%	4.10%
B-44	MAISON NISHI MAGOME	840	875	3.80%	825	3.60%	4.00%
B-45	Muse Ryogoku II	707	720	3.80%	693	3.60%	4.00%
B-46	Minami-Horie apartment Cielo	902	922	3.90%	882	3.70%	4.10%
B-47	Minami-Horie apartment Grande	809	823	3.90%	795	3.70%	4.10%
B-48	Minami-Horie apartment Rio	276	281	3.90%	270	3.70%	4.10%
B-49	Plowland Horita	1,450	1,470	4.30%	1,420	4.10%	4.50%
B-50	Nasic Nozomigaoka	761	775	4.30%	747	4.10%	4.50%

Property Number	Property name	Appraisal value (Yen in millions) (Note 2)	Direct capitalization method		Discounted cash flow method		
			Appraisal value (Yen in millions)	Direct capitalization rate	Appraisal value (Yen in millions)	Discount rate	Terminal capitalization rate
C-1	Otakibashi Pacifica Building	3,460	3,500	3.50%	3,420	3.30%	3.60%
C-3	BECOME SAKAE	4,890	4,970	3.90%	4,810	3.70%	4.10%
	Total	322,484	326,059		318,909		

(Note 1) Figures in the above table are truncated to the nearest million yen.

(Note 2) "Appraisal value" represents the appraisal value as set forth on the relevant appraisal reports presented as of December 31, 2023.

(Note 3) As for the appraisal reports, NIPPON REIT requests real estate appraisal to DAIWA REAL ESTATE APPRAISAL CO.,LTD. for A-17, B-10, B-18, B-19, B-20, B-21, B-30 and B-34 to JLL Morii Valuation & Advisory K.K. for A-51, A-64, A-65, A-70, B-9, B-13, B-14, B-25, B-26, B-27, B-28, B-29, B-33, B-35, B-36, B-37, B-40, B-42, B-44, B-45, B-46, B-47, B-48, B-49 and B-50 to Japan Valuers Co., Ltd. for B-22, B-23, B-31, B-32, B-41 and B-43, and to Japan Real Estate Institute for rest of all properties.

(iv) Earnings Performance for the Individual Properties

The 23rd Fiscal Period (from July 1, 2023 to December 31, 2023)

(Yen in thousands)

Property number	A-1	A-2	A-3	A-4	A-5	A-6
Property name	FORECAST Nishishinjuku	Nihombashi Playa Building	FORECAST Yotsuya	FORECAST Shinjuku AVENUE	FORECAST Ichigaya	FORECAST Mita
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	88,647	Not disclosed (Note)	55,234	208,568	157,713	65,698
Rental revenues	81,003		51,081	186,641	143,065	57,765
Other revenues related to property leasing	7,643		4,153	21,927	14,647	7,932
(2)Property related expenses	16,630		14,471	47,236	31,294	14,629
Property management fees	3,375		2,393	9,581	8,295	2,894
Utility expenses	5,203		3,212	15,129	9,349	4,975
Insurance expenses	60		44	131	126	46
Repair expenses	1,376		915	999	1,749	866
Taxes and dues	2,307		5,295	19,936	10,392	5,468
Trust fees	350		350	350	350	350
Others	3,956		2,259	1,107	1,030	27
(3)NOI (1)-(2)	72,016		69,860	40,763	161,332	126,418
(4)Depreciation	12,578	11,914	5,939	28,574	33,620	7,218
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	59,437	57,945	34,823	132,757	92,798	43,849

(Note) This information is not disclosed as tenant's consent has not been obtained.

(Yen in thousands)

Property number	A-7	A-8	A-9	A-10	A-11	A-14
Property name	FORECAST Shinjuku SOUTH	FORECAST Sakurabashi	GreenOak Kayabacho	GreenOak Kudan	GreenOak Takanawadai	Central Daikanyama
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	620,728	202,306	107,003	106,078	85,667	70,384
Rental revenues	576,499	184,303	94,779	97,589	77,258	61,686
Other revenues related to property leasing	44,228	18,002	12,223	8,488	8,408	8,698
(2)Property related expenses	225,569	43,817	27,295	23,478	20,421	18,996
Property management fees	35,387	13,429	6,113	5,187	3,646	2,923
Utility expenses	30,976	14,770	9,921	6,892	6,923	4,050
Insurance expenses	479	204	95	86	78	50
Repair expenses	4,883	2,279	1,985	1,021	1,305	4,066
Taxes and dues	15,309	10,837	8,822	9,936	8,109	7,202
Trust fees	350	350	350	350	350	350
Others	138,183	1,945	6	4	7	351
(3)NOI (1)-(2)	395,158	158,489	79,707	82,599	65,245	51,388
(4)Depreciation	41,577	17,526	9,248	8,505	15,296	5,490
(5) Loss on retirement of non-current assets	220	2,758	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	353,360	138,203	70,459	74,094	49,949	45,897

(Yen in thousands)

Property number	A-16	A-17	A-19	A-21	A-22	A-23
Property name	Hiroo Reeplex B's	Shibakoen Sanchoe Building	Kudankita 325 Building	Itohpia Iwamotocho 2-chome Building	Itohpia Iwamotocho 1-chome Building	Itohpia Iwamotocho ANNEX Building
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	85,595	241,871	66,725	111,120	93,207	101,099
Rental revenues	76,312	221,636	59,582	99,160	86,828	81,963
Other revenues related to property leasing	9,282	20,234	7,143	11,960	6,379	19,135
(2)Property related expenses	13,773	51,126	18,313	25,308	20,299	26,164
Property management fees	3,065	8,794	4,388	7,039	6,785	6,263
Utility expenses	4,001	17,803	4,709	7,165	4,946	5,187
Insurance expenses	41	183	50	103	92	81
Repair expenses	344	3,204	74	1,766	1,641	1,741
Taxes and dues	5,929	19,479	7,650	8,875	6,436	5,719
Trust fees	350	350	350	350	350	350
Others	40	1,310	1,090	7	48	6,819
(3)NOI (1)-(2)	71,821	190,745	48,412	85,811	72,907	74,935
(4)Depreciation	3,491	16,582	4,815	10,488	11,602	9,437
(5) Loss on retirement of non-current assets	-	3,227	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	68,330	170,935	43,596	75,323	61,305	65,497

(Yen in thousands)

Property number	A-24	A-25	A-26	A-27	A-28	A-29
Property name	Pigeon Building	FORECAST Ningyocho	FORECAST Ningyocho PLACE	FORECAST Shin-Tokiwabashi	Nishi-Shinjuku Sanko Building	Iidabashi Reeplex B's
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing		62,205	60,415	64,104	82,429	44,971
Rental revenues		55,629	53,447	55,497	78,067	35,938
Other revenues related to property leasing		6,575	6,967	8,607	4,362	9,033
(2)Property related expenses		22,701	14,406	12,505	31,943	13,196
Property management fees	Not disclosed (Note)	4,124	3,375	2,574	4,032	2,507
Utility expenses		5,309	5,284	4,671	3,663	7,136
Insurance expenses		77	50	50	71	37
Repair expenses		2,329	855	770	13,943	108
Taxes and dues		6,687	4,468	3,879	7,309	3,053
Trust fees		350	350	350	350	350
Others		3,824	22	209	2,572	3
(3)NOI (1)-(2)	67,942	39,503	46,008	51,599	50,486	31,775
(4)Depreciation	10,976	8,338	6,141	4,709	8,849	4,133
(5) Loss on retirement of non-current assets	-	-	-	-	252	-
(6)Income from property leasing (3)-(4)-(5)	56,965	31,165	39,866	46,890	41,384	27,642

(Note) This information is not disclosed as tenant's consent has not been obtained.

(Yen in thousands)

Property number	A-30	A-31	A-32	A-33	A-38	A-39
Property name	FORECAST Shinagawa	Nishi-Gotanda 8-chome Building	Towa Higashi-Gotanda Building	FORECAST Takadanoba	ANTEX24 Building	Itohia Kiyosubashi dori Building
Operating periods	184days	184days	184days	184days	-	184days
(1)Revenues from property leasing	70,134	75,563	65,364	167,598	-	78,608
Rental revenues	61,765	59,661	59,124	155,773	-	72,521
Other revenues related to property leasing	8,368	15,902	6,240	11,824	-	6,086
(2)Property related expenses	19,387	26,356	19,869	37,846	13	17,499
Property management fees	4,915	5,960	5,638	8,936	-	5,394
Utility expenses	6,119	6,681	3,922	11,152	-	5,295
Insurance expenses	79	88	92	173	-	72
Repair expenses	1,213	1,379	187	3,453	-	584
Taxes and dues	6,710	8,177	6,629	13,482	13 (Note)	5,389
Trust fees	350	350	350	350	-	350
Others	-	3,718	3,049	299	-	413
(3)NOI (1)-(2)	50,747	49,207	45,495	129,751	(13)	61,108
(4)Depreciation	9,388	5,652	11,140	20,912	-	9,373
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	41,359	43,555	34,355	108,838	(13)	51,735

(Note) Sold in fiscal period ended June 2023 but business office tax which was finalized in the current period is recorded.

(Yen in thousands)

Property number	A-41	A-44	A-45	A-46	A-47	A-48
Property name	I・S Minamimori machi Building	MK Kojimachi Building	Toranomon Sakura Building	La Verite AKASAKA	Kanda Ocean Building	Shinto GINZA EAST
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	98,445	47,525	98,924	49,571	53,887	28,452
Rental revenues	89,470	44,730	92,768	46,444	48,129	27,287
Other revenues related to property leasing	8,974	2,795	6,156	3,127	5,757	1,164
(2)Property related expenses	28,308	14,550	27,183	13,096	29,118	9,139
Property management fees	5,910	3,338	7,104	3,707	2,520	2,026
Utility expenses	9,010	2,648	5,881	2,484	5,088	1,338
Insurance expenses	144	45	81	46	44	29
Repair expenses	2,151	1,332	763	127	16,409	2,234
Taxes and dues	10,150	6,835	10,961	5,196	3,761	3,105
Trust fees	350	350	350	350	350	350
Others	592	-	2,042	1,184	943	55
(3)NOI (1)-(2)	70,136	32,975	71,741	36,475	24,768	19,313
(4)Depreciation	18,847	6,813	8,884	3,969	4,120	3,494
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	51,289	26,161	62,857	32,505	20,648	15,818

(Yen in thousands)

Property number	A-49	A-50	A-51	A-52	A-53	A-54
Property name	FORECAST kayabacho	FORECAST Waseda FIRST	FORECAST Gotanda WEST	Omiya Center Building	Sumitomo Mitsui Bank Koraibashi Building	NORE Fushimi
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	100,628	141,013	267,822	536,583	141,818	129,363
Rental revenues	89,635	127,969	238,980	499,607	113,208	113,693
Other revenues related to property leasing	10,992	13,044	28,842	36,976	28,610	15,670
(2)Property related expenses	28,999	35,269	74,870	112,821	48,997	28,681
Property management fees	6,430	7,946	16,802	33,594	10,798	6,958
Utility expenses	8,647	11,865	19,525	33,876	16,381	11,225
Insurance expenses	105	128	299	510	159	100
Repair expenses	3,444	1,993	4,444	5,280	1,999	1,253
Taxes and dues	8,268	12,205	29,607	28,196	18,104	8,211
Trust fees	350	350	350	350	350	350
Others	1,752	779	3,840	11,013	1,202	582
(3)NOI (1)-(2)	71,628	105,744	192,952	423,761	92,821	100,682
(4)Depreciation	13,810	12,768	45,632	65,688	19,447	10,240
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	57,818	92,975	147,319	358,073	73,373	90,441

(Yen in thousands)

Property number	A-55	A-56	A-57	A-58	A-59	A-60
Property name	NORE Meieki	Homat Horizon Building	Sannomiya First Building	Towa Kandanishiki cho Building	Yusen Higashi- Nihombash i Ekimae Building	Hiroo ON Building
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	124,967	214,677	70,367	38,166	42,310	49,290
Rental revenues	106,247	203,757	60,966	32,471	39,099	43,247
Other revenues related to property leasing	18,720	10,919	9,401	5,695	3,211	6,042
(2)Property related expenses	31,289	52,249	24,149	17,071	10,523	28,302
Property management fees	7,039	11,185	8,261	2,283	2,616	4,254
Utility expenses	12,047	12,445	8,280	4,038	2,826	3,512
Insurance expenses	110	196	112	35	42	64
Repair expenses	733	855	1,340	833	321	761
Taxes and dues	10,613	27,045	5,102	1,338	4,092	6,128
Trust fees	350	350	350	350	350	350
Others	394	171	701	8,193	274	13,232
(3)NOI (1)-(2)	93,678	162,427	46,218	21,095	31,787	20,987
(4)Depreciation	9,138	18,423	12,372	2,634	4,761	5,636
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	84,539	144,003	33,845	18,461	27,026	15,351

(Yen in thousands)

Property number	A-61	A-62	A-64	A-65	A-66	A-67
Property name	TK Gotanda Building	Gotanda Sakura Building	Alte Building Higobashi	DIA Building Meieki	TENSHO OCHANO MIZU BUILDING	FORECAST Kameido
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	90,475	52,105	74,449	51,610	Not disclosed (Note)	96,810
Rental revenues	83,689	46,984	65,935	44,872		88,930
Other revenues related to property leasing	6,785	5,120	8,513	6,738		7,880
(2)Property related expenses	33,508	16,186	22,018	16,782		23,003
Property management fees	5,359	2,251	6,307	4,462		5,695
Utility expenses	9,262	5,890	6,807	5,574		7,324
Insurance expenses	119	41	103	70		90
Repair expenses	6,700	134	2,075	815		1,754
Taxes and dues	9,793	1,494	6,375	5,271		7,644
Trust fees	350	-	350	350		350
Others	1,922	6,375	-	237		144
(3)NOI (1)-(2)	56,966	35,918	52,430	34,828	34,246	73,807
(4)Depreciation	11,558	4,810	7,217	3,341	5,113	14,255
(5) Loss on retirement of non-current assets	321	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	45,086	31,108	45,213	31,487	29,133	59,551

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	A-68	A-69	A-70	A-71	A-72	A-73
Property name	NRT Kandasudacho Building	REID-C Meguro-fudomae	The Square	Tsukiji Front	Hatchobori River Gate	TENSHO OFFICE SHINBASHI 5
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	33,584	27,980	37,343	24,032	24,981	Not disclosed (Note)
Rental revenues	30,784	26,241	35,106	20,759	22,757	
Other revenues related to property leasing	2,799	1,739	2,237	3,273	2,224	
(2)Property related expenses	7,522	5,333	10,907	10,049	6,583	
Property management fees	2,716	2,087	3,300	1,417	1,212	
Utility expenses	1,803	1,444	3,155	1,896	1,422	
Insurance expenses	32	25	54	17	19	
Repair expenses	378	132	195	1,456	1,945	
Taxes and dues	1,815	1,340	3,119	1,170	1,312	
Trust fees	300	300	300	300	300	
Others	476	4	781	3,790	371	
(3)NOI (1)-(2)	26,061	22,647	26,436	13,983	18,397	22,711
(4)Depreciation	3,211	2,222	5,035	1,524	1,711	3,474
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	22,849	20,424	21,400	12,459	16,685	19,237

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	A-74	A-75	B-1	B-2	B-4	B-5
Property name	REID-C Iidabashi Building	REID-C Gotenyama Building	Tower Court Kitashinaga wa	Sky Hills N11	my atria Sakae	Mac Village Heian
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	28,861	29,097	426,052	61,128	36,088	28,127
Rental revenues	26,069	26,398	407,984	61,056	36,083	27,536
Other revenues related to property leasing	2,792	2,698	18,068	72	5	591
(2)Property related expenses	6,871	6,098	95,800	9,781	9,136	5,933
Property management fees	2,401	2,009	31,567	300	1,941	1,895
Utility expenses	1,250	1,600	6,396	-	367	315
Insurance expenses	24	29	477	149	69	50
Repair expenses	277	225	23,275	2,151	2,258	1,095
Taxes and dues	2,555	1,931	19,650	6,828	2,636	1,910
Trust fees	300	300	350	350	350	350
Others	61	2	14,082	2	1,513	315
(3)NOI (1)-(2)	21,990	22,998	330,252	51,346	26,952	22,194
(4)Depreciation	2,331	1,856	71,138	14,948	8,163	5,797
(5) Loss on retirement of non-current assets	-	-	271	-	-	-
(6)Income from property leasing (3)-(4)-(5)	19,658	21,142	258,841	36,397	18,788	16,396

(Yen in thousands)

Property number	B-6	B-7	B-8	B-9	B-10	B-11
Property name	Seam Dwell Tsutsui	Ciel Yakuin	Kanda Reeplex R's	Splendid Namba	Residence Hiroo	Residence Nihombashi Hakozaki
Operating periods	179days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	23,588	24,431	58,436	110,795	63,838	Not disclosed (Note)
Rental revenues	22,799	23,708	54,967	108,122	61,638	
Other revenues related to property leasing	788	722	3,468	2,672	2,199	
(2)Property related expenses	7,835	4,532	12,780	26,627	12,249	
Property management fees	1,732	1,280	4,782	6,090	2,389	
Utility expenses	888	645	9	619	642	
Insurance expenses	36	32	51	149	53	
Repair expenses	944	199	2,068	5,641	3,156	
Taxes and dues	1,591	1,419	2,477	8,127	2,900	
Trust fees	341	350	350	350	350	
Others	2,300	605	3,040	5,649	2,757	
(3)NOI (1)-(2)	15,752	19,899	45,655	84,167	51,589	34,331
(4)Depreciation	4,616	3,978	5,938	31,793	4,116	4,588
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	11,136	15,920	39,717	52,373	47,472	29,743

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	B-12	B-13	B-14	B-15	B-16	B-17
Property name	Primegate Iidabashi	Residence Edogawabashi	Merveille Senzoku	Field Avenue	Domeal Kitaakabane	Dormy Kitaakabane
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	157,411	33,201	21,656	78,945	Not disclosed (Note)	Not disclosed (Note)
Rental revenues	146,392	29,834	19,315	71,422		
Other revenues related to property leasing	11,018	3,367	2,340	7,522		
(2)Property related expenses	38,236	6,458	5,947	13,878		
Property management fees	12,648	1,552	1,230	2,756		
Utility expenses	5,615	192	229	4,411		
Insurance expenses	200	29	23	80		
Repair expenses	4,833	1,210	1,668	915		
Taxes and dues	10,108	1,259	1,040	3,534		
Trust fees	350	350	350	350		
Others	4,480	1,863	1,403	1,830		
(3)NOI (1)-(2)	119,174	26,743	15,708	65,066	17,221	22,793
(4)Depreciation	11,886	3,324	2,670	8,461	2,506	1,844
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	107,287	23,418	13,038	56,605	14,714	20,949

(Note) This information is not disclosed as sub-lessee's consent has not been obtained.

(Yen in thousands)

Property number	B-18	B-19	B-20	B-21	B-22	B-23
Property name	Splendid Shin-Osaka III	ZEPHYROS Minami-horie	Charmant Fuji Osaka jominami	Piacere Fuminosato	Wald Park Minamioi	LAPUTA KUJO
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	74,565	50,137	24,117	18,769	17,729	47,335
Rental revenues	71,326	49,506	23,064	17,741	16,901	46,857
Other revenues related to property leasing	3,239	631	1,052	1,028	828	478
(2)Property related expenses	17,346	8,412	5,690	4,458	4,074	7,963
Property management fees	4,015	2,487	1,170	1,284	909	3,661
Utility expenses	502	434	641	498	165	466
Insurance expenses	82	64	36	31	16	61
Repair expenses	3,705	1,938	1,425	1,128	981	549
Taxes and dues	4,733	2,492	1,389	1,018	760	2,658
Trust fees	350	350	350	350	350	350
Others	3,957	644	677	146	891	216
(3)NOI (1)-(2)	57,218	41,725	18,427	14,311	13,654	39,371
(4)Depreciation	17,588	6,112	2,614	2,750	1,211	5,537
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	39,630	35,613	15,812	11,560	12,443	33,833

(Yen in thousands)

Property number	B-24	B-25	B-26	B-27	B-28	B-29
Property name	Imazaki Mansion N1	L'arte Nakatsu	City hills Andoji	Hermitage Shin-sakae	Sun · Meiekiminami Building	Tenjinhigashi residence
Operating periods	-	184days	184days	184days	184days	184days
(1)Revenues from property leasing	149	16,866	46,104	36,049	25,968	28,590
Rental revenues	1	14,747	45,804	34,520	24,594	27,130
Other revenues related to property leasing	148 (Note)	2,118	300	1,529	1,373	1,459
(2)Property related expenses	24	6,484	9,781	15,446	10,108	7,099
Property management fees	-	1,102	2,152	2,806	1,536	1,676
Utility expenses	27	327	420	329	734	1,101
Insurance expenses	-	20	60	55	40	47
Repair expenses	-	2,240	1,741	4,235	2,983	1,342
Taxes and dues	(3)	947	2,468	2,615	2,284	1,643
Trust fees	-	300	300	300	300	350
Others	0	1,546	2,637	5,104	2,229	938
(3)NOI (1)-(2)	125	10,381	36,323	20,602	15,859	21,490
(4)Depreciation	-	2,274	8,129	6,189	4,678	4,272
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	125	8,107	28,193	14,412	11,181	17,218

(Note) Sold in fiscal period ended June 2023 but electricity revenue and others which were finalized in the current period are recorded.

(Yen in thousands)

Property number	B-30	B-31	B-32	B-33	B-34	B-35
Property name	DeLCCS KASAI	Serenite Shin-Osaka	Mullion Josai	Residence Kinshicho	Meister house Kawasaki	LIESSE Tsurumai
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	41,103	32,449	20,891	18,430	20,876	34,498
Rental revenues	38,590	30,714	20,672	17,854	19,077	33,011
Other revenues related to property leasing	2,512	1,735	219	576	1,798	1,487
(2)Property related expenses	10,787	7,460	6,017	4,745	5,567	11,426
Property management fees	3,203	1,627	1,552	1,168	1,587	2,509
Utility expenses	1,676	550	393	204	229	492
Insurance expenses	48	40	30	19	20	48
Repair expenses	2,097	1,598	1,305	1,624	1,493	3,536
Taxes and dues	2,302	2,291	1,428	770	984	2,489
Trust fees	300	300	350	300	300	300
Others	1,159	1,052	957	658	953	2,050
(3)NOI (1)-(2)	30,315	24,988	14,874	13,685	15,308	23,071
(4)Depreciation	4,199	3,115	3,616	1,789	2,351	3,609
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	26,115	21,873	11,257	11,896	12,956	19,461

(Yen in thousands)

Property number	B-36	B-37	B-38	B-39	B-40	B-41
Property name	Komatsubara Yamamoto Mansion	Belleza Kanayama	Sylphide Higashi-shinagawa	Royal Bloom	Ever Square Doshin	Zeku Benten
Operating periods	184days	184days	184days	184days	184days	184days
(1)Revenues from property leasing	26,450	20,671	26,598	31,256	16,855	14,292
Rental revenues	25,784	20,595	25,253	30,437	16,322	13,843
Other revenues related to property leasing	666	76	1,345	819	532	448
(2)Property related expenses	10,092	4,423	6,571	5,208	3,995	4,750
Property management fees	1,956	1,191	1,543	1,758	1,132	971
Utility expenses	264	250	315	273	433	99
Insurance expenses	50	25	29	25	19	24
Repair expenses	3,798	374	1,747	645	968	1,215
Taxes and dues	2,244	1,266	1,577	1,706	893	1,016
Trust fees	300	300	300	300	300	300
Others	1,478	1,015	1,058	497	248	1,122
(3)NOI (1)-(2)	16,357	16,247	20,027	26,047	12,859	9,541
(4)Depreciation	5,000	2,787	2,082	5,546	1,433	1,640
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	11,357	13,459	17,945	20,501	11,426	7,901

(Yen in thousands)

Property number	B-42	B-43	B-44	B-45	B-46	B-47
Property name	Canis Court Kamishinjo	Imperial Otori	MAISON NISHI MAGOME	Muse Ryogoku II	Minami-Horie apartment Cielo	Minami-Horie apartment Grande
Operating periods	184days	184days	184days	171days	171days	171days
(1)Revenues from property leasing	42,155	26,398	21,576	17,049	19,541	19,928
Rental revenues	38,377	23,409	20,733	16,038	18,934	19,675
Other revenues related to property leasing	3,778	2,989	842	1,010	606	252
(2)Property related expenses	8,960	5,740	5,090	5,890	5,575	4,008
Property management fees	1,847	1,288	1,310	1,210	1,207	1,153
Utility expenses	786	255	265	416	225	247
Insurance expenses	61	46	23	18	31	28
Repair expenses	1,901	907	1,583	2,533	2,087	928
Taxes and dues	2,737	1,923	-	-	-	-
Trust fees	300	300	300	279	279	279
Others	1,325	1,019	1,608	1,431	1,743	1,370
(3)NOI (1)-(2)	33,195	20,657	16,485	11,158	13,965	15,920
(4)Depreciation	5,331	4,233	1,437	849	1,544	1,548
(5) Loss on retirement of non-current assets	-	-	-	-	-	-
(6)Income from property leasing (3)-(4)-(5)	27,864	16,424	15,048	10,309	12,421	14,372

(Yen in thousands)

Property number	B-48	B-49	B-50	C-1	C-3	
Property name	Minami-Horie apartment Rio	Plowland Horita	Nasic Nozomigaoka	Otakibashi Pacifica Building	BECOME SAKAE	Total
Operating periods	171days	171days	171days	184days	184days	
(1)Revenues from property leasing	7,124	41,287	24,502	89,362	132,641	8,632,775
Rental revenues	7,032	40,302	23,195	73,477	114,685	7,908,806
Other revenues related to property leasing	92	985	1,307	15,884	17,956	723,969
(2)Property related expenses	2,244	5,291	5,646	22,171	31,593	2,226,833
Property management fees	807	1,919	3,904	4,095	7,816	516,077
Utility expenses	101	513	658	10,697	11,749	503,135
Insurance expenses	11	84	36	41	126	8,792
Repair expenses	724	878	169	930	445	228,854
Taxes and dues	-	-	-	5,955	11,058	617,100
Trust fees	279	279	279	350	350	36,821
Others	319	1,616	597	100	48	316,052
(3)NOI (1)-(2)	4,880	35,996	18,856	67,190	101,047	6,405,941
(4)Depreciation	432	5,144	2,119	10,668	9,884	1,015,374
(5) Loss on retirement of non-current assets	-	-	-	-	-	7,052
(6)Income from property leasing (3)-(4)-(5)	4,447	30,851	16,736	56,521	91,163	5,383,514

(2) Status of Capital Expenditure

A. Schedule of Capital Expenditures

The following are the main capital expenditures NIPPON REIT plans to implement during the 24th fiscal period accompanying planned renovations and repairs for those properties held. The following scheduled construction amount includes the portion charged to expenses in accounting:

Property name	Location	Purpose	Schedule	Scheduled construction amount (Yen in millions) (Note)		
				Total	Amount to be paid in the current fiscal period	Amount already paid
FORECAST Sakurabashi	Chuo ward, Tokyo	Ventilation system renewal	From Sep. 2023 to Jun. 2024	122	—	—
		Whole building LED renewal	From Nov. 2023 to Jun. 2024	36	—	—
Central Daikanyama	Shibuya ward, Tokyo	3rd floor renewal	From Jan. 2024 to Jun. 2024	12	—	—
Hiroo Reeplex B's	Minato ward, Tokyo	Entrance renewal	From Jan. 2024 to Jun. 2024	15	—	—
Pigeon Building	Chuo ward, Tokyo	Mechanical parking parts replacement	From Jan. 2024 to Jun. 2024	44	—	—
Nishi-Shinjuku Sanko Building	Shinjuku ward, Tokyo	Common area renewal	From Jan. 2024 to Jun. 2024	45	—	—
Iidabashi Reeplex B's	Shinjuku ward, Tokyo	Whole building LED renewal	From Jan. 2024 to Jun. 2024	10	—	—
FORECAST Takadanobaba	Toshima ward, Tokyo	Common area renewal	From Dec. 2023 to Jan. 2024	15	—	—
MK Kojimachi Building	Chiyoda ward, Tokyo	Elevator control renewal	From Jan. 2024 to Jun. 2024	11	—	—
FORECAST Gotanda WEST	Shinagawa ward, Tokyo	Exterior wall repair (Phase 3)	From Jan. 2023 to Jan. 2024	12	—	—
Omiya Center Building	Saitama, Saitama	Gondola renewal	From Jan. 2024 to Jun. 2024	31	—	—
		Automated security system renewal	From Jan. 2024 to Jun. 2024	35	—	—
		Smoking room relocation	From Jan. 2024 to Jun. 2024	20	—	—
		Common area renewal	From Jan. 2024 to Jun. 2024	149	—	—
NORE Meieki	Nagoya, Aichi	Ventilation system renewal	From Jan. 2024 to Jun. 2024	117	—	—
Hiroo On Building	Shibuya ward, Tokyo	Elevator control renewal	From Jan. 2024 to Jun. 2024	13	—	—
Tower Court Kitashinagawa	Shinagawa ward, Tokyo	Mechanical parking parts replacement	From Jan. 2024 to Jun. 2024	51	—	—
Sky Hills N11	Sapporo, Hokkaido	Interphone renewal	From Jan. 2024 to Jun. 2024	19	—	—
Residence Edogawabashi	Shinjuku ward, Tokyo	Exterior wall repair	From Jan. 2024 to Jun. 2024	22	—	—
LAPUTA KUJO	Osaka, Osaka	Private area renewal	From Jan. 2024 to Feb. 2024	11	—	—
Meister house Kawasaki	Kawasaki, Kanagawa	Exterior wall repair	From Jan. 2024 to Jun. 2024	29	—	—
Nasic Nozomigaoka	Nagoya, Aichi	Exterior wall repair	From Jan. 2024 to Jun. 2024	29	—	—
BECOME SAKAE	Nagoya, Aichi	Ventilation system renewal	From Jan. 2024 to Jun. 2024	19	—	—

(Note) The scheduled construction amount is truncated to the nearest million yen.

B. Capital Expenditures during the Period

Below are the main capital expenditures that NIPPON REIT used to carry out construction in the current period. In the fiscal period ended December 31, 2023, capital expenditures totaled 1,083 million yen. With the addition of 228 million yen posted as expenses for renovations and repairs, total capital expenditures for construction came to 1,312 million yen.

Property name	Location	Purpose	Period	Capital expenditures (Yen in millions) (Note1)
FORECAST Shinjuku AVENUE	Shinjuku ward, Tokyo	Whole building LED renewal	From Aug. 2023 to Sep. 2023	38
		Mechanical parking parts replacement	From Nov. 2023 to Nov. 2023	17
FORECAST Sakurabashi	Chuo ward, Tokyo	Ventilation system renewal	From Nov. 2022 to Jul. 2023	91
Shibakoen Sanchome Building	Minato ward, Tokyo	Mechanical parking renewal	From Nov. 2023 to Dec. 2023	28
Itohia Iwamotocho 2-chome Building	Chiyoda ward, Tokyo	Whole building LED renewal	From Aug. 2023 to Oct. 2023	22
Nishi-Shinjuku Sanko Building	Shinjuku ward, Tokyo	Exterior wall repair	From Oct. 2023 to Dec. 2023	12
Kanda Ocean Building	Chiyoda ward, Tokyo	Exterior wall repair	From Sep. 2023 to Dec. 2023	11
FORECAST Gotanda WEST	Shinagawa ward, Tokyo	Exterior wall repair (Phase 2)	From Sep. 2023 to Dec. 2023	114
		Bathroom renewal	From Oct. 2023 to Nov. 2023	12
		Substation facilities repairment (Phase1)	From Jul. 2023 to Dec. 2023	20
Omiya Center Building	Saitama, Saitama	Common area renewal	From Sep. 2023 to Dec. 2023	150
Homat Horizon Building	Chiyoda ward, Tokyo	Whole building LED renewal	From May 2023 to Jul. 2023	29
Hiroo On Building	Shibuya ward, Tokyo	Whole building LED renewal	From May 2023 to Oct. 2023	17
TK Gotanda Building	Shinagawa ward, Tokyo	5th and 7th floor bathroom renewal	From Aug. 2023 to Sep. 2023	13
		Mechanical parking parts replacement	From Oct. 2023 to Oct. 2023	24
NRT Kandasudacho Building	Chiyoda ward, Tokyo	Elevator control renewal	From Oct. 2023 to Nov. 2023	16
REID-C Gotenyama Building	Shinagawa ward, Tokyo	Elevator control renewal	From Oct. 2023 to Dec. 2023	16
Mullion Josai	Nagoya, Aichi	Exterior wall repair	From Sep. 2023 to Dec. 2023	27
Other capital expenditures				418
Total				1,083

(Note) Capital expenditures are truncated to the nearest million yen.

C. Cash Reserves for Long-Term Repairs and Maintenance Plans

Based on a long-term repair and maintenance plan compiled for each property, NIPPON REIT sets aside the following cash reserves from cash flows during the fiscal period in order to provide the payment of funds for major repairs and maintenance, etc., over the medium to long term:

(Yen in millions)

Operating period	19th fiscal period from July 1, 2021 to December 31, 2021	20th fiscal period from January 1, 2022 to June 30, 2022	21st fiscal period from July 1, 2022 to December 31, 2022	22nd fiscal period from January 1, 2023 to June 30, 2023	23rd fiscal period from July 1, 2023 to December 31, 2023
Balance of reserves at the beginning of the period	1,726	1,841	2,414	2,876	3,473
Amount of reserves during the period	725	843	986	1,237	1,176
Amount of reversal of reserves during the period	610	270	524	640	1,083
Reserves carried forward	1,841	2,414	2,876	3,473	3,566

(Note) Figures in the above table are truncated to the nearest million yen.