

(REIT) Financial Report for the Fiscal Period Ended April 30, 2024

June 17, 2024

REIT Securities Issuer: Tosei Reit Investment Corporation Stock Exchange Listing: Tokyo Stock Exchange
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 Scheduled date of commencement of cash distribution payment: July 5, 2024
 Preparation of supplementary financial results briefing materials: Yes
 Holding of financial results briefing meeting: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest JPY million)

1. Status of Management and Assets for Fiscal Period Ended April 30, 2024 (November 1, 2023 – April 30, 2024)

(1) Management Status (% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenue		Operating income		Ordinary income		Net income	
	JPY million	%	JPY million	%	JPY million	%	JPY million	%
Ended Apr. 30, 2024	3,577	1.6	1,695	2.4	1,387	2.6	1,386	2.6
Ended Oct. 31, 2023	3,521	1.1	1,656	1.6	1,352	1.5	1,351	1.5

Fiscal period	Net income per unit	Ratio of net income to equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenue
	JPY	%	%	%
Ended Apr. 30, 2024	3,740	3.3	1.6	38.8
Ended Oct. 31, 2023	3,716	3.3	1.6	38.4

(2) Cash Distributions

Fiscal period	Cash distribution per unit (not including cash distribution in excess of earnings)	Total cash distribution (not including cash distribution in excess of earnings)	Cash distribution in excess of earnings per unit	Total cash distribution in excess of earnings	Payout ratio	Ratio of cash distribution to net assets
	JPY	JPY million	JPY	JPY million	%	%
Ended Apr. 30, 2024	3,682	1,386	—	—	99.9	3.2
Ended Oct. 31, 2023	3,706	1,351	—	—	99.9	3.2

(Note 1) Payout ratio is calculated using the following formula and rounded down to one decimal place.

Payout ratio = Total cash distribution (not including cash distribution in excess of earnings) / net income × 100

(Note 2) Ratio of cash distribution to net assets is calculated using the following formula and rounded down to one decimal place.

Ratio of cash distribution to net assets = Cash distribution per unit (not including cash distribution in excess of earnings) / {(net assets per unit at the beginning of the fiscal period + net assets per unit at the end of the fiscal period) / 2} × 100

(3) Financial Position

Fiscal period	Total assets	Net assets	Equity ratio	Net assets per unit
	JPY million	JPY million	%	JPY
Ended Apr. 30, 2024	89,876	42,957	47.8	114,111
Ended Oct. 31, 2023	86,611	41,274	47.7	113,202

(4) Cash Flows

Fiscal period	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	JPY million	JPY million	JPY million	JPY million
Ended Apr. 30, 2024	1,861	(4,171)	1,822	8,022
Ended Oct. 31, 2023	1,927	(314)	(1,390)	8,509

2. Forecast for Management Status for Fiscal Period Ending October 31, 2024 (May 1, 2024 – October 31, 2024) and
Forecast for Management Status for Fiscal Period Ending April 30, 2025 (November 1, 2024 – April 30, 2025)
(% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenue		Operating income		Ordinary income		Net income		Cash distribution per unit (not including cash distribution in excess of earnings)	Cash distribution in excess of earnings per unit
	JPY million	%	JPY million	%	JPY million	%	JPY million	%	JPY	JPY
Ending Oct. 31, 2024	3,634	1.6	1,696	0.0	1,375	(0.9)	1,374	(0.9)	3,710	—
Ending Apr. 30, 2025	3,615	(0.5)	1,710	0.8	1,379	0.3	1,378	0.3	3,710	—

(Reference) Forecast net income per unit is JPY 3,560 for the fiscal period ending October 31, 2024, and JPY 3,662 for the fiscal period ending April 30, 2025 (assuming total number of investment units issued and outstanding at end of period of 376,455 units). There is a difference between forecast net income per unit and forecast cash distribution per unit since a reversal of internal reserve is scheduled in the fiscal period ending October 31, 2024, and the fiscal period ending April 30, 2025.

* Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates and Retrospective Restatement

- | | |
|---|----|
| ① Changes in accounting policies accompanying amendments to accounting standards, etc.: | No |
| ② Changes in accounting policies other than ①: | No |
| ③ Changes in accounting estimates: | No |
| ④ Retrospective restatement: | No |

(2) Total Number of Investment Units Issued and Outstanding

- ① Total number of investment units issued and outstanding (including own investment units) at end of period
- ② Number of own investment units at end of period

Fiscal period ended April 30, 2024	376,455 units
Fiscal period ended October 31, 2023	364,605 units
Fiscal period ended April 30, 2024	0 units
Fiscal period ended October 31, 2023	0 units

(Note) For the number of investment units used as the basis for calculating net income per unit, please refer to “Notes on Per Unit Information” on page 24.

* Financial reports are exempt from the audit by a certified public accountant or an auditing firm.

* Special note

The outlook for management status and other forward-looking statements contained in this document is based on information currently available to and certain assumptions deemed reasonable by Tosei Reit, and the actual management status, etc. may differ materially due to various factors. In addition, the forecast is not a guarantee of the amount of cash distribution. For the assumptions for the forecast for management status, please refer to “Assumptions for Outlook for Management Status for Fiscal Period Ending October 31, 2024, and Fiscal Period Ending April 30, 2025” on page 9.

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1. Management Status

(1) Management Status

① Overview of the Fiscal Period Under Review

(a) Key Developments of the Investment Corporation

Tosei Reit was incorporated by Tosei Asset Advisors, Inc. (the “Asset Management Company”) as the organizer under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951; as amended) (the “Investment Trusts Act”) with investments in capital of JPY 960 million (9,600 units) on September 4, 2014, and completed registration with the Kanto Local Finance Bureau on September 22, 2014 (Director-General of the Kanto Local Finance Bureau Registration No. 96).

With issuance of new investment units through public offering (86,400 units) on November 26, 2014, Tosei Reit listed on the Tokyo Stock Exchange, Inc. (“Tokyo Stock Exchange”) Real Estate Investment Trust Securities Market (the “J-REIT market” (Note)) (Securities Code: 3451) on November 27, 2014. The total number of investment units issued and outstanding as of the end of the fiscal period under review stands at 376,455 units.

(Note) “J-REIT” refers to a listed real estate investment corporation. In addition, “J-REIT market” refers to the real estate investment trust securities market established by Tokyo Stock Exchange. The same applies hereinafter.

(b) Investment Environment and Management Performance

Investment Environment:

In the fiscal period under review (19th Period: fiscal period ended April 30, 2024), the Japanese economy was affected by the slowdown in the pace of recovery in the global economy. However, the employment and income environment improved moderately as a result of an improvement in corporate earnings due to the weak yen and price revisions, as well as a moderate upward trend in capital investment. Against this background, private consumption has been strong and the economy has been recovering moderately as a whole, although it has been affected by rising prices.

In the real estate investment market, although the investment appetite of some overseas investors is changing due to factors such as global monetary tightening, the appetite of domestic and overseas investors to acquire prime investment properties remained robust, and real estate prices continued to be in the high range.

In the real estate leasing market, for offices in the Tokyo metropolitan area (Note 1), particularly the Tokyo 5 central wards (Note 2), vacancy rates remained at a relatively high level, due in part to relaxation of the supply-demand balance resulting from new supply. Recently, however, vacancy rates have been declining moderately due to movements of office relocation or floor expansion in the same building being evident as a result of improved corporate earnings and an increase in the proportion of employees going to the office. In light of the robust office demand, the rent level has also stopped declining, and there is a growing movement to raise rents, leading to an overall raising of the level. For rental housing in the Tokyo metropolitan area, the current vacancy rate steadily remained at a generally low level and rent unit prices were also stable mainly for families against the backdrop of population inflow to central Tokyo.

Management Performance:

Under such environment, as of the end of the fiscal period under review, Tosei Reit owns a total of 62 properties with the total acquisition price (Note 3) of JPY 82,724 million and the occupancy rate of the assets under management is 96.9%.

In addition, Tosei Reit is promoting ESG initiatives, the key initiatives of which include consideration of the environment and energy conservation and contribution to local communities and society. As of the end of the fiscal period under review, Tosei Reit has obtained DBJ Green Building Certification (Note 4) for 16 properties and BELS Certification (Note 5) for two properties.

(Note 1) “Tokyo metropolitan area” collectively refers to Tokyo, Kanagawa, Saitama, and Chiba prefectures. The same applies hereinafter.

(Note 2) “Tokyo 5 central wards” collectively refers to Chiyoda, Chuo, Minato, Shinjuku and Shibuya wards. The same applies hereinafter.

(Note 3) “Acquisition price” is the sale and purchase price stated in the real estate trust beneficiary right sale and purchase contract for each asset under management. The sale and purchase price excludes consumption tax, local consumption tax and various expenses required for the acquisition. The same applies hereinafter.

(Note 4) “DBJ Green Building Certification” is a certification program launched by Development Bank of Japan Inc. (DBJ) in April 2011 for the purpose of supporting properties with proper environmental and social awareness (“Green Building”). The program evaluates, certifies and supports properties sought by society and the economy. It performs comprehensive assessment of properties while evaluating various factors ranging from properties’ environmental features to owners’ communication with stakeholders such as disaster prevention and proper care for surrounding communities.

(Note 5) “BELS Certification” refers to Building-Housing Energy-efficiency Labeling System which started with an aim to let third-party organizations accurately evaluate and display the energy-saving performance of non-residential buildings based on the “Evaluation Guideline for the Display of Energy-Saving Performance of Non-Residential Buildings (2013)” due to the establishment of the concerned guideline at the Ministry of Land, Infrastructure, Transport and Tourism in October 2013.

(c) Overview of Fund Procurement

In the procurement of funds for acquisition of assets, Tosei Reit adopts a basic policy of establishing a stable and sound financial standing over the medium to long term with the securing of revenue and sustainable growth of asset value in mind. During the fiscal period under review, Tosei Reit conducted the following procurement of funds.

On January 30, 2024, it borrowed JPY 1,600 million as a one-year bridge loan to be allocated to part of the funds for the acquisition of real estate trust beneficiary rights and related expenses. In addition, during the fiscal period under review, Tosei Reit refinanced long-term loans payable of JPY 2,400 million and short-term loans payable of JPY 400 million on November 30, 2023.

In addition, Tosei Reit issued new investment units (11,850 units) through third-party allotment with January 29, 2024, as the payment date, and procured JPY 1,648 million to be allocated to part of funds for the acquisition of real estate trust beneficiary rights and acquisition-related expenses.

As of the end of the fiscal period under review, unitholders’ capital was JPY 41,450 million and interest-bearing debt outstanding was JPY 42,900 million. At the end of the fiscal period under review, the ratio of interest-bearing debt to total assets (LTV) was 47.7%.

The status of credit ratings obtained by Tosei Reit as of the end of the fiscal period under review is as follows:

Credit rating agency	Rating
Japan Credit Rating Agency, Ltd.	Long-term issuer rating: A; Rating outlook: stable

(d) Overview of Business Performance and Cash Distribution

As a result of the management described above, business performance in the fiscal period under review was operating revenue of JPY 3,577 million (up 1.6% period on period), operating income of JPY 1,695 million (up 2.4% period on period), ordinary income after deducting interest expenses on loans and other expenses of JPY 1,387 million (up 2.6% period on period), and net income of JPY 1,386 million (up 2.6% period on period).

Concerning cash distribution in the fiscal period under review, in accordance with the cash distribution policy provided in the Articles of Incorporation of Tosei Reit and to ensure that the maximum amount of cash distribution of earnings would be included in deductible expenses based on application of special provisions for taxation on investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957; as amended) (the “Special Taxation Measures Act”)), Tosei Reit decided to distribute almost the entire amount of the net income portion of earnings defined in Article 136 Paragraph 1 of the Investment Trusts Act, excluding the portion where cash distribution per investment unit would be less than JPY 1. As a result, Tosei Reit declared a cash distribution per investment unit of JPY 3,682.

② Outlook for the Next Fiscal Period

The Japanese economy is expected to continue recovering moderately, supported by an increase in exports, inbound demand, and capital investment against the backdrop of an accommodative financial environment as the world economy continues to grow at a moderate pace. Moreover, as the employment and income environment improves, private consumption is likely to increase moderately, mainly on the back of a higher wage increase rate and improved consumer sentiment, although it continues to be affected by rising prices. However, in addition to the fact that the downturn of overseas economies is causing a downside risk to the Japanese economy, there is growing uncertainty surrounding the economy and prices in Japan due to the effects of rising prices caused by the weak yen, the situation in Ukraine and the Middle East, fluctuations in financial and capital markets, etc. It is therefore necessary to pay close attention to overseas economic and price developments and trends in international financial and capital markets.

In the real estate transaction market, the strong demand for Japanese real estate from domestic and overseas investors is likely to continue, and the transaction prices are expected to be in the high range for the time being.

In the real estate leasing market, tenant demand is on a recovery trend based on improvements in the office environment and the return-to-office movement. It is expected that there will be more active office relocation and floor expansion within the same building by tenants, which will lead to increased rents in the future. However, demand may be strong or weak based on attributes such as building age, size, rent range, and location area, so it is necessary to continue paying close attention to trends in tenant needs. Rental housing is expected to remain firm amid rising demand for housing due to the return of population to urban areas.

Future Management Policy and Challenges to Address

(a) Management Policy:

Tosei Reit engages in management and investment for the purpose of utilization and revitalization of the “vast existing building stock” (Note 1) in Japan’s real estate market by leveraging the core competencies of Tosei Corporation (Note 2) (the “Sponsor” or “Tosei”) of “good judgment” (Note 2), “leasing capability” (Note 2) and “revitalization capability” (Note 2), by investing primarily in competitive real estate properties located in areas where acquisition is less competitive and where high yields can be expected or properties with strong potential regardless of the properties’ age.

Of the real estate that can call for relatively high cap rate (Note 3) in terms of the area of location and building age, Tosei Reit acquires properties that are expected to have a high ability of attracting tenants, steady rental demand, etc. over the medium to long term by leveraging its Sponsor’s core competencies of good judgment. Moreover, when Tosei Reit acquires assets from the Sponsor as sourcing support, the Sponsor demonstrates its core competencies of leasing capability and revitalization capability during the period where it holds the target properties, allowing Tosei Reit to acquire assets generating stable revenue. In addition, even in cases where Tosei Reit acquires assets from sources other than the Sponsor, leveraging the leasing capability of not only the Asset Management Company but also the Sponsor allows Tosei Reit to achieve early enhancement of the revenue-generating potential of the held assets under management.

(Note 1) “Existing building stock” collectively refers to building assets which were constructed in the past and still exist at present.

(Note 2) “Core competencies of Tosei” collectively refers to three forms of know-how. Specifically, (a) the know-how to comprehensively assess an investment property based on factors including location, size, age, facilities/specifications and structure, and to assess a property’s competitiveness and potential as a rental property (“good judgment”), (b) the know-how to raise the level of satisfaction among tenants through appropriate management of investment properties, and to improve and/or maintain occupancy rates with leasing activities that match a property’s specific features (“leasing capability”) and (c) the know-how to improve and/or maintain the competitiveness of a property by assessing the property’s current competitiveness in the market, followed by performing any necessary refurbishments or renovations at the appropriate time (“revitalization capability”). The same applies hereinafter.

(Note 3) “Cap rate” refers to the figure arrived at when NOI is divided by the real estate price. In addition, “NOI” refers to net operating income by the direct capitalization method. Please note that NOI is income before depreciation, and the expected cap rate based on income less depreciation would be lower than this. It is also different from net cash flow (NCF), which is NOI plus financial interests on deposits and less capital expenditure.

(b) Expansion of Asset Size (Note)

Tosei Reit manages assets totaling 62 properties and amounting to JPY 82,724 million as of the end of the fiscal period under review, but early expansion in size is thought to be necessary to realize stable cash distribution to unitholders.

In today's real estate market in which acquisition competition is fierce, Tosei Reit will aim for external growth through acquisition of carefully selected properties that are expected to have relatively high yields, while securing diverse investment opportunities by leveraging the sourcing support of the Sponsor along with also leveraging the Asset Management Company's own network from its management of private placement funds.

(Note) "Asset size" refers to the total amount of acquisition price of Tosei Reit's assets under management as of the date of settlement of accounts.

(c) Financial Strategy

Tosei Reit adopts a basic policy of establishing a stable and sound financial standing over the medium to long term. With regard to interest-bearing debt, Tosei Reit intends to procure funds through long-term loans payable with fixed interest rates and diversify repayment dates in principle, in order to hedge the fluctuation risk in interest rates and financing risk. However, it will consider flexible fund procurement, comprehensively taking into account factors such as interest rate trends and fund procurement costs.

(d) Outlook for Management Status for Fiscal Period Ending October 31, 2024, and Fiscal Period Ending April 30, 2025

Fiscal period	Operating revenue (JPY million)	Operating income (JPY million)	Ordinary income (JPY million)	Net income (JPY million)	Cash distribution per unit (not including cash distribution in excess of earnings) (JPY)	Cash distribution in excess of earnings per unit (JPY)
Ending Oct. 31, 2024	3,634	1,696	1,375	1,374	3,710	—
Ending Apr. 30, 2025	3,615	1,710	1,379	1,378	3,710	—

The outlook is based on information currently available to and certain assumptions deemed reasonable by Tosei Reit, and the actual management status, etc. may differ materially due to various factors. In addition, the forecast is not a guarantee of the amount of cash distribution. For the assumptions for the outlook, please refer to "Assumptions for Outlook for Management Status for Fiscal Period Ending October 31, 2024, and Fiscal Period Ending April 30, 2025" on page 9.

③ Significant Subsequent Events

Debt Financing

Tosei Reit executed the following debt financing to repay JPY 3,200 million that matured on May 31, 2024.

Lender	Loan amount (JPY million)	Interest rate (Note 1)	Drawdown date	Maturity date	Repayment method	Security
Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Resona Bank, Limited Sumitomo Mitsui Trust Bank, Limited	1,285	1.49375% (fixed interest rate)	May 31, 2024	May 31, 2029	Lump-sum repayment on maturity date	Unsecured
MUFG Bank, Ltd. Mizuho Bank, Ltd.	890	1.55824% (fixed interest rate)	May 31, 2024	November 30, 2029	Lump-sum repayment on maturity date	Unsecured
MUFG Bank, Ltd. SBI Shinsei Bank, Limited Aozora Bank, Ltd. The Bank of Fukuoka, Ltd. (Green loan) (Note 2)	1,025	Base rate (JBA 1-month Japanese yen TIBOR) (Note 3) +0.650%	May 31, 2024	May 31, 2030	Lump-sum repayment on maturity date	Unsecured
Total	3,200	—	—	—	—	—

- (Note 1) Figures indicated do not include borrowing related expenses, etc. to be paid to the lenders.
- (Note 2) These borrowings will be procured as a green loan (hereinafter referred to as “the Green Loan”). A “green loan” generally refers to a loan in compliance with the Green Loan Principles. The Green Loan Principles are guidelines for loans that are restricted to the environmental sector which were developed by the Loan Market Association and Asia Pacific Loan Market Association. The full amount of the Green Loan will be utilized for SEA SCAPE Chiba Minato, an eligible green asset as defined in the Green Finance Framework established by Tosei Reit.
- (Note 3) The base rate applicable to the calculation period for each interest payment date will be determined two business days prior to the interest payment date immediately before each interest payment date (the drawdown date for the first interest calculation period). For the JBA's Japanese yen TIBOR, please check the JBA TIBOR Administration's website (<https://www.jbatibor.or.jp/english/rate/>).

Assumptions for Outlook for Management Status for
Fiscal Period Ending October 31, 2024, and Fiscal Period Ending April 30, 2025

Item	Assumptions		
Calculation period	• Fiscal period ending October 31, 2024 (20th Period): May 1, 2024 – October 31, 2024 (184 days) • Fiscal period ending April 30, 2025 (21st Period): November 1, 2024 – April 30, 2025 (181 days)		
Assets under management	• It is assumed that there will be no change (new property acquisitions, sales of existing properties, etc.) through the end of the fiscal period ending April 30, 2025, in the real estate trust beneficiary rights owned by Tosei Reit as of the date of this document (62 properties in total) (the “Assets under Management”). • In practice, this may vary due to acquisition of new properties other than Assets under Management or sale of Assets under Management, etc.		
Operating revenue	• Rental revenues from Assets under Management are calculated taking into account lease agreements that are effective as of the date of this document, tenant and market trends, etc. • For rental revenues, it is assumed that no rent payments will be behind or declined by tenants.		
Operating expenses	• The following are the major items of operating expenses.		
		Fiscal period ending October 31, 2024	Fiscal period ending April 30, 2025
	Expenses related to rent business	JPY 1,612 million	JPY 1,585 million
	Management fee	JPY 333 million	JPY 334 million
	[Of which: Operational management costs	JPY 242 million	JPY 241 million]
	[Of which: Property management costs	JPY 91 million	JPY 92 million]
	Repair expenses	JPY 133 million	JPY 126 million
	Property taxes	JPY 258 million	JPY 263 million
	Depreciation	JPY 467 million	JPY 466 million
	Expenses other than expenses related to rent business	JPY 325 million	JPY 319 million
	[Of which: Asset management fee	JPY 208 million	JPY 206 million]
	• For expenditures for repair and maintenance (repair expenses) of buildings, the amount expected to be required in the fiscal period is assumed as expenses, based on the amount planned by the Asset Management Company, after considering the amount stated in the engineering report. However, the expenditure for repair and maintenance for the fiscal period could differ significantly from the estimated amount, as expenditures may arise urgently due to damages to buildings and such caused by unexpected factors, and because the variance in amounts generally tends to be significant from year to year and repair maintenance expenses do not arise regularly. • Utilities expenses, etc. are calculated reflecting the impact of the rise in resource prices, etc. to a certain extent. • For property taxes, upon transactions of real estate and other properties, it is a general practice to calculate and reimburse the pro rata portion of fixed asset taxes, city planning taxes, and other public charges based on the number of days of ownership to the previous owner and settle them at the time of acquisition. However, the settled amount is included in the acquisition cost and is not recorded as expenses at the time of acquisition by Tosei Reit. Therefore, concerning the assets acquired in the 19th Period (2 properties acquired on January 30, 2024), fiscal 2024 fixed asset taxes, city planning taxes, and other public charges will not be recorded as expenses in the fiscal period ending October 31, 2024. The total amount of fixed asset taxes, city planning taxes and other public charges included in the acquisition cost of the assets acquired in the 19th Period is JPY 17 million.		
	NOI	• NOI for the entire portfolio is assumed to be JPY 2,488 million for the fiscal period ending October 31, 2024, and JPY 2,496 million for the fiscal period ending April 30, 2025. • NOI is calculated by using the following formula. NOI = Property-related operating revenue - Property-related operating expenses + Depreciation	

Item	Assumptions
Non-operating expenses	- Amortization of expenses for the issuance of investment units is assumed to be JPY 7 million for the fiscal period ending October 31, 2024, and JPY 5 million for the fiscal period ending April 30, 2025. - Interest expenses, interest of investment corporation bonds, amortization of expenses for the issuance of investment corporation bonds and borrowing-related expenses are assumed to be JPY 313 million for the fiscal period ending October 31, 2024, and JPY 325 million for the fiscal period ending April 30, 2025. Among the borrowing-related expenses, JPY 79 million for the fiscal period ending October 31, 2024, and JPY 79 million for the fiscal period ending April 30, 2025, are assumed to be the amounts to be amortized in accordance with their respective borrowing periods.
Interest-bearing debt	- Interest-bearing debt outstanding as of the date of this document is JPY 42,900 million. It is assumed that there will be no changes to the amount through the end of the fiscal period ending April 30, 2025. - LTV is assumed to be 47.8% as of the end of the fiscal period ending October 31, 2024, and 47.8% as of the end of the fiscal period ending April 30, 2025. - LTV is calculated by using the following formula. $\text{LTV} = \text{Total interest-bearing debt} \div \text{Total assets} \times 100$
Total number of investment units issued and outstanding	- It is assumed that the total number of investment units issued and outstanding will be the 376,455 units as of the date of this document, and that there will be no changes to this number due to additional issuance of new investment units and such through the end of the fiscal period ending April 30, 2025. - Cash distribution per unit is calculated based on the forecast total number of investment units issued and outstanding at the end of the fiscal period ending October 31, 2024, and the end of the fiscal period ending April 30, 2025 (376,455 units each).
Cash distribution per unit (not including cash distribution in excess of earnings)	- Cash distribution per unit is calculated on the assumption described in the monetary cash distribution policy stipulated in Tosei Reit's Articles of Incorporation. - Reversal of internal reserve is expected in the amount of JPY 22 million for the fiscal period ending October 31, 2024, and JPY 18 million for the fiscal period ending April 30, 2025. - It is possible that the cash distribution per unit (not including cash distribution in excess of earnings) could change due to various factors, including changes in assets under management, changes in rental revenue accompanying changes in tenants, etc., and unexpected maintenance and repairs, etc.
Cash distribution in excess of earnings per unit	Tosei Reit does not currently anticipate cash distribution in excess of earnings defined in Article 136 Paragraph 1 of the Investment Trusts Act.
Other	- Forecasts are based on the assumption revisions will not be made to laws and regulations, tax systems, accounting standards, listing rules, rules of The Investment Trusts Association, Japan ("The Investment Trusts Association") that impact the forecast figures above. - Forecasts are based on the assumption there will be no major unforeseen changes to general economic trends and real estate market conditions, etc.

(2) Investment Risk

Disclosure is omitted because there is no significant change from "Investment Risks" in the securities report (submitted on January 30, 2024).

2. Financial Statements

(1) Balance Sheet

(Unit: JPY thousand)

	18th Period (As of Oct. 31, 2023)	19th Period (As of Apr. 30, 2024)
Assets		
Current assets		
Cash and deposits	2,385,353	1,958,632
Cash and deposits in trust	6,124,577	6,064,248
Operating accounts receivable	16,846	16,394
Supplies	3,866	3,642
Prepaid expenses	159,364	216,847
Other	—	17,185
Total current assets	8,690,009	8,276,950
Non-current assets		
Property, plant and equipment		
Buildings in trust	22,648,548	23,771,527
Accumulated depreciation	(4,472,620)	(4,867,485)
Buildings in trust, net	18,175,927	18,904,042
Structures in trust	204,369	230,710
Accumulated depreciation	(81,951)	(87,138)
Structures in trust, net	122,417	143,571
Machinery and equipment in trust	602,015	615,095
Accumulated depreciation	(275,176)	(300,071)
Machinery and equipment in trust, net	326,839	315,024
Tools, furniture and fixtures in trust	425,133	468,156
Accumulated depreciation	(227,049)	(257,108)
Tools, furniture and fixtures in trust, net	198,084	211,048
Land in trust	57,910,511	60,852,274
Total property, plant and equipment	76,733,780	80,425,960
Intangible assets		
Land leasehold interests in trust	869,627	869,627
Total intangible assets	869,627	869,627
Investments and other assets		
Long-term prepaid expenses	278,525	257,696
Deferred tax assets	17	17
Lease and guarantee deposits	10,000	10,000
Total investments and other assets	288,543	267,714
Total non-current assets	77,891,951	81,563,302
Deferred assets		
Investment unit issuance expenses	18,726	26,485
Investment corporation bond issuance expenses	10,788	10,107
Total deferred assets	29,514	36,592
Total assets	86,611,475	89,876,846

(Unit: JPY thousand)

	18th Period (As of Oct. 31, 2023)	19th Period (As of Apr. 30, 2024)
Liabilities		
Current liabilities		
Operating accounts payable	230,914	153,990
Short-term loans payable	400,000	—
Current portion of long-term loans payable	5,600,000	7,800,000
Accounts payable – other	158,820	162,467
Income taxes payable	957	955
Accrued consumption taxes	46,034	28,845
Advances received	569,111	585,992
Other	141,461	92,628
Total current liabilities	7,147,299	8,824,880
Non-current liabilities		
Investment corporation bonds	1,000,000	1,000,000
Long-term loans payable	34,300,000	34,100,000
Tenant leasehold and security deposits in trust	2,889,838	2,994,237
Total non-current liabilities	38,189,838	38,094,237
Total liabilities	45,337,137	46,919,118
Net assets		
Unitholders' equity		
Unitholders' capital	39,802,455	41,450,790
Surplus		
Unappropriated retained earnings (undisposed loss)	1,471,882	1,506,937
Total surplus	1,471,882	1,506,937
Total unitholders' equity	41,274,338	42,957,727
Total net assets	*1 41,274,338	*1 42,957,727
Total liabilities and net assets	86,611,475	89,876,846

(2) Statement of Income

(Unit: JPY thousand)

	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
Operating revenue		
Rent revenue – real estate	* ₁ 3,123,694	* ₁ 3,214,492
Other lease business revenue	* ₁ 397,910	* ₁ 362,661
Total operating revenue	3,521,605	3,577,153
Operating expenses		
Expenses related to rent business	* ₁ 1,564,287	* ₁ 1,571,983
Asset management fee	202,331	205,437
Asset custody fee	3,773	3,772
Administrative service fees	19,828	20,523
Directors' compensations	2,460	2,460
Other operating expenses	72,835	76,986
Total operating expenses	1,865,517	1,881,164
Operating income	1,656,088	1,695,989
Non-operating income		
Interest income	39	40
Insurance claim income	496	685
Miscellaneous income	589	216
Total non-operating income	1,125	942
Non-operating expenses		
Interest expenses	203,517	208,751
Interest expenses on investment corporation bonds	4,250	4,250
Amortization of investment corporation bond issuance expenses	681	681
Borrowing related expenses	91,200	89,106
Other	5,193	6,900
Total non-operating expenses	304,842	309,689
Ordinary income	1,352,370	1,387,242
Income before income taxes	1,352,370	1,387,242
Income taxes – current	963	961
Income taxes – deferred	1	0
Total income taxes	964	961
Net income	1,351,406	1,386,280
Retained earnings brought forward	120,476	120,656
Unappropriated retained earnings (undisposed loss)	1,471,882	1,506,937

(3) Statement of Unitholders' Equity

18th Period (from May 1, 2023 to October 31, 2023)

(Unit: JPY thousand)

	Unitholders' equity				Total net assets
	Unitholders' capital	Surplus		Total unitholders' equity	
		Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	39,395,425	1,451,537	1,451,537	40,846,963	40,846,963
Changes of items during period					
Issuance of new investment units	407,030			407,030	407,030
Dividends of surplus		(1,331,061)	(1,331,061)	(1,331,061)	(1,331,061)
Net income		1,351,406	1,351,406	1,351,406	1,351,406
Total changes of items during period	407,030	20,344	20,344	427,374	427,374
Balance at end of period	* 1 39,802,455	1,471,882	1,471,882	41,274,338	41,274,338

19th Period (from November 1, 2023 to April 30, 2024)

(Unit: JPY thousand)

	Unitholders' equity				Total net assets
	Unitholders' capital	Surplus		Total unitholders' equity	
		Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	39,802,455	1,471,882	1,471,882	41,274,338	41,274,338
Changes of items during period					
Issuance of new investment units	1,648,335			1,648,335	1,648,335
Dividends of surplus		(1,351,226)	(1,351,226)	(1,351,226)	(1,351,226)
Net income		1,386,280	1,386,280	1,386,280	1,386,280
Total changes of items during period	1,648,335	35,054	35,054	1,683,389	1,683,389
Balance at end of period	* 1 41,450,790	1,506,937	1,506,937	42,957,727	42,957,727

(4) Statement of Cash Distributions

(Unit: JPY)

Item	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
I. Unappropriated retained earnings	1,471,882,619	1,506,937,002
II. Amount of cash distribution	1,351,226,130	1,386,107,310
[Amount of cash distribution per investment unit]	(3,706)	(3,682)
III. Retained earnings carried forward	120,656,489	120,829,692
Method of calculating the amount of cash distribution	Cash distribution per investment unit for the fiscal period under review is JPY 3,706 as stated above. Concerning cash distribution of earnings (not including cash distribution in excess of earnings), in order to ensure that the maximum amount of cash distribution of earnings would be included in deductible expenses based on application of special provisions for taxation on investment corporations (Article 67-15 Paragraph 1 of the Special Taxation Measures Act), Tosei Reit decided to distribute almost the entire amount of the net income portion of earnings defined in Article 136 Paragraph 1 of the Investment Trusts Act, excluding the portion where cash distribution per investment unit would be less than JPY 1. As a result, Tosei Reit declared a cash distribution per investment unit (not including cash distribution in excess of earnings) of JPY 3,706.	Cash distribution per investment unit for the fiscal period under review is JPY 3,682 as stated above. Concerning cash distribution of earnings (not including cash distribution in excess of earnings), in order to ensure that the maximum amount of cash distribution of earnings would be included in deductible expenses based on application of special provisions for taxation on investment corporations (Article 67-15 Paragraph 1 of the Special Taxation Measures Act), Tosei Reit decided to distribute almost the entire amount of the net income portion of earnings defined in Article 136 Paragraph 1 of the Investment Trusts Act, excluding the portion where cash distribution per investment unit would be less than JPY 1. As a result, Tosei Reit declared a cash distribution per investment unit (not including cash distribution in excess of earnings) of JPY 3,682.

(5) Statement of Cash Flows

(Unit: JPY thousand)

	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
Cash flows from operating activities		
Income before income taxes	1,352,370	1,387,242
Depreciation	438,764	455,006
Borrowing related expenses	91,200	89,106
Interest income	(39)	(40)
Interest expenses	207,767	213,001
Decrease (increase) in operating accounts receivable	4,154	452
Increase (decrease) in accrued consumption taxes	20,533	(17,189)
Decrease (increase) in prepaid expenses	52,300	(55,932)
Increase (decrease) in operating accounts payable	(17,255)	1,866
Increase (decrease) in accounts payable – other	1,403	3,647
Increase (decrease) in advances received	(7,465)	16,881
Other	(5,384)	(18,968)
Subtotal	2,138,350	2,075,073
Interest income received	39	40
Interest expenses paid	(209,977)	(213,001)
Income taxes paid	(996)	(963)
Net cash provided by (used in) operating activities	1,927,416	1,861,149
Cash flows from investing activities		
Purchase of property, plant and equipment in trust	(309,457)	(4,225,977)
Proceeds from tenant leasehold and security deposits in trust	122,107	174,811
Repayments of tenant leasehold and security deposits in trust	(127,041)	(119,926)
Net cash provided by (used in) investing activities	(314,391)	(4,171,091)
Cash flows from financing activities		
Repayments of short-term loans payable	(400,000)	(400,000)
Proceeds from long-term loans payable	2,747,755	4,340,427
Repayments of long-term loans payable	(2,800,000)	(2,400,000)
Proceeds from issuance of investment units	392,364	1,633,690
Dividends paid	(1,331,061)	(1,351,226)
Net cash provided by (used in) financing activities	(1,390,941)	1,822,891
Net increase (decrease) in cash and cash equivalents	222,084	(487,050)
Cash and cash equivalents at beginning of period	8,287,846	8,509,930
Cash and cash equivalents at end of period	* ₁ 8,509,930	* ₁ 8,022,880

(6) Notes on Going Concern Assumption

Not applicable.

(7) Notes on Matters Concerning Significant Accounting Policies

1. Method of depreciation of non-current assets	(1) Property, plant and equipment (including assets in trust) The straight-line method is adopted. The useful life of principal property, plant and equipment is as follows: <table> <tr> <td>Buildings</td><td>2-64 years</td></tr> <tr> <td>Structures</td><td>2-60 years</td></tr> <tr> <td>Machinery and equipment</td><td>2-35 years</td></tr> <tr> <td>Tools, furniture and fixtures</td><td>2-27 years</td></tr> </table> (2) Long-term prepaid expenses The straight-line method is adopted.	Buildings	2-64 years	Structures	2-60 years	Machinery and equipment	2-35 years	Tools, furniture and fixtures	2-27 years
Buildings	2-64 years								
Structures	2-60 years								
Machinery and equipment	2-35 years								
Tools, furniture and fixtures	2-27 years								
2. Treatment of deferred assets	(1) Investment unit issuance expenses Equally amortized over a period of 3 years. (2) Investment corporation bond issuance expenses Amortized over the period until redemption using the straight-line method.								
3. Standards for revenue and expense recognition	(1) Standard for recording revenue The main content of the performance obligation regarding the revenue from contracts with the customers of the Tosei Reit and the normal point of time when satisfying the concerned performance obligation (normal point of time when recognizing revenue) are as follows. ① Sale of real estate, etc. For the revenue from sale of real estate, etc., revenue is recorded when the buyer who is a customer gains control of the concerned real estate, etc. by performing the obligation of handover stipulated in the contract for real estate sales. ② Utilities reimbursement, etc. For utilities reimbursement, revenue is recorded in accordance with the supply of electricity, tap water, etc. to the lessee who is a customer based on the lease agreement of real estate, etc. and the content of agreement incidental to it. Of the utilities reimbursement, for those in the case that Tosei Reit deems itself to fall under the category of an agent the net amount obtained by deducting the amount to be paid to other parties from the amount received as the fee of electricity, gas, etc. supplied by the other parties is recognized as revenue. (2) Accounting for fixed asset tax, etc. Accounting for fixed asset tax, city planning tax, depreciable asset tax, etc. on real estate, etc. held is that, of the tax amount assessed and determined, the amount corresponding to the concerned calculation period is expensed as real estate rent expenses. Reimbursement of fixed asset tax, etc. in the fiscal year that includes the acquisition date paid to the seller upon acquisition of real estate, etc. is not recognized as expenses but included in the cost of acquisition of the concerned real estate, etc.								
4. Scope of funds in the statement of cash flows (cash and cash equivalents)	The funds in the statement of cash flows (cash and cash equivalents) consist of cash on hand and cash in trust; deposits that can be withdrawn at any time and deposits in trust; and short-term investments with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.								
5. Other matters serving as the basis for the preparation of financial statements	(1) Accounting for trust beneficiary rights that have real estate, etc. as assets in trust Concerning trust beneficiary rights that have real estate, etc. as assets in trust held, all accounts of assets and liabilities within assets in trust as well as all accounts of revenue and expenses from the assets in trust are recognized in the relevant account item of the balance sheet and the statement of income. The following material items of the assets in trust recognized in the relevant account item are separately listed on the balance sheet. ① Cash and deposits in trust ② Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; and land in trust ③ Land leasehold interests in trust ④ Tenant leasehold and security deposits in trust (2) Accounting method for non-deductible consumption tax, etc. Non-deductible consumption tax on non-current assets, etc. is included in the cost of acquisition of the respective non-current assets, etc.								

(8) Notes to Financial Statements

[Notes to Balance Sheet]

*1. Minimum net assets as provided in Article 67, Paragraph 4 of the Investment Trusts Act

	(Unit: JPY thousand)	
	18th Period (As of Oct. 31, 2023)	19th Period (As of Apr. 30, 2024)
	50,000	50,000

[Notes to Statement of Income]

*1. Breakdown of property-related operating income (loss)

	(Unit: JPY thousand)	
	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
A. Property-related operating revenue		
Rent revenue – real estate		
Rental income	2,714,499	2,807,862
Common area maintenance income	253,794	250,300
Parking income	119,734	119,918
Other rental income	35,666	36,410
Total	3,123,694	3,214,492
Other lease business revenue		
Utilities reimbursement	309,627	274,621
Other income	88,282	88,040
Total	397,910	362,661
Total property-related operating revenue	3,521,605	3,577,153
B. Property-related operating expenses		
Expenses related to rent business		
Management fee	324,529	336,065
Trust fee	18,000	18,352
Utilities expenses	318,024	281,035
Insurance premium	8,066	9,662
Repair expenses	149,830	153,688
Property taxes	255,264	255,246
Depreciation	438,764	455,006
Other expenses	51,807	62,925
Total property-related operating expenses	1,564,287	1,571,983
C. Property-related operating income (loss) (A-B)	1,957,318	2,005,170

[Notes to Statement of Unitholders' Equity]

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

	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
Total number of investment units authorized	10,000,000 units	10,000,000 units
Total number of investment units issued and outstanding	364,605 units	376,455 units

[Notes to Statement of Cash Flows]

*1. Reconciliation of cash and cash equivalents at end of period to the amount of balance sheet items

(Unit: JPY thousand)

	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
Cash and deposits	2,385,353	1,958,632
Cash and deposits in trust	6,124,577	6,064,248
Cash and cash equivalents	8,509,930	8,022,880

[Notes on Lease Transactions]

Operating lease transactions (as lessor)

Future minimum lease payments under non-cancellable operating leases

(Unit: JPY thousand)

	18th Period (As of Oct. 31, 2023)	19th Period (As of Apr. 30, 2024)
Due within 1 year	180,580	167,172
Due after 1 year	134,148	96,881
Total	314,728	264,054

[Notes on Financial Instruments]

1. Matters concerning status of financial instruments

(1) Policy for handling financial instruments

Tosei Reit shall procure funds through borrowing from financial institutions, issuance of investment corporation bonds or issuance of new investment units, etc. in a diversified and well-balanced manner based on a basic policy of establishing stable and sound financial standing over the medium to long term.

Issuance of new investment units shall be implemented in a timely manner by taking into consideration such factors as revenue-generating potential of the properties to be acquired upon the issuance, acquisition timing, LTV level and timing of repayment of interest-bearing debt in a comprehensive manner, and also considering dilution due to the issuance of new investment units. The funds procured through debt financing and issuance of investment corporation bonds shall be used for acquisition of assets, repairs and maintenance, repayment of tenant security and guarantee deposits, payment of cash distribution, payment of expenses of Tosei Reit or repayment of obligations, etc.

In addition, an amount deemed appropriate to meet various capital needs and by taking into account also the status of establishment of lines of credit, etc. shall be held as cash and deposits.

Derivative transactions may be conducted for the purpose of hedging the risk of fluctuations in interest rates on loans, etc. and other risks, but no speculative transactions shall be conducted.

(2) Description of financial instruments and associated risks, and risk management system

Loans and investment corporation bonds shall be for the purpose of primarily procuring funds for acquisition of assets and funds for repayment/redemption of obligations. Loans and investment corporation bonds are exposed to the risk of inability to refinance upon becoming due for repayment, but efforts are made to minimize the risk by considering and executing proposals for well-balanced fund procurement by diversifying fund procurement sources and including fund procurement through issuance of investment units and other means.

In addition, loans with floating interest rates are exposed to the risk of the interest rate payable rising, but a maximum limit is set for LTV in order to limit the impact of interest rate rises on Tosei Reit's operations. In addition, derivative transactions to convert interest expenses to fixed rates (interest rate swap transactions, etc.) are made available as a hedging instrument, taking into account the balance between the concerned risk and the costs involved in converting interest rates to fixed rates.

Deposits, which are those for investing Tosei Reit's surplus funds, are exposed to credit risk, such as failure of the depository financial institutions, but are managed by limiting the deposit period to short term, taking into consideration security and liquidity.

- (3) Supplementary explanation of matters concerning fair value, etc. of financial instruments
Not applicable.

2. Matters concerning fair value, etc. of financial instruments

The following is the carrying amount and fair value, and the amount of difference between these. In addition, since "cash and deposits," "cash and deposits in trust," "short-term loans payable" and "current portion of tenant leasehold and security deposits in trust" are settled within a short period of time, their fair value is close to the book value. Therefore, notes have been omitted.

18th Period (As of October 31, 2023)

(Unit: JPY thousand)

	Carrying amount	Fair value	Amount of difference
(1) Current portion of long-term loans payable	5,600,000	5,597,964	(2,035)
(2) Investment corporation bonds	1,000,000	946,689	(53,310)
(3) Long-term loans payable	34,300,000	33,968,651	(331,348)
(4) Tenant leasehold and security deposits in trust	2,889,838	2,615,782	(274,055)

19th Period (As of April 30, 2024)

(Unit: JPY thousand)

	Carrying amount	Fair value	Amount of difference
(1) Current portion of long-term loans payable	7,800,000	7,795,393	(4,606)
(2) Investment corporation bonds	1,000,000	956,052	(43,947)
(3) Long-term loans payable	34,100,000	33,791,595	(308,404)
(4) Tenant leasehold and security deposits in trust	2,994,237	2,727,951	(266,286)

(Note 1) Notes on the method of calculating the fair value of financial instruments

(1) Current portion of long-term loans payable; (3) Long-term loans payable

As those long-term loans payable with floating interest rates reflect market interest rates within a short period of time, the fair value is thought to be almost equal to the book value and is thus stated at that book value. In addition, the fair value of long-term loans payable with fixed interest rates is calculated based on the method of calculating by discounting the sum total amount of principal and interest by the interest rate that is reasonably estimated as being applicable in the event of drawdown of a similar debt financing.

(2) Investment corporation bonds

Calculated based on the method of calculating by discounting the sum total amount of principal and interest by the interest rate that is assumed in the event of new borrowing corresponding to the remaining period.

(4) Tenant leasehold and security deposits in trust

The fair value is calculated based on the method of calculating with the current value discounted by the interest rate without adding credit risk based on the scheduled redemption period that is reasonably estimated.

(Note 2) Amount of repayment of investment corporation bonds, long-term loans payable and other interest-bearing debt scheduled to be due after the date of settlement of accounts

18th Period (As of October 31, 2023)

(Unit: JPY thousand)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	—	—	—	—	—	1,000,000
Long-term loans payable	5,600,000	6,300,000	8,300,000	7,900,000	8,400,000	3,400,000
Total	5,600,000	6,300,000	8,300,000	7,900,000	8,400,000	4,400,000

19th Period (As of April 30, 2024)

(Unit: JPY thousand)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	—	—	—	—	—	1,000,000
Long-term loans payable	7,800,000	7,300,000	8,200,000	8,400,000	8,400,000	1,800,000
Total	7,800,000	7,300,000	8,200,000	8,400,000	8,400,000	2,800,000

[Notes on Tax-Effect Accounting]

1. Breakdown of main causes for occurrence of deferred tax assets and deferred tax liabilities

(Unit: JPY thousand)

	18th Period (As of Oct. 31, 2023)	19th Period (As of Apr. 30, 2024)
[Deferred tax assets]		
Non-deductible accrued enterprise tax	17	17
Total deferred tax assets	17	17
Net deferred tax assets	17	17

2. Breakdown of major items that caused significant differences between the statutory tax rate and the effective income tax rate after application of tax-effect accounting

(Unit: %)

	18th Period (As of Oct. 31, 2023)	19th Period (As of Apr. 30, 2024)
Statutory tax rate	31.46	31.46
[Adjustments]		
Deductible cash distribution payable	(31.43)	(31.43)
Other	0.04	0.04
Effective income tax rate after application of tax-effect accounting	0.07	0.07

[Notes on Investment and Rental Properties]

Tosei Reit owns rental office buildings, rental retail facilities, rental residential properties, etc. mainly in the Tokyo metropolitan area for the purpose of earning revenue from leasing. The following is the carrying amount, amount of increase (decrease) during the period and fair value of these investment and rental properties.

(Unit: JPY thousand)

	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
Carrying amount (Note 1)		
Balance at beginning of period	77,767,446	77,603,408
Amount of increase (decrease) during period (Note 2)	(164,037)	3,692,179
Balance at end of period	77,603,408	81,295,588
Fair value at end of period (Note 3)	93,451,000	97,694,000

(Note 1) Carrying amount is the amount of acquisition price less accumulated depreciation.

(Note 2) For the 18th Period, the amount of increase is mainly attributable to capital expenditures (JPY 274,726 thousand), while the amount of decrease is mainly attributable to depreciation (JPY 438,764 thousand). For the 19th period, the amount of increase is mainly attributable to the acquisition of two properties, including T's garden Nishiterao (JPY 3,787,251 thousand), while the amount of decrease is mainly attributable to depreciation (JPY 455,006 thousand).

(Note 3) Fair value at end of period is the appraisal value or investigated value by an outside real estate appraiser.

The income (loss) for investment and rental properties is as presented in "Notes to Statement of Income" earlier in this document.

[Notes on Revenue Recognition]

Information from analysis of revenues generated from contracts with customers

18th Period (from May 1, 2023 to October 31, 2023)

(Unit: JPY thousand)

	Revenues generated from contracts with customers (Note)	Operating revenue from external customers
Sale of real estate, etc.	—	—
Utilities reimbursement, etc.	357,674	357,674
Other	—	3,163,931
Total	357,674	3,521,605

(Note) Rental revenues, etc. which are subject to "Accounting Standards for Lease Transactions" (ASBJ Statement No. 13) are not included in "Revenues generated from contracts with customers" as they are not applied to the revenue recognition accounting standards. Furthermore, main revenues generated from contracts with customers are revenue from sale of real estate, etc. and utilities reimbursement, etc.

19th Period (from November 1, 2023 to April 30, 2024)

(Unit: JPY thousand)

	Revenues generated from contracts with customers (Note)	Operating revenue from external customers
Sale of real estate, etc.	—	—
Utilities reimbursement, etc.	316,258	316,258
Other	—	3,260,895
Total	316,258	3,577,153

(Note) Rental revenues, etc. which are subject to "Accounting Standards for Lease Transactions" (ASBJ Statement No. 13) are not included in "Revenues generated from contracts with customers" as they are not applied to the revenue recognition accounting standards. Furthermore, main revenues generated from contracts with customers are revenue from sale of real estate, etc. and utilities reimbursement, etc.

[Notes on Segment Information]

(Segment Information)

Segment information is omitted because Tosei Reit has a single segment, namely the real estate leasing business.

(Related information)

18th Period (from May 1, 2023 to October 31, 2023)

1. Information on products and services

Information on product and service is omitted because operating revenue from external customers of a single product/service category is more than 90% of the operating revenue on the statement of income.

2. Information on regions

(1) Operating revenue

Information on regions is omitted because operating revenue from external customers in Japan is more than 90% of the operating revenue on the statement of income.

(2) Property, plant and equipment

Information on regions is omitted because the amount of property, plant and equipment located in Japan is more than 90% of the amount of property, plant and equipment on the balance sheet.

3. Information on major customers

(Unit: JPY thousand)

Name of customer	Operating revenue	Name of related segment
Tosei Corporation	109,525	Real estate lease business

19th Period (from November 1, 2023 to April 30, 2024)

1. Information on products and services

Information on product and service is omitted because operating revenue from external customers of a single product/service category is more than 90% of the operating revenue on the statement of income.

2. Information on regions

(1) Operating revenue

Information on regions is omitted because operating revenue from external customers in Japan is more than 90% of the operating revenue on the statement of income.

(2) Property, plant and equipment

Information on regions is omitted because the amount of property, plant and equipment located in Japan is more than 90% of the amount of property, plant and equipment on the balance sheet.

3. Information on major customers

(Unit: JPY thousand)

Name of customer	Operating revenue	Name of related segment
Tosei Corporation	88,868	Real estate lease business

[Notes on Per Unit Information]

	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
Net assets per unit	JPY 113,202	JPY 114,111
Net income per unit	JPY 3,716	JPY 3,740

(Note 1) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units. In addition, diluted net income per unit is not stated because there are no diluted investment units.

(Note 2) The following is the basis for calculating net income per unit.

	18th Period (From: May 1, 2023 To: Oct. 31, 2023)	19th Period (From: Nov. 1, 2023 To: Apr. 30, 2024)
Net income (JPY thousand)	1,351,406	1,386,280
Amount not attributable to common unitholders (JPY thousand)	—	—
Net income attributable to common investment units (JPY thousand)	1,351,406	1,386,280
Average number of investment units during period (units)	363,628	370,660

[Notes on Significant Subsequent Events]

Debt Financing

Tosei Reit executed the following debt financing to repay JPY 3,200 million that matured on May 31, 2024.

Lender	Loan amount (JPY million)	Interest rate (Note 1)	Drawdown date	Maturity date	Repayment method	Security
Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Resona Bank, Limited Sumitomo Mitsui Trust Bank, Limited	1,285	1.49375% (fixed interest rate)	May 31, 2024	May 31, 2029	Lump-sum repayment on maturity date	Unsecured
MUFG Bank, Ltd. Mizuho Bank, Ltd.	890	1.55824% (fixed interest rate)	May 31, 2024	November 30, 2029	Lump-sum repayment on maturity date	Unsecured
MUFG Bank, Ltd. SBI Shinsei Bank, Limited Aozora Bank, Ltd. The Bank of Fukuoka, Ltd. (Green loan) (Note 2)	1,025	Base rate (JBA 1month Japanese yen TIBOR) (Note 3) +0.650%	May 31, 2024	May 31, 2030	Lump-sum repayment on maturity date	Unsecured
Total	3,200	—	—	—	—	—

(Note 1) Figures indicated do not include borrowing related expenses, etc. to be paid to the lenders.

(Note 2) These borrowings will be procured as a green loan (hereinafter referred to as “the Green Loan”). A “green loan” generally refers to a loan in compliance with the Green Loan Principles. The Green Loan Principles are guidelines for loans that are restricted to the environmental sector which were developed by the Loan Market Association and Asia Pacific Loan Market Association. The full amount of the Green Loan will be utilized for SEA SCAPE Chiba Minato, an eligible green asset as defined in the Green Finance Framework established by Tosei Reit.

(Note 3) The base rate applicable to the interest rate calculation period for each interest payment date will be determined two business days prior to the interest payment date immediately before each interest payment date the drawdown date for the first interest calculation period). For the JBA's Japanese yen TIBOR, please check the JBA TIBOR Administration's website (<https://www.jbatibor.or.jp/english/rate/>).

[Omission of disclosure]

Tosei Reit omits the disclosure of notes on securities, derivative transactions, related-party transactions, retirement benefits, asset retirement obligations and equity method income, etc. since it does not find substantial need for disclosure in its financial reports.

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

The following is the increase (decrease) in unitholders' capital and the total number of investment units issued and outstanding from the incorporation of Tosei Reit to the end of the fiscal period under review.

Date	Type of issue	Total number of investment units issued and outstanding (units) (Note 15)		Unitholders' capital (JPY million) (Note 16)		Notes
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
September 4, 2014	Private placement for incorporation	9,600	9,600	960	960	(Note 1)
November 26, 2014	Public offering	86,400	96,000	8,565	9,525	(Note 2)
November 16, 2015	Public offering	61,900	157,900	6,662	16,187	(Note 3)
December 16, 2015	Third-party allotment	3,100	161,000	333	16,521	(Note 4)
November 1, 2016	Public offering	22,200	183,200	2,224	18,745	(Note 5)
November 1, 2017	Public offering	51,200	234,400	5,161	23,907	(Note 6)
November 1, 2018	Public offering	46,300	280,700	4,858	28,766	(Note 7)
November 28, 2018	Third-party allotment	2,315	283,015	242	29,009	(Note 8)
November 1, 2019	Public offering	52,000	335,015	6,890	35,899	(Note 9)
November 27, 2019	Third-party allotment	1,490	336,505	197	36,097	(Note 10)
June 25, 2020	Third-party allotment	4,000	340,505	419	36,516	(Note 11)
December 23, 2021	Third-party allotment	21,000	361,505	2,878	39,395	(Note 12)
June 28, 2023	Third-party allotment	3,100	364,605	407	39,802	(Note 13)
January 29, 2024	Third-party allotment	11,850	376,455	1,648	41,450	(Note 14)

(Note 1) Upon the incorporation of Tosei Reit, investment units were issued at an issue amount of JPY 100,000 per unit.

(Note 2) Investment units were issued through public offering at an issue price of JPY 103,000 (issue amount of JPY 99,137) per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 3) Investment units were issued through public offering at an issue price of JPY 111,637 (issue amount of JPY 107,629) per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 4) Investment units were issued through third-party allotment at an issue amount of JPY 107,629 per unit for the purpose of procuring funds for future acquisition of new properties, etc.

(Note 5) Investment units were issued through public offering at an issue price of JPY 103,938 (issue amount of JPY 100,206) per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 6) Investment units were issued through public offering at an issue price of JPY 104,462 (issue amount of JPY 100,819) per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 7) Investment units were issued through public offering at an issue price of JPY 108,723 (issue amount of JPY 104,931) per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 8) Investment units were issued through third-party allotment at an issue amount of JPY 104,931 per unit for the purpose of procuring funds for future acquisition of new properties, etc.

(Note 9) Investment units were issued through public offering at an issue price of JPY 137,299 (issue amount of JPY 132,511) per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 10) Investment units were issued through third-party allotment at an issue amount of JPY 132,511 per unit for the purpose of procuring funds for future acquisition of new properties, etc.

(Note 11) Investment units were issued through third-party allotment at an issue amount of JPY 104,900 per unit for the purpose of allocating funds to repayment of loans, etc.

(Note 12) Investment units were issued through third-party allotment at an issue amount of JPY 137,084 per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 13) Investment units were issued through third-party allotment at an issue amount of JPY 131,300 per unit for the purpose of allocating funds to repayment of loans, etc.

(Note 14) Investment units were issued through third-party allotment at an issue amount of JPY 139,100 per unit for the purpose of procuring funds for acquisition of new properties, etc.

(Note 15) There exist no investment units without voting rights provided in Article 308 Paragraph 2 of the Companies Act which will be applied mutatis mutandis pursuant to Article 94 of the Investment Trusts Act (treasury investment units) or investment units without voting rights provided in Article 160 of the Ordinance for Enforcement of Investment Trusts Act (mutual-holding investment units).

(Note 16) Fluctuation of unitholders' capital in line with implementation of distribution in excess of earnings with reserve for temporary difference adjustments is not considered.

3. Reference Information

(1) Information on Price of Assets Under Management, Etc.

(a) Investment Status

The following is an overview of the investment status as of the date of Tosei Reit's settlement of accounts (April 30, 2024). Real estate that are the assets in trust of the real estate trust beneficiary rights that are the portfolio assets of Tosei Reit ("real estate trust beneficiary rights") are each the building and its site for leasing to tenants.

Type of asset	Geographical area, etc.	Main use	19th Period (As of April 30, 2024)	
			Total amount held (JPY million) (Note 2)	As a percentage of total assets (%) (Note 3)
Real estate trust beneficiary rights	Tokyo metropolitan area	Offices	33,323	37.1
		Retail facilities	5,280	5.9
		Residential properties	41,855	46.6
	Major regional cities (Note 1)	Offices	—	—
		Retail facilities	—	—
		Residential properties	835	0.9
	Total		81,295	90.5
Deposits and other assets		8,581	9.5	
Total assets (Note 2)		89,876	100.0	
Total liabilities (Note 2)		46,919	52.2	
Total net assets (Note 2)		42,957	47.8	

(Note 1) "Major regional cities" collectively refers to cities that are cities designated by cabinet order and prefectural capitals located outside the Tokyo metropolitan area, or their equivalent. The same applies hereinafter.

(Note 2) "Total amount held," "Total assets," "Total liabilities" and "Total net assets" are the amounts based on the carrying amounts (depreciated book value in the case of real estate trust beneficiary rights) as of April 30, 2024, in accordance with the asset valuation method provided in the Articles of Incorporation.

(Note 3) "As a percentage of total assets" is the carrying amount of the concerned assets expressed as a percentage of total assets.

(2) Investment Assets

(a) Overview of Assets under Management

The following is the type, property number, property name, location, acquisition price, investment ratio, real estate appraisal value, etc. and acquisition date of assets under management as of the date of Tosei Reit's settlement of accounts (April 30, 2024). Property numbers start with the code "O" in the case of offices, "Rt" in the case of retail facilities and "Rd" in the case of residential properties as assigned according to the asset under management's property use type.

Type	Property no.	Property name	Location	Acquisition price (JPY million)	Investment ratio (%) (Note 1)	Real estate appraisal value, etc. (JPY million) (Note 2)	Acquisition date (Note 3)	
Offices	O-01	Tama Center Tosei Building	Tama-shi, Tokyo	3,370	4.1	3,970	November 28, 2014	
	O-02	KM Shinjuku Building	Shinjuku-ku, Tokyo	2,057	2.5	3,180	November 28, 2014	
	O-03	Nihonbashi-Hamacho Building	Chuo-ku, Tokyo	1,830	2.2	2,830	November 28, 2014	
	O-04	Kannai Tosei Building II	Yokohama-shi, Kanagawa	4,100	5.0	4,590	November 17, 2015	
	O-05	Nishi Kasai Tosei Building	Edogawa-ku, Tokyo	1,710	2.1	2,040	November 17, 2015	
	O-06	Shin Yokohama Center Building	Yokohama-shi, Kanagawa	1,364	1.6	2,010	November 17, 2015	
	O-07	Nishidai NC Building	Itabashi-ku, Tokyo	1,481	1.8	1,850	August 31, 2016	
	O-08	JPT Motomachi Building	Yokohama-shi, Kanagawa	2,377	2.9	2,970	November 2, 2016	
	O-09	Hakusan Asanomi Building	Bunkyo-ku, Tokyo	1,380	1.7	1,720	November 2, 2016	
	O-10	Chojamachi Duo Building	Yokohama-shi, Kanagawa	1,300	1.6	1,450	November 2, 2017	
	O-11	NU Kannai Building	Yokohama-shi, Kanagawa	3,800	4.6	4,060	November 2, 2018	
	O-12	Higashitotsuka West Building	Yokohama-shi, Kanagawa	2,650	3.2	2,830	November 2, 2018	
	O-13	Kannai Wise Building	Yokohama-shi, Kanagawa	2,050	2.5	2,170	December 2, 2019	
	O-14	Hon-Atsugi Tosei Building	Atsugi-shi, Kanagawa	880	1.1	902	November 5, 2019	
	O-15	Hachioji Tosei Building	Hachioji-shi, Tokyo	1,600	1.9	1,780	May 29, 2020	
	O-16	Hon-Atsugi Tosei Building II	Atsugi-shi, Kanagawa	1,115	1.3	1,170	December 24, 2021	
	O-17	Chiba-Chuo Tosei Building	Chiba-shi, Chiba	833	1.0	888	December 24, 2021	
	Subtotal			—	33,897	41.0	40,410	—
	Retail facilities	Rt-01	Inage Kaigan Building	Chiba-shi, Chiba	2,380	2.9	2,650	November 28, 2014
Rt-02		Musashi Fujisawa Tosei Building	Iruma-shi, Saitama	1,950	2.4	2,180	November 17, 2015	
Rt-04		Wako Building	Chiba-shi, Chiba	1,400	1.7	1,530	November 2, 2017	
Subtotal			—	5,730	6.9	6,360	—	
Offices and retail facilities combined subtotal			—	39,627	47.9	46,770	—	
Residential properties	Rd-01	T's garden Koenji	Suginami-ku, Tokyo	1,544	1.9	2,260	November 28, 2014	
	Rd-02	Live Akabane	Kita-ku, Tokyo	1,227	1.5	1,740	November 28, 2014	
	Rd-03	Gekkocho Apartment	Meguro-ku, Tokyo	1,000	1.2	1,410	November 28, 2014	
	Rd-04	T's garden Kawasakidaishi	Kawasaki-shi, Kanagawa	980	1.2	1,280	November 28, 2014	
	Rd-05	Abitato Kamata	Ota-ku, Tokyo	836	1.0	1,060	November 28, 2014	
	Rd-07	Avenir Shirotae	Yokohama-shi, Kanagawa	780	0.9	1,090	November 28, 2014	
	Rd-08	Dormitory Haramachida	Machida-shi, Tokyo	600	0.7	828	November 28, 2014	
	Rd-09	SEA SCAPE Chiba Minato	Chiba-shi, Chiba	2,800	3.4	3,330	November 17, 2015	
	Rd-11	T's garden Shinkoiwa	Katsushika-ku, Tokyo	670	0.8	757	November 2, 2016	

Type	Property no.	Property name	Location	Acquisition price (JPY million)	Investment ratio (%) (Note 1)	Real estate appraisal value, etc. (JPY million) (Note 2)	Acquisition date (Note 3)
Residential properties	Rd-12	Twin Avenue	Nerima-ku, Tokyo	1,880	2.3	2,200	November 2, 2017
	Rd-13	Milestone Higashikurume	Higashikurume-shi, Tokyo	1,650	2.0	1,780	November 2, 2017
	Rd-14	Lumiere No. 3	Kawaguchi-shi, Saitama	1,420	1.7	1,750	November 2, 2017
	Rd-15	T's garden Nishifunabashi	Funabashi-shi, Chiba	860	1.0	913	November 2, 2017
	Rd-16	Quest Yamatedai	Yokohama-shi, Kanagawa	710	0.9	755	November 2, 2017
	Rd-17	Sancerre Yonohonmachi	Saitama-shi, Saitama	600	0.7	629	November 2, 2017
	Rd-18	Rising Place Kawasaki No.2	Kawasaki-shi, Kanagawa	1,812	2.2	2,010	November 2, 2018
	Rd-19	J Palace Sakuradai	Nerima-ku, Tokyo	1,090	1.3	1,260	November 2, 2018
	Rd-20	Personnage Yokohama	Yokohama-shi, Kanagawa	740	0.9	794	November 2, 2018
	Rd-21	T's garden Nishihachioji West	Hachioji-shi, Tokyo	600	0.7	716	November 2, 2018
	Rd-22	T's garden Ojima	Koto-ku, Tokyo	1,020	1.2	1,160	May 24, 2019
	Rd-23	T's garden Kitakashiwa	Kashiwa-shi, Chiba	2,770	3.3	3,000	December 2, 2019
	Rd-24	Century Urawa	Saitama-shi, Saitama	980	1.2	1,160	November 5, 2019
	Rd-25	T's garden Nagayama	Tama-shi, Tokyo	850	1.0	1,150	November 5, 2019
	Rd-26	Grandeur Fujimino	Fujimi-shi, Saitama	822	1.0	889	November 5, 2019
	Rd-27	T's garden Hitotsubashi-gakuen	Kodaira-shi, Tokyo	760	0.9	871	November 5, 2019
	Rd-28	T's garden Warabi II	Kawaguchi-shi, Saitama	750	0.9	843	November 5, 2019
	Rd-29	T's garden Warabi III	Kawaguchi-shi, Saitama	655	0.8	717	November 5, 2019
	Rd-30	T's garden Kashiwa	Kashiwa-shi, Chiba	595	0.7	665	November 5, 2019
	Rd-31	Suning Kitamatsudo	Matsudo-shi, Chiba	482	0.6	530	November 5, 2019
	Rd-32	T's garden Tanashi	Nishitokyo-shi, Tokyo	310	0.4	412	November 5, 2019
	Rd-33	T's garden Center Minami	Yokohama-shi, Kanagawa	1,140	1.4	1,430	December 17, 2020
	Rd-34	Boulevard Maioka	Yokohama-shi, Kanagawa	810	1.0	923	December 17, 2020
	Rd-35	T's garden Koiwa	Edogawa-ku, Tokyo	490	0.6	610	December 17, 2020
	Rd-36	T's garden Tsuzuki-fureainooka II	Yokohama-shi, Kanagawa	480	0.6	564	December 17, 2020
	Rd-37	Cerulean City	Higashikurume-shi, Tokyo	1,060	1.3	1,250	December 24, 2021
	Rd-38	T's garden Koshigaya-Obukuro	Koshigaya-shi, Saitama	804	1.0	863	December 24, 2021
	Rd-39	T's garden Kajigaya	Kawasaki-shi, Kanagawa	790	1.0	885	December 24, 2021
	Rd-40	T's garden Tsuzuki-fureainooka	Yokohama-shi, Kanagawa	660	0.8	771	December 24, 2021
	Rd-41	Green Star Heights	Arakawa-ku, Tokyo	620	0.7	773	December 24, 2021
	Rd-42	Sunhouse Nonami	Nagoya-shi, Aichi	780	0.9	877	March 1, 2023
	Rd-43	T's garden Nishiterao	Yokohama-shi, Kanagawa	3,000	3.6	3,310	January 30, 2024
	Rd-44	Route Sagamigaoka	Zama-shi, Kanagawa	670	0.8	709	January 30, 2024
		Subtotal		—	43,097	52.1	50,924
Total			—	82,724	100.0	97,694	—

- (Note 1) “Investment ratio” is the ratio of acquisition price for the asset under management to the sum total amount of acquisition price, rounded to one decimal place. Accordingly, the individual property investment ratios may not add up to the total.
- (Note 2) Appraisal of the property is entrusted to Japan Real Estate Institute, Japan Valuers Co., Ltd. and JLL Morii Valuation & Advisory K.K. “Real estate appraisal value, etc.” is the appraisal value stated in the real estate appraisal report or investigation report (“real estate appraisal report, etc.”) with April 30, 2024, as the effective date of the appraisal (date of value). The same applies hereinafter.
- (Note 3) “Acquisition date” is the acquisition date stated in the real estate trust beneficiary right sale and purchase contract for the asset under management.

(b) Portfolio Composition

The following presents the portfolio composition as of the date of Tosei Reit's settlement of accounts (April 30, 2024) of assets under management. Real estate that are the assets in trust of the real estate trust beneficiary rights that are the portfolio assets of Tosei Reit are each the building and its site for leasing to tenants.

a. By property type

Property type	Number of properties	Acquisition price (JPY million)	Investment ratio by property type (%) (Note)
Offices	17	33,897	41.0
Retail facilities	3	5,730	6.9
Residential properties	42	43,097	52.1
Total	62	82,724	100.0

(Note) "Investment ratio by property type" is the ratio of the sum total of acquisition price for the concerned property type to the sum total of acquisition price for the asset under management.

b. By geographical area

Geographical area	Number of properties	Acquisition price (JPY million)	Investment ratio by geographical area (%) (Note 1)
Tokyo metropolitan area	61 (Note 2)	81,944	99.1
Tokyo 5 central wards	2	3,887	4.7
Tokyo 23 wards (excluding Tokyo 5 central wards)	13	14,948	18.1
Tokyo metropolitan area (excluding Tokyo 23 wards)	46	63,109	76.3
Major regional cities	1	780	0.9
Total	62	82,724	100.0

(Note 1) "Investment ratio by geographical area" is the ratio of the sum total of acquisition price for the concerned geographical area to the sum total of acquisition price for the asset under management.

(Note 2) The number of properties by prefecture for the Tokyo metropolitan area is 24 properties in Tokyo, 21 properties in Kanagawa, 8 properties in Saitama, and 8 properties in Chiba, and that for major regional cities is 1 property in Aichi.

c. Number of investments by acquisition price

Acquisition price	Number of properties
Less than JPY 1.0 billion	30
JPY 1.0 billion or more, but less than JPY 2.0 billion	21
JPY 2.0 billion or more, but less than JPY 3.0 billion	7
JPY 3.0 billion or more	4
Total	62

(c) Overview of Buildings, Etc.

The following is the construction completion, building age, annual rent, tenant security and guarantee deposits, total leased area, total leasable area, occupancy rate and number of tenants for each of Tosei Reit's asset under management as of April 30, 2024.

The form of lease agreement for some sections of Musashi Fujisawa Tosei Building (Note 2) and T's garden Koshigaya-Obukuro (Note 4) is a pass-through master lease agreement ("ML agreement") and a fixed-rent ML agreement, while for each property other than said properties (including the portions of T's garden Koshigaya-Obukuro other than the sections subject to the fixed-rent ML agreement), it is a pass-through ML agreement.

Type	Property no.	Property name	Construction completion (Note 5)	Building age (years) (Note 6)	Annual rent (JPY million) (Note 7) (Note 14)	Security and guarantee deposits (JPY million) (Note 8) (Note 14)	Total leased area (m ²) (Note 9) (Note 14)	Total leasable area (m ²) (Note 10)	Occupancy rate (%) (Note 11) (Note 14)	Number of tenants (Note 12) (Note 14)
Offices	O-01	Tama Center Tosei Building (Note 1)	July 1989	34.8	365	279	9,345.74	9,686.82	96.5	39
	O-02	KM Shinjuku Building	September 1991	32.6	147	81	2,956.54	3,403.95	86.9	7
	O-03	Nihonbashi-Hamacho Building	October 1990	33.5	147	117	2,957.43	3,334.40	88.7	7
	O-04	Kannai Tosei Building II	February 1984 (Note 13)	40.2 (Note 13)	302	320	6,919.19	6,919.19	100.0	42
	O-05	Nishi Kasai Tosei Building	January 1994	30.2	133	87	3,187.97	3,187.97	100.0	9
	O-06	Shin Yokohama Center Building	December 1990	33.4	145	133	3,884.81	3,884.81	100.0	18
	O-07	Nishidai NC Building	March 1992	32.1	136	88	3,798.48	3,798.48	100.0	10
	O-08	JPT Motomachi Building	October 1991	32.5	197	152	5,410.03	5,410.03	100.0	8
	O-09	Hakusan Asanomi Building	July 1993	30.8	99	73	1,856.11	1,856.11	100.0	11
	O-10	Chojamachi Duo Building	July 1993	30.8	85	67	2,037.99	2,217.86	91.9	12
	O-11	NU Kannai Building	February 1987	37.2	297	192	8,025.76	8,025.76	100.0	33
	O-12	Higashitotsuka West Building	February 1993	31.2	198	134	5,477.02	5,660.20	96.8	19
	O-13	Kannai Wise Building	February 1991	33.2	141	102	3,568.43	3,568.43	100.0	6
	O-14	Hon-Atsugi Tosei Building	January 1993	31.3	68	76	2,299.44	2,649.60	86.8	13
	O-15	Hachioji Tosei Building	February 1988	36.2	127	125	3,540.06	3,540.06	100.0	10
	O-16	Hon-Atsugi Tosei Building II	May 1995	28.9	80	67	2,546.90	2,755.18	92.4	15
	O-17	Chiba-Chuo Tosei Building	January 2009	15.3	57	34	1,762.92	1,762.92	100.0	13
	Subtotal		—	—	2,733	2,137	69,574.82	71,661.77	97.1	272
	Retail facilities	Rt-01	Inage Kaigan Building	November 1992	31.4	184	266	5,890.90	5,890.90	100.0
Rt-02		Musashi Fujisawa Tosei Building (Note 2)	August 1997	26.7	144	72	6,089.72	6,089.72	100.0 (94.0)	1 (5)
Rt-04		Wako Building	May 1986	38.0	116	76	2,723.67	2,832.46	96.2	24
Subtotal		—	—	445	415	14,704.29	14,813.08	99.3	40	
Offices and retail facilities combined subtotal			—	—	3,178	2,552	84,279.11	86,474.85	97.5	312
Residential properties	Rd-01	T's garden Koenji	January 2011	13.3	101	17	2,113.71	2,169.38	97.4	52
	Rd-02	Live Akabane	March 1989	35.1	96	10	3,714.19	3,876.47	95.8	69
	Rd-03	Gekkocho Apartment	March 2008	16.1	65	13	1,309.54	1,392.13	94.1	16
	Rd-04	T's garden Kawasaki-daishi	January 2009	15.3	68	8	2,011.93	2,067.93	97.3	52
	Rd-05	Abitato Kamata	June 1991	32.9	53	7	1,768.23	1,768.23	100.0	27
	Rd-07	Avenir Shirotae	February 1995	29.2	67	7	2,340.36	2,499.93	93.6	42
	Rd-08	Dormitory Haramachida	July 1992	31.8	57	4	1,827.63	1,866.11	97.9	69
	Rd-09	SEA SCAPE Chiba Minato	March 2008	16.1	217	70	6,484.86	6,758.52	96.0	140
	Rd-11	T's garden Shinkoiwa	March 1998	26.1	46	6	1,542.47	1,652.93	93.3	25
	Rd-12	Twin Avenue	March 1992	32.2	127	29	4,493.86	4,558.96	98.6	49
	Rd-13	Milestone Higashikurume	September 1989	34.6	121	14	3,346.81	3,546.91	94.4	180

Type	Property no.	Property name	Construction completion (Note 5)	Building age (years) (Note 6)	Annual rent (JPY million) (Note 7) (Note 14)	Security and guarantee deposits (JPY million) (Note 8) (Note 14)	Total leased area (m ²) (Note 9) (Note 14)	Total leasable area (m ²) (Note 10)	Occupancy rate (%) (Note 11) (Note 14)	Number of tenants (Note 12) (Note 14)
Residential properties	Rd-14	Lumiere No. 3	September 1994	29.6	115	16	5,644.16	5,644.16	100.0	82
	Rd-15	T's garden Nishifunabashi	February 1991	33.2	59	7	2,423.52	2,643.84	91.7	30
	Rd-16	Quest Yamatedai	February 1989	35.2	57	33	2,802.74	2,802.74	100.0	31
	Rd-17	Sancerre Yonohonmachi	November 1990	33.5	48	4	1,360.98	1,419.39	95.9	61
	Rd-18	Rising Place Kawasaki No.2	February 2017	7.2	120	10	2,940.91	2,962.48	99.3	63
	Rd-19	J Palace Sakuradaai	February 1994	30.2	65	7	2,240.69	2,396.32	93.5	36
	Rd-20	Personnage Yokohama	December 1990	33.4	53	6	1,803.10	1,988.25	90.7	69
	Rd-21	T's garden Nishihachioji West	January 1997	27.3	49	6	2,233.63	2,315.99	96.4	47
	Rd-22	T's garden Ojima	November 1989	34.5	85	27	2,666.28	2,705.70	98.5	58
	Rd-23	T's garden Kitakashiwa	January 1992 January 1992 September 2008 September 2008	32.3 32.3 15.6 15.6	201	20	12,848.00	13,377.44	96.0	135
	Rd-24	Century Urawa	March 1989	35.1	76	7	4,141.40	4,201.77	98.6	74
	Rd-25	T's garden Nagayama (Note 3)	June 1986	37.9	83	4	4,061.71	4,286.89	94.7	97
	Rd-26	Grandeur Fujimino	February 1997	27.2	64	5	2,101.02	2,144.34	98.0	95
	Rd-27	T's garden Hitotsubashi-gakuen	May 1988	35.9	55	4	2,513.83	2,845.88	88.3	53
	Rd-28	T's garden Warabi II	March 1987	37.1	58	6	2,935.97	3,043.97	96.5	55
	Rd-29	T's garden Warabi III	November 1989	34.4	53	9	2,464.40	2,464.40	100.0	38
	Rd-30	T's garden Kashiwa	March 1992	32.1	51	5	3,187.06	3,265.30	97.6	42
	Rd-31	Suning Kitamatsudo	March 2006	18.2	35	3	1,170.12	1,195.22	97.9	42
	Rd-32	T's garden Tanashi	September 1991	32.6	30	4	1,263.32	1,263.32	100.0	22
	Rd-33	T's garden Center Minami	January 2007	17.3	79	7	1,945.20	1,945.20	100.0	72
	Rd-34	Boulevard Maioka	December 2003	20.4	61	6	2,868.96	3,002.40	95.6	43
	Rd-35	T's garden Koiwa	April 1993	31.1	30	3	1,132.86	1,188.76	95.3	18
	Rd-36	T's garden Tsuzuki-fureainooka II	September 1988	35.6	36	0	959.78	1,050.05	91.4	51
	Rd-37	Cerulean City	May 1991	32.9	87	45	3,199.68	3,199.68	100.0	45
	Rd-38	T's garden Koshigaya-Obukuro (Note 4)	March 1991	33.1	65	17	3,655.13	3,655.13	100.0 (94.2)	50 (52)
	Rd-39	T's garden Kajigaya	May 1993	31.0	44	2	956.93	1,107.32	86.4	56
	Rd-40	T's garden Tsuzuki-fureainooka	May 1989	35.0	48	5	1,336.14	1,562.24	85.5	28
	Rd-41	Green Star Heights	August 1992	31.7	43	13	1,470.72	1,632.50	90.1	23
	Rd-42	Sunhouse Nonami	September 1987	36.6	52	14	3,127.80	3,300.40	94.8	52
	Rd-43	T's garden Nishiterao	October 1999	24.5	179	24	7,920.48	7,920.48	100.0	71
	Rd-44	Route Sagamigaoka	November 2009	14.5	47	4	1,694.10	1,716.98	98.7	59
		Subtotal	—	—	3,165	528	122,024.21	126,406.04	96.5	2,419
	Total/Average		—	30.2 (Note 13)	6,343	3,080	206,303.32	212,880.89	96.9	2,731

(Note 1) For the property, a pass-through ML agreement was concluded between the trustee and Tosei Community Co., Ltd ("Tosei Community") on July 31, 2014. Of which, however, a fixed-rent ML agreement was concluded between Tosei Community and Tosei on October 30, 2023, for some sections. In addition, the fixed-rent ML agreement concluded between Tosei Community and Tosei terminated on March 31, 2024. After April 1, 2024, Tosei Community succeeded from Tosei the position of lessor in the building lease agreement concluded between Tosei and end tenants as well as the rights and obligations thereof. The same applies hereinafter.

(Note 2) For the property, a pass-through ML agreement was concluded between the trustee and Tosei Community on September 30, 2015. In addition, a fixed-rent ML agreement was concluded between Tosei Community and Tosei at the time of acquisition by Tosei Reit. The same applies hereinafter.

- (Note 3) For the property, a pass-through ML agreement was concluded between the trustee and Tosei Community on November 5, 2019. Of which, however, a fixed-rent ML agreement was concluded between Tosei Community and Tosei on November 5, 2019, for the residential portion. The fixed-rent ML agreement concluded between Tosei Community and Tosei terminated on November 30, 2023. After December 1, 2023, Tosei Community succeeded from Tosei the position of the lessor in the building lease agreement concluded between Tosei and end tenants as well as the rights and obligations thereof. The same applies hereinafter.
- (Note 4) For the property, a pass-through ML agreement was concluded between the trustee and Tosei Community on December 24, 2021. Of which, however, a fixed-rent ML agreement was concluded between Tosei Community and Tosei on December 24, 2021, for some sections. The same applies hereinafter.
- (Note 5) “Construction completion” is the date of new construction in the real estate registry.
- (Note 6) “Building age” is the number of years that has elapsed from the date of new construction in the real estate registry to April 30, 2024. In addition, that in the total/average column is the figure that is the weighted average based on acquisition price.
- (Note 7) “Annual rent” is the amount annualized by multiplying by 12 the monthly rent (limited to the rent of rental units, including common area maintenance charges, but excluding signboard, parking lot, etc. usage fees; the same applies hereinafter) for the building indicated in the lease agreement for the asset under management as of April 30, 2024 (limited to those occupied as of the same date) (the sum total amount thereof if the asset under management is under several lease agreements, and excluding consumption tax, etc.; the same applies hereinafter). For the concerned asset under management, it is the amount annualized by multiplying by 12 the monthly rent based on lease agreements concluded with end-tenants in cases where a pass-through ML agreement has been concluded (if the lessee of the pass-through ML agreement has concluded a fixed-rent ML agreement, the lessee of the concerned fixed-rent ML agreement is counted as end-tenants; the same applies hereinafter), and it is the amount annualized by multiplying by 12 the monthly rent based on the ML agreement in cases where a fixed-rent ML agreement has been concluded. The same applies hereinafter.
- (Note 8) “Security and guarantee deposits” is the sum total amount of tenant security and guarantee deposits required based on the lease agreement for the asset under management as of April 30, 2024 (limited to those occupied as of the same date). For the concerned asset under management, it is the tenant security and guarantee deposits based on lease agreements concluded with end-tenants in cases where a pass-through ML agreement has been concluded, and it is the tenant security and guarantee deposits based on the ML agreement in cases where a fixed-rent ML agreement has been concluded. The same applies hereinafter.
- (Note 9) “Total leased area” is the sum total of the leased floor area indicated in the lease agreement for the asset under management as of April 30, 2024. The leased floor area indicated in the lease agreement may differ from the actual measurement value. For the concerned asset under management, it is the sum total of the floor area actually leased under lease agreements concluded with end-tenants in cases where a pass-through ML agreement has been concluded, and it is the leased floor area based on the ML agreement in cases where a fixed-rent ML agreement has been concluded. The same applies hereinafter.
- (Note 10) “Total leasable area” is the sum total of the floor area of the portion regarded as being available for leasing based on the lease agreement or building drawing, etc. of the building for the asset under management as of April 30, 2024. The same applies hereinafter.
- (Note 11) “Occupancy rate” is the ratio of the total leased area to total leasable area for the asset under management as of April 30, 2024. However, in cases where an ML agreement has been concluded for the concerned asset under management, the occupancy rate in the case of a property under a pass-through ML agreement is the ratio of the sum total of the floor area actually leased under lease agreements concluded with end-tenants, and the occupancy rate in the case of a property or a section under a fixed-rent ML agreement is the ratio of the leased floor area based on the ML agreement and the occupancy rate that is the ratio of the sum total of the floor area actually leased under lease agreements concluded between the master lessee (the “master lease company”) and end-tenants is shown in parentheses. In addition, that in the subtotal columns, offices and retail facilities combined subtotal column and total/average column is each the ratio of the sum total of total leased area to the sum total of total leasable area for each asset under management in the respective item. The same applies hereinafter.
- (Note 12) “Number of tenants” is the number of tenants for the asset under management based on the lease agreement for the asset under management as of April 30, 2024 (in cases where a tenant has concluded more than one lease agreement, the tenant is counted as one). However, in cases where an ML agreement has been concluded for the concerned asset under management, the number of tenants in the case of a property under a pass-through ML agreement is the total number of end-tenants, and the number of tenants in the case of a property or a section under a fixed-rent ML agreement is the master lease company alone as tenant and the number of tenants from counting the number of tenants based on lease agreements between the master lease company and end-tenants is shown in parentheses. The same applies hereinafter.
- (Note 13) As to Kannai Tosei Building II, the parking building was constructed in May 1980 and the office building was added at a later date. The construction completion is the date of new construction of the office building, which is the main part of the building, in the real estate registry, and the building age of Kannai Tosei Building II and average building age are the number of years calculated based on said date of new construction.
- (Note 14) Even if there is a notice of cancellation or termination of lease agreements with end-tenants or unpaid rent or other non-performance of obligations, in the case of agreements that are ongoing as of April 30, 2024, “Annual rent,” “Security and guarantee deposits,” “Total leased area,” “Occupancy rate” and “Number of tenants” are indicated on the basis that the concerned lease agreements with end-tenants are existing and thus based on the concerned lease agreements. The same applies hereinafter.

(d) Changes in Occupancy Rate

a. The following are the changes in the occupancy rate of assets under management at the end of the fiscal period.

	Number of properties	Total leased area (m ²)	Total leasable area (m ²)	Occupancy rate (%)
10th Period (As of October 31, 2019)	37	132,069.10	134,852.78	97.9
11th Period (As of April 30, 2020)	49	175,129.98	179,167.75	97.7
12th Period (As of October 31, 2020)	50	178,453.63	182,695.32	97.7
13th Period (As of April 30, 2021)	52	178,983.74	184,258.55	97.1
14th Period (As of October 31, 2021)	52	177,965.90	184,267.63	96.6
15th Period (As of April 30, 2022)	59	191,898.49	199,942.10	96.0
16th Period (As of October 31, 2022)	59	193,148.20	199,952.19	96.6
17th Period (As of April 30, 2023)	60	195,832.11	203,243.22	96.4
18th Period (As of October 31, 2023)	60	196,170.91	203,242.38	96.5
19th Period (As of April 30, 2024)	62	206,303.32	212,880.89	96.9

b. The following are the changes in the occupancy rate of each asset under management at the end of the fiscal period.

(Unit: %)

Property no.	Property name	10th Period (As of Oct. 31, 2019)	11th Period (As of Apr. 30, 2020)	12th Period (As of Oct. 31, 2020)	13th Period (As of Apr. 30, 2021)	14th Period (As of Oct. 31, 2021)
O-01	Tama Center Tosei Building	100.0 (98.4)	100.0 (98.4)	100.0 (97.8)	94.7	94.6
O-02	KM Shinjuku Building	100.0	100.0	100.0	100.0	100.0
O-03	Nihonbashi-Hamacho Building	100.0	100.0	100.0	100.0	100.0
O-04	Kannai Tosei Building II	100.0	100.0	91.7	95.5	95.6
O-05	Nishi Kasai Tosei Building	100.0	100.0	94.0	100.0	100.0
O-06	Shin Yokohama Center Building	97.6	100.0	100.0	100.0	68.9
O-07	Nishidai NC Building	100.0	100.0	100.0	90.8	76.0
O-08	JPT Motomachi Building	100.0 (100.0)	100.0 (100.0)	100.0 (100.0)	100.0	100.0
O-09	Hakusan Asanomi Building	100.0	100.0	100.0	100.0	100.0
O-10	Chojamachi Duo Building	100.0	100.0	100.0	100.0	94.3
O-11	NU Kannai Building	99.0	99.0	99.0	91.7	93.2
O-12	Higashitotsuka West Building	93.7	93.7	100.0	100.0	100.0
O-13	Kannai Wise Building	—	100.0	100.0	100.0	87.1
O-14	Hon-Atsugi Tosei Building	—	94.3	100.0	97.1	100.0
O-15	Hachioji Tosei Building	—	—	100.0	100.0	100.0
O-16	Hon-Atsugi Tosei Building II	—	—	—	—	—
O-17	Chiba-Chuo Tosei Building	—	—	—	—	—
Rt-01	Inage Kaigan Building	98.6	97.3	98.7	98.7	100.0
Rt-02	Musashi Fujisawa Tosei Building	100.0 (94.0)	100.0 (94.0)	100.0 (94.0)	100.0 (91.4)	100.0 (91.4)
Rt-03	Selection Hatsutomi (Note)	100.0	100.0	100.0	—	—
Rt-04	Wako Building	89.5	97.4	92.7	98.0	100.0
Rd-01	T's garden Koenji	97.2	98.8	100.0	95.3	98.8
Rd-02	Live Akabane	97.2	94.4	95.8	95.8	100.0
Rd-03	Gekkocho Apartment	100.0	100.0	100.0	100.0	100.0
Rd-04	T's garden Kawasaki-daishi	100.0	94.8	100.0	94.6	94.8
Rd-05	Abitato Kamata	100.0	100.0	96.3	100.0	96.3
Rd-07	Avenir Shirotae	97.9	95.7	87.2	97.9	97.9
Rd-08	Dormitory Haramachida	98.3	96.7	95.2	100.0	95.2
Rd-09	SEA SCAPE Chiba Minato	93.9	95.5	95.7	95.9	98.8
Rd-10	Prime Garden (Note)	100.0	93.3	100.0	—	—
Rd-11	T's garden Shinkoiwa	100.0	96.3	100.0	96.3	100.0
Rd-12	Twin Avenue	100.0	100.0	98.6	98.6	100.0
Rd-13	Milestone Higashikurume	92.9	96.6	93.8	90.9	97.0
Rd-14	Lumiere No. 3	97.8	96.7	96.7	97.8	97.8
Rd-15	T's garden Nishifunabashi	94.4	97.2	100.0	100.0	100.0
Rd-16	Quest Yamatedai	94.7	100.0	97.5	100.0	100.0
Rd-17	Sancerre Yonohonmachi	94.5	98.6	98.6	97.2	95.8
Rd-18	Rising Place Kawasaki No.2	97.1	97.1	95.6	97.8	94.2
Rd-19	J Palace Sakurada	100.0	100.0	97.6	97.8	97.3
Rd-20	Personnage Yokohama	88.8	93.4	90.3	93.3	91.4
Rd-21	T's garden Nishihachioji West	96.9	97.9	97.6	100.0	100.0
Rd-22	T's garden Ojima	97.3	95.6	95.9	97.5	91.4
Rd-23	T's garden Kitakashiwa	—	97.9	95.9	96.5	98.7
Rd-24	Century Urawa	—	93.6	98.8	93.5	98.6
Rd-25	T's garden Nagayama	—	100.0 (95.3)	98.8 (90.1)	100.0 (98.8)	100.0 (95.9)
Rd-26	Grandeur Fujimino	—	99.0	99.0	99.0	98.0
Rd-27	T's garden Hitotsubashi-gakuen	—	91.7	93.3	96.7	98.3
Rd-28	T's garden Warabi II	—	98.2	100.0	94.6	100.0
Rd-29	T's garden Warabi III	—	100.0	97.8	97.8	97.8
Rd-30	T's garden Kashiwa	—	88.2	97.9	100.0	93.1
Rd-31	Suning Kitamatsudo	—	95.8	97.4	100.0	97.9
Rd-32	T's garden Tanashi	—	100.0	95.3	100.0	95.5
Rd-33	T's garden Center Minami	—	—	—	97.6	100.0
Rd-34	Boulevard Maioka	—	—	—	91.1	100.0
Rd-35	T's garden Koiwa	—	—	—	90.6	90.6
Rd-36	T's garden Tsuzuki-fureainooka II	—	—	—	92.3	93.9
Rd-37	Cerulean City	—	—	—	—	—
Rd-38	T's garden Koshigaya-Obukuro	—	—	—	—	—
Rd-39	T's garden Kajigaya	—	—	—	—	—
Rd-40	T's garden Tsuzuki-fureainooka	—	—	—	—	—
Rd-41	Green Star Heights	—	—	—	—	—
Rd-42	Sunhouse Nonami	—	—	—	—	—
Rd-43	T's garden Nishiterao	—	—	—	—	—
Rd-44	Route Sagamioka	—	—	—	—	—

(Unit: %)

Property no.	Property name	15th Period (As of Apr. 30, 2022)	16th Period (As of Oct. 31, 2022)	17th Period (As of Apr. 30, 2023)	18th Period (As of Oct. 31, 2023)	19th Period (As of Apr. 30, 2024)
O-01	Tama Center Tosei Building	94.6	93.4	90.5	93.7 (88.9)	96.5
O-02	KM Shinjuku Building	100.0	100.0	100.0	100.0	86.9
O-03	Nihonbashi-Hamacho Building	97.0	100.0	100.0	100.0	88.7
O-04	Kannai Tosei Building II	98.7	100.0	100.0	98.7	100.0
O-05	Nishi Kasai Tosei Building	100.0	100.0	100.0	100.0	100.0
O-06	Shin Yokohama Center Building	84.2	100.0	100.0	100.0	100.0
O-07	Nishidai NC Building	85.2	85.2	88.6	88.6	100.0
O-08	JPT Motomachi Building	100.0	100.0	100.0	89.4	100.0
O-09	Hakusan Asanomi Building	100.0	100.0	92.1	100.0	100.0
O-10	Chojamachi Duo Building	86.2	86.2	86.2	86.2	91.9
O-11	NU Kannai Building	76.9	81.1	93.4	97.7	100.0
O-12	Higashitotsuka West Building	100.0	100.0	93.6	95.3	96.8
O-13	Kannai Wise Building	100.0	100.0	100.0	100.0	100.0
O-14	Hon-Atsugi Tosei Building	100.0	95.7	84.6	97.3	86.8
O-15	Hachioji Tosei Building	100.0	79.0	79.1	100.0	100.0
O-16	Hon-Atsugi Tosei Building II	100.0	100.0	100.0	92.4	92.4
O-17	Chiba-Chuo Tosei Building	100.0	100.0	100.0	100.0	100.0
Rt-01	Inage Kaigan Building	100.0	100.0	98.1	100.0	100.0
Rt-02	Musashi Fujisawa Tosei Building	100.0 (94.0)	100.0 (94.0)	100.0 (94.0)	100.0 (94.0)	100.0 (94.0)
Rt-03	Selection Hatsutomi (Note)	—	—	—	—	—
Rt-04	Wako Building	100.0	100.0	92.1	87.5	96.2
Rd-01	T's garden Koenji	98.6	100.0	93.7	98.6	97.4
Rd-02	Live Akabane	100.0	98.6	99.1	98.6	95.8
Rd-03	Gekkocho Apartment	93.0	94.7	94.7	100.0	94.1
Rd-04	T's garden Kawasaki-daishi	93.7	98.6	97.8	95.9	97.3
Rd-05	Abitato Kamata	92.6	96.3	100.0	92.6	100.0
Rd-07	Avenir Shirotai	95.7	97.9	95.7	91.5	93.6
Rd-08	Dormitory Haramachida	92.8	95.6	92.3	95.9	97.9
Rd-09	SEA SCAPE Chiba Minato	94.5	98.1	97.3	96.8	96.0
Rd-10	Prime Garden (Note)	—	—	—	—	—
Rd-11	T's garden Shinkoiwa	96.7	100.0	96.3	96.7	93.3
Rd-12	Twin Avenue	98.6	97.1	100.0	98.6	98.6
Rd-13	Milestone Higashikurume	96.0	95.2	95.1	89.9	94.4
Rd-14	Lumiere No. 3	95.6	97.8	98.9	97.8	100.0
Rd-15	T's garden Nishifunabashi	91.7	100.0	100.0	94.4	91.7
Rd-16	Quest Yamatedai	100.0	100.0	100.0	97.5	100.0
Rd-17	Sancerre Yonohonmachi	98.6	98.6	98.6	93.1	95.9
Rd-18	Rising Place Kawasaki No.2	99.3	97.8	99.3	99.3	99.3
Rd-19	J Palace Sakuradai	100.0	97.2	95.8	100.0	93.5
Rd-20	Personnage Yokohama	90.0	90.5	90.9	87.4	90.7
Rd-21	T's garden Nishihachioji West	97.4	100.0	90.3	100.0	96.4
Rd-22	T's garden Ojima	94.3	98.3	94.1	93.9	98.5
Rd-23	T's garden Kitakashiwa	98.0	98.0	96.7	95.3	96.0
Rd-24	Century Urawa	98.7	97.5	98.6	96.2	98.6
Rd-25	T's garden Nagayama	100.0 (97.7)	97.8 (91.4)	100.0 (94.7)	100.0 (98.2)	94.7
Rd-26	Grandeur Fujimino	92.9	91.9	98.0	96.0	98.0
Rd-27	T's garden Hitotsubashi-gakuen	98.3	96.7	98.3	91.7	88.3
Rd-28	T's garden Warabi II	98.2	98.2	98.2	100.0	96.5
Rd-29	T's garden Warabi III	94.9	100.0	97.7	94.9	100.0
Rd-30	T's garden Kashiwa	93.4	100.0	100.0	100.0	97.6
Rd-31	Suning Kitamatsudo	100.0	95.8	97.9	97.9	97.9
Rd-32	T's garden Tanashi	95.5	95.2	100.0	95.3	100.0
Rd-33	T's garden Center Minami	96.1	98.8	89.1	97.6	100.0
Rd-34	Boulevard Maioka	100.0	100.0	93.3	100.0	95.6
Rd-35	T's garden Koiwa	100.0	95.4	95.2	95.2	95.3
Rd-36	T's garden Tsuzuki-fureainooka II	89.4	82.6	89.2	89.3	91.4
Rd-37	Cerulean City	89.0	95.0	100.0	100.0	100.0
Rd-38	T's garden Koshigaya-Obukuro	98.4 (87.8)	100.0 (89.1)	100.0 (91.2)	100.0 (94.2)	100.0 (94.2)
Rd-39	T's garden Kajigaya	77.8	86.8	89.8	95.6	86.4
Rd-40	T's garden Tsuzuki-fureainooka	100.0	90.0	95.7	92.7	85.5
Rd-41	Green Star Heights	100.0	100.0	100.0	97.0	90.1
Rd-42	Sunhouse Nonami	—	—	100.0	98.2	94.8
Rd-43	T's garden Nishiterao	—	—	—	—	100.0
Rd-44	Route Sagamigaoka	—	—	—	—	98.7

(Note) Tosei Reit transferred the property on March 31, 2021, and has not owned it since the transfer.

(e) Summary of Real Estate Appraisal Reports, Etc.

Tosei Reit and the Asset Management Company have obtained a real estate appraisal report, etc. for each asset under management from Japan Real Estate Institute, Japan Valuers Co., Ltd. and JLL Morii Valuation & Advisory K.K.

The following is a summary of each asset under management's real estate appraisal report, etc. obtained by Tosei Reit and the Asset Management Company with April 30, 2024, as the effective date of the appraisal (date of value). Each real estate appraisal or investigation of the respective real estate appraisal reports, etc. is no more than the appraiser's judgment and opinion at a certain point in time, and is not a guarantee of the validity or accuracy of the content, possibility of transaction at the concerned appraisal value, etc. and such. In addition, there is no special vested interest between Japan Real Estate Institute, Japan Valuers Co., Ltd. and JLL Morii Valuation & Advisory K.K., which performed the real estate appraisal, etc., and Tosei Reit or the Asset Management Company.

Type	Property no.	Property name	Appraisal firm	Acquisition price (JPY million)	Book value at end of period (JPY million) (Note 1)	Estimated value at end of period (Note 2)					
						Appraisal value, etc. (JPY million)	Indicated value by direct capitalization method (JPY million)	Capitalization rate (%)	Indicated value by DCF method (JPY million)	Discount rate (%)	Terminal capitalization rate (%)
Offices	O-01	Tama Center Tosei Building	Japan Real Estate Institute	3,370	3,349	3,970	4,010	5.0	3,920	4.8	5.2
	O-02	KM Shinjuku Building	Japan Real Estate Institute	2,057	2,063	3,180	3,200	3.6	3,150	3.4	3.7
	O-03	Nihonbashi-Hamacho Building	Japan Real Estate Institute	1,830	1,704	2,830	2,850	4.0	2,810	3.8	4.1
	O-04	Kannai Tosei Building II	Japan Valuers Co., Ltd.	4,100	3,947	4,590	4,720	4.8	4,550	4.6	5.0
	O-05	Nishi Kasai Tosei Building	Japan Valuers Co., Ltd.	1,710	1,603	2,040	2,070	4.8	2,000	4.6	5.0
	O-06	Shin Yokohama Center Building	JLL Morii Valuation & Advisory K.K.	1,364	1,310	2,010	2,030	4.4	1,980	4.2	4.6
	O-07	Nishidai NC Building	Japan Real Estate Institute	1,481	1,472	1,850	1,860	4.3	1,840	4.1	4.4
	O-08	JPT Motomachi Building	JLL Morii Valuation & Advisory K.K.	2,377	2,259	2,970	3,010	4.3	2,930	4.1	4.5
	O-09	Hakusan Asanomi Building	Japan Real Estate Institute	1,380	1,348	1,720	1,730	3.8	1,710	3.6	3.9
	O-10	Chojamachi Duo Building	JLL Morii Valuation & Advisory K.K.	1,300	1,273	1,450	1,470	4.3	1,420	4.1	4.5
	O-11	NU Kannai Building	Japan Valuers Co., Ltd.	3,800	3,798	4,060	4,140	4.8	3,980	4.6	5.0
	O-12	Higashitotsuka West Building	Japan Valuers Co., Ltd.	2,650	2,733	2,830	2,820	4.6	2,830	4.4	4.8
	O-13	Kannai Wise Building	Japan Valuers Co., Ltd.	2,050	2,058	2,170	2,190	4.6	2,140	4.4	4.8
	O-14	Hon-Atsugi Tosei Building	Japan Valuers Co., Ltd.	880	889	902	913	5.5	891	5.3	5.7
	O-15	Hachioji Tosei Building	Japan Valuers Co., Ltd.	1,600	1,594	1,780	1,800	4.5	1,750	4.3	4.7
	O-16	Hon-Atsugi Tosei Building II	Japan Valuers Co., Ltd.	1,115	1,094	1,170	1,180	5.4	1,150	5.2	5.6
	O-17	Chiba-Chuo Tosei Building	Japan Valuers Co., Ltd.	833	819	888	899	4.4	877	4.2	4.6
	Subtotal				33,897	33,323	40,410	40,892	—	39,928	—
Retail facilities	Rt-01	Inage Kaigan Building	Japan Real Estate Institute	2,380	2,078	2,650	2,670	4.6	2,620	4.4	4.8
	Rt-02	Musashi Fujisawa Tosei Building	Japan Real Estate Institute	1,950	1,881	2,180	2,180	5.5	2,170	5.1	5.7
	Rt-04	Wako Building	Japan Real Estate Institute	1,400	1,321	1,530	1,540	4.7	1,510	4.5	4.9
	Subtotal				5,730	5,280	6,360	6,390	—	6,300	—
Offices and retail facilities combined subtotal				39,627	38,604	46,770	47,282	—	46,228	—	—
Residential properties	Rd-01	T's garden Koenji	Japan Real Estate Institute	1,544	1,464	2,260	2,280	3.4	2,230	3.2	3.5
	Rd-02	Live Akabane	Japan Real Estate Institute	1,227	1,190	1,740	1,750	4.1	1,720	3.9	4.2
	Rd-03	Gekkocho Apartment	Japan Real Estate Institute	1,000	970	1,410	1,420	3.5	1,390	3.3	3.6
	Rd-04	T's garden Kawasakidaishi	Japan Real Estate Institute	980	910	1,280	1,290	4.2	1,260	4.0	4.3
	Rd-05	Abitato Kamata	Japan Real Estate Institute	836	813	1,060	1,070	4.0	1,050	3.8	4.1
	Rd-07	Avenir Shirotae	Japan Real Estate Institute	780	721	1,090	1,090	4.4	1,080	4.2	4.5
	Rd-08	Dormitory Haramachida	Japan Real Estate Institute	600	593	828	832	4.2	824	4.0	4.3
	Rd-09	SEA SCAPE Chiba Minato	JLL Morii Valuation & Advisory K.K.	2,800	2,503	3,330	3,370	4.6	3,280	4.4	4.8
	Rd-11	T's garden Shinkoiwa	Japan Valuers Co., Ltd.	670	656	757	765	3.9	749	3.7	4.1

Type	Property no.	Property name	Appraisal firm	Acquisition price (JPY million)	Book value at end of period (JPY million) (Note 1)	Estimated value at end of period (Note 2)					
						Appraisal value, etc. (JPY million)	Indicated value by direct capitalization method (JPY million)	Capitalization rate (%)	Indicated value by DCF method (JPY million)	Discount rate (%)	Terminal capitalization rate (%)
Residential properties	Rd-12	Twin Avenue	Japan Real Estate Institute	1,880	1,921	2,200	2,210	4.1	2,180	3.9	4.2
	Rd-13	Milestone Higashikurume	Japan Real Estate Institute	1,650	1,592	1,780	1,790	4.4	1,760	4.2	4.5
	Rd-14	Lumiere No. 3	Japan Valuers Co., Ltd.	1,420	1,469	1,750	1,760	4.7	1,740	4.5	4.9
	Rd-15	T's garden Nishifunabashi	Japan Valuers Co., Ltd.	860	856	913	922	4.5	904	4.3	4.7
	Rd-16	Quest Yamatedai	Japan Valuers Co., Ltd.	710	704	755	761	4.6	748	4.4	4.8
	Rd-17	Sancerre Yonohonmachi	Japan Valuers Co., Ltd.	600	593	629	635	4.5	623	4.3	4.7
	Rd-18	Rising Place Kawasaki No.2	Japan Valuers Co., Ltd.	1,812	1,779	2,010	2,030	4.4	1,990	4.2	4.6
	Rd-19	J Palace Sakuradai	JLL Morii Valuation & Advisory K.K.	1,090	1,088	1,260	1,280	3.8	1,230	3.6	4.0
	Rd-20	Personnage Yokohama	Japan Valuers Co., Ltd.	740	738	794	793	4.7	795	4.4	4.8
	Rd-21	T's garden Nishihachioji West	Japan Real Estate Institute	600	584	716	719	4.3	712	4.1	4.4
	Rd-22	T's garden Ojima	Japan Valuers Co., Ltd.	1,020	1,035	1,160	1,170	4.4	1,140	4.1	4.7
	Rd-23	T's garden Kitakashiwa	Japan Valuers Co., Ltd.	2,770	2,695	3,000	3,010	4.3	2,980	4.1	4.5
	Rd-24	Century Urawa	JLL Morii Valuation & Advisory K.K.	980	975	1,160	1,180	4.4	1,140	4.2	4.6
	Rd-25	T's garden Nagayama	Japan Real Estate Institute	850	844	1,150	1,150	4.3	1,150	4.1	4.4
	Rd-26	Grandeur Fujimino	JLL Morii Valuation & Advisory K.K.	822	825	889	902	4.6	875	4.4	4.8
	Rd-27	T's garden Hitotsubashi-gakuen	Japan Real Estate Institute	760	781	871	877	4.4	864	4.2	4.5
	Rd-28	T's garden Warabi II	Japan Valuers Co., Ltd.	750	749	843	850	4.6	835	4.4	4.8
	Rd-29	T's garden Warabi III	Japan Valuers Co., Ltd.	655	661	717	723	4.6	711	4.4	4.8
	Rd-30	T's garden Kashiwa	JLL Morii Valuation & Advisory K.K.	595	595	665	675	4.3	654	4.1	4.5
	Rd-31	Suning Kitamatsudo	Japan Valuers Co., Ltd.	482	474	530	534	4.3	525	4.1	4.5
	Rd-32	T's garden Tanashi	Japan Real Estate Institute	310	332	412	414	4.2	410	4.0	4.3
	Rd-33	T's garden Center Minami	Japan Valuers Co., Ltd.	1,140	1,152	1,430	1,450	3.7	1,400	3.5	3.9
	Rd-34	Boulevard Maioka	JLL Morii Valuation & Advisory K.K.	810	827	923	936	4.4	910	4.2	4.6
	Rd-35	T's garden Koiwa	JLL Morii Valuation & Advisory K.K.	490	501	610	621	4.0	598	3.8	4.2
	Rd-36	T's garden Tsuzuki-fureainooka II	JLL Morii Valuation & Advisory K.K.	480	484	564	573	4.3	555	4.1	4.5
	Rd-37	Cerulean City	Japan Real Estate Institute	1,060	1,072	1,250	1,250	4.2	1,250	4.0	4.3
	Rd-38	T's garden Koshigaya-Obukuro	Japan Valuers Co., Ltd.	804	814	863	870	4.8	855	4.6	5.0
	Rd-39	T's garden Kajigaya	JLL Morii Valuation & Advisory K.K.	790	804	885	900	4.3	869	4.1	4.5
	Rd-40	T's garden Tsuzuki-fureainooka	Japan Real Estate Institute	660	667	771	776	4.5	765	4.3	4.6
	Rd-41	Green Star Heights	JLL Morii Valuation & Advisory K.K.	620	627	773	787	4.2	758	4.0	4.4
	Rd-42	Sunhouse Nonami	JLL Morii Valuation & Advisory K.K.	780	835	877	893	4.5	861	4.3	4.7
	Rd-43	T's garden Nishiterao	Japan Valuers Co., Ltd.	3,000	3,077	3,310	3,360	3.9	3,260	3.7	4.1
	Rd-44	Route Sagamigaoka	JLL Morii Valuation & Advisory K.K.	670	700	709	722	4.3	695	4.1	4.5
	Subtotal			43,097	42,691	50,924	51,390	—	50,325	—	—
	Total			82,724	81,295	97,694	98,672	—	96,553	—	—

(Note 1) “Book value at end of period” is the depreciated book value as of April 30, 2024, rounded down to the nearest JPY million.

(Note 2) “Estimated value at end of period” is the value stated in the real estate appraisal report, etc. prepared by Japan Real Estate Institute, Japan Valuers Co., Ltd. or JLL Morii Valuation & Advisory K.K. with April 30, 2024, as the effective date of the appraisal (date of value) pursuant to the Articles of Incorporation of Tosei Reit and the rules of The Investment Trusts Association, Japan.

(f) Summary of Engineering Reports and Seismic Risk Analyses, Etc.

Tosei Reit has obtained an engineering report concerning building inspection, compliance with applicable laws and regulations, repair expenses valuation, environmental assessment, etc. for each asset under management from Deloitte Tohmatsu Property Risk Solution Co., Ltd., HI International Consultant Co., Ltd., Sompo Risk Management Inc. (Note 1), Tokio Marine dR Co., Ltd., and J Architecture Inspection Center Co., Ltd. The statements in the engineering report are no more than an indication of the opinion of the reporting party, and Tosei Reit does not guarantee the accuracy of the content thereof. There is no special vested interest between Deloitte Tohmatsu Property Risk Solution Co., Ltd., HI International Consultant Co., Ltd., Sompo Risk Management Co., Ltd., Tokio Marine dR Co., Ltd., and J Architecture Inspection Center Co., Ltd., and Tosei Reit or the Asset Management Company.

In addition, Tosei Reit has an evaluation of seismic risk analysis conducted by Sompo Risk Management Inc. at its request as part of due diligence upon acquisition of each asset under management. The analysis evaluates a building's seismic performance by an independent structural evaluation method based on structural drawings and structural calculation documents, which is then weighed against the content of structural calculation documents to arrive at the building's final seismic performance evaluation. The building's specific seismic vulnerability based on such evaluation is considered and seismic hazards and ground conditions are factored into for a comprehensive evaluation, based on the results of which a building's seismic probable maximum loss (PML) value is calculated. Each asset under management's building PML value stated in the "seismic PML (re)evaluation report" prepared by said company is presented in the table below. The statements in the seismic PML (re)evaluation report are no more than an indication of the opinion of the reporting party, and Tosei Reit does not guarantee the accuracy of the content thereof. There is no special vested interest between Sompo Risk Management Inc. and Tosei Reit or the Asset Management Company.

Property no.	Property name	Engineering report prepared by	Engineering report date	Emergency and short-term repair expenses (JPY thousand) (Note 2)	Long-term repair expenses (JPY thousand) (Note 3)	Seismic PML (re)evaluation report prepared by	Seismic PML (re)evaluation report date	PML value (%) (Note 5)
O-01	Tama Center Tosei Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	2,220	58,123	Sompo Risk Management Inc.	March 2015	6.3
O-02	KM Shinjuku Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	8,080	20,521	Sompo Risk Management Inc.	March 2015	6.3
O-03	Nihonbashi-Hamacho Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	—	26,609	Sompo Risk Management Inc.	March 2015	5.7
O-04	Kannai Tosei Building II	HI International Consultant Co., Ltd.	April 2021	1,680	29,862	Sompo Risk Management Inc.	July 2015	9.2
O-05	Nishi Kasai Tosei Building	HI International Consultant Co., Ltd.	August 2020	—	12,675	Sompo Risk Management Inc.	July 2015	6.7
O-06	Shin Yokohama Center Building	Sompo Risk Management Inc.	October 2020	—	19,436	Sompo Risk Management Inc.	July 2015	6.7
O-07	Nishidai NC Building	Sompo Risk Management Inc.	April 2021	100	14,854	Sompo Risk Management Inc.	May 2016	6.1
O-08	JPT Motomachi Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	October 2021	—	29,445	Sompo Risk Management Inc.	July 2016	8.9
O-09	Hakusan Asanomi Building	Tokio Marine dR Co., Ltd.	October 2021	—	10,286	Sompo Risk Management Inc.	July 2016	6.7
O-10	Chojamachi Duo Building	Sompo Risk Management Inc.	April 2023	—	8,991	Sompo Risk Management Inc.	August 2017	8.1
O-11	NU Kannai Building	Sompo Risk Management Inc.	August 2018	—	32,518	Sompo Risk Management Inc.	August 2018	8.4
O-12	Higashitotsuka West Building	HI International Consultant Co., Ltd.	July 2023	11,070	23,926	Sompo Risk Management Inc.	July 2018	3.9
O-13	Kannai Wise Building	Sompo Risk Management Inc.	August 2019	—	12,208	Sompo Risk Management Inc.	August 2019	10.2
O-14	Hon-Atsugi Tosei Building	HI International Consultant Co., Ltd.	June 2019	2,940	10,635	Sompo Risk Management Inc.	August 2019	5.5
O-15	Hachioji Tosei Building	HI International Consultant Co., Ltd.	March 2020	1,220	20,920	Sompo Risk Management Inc.	April 2020	5.9
O-16	Hon-Atsugi Tosei Building II	Sompo Risk Management Inc.	November 2021	—	7,065	Sompo Risk Management Inc.	November 2021	6.2
O-17	Chiba-Chuo Tosei Building	Sompo Risk Management Inc.	November 2021	—	6,658	Sompo Risk Management Inc.	November 2021	9.4
Rt-01	Inage Kaigan Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2020	1,100	27,111	Sompo Risk Management Inc.	March 2015	6.5
Rt-02	Musashi Fujisawa Tosei Building	Sompo Risk Management Inc.	July 2021	—	11,365	Sompo Risk Management Inc.	September 2015	4.8
Rt-04	Wako Building	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	October 2022	—	13,182	Sompo Risk Management Inc.	March 2017	8.3
Rd-01	T's garden Koenji	HI International Consultant Co., Ltd.	August 2019	880	6,115	Sompo Risk Management Inc.	March 2015	6.8

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Property no.	Property name	Engineering report prepared by	Engineering report date	Emergency and short-term repair expenses (JPY thousand) (Note 2)	Long-term repair expenses (JPY thousand) (Note 3)	Seismic PML (re)evaluation report prepared by	Seismic PML (re)evaluation report date	PML value (%) (Note 5)
Rd-02	Live Akabane	HI International Consultant Co., Ltd.	August 2019	940	9,853	Sompo Risk Management Inc.	March 2015	6.4
Rd-03	Gekkocho Apartment	HI International Consultant Co., Ltd.	February 2020	520	4,322	Sompo Risk Management Inc.	March 2015	8.2
Rd-04	T's garden Kawasakidaishi	HI International Consultant Co., Ltd.	August 2019	—	4,411	Sompo Risk Management Inc.	March 2015	4.0
Rd-05	Abitato Kamata	HI International Consultant Co., Ltd.	August 2019	1,190	4,326	Sompo Risk Management Inc.	March 2015	8.7
Rd-07	Avenir Shirotae	HI International Consultant Co., Ltd.	February 2020	2,850	8,088	Sompo Risk Management Inc.	March 2015	6.9
Rd-08	Dormitory Haramachida	HI International Consultant Co., Ltd.	August 2019	1,510	9,997	Sompo Risk Management Inc.	March 2015	4.4
Rd-09	SEA SCAPE Chiba Minato	Sompo Risk Management Inc.	October 2020	—	16,816	Sompo Risk Management Inc.	July 2015	5.5
Rd-11	T's garden Shinkoiwa	HI International Consultant Co., Ltd.	September 2021	3,950	6,242	Sompo Risk Management Inc.	July 2016	6.4
Rd-12	Twin Avenue	HI International Consultant Co., Ltd.	February 2022	50	14,206	Sompo Risk Management Inc.	March 2017	6.8
Rd-13	Milestone Higashikurume	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	April 2023	—	15,177	Sompo Risk Management Inc.	August 2017	5.6
Rd-14	Lumiere No. 3	Sompo Risk Management Inc.	April 2023	—	4,522	Sompo Risk Management Inc.	March 2017	5.5
Rd-15	T's garden Nishifunabashi	HI International Consultant Co., Ltd.	July 2022	5,230	10,359	Sompo Risk Management Inc.	August 2017	7.4
Rd-16	Quest Yamatedai	HI International Consultant Co., Ltd.	July 2022	4,810	8,438	Sompo Risk Management Inc.	August 2017	7.4
Rd-17	Sancerre Yonohonmachi	Tokio Marine dR Co., Ltd.	October 2022	—	5,434	Sompo Risk Management Inc.	July 2017	4.6
Rd-18	Rising Place Kawasaki No.2	Sompo Risk Management Inc.	April 2024	—	3,209	Sompo Risk Management Inc.	August 2018	6.5
Rd-19	J Palace Sakuradai	Sompo Risk Management Inc.	October 2023	—	6,902	Sompo Risk Management Inc.	August 2018	7.0
Rd-20	Personnage Yokohama	Sompo Risk Management Inc.	April 2024	—	6,738	Sompo Risk Management Inc.	July 2018	6.6
Rd-21	T's garden Nishihachioji West	HI International Consultant Co., Ltd.	July 2023	6,620	8,903	Sompo Risk Management Inc.	July 2018	3.9
Rd-22	T's garden Ojima	HI International Consultant Co., Ltd.	March 2019	1,140	9,798	Sompo Risk Management Inc.	April 2019	7.4
Rd-23	T's garden Kitakashiwa	HI International Consultant Co., Ltd.	May 2019	4,020	26,155	Sompo Risk Management Inc.	August 2019	3.5
Rd-24	Century Urawa	HI International Consultant Co., Ltd.	June 2019	2,750	9,599	Sompo Risk Management Inc.	August 2019	6.3
Rd-25	T's garden Nagayama	HI International Consultant Co., Ltd.	June 2019	1,650	15,145	Sompo Risk Management Inc.	August 2019	8.0
Rd-26	Grandeur Fujimino	HI International Consultant Co., Ltd.	May 2019	1,280	8,058	Sompo Risk Management Inc.	August 2019	4.7
Rd-27	T's garden Hitotsubashi-gakuen	Sompo Risk Management Inc.	August 2019	—	6,488	Sompo Risk Management Inc.	August 2019	7.1
Rd-28	T's garden Warabi II	Sompo Risk Management Inc.	August 2019	—	6,086	Sompo Risk Management Inc.	August 2019	6.6
Rd-29	T's garden Warabi III	Sompo Risk Management Inc.	August 2019	—	5,479	Sompo Risk Management Inc.	August 2019	7.5
Rd-30	T's garden Kashiwa	HI International Consultant Co., Ltd.	May 2019	1,490	7,395	Sompo Risk Management Inc.	August 2019	6.4
Rd-31	Suning Kitamatsudo	Sompo Risk Management Inc.	August 2019	—	2,772	Sompo Risk Management Inc.	August 2019	7.0
Rd-32	T's garden Tanashi	Sompo Risk Management Inc.	August 2019	—	3,299	Sompo Risk Management Inc.	August 2019	7.8
Rd-33	T's garden Center Minami	HI International Consultant Co., Ltd.	August 2020	670	7,421	Sompo Risk Management Inc.	October 2020	5.5
Rd-34	Boulevard Maioka	HI International Consultant Co., Ltd.	July 2020	220	7,438	Sompo Risk Management Inc.	October 2020	7.6
Rd-35	T's garden Koiwa	Sompo Risk Management Inc.	October 2020	—	2,288	Sompo Risk Management Inc.	October 2020	8.8
Rd-36	T's garden Tsuzuki-fureainooka II	Sompo Risk Management Inc.	October 2020	—	2,821	Sompo Risk Management Inc.	October 2020	6.5
Rd-37	Cerulean City	HI International Consultant Co., Ltd.	November 2021	1,890	8,202	Sompo Risk Management Inc.	November 2021	5.3
Rd-38	T's garden Koshigaya-Obukuro	HI International Consultant Co., Ltd.	November 2021	1,350	7,560	Sompo Risk Management Inc.	November 2021	5.7
Rd-39	T's garden Kajigaya	Sompo Risk Management Inc.	November 2021	—	2,815	Sompo Risk Management Inc.	November 2021	5.9
Rd-40	T's garden Tsuzuki-fureainooka	Sompo Risk Management Inc.	November 2021	—	5,105	Sompo Risk Management Inc.	November 2021	7.5
Rd-41	Green Star Heights	Sompo Risk Management Inc.	November 2021	—	3,235	Sompo Risk Management Inc.	November 2021	5.3
Rd-42	Sunhouse Nonami	HI International Consultant Co., Ltd.	February 2023	4,570	9,783	Sompo Risk Management Inc.	January 2023	5.8

Property no.	Property name	Engineering report prepared by	Engineering report date	Emergency and short-term repair expenses (JPY thousand) (Note 2)	Long-term repair expenses (JPY thousand) (Note 3)	Seismic PML (re)evaluation report prepared by	Seismic PML (re)evaluation report date	PML value (%) (Note 5)
Rd-43	T's garden Nishiteraao	J Architecture Inspection Center Co., Ltd.	December 2023	300	14,978	Sompo Risk Management Inc.	December 2023	4.4
Rd-44	Route Sagamigaoka	J Architecture Inspection Center Co., Ltd.	December 2023	50	4,346	Sompo Risk Management Inc.	December 2023	7.2
Entire portfolio (Note 4)								4.6

(Note 1) Sompo Japan Nipponkoa Risk Management Inc. changed its business name to Sompo Risk Management & Health Care Inc. on April 1, 2016. In addition, Sompo Risk Management & Health Care Inc. changed its business name to Sompo Risk Management Inc. on October 1, 2018. Even if the name of the company was Sompo Japan Nipponkoa Risk Management Inc. or Sompo Risk Management & Health Care Inc. at the time of obtaining the “portfolio seismic PML evaluation report,” etc., the current business name is indicated. The same applies hereinafter.

(Note 2) “Emergency and short-term repair expenses” is the sum total of the expenses stated in the engineering report as expenses in urgent need and repair and renewal expenses required within roughly one year.

(Note 3) “Long-term repair expenses” is indicated as follows.

- ① It is the amount stated as the average amount per year of the repair and renewal expenses projected for the second to twelfth year (11 years) in the engineering report in the case of the properties investigated by HI International Consultant Co., Ltd.
- ② It is the amount stated as the average amount per year of the long-term repair and renewal expenses projected for the next 12 years in the engineering report in the case of the properties investigated by Sompo Risk Management Inc.
- ③ It is the amount converted to the average amount per year by the Asset Management Company of the amount stated as the total of repair and renewal expenses excluding consumption tax projected for the second to twelfth year (11 years) in the engineering report in the case of the properties investigated by Deloitte Tohmatsu Property Risk Solution Co., Ltd.
- ④ It is the amount converted to the average amount per year by the Asset Management Company of the amount stated as the total of medium- to long-term repair and renewal expenses projected for the next 12 years in the engineering report in the case of the properties investigated by Tokio Marine dR Co., Ltd.
- ⑤ It is the amount converted to the average amount per year by the Asset Management Company of the amount stated as the total of medium- to long-term repair and renewal expenses projected for the next 12 years in the engineering report in the case of the properties investigated by J Architecture Inspection Center Co., Ltd.

(Note 4) The value stated in “Entire portfolio” is the PML value concerning the entire portfolio based on the “portfolio seismic PML evaluation report” by Sompo Risk Management Inc. dated December 2023.

(Note 5) Notification has been received from Sompo Risk Management Inc. that the seismic PML evaluation system has been updated for the purpose of achieving higher accuracy in seismic PML evaluation and revising seismic risk evaluation. Starting from the fiscal period ended April 30, 2023, PML value is that calculated based on the updated system.

(g) Status of Collateral

There are no security rights that Tosei Reit has agreed or committed to establishing for any asset under management as of April 30, 2024.

(h) Information about Major Real Estate

Of Tosei Reit's assets under management, there are no real estate of which annual rent accounts for 10% or more of the entire portfolio's annual rent as of April 30, 2024.

(i) Information about Major Tenants (tenants with leased area accounting for 10% or more of the sum total of total leased area)

The following table lists tenants of Tosei Reit's assets under management that occupy 10% or more of the entire portfolio's total leased area as of the date of settlement of accounts of Tosei Reit (April 30, 2024). In the case of a property under a pass-through ML agreement, not only the master lease company but also end-tenants are counted as tenants. In addition, in the case of a property under a fixed-rent ML agreement, the master lease company alone is counted as tenants and end-tenants are not counted.

Name of tenant	Type of business	Property name	Annual rent (JPY million)	Total leased area (m ²)	Leased area ratio (%) (Note 1)	Contract expiration date (Note 2)	Contract form (Note 3)	Security and guarantee deposits (JPY million)
Tosei Community Co., Ltd. (Note 4)	Property management business	Tama Center Tosei Building KM Shinjuku Building Nihonbashi-Hamacho Building Kannai Tosei Building II Nishi Kasai Tosei Building Shin Yokohama Center Building JPT Motomachi Building Chojamachi Duo Building NU Kannai Building Higashitotsuka West Building Kannai Wise Building Hon-Atsugi Tosei Building Inage Kaigan Building Musashi Fujisawa Tosei Building Wako Building T's garden Koenji Live Akabane Gekkocho Apartment T's garden Kawasakidaishi Abitato Kamata Avenir Shirotae Dormitory Haramachida SEA SCAPE Chiba Minato T's garden Shinkoiwa Milestone Higashikurume T's garden Nishifunabashi Quest Yamatedai Sancerre Yonohonmachi J Palace Sakuradai Personnage Yokohama T's garden Nishihachioji West T's garden Kitakashiwa Century Urawa T's garden Nagayama Grandeur Fujimino T's garden Hitotsubashi-gakuen T's garden Warabi II T's garden Warabi III T's garden Kashiwa Suning Kitamatsudo T's garden Tanashi	4,616	146,785.86	71.2	November 30, 2024	Ordinary building lease agreement	2,463
		Nishidai NC Building	136	3,798.48	1.8	August 31, 2024	Ordinary building lease agreement	88
		T's garden Ojima Hachioji Tosei Building	212	6,206.34	3.0	May 31, 2024	Ordinary building lease agreement	152

Name of tenant	Type of business	Property name	Annual rent (JPY million)	Total leased area (m ²)	Leased area ratio (%) (Note 1)	Contract expiration date (Note 2)	Contract form (Note 3)	Security and guarantee deposits (JPY million)
Tosei Community Co., Ltd. (Note 4)	Property management business	Hon-Atsugi Tosei Building II Chiba-Chuo Tosei Building T's garden Center Minami Boulevard Maioka T's garden Koiwa T's garden Tsuzuki-fureainooka II Cerulean City T's garden Koshigaya-Obukuro T's garden Kajigaya T's garden Tsuzuki-fureainooka Green Star Heights	635	21,835.22	10.6	December 31, 2024	Ordinary building lease agreement	203
		T's garden Nishiterao Route Sagamigaoka	226	9,614.58	4.7	January 31, 2025	Ordinary building lease agreement	28

(Note 1) "Leased area ratio" is the ratio of the leased area indicated in the lease agreement with the concerned tenant to total leased area for the entire portfolio. The same applies hereinafter.

(Note 2) "Contract expiration date" is the contract expiration date indicated in the lease agreement with the concerned tenant as of April 30, 2024. The same applies hereinafter.

(Note 3) "Contract form" is the contract form indicated in the lease agreement with the concerned tenant as of April 30, 2024. The same applies hereinafter.

(Note 4) A pass-through ML agreement has been concluded between the trustee and Tosei Community as of April 30, 2024, for assets under management excluding Hakusan Asanomi Building, Twin Avenue, Lumiere No.3, Rising Place Kawasaki No.2 and Sunhouse Nonami. Thus, the total leased area indicates the sum total of the floor areas actually leased under lease agreements concluded with end-tenants (Tosei is regarded as the end-tenant when Tosei Community has concluded a fixed-rent ML agreement with Tosei). If both parties of the lease agreement do not express their intent otherwise to each other by one month prior to the expiration date, the agreement shall be renewed for another year under the same terms and conditions, and the same shall apply upon expiration thereafter.

In addition, Tosei Community is a property management company of assets under management excluding Hakusan Asanomi Building, Twin Avenue, Lumiere No.3, Rising Place Kawasaki No.2 and Sunhouse Nonami, and has concluded a PM agreement with the trustee. If both parties of the PM agreement do not express their intent otherwise to each other by one month prior to the expiration date, the agreement shall be renewed for another year under the same terms and conditions, and the same shall apply upon expiration thereafter.

(j) Top End-Tenants by Leased Area

The following are the end-tenants of Tosei Reit's assets under management ranking in the top ten in terms of leased area of the entire portfolio as of the date of settlement of accounts (April 30, 2024). In the case of a property under a fixed-rent ML agreement, the entries are not concerning end-tenants but the master lease company and based on the lease agreement with the master lease company. In the case of a property under a pass-through ML agreement, the entries are not concerning the master lease company but end-tenants and based on the lease agreement with end tenants.

Name of end-tenant	Property name	Total leased area (m ²)	Leased area ratio (%)	Contract expiration date	Contract form
Tosei Corporation	Musashi Fujisawa Tosei Building	6,089.72	3.0	November 30, 2025	Ordinary building lease agreement
Not disclosed (Note)	Inage Kaigan Building	2,989.01	1.4	December 31, 2024	Ordinary building lease agreement
Not disclosed (Note)	JPT Motomachi Building	1,558.28 316.04 293.74 Total: 2,168.06	1.1	January 4, 2025 October 14, 2024 September 30, 2024	Ordinary building lease agreement
Not disclosed (Note)	Kannai Wise Building	1,578.83	0.8	April 30, 2024	Ordinary building lease agreement
Not disclosed (Note)	Not disclosed (Note)	1,549.35	0.8	August 31, 2024	Ordinary building lease agreement
Misawa Homes Co., Ltd.	Higashitotsuka West Building	285.69 360.31 178.52 181.82 538.58 Total: 1,544.92	0.7	January 15, 2025 May 31, 2024 March 31, 2025 April 30, 2025 April 24, 2025	Ordinary building lease agreement
Not disclosed (Note)	NU Kannai Building	832.11 514.96 Total: 1,347.07	0.7	July 22, 2025 August 31, 2025	Ordinary building lease agreement
Not disclosed (Note)	Rising Place Kawasaki No.2	591.76 435.49 239.00 Total: 1,266.25	0.6	March 9, 2025 April 9, 2025 April 30, 2024	Ordinary building lease agreement
Not disclosed (Note)	Hachioji Tosei Building	94.16 110.01 274.31 509.47 93.73 Total: 1,081.68	0.5	September 30, 2024 February 28, 2025 August 31, 2024 March 19, 2025 June 4, 2024	Ordinary building lease agreement
Not disclosed (Note)	KM Shinjuku Building	447.41 447.41 137.29 Total: 1,032.11	0.5	March 31, 2025 October 31, 2024 June 30, 2024	Ordinary building lease agreement

(Note) The name of the end-tenant and property name are not disclosed because consent for disclosure has not been obtained from the end-tenant.

(k) Overview of Leasing to Related Parties

The following is an overview of leasing of each asset under management where a related party as defined under "related-party transaction rules," which are internal rules of the Asset Management Company, is the end-tenant (however, in the case of a property under a fixed-rent ML agreement, the concerned master lease company is counted as end-tenants) as of April 30, 2024.

Name of end-tenant	Property name	Total leased area (m ²)	Annual rent (JPY million)	Security and guarantee deposits (JPY million)	Contract expiration date	Contract form
Tosei Corporation	Musashi Fujisawa Tosei Building	6,089.72	144	72	November 30, 2025	Ordinary building lease agreement
Tosei Corporation	T's garden Koshigaya-Obukuro (Note 2)	768.12	15	7	December 31, 2025	Fixed-term building lease agreement

(Note) For T's garden Koshigaya-Obukuro, the figures are those under the fixed-rent ML agreement concluded on December 24, 2021, for some sections.

(I) Earnings Performance of the Properties

19th Period (from November 1, 2023 to April 30, 2024)

(Unit: JPY thousand)

Property no.	(O-01)	(O-02)	(O-03)	(O-04)	(O-05)	(O-06)
Property name	Tama Center Tosei Building	KM Shinjuku Building	Nihonbashi-Hamacho Building	Kannai Tosei Building II	Nishi Kasai Tosei Building	Shin Yokohama Center Building
Total property-related operating revenue ①	225,804	88,420	113,277	184,335	78,401	83,402
Rent revenue – real estate	178,331	79,558	86,803	158,486	69,679	77,502
Other lease business revenue	47,473	8,862	26,473	25,849	8,721	5,899
Total property-related operating expenses ②	98,986	29,115	44,688	56,850	23,354	24,372
Management fee	24,785	6,630	7,706	17,761	6,714	8,053
Trust fee	300	300	300	300	300	300
Utilities expenses	46,147	8,484	15,015	18,607	7,601	6,999
Insurance premium	622	203	198	363	159	222
Repair expenses	4,854	2,559	11,327	1,365	454	436
Property taxes	17,034	10,080	8,784	14,569	6,864	7,435
Other expenses	5,241	857	1,356	3,884	1,259	925
NOI ③ (①–②)	126,818	59,305	68,588	127,484	55,046	59,029
Depreciation ④	25,724	12,857	11,323	25,676	10,214	9,754
Property-related operating income (loss) ⑤ (③–④)	101,094	46,447	57,265	101,808	44,832	49,274
Capital expenditures ⑥	83,597	105,270	305	—	1,904	—
NCF ⑦ (③–⑥)	43,220	(45,964)	68,283	127,484	53,142	59,029

(Unit: JPY thousand)

Property no.	(O-07)	(O-08)	(O-09)	(O-10)	(O-11)	(O-12)
Property name	Nishidai NC Building	JPT Motomachi Building	Hakusan Asanomi Building	Chojamachi Duo Building	NU Kannai Building	Higashitotsuka West Building
Total property-related operating revenue ①	72,867	110,602	57,577	46,986	170,855	119,573
Rent revenue – real estate	67,197	96,906	52,256	41,028	151,764	101,740
Other lease business revenue	5,669	13,696	5,321	5,957	19,091	17,833
Total property-related operating expenses ②	29,142	36,895	13,454	18,124	60,260	40,354
Management fee	8,895	10,508	4,096	5,176	21,772	13,309
Trust fee	300	300	300	300	300	300
Utilities expenses	8,709	12,375	4,079	5,504	18,630	13,908
Insurance premium	225	287	108	131	489	327
Repair expenses	521	111	572	2,970	2,974	1,487
Property taxes	8,394	9,729	4,254	3,140	14,078	10,020
Other expenses	2,096	3,583	43	901	2,015	1,001
NOI ③ (①–②)	43,725	73,706	44,123	28,861	110,595	79,219
Depreciation ④	10,681	13,226	7,113	10,052	16,500	15,343
Property-related operating income (loss) ⑤ (③–④)	33,043	60,480	37,010	18,809	94,095	63,875
Capital expenditures ⑥	7,401	—	—	4,298	2,774	7,848
NCF ⑦ (③–⑥)	36,323	73,706	44,123	24,563	107,820	71,371

(Unit: JPY thousand)

Property no.	(O-13)	(O-14)	(O-15)	(O-16)	(O-17)	(Rt-01)
Property name	Kannai Wise Building	Hon-Atsugi Tosei Building	Hachioji Tosei Building	Hon-Atsugi Tosei Building II	Chiba-Chuo Tosei Building	Inage Kaigan Building
Total property-related operating revenue ①	87,043	43,059	71,887	48,187	33,960	124,199
Rent revenue – real estate	74,479	36,164	62,481	42,653	29,404	98,611
Other lease business revenue	12,564	6,895	9,405	5,534	4,556	25,587
Total property-related operating expenses ②	28,199	19,901	26,592	16,542	10,480	51,973
Management fee	8,595	6,720	9,073	4,787	2,881	7,661
Trust fee	300	300	300	300	300	300
Utilities expenses	11,562	5,236	7,639	3,919	4,558	25,939
Insurance premium	231	152	196	153	88	314
Repair expenses	837	563	3,434	2,399	73	5,542
Property taxes	6,104	4,460	5,484	3,784	2,518	11,404
Other expenses	568	2,468	463	1,199	60	811
NOI ③ (①–②)	58,843	23,158	45,295	31,645	23,480	72,225
Depreciation ④	5,989	6,005	8,330	4,693	4,961	20,269
Property-related operating income (loss) ⑤ (③–④)	52,854	17,152	36,964	26,951	18,518	51,955
Capital expenditures ⑥	—	8,840	1,098	—	1,376	4,103
NCF ⑦ (③–⑥)	58,843	14,317	44,196	31,645	22,103	68,122

(Unit: JPY thousand)

Property no.	(Rt-02)	(Rt-04)	(Rd-01)	(Rd-02)	(Rd-03)	(Rd-04)
Property name	Musashi Fujisawa Tosei Building	Wako Building	T's garden Koenji	Live Akabane	Gekkocho Apartment	T's garden Kawasakidaishi
Total property-related operating revenue ①	72,186	73,059	53,180	54,673	36,484	36,996
Rent revenue – real estate	72,186	55,473	52,061	52,146	35,339	35,637
Other lease business revenue	—	17,586	1,119	2,526	1,145	1,359
Total property-related operating expenses ②	9,520	35,607	8,779	14,809	7,418	7,288
Management fee	1,125	9,917	3,870	5,268	2,983	2,586
Trust fee	300	300	300	300	300	300
Utilities expenses	—	8,698	300	724	212	260
Insurance premium	116	163	82	157	61	75
Repair expenses	2,291	13,057	611	4,139	749	1,236
Property taxes	5,665	2,971	3,049	3,442	2,166	1,919
Other expenses	22	499	565	778	944	909
NOI ③ (①–②)	62,666	37,452	44,401	39,864	29,066	29,708
Depreciation ④	9,163	9,025	6,265	4,970	4,518	6,235
Property-related operating income (loss) ⑤ (③–④)	53,502	28,426	38,135	34,893	24,548	23,473
Capital expenditures ⑥	867	18,531	418	1,462	3,027	2,798
NCF ⑦ (③–⑥)	61,798	18,920	43,982	38,401	26,039	26,910

(Unit: JPY thousand)

Property no.	(Rd-05)	(Rd-07)	(Rd-08)	(Rd-09)	(Rd-11)	(Rd-12)
Property name	Abitato Kamata	Avenir Shirotae	Dormitory Haramachida	SEA SCAPE Chiba Minato	T's garden Shinkoiwa	Twin Avenue
Total property-related operating revenue ①	29,705	37,240	31,655	124,522	25,392	66,112
Rent revenue – real estate	28,617	36,006	29,936	112,382	24,117	64,084
Other lease business revenue	1,088	1,233	1,719	12,139	1,274	2,028
Total property-related operating expenses ②	7,688	9,421	9,571	35,558	7,006	11,651
Management fee	2,586	2,585	2,850	9,788	2,499	4,074
Trust fee	300	300	300	300	300	300
Utilities expenses	472	571	625	10,007	474	742
Insurance premium	69	99	92	308	70	171
Repair expenses	1,563	2,521	2,105	4,161	2,047	1,508
Property taxes	1,560	2,049	2,533	8,842	1,468	4,616
Other expenses	1,134	1,294	1,064	2,149	144	237
NOI ③ (①–②)	22,017	27,818	22,084	88,963	18,386	54,460
Depreciation ④	3,481	7,569	6,179	26,314	2,541	5,242
Property-related operating income (loss) ⑤ (③–④)	18,535	20,249	15,904	62,648	15,844	49,218
Capital expenditures ⑥	382	4,373	400	18,247	3,302	3,549
NCF ⑦ (③–⑥)	21,634	23,445	21,684	70,716	15,083	50,911

(Unit: JPY thousand)

Property no.	(Rd-13)	(Rd-14)	(Rd-15)	(Rd-16)	(Rd-17)	(Rd-18)
Property name	Milestone Higashikurume	Lumiere No. 3	T's garden Nishifunabashi	Quest Yamatedai	Sancerre Yonohonmachi	Rising Place Kawasaki No.2
Total property-related operating revenue ①	63,586	62,334	35,087	30,979	24,437	61,877
Rent revenue – real estate	58,616	60,017	33,326	29,646	23,219	59,415
Other lease business revenue	4,969	2,317	1,761	1,333	1,217	2,462
Total property-related operating expenses ②	16,826	13,403	9,285	7,983	10,556	13,441
Management fee	5,310	4,650	3,224	3,258	2,393	4,880
Trust fee	300	300	300	300	300	300
Utilities expenses	3,100	312	431	335	360	469
Insurance premium	169	210	101	100	66	137
Repair expenses	2,687	3,210	2,308	1,884	4,461	1,764
Property taxes	2,680	4,088	2,401	1,890	1,675	4,594
Other expenses	2,578	630	518	213	1,299	1,293
NOI ③ (①–②)	46,759	48,931	25,802	22,996	13,881	48,436
Depreciation ④	9,218	7,817	3,145	3,473	1,931	14,050
Property-related operating income (loss) ⑤ (③–④)	37,540	41,113	22,657	19,522	11,949	34,386
Capital expenditures ⑥	625	1,551	2,305	1,664	788	1,100
NCF ⑦ (③–⑥)	46,134	47,379	23,497	21,331	13,092	47,335

(Unit: JPY thousand)

Property no.	(Rd-19)	(Rd-20)	(Rd-21)	(Rd-22)	(Rd-23)	(Rd-24)
Property name	J Palace Sakuradai	Personnage Yokohama	T's garden Nishihachioji West	T's garden Ojima	T's garden Kitakashiwa	Century Urawa
Total property-related operating revenue ①	38,574	29,577	27,264	42,943	119,673	41,212
Rent revenue – real estate	36,510	26,670	26,754	41,485	107,075	39,642
Other lease business revenue	2,063	2,906	509	1,458	12,597	1,570
Total property-related operating expenses ②	8,307	8,381	5,786	12,573	39,759	12,378
Management fee	3,652	2,643	2,351	4,112	10,349	3,810
Trust fee	300	300	300	300	300	300
Utilities expenses	667	1,874	338	401	10,840	425
Insurance premium	86	85	94	106	487	135
Repair expenses	1,159	1,204	755	3,251	8,253	4,649
Property taxes	2,130	1,592	1,790	1,609	8,742	2,367
Other expenses	312	680	155	2,792	785	689
NOI ③ (①–②)	30,266	21,196	21,478	30,370	79,913	28,834
Depreciation ④	2,509	3,105	3,935	4,557	19,181	5,506
Property-related operating income (loss) ⑤ (③–④)	27,756	18,090	17,542	25,812	60,732	23,327
Capital expenditures ⑥	1,276	230	1,253	1,550	5,704	2,444
NCF ⑦ (③–⑥)	28,989	20,966	20,224	28,819	74,209	26,389

(Unit: JPY thousand)

Property no.	(Rd-25)	(Rd-26)	(Rd-27)	(Rd-28)	(Rd-29)	(Rd-30)
Property name	T's garden Nagayama	Grandeur Fujimino	T's garden Hitotsubashi-gakuen	T's garden Warabi II	T's garden Warabi III	T's garden Kashiwa
Total property-related operating revenue ①	45,344	33,519	27,668	32,449	28,714	27,383
Rent revenue – real estate	43,807	31,825	27,150	31,282	27,365	26,404
Other lease business revenue	1,537	1,694	517	1,167	1,349	978
Total property-related operating expenses ②	12,100	9,491	9,229	8,081	7,251	8,244
Management fee	5,219	3,519	2,458	3,083	3,025	3,095
Trust fee	300	300	300	300	300	300
Utilities expenses	680	394	348	271	331	338
Insurance premium	167	80	113	109	92	108
Repair expenses	2,460	2,544	3,849	1,945	1,236	2,098
Property taxes	2,965	1,804	1,843	1,861	1,724	2,069
Other expenses	306	849	315	509	540	234
NOI ③ (①–②)	33,244	24,028	18,438	24,368	21,463	19,139
Depreciation ④	4,905	3,392	3,517	2,895	2,257	3,769
Property-related operating income (loss) ⑤ (③–④)	28,338	20,636	14,920	21,472	19,206	15,369
Capital expenditures ⑥	7,567	12,428	7,457	2,442	433	2,212
NCF ⑦ (③–⑥)	25,677	11,600	10,981	21,925	21,030	16,926

(Unit: JPY thousand)

Property no.	(Rd-31)	(Rd-32)	(Rd-33)	(Rd-34)	(Rd-35)	(Rd-36)
Property name	Suning Kitamatsudo	T's garden Tanashi	T's garden Center Minami	Boulevard Maioka	T's garden Koiwa	T's garden Tsuzuki- fureainooka II
Total property-related operating revenue ①	18,190	16,570	40,154	34,433	17,395	23,139
Rent revenue – real estate	17,425	16,037	39,271	32,721	16,661	18,159
Other lease business revenue	764	533	882	1,712	734	4,979
Total property-related operating expenses ②	5,412	4,836	9,326	8,626	4,376	10,194
Management fee	1,682	2,141	3,462	2,825	1,777	2,100
Trust fee	300	300	300	300	300	300
Utilities expenses	272	310	473	265	208	2,760
Insurance premium	55	59	86	102	45	50
Repair expenses	1,561	737	1,644	2,222	936	2,035
Property taxes	1,032	1,074	2,568	2,565	696	1,151
Other expenses	508	211	790	345	412	1,796
NOI ③ (①–②)	12,778	11,734	30,827	25,806	13,019	12,945
Depreciation ④	3,327	2,111	5,409	4,063	1,891	1,389
Property-related operating income (loss) ⑤ (③–④)	9,451	9,622	25,417	21,743	11,127	11,555
Capital expenditures ⑥	770	133	3,647	1,538	975	—
NCF ⑦ (③–⑥)	12,008	11,601	27,179	24,268	12,043	12,945

(Unit: JPY thousand)

Property no.	(Rd-37)	(Rd-38)	(Rd-39)	(Rd-40)	(Rd-41)	(Rd-42)
Property name	Cerulean City	T's garden Koshigaya- Obukuro	T's garden Kajigaya	T's garden Tsuzuki- fureainooka	Green Star Heights	Sunhouse Nonami
Total property-related operating revenue ①	47,845	36,558	25,608	27,708	24,544	30,889
Rent revenue – real estate	44,906	33,845	24,447	26,426	22,977	29,616
Other lease business revenue	2,939	2,712	1,161	1,282	1,566	1,272
Total property-related operating expenses ②	13,346	10,689	8,996	9,577	6,114	6,771
Management fee	4,616	3,915	2,143	3,357	2,797	2,326
Trust fee	300	300	300	300	300	300
Utilities expenses	2,489	1,491	318	852	217	998
Insurance premium	130	140	43	92	57	141
Repair expenses	2,760	1,816	3,701	2,224	1,388	2,606
Property taxes	2,594	2,541	1,339	2,119	1,295	—
Other expenses	455	484	1,150	630	57	399
NOI ③ (①–②)	34,498	25,868	16,612	18,131	18,429	24,118
Depreciation ④	5,731	3,711	1,920	2,204	1,575	2,933
Property-related operating income (loss) ⑤ (③–④)	28,766	22,157	14,691	15,926	16,854	21,184
Capital expenditures ⑥	2,546	428	7,540	100	1,189	1,740
NCF ⑦ (③–⑥)	31,951	25,440	9,072	18,031	17,240	22,378

(Unit: JPY thousand)

Property no.	(Rd-43)	(Rd-44)	Offices total	Retail facilities total	Residential properties total	Entire portfolio
Property name	T's garden Nishiterao (Note)	Route Sagamigaoka (Note)				
Total property-related operating revenue ①	47,838	11,990	1,636,245	269,445	1,671,463	3,577,153
Rent revenue – real estate	47,646	11,090	1,406,438	226,271	1,581,782	3,214,492
Other lease business revenue	192	900	229,807	43,174	89,680	362,661
Total property-related operating expenses ②	7,217	4,800	577,316	97,101	442,559	1,116,977
Management fee	4,687	1,925	167,469	18,703	149,891	336,065
Trust fee	176	176	5,100	900	12,352	18,352
Utilities expenses	339	103	198,982	34,637	47,415	281,035
Insurance premium	222	37	4,158	594	4,909	9,662
Repair expenses	416	1,436	36,940	20,891	95,856	153,688
Property taxes	—	—	136,740	20,040	98,465	255,246
Other expenses	1,374	1,121	27,925	1,332	33,667	62,925
NOI ③ ((1)–(2))	40,621	7,190	1,058,928	172,344	1,228,903	2,460,176
Depreciation ④	6,512	2,823	198,449	38,458	218,098	455,006
Property-related operating income (loss) ⑤ ((3)–(4))	34,109	4,367	860,479	133,885	1,010,805	2,005,170
Capital expenditures ⑥	—	108	224,715	23,502	111,716	359,935
NCF ⑦ ((3)–(6))	40,621	7,082	834,213	148,841	1,117,187	2,100,241

(Note) The property was acquired on January 1, 2024, and thus the figures are those for after the acquisition date.

(2) Status of Capital Expenditures

(a) Schedule of Capital Expenditures

The following are the major capital expenditures arising from renovation work, etc. currently planned/undertaken for the assets held by Tosei Reit as of April 30, 2024. Some of the expected cost of work below may be categorized under expenses in accounting in accordance with the content of the work.

Name of real estate, etc.	Location	Purpose	Scheduled period	Expected cost of work (JPY thousand)		
				Total amount	Amount of payment during period	Amount already paid
Tama Center Tosei Building	Tama-shi, Tokyo	Replacement of central monitoring equipment parts	From: November 2024 To: November 2024	14,300	—	—
NU Kannai Building	Yokohama-shi, Kanagawa	Update of mechanical parking facility system	From: August 2024 To: August 2024	24,300	—	—
Inage Kaigan Building	Chiba-shi, Chiba	Update of mechanical parking facility system	From: May 2025 To: May 2025	22,500	—	—
Green Star Heights	Arakawa-ku, Tokyo	Large-scale repair work	From: November 2023 To: June 2024	39,750	—	—

(b) Capital Expenditures during the Period

The following summarizes the major work that constitutes capital expenditures implemented during the fiscal period under review for the assets held by Tosei Reit as of April 30, 2024. Capital expenditures for the fiscal period under review amounted to JPY 359,935 thousand and, when combined with the JPY 153,688 thousand of repair expenses categorized under expenses for the fiscal period under review, the total amount of work implemented comes to JPY 513,623 thousand.

Name of real estate, etc.	Location	Purpose	Period	Cost of work (JPY thousand)
Tama Center Tosei Building	Tama-shi, Tokyo	Update of absorption chiller and cold/hot water pump	From: October 2023 To: December 2023	76,875
KM Shinjuku Building	Shinjuku-ku, Tokyo	Refurbishment of common-use area	From: November 2023 To: March 2024	96,065
KM Shinjuku Building	Shinjuku-ku, Tokyo	Update of 1st-floor entrance air-conditioning system	From: December 2023 To: January 2024	9,205
SEA SCAPE Chiba Minato	Chiba-shi, Chiba	Replacement of lift motor for mechanical parking facility system	From: March 2024 To: March 2024	9,227
Grandeur Fujimino	Fujimi-shi, Saitama	Update of intercom system	From: September 2023 To: November 2023	10,821
Other				157,741
Total				359,935