



New Standard

**MIRAI Corporation** 11<sup>th</sup> Fiscal Period Investor Presentation  
Fiscal Period Ended October 31, 2021 (11<sup>th</sup> FP) May 1, 2021 to October 31, 2021

# Executive Summary

## External Growth

External growth centered on  
“defensive” assets through  
first PO in two years

Total acquisition price

**10,650 M yen**

AUM

**164,554 M yen**

## Portfolio Management

### “MIRAI Revitalization Plan”

BizMiiX Yodoyabashi

Pre-sign up rate: over **60%**

Mi-Nara **65 M yen per month in sight**

### Post-COVID-19 Key Initiatives

Tokyo Front Terrace

Under preview/consideration

**7 companies/2,162 sqm**

## ESG

GRESB Real Estate  
**★★/Green Star**

### Green Finance

Green loan **4,000 M yen**

Green bond **1,200 M yen**

## Continue to “visualize” the growth strategy

### Growth Strategies in Post-COVID-19

- i. **Improve defensiveness of the portfolio**
- ii. **Expansion of AUM in anticipation of reopening**

Announcement of the results for the 12<sup>th</sup> FP

Considering the release of

**a new mid-term management plan**

## DPU

### DPU growth (PO & new acquisition)

Forecast for 13<sup>th</sup> FP (October 2022) **1,285 yen**

**(Growth of stabilized DPU +2.2%)**

### Current target DPU

Aim for **recovery to 1,400 yen level**

(under review)

# Table of Contents

Section 1. 4 <sup>th</sup> Public Offering (December 2021)	.....	P3
Section 2. Strategy of Future Growth	.....	P9
Section 3. Portfolio Management Status	.....	P14
Section 4. Financial Summary & Performance	.....	P25
Section 5. Finance & ESG Initiatives	.....	P31
Appendix. Basic Information/Data Collection	.....	P38

Section 1.  
4<sup>th</sup> Public Offering (December 2021)

# Investment Highlights



## 1 Growth Return to external growth

- **Return to the AUM expansion phase** with the first PO since the onset of COVID-19 crisis with the acquisition of 4 properties/10.6 billion yen
- **Inclusion in the global index** expected to further improve liquidity and expand investor base

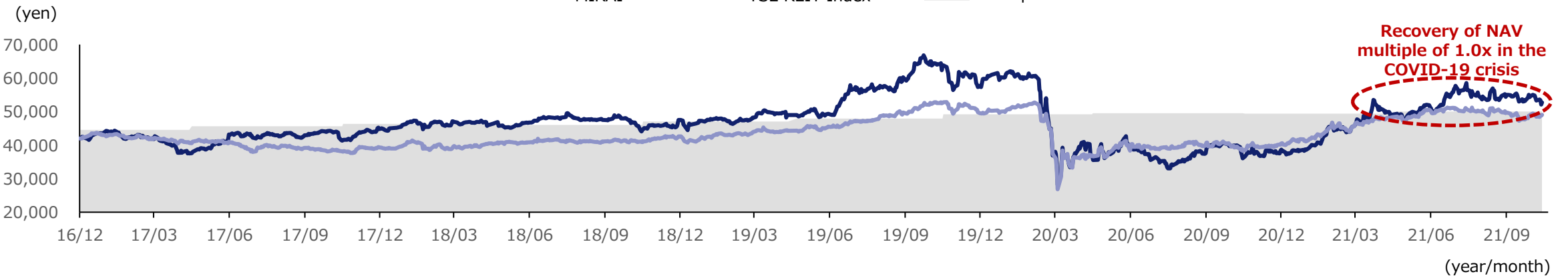
## 2 Stability Improve defensiveness of the portfolio

- **Improvement of defensiveness** through implementation of continuous replacement strategy and the acquisition of properties through PO
- **Progress in MIRAI Revitalization Plan** has further improved the stability of the existing portfolio

## 3 Credit Financial strategy/ESG

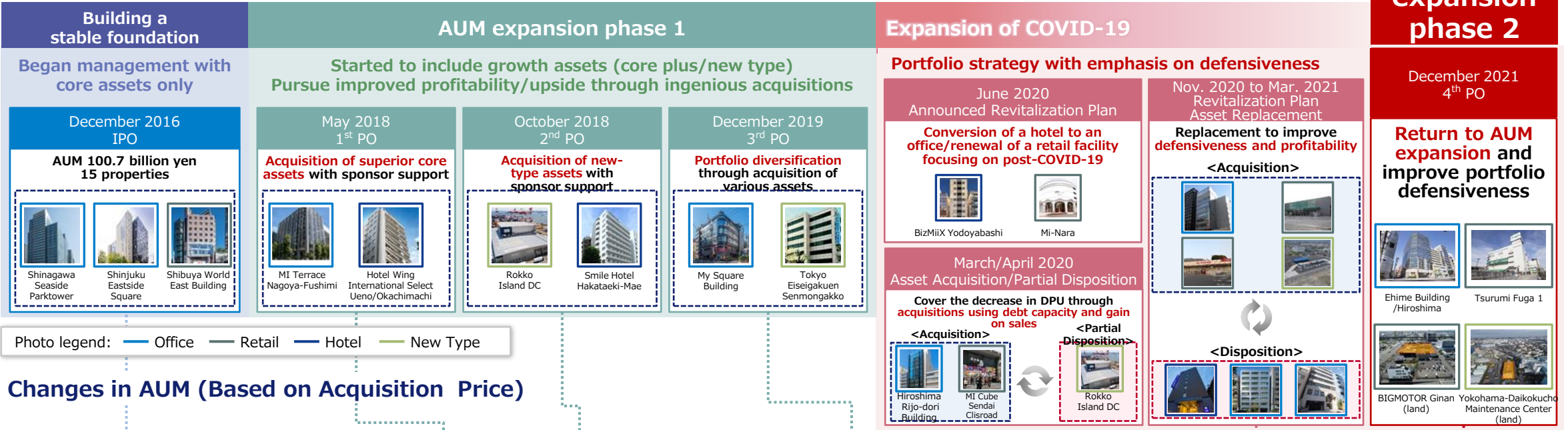
- **Stable financial base maintained** on the back of Mitsui & Co. Group's credit
- Steady **promotion of ESG initiatives** (obtaining GRESB Real Estate Assessment, implementation of green finance, etc.)

Historical Unit Price

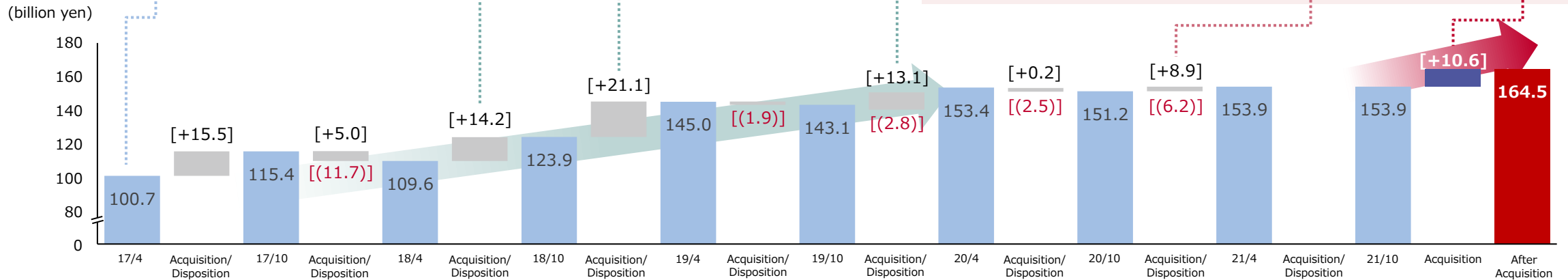


# Progress to date

## Entering AUM expansion phase (Phase 2) after portfolio replacement during COVID-19 crisis



Changes in AUM (Based on Acquisition Price)



# Portfolio Transition and NAV Improvement

## Achieve AUM expansion and NAV per unit growth through PO and acquisition

	2 <sup>nd</sup> FP (17/4)	8 <sup>th</sup> FP (20/4)	After Acquisition
<b>AUM (Number of Properties)</b>	15 100.7 billion yen	34 153.4 billion yen	38 164.5 billion yen
<b>NAV per Unit</b>	45,640 yen	49,490 yen	50,330 yen (Note 1)
<b>Portfolio Diversification (Based on Acquisition Price)</b>			
<b>Average NOI Yield after Depreciation by Asset Type</b>	Office: 3.5% Retail: 4.7% Hotel: 4.4% Portfolio Average: 3.9%	Office: 3.8% Retail: 4.8% Hotel: 4.2% Portfolio Average: 4.1%	Office: 3.9% Retail: 3.9% Hotel: 3.8% Portfolio Average: 3.9%
<b>LTV</b>	47.0%	48.3%	49.0% (Note 2)
<b>Occupancy Rate</b>	98.9%	99.8%	97.8%
<b>Major Asset Acquisition</b>	 Shinagawa Seaside Parktower Shinjuku Eastside Square	 My Square Building Tokyo Eiseigakuen Senmongakko	 Ehime Building/Hiroshima Tsurumi Fuga 1

Note 1: NAV per Unit after acquisition = (Unitholders' capital as of October 31, 2021 + Amount of equity proceeds from PO (4,983 million yen) + (Total appraisal value after acquisition – Total book value as of October 31, 2021 – Total acquisition price of assets to be acquired)) / Total number of outstanding investment units after acquisition (1,771,440 units)

Note 2: LTV after acquisition = Outstanding interest-bearing debt after acquisition (84,000 million yen) / (Total assets on the balance sheet as of the fiscal period ended October 31, 2021 (the end of the 11<sup>th</sup> Period) (161,226 million yen) + Amount of equity proceeds from PO + Loan (to be borrowed in conjunction with the acquisition (5,300 million yen))

# Overview of 4<sup>th</sup> PO/Fundraising

## Acquisition (hereinafter "Assets to be acquired")

### Core Assets



**Ehime Building  
/Hiroshima**



**Tsurumi Fuga 1**



**BIGMOTOR Ginan  
(land)**

### New Type



**Yokohama-Daikokucho  
Maintenance Center  
(land)**

### Total Acquisition Price

**10,650 million yen**

### Total Appraisal Value

**11,510 million yen**

### Avg. NOI/after Dep. Yield

**4.5%/3.9%**

Name	Ehime Building /Hiroshima	Tsurumi Fuga 1	BIGMOTOR Ginan (land)	Yokohama-Daikokucho Maintenance Center (land)
Asset Type	Office	Retail	Retail	Industrial
Address	Hiroshima-shi, Hiroshima	Yokohama-shi, Kanagawa	Hashima-gun, Gifu	Yokohama-shi, Kanagawa
Acquisition Price	2,780 million yen	5,300 million yen	1,080 million yen	1,490 million yen
Appraisal Value	2,950 million yen	5,800 million yen	1,190 million yen	1,570 million yen
Appraisal NOI/after Dep. Yield	5.0%/4.5%	4.4%/3.6%	4.2%/4.2%	3.9%/3.9%
Completion	July 1991	September 1985	-	-
Sourcing Route	Asset Manager	Sponsor	Asset Manager	Asset Manager

## Borrowing (Debt)

### Avg. Interest Rate (Note)

**0.42%**

### Avg. Term to Maturity

**5.4 years**

### Total amount of Borrowings

**5,300 million yen**

Lender	MUFG Bank	Shinsei Bank	Sumitomo Mitsui Trust Bank	Sumitomo Mitsui Banking Co.	Mizuho Bank	Resona Bank
Amount	10 B yen	10 B yen	10 B yen	10 B yen	10 B yen	3 B yen
Interest Rate	0.380%	0.430%	0.380%	0.479%	Tibor +0.330%	Tibor +0.310%
Borrowing Date	January 12, 2022				March 25, 2022	
Term	3 years	5 years		7 years		

## PO (Equity)

### Paid-in Amount

**45,639 yen**

### NAV per Unit (after Issuance)

**50,330 yen**

### Total Paid-in Amount

**4,983 million yen**

Type of Allotment	Domestic
Number of Investment Units Offered	109,200 units (including third-party allotment)
Issue Price/Paid-in Amount	47,238 yen/45,639 yen (closing price on the pricing date: 48,450 yen)
Total Amount of Issue Price/Paid-in Amount	5,158 million yen/4,983 million yen
Resolution date/Pricing date	December 13, 2021/December 20, 2021



# Focus Points for the Assets to be acquired

## Offices in Regional Core Cities

Characteristics under COVID-19 Crisis

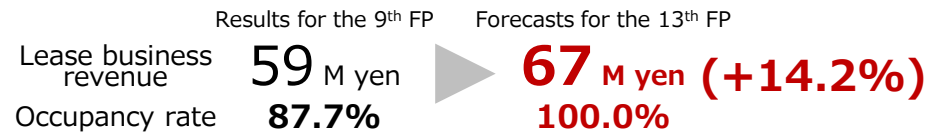
- Low new supply and low telework ratio
- **High stability of rent and occupancy rate** compared to the Tokyo metropolitan area

Priority Consideration Area

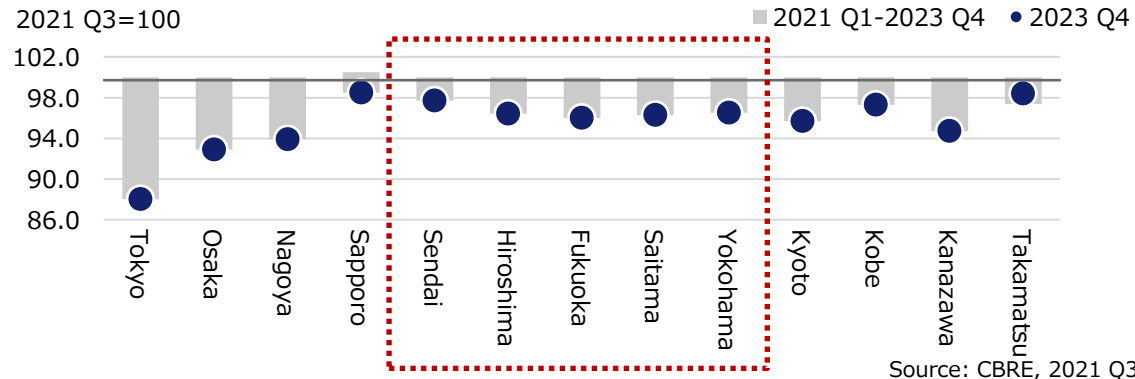
- **Sapporo, Sendai, Hiroshima and Fukuoka**
- Changes in the supply-demand balance will be strictly judged

Management Strategy

- Utilize “Real estate value-adding capability” for stable management and NOI improvement
- Hiroshima Rijo-dori Building (acquired in March 2020)



## Forecast of All-grade Rent



## Land

Positioning as an Investment Target

- Cumulative amounts of acquisitions by J-REITs increased to 177 assets/569.4 billion yen
- Acquisition competition intensifies and **transaction yields continue to decline**
- Although there are some highly profitable assets with special rents, need to pay attention to **appropriate land rent levels in consideration of substitutability**

### <Points to Consider by Asset Type>

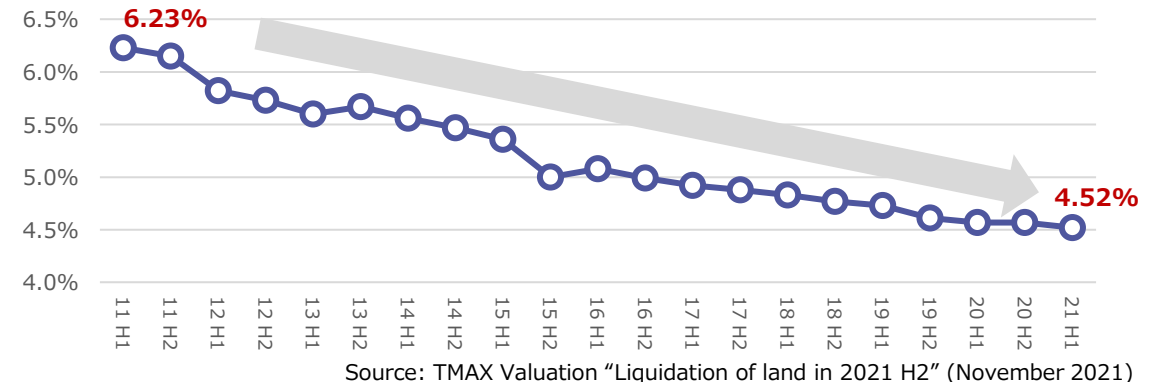
Retail

- Consideration is centered on **neighborhood shopping centers** (supermarkets/home improvement stores)
- In addition to the continuity of the current tenancy based on sales, analyze **the possibility of tenant replacement and usage conversion**

Industrial

- High importance to tenants and high probability of continued use
- Assessing **the importance of the base for tenant businesses**, backed by Mitsui & Co.’s knowledge

## Trends in Yields on Land Held by J-REITs

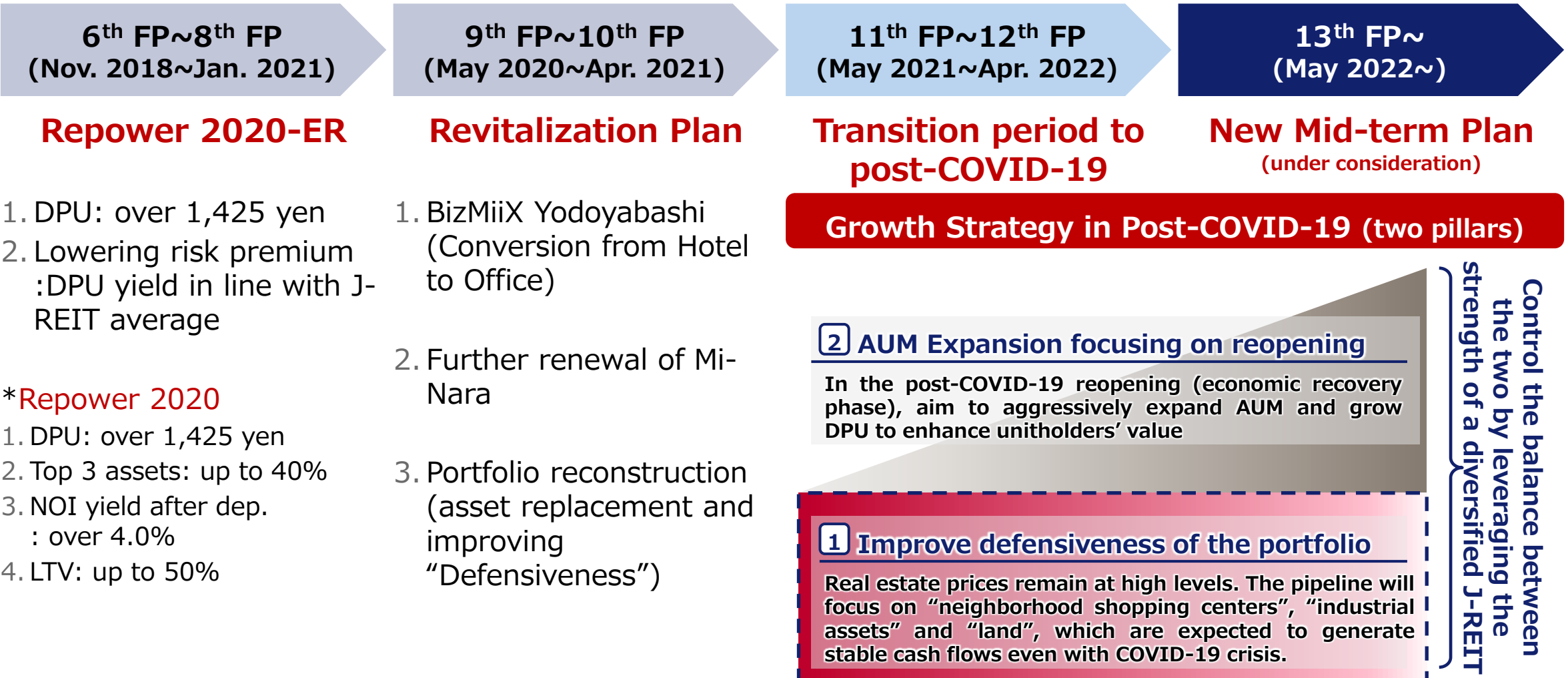




## Section 2. Strategy of Future Growth

# Growth Strategy for Post-COVID-19 Sustainable Growth

## Completed “Revitalization Plan” and starting a growth strategy in post-COVID-19



# Portfolio Strategy in the Near Term

## Focus on improving defensiveness as an initial step in post-COVID-19

Asset Type		% of Portfolio (Note 1) [after acquisition]	% of Portfolio in the Near Term (Note 2)
Office	Large-scale	52.6% [(2.8pp)]	50~60% →
	Mid-sized		
Retail	Urban	21.7% [+3.9pp]	About 25% ↗
	Neighborhood type		
New Type/ Others	Industrial	9.5% [+1.8pp]	Up to 20% ↗
	Educational		
Hotel	Budget type	16.1% [(2.9pp)]	Up to 15% ↘

### Priority Investment Targets to Improve Defensiveness

#### Office (in regional core cities)

Limited new supply and high tenant retention

#### Utility assets

Mixed use assets located near central Tokyo

### COVID-19 resistant x Upside

#### Neighborhood shopping centers

Tenants that handle daily necessities are expected to have stable demand over the mid-to-long term

#### Land

Stable cash flow due to long-term lease contracts

#### Industrial

In principle, long-term contracts, and the impact of economic fluctuations is small

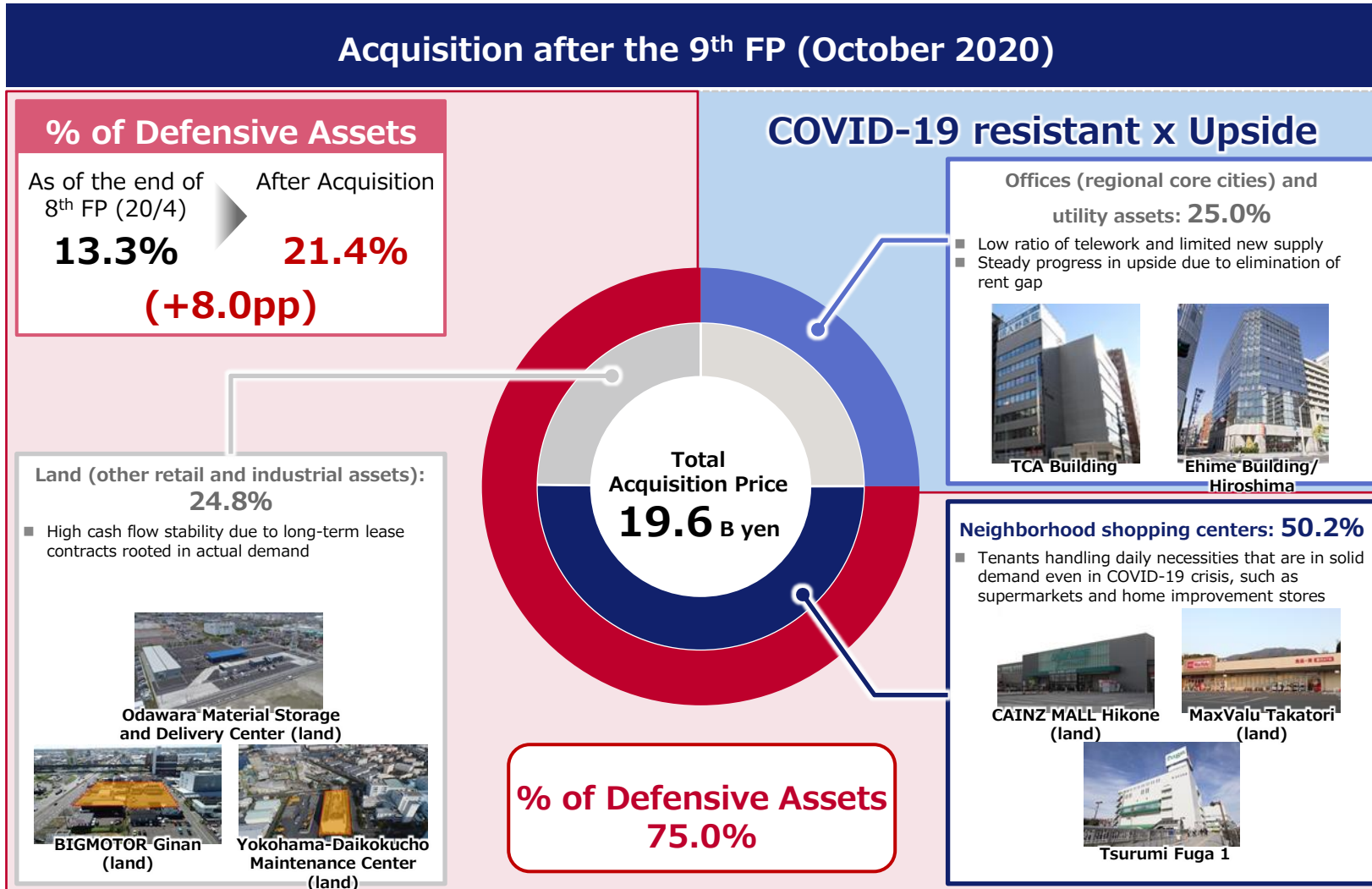
### Highly defensible assets

Note 1: The figures in parentheses in “% of Portfolio after acquisition” are the difference between % of portfolio after acquisition and % of portfolio as of the end of the 8<sup>th</sup> FP (end of April 2020).

Note 2: Above is an image formulated by the asset manager based on the current state of real estate market and investment strategy and may be impacted by numerous factors including changes in market environment in the future and hence it is a guarantee for future investment breakdown.

# Strengthening Defensiveness in COVID-19 Crisis

## “Highly defensible assets”+ “COVID-19 resistant x Upside”



# Growth Strategy in the Overheated Real Estate Market

## Aim to acquire assets without competition and increase their value after acquisition through highly agile strategy

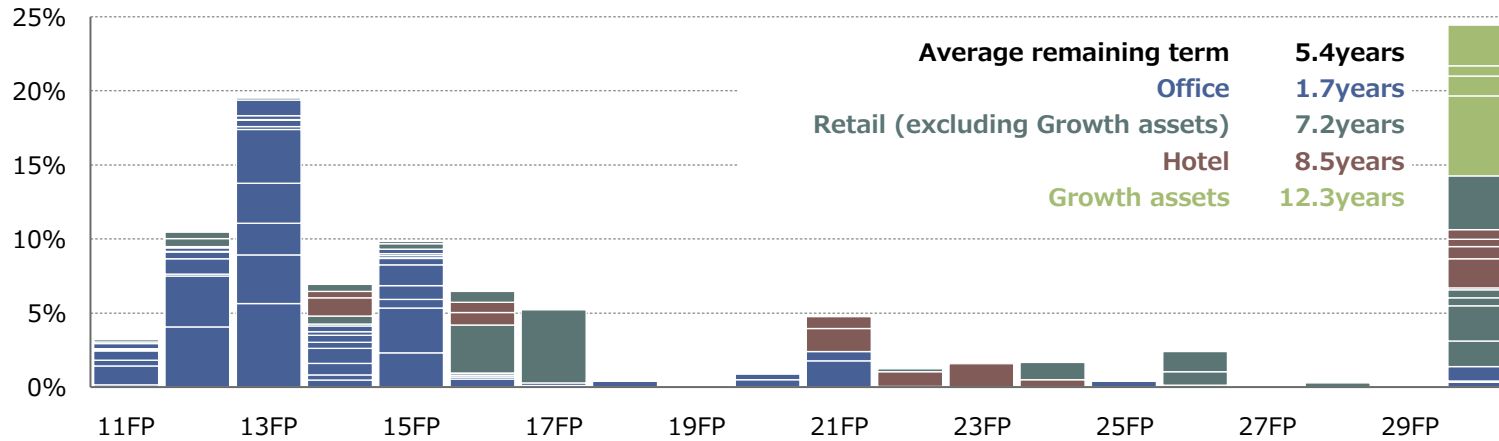
<p><b>“Visualization” of Strategy</b></p>	<ul style="list-style-type: none"> <li>Continue to formulate growth measures based on clearly defined issues</li> <li>Consider announcing a new mid-term management plan in the next fiscal period</li> </ul>	<p>June 2017</p> <p>Mid-term management plan <b>Repower 2020</b></p>	<p>December 2018</p> <p>Expanded mid-term management plan <b>Repower 2020-ER</b></p>	<p>June 2020</p> <p>Crisis response measures for COVID-19 crisis <b>Revitalization Plan</b></p>
<p><b>Utilizing MIRAI’s AM Capability/ Real Estate Value-adding Capability</b></p>	<ul style="list-style-type: none"> <li>Track record of internal growth using sponsor supports</li> <li>Approaches to value-adding projects using MIRAI’s AM capability</li> </ul>	<p>Internal growth by leveraging AM capability <b>Raise rents/create ancillary income</b> <b>Reduction of electricity costs, etc.</b></p>	<p>Mi-Nara</p> <p><b>Retail Facility Renewal Project</b></p>	<p>BizMiiX Yodoyabashi</p> <p><b>Conversion from a hotel to a ready-to-use serviced office</b></p>
<p><b>Formulate a Highly Agile Portfolio Strategy</b></p>	<ul style="list-style-type: none"> <li>Portfolio strategy that leverages the strengths of the diversified J-REIT</li> <li>Change flexibly the asset type/area according to market conditions</li> </ul>	<p>October 2017</p> <p>Progress in risk diversification <b>Shinagawa Seaside⇔</b> <b>Tokyo Front Terrace</b></p>	<p>June 2019</p> <p>Shift retail assets to experiential consumption <b>MIUMIU Kobe⇔</b> <b>THINGS Aoyama</b></p>	<p>November 2020~</p> <p>Improved defensiveness <b>Hillcoat Higashi-Shinjuku, etc.⇔</b> <b>CAINZ MALL Hikone, etc.</b></p>
<p><b>Challenge to New Type Assets</b></p>	<ul style="list-style-type: none"> <li>Track record in the acquisition of industrial and educational assets</li> <li>Consider expansion of asset types based on unique expertise of MIRAI and the sponsors</li> </ul>	<p>Rokko Island DC (a large-scale logistics center with 3 temperature zones) <b>Mitsui &amp; Co. group development projects/The tenant, a major restaurant chain, is expanding its business under the COVID-19 crisis</b></p>	<p>Tokyo Eiseigakuen Senmongakko (medical professional training school) <b>Expansion of business due to increasing need for nurses/Leveraging Mitsui's expertise to gain a foothold in healthcare assets</b></p>	



## Section 3. Status of Portfolio Management

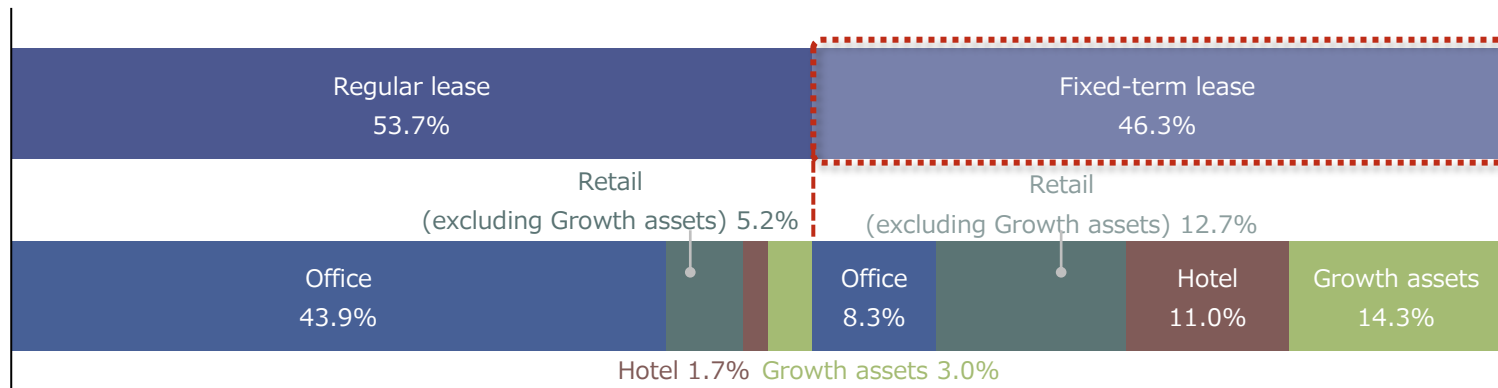
# Tenant Diversification (after Acquisition of the Assets to be Acquired)

## Diversification of Lease Maturity (based on rent) <sup>(Note 1)</sup>



- Each land asset is expected to be stable in the long term as a fixed-term land lease agreement has been concluded.
- Continue to be conscious of the fixed-term ratio and aim to build a highly defensive portfolio for the time being.
- In order to ensure the stability of earnings, MIRAI will diversify the portfolio from wide perspectives, including lease maturity, tenant industries, and uses.

## Breakdown of Lease Contracts Type (based on rent)



After acquisition of the Assets to be Acquired	
Average remaining term <sup>(Note 2)</sup>	<b>5.4 years</b>
Fixed-term ratio (Remaining 5 years or more)	<b>29.0%</b>

Note 1 : "Diversification of lease maturity (based on rent)" is calculated by dividing the remaining days of lease contracts in effect at the end of September, 2021 of portfolio assets after the acquisition of Assets to be Acquired by 365, weighting by the annual rent, and rounded down to the first decimal place.

Note 2 : "Average remaining term" is calculated by dividing the remaining days of lease contracts in effect as of the end of 11<sup>th</sup> FP of portfolio assets (in the case of the Assets to be Acquired, as of the scheduled acquisition date) by 365, weighting by the annual rent, and rounded down to the first decimal place.

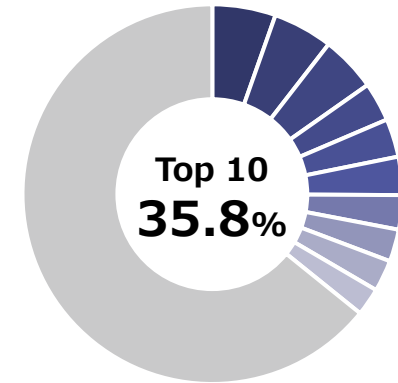


# Tenant Diversification (after Acquisition of the Assets to be Acquired)

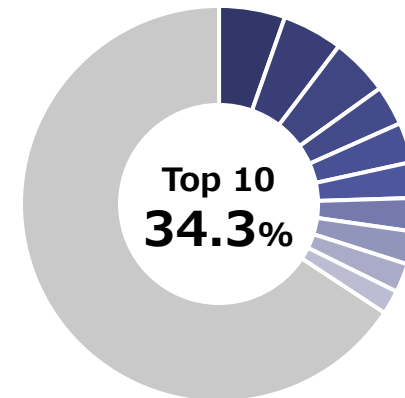
## Top10 Tenants (based on rent)

	Tenant Name	Property	Ratio
1.	HAVI Supply Chain Solutions Japan	Rokko Island DC	5.4%
2.	AEON Retail	AEON Kasai/Shinagawa Seaside Parktower	-
3.	NTT Comware	Shinagawa Seaside Parktower	-
4.	Super Hotel	4 Super Hotels (Sendai, Osaka, Saitama and Kyoto)	3.3%
5.	Chubu Telecom	MI Terrace Nagoya-Fushimi	-
6.	Seiyu	Tsurumi Fuga 1	-
7.	BIGLOBE	Shinagawa Seaside Parktower	-
8.	Eisei College of Medical Arts & Sciences	Tokyo Eiseigakuen Senmongakko	-
9.	(Not disclosed)	Kawasaki Tech Center	-
10.	CAINZ	CAINZ MALL Hikone (land)	-

## Tenant Diversification



## Lease Contracts Diversification



# “MIRAI Revitalization Plan” and Post-COVID-19 Key Initiatives

## “MIRAI Revitalization Plan” enters final phase, focusing next on Tokyo Front Terrace (Large-scale office in greater Tokyo area)

### Overview

“MIRAI Revitalization Plan”

On track to achieve

Post-COVID-19 Key Initiatives



**BizMiiX  
Yodoyabashi**

**Converting to “ready-to-use serviced office”** on the back of solid office demand in Osaka area, aiming to create a high value-added property which will be favored in post-COVID-19 market.



**Mi-Nara**

**“Fundamental” renewal plan** will be considered including replacement of core tenant and review of operational structure in order to turn the asset into a retail facility that matches the post-COVID-19 market.



**Tokyo  
Front Terrace**

**Some cancellations and floor reductions have become apparent** due to the promotion of telework and cost-cutting associated with deteriorating business performance during COVID-19 expansion.

### Future Actions

- Leasing has accelerated after the state of emergency was lifted at the end of September 2021.
- **Recent occupancy rate (based on contracts and applications) is over 60%**, and MIRAI will promote the conclusion of contracts with tenant candidates in order to achieve stable operation in the first half 2022.

- **Annual sales of 10 billion yen in sight** through tenant replacement measures centered on the attraction of the supermarket “LOPIA”.
- Leasing in progress for further tenant replacement / Aiming to increase rent revenue through promoting customers to shop around, etc.

- Promote leasing with priority on recovery of occupancy rate by leveraging differentiating factors such as building grade and location.
- **7 companies under preview or consideration / 2,162 sqm of which 1 company / 268 sqm is scheduled to sign a contract during January 2022.**

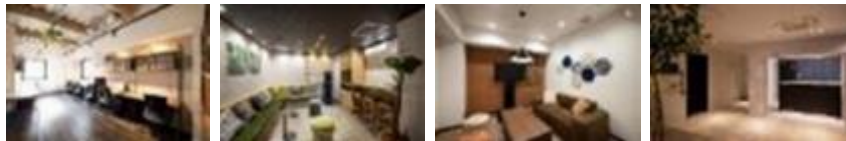
# “Mirai Revitalization Plan” : BizMiiX Yodoyabashi

**With COVID-19 pandemic subsiding, potential tenants have become more active and leasing is progressing steadily**

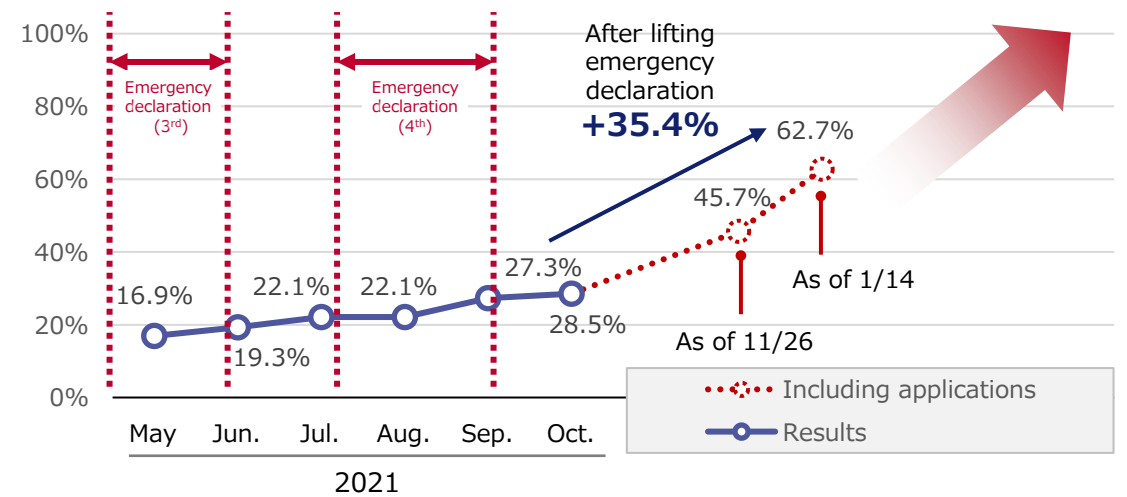
## Property Summary



<b>Location (Residential Address)</b>	3-1-6, Hirano-machi, Chuo-ku, Osaka-shi, Osaka
<b>Structure</b>	9-stories Steel Structure
<b>Date of Building</b>	January 2017 (conversion completed in January 2021)
<b>Acquisition Price</b>	2,041 million yen (after conversion)
<b>Total Leasable Area</b>	1,005.20sqm (304 tsubo)



## Leasing Progress (Occupancy Rate)



- Leasing has accelerated after the state of emergency was lifted at the end of September 2021 and **the occupancy rate increased by 35.4 pp (based on contracts and applications)**.
- Tenants’ satisfaction improved and initial tenants have re-signed contracts. In addition, some tenants consider to expand their floor space.
- Example of floor space expansion : Osaka City Shinkin Bank launched “SME SDGs-compliant Branding Support Project” at this property and **plans to expand 1 section with** subsidy from Osaka Prefecture.
- Reaffirming the differentiating factors of a ready-to-use office with low initial cost, high-grade facilities and unique concept.

- (1) Start-up base (2) Satellite base for major companies for multiple use**
- (3) Can meet a wide range of needs by combining multiple types of rental rooms or renting by floors**

# “Mirai Revitalization Plan”: Mi-Nara

## Annual sales of 10 billion yen in sight due to effect of the further renewal

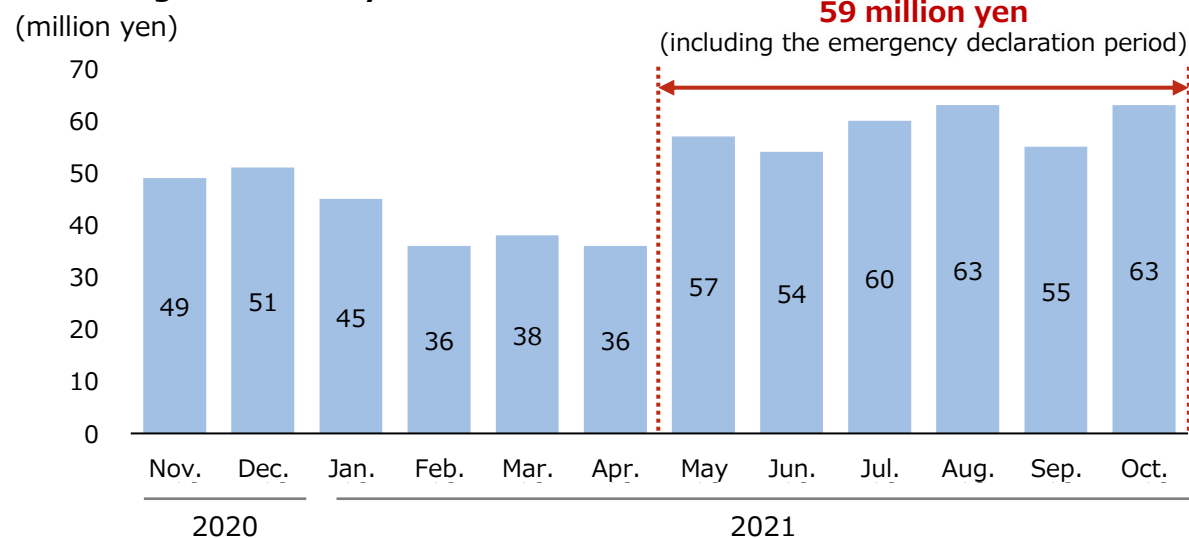
### Status after the Further Renewal

- Effect of the further renewal, centered on the attraction of supermarket “LOPIA”, is continuing to generate sales as planned, **annual sales of 10 billion yen is in sight.**
- In preparation for further tenant replacement, **discussions with tenant candidates are underway for 400 tsubo in total**, with a view toward opening within 2022.
- **Goldfish aquarium will be expanded and renovated to be one of the largest facilities in Japan** (approx. 600 tsubo). Through the addition of Instagrammable-spots, etc., it aims to attract repeat visitors, school trips, and domestic tourists when COVID-19 pandemic is over.
- **Re-used as a vaccination center** and implemented “**Mi-Nara MIRAI Project**” (energy saving in the building and community social contribution activities) as ESG/SDG promotion as asset rooted in the local community.

### Sales and Visitor Data





	Total Sales	(Excluding LOPIA)	Average Visitor	Number of Cars Parked
(1) Results of May 2021 (one month)	1.01 (billion yen)	(Not disclosed)	11,590	155,000
(2) Results of May-Oct. 2021 (monthly average)	0.89 (billion yen)	(Not disclosed)	10,850	145,000
(3) vs. before COVID-19 (compared to the same period in 2019)	<b>208.7%</b>	<b>115.4%</b>	<b>136.4%</b>	<b>163.1%</b>

### Changes in Monthly Rent



# Portfolio Update (Office 1/2)

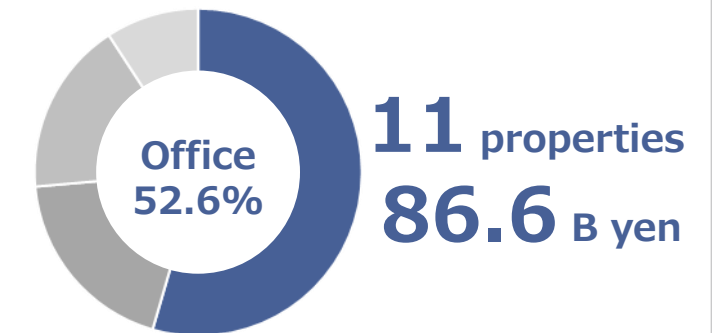
## Status of Large-scale Offices

Shinagawa Seaside Park Tower		<ul style="list-style-type: none"> <li>The tenant retention rate is high and only 2 sections/507sqm were -cancelled in 11<sup>th</sup> FP. Of the 5 sections cancelled during COVID-19 pandemic, 2 sections/296sqm have been re-leased.</li> <li>Future downside is limited given the grade of the building and tenant usage patterns. Continuing strategic leasing activities such as providing support for interior decoration.</li> </ul>	<p>End of 11<sup>th</sup> FP (Oct. 2021) Occupancy rate <b>98.0%</b></p>
Kawasaki Tech Center		<ul style="list-style-type: none"> <li>Although the occupancy rate of Kawasaki area suffers loss, MIRAI received early applications for lease due to the building specifications. 2 sections/621 sqm was re-leased without downtime and occupancy rate continues to be 100%.</li> <li>In addition to regular office use, demand as a laboratory has been confirmed. Stable occupancy is expected to continue due to the unique strengths of the property.</li> </ul>	<p>End of 11<sup>th</sup> FP (Oct. 2021) Occupancy rate <b>100.0%</b></p>
Shinjuku Eastside Square		<ul style="list-style-type: none"> <li>A major IT company has signed to replace the 2 sections vacated by a major financial institution. MIRAI has signed another contract with a gaming company (core tenant).</li> <li>Although attention must be paid on the trend of telework and office consolidation, stable occupancy is expected as demand for an S-class building with rents in the 20,000 yen range is strong.</li> </ul>	<p>End of 11<sup>th</sup> FP (Oct. 2021) Occupancy rate <b>98.5%</b></p>
Tokyo Front Terrace		<ul style="list-style-type: none"> <li>A travel agency group whose corporate profits significantly decreased due to COVID-19 continues to face difficult business conditions and returned some additional spaces.</li> <li><b>7companies/total 2,162 sqm are under consideration (130 sqm ~ 740 sqm per company). MIRAI plans to sign a contract with one of them (268 sqm) in January.</b></li> <li>Flexible on rent with priority given to recovery of occupancy rates, referring to contract cases in the neighborhood.</li> </ul>	<p>End of 11<sup>th</sup> FP (Oct. 2021) Occupancy rate <b>85.0%</b></p>

**44%** of the leasing area for 11<sup>th</sup> FP (4,846 sqm) has been pre-agreed

Note: The area shown in "Portfolio Update (Office)" is the figure for the quasi co-ownership.

### After acquisition of Assets to be Acquired



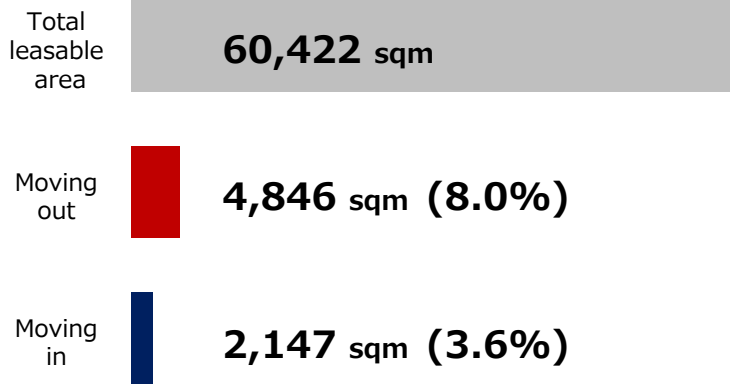
Avg. appraisal NOI/after dep. yield  
**4.6% / 3.9%**

- **Large-scale office 74.0%**  
(based on acquisition price)
- **Average rent of large-scale offices in greater Tokyo area 16,360 per tsubo**  
(as of the end of September 2021)
- **Utility assets 2 properties**
  - My Square Building (rent increase +25.2%)
  - TCA Building (rent increase +2.7%)

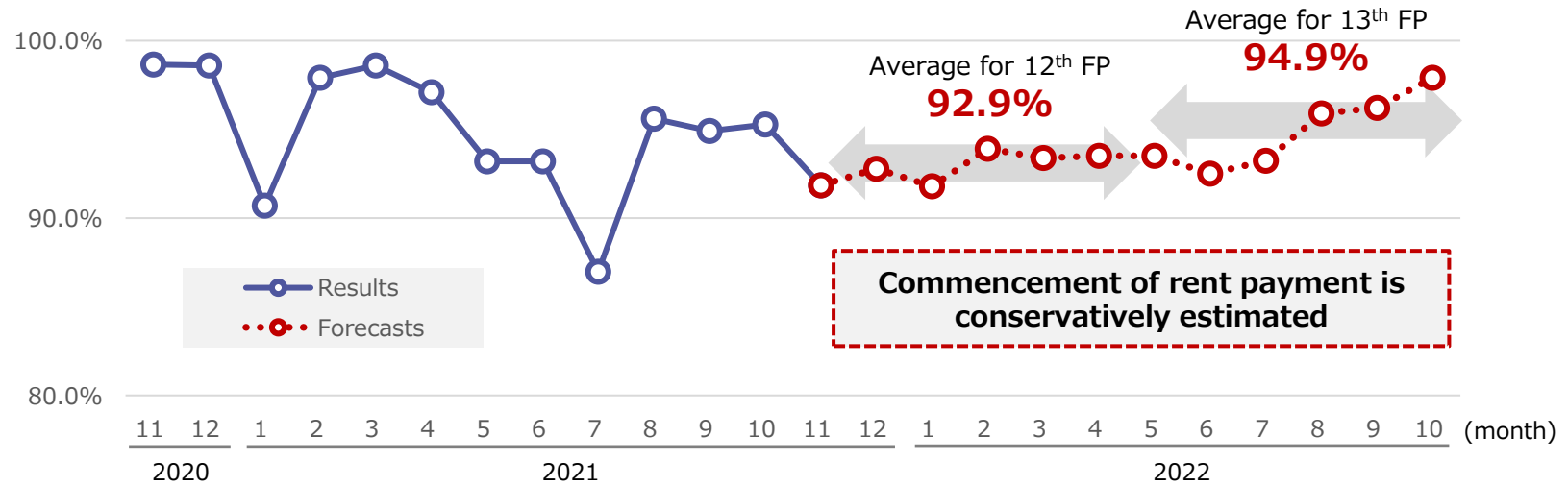
# Portfolio Update (Office 2/2)

## Overview of Large-scale Offices

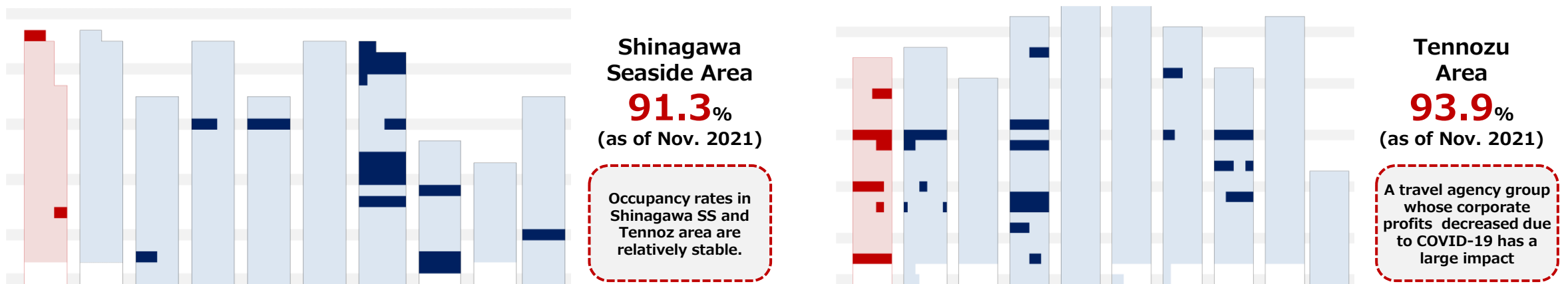
May ~ November 2021  
("Moving in" is the sum of contracts and applications)



## Occupancy Rates for Large-scale Offices (based on rent) (Note 1)



## (Reference) Occupancy Rates in Shinagawa Seaside and Tennozu Area (Note 2)



Note 1: This is the ratio of the total monthly rent to the total estimated monthly rent at the time of future full occupancy of each property as of December 13, 2021.  
 Note 2: Indicates a comparison against competing properties in the area. The figures are based on the Asset Manager's research and may differ from the actual figures.

# Portfolio Update (Retail)

## AEON Kasai



- April 2020: Basic agreement on renovation work and contract extension for major renewal.
- December 2021: Conclusion of a fixed-term lease for more than 15 years.
- Some tenants, such as pet stores and 100yen-shops, are being replaced on the AEON side prior to the major renewal.

**Maintaining stable performance, especially in supermarkets, even during COVID-19 pandemic /  
As the long-term lease is concluded, preparations for major renewal in September 2023 are in full swing**

## Shibuya World East Building



- Although some visit type tenants continue to struggle, others haven't moved out with an eye on post-COVID-19 due to the scarcity of the location.
- Demand for billboard advertising is increasing as the pedestrian traffic recovers.

**Pedestrian traffic on recovery trend towards Post-COVID-19**

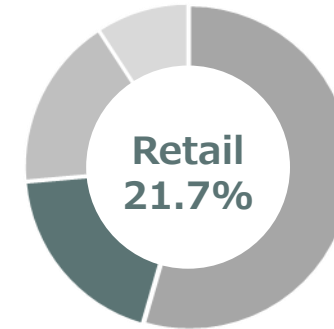
## MI Cube Sendai Clisroad



- Successfully persuaded drugstore and restaurant tenants to stay despite negotiation for a rent reduction with a possibility of cancellation given the bustling area and the expectation of post-COVID-19 reactionary consumption.
- Pedestrian traffic in the shopping district is recovering.

**Continued full occupancy in urban type asset that had a significant impact of COVID-19**

### After acquisition of Assets to be Acquired



**10** properties  
**35.7** B yen

Avg. appraisal NOI/after dep. yield

**4.7% / 3.9%**

- **Urban** **20.8%**
- **Neighborhood type** **79.2%**  
(Based on acquisition price)
- **Utility assets** **2 properties**
  - Shibuya World East Building
  - MI Cube Sendai Clisroad

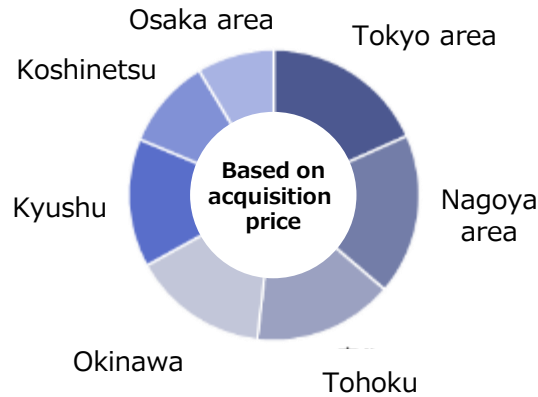
# Portfolio Update (Hotel 1/2)

**Number of rooms**  
**1,990**

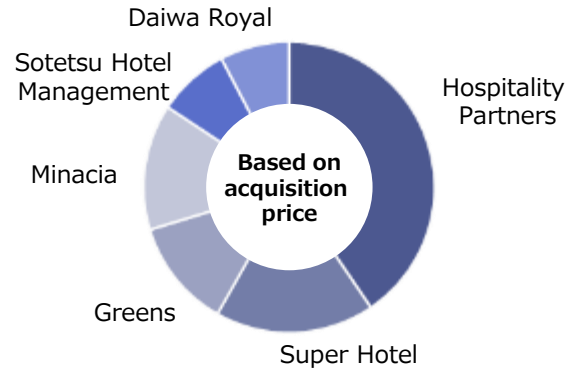
**Average remaining term**  
**8.5 years**

**Fixed-rent properties**  
**10/13**

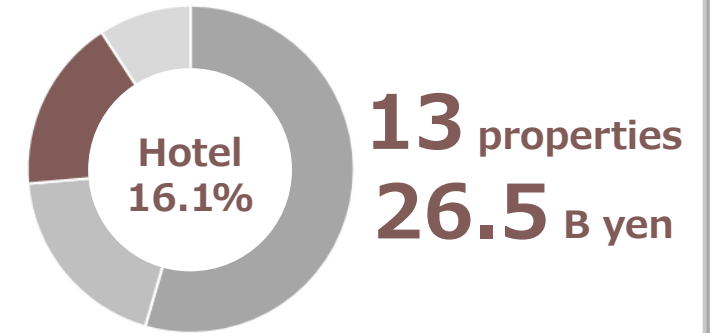
## Area diversification



## Operator group diversification



## After acquisition of Assets to be Acquired



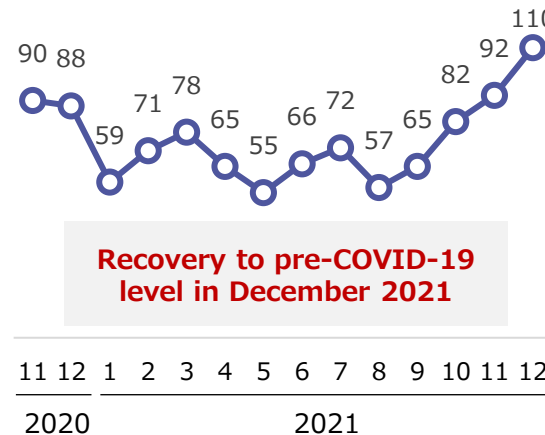
Avg. appraisal NOI/after dep. yield

**4.7% / 3.8%**

- Although overall occupancy rates declined due to the impact of COVID-19, **regional hotels that capture business travel demand**, such as “Comfort Hotel Kitakami”, maintained **occupancy rate of around 70-80%**.
- Hotels with variable rent continue to face difficult occupancy conditions, but **Smile Hotel Naha City Resort is offered as an accommodation facility for COVID-19 patients (Oct. 2021 - Mar. 2022)**.
- Conducting monthly interviews with each operator on its detailed operational status and financial position. Implementing measures such as capital raising to reduce the risk of bankruptcy.

## RevPAR of regional hotels (Note)

(compared to the same month pre-COVID-19/%)



- **Hotels with fixed-rent** in major regional cities supported by solid business travel demand **59.5%** (based on rent)
- **Hotels with variable rent in addition to minimum guarantee** in cities with tourist sites that offer upside **40.5%** (based on acquisition price)
- Operators are more motivated to capture recovery demand as 5<sup>th</sup> wave of COVID-19 pandemic subsides, and they plan to revise their operation targets upward.

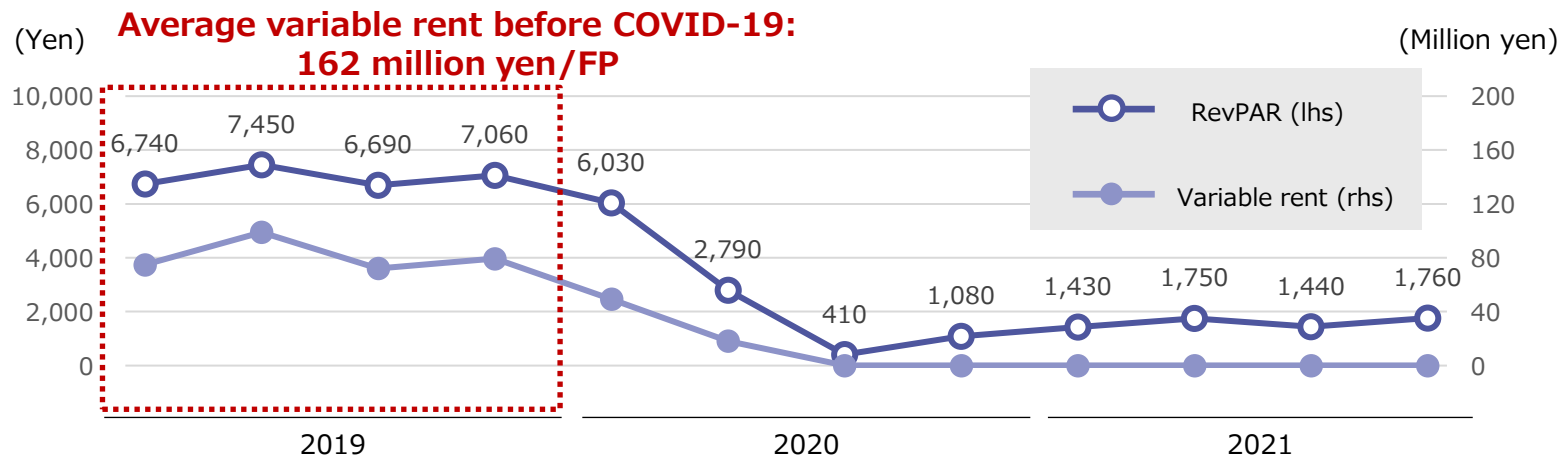
Note: For "RevPAR of regional hotels", the figures are the weighted average of the hotels owned by MIRAI for which RevPAR is disclosed, except for hotels in greater Tokyo, greater Osaka, greater Nagoya, as well as Fukuoka and Okinawa Prefectures, by the number of available rooms for sale. The figures for January 2021 and thereafter are comparisons with the same month of 2019.



# Portfolio Update (Hotel 2/2)

## Performance of Hotels with Variable Rent <sup>(Note)</sup>

Property		May – Jul. 2021	YoY	Aug. – Oct. 2021	YoY
Naha	ADR	4,320 yen	52%	5,270 yen	57%
	OCC	19%	23%	34%	41%
	RevPAR	810 yen	12%	1,770 yen	23%
Hakataeki-mae	ADR	2,950 yen	33%	2,940 yen	35%
	OCC	63%	71%	73%	85%
	RevPAR	1,850 yen	24%	2,150 yen	30%
Nagoya-Sakae	ADR	3,900 yen	64%	4,260 yen	69%
	OCC	54%	58%	34%	35%
	RevPAR	2,100 yen	37%	1,430 yen	24%



Note: ADR and RevPAR are rounded down to the nearest 10yen.

## Future Contract Renewals



### Ise City Hotel Annex

Acquisition price: 1,800 million yen  
NOI: 43 million yen (11<sup>th</sup> FP)  
Number of rooms: 143



### Comfort Hotel Nagano

Acquisition price: 580 million yen  
NOI: 15 million yen (11<sup>th</sup> FP)  
Number of rooms: 76

- Contract expiration date arrives in December 2022 (Operator: Greens).
- There are several operators who are willing to open new stores because the area is expected to capture business travel and domestic tourism demand, which is expected to recover quickly post-COVID-19, while there are few competitors in these areas.
- Positive discussions underway with multiple potential operators, including current tenants, with the aim of maximizing the leasing terms.
- After re-signing the contract, MIRAI will consider additional measures to improve the value of the property.



## Section 4. Financial Summary & Performance

# Financial Summary

**12<sup>th</sup> FP: Impact of PO dilution offset by asset acquisitions; DPU at same level as pre-PO**

**13<sup>th</sup> FP: 2.2% increase in stabilized DPU due to PO/Conservative assumption of 0 variable hotel rent**

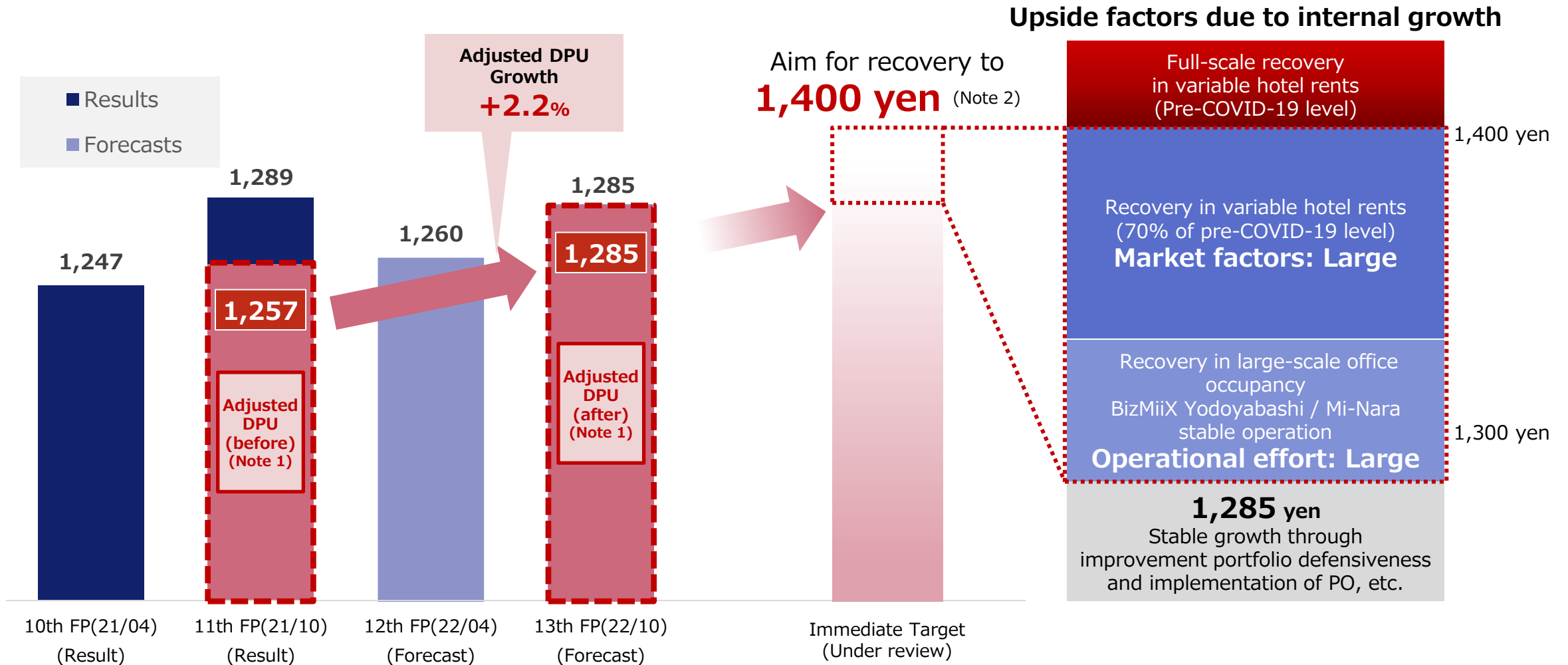
		11 <sup>th</sup> FP (21/10) Results (A)	12 <sup>th</sup> FP (22/4) Forecasts <sup>(Note1)</sup> (B)	Changes (B) - (A)	13 <sup>th</sup> FP (22/10) Forecasts <sup>(Note1)</sup> (C)	Changes (C) - (B)
<b>Operating revenue</b>	million yen	5,113	5,178	64	5,366	188
<b>Lease business revenue</b>	million yen	5,113	5,178	64	5,366	188
<b>Gain on sales of real estate</b>	million yen	-	-	-	-	-
<b>Operating expenses</b>	million yen	1,582	1,471	(111)	1,580	109
<b>NOI</b>	million yen	3,531	3,706	175	3,785	78
<b>Depreciation</b>	million yen	609	635	25	660	25
<b>General administrative expenses</b>	million yen	524	531	7	559	28
<b>Net profit</b>	million yen	2,143	2,232	89	2,275	42
<b>DPU</b>	<b>yen</b>	<b>1,289</b>	<b>1,260</b>	<b>(29)</b>	<b>1,285</b>	<b>25</b>
<b>Capex</b>	million yen	443	643	200	613	(29)
<b>LTV (Note2)</b>	%	48.8	48.7	(0.1)	48.7	-

Note 1: This forecast is calculated based on certain assumptions as of December 13, 2021 and subject to change due to conditions such as change in rent income through tenant turnovers, acquisition and disposition of assets, and additional unit issuance. The forecast should not be construed as guarantee of DPU.

Note 2: LTV=Outstanding interest-bearing debt/Total assets.

# Distributions per Unit (DPU)

## Steady progress for post-COVID-19 recovery to 1,400yen level

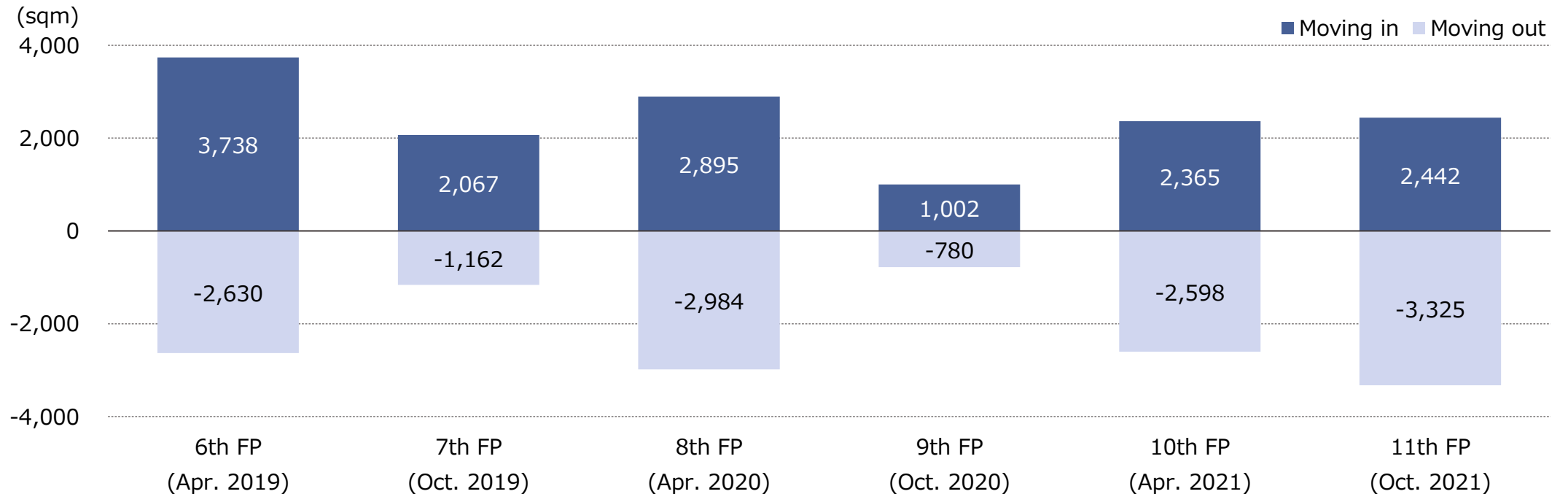


Note1: These figures show estimated DPU after adjustment of the actual figure for 11th FP and the forecast for 13th FP announced on December 13, 2021, excluding one-off income due to tenant move-outs, impact of the Fixed Asset and City Planning Taxes and temporary factors due to step-up rents, etc., for the Assets to be Acquired. For details, please refer to "Notice Concerning Revisions to Forecasts for the Fiscal Period Ending April 30, 2022 and Summary of Forecasts for the Fiscal Period Ending October 31, 2022".

Note2: The immediate target of DPU (under review) is calculated based on certain assumptions as of January 24, 2022 and subject to change due to conditions such as change in rent income through tenant turnovers, acquisition and disposition of assets, and additional unit issuance. The forecast should not be construed as guarantee of DPU.

# Internal Growth: Tenant Replacement

## Moving in & out (Offices and Urban Retail Assets)

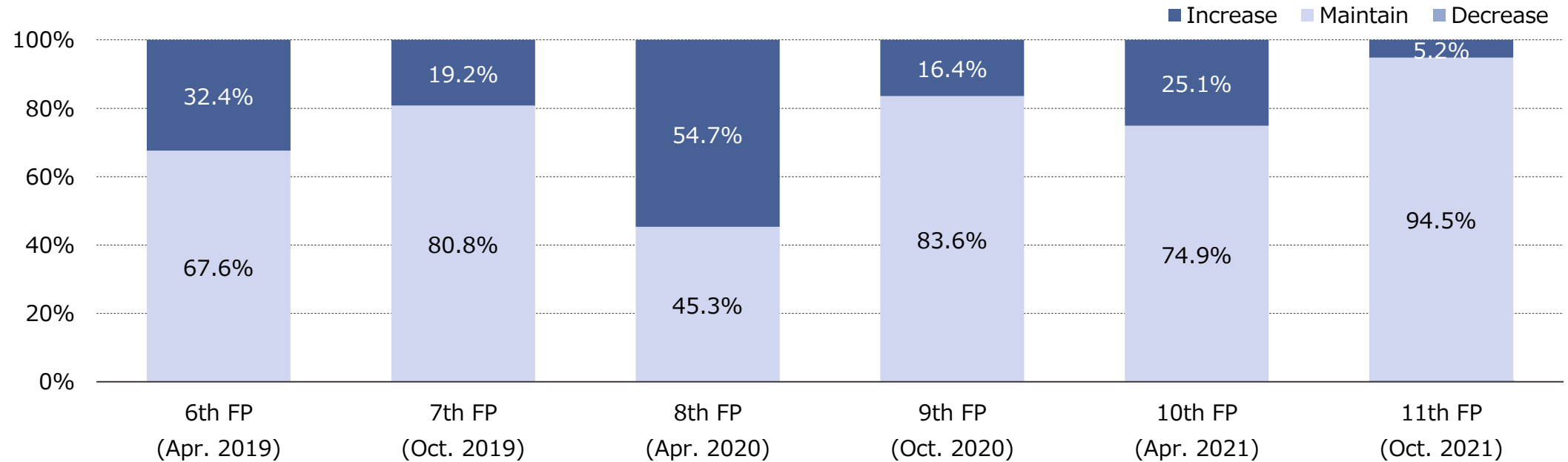


<b>Occupancy rate at end of period</b>	99.6%	100.0%	99.8%	96.2%	98.1%	97.8%
<b>Impact to occupancy rate</b>	<b>+0.4pp</b>	<b>+0.3pp</b>	<b>(0.0pp)</b>	<b>+0.1pp</b>	<b>(0.1pp)</b>	<b>(0.3pp)</b>
<b>Increase/decrease in rent (Note)</b>	23 million yen	35 million yen	6 million yen	16 million yen	6 million yen	(34 million yen)

Note: The amount of increase in monthly rents due to tenant replacement \* 6.

# Internal Growth: Contract Renewal

## Rent Renewal (based on Leasable Area) (Offices and Urban Retail Assets) \*excluding rent abatement due to COVID-19



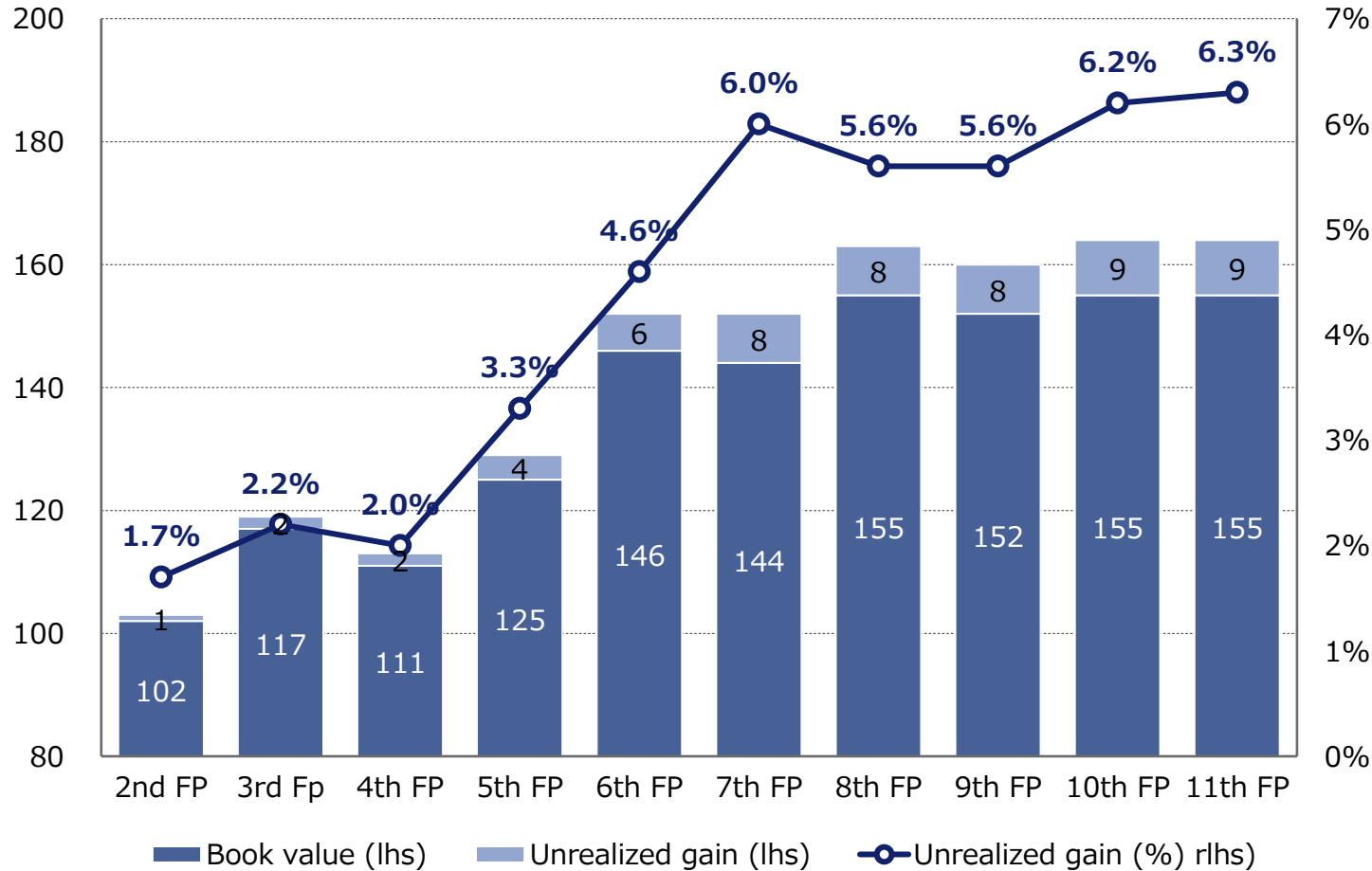
<b>Contract renewal area</b>	10,639sqm	13,886sqm	13,664sqm	20,807sqm	10,840sqm	15,141sqm
<b>Rent increase/decrease ratio</b>	<b>+1.8%</b>	<b>+1.8%</b>	<b>+4.4%</b>	<b>+1.8%</b>	<b>+4.0%</b>	<b>+0.1%</b>
<b>Increase in rent (Note)</b>	5 million yen	7 million yen	16 million yen	10 million yen	11 million yen	0 million yen

Note: The amount of increase in monthly rents due to rent revision \* 6.

# Changes in Appraisal Value

## Appraisal Value / Unrealized Gain

(billion yen)



## Changes for Asset Type

(billion yen)

	10 <sup>th</sup> FP	11 <sup>th</sup> FP	Changes	
Office	90.8	90.8	0	+0.0%
Retail	30.8	30.8	(0)	(0.0%)
Hotel	27.9	27.9	0	+0.0%
Others	15.6	15.7	0	+0.3%
<b>Total</b>	<b>165.3</b>	<b>165.3</b>	<b>0</b>	<b>+0.0%</b>

Section 5.  
Finance, IR & ESG Initiatives



# Financial Activities (1/2)

## Lengthening duration and increasing fixed-rate ratio through green financing and corporation bond issuance

### Issuance of Investment Corporation Bonds

- This is the first 15year bond as an investment corporation with -A+ (JCR) rating, and the creditworthiness of MIRAI is highly regarded.

Bond name	Issuance date	Amount	Interest rate	Term to maturity
#3 bond	September 28, 2021	2 billion yen	0.700%	10 years
#4 bond		1 billion yen	0.980%	15 years

### First Green Finance

- Plan to promote ESG and further diversify funding sources

Bond name/Lender	Issuance/borrowing date	Amount	Interest rate (Note)	Term to maturity
#5 bond	November 30, 2021	1.2 billion yen	0.700%	10 years
Mizuho Bank		1.5 billion yen	0.399%	4 years 11 months
		3.3 billion yen	0.462%	7 years
		4.0 billion yen	0.509%	8 years

Note: If the interest rate fluctuates, it is stated the figure fixed by an interest rate swap, etc.

### Outline of the Loan

Lender	Borrowing date	Amount	Interest rate (Note)	Term to maturity
MUFG Bank	January 12, 2022	1 billion yen	0.380%	3 years
Shinsei Bank		1 billion yen	0.430%	5 years
SMTB		1 billion yen	0.380%	5 years
SMBC	March 25, 2022	1 billion yen	0.479%	7 years
Mizuho Bank		1 billion yen	Base rate +0.330%	7 years
Resona Bank		0.3 billion yen	Base rate +0.310%	7 years
Total/Average		5.3 billion yen	0.42%	5.4 years

### Debt financing from September 2021

Total amount  
**19.8 billion yen**

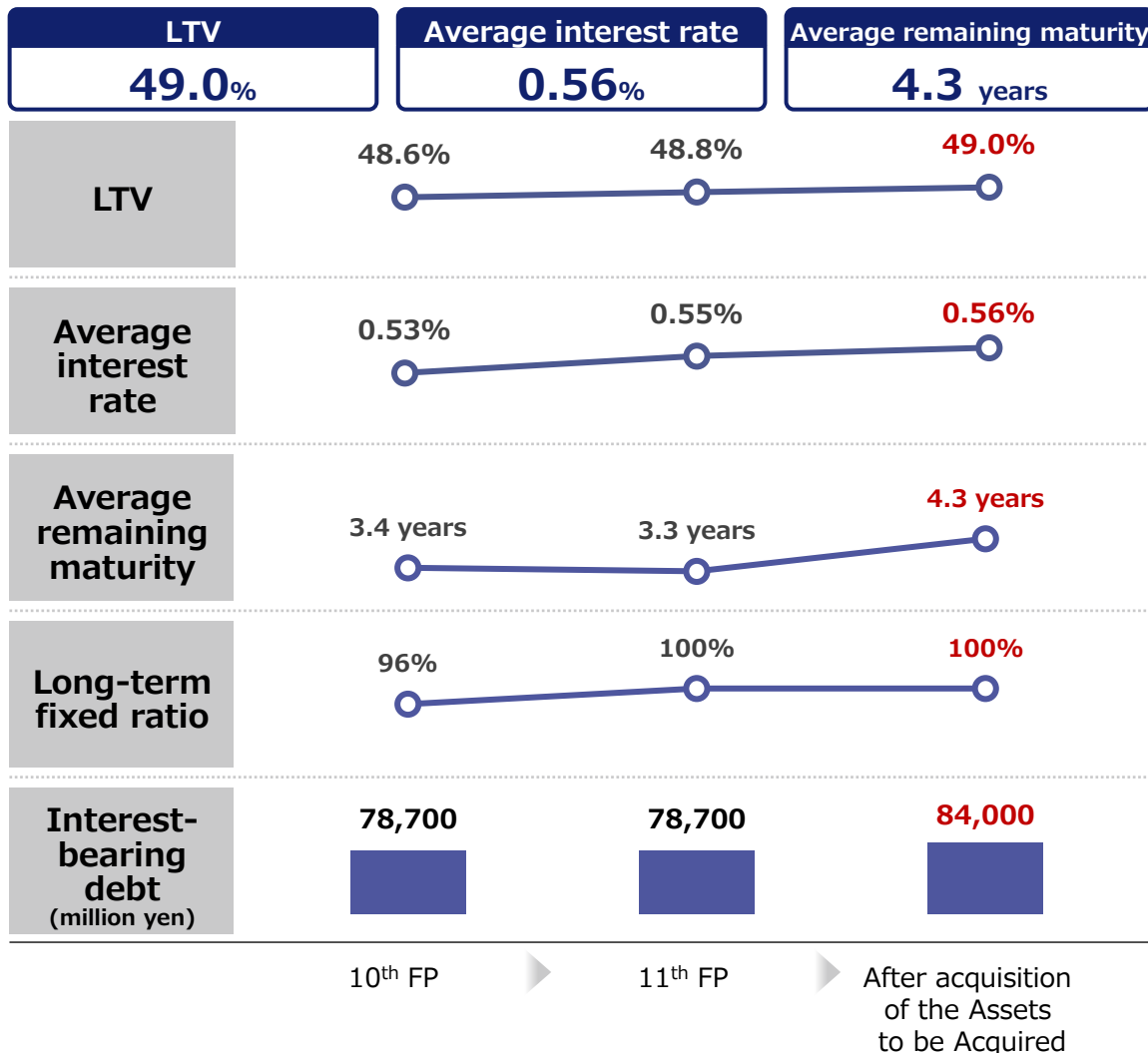
Term to maturity  
**7.2 years**

Interest rate  
**0.51%**

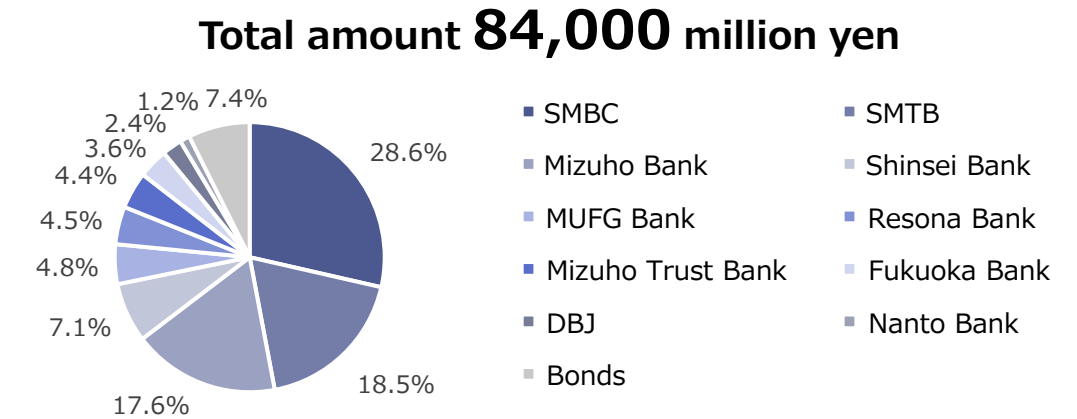
# Financial Activities (2/2)

## Maintain stable financial base backed by the creditworthiness of Mitsui & Co.

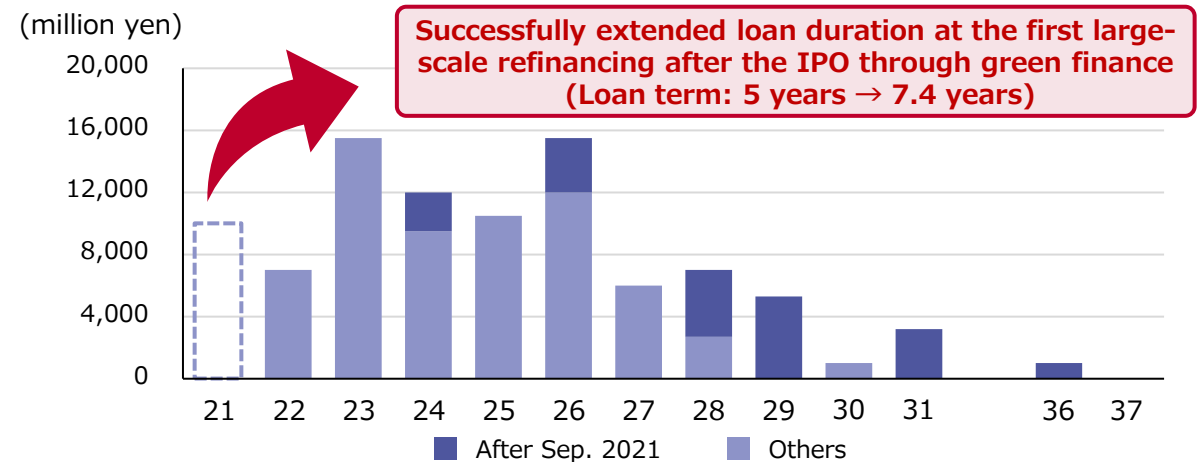
### Financial Highlights



### Diversified Funding Source



### Debt Maturity Ladder



# Inclusion in Global Index

## Expectations for increased liquidity and expansion of investor base through inclusion in global indexes

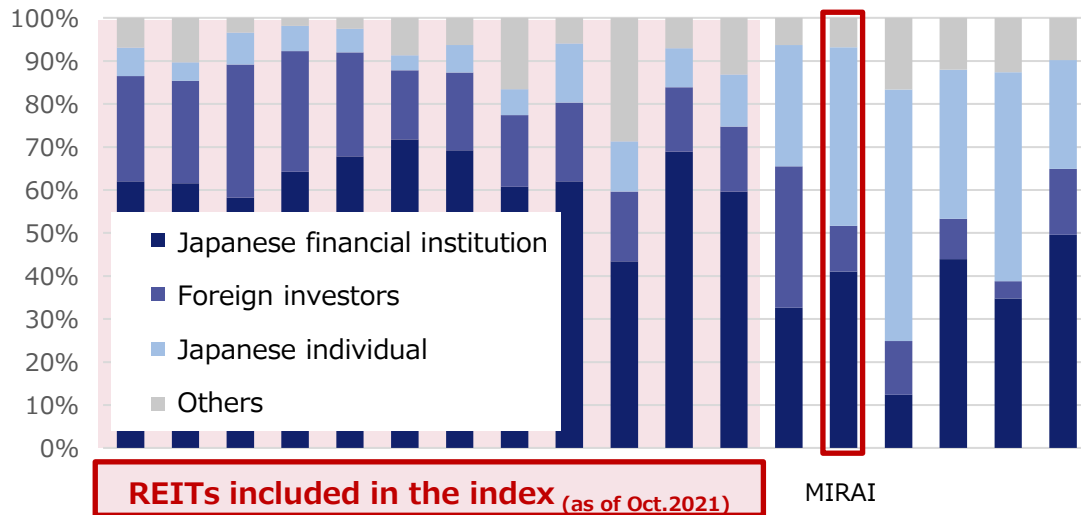


### EPRA Nareit Overview

- One of the world's leading international real estate investment indices, comprising of listed real estate stocks and REITs from around the world.
- The main eligibility requirements for index inclusion are market capitalization of floating stocks and preparation of annual reports in English.

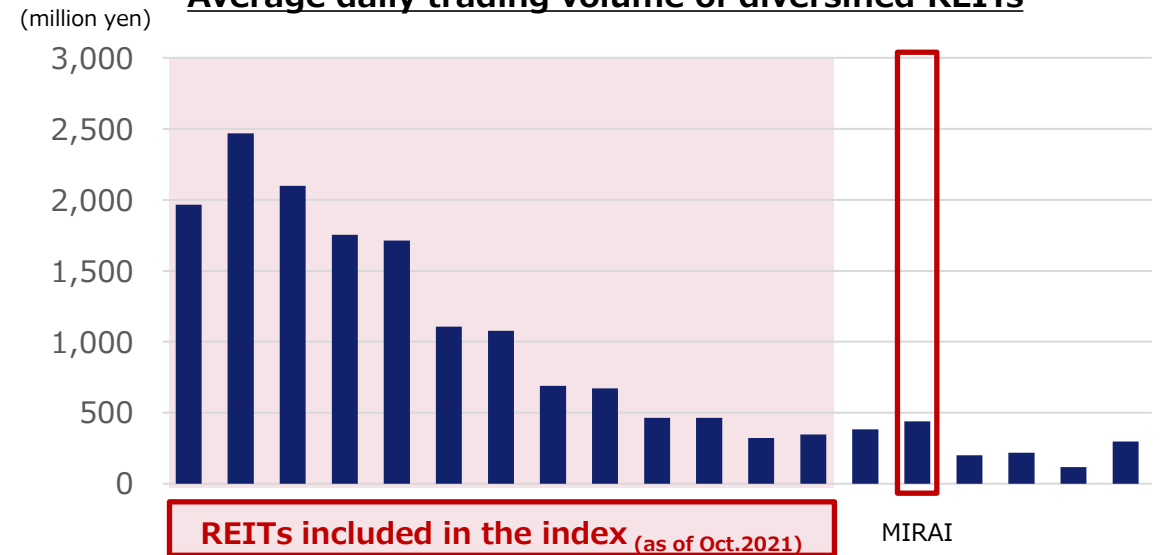
- In the Quarterly Review of EPRA Nareit which was released December 21, 2021, MIRAI was newly selected to be included in the index.

**Unitholder composition of diversified REITs**



big In order of market capitalization small

**Average daily trading volume of diversified REITs**



big In order of market capitalization small

Note 1: The term "diversified REITs" refers to a listed J-REIT that stipulates 3 or more asset class of real estate as its primary investment targets in its disclosed articles of incorporation or annual report, or a listed J-REIT that does not limit the primary use of real estate in which it invests. The same shall apply hereinafter.

Note 2: "Average daily trading volume" refers to the average daily trading volume for the 6 months from May 6, 2021 to October 29, 2021.

# ESG Initiatives (1/3)

## First participation in GRESB real estate assessment / First Green Finance

### GRESB Real Estate Assessment

- **MIRAI participated in GRESB Real Estate Assessment from 2021**, an annual benchmark assessment that measures environmental, social and governance considerations in the real estate sector.
- MIRAI has earned **“2 Stars”** in GRESB Rating based on relative evaluation of the overall score. It also has earned **“Green Star”** by achieving high performance both in “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of owned assets



- Aim to continue to improve the rating by actively promoting various sustainability measures in accordance with the “Basic Sustainability Policy” formulated by the asset manager.

### Green Finance

- Formulated a framework and implemented the **first green finance (green loans and green bonds)** in 2021.

#### Green Finance Eligibility Criteria

1. Assets that have achieved a certain level of environmental certification  
Examples: DBJ Green Building Certification 3 star or higher, etc.
2. Facility renovation work for meaningful environmental improvements  
(Projects that are expected to result in a 30% improvement over the previous year)



Shinjuku Eastside Square



Shinagawa Seaside Parktower



Tokyo Front Terrace



Rokko Island DC

<b>Total amount of eligible green projects</b>	48,877 million yen
<b>LTV</b>	48.8%
<b>Upper limit of green finance</b>	23,858 million yen
<b>Total amount of green finance</b>	5,200 million yen







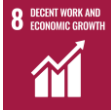




(As of the end of November 2021)

# ESG Initiatives (2/3)

## Identified materiality and ongoing contributions to the local community

### Materiality and SDGs

- MIRAI and the Asset Manager have identified materiality in order to realize sustainable society as part of our corporate social responsibility, while recognizing the importance of considerations for ESG.

Materiality (Material issues)		Related SDGs			
E	Adaptation to climate change (reduction of GHG emission and energy consumption, utilization of renewable energy etc.)				
	Structuring a portfolio with minimal environmental impact (reduction of water consumption and of waste consumption, acquisition of environmental certification etc.)				
S	Creating a work environment that takes into consideration the health, safety, and well-being of employees				
	Consideration for tenants' safety and security				
	Support for the promotion of local communities				
G	Strength of governance system and risk management				
	Promotion of disclosure				

### Contributions to the Local Community

#### Smile Hotel Naha City Resort



- Provide the asset as a lodging facility for people with mild cases of the COVID-19 (October 11, 2021 to March 31, 2022)
- Okinawa Prefecture, which was hit hard by 5<sup>th</sup> wave of COVID-19 pandemic, is strengthening medical system in preparation for risk of resurgence of infection over the year-end and new year holidays.



#### Mi-Nara



- Offering part of the store space as a vaccination site

# ESG Initiatives (3/3)

## Promote initiatives to introduce renewable energy and collaborate with tenants

### Shift to Renewable Energy

#### Studying the transition timing based on the cost impact

- Electricity contracts have already been concluded with an emphasis on cost, and there is **concern that an immediate switch to renewable energy will increase costs.**
- MIRAI is currently searching for suppliers of renewable energy and investigating cost prospects, while also utilizing the support of Mitsui's electric power unit. MIRAI plans to **consider switching to renewable energy balance between environmental impact and cost is achieved.**

#### Shinjuku Eastside Square



- Shinjuku Eastside Square switches to electricity derived from 100% renewable energy
- Effect of switching (estimated)

Annual **19,000** t-CO2 reduction  
(Entire property)

### Efforts to Collaborate with Tenants

#### Dissemination of ESG information on AUM



Promote initiatives to disseminate ESG-related information to tenants in assets under management.

<Cases>

- Distribution of the Sustainability Guide
- Display posters for environmental certification
- Airing of ESG-related videos on monitors in front of elevators

#### Cooperation in projects to train foreign nurses



- Tokyo Eiseigakuen Senmongakko begins studying new project to train foreign nurses.
- Support this initiative from the perspective of respecting the rights of foreign workers in business activities, and specific procedures are undertaken.

# Appendix.

## Basic Information/Data Collection

Please also refer to “Financial Highlights Data (Excel file)” for the details on MIRAI IR Library (<https://3476.jp/en/ir/library.html>).

# Features of MIRAI

## Portfolio Strategy

- The portfolio consists mainly of large-scale offices with middle-class rents, which feature stable supply and demand.
- For retail properties and hotels, emphasis is placed on stability through long-term fixed contracts.
- Pursues upside scenario through the inclusion of Growth Asset.



## Promotion of the “Mirai Revitalization Plan”

- Active corporate actions were taken to achieve mid-term management plan “Repower 2020-ER” by end of 2020 however, it was suspended due to impact of COVID-19.
- Focus on 3 challenges which surfaced due to COVID-19. Solidify the base for DPU recovery and growth in line with generation of variable rent from hotels.
  1. BizMiiX Yodoyabashi (Conversion from hotel to office)
  2. Further renewal of Mi-Nara
  3. Portfolio reconstruction including potential asset replacement

Note: After acquisition of the property to be acquired.

## Financial Strategy

- Strong bank formation centering on the Mitsui Group.
- Ranked among the highest of all J-REITs in terms of conditions for the debt.
- A+ (stable) from Japan Credit Rating Agency, Ltd. and A (stable) from Rating and Investment Information, Inc.

Average interest rate (Note)

0.56%

Average remaining maturity (Note)

4.3 years

Rating by JCR

**A+**  
(Stable)

Rating by R&I

**A**  
(Stable)

## Double Main Sponsor

- Double sponsorship by Mitsui & Co. AM Holdings LTD. and IDERA Capital Management.
- The sponsors proactively support deal sourcing, fundraising and leasing activities.
- Started co-ownership of properties with Mitsui & Co., Private REIT Inc. from February 2018.





# Portfolio Strategy

## Portfolio centering on core assets in greater Tokyo area where stable cash flow can be expected

### Core Assets

### Growth Assets

**Core Assets**  
utilizing the strengths of the sponsors  
in the real estate business

**Focus on the three major metropolitan areas of Japan** (Note 1)  
(Investment ratio: 70% or more)

**Limited Inclusion of Growth Assets**  
utilizing the competitive edge of the  
sponsors

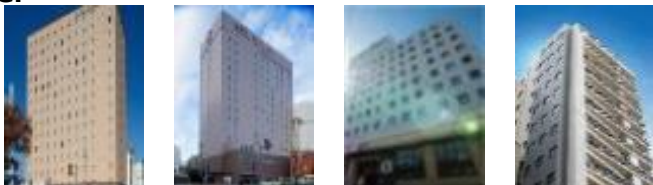
#### Office



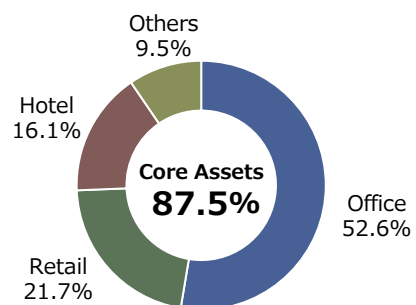
#### Retail



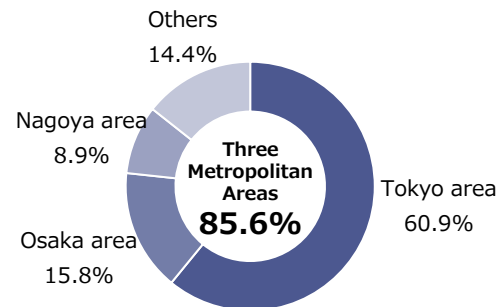
#### Hotel



#### Ratio by Asset Type (Note 2)



#### Ratio by Area (Note 2)



#### Core Plus

Assets targeting profitability improvement through upside achieved by leasing, renovation or conversion.



Mi-Nara  
Acquisition price  
**4,944** million yen

#### New Type (Note 3)

Assets in Blue ocean, with less acquisition competition and market expansion can be expected.



Rokko Island DC  
(quasi-co-ownership interests 92.45%)  
Acquisition price  
**7,996** million yen

Note 1: "3 major metropolitan area" refers to greater Tokyo (Tokyo prefecture, Kanagawa prefecture, Chiba prefecture and Saitama prefecture), greater Osaka (Osaka prefecture, Kyoto prefecture, Hyogo prefecture, Nara prefecture, Wakayama prefecture and Shiga prefecture), and greater Nagoya (Aichi prefecture, Mie prefecture and Gifu prefecture).

Note 2: The figure is calculated based on the acquisition price and the portfolio after the acquisition of the assets to be acquired.

Note 3: Acquisition of New Type Asset will be made when the Asset Manager's operational structure is ready (or when the legal framework is ready for some asset classes).

# Portfolio List: After the Acquisition of the Assets to be Acquired

	Asset Type		Property Name	Address	Date of Acquisition	Acquisition Price (million yen)	% of the Portfolio	Appraisal NOI Yield (Note 2)	NOI Yield After Depreciation (Note3)	Occupancy Rate
Core Assets	Office	Large-Scale	Shinagawa Seaside Parktower	Shinagawa-ku, Tokyo	December 2016	20,288	12.3%	4.7%	4.0%	97.9%
			Kawasaki Tech Center	Kawasaki-shi, Kanagawa	December 2016	23,182	14.1%	5.2%	4.2%	100.0%
			Shinjuku Eastside Square	Shinjuku-ku, Tokyo	December 2016	10,000	6.1%	3.8%	3.1%	98.5%
			Tokyo Front Terrace	Shinagawa-ku, Tokyo	October 2017	10,592	6.4%	4.1%	3.7%	85.0%
		Mid-sized	MI Terrace Nagoya-Fushimi	Nagoya-shi, Aichi	December 2019	8,886	5.4%	4.8%	4.2%	97.1%
		Orico Hakataeki Minami Building	Fukuoka-shi, Fukuoka	March 2020	1,680	1.0%	4.7%	4.1%	100.0%	
		My Square Building	Minato-ku, Tokyo	November 2018	2,800	1.7%	4.2%	3.8%	100.0%	
		Hiroshima Rijo-dori Building	Hiroshima-shi, Hiroshima	March 2020	2,250	1.4%	5.3%	4.7%	96.3%	
		BizMiiX Yodoyabashi	Osaka-shi, Osaka	November 2018	2,041	1.2%	3.1%	2.1%	28.5%	
		TCA Building	Osaka-shi, Osaka	January 2021	2,120	1.3%	4.4%	3.8%	100.0%	
		<b>Ehime Building/Hiroshima</b>	<b>Hiroshima-shi, Hiroshima</b>	<b>January 2022</b>	<b>2,780</b>	<b>1.7%</b>	<b>5.0%</b>	<b>4.5%</b>	<b>100.0%</b>	
		<b>Office</b>				<b>86,620</b>	<b>52.6%</b>	<b>4.6%</b>	<b>3.9%</b>	<b>96.4%</b>
	Retail	Urban	Shibuya World East Building	Shibuya-ku, Tokyo	December 2016	3,200	1.9%	5.6%	5.2%	100.0%
			THINGS Aoyama	Minato-ku, Tokyo	January 2020	2,912	1.8%	3.7%	3.6%	100.0%
			MI Cube Sendai Clisroad	Sendai-shi, Miyagi	March 2020	1,330	0.8%	4.9%	4.8%	100.0%
		Community Based	AEON Kasai	Edogawa-ku, Tokyo	December 2016	9,420	5.7%	5.4%	4.6%	100.0%
			MEGA Don Quijote Izumi-Chuo	Izumi-shi, Osaka	December 2016	3,000	1.8%	4.5%	3.8%	100.0%
			CAINZ MALL Hikone (land)	Hikone-shi, Shiga	March 2021	3,598	2.2%	5.1%	5.1%	100.0%
			MaxValu Takatori (land)	Hiroshima-shi, Hiroshima	March 2021	950	0.6%	4.6%	4.6%	100.0%
			<b>Tsurumi Fuga 1</b>	<b>Yokohama-shi, Kanagawa</b>	<b>January 2022</b>	<b>5,300</b>	<b>3.2%</b>	<b>4.4%</b>	<b>3.6%</b>	<b>100.0%</b>
<b>BIGMOTOR Ginan (land)</b>			<b>Hasima-gun, Gifu</b>	<b>January 2022</b>	<b>1,080</b>	<b>0.7%</b>	<b>4.2%</b>	<b>4.2%</b>	<b>100.0%</b>	
	<b>Retail</b>				<b>30,790</b>	<b>18.7%</b>	<b>4.9%</b>	<b>4.4%</b>	<b>100.0%</b>	

# Portfolio List: After the Acquisition of the Assets to be Acquired

	Asset Type		Property Name	Address	Date of Acquisition	Acquisition Price (million yen)	% of the Portfolio	Appraisal NOI Yield (Note 2)	NOI Yield After Depreciation (Note3)	Occupancy Rate
Core Assets	Hotel	Budget	Hotel Sunroute Niigata	Niigata-shi, Niigata	December 2016	2,108	1.3%	6.3%	4.1%	94.6%
			Daiwa Roynet Hotel Akita	Akita-shi, Akita	December 2016	2,042	1.2%	5.9%	4.1%	100.0%
			Super Hotel Sendai/Hirose-dori	Sendai-shi, Miyagi	December 2016	1,280	0.8%	5.9%	4.8%	100.0%
			Super Hotel Osaka/Tennoji	Osaka-shi, Osaka	December 2016	1,260	0.8%	5.4%	4.8%	100.0%
			Super Hotel Saitama/Omiya	Saitama-shi, Saitama	December 2016	1,123	0.7%	5.4%	4.3%	100.0%
			Super Hotel Kyoto/Karasumagojo	Kyoto-shi, Kyoto	December 2016	1,030	0.6%	5.4%	4.7%	100.0%
			Ise City Hotel Annex	Ise-shi, Mie	March 2018	1,800	1.1%	5.4%	4.6%	100.0%
			Comfort Hotel Kitakami	Kitakami-shi, Iwate	March 2018	820	0.5%	5.3%	3.0%	100.0%
			Comfort Hotel Nagano	Nagano-shi, Nagano	March 2018	580	0.4%	5.8%	4.0%	100.0%
			Hotel Wing International Select Ueno/Okachimachi	Taito-ku, Tokyo	May 2018	3,720	2.3%	4.3%	3.8%	100.0%
			Smile Hotel Naha City Resort	Naha-shi, Okinawa	November 2018	4,000	2.4%	4.2%	3.8%	100.0%
			Smile Hotel Hakataeki-Mae	Fukuoka-shi, Fukuoka	November 2018	3,800	2.3%	3.1%	2.6%	100.0%
			Smile Hotel Nagoya-Sakae	Nagoya-shi, Aichi	November 2018	2,950	1.8%	3.5%	2.9%	100.0%
				<b>Hotel</b>				<b>26,513</b>	<b>16.1%</b>	<b>4.7%</b>
Core-Plus Asset	Retail	Community Based	Mi-Nara	Nara-shi, Nara	October 2017	4,944	3.0%	3.8%	1.0%	90.6%
New Type Assets	Industrial	-	Rokko Island DC	Kobe-shi, Hyogo	November 2018	7,996	4.9%	5.5%	4.2%	100.0%
			Odawara Material Storage and Delivery Center (land)	Odawara-shi, Kanagawa	March 2021	2,300	1.4%	4.9%	4.9%	100.0%
			<b>Yokohama-Daikokucho Maintenance Center (land)</b>	<b>Yokohama-shi, Kanagawa</b>	<b>March 2022</b>	<b>1,490</b>	<b>0.9%</b>	<b>3.9%</b>	<b>3.9%</b>	<b>100.0%</b>
	Educational	-	Tokyo Eiseigakuen Senmongakko	Ota-ku, Tokyo	January 2020	3,900	2.4%	5.8%	5.2%	100.0%
<b>Total</b>						<b>164,554</b>	<b>100.0%</b>	<b>4.7%</b>	<b>3.9%</b>	<b>98.0%</b>

# Assets List: After the Acquisition of the Assets to be Acquired

Office Retail Hotel Other

**Office**

1	2	3	4	5	6	7	8	9	10
Shinagawa Seaside Parktower	Kawasaki Tech Center	Shinjuku Eastside Square	Tokyo Front Terrace	MI Terrace Nagoya-Fushimi	Orico Hakataeki-Minami Building	My Square Building	Hiroshima Rijo-dori Building	BizMiiX Yodoyabashi	TCA Building

**Assets to be acquired**

11	19	36	37
Ehime Building /Hiroshima	Tsurumi Fuga 1	BIGMOTOR Ginan (land)	Yokohama-Daikokucho Maintenance Center (land)

**Retail**

12	13	14	15	16	17	18
Shibuya World East Building	THINGS Aoyama	MI Cube Sendai Clisroad	AEON Kasai	MEGA Don Quijote Izumi-Chuo	CAINZ MALL Hikone (land)	MaxValu Takatori (land)

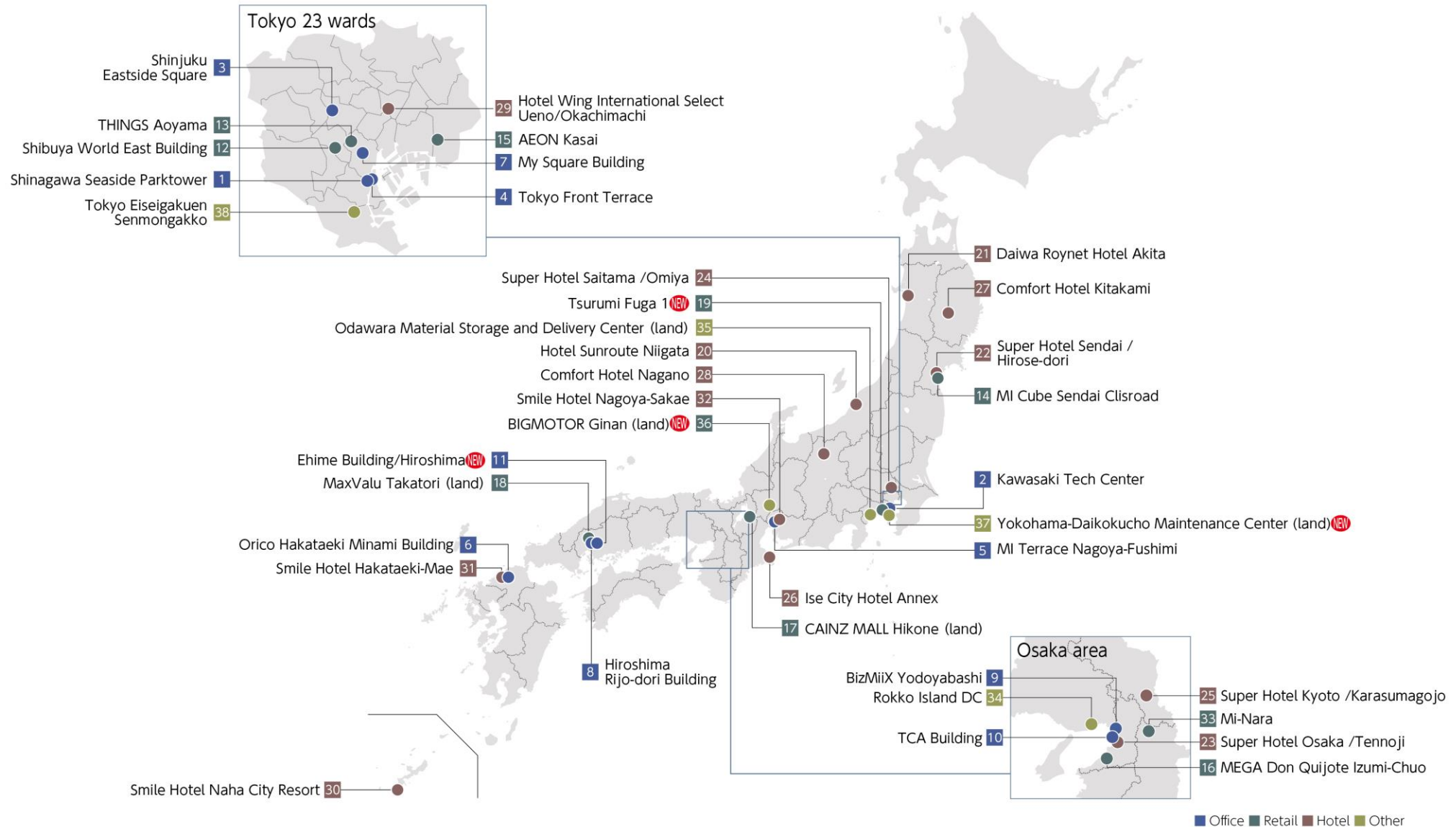
**Growth Asset**

33	34	35	38
Mi-Nara	Rokko Island DC	Odawara Material Storage and Delivery Center (land)	Tokyo Eiseigakuin Senmongakko

**Hotel**

20	21	22	23	24	25	26	27	28	29	30	31	32
Hotel Sunroute Niigata	Daiwa Roynet Hotel Akita	Super Hotel Sendai/Hirose-dori	Super Hotel Osaka/Tennoji	Super Hotel Saitama/Omiya	Super Hotel Kyoto/Karasumagojo	Ise City Hotel Annex	Comfort Hotel Kitakami	Comfort Hotel Nagano	Hotel Wing International Select Ueno/ Okachimachi	Smile Hotel Naha City Resort	Smile Hotel Hakataeki-Mae	Smile Hotel Nagoya-Sakae

# Assets Map: After the Acquisition of the Assets to be Acquired



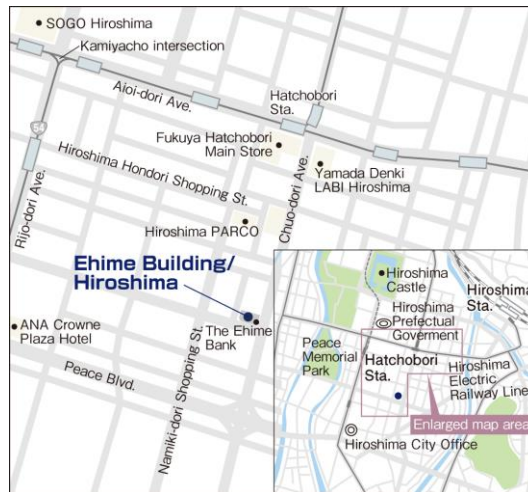
# Assets to be Acquired

## Ehime Building/Hiroshima

Office  
(Regional Core City)

Core Assets  
Office

Office building with excellent visibility located in the center of Hiroshima



<b>Address</b>	2-10, Naka-ku Mikawa-cho, Hiroshima-shi, Hiroshima
<b>Land Area</b>	845.52 sqm
<b>Gross Floor Area</b>	6,983.18 sqm

<b>Structure</b>	SRC B1/9
<b>Occupancy Rate (Number of Tenants)</b>	94.4% (20)
<b>Date of Building</b>	July 1991

**Acquisition Price**  
**2,780** million yen

**Appraisal Value**  
**2,950** million yen

**NOI Yield**  
**5.0%**

**NOI Yield after Dep.**  
**4.5%**



- The property is located within 6-minutes' walk from "Hatchobori" station of Hiroshima Electric Railway and within 1-minute walk from "Shintenchi stop" of Hiroshima bus and has high visibility as it is located on the corner of Chuo Dori Avenue which has heavy traffic.
- The property faces Chuo Dori Avenue and the surrounding area is bustling with high concentration of large retail buildings such as department stores and Parco. Peace Boulevard, located to the south of the property is an open 100-meter-wide street with heavy traffic and footfall with multiple large-scale hotels and mid- to high-rise buildings.
- The property is a mid-sized office with standard floor area of 158 tsubo. Exclusive area has relatively regular shape and highly versatile and it is also possible to subdivide the floor, allowing to cater for tenants in various industry with wide range of requirements.
- Succeeded in leasing vacant area and **occupancy as of end of October 2021 is 100%**.

# Assets to be Acquired

## Ehime Building/Hiroshima

Office  
(Regional Core City)

Core Asset  
Office

### Property with both stability and upside

- Ehime Bank has occupied the first and the second floor since 1991 when the building opened. Multiple other tenants have occupied the property for a long period. Overall tenant turnover rate is low.
- Tenant diversification is effective in terms of industry and type of use. The property is expected to receive stable rents under the COVID-19 crisis.
- **Future upside through elimination of the gap can be expected.** Current average monthly rent excluding Ehime Bank is 9,690 yen per tsubo while market rent is about 10,000 - 11,000 yen per tsubo.

### Tenant Composition

9F	Insurance / Cab companies, etc.
8F	Material manufacturer / Insurance, etc.
7F	Beauty / Home interior design
6F	Foreign manufacturer / Insurance
5F	Publishing / Staffing agency
4F	Culture center
3F	Culture center
2F	Bank
1F	Bank

**Ratio of tenants occupying the property for more than 5 years (Based on leased area)**

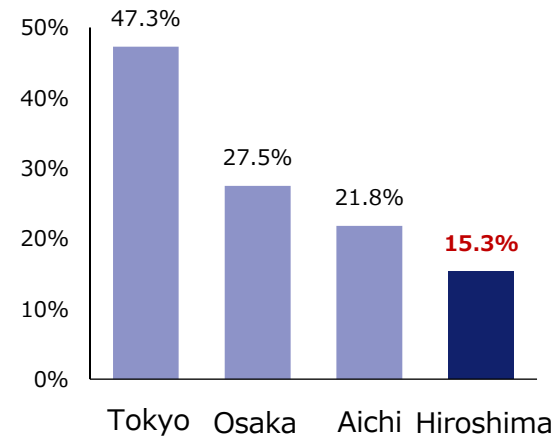
**76.7%**

**Rent gap (Excluding bank)**

**(7.7)%**

Regional core city where the property is located has limited new supply of office and telework penetration rate is low

### Telework penetration rate



Source: PERSOL RESEARCH AND CONSULTING Co., Ltd "Telework Implementation Rate by Prefecture, July 30-August 1, 2021"

### Outlook for new supply of office

	Existing Stock	New supply (~2025)	Ratio
Hiroshima city	13.8 M tsubo	0.6 M tsubo	4.5%
Tokyo 23 wards	758.8 M tsubo	81.3 M tsubo	10.7%
Osaka city	159.7 M tsubo	17.5 M tsubo	11.0%
Nagoya city	65.1 M tsubo	4.3 M tsubo	6.7%

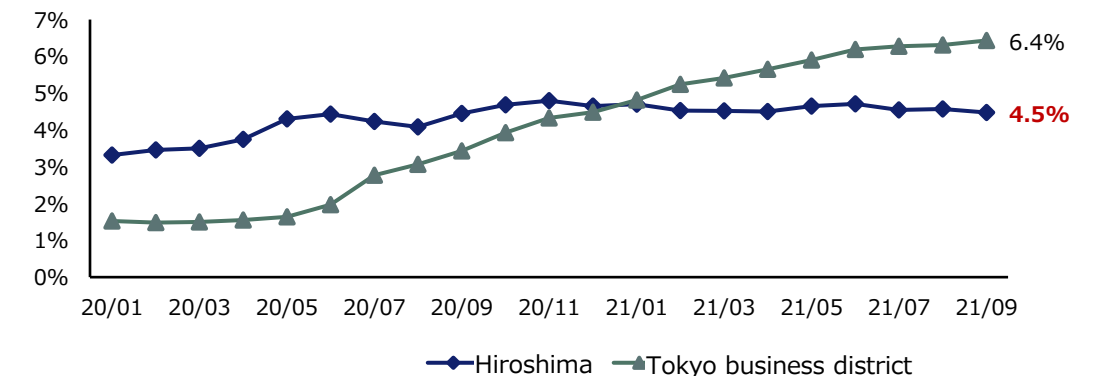
Source: CBRE

### Labor force in Hiroshima prefecture (2020)

**144 M people**  
**2012 compared to +5 M people**

Source: Based on information on the number of workers by prefecture (model estimates) in the May 28, 2021 Labor Force Survey (basic tabulation) results by prefecture (model estimates) prepared by the Statistics Bureau of the Ministry of Internal Affairs and Communications.

### Changes in vacancy rates in Hiroshima city and Tokyo business district



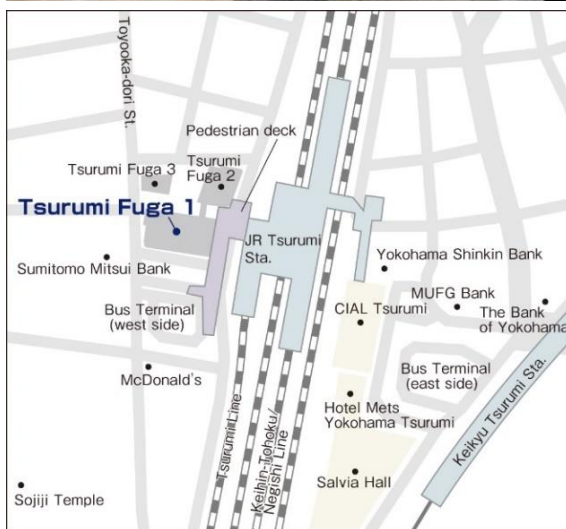
Source: Miki Shoji Co.,Ltd

# Assets to be Acquired

## Tsurumi Fuga 1

Daily Necessity Core Asset Retail

Neighborhood shopping center in front of the station, located in a commercial and residential area of Yokohama



Address	2-1, Tsurumi-ku Toyooka-cho, Yokohama-shi, Kanagawa
Land Area	1,962.18 sqm
Gross Floor Area	7,422.67 sqm

Structure	SRC B2/7F
Occupancy Rate (Number of Tenants)	100.0% (1)
Date of Building	September 1985

Acquisition Price  
**5,300** million yen

Appraisal Value  
**5,800** million yen

NOI Yield  
**4.4%**

NOI Yield after Dep.  
**3.6%**

- The property is located **within 1-minute walk from "Tsurumi" station of Keihin Tohoku / Negishi Line of JR with direct access to the west exit** via pedestrian deck. Further, **there is Yokohama Municipal Bus and Kawasaki Tsurumi Rinko Bus "Tsurumi Station West Exit" bus terminal and station front bicycle parking space** in the south of the property.
- The property is strata title ownership along with Yokohama City and a landowner (two basement floors and five above. MIRAI's ratio of voting rights is 70.8%). It is a local landmark along with community hall (Tsurumi public auditorium) in 6-7 floors operated by Yokohama City as part of administrative service.
- Current tenant Seiyu has occupied the building since the completion in 1985. The 1st basement and the 1st floor are supermarket (renewed in 2021), 2nd floor has drug store and cosmetics, 3rd and 4th floor have fashion items and 5th floor is miscellaneous goods floor.
- Based on superior station front location and strong convenience for surrounding residents and users of station, it can cater for wide range of demands from service to merchandise sales in terms of tenant replaceability in addition to the current usage.
- Tsurumi ward has one of the largest populations in Yokohama City, and the population is expected to increase in the future.

Population	Number of households	Future population
<p><b>About 30 million</b> 3<sup>rd</sup> in the city Compared to 2015 <b>+4.3%</b></p>	<p><b>About 14.5 million</b> 2<sup>nd</sup> in the city Compared to 2015 <b>+9.5%</b></p>	<p><b>About 31.0 million</b> Year 2042 Compared to 2020 <b>+4.2%</b></p>



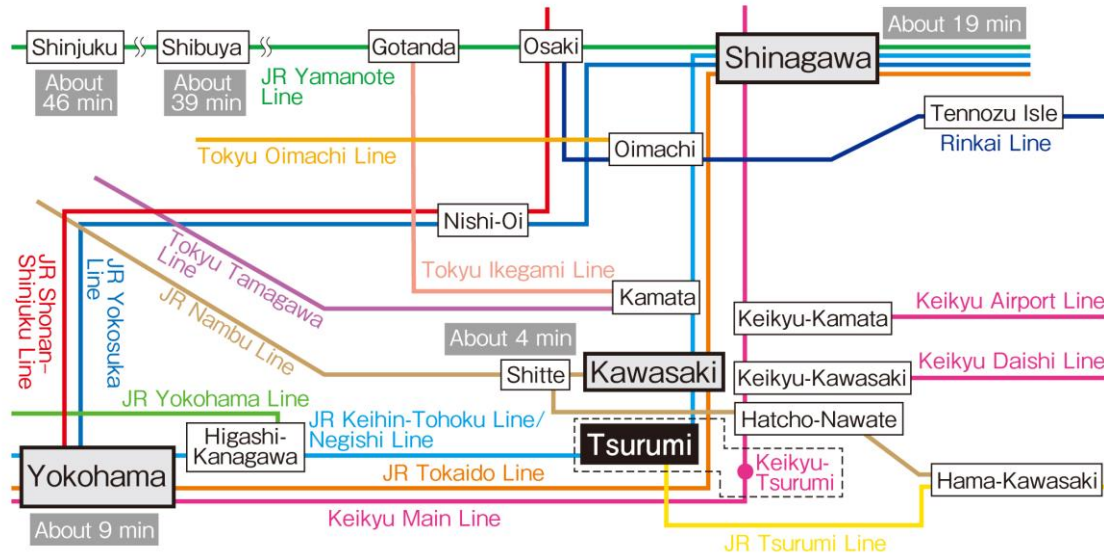
# Assets to be Acquired

## Tsurumi Fuga 1

Daily Necessity Core Asset Retail

### Access to major business districts within 20 minutes by train

- Total three railway lines can be used including two railway lines of Keihin Tohoku / Negishi line as well as Tsurumi line of JR at “Tsurumi” station and Keikyu Main Line from “Keikyu Tsurumi” station to the east side.
- The number of passengers at JR Tsurumi Station increased from 152,000 in 2011 **to 161,000 in 2019**, and when combined with the Keikyu Main Line, approximately 200,000 people use the station annually.
- Commuters are important customers of the property as **they can access major office areas such as Shinagawa, Yokohama and Kawasaki within 20 minutes.**



### Base for residents that attracts people from outside Tsurumi Ward with its many ways to access.



- “Tsurumi” Station has large bus terminals on both the east and west sides of the station, and the west exit of JR “Tsurumi” Station, where the Property is located, is an important base for residents that **attracts people from a wide area, including outside Tsurumi Ward**, through the Shin-Yokohama bus route (city bus route 41), which has the largest number of passengers.
- The property has three entrances and exits on the ground level and one on the second floor (directly connected to the station via a deck), making it an ideal neighborhood shopping center that is **easily accessible to trains, buses, and local residents.**

### Overview of Tenant

Name	Seiyu GK	
Number of Store	More than 300 stores (From Hokkaido to Kyushu)	
Number of Employees	33,100 people (as of October 1, 2021)	
Business	Operation of retail chains for food, clothing, and household goods	
Shareholder	SY Holdings (KKR65%, Rakuten DX Solution20%, Walmart Inc.15%)	
Group Company	Rakuten Seiyu Net Super (Internet supermarket operation), etc.	

# Assets to be acquired

## BIGMOTOR Ginan (land)

Land **Core Asset**  
Retail

Land for a used car dealership on a busy bypass



<b>Address (Lot Number)</b>	7-12, Ginan-cho Yatsurugi, Hashima-gun, Gifu (other 21 parcel of land)	<b>Occupancy Rate (Number of Tenants)</b>	100.0% (1)
<b>Land Area</b>	6,544.89 sqm	<b>Lease Contracts Type</b>	Fixed term business land lease contract

- The property is located along National Route 156 which connects Aichi Prefecture (Nagoya city) to Gifu Prefecture via National Rout 22 (Meigi Bypass) and **there is a concentration of roadside stores in the area**. Ginan interchange where national route 156 and 22 running north-south intersect with national route 21 (Gidai bypass) running east-west, **has the highest traffic volume in Gifu prefecture**
- It has high visibility from the national route which has heavy traffic, and is accessible by car from both northern and southern side utilizing detour route to avoid traffic congestion.

**Acquisition Price**  
**1,080** million yen

**Appraisal Value**  
**1,190** million yen

**NOI Yield**  
**4.2%**

**Lease Term**  
**30** years

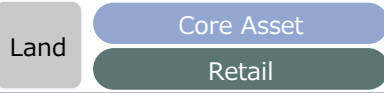
### Schedule of acquisition/Rent scheme

	2022	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.
<b>Property</b>	Demolition of existing property →Clearing of land		Development by tenants					Completion of construction			
<b>Land</b>	Buyer	MIRAI									
<b>Tenant</b>	Rent 50%							Rent 100%			

- BIGMOTOR, a major used car dealer, will open a store. MIRAI will receive 50% of the contract rent following the acquisition, and 100% of the contract rent after the store's opening or July 2022, whichever is earlier.
- Ginan town where the property is located is a compact city with area of 8 sq km. It has extensive social infrastructure and has superior access to Nagoya City as well as in and out of Gifu prefecture.
- Ginan Town's population growth rate from 2015 to 2019 was **the highest in Gifu Prefecture**, with **the number of people and households increasing to 130% and 186% respectively, over the 30-year** period from 1986 to 2019.
- Car ownership per household in Gifu prefecture is one of the highest in the country. **Average car ownership for Ginan town is 1.78 cars per household** (national average of 1.03 cars per household).

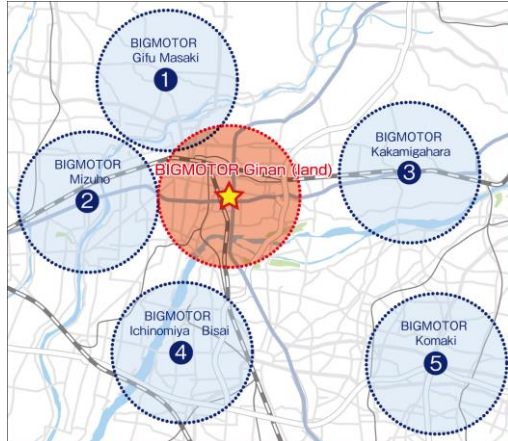
# Assets to be acquired

## BIGMOTOR Ginan (land)

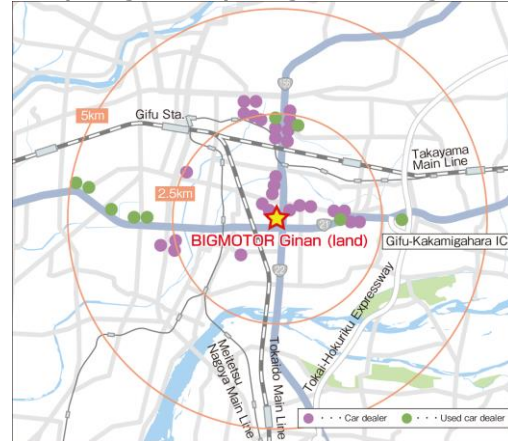


### BIGMOTOR's strategy for opening new stores

BIGMOTOR stores in the Chubu area



Competing store openings in the neighborhood



Source: Nomura Real Estate Retail Properties "Market Report"

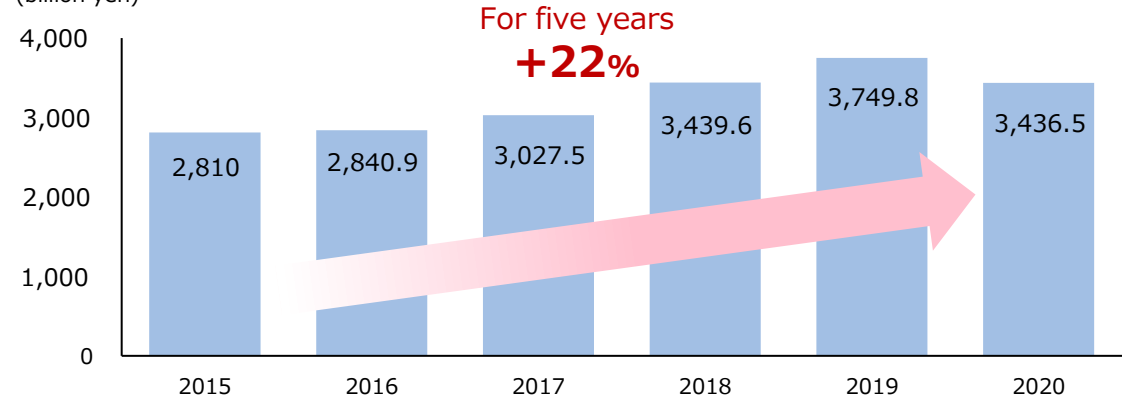
- Within the projected trade area of 4km radius (10 minutes by car), existing stores are located along major highways without overlap, and **the property is located in a central area, making it an ideal location for a flagship store.**
- Although there is a concentration of car dealers around the property, the number of used car dealers is limited, and **the property is differentiated in terms of location (adjacent to the Ginan Interchange, which boasts the highest traffic volume in the prefecture) and service (BIGMOTOR's "total support").**

Store	Used car sales	New car sales	Purchase operation	Vehicle inspection	Maintenance	Oil change	Kids room
Ginan	●	●	●	●	●	●	●
Gifu-Masaki	●	●	●				
Mizuho	●	●	●	●	●	●	●
Kakamigahara	●	●	●				
Ichinomiya-bisai	●	●	●				
Komaki	●	●	●	●	●	●	●

## Growing and oligopolistic used car sales market

### Used car market size (projected)

(billion yen)



Source: Recruit "Used Car Purchase Survey 2020"

- Domestic used car market has chronic shortage of cars due to lengthening of car holding period, less people driving, and increase of export. Although used car sales market recorded decline in 2020 due to closures of businesses under the impact of COVID-19, **popularity of used cars is expected to increase** as renewed appreciation toward cars as transportation method that avoids crowding, as well as slower production of new cars due to shortage of semiconductor.
- In used car sales industry, **oligopoly by major players with nationwide presence** is growing and competition in intensifying. In addition to expansion of sales channel utilizing E-commerce and operational efficiency improvement utilizing IT, initiatives to expand business by capturing peripheral revenue such as vehicle inspection and maintenance has become apparent.
- The tenant, **BIGMOTOR**, has continued to grow based on the strength of its ability to offer **"total support"** for various brand of cars covering everything from sales, purchase, insurance, sheet metal and vehicle inspection.

# Assets to be acquired

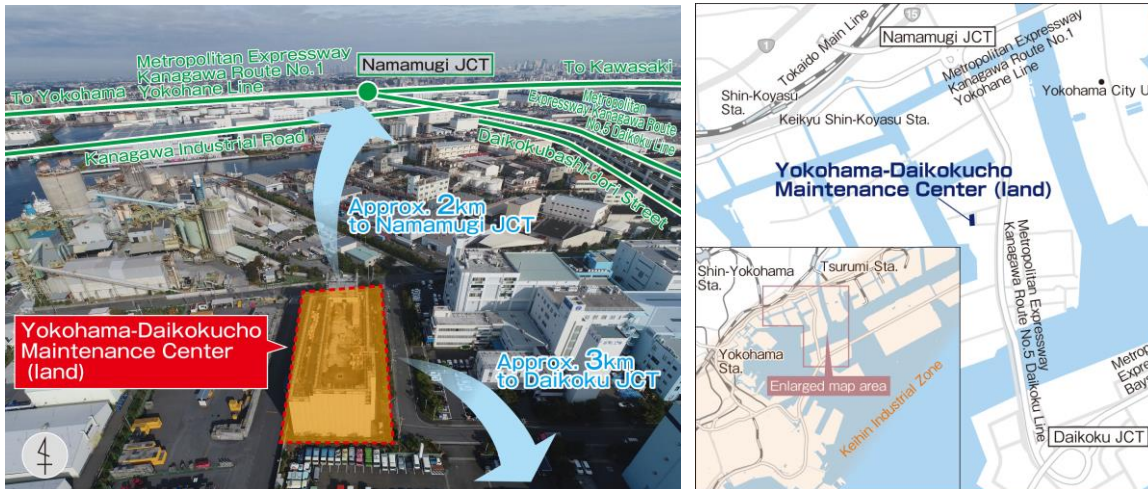
## Yokohama-Daikokucho Maintenance Center (land)

Land

New Type

Industrial

Land for a maintenance center located in the Keihin Coastal Area



<b>Address (Lot Number)</b>	36-19, Tsurumi-ku Daikoku-cho, Yokohama-shi, Kanagawa	<b>Occupancy Rate (Number of Tenants)</b>	100.0% (1)
<b>Land Area</b>	3,499.83 sqm	<b>Lease Contracts Type</b>	Fixed term business land lease contract

- The property is located 2km from Yokohama port (Daikoku pier), "Namamugi interchange" and "Namamugi Junction" of Metropolitan Expressway Kanagawa Route No. 1 Yokohane Line, 3km from "Daikokufuto interchange" and "Daikoku junction" on Metropolitan Expressway Kanagawa Route No. 5 Daikoku Line, and has **good access to major infrastructures such as Haneda Airport (Tokyo International Airport) and Tokyo port** via Metropolitan Expressway Bayshore line.
- Surrounding area has accumulation of large-scale factories and logistic facilities and **can be operated 24 hours a day**. Further, **commute to the property from "Tsurumi" station is relatively easy** (4-minutes' walk from "Daikokucho Chuo stop" on Yokohama city bus departing from Tsurumi station) .

Acquisition Price

**1,490** million yen

Appraisal Value

**1,570** million yen

NOI Yield

**3.9%**

Lease Term

**25** years

### Schedule of acquisition/Rent scheme

	2022	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.
<b>Property</b>	Demolition of existing property + Soil Improvement → Clearing of land		Development by tenants							Completion of construction	
<b>Land</b>	Present owner	Seller	MIRAI								
<b>Tenant</b>	Rent 20%									Rent 100%	

- A domestic corporation will establish a new maintenance factory MIRAI will receive approximately 20% of the contract rent following the acquisition and 100% of the contract rent after the completion of the building or October 2022, whichever is earlier.
- It is a project to relocate and consolidate two locations in Tokyo and Yokohama** and the tenant has selected the location through stringent evaluation of surrounding condition, convenience of delivery to warehouses and factories that use the delivery vehicles. **(The company has already sold several thousand units in the target area.)**
- Demand for this equipment is expanding due to the growth of e-commerce**, and the property is expected to have stable operations in line with the growth of the e-commerce market, which has reached 19.3 trillion yen in 2020.
- The property was initially used as a printing factory for DM, etc. After the project offer was made, a company engaged in soil contamination surveys and solutions acquired the property.

# Assets to be acquired

## Yokohama-Daikokucho

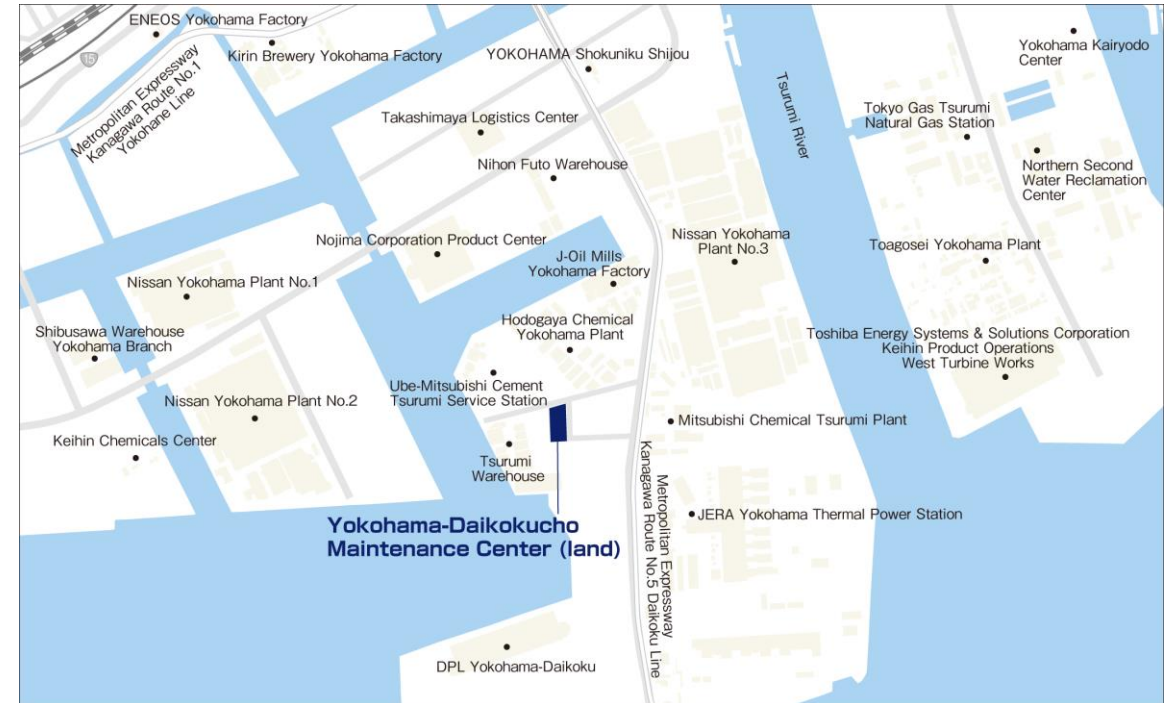
### Maintenance Center (land)

Land

New Type

Industrial

### Positioning in the Keihin Coastal Area Reorganization and Development Master Plan



- Yokohama City formulated the "Master Plan for the Reorganization and Development of the Keihin Coastal Area" to address the hollowing out of industries in the Keihin Coastal Area due to the overseas relocation of manufacturing functions.
- The above master plan was revised in September 2018 in light of changes in the socioeconomic situation, such as the spread of innovations through the use of advanced technologies and heightened awareness of the environment and disaster prevention.
- The Daikoku-cho district, where the Property is located, is in the center of the master plan, and is designated as an area that aims to **"strengthen production and logistics base functions by upgrading manufacturing and logistics functions, etc"**.
- In addition to the long-established bases of major corporations such as Nissan Motor and Tokyo Electric Power Company, new large-scale logistics centers have been developed in recent years, and urban development based on master plans is steadily progressing.

# Primary Data: As of the End of 11th FP

## Asset

<b>Number of Properties</b>	34
<b>AUM</b> (Based on Acquisition Price)	153.9 billion yen
<b>Appraisal Value</b>	165.3 billion yen
<b>Unrealized Gain</b> (Unrealized Gain Rate)	9.8 billion yen(+6.3%)
<b>Profitability</b> (Based on Book Value)	NOI yield: 4.5% <sup>(Note 1)</sup> NOI yield after depreciation: 3.7%
<b>Average Property Age</b> (Acquisition Price Weighted Average)	23.7 years <sup>(Note 2)</sup>
<b>Total Leasable Floor Space</b>	34.7 thousand sqm
<b>Occupancy Rate</b>	97.8%
<b>Asset Type</b> (Based on Acquisition Price)	Office: 54.5% Retail: 19.1% Hotel: 17.2% Others: 9.2%

Note1 : 11<sup>th</sup> FP result

Note2 : Excluding land assets

Note3 : Total assets LTV=Outstanding interest-bearing debt/(total assets + unrealized gain)

Note4 : Based on the closing price of investment equity on the last day of 11<sup>th</sup> FP

## Debt

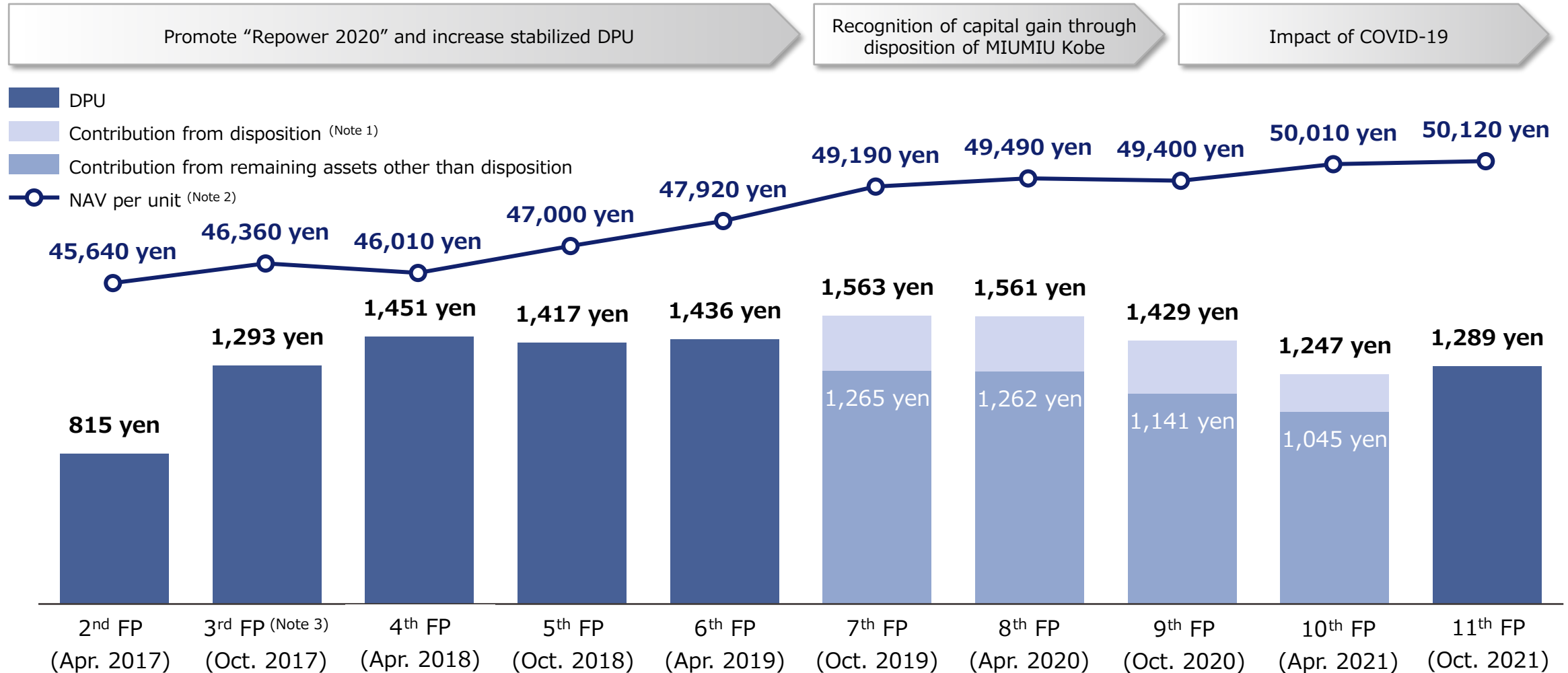
<b>Outstanding Interest-bearing Debt</b>	78.7 billion yen
<b>Total Assets LTV</b>	48.8%
<b>Appraisal LTV</b> <sup>(Note 3)</sup>	46.0%
<b>Average Interest Rate</b>	0.55%
<b>Average Remaining Maturity</b>	3.3 years
<b>Credit Ratings</b>	JCR : A+ (Stable) R&I : A (Stable)

## Equity

<b>Market Cap</b> <sup>(Note 4)</sup>	87.6 billion yen
<b>Investment Unit Price</b> (Note 4)	52,700 yen
<b>NAV per Unit</b>	50,120 yen
<b>DPU</b>	1,289 yen (11 <sup>th</sup> FP result)
<b>DPU Yield</b>	4.9%

# Historical DPU & NAV per Unit

## DPU will temporality decline due to impact of COVID-19



Note 1: Sum of 1) lease business profit of disposed assets during the period, 2) disposition gain as well as tax expense expected regarding disposition of gain, 3) expenses for mid-term profitability improvement measure in relations to the asset under management and 4) investment unit issuance cost, are divided by the total number of investment units issued.

Note 2: Per unit numbers are rounded down to nearest 10 yen. MIRAI implemented a four-for-one investment unit split with April 30, 2019 as record date. For the purpose of comparison, the figures after 6<sup>th</sup> FP are post split figures.

Note 3: Unrealized gain at the end of 3rd FP adds renewal investment of 844 million yen for Mi-Nara on the book value at the end of the fiscal period.

# Financial Summary

Fiscal Period From To		10th FP	11th FP						12th FP			13th FP	
		Nov. 1, 2020 Apr. 30, 2021	May. 1, 2021 Oct. 31, 2021		Nov. 1, 2021 Apr. 30, 2022		May. 1, 2022 Oct. 31, 2022						
		Results A	Results B	Changes B-A	Forecasts (Note 1) C	Changes B-C	Forecasts (Note 2) D	Changes D-B	Forecasts (Note 2) E	Changes E-D			
Operating revenue	(million yen)	4,973	5,113	139	5,104	9	5,178	64	5,366	188			
Lease business revenue	(million yen)	3,859	4,262	402	4,303	-41	4,463	201	4,563	99			
Office	(million yen)	2,317	2,180	-136	2,200	-19	2,259	78	2,363	104			
Retail	(million yen)	769	999	230	1,014	-14	1,091	91	1,176	84			
Hotel	(million yen)	399	662	263	669	-7	687	25	588	-98			
Industrial	(million yen)	251	296	45	296	0	302	6	311	9			
Educational	(million yen)	122	122	-	122	-	122	-	122	-			
Other lease business revenue	(million yen)	755	851	96	800	51	714	-136	803	88			
Gain on sales of real estate properties	(million yen)	358	-	-358	-	-	-	-	-	-			
Operating expenses	(million yen)	1,507	1,582	74	1,603	-20	1,471	-111	1,580	109			
NOI	(million yen)	3,107	3,531	423	3,500	30	3,706	175	3,785	78			
Depreciation	(million yen)	626	609	-16	609	0	635	25	660	25			
General administrative expenses	(million yen)	518	524	6	534	-10	531	7	559	28			
Non-operating expenses	(million yen)	249	255	6	260	-4	305	50	288	-17			
Net Profit	(million yen)	2,073	2,143	69	2,095	48	2,232	89	2,275	42			
DPU	(yen)	1,247	1,289	42	1,260	29	1,260	-29	1,285	25			
Capital expenditure	(million yen)	603	443	-160	554	-111	643	200	613	-29			
NCF	(million yen)	2,504	3,088	583	2,946	141	3,063	-24	3,172	108			
FFO per unit	(yen)	1,408	1,656	248	1,627	29	1,619	-37	1,658	39			
Payout ratio	%	88.6	77.8	-10.7	77.4	0.4	77.8	-	77.5	-0.3			
Number of properties		34	34	-	34	-	38	4	38	-			
Occupancy rate as of the end of fiscal period	%	98.1	97.8	-0.3	-	-	-	-	-	-			
Appraisal value	(million yen)	165,306	165,350	44									
Unrealized gain margin	%	6.2	6.3	0.2									
Outstanding interest-bearing debts	(million yen)	78,700	78,700	-	78,700	-	84,000	5,300	84,000	-			
LTV (Note 3)	%	48.6	48.8	0.2	48.7	0.1	48.7	-0.1	48.7	-			
Total number of outstanding investment units	(unit)	1,662,240	1,662,240	-	1,662,240	-	1,771,440	109,200	1,771,440	-			
BPS (Note 4)	(yen)	44,227	44,227	-									
NAV per unit (Note 4)	(yen)	50,015	50,127	112									

Note 1: This forecast was published in "(REIT) Financial Report for the Fiscal Period ended April 30, 2021 (The 10<sup>th</sup> Period)" dated on June 15, 2021.

Note 2: This forecast is calculated based on certain assumptions as of December 13, 2021 and subject to change due to conditions such as change in rent income through tenant turnovers, acquisition and disposition of assets, and additional unit issuance. The forecast should not be construed as guarantee of DPU.

Note 3: LTV=Outstanding interest-bearing debt/Total assets.

Note 4: BPS=Unitholders' capital/Total number of outstanding investment units. NAV=Unitholders' capital + Unrealized gain. The same shall apply hereinafter.



# Financial Summary by Property (1/4)

## 11th FP: May 2021-October 2021

Property Name	Shinagawa Seaside Parktower	Kawasaki Tech Center	Shinjuku Eastside Square	Tokyo Front Terrace	MI Terrace Nagoya-Fushimi	Orico Hakataeki Minami Building	My Square Building	Hiroshima Rijo-dori Building	BizMiiX Yodoyabashi	TCA Building	Shibuya World East Building
Operating days	184	184	184	184	184	184	184	184	184	184	184
Operating revenue	759	949	268	262	301		86	80			117
Lease business revenue	648	540	247	238	269		63	64			101
Other lease business revenue	110	408	20	24	32		23	15			16
Operating expense	275	328	58	105	71	Not disclosed	19	21	Not disclosed	Not disclosed	19
Outsourcing service expenses	56	79	23	18	26	(Note 1)	6	5	(Note 1)	(Note 1)	4
Utilities expenses	92	165	13	21	17		4	5			4
Property and other taxes	63	49	17	36	20		5	5			6
Repair expenses	22	2	0	5	2		2	0			0
Other expenses related to lease business	39	32	2	21	4		1	3			2
NOI	483	620	209	157	230	38	67	58	-29	52	98
Depreciation	65	117	37	23	26	4	4	6	10	6	6
Loss on retirement of non-current assets	-	-	-	-	-	-	-	-	-	-	-
Income(loss) from real estate leasing business	418	502	171	133	203	34	62	52	-39	46	92
Capital expenditure	7	163	2	36	5	-	10	17	-	12	-
NCF	476	457	206	120	224	38	56	41	-29	40	98
Book value	19,972	23,823	9,808	10,731	8,959	1,731	2,929	2,339	2,027	2,239	3,379
NOI yield <sup>(Note 2)</sup>	4.8%	5.2%	4.2%	2.9%	5.1%	4.4%	4.6%	5.0%	-2.8%	4.7%	5.8%
NOI yield after depreciation <sup>(Note 2)</sup>	4.2%	4.2%	3.5%	2.5%	4.5%	3.9%	4.2%	4.4%	-3.9%	4.1%	5.4%

Note 1: Not disclosed because tenant's consent was not obtained.

Note 2: Based on book value

# Financial Summary by Property (2/4)

## 11th FP: May 2021-October 2021

Property Name	THINGS Aoyama	MI Cube Sendai Clisroad	AEON Kasai	MEGA Don Quijote Izumi-Chuo	CAINZ MALL Hikone (land)	MaxValu Takatori (land)	Hotel Sunroute Niigata	Daiwa Roynet Hotel Akita	Super Hotel Sendai Hirose-dori	Super Hotel Osaka Tennoji	Super Hotel Saitama Omiya
Operating days	184	184	184	184	184	184	184	184	184	184	184
Operating revenue		33					75	69	54	46	44
Lease business revenue		30					70	69	54	46	44
Other lease business revenue		3					5	-	-	-	-
Operating expense	Not disclosed	6	Not disclosed	Not disclosed	Not disclosed	Not disclosed	8	9	6	4	4
Outsourcing service expenses	(Note 1)	1	(Note 1)	(Note 1)	(Note 1)	(Note 1)	1	1	-	-	-
Utilities expenses		1					-	-	-	-	-
Property and other taxes		2					4	7	5	3	4
Repair expenses		0					1	-	-	-	-
Other expenses related to lease business		0					0	0	0	0	0
NOI	74	27	255	61	104	23	66	59	48	42	39
Depreciation	2	0	35	10	-	-	23	17	6	3	6
Loss on retirement of non-current assets	-	-	-	-	-	-	-	-	-	-	-
Income(loss) from real estate leasing business	72	26	220	51	104	23	43	42	41	38	32
Capital expenditure	-	-	119	-	-	-	6	0	-	-	-
NCF	74	27	135	61	104	23	59	59	48	42	39
Book value	2,948	1,379	9,580	3,029	3,675	987	2,159	1,913	1,238	1,246	1,071
NOI yield <sup>(Note 2)</sup>	5.0%	3.9%	5.3%	4.0%	5.7%	4.7%	6.1%	6.2%	7.7%	6.7%	7.3%
NOI yield after depreciation <sup>(Note 2)</sup>	4.9%	3.8%	4.6%	3.4%	5.7%	4.7%	4.0%	4.4%	6.6%	6.2%	6.0%

Note 1: Not disclosed because tenant's consent was not obtained.

Note 2: Based on book value

# Financial Summary by Property (3/4)

## 11th FP: May 2021-October 2021

Property Name	Super Hotel Kyoto Karasumagoj o	Ise City Hotel Annex	Comfort Hotel Kitakami	Comfort Hotel Nagano	Hotel Wing International Select Ueno/ Okachimachi	Smile Hotel Naha City Resort	Smile Hotel Hakataeki-Mae	Smile Hotel Nagoya-Sakae	Mi-Nara	Rokko Island DC	Odawara Material Storage and Delivery Center (land)
Operating days	184	184	184	184	184	184	184	184	184	184	184
Operating revenue	38					67	36	45	465		
Lease business revenue	38					67	36	45	348		
Other lease business revenue	0					-	-	-	117		
Operating expense	3	Not disclosed	Not disclosed	Not disclosed	Not disclosed	12	6	9	439	Not disclosed	Not disclosed
Outsourcing service expenses	-	(Note 1)	(Note 1)	(Note 1)	(Note 1)	0	0	0	110	(Note 1)	(Note 1)
Utilities expenses	-					-	-	-	126		
Property and other taxes	3					6	5	5	54		
Repair expenses	-					1	0	0	11		
Other expenses related to lease business	0					3	0	2	135		
NOI	34	43	20	15	91	54	29	36	26	218	54
Depreciation	3	7	9	5	10	8	8	8	68	52	-
Loss on retirement of non-current assets	-	-	-	-	-	-	-	-	-	-	-
Income(loss) from real estate leasing business	31	36	10	9	80	45	21	28	-42	166	54
Capital expenditure	-	9	2	-	-	0	-	0	6	-	-
NCF	34	34	18	15	91	54	29	36	20	218	54
Book value	1,014	1,905	803	640	3,811	4,014	3,798	2,964	5,064	7,779	2,418
NOI yield <sup>(Note 2)</sup>	6.8%	4.6%	5.0%	4.7%	4.7%	2.7%	1.5%	2.5%	1.0%	5.6%	4.5%
NOI yield after depreciation <sup>(Note 2)</sup>	6.1%	3.8%	2.6%	3.1%	4.2%	2.3%	1.1%	1.9%	-1.7%	4.2%	4.5%

Note 1: Not disclosed because tenant's consent was not obtained.

Note 2: Based on book value

# Financial Summary by Property (4/4)

## 11th FP: May 2021-October 2021

Property Name	Tokyo Eiseigakuen Senmongakko	Portfolio	Office	Retail	Hotel	Other
Operating days	184	184	184	184	184	184
Operating revenue		5,113	2,833	1,193	667	418
Lease business revenue		4,262	2,180	999	662	418
Other lease business revenue		851	652	194	5	0
Operating expense	Not disclosed	1,582	943	521	86	31
Outsourcing service expenses	(Note 1)	369	238	121	7	2
Utilities expenses		462	329	132	-	-
Property and other taxes		398	206	103	61	26
Repair expenses		61	39	16	4	0
Other expenses related to lease business		291	129	147	12	1
NOI	114	3,531	1,889	672	581	387
Depreciation	11	609	303	123	118	64
Loss on retirement of non-current assets	-	-	-	-	-	-
Income(loss) from real estate leasing business	102	2,921	1,586	548	463	323
Capital expenditure	37	439	255	125	19	37
NCF	76	3,091	1,634	546	561	349
Book value	4,098	155,488	84,562	30,046	26,581	14,296
NOI yield <sup>(Note 2)</sup>	5.5%	4.5%	4.4%	4.4%	4.3%	5.4%
NOI yield after depreciation <sup>(Note 2)</sup>	4.9%	3.7%	3.7%	3.6%	3.5%	4.5%

Note 1: Not disclosed because tenant's consent was not obtained.

Note 2: Based on book value

# Appraisal Value Summary: As of October 31, 2021 (1/2)

Asset Type	Property Name	Book Value	Appraisal Value	Change		Value Calculated	Capitalization Method		DCF Method		
		(million yen)	(million yen)	(million yen)	(ratio)	Using Cost Approach (million yen)	Value (million yen)	Capitalization Rate	Value (million yen)	Discount Rate	Terminal Capitalization Rate
Office	Shinagawa Seaside Parktower	19,972	22,570	2,597	13.0%	20,668	22,824	3.9%	22,253	3.6%	4.1%
	Kawasaki Tech Center	23,823	24,500	676	2.8%	17,900	24,800	4.3%	24,300	4.1%	4.5%
	Shinjuku Eastside Square	9,808	10,650	841	8.6%	9,700	10,800	3.7%	10,450	3.5%	3.9%
	Tokyo Front Terrace	10,731	11,094	363	3.4%	10,542	11,144	3.9%	10,993	3.6%	4.0%
	MI Terrace Nagoya-Fushimi	8,959	10,300	1,340	15.0%	9,850	10,400	3.9%	10,100	3.7%	4.1%
	Orico Hakataeki Minami Building	1,731	1,780	48	2.8%	1,670	1,790	4.2%	1,780	3.8%	4.4%
	My Square Building	2,929	3,010	80	2.7%	1,440	3,060	3.6%	2,990	3.4%	3.8%
	Hiroshima Rijo-dori Building	2,339	2,470	130	5.6%	2,170	2,540	4.6%	2,440	4.4%	4.8%
	BizMiiX Yodoyabashi	2,027	2,200	172	8.5%	1,120	2,340	4.6%	2,140	4.4%	4.8%
	TCA Building	2,239	2,260	20	0.9%	2,100	2,350	4.1%	2,220	3.9%	4.3%
<b>Office</b>		<b>84,562</b>	<b>90,834</b>	<b>6,271</b>	<b>7.4%</b>	<b>77,160</b>	<b>92,048</b>	<b>-</b>	<b>89,667</b>	<b>-</b>	<b>-</b>
Retail	Shibuya World East Building	3,379	4,950	1,570	46.5%	4,280	5,060	3.4%	4,840	3.2%	3.6%
	THINGS Aoyama	2,948	3,250	301	10.2%	3,310	3,330	3.2%	3,210	3.0%	3.4%
	MI Cube Sendai Clisroad	1,379	1,450	70	5.1%	1,110	1,480	4.3%	1,430	4.1%	4.5%
	AEON Kasai	9,580	9,580	0	0.0%	9,850	9,590	5.0%	9,560	4.5%	5.1%
	MEGA Don Quijote Izumi-Chuo	3,029	2,580	-449	-14.8%	3,280	2,600	5.0%	2,570	4.8%	5.2%
	CAINZ MALL Hikone (land)	3,675	4,260	584	15.9%	4,530	4,270	4.5%	4,260	4.5%	-
	MaxValu Takatori (land)	987	1,040	52	5.3%	1,040	1,070	4.3%	1,040	4.2%	4.4%
	Mi-Nara	5,064	3,750	-1,314	-26.0%	6,170	3,950	5.6%	3,660	5.1%	5.6%
<b>Retail</b>		<b>30,046</b>	<b>30,860</b>	<b>813</b>	<b>2.7%</b>	<b>33,570</b>	<b>31,350</b>	<b>-</b>	<b>30,570</b>	<b>-</b>	<b>-</b>

Note 1: Figures shown are amounts obtained by multiplying values listed on appraisal reports by quasi-co-ownership stakes for assets with quasi-co-ownership.

Note 2: "CAINZ MALL Hikone (land)" and "Odawara Material Storage and Delivery Center (land)" have been appraised using the capitalization method over a definite term (Inwood method) and terminal cap rate has not been calculated.

# Appraisal Value Summary: As of October 31, 2021 (2/2)

Asset Type	Property Name	Book Value	Appraisal Value	Change		Value Calculated	Capitalization Method		DCF Method		
		(million yen)	(million yen)	(million yen)	(ratio)	Using Cost Approach (million yen)	Value (million yen)	Capitalization Rate	Value (million yen)	Discount Rate	Terminal Capitalization Rate
Hotel	Hotel Sunroute Niigata	2,159	2,290	130	6.1%	1,230	2,300	5.3%	2,280	5.1%	5.5%
	Daiwa Roynet Hotel Akita	1,913	2,170	256	13.4%	1,030	2,140	5.4%	2,180	5.2%	5.6%
	Super Hotel Sendai/Hirose-dori	1,238	1,570	331	26.7%	1,580	1,590	4.4%	1,550	4.2%	4.6%
	Super Hotel Osaka/Tennoji	1,246	1,620	373	30.0%	951	1,640	4.1%	1,590	3.9%	4.3%
	Super Hotel Saitama/Omiya	1,071	1,250	178	16.7%	1,190	1,260	4.5%	1,230	4.3%	4.7%
	Super Hotel Kyoto/Karasumagojo	1,014	1,300	285	28.2%	1,170	1,320	4.1%	1,270	3.8%	4.4%
	Ise City Hotel Annex	1,905	1,810	-95	-5.0%	428	1,820	5.1%	1,800	4.9%	5.3%
	Comfort Hotel Kitakami	803	828	24	3.0%	587	828	5.2%	828	5.0%	5.4%
	Comfort Hotel Nagano	640	588	-52	-8.2%	272	588	5.0%	588	4.8%	5.2%
	Hotel Wing International Select Ueno/Okachimachi	3,811	4,040	228	6.0%	2,840	4,100	3.8%	4,010	3.6%	4.0%
	Smile Hotel Naha City Resort	4,014	3,970	-44	-1.1%	1,920	4,120	5.0%	3,910	4.8%	5.2%
	Smile Hotel Hakataeki-Mae	3,798	3,580	-218	-5.7%	1,890	3,730	4.3%	3,520	4.1%	4.5%
	Smile Hotel Nagoya-Sakae	2,964	2,920	-44	-1.5%	1,770	3,050	4.5%	2,870	4.3%	4.7%
	<b>Hotel</b>		<b>26,581</b>	<b>27,936</b>	<b>1,354</b>	<b>5.1%</b>	<b>16,858</b>	<b>28,486</b>	<b>-</b>	<b>27,626</b>	<b>-</b>
Other	Rokko Island DC	7,779	8,880	1,100	14.1%	8,560	8,921	4.9%	8,838	4.7%	5.1%
	Odawara Material Storage and Delivery Center (land)	2,418	2,560	141	5.9%	2,390	2,550	4.2%	2,560	4.1%	-
	Tokyo Eiseigakuen Senmongakko	4,098	4,280	181	4.4%	2,420	4,330	5.0%	4,260	4.8%	5.2%
<b>Other</b>		<b>14,296</b>	<b>15,720</b>	<b>1,423</b>	<b>10.0%</b>	<b>13,370</b>	<b>15,801</b>	<b>-</b>	<b>15,658</b>	<b>-</b>	<b>-</b>
<b>Total</b>		<b>155,488</b>	<b>165,350</b>	<b>9,862</b>	<b>6.3%</b>	<b>140,959</b>	<b>167,685</b>	<b>-</b>	<b>163,521</b>	<b>-</b>	<b>-</b>

Note 1: Figures shown are amounts obtained by multiplying values listed on appraisal reports by quasi-co-ownership stakes for assets with quasi-co-ownership.

Note 2: "CAINZ MALL Hikone (land)" and "Odawara Material Storage and Delivery Center (land)" have been appraised using the capitalization method over a definite term (Inwood method) and terminal cap rate has not been calculated.

# Appraisal Value Summary (Changes from Previous Period) (1/2)

Asset Type	Property Name	Appraisal Value			Capitalization Rate		Discount Rate		Terminal Capitalization Rate	
		(million yen)	Changes in Appraisal (amount)	Changes in Appraisal (ratio)		(change)		(change)		(change)
Office	Shinagawa Seaside Parktower	22,570	-	-	3.9%	-	3.6%	-	4.1%	-
	Kawasaki Tech Center	24,500	-	-	4.3%	-	4.1%	-	4.5%	-
	Shinjuku Eastside Square	10,650	-100	-0.9%	3.7%	-	3.5%	-	3.9%	-
	Tokyo Front Terrace	11,094	100	0.9%	3.9%	-	3.6%	-	4.0%	-
	MI Terrace Nagoya-Fushimi	10,300	-	-	3.9%	-	3.7%	-	4.1%	-
	Orico Hakataeki Minami Building	1,780	-	-	4.2%	-	3.8%	-	4.4%	-
	My Square Building	3,010	-	-	3.6%	-	3.4%	-	3.8%	-
	Hiroshima Rijo-dori Building	2,470	10	0.4%	4.6%	-	4.4%	-	4.8%	-
	BizMiiX Yodoyabashi	2,200	-	-	4.6%	-	4.4%	-	4.8%	-
	TCA Building	2,260	-	-	4.1%	-	3.9%	-	4.3%	-
<b>Office</b>		<b>90,834</b>	<b>10</b>	<b>0.0%</b>	-	-	-	-	-	-
Retail	Shibuya World East Building	4,950	-	-	3.4%	-	3.2%	-	3.6%	-
	THINGS Aoyama	3,250	-10	-0.3%	3.2%	-	3.0%	-	3.4%	-
	MI Cube Sendai Clisroad	1,450	-	-	4.3%	-	4.1%	-	4.5%	-
	AEON Kasai	9,580	-	-	5.0%	-	4.5%	-	5.1%	-
	MEGA Don Quijote Izumi-Chuo	2,580	-	-	5.0%	-	4.8%	-	5.2%	-
	CAINZ MALL Hikone (land)	4,260	-	-	4.5%	-	4.5%	-	-	-
	MaxValu Takatori (land)	1,040	-	-	4.3%	-	4.2%	-	4.4%	-
	Mi-Nara	3,750	-	-	5.6%	-	5.1%	-	5.6%	-
<b>Retail</b>		<b>30,860</b>	<b>-10</b>	<b>0.0%</b>	-	-	-	-	-	-

Note: "CAINZ MALL Hikone (land)" and "Odawara Material Storage and Delivery Center (land)" have been appraised using the capitalization method over a definite term (Inwood method) and terminal cap rate has not been calculated.

# Appraisal Value Summary (Changes from Previous Period) (2/2)

Asset Type	Property Name	Appraisal Value			Capitalization Rate		Discount Rate		Terminal Capitalization Rate	
		(million yen)	Changes in Appraisal (amount)	Changes in Appraisal (ratio)		(change)		(change)		(change)
Hotel	Hotel Sunroute Niigata	2,290	-	-	5.3%	-	5.1%	-	5.5%	-
	Daiwa Roynet Hotel Akita	2,170	10	0.5%	5.4%	-	5.2%	-	5.6%	-
	Super Hotel Sendai/Hirose-dori	1,570	-10	-0.6%	4.4%	-	4.2%	-	4.6%	-
	Super Hotel Osaka/Tennoji	1,620	10	0.6%	4.1%	-	3.9%	-	4.3%	-
	Super Hotel Saitama/Omiya	1,250	-	-	4.5%	-	4.3%	-	4.7%	-
	Super Hotel Kyoto/Karasumagojo	1,300	-	-	4.1%	-	3.8%	-	4.4%	-
	Ise City Hotel Annex	1,810	-	-	5.1%	-	4.9%	-	5.3%	-
	Comfort Hotel Kitakami	828	2	0.2%	5.2%	-	5.0%	-	5.4%	-
	Comfort Hotel Nagano	588	2	0.3%	5.0%	-	4.8%	-	5.2%	-
	Hotel Wing International Select Ueno/Okachimachi	4,040	-	-	3.8%	-	3.6%	-	4.0%	-
	Smile Hotel Naha City Resort	3,970	20	0.5%	5.0%	-	4.8%	-	5.2%	-
	Smile Hotel Hakataeki-Mae	3,580	-30	-0.8%	4.3%	-	4.1%	-	4.5%	-
Smile Hotel Nagoya-Sakae	2,920	-	-	4.5%	-	4.3%	-	4.7%	-	
<b>Hotel</b>		<b>27,936</b>	<b>4</b>	<b>0.0%</b>	-	-	-	-	-	-
Other	Rokko Island DC	8,880	10	0.1%	4.9%	-	4.7%	-	5.1%	-
	Odawara Material Storage and Delivery Center (land)	2,560	-10	-	4.2%	-	4.1%	-	-	-
	Tokyo Eiseigakuen Senmongakko	4,280	40	0.9%	5.0%	-	4.8%	-	5.2%	-
<b>Other</b>		<b>15,720</b>	<b>40</b>	<b>0.3%</b>	-	-	-	-	-	-
<b>Total</b>		<b>165,350</b>	<b>44</b>	<b>0.0%</b>	-	-	-	-	-	-

Note: "CAINZ MALL Hikone (land)" and "Odawara Material Storage and Delivery Center (land)" have been appraised using the capitalization method over a definite term (Inwood method) and terminal cap rate has not been calculated.



# Overview of Loans: As of October 31, 2021

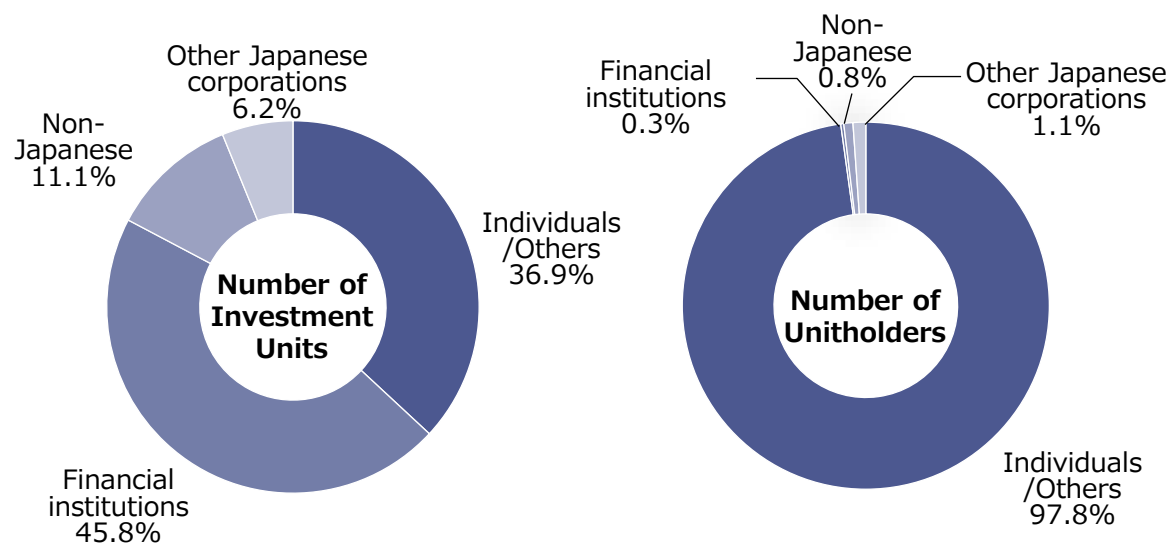
	Debt Providers	Amount (million yen)	Interest Rate	Drawdown Date	Term	Maturity Date	Principal Repayment Method	Description
Long-term Loan	Sumitomo Mitsui Banking Corporation/Resona Bank	8,000	0.75% <sup>(Note)</sup>	December 16, 2016	10.0 years	November 30,2026	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Trust Bank	5,000	0.59% <sup>(Note)</sup>	December 16, 2016	8.0 years	November 29,2024	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Banking Corporation/The Bank of Fukuoka/Resona Bank	10,000	0.50% <sup>(Note)</sup>	December 16, 2016	7.0 years	November 30,2023	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Development Bank of Japan	2,000	0.62%	December 16, 2016	7.0 years	November 30,2023	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Trust Bank/Shinsei Bank	7,000	0.37% <sup>(Note)</sup>	December 16, 2016	6.0 years	November 30,2022	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Mizuho Bank	10,000	0.37%	December 16, 2016	5.0 years	November 30,2021	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Mizuho Trust & Banking	2,000	0.45%	April 28, 2017	7.0 years	April 30,2024	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Trust Bank/Shinsei Bank	3,000	0.54% <sup>(Note)</sup>	October 26, 2017	7.8 years	July 31,2025	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	The Nanto Bank	1,000	0.54% <sup>(Note)</sup>	October 26, 2017	7.8 years	July 31,2025	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Resona Bank	1,000	0.71% <sup>(Note)</sup>	October 26, 2017	9.8 years	July 30,2027	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Banking Corporation/The Bank of Fukuoka	5,000	0.73% <sup>(Note)</sup>	October 31, 2017	10.0 years	October 29,2027	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Shinsei Bank	1,000	0.57% <sup>(Note)</sup>	March 01, 2018	7.9 years	January 30,2026	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Resona Bank	500	0.57% <sup>(Note)</sup>	March 01, 2018	7.9 years	January 30,2026	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Mizuho Bank	1,000	0.48%	March 01, 2018	5.9 years	January 31,2024	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Banking Corporation	2,000	0.53% <sup>(Note)</sup>	May 15, 2018	7.0 years	April 30,2025	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Mizuho Bank	1,500	0.56%	May 15, 2018	7.0 years	April 30,2025	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Mizuho Trust & Banking	1,700	0.62%	August 01, 2018	10.0 years	July 31,2028	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Mizuho Bank	2,500	0.68%	November 01, 2018	8.0 years	October 30,2026	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Banking Corporation	3,000	0.57% <sup>(Note)</sup>	November 01, 2018	7.0 years	October 31,2025	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Sumitomo Mitsui Trust Bank/Shinsei Bank	3,500	0.42% <sup>(Note)</sup>	November 01, 2018	5.0 years	October 31,2023	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	MUFG Bank	1,500	0.45%	April 30, 2021	3.0 years	April 30,2024	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	MUFG Bank	1,500	0.38%	October 29, 2021	3.0 years	October 31,2024	Bullet Repayment on Maturity	Unsecured and Non-guaranteed
Long-term Loan	Unsecured Bond #1	1,000	0.64%	July 26, 2018	10.0 years	July 26,2028	-	Unsecured and Non-guaranteed
Long-term Loan	Unsecured Bond #2	1,000	0.80%	July 13, 2020	10.0 years	July 12,2030	-	Unsecured and Non-guaranteed
Long-term Loan	Unsecured Bond #3	2,000	0.70%	September 28, 2021	10.0 years	September 26,2031	-	Unsecured and Non-guaranteed
Long-term Loan	Unsecured Bond #4	1,000	0.98%	September 28, 2021	15.0 years	September 26,2036	-	Unsecured and Non-guaranteed
<b>Total/Average</b>		<b>78,700</b>	<b>0.55%</b>		<b>7.3 years</b>			

Note: MIRAI signed an interest rate swap agreement. Accordingly, the interest rate provided above has been fixed under the terms of this agreement and will be used in repayment.

# Unitholder's Composition (As of the End of 11<sup>th</sup> FP)

## Number of Unitholders / Ownership by Investor Type

	Number of Investment Units	% of Total	vs. Previous FP (Note)	Number of Unitholders	% of Total	vs. Previous FP
Individuals /Others	613,670	36.9%	(4.6%)	31,886	97.8%	0.0%
Financial institutions	761,457	45.8%	4.8%	86	0.3%	(0.0%)
Non-Japanese	184,579	11.1%	0.5%	262	0.8%	0.0%
Other Japanese corporations	102,534	6.2%	(0.7%)	365	1.1%	(0.1%)
<b>Total</b>	<b>1,662,240</b>	<b>100.0%</b>	<b>-</b>	<b>32,599</b>	<b>100.0%</b>	<b>-</b>



## Major Unitholders

Unitholders	Number of Investment Units	% of Total
The Master Trust Bank of Japan, Ltd. (Trust account)	222,605	13.4%
Custody Bank of Japan, Ltd. (Trust account)	176,411	10.6%
The Nomura Trust and Banking Co., Ltd. (Investment trust account)	73,459	4.4%
Custody Bank of Japan, Ltd. (Securities investment trust account)	63,593	3.8%
SMBC Nikko Securities Inc.	38,275	2.3%
The Hachijuni Bank, Ltd.	27,469	1.7%
Nomura Securities Co., Ltd.	20,778	1.3%
MITSUI & CO. ASSET MANAGEMENT HOLDINGS LTD.	20,000	1.2%
IDERA Capital Management Ltd.	20,000	1.2%
STATE STREET BANK WEST CLIENT - TREATY 505234	18,343	1.1%
<b>Total</b>	<b>680,933</b>	<b>41.0%</b>










# Introduction of Unitholder Benefit Program (Discounted Hotel Rates)

**Implement the Benefit Program to increase unitholders' profits and support the hotel industry.**

## Overview of the Program

## Introduction of Applicable Hotels <sup>(Note)</sup>

<p><b>Eligible Unitholders</b></p>	<p>All unitholders whose names are listed or recorded on unitholders' registry of MIRAI as of October 31, 2021 and who hold at least one unit</p> <p>(There are no requirements for the number of units held.)</p>
<p><b>Details of the Benefit Program</b></p>	<p>Preferential rates will be applied when eligible unitholders stay at the following applicable hotels</p> <ol style="list-style-type: none"> <li>1. Greens Hotels</li> <li>2. Choice Hotels</li> <li>3. Hotel Wing International</li> </ol>
<p><b>Period of Validity</b></p>	<p>From January 14, 2022 to December 31, 2022</p>

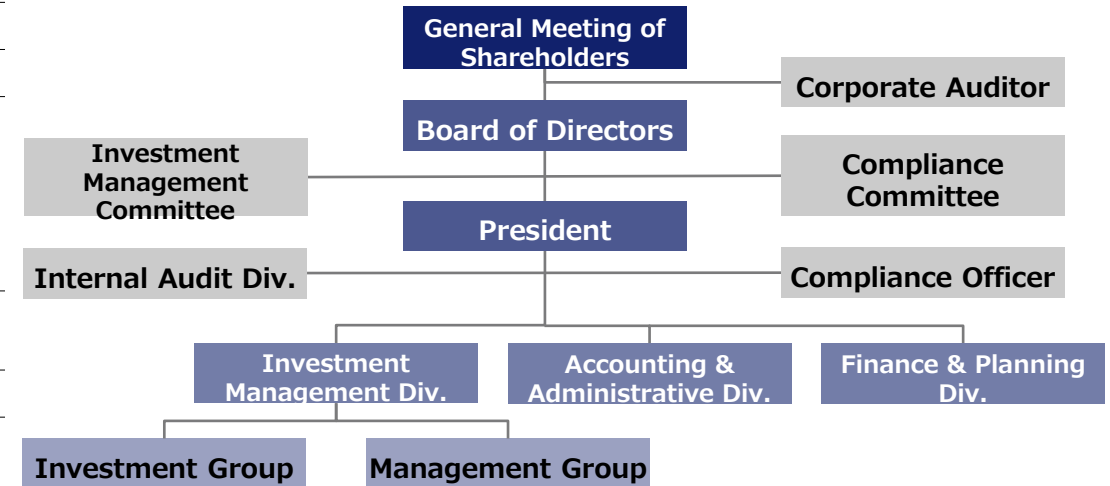
<p><b>Greens Hotels (28 hotels)</b></p> 	<p><b>Choice Hotels (72 hotels)</b></p> 	<p><b>Hotel Wing International (38 hotels)</b></p> 
 <p>Ise City Hotel Annex</p>	 <p>Comfort Hotel Kitakami</p>	 <p>Hotel Wing International Select Ueno/Okachimachi</p>
 <p>HOTEL Meriken Port Kobe-Motomachi</p>	 <p>Comfort Hotel Tokyo Kiyosumi-Shirakawa</p>	 <p>Hotel Wing International Tomakomai</p>

Note: The number of locations is based on information of domestic locations as of October 2021.

# Company Profile (As of January 24, 2022)

## Asset Manager

<b>Name</b>	<b>Mitsui Bussan &amp; IDERA Partners Co., Ltd.</b>
<b>Address</b>	3-2-1 Nishi-kanda Chiyoda-ku, Tokyo 101-0065, Japan
<b>Management</b>	Representative Director, President/ Michio Suganuma Representative Director, Vice President CIO/ Hiroyuki Iwasaki Executive Director, CFO, Head of Finance & Administrative Division/ Nobuaki Takuchi Executive Director, Investment Management Division/ Akira Nagahama Director (part-time)/ Tamotsu Hagino Director (part-time)/ Takuya Yamada Corporate Auditor (part-time)/ Yutaka Koike
<b>Shareholders</b>	Mitsui & Co. Asset Management Holdings Ltd. (50%) IDERA Capital Management Ltd. (50%)
<b>Paid-in Capital</b>	¥200 million
<b>Registration &amp; Licenses</b>	Building lots and building transaction business; Tokyo Governor's Office license (2) No.98041 Discretionary transaction agent; Minister of Land, Infrastructure, and Transport Approval No.94 Financial Instruments Business Operator (Director of Kanto Finance Bureau (Kinsho) No.2876)



## Governance Structure of MIRAI



Note: Sponsor support agreements are entered into separately between each of the sponsor company and the Asset Management Company and MIRAI.

# Disclaimer

Monetary amounts are rounded down to billions, millions or thousands of yen.

Percentage figures are rounded off to the first decimal place.

This material contains forward-looking business results, plans, and management targets and strategies. Such forward-looking statements are based on current assumptions and conditions, including those regarding anticipated future developments and business environmental trends, and these assumptions and conditions may not always be correct. Such forward-looking statements assume the investment policy of MIRAI, the market environment, interest rate conditions, business practices and other fact relationships and applicable laws and regulations as of the date this material was published and they do not reflect or take into consideration any change in circumstances occurring after such date. Forward-looking statements involve known and unknown risks, uncertainties and other factors, whether express or implied, and the actual performance, operating results, financial situation and other results of MIRAI may vary significantly due to a variety of factors.

This material is provided for your information and does not constitute a solicitation to buy the investment securities of MIRAI or to conclude any other financial instrument transaction contract. In making investments, investors should do so based on judgements and responsibilities of their own.

The investment units of MIRAI are closed-end fund investment units, whereby investment units are not redeemable at the request of investors. Investors wishing to liquidate their investment units will in principle need to sell them to third parties. The market value of the investment units will be influenced by investor supply and demand at securities exchanges and will fluctuate in accordance with the situation for interest rates, economic circumstances, real estate prices, and other market factors. It is therefore possible that investors will not be able to sell the investment units at their acquisition price and, as a result, may suffer losses.

MIRAI plans to make cash distributions to investors, but whether or not distributions are made and the amount of distributions thereof are not guaranteed under any circumstances. Gains or losses on the sale of real estate, losses on the disposal of fixed assets accompanying the replacement of structures, and other factors would cause fiscal-period income to vary greatly, which would result in change in amount of distribution to be made.

Information provided herein does not constitute any of the disclosure documents or performance reports required by the Financial Instruments and Exchange Act or the Act on Investment Trusts and Investment Corporations or by the Securities Listing Regulations of the Tokyo Stock Exchange.

This material is to be read and used at the responsibility of customers. MIRAI and related persons involved in the preparation and publication of this material will not bear any responsibility for any damage arising from the use of this material (whether for direct or indirect damage, and regardless of the cause thereof).

While every effort has been made to avoid errors and omissions regarding the information presented in this material, the material has been created as an easy reference for customers, and the presented information may contain inaccuracies of misprints. MIRAI bears no responsibility for the accuracy. This material is subject to change/discontinuation without notice. MIRAI is not obliged to update or announce any of the information contained in this material (including forward-looking statements).

MIRAI holds the copyrights to the information appearing in this material. Copying, altering, publishing, distributing, appropriating, or displaying this information or using it for commercial purposes without the prior approval of MIRAI is prohibited. Also, trademarks (trademarks, logos, and service marks) related to MIRAI appearing in this material are owned by MIRAI, and copying, altering, publishing, distributing, appropriating, or reproducing such trademarks or using them for commercial purposes without the permission of MIRAI is prohibited.

This material may include properties which are not held by or planned to be acquired by MIRAI.

This material is intended for the use of residents of Japan only.

@ MIRAI Corporation. All rights reserved.

Asset Manager: Mitsui & IDERA Partners Co., Ltd.

-Financial Instruments Business Operator (Director of Kanto Finance Bureau (Kinsho) No.2876)