

REIT Securities Issuer	MORI TRUST REIT, Inc.	Stock Exchange Listing:	Tokyo Stock Exchange
Securities Code:	8961	URL: https://www.mt-reit.jp/en/	
Representative:	Hiroshi Naito, Executive Director		
Asset Management Company:	MORI TRUST Asset Management Co., Ltd.		
Representative:	Hiroshi Naito, President and Representative Director		
Contact:	Nobuyuki Aizawa, General Manager, Strategic Management Department Tel: +81-3-6435-7011		
Scheduled date of submission of securities report:	May 29, 2024		
Scheduled date of commencement of cash distribution payment:	May 15, 2024		
Preparation of supplementary financial results briefing materials:	Yes		
Holding of financial results briefing session:	Yes (For institutional investors and analysts)		

1. Operational/Asset Conditions for the Fiscal Period Ended February 29, 2024 (From September 1, 2023 to February 29, 2024)

(Amounts are rounded down to the nearest million yen)

(1) Operating results

(% shows change vs. previous period)

	Operating revenues		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal period ended February 29, 2024	12,080	2.3	7,937	10.4	7,257	11.0	7,247	1.3
Fiscal period ended August 31, 2023	11,812	62.7	7,188	77.1	6,535	75.1	7,157	98.1

	Net income per unit	Rate of return on equity	Ordinary income to total assets ratio	Operating income to operating revenues ratio
	Yen	%	%	%
Fiscal period ended February 29, 2024	2,035	3.1	1.5	60.1
Fiscal period ended August 31, 2023	2,010	3.7	1.6	55.3

(2) Distributions

	Distributions per unit (excluding distributions in excess of profit)	Total distributions (excluding total distributions in excess of profit)	Distributions in excess of profit per unit	Total distributions in excess of profit	Payout ratio	Ratio of distributions to net assets
	Yen	Millions of yen	Yen	Millions of yen	%	%
Fiscal period ended February 29, 2024	1,835	6,532	—	—	90.1	2.8
Fiscal period ended August 31, 2023	1,700	6,052	—	—	84.5	2.7

(Note1) The difference between the distributions per unit and the basic earnings per unit for the fiscal period ended February 29, 2024, is a result of the reserve for reduction entry (714 million yen). The difference between the distributions per unit and the basic earnings per unit for the fiscal period ended August 31, 2023, is a result of the reserve for reduction entry (1,105 million yen).

(Note2) The payout ratio is rounded down to one decimal place.

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(3) Financial positions

	Total assets	Net assets	Capital adequacy ratio	Net assets per unit
	Millions of yen	Millions of yen	%	Yen
Fiscal period ended February 29, 2024	476,364	233,455	49.0	65,577
Fiscal period ended August 31, 2023	473,191	232,260	49.1	65,241

(4) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and equivalents, end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal period ended February 29, 2024	14,529	(5,996)	(4,073)	25,729
Fiscal period ended August 31, 2023	13,626	(29,114)	13,952	21,271

2. Forecast for the Fiscal Period Ending August 31, 2024 (March 1, 2024 to August 31, 2024) and the Fiscal Period Ending February 28, 2025 period (September 1, 2024 to February 28, 2025)

(% shows change vs. previous period)

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding distributions in excess of profit)	Distributions in excess of profit per unit
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen
Fiscal period ending August 31, 2024	11,552	(4.4)	7,198	(9.3)	6,438	(11.3)	6,427	(11.3)	1,679	—
Fiscal period ending February 28, 2025	11,707	1.3	7,443	3.4	6,616	2.8	6,605	2.8	1,700	—

(Reference) The profit per unit forecast is 1,805 yen for the fiscal period ending August 31, 2024 and 1,855 yen for the fiscal period ending February 28, 2025.

(Note1) The distributions per unit for the fiscal period ending August 31, 2024, is calculated based on the assumption that the remainder from the subtraction of the provision for reserve for reduction entry (448 million yen) for a gain on the sale of real estate, etc. expected in the said fiscal period from the sum of the net income for the said period will be distributed.

(Note2) The distributions per unit for the fiscal period ending February 28, 2025, is calculated based on the assumption that the remainder from the subtraction of the provision for reserve for reduction entry (552 million yen) for a gain on the sale of real estate, etc. expected in the said fiscal period from the sum of the net income for the said period will be distributed.

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3. Status of Asset Management

(A) Status of Asset Management

(a) Summary of results for the current fiscal period

(i) Transition of the Investment Corporation

MORI TRUST REIT, Inc. ("MTR") was established on October 2, 2001, with Mori Trust Asset Management Co., Ltd. (changed trade name from Nihon Sogo Fund Co., Ltd. on November 1, 2003) ("MTAM") as the organizer, pursuant to the Act on Investment Trusts and Investment Corporations.

On March 28, 2002, MTR began asset management, starting with the acquisition of the trust beneficiary right in Fresno Inage, land related to leased land agreement for business use.

Since then MTR has steadily expanded the size of its assets, and was listed on the Real Estate Investment Trust Securities Market of the Tokyo Stock Exchange (Stock Code: 8961) on February 13, 2004.

MTR conducted an absorption-type merger, in which MTR is the surviving company and MORI TRUST Hotel Reit, Inc. ("MTH") is the dissolving company on March 1, 2023. The trade name was changed from MORI TRUST Sogo Reit, Inc. to MORI TRUST REIT, Inc.

As a result, the real estate held by MTR as of February 29, 2024, numbered 21 properties, with a total assets price of 476,364 million yen.

(ii) Investment environment and performance

During the period under review, the Japanese economy showed signs of recovery due to strong corporate earnings, backed by the weaker yen and improved profitability from product price revisions, as well as expanding inbound demand. However, consumer spending and corporate capital investment remained soft due to high prices, and the situation lacked some strength.

In the real estate distribution market, the willingness of domestic and foreign investors to acquire properties remains firm despite negative factors such as rising interest rates and recession risks associated with global monetary tightening and caution toward the Bank of Japan's monetary easing policy revision. Under these circumstances, sales of prime properties for investment are limited and the environment for property acquisition remains severe.

In the real estate leasing market for office buildings, vacancy rates improved gradually on the back of strong corporate earnings and rising office attendance rates. There were also signs of a pause in the decline in rent levels in response to firm demand, with rises occurring in areas where supply and demand are tight.

In the market for hotels, although the number of visitors to Japan from China has yet to fully recover, the number of visitors to Japan from the U.S., South Korea and Taiwan etc. continued to increase, driven by the weak yen etc., and domestic hotel demand remained firm, resulting in a continued recovery trend.

In the market for retail facilities, although personal consumption has been softening recently, sales at department stores, supermarkets, and convenience stores remained strong, exceeding the previous year's level due to a recovery in population flow and an increase in inbound demand.

In the market for luxury rental housing in Tokyo, both the occupancy rate and the rent level held firm, reflecting sustained demand versus limited supply.

In this investment environment, during the fiscal period under review, MTR persistently worked to maintain and improve occupancy rates and negotiate rent revisions for assets under management. With regard to hotels, we continuously held discussions with the hotel operators to improve earnings based on monthly assessments of each hotel's business environment and operating conditions. In addition, MTR has been conducting operation to secure more stable income through the additional acquisition of Sendai MT Building and the transfer of Shinbashi Ekimae MTR Building on February 29, 2024.

As a result, as of February 29, 2024, MTR owned 21 properties with a total book value of 449,554 million yen. The occupancy rate for the properties owned by MTR was 92.4% (90.8% (Note 1)) as of February 29, 2024.

MTR and MTAM are making progress in their efforts, which consider the environment and society based on the recognition that activities to raise sustainability, such as environmental considerations, social contribution, and organizational governance in asset management operations, are essential for achieving a medium- to long-term increase in the investor value of investment corporations.

With respect to "E: environment," MTR has been promoting energy conservation in facilities, including the introduction of LED lighting fixtures in Kioicho Building, Sendai MT Building, Midosuji MTR Building, and Hilton Odawara Resort & Spa. It also issued a green bond (1 billion yen) in December 2023 for the first time. In addition, MTR has been working to obtain environmental certifications and assessments. In the fiscal period under review, Kamiyacho Trust Tower obtained DBJ Green Building certification (Note 2) and Hotel Sunroute Plaza Shinjuku became the first MTR property to obtain BELS (Note 3). The ratio of certified properties in the portfolio, excluding land with leasehold interest, is around 65% on a number of properties basis and around 57% on a leasable area basis as of February 29, 2024. For "S: society," based on the results of MTAM's employee satisfaction survey, an action plan has been formulated to improve satisfaction, and efforts are being made to provide a healthier and more comfortable working environment. For "G: governance," MTR implemented training and awareness-raising activities, such as providing compliance training to all executives and employees of MTAM on a regular basis, and sought to improve compliance awareness among employees.

(Note 1) The figure in parentheses is the occupancy rate calculated based on sublease agreements for properties using a master lease agreement under which rent income is linked to rents under sublease agreements or a pass-through master lease agreement.

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(Note 2) DBJ Green Building Certification is a certification program established by Development Bank of Japan, Inc. Based on a comprehensive evaluation of target real estate properties, including an evaluation of consideration given to disaster prevention measures and various stakeholders' social requirements, including local communities as well as environmental features, this program evaluates and certifies real estate properties required by society and economy and supports initiatives for them.

(Note 3) BELS is a system in which a third-party evaluation organization evaluates non-residential buildings for energy efficiency and conservation performance based on the "Evaluation Guidelines for Labeling of Energy Efficiency and Conservation Performance for Nonresidential Buildings (2013)" established by the Ministry of Land, Infrastructure, Transport and Tourism.

(iii) Financing

In the fiscal period under review, MTR borrowed a total of 20,500 million yen for the repayment of existing borrowings of 19,500 million yen that have matured and to increase funds on hand. MTR issued the 20th series unsecured investment corporation bonds as outlined below to secure funds needed for the redemption of the 13th series unsecured investment corporation bonds (3,000 million yen) due in February 2024.

In addition, in order to implement green finance including green bonds, MTR established a Green Finance Framework (Note 1) (the "Framework"). Based on the Framework, MTR issued its Twenty-First Series Unsecured Investment Corporation Bonds (green bonds) as follows to partially fund the repayment of loans (totaling 14,500 million yen) that were procured for the acquisition of Tokyo Shiodome Building (Note 2), subsequently refinanced, and are now scheduled to reach maturity by the end of October 2024.

(Note 1) MTR has received a "Green 1 (F)" rating, the highest rating in the "JCR Green Finance Framework Evaluation" from Japan Credit Rating Agency, Ltd. (JCR) as a third-party evaluation of the Framework.

(Note 2) Tokyo Shiodome Building is a Green Building (DBJ Green Building Certification: 3 stars) which meets the Eligibility Criteria set forth in the Framework.

Name: MORI TRUST REIT, Inc. 20th Series Unsecured Investment Corporation Bonds
(ranking pari passu among the specified Investment Corporation Bonds)

Issue amount: 3,000 million yen

Interest rate: 0.490% per annum

Date of issue: December 18, 2023

Redemption date: December 18, 2026

Collateral: Unsecured and unguaranteed

Name: MORI TRUST REIT, Inc. 21st Series Unsecured Investment Corporation Bonds
(ranking pari passu among the specified Investment Corporation Bonds) (Green Bonds)

Issue amount: 1,000 million yen

Interest rate: 0.827% per annum

Date of issue: December 18, 2023

Redemption date: December 18, 2028

Collateral: Unsecured and unguaranteed

As a result, interest-bearing debt as of February 29, 2024 amounted to 226,500 million yen, of which short-term loans payable amounted to 11,000 million yen, of which long-term loans payable amounted to 200,500 million yen (including long-term loans payable of 43,500 million yen due for repayment within 1 year) and investment corporation bonds amounted to 15,000 million yen (including investment corporation bonds of 1,000 million yen due for redemption within 1 year). The ratio of interest-bearing debt to total assets as of February 29, 2024 was 47.5% (compared with 47.4% as of August 31, 2023).

As of February 29, 2024, MTR has obtained a long-term issuer rating of AA (rating outlook: stable) from Japan Credit Rating Agency, Ltd. (JCR)

(iv) Overview of financial results and distributions

As a result of the abovementioned operations, operating revenue came to 12,080 million yen, operating income came to 7,937 million yen, ordinary income after the deduction of loan-related interest expenses from operating income came to 7,257 million yen, and net income came to 7,247 million yen.

With regard to distributions, MTR decided to distribute the entire amount of unappropriated retained earnings after deducting the reserve for reduction entry of 714 million yen, which was accumulated by utilizing the "Special Provisions for Taxation in Cases of Repurchase of Specified Assets" in Article 65-7 of the Act on Special Measures Concerning Taxation, with the intention that the maximum amount of profit distribution would be included in deductible expenses by applying special taxation provisions (Article 67-15 of the Act on Special Measures Concerning Taxation). Consequently, the distributions per investment unit amounted to 1,835 yen.

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(b) Outlook for the next fiscal period

(i) Outlook for overall performance

As for the future of the Japanese economy, the pace of global economic recovery is slowing down due to global monetary tightening and the stagnant Chinese economy, etc. In Japan, personal consumption and capital investment have been soft due to high prices and the economy is at a standstill, but the downside risks of the global economy, especially in the U.S., are diminishing. In addition, in light of the expected improvement in real wages due to wage hikes and further recovery in inbound demand, the gradual economic recovery is expected to continue. On the other hand, the impact of the Bank of Japan's policy changes and the termination of the government's energy price control measures, etc. will require close monitoring.

With regard to the real estate distribution market, although there are some factors that are negatively impacting the market, such as rising interest rates and recession risks associated with global monetary tightening and caution toward the Bank of Japan's monetary easing policy revision, the willingness of domestic and foreign investors to acquire properties remains firm, partly supported by the relative stability of the Japanese market compared with other countries. On the other hand, since sales of prime properties for investment are limited, transaction prices are expected to remain at high levels for the time being, and the expected yields are anticipated to remain in a low-level environment.

In the real estate leasing market for office buildings, demand for office buildings is on a recovery trend due to continued moves to increase floor space, relocate for expansion, and improve locations on the back of strong corporate earnings and rising office attendance rates, etc. As a result, vacancy rates in existing buildings are expected to improve gradually, and rents are expected to continue to rise in highly competitive areas. On the other hand, although the supply of new buildings in 2024 is expected to decrease compared with the previous year, a large supply is expected to return in 2025, mainly in central Tokyo, and MTR considers it necessary to continue to closely monitor the future trends in vacancy rates.

In the market for hotels, the continued weaker yen is expected to create a better environment for a further recovery of inbound tourism, which is expected to create a more positive cycle of higher occupancy rates and higher room rates. In addition, since the number of Chinese visitors to Japan is also on a gradual but increasing trend, further growth can be expected if the number of Chinese visitors to Japan recovers more fully. On the other hand, it is necessary to pay attention to the concerns voiced about labor shortages and overtourism due to the changing environment after the pandemic.

In the market for retail facilities, a positive impact from the expansion of inbound demand is expected, but personal consumption is currently soft due to rising prices etc. The impact of the termination of the government's energy price control measures and the situation of rising wages need to be closely monitored in the future.

In the market for luxury rental housing in Tokyo, based on the assumption that new supply will be limited and demand will remain strong, both the occupancy rate and rent levels are likely to remain steady.

(ii) Future investment policy

Regarding the form of lease agreements of the real estate owned by MTR, MTR will maintain the weight of fixed-term building lease agreements with fixed rent over the medium and long term at a certain percentage, to ensure that a drop in the level of market rents does not immediately have a major impact on the revenue of the real estate owned by MTR.

However, when entering into a new lease agreement, MTR will examine the agreement term and the fixing of rents in the medium or long term based on an assessment of the location and features of the real estate and will aim to maximize revenue.

In addition, the following policy will be applied to the operation and management of real estate owned by MTR to maintain and improve market competitiveness and to enable management that combines asset quality, stability, and growth potential.

1. MTR will work to improve the satisfaction of tenants and consider measures such as thoroughgoing implementation of preventive maintenance and safety management and enhancement of customer relations with tenants and users based on an assessment of the features of each portfolio real estate, and endeavor to maintain high occupancy rates of the real estate it owns. When real estate becomes vacant or is due to become vacant, MTR will conduct well-aimed market research and then focus on leasing in cooperation with the Mori Trust Group, real estate agents and property management companies.
2. When entering into a new lease agreement, MTR will endeavor to conclude a medium- or long-term fixed-term building lease agreement or an agreement that otherwise considers fixing the rent or lengthening the agreement term to ensure future rental revenue. For accommodations, in addition to fixed rents, MTR will also incorporate contracts that provide for variable rents linked to actual sales and other factors, in order for MTR to enjoy the benefits of improved revenue from accommodations. In addition to leasing investment properties directly to tenants, there is also a master lease agreement in which a lessee (master lessee) acts as an intermediary for a tenant and the property is leased to the master lessee. MTR will positively consider a master lease agreement if certain effects are recognized after examining the characteristics of the subject property, such as its size, use, and tenants.
3. Based on consideration of the aging and age of portfolio real estate, MTR will endeavor to maintain stable occupancy rates by renovating aged facilities, etc. and actively making investments to increase market competitiveness so that portfolio real estate compares favorably with competing properties.

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(iii) Investment strategy for new investment real estate

MTR's basic policy is to make investments based on the following investment strategies, with a focus on seeking to further develop and cultivate property information routes and endeavoring to gather high quality property information, to expand the size of its assets under management (AUM) and acquire new real estate.

1. The investment properties will be classified into three categories from the viewpoint of use: office buildings, hotels, and other (for the time being, retail facilities and residential properties). With office buildings and hotels as the core assets, MTR will make diversified investments in other category. The investment ratio for each use shall be 40-80% for office buildings, 20-55% for hotels, and 0-30% for other.
2. Investment regions of investment assets will be diversified to reduce the risk of fluctuations in portfolio cash flows. Of the investment assets, the investment area for office buildings will primarily be central Tokyo, which has a high concentration of commerce, industry and population. However, MTR will also make diversified investments in assets located in the area surrounding central Tokyo as well as government-designated cities, etc. The investment ratio will be 60% or more in central Tokyo and 40% or less in the area surrounding central Tokyo and government-designated cities, etc. In making investment decisions, MTR will examine transportation convenience, suitability of the use of the investment property in the relevant area, competitiveness, etc. Of the investment assets, the investment areas for accommodations will mainly be major cities nationwide and famous tourist destinations.

(iv) Financial strategy, etc.

MTR will examine points such as the amounts of loans, borrowing periods, bearing in mind the need to curb the negative effects of changes in financing conditions and reduce financing costs.

In addition, MTR will consider diversifying lenders and issuing investment corporation bonds while focusing on its conventional, long-term relationships with financial institutions. MTR will also consider green finance (financing for projects that improve the environment) as part of our efforts to improve sustainability.

(v) Significant events after balance sheet date

Transfer of property

MTR concluded a sales agreement for a real estate on the transfer of the property below on April 22, 2024.

Hashimoto MTR Building

(i) Outline of the transfer

Property to be transferred:	Real estate
Transfer price:	8,500 million yen (the first: 4,250 million yen, the second: 4,250 million yen) (excluding transfer cost, property taxes, city planning taxes and consumption taxes)
Gain on transfer:	Gain on sales of real estate of around 0.5 billion yen in the fiscal period ending August 2024 and around 0.7 billion yen in the fiscal period ending February 2025 is expected to be recorded as operating revenues.
Scheduled date of transfer:	First scheduled date: April 23, 2024, second scheduled date: September 2, 2024
Buyer:	A Japanese operating company (not applicable to the category of a related parties)
Remarks:	MTR plans to split the transfer into two parts, creating a co-ownership interest of one-half on April 23, 2024, to complete the first part of the transfer, creating an addition for a co-ownership interest of one-half on September 2, 2024, to complete the second part of the transfer
Others:	The sales agreement falls under forward commitments, etc., as defined in the Financial Services Agency's Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. The purchase and sale agreement regarding the Transfer ("Agreement") stipulates that, if the counterparty fails to fulfill its obligations under the Agreement, MTR or the buyer may cancel the Agreement after giving notice. When the Agreement is cancelled due to a breach of obligation, the breaching party shall pay an amount equivalent to 20% of the purchase/sale price as a penalty to the counterparty.

(ii) Outline of the property to be transferred

Location:	5-4-3 Nishihashimoto, Midori-ku, Sagami-hara (Displayed address)
Usage:	Retail facility (Registered types of use: retail and parking)
Acreage:	19,878.57 m ² (Registered land area)
Total floor space:	One building : 40,283.77 m ² (Registered land area)
Structure:	Steel frame structure flat roof, 5 floors above ground (Registered structure)
Construction completion:	August, 2005

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(vi) Forecasts of performance

MTR forecasts that performance in the fiscal period ending August 31, 2024 (from March 1, 2024 to August 31, 2024) and the fiscal period ending February 28, 2025 (from September 1, 2024 to February 28, 2025) will be as follows.

Please refer to “Assumptions for Forecasts of Performance for the fiscal period ending August 31, 2024 (from March 1, 2024 to August 31, 2024) and the fiscal period ending February 28, 2025 (from September 1, 2024 to February 28, 2025)” below for further details of the assumptions of forecasts of performance.

	Fiscal period ending August 31, 2024	Fiscal period ending February 28, 2025
Operating revenues	11,552 million yen	11,707 million yen
Operating income	7,198 million yen	7,443 million yen
Ordinary income	6,438 million yen	6,616 million yen
Net income	6,427 million yen	6,605 million yen
Distributions per unit	1,679 yen	1,700 yen

(Note 1) The above forecasts are based on certain assumptions and information currently available and are not a guarantee of actual operating revenues, operating income, ordinary income, profit net income and distributions per unit, and such may differ according to circumstances occurring in the future.

(Note 2) The distributions for the fiscal period ending August 31, 2024 and the fiscal period ending February 28, 2025 are based on the assumption of internal reserves provision.

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Assumptions for Forecasts of Performance for the Fiscal Period Ending August 31, 2024 (from March 1, 2024 to August 31, 2024) and the Fiscal Period Ending February 28, 2025 (from September 1, 2024 to February 28, 2025)

Item	Assumptions
Calculation period	<ul style="list-style-type: none"> Fiscal period ending August 31, 2024 (March 1, 2024 through August 31, 2024, totaling 184 days) Fiscal period ending February 28, 2025 (September 1, 2024 through February 28, 2025, totaling 181 days)
Portfolio properties	<ul style="list-style-type: none"> MTR assumes that the transfer of Hashimoto MTR Building planned for April 23, 2024 and September 2, 2024 are reflected in the 21 properties held as of February 29, 2024. The actual portfolio may change due to the acquisition or disposal/transfer of other properties.
Number of investment units issued and outstanding	<ul style="list-style-type: none"> MTR assume 3,560,000 investment units issued and outstanding as of February 29, 2024. The number of investment issued and outstanding may change, however, for reasons such as the issuance of investment units during the fiscal period.
Interest-bearing debt and refinancing	<ul style="list-style-type: none"> The total amount is assumed to be 226,500 million yen as of February 29, 2024. MTR assumes that it will appropriate funds raised through refinancing or using cash reserves to repay loans of 33,000 million yen that will fall due during the fiscal period ending August 31, 2024. MTR assumes that it will appropriate funds raised through refinancing and the issuance of investment corporation bonds to repay loans of 21,500 million yen that will fall due during the fiscal period ending February 28, 2025, and redeem investment corporation bonds of 1,000 million yen.
Operating revenue	<ul style="list-style-type: none"> Rental revenues are calculated taking into account factors such as market environment, tenants' trends, and the competitiveness of properties, in addition to the lease contracts that have been concluded, to be 10,987 million yen for the fiscal period ending August 31, 2024 and 10,968 million yen for the fiscal period ending February 28, 2025. In principle, it is assumed that the properties and sections that are expected to be vacant and for which no new contracts have been concluded when the forecast was prepared will remain vacant. Rents of four hotels with rents consisting mainly of variable rents (Shangri-La Tokyo, Hilton Odawara Resort & Spa, Courtyard by Marriott Tokyo Station and Courtyard by Marriott Shin-Osaka Station) included in rental revenues are calculated based on the following assumptions. Variable rent is calculated mainly on the basis of management results in the previous year and in 2019, which was not affected by COVID-19 infection, by the method set out in the lease agreement of each property, taking into consideration factors for fluctuation such as recent hotel market conditions. <p>[Shangri-La Tokyo]</p> <p>Variable rent in the fiscal period ending August 31, 2024: 935 million yen Variable rent in the fiscal period ending February 28, 2025: 900 million yen The variable rent for each month is amount calculated by multiplying the rent received from subtenant by tenant (hereinafter referred to as "subletting tenant rent" (Note)) for a month three months before the month in question by 97%.</p> <p>(Note) "Subletting tenant rent" is calculated by multiplying total revenue from the subtenant's hotel operations by a certain percentage. The percentage is not disclosed as the consent of the subtenant has not been obtained.</p> <p>(Reference) Minimum annual guaranteed rent (from April each year to March the following year (Note)): 882,700,000 yen</p> <p>(Note) If the total amount of subletting tenant rent for the period from January to December each year is less than 910,000,000 yen (including if subletting tenant rent is not paid due to vacation by the subletting tenant, etc.), rent is calculated on the basis that the subletting tenant rent for the period is 910,000,000 yen ($910,000,000 \text{ yen} \times 97\% = 882,700,000 \text{ yen}$), and the difference (shortfall) between this amount and the total amount of rent from April to March the following year is paid, together with the rent for March the following year, no later than the last day of February the following year.</p> <p>[Hilton Odawara Resort & Spa]</p> <p>Variable rent in the fiscal period ending August 31, 2024: 208 million yen Variable rent in the fiscal period ending February 28, 2025: 218 million yen (Includes additional revenues of 2 million yen other than rent revenue which MTR receives from the lessee of Hilton Odawara Resort & Spa.) The monthly rent for March to August each year is the amount (not less than 0 yen) equivalent to one-twelfth of the amount obtained when the sum total of the hotel's base profit for the 12 months from January to December in the previous year is multiplied by 95%. The monthly rent for September each year to February in the following year is the amount (not less than 0 yen) equivalent to one-twelfth of the amount obtained when the sum total of the hotel's base profit for July in the previous year to June in the year in question is multiplied by 95%.</p> <p>(Note) "Base profit" refers to the amount obtained by the following formula. Base profit = The profit that the lessee earns from operating the hotel – The expenses that the lessee incurs from operating the hotel (the lessee's insurance expenses, etc.)</p>

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	<p>[Courtyard by Marriott Tokyo Station] Variable rent in the fiscal period ending August 31, 2024: 358 million yen Variable rent in the fiscal period ending February 28, 2025: 391 million yen The variable rent for each month is amount (not less than 0 yen) calculated by multiplying adjusted operating income by facility (Note) of the hotel for a month three months before the month in question by 90%. (Note) “Adjusted operating income by facility” refers to sales from hotel operations less hotel operating expenses by department, unallocated operating expenses, fixed operating costs, and operating expenses of hotel operator allocated to head office (only expenses related to the hotel). (Reference) Minimum annual guaranteed rent (from October each year to September the following year (Note): 310,000,000 yen (Note) If the total amount of rent (which is the rent for the entire property including the portion attributable to the quasi-co-owner MORI TRUST CO., LTD. The same applies hereinafter to the property.) for the period from October each year to September the following year is less than 310,000,000 yen, rent for the period in question is taken as 310,000,000 yen, and the difference (shortfall) between this amount and the total amount of rent from October to September the following year is paid, together with the rent for September the following year, no later than the last day of August the following year. The difference from the minimum guaranteed rent includes the portion attributable to the quasi-co-owner MORI TRUST CO., LTD. Only 93.5%, which is the quasi-co-ownership interest in the property, of the entire difference from the minimum guaranteed rent is recorded as operating income of MTR.</p> <p>[Courtyard by Marriott Shin-Osaka Station] Variable rent in the fiscal period ending August 31, 2024: 359 million yen Variable rent in the fiscal period ending February 28, 2025: 391 million yen The variable rent for each month is amount (not less than 0 yen) calculated by multiplying adjusted operating income by facility (Note) of the hotel for a month three months before the month in question by 90%. (Note) “Adjusted operating income by facility” refers to sales from hotel operations less hotel operating expenses by department, unallocated operating expenses, fixed operating costs, and operating expenses of hotel operator allocated to head office (only expenses related to the hotel). Only sales and expenses relating to the accommodation of general users of the hotel are included in the calculation of adjusted operating income by facility, in principle. Sales and expenses relating to the accommodation of guests who are members of Laforet Club of the tenant, MORI TRUST CO., LTD. food and beverages, parking facilities, etc. are not included. (Reference) Minimum annual guaranteed rent (from October each year to September the following year (Note): 460,000,000 yen (Note) If the total amount of rent for the period from October each year to September the following year is less than 460,000,000 yen, rent for the period in question is taken as 460,000,000 yen, and the difference (shortfall) between this amount and the total amount of rent from October to September the following year is paid, together with the rent for September the following year, no later than the last day of August the following year.</p> <ul style="list-style-type: none"> • MTR estimate gain on sale of real estate of around 0.5 billion yen during the fiscal period ending August 31, 2024 and around 0.7 billion yen during the fiscal period ending February 28, 2025 from the transfer of Hashimoto MTR Building. • Operating revenues are calculated based on the assumption that there will be no delinquent or unpaid rent by the lessor, and that there will be no grace period for the payment of rent to the lessor or reduction of rent, etc..
<p>Operating expenses (Excluding amortization of goodwill)</p>	<ul style="list-style-type: none"> • Concerning fixed property tax, city planning tax, depreciated asset tax, etc. for owned real estate in trust, the portion of the tax amount to be levied that corresponds to the relevant calculation period is recorded as leasing business expenses. However, the amount equivalent to fixed property tax, city planning tax, etc. for the fiscal year of acquisition reimbursed to the previous owner at the time of acquisition of the real estate, etc. is included in the cost of acquisition of the relevant real estate and is thus not recognized as expenses in the relevant calculation period. • Concerning repair expenses, the estimated amount required is recorded as expenses. However, the actual repair expenses may significantly differ from the estimates since (i) an unforeseeable event may cause damage to a building requiring emergency repair expenditure, (ii) in general, amounts vary according to the fiscal period, and (iii) certain types of repair and maintenance expenses are not required in every fiscal period. • MTR estimate property and other taxes of 1,257 million yen for the fiscal period ending August 31, 2024 and 1,233 million yen for the fiscal period ending February 28, 2025. • MTR estimate property management fees of 813 million yen for the fiscal period ending August 31, 2024 and 797 million yen for the fiscal period ending February 28, 2025. • MTR estimate depreciation of 1,004 million yen for the fiscal period ending August 31, 2024 and 1,020 million yen for the fiscal period ending February 28, 2025.

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	<ul style="list-style-type: none"> MTR estimate operations expenses other than leasing business expenses (asset management fees, fees for the custody of assets, administrative service fees, etc.) of 605 million yen for the fiscal period ending August 31, 2024 and 607 million yen for the fiscal period ending February 28, 2025.
Amortization of goodwill	<ul style="list-style-type: none"> In accordance with the Accounting Standard for Business Combinations (ASBJ Statement No. 21, revised on January 16, 2019), the goodwill will be amortized regularly on a straight-line basis over 20 years. Amortization expenses related to goodwill are assumed to be 15 million yen for the period ending August 31, 2024 and 15 million yen for the period ending February 28, 2025.
Non-operating expenses	<ul style="list-style-type: none"> MTR estimate non-operating expenses (loan interest, investment corporation bond interest, etc.) of 759 million yen for the fiscal period ending August 31, 2024 and 827 million yen for the fiscal period ending February 28, 2025.
Distributions	<ul style="list-style-type: none"> Distributions (distribution per unit) are calculated based on the cash distribution policy set out in MTR's Certificate of Incorporation. On calculating the distribution for the fiscal period ending August 31, 2024, MTR assumes provision as internal reserves of a portion worth 448 million yen of gains on sales of real estate, etc. due to the transfer of Hashimoto MTR Building, which are expected to arise in the fiscal period ending August 31, 2024, under the application of Special Provisions for Taxation in Cases of Repurchase of Specified Assets. On calculating the distribution for the fiscal period ending February 28, 2025, MTR assumes provision as internal reserves of a portion worth 552 million yen of gains on sales of real estate, etc. due to the transfer of Hashimoto MTR Building, which are expected to arise in the fiscal period ending February 28, 2025, under the application of Special Provisions for Taxation in Cases of Repurchase of Specified Assets. Distributions per unit may change due to a variety of factors, including changes in the assets under investment and changes in rental income as a result of changes in tenants, the occurrence of unforeseen repairs, fluctuation in the number of issued investment units and financing.
Distributions in excess of earnings per unit	<ul style="list-style-type: none"> MTR currently have no plans to pay cash distributions in excess of earnings (distributions in excess of earnings per unit).
Others	<ul style="list-style-type: none"> Our forecasts assume no revisions that impact on the above projections will be made to laws and regulations, tax systems, accounting standards, securities listing regulations and the rules of The Investment Trusts Association, Japan, or others.

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4. FINANCIAL STATEMENTS

(1) BALANCE SHEETS

Thousands of yen

	As of August 31, 2023	As of February 29, 2024
Assets		
Current assets		
Cash and deposits	16,376,466	20,918,767
Cash and deposits in trust	4,894,721	4,811,163
Operating accounts receivable	130,318	136,518
Accounts receivable - other	12	76
Prepaid expenses	72,178	98,920
Consumption taxes refund receivable	130,928	-
Other	23,140	22,495
Total current assets	21,627,766	25,987,942
Non-current assets		
Property, plant and equipment		
Buildings	34,290,253	33,776,330
Accumulated depreciation	(18,238,814)	(18,155,594)
Buildings, net	16,051,438	15,620,736
Structures	442,844	441,727
Accumulated depreciation	(413,317)	(413,220)
Structures, net	29,526	28,507
Machinery and equipment	121,199	95,733
Accumulated depreciation	(85,112)	(64,727)
Machinery and equipment, net	36,087	31,005
Vehicles	194	194
Accumulated depreciation	(29)	(58)
Vehicles, net	165	136
Tools, furniture and fixtures	160,993	170,943
Accumulated depreciation	(95,587)	(101,980)
Tools, furniture and fixtures, net	65,405	68,962
Land	103,417,452	97,833,511
Buildings in trust	59,153,104	60,701,672
Accumulated depreciation	(14,654,666)	(15,397,998)
Buildings in trust, net	44,498,437	45,303,673
Structures in trust	269,320	269,983
Accumulated depreciation	(128,499)	(137,534)
Structures in trust, net	140,821	132,448
Machinery and equipment in trust	116,384	132,628
Accumulated depreciation	(15,541)	(21,531)
Machinery and equipment in trust, net	100,843	111,097
Tools, furniture and fixtures in trust	132,357	135,229
Accumulated depreciation	(79,447)	(86,136)
Tools, furniture and fixtures in trust, net	52,909	49,092
Land in trust	286,365,778	290,375,206
Total property, plant and equipment	450,758,867	449,554,378
Intangible assets		

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Thousands of yen

	As of August 31, 2023	As of February 29, 2024
Goodwill	613,524	597,793
Software	2,232	1,969
Other	240	240
Total intangible assets	615,997	600,003
Investments and other assets		
Guarantee deposits	20,000	20,000
Deferred tax assets	875	795
Long-term prepaid expenses	103,802	124,676
Other	2,815	2,815
Total investments and other assets	127,492	148,286
Total non-current assets	451,502,357	450,302,668
Deferred assets		
Investment corporation bond issuance costs	61,156	73,876
Total deferred assets	61,156	73,876
Total assets	473,191,280	476,364,487
Liabilities		
Current liabilities		
Operating accounts payable	725,716	348,569
Short-term loans payable	10,000,000	11,000,000
Current portion of investment corporation bonds	3,000,000	1,000,000
Current portion of long-term loans payable	42,500,000	43,500,000
Accounts payable – other	67,657	184,276
Accrued expenses	569,221	595,317
Dividends payable	9,387	9,100
Income taxes payable	10,575	9,694
Accrued consumption taxes	-	583,213
Advances received	1,251,425	1,381,704
Deposits received	38,818	31,337
Total current liabilities	58,172,803	58,643,214
Non-current liabilities		
Investment corporation bonds	11,000,000	14,000,000
Long-term loans payable	158,000,000	157,000,000
Tenant leasehold and security deposits	12,799,156	12,317,200
Tenant leasehold and security deposits in trust	959,194	948,440
Other	9	1
Total non-current liabilities	182,758,360	184,265,641
Total liabilities	240,931,164	242,908,856
Net assets		
Unitholders' equity		
Unitholders' capital	153,990,040	153,990,040
Surplus		
Capital surplus	69,736,000	69,736,000
Voluntary retained earnings		
Reserve for reduction entry	1,376,341	2,482,076
Total voluntary retained earnings	1,376,341	2,482,076

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Thousands of yen

	As of August 31, 2023	As of February 29, 2024
Unappropriated retained earnings	7,157,734	7,247,514
Total surplus	78,270,076	79,465,591
Total unitholders' equity	232,260,116	233,455,631
Total net assets	232,260,116	233,455,631
Total liabilities and net assets	473,191,280	476,364,487

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(2) STATEMENTS OF INCOME AND RETAINED EARNINGS

For the six-month period ended September 1, 2023 and February 29, 2024

	Thousands of yen	
	For the period from March 1, 2023 to August 31, 2023	For the period from September 1, 2023 to February 29, 2024
Operating revenue		
Lease business revenue	10,113,102	10,410,515
Other lease business revenue	261,802	290,006
Gain on sale of investment property	1,437,186	1,380,285
Total operating revenue	11,812,092	12,080,807
Operating expenses		
Expenses related to rent business	3,382,852	3,507,523
Asset management fee	749,387	460,707
Asset custody fee	16,155	16,907
Administrative service fees	69,609	48,195
Directors' compensations	3,600	3,600
Merger-related expenses	250,000	-
Amortization of goodwill	15,731	15,731
Other operating expenses	136,137	90,902
Total operating expenses	4,623,473	4,143,568
Operating income	7,188,618	7,937,239
Non-operating income		
Interest income	94	110
Reversal of dividends payable	918	1,112
Interest on tax refund	89	562
Total non-operating income	1,102	1,786
Non-operating expenses		
Interest expenses	594,518	615,798
Interest expenses on investment corporation bonds	38,941	42,944
Amortization of investment corporation bond issuance costs	7,794	8,866
other	12,741	14,108
Total non-operating expenses	653,996	681,719
Ordinary income	6,535,724	7,257,306
Profit before income taxes	6,535,724	7,257,306
Income taxes - current	10,590	9,711
Income taxes - deferred	(632,600)	80
Total income taxes	(622,010)	9,791
Profit	7,157,734	7,247,514
Unappropriated retained earnings	7,157,734	7,247,514

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(3) STATEMENTS OF CHANGES IN NET ASSETS

For the six-month period ended March 1, 2023 and August 31, 2023

Thousands of yen

	Unitholders' equity				
	Unitholders' capital	Surplus			
		Capital surplus		Voluntary retained earnings	
		Capital surplus	Capital surplus, net	Reserve for reduction entry	Total voluntary retained earnings
Balance at beginning of current period	153,990,040	-	-	1,121,637	1,121,637
Changes of items during period					
Increase by merger		69,736,000	69,736,000		
Provision of reserve for reduction entry				254,704	254,704
Dividends of surplus					
Profit					
Total changes of items during period	-	69,736,000	69,736,000	254,704	254,704
Balance at end of current period	153,990,040	69,736,000	69,736,000	1,376,341	1,376,341

	Unitholders' equity			Total net assets
	Surplus		Total unitholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of current period	3,614,104	4,735,741	158,725,781	158,725,781
Changes of items during period				
Increase by merger		69,736,000	69,736,000	69,736,000
Provision of reserve for reduction entry	(254,704)	-	-	-
Dividends of surplus	(3,359,400)	(3,359,400)	(3,359,400)	(3,359,400)
Profit	7,157,734	7,157,734	7,157,734	7,157,734
Total changes of items during period	3,543,630	73,534,334	73,534,334	73,534,334
Balance at end of current period	7,157,734	78,270,076	232,260,116	232,260,116

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For the six-month period ended September 1, 2023 and February 29, 2024

Thousands of yen

	Unitholders' equity				
	Unitholders' capital	Surplus			
		Capital surplus		Voluntary retained earnings	
		Capital surplus	Capital surplus, net	Reserve for reduction entry	Total voluntary retained earnings
Balance at beginning of current period	153,990,040	69,736,000	69,736,000	1,376,341	1,376,341
Changes of items during period					
Provision of reserve for reduction entry				1,105,734	1,105,734
Dividends of surplus					
Profit					
Total changes of items during period	-	-	-	1,105,734	1,105,734
Balance at end of current period	153,990,040	69,736,000	69,736,000	2,482,076	2,482,076

	Unitholders' equity			Total net assets
	Surplus		Total unitholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of current period	7,157,734	78,270,076	238,260,116	232,260,116
Changes of items during period				
Provision of reserve for reduction entry	(1,105,734)	-	-	-
Dividends of surplus	(6,052,000)	(6,052,000)	(6,052,000)	(6,052,000)
Profit	7,247,514	7,247,514	7,247,514	7,247,514
Total changes of items during period	89,779	1,195,514	1,195,514	1,195,514
Balance at end of current period	7,247,514	79,465,591	233,455,631	233,455,631

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(4) STATEMENTS OF CASH DISTRIBUTIONS

For the six-month period ended September 1, 2023 and February 29, 2024

Unit: yen

	Fiscal Period ended August 31, 2023 (March 1, 2023 to August 31, 2023)	Fiscal Period ended February 29, 2024 (September 1, 2023 to February 29, 2024)
I. Unappropriated retained earnings	7,157,734,912	7,247,514,738
II. Distribution amount	6,052,000,000	6,532,600,000
(Distribution amount per unit)	(1,700)	(1,835)
III. Voluntary retained earnings		
Provision of reserve for reduction entry	1,105,734,912	714,914,738
IV. Retained earnings carried forward	-	-
Calculation method of distribution amount	<p>In accordance with Paragraph 1, Article 29 of the Investment Corporation's Articles of Incorporation, MTR decided to distribute the total balance of unappropriated retained earnings after deducting provision of the reserve for reduction entry under the Act on Special Measures Concerning Taxation that has been recorded as deferred tax liabilities, and the reserve for reduction entry under Article 65-7 of the Act on Special Measures Concerning Taxation, the amount of which is 6,052,000,000 yen.</p> <p>In addition, MTR does not distribute dividends in excess of accounting profit as set forth in Paragraph 2, Article 29 of the Investment Corporation's Articles of Incorporation.</p>	<p>In accordance with Paragraph 1, Article 29 of the Investment Corporation's Articles of Incorporation, MTR decided to distribute the total balance of unappropriated retained earnings after deducting provision of the reserve for reduction entry under Article 65-7 of the Act on Special Measures Concerning Taxation, the amount of which is 6,532,600,000 yen.</p> <p>In addition, MTR does not distribute dividends in excess of accounting profit as set forth in Paragraph 2, Article 29 of the Investment Corporation's Articles of Incorporation.</p>

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(5) STATEMENTS OF CASH FLOWS

For the six-month period ended March 1, 2023 and August 31, 2023

	Thousands of yen	
	For the period from March 1, 2023 to August 31, 2023	For the period from September 1, 2023 to February 29, 2024
Cash flows from operating activities		
Profit before income taxes	6,535,724	7,257,306
Depreciation	996,640	1,009,026
Amortization of goodwill	15,731	15,731
Amortization of investment corporation bond issuance costs	7,794	8,866
Interest income	(94)	(110)
Interest expenses	633,460	658,743
Decrease (Increase) in operating accounts receivable	(32,805)	(5,601)
Increase (Decrease) in operating accounts payable	504,944	(458,598)
Decrease (Increase) in consumption taxes refund receivable	(129,917)	130,928
Increase (Decrease) in accrued consumption taxes	(61,744)	583,213
Increase (Decrease) in advances received	29,598	130,271
Decrease due to sale of investment property	5,822,521	5,879,224
Other, net	(68,973)	(26,151)
Subtotal	14,252,880	15,182,849
Interest income received	94	110
Interest expenses paid	(625,255)	(643,067)
Income taxes paid	(1,495)	(10,592)
Net cash provided by operating activities	13,626,223	14,529,300
Cash flows from investing activities		
Purchase of property, plant and equipment	(370,239)	(94,700)
Purchase of property, plant and equipment in trust	(29,341,494)	(5,490,125)
Purchase of intangible assets	(1,334)	-
Repayments of tenant leasehold and security deposits	(186,227)	(667,106)
Proceeds from tenant leasehold and security deposits	772,650	260,682
Repayments of tenant leasehold and security deposits in trust	(7,955)	(24,894)
Proceeds from tenant leasehold and security deposits in trust	19,938	19,460
Net cash used in investing activities	(29,114,663)	(5,996,684)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	(1,475,000)	1,000,000
Proceeds from long-term loans payable	32,500,000	16,500,000
Repayments of long-term loans payable	(13,000,000)	(16,500,000)
Proceeds from issuance of investment corporation bonds	-	4,000,000
Redemption of investment corporation bonds	-	(3,000,000)
Payments for investment corporation bond issuance costs	(2,600)	(21,587)
Dividends paid	(4,069,618)	(6,052,287)
Net cash provided by (used in) financing activities	13,952,781	(4,073,874)
Net increase (decrease) in cash and cash equivalents	(1,535,658)	4,458,741
Cash and cash equivalents at beginning of period	17,143,085	21,271,188
Increase in cash and cash equivalents resulting from merger	5,663,761	-
Cash and cash equivalents at end of period	21,271,188	25,729,930

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5. Reference Information

(1) Composition of assets

type	Use (Note 1)	Region	As of August 31, 2023		As of February 29, 2024		
			Total of net book value (Note 2) (Millions of yen)	Ratio to total assets (Note 3) (%)	Total of net book value (Note 2) (Millions of yen)	Ratio to total assets (Note 3) (%)	
Real property	Office building	Central Tokyo (Note 4)	87,461	18.5	87,360	18.3	
		Metropolitan area, ordinance-designated cities, etc. (Note 5)	6,550	1.4	6,499	1.4	
		Subtotal	94,011	19.9	93,860	19.7	
	Other	—	25,530	5.4	19,662	4.1	
	Total of real property		119,542	25.3	113,523	23.8	
Real property in trust	Office building	Central Tokyo (Note 4)	131,395	27.8	131,187	27.5	
		Metropolitan area, ordinance-designated cities, etc. (Note 5)	27,050	5.7	32,312	6.8	
		Subtotal	158,445	33.5	163,499	34.3	
	Hotels	Major cities across Japan (Note 6)	131,104	27.7	130,836	27.5	
		Famous tourist sites (Note 7)	7,120	1.5	7,163	1.5	
		Subtotal	138,224	29.2	138,000	29.0	
	Other	—	34,546	7.3	34,531	7.2	
	Total of real property in trust		331,216	70.0	336,031	70.5	
	Deposits and other assets			22,432	4.7	26,810	5.6
	Total amount of assets			473,191	100.0	476,364	100.0

	Amount (Millions of yen)	Ratio to total assets (Note 3) (%)	Amount (Millions of yen)	Ratio to total assets (Note 3) (%)
Total amount of liabilities	240,931	50.9	242,908	51.0
Total amount of net assets	232,260	49.1	233,455	49.0

(Note 1) “The use categories are office buildings and hotels, which are the core assets, and other (retail facilities and residential properties). The same applies hereinafter.

(Note 2) “Total of net book value” is based on the amounts presented in the balance sheets (book value after depreciation for real estate and real estate in trust) as of the settlement date.

(Note 3) “Ratio to total assets” is rounded to the first decimal place.

(Note 4) “Central Tokyo” refers to Chiyoda, Chuo, Minato, Shinagawa, Shibuya and Shinjuku Wards.

(Note 5) “Other” refers to greater Tokyo (Kanagawa, Chiba and Saitama Prefectures, and the Tokyo Metropolitan Area excluding central Tokyo) and Metropolitan area, ordinance-designated cities, etc.

(Note 6) Tokyo 23 wards and ordinance-designated cities.

(Note 7) Areas with attractive cultural and tourist attractions that already attract tourists or are expected to attract tourists in the future.

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(2) Investment assets

The total number of real estate properties held by MTR and real estate properties in trust associated with the real estate trust's beneficiary rights held by MTR as of February 29, 2024 was 21, and all such real estate is leased by MTR or trust fiduciaries based on trust contracts in the case of real estate in trust.

(i) List of details of real estate and real estate in trust

The overview of real estate held by MTR and real estate trust's beneficiary rights and real estate in trust, properties in trust subject to such rights, as of February 29, 2024 is as follows (real estate, real estate trust's beneficiary rights and real estate in trust, properties in trust subject to such rights, are hereinafter individually or collectively referred to as the "Portfolio").

Overview of the Portfolio

Use	Property name	Location	Area (Note 1)		Structure (Note 2) /number of Floors (Note 1)	Type of specified assets
			Land (m ²)	Building (m ²)		
Office building	Tokyo Shiodome Building (Note 3) (Note 14)	Minato-ku, Tokyo	17,847.73	191,394.06	SRC, RC, S B4/37F	Real estate
	Kamiyacho Trust Tower (Note 4) (Note 14)	Minato-ku, Tokyo	16,131.84	196,037.12	S, RC B4/37F	Real estate trust's beneficiary rights
	ON Building (Note 5) (Note 6)	Shinagawa-ku, Tokyo	10,850.67	32,812.27	S, SRC B2/21F	Real estate trust's beneficiary rights
	Kioicho Building (Note 5) (Note 7) (Note 14)	Chiyoda-ku, Tokyo	9,291.93	63,535.55	SRC, S B4/26F	Real estate trust's beneficiary rights
	Osaki MT Building (Note 6)	Shinagawa-ku, Tokyo	13,852.74	26,980.68	S, SRC B3/14F	Real estate
	Hiroo MTR Building (Note 5)	Shibuya-ku, Tokyo	1,671.79	6,709.80	SRC B1/7F	Real estate trust's beneficiary rights
	Sendai MT Building (Note 5) (Note 8)	Miyagino-ku, Sendai-shi	5,020.33	42,941.53	RC B2/18F	Real estate trust's beneficiary rights
	Midosuji MTR Building (Note 5)	Chuo-ku, Osaka City	1,560.98	15,129.16	S, SRC B2/13F	Real estate trust's beneficiary rights
	Tenjin Prime (Note 5)	Chuo-ku, Fukuoka City	1,110.73	7,722.04	S, RC B1/12F	Real estate trust's beneficiary rights
	Shin-Yokohama TECH Building (Note 9)	Kohoku-ku, Yokohama City	2,671.11	A-Wing : 11,636.35 B-Wing : 13,550.87 Total : 25,187.22	A-Wing: SRC B1/9F B-Wing: S, SRC B1/16F	Real estate
Hotels (Note 14)	Shangri-La Tokyo (Note 5) (Note 10)	Chiyoda-ku, Tokyo	12,026.77	180,335.11	S, SRC, RC B4/37F	Real estate trust's beneficiary rights
	Hotel Okura Kobe (Note 5)	Chuo-ku, Kobe City	30,944.44	72,246.86	SRC, S B2/35F	Real estate trust's beneficiary rights
	Hilton Odawara Resort & Spa (Note 5) (Note 11)	Odawara-shi, Kanagawa	174,566.00	50,605.67	(Main facility) S, SRC B1/12F (Bade facility) RC B1/3F (Sports facility) RC B1/2F (Chapel) S 1F	Real estate trust's beneficiary rights

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Use	Property name	Location	Area (Note 1)		Structure (Note 2) /Number of Floors (Note 1)	Type of specified assets
			Land (m ²)	Building (m ²)		
Lodging facilities (Note 14)	Courtyard by Marriott Shin-Osaka Station (Note 5) (Note 12)	Yodogawa-ku, Osaka	2,199.34	17,002.28	S 18F	Real estate trust's beneficiary rights
	Courtyard by Marriott Tokyo Station (Note 5) (Note 13)	Chuo-ku, Tokyo	4,399.47	51,242.93	S, SRC B3/21F	Real estate trust's beneficiary rights
	Hotel Sunroute Plaza Shinjuku (Note 5)	Shibuya-ku, Tokyo	3,136.57	20,451.25	RC, S B1/14F	Real estate trust's beneficiary rights
Other	SHIBUYA FLAG (Note 5) (Note 14)	Shibuya-ku, Tokyo	1,026.44	7,766.49	S, SRC B2/9F	Real estate trust's beneficiary rights
	Ito-Yokado Shonandai	Fujisawa City, Kanagawa Prefecture	35,209.93	53,393.66	S 5F	Real estate
	Hashimoto MTR Building	Midori-ku, Sagami-hara City	19,878.57	40,283.77	S 5F	Real estate
	Frespo Inage (Note 5)	Inage-ku, Chiba City	39,556.71	—	—	Real estate trust's beneficiary rights
	Park Lane Plaza	Shibuya-ku, Tokyo	1,702.95	5,246.78	RC B1/7F	Real estate

(Note 1) "Area" and "Structure/number of floors" present the details stated in real estate registries.

(Note 2) In "Structure", "SRC" means steel-framed reinforced concrete construction, "RC" means reinforced construction and "S" means steel construction.

(Note 3) The land area of Tokyo Shiodome Building is the area of land jointly owned by MTR, and it includes the area of co-owned interest jointly owned by MTR with other co-owners. In the relevant land, MTR's co-owned interest is a ratio of 375,178/1,000,000. Moreover, Tokyo Shiodome Building is a co-owned building, and the floor area of 71,806.84m² is calculated by multiplying MTR's co-owned interest (ratio of 375,178/1,000,000) by the total floor space.

(Note 4) The land area of Kamiyacho Trust Tower is the total of 14 plots comprising the site of the building, including leased land. The building of Kamiyacho Trust Tower is sectionally owned and the building area indicated is the total floor area of one building. The floor area for exclusive use owned by the trust fiduciary having MTR as the only trust beneficiary is 13,292.02 m². Of the said floor area for exclusive use, the 7th to 9th floors (total floor space: 11,393.16 m²). The number of floors is the number of floors in the registry plus one. The same applies hereinafter unless otherwise mentioned with respect to the property) are owned solely by MTR. MTR has a one-half of the co-ownership interest in the 14th floor (floor area: 3,797.72m²). Accordingly, for said 14th floor, the floor area multiplied by MTR's co-ownership interest (1/2) (1,898.86m²) is stated as the floor area of the exclusive portion owned by MTR.

(Note 5) Of the 21 properties listed above, Kamiyacho Trust Tower, ON Building, Kioicho Building, Hiroo MTR Building, Sendai MT Building, Midotsuji MTR Building, Tenjin Prime, Shangri-La Tokyo, Hotel Okura Kobe, Hilton Odawara Resort & Spa, Courtyard by Marriott Shin-Osaka Station, Courtyard by Marriott Tokyo Station, Hotel Sunroute Plaza Shinjuku, SHIBUYA FLAG and Frespo Inage have been categorized as real estate in trust, and the other 6 properties have been categorized as real estate. In addition, real estate in trust associated with Frespo Inage is only land, and the building is not included.

(Note 6) The land area of ON Building is the total area (10,850.67m²) of the 3 sections of land in which trust fiduciaries for whom MTR is the sole trust beneficiary own a co-owned interest, and the trust fiduciaries own a co-owned interest of 840,139/1,000,000. The co-owned interest other than the one owned by the trust fiduciaries is owned by MTR as the site of Osaki MT Building. As a result, the 3 sections of land in question (total area of 10,850.67m²) are stated separately as part of the land area of Osaki MT Building and the land area of ON Building. Moreover, the land area of the Osaki MT Building is the total area of all the 17 sections of land that MTR owns or jointly owns, which includes the co-owned interest of other co-owners. Of all the 17 sections of land in question, 13 sections of land (total area of 2,880.79m²) are solely owned by MTR. As for one section of land (area of 121.28m²), MTR owns a co-owned interest of 1/5 and, as for the 3 sections of land (total area of 10,850.67m²), MTR owns a co-owned interest of 159,861/1,000,000. In addition, Osaki MT Building is a co-owned building, and the floor area of 24,495.21m² is calculated by multiplying MTR's co-owned interest (ratio of 907,880/1,000,000) by the total floor space.

(Note 7) The land area of Kioicho Building is the total area of the 8 sections of land, the site of the relevant building, and it includes the interest of other owners (partial ownership). Of the 8 sections of land in question, 5 sections of land (total area of 7,433.52m²) are solely owned by a trust fiduciary for whom MTR is the sole trust beneficiary. MTR has acquired sectional ownership of the Kioicho Building. The total floor space stated is the total floor space for the portion of one building that represents the sectional ownership. The exclusive portion of the floor space owned by a fiduciary of the trust in which MTR is the sole beneficiary is 24,598.85m².

(Note 8) The land area of Sendai MT Building is the total area of the 4 sections of land, the site of the relevant building, and it includes the interest of other owners (partial ownership). Of the 4 sections of land in question, 3 sections of land (total area of 4,446.90m²) are solely owned by a trust fiduciary for whom MTR is the sole trust beneficiary. The Sendai MT Building is a co-owned building of MORI TRUST CO., LTD. and a trust fiduciary, whose sole trust beneficiary is MTR, and a trust fiduciary, whose sole trust beneficiary is MORI TRUST CO. LTD. The total floor space multiplied by the co-owned interest of the trust fiduciary, whose sole trust beneficiary is MTR (90,845/100,000) is 39,010.23m².

(Note 9) Shin-Yokohama TECH Building is real estate that is comprised of two buildings, A-Wing and B-Wing, and the site for the buildings.

(Note 10) The site area of Shangri-La Tokyo is the total of 5 parcels of land comprising the site of the building and thus includes area owned by other unit owners. This building is a unit ownership building, but the area of the entire building of MARUNOUCHI TRUST TOWER MAIN and MARUNOUCHI TRUST TOWER NORTH is stated. The floor area of the exclusive element owned by the trustee with MTR as the sole beneficiary is 22,300.31m².

(Note 11) For the site area of the Hilton Odawara Resort & Spa, the area of the entire site or land is stated. For the floor area of the Hilton Odawara Resort & Spa, the grand total of total floor area for the entire buildings of the Hilton Odawara Resort & Spa is stated. The total floor area multiplied by the quasi-co-ownership interest in the Hilton Odawara Resort & Spa owned by MTR (50/100) is 25,302.83m².

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- (Note 12) The land area of Courtyard by Marriott Shin-Osaka Station is the land area that is the site of the building in question and includes the interests of other co-owners. The building of Courtyard by Marriott Shin-Osaka Station is a co-owned building, and the area multiplied by MTR's interest (74/100) subject to the co-ownership trust beneficiary right is 12,581.68m².
- (Note 13) The site area of the entire site or land of the Courtyard by Marriott Tokyo Station is stated and the co-ownership interests of other parties are included. This building is a unit ownership building, and the total floor area of the entire building of KYOBASHI TRUST TOWER is stated. The floor area of the exclusive element owned by the trustee with MTR is 5,502.63m². The total floor area multiplied by the quasi-co-ownership interest in the Courtyard by Marriott Tokyo Station owned by MTR (935/1,000) is 5,144.95m².
- (Note 14) Tokyo Shiodome Building, Kamiyacho Trust Tower and Kioicho Building are categorized as "Office building", which is the main use of the buildings, and SHIBUYA FLAG is categorized as "Other", which is the main use of the building. The grade for each hotel is as follows.

Grade	Summary	Guest room floor area (m ²)	Guest room unit price (yen)	Property name
Luxury	A prominent hotel chain recognized worldwide as a luxury brand	40~	40,000~	Shangri-La Tokyo
Upper upscale	A prominent hotel chain recognized worldwide as an upper upscale hotel brand	30~40	30,000~40,000	Hotel Okura Kobe
				Hilton Odawara Resort & Spa
Upscale	A branded class under the umbrella of a prominent hotel chain recognized worldwide as a luxury hotel brand.	20~30	20,000~30,000	Courtyard by Marriott Shin-Osaka Station
				Courtyard by Marriott Tokyo Station
Upper midscale	More comfortable hotel than midscale hotels, with better room size and interior design	15~20	10,000~20,000	Hotel Sunroute Plaza Shinjuku

Standard area and price (ADR: Average Daily Rate) guidelines are defined for each grade. The guideline for prices shall be revised when deemed necessary in response to changes in market conditions and other factors.

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Categories, prices and investment ratios of the Portfolio

Use (Note 1)	Region	Property name	Acquisition Price (Note 2) (Millions of yen)	Book value at the end of fiscal period (Millions of yen)	End-of-period appraisal value (Note 3) (Millions of yen)	Direct reduction method		Discounted cash flow (DCF) method		Appraiser	Investment ratio (Note 4)
						Cap rate	Discount rate	Terminal cap rate			
Office building	Central Tokyo	Tokyo Shiodome Building	82,539 (Note 5)	74,516	81,600	3.1%	3.0%	3.1%	Rich Appraisal Institute K.K.	17.6%	
		Kamiyacho Trust Tower	51,660 (Note 6)	51,394	56,700	2.4%	2.3%	2.5%	Daiwa Real Estate Appraisal Co., Ltd.	11.0%	
		ON Building	39,900	38,648	35,300	3.3%	3.0%	3.4%	Japan Real Estate Institute	8.5%	
		Kioicho Building	34,300	32,843	38,600	3.0%	2.8%	3.2%	Daiwa Real Estate Appraisal Co., Ltd.	7.3%	
		Osaki MT Building	14,386 (Note 7)	12,843	17,500	3.2%	2.9%	3.3%	Japan Real Estate Institute	3.1%	
		Hiroo MTR Building	8,100	8,300	8,440	3.5%	3.3%	3.7%	Daiwa Real Estate Appraisal Co., Ltd.	1.7%	
	Subtotal			230,885	218,547	238,140	—			49.2%	
	Metropolitan area, ordinance-designated cities, etc.	Sendai MT Building	15,800 (Note 8)	15,885	15,800	4.4%	4.2%	4.6%	Daiwa Real Estate Appraisal Co., Ltd.	3.4%	
		Midosuji MTR Building	10,170	9,836	10,900	3.4%	3.2%	3.6%	Daiwa Real Estate Appraisal Co., Ltd.	2.2%	
		Tenjin Prime	7,050 (Note 9)	6,590	9,820	3.4%	3.2%	3.5%	Japan Real Estate Institute	1.5%	
		Shin-Yokohama TECH Building	6,900	6,499	8,720	4.2%	4.0%	4.5%	Chuo-Nittochi Solutions Co., Ltd.	1.5%	
	Subtotal			39,920	38,812	45,240	—			8.5%	
	Subtotal			270,805	257,360	283,380	—			57.7%	
	Hotels	Major cities across Japan	Shangri-La Tokyo	49,200	49,073	50,300	3.2%	2.9%	3.3%	Japan Real Estate Institute	10.5%
			Hotel Okura Kobe	19,000	15,098	17,300	4.8%	4.6%	4.9%	Rich Appraisal Institute K.K.	4.0%
Courtyard by Marriott Shin-Osaka Station			17,400	17,322	17,800	4.2%	3.9%	4.3%	Japan Real Estate Institute	3.7%	
Courtyard by Marriott Tokyo Station (Note 10)			17,017	16,946	16,736	3.8%	3.5%	3.9%	Japan Real Estate Institute	3.6%	
Hotel Sunroute Plaza Shinjuku			32,500	32,395	32,700	3.5%	3.3%	3.6%	Japan Real Estate Institute	6.9%	
Subtotal			135,117	130,836	134,836	—			28.8%		
Famous tourist sites		Hilton Odawara Resort & Spa (Note 11)	7,100	7,163	7,150	4.7%	4.5%	4.8%	Rich Appraisal Institute K.K.	1.5%	
Subtotal			7,100	7,163	7,150	—			1.5%		
Subtotal			142,217	138,000	141,986	—			30.3%		
Other	—	SHIBUYA FLAG	32,040	32,338	41,700	3.1%	2.9%	3.2%	Japan Real Estate Institute	6.8%	
		Ito-Yokado Shonandai	11,600	9,557	11,500	5.4%	5.1%	5.6%	Japan Real Estate Institute	2.5%	
		Hashimoto MTR Building	7,460	7,026	6,620	4.6%	4.0%	4.5%	Japan Real Estate Institute	1.6%	

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Use (Note 1)	Region	Property name	Acquisition Price (Note 2) (Millions of yen)	Book value at the end of fiscal period (Millions of yen)	End-of-period appraisal value (Note 3) (Millions of yen)	Discounted cash flow (DCF) method			Appraiser	Investment ratio (Note 4)
						Direct reduction method Cap rate	Discount rate	Terminal cap rate		
Other	—	Frespo Inage	2,100 (Note 12)	2,193	2,600	— (Note 13)	7.9%	— (Note 14)	Japan Real Estate Institute	0.4%
		Park Lane Plaza	3,200	3,078	4,350	3.3%	3.9%	3.0%	Chuo-Nittochi Solutions Co., Ltd.	0.7%
Subtotal			56,400	54,193	66,770	—				12.0%
Total			469,422	449,554	492,136	—				100.0%

(Note 1) The attribution of properties that have more than one use is judged based on their main use. Tokyo Shiodome Building, Kamiyacho Trust Tower and Kioicho Building are categorized as “Office building”, which is the main use of the buildings, and SHIBUYA FLAG is categorized as “Other”, which is the main use of the building. The same applies thereafter.

(Note 2) The “Acquisition price” stated is the amount (sales prices stated in sales contracts, etc.) that does not include various expenses (sales commission charges, property and other taxes, etc.) that were incurred when the relevant Portfolio was acquired. However, for properties owned by MTH, the appraisal value as of the end of February 2023, which is their worth at the time of merger with MTH, is shown. The same applies thereafter.

(Note 3) The “End-of-period appraisal value” stated is the value that was calculated based on the capitalization method (based on the price as of February 29, 2024) by real estate appraisers in accordance with MTR’s rules and the Investment Corporation Calculation Rules (Cabinet Office Ordinance No. 47, 2006; including revisions thereafter).

(Note 4) The “Investment ratio” is the ratio of the acquisition prices of each asset against the total acquisition price of the Portfolio, and is rounded to the first decimal place.

(Note 5) The acquisition price of Tokyo Shiodome Building indicated is equivalent to 37.5178% of the co-ownership interest held by MTR as of February 29, 2024, out of 110,000 million yen, which is the acquisition price of 50% of the co-ownership interest of the property concerned, due to the sale of 6.2411% co-ownership interest on July 1, 2021, and the sale of 6.2411% co-ownership interest on October 1, 2021.

(Note 6) The acquisition price of Kamiyacho Trust Tower stated is the total amount of the acquisition prices on July 1, 2021 (13,980 million yen), October 1, 2021 (13,980 million yen) and March 1, 2023 (23,700 million yen).

(Note 7) The acquisition price of Osaki MT Building stated is the total amount of the acquisition prices on March 31, 2005 (7,870 million yen), October 28, 2005 (5,656 million yen) and January 30, 2015 (860 million yen).

(Note 8) The acquisition price of Sendai MT Building stated is the total amount of the acquisition prices on February 28, 2023 (5,266 million yen), August 31, 2023 (5,266 million yen) and February 29, 2024 (5,266 million yen).

(Note 9) The acquisition price of Tenjin Prime stated is the total amount of the acquisition prices on July 12, 2012 (6,940 million yen), December 1, 2021 (110 million yen).

(Note 10) The acquisition prices and the appraisal value at end of period for Courtyard by Marriott Tokyo Station are the figures corresponding to MTR’s quasi-co-ownership interest in the trust beneficiary right of 935/1,000.

(Note 11) The acquisition prices and the appraisal value at end of period for Hilton Odawara Resort & Spa are the figures corresponding to MTR’s quasi-co-ownership interest in the trust beneficiary right of 50/100.

(Note 12) The acquisition price of Frespo Inage stated is the amount equivalent to 50% of 4,200 million yen, the acquisition price of the entire property in question, because 50% of the land in trust was transferred on February 29, 2012.

(Note 13) The direct capitalization method is not adopted for Frespo Inage.

(Note 14) The terminal cap rate of Frespo Inage has not been stipulated.

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(ii) Details of the situation of leasing of the Portfolio

The situation of leasing of the Portfolio held by MTR as of February 29, 2024 is as follows.

Of the Portfolio held by MTR, the property in the Portfolio whose rental revenues account for 10% of the total rental revenues of the entire Portfolio or higher in the fiscal period ended February 29, 2024 (six months from September 1, 2023 to February 29, 2024) is 1 property, only Tokyo Shiodome Building.

Situation of leasing of the Portfolio

Use	Region	Property name	Rental revenues (Note 1) (Millions of yen)	Ratio to total rental revenues ratio (Note 2)	Rentable area (Note 3) (m ²)	Rent area (Note 3) (m ²)	Total number of tenants
Office building	Central Tokyo	Tokyo Shiodome Building (Note 4)	1,640	15.3%	71,806.84	71,806.84	1 (26)
		Kamiyacho Trust Tower (Note 5)	948	8.9%	13,479.44	13,479.44	1 (7)
		ON Building	Undisclosed (Note 6)	Undisclosed (Note 6)	20,654.60	20,654.60	1
		Kioicho Building (Note 7)	1,048	9.8%	24,748.48	24,714.36	44 (78)
		Osaki MT Building (Note 8)	303	2.8%	24,495.21	24,495.21	1 (18)
		Hiroo MTR Building (Note 9)	169	1.6%	4,946.36	4,767.42	9
	Metropolitan area, ordinance- designated cities, etc.	Sendai MT Building (Note 10)	435	4.1%	39,010.23	39,010.23	1 (44)
		Midosuji MTR Building (Note 11)	309	2.9%	15,129.16	15,129.16	1 (31)
		Tenjin Prime (Note 9)	230	2.2%	5,990.40	5,339.81	12
		Shin-Yokohama TECH Building	359	3.4%	18,117.03	18,117.03	22
Lodging facilities	Major cities across Japan	Shangri-La Tokyo	900	8.4%	22,755.55	22,755.55	1
		Hotel Okura Kobe	632	5.9%	72,246.86	72,246.86	1
		Courtyard by Marriott Shin-Osaka Station	362	3.4%	13,881.47	13,881.47	1
		Courtyard by Marriott Tokyo Station	338	3.2%	5,255.05	5,255.05	1
		Hotel Sunroute Plaza Shinjuku	653	6.1%	21,248.23	21,248.23	1
	Famous tourist sites	Hilton Odawara Resort & Spa	191	1.8%	25,302.83	25,302.83	1
Other	—	SHIBUYA FLAG (Note 9)	Undisclosed (Note 6)	Undisclosed (Note 6)	5,983.86	5,983.86	3
		Ito-Yokado Shonandai	375	3.5%	53,393.66	53,393.66	1
		Hashimoto MTR Building	Undisclosed (Note 6)	Undisclosed (Note 6)	40,283.77	0.00	0
		Frespo Inage	123	1.2%	39,556.71	39,556.71	1
		Park Lane Plaza (Note 12)	105	1.0%	4,443.03	4,264.05	17
Total (Note 13)			10,700	100.0%	542,728.77	501,402.37	121 (276)

The following properties were transferred in the fiscal period ended February 29, 2024, and rental revenue and ratio to total rental revenues for the fiscal period ended February 29, 2024 are as follows.

Property name	Rental revenues (Note 1) (Millions of yen)	Ratio to total rental revenues ratio (Note 2)	Date of Transfer
Shinbashi Ekimae MTR Building	0	0.0%	February 29, 2024

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- (Note 1) “Rental revenues” stated are rental revenues (rent, common charges, other rental revenues, etc.) for the fiscal period ended February 29, 2024.
- (Note 2) The “Ratio to total rental revenues” is rounded to the first decimal place.
- (Note 3) The “Rentable area” includes a rentable area that is able to be used for use other than the main use in question (offices, stores, warehouses, etc.), in addition to the rentable area that is able to be used for leasing, the main use of the Portfolio, and the “Rentable area” stated is the total area of the areas as described above (including common areas, etc. that are leased). In addition, “Rent area” is included in the rentable area and is the area that has been actually leased through the execution of lease contracts. The area of the Tokyo Shiodome Building stated is the area calculated by multiplying MTR’s co-owned interest (375,178/1,000,000) by the total rentable area and rent area of the building (191,394.06m²). The area stated for Kamiyacho Trust Tower is the rentable area and rent area for the 7th through 9th floors (11,553.81m²), plus the rentable area and rent area for the 14th floor (3,851.27m²) multiplied by MTR’s co-ownership interest (1/2). In addition, the area of the Osaki MT Building stated is the area calculated by multiplying MTR’s co-owned interest (907,880/1,000,000) by the total rentable area of the building (26,980.68m²). The total leasable area of Sendai MT Building represents the leasable area of the building (42,941.53m²) multiplied by the co-ownership interest of the trust fiduciary, whose sole trust beneficiary is MTR (90,845/100,000). The area stated for Courtyard by Marriott Shin-Osaka Station is the rentable area and rent area of the building (18,758.75 m²) multiplied by MTR’s interest (74/100) that is subject to trust beneficiary rights. The area stated for Courtyard by Marriott Tokyo Station is the rentable area and rent area (5,620.38m²) subject to trust beneficiary rights multiplied by MTR’s quasi-co-ownership interest (935/1,000) in the trust beneficiary rights. The area stated for Hilton Odawara Resort & Spa is the rentable area and rent area (50,605.67m²) subject to trust beneficiary rights multiplied by MTR’s quasi-co-ownership interest (50/100) in the trust beneficiary rights.
- (Note 4) A master lease agreement, under which rent income is linked to rents under sublease agreements, is used for the office and store sections, and a master lease agreement specifying a fixed rent is used for the hotel section of Tokyo Shiodome Building. The numbers in parentheses of the total number of tenants of the property represent the total number of tenants based on sublease agreements for the office and store section and that based on the master lease agreement for the hotel section.
- (Note 5) A master lease agreement, under which rent income is linked to rents for joint management units, is used for Kamiyacho Trust Tower, and the number in parentheses of the total number of tenants of the property is the total number of tenants of the joint management units. Joint management is the system in which 25 floors from the 6th to the 30th floors are designated as joint management units, each unit owner signs a lease agreement with MORI TRUST CO., LTD., designating the unit owner as the lessor and MORI TRUST CO., LTD. as the lessee, and the lessee subleases each floor as a joint management unit. The lessee distributes the total income generated from these joint management units according to interest ratios based on the exclusively owned area owned by each unit owner.
- (Note 6) The “Rental revenues” and the “Ratio to total rental revenues” of the ON Building, SHIBUYA FLAG and Hashimoto MTR Building are not disclosed because the agreements of the tenants about disclosing rents have not been able to be obtained.
- (Note 7) Regarding the office portion of the Kioicho Building, MTR leases the office portion of the Kioicho Building from a fiduciary trust company under a master lease agreement and subleases it to tenants. Regarding the residential portion, the agreement used is the master lease pass-through model. The total number of tenants of the relevant properties stated above is that under the sublease agreement for the office portion and the master lease agreement for the residential portion. The figure in brackets for the total number of tenants is the total number of tenants based on the sublease agreements of the office and residential portions of the building.
- (Note 8) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Osaki MT Building. The figure in brackets for the total number of tenants of the building is the total number of tenants based on the sublease agreements.
- (Note 9) MTR leases the land and building of Hiroo MTR Building, Tenjin Prime and SHIBUYA FLAG from a fiduciary trust company under a master lease agreement and subleases it to tenants. The total number of tenants of the above properties is that under the sublease agreements.
- (Note 10) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Sendai MT Building. The figure in brackets for the total number of tenants of the building is the total number of tenants based on the sublease agreements.
- (Note 11) The agreement used for the Midosuji MTR Building is the master lease pass-through model. The figure in brackets for the number of tenants of the building is the total number of tenants based on the sublease agreements.
- (Note 12) At Park Lane Plaza, if lease contracts for more than one residential unit are concluded with one tenant, the number of residential units is counted as the number of tenants.
- (Note 13) The numbers in parentheses of the total number of tenants represent the total numbers of tenants based on sublease agreements for Kioicho Building, Osaki MT Building, Sendai MT Building, and Midosuji MTR Building and the overall number of tenants in all joint management units for Kamiyacho Trust Tower. The total number of tenants in Tokyo Shiodome Building represents that based on Note 4.

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Occupancy rate of the Portfolio

Use	Region	Property name	Occupancy rate for the last 5 years (Note 1) (%)									
			2024	2023		2022		2021		2020		2019
			End of Feb.	End of Aug.	End of Feb.	End of Sep.	End of Mar.	End of Sep.	End of Mar.	End of Sep.	End of Mar.	End of Sep.
Office building	Central Tokyo	Tokyo Shiodome Building (Note 2)	100.0 (99.2)	100.0 (95.8)	100.0 (70.8)	100.0 (66.5)	100.0 (61.3)	100.0 (53.5)	100.0	100.0	100.0	100.0
		Kamiyacho Trust Tower (Note 3)	100.0 (99.3)	100.0 (99.3)	100.0 (99.3)	100.0 (99.3)	100.0 (99.3)	100.0 (97.3)	—	—	—	—
		ON Building	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Kioicho Building (Note 4)	99.9 (98.2)	97.9 (97.4)	97.8 (95.6)	94.5 (92.6)	96.3 (95.6)	89.7 (89.7)	90.8 (89.5)	99.9 (98.7)	99.9 (98.7)	99.9 (98.5)
		Osaki MT Building (Note 5)	100.0 (82.3)	100.0 (85.2)	100.0 (88.3)	100.0 (95.6)	100.0 (95.2)	100.0 (85.8)	100.0 (100.0)	100.0 (99.1)	100.0 (97.8)	100.0 (91.8)
		Hiroo MTR Building (Note 6)	96.4	92.4	92.4	100.0	87.5	87.5	100.0	100.0	100.0	100.0
		Subtotal (Note 7)	99.9 (97.1)	99.4 (95.9)	99.4 (85.9)	99.1 (84.8)	99.0 (82.8)	98.0 (75.1)	98.7 (97.1)	99.9 (99.7)	99.9 (99.6)	99.9 (99.0)
	Metropolitan area, ordinance-designated cities, etc.	Sendai MT Building (Note 8)	100.0 (99.3)	100.0 (99.1)	100.0 (99.9)	—	—	—	—	—	—	—
		Midosuji MTR Building (Note 9)	100.0 (100.0)	100.0 (100.0)	100.0 (100.0)	100.0 (96.4)	100.0 (100.0)	100.0 (100.0)	100.0 (95.6)	100.0 (98.4)	100.0 (100.0)	100.0 (100.0)
		Tenjin Prime (Note 6)	89.1	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Shin-Yokohama TECH Building	100.0	89.1	78.0	71.7	59.9	100.0	100.0	100.0	100.0	100.0
		Subtotal (Note 7)	99.2 (98.6)	97.0 (95.8)	92.4 (90.5)	86.9 (83.9)	81.4 (78.7)	100.0 (100.0)	100.0 (98.7)	100.0 (99.5)	100.0 (100.0)	100.0 (100.0)
		Subtotal (Note 7)	99.6 (97.6)	98.7 (95.8)	97.6 (87.1)	96.6 (84.6)	95.4 (81.8)	98.4 (80.6)	98.9 (97.3)	99.9 (99.7)	99.9 (99.7)	99.9 (99.2)
	Lodging facilities	Major cities across Japan	Shangri-La Tokyo	100.0	100.0	—	—	—	—	—	—	—
Hotel Okura Kobe			100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Courtyard by Marriott Shin-Osaka Station			100.0	100.0	—	—	—	—	—	—	—	—
Courtyard by Marriott Tokyo Station			100.0	100.0	—	—	—	—	—	—	—	—
Hotel Sunroute Plaza Shinjuku			100.0	100.0	—	—	—	—	—	—	—	—
		Subtotal (Note 7)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Famous tourist sites		Hilton Odawara Resort & Spa	100.0	100.0	—	—	—	—	—	—	—	—
	Subtotal (Note 7)	100.0	100.0	—	—	—	—	—	—	—	—	
	Subtotal (Note 7)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Other	—	SHIBUYA FLAG (Note 6)	100.0	100.0	100.0	100.0	100.0	92.2	92.2	100.0	100.0	100.0
		Ito-Yokado Shonandai	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Hashimoto MTR Building	0.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Frespo Inage	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Park Lane Plaza	96.0	96.7	96.7	96.8	100.0	100.0	95.9	100.0	92.9	95.9
	Subtotal (Note 7)	71.8	98.1	96.3	94.6	94.7	99.7	99.6	100.0	99.8	99.9	
	Total (Note 7)	92.4 (90.8)	98.9 (97.9)	97.6 (93.1)	96.5 (91.6)	96.0 (90.5)	99.1 (91.9)	99.3 (98.6)	99.9 (99.9)	99.9 (99.8)	99.9 (99.6)	

(Note 1) The “Occupancy rate” is rounded to the first decimal place. The occupancy rate stated for each Portfolio is the percentage of the total rented area out of the total rentable area. The subtotal of the occupancy rate for each category (or the total occupancy rate of the entire Portfolio) is the percentage of the subtotal (or the total) rented area out of the subtotal (or the total) rentable area. The subtotal and total occupancy rates stated are the rates based on the Portfolio held by MTR as of the end of each fiscal period. If the result of rounding is 100.0%, however, the rate is indicated as 99.9% by rounding down the second decimal place to the nearest first decimal place.

(Note 2) A master lease agreement, under which rent income is linked to rents under sublease agreements, has been used for the office and store sections, and a master lease agreement specifying a fixed rent has been used for the hotel section of Tokyo Shiodome Building since April 1, 2021. Therefore, the numbers in parentheses of the occupancy rates of the properties after September 30, 2021, represent occupancy rates based on sublease agreements for the office and store section and occupancy rates based on the master lease agreement for the hotel section.

(Note 3) A master lease agreement, under which rent income is linked to the rents for joint management units, is used for Kamiyacho Trust Tower, and the number in parentheses of the occupancy rate of the property is the occupancy rate of the entire joint management units.

(Note 4) Regarding the office portion of the Kioicho Building, MTR leases the office portion of the Kioicho Building from a fiduciary trust company under a

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master lease agreement and subleases it to tenants. Regarding the residential portion, the agreement used is the master lease pass-through model. The occupancy rates of the relevant properties stated above are those under the sublease agreement for the office portion and the master lease agreement for the residential portion. The figures in brackets for the occupancy rates are the occupancy rates based on the sublease agreements of the office and residential portions of the building.

- (Note 5) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Osaki MT Building. The figures in brackets for the occupancy rates of the building are the occupancy rates of tenants based on the sublease agreements.
- (Note 6) MTR leases the land and building of Hiroo MTR Building, Tenjin Prime and SHIBUYA FLAG from a fiduciary trust company under a master lease agreement and subleases it to tenants. The occupancy rates of the above properties are those under the sublease agreements.
- (Note 7) The numbers in parentheses of subtotal and total occupancy rates represent occupancy rates based on sublease agreements for Kioicho Building, Osaki MT Building, Sendai MT Building, and Midosuji MTR Building and the occupancy rate calculated based on the occupancy rate of the entire joint management units for Kamiyacho Trust Tower. The occupancy rate of Tokyo Shiodome Building after September 30, 2021, was calculated according to Note 2.
- (Note 8) A master lease agreement under which rent income is linked to rents under a sublease agreement has been concluded for Sendai MT Building. The figures in brackets for the occupancy rates of the building are the occupancy rates of tenants based on the sublease agreements.
- (Note 9) The agreement used for the Midosuji MTR Building is the master lease pass-through model. The figures in brackets for the occupancy rates of the building are the occupancy rates based on the sublease agreement.

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This report contains translations of selected information described in the Financial Release (Kessan-Tanshin) prepared under the timely-disclosure requirements of the Tokyo Stock Exchange, and portions of the Financial Statements and the Performance Information Report for the fiscal period ended February 29, 2024 from September 1, 2023 to February 29, 2024, of MORI TRUST REIT, Inc. (MTR), prepared pursuant to the Law Concerning Investment Trusts and Investment Corporations of Japan.

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