

Advance Residence Investment Corporation (ADR)



25th Financial Results Summary

FP 01-2023 (August 1, 2022 to January 31, 2023)



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Executive Summary for FP 01-2023

Earnings Guidance chg. fr forecast Net income up **+163** mn yen (+2.1%)

Earnings Per Unit EPU **5,829** yen chg. fr forecast: **+118** yen +2.1%

Dividend per unit DPU **5,840** yen chg. fr forecast: **+115** yen +2.0%

FFO / Unit	7,596 yen	Change from FP 07-2022	+1.2%
NAV / Unit	347,010 yen	Change from FP 07-2022	+5.1%
Unrealized gains	257.3 bn yen	Total Book Value Percentage:	58.4%

Asset Acquisition and Disposition

Acquired carefully selected assets gain on sales 0.51 billion yen

	Number of properties	Total	NOI Yield*1
Acquisitions	2	4.5 bn yen	5.0%
Dispositions	2	1.6 bn yen	4.7%

Internal Growth

Maintained high occupancy rate Replacement rent increase was positive

	Results	From prev.
Period Average Occupancy	96.6%	-0.1pt.
Replacement Rent Increase*2	+2.5%	+0.9pt.
Renewal Rent Increase*2	+0.9%	+0.5pt.

Finance

Reduction of interest rate payments

	Repayment	Procurement
Total	12.4 bn yen	15.9 bn yen
Avg. Interest Rate	0.81%	0.69%
Avg. Initial Duration	6.7年	6.8年

Sustainability

2022 GRESB Real Estate Assessment

Selected as Sector Leader for 3 consecutive years First residential J-REIT to receive a 4 star rating

*1 Calculated by dividing the annual NOI in the appraisal report by the acquisition price.

*2 Rent change for pass-through units that went through replacement or renewal during the period.



Financial Results for FP 01-2023

In mn yen	Sept. 14, 2022	FP 01-2023	Changes		FP 07-2022	
	① Forecast	② Result	②-①	Internal Growth	Asset Acquisitions and Dispositions	Previous FP Result
Operating revenue	17,728 (275properties* ¹) Period average occupancy 96.5%	17,868 (277properties* ¹) Period average occupancy 96.6%	+140	Increase in rent income +33 Increase in key money, renewal fees +14 Increase in parking fee +13 Decrease in utilities income -11 Increase in other revenues +14	Contribution of properties acquired in FP 07-2022 +75	17,253 (277properties* ¹) Period average occupancy 96.7%
Operating income	8,779 (NOI 13,140) (Depreciation 2,954) (Property taxes 921)	8,950 (NOI 13,307) (Depreciation 2,957) (Property taxes 921)	+170 (NOI +167)	Decrease in rental management costs +2 Decrease in utilities costs +24 Decrease in repairs and maintenance +12 Decrease in depreciation +11 Decrease in GA costs +7	Increase in leasing expenses -7 Increase in depreciation -15 Increase in GA -5	8,312 (NOI 13,163) (Depreciation 2,904) (Property taxes 915)
Ordinary income	7,911	8,074	+163	Decrease in financial expenses +4 Increase in non-operating income +3	Increase in financial expenses -14	7,488
Net income	7,910	8,074	+163			7,488
Earnings per unit	5,711 yen (Excl. gain on sales 5,345 yen)	5,829 yen (Excl. gain on sales 5,460 yen)	+118 yen (+115 yen)	+94 yen	+24 yen	5,406 yen
Per unit retained earnings	-366 yen	-369 yen	-3 yen	Gain on sales in FP 01-2023: 0.51 bn yen (369 yen per unit) was added to retained earnings		-
Per unit reversal of retained earnings	137 yen	137 yen		Out of 0.36 bn yen in retained earnings after the last FP distribution, 0.18 bn yen (137 yen per unit) was distributed. - Outstanding amount of retained earnings after distribution: 0.68 bn yen (493 yen per unit)		137 yen
Per unit reversal of reserve	242 yen	242 yen		- Reserve* ² after dividend: 29.1 bn yen		242 yen
Dividend per unit	5,725 yen	5,840 yen	+115 yen	Total number of units issued and outstanding at end of period: 1,385,000 units		5,786 yen
LTV (Total assets base)	49.0%	49.3%				49.0%

*1 The number of properties as of the end of FP.

*2 "Reserve" means "Reserve for temporary difference adjustments" and shows the reserve after a drawdown of the distribution for the fiscal period under review.

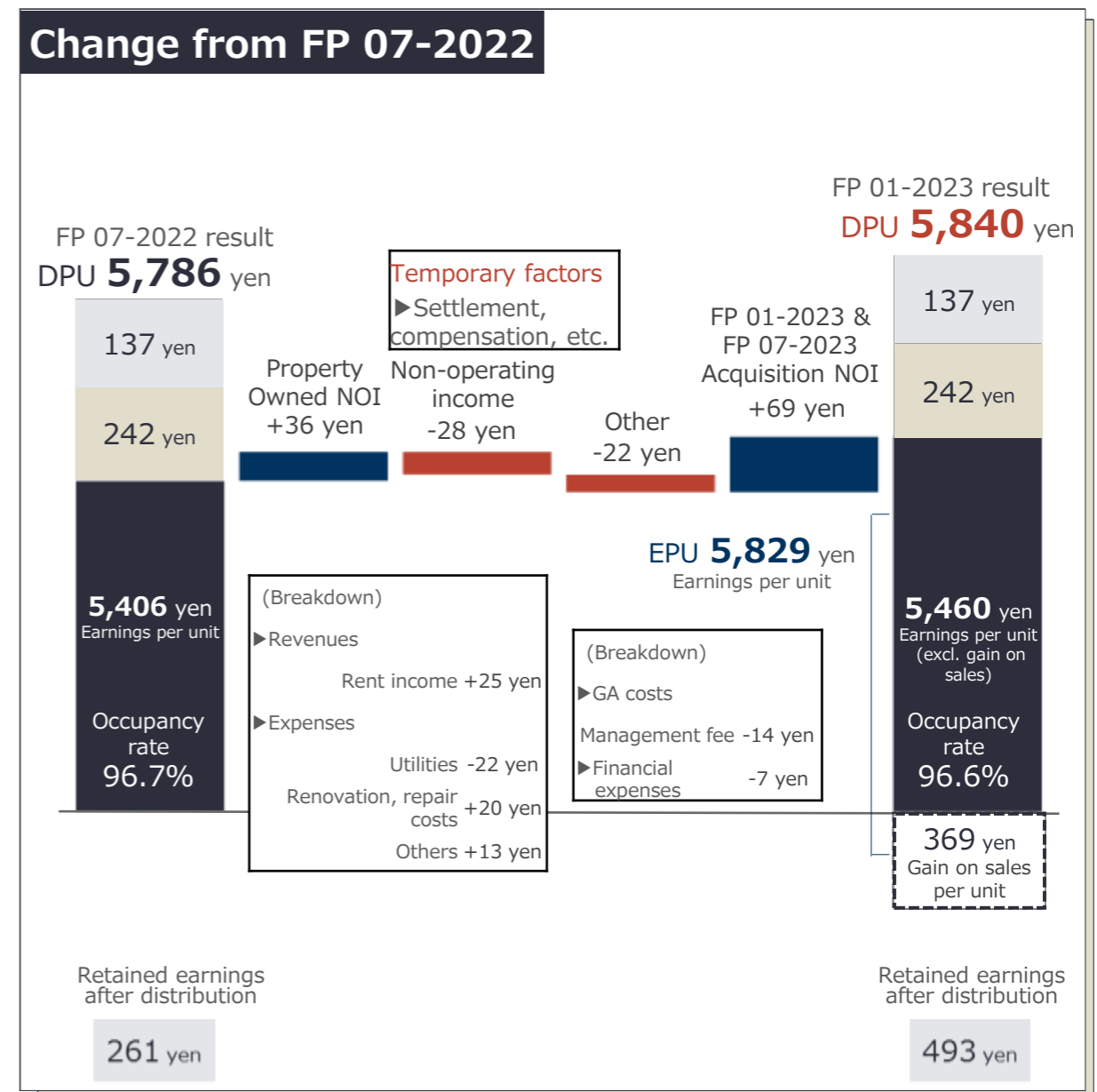
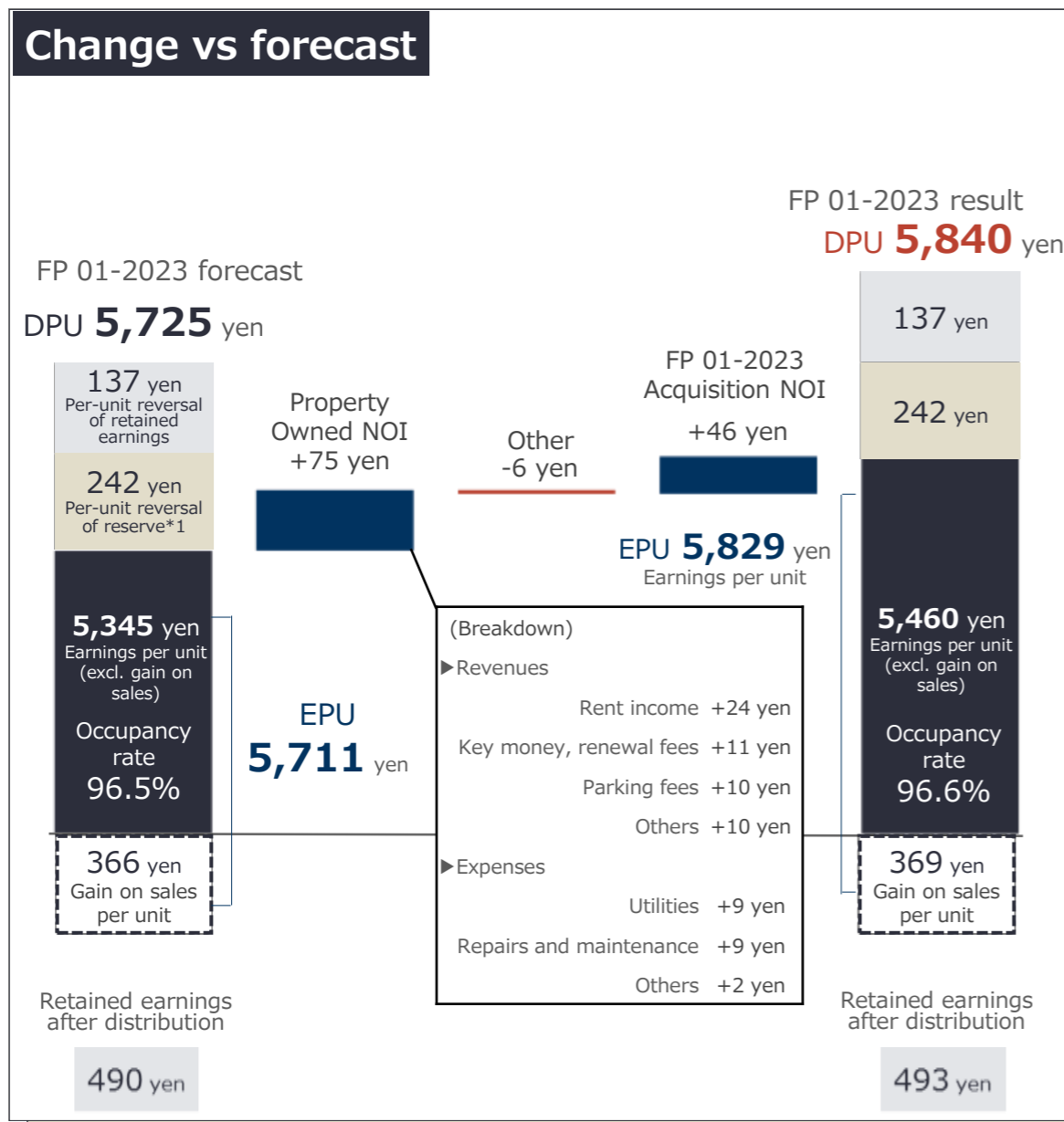


DPU details for FP 01-2023

Internal growth through rent increase and steady **external growth**
DPU in excess of 5,800 yen

■ Factors for increase ■ Factors for decrease

Factors Affecting DPU



*1 "Reserve" denotes "Reserve for temporary difference adjustments."



T-061 RESIDIA Shibaura KAIGAN



T-163 RESIDIA Minamiyukigaya

Asset Acquisitions and Dispositions



Acquisitions and dispositions

Acquisitions

Acquired **2** properties (**4,500** mn yen) in FP 01-2023
 1 property (1,920 mn yen) in FP 07-2023

RESIDIA Kotoen
(Nishinomiya City, Hyogo)



RESIDIA Kumamoto-Karashima
(Kumamoto City, Kumamoto)



RESIDIA Tamatsukuri
(Osaka City, Osaka)



		RESIDIA Kotoen	RESIDIA Kumamoto-Karashima	RESIDIA Tamatsukuri Acquisition Date: Feb 1, 2023	Total and Ave.
Basic Information	Acquisition Price	500 mn yen	4,000 mn yen	1,920 mn yen	6,420mn yen
	NOI Yield* ¹ Based on Acquisition Price	4.7%	5.1%	4.5%	4.9%
	Building Age* ²	7.2 years	15.7 years	7.9 years	12.7 years
Unit Type Share* ³	Single	71.1%	24.9%	-	-
	Compact	-	58.4%	-	-
	Family & Large	28.9%	10.6%	100%	-

Dispositions

Sold **2** properties (**1,660** mn yen)
 Realized a gain on sales of **5.1** bn yen

RESIDIA Kami-Ikebukuro
(Toshima-ku, Tokyo)



Tokyo Student-House Wako
(Wako City, Saitama)



		RESIDIA Kami-Ikebukuro	Tokyo Student-House Wako	Total and Ave.
Basic Information	Disposition Price	860 mn yen	800 mn yen	1,660 mn yen
	Gain on sales* ⁴	334 mn yen	177 mn yen	511 mn yen
	NOI Yield* ⁵ Based on Disposition Price (Acquisition Price)	3.8% (5.8%)	5.8% (6.8%)	4.7% (6.4%)
	Building Age* ²	20.7 years	32.4 years	27.1 years
Unit Type Share	Single	96.4%	Dormitory 100%	-
	Compact	3.6%	-	-
	Family & Large	-	-	-

*1 Based on annual NOI listed on the appraisal report and acquisition price.

*2 Building age is as of the acquisition or disposition date.

*3 Calculated on a leasable floor area basis and listed only for residential units. In addition, RESIDIA Kumamoto-Karashima has a 6.1% share of the non-residential units.

*4 Gain on sales are net of transaction fees and other costs.

*5 Calculated based on the actual average NOI between FP 07-2019 and FP 01-2022.



Sponsor Pipeline

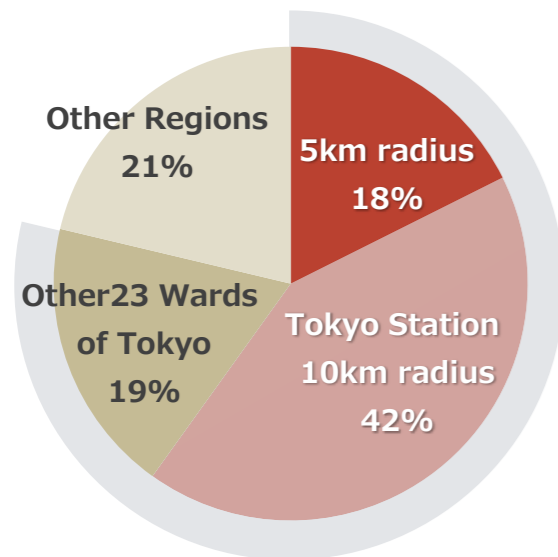
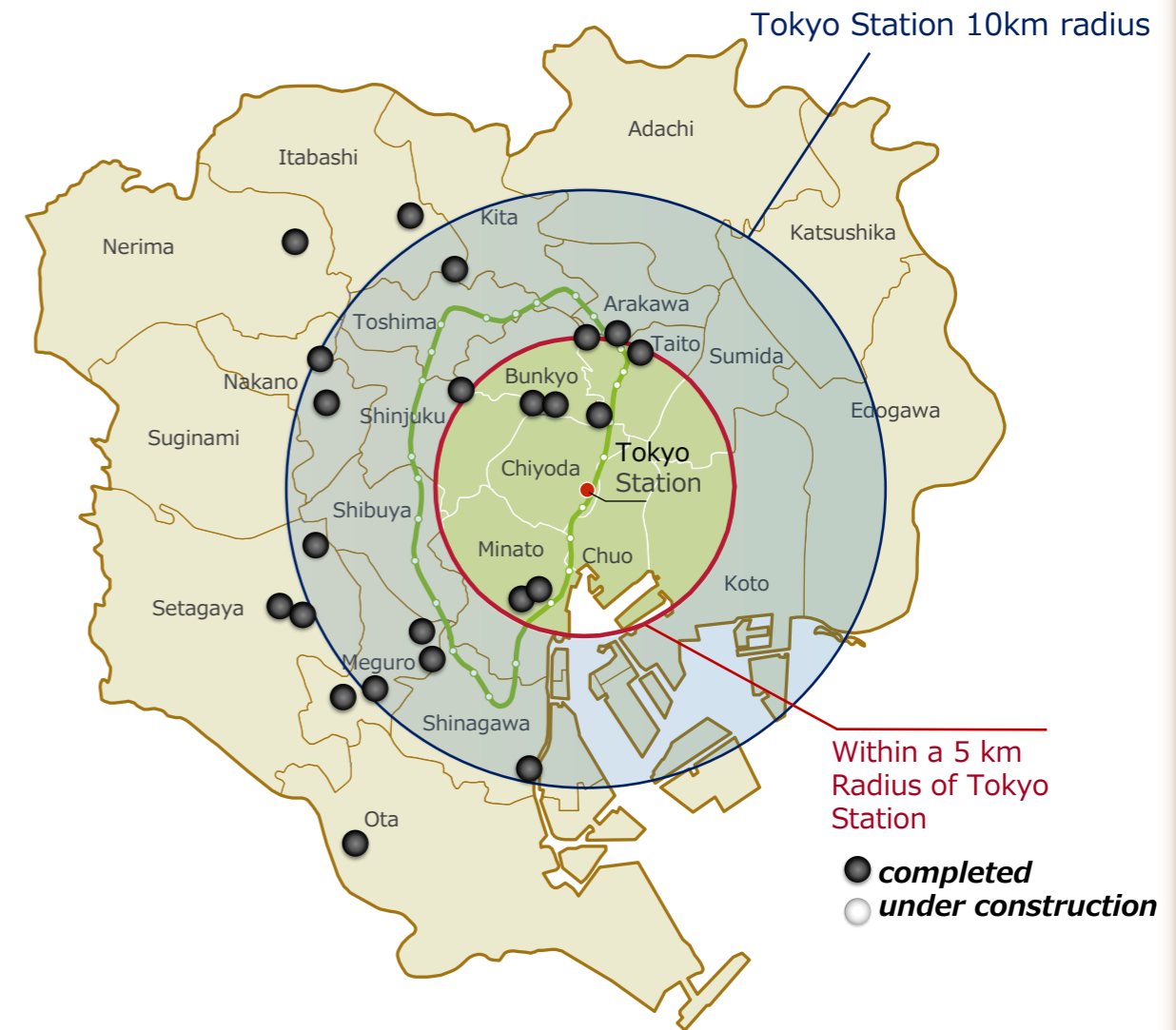
As of FP 01-2023

Total **29** properties; approx. **52.5** billion yen in estimated value*¹ (Completed: **50.5** billion yen)

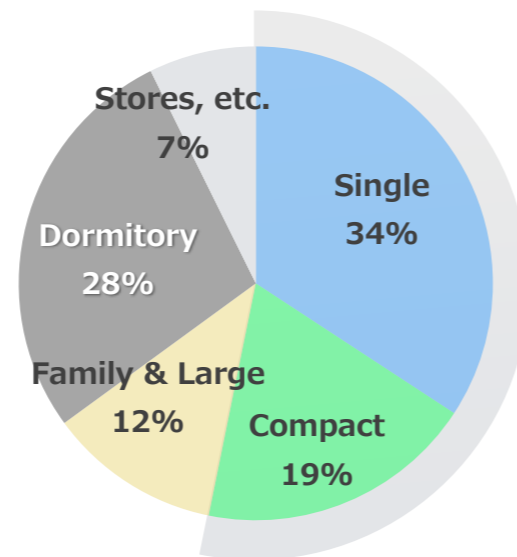
Pipeline for ADR

Area	No. of Properties	No. of Units	Estimated Value (bn yen)	Completed (bn yen)
5km radius	6	239	9.2	9.2
Tokyo Station 10km radius	11	738	22.2	22.2
Other 23 Wards of Tokyo	6	362	9.8	9.8
Other Regions	6	880	11.1	9.1
Total	29	2,219	52.5	50.5

Locations within 23 Wards of Tokyo



Tokyo 23 Wards **79%***²



Single & Compact Type Units **53%***³

*1 The "Estimated Value" is based on estimates made by an asset management company and may differ from the actual acquisition price. There are no properties on the list that ADR has decided to acquire as of March 16, 2023.

*2 Calculated based on an estimated value.

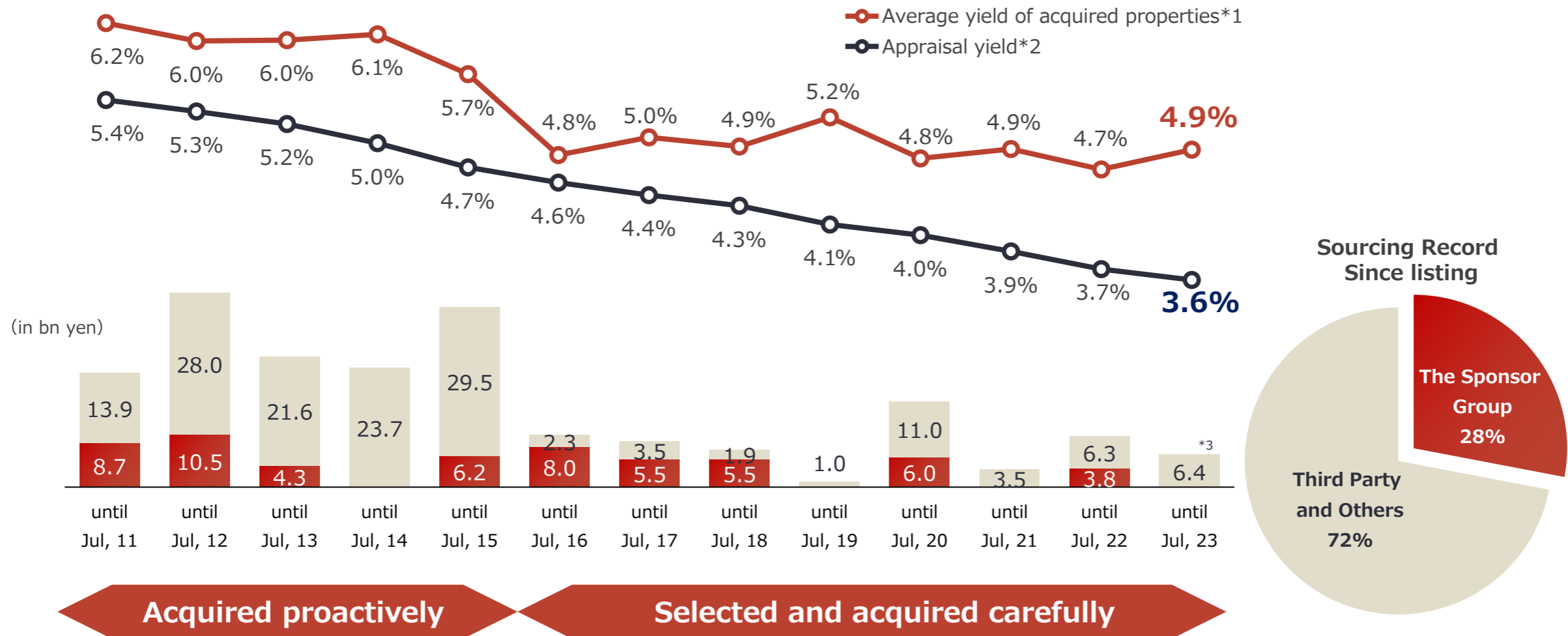
*3 Calculated based on total leasable area of completed properties.



Real estate acquisition status

Real estate prices remain high; acquisitions selective

Sourcing Track Record



*1 Average yield of acquired properties: Based on NOI listed on the appraisal report at the time of acquisition of each property ÷ acquisition price

*2 The appraisal yields for the entire portfolio as of July 31 of each year until 2022 and as of January 31 of 2023.

*3 Includes one property (RESIDIA Tamatsukuri) acquired in FP 07-2023.

Internal Growth



T-094 RESIDIA Ikebukuro



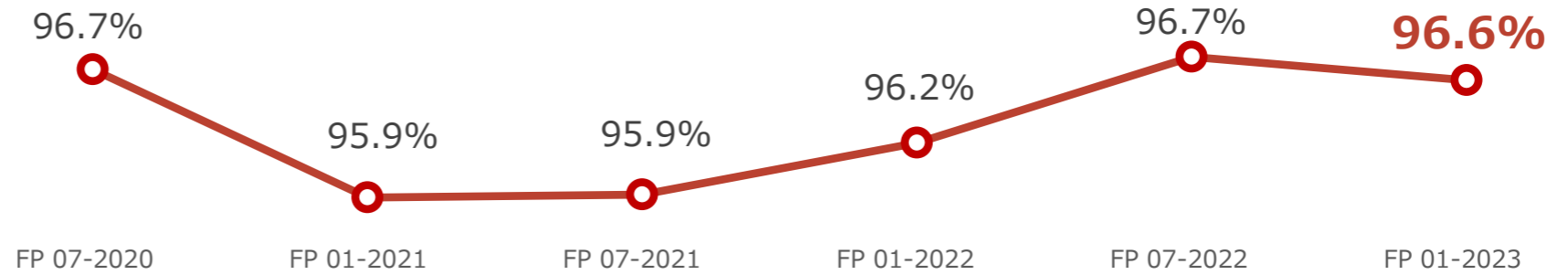
T-103 RESIDIA Kinshicho



Leasing KPI Trends

Occupancy Rate

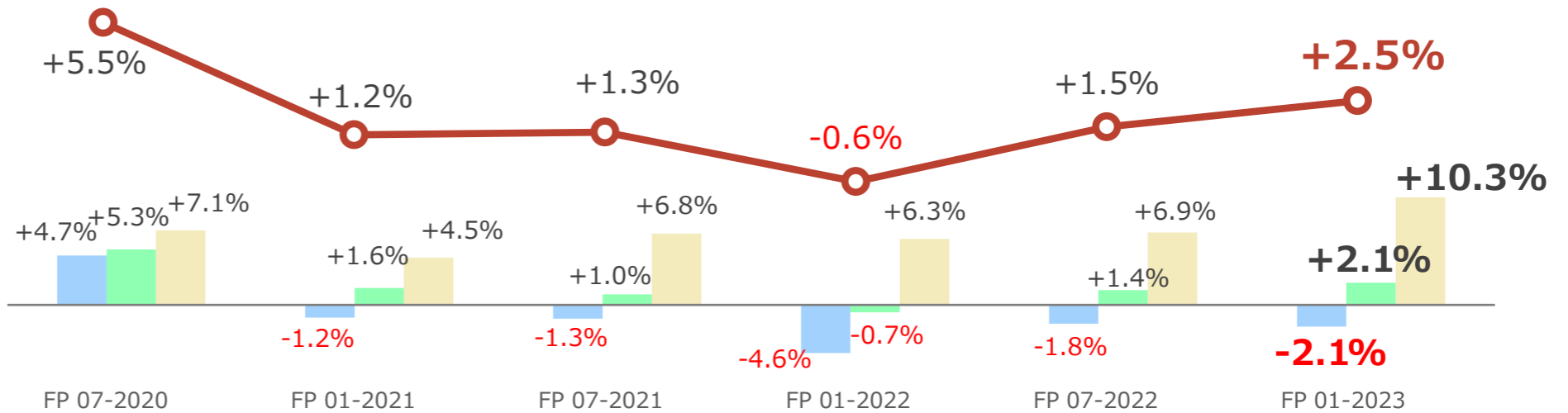
Period Average Occupancy rate
96.6% (-0.1pt. from Prev.)



Replacement Rent Increase*1

Period average Replacement increase fluctuation rate
+2.5% (+0.9pt. from Prev.)

Type S C F&L
-2.1% **+2.1%** **+10.3%**
 from Prev. -0.3pt. +0.7pt. +3.4pt.

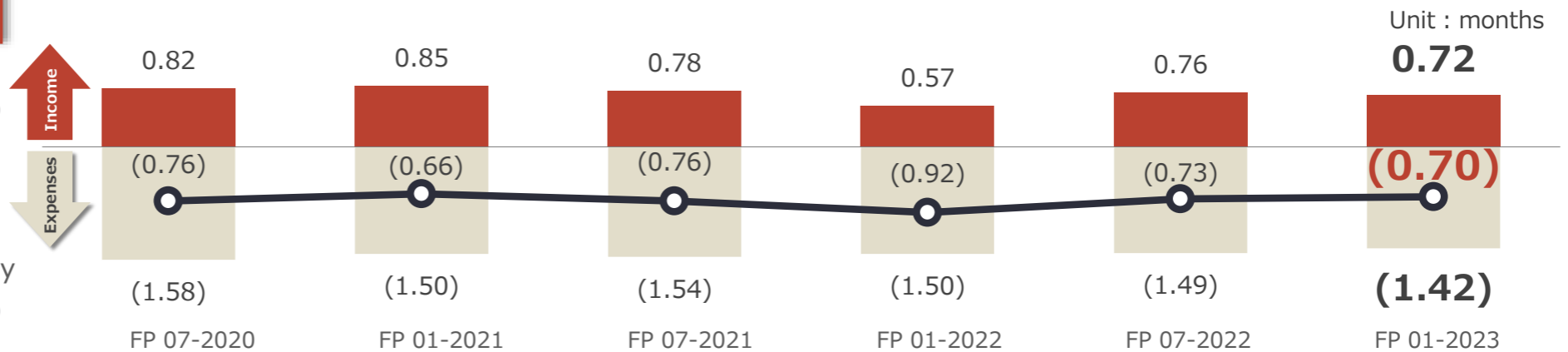


Key Money & Leasing Expenses*2

Key Money
0.72months (-0.04 months from Prev.)

Leasing Expenses
1.42months (-0.07months from Prev.)

Leasing Expenses-Key Money
0.70months (-0.03months from Prev.)



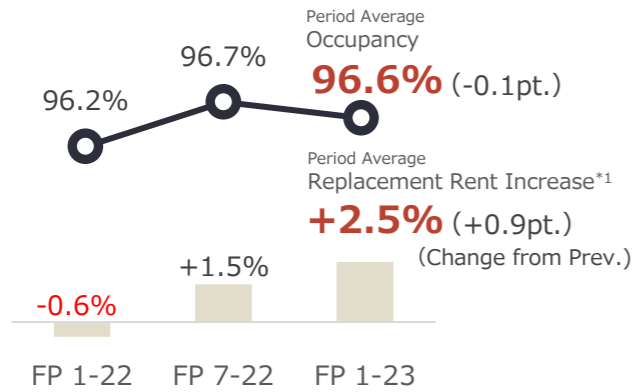
*1 Rent change for pass-through units that went through replacement during the period.

*2 Calculations are based on dwelling units only.

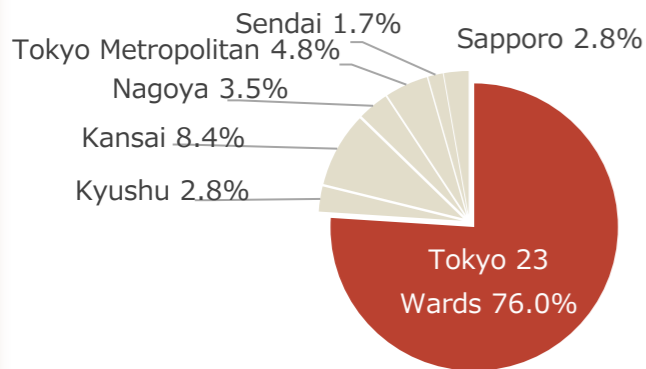


Rental Market Overview

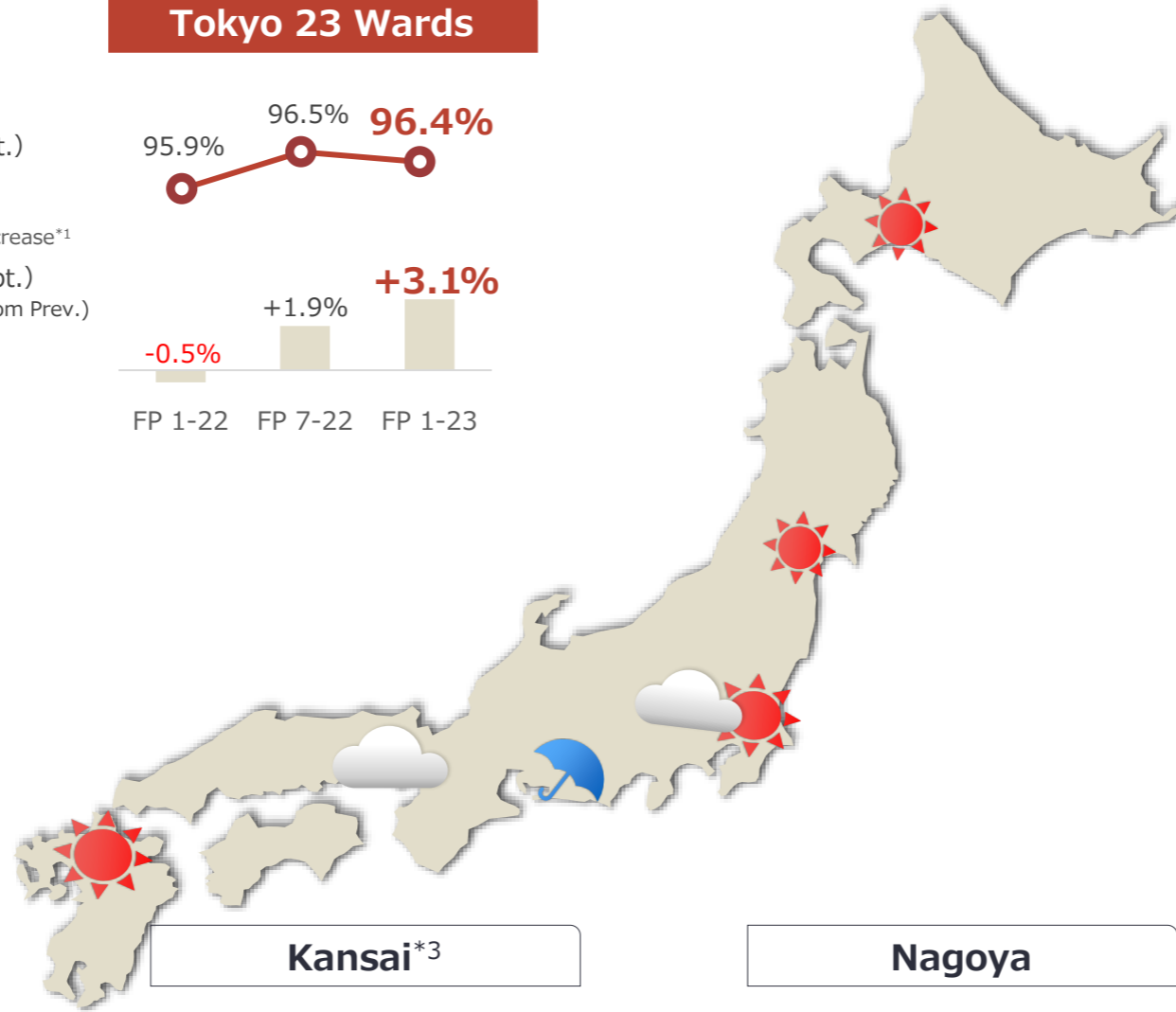
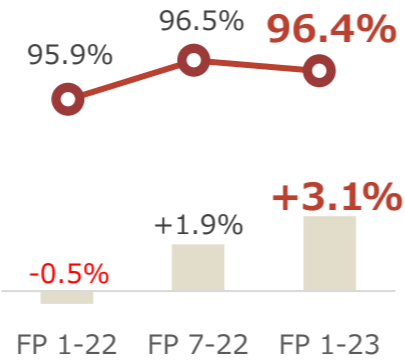
Entire Portfolio



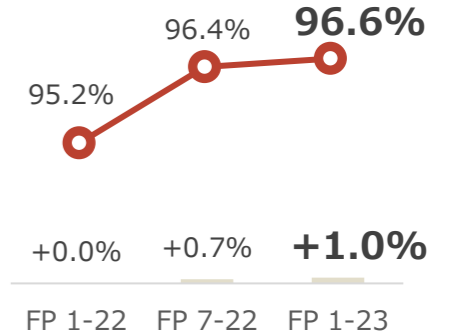
Contract Share*2 (based on previous rent)



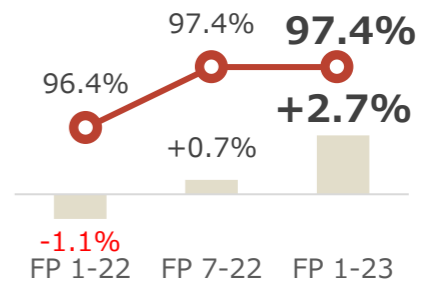
Tokyo 23 Wards



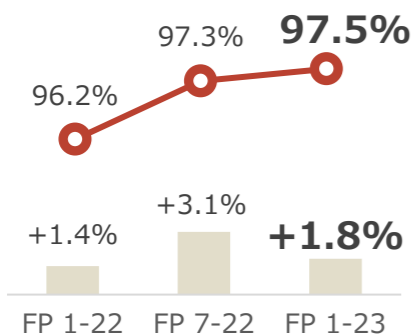
Sapporo



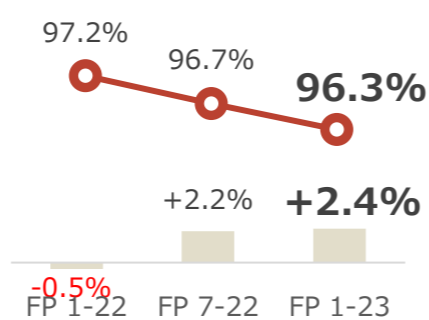
Sendai



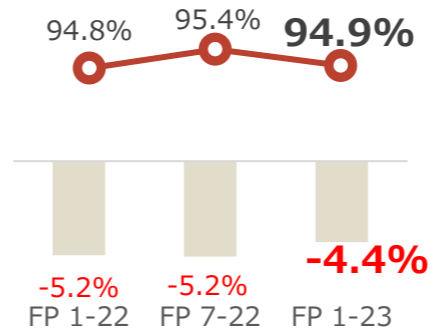
Kyushu



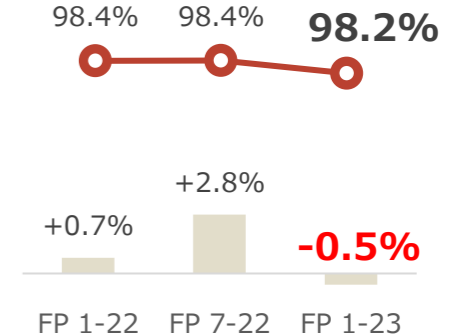
Kansai*3



Nagoya



Tokyo Metropolitan



*1 Rent change for pass-through units that went through replacement during the period.
 *2 Based on previous rent of replacement units in pass-through units, excluding the leasing of whole buildings.
 *3 Includes properties in Hiroshima and Okayama Prefectures.



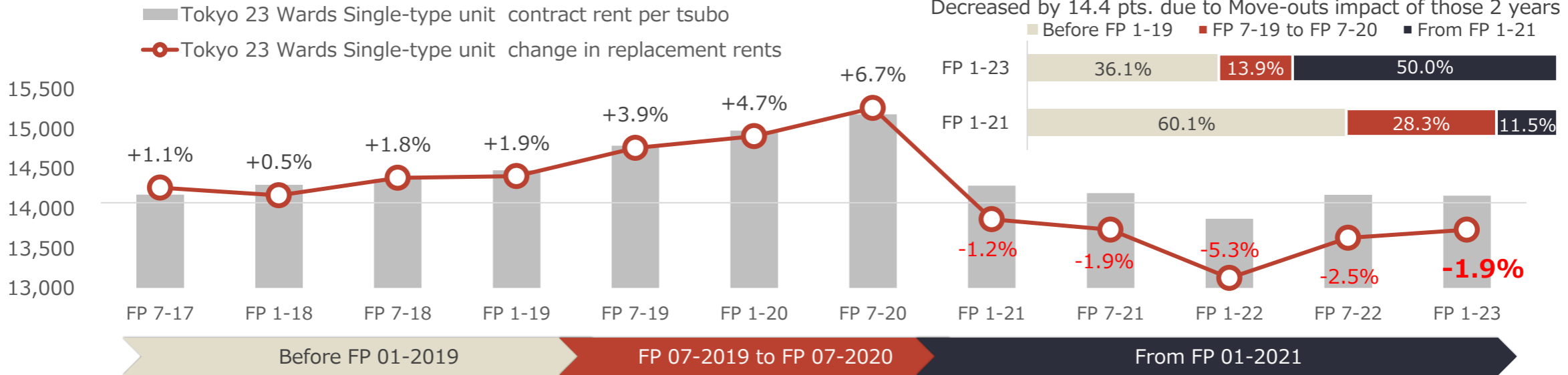
Tokyo 23 Wards Single Type Trends

Tokyo 23 Wards Single-type Unit Change in Replacement Rents Fluctuation Rate and Contracted Tsubo Unit Price

Continued negative but recovering trend

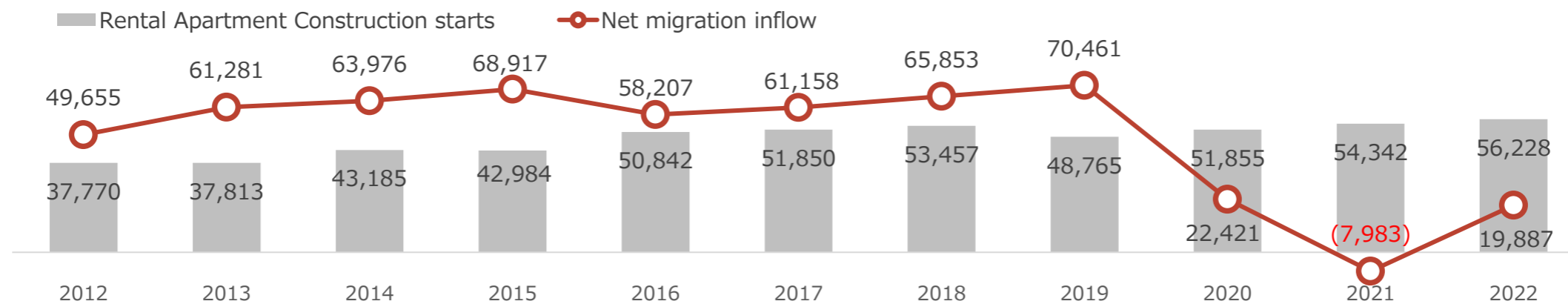
Tenant share (based on rent)

Share of tenants under contract from FP 7-19 to FP 7-20 was 13.9%
Decreased by 14.4 pts. due to Move-outs impact of those 2 years



Tokyo 23 Wards Population Change and Rental Apartment Construction Starts

Expect a recovery in the number of net inflow



Source: "Report on Internal Migration in Japan," Statistics Division, Statistics Bureau, Ministry of Internal Affairs, and Communications
"Housing Starts" (RC and SRC Construction Rented Collective Housing), Construction Statistics Office, Information Policy Division, Policy Bureau, Ministry of Land, Infrastructure, Transportation, and Tourism



Replacement and renewal rent increase by area and type breakdown

Replacement Rent Increase*1 Breakdown by Area

Area	Fluctuation rate	(Change)	Contract Share*2	Rate of Increase	Rate of Decline	Previous rent share	
Portfolio	2.5%	+0.9pt.	100.0%	7.5%	-5.5%	58%	34%
Tokyo 23 Wards	3.1%	+1.1pt.	76.0%	7.8%	-4.9%	60%	33%
Tokyo Metropolitan	-0.5%	-3.3pt	4.8%	5.7%	-6.1%	42%	48%
Sapporo	1.0%	+0.3pt.	2.8%	5.0%	-9.5%	55%	19%
Sendai	2.7%	+2.0pt.	1.7%	5.4%	-5.1%	69%	21%
Nagoya	-4.4%	+0.8pt.	3.5%	4.0%	-8.4%	28%	67%
Kansai	2.4%	+0.2pt.	8.4%	9.6%	-7.2%	51%	36%
Kyushu	1.8%	-1.3pt	2.8%	3.1%	-3.7%	70%	11%

■ Share in rent rise ■ Share in rent decline

Replacement Rent Increase : +5.94 million yen per month

Renewal Rent Increase*1 Breakdown by Area

Area	Fluctuation rate	(Change)	Contract Share*2	Rate of Increase	Rate of Decline	Previous rent share	
Portfolio	0.9%	+0.5pt.	100.0%	3.2%	-2.2%	29%	0.1%
Tokyo 23 Wards	1.1%	+0.5pt.	73.2%	3.2%	-2.1%	35%	0.1%
Tokyo Metropolitan	1.0%	+0.8pt.	3.8%	3.7%	-	29%	
Sapporo	0.0%	+0.0pt.	3.9%	-	-		
Sendai	0.6%	+0.5pt.	2.0%	3.1%	-	20%	
Nagoya	0.2%	+0.1pt.	5.5%	3.4%	-2.6%	6%	0.4%
Kansai	0.6%	+0.3pt.	8.5%	3.8%	-	17%	
Kyushu	0.6%	+0.3pt.	3.1%	2.8%	-	20%	

Renewal Rent Increase : +3.35 million yen per month

Replacement Details By Unit Type

Area	Fluctuation rate	(Change)	Contract Share*2	Rate of Increase	Rate of Decline	Previous rent share	
Portfolio/S	-2.1%	-0.3pt	41.0%	4.0%	-5.7%	31%	58%
Tokyo 23 Wards	-1.9%	+0.6pt.	29.2%	4.0%	-5.3%	31%	60%
Tokyo Metropolitan	-2.5%	-4.1pt	3.8%	4.1%	-6.2%	28%	59%
Sapporo	1.4%	+2.5pt.	0.3%	5.9%	-5.7%	30%	7%
Sendai	1.6%	+1.5pt.	1.1%	4.2%	-3.8%	62%	27%
Nagoya	-8.4%	-1.8pt	1.5%	2.6%	-9.1%	4%	93%
Kansai	-2.6%	-2.2pt	4.2%	3.7%	-7.0%	29%	52%
Kyushu	1.2%	-2.3pt	0.9%	3.1%	-5.0%	66%	16%
Portfolio/C	2.1%	+0.7pt.	33.5%	5.5%	-4.9%	63%	27%
Tokyo 23 Wards	2.5%	+1.0pt.	27.1%	5.7%	-4.4%	65%	27%
Tokyo Metropolitan	6.6%	+1.6pt.	0.8%	7.1%	-0.8%	93%	7%
Sapporo	-0.2%	+0.1pt.	1.3%	3.9%	-4.9%	37%	33%
Sendai	3.5%	+2.5pt.	0.4%	3.9%	-	90%	
Nagoya	-4.2%	-2.1pt	0.9%	5.2%	-7.4%	17%	69%
Kansai	-1.2%	-1.3pt	1.8%	4.9%	-7.9%	44%	42%
Kyushu	1.8%	-1.1pt	1.3%	2.8%	-1.8%	67%	5%
Portfolio/F&L	10.3%	+3.4pt.	25.5%	11.2%	-6.0%	94%	5%
Tokyo 23 Wards	11.1%	+2.8pt.	19.8%	11.6%	-1.7%	96%	3%
Tokyo Metropolitan	8.8%	+0.2pt.	0.2%	8.8%	-	100%	
Sapporo	2.2%	-0.9pt	1.1%	5.4%	-47.4%	83%	5%
Sendai	7.9%	+5.0pt.	0.2%	18.3%	-12.3%	66%	34%
Nagoya	0.7%	+5.9pt.	1.1%	3.9%	-7.1%	71%	29%
Kansai	13.6%	+2.5pt.	2.4%	14.3%	-3.7%	95%	2%
Kyushu	2.6%	-0.0pt	0.6%	3.7%	-2.7%	83%	17%

*1 Rent change for pass-through units that went through replacement or renewal during the period.

*2 Based on previous rent of replacement units in pass-through units, excluding the leasing of whole buildings.



Breakdown of Replacement and Renewal Rent Increase in Tokyo 23 wards

Replacement Rent Increase*1 Breakdown by Area

Area	Fluctuation rate	(Change)	Contract Share*2	Rate of Increase	Rate of Decline	Previous rent share	
Tokyo 23 Wards	3.1%	+1.1pt.	76.0%	7.8%	-4.9%	60%	33%
Tokyo Station 5 km Radius	2.4%	+0.9pt.	34.5%	6.9%	-5.1%	60%	34%
Tokyo Station 10 km Radius	4.5%	+1.5pt.	31.7%	8.9%	-4.8%	65%	27%
Others Tokyo 23 Wards	0.9%	+1.3pt.	9.7%	7.3%	-4.7%	43%	49%

Replacement Rent Increase : +5.60 million yen per month

■ Share in rent rise
■ Share in rent decline

Renewal Rent Increase*1 Breakdown by Area

Area	Fluctuation rate	(Change)	Contract Share*2	Rate of Increase	Rate of Decline	Previous rent share	
Tokyo 23 Wards	1.1%	+0.5pt.	73.2%	3.2%	-2.1%	35%	0%
Tokyo Station 5 km Radius	0.9%	+0.5pt.	35.1%	3.1%	-1.3%	30%	0%
Tokyo Station 10 km Radius	1.5%	+0.6pt.	29.5%	3.3%	-3.2%	47%	0%
Others Tokyo 23 Wards	0.4%	+0.4pt.	8.6%	2.9%	-2.2%	16%	0%

Renewal Rent Increase : +2.88 million yen per month

Replacement Details By Unit Type

Area	Fluctuation rate	(Change)	Contract Share*2	Rate of Increase	Rate of Decline	Previous rent share	
S	Tokyo 23 Wards	-1.9%	+0.6pt.	29.2%	4.0%	-5.3%	31% 60%
	Tokyo Station 5 km Radius	-1.7%	+1.4pt.	11.9%	4.6%	-5.4%	33% 61%
	Tokyo Station 10 km Radius	-1.9%	+0.1pt.	11.1%	3.4%	-5.3%	32% 56%
	Others Tokyo 23 Wards	-2.3%	-0.4pt.	6.1%	3.9%	-5.0%	25% 64%
	C	Tokyo 23 Wards	2.5%	+1.0pt.	27.1%	5.7%	-4.4%
Tokyo Station 5 km Radius	1.8%	+0.7pt.	14.3%	5.3%	-5.1%	63% 29%	
Tokyo Station 10 km Radius	3.6%	+0.8pt.	10.5%	6.2%	-3.5%	70% 21%	
Others Tokyo 23 Wards	2.2%	+3.5pt.	2.3%	5.3%	-3.1%	60% 34%	
F&L	Tokyo 23 Wards	11.1%	+2.8pt.	19.8%	11.6%	-1.7%	96% 3%
	Tokyo Station 5 km Radius	9.2%	+1.2pt.	8.3%	9.9%	-1.9%	94% 5%
	Tokyo Station 10 km Radius	12.5%	+4.1pt.	10.1%	12.8%	-1.0%	97% 2%
	Others Tokyo 23 Wards	13.1%	+1.6pt.	1.3%	13.1%	-	100%

*1 Rent change for pass-through units that went through replacement or renewal during the period.

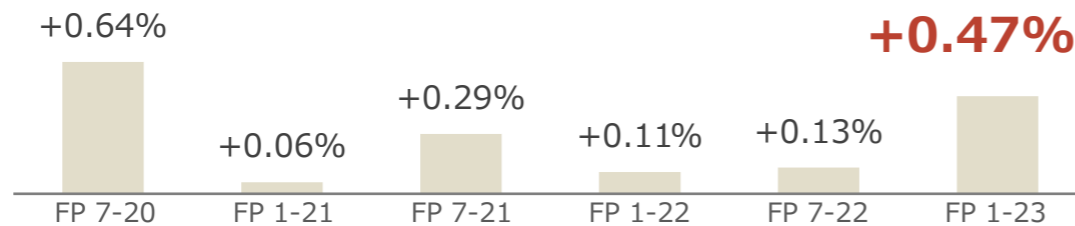
*2 Based on previous rent of replacement units in pass-through units, excluding the leasing of whole buildings.



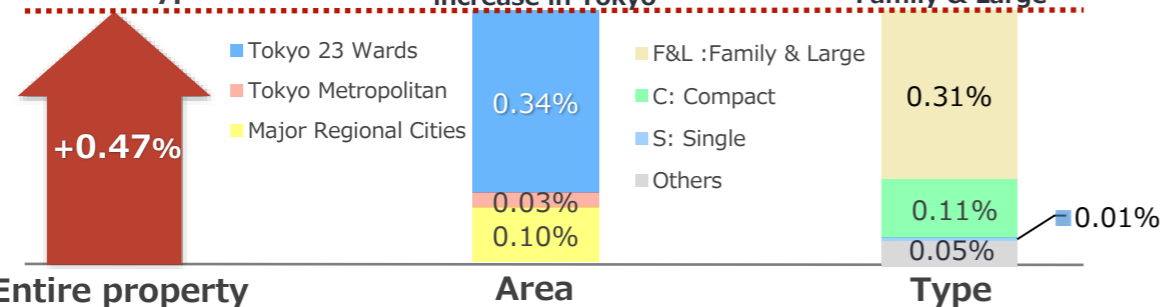
Rent and Revenue Trends

Portfolio Rent Rise*1

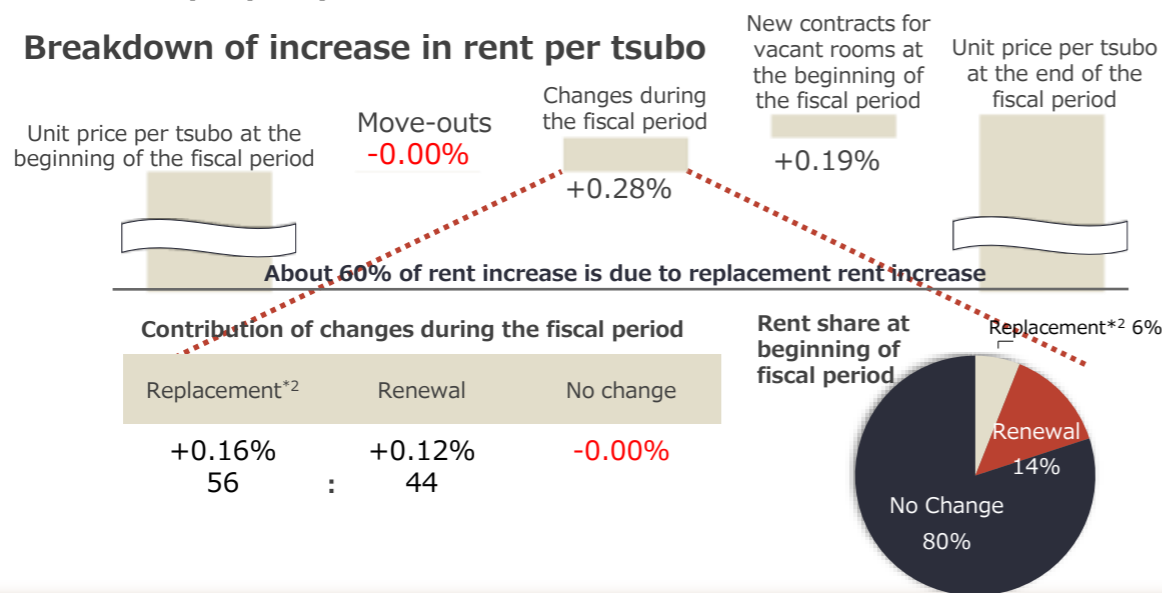
Achieved rent increase for **17** consecutive periods



Contribution by area and unit type

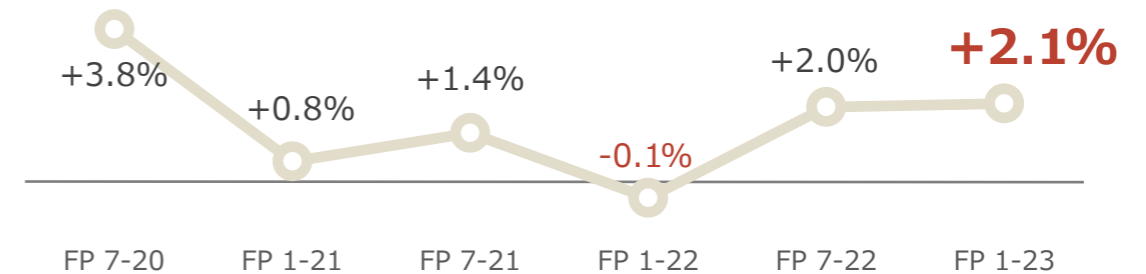


Breakdown of increase in rent per tsubo

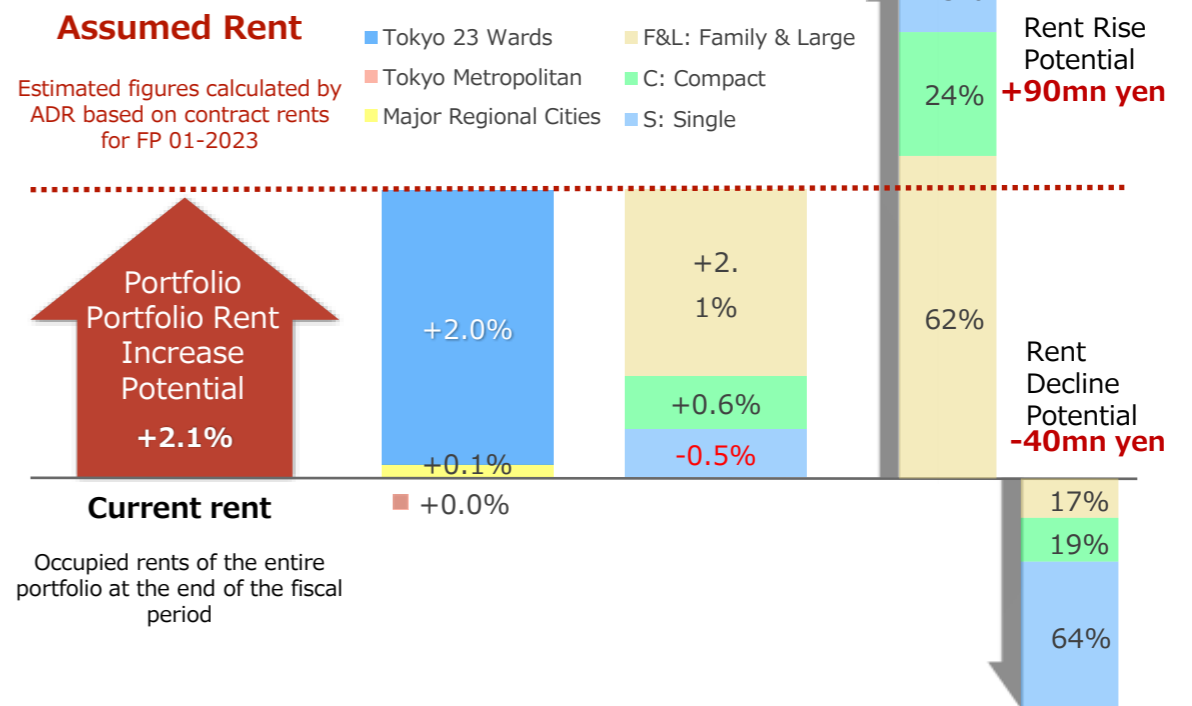


Portfolio Rent Increase Potential*3

Room for improvement in EPU of **+181 yen***4



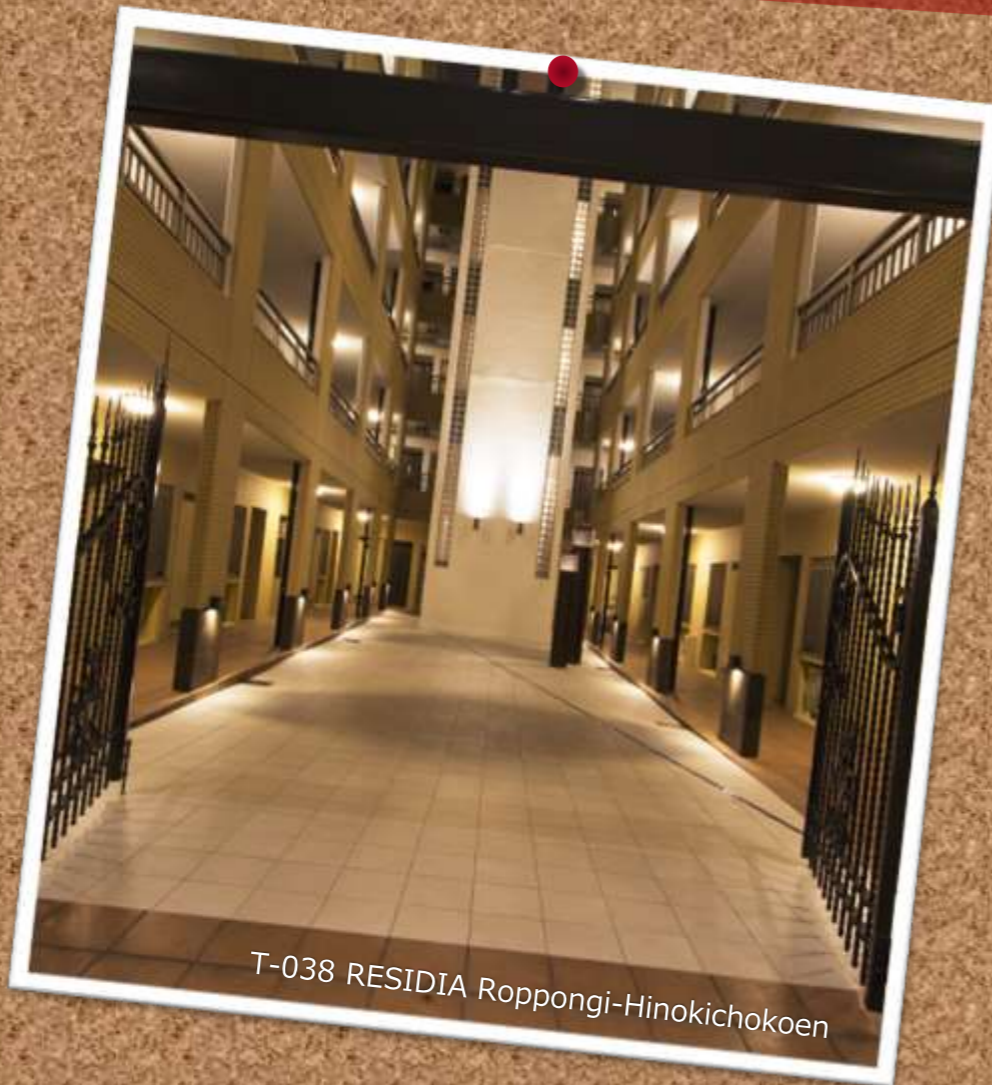
Contribution by area and unit type



*1 Rent increase is calculated by comparing rent per tsubo at the beginning of each period to rent per tsubo at the end of the period for properties owned throughout the period. Properties that changed from a rent-guarantee contract to a pass-through type during each period are excluded.
 *2 New contracts for units vacant at the beginning of the period are excluded.

*3 The degree of impact on the rent of the entire portfolio if all units under contract at the end of FP 01-2023 were replaced at the contracted rent level for FP 01-2023.
 *4 The impact of EPU when the rent increase potential at the end of FP 01-2023 is eliminated is calculated based on the assumption of 1,385,000 units issued and outstanding as of the end of FP 01-2023.

Finance



T-038 RESIDIA Roppongi-Hinokichokoen



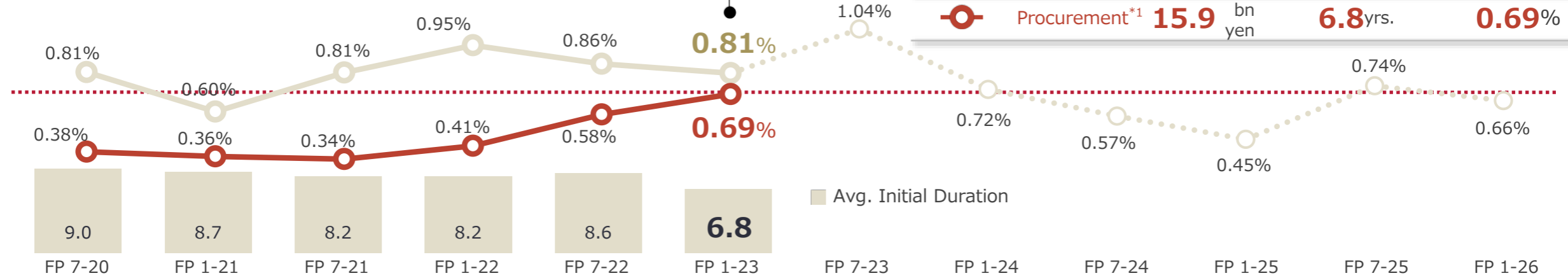
T-079 Chester Court Ochanomizu



Finance

FP 01-2023 Repayment and Financing Results

Control interest rate levels by adjusting funding maturities, etc.



Key Figures on Debts

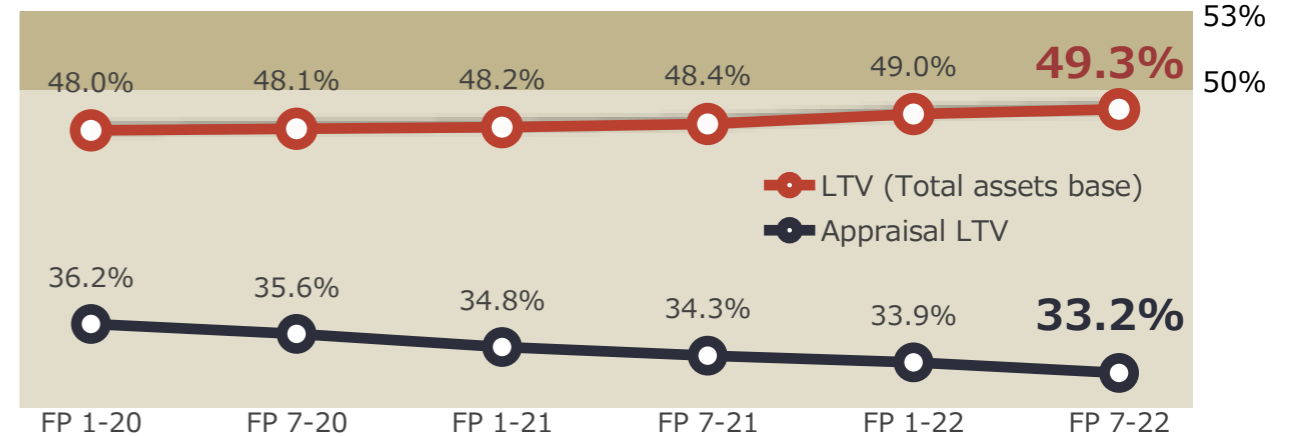
Credit Ratings: JCR **AA** (Stable) R&I **AA-** (Stable)

	End of FP 07-2022	End of FP 01-2023	Change
Loans	191.2 bn yen	196.7 bn yen	85.0% +5.5 bn yen
Bonds	36.6 bn yen	34.6 bn yen	15.0% -2.0 bn yen
Total	227.8 bn yen	231.3 bn yen	100% +3.5 bn yen

LTV Management

LTV (Total assets base) of **53%** or less and appraisal LTV of **50%** or less

Borrowing capacity LTV (Total assets base) of **50%** **7.0** billion yen

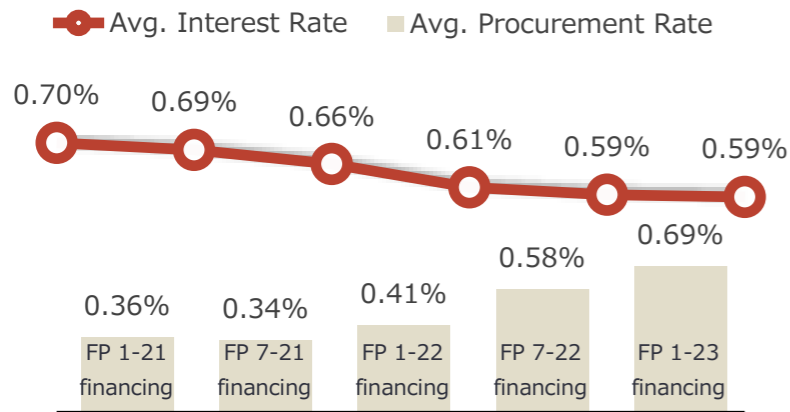


*1 The average financing interest rate is based on the applicable interest rate at the time of procurement.



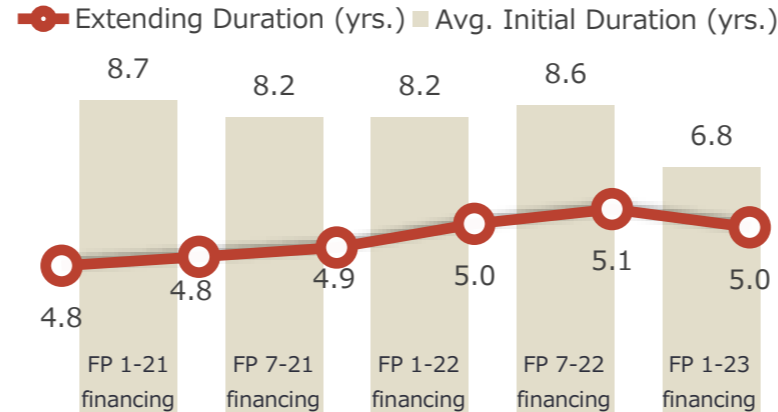
Building a Stable Financial

Lowering Interest Rate



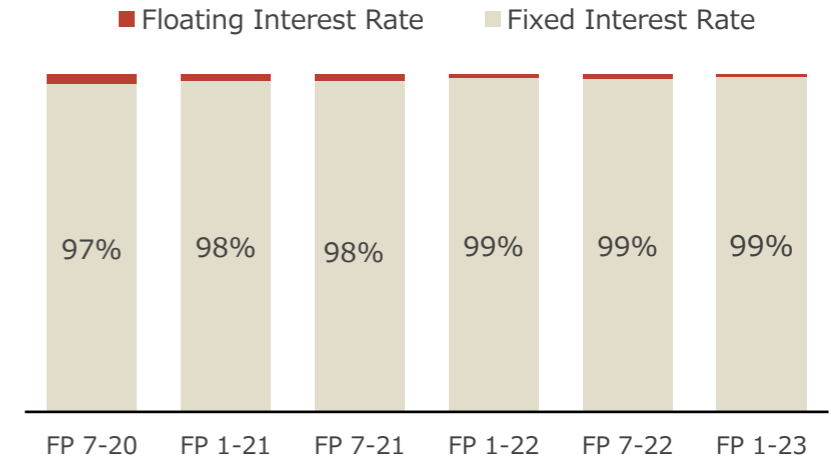
FP 7-20 FP 1-21 FP 7-21 FP 1-22 FP 7-22 FP 1-23
 * The amount outstanding and interest rate applicable at the end of each period are used for calculating the average interest rate for financing during the periods.

Extending Duration

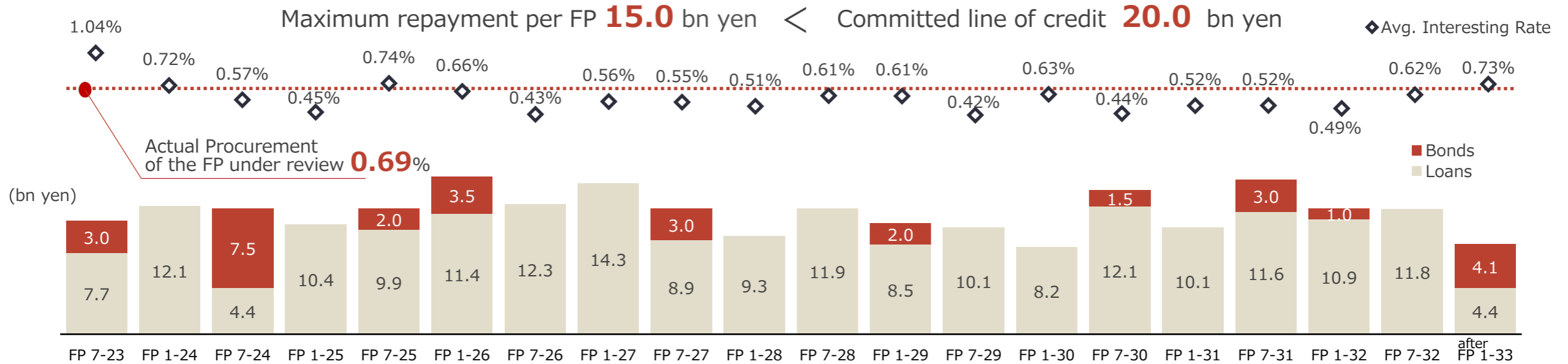


FP 7-20 FP 1-21 FP 7-21 FP 1-22 FP 7-22 FP 1-23
 * The amount outstanding and interest rate applicable at the end of each period are used for calculating the average interest rate for financing during the periods.

Fixing Interest Rate



Diversifying Duration





T-140 RESIDIA Minami-senju

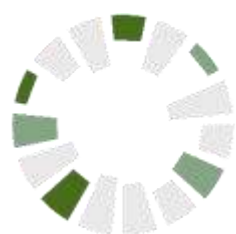


T-173 RESIDIA Kamata V

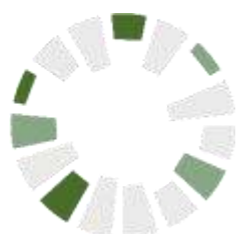
Sustainability

External Sustainability Evaluation

GRESB Real Estate Assessment*1



GRESB
REAL ESTATE
sector leader 2022



GRESB
★★★★☆ 2022

2022 Listed Residential sector in Asia
Selected as sector leader
(4th time in 3 consecutive years)

7 consecutive years of **Green Star** recognition

the first residential J-REIT to receive a **4 Star** rating

A rating for **5th** consecutive year

Acquisition of SBT*2 Certification Greenhouse Gas Emission Reduction Targets



SCIENCE
BASED
TARGETS

DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

Set KPIs for carbon neutrality by 2050

GHG Emission Reduction Targets by FY2030

Certified as consistent with the levels required by the Paris Agreement and Science Based Targets

	Targets and KPIs by FY2030 (vs. FY2018)	Targets and KPIs by FY2050	Results FY2021 Reduction rate (vs. FY2018)
Energy consumption	20% reduction (intensity)	—	-4.5%
CO2 emissions (GHG)	SBT Certification Scope1-2 : 51%reduction (total)	Net zero	-96.0%
	Scope3 : Identification of corresponding categories and scope determination and calculation	—	—

Third Party Assurance Report

Third-party assurance from a sustainability accounting firm to ensure reliability of environmental performance data

Assurance period: April 1, 2021–March 31, 2022
Assurance scope: Energy consumption, CO₂ emissions (Scope 1 and Scope 2), and water consumption in properties owned



Green Building Energy-saving Certification

KPI : Proportion of green building certifications obtained **30 %** or more (by total floor space)

Total of **24** properties, or **28.7 %**, have environmental certification

Certification	The number of properties	Rate End of FP 01-2023 by total floor space
CASBEE real estate certification	13	21.6%
DBJ Green Building Certification	10	6.9%
BELS	1	0.1%
Total	24	28.7%

*1 The GRESB Real Estate Assessment (Global Real Estate Sustainability Benchmark) is a benchmark established by a group of European pension funds to measure the sustainability considerations of real estate companies and managers, and is used by major institutional investors in Europe, the United States, and Asia when selecting investment targets.

*2 SBT (Science Based Targets: emission reduction targets based on scientific evidence) is GHG emission reduction targets set by companies that are consistent with the levels required by the Paris Agreement (which aims to limit the global temperature increase to well below 2°C above pre-industrial levels and pursuing efforts to limit warming to 1.5°C). The SBT Initiative is an international initiative to certify companies that set SBT.



Sustainability Initiatives

Issuance of ESG Report 2023.3

ITOCHU REIT Management Co., Ltd. (“IRM”), the asset management company to which ADR entrusts the management of its assets has issued "ESG Report 2023.3". This report discloses the overall sustainability initiatives of ADR and IRM.

Please refer to the following URL for the ESG Report.

URL <https://www.itc-rm.co.jp/en/sustain/#bge-esgreport>



Materiality and KPIs

We have identified materialities as important issues to be solved as a priority in promoting sustainability, and have set targets and KPIs for E·S·G. For more information, please refer to the above ESG report and our website (<https://www.adr-reit.com/en/sustain/02>).

E (Environment)

- ① Management and reduction of energy consumption, CO2 emissions, water consumption, and waste emissions
- ② Acquisition of environmental and energy-saving certifications
- ③ Collaborate with stakeholders on environmental considerations

S (Society)

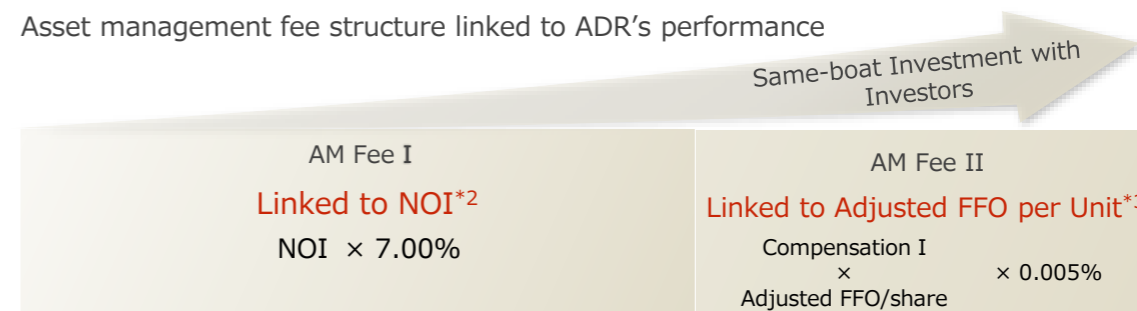
- ① Improvement of tenant satisfaction, engagement with tenants
- ② Contributing to local communities
- ③ Pursuit of Unitholders’ Profit through Customer-Oriented Business Conduct
- ④ Promoting Diversity and Talent Development
- ⑤ Creating a Work Environment for Decent Work

G (Governance)

- ① Strong Corporate Governance Structure
- ② Strengthening resilience

Initiatives	FP 01-2023	Proportion of total portfolio*1	Change
LED Lighting Installation	122 properties	44.0%	+2.5pt.
Water Saving Toilet Installation	546 units	2.4%	+0.1pt.
Car Sharing	3 properties	1.1%	No change
Leasing contract with Green Lease Provision	-	Approx. 74.2%	+11.2pt.

Asset management fee structure linked to ADR’s performance



*1 The ratio of properties with LED lightings and car sharing in the entire portfolio is calculated based on the number of properties, while the ratio of properties with a water saving toilet is calculated based on the number of leasable units.

*2 NOI is an amount obtained by subtracting the total sum of property leasing expenses (excluding depreciation cost and loss on retirement of non-current assets) from the total sum of property leasing revenues.

*3 Adjusted FFO per Unit = (Net profit excluding AM Fee II + depreciation expense - gains on transfer of real estate + losses on transfer on real estate + impairment losses) / Number of investment units issued as of the closing date of the accounting term.

New Initiatives for Reinforcement of the Revenue Base, etc.

—Realizing long-term stable profit distribution—



T-168 RESIDIA Nihonbashi-bakurocho III



New Initiatives for Reinforcement of the Revenue Base, etc.

Moving to the **Next Stage** for New Growth given the average building age of **16.3** years*¹ for the entire portfolio

Three Initiatives

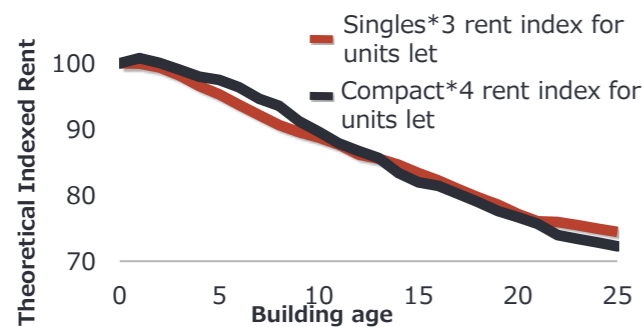
01

Promote **expansion** of individual apartment unit renovation works

- **Raise rent levels** to improve profitability
- Prevent facilities from becoming obsolete due to aging
- Differentiate brand through “recovery of value”
- **Increase Construction cost** (depreciation)

Anticipating **rent decline** (about 1% per year) due to degradation over time

Relation between building age and rent*²

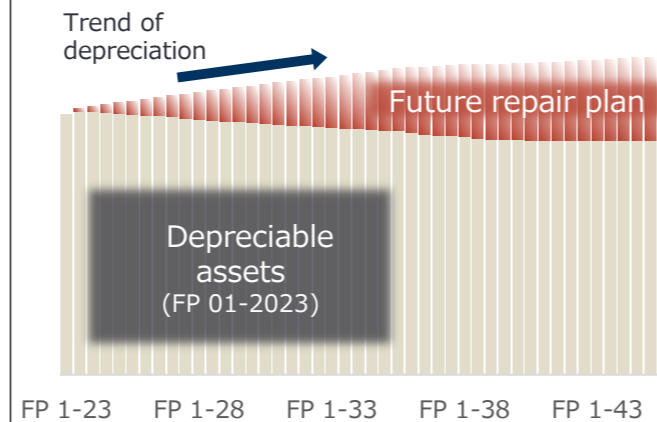


02

The Revision of the Depreciation Method

- **Level depreciation**
- **Temporary increase** in depreciation

Assuming **an increase in depreciation** from large-scale repairs

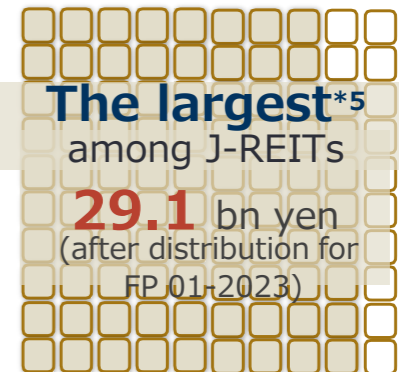


03

Additional reversal of reserve for adjustment of temporary difference (negative goodwill)

- **Realize stable long-term profit distribution**

Reserve for adjustment of temporary difference



*¹ Building age as of January 31, 2023. Average building age is weighted average of building ages of properties owned using acquisition prices.
 *² Figures are indexed theoretical rent categorized by year and building age using actual rents provided by At Home Co., Ltd. for the period from 2009 to 2016, of which Sumitomo Mitsui Trust Research Institute Co., Ltd. statistically processed using hedonic method.
 *³ Denotes units that are 18m² to 30m².
 *⁴ Denotes units that are 30m² to 60m².
 *⁵ According to data compiled by the asset management company from the latest disclosures made by other J-REITs as of March 16, 2023.



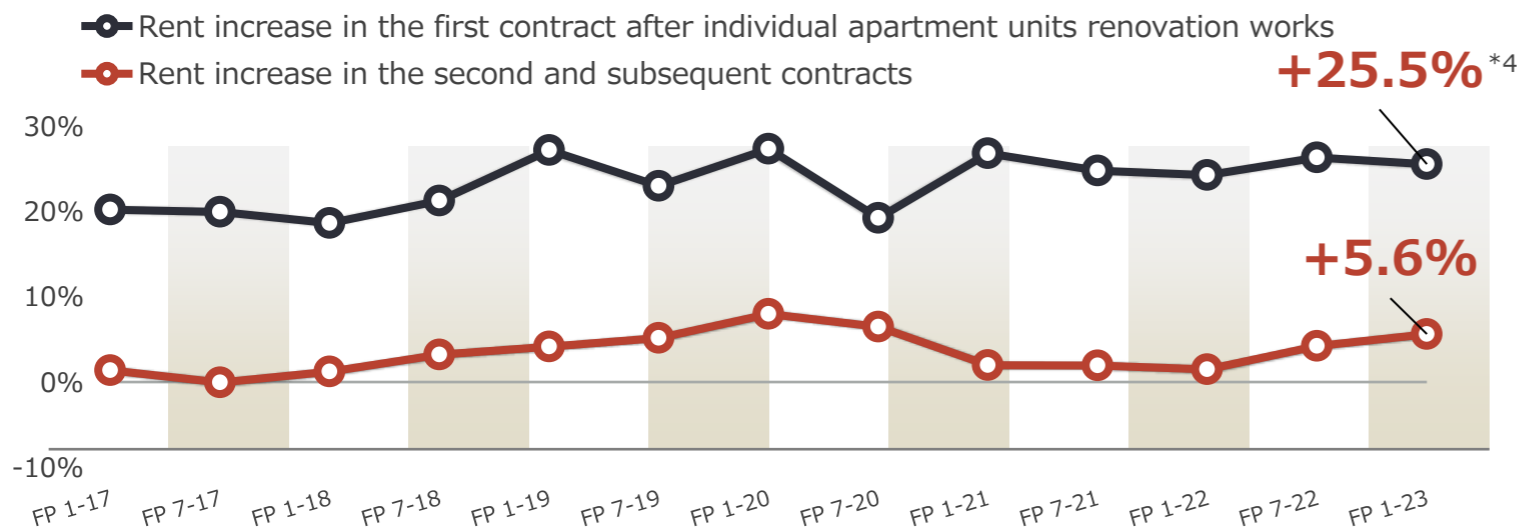
Track Record of Individual Apartment Unit Renovation Works (Value Enhancement Investment)

Solid **insight** that realizes large investment impact based on **knowledge** accumulated over 12 years

Track Record Since Listing

	Track record since listing	Tokyo 23 wards	By type		
			S	C	F&L
Number of renovated units	586 units	501 units	143 units	87 units	271 units
Construction costs*1	2,162 million yen	1,925 million yen	421 million yen	276 million yen	1,227 million yen
Rent increase*2	20.2%	20.9%	17.8%	16.7%	22.5%
Estimated payback period*3	9.2 years	8.8 years	13.4 years	11.1 years	7.6 years

Maintained rent increase after the second contract

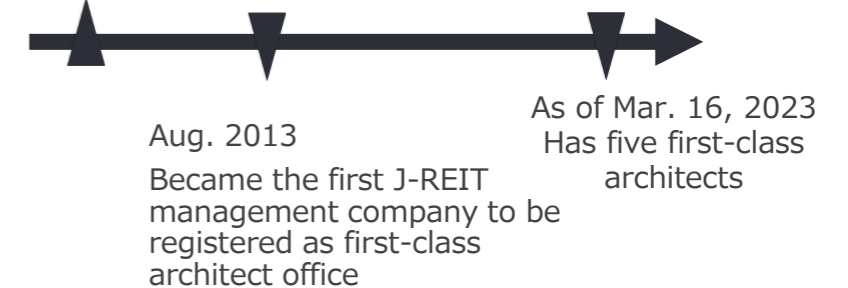


Strengthen engineering operation structure

Comprehensively works on maintenance and management of investment properties

Nov. 2005
Dedicated department established

Active investment for value creation



*1 Construction cost includes all expenses of the leased-out units (excluding taxes).

*2 Average increase in monthly rents of the individual apartment units under lease that had renovation work done, based on their monthly rent before the renovation works and the monthly rents in the first contract after the renovation work.

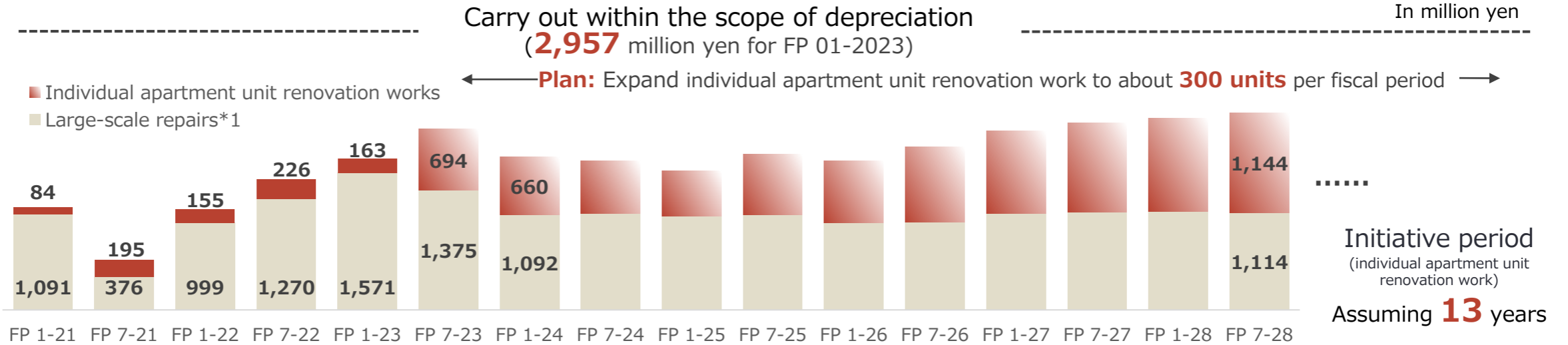
*3 Derived by dividing the construction cost by the increased amount of the monthly rents in the first contract after the individual apartment unit renovation works. It assumes that the rent increase is maintained throughout the period.

*4 The average increase in monthly rents of the 20 units under lease (as of FP 01-2023), out of 41 units that had renovation work done during FP 01 2023, based on their monthly rent before the renovation work and the monthly rents in the first contract after the renovation work.

Individual Apartment Unit Renovation Works Plan

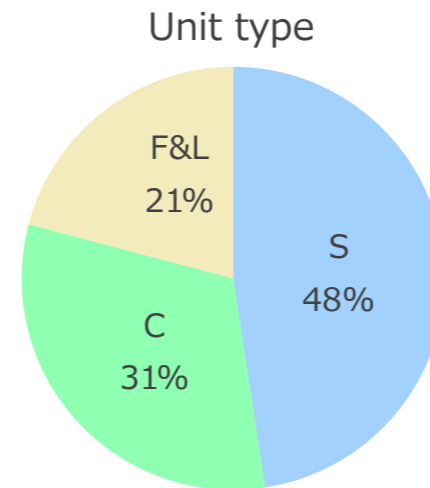
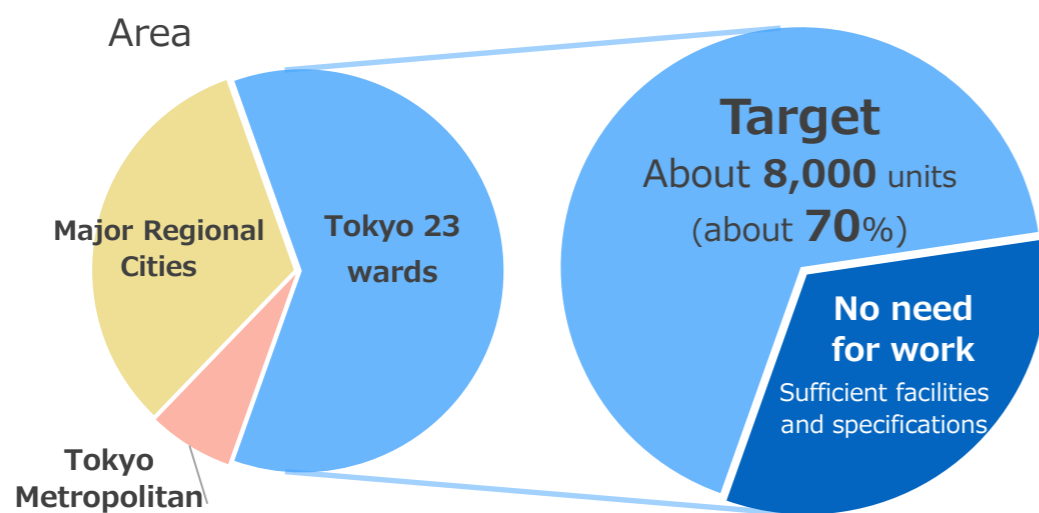
Work Plan (on a total construction cost basis)

Management of risk of future rent decline



Target Residential Units*2 (number of units)

Differentiate mainly in single type units due to becoming obsolete due to aging



Figures in the Plan*3

Tokyo 23 wards	
Construction costs*4 (per unit)	Over 3 mn yen
Hurdle rate (Rent increase)	12.7%
Payback period*5	16.1 years

In general, about 1% of rent decline is assumed per year.

Hurdle rate does not take into consideration rent decline (calculated on the basis of rent of the previous contract).

*1 Includes painting of iron parts, waterproofing, and other facility repairs.

*2 Planned units are pass-through residential units (excluding leasing of whole buildings).

*3 The figures in the plan are based on estimates made by the asset management company and may differ from actual implementation of work.

*4 Construction cost is a before-tax figure.

*5 Derived by dividing the construction cost by increased amount of the monthly rents in the first contract based on the hurdle rate. It assumes that the rent increase is maintained throughout the period.



Towards Leveling of Depreciation

The Revision of the Depreciation Method

Service lives of property at acquisition
(including trust property)

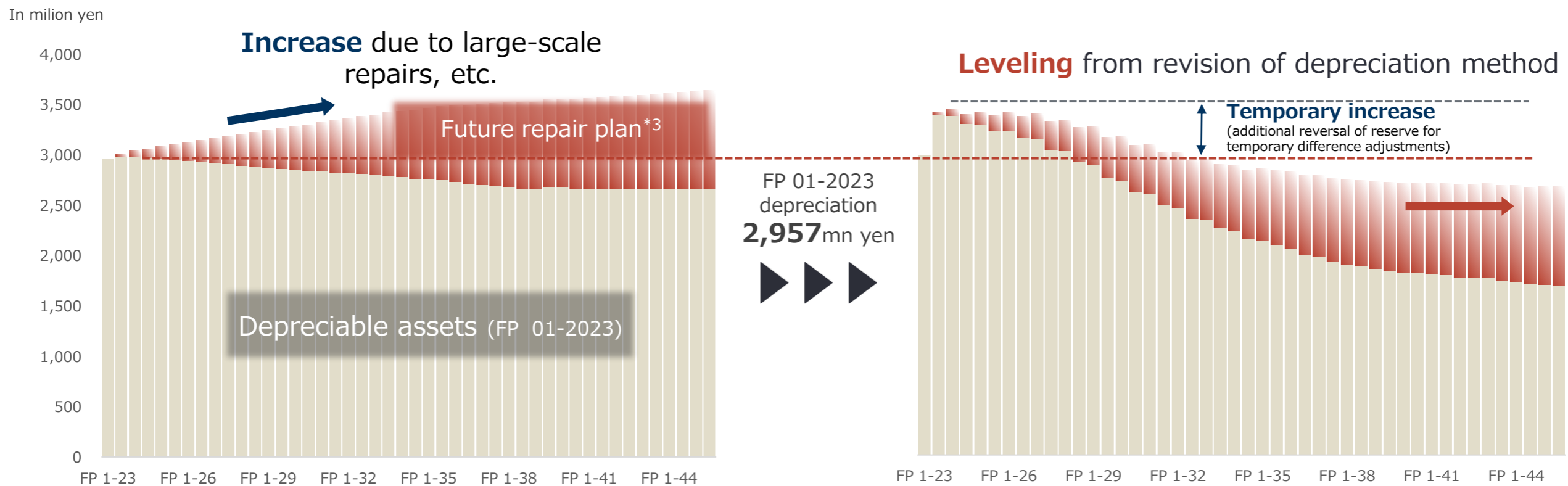
Before	After (after FP 07-2023) *1
--------	-----------------------------

buildings (frame and ancillary facilities, machinery and equipment)
27 to 46 years



Buildings (frame) **40~71** years
 Buildings(ancillary facilities*2) **1~37** years
 Machinery and equipment **2~29** years

Trend of Depreciation



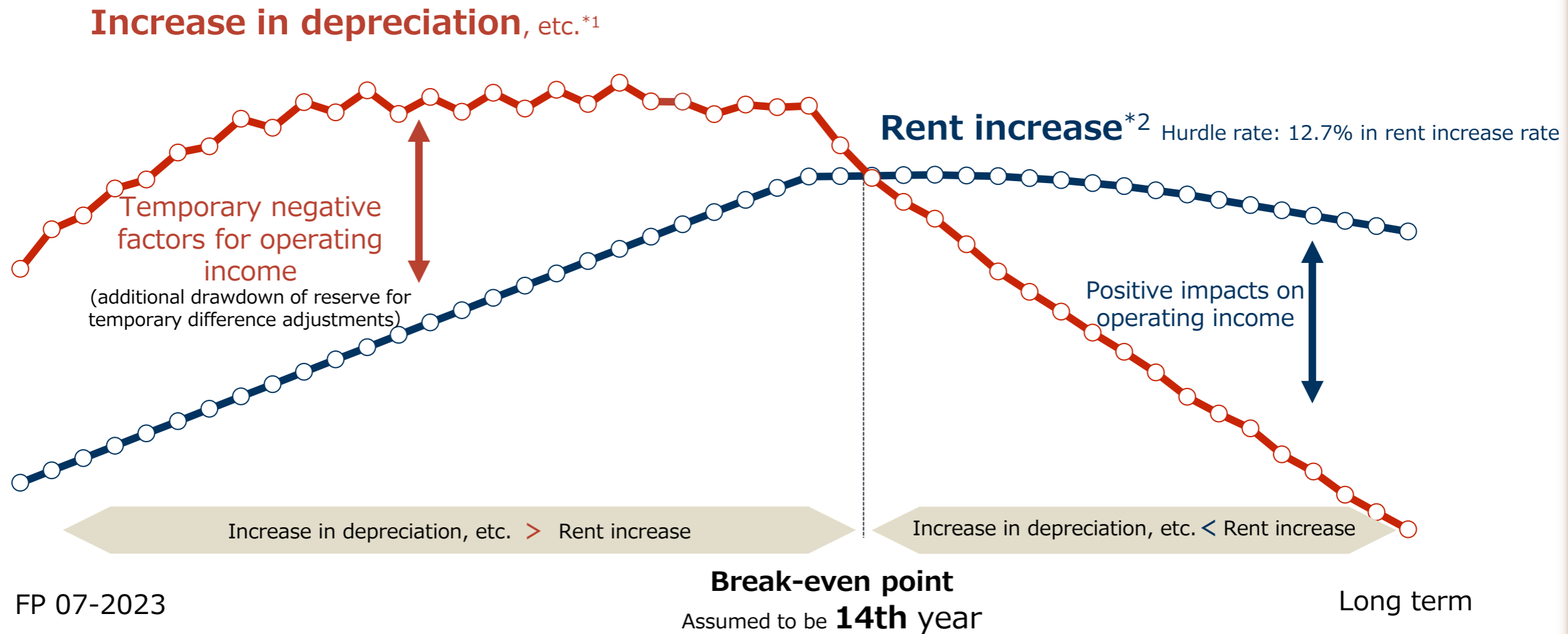
*1 This covers properties held at the end of FP 01-2023.
 *2 In the balance sheet, they are included in buildings.
 *3 Excluding individual apartment unit renovation works.



Break-even Point of New Initiatives

It temporarily creates negative factors for operating income, but contributes positively in the long term

Conceptual Drawing of Rent Increase and Depreciation Increase, etc.



*1 Increase in depreciation, etc. denotes the amount equivalent to the cost of individual apartment unit renovation works and the temporary increase in depreciation due to the revision of the depreciation method (the amount that exceeds depreciation for FP 1-2023 *Limited to properties owned for the full period of FP 1-2023).

*2 Rent increase denotes the amount equivalent to cash flow calculated by subtracting the previous rent from the new rent. Units considered are those that underwent individual apartment unit renovation works.



Additional Reversal of reserve for temporary difference adjustments

(Negative goodwill)

Additionally reverse the portion of temporary negative impact on operating income caused by the initiative

Change in Reversal Policy

Previous policy

A. Regular reversal of 335 million yen or more every fiscal period*1
(started in FP 1-2017)

29.17 billion yen until **44th** year
(after distribution for FP 1-2023)

Continue
(fixed-amount)

Add
(variable-amount)

New policy

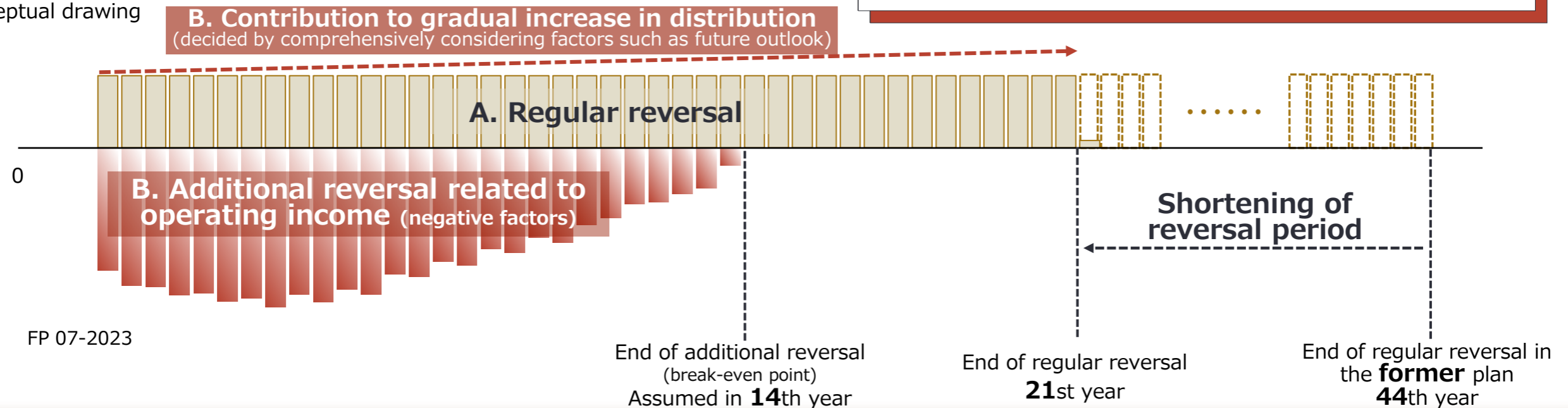
Previous policy
Assumed to be by **21st** year

Additional reversal

B. Reversal related to negative impact on operating income, etc. (offset)

- Negative impact on income from promotion of expansion of individual apartment unit renovation works
- Temporary increase in depreciation due to the revision of the depreciation method.
- Contribution to gradually increasing distribution

Conceptual drawing



*1 A tax law revision stipulated to draw down the surplus from gains on negative goodwill from a merger (reserve for temporary difference adjustments) by equal amounts or more, over a period of 50 years at the longest, in accordance with the prescribed reversal method.



*2 If dividend is below 5,000 yen per unit when the 50-year equal amount is reversed and distributed, additional drawdown will be made to maintain the level of dividend per unit at 5,000 yen or more as a rule. When there is a temporary gain or loss such as loss or gain on property sale, ADR may stabilize dividends by retaining the gains from the sale or its reversal or additional reversal of reserve for temporary difference adjustments.

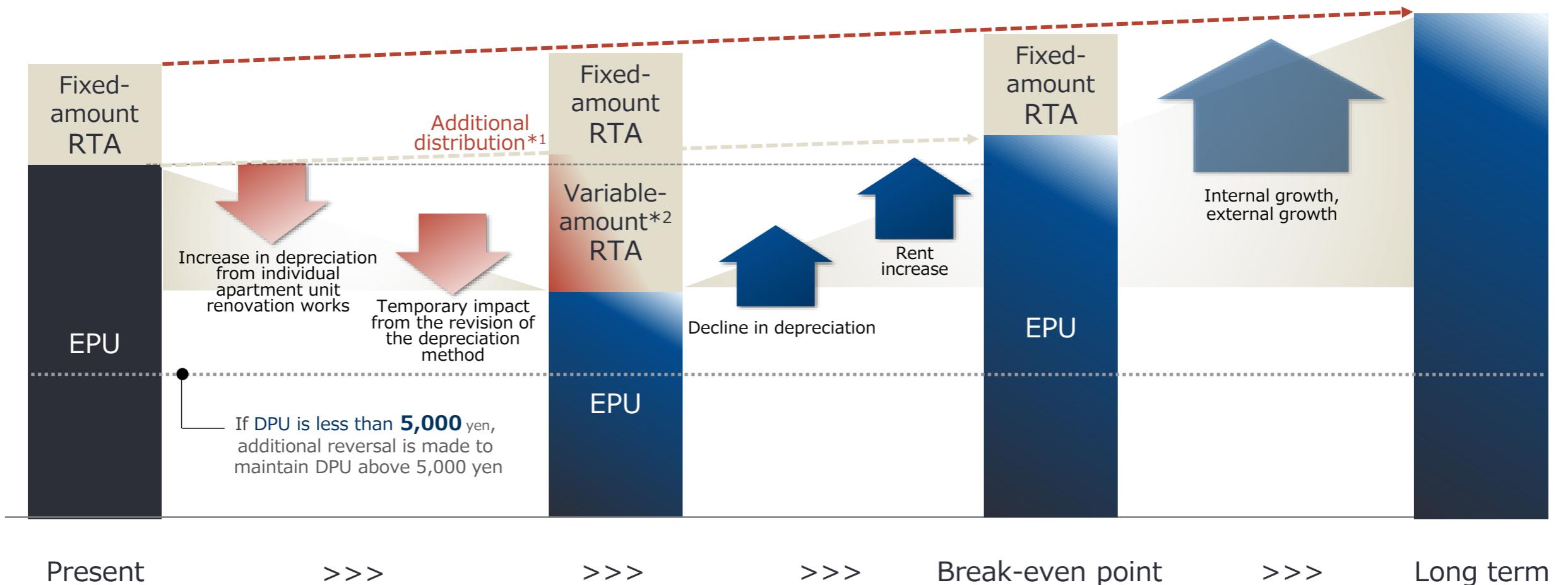


Distribution Strategy for Realization of Stable Dividends

To realize gradual increase in distribution*¹ by utilizing RTA

Changes in Distribution from Individual Apartment Unit Renovation Works and the Revision of the Depreciation Method

 Distribution with reserve for temporary difference adjustments (RTA)
 Distribution from earnings per unit (EPU)



*1 The amount of the final dividend is decided based on approval by ADR's board of directors by comprehensively taking into account factors such as the performance at that time (excluding the level of retained earnings brought forward), financial conditions, cash reserves, and future outlook.

*2 The amount of variable RTA is assumed to be equivalent to temporary income such as the impact of individual apartment unit renovation works and the revision of the depreciation method.



Earnings Guidance



Earnings Guidance

In mn yen	FP 01-2023	FP 07-2023	②-①	Changes		FP 01-2024		
	① Result	② Forecast for the current fiscal period		Internal growth	Asset acquisitions and dispositions	③ Forecast for the next fiscal period		
Operating revenue	17,868 (277 properties* ¹) Period average occupancy 96.6%	17,644 (278 properties* ¹) Period average occupancy 96.4%	-224	Key money, renewal fees Utilities income Other revenues	+43 +104 +16 +8	Absence of gain on sales Full-year contribution of properties acquired in FP 01-2023 Contribution of properties acquired in FP 07-2023 Revenue decline from sales of properties in FP 01-2023	-511 +76 +48 -11	17,572 (278 properties* ¹) Period average occupancy 96.4%
Operating income	8,950 (NOI 13,307) (Depreciation 2,957) (Property taxes 921)	7,879 (NOI 13,286) (Depreciation 3,392) (Property taxes 931)	-1,071 (NOI -21)	Rental management costs Repairs and maintenance Utilities costs GA costs Depreciation	-114 -127 -35 -82 -411	Leasing expenses due to acquisitions in FP 01-2023 Leasing expenses due to acquisitions in FP 07-2023 Leasing expenses due to dispositions in FP 01-2023 GA costs Depreciation	-26 -6 +3 -22 -22	7,876 (NOI 13,321) (Depreciation 3,446) (Property taxes 943)
Ordinary income	8,074	6,994	-1,080	Non-operating income	-3	Increase in interest rates	-5	6,973
Net income	8,074	6,994	-1,080					6,972
Earnings per unit (EPU)	5,829 yen (excl. gain on sales 5,460 yen)	5,049 yen	-780 yen (-411 yen)		-435 yen		-345 yen	5,034 yen
Per unit retained earnings	-369 yen	-	+369 yen					-
Per unit distribution from retained earnings	137 yen	137 yen	-	Out of the 0.68 bn yen retained earnings after the last FP distribution, 0.19 bn yen (137 yen per unit) was distributed. Outstanding amount of retained earnings after distribution: 0.49 bn yen (355 yen per unit)				137 yen
Per unit reversal of reserve (fixed-amount reversal)	242 yen	242 yen	-					242 yen
Per unit reversal of reserve (variable-amount reversal)	-	340 yen	+340 yen	Reserve* ² after dividend 28.3 billion yen				365 yen
Dividend per unit (DPU)	5,840 yen	5,770 yen	-70 yen	Total number of units issued and outstanding at end of period: 1,385,000 units				5,780 yen
LTV (total assets base)	49.3%	49.6%						49.7%

*1 The number of properties is as of the end of each fiscal period.

*2 "Reserve" means "Reserve for temporary difference adjustments" and shows the reserve after a drawdown of the distribution for the fiscal period under review.



Earnings Guidance, DPU Details

Factors Affecting DPU

■ Factor contributing to increase

■ Factor contributing to decrease

Expecting **DPU to exceed 5,750 yen** by utilizing Reserve*¹, though expenses are likely to rise

FP 01-2023 result

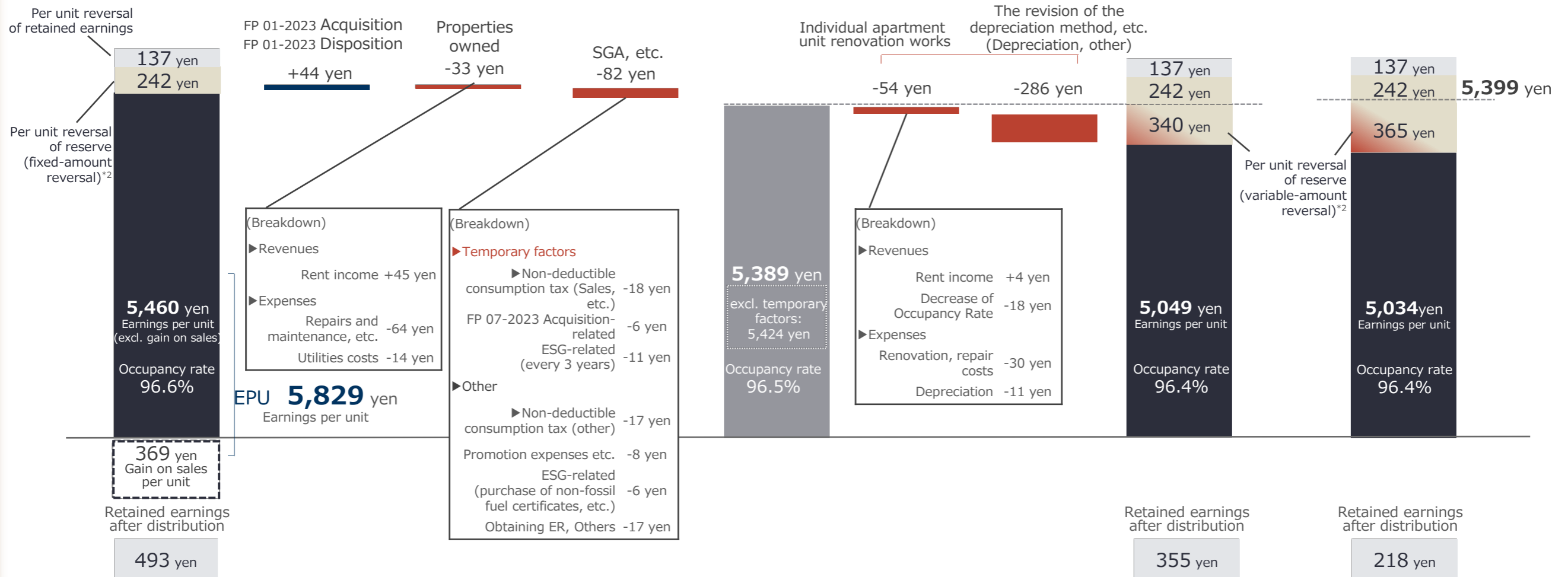
DPU **5,840** yen

FP 07-2023 forecast

DPU **5,770** yen

FP 01-2023 forecast

DPU **5,780** yen



*1 "Reserve" denotes "Reserve for temporary difference adjustments."

*2 Assumes reversal from the reserve for temporary difference adjustments.

Appendix



Advance Residence's Strength

Defensive with Stable Dividend

Asset

Largest ^{*1} Portfolio Among Residential J-REITs

4,720 bn yen

Debt

Stability through **Long-term** x **Fixed** x **Diversification**

Credit Ratings

JCR **AA** R&I **AA-**

Equity

One of the Largest ^{*1} Reserves ^{*2} Among All J-REITs

29.1 billion yen

(After FP 01-2023 dividend payout)

*1 According to data compiled by an asset management company from the latest disclosures made by other J-REITs as of March 16, 2023.

*2 "Reserve" means "Reserve for temporary difference adjustments" and shows the reserve after a drawdown of the distribution for the fiscal period under review.

The Largest ^{*1} Portfolio Among Residential J-REITs

as of Jan 31, 2023

Number of Properties

277

Total Leasable Area

824,480 m²

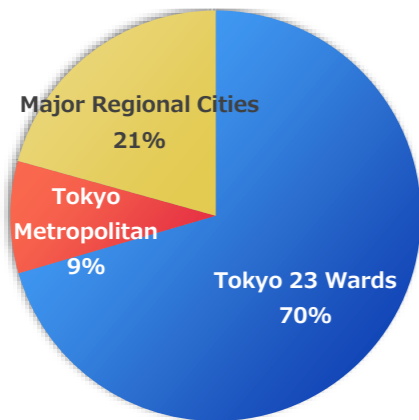
Leasable Units

22,021

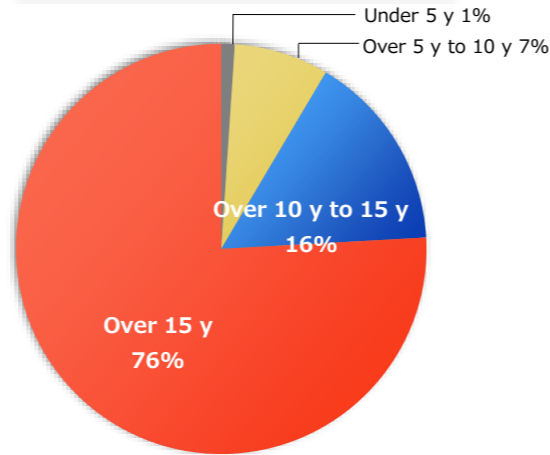
AUM
(by acquisition price)

472.0 bn yen

Investment Area (by acquisition price)

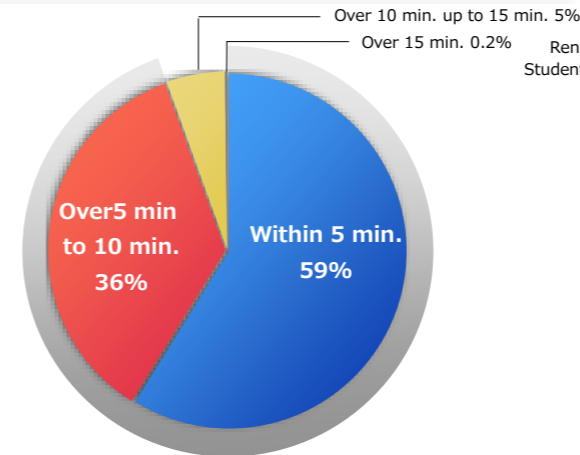


Building Age (by acquisition price)



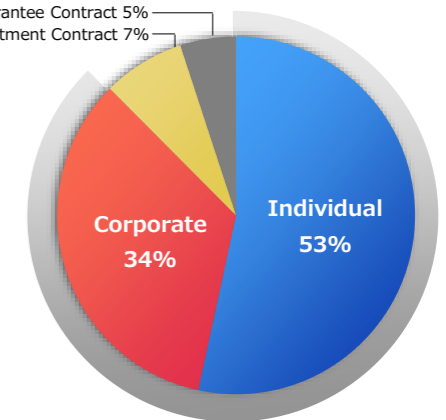
Weighted Average Age
16.3 yrs.

Walking Minutes to Train Station (by acquisition price)



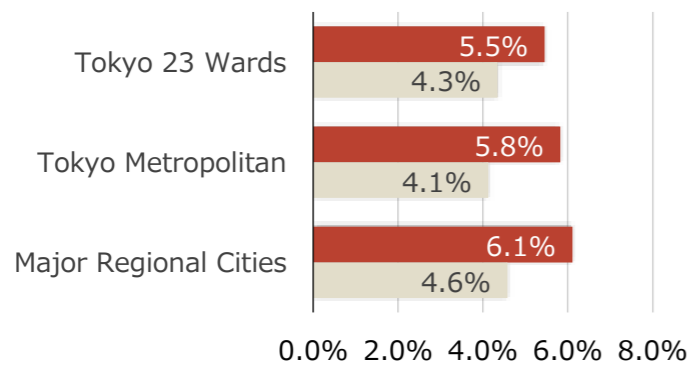
Under 10 min **94%**

Tenant Category (by number of units)



Pass-through contract tenants **88%**

NOI Yields^{*2}

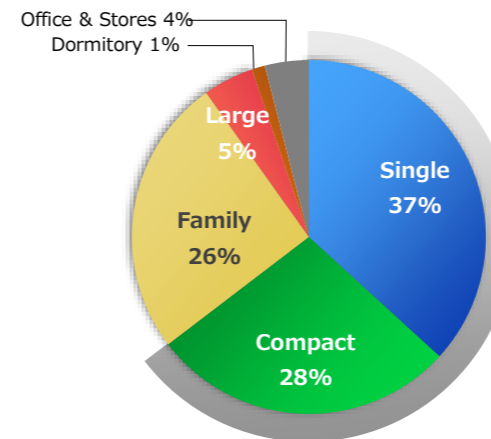


Entire Portfolio

NOI Yield **5.6%**
Yield after Depreciation **4.4%**

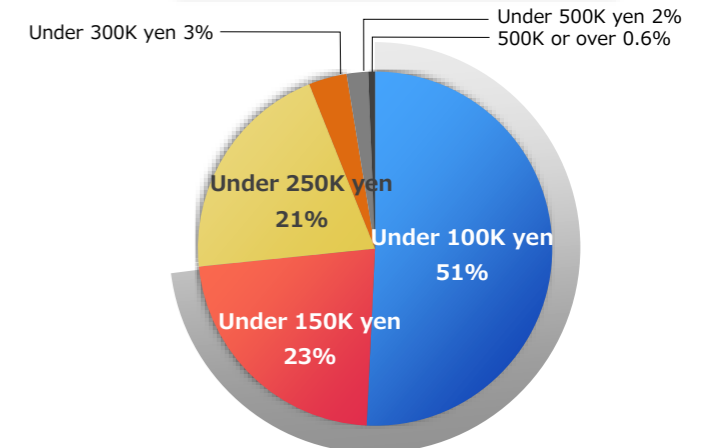
■ NOI Yield
■ NOI Yield after depreciation

Unit types (by floor space)



Single & Compact type units **65%**

Rents (by no. of units)



Units rents under 150K yen **73%**

*1 According to data compiled by an asset management company from the latest disclosures (Number of properties, leasable area, leasable units, and asset size) made by other J-REITs as of March 16, 2023.

*2 NOI Yield is calculated as follows: annualized NOI for the properties owned in the FP under review ÷ their acquisition price.

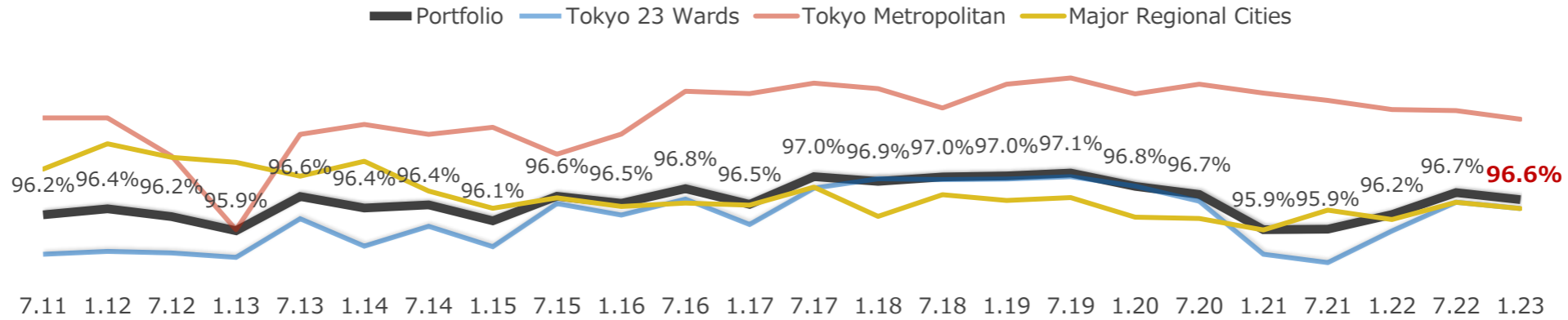
Yield after Depreciation is calculated as follows: annualized Operating Income from Property Leasing Activities for the properties owned in the FP ÷ acquisition price.



Solid Growth, Solid Track Record

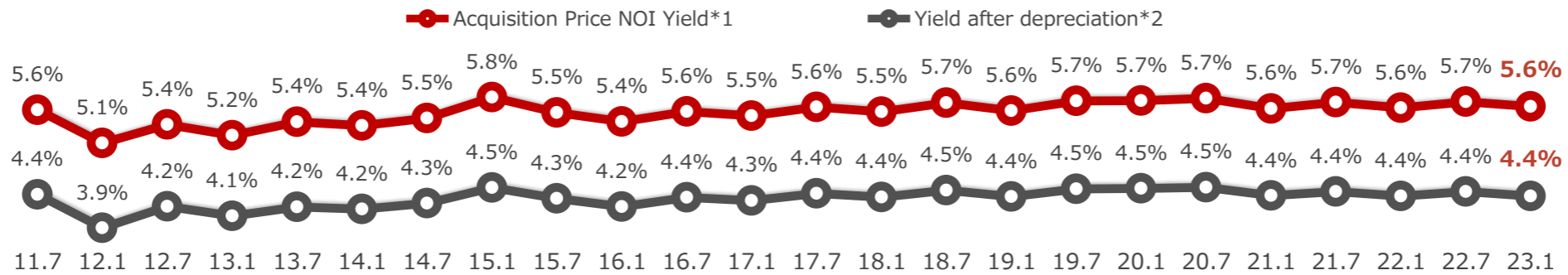
Assets

Occupancy rate



Maintained high occupancy rate

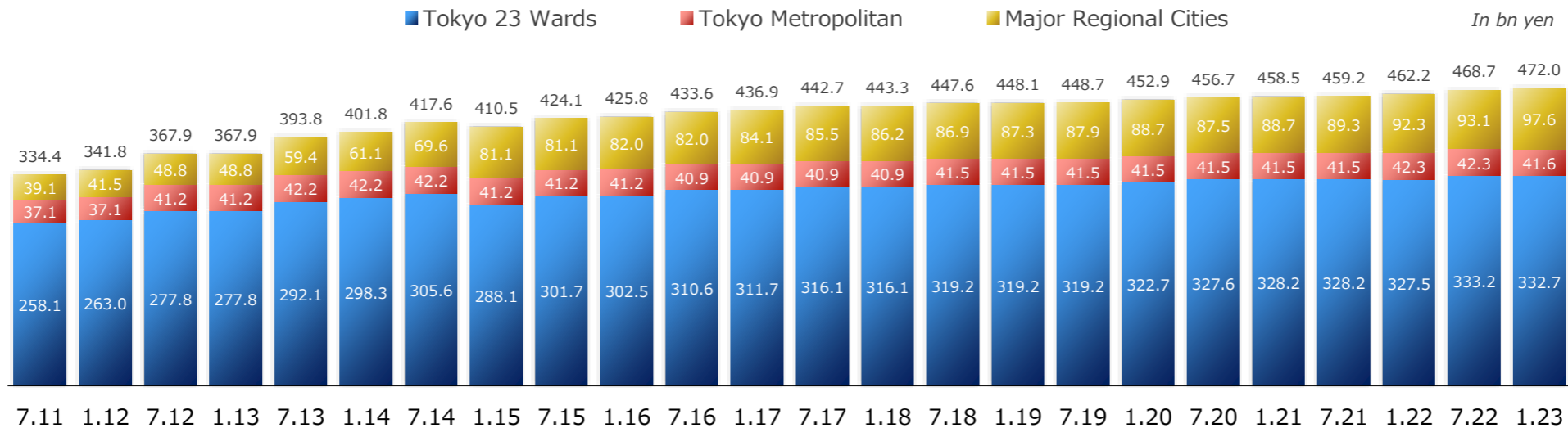
Yield



Stable Yield

*1 NOI Yield is calculated as follows: annualized NOI for the properties owned in the FP under review ÷ their acquisition price.
 *2 Yield after Depreciation is calculated as follows: annualized Operating Income from Property Leasing Activities for the properties owned in the FP ÷ acquisition price.

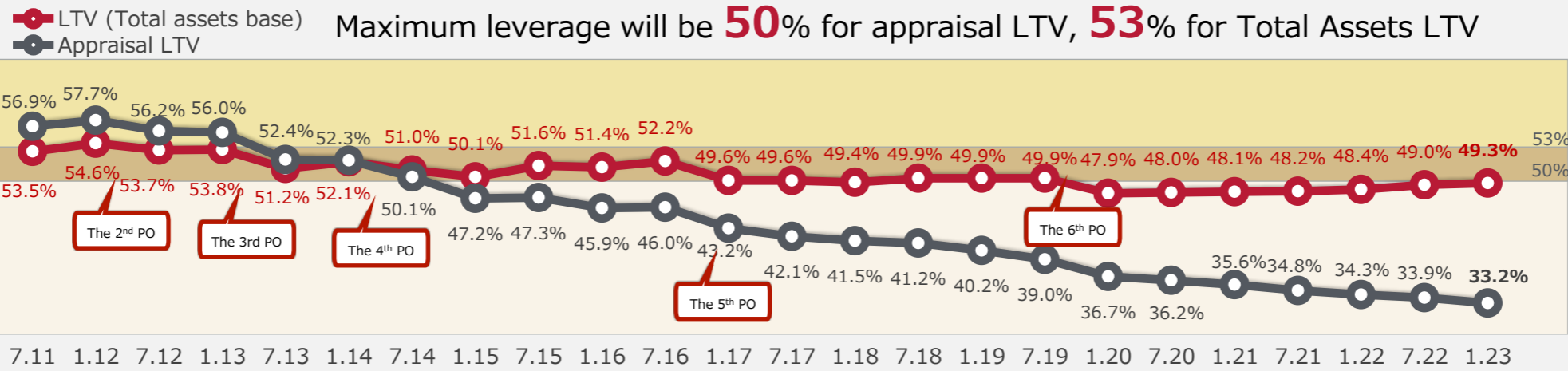
AUM



Residential J-REIT
Largest Asset Scale

Topping
470 bn yen

Debts

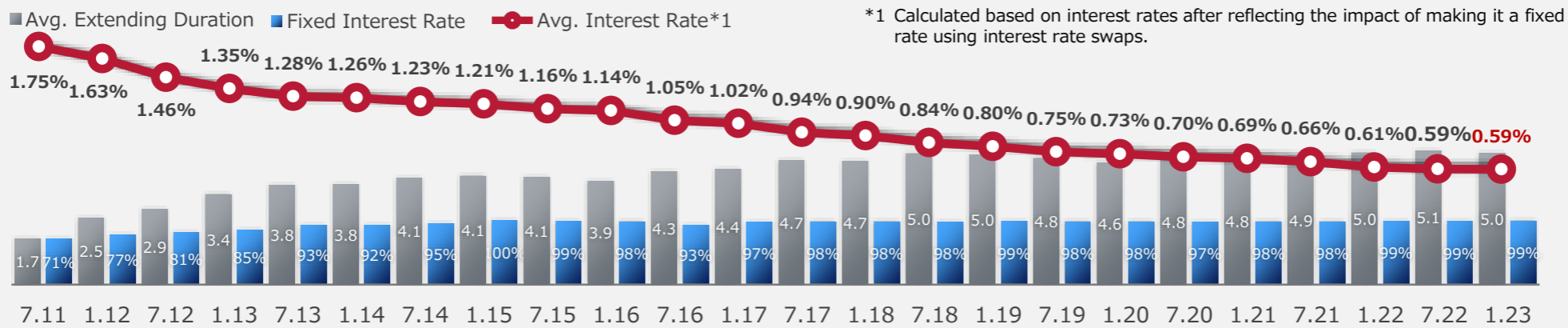


LTV to Maintain Flexibility in Preparation for Future Volatility

Acquisition Capacity

Approx. **7.0** billion yen
(Up to LTV of 50% on the total asset basis)
(Projected as of FP 01-2023)

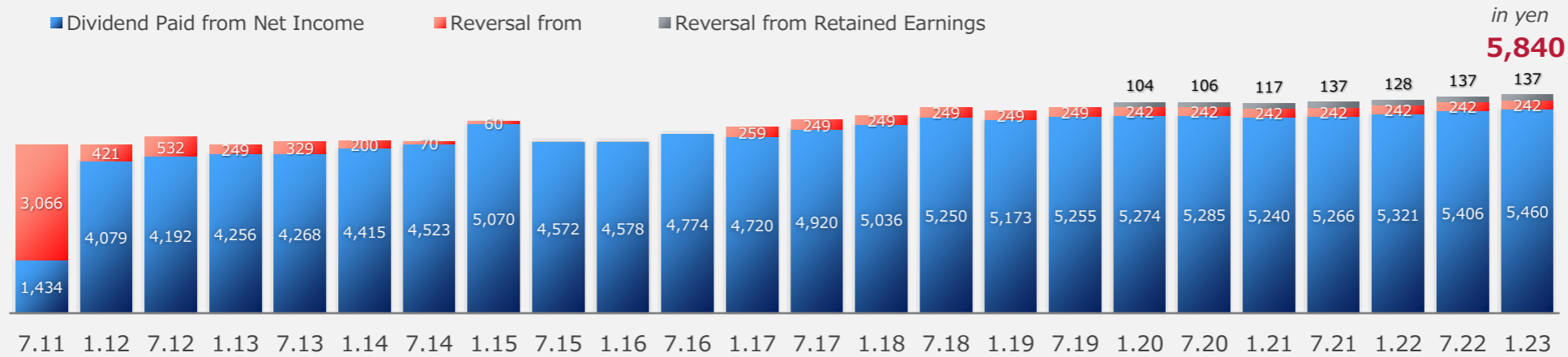
Debts



Lowered Interest Rate While Maintaining a Stable Base

Equity

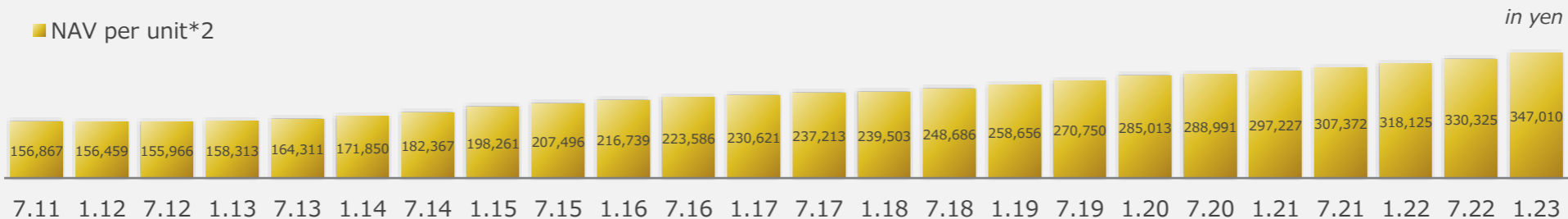
Dividend per unit



DPU topping 5,700 yen

Reserve for dividend **29.1** bn yen
(after FP 01-2023 dividend payout)

Unit-holders' Value



NAV per unit Sustained growth

*2 NAV per Unit is calculated as follows: (FP-end net asset + FP-end unrealized gain or loss - dividend amount for the FP) ÷ FP-end number of issued and outstanding units.



Senior Housing

	Number of Properties	Assets Under Management	Investment ratio	Leasable Units	Occupancy	NOI Yield*1
as of Jan 31, 2023	2	2.7 bn yen	0.6 %	163	100 % <small>(Rent Guarantee Contract)</small>	6.9 %

Investment

Keep Looking for Properties with Strong Demand

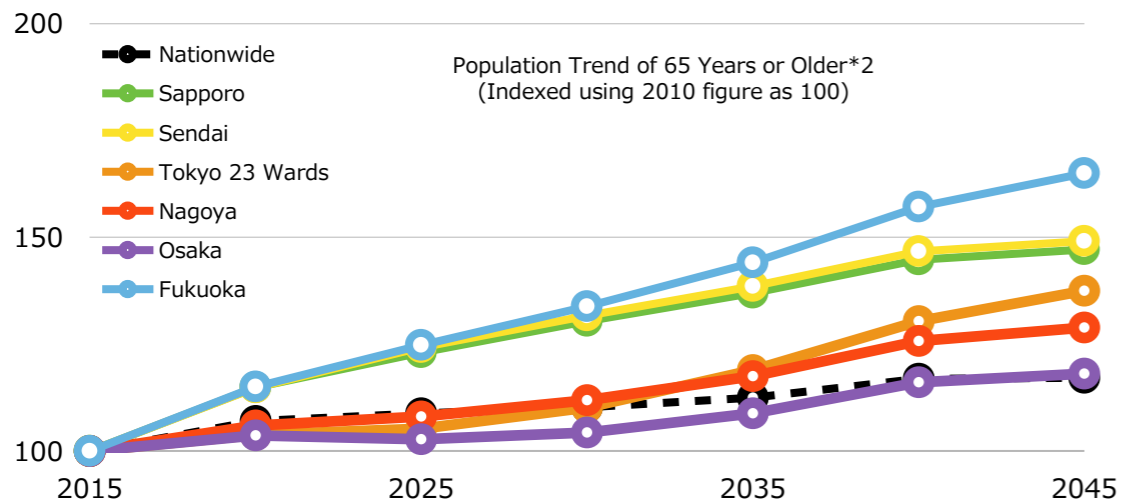
Targeted Assets

Assets that can be expected to have continued demand. Equivalent locational requirements with good access to public transportation.

Expected Yield

To insure future liquidity there should be some premium over normal residential assets. Expect a certain level of yield above that expected for general rental housing.

Population of Seniors Will Grow in Every Major Cities



Holdings

S-022 BRANCHEILE Kohoku 2

There are units both for tenants needing nursing and tenants who do not. Depending on the tenants condition they are able to transfer between the two type units. The neighborhood is filled with greenery a, are parks and trails.



S-029 Cocofump Hiyoshi

Located 8 min. walk away from Hiyoshi Honcho Station. Day service center and home nursing center is also located in the property. On the commercial space, there are medical clinics and drugstores.



	Prop. No.	Property Name	Location	Built	NOI Yield*1
1	S-022	BRANCHEILE Kohoku 2	Yokohama, Kanagawa	10/2003	7.0%
2	S-029	Cocofump Hiyoshi	Yokohama, Kanagawa	01/2010	6.4%

*1 Calculated as FP 01-2023 Annualized NOI ÷ Acquisition Price

*2 Source: National Social Security and Population Research Center (March 2018)



Student Housing

	Number of Properties	Assets Under Management	Investment ratio	Leasable Units	Occupancy	NOI Yield*1
as of Jan 31, 2023	18	17.4 bn yen	3.7 %	1,582	100 % <small>(Rent Guarantee Contract)</small>	6.1 %

Dormitories

Dormitories usually have in addition to individual rooms, such as a kitchen serving breakfast and dinner, common dining room and common room, and operated under an operator

S-023 College Court Tanashi



	Prop. No.	Property Name	Location	Built	NOI Yield*1
1	S-023	College Court Tanashi	Nishi-Tokyo, Tokyo	02/2010	7.6%

Student Apartments

Student apartments are normal apartments tenants are exclusively students

R-008 RESIDIA Kobe Port Island



T-153 RESIDIA Shimurasakaue II



	Prop. No.	Property Name	Location	Built	NOI Yield*1
1	T-002	RESIDIA Komazawa	Setagaya, Tokyo	10/2008	5.0%
2	T-060	RESIDIA Oji	Kita, Tokyo	02/2005	5.9%
3	T-114	RESIDIA Shin-Itabashi	Itabashi, Tokyo	08/2009	5.7%
4	T-135	RESIDIA Takashimadaira	Itabashi, Tokyo	02/2007	6.1%
5	T-151	RESIDIA Shimurasakaue	Itabashi, Tokyo	02/2007	5.7%
6	T-152	RESIDIA Shimurasakaue II	Itabashi, Tokyo	03/2007	5.6%
7	T-153	RESIDIA Shimurasakaue III	Itabashi, Tokyo	03/2007	5.9%
8	T-154	RESIDIA Nerima	Nerima, Tokyo	03/2005	5.8%
9	T-159	RESIDIA Ogikubo II	Suginami, Tokyo	03/2007	5.6%
10	T-162	RESIDIA Okurayama	Yokohama, Kanagawa	03/1998	5.3%
11	S-015	RESIDIA Sagamihara	Sagamihara, Kanagawa	05/2004	6.4%
12	S-030	RESIDIA Imadegawa	Kyoto, Kyoto	02/1999	6.6%
13	R-002	RESIDIA Kobe Port Island	Kobe, Hyogo	09/2007	6.0%
14	R-008	RESIDIA Hirose-dori	Sendai, Miyagi	02/2010	6.2%
15	R-038	RESIDIA Okayama-Ekimae	Okayama, Okayama	03/2004	7.9%
16	R-060	RESIDIA Kyoto-Okazaki	Kyoto, Kyoto	03/2005	7.6%
17	R-061	RESIDIA Komazawa	Setagaya, Tokyo	10/2008	6.1%

*1 Calculated as FP 01-2023 Annualized NOI ÷ Acquisition Price



Portfolio Diversification Policy

Investment Regions and Investment Ratio

Investment Regions	Investment ratio* ¹
Tokyo 23 Wards Total	70 ~ 100%
Other Regions	0 ~ 30%
Tokyo Metropolitan (ex. Tokyo 23 Wards)	
Major Regional Cities	

*1 Investment ratios are calculated based on acquisition price.

*2 Investment ratios are calculated based on leasable area.

Unit types	Investment ratio* ²
Single	~ 50%
Compact	20 ~ 40%
Family	20 ~ 40%
Large	~ 10%

In addition to the above, we invest in the following unit type.

Unit types	Investment ratio* ²
Dormitory Type Units	up to 20%

Dormitory type: The dormitories generally have shared bathrooms and laundry spaces. BRANCHEILE Kohoku 2, College Court Tanashi and Cocofump Hiyoshi are categorized as Dormitory type due to their characteristics.

Unit-type Definition

Floor Plan	~30m ²	~40m ²	~50m ²	~60m ²	~70m ²	~80m ²	~90m ²	over 90m ²
Studio	S	S	C	C	L	L	L	L
1 Bedroom	S	C	C	C	L	L	L	L
2 Bedroom	-	C	C	F	F	F	F	L
3 Bedroom	-	-	F	F	F	F	F	L
4 Bedroom ~	-	-	-	-	F	F	F	L

Studio 1R, 1K, STUDIO
1 Bedroom 1DK, 1LDK
2 Bedroom 2DK, 2LDK, 1LDK+S
3 Bedroom 3DK, 3LDK, 2LDK+S
4 Bedroom 4DK, 4LDK, 3LDK+S, or units with more rooms

S = Single
 C = Compact
 F = Family
 L = Large

mostly for singles
 mostly for singles, couples or small families
 mostly for families
 mostly for foreign executives



Building a High Quality Portfolio

Acquisitions and Dispositions Since Listing

	Acquisitions	Dispositions
No. of Properties	144	55
Total Value (Acquisition Price/Disposition Price)	210.1 bn yen	80.0 bn yen
Weighted Average NOI Yield	5.6% ^{*1}	4.8% ^{*2}
Weighted Average Building Age ^{*3}	5.8 yrs.	13.5 yrs.

Improving Yield and Reducing Average Age

	At the time of listing	After all scheduled transactions
Acquisition Price NOI Yield	5.2%	5.6% ^{*4}
Building Age	19.3 yrs. ^{*5}	16.3 yrs.

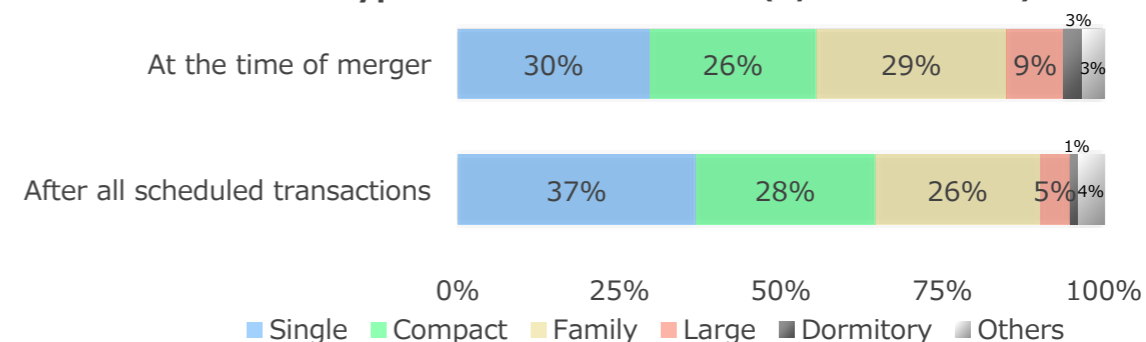
Balanced and Diversified Acquisition Sources

Acquisitions Since Listing	The Sponsor Group ^{*6}	Bridge Funds ^{*7}	Third party and Others	Total
Number of Properties	33	42	69	144
Total Acquisition Price (bn yen)	58.8	52.4	98.8	210.1
Share of Sources ^{*8}	28.0%	25.0%	47.0%	100%

Mainly Single-type Units

Changes in No. of units	Single	Compact	Family	Large	Dormitory	Others	Total
Tokyo 23 Wards	+3,177	+768	+416	-146	+0	+21	+4,236
Tokyo Metropolitan	+509	+10	-105	+0	-875	-1	-462
Major Regional Cities	+2,033	+1,481	+422	+64	+0	+11	+4,011
Total	+5,719	+2,259	+733	-82	-875	+31	+7,785

Unit Type Investment Ratio (by leasable area)

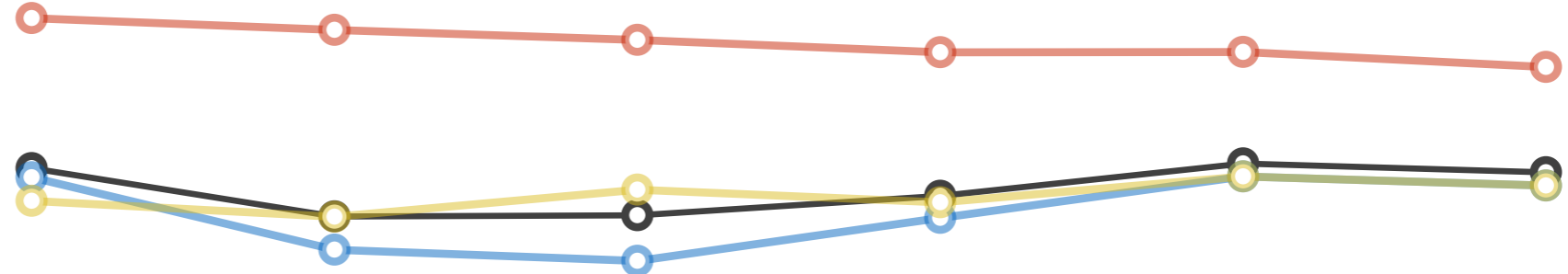


- *1 Calculated by dividing the total annual NOI as indicated in the appraisal report of the acquired asset at the time of acquisition by the total acquisition price × 100.
- *2 Calculated as total actual NOI for the most recent fiscal period of the assets sold (annualized) ÷ Total of acquisition prices × 100.
- *3 Weighted average building age is acquisition price weighted average as of the time of acquisition or disposition.
- *4 Calculated as follows: actual annualized NOI of FP 01-2023 ÷ acquisition price × 100
- *5 Weighted average age of buildings based on the assumption that the buildings held at the time of listing were held as of January 31, 2023.
- *6 The Sponsor Group applies to Itochu Corporation, who is the parent company of ADR's asset management company, and its subsidiaries.
- *7 Bridge Funds are property funds which are often TK and where ADR has a right of first refusal on the assets under management.
- *8 Calculated based on acquisition price.



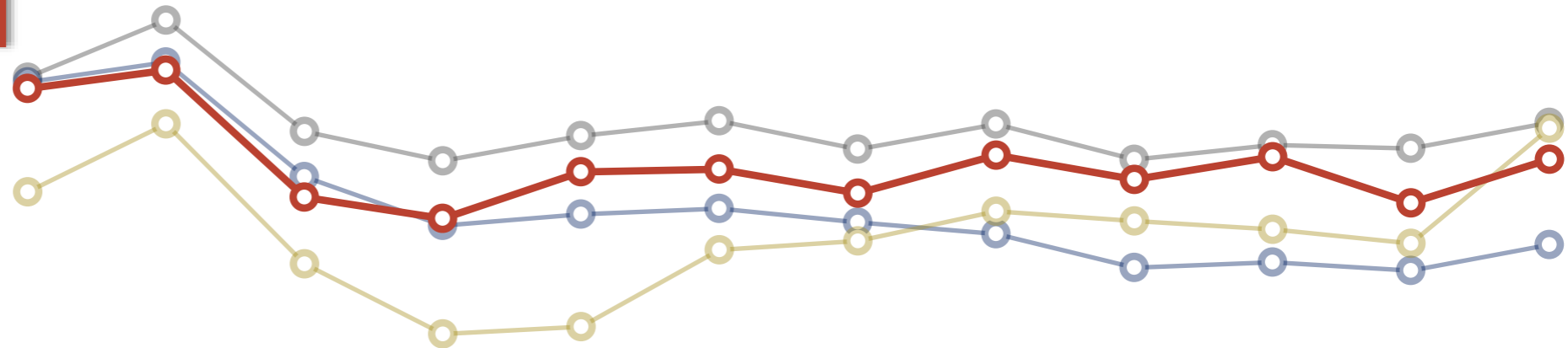
Trends of Occupancy Rate

Area



	FP 07-2020	FP 01-2021	FP 07-2021	FP 01-2022	FP 07-2022	FP 01-2023
● Total	96.7%	95.9%	95.9%	96.2%	96.7%	96.6%
● T(Tokyo 23 Wards)	96.5%	95.4%	95.3%	95.9%	96.5%	96.4%
● S(Tokyo Metropolitan)	98.9%	98.8%	98.6%	98.4%	98.4%	98.2%
● R(Major Reginal Cities)	96.2%	95.9%	96.3%	96.1%	96.5%	96.4%

Monthly Trends

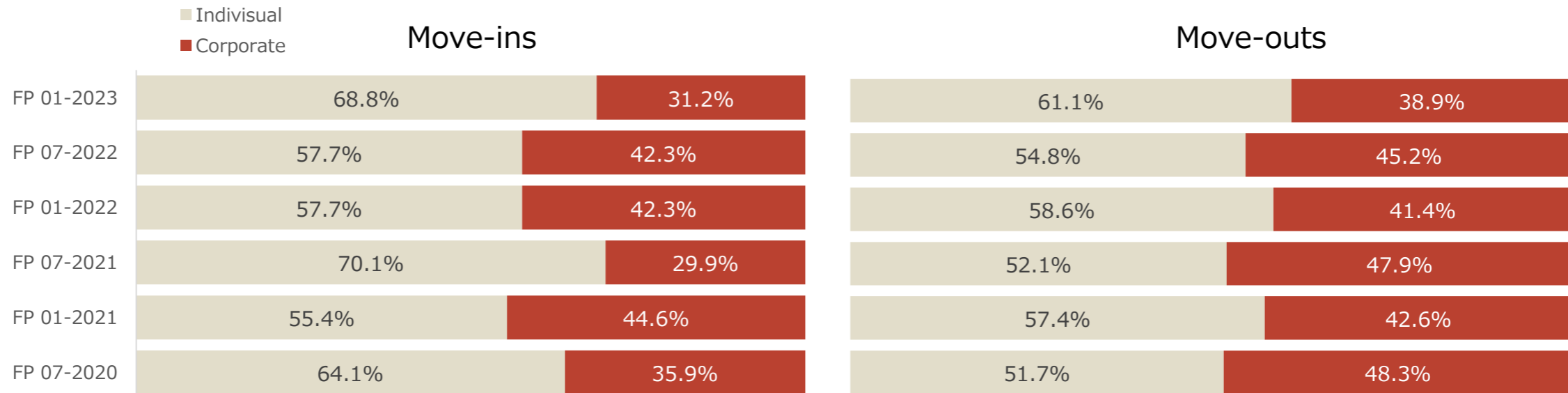


	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
● Feb, 2019 to Jan, 2020	97.4%	97.8%	96.9%	96.7%	96.9%	97.0%	96.8%	97.0%	96.7%	96.8%	96.8%	97.0%
● Feb, 2020 to Jan, 2021	97.3%	97.5%	96.5%	96.1%	96.2%	96.3%	96.2%	96.1%	95.8%	95.8%	95.8%	96.0%
● Feb, 2021 to Jan, 2022	96.4%	97.0%	95.8%	95.2%	95.3%	95.9%	96.0%	96.3%	96.2%	96.1%	96.0%	96.9%
● Feb, 2022 to Jan, 2023	97.3%	97.4%	96.4%	96.2%	96.6%	96.6%	96.4%	96.7%	96.5%	96.7%	96.3%	96.7%



Corporate Contract & Cancellation Ratio Leasing Periods and Renewal Rate

Corporate Contract & Cancellation Ratio



Renewal Ratio etc.

	Renewal Ratio * ¹		Turnover Period * ² (in years)		Vacancy Period (in days)	
	FP 01-2022	FP 01-2023	FP 01-2022	FP 01-2023	FP 01-2022	FP 01-2023
Total	86.3%	85.9%	4.1	4.4	88.7	79.5
S	86.1%	85.2%	4.0	4.3	88.5	80.9
C	84.0%	84.6%	3.8	4.1	86.2	74.7
F&L	90.8%	90.1%	5.2	5.2	94.6	83.7

*1 The ratio is calculated by dividing number of renewed units during the latest one year period by number of units whose contract came due during the same period.

*2 Calculated by dividing the average number of units that are occupied for the latest one year period by the number of move-outs during the same period.



Maintain and improve competitiveness

Individual Apartment Unit Renovation Works

	No. of Renovation Works (Units)	Move-ins (Units)	Construction Costs*1	Increased amount (monthly)	Rent Increase	Estimated Recuperation Period*2
FP 07-2023 result	41	20	73 mn yen	+0.7 mn yen	+25.5%* ³	8.3 years
Track Record Since listing	586	564	2,162 mn yen	+19 mn yen	+20.2%* ⁴	9.2 years

Large-scale repairs

	No. of Properties:	Construction Cost (incl. taxes)	Ave. Cost per Property
FP 07-2023 result	11 properties	1,190 mn yen	108 mn yen
Track Record Since listing	102 properties	9,330 mn yen	91 mn yen

FP 01-2023 Implementation Example

RESIDIA Setagaya-Tsurumaki

- New floor tiles
- Feature wallpapers
- Partially replaced with wall tiles, renovated the kitchen, bathroom, vanity, and toilet
- Replaced joinery

before



after



FP 01-2023 Implementation Example

RESIDIA Nihonbashi-bakurocho

Location: Chuo-ku, Tokyo
 Total floor space : 9,605.78㎡
 Structure and scale: 17 floors RC building with 2 underground floor, 131 residential units, and retail
 Built : Feb,2007 (building age:15 years old)
 Contraction costs: 171 mn yen

before



after



*1 Construction cost includes all cost spent on the leased out units.

*2 Derived by dividing the construction cost by the amount of initial rent increase after the individual apartment unit renovation works. It assumes that the rent increase is maintained throughout the period.

*3 The average increase in monthly rents of the 20 units under lease (as of FP 01-2023), out of 41 units that had individual apartment unit renovation works done during FP 01-2023, based on their monthly rent before the individual apartment unit renovation works and the monthly rents in the first contract after the individual apartment unit renovation works.

*4 Average increase in monthly rents are calculated for the 564 leased out units that has gone through individual apartment unit renovation works as of FP 01-2023, dividing the first contracted rent after the individual apartment unit renovation works by the previous rent before the individual apartment unit renovation works.



Environmental Initiatives and Disaster Risk Response

Seismic Risk

Probable Maximum Loss (PML)	2.3 %
Replacement Cost	248.7 bn yen
Maximum Amount of Loss	5.8 bn yen

Covering the Financial Damage

As the end of FP 01-2023
Funds Available for Damage Recovery

< **6.9** bn yen*¹

Issues to Deliberate When Acquiring Assets

- If the individual PML value*² of the target asset exceeds **20%**
-> Consider earthquake insurance coverage

Disaster Prevention Support for Tenants

Assist in ensuring safety in the event of a disaster and foster disaster awareness

- *Clearly marked evacuation areas in the event of a disaster in common areas of the property
- *Provision of disaster prevention goods free of charge
- *Hold hands-on events (AED experience, experience and sale of disaster prevention goods, viewing of disaster prevention DVDs, etc.)



Risk of flood damage

Flood risk identified at the planned scale*³

By flood depth	Number of Properties	Acquisition Price (bn yen)	Leasable Units
Up to 5m	5	4.1	262
Up to 3m	45	85.5	4,047
Up to 0.5m	14	26.6	1,264
Total	64	116.3	5,573

Covering the Financial Damage



Fire insurance Coverable

Compliance with electrical facilities as set forth in the guidelines*⁴

Subject Properties	Number of Properties	Actions
Cubicles below the 1st floor	6 properties	Implement flood countermeasures as needed



Measures to ensure tenant safety

Subject Properties	Number of Properties	Actions
Flooding of 2m or more Units on the 1st floor	6 properties	Evacuation guidance to upper floors Installation of flood sensors, etc.



*1 Outstanding amount of cash and deposits (including trusts) minus payables, lease deposits (including trusts), working capital reserve and dividend for FP 01-2023, as of Jan. 31, 2022.

*2 The Probable Maximum Loss (PML) is a tool used to evaluate the seismic risk of a building and identify assets with high seismic risk. The Probable Maximum Loss report identifies the PML value, expressed as a percentage of the building's replacement cost and estimates the potential damage during a 475-year earthquake.

*3 Flood depth, as defined by law, is the standard for river development. (for river water flooding)

*4 The "Guidelines for Measures against Flood Disasters at Electricity Facilities in Buildings" published by the Ministry of Land, Infrastructure, Transport and Tourism in June 2020.

Examples of Rents Maintained by Renovation

By taking proper measures competitiveness can be maintained

RESIDIA Shibaura

Common area renovation
Cost:
137 mn yen

Individual apartment unit renovation works
Cost:
3,884K yen per unit

before

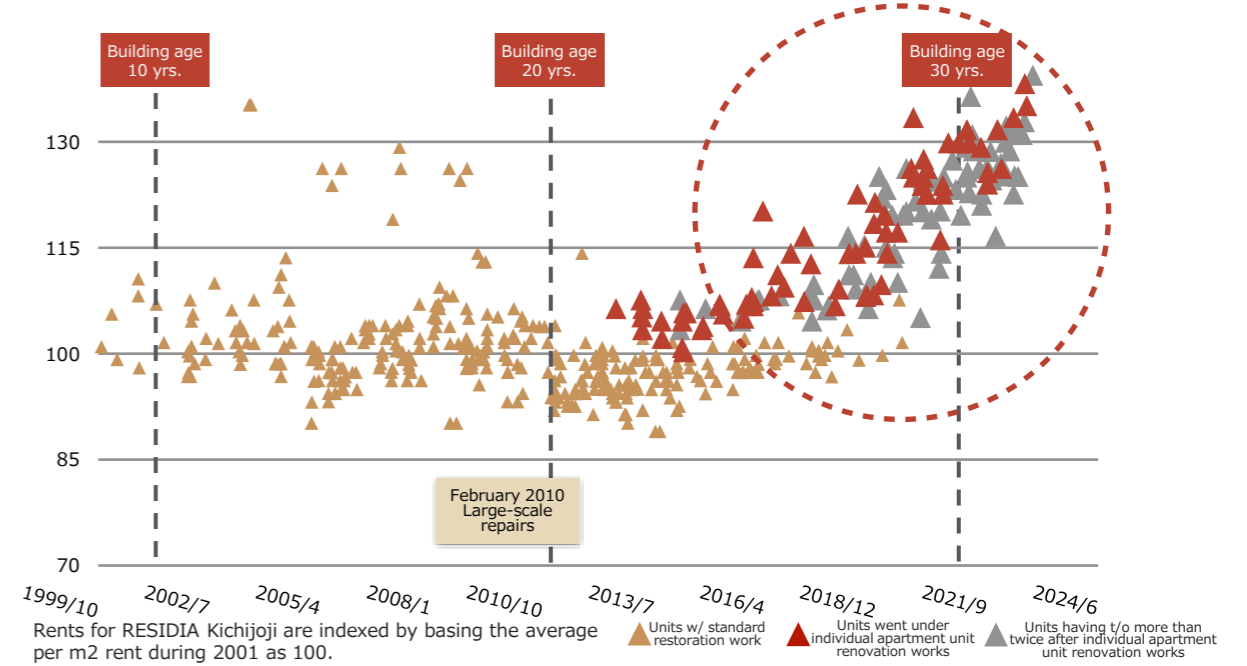


Building age **31** years

after



Examine the impact of renovations



RESIDIA Kichijoji

Common area renovation
Cost:
34 mn yen

Individual apartment unit renovation works
Cost:
3,630K yen per unit

before

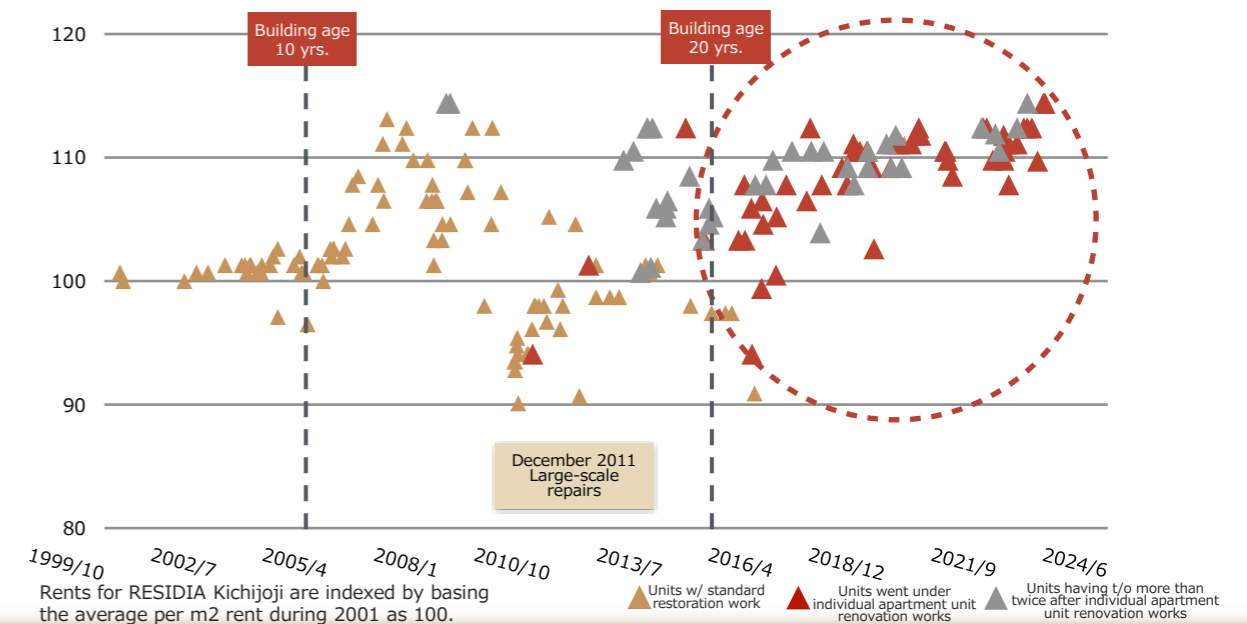


Building age **27** years

after



Examine the impact of renovations





Appraisal Value

Appraisal Summary of End of FP 01-2023

Unrealized profit kept growing **257.3** billion yen (**58.4%** of total book value)

Area	Appraisal ^{*1} (mn yen)		Appraisal NCF (in mn yen)				Direct Cap Rate		Unrealized Profit and Loss (mn yen)		
	End of FP 01-2023	Diff from Prev. ^{*2}	End of FP 01-2023	Diff from Prev.	Itemized diff ^{*3}		End of FP 01-2023	Diff from Prev.	Book Value (a)	Diff from appraisal (b)	(b)/(a)
					Rent rev	ER re-appraisal					
Tokyo 23 Wards	505,616	+17,881	17,406	-6	0	-6	3.40%	-0.12pt.	312,051	193,564	62.0%
Tokyo Metropolitan	55,826	+786	2,317	-16	-7	-8	4.10%	-0.09pt.	35,838	19,987	55.8%
Major Regional Cities	136,217	+2,963	5,629	-29	-18	-11	4.09%	-0.11pt.	92,427	43,789	47.4%
Portfolio Total	697,659	+21,630	25,353	-53	-26	-26	3.59%	-0.12pt.	440,317	257,341	58.4%

*1 The appraisal value at the end of the period is the value based on the appraisal report or the value based on the price survey report.

*2 For assets acquired during the FP 01-2023, appraisal value at the time of acquisition is used as the previous appraisal value.

*3 In the "Itemized Diff", difference from the previous FP in appraisal NOI minus repair costs are listed in "rent rev" and differences in repair costs and capital expenditures due to engineering report re-appraisal are listed in "ER re-appraisal".

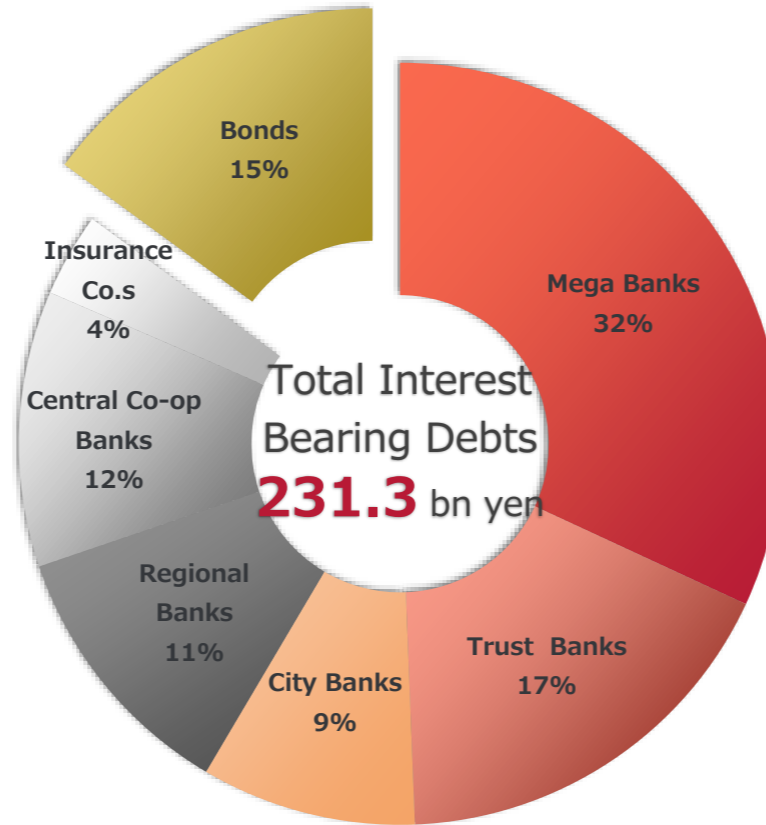


Debt Structure

Stable Financial Base with Multiple Funding Source

Bonds	Issue Date	Duration (years)	Amount (bn yen)
Bond #19	2013.4	10	30
Bond #20	2013.11	12	20
Bond #21	2014.4	10	25
Bond #22	2015.4	10	20
Bond #24	2015.10	10	15
Bond #25	2016.6	15	30
Bond #27	2017.7	10	30
Bond #28 (private placement)	2017.11	10	10
Bond #29	2018.4	12	15
Bond #30	2018.10	10	20
Bond #31 (green bond)	2019.7	5	50
Bond #32 (private placement)	2019.7	10	30
Bond #33	2020.12	15	25
Bond #31 (green bond)	2021.10	10	10
Bond #31 (green bond)	2021.10	15	16

Total 346



Lenders	Loan Outstanding (bn yen)	Share (%)
MUFG Bank	36.5	15.8
Sumitomo Mitsui Trust Bank	27.3	11.8
Mizuho Bank	20.6	8.9
Sumitomo Mitsui Banking Corporation	16.5	7.2
Development Bank of Japan	14.6	6.3
MIZUHO Trust & Banking	13.1	5.7
Resona Bank	9.6	4.2
The Norinchukin Bank	8.0	3.5
The Bank of Fukuoka	6.9	3.0
Aozora Bank	6.2	2.7
SBI Shinsei Bank	5.2	2.2
The Nishi-Nippon City Bank	4.5	1.9
Shinkin Central Bank	4.5	1.9
The Yamaguchi Bank	3.0	1.3
Taiyo Life Insurance	3.0	1.3
The Iyo Bank	2.7	1.2
The 77 Bank	2.0	0.9
Nippon Life Insurance	2.0	0.9
The Chugoku Bank	2.0	0.9
The Chiba Bank	2.0	0.9
The Bank of Kyoto	1.5	0.6
Mitsui Sumitomo Insurance	1.5	0.6
The Keiyo Bank	1.0	0.4
JAPAN POST INSURANCE	1.0	0.4
Sumitomo Life Insurance	0.7	0.3
Kiraboshi Bank	0.5	0.2

Total 26 Lenders 196.7 85.0

Credit Ratings

JCR

AA (Stable)

R&I

AA- (Stable)



Sustainability Policy and Sustainability Promotion Framework

Sustainability Policy

Based on the understanding that addressing global environmental challenges and social issues is one of the most important items in management policy, IRM has established our Sustainability Policy for real estate investment management operations with the intention of contributing to the achievement of a sustainable society.

1. Legal compliance and the establishment of an organizational structure

We will establish an appropriate organizational structure to ensure compliance with laws and regulations on environmental, social, and governance (ESG) factors and to prevent risks.

2. Efforts toward achievement of a decarbonized society

We will contribute to achieving a decarbonized society and to mitigating climate change by reducing greenhouse gas emissions from the operation of our property holdings by installing energy efficient equipment and adopting renewable energy.

3. Resource conservation and waste reduction

We will contribute to the achievement of a society that conserves and recycles resources by encouraging tenants to conserve power and water and to recycle waste.

4. Employee education

We will foster employee awareness of environmental considerations and promote environment-friendly practices through education and awareness-raising activities.

5. Contributing to local communities

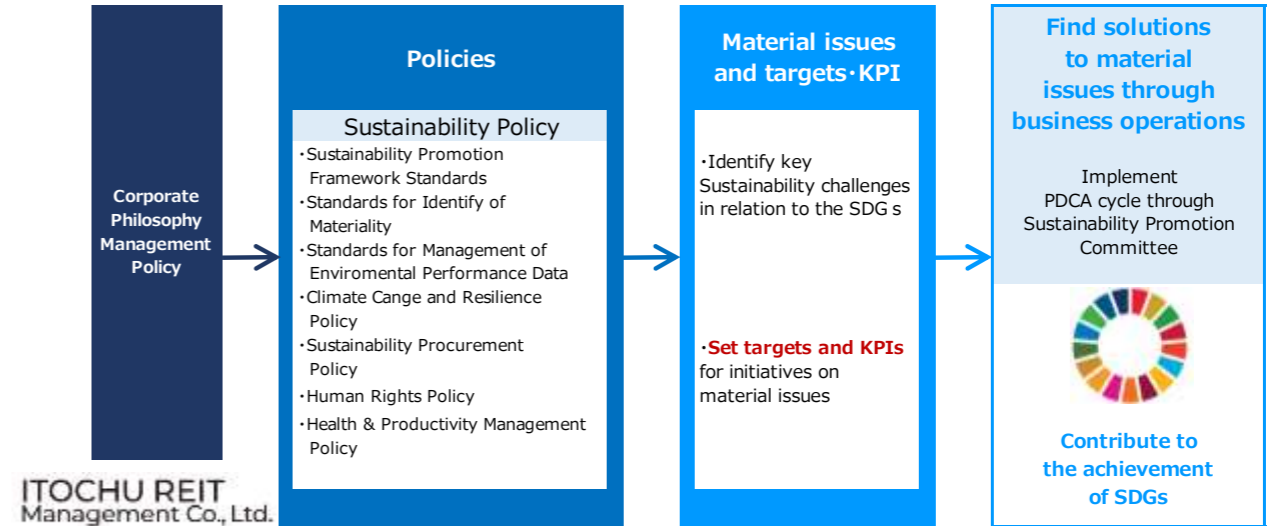
We will strive to offer high quality properties to tenants and contribute to local communities through collaboration with our employees and other stakeholders including property management companies.

6. Transparent disclosure

When disclosing our ESG-related policies and initiatives, we will take the perspective of unitholders and make disclosures easy to understand.

Promoting Sustainability

IRM has defined the direction that IRM will take in promoting sustainability based on its Corporate Philosophy and Management Policy and on changes in its operating environment as its Sustainability Policy, and IRM is pursuing it as an organization in a systematic manner. In doing so, IRM has established KPIs for material issues, which are the priority challenges that the Company and its investment corporations must find solutions to, and IRM is implementing a PDCA cycle for target achievement.



Sustainability Promotion Framework

In order to systematically pursue sustainability improvement activities, IRM has established the Sustainability Promotion Committee, which is chaired by the representative director, and the Sustainability Practical Committee, which is composed of employees responsible for actual operations in each department. The Sustainability Promotion Committee meets twice a year to implement a PDCA cycle with the aim of improving asset value over the medium to long term. The PDCA cycle consists of the following steps: formulate sustainability goals and initiatives, identify and evaluate climate-related risks and opportunities, analyze climate-related risks and manage them company-wide, monitor environmental performance as well as the results of ESG evaluation by external organizations, verify the degree of achievement of goals, and reset goals for remaining challenges and new challenges. In addition, the Sustainability Practical Committee is responsible for pursuing the various measures necessary to achieve the goals.

Goals are set by the representative director, who is the chief executive officer of sustainability, and the progress made toward goals and on initiatives is reported to the Board of Directors and to each investment corporation's executive committee once every six months.



Materiality and KPIs

Category	Long-term vision	Related policies, etc.	Materiality (sustainability-related important issues)	Targets and KPIs	Related SDGs	Measures to be implemented
E (Environment)	Climate change-related initiatives (contribution to low-carbon society)	Standards for Management of Environmental Performance Data	① Management and reduction of energy consumption, CO ₂ emissions, water consumption, and waste emissions	FY2030 to date (vs. FY2018) - Energy consumption: 20% reduction (intensity) - CO ₂ emissions (GHG) Scope 1 & 2: 51% reduction (total) -> Net zero by FY2050 Scope 3: Identification of corresponding categories and scope determination and calculation - Water consumption: Do not increase (common areas) - Waste: Recycling rate 65% (emissions related to construction of exclusive use areas)		- Introduction of energy-saving devices such as LEDs - Purchase of non-fossil fuel certificates, introduction of renewable energy - Collaboration with suppliers
		-	② Acquisition of environmental and energy-saving certifications	- Proportion of environmental and energy-saving certifications acquired by FY2030 30% or more (by total floor space)		- Acquisition of CASBEE real estate certification and DBJ Green Building Certification - Acquisition of BELS
		Sustainability Procurement policy	③ Collaborate with stakeholders on environmental friendliness	- Conduct periodic supplier training and monitoring - Conclude green lease clauses for all newly contracted units - Conduct periodic investment management company employee training		- Conduct education for stakeholders - Conduct periodic monitoring related to property management companies, etc.
S (Society)	Stakeholder initiatives	-	① Improvement of tenant satisfaction, engagement with tenants	- Conduct periodic tenant satisfaction surveys - Install disaster prevention maps in all properties - Make disaster prevention goods available at no charge for all - Distribute sustainability guidelines to all units - Conduct education on sustainability at all properties		- Implement and evaluate questionnaires - Develop tenant services - Introduce tenant app - Post disaster prevention maps - Distribute disaster prevention goods - Distribution of sustainability guidelines
		-	② Contributing to local communities	- Promote installation of AED equipment at all properties - Promote installation of donation vending machines - Support employees' volunteer activities, donate to charitable organizations, etc. - Participate in regional activities		- Install AED equipment and donation vending machines - Donate to charitable corporations, etc. - Conduct cleanup and other activities in area where asset management company is located - Perform water sprinkling at owned properties
		Basic Policy on Customer-First Business Management	③ Pursuit of unitholders' interests through customer-first business management	- Establish system for managing conflicts of interest in the oversight of multiple funds - Conduct honest, transparent disclosure - Pursue unitholders' interests through the establishment of an asset management fee structure linked to investment performance		- Same as left
		Human Rights Policy	④ Utilize diverse human resources, develop skills	- Average years of service: 5 years or more - Proportion of female employees: 30% or more - Proportion of female managers: 15% or more - Organize and encourage employees to attend training and acquire qualifications for continuous employee skill development		- Fair employment selection and securing of equal opportunity in employment - Human resource cultivation and career development support - Provide support for employee skill development training and acquisition of qualifications
		Health & Productively Management policy	⑤ Development of workplace environment that offers job satisfaction	- Leave acquisition ratio: 70% or more - Zero turnover due to life events, including use of childcare and nursing care leave systems - Percentage of employees taking childcare leave: 50% or more - Frequency rate of occupational accidents: Zero - Conduct employee satisfaction surveys and undertake improvements		- Establishment of childcare and nursing care leaves, voluntary work leave, paid leave by hour, etc. - Practice of health and productivity management - Conduct employee satisfaction surveys and undertake improvements
G (Governance)	Strengthening of governance Risk Management for Sustainable Business Growth	-	① Firm corporate governance structure	- Development of governance structure - Increase in the number of fund officers and appointment of female officers comprising 25% - Conduct in-house compliance training, achieve 100% participation rate - Maintain and improve the effectiveness of committees and the Board of Directors		- Establishment of compliance committee and investment committee - Establishment of Sustainability Promotion Committee and expert team - Formulation of and compliance with rules regarding conflicting interest transactions
		Climate change and resilience policies	② Strengthening of resilience	- Response to severe disasters (earthquakes, floods, etc.) - Response to TCFD (assessment and calculation of climate change-related risks and opportunities) - Acquire CDP and SBTi certification - Conduct annual BCP training		- Ascertain risk based on PML values, etc. - Consider installing water gate barriers and flooding senders - Identification of climate-related risks, opportunities, and strategies - Enhancement of disaster prevention measures and BCP structure

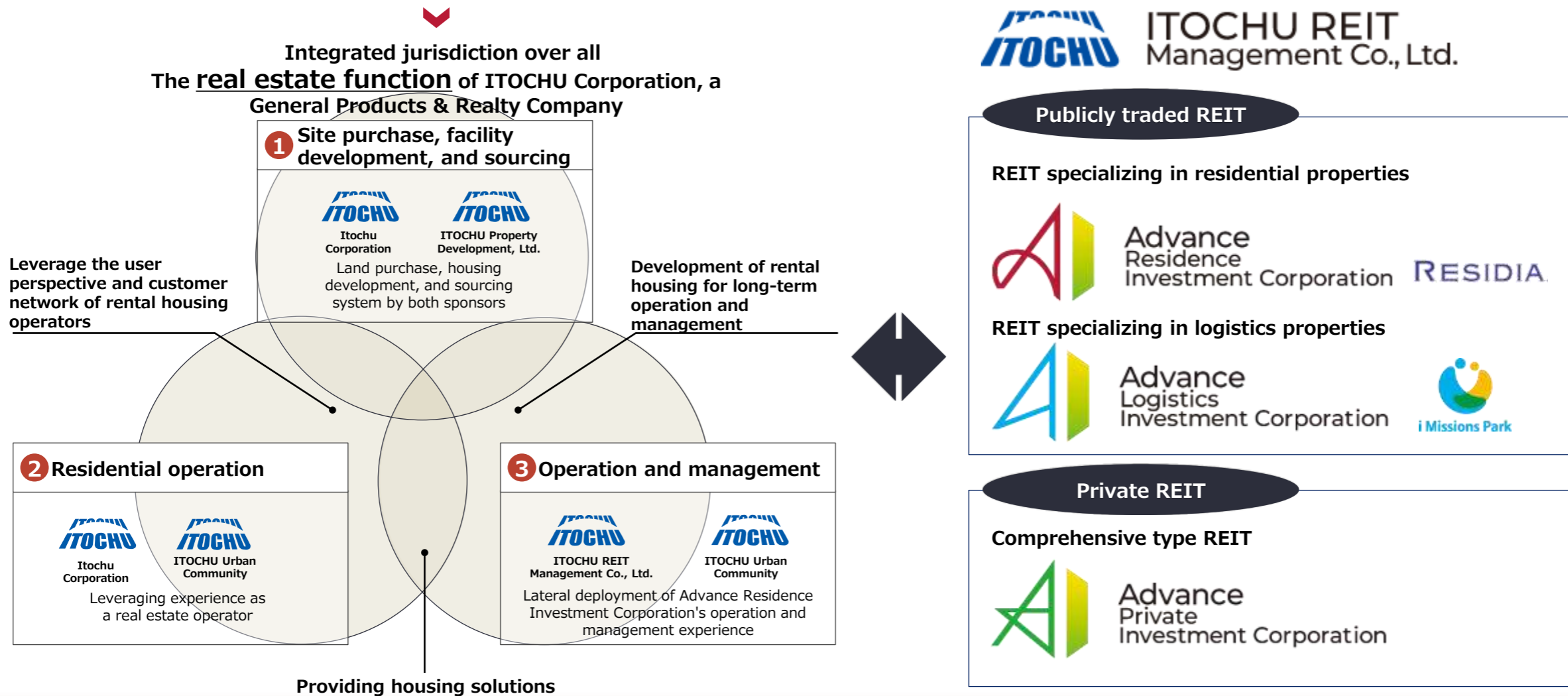


Itochu Group Advance

Itochu Group synergies

Based on an extended cooperative relationship with the ITOCHU Group, we seek to maximize stakeholder benefits.

- ① Residential real estate site procurement, development, and sourcing capabilities cultivated over **18 years** since FY2004
- ② Experience as a **rental housing developer**
- ③ **Lateral deployment of J-REIT operation and management experience**

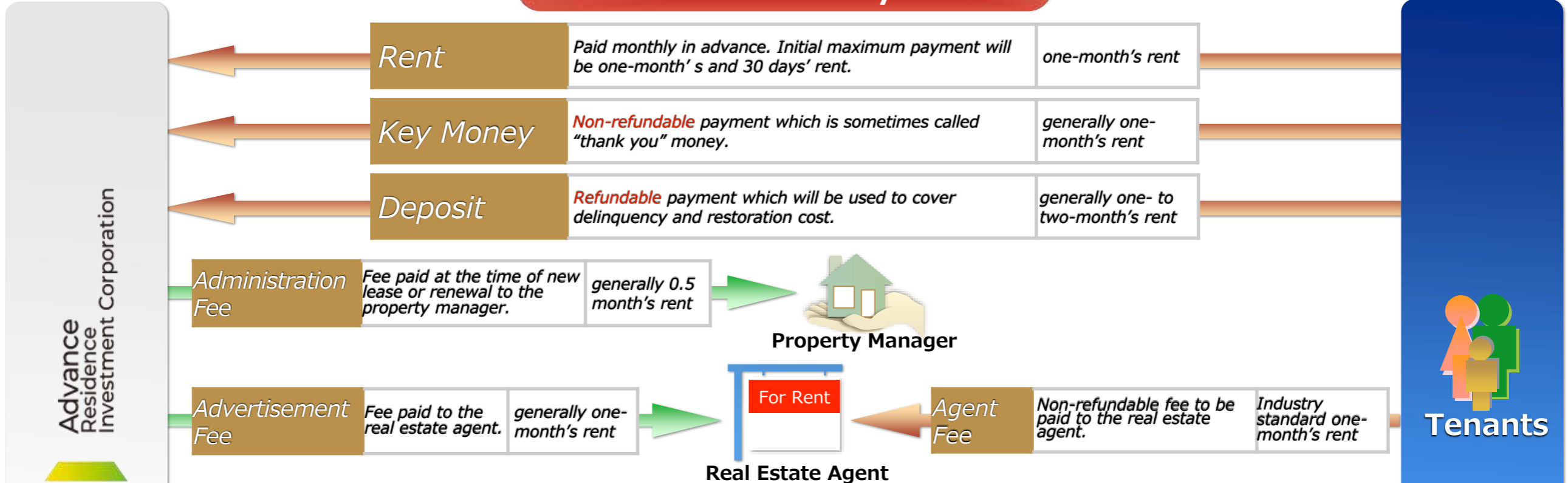




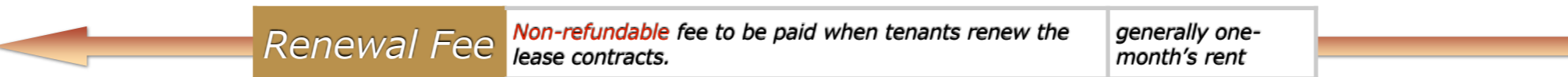
Japanese Real Estate Leasing Contract Practices

- Standard lease terms in Japan are mostly two years.
- Tenants are able to leave the leased space before contract expiration without paying for the remaining contract period.
- Japan's Lease Land and House Law makes raising rents of existing contracts almost impossible.

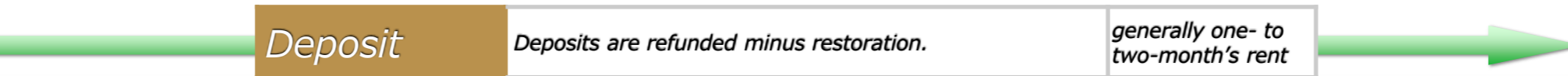
Initial Fees and Payments



Fees and Payments at Renewal



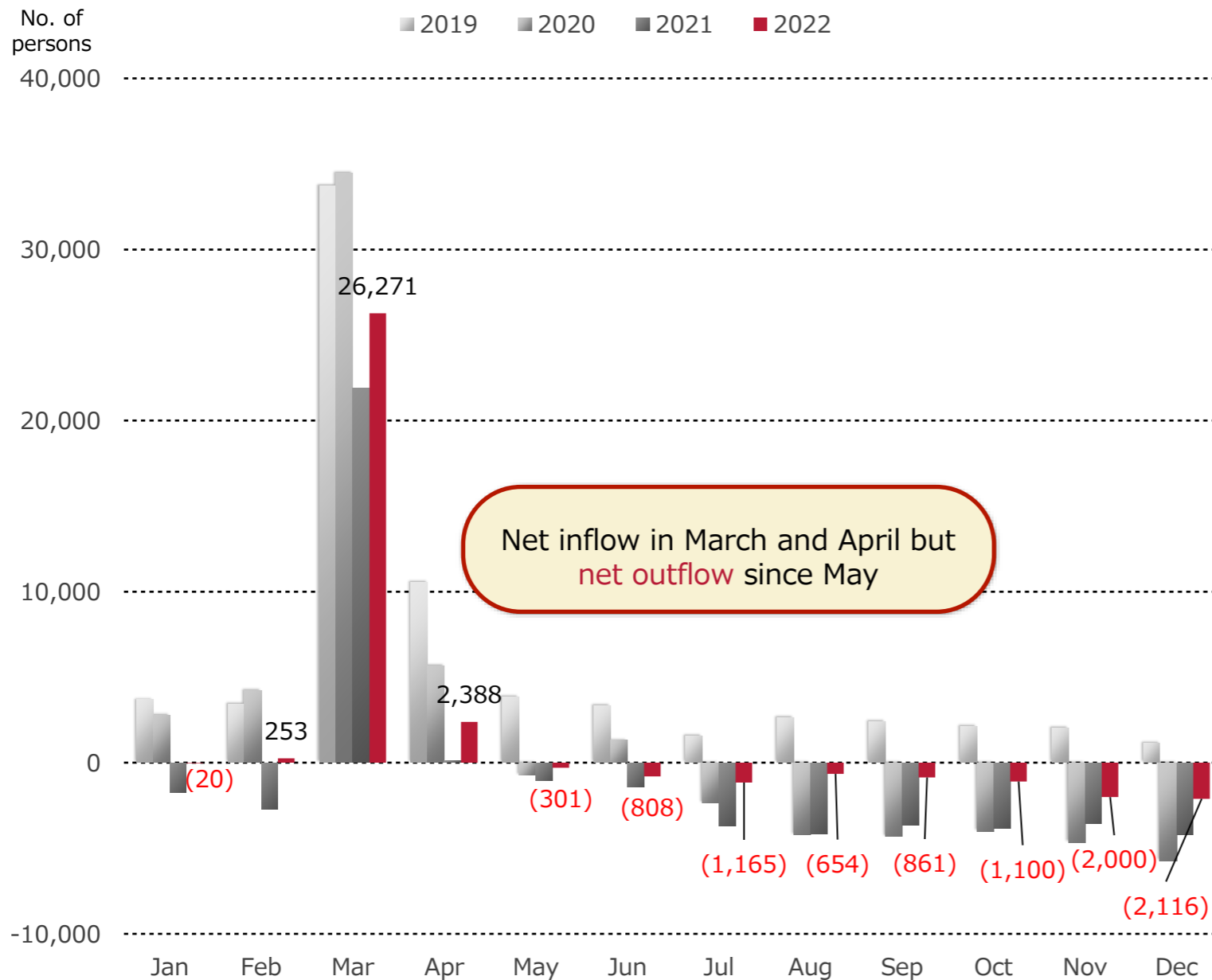
Payments at Termination



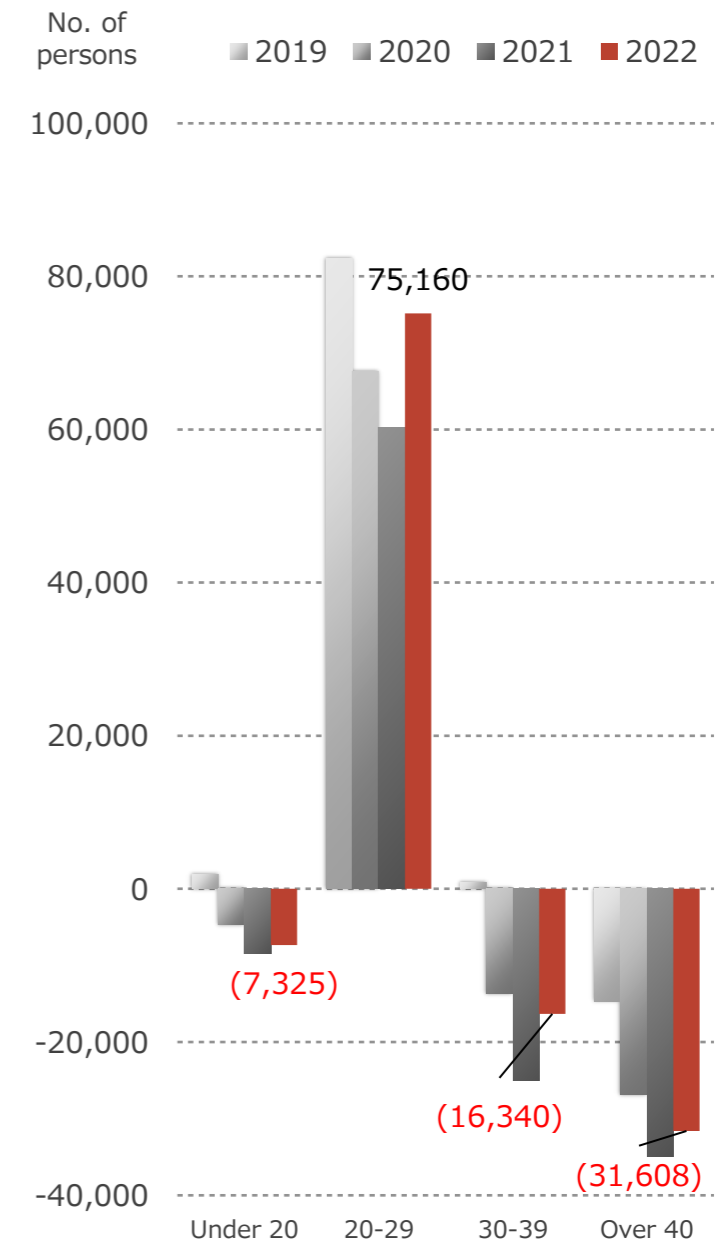


Tokyo 23 Wards Migration Stats

Monthly Migration Stats



By age



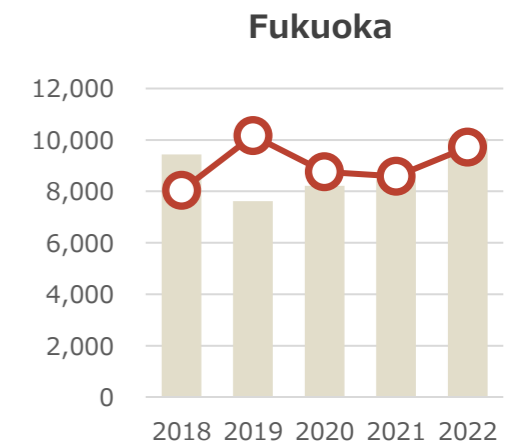
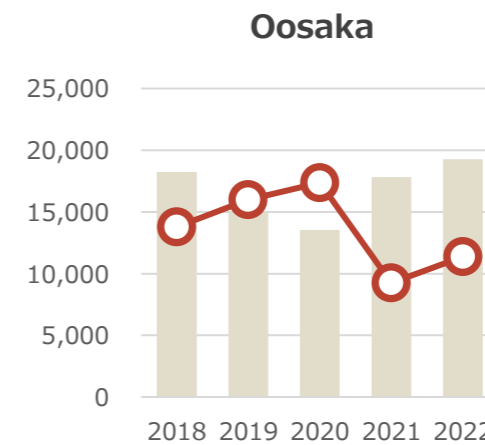
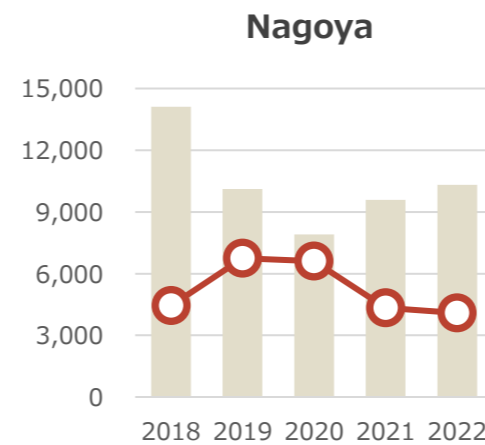
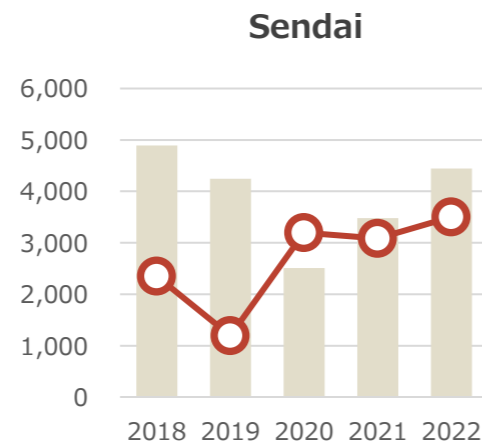
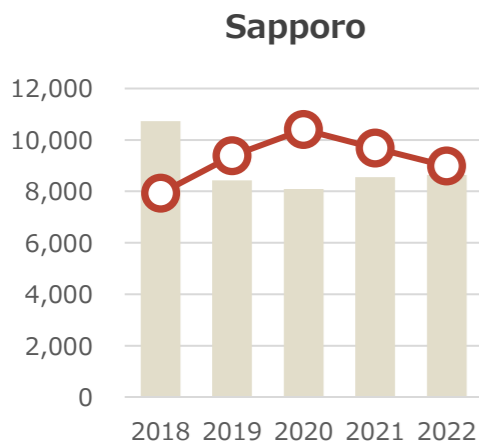
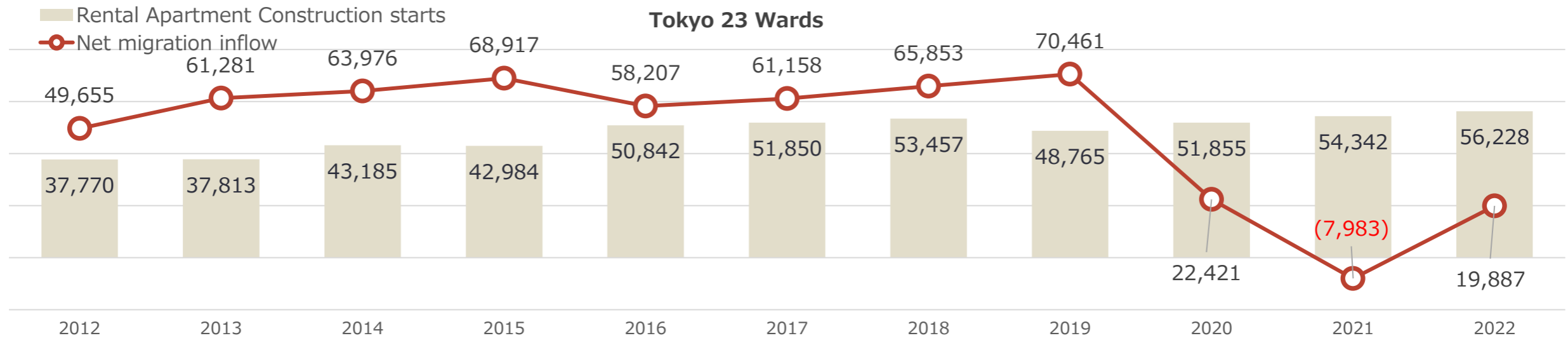
Source: "Report on Internal Migration in Japan" for 2019, 2020, 2021, 2022, Statistics Division, Statistics Bureau, Ministry of Internal Affairs, and Communications



Demand Supply Stats

Tokyo 23 Wards Population Change and Rental Apartment Construction Starts

Supply and demand recovered slightly in Tokyo 23 wards

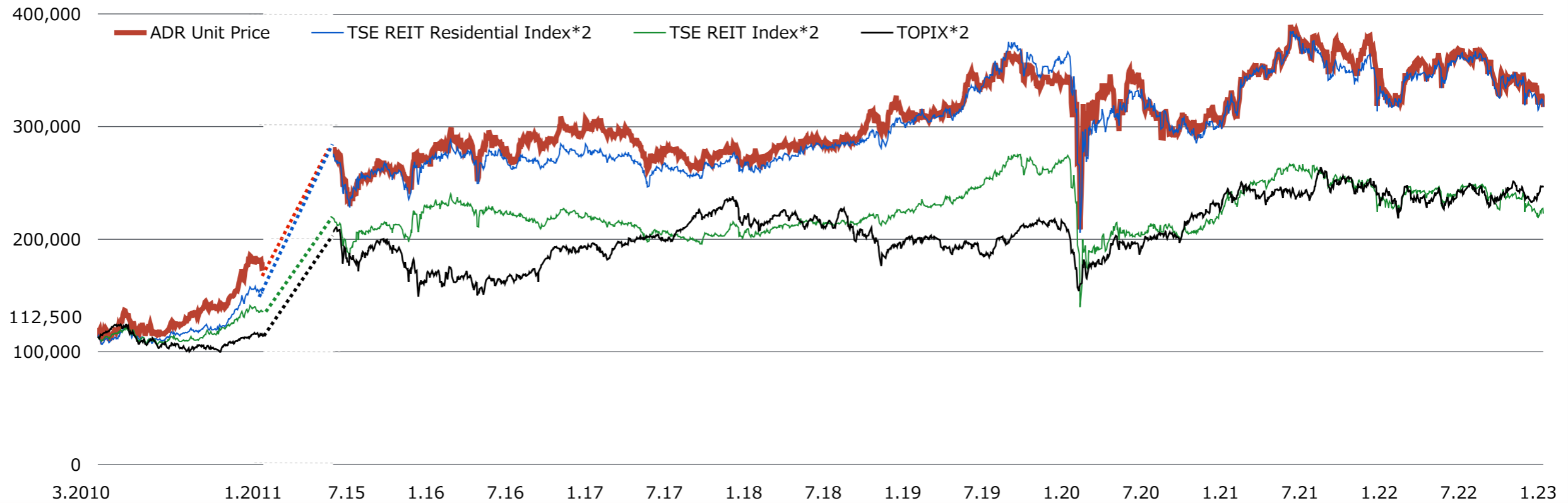


Source: "Report on Internal Migration in Japan," Statistics Division, Statistics Bureau, Ministry of Internal Affairs, and Communications
 "Housing Starts" (RC and SRC Construction Rented Collective Housing), Construction Statistics Office, Information Policy Division, Policy Bureau, Ministry of Land, Infrastructure, Transportation, and Tourism



Changes in Major Indicators

Key Figures	End of FP 01-2011	End of FP 07-2018	End of FP 01-2019	End of FP 07-2019	End of FP 01-2020	End of FP 07-2020	End of FP 01-2021	End of FP 07-2021	End of FP 01-2022	End of FP 07-2022	End of FP 01-2023
Market Capitalization @ closing price at end of period	168.8 bn yen @172,300	392.7 bn yen @290,900	434.7 bn yen @322,000	455.6 bn yen @337,500	472.9 bn yen @341,500	472.2 bn yen @341,000	429.3 bn yen @310,000	517.2 bn yen @373,500	468.8 bn yen @338,500	508.2 bn yen @367,000	439.7 bn yen @317,500
Daily Average Trading Value/Volume	0.44 bn yen/ 3,247 units	0.86 bn yen 3,116 units	0.91 bn yen 3,072 units	1.00 bn yen 3,158 units	1.25 bn yen 3,620 units	2.10 bn yen 6,708 units	1.31 bn yen 4,281 units	1.32 bn yen 3,811 units	1.22 bn yen/3,415 units	1.26 bn yen/3,672 units	1.11 bn yen/3,243 units
LTV (Total assets base)	52.4%	49.9%	49.9%	49.9%	47.9%	48.0%	48.1%	48.2%	48.4%	49.0%	49.3%
NAV*1 per Unit (yen)	152,749	248,686	258,656	270,753	285,013	288,991	297,227	307,372	318,125	330,325	347,010
BPS*1 (yen)	159,564	157,852	157,592	157,338	161,671	161,315	161,163	160,774	160,778	160,462	161,204
Implied CAP rate	5.3%	4.2%	3.9%	3.9%	3.8%	3.9%	4.1%	3.6%	3.8%	3.7%	4.1%



*1 After deducting dividends paid in each period.

*2 TOPIX, TSE REIT Index and TSE REIT Residential Index are re-indexed by using Advance Residence's March 2, 2010, closing price of 112,500 yen as base price.

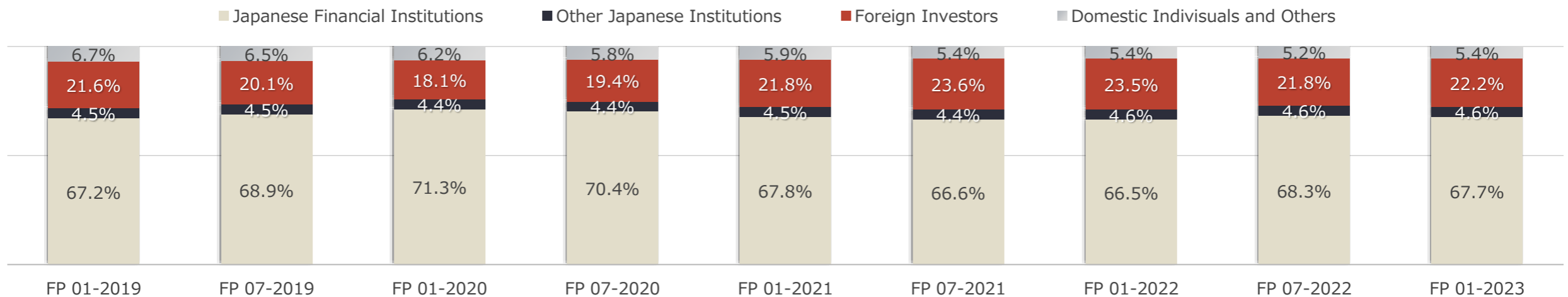


Major Unitholders

FP 01-2023	Unit-holders		Number of Units		
	Unit-holders	Diff	Units	Diff	(%)
Japanese Financial Institutions	192	-4	938,148	-7,997	67.7%
Trust Banks	9	0	687,935	-804	49.7%
(investment trust account)	27	1	507,225	4,535	36.6%
Regional Banks	46	-2	81,376	-13,276	5.9%
Life Insurance	8	0	34,925	187	2.5%
Securities Companies	21	-1	76,815	4,425	5.5%
Casualty Insurance	3	0	1,473	0	0.1%
Credit Unions & Co-ops	57	-1	35,327	-315	2.6%
Shinkin Banks	48	0	20,297	1,786	1.5%
City Banks	0	0	0	0	0.0%
Other Japanese Institutions	225	5	64,208	463	4.6%
Foreign Investors	310	6	308,060	5,634	22.2%
Domestic Individuals and Others	12,011	0	74,584	1,900	5.4%
Total	12,738	7	1,385,000	0	100%

Top 10 Unitholders	Holdings (units)	% share of issued and outstanding
Custody Bank of Japan, Ltd. (Tr. Acc.)	376,932	27.2%
The Master Trust Bank of Japan, Ltd. (Tr. Acc.)	217,266	15.7%
The Nomura Trust and Banking Co., Ltd. (Inv. Tr. Acc.)	63,614	4.6%
ITOCHU Corporation	34,800	2.5%
SMBC Nikko Securities Inc.	29,402	2.1%
SSBTC CLIENT OMNIBUS ACCOUNT	25,638	1.9%
Mizuho Securities Co., Ltd.	22,311	1.6%
STATE STREET BANK WEST CLIENT - TREATY 505234	19,731	1.4%
JP MORGAN CHASE BANK 385781	17,290	1.2%
STATE STREET BANK AND TRUST COMPANY 505103	16,627	1.2%
Total	823,611	59.5%

Share of Investment Units Held by Unitholder Category





Balance Sheet

FP 01-2023	
Assets	
Current assets	
Cash and deposits	14,716,443
Cash and deposits in trust	10,123,253
Operating accounts receivables	148,816
Prepaid expenses	354,776
Others	6,849
Allowance for doubtful accounts	- 2,115
Current assets	25,348,022
Fixed assets	
Property, plant and equipment	
Buildings	62,075,650
Structures	13,707
Machinery and equipment	377,045
Tools, furniture and fixtures	254,305
Land	83,404,629
Construction in progress	58,682
Buildings in trust	122,637,485
Structures in trust	74,267
Machinery and equipment in trust	157,719
Tools, furniture and fixtures in trust	456,927
Land in trust	169,133,790
Construction in progress	15,807
Property, plant and equipment	438,660,019
Intangible assets	
Leasehold right in trust	1,665,018
Others	1,833
Intangible assets	1,666,852
Investments and other assets	
Long-term prepaid expenses	1,016,518
Guarantee deposits	615,876
Guarantee deposits in trust	1,053,448
Derivatives	1,157,100
Others	1,164
Investments and other assets	3,844,108
Fixed assets	444,170,980
Deferred assets	
Investment unit issuance expenses	-
Investment corporation bond issuance costs	110,648
Deferred assets	110,648
Total Assets	469,629,651

FP 01-2023		in thousand yen
Liabilities		
Current liabilities		
Operating accounts payable		531,055
Current portion of short-term loans payable		-
Current portion of investment corporation bond		3,000,000
Current portion of long-term loans payable		19,880,000
Accounts payable-other		1,524,436
Accrued expenses		88,853
Accrued consumption taxes		86,352
Advances received		81,752
Others		14,383
Current liabilities		25,206,834
Long-term liabilities		
Bonds		31,600,000
Long-term loans payable		176,829,000
Tenant leasehold and security deposits		1,307,408
Tenant leasehold and security deposits in trust		3,329,352
Long-term liabilities		213,065,760
Liabilities		238,272,595
Net assets		
Unitholders' equity		
Paid-in Capital		139,034,823
Surplus		
Capital surplus		53,220,279
Voluntary retained earnings		
Reserve for temporary difference adjustments		29,508,224
Total voluntary retained earnings		29,508,224
Unappropriated retained earnings (undisposed loss)		8,436,629
Total surplus		91,165,133
Total Unitholder's equity		230,199,956
Valuation and Translation adjustments		
Deferred gain or loss on hedging instruments		1,157,100
Total valuation and translation adjustments		1,157,100
Net assets		231,357,056
Liabilities and net assets		469,629,651



Statement of Income

	FP 01-2023 (Aug. 1, 2022 to Jan. 31, 2023)	In thousand yen
Operating revenue		
Rental		17,357,150
Gain on sales of real estate properties		511,350
Operating revenue		17,868,501
Operating expenses		
Expenses related to leasing business		7,007,288
Asset management fee		1,297,936
Asset custody fee		9,982
Administrative service fees		53,389
Directors' compensations		6,300
Taxes and dues		369,789
Provision of allowance for doubtful accounts		108
Other operating expenses		173,143
Operating expenses		8,917,939
Operating income		8,950,561
Non-operating income		
Interest income		6,884
Reversal of distributions payable		1,203
Reversal of allowance for doubtful accounts		3,342
Miscellaneous income		-
Others		188
Non-operating income		11,618
Non-operating expenses		
Interest expenses		558,810
Interest expenses on investment corporation bonds		124,476
Amortization of investment unit issuance expenses		184
Amortization of corporation bonds issuance expenses		12,248
Borrowing related expenses		186,216
Others		5,395
Non-operating expenses		887,331
Ordinary income		8,074,848
Net income before tax		8,074,848
Income taxes-current		605
Income taxes		605
Net income		8,074,243
Retained earnings brought forward		362,385
Unappropriated retained earnings (undisposed loss)		8,436,629

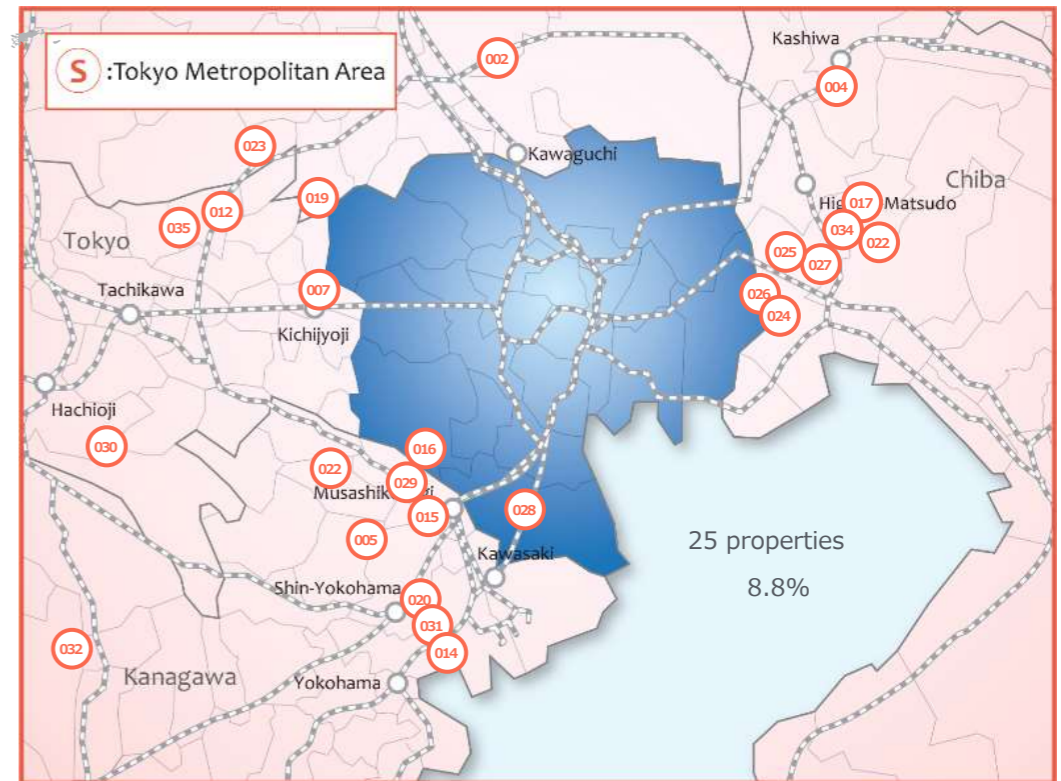
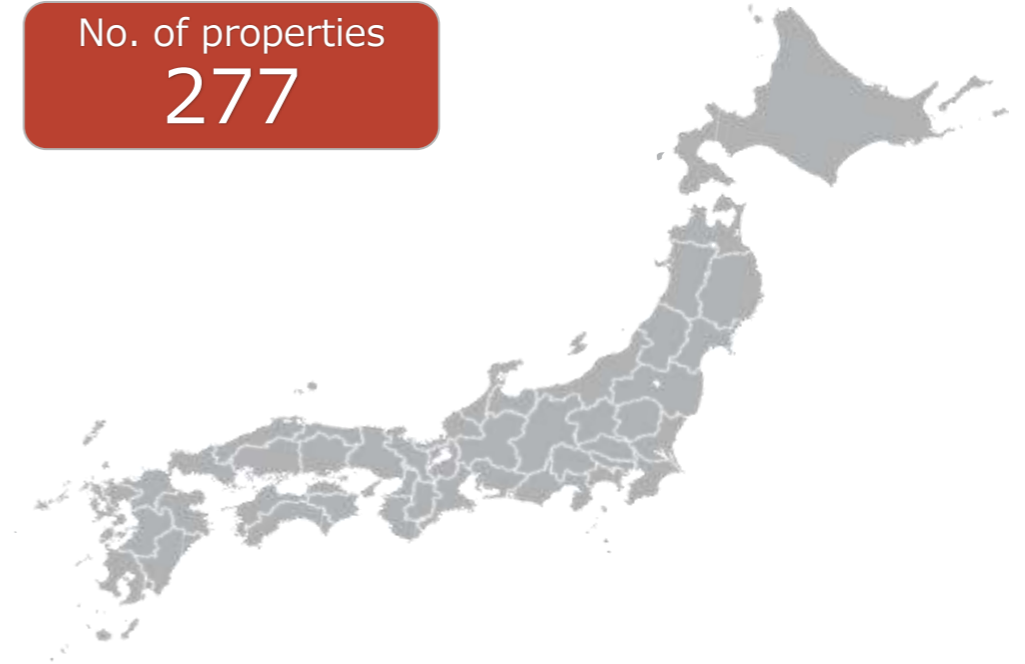
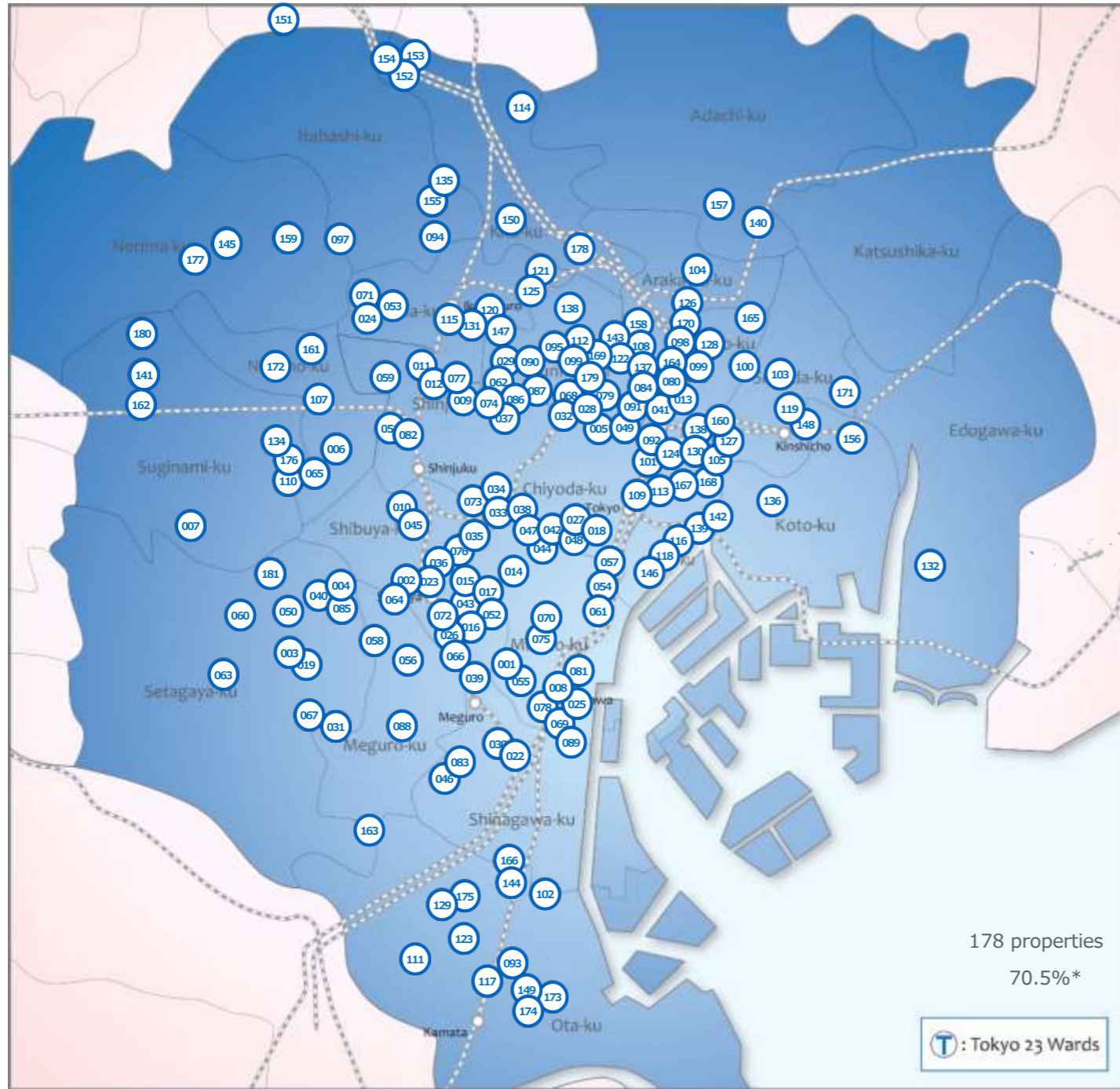
	FP 01-2023 (Aug. 1, 2022 to Jan. 31, 2023)	In thousand yen
A. Revenue from Property Leasing		
Rental		
Rent income		15,239,894
Facility charge		969,111
Parking fee		470,250
Subtotal		16,679,256
Other revenues related to property leasing		
Income from leasing rights, etc.		113,273
Others		564,620
Subtotal		677,894
Total revenues from property leasing		17,357,150
B. Property Leasing Business Expenses		
Expenses related to leasing business		
Taxes and Duties		921,552
Property management fees		1,244,935
Utilities		294,096
Repairs and maintenance		775,988
Insurance		24,377
Trust fee		64,323
Other rental expenses		724,051
Depreciation		2,957,963
Total rental expenses		7,007,288
C. Operating Income from Property Leasing Activities (A-B)		10,349,862



Portfolio Map

as of Jan 31, 2023

No. of properties
277



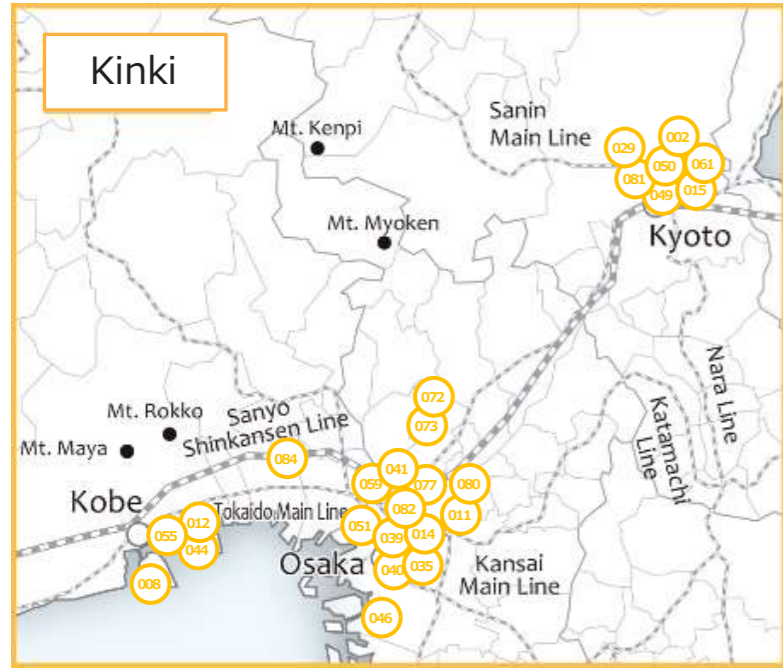
*Percentages of portfolio are calculated based on acquisition price of properties.



Portfolio Map

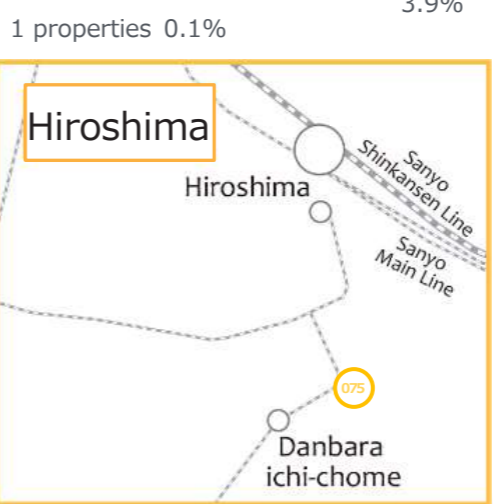
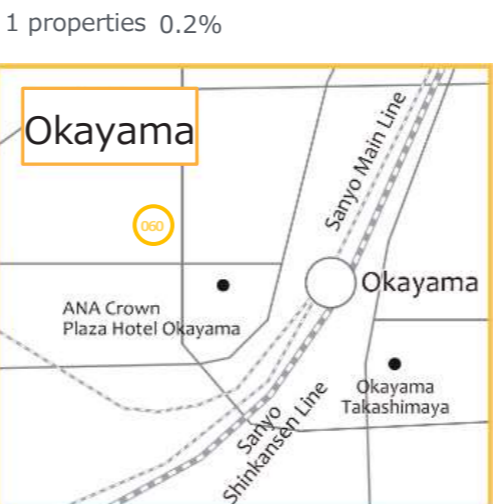
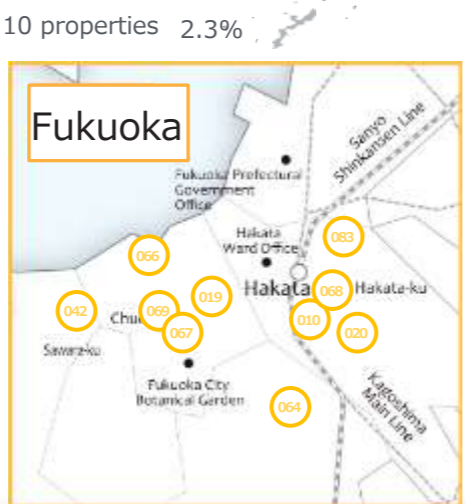
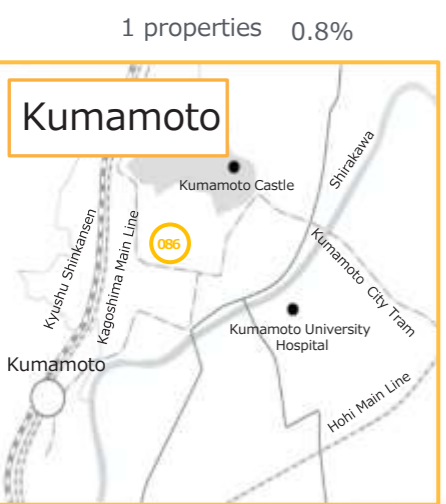
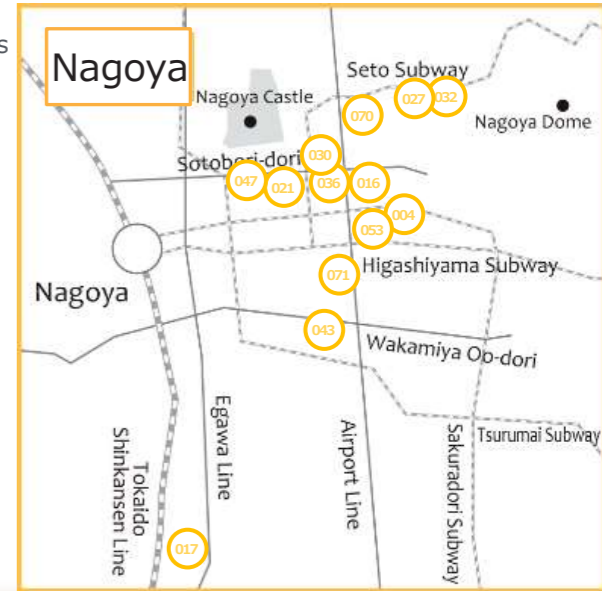
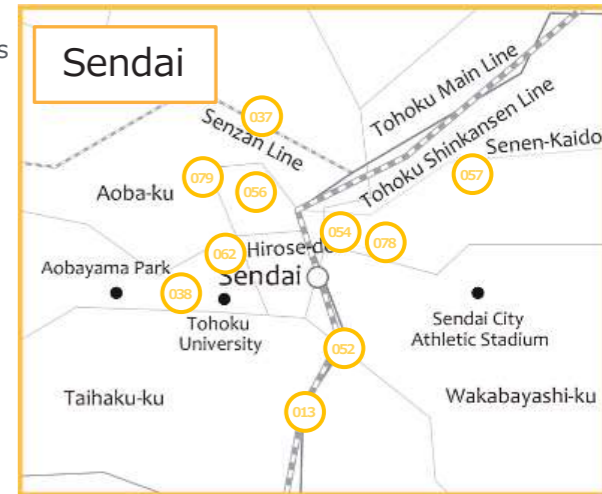
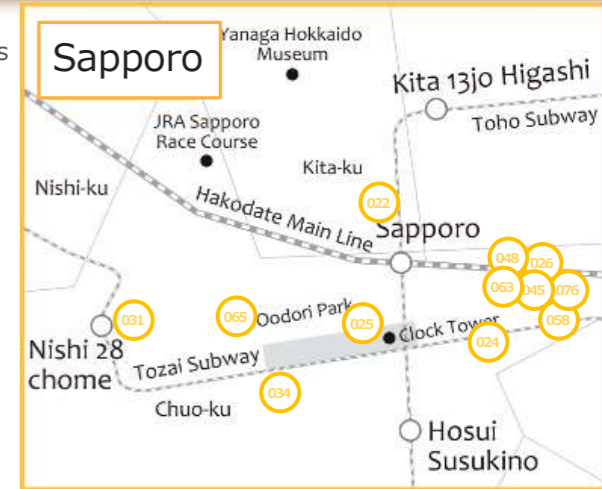
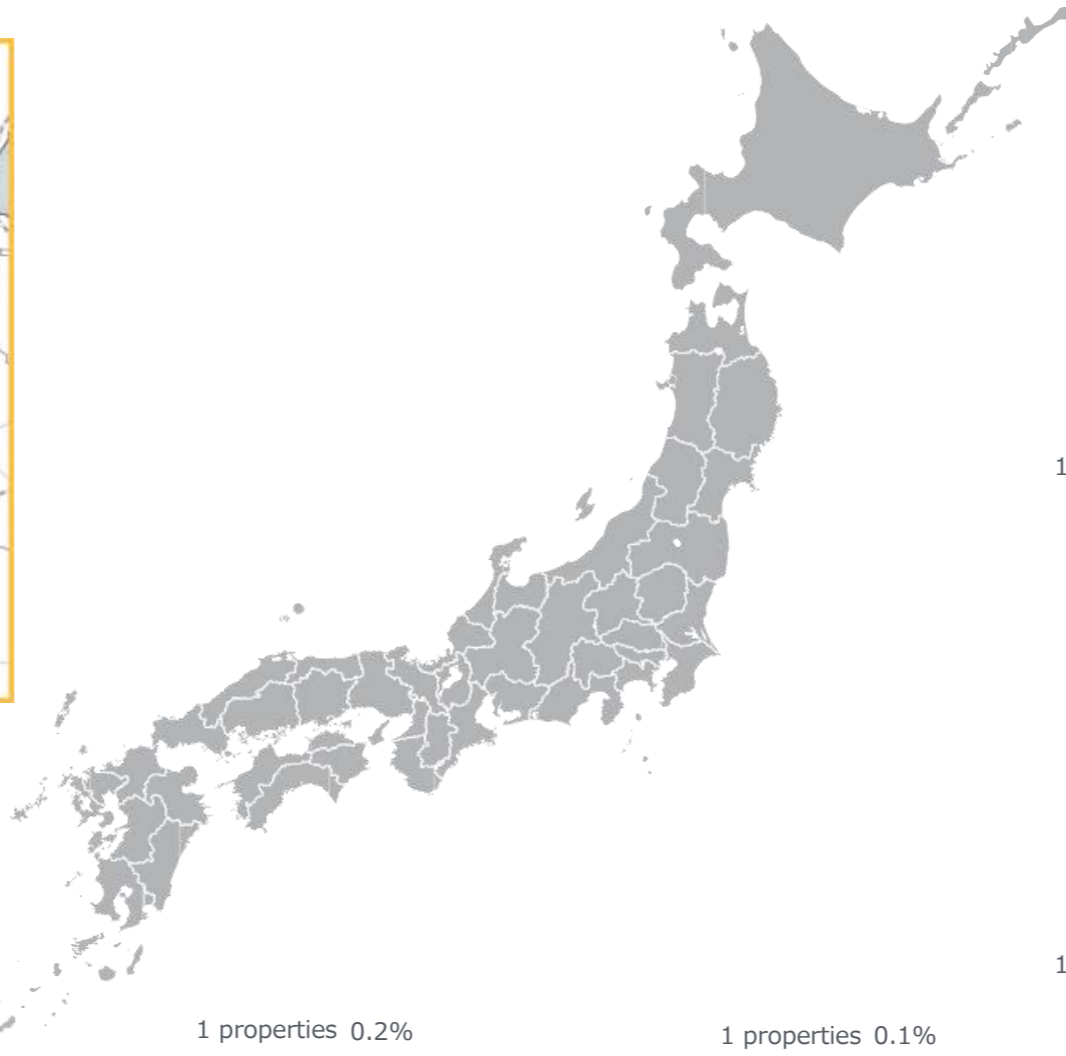
as of Jan 31, 2023

R :Major Regional Cities



26 properties 8.5%*

*Percentages of portfolio are calculated based on acquisition price of properties.





Portfolio

as of Jan 31, 2023

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of Investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy	No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of Investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
T-001	RESIDIA Shimazuyama	Shinagawa-ku, Tokyo	Dec, 2004	115	2,860	0.6%	4,420	2,367	86.7%	4.3%	94.5%	T-030	RESIDIA Oimachi II	Shinagawa-ku, Tokyo	Jul, 2007	40	1,050	0.2%	1,640	953	72.0%	4.8%	97.7%
T-002	RESIDIA Nakameguro	Meguro-ku, Tokyo	Feb, 2005	88	1,730	0.4%	2,870	1,368	109.7%	2.6%	100.0%	T-031	RESIDIA Jiyugaoka	Meguro-ku, Tokyo	Mar, 2002	28	1,050	0.2%	1,630	976	66.9%	7.3%	100.0%
T-003	RESIDIA Setagaya-Tsurumaki	Setagaya-ku, Tokyo	Mar, 2002	28	1,229	0.3%	1,480	1,121	32.0%	7.3%	96.5%	T-032	RESIDIA Suidobashi	Chiyoda-ku, Tokyo	Dec, 2004	65	2,310	0.5%	3,640	2,148	69.4%	2.3%	100.0%
T-004	RESIDIA Ikejiriohashi	Setagaya-ku, Tokyo	Aug, 2005	42	1,230	0.3%	1,840	1,091	68.5%	3.1%	95.0%	T-033	RESIDIA TOWER Nogizaka	Minato-ku, Tokyo	Aug, 2004	68	3,660	0.8%	5,110	3,447	48.2%	3.5%	97.3%
T-005	RESIDIA Kudanshita	Chiyoda-ku, Tokyo	Mar, 2004	86	2,270	0.5%	3,060	1,972	55.1%	2.9%	100.0%	T-034	RESIDIA Akasaka	Minato-ku, Tokyo	May, 2004	37	1,180	0.2%	1,760	1,098	60.2%	8.3%	100.0%
T-006	RESIDIA Hatagaya	Shibuya-ku, Tokyo	Feb, 2006	35	1,130	0.2%	1,560	1,023	52.4%	7.3%	98.1%	T-035	RESIDIA Nishi-Azabu	Minato-ku, Tokyo	Jul, 2004	125	6,780	1.4%	9,920	6,363	55.9%	2.8%	97.9%
T-007	RESIDIA Sakurajosui	Setagaya-ku, Tokyo	Jul, 2006	39	1,120	0.2%	1,630	1,015	60.5%	7.0%	97.9%	T-036	RESIDIA Daikanyama	Shibuya-ku, Tokyo	Jul, 2004	42	2,150	0.5%	2,680	1,956	37.0%	4.0%	98.5%
T-008	RESIDIA Kita-Shinagawa	Shinagawa-ku, Tokyo	Feb, 2007	120	2,720	0.6%	2,870	2,394	19.8%	4.3%	100.0%	T-037	RESIDIA Ichigaya	Shinjuku-ku, Tokyo	Aug, 2004	85	2,500	0.5%	3,780	2,327	62.4%	3.6%	94.6%
T-009	RESIDIA Shinjuku-East III	Shinjuku-ku, Tokyo	Feb, 2009	39	750	0.2%	1,190	684	73.7%	4.3%	92.5%	T-038	RESIDIA Roppongi-Hinokichoken	Minato-ku, Tokyo	Sep, 1999	89	3,570	0.8%	5,850	3,501	67.1%	6.8%	100.0%
T-010	Leopalace Udagawacho Mansion	Shibuya-ku, Tokyo	Aug, 2001	30	588	0.1%	832	580	43.2%	8.2%	100.0%	T-039	RESIDIA TOWER Meguro-Fudomae	Shinagawa-ku, Tokyo	Jan, 2007	358	16,500	3.5%	23,600	14,326	64.7%	1.8%	98.1%
T-011	RESIDIA Shinjuku-East II	Shinjuku-ku, Tokyo	Feb, 2004	54	1,380	0.3%	2,380	1,336	78.1%	4.8%	94.7%	T-040	RESIDIA Sangenjaya	Setagaya-ku, Tokyo	Jan, 2005	78	2,760	0.6%	4,210	2,490	69.0%	2.7%	93.1%
T-012	RESIDIA Shinjuku-East	Shinjuku-ku, Tokyo	Aug, 2000	48	941	0.2%	1,510	904	66.9%	5.3%	96.1%	T-041	RESIDIA Kanda-Higashi	Chiyoda-ku, Tokyo	Oct, 2003	64	1,620	0.3%	2,640	1,475	78.9%	3.4%	95.5%
T-013	RESIDIA Kanda-Iwamotocho	Chiyoda-ku, Tokyo	Feb, 2004	65	1,520	0.3%	2,520	1,324	90.3%	4.1%	95.6%	T-042	RESIDIA Higashi-Azabu	Minato-ku, Tokyo	Apr, 2006	31	1,430	0.3%	1,790	1,307	36.9%	3.2%	93.9%
T-014	RESIDIA Azabujuban II	Minato-ku, Tokyo	Feb, 2001	37	874	0.2%	1,300	866	50.0%	3.1%	89.6%	T-043	RESIDIA Ebisu-Minami	Shibuya-ku, Tokyo	Mar, 2007	39	2,020	0.4%	2,710	1,886	43.6%	7.1%	90.6%
T-015	RESIDIA Ebisu	Shibuya-ku, Tokyo	Jan, 2001	26	554	0.1%	860	543	58.2%	3.0%	100.0%	T-044	RESIDIA TOWER Azabujuban	Minato-ku, Tokyo	Jan, 2003	113	6,190	1.3%	10,300	5,977	72.3%	0.7%	92.8%
T-016	RESIDIA Meguro	Shinagawa-ku, Tokyo	Oct, 1999	20	722	0.2%	861	713	20.7%	6.2%	91.4%	T-045	RESIDIA Shibuya	Shibuya-ku, Tokyo	Jun, 2006	40	1,250	0.3%	1,970	1,187	65.9%	3.5%	88.1%
T-017	RESIDIA Hiroo II	Shibuya-ku, Tokyo	Nov, 2005	76	1,660	0.4%	2,580	1,526	69.0%	2.9%	97.7%	T-046	RESIDIA Nakanobu	Shinagawa-ku, Tokyo	Nov, 2005	65	1,880	0.4%	2,900	1,798	61.2%	3.4%	92.2%
T-018	Pianetta Shiodome	Minato-ku, Tokyo	Feb, 2005	67	1,950	0.4%	2,620	1,707	53.5%	5.3%	92.7%	T-047	RESIDIA Azabudai	Minato-ku, Tokyo	Feb, 2006	47	1,610	0.3%	2,200	1,510	45.7%	4.6%	97.4%
T-019	RESIDIA Komazawadaigaku	Setagaya-ku, Tokyo	Oct, 2004	18	333	0.1%	445	312	42.4%	8.5%	86.8%	T-048	RESIDIA Shibadaimon II	Minato-ku, Tokyo	Aug, 2006	48	1,740	0.4%	2,260	1,629	38.7%	3.3%	93.8%
T-022	RESIDIA Oimachi	Shinagawa-ku, Tokyo	Dec, 2005	48	947	0.2%	1,280	819	56.1%	4.3%	98.0%	T-049	RESIDIA Kanda	Chiyoda-ku, Tokyo	Jun, 2006	43	1,140	0.2%	1,830	1,133	61.4%	4.9%	94.2%
T-023	RESIDIA Ebisu II	Shibuya-ku, Tokyo	Jan, 2006	61	2,280	0.5%	3,390	2,244	51.0%	3.4%	100.0%	T-050	RESIDIA Sangenjaya II	Setagaya-ku, Tokyo	Mar, 2006	34	1,280	0.3%	2,000	1,253	59.5%	4.4%	96.7%
T-024	RESIDIA Kamiochiai	Shinjuku-ku, Tokyo	Sep, 2006	70	1,180	0.2%	1,790	1,099	62.8%	4.8%	97.6%	T-051	RESIDIA Nishi-Shinjuku II	Shinjuku-ku, Tokyo	May, 2007	74	1,830	0.4%	2,750	1,642	67.5%	10.9%	100.0%
T-025	RESIDIA Higashi-Shinagawa	Shinagawa-ku, Tokyo	Aug, 2006	122	2,040	0.4%	2,670	1,835	45.5%	4.0%	95.0%	T-052	RESIDIA Hiroo-Minami	Shibuya-ku, Tokyo	Aug, 2007	26	923	0.2%	1,440	842	70.9%	2.8%	92.5%
T-026	RESIDIA Meguro II	Meguro-ku, Tokyo	Jan, 2006	34	1,190	0.3%	1,600	1,112	43.8%	6.5%	95.9%	T-053	RESIDIA Mejiro-Otomeyama	Shinjuku-ku, Tokyo	Dec, 2002	19	974	0.2%	1,520	935	62.4%	4.9%	100.0%
T-027	RESIDIA Toranomom	Minato-ku, Tokyo	Sep, 2006	63	1,320	0.3%	2,010	1,258	59.7%	3.3%	98.4%	T-054	RESIDIA Shibaura	Minato-ku, Tokyo	Sep, 1991	153	4,670	1.0%	7,180	4,174	72.0%	2.8%	96.5%
T-028	RESIDIA Shin-Ochanomizu	Chiyoda-ku, Tokyo	Mar, 2006	52	1,160	0.2%	1,900	1,058	79.5%	2.8%	100.0%	T-055	RESIDIA Gotenyama	Shinagawa-ku, Tokyo	Jan, 2007	16	930	0.2%	1,170	858	36.3%	7.9%	85.5%
T-029	RESIDIA Kagurazaka	Shinjuku-ku, Tokyo	Aug, 2006	52	918	0.2%	1,290	829	55.5%	2.1%	98.1%	T-056	RESIDIA Yutenji	Meguro-ku, Tokyo	Aug, 2006	118	5,260	1.1%	7,460	5,076	47.0%	7.8%	97.5%

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No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy	No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
T-057	Park Tower Shibaura Bayward Urban Wing	Minato-ku, Tokyo	May, 2005	191	9,570	2.0%	15,600	8,899	75.3%	3.6%	97.9%	T-083	RESIDIA Nakanobu II	Shinagawa-ku, Tokyo	Apr, 2014	44	917	0.2%	1,320	912	44.6%	3.9%	95.7%
T-058	RESIDIA Kamimeguro	Meguro-ku, Tokyo	Jan, 1993	16	878	0.2%	1,380	820	68.2%	7.7%	94.5%	T-084	RESIDIA Ochanomizu II	Chiyoda-ku, Tokyo	Mar, 2015	28	821	0.2%	1,290	819	57.4%	4.1%	100.0%
T-059	RESIDIA Kita-Shinjuku	Shinjuku-ku, Tokyo	Feb, 1997	26	1,460	0.3%	2,190	1,310	67.1%	8.8%	96.1%	T-085	RESIDIA Mishuku	Setagaya-ku, Tokyo	Apr, 2015	43	1,159	0.2%	1,650	1,155	42.8%	4.1%	100.0%
T-060	RESIDIA Komazawa	Setagaya-ku, Tokyo	Oct, 2008	59	870	0.2%	1,540	778	97.8%	10.0%	100.0%	T-086	RESIDIA Ichigaya II	Shinjuku-ku, Tokyo	Sep, 2007	57	1,915	0.4%	2,590	1,971	31.4%	3.8%	100.0%
T-061	RESIDIA Shibaura KAIGAN	Minato-ku, Tokyo	Jan, 2010	72	2,400	0.5%	3,440	2,221	54.9%	4.4%	98.9%	T-087	RESIDIA Ichigaya-Sadohara	Shinjuku-ku, Tokyo	Feb, 2008	28	4,085	0.9%	5,550	4,218	31.6%	7.3%	86.1%
T-062	RESIDIA Ichigaya-Yakuoji	Shinjuku-ku, Tokyo	Aug, 2008	98	2,070	0.4%	2,960	1,880	57.4%	3.0%	96.4%	T-088	RESIDIA Nishi-Koyama	Meguro-ku, Tokyo	Jan, 2018	56	1,671	0.4%	2,550	1,700	49.9%	6.4%	98.6%
T-063	RESIDIA Yoga	Setagaya-ku, Tokyo	Jun, 2008	66	1,523	0.3%	2,140	1,478	44.7%	10.3%	98.7%	T-089	RESIDIA Minami-Shinagawa	Shinagawa-ku, Tokyo	Oct, 2015	83	2,120	0.4%	3,070	2,191	40.1%	9.4%	100.0%
T-064	RESIDIA TOWER Nakameguro	Meguro-ku, Tokyo	Mar, 2007	70	3,300	0.7%	5,710	3,397	68.0%	2.4%	95.1%	T-090	RESIDIA Kagurazaka II	Shinjuku-ku, Tokyo	Aug, 2016	23	1,110	0.2%	1,680	1,145	46.6%	4.3%	95.7%
T-065	RESIDIA Sasazuka II	Shibuya-ku, Tokyo	Jan, 2011	167	3,760	0.8%	5,780	3,540	63.3%	4.2%	96.9%	T-091	RESIDIA Otemachi-Kita	Chiyoda-ku, Tokyo	Mar, 2019	39	1,520	0.3%	1,960	1,558	25.8%	3.2%	96.1%
T-066	RESIDIA Meguro III	Meguro-ku, Tokyo	Jan, 2010	31	950	0.2%	1,810	921	96.4%	2.6%	91.1%	T-092	RESIDIA Mitsukoshimae	Chuo-ku, Tokyo	Feb, 2005	105	1,920	0.4%	3,470	1,537	125.7%	3.3%	99.2%
T-067	RESIDIA Jiyugaoka II	Setagaya-ku, Tokyo	Oct, 2007	17	778	0.2%	1,090	758	43.7%	5.4%	94.7%	T-093	RESIDIA Kamata	Ota-ku, Tokyo	Mar, 2005	166	2,640	0.6%	4,500	1,997	125.3%	4.7%	97.8%
T-068	RESIDIA Kudanshita II	Chiyoda-ku, Tokyo	Jan, 2012	48	1,240	0.3%	2,380	1,180	101.7%	2.6%	97.8%	T-094	RESIDIA Ikebukuro	Toshima-ku, Tokyo	Mar, 2005	60	1,520	0.3%	2,340	1,386	68.8%	7.1%	97.0%
T-069	RESIDIA Omori II	Shinagawa-ku, Tokyo	Mar, 2012	90	1,620	0.3%	2,710	1,527	77.4%	2.2%	97.9%	T-095	RESIDIA Bunkyo-Hongo	Bunkyo-ku, Tokyo	Jul, 2005	65	1,680	0.4%	3,020	1,602	88.5%	4.6%	98.6%
T-070	RESIDIA Shirokane-Takanawa	Minato-ku, Tokyo	Mar, 2012	53	1,480	0.3%	2,250	1,413	59.2%	6.7%	96.0%	T-096	RESIDIA Asakusabashi	Taito-ku, Tokyo	Aug, 2005	47	1,060	0.2%	1,860	873	113.0%	2.9%	97.8%
T-071	RESIDIA Nakaochiai	Shinjuku-ku, Tokyo	Mar, 2008	187	3,656	0.8%	5,670	3,693	53.5%	A 2.9% B 2.9% C 3.0%	93.2%	T-097	Maison Eclairée Ekoda	Nerima-ku, Tokyo	Mar, 1993	94	953	0.2%	1,170	862	35.7%	9.2%	97.9%
												T-098	RESIDIA Ueno-Okachimachi	Taito-ku, Tokyo	Feb, 2006	127	3,160	0.7%	5,000	2,787	79.3%	2.1%	97.1%
T-072	RESIDIA Nakameguro II	Meguro-ku, Tokyo	Aug, 2006	50	1,119	0.2%	2,010	1,141	76.0%	2.7%	96.0%	T-099	RESIDIA Bunkyo-Hongo II	Bunkyo-ku, Tokyo	Jan, 2006	70	1,623	0.3%	2,590	1,530	69.2%	3.6%	94.6%
T-073	ARTIS COURT Minami-Aoyama	Minato-ku, Tokyo	Jul, 2008	23	1,720	0.4%	2,190	1,711	28.0%	3.9%	95.2%	T-100	RESIDIA Ryogoku	Sumida-ku, Tokyo	Feb, 2006	48	913	0.2%	1,640	870	88.5%	9.1%	94.8%
T-074	RESIDIA Yotsuya-Sanchome	Shinjuku-ku, Tokyo	May, 2009	90	2,090	0.4%	3,240	2,002	61.8%	3.8%	97.0%	T-101	RESIDIA Nihonbashi-Ningyocho II	Chuo-ku, Tokyo	Jan, 2007	137	3,180	0.7%	5,030	2,811	78.9%	4.6%	99.4%
T-075	RESIDIA Takanawa-Katsurazaka	Minato-ku, Tokyo	Mar, 2006	45	900	0.2%	1,320	919	43.6%	5.4%	93.7%	T-102	RESIDIA Omori-Higashi	Ota-ku, Tokyo	Aug, 2007	81	1,980	0.4%	2,570	1,722	49.2%	3.8%	91.5%
T-076	RESIDIA Ebisu III	Shibuya-ku, Tokyo	Mar, 2006	26	611	0.1%	939	639	46.7%	3.3%	100.0%	T-103	RESIDIA Kinshicho	Sumida-ku, Tokyo	Nov, 2007	157	4,200	0.9%	5,880	3,838	53.2%	7.2%	97.2%
T-077	RESIDIA Shinjukugyoen	Shinjuku-ku, Tokyo	Oct, 2006	38	687	0.1%	1,110	699	58.7%	5.2%	97.5%	T-104	RESIDIA Negishi	Taito-ku, Tokyo	Dec, 2005	28	856	0.2%	1,130	763	48.1%	7.7%	100.0%
T-078	RESIDIA Minami-Shinagawa	Shinagawa-ku, Tokyo	Oct, 2013	50	1,177	0.2%	1,840	1,160	58.6%	8.7%	100.0%	T-105	RESIDIA Shinkawa	Chuo-ku, Tokyo	Feb, 2003	83	1,880	0.4%	3,070	1,759	74.5%	5.3%	98.4%
T-079	Chester Court Ochanomizu	Chiyoda-ku, Tokyo	Mar, 2007	118	3,117	0.7%	4,890	3,142	55.6%	2.4%	98.0%	T-107	RESIDIA Shin-Nakano	Nakano-ku, Tokyo	Jun, 2002	24	352	0.1%	659	331	98.7%	3.8%	100.0%
T-080	RESIDIA Kanda-Iwamotocho II	Chiyoda-ku, Tokyo	Apr, 2007	48	1,280	0.3%	2,130	1,269	67.8%	2.8%	100.0%	T-108	RESIDIA Bunkyo-Yushima II	Bunkyo-ku, Tokyo	Mar, 2004	63	1,010	0.2%	1,500	911	64.5%	5.3%	95.4%
T-081	RESIDIA Shinagawa	Shinagawa-ku, Tokyo	Jun, 2007	36	980	0.2%	1,600	967	65.4%	4.0%	100.0%	T-109	RESIDIA Tsukiji	Chuo-ku, Tokyo	Dec, 2005	54	1,460	0.3%	2,540	1,297	95.8%	3.4%	98.2%
T-082	RESIDIA Yoyogi II	Shibuya-ku, Tokyo	Jan, 2008	31	839	0.2%	1,170	884	32.3%	8.4%	96.0%	T-110	RESIDIA Sasazuka	Suginami-ku, Tokyo	Mar, 2000	96	1,800	0.4%	2,440	1,739	40.2%	6.9%	92.5%

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No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy	No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
T-111	RESIDIA Tamagawa	Ota-ku, Tokyo	Sep, 2004	98	1,300	0.3%	1,910	1,095	74.3%	5.9%	95.9%	T-138	RESIDIA Bunkyo-Honkomagome	Bunkyo-ku, Tokyo	Mar, 2008	98	2,340	0.5%	3,600	2,155	67.0%	3.5%	97.1%
T-112	RESIDIA Korakuen	Bunkyo-ku, Tokyo	Oct, 2004	31	603	0.1%	919	556	65.2%	3.5%	96.7%	T-139	RESIDIA Tsukishima III	Chuo-ku, Tokyo	Feb, 2008	119	2,570	0.5%	4,300	2,328	84.7%	4.0%	96.0%
T-113	RESIDIA Ginza-Higashi	Chuo-ku, Tokyo	Sep, 2004	94	2,000	0.4%	3,150	1,819	73.2%	4.0%	94.0%	T-140	RESIDIA Minamisenjyu	Arakawa-ku, Tokyo	Mar, 2007	175	2,580	0.5%	4,350	2,136	103.6%	5.3%	93.6%
T-114	RESIDIA Oji	Kita-ku, Tokyo	Feb, 2005	61	867	0.2%	1,180	732	61.0%	3.2%	100.0%	T-141	RESIDIA Ogikubo	Suginami-ku, Tokyo	Mar, 2003	101	1,710	0.4%	3,050	1,729	76.4%	4.5%	95.1%
T-115	RESIDIA Mejiro II	Toshima-ku, Tokyo	Jul, 2005	63	1,050	0.2%	1,450	1,004	44.4%	2.3%	94.7%	T-142	RESIDIA Monzennakacho	Koto-ku, Tokyo	Feb, 2005	68	970	0.2%	1,620	977	65.8%	7.6%	97.0%
T-116	RESIDIA Tsukishima	Chuo-ku, Tokyo	Feb, 2006	40	1,100	0.2%	1,540	967	59.1%	6.8%	94.3%	T-143	RESIDIA Ochanomizu	Bunkyo-ku, Tokyo	Sep, 2005	80	2,090	0.4%	3,650	1,919	90.2%	4.2%	97.2%
T-117	RESIDIA Kamata II	Ota-ku, Tokyo	Sep, 2006	78	1,360	0.3%	2,000	1,320	51.5%	4.0%	94.1%	T-144	RESIDIA Omori	Ota-ku, Tokyo	Mar, 2006	75	1,150	0.2%	1,880	1,135	65.6%	1.8%	94.7%
T-118	RESIDIA Tsukishima II	Chuo-ku, Tokyo	Sep, 2006	105	2,440	0.5%	3,640	2,311	57.5%	3.8%	96.5%	T-145	RESIDIA Nakamurabashi	Nerima-ku, Tokyo	Feb, 2008	66	1,075	0.2%	1,440	972	48.0%	4.5%	100.0%
T-119	RESIDIA Kinshicho II	Sumida-ku, Tokyo	Jan, 2008	99	2,380	0.5%	3,560	2,147	65.8%	4.7%	98.4%	T-146	RESIDIA Kachidoki	Chuo-ku, Tokyo	Feb, 2008	55	1,805	0.4%	3,210	1,670	92.1%	4.9%	98.1%
T-120	RESIDIA Bunkyo-Otowa	Bunkyo-ku, Tokyo	Aug, 2003	104	3,380	0.7%	5,420	2,920	85.6%	4.7%	94.6%	T-147	RESIDIA Bunkyo-Otowa II	Bunkyo-ku, Tokyo	Feb, 2008	89	2,268	0.5%	3,630	2,189	65.8%	4.0%	94.0%
T-121	RESIDIA Bunkyo-Sengoku	Bunkyo-ku, Tokyo	Feb, 2003	33	707	0.1%	1,180	622	89.5%	5.0%	97.1%	T-148	RESIDIA Kinshicho III	Koto-ku, Tokyo	Feb, 2005	51	651	0.1%	944	606	55.6%	9.6%	100.0%
T-122	RESIDIA Bunkyo-Yushima	Bunkyo-ku, Tokyo	Feb, 2003	39	1,050	0.2%	1,760	950	85.2%	6.9%	98.1%	T-149	RESIDIA Kamata III	Ota-ku, Tokyo	Mar, 2007	53	948	0.2%	1,440	887	62.2%	3.5%	100.0%
T-123	RESIDIA Ikegami	Ota-ku, Tokyo	Jul, 2003	19	378	0.1%	537	345	55.2%	8.5%	100.0%	T-150	RESIDIA TOWER Kamiikebukuro	Toshima-ku, Tokyo	Mar, 2009	472	8,250	1.7%	14,100	7,322	92.6%	Anx 5.7% Prk 5.4% Twr 2.9%	97.7%
T-124	RESIDIA Nihonbashi-Ningyocho	Chuo-ku, Tokyo	Mar, 2004	25	557	0.1%	1,050	501	109.6%	5.6%	96.4%												
T-125	RESIDIA Bunkyo-Sengoku II	Bunkyo-ku, Tokyo	Apr, 2005	45	1,440	0.3%	2,100	1,357	54.7%	4.1%	89.9%												
T-126	RESIDIA Iriya	Taito-ku, Tokyo	Dec, 2004	49	990	0.2%	1,330	811	63.9%	5.4%	96.6%												
T-127	RESIDIA Nihonbashi-Hamacho	Chuo-ku, Tokyo	Aug, 2006	45	1,310	0.3%	1,980	1,214	63.0%	4.5%	95.6%	T-152	RESIDIA Shimurasakaue	Itabashi-ku, Tokyo	Feb, 2007	44	580	0.1%	832	588	41.4%	3.4%	100.0%
T-128	RESIDIA Shin-Okachimachi	Taito-ku, Tokyo	Mar, 2007	69	1,860	0.4%	2,750	1,706	61.2%	3.0%	95.9%	T-153	RESIDIA Shimurasakaue II	Itabashi-ku, Tokyo	Mar, 2007	94	1,093	0.2%	1,640	1,096	49.6%	5.6%	100.0%
T-129	RESIDIA Chidoricho	Ota-ku, Tokyo	Sep, 2006	60	1,290	0.3%	1,750	1,155	51.5%	5.0%	98.4%	T-154	RESIDIA Shimurasakaue III	Itabashi-ku, Tokyo	Mar, 2007	36	411	0.1%	601	469	28.1%	5.4%	100.0%
T-130	RESIDIA Shinkawa II	Chuo-ku, Tokyo	Feb, 2003	36	1,320	0.3%	2,220	1,222	81.6%	3.9%	97.2%	T-155	RESIDIA Ikebukuro West	Toshima-ku, Tokyo	Oct, 2007	72	1,115	0.2%	1,730	1,052	64.4%	3.0%	92.4%
T-131	RESIDIA Mejiro	Toshima-ku, Tokyo	Jan, 1999	162	6,280	1.3%	9,890	5,801	70.5%	2.6%	94.4%	T-156	RESIDIA Ojima	Koto-ku, Tokyo	Nov, 2007	87	1,282	0.3%	1,860	1,211	53.5%	6.1%	96.6%
T-132	RESIDIA Kasai	Edogawa-ku, Tokyo	Jan, 2000	29	683	0.1%	894	607	47.2%	7.0%	96.7%	T-157	RESIDIA Machiya	Arakawa-ku, Tokyo	Aug, 2009	55	1,168	0.2%	1,640	1,140	43.8%	3.2%	96.7%
T-133	RESIDIA Nihonbashi-Bakurocho	Chuo-ku, Tokyo	Feb, 2007	132	5,500	1.2%	9,040	5,041	79.3%	2.4%	99.0%	T-158	RESIDIA Ueno-Ikenohata	Taito-ku, Tokyo	Feb, 2004	71	1,700	0.4%	2,450	1,793	36.6%	3.8%	100.0%
T-134	RESIDIA Suginami-Honancho	Suginami-ku, Tokyo	Feb, 2009	194	3,834	0.8%	7,370	3,515	109.7%	4.3%	98.1%	T-159	RESIDIA Nerima	Nerima-ku, Tokyo	Mar, 2005	34	502	0.1%	751	492	52.5%	3.9%	100.0%
T-135	RESIDIA Shin-Itabashi	Itabashi-ku, Tokyo	Aug, 2009	67	888	0.2%	1,510	798	89.0%	8.6%	100.0%	T-160	RESIDIA Higashi-Nihonbashi	Chuo-ku, Tokyo	Apr, 2006	22	378	0.1%	587	384	52.6%	5.8%	100.0%
T-136	RESIDIA Kiba	Koto-ku, Tokyo	Mar, 2008	155	1,950	0.4%	3,560	1,758	102.5%	7.2%	98.1%	T-161	RESIDIA Nakano	Nakano-ku, Tokyo	Nov, 2006	30	652	0.1%	974	676	44.1%	4.1%	100.0%
T-137	RESIDIA Bunkyo-Yushima III	Bunkyo-ku, Tokyo	Dec, 2008	52	1,129	0.2%	1,940	1,034	87.6%	4.4%	100.0%	T-162	RESIDIA Ogikubo II	Suginami-ku, Tokyo	Mar, 2007	36	460	0.1%	637	470	35.5%	5.1%	100.0%

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No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy	No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mn yen)	Share of investment (%)	Appraisal Price*1 (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy	
T-163	RESIDIA Minamiyukigaya	Ota-ku, Tokyo	Mar, 2008	58	1,299	0.3%	1,740	1,313	32.5%	4.4%	97.0%	S-017	RESIDIA Funabashi I and II	Funabashi City, Chiba	Mar, 2007	172	2,730	0.6%	3,770	2,410	56.4%	I 3.6% II 3.4%	93.2%	
T-164	RESIDIA Akihabara	Taito-ku, Tokyo	Apr, 2007	40	977	0.2%	1,460	960	52.0%	5.1%	97.8%	S-019	RESIDIA Kichijoji	Musashino City, Tokyo	Mar, 1995	48	1,380	0.3%	2,030	1,397	45.3%	9.1%	93.5%	
T-165	RESIDIA Asakusa-Azumabashi	Sumida-ku, Tokyo	Sep, 2007	60	876	0.2%	1,440	851	69.2%	3.5%	95.0%	S-020	Pacific Royal Court Minato Mirai Ocean Tower	Yokohama City, Kanagawa	Nov, 2007	416	14,000	3.0%	17,600	10,213	72.3%	4.5%	100.0%	
T-166	RESIDIA Omori III	Ota-ku, Tokyo	Dec, 2012	65	1,395	0.3%	2,090	1,376	51.8%	3.1%	94.6%	S-022	BRANCHEILE Kohoku 2	Yokohama City, Kanagawa	Oct, 2003	78	1,670	0.4%	2,310	1,588	45.4%	6.4%	100.0%	
T-167	RESIDIA Nihonbashi-Bakurocho II	Chuo-ku, Tokyo	Apr, 2014	77	1,975	0.4%	3,190	1,960	62.7%	3.8%	96.9%	S-023	College Court Tanashi	Nishi-Tokyo City, Tokyo	Feb, 2010	91	810	0.2%	1,340	711	88.4%	7.7%	100.0%	
T-168	RESIDIA Nihonbashi-Bakurocho III	Chuo-ku, Tokyo	Mar, 2008	55	1,833	0.4%	2,780	1,808	53.7%	3.7%	100.0%	S-024	RESIDIA Urayasu	Urayasu City, Chiba	Sep, 2009	146	2,115	0.4%	3,310	1,939	70.7%	6.7%	99.4%	
T-169	RESIDIA Bunkyo-Hongo III	Bunkyo-ku, Tokyo	Jul, 2014	48	1,655	0.4%	2,560	1,644	55.7%	4.7%	100.0%	S-025	RESIDIA Minami-Gyotoku	Ichikawa City, Chiba	Feb, 2005	85	823	0.2%	1,240	822	50.7%	6.6%	96.5%	
T-170	RESIDIA Shin-Okachimachi II	Taito-ku, Tokyo	Mar, 2015	100	4,650	1.0%	7,030	4,608	52.5%	1.9%	96.3%	S-026	RESIDIA Urayasu II	Urayasu City, Chiba	Feb, 2005	74	802	0.2%	1,260	800	57.4%	7.5%	100.0%	
T-171	RESIDIA Kameido	Koto-ku, Tokyo	Oct, 2013	129	2,988	0.6%	4,170	2,988	39.5%	5.9%	97.8%	S-027	RESIDIA Gyotoku	Ichikawa City, Chiba	Feb, 2005	75	761	0.2%	1,160	747	55.1%	6.1%	98.7%	
T-172	RESIDIA Koenji	Suginami-ku, Tokyo	Mar, 2015	58	1,380	0.3%	2,030	1,379	47.2%	3.9%	97.0%	S-028	RESIDIA Kawasaki	Kawasaki City, Kanagawa	Mar, 2007	104	1,670	0.4%	2,490	1,508	65.0%	4.7%	97.5%	
T-173	RESIDIA Kamata V	Ota-ku, Tokyo	Jan, 2013	110	2,283	0.5%	2,980	2,313	28.8%	6.4%	95.1%	S-029	Cocofump Hiyoshi	Yokohama City, Kanagawa	Jan, 2010	85	1,050	0.2%	1,200	903	32.9%	7.5%	100.0%	
T-174	RESIDIA Kamata IV	Ota-ku, Tokyo	Feb, 2014	149	3,268	0.7%	4,490	3,314	35.4%	4.7%	97.7%	S-030	RESIDIA Sagamihara	Sagamihara City, Kanagawa	May, 2004	111	1,050	0.2%	1,470	1,062	38.3%	6.8%	100.0%	
T-175	RESIDIA Ikegami II	Ota-ku, Tokyo	Sep, 2016	42	1,074	0.2%	1,540	1,095	40.6%	5.4%	100.0%	S-031	RESIDIA Yokohama-Bashamichi	Yokohama City, Kanagawa	Sep, 2005	28	735	0.2%	1,180	732	61.2%	11.5%	95.9%	
T-176	RESIDIA Sasazuka III	Suginami-ku, Tokyo	Feb, 2019	44	1,361	0.3%	1,910	1,409	35.5%	4.3%	98.2%	S-032	RESIDIA Hon-Atsugi	Atsugi City, Kanagawa	Jan, 2008	49	606	0.1%	780	601	29.8%	11.0%	92.5%	
T-177	RESIDIA Nakano-Fujimidai	Nakano-ku, Tokyo	Mar, 2010	97	1,684	0.4%	2,170	1,799	20.6%	6.7%	95.9%	S-033	RESIDIA Funabashi III	Funabashi City, Chiba	Oct, 2006	43	620	0.1%	804	647	24.3%	5.0%	100.0%	
T-178	RESIDIA Bunkyo-Koishikawa	Bunkyo-ku, Tokyo	Feb, 2018	19	694	0.1%	890	750	18.5%	7.3%	100.0%	S-034	RESIDIA Funabashi IV	Funabashi City, Chiba	Oct, 2008	43	567	0.1%	683	590	15.6%	5.2%	97.7%	
T-179	RESIDIA Kanda-Awajicho	Chiyoda-ku, Tokyo	Dec, 2015	28	1,490	0.3%	1,840	1,537	19.7%	5.3%	97.8%	S-035	RESIDIA Kunitachi II	Kunitachi City, Tokyo	Sep, 2015	29	795	0.2%	918	860	6.7%	3.3%	94.8%	
T-180	RESIDIA Ogikubo III	Suginami-ku, Tokyo	Jan, 2016	58	2,388	0.5%	2,850	2,469	15.4%	4.6%	95.7%	R-002	RESIDIA Imadegawa	Kyoto City, Kyoto	Feb, 1999	154	1,671	0.4%	1,870	1,404	33.2%	10.9%	100.0%	
T-181	RESIDIA Setagaya-Wakabayashi	Setagaya-ku, Tokyo	Mar, 1998	42	1,100	0.2%	1,340	1,184	13.2%	9.7%	84.0%	R-004	RESIDIA Higashi-Sakura	Nagoya City, Aichi	Feb, 2006	91	1,290	0.3%	1,470	930	58.0%	3.4%	90.3%	
S-002	Chester House Kawaguchi	Kawaguchi City, Saitama	Mar, 1991	39	770	0.2%	830	661	25.4%	5.5%	94.9%	R-008	RESIDIA Kobe Port Island	Kobe City, Hyogo	Sep, 2007	404	3,740	0.8%	5,200	3,188	63.1%	South, Center 6.8% North 6.7%	100.0%	
S-004	RESIDIA Higashi-Matsudo	Matsudo City, Chiba	Apr, 2007	44	1,100	0.2%	1,420	945	50.2%	4.6%	90.7%	R-010	RESIDIA Hakata	Fukuoka City, Fukuoka	Mar, 2002	155	1,220	0.3%	1,710	1,174	45.5%	3.4%	97.5%	
S-005	RESIDIA Shin-Yokohama	Yokohama City, Kanagawa	Jan, 2007	131	1,920	0.4%	2,520	1,662	51.6%	5.6%	98.5%	R-011	RESIDIA Tenjinbashi	Osaka City, Osaka	Feb, 2000	78	871	0.2%	1,200	767	56.4%	8.3%	98.8%	
S-007	RESIDIA Chofu	Chofu City, Tokyo	Mar, 2007	41	1,143	0.2%	1,380	1,008	36.8%	5.0%	93.1%	R-012	RESIDIA Sannomiya-Higashi	Kobe City, Hyogo	Nov, 2005	161	2,220	0.5%	3,350	1,883	77.9%	3.2%	97.5%	
S-012	RESIDIA Kokubunji	Kokubunji City, Tokyo	Feb, 2003	33	518	0.1%	771	462	66.8%	2.9%	97.0%	R-013	KC21 Building	Sendai City, Miyagi	Mar, 1997	79	900	0.2%	1,020	818	24.5%	2.4%	93.7%	
S-014	RESIDIA Yokohama-Kannai	Yokohama City, Kanagawa	Aug, 2004	102	1,700	0.4%	2,050	1,465	39.9%	8.4%	98.2%	R-014	RESIDIA Utsuboko	Osaka City, Osaka	Jan, 2006	94	1,170	0.2%	1,690	979	72.5%	6.6%	93.1%	
S-015	RESIDIA Okurayama	Yokohama City, Kanagawa	Mar, 1998	64	755	0.2%	1,020	670	52.0%	5.3%	100.0%	R-015	RESIDIA Kyoto-ekimae	Kyoto City, Kyoto	Feb, 2006	116	1,970	0.4%	3,040	1,774	71.3%	9.9%	92.9%	
S-016	RESIDIA Musashikosugi	Kawasaki City, Kanagawa	Feb, 2007	68	1,580	0.3%	2,290	1,425	60.6%	7.2%	97.7%													

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R-016	RESIDIA Takaoka	Nagoya City, Aichi	Aug, 2007	198	2,330	0.5%	3,540	2,019	75.3%	3.5%	92.1%	R-048	RESIDIA Sapporo-Ekimae	Sapporo City, Hokkaido	Feb, 2007	168	1,483	0.3%	2,380	1,477	61.1%	0.7%	93.4%
R-017	RESIDIA Hibino	Nagoya City, Aichi	Apr, 1992	124	1,340	0.3%	1,650	1,025	60.8%	3.9%	97.6%	R-049	RESIDIA Gosho-Higashi	Kyoto City, Kyoto	Sep, 2007	57	1,227	0.3%	1,950	1,134	71.9%	8.9%	93.6%
R-019	RESIDIA Tenjin-Minami	Fukuoka City, Fukuoka	Jan, 2004	56	936	0.2%	1,300	849	53.1%	4.9%	98.2%	R-050	RESIDIA Rakuhoku	Kyoto City, Kyoto	Mar, 2008	75	874	0.2%	1,300	809	60.7%	12.4%	97.3%
R-020	RESIDIA Hakataeki-Minami	Fukuoka City, Fukuoka	Jan, 2003	39	324	0.1%	422	285	47.9%	2.7%	97.4%	R-051	RESIDIA Miyakojima I-II	Osaka City, Osaka	Sep, 2006	178	3,232	0.7%	5,990	3,335	79.6%	7.1%	99.5%
R-021	RESIDIA Hisaya-Odori II	Nagoya City, Aichi	Feb, 2005	38	685	0.1%	888	558	59.0%	5.0%	100.0%	R-052	RESIDIA TOWER Sendai	Sendai City, Miyagi	Jan, 2008	67	1,705	0.4%	2,390	1,652	44.6%	2.3%	95.9%
R-024	RESIDIA Minami-Ichijo	Sapporo City, Hokkaido	Dec, 2006	179	1,640	0.3%	2,390	1,626	46.9%	0.9%	96.2%	R-053	RESIDIA Higashizakura II	Nagoya City, Aichi	Feb, 2006	127	2,862	0.6%	4,030	2,780	44.9%	3.1%	90.5%
R-025	RESIDIA Odori-Nishi	Sapporo City, Hokkaido	Dec, 2006	103	1,320	0.3%	1,720	1,390	23.7%	1.1%	97.2%	R-054	RESIDIA Tsutsujigaoka	Sendai City, Miyagi	Nov, 2006	168	1,796	0.4%	3,010	1,763	70.7%	EAST 2.6% WEST 2.7%	94.4%
R-026	RESIDIA Kita-Sanjo	Sapporo City, Hokkaido	Jan, 2007	100	1,130	0.2%	1,590	1,044	52.2%	1.4%	94.2%	R-055	RESIDIA Kobe-Motomachi	Kobe City, Hyogo	Jan, 2007	85	1,052	0.2%	1,660	981	69.0%	5.8%	99.0%
R-029	RESIDIA Uzumasa	Kyoto City, Kyoto	Jan, 2000	48	701	0.1%	873	677	28.8%	13.5%	98.1%	R-056	RESIDIA Sendai-Honcho	Sendai City, Miyagi	Jun, 2007	105	1,117	0.2%	1,910	1,017	87.8%	2.3%	94.6%
R-030	RESIDIA Izumi	Nagoya City, Aichi	Nov, 2005	122	3,700	0.8%	4,620	3,102	48.9%	3.1%	100.0%	R-057	RESIDIA Sendai-Haranomachi	Sendai City, Miyagi	Sep, 2007	72	593	0.1%	1,000	520	92.0%	2.1%	97.2%
R-031	RESIDIA Maruyama Kita-Gojo	Sapporo City, Hokkaido	Feb, 2007	56	1,050	0.2%	1,340	894	49.8%	1.2%	94.8%	R-058	RESIDIA Minami-Ichijo East	Sapporo City, Hokkaido	Jan, 2008	85	1,062	0.2%	1,590	958	65.9%	1.1%	97.2%
R-032	RESIDIA Tokugawa	Nagoya City, Aichi	Dec, 2006	27	751	0.2%	974	681	43.0%	3.9%	88.5%	R-059	RESIDIA Shin-Osaka	Osaka City, Osaka	Feb, 2014	208	2,644	0.6%	4,200	2,626	59.9%	6.2%	97.1%
R-034	RESIDIA Odori-Koen	Sapporo City, Hokkaido	Aug, 2007	109	2,010	0.4%	3,220	1,735	85.6%	0.9%	98.1%	R-060	RESIDIA Okayama-Ekimae	Okayama City, Okayama	Mar, 2004	108	772	0.2%	1,130	762	48.2%	1.7%	100.0%
R-035	RESIDIA Tanimachi	Osaka City, Osaka	Aug, 2008	108	1,100	0.2%	1,780	1,014	75.5%	7.5%	99.2%	R-061	RESIDIA Kyoto-Okazaki	Kyoto City, Kyoto	Mar, 2005	23	227	0.0%	349	228	52.7%	14.1%	100.0%
R-036	RESIDIA Hisaya-Oodori	Nagoya City, Aichi	Feb, 2007	57	652	0.1%	975	604	61.4%	4.8%	98.6%	R-062	RESIDIA Sendai-Ichibancho	Sendai City, Miyagi	Mar, 2006	103	1,083	0.2%	1,500	1,142	31.3%	2.4%	100.0%
R-037	RESIDIA Sendai-Miyamachi	Sendai City, Miyagi	Jan, 2008	67	529	0.1%	824	464	77.2%	2.5%	100.0%	R-063	RESIDIA Kita-Nijyo-East II	Sapporo City, Hokkaido	Feb, 2007	51	538	0.1%	793	502	57.9%	1.2%	97.8%
R-038	RESIDIA Hiroseori	Sendai City, Miyagi	Feb, 2010	63	494	0.1%	765	437	74.7%	2.8%	100.0%	R-064	RESIDIA Takamiya	Fukuoka City, Fukuoka	Feb, 2007	51	488	0.1%	665	471	41.2%	6.1%	97.7%
R-039	RESIDIA Edobori	Osaka City, Osaka	Feb, 2007	127	1,400	0.3%	2,250	1,301	72.9%	8.7%	95.4%	R-065	RESIDIA Soen	Sapporo City, Hokkaido	Feb, 2007	60	384	0.1%	612	445	37.5%	1.4%	95.1%
R-040	RESIDIA Kyomachibori	Osaka City, Osaka	Mar, 2007	84	1,000	0.2%	1,680	934	79.8%	7.8%	97.4%	R-066	RESIDIA Tenjin	Fukuoka City, Fukuoka	May, 2007	88	1,122	0.2%	1,660	1,078	53.9%	3.4%	97.7%
R-041	RESIDIA Esaka	Osaka City, Osaka	Jul, 2007	68	989	0.2%	1,500	955	57.0%	4.8%	96.5%	R-067	RESIDIA Yakuin-Oodori	Fukuoka City, Fukuoka	Jun, 2007	91	1,123	0.2%	1,660	1,088	52.4%	4.5%	96.7%
R-042	RESIDIA Nishijin	Fukuoka City, Fukuoka	Jan, 2008	173	2,380	0.5%	3,390	2,066	64.0%	2.6%	97.2%	R-068	RESIDIA Hakata II	Fukuoka City, Fukuoka	Sep, 2007	124	1,358	0.3%	2,080	1,306	59.2%	1.8%	97.7%
R-043	RESIDIA Tsurumai	Nagoya City, Aichi	Feb, 2008	122	1,206	0.3%	1,720	1,065	61.4%	3.6%	90.7%	R-069	RESIDIA Kego	Fukuoka City, Fukuoka	Jan, 2008	86	834	0.2%	1,300	782	66.1%	2.3%	97.5%
R-044	RESIDIA Kobe-Isogami	Kobe City, Hyogo	Mar, 2008	196	2,740	0.6%	3,970	2,394	65.8%	3.6%	92.2%	R-070	RESIDIA Shirakabe	Nagoya City, Aichi	Mar, 2008	70	907	0.2%	1,200	889	34.9%	4.4%	94.3%
R-045	RESIDIA Kita-Nijyo-East	Sapporo City, Hokkaido	Mar, 2006	56	894	0.2%	1,260	937	34.3%	1.1%	98.6%	R-071	RESIDIA Sakae	Nagoya City, Aichi	Dec, 2007	77	868	0.2%	951	896	6.1%	4.2%	92.2%
R-046	RESIDIA Shinsaibashi West	Osaka City, Osaka	Feb, 2007	97	1,921	0.4%	2,790	1,773	57.3%	9.1%	94.8%	R-072	RESIDIA Senri-Fujishirodai	Suita City, Osaka	Mar, 2017	90	1,430	0.3%	1,870	1,483	26.0%	5.2%	100.0%
R-047	RESIDIA Marunouchi	Nagoya City, Aichi	Jan, 2007	86	972	0.2%	1,240	882	40.5%	2.8%	88.7%	R-073	RESIDIA Senri-Banpakukoen	Suita City, Osaka	Oct, 2005	68	2,124	0.4%	2,480	2,160	14.8%	5.2%	100.0%

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R-074	RESIDIA Sapporo-eki North	Sapporo City, Hokkaido	Feb, 2003	46	679	0.1%	706	783	-9.9%	1.5%	100.0%
R-075	RESIDIA Hijiyama-Koen	Hiroshima-city, Hiroshima	Feb, 1997	81	663	0.1%	883	675	30.7%	5.9%	98.8%
R-076	RESIDIA Kita-Nijyo-East III	Sapporo City, Hokkaido	Oct, 2007	40	420	0.1%	446	425	4.8%	1.2%	95.0%
R-077	RESIDIA Shin-Osaka II	Osaka City, Osaka	Feb, 2008	35	647	0.1%	734	685	7.0%	8.9%	100.0%
R-078	RESIDIA Tsutsujigaoka-Koen	Sendai City, Miyagi	Feb, 2006	63	740	0.2%	805	753	6.9%	2.7%	98.6%
R-079	RESIDIA Sendai-Kamisugi	Sendai City, Miyagi	Mar, 2019	92	1,409	0.3%	1,850	1,477	25.2%	2.4%	94.9%
R-080	RESIDIA Shirokitakoen-dori	Osaka City, Osaka	Mar, 2009	62	1,220	0.3%	1,390	1,302	6.8%	8.7%	96.0%
R-081	RESIDIA Kyoto-Mibu	Kyoto City, Kyoto	Feb, 2005	45	614	0.1%	680	665	2.2%	12.1%	95.6%
R-082	RESIDIA Nishi-tenma	Osaka City, Osaka	Apr, 1999	80	2,950	0.6%	3,210	3,207	0.1%	5.9%	79.0%
R-083	RESIDIA Hakata-Higashi	Fukuoka City, Fukuoka	Mar, 2007	63	845	0.2%	930	914	1.6%	3.4%	100.0%
R-084	RESIDIA Kotoen	Nishinomiya City, Hyogo	Jul, 2015	31	500	0.1%	534	543	-1.8%	4.8%	100.0%
R-086	RESIDIA Kumamoto-Karashima	Kumamoto City, Kumamoto	Feb, 2007	308	4,000	0.8%	4,170	4,347	-4.1%	9.5%	95.9%
277 properties				22,021	472,052	100%	697,659	440,317	58.4%	2.3%	96.7%

Region	Location	Rentable Units	Acquisition Price (mn yen)	Share of Investment (%)	Appraisal Price (mn yen)	Book Value (mn yen)	Unrealized Profit and Loss (%)
T	Tokyo 23 Wards	178	12,523	70%	505,616	312,051	62.0%
S	Tokyo Metropolitan	25	2,199	9%	55,826	35,838	55.8%
R	Major Regional Cities	74	7,299	21%	136,217	92,427	47.4%
Total		277	22,021	100%	697,659	440,317	58.4%

*1 The appraisal value at the end of the period is the value based on the appraisal report or the value based on the price survey report.



Organizational Structure

as of Mar. 16, 2023



ITOCHU REIT
Management Co., Ltd.

Location: 17F Jimbocho Mitsui Bldg., 1-105 Kanda-Jimbocho, Chiyoda-ku, Tokyo

Company Representative: Junichi Shoji, Representative Director and President

Amount of Capital: 300 million yen

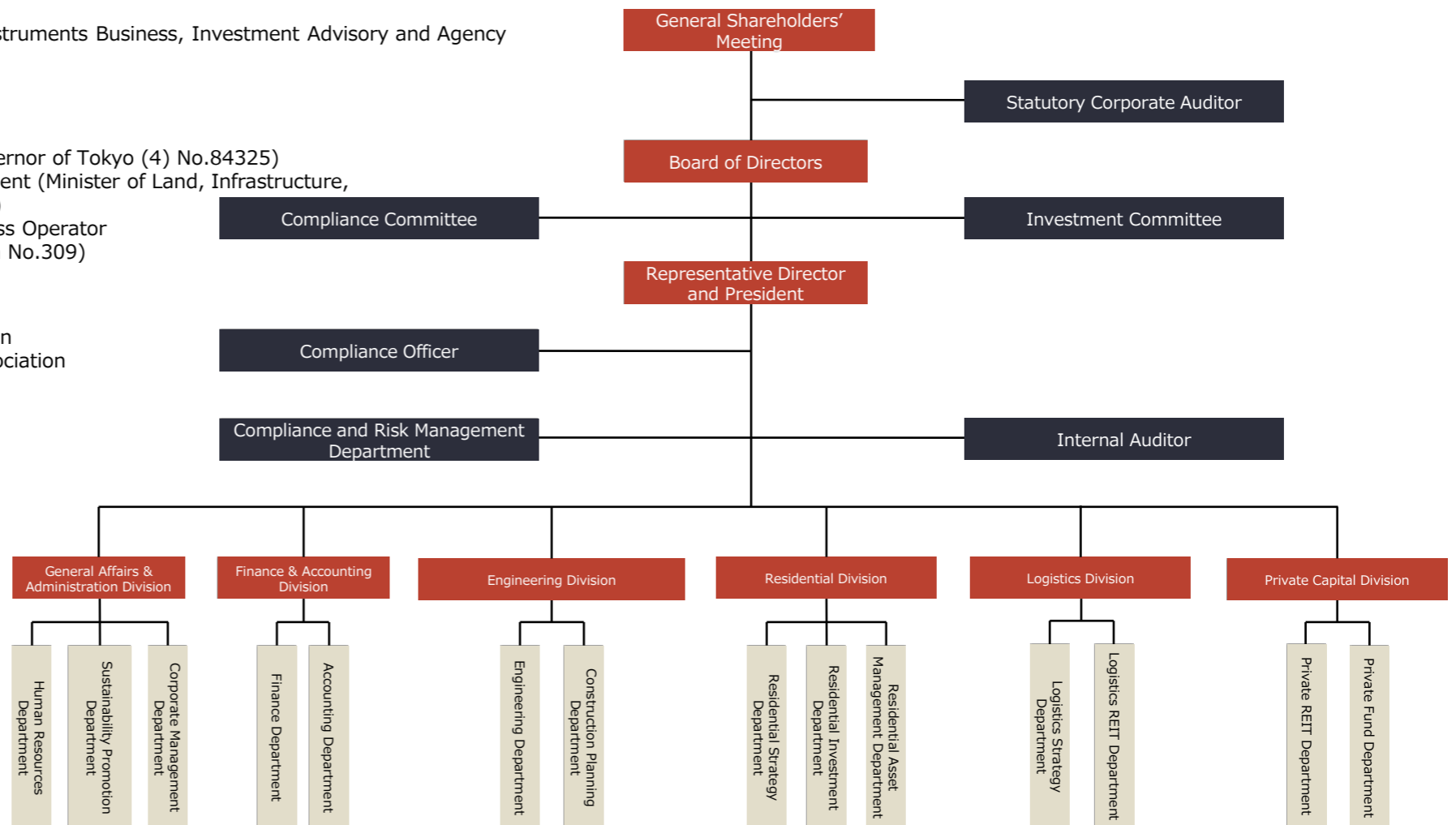
Type of Business: Asset Management, Type II Financial Instruments Business, Investment Advisory and Agency Business

Number of Employees: 100

Registrations and Licenses: Real Estate Brokerage License (The Governor of Tokyo (4) No.84325)
Discretionary Real Estate Transaction Agent (Minister of Land, Infrastructure, Transport and Tourism Approval, No.37)
Registered Financial Instruments Business Operator (Kanto Local Finance Bureau registration No.309)
Registered First-Class-Architect Office (The Governor of Tokyo No. 58856)

Member Associations: The Investment Trusts Association, Japan
Type II Financial Instruments Firms Association
Japan Investment Advisers Association

ITOCHU REIT Management Co., Ltd. official website
<https://www.itc-rm.co.jp/en/>



Major Initiatives By the Asset Management Co.

- ✓ Registered as first-class architect office
- ✓ Constantly hiring new graduates every year (16 new hires in the past 9 years)
- ✓ Acquisition of Resilience Certification
- ✓ Certified as Excellent Health Management Corporation 2023 (Small and Medium Enterprise Division)
- ✓ SDG's event for internal use



Note



Note



Disclaimer

This material contains forward-looking statements on future operating results, plans, business objectives and strategies of the company.

Forward-looking statements provide current expectations of future events based on number of assumptions and include statements that do not directly relate to any historical or current facts. Forward-looking statements are not guarantees of future performance and the Company's actual results may differ significantly from the results discussed in the forward-looking statements.

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(European Directive 2011/61/EU)(the "AIFMD") as described below.

Disclaimer for Dutch Investors: The prospectus containing the information required under Article 23(1) and (2) of the AIFMD as implemented in the Netherlands is available at [<https://www.adr-reit.com/en/ir/news/archives/category/sonota>].

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Advance Residence Investment Corporation

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