

**Invincible**  
Investment Corporation

Invincible Investment Corporation  
**December 2024 Fiscal Period Results**  
(July 1, 2024 to December 31, 2024)

TSE Code : 8963

February 26, 2025

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# I . Executive Summary

<p><b>Results of December 2024 Fiscal Period (FP)</b></p>	<ul style="list-style-type: none"> <li>■ Sales and profits increased significantly this period due to robust hotel performance and revenues from hotels newly acquired. Operating revenue increased by 20.9% compared to the previous fiscal period (“previous period”), or by 35.8% compared to the December 2023 FP, to JPY 25,555 million</li> <li>■ Net income increased by 17.3% compared to the previous period, or by 37.2% compared to the December 2023 FP, to JPY 15,138 million. Distribution per unit (“DPU”) also increased by 3.4% compared to the previous period, or by 20.9% compared to the December 2023 FP, to JPY 1,982. Annual DPU for 2024 was JPY 3,899, achieving an annual DPU target of JPY 3,700 set in “Vision 2022 (Medium term Plan)” despite the setback caused by the COVID-19 pandemic. This annual DPU of JPY 3,899 is also the highest annual DPU achieved since February 2010 when the corporate name changed to Invincible Investment Corporation</li> <li>■ DPU increased by JPY 193 or 10.8% compared to the forecast announced at the time of public offering on July 18, 2024</li> <li>■ The total appraisal value of the 133 properties held at the beginning of the December 2024 FP was JPY 661,382 million, an increase of JPY 3,479 million (or a 0.5% increase) from the end of the June 2024 appraisal</li> </ul>
<p><b>Summary of Properties Acquired in July 2024</b></p>	<ul style="list-style-type: none"> <li>■ Acquired 12 domestic hotels for a total acquisition price of JPY 104.4 billion at an average NOI appraisal yield of 6.0% NOI (after depreciation: NOI 4.8% yield)</li> <li>■ Expanded investments centered on domestic full service hotels, including hotels in regional areas, further growing the largest hotel portfolio among J-REITs to JPY 612.2 billion</li> <li>■ Aim to capture non-room revenue demand from banquets, meetings, and restaurants as well as inbound demand in regional areas</li> <li>■ Regarding the potential sponsor pipeline, the sponsor manages 70 hotels, approximately 7,300 rooms, most of which are operated by MyStays Hotel Management (“MHM”)</li> </ul>
<p><b>Domestic Portfolio</b></p>	<ul style="list-style-type: none"> <li>■ For the 93 domestic hotels<sup>1</sup> owned by INV, all KPIs for this period exceeded those of the same period in 2023, with a 13.7% increase in RevPAR and a 15.3% increase in GOP</li> <li>■ For this period, Food &amp; Beverage revenue<sup>2</sup>, including revenue from banquets, meetings, and restaurants, increased by 6.9% compared to the December 2023 FP for the 91 domestic hotels managed by the major tenant, MHM or its subsidiary (“91 MHM properties<sup>3</sup>”). GOP margin of the 91 MHM properties was 38.9%, up 1.6 points from the December 2023 FP, through continued strategies to maximize GOPPAR (GOP Per Available Room), which continues to be successful despite cost increases</li> <li>■ NOI of 41 residential properties for this period was JPY 1,140 million, up 1.9% from the same period in 2023, due to successful efforts to increase rents and occupancy rate</li> </ul>

(Note 1) Refers to 93 of the 102 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, asset-backed by preferred securities) owned as of the ending of the December 2024 FP, excluding nine properties with fixed rents  
 (Note 2) Food and beverage revenue refers to revenue from banquets, meetings, weddings, and restaurants  
 (Note 3) Refers to 91 hotels operated by MHM or its subsidiary in INV portfolio as of the ending of the December 2024 FP

<p><b>Cayman Hotel Portfolio</b></p>	<ul style="list-style-type: none"> <li>■ RevPAR for the two Cayman hotels for this period was USD 231, down 15.6% from the same period in 2023, due to a decrease in Occupancy rate stemming from several factors such as the large-scale renovation at Sunshine Suites Resort</li> <li>■ USD based Management Contract Revenue this period decreased by 26.9% compared to the same period in 2023</li> <li>■ The two Cayman hotels' performance is expected to be in a recovery trend from autumn 2025, once the large-scale renovation mentioned above is completed. In addition, a further recovery in air traffic to the Cayman Islands, which was reduced due to the COVID-19 pandemic, is expected to increase Occupancy to the 2019 level, leading to an increase in revenues</li> </ul>
<p><b>Financial Condition</b></p>	<ul style="list-style-type: none"> <li>■ INV borrowed JPY 56.7 billion with a weighted average loan term of 5.9 years for the acquisition of 12 hotels in July 2024, lengthening the average remaining duration of interest-bearing-debt from 2.7 years (as of the end of the previous period) to 3.4 years (as of February 26, 2025), diversifying the repayment dates</li> <li>■ Further hedged the risk of interest rate fluctuation with interest rate swaps and borrowing with fixed interest rate. The fixed interest rate ratio of INV's overall interest-bearing debt increased from 48.7% (as of the date of borrowing associated with the property acquisition in July 2024) to 62.7% (as of February 26, 2025)</li> </ul>
<p><b>Forecasts for June 2025 Fiscal Period (FP) and December 2025 Fiscal Period (FP)</b></p>	<ul style="list-style-type: none"> <li>■ DPU is expected to be JPY 1,895 for the June 2025 FP and JPY 2,056 for the December 2025 FP, aiming for the highest annual DPU achieved since February 2010 when the corporate name changed to Invincible Investment Corporation</li> <li>■ The forecast factors in an increase in domestic demand due to the World Expo 2025 in Osaka. As for inbound demand in 2025, the number of inbound travelers is expected to reach approximately 39 million, up approximately 5% from 2024, or up approximately 22% from 2019, before the COVID-19 pandemic</li> <li>■ The portfolio of 41 residential properties and one commercial property is expected to maintain stable returns</li> </ul>



## **II. Summary of December 2024 FP Results, June 2025 FP Forecasts, and December 2025 FP Forecasts**

# II -1. Financial Highlights for December 2024 FP

- Operating revenue increased by 20.9% to JPY 25,555 million from the previous period due to the robust performance of the existing domestic hotels and property acquisition in July 2024, although management contract revenue decreased due to seasonal factors and the partial closure of rooms in connection with the large-scale renovation at Sunshine Suites Resort
- Net income increased by 17.3% to JPY 15,138 million from the previous period, and DPU increased by 3.4% to JPY 1,982. This DPU of JPY 1,982 is 10.8% higher compared to the forecast announced on July 18, 2024

## Major Causes for Variance (JPY million)

	Jun. 2024 FP	Dec. 2024 FP	Variance	
			Amount	(%)
Operating revenue	21,136	25,555	4,419	20.9%
Real estate rental revenues	14,933	23,205	8,271	55.4%
Hotel Rents (Variable rent)	7,074	12,525	5,451	77.1%
Hotel Rents (Fixed rent)	5,853	8,440	2,586	44.2%
Residential Rents	1,402	1,413	11	0.8%
Management contract revenue	4,774	1,657	-3,116	-65.3%
TMK Dividend amount	1,428	692	-735	-51.5%
Gain on sale of properties	-	-	-	-
Operating expenses	6,500	7,803	1,303	20.0%
Real estate rental expenses	5,107	6,325	1,218	23.9%
Taxes and other public charges	623	830	206	33.1%
Depreciation expenses	3,889	4,529	639	16.4%
Management contract expenses	736	768	32	4.4%
Depreciation expenses	451	461	9	2.2%
NOI	19,634	23,451	3,817	19.4%
NOI after depreciation	15,292	18,461	3,168	20.7%
Operating income	14,635	17,751	3,115	21.3%
Non-operating income	427	3	-424	-99.2%
Non-operating expenses	2,162	2,616	454	21.0%
Ordinary income	12,901	15,138	2,237	17.3%
Net income	12,900	15,138	2,237	17.3%
Distribution per Unit (JPY)	1,917	1,982	65	3.4%
Operating Days	182	184	-	-

### Operating revenue

- Increase in revenue from hotels acquired in Jul. 2024: +3,806
- Increase/decrease in revenue from existing properties: +4,465
  - Hotels: +4,466 / Residential: -1
- Decrease in management contract revenue: -3,116
  - 65.3% decrease in JPY basis and 66.2% decrease in USD basis (FX rate of 2024 2H: USD 1= JPY 155.2, 2.7% higher than 2024 1H)
- Decrease in TMK Dividend amount: -735 (due to the reason written in "II-3. Summary of June 2025 FP Forecast")

### Operating expenses

- Increase in expenses for hotels acquired in Jul. 2024: +933
  - Increase in depreciation expenses: +567
- Increase in expenses for existing properties: +284
  - Increase in depreciation expenses: +71, Increase in taxes and other public charges: +206
- Increase in management contract expenses: +32

### Non-operating income

- Decrease in foreign exchange gains: -423

### Non-operating expenses

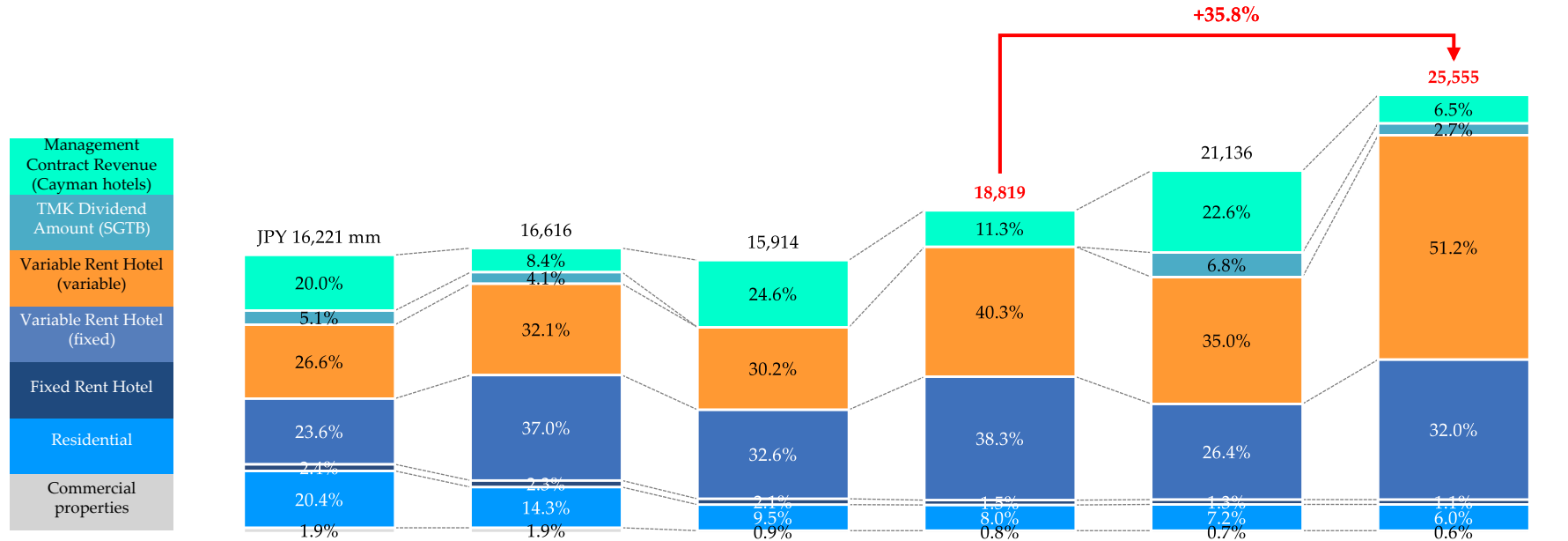
- Increase in loan-related costs: +135
- Increase in interest expenses: +505
- Increase in interest expenses on investment corporation bonds: +26
- Increase in foreign exchange losses: +167
- Decrease in derivative losses: -552
- Increase in investment unit issuance costs: +170

### Distribution per Unit (JPY)

- Increase from the previous period: +65

# II -2. Operating Revenue Composition

For the December 2024 FP, operating revenue increased by 35.8% compared to the December 2023 FP due to the robust performance of existing hotels in Japan and an increase in rent from new properties acquired in July 2024



(JPY million)	2019				2023年				2024年				
	June FP		December FP		June FP		December FP		June FP		December FP		
Management Contract Revenue <sup>2</sup> (Cayman hotels)	3,240	20.0%	1,397	8.4%	3,914	24.6%	2,123	11.3%	4,774	22.6%	1,657	6.5%	
TMK Dividend Amount (SGTB)	827	5.1%	673	4.1%	-	-%	-	-%	1,428	6.8%	692	2.7%	
Hotel	Variable Rent Hotel (variable)	4,307	26.6%	5,332	32.1%	4,807	30.2%	7,576	40.3%	7,398	35.0%	13,084	51.2%
	Variable Rent Hotel (fixed)	3,834	23.6%	6,144	37.0%	5,194	32.6%	7,198	38.3%	5,582	26.4%	8,169	32.0%
	Fixed Rent Hotel	388	2.4%	386	2.3%	341	2.1%	281	1.5%	281	1.3%	281	1.1%
Residential	3,316	20.4%	2,374	14.3%	1,516	9.5%	1,497	8.0%	1,529	7.2%	1,528	6.0%	
Commercial properties	306	1.9%	307	1.9%	141	0.9%	141	0.8%	141	0.7%	141	0.6%	
<b>Total</b>	<b>16,221</b>	<b>100.0%</b>	<b>16,616</b>	<b>100.0%</b>	<b>15,914</b>	<b>100.0%</b>	<b>18,819</b>	<b>100.0%</b>	<b>21,136</b>	<b>100.0%</b>	<b>25,555</b>	<b>100.0%</b>	

(Note 1) Based on the properties owned by INV during each fiscal period respectively. The gain on sale is excluded  
(Note 2) The figure for the June 2019 FP includes the amount of TK dividends INV received for the fiscal period before INV owned Cayman hotels directly



## II -3. Summary of June 2025 FP Forecast

- For the June 2025 FP, revenue and income are expected to increase YoY due to the increase in revenue from hotels acquired in July 2024 and the robust performance of existing hotels despite a decrease in the TMK dividend amount (TMK dividend amount for the June 2024 FP was for 12 months while that of the June 2025 FP is for 6 months), and the decrease in management contract revenue due to the partial closure of rooms in connection with the large-scale renovation at Sunshine Suites Resort. Operating revenue is expected to increase by 16.2% YoY to JPY 24,570 million and net income is expected to increase by 7.1% YoY to JPY 13,818 million
- DPU for the June 2025 FP is expected to be JPY 1,895, which is 1.1% lower than the June 2024 FP actual figure, and 1.8% higher than the June 2024 FP simulated figure (JPY 1,861) assuming the TMK Dividend amount of June 2024 FP was for a normal six-month period

	June 2024 FP	June 2025 FP	Variance	
			Amount	(%)
Operating revenue	21,136	24,570	3,434	16.2%
Real estate rental revenues	14,933	19,438	4,505	30.2%
Hotel Rents (Variable rent)	7,074	10,668	3,593	50.8%
Hotel Rents (Fixed rent)	5,853	6,594	741	12.7%
Residential Rents	1,402	1,423	21	1.5%
Management contract revenue	4,774	4,100	-673	-14.1%
TMK Dividend amount	1,428	1,031	-397	-27.8%
Gain on sale of properties	-	-	-	-
Operating expenses	6,500	8,233	1,733	26.7%
Real estate rental expenses	5,107	6,593	1,486	29.1%
Taxes and other public charges	623	754	130	20.9%
Depreciation expenses	3,889	4,713	823	21.2%
Management contract expenses	736	793	57	7.8%
Depreciation expenses	451	506	54	12.1%
NOI	19,634	22,402	2,768	14.1%
NOI after depreciation	15,292	17,182	1,890	12.4%
Operating income	14,635	16,336	1,700	11.6%
Non-operating income	427	-	-427	-100.0%
Non-operating expenses	2,162	2,517	355	16.4%
Ordinary income	12,901	13,819	918	7.1%
Net income	12,900	13,818	918	7.1%
Distribution per Unit (JPY)	1,917	1,895	-22	-1.1%
Operating Days	182	181	-	-

### Major Causes for Variance (JPY million)

#### Operating revenue

- Increase in rents from existing hotels (variable rent and fixed rent): +1,279
- Increase in rents from hotels acquired in July 2024 (variable rent and fixed rent in total): +3,055
- Increase in residential rents: +21
- Decrease in management contract revenue: -673
  - 12.0% decrease in USD basis (Forecasted FX rate of 2025 1H: USD 1=JPY 147.6, compared to 151.2 for 2024 1H)
- Decrease in TMK Dividend amount: -397

#### Operating expenses/Non-operating expenses

- Increase in real estate rental expenses : +1,486
  - Increase from hotels acquired in July 2024: +1,245
  - Increase in depreciation expenses from existing hotels: +149
  - Increase in maintenance expenses from existing hotels: +77
- Increase in management contract expenses : +57
  - Increase in insurance premiums, etc : +2
  - Increase in depreciation expenses: +54
- Increase in non-operating expenses : +355
  - Increase in interest expenses : +857
  - Increase in interest expenses on investment corporation bonds: +33
  - Increase in loan-related costs: +21
  - Decrease in derivative losses: -560

#### Non-operating income

- Decrease in non-operating income: -427
  - Decrease in foreign exchange gains: -423

## II -4. Summary of December 2025 FP Forecast

- For the December 2025 FP, operating revenue is expected to increase by 6.1% YoY to JPY 27,103 million due to an increase in hotel rents resulting from the growth in performance of existing domestic hotels and the full-period contribution from hotels newly acquired in July 2024, as well as an increase in management contract revenue reflecting the completion of the large-scale renovation at Sunshine Suites Resort
- Net income is expected to increase by 3.7% YoY to JPY 15,704 million, and DPU is also expected to increase by 3.7% to JPY 2,056

	Dec. 2024 FP	Dec. 2025 FP	Variance	
			Amount	(%)
Operating revenue	25,555	27,103	1,548	6.1%
Real estate rental revenues	23,205	24,369	1,164	5.0%
Hotel Rents (Variable rent)	12,525	13,668	1,142	9.1%
Hotel Rents (Fixed rent)	8,440	8,543	103	1.2%
Residential Rents	1,413	1,425	11	0.8%
Management contract revenue	1,657	2,003	346	20.9%
TMK Dividend amount	692	730	37	5.5%
Gain on sale of properties	-	-	-	-
Operating expenses	7,803	8,710	907	11.6%
Real estate rental expenses	6,325	7,042	717	11.3%
Taxes and other public charges	830	1,077	247	29.8%
Depreciation expenses	4,529	4,916	387	8.6%
Management contract expenses	768	827	58	7.6%
Depreciation expenses	461	547	85	18.5%
NOI	23,451	24,697	1,245	5.3%
NOI after depreciation	18,461	19,233	772	4.2%
Operating income	17,751	18,393	641	3.6%
Non-operating income	3	-	-3	-100.0%
Non-operating expenses	2,616	2,687	71	2.7%
Ordinary income	15,138	15,705	566	3.7%
Net income	15,138	15,704	566	3.7%
Distribution per Unit (JPY)	1,982	2,056	74	3.7%
Operating Days	184	184	-	-

### Major Causes for Variance (JPY million)

#### Operating revenue

- Increase in rents from existing hotels (variable rent and fixed rent): +805
- Increase in rents from full-period contribution from hotels acquired in July 2024 (variable rent and fixed rent in total): +440
- Increase in residential rents: +11
- Increase in management contract revenue: +346
  - 31.4% increase in USD basis (Forecasted FX rate of 2025 2H: USD 1= JPY 142.8 compared to 155.2 for 2024 2H)
- Increase in TMK Dividend amount: +37

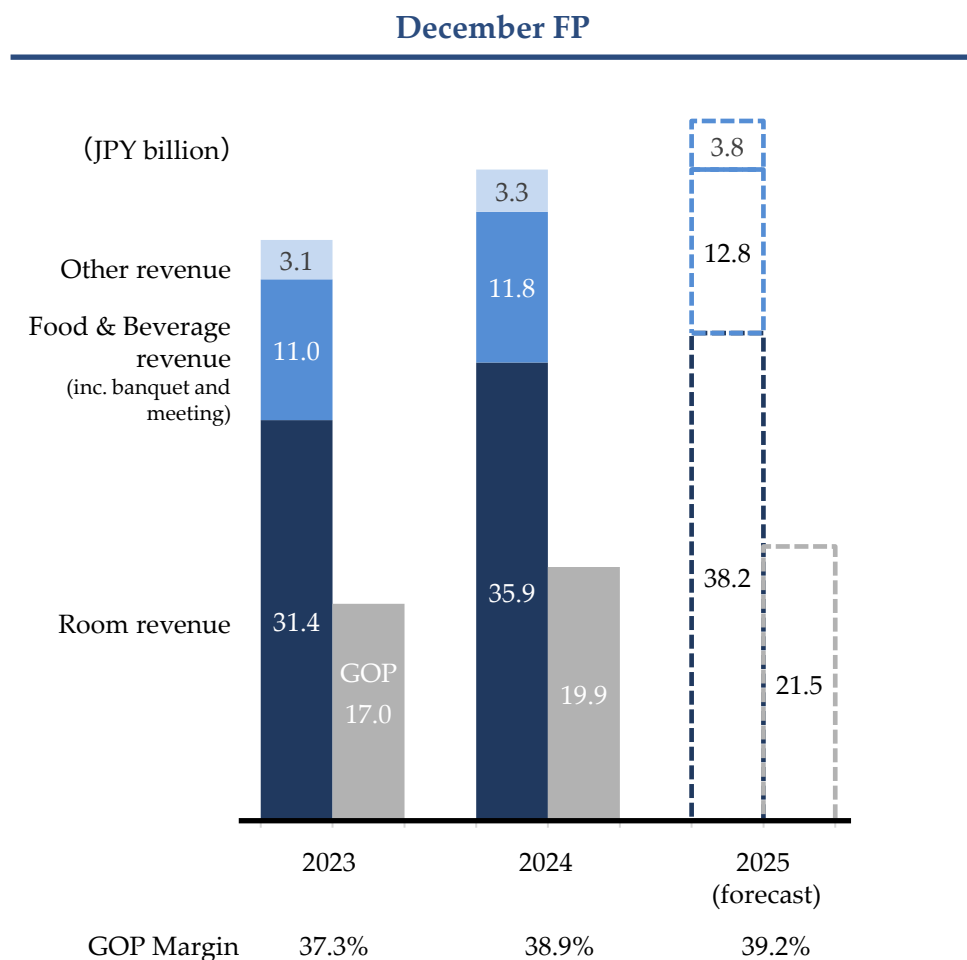
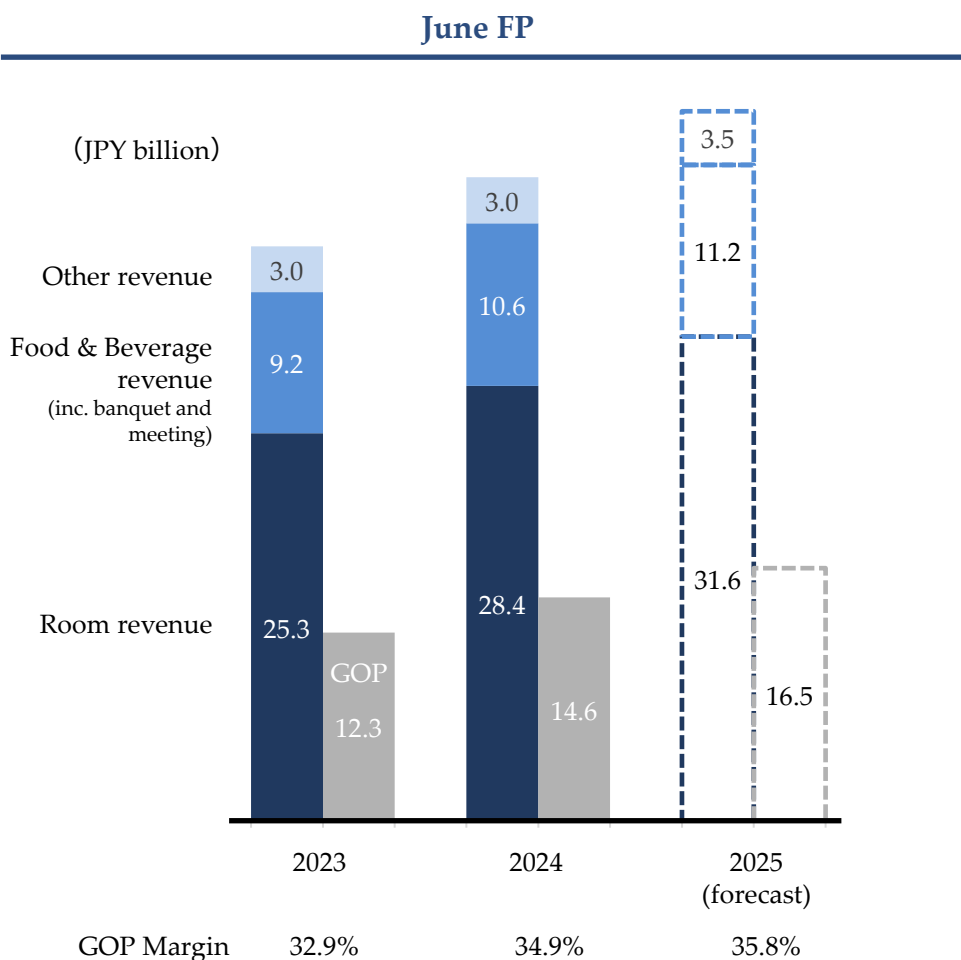
#### Operating expenses/Non-operating expenses

- Increase in real estate rental expenses : +717
  - Increase from hotels acquired in July 2024: +422
  - Increase in depreciation expenses from existing properties: +280
- Increase in management contract expenses : +58
  - Decrease in insurance premiums, etc : -27
  - Increase in depreciation expenses: +85
- Increase in non-operating expenses : +71
  - Increase in interest expenses : +527
  - Increase in interest expenses on investment corporation bonds: +9
  - Decrease in loan-related costs: -120
  - Decrease in foreign exchange losses: -167
  - Decrease in derivative losses: -8
  - Decrease in investment unit issuance costs: -170

# II -5. Revenue and GOP of MHM 91 Properties

## Past Performance and Forecasts for June 2025 FP and December 2025 FP

- For the December 2024 FP, all revenue categories (Room revenue, Food & Beverage revenue, and Other revenue<sup>1</sup>) exceeded the same period in 2023. GOP margin increased by 1.6 points despite cost increases through continued strategies to maximize GOPPAR (GOP Per Available Room)
- For the June 2025 FP and the December 2025 FP, both Room revenue and Food & Beverage revenue are expected to increase, steadily increasing the GOP margin

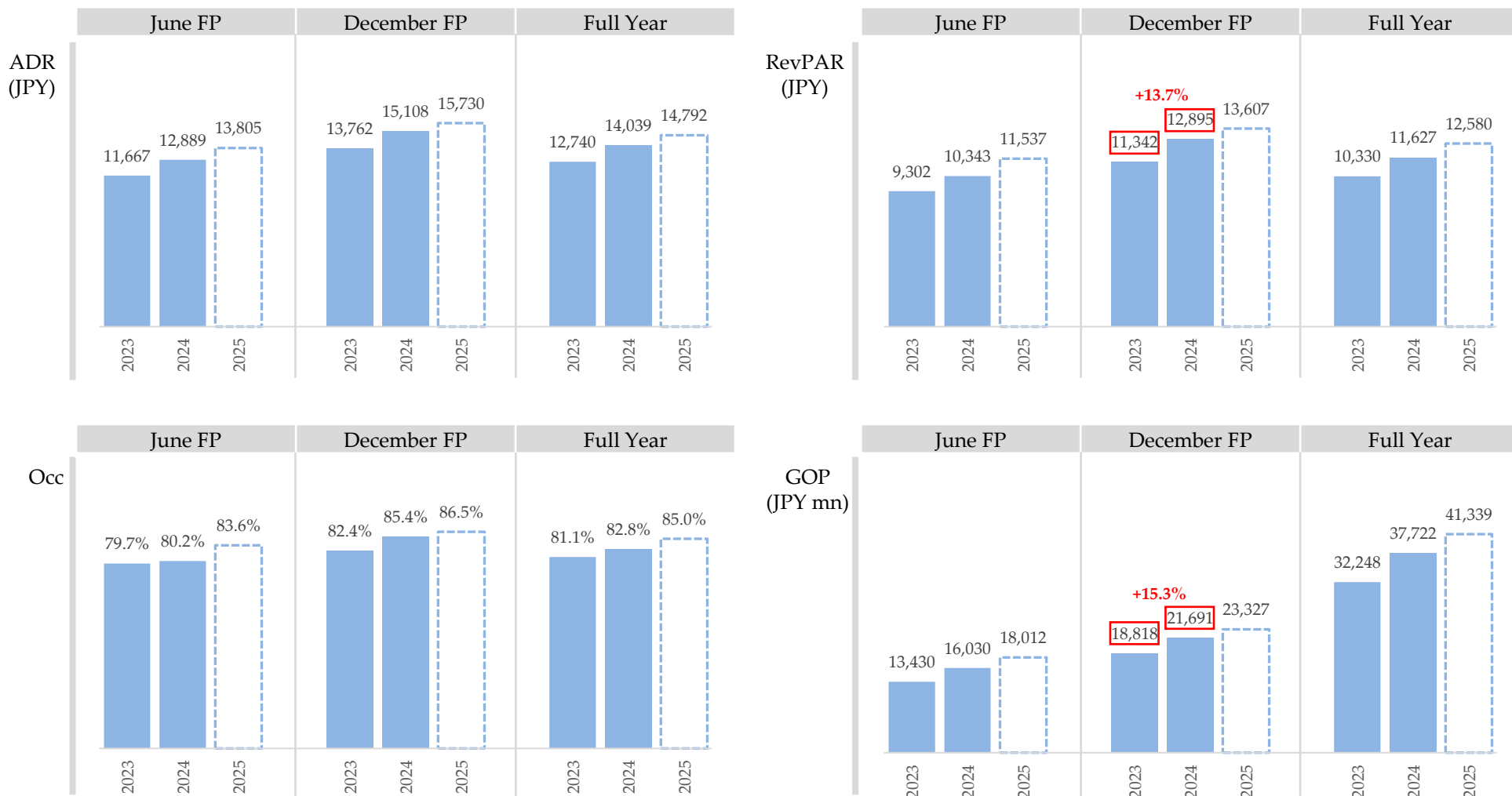


(Note 1) Other revenue includes items such as revenue from Solaniwa Onsen, revenue from shops, rent from tenants, and commission on vending machine sales

# II -6. 93 Domestic Hotels KPIs<sup>1</sup>

## Past Performance and Forecasts for June 2025 FP and December 2025 FP

- For the December 2024 FP, all KPIs exceeded those of the same period in 2023, with a 13.7% increase in RevPAR and a 15.3% increase in GOP
- For both the June 2025 FP and the December 2025 FP, all KPIs are expected to exceed those of the same period in 2024, driven by an increase in accommodation demand, including demand from the World Expo 2025 in Osaka

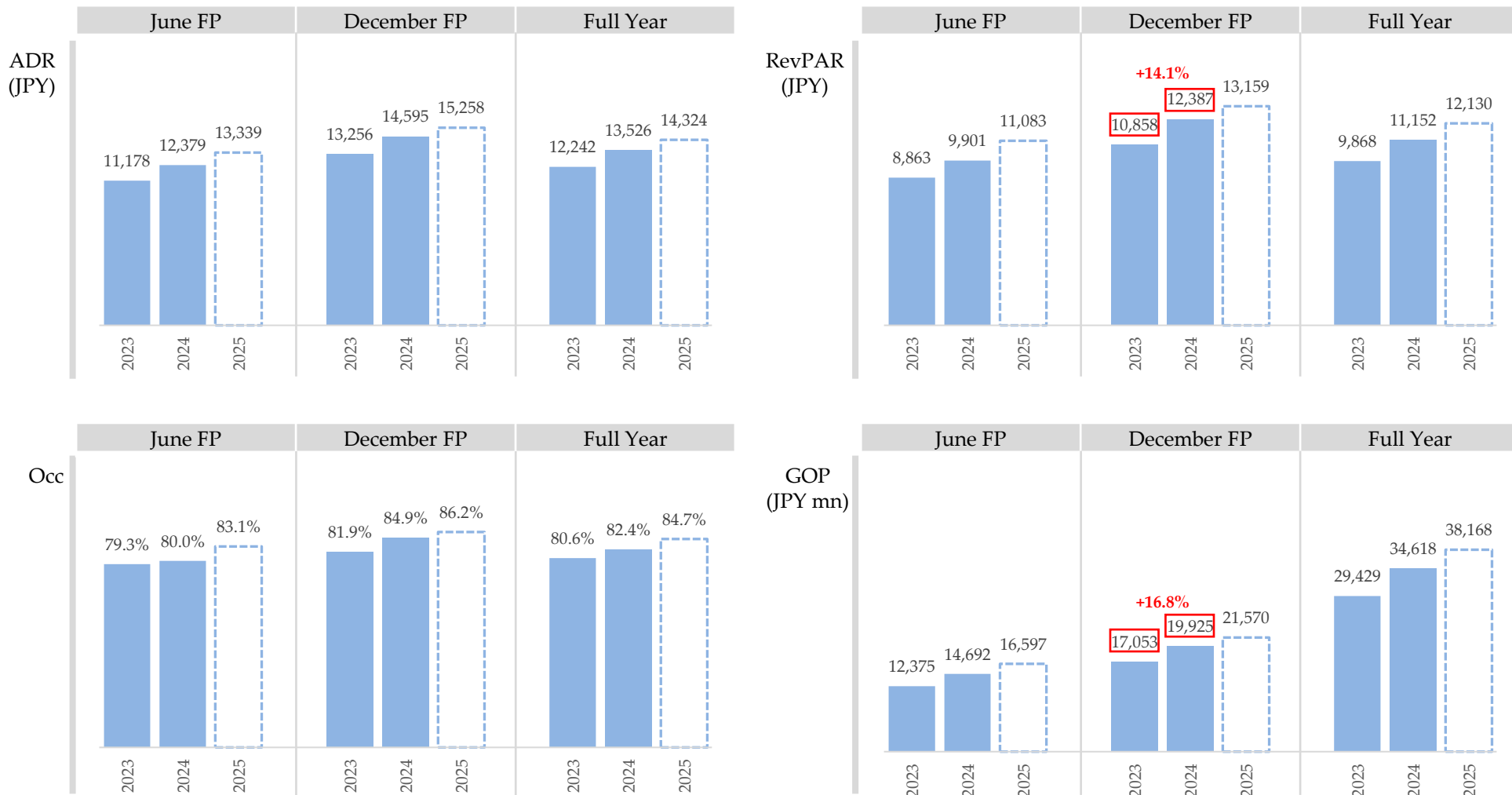


(Note 1) Simulated KPI based on 93 hotels; of the 102 domestic hotels (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned at the ending of the December 2024 FP, nine hotels with fixed-rent lease agreements are excluded, assuming all properties were owned since the beginning of 2023. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance. In calculating the GOP, added the 49% of GOP for Sheraton Grande Tokyo Bay Hotel, which means INV's pro rata portion of the amount of JV TMK's preferred equity owned by INV. The rent paid for APA Hotel Yokohama-Kannai, is regarded as GOP of the hotel. Furthermore, among the nine hotels excluded, the contract with the major tenant TOKYU HOTELS & RESORTS CO., LTD. for "Takamatsu Tokyu REI Hotel" has been modified to "fixed-rent plus variable rent" since April 25, 2023. However, from the viewpoint of the continuity of data, it is treated as a hotel with fixed rent and continues to be excluded. The same shall apply hereinafter

# II -7. MHM 91 Properties KPIs<sup>1</sup>

## Past Performance and Forecasts for June 2025 FP and December 2025 FP

■ From the “Performance Update for January 2025” announced on February 26, 2025, the properties subject to disclosure for the performance of domestic hotels has changed from “81 domestic hotels” to “MHM 91 properties”, which are operated by MHM or its subsidiary. In response to this change, INV announces the KPIs for MHM 91 properties, including their performance for 2023 and 2024, and forecast for 2025, as shown below, in the same manner as the previous page



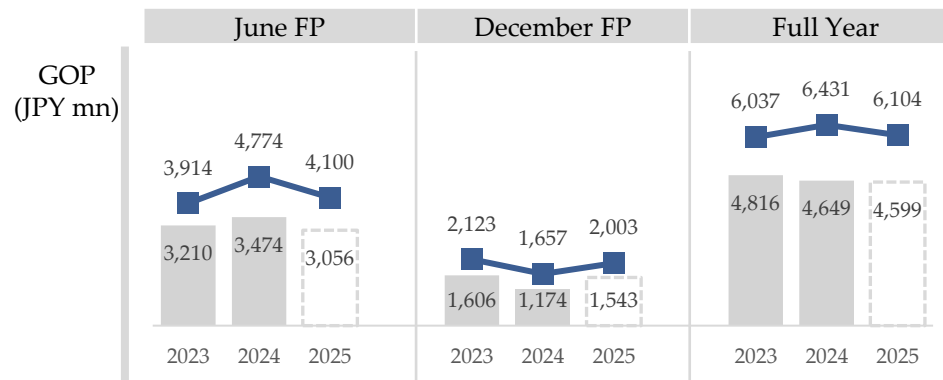
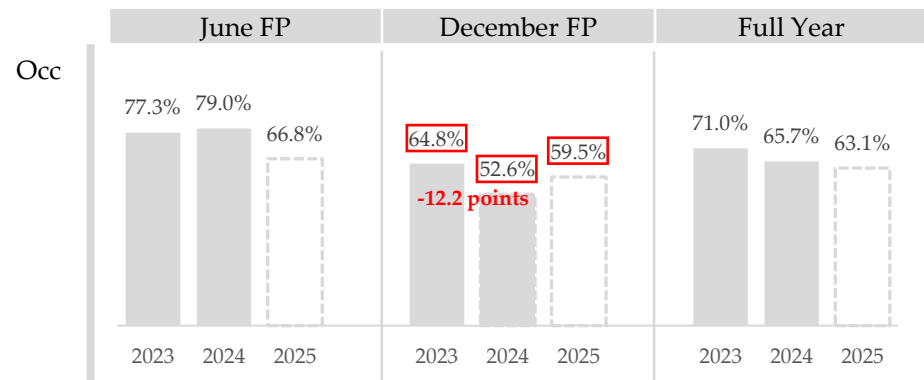
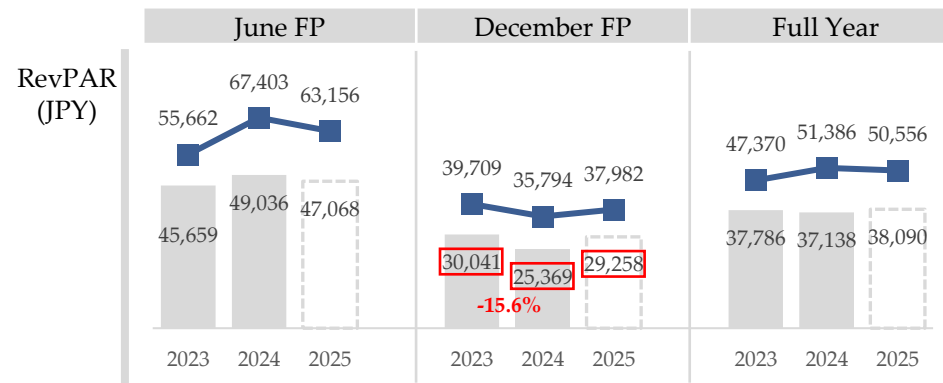
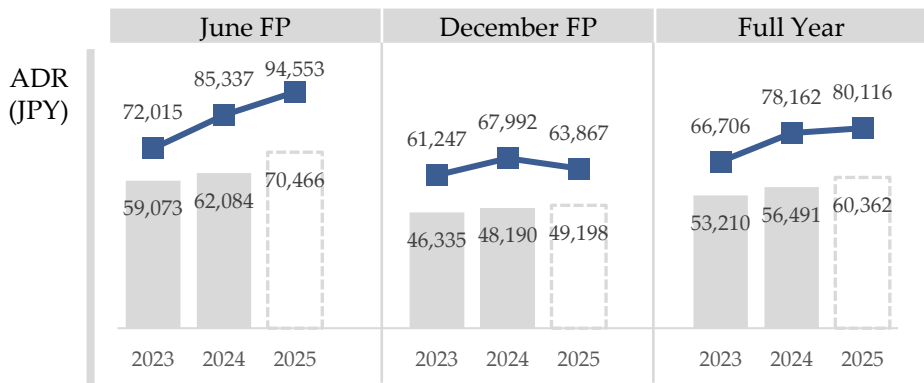
(Note 1) Simulated KPI based on MHM 91 properties assuming all properties were owned since the beginning of 2023. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance.

(Note 2) Of the 90 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) held as of the beginning of the December 2024 fiscal period, nine hotels with fixed-lease agreements are excluded

# II -8. Cayman Hotel KPIs

## Past Performance and Forecasts for June 2025 FP and December 2025 FP

- For the December 2024 FP, RevPAR for the two Cayman hotels decreased by 15.6% from the same period in 2023 due to a 12.2-point decrease in Occupancy rate stemming from several factors such as the large-scale renovation at Sunshine Suites Resort
- The two Cayman hotels' performance is expected to be in a recovery trend from autumn 2025, once the above-mentioned large-scale renovation is completed. For the December 2025 FP, RevPAR is expected to recover to a level similar to that of the same period in 2023 mainly due to a recovery in Occupancy rate



<About ADR, RevPAR and GOP>

Bar chart = converted into yen using the exchange rate of USD 1 to JPY 110 to eliminate the influence of exchange rate fluctuations.

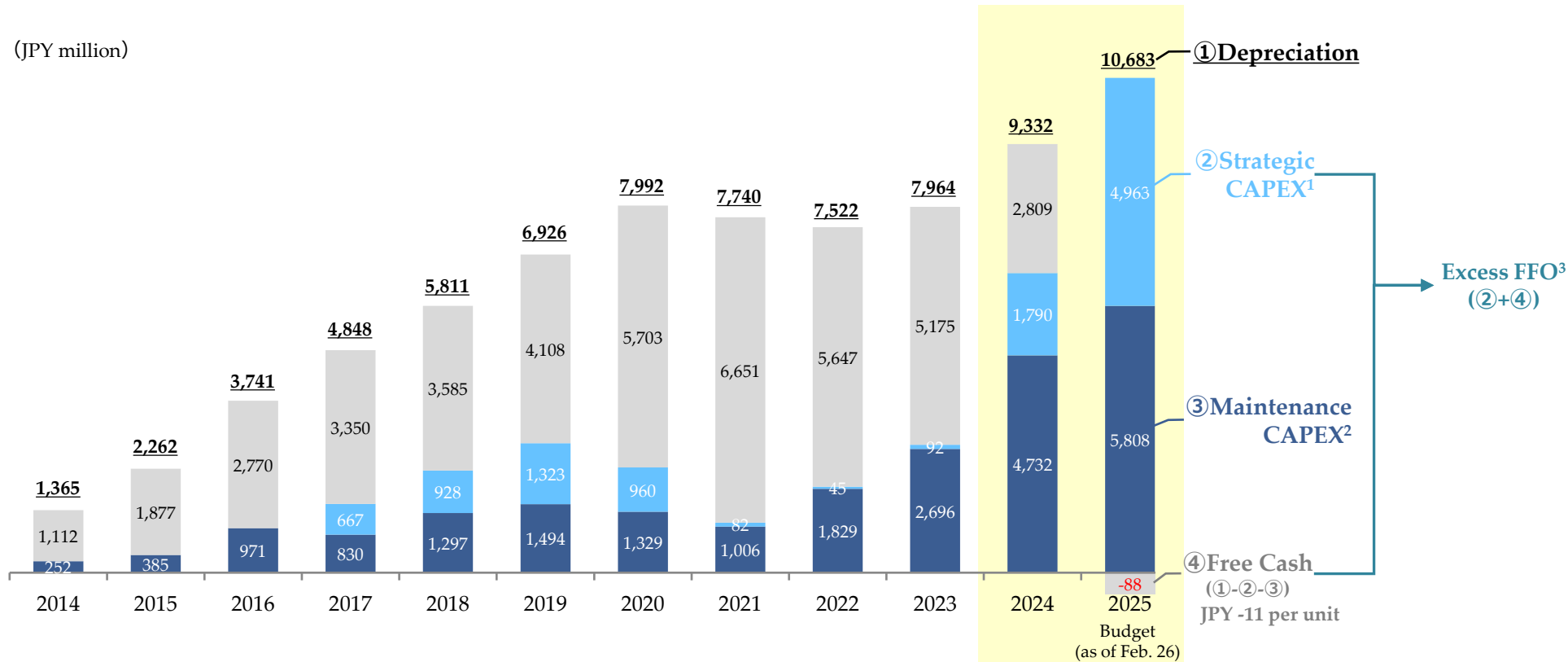
Line chart (—■—) = converted into yen using the weighted average exchange rate (exchange rates for Jun. 2025 FP and Dec. 2025 FP are forecast) for each fiscal period.

	June FP			December FP			Full Year		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
The weighted average exchange rate (JPY)	134.1	151.2	147.6	145.4	155.2	142.8	137.9	152.2	146.0

# II-9. Capital Expenditures and Depreciation

- In 2024, CAPEX reached approximately 70% of depreciation expenses due to Strategic CAPEX at Flexstay Inn Iidabashi and Sunshine Suites Resort in addition to regular Maintenance CAPEX
- In 2025, CAPEX is expected to slightly exceed depreciation expenses due to the timing of some expenditures, such as Strategic CAPEX at Hotel MyStays Nippori and Art Hotel Niigata Station, as well as the large spending on Sunshine Suites Resort (budget: JPY 2.3 billion) mentioned above

(JPY million)



Asset Size <sup>4</sup> (JPY million)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	117,927	173,815	266,619	353,695	448,362	497,979	502,717	494,766	491,416	548,646	653,066	653,066

(Note 1) Strategic capital investment for renovation including guest rooms, banquet rooms, restaurant and others in order to improve the competitiveness / profitability of the hotels

(Note 2) Capital investment which is required to maintain proper values of properties and capital investment for fixtures and furnishings that are necessary for operating hotels

(Note 3) Excess FFO is defined as the amount of depreciation minus maintenance CAPEX. The same shall apply hereafter

(Note 4) Based on the acquisition price as of the end of the relevant year. After 2017, includes the amount of preferred equity interest contribution by INV to the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB). The acquisition price of overseas hotels (i) is the amount of TK investment to the SPC which held the leasehold of properties for "2018" and (ii) is the book value of the hotels as of May 9, 2019 for "2019" onward, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018)

# II -9. Case Study: Strategic CAPEX at Hotel MyStays Nippori and Art Hotel Niigata Station

- Implemented Strategic CAPEX at Hotel MyStays Nippori and Art Hotel Niigata Station to maintain and strengthen competitiveness. ROI is expected to be 24.9% and 17.0%, respectively

## Hotel MyStays Nippori

## Art Hotel Niigata Station

### Back-ground

- A limited service hotel within a 4-minute walk from JR Nippori Station
- Though renovated in 2011, its competitiveness has declined due to deterioration from aging and new hotels opened in the neighborhood
- The renovations are being carried out to improve customer satisfaction by updating the facilities and to meet the increased demand for multiple guests due to the increase in inbound demand

- A full service hotel directly connected to JR Niigata Station with large banquet halls which are rare in the area
- The guest rooms, banquet halls, and restaurant were last renovated in 2007. Due to aging, some aspects, such as the bathrooms, have received lower evaluations from guests compared to nearby competitors
- Renovations will be done to maintain and strengthen competitiveness

### Main Work

- Renew interior and furnishings of guest rooms and common areas
  - Replace semi-double beds with bunk beds or double beds
- Renew exterior and signage
- Make all rooms smoke-free

- Renew interior and furnishings of guest rooms, banquet halls, and restaurant
- Change the layout of the restaurant (increase the seat capacity from 119 to 132)
- Make two of the existing three smoking floors smoke-free

### Renovation Period

September 2024 – February 2025

January 2025 – July 2025

### Return

- Expected ROI: 24.9%
- CAPEX: JPY 419 million
  - GOP Increase: JPY 104 million per year (+79.1% compared to pre-renovation)

- Expected ROI: 17.0%
- CAPEX: JPY 651 million
  - GOP increase: JPY 110 million per year (+20.2% compared to pre-renovation)

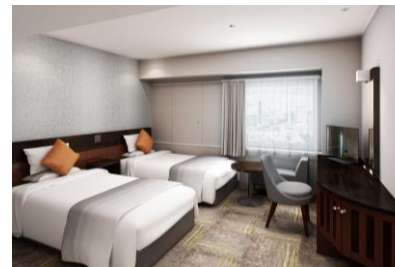
Guest Room (bunk bed)



Guest Room (double bed)



Guest Room<sup>1</sup>



Banquet Hall<sup>1</sup>



### After Renovation

(Note 1) Rendering



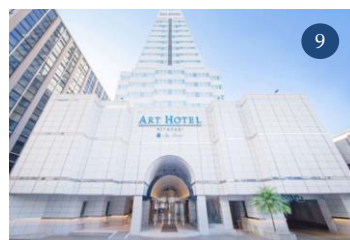
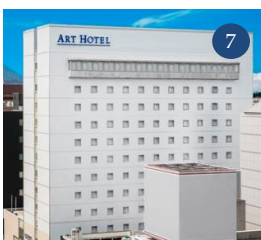
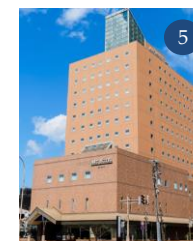
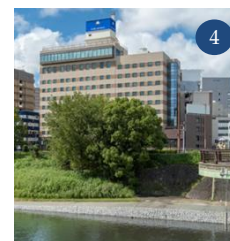


### **III. Summary of Properties Acquired in July 2024**

# III-1. Summary of Properties Acquired in July 2024

Acquired 12 domestic hotels for a total acquisition price of JPY 104.4 billion at an average 6.0% appraisal NOI yield

No.	Property Name	Location	Type	Rooms	Acquisition Price <sup>1</sup> (JPY mn)	2024 NOI <sup>2</sup> (Before Depreciation) (Appraisal) (JPY mn)	2024 NOI Yield <sup>3</sup> (Before Depreciation) (Appraisal)	Hotel Performance <sup>4</sup> (Appraisal Basis)	
								ADR (JPY)	Occupancy
1	Art Hotel Osaka Bay Tower & Solaniwa Onsen	Osaka-shi, Osaka	Full Service	458	31,185	1,662	5.3%	20,000	89.0%
2	Hakodate Kokusai Hotel	Hakodate-shi, Hokkaido	Full Service	435	16,830	1,052	6.3%	17,000	84.0%
3	Art Hotel Nippori Lungwood	Arakawa-ku, Tokyo	Full Service	134	16,335	924	5.7%	23,700	93.6%
4	Hotel MyStays Kumamoto Riverside	Kumamoto-shi, Kumamoto	Limited Service	194	6,831	437	6.4%	12,685	86.9%
5	Art Hotel Aomori	Aomori-shi, Aomori	Full Service	211	5,672	372	6.6%	11,500	82.0%
6	Kamenoi Hotel Izukogen	Ito-shi, Shizuoka	Resort	55	5,563	344	6.2%	41,200	89.0%
7	Art Hotel Oita	Oita-shi, Oita	Full Service	228	5,484	360	6.6%	9,990	86.1%
8	Art Hotel Kokura New Tagawa	Kitakyushu-shi, Fukuoka	Full Service	90 <sup>5</sup>	4,672	326	7.0%	13,000	90.0%
9	Art Hotel Miyazaki Sky Tower	Miyazaki-shi, Miyazaki	Full Service	135	3,821	271	7.1%	12,500	85.0%
10	Art Hotel Kagoshima	Kagoshima-shi, Kagoshima	Full Service	208	3,395	257	7.6%	12,200	82.4%
11	Kamenoi Hotel Hikone	Hikone-shi, Shiga	Resort	48	2,603	179	6.9%	21,350	88.0%
12	Kamenoi Hotel Nara	Nara-shi, Nara	Resort	42	2,029	122	6.0%	20,400	85.0%
<b>Total / Average<sup>6</sup></b>				<b>2,238</b>	<b>104,420</b>	<b>6,311</b>	<b>6.0%</b>	<b>17,960</b>	<b>86.7%</b>



(Note 1) Acquisition Price shows purchase price set forth in the purchase and sale agreement and does not include adjustments for property taxes, city planning taxes, or national or local consumption taxes

(Note 2) Appraisal NOI is the one calculated by direct capitalization method in stated in the appraisal report on the valuation date of June 1, 2024

(Note 3) Appraisal NOI yield is calculated by dividing appraisal NOI by acquisition price

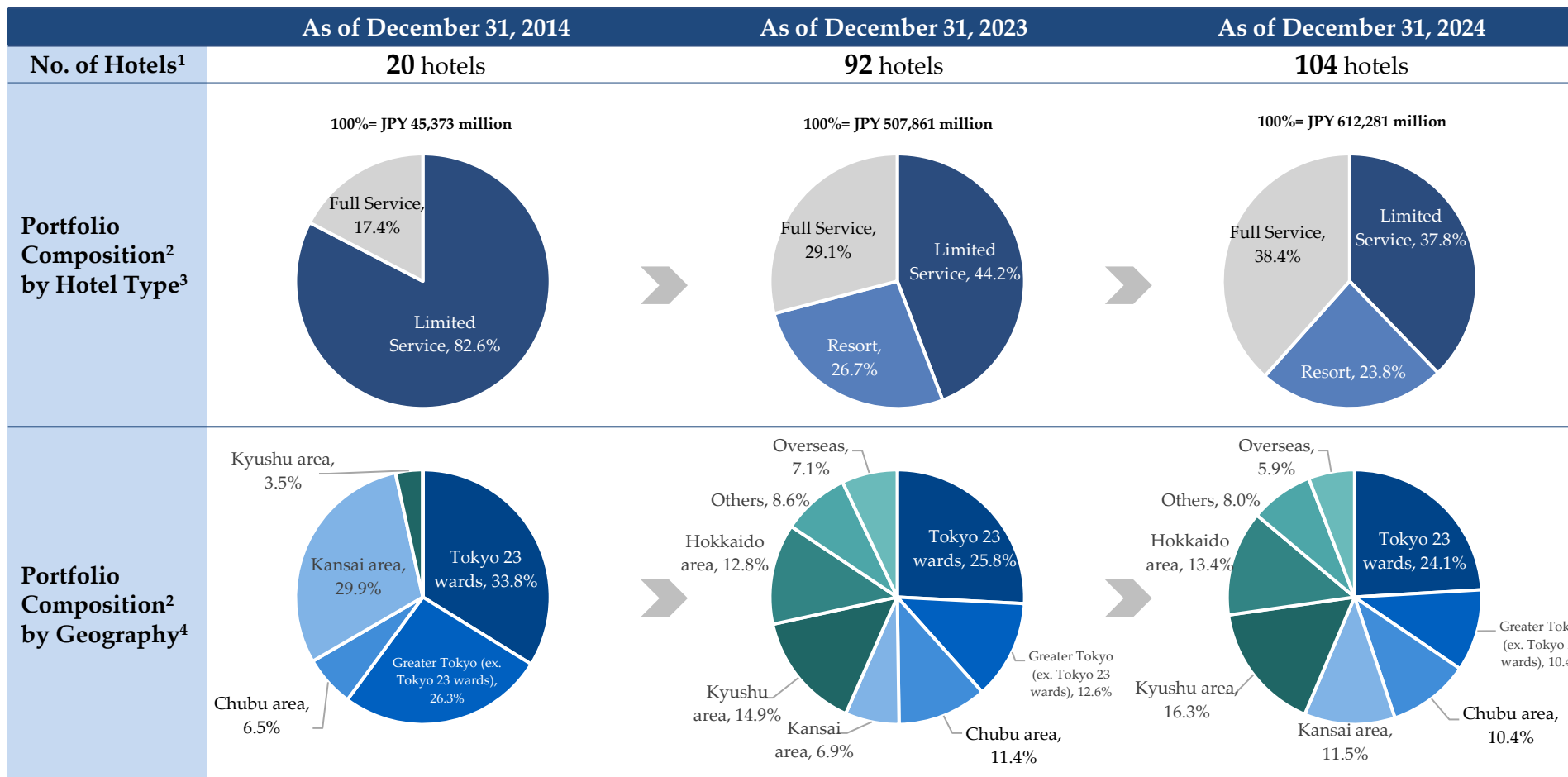
(Note 4) Numbers are from appraisal report as of June 1, 2024. They are assumed numbers for the normal year (approximately three years by DCF method) assessed by each appraisal firm under certain preconditions, and it is not guaranteed to be achieved in the future, and it may actually change significantly

(Note 5) There is a building operated as "Suisui Garden Ryokan" within the site of the property. However, since such building is not included in the anticipated acquisition, the figures do not include the three guest rooms of the building

(Note 6) The average is a simple average for ADR and Occupancy, while it is a weighted average for NOI Yield

# III-2. Change in Hotel Portfolio

- INV's hotel portfolio, which is the largest among J-REITs, reached JPY 612.2 billion in size by acquiring 12 hotels in July 2024
- INV's hotel portfolio, which initially focused on limited service hotels, has developed into a well-balanced portfolio that captures a variety of needs through continuous external growth. INV aims to capture more non-room revenue demand from banquets and meetings as well as inbound demand in regional areas



(Note 1) The amount of preferred equity interest contribution by INV to the JV TMK is counted according to the number of properties of underlying assets

(Note 2) Based on acquisition price and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK. The acquisition price of overseas hotels is the book value of the hotels as of May 9, 2019 when INV acquired the leaseholds of the properties, etc. related to the overseas hotels as dividend in kind in line with the termination of the SPC contract, which were converted into a JPY amount via the forward exchange rate of USD 1=JPY 110.45. The amount of preferred equity interest contribution by INV to the JV TMK is based on the property type or location of the underlying asset

(Note 3) Full service hotels are, in general, hotels that have both restaurant facilities providing breakfast, lunch and dinner (including meals provided by reservation) and meeting facilities that can be used for banquet services. We categorize all hotels other than full service hotels as limited service hotels (except for limited service hotels that are classified as resort hotels, as described below). Resort hotels are hotels located in areas where a substantial number of guests stay for sightseeing or recreational purposes and includes both full service hotels and limited service hotels. With respect to a hotel that falls within the definition of both a full service hotel and a resort hotel, we categorize the hotel as a full service hotel if it has substantial demand for meeting room, banquet service, wedding service or food and beverage service (including demand from non-staying guests) and as a resort hotel in all other cases. With respect to a hotel that falls within the definition of both a limited service hotel and a resort hotel, we categorize the hotel as a resort hotel

(Note 4) Defined as follows: Greater Tokyo (ex. Tokyo 23 Wards) is Tokyo (ex. Tokyo 23 Wards), Kanagawa, Chiba and Saitama. Kansai area is Osaka, Hyogo, Kyoto, Shiga, Wakayama and Nara. Chubu area is Aichi, Gifu, Mie, Shizuoka, Nagano, Yamanashi, Niigata, Toyama, Ishikawa and Fukui. Kyushu area is Fukuoka, Kumamoto, Kagoshima, Nagasaki, Oita, Miyazaki, Saga and Okinawa



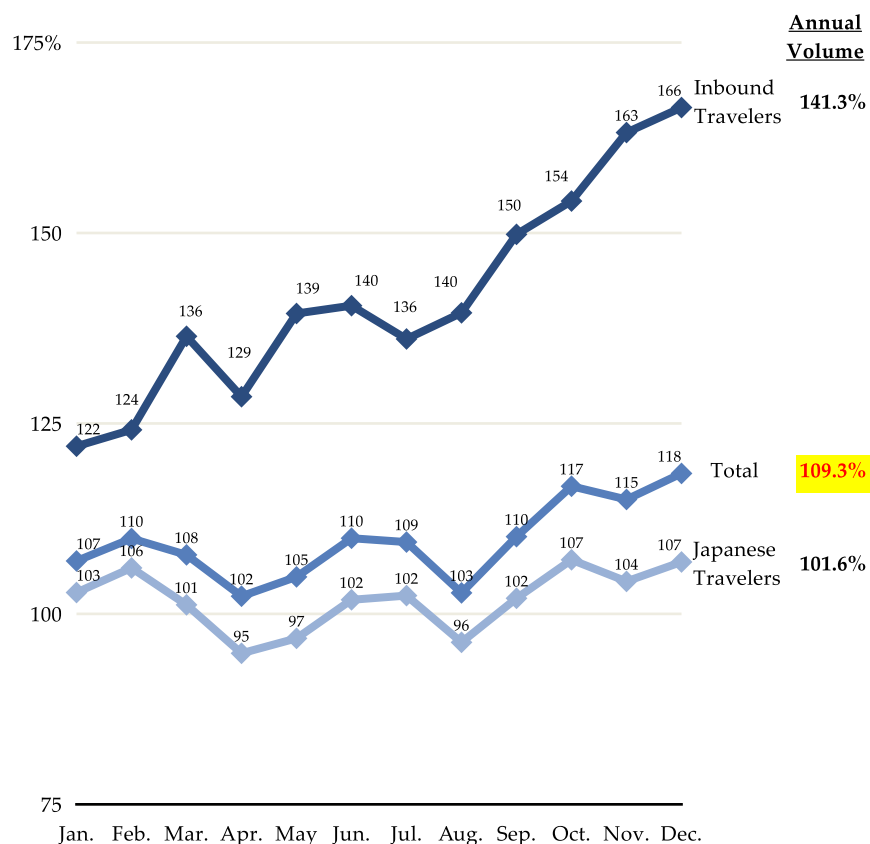
## **IV. Status of Hotel Operations and Market**

# IV-1. Overall Accommodation Market: 2024 Result and 2025 Outlook

- In 2024, the number of overnight stays by Japanese travelers remained generally strong, despite a slight decline following the end of the “National Travel Discount Campaign” program. The number by inbound travelers remained high throughout the year due to the record-high number of inbound travelers. As a result, the number of total overnight stays in 2024 was 109.3% of the 2019 level
- In 2025, travel demand from both Japanese and foreigners is expected to exceed the 2024 level, driven by the World Expo 2025 and several events and facilities to be opened

## 2024 Results

**Number of Overnight Stays in 2024 (2019 = 100%)<sup>1</sup>**

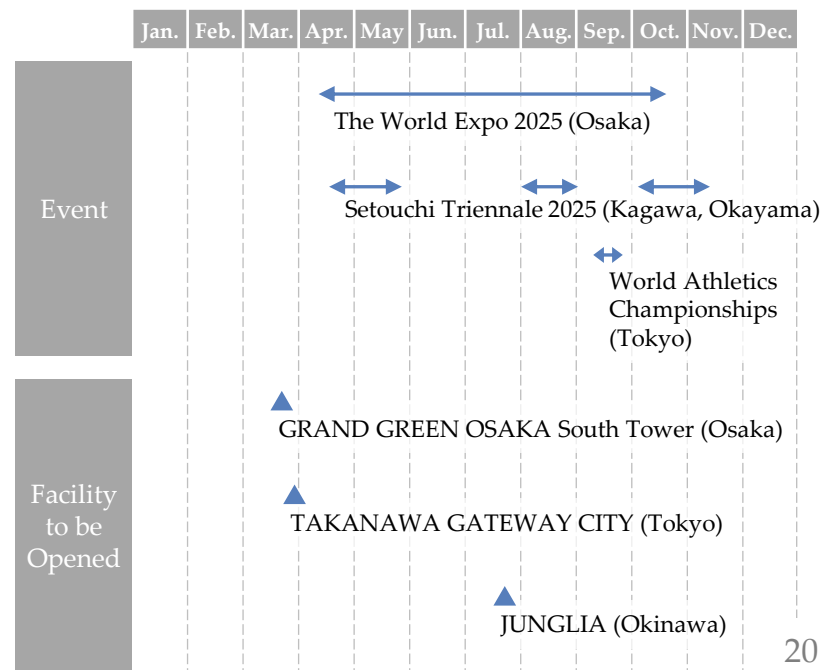


## 2025 Outlook

2025 Tourism Forecast by JTB<sup>2</sup>

	2025 Forecast	vs. 2024	vs. 2019
Spending on Domestic Travel by the Japanese	JPY 14.59 trillion	+3.8%	+31.2%
• Total Number of Travelers	305 million	+2.7%	+4.7%
• Spending per Traveler	JPY 47,800	+1.1%	+25.5%
Total Number of Inbound Travelers	40.2 million	+8.9%	+26.1%

Major Events and Facilities to be Opened in 2025<sup>3</sup>

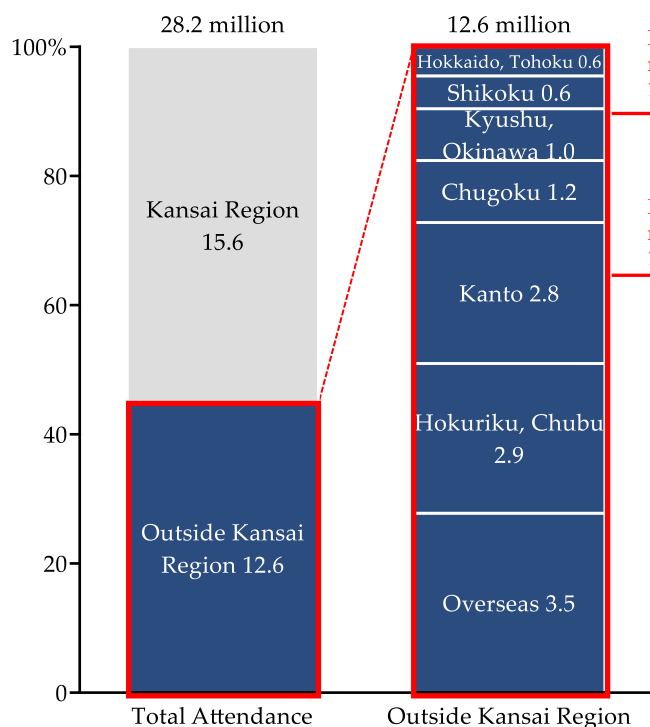


(Note 1) Source: MLIT  
(Note 2) Source: JTB  
(Note 3) Source: web page of each organizer/operator

# IV-2. Impact of the World Expo 2025 in Osaka

- The estimated number of visitors to the World Expo 2025 in Osaka is 28.2 million. Of these, 12.6 million people, approximately 40% of the total visitors, are from outside the Kansai region and are likely to need accommodation (①)
- In 2024, considering that the number of overnight stays in the Kansai region during the World Expo 2025 months (April-October) was 71.1 million nights, the aforementioned overnight stays by visitors from outside the Kansai region are expected to bring about a significant increase in demand in the Kansai region's accommodation market (②, ③)
- In 2025, total GOP of INV's seven hotels located in Osaka is expected to increase by approximately 30% compared to the previous year

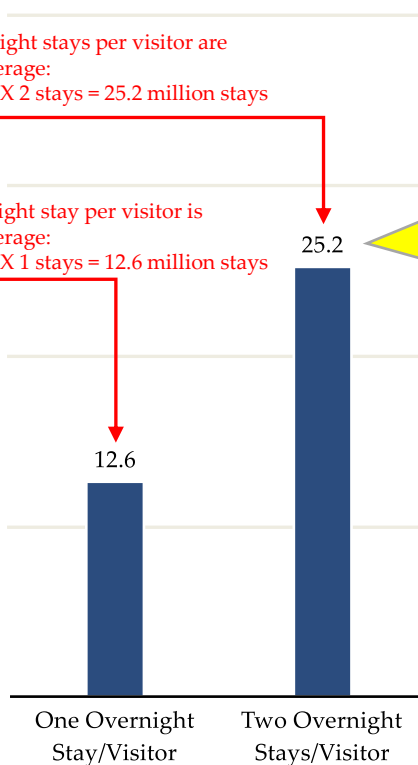
① Forecasted composition of the World Expo 2025 visitors by place of residence<sup>1</sup>



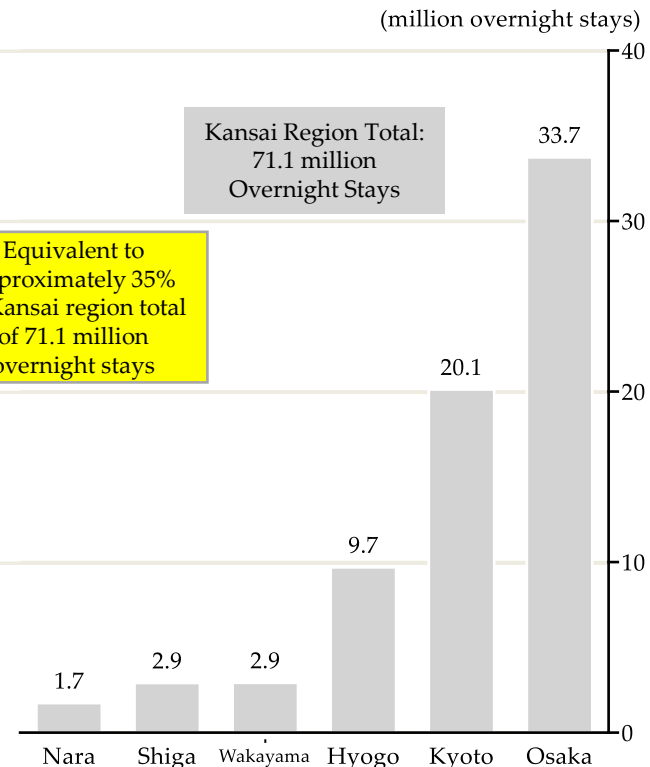
② [Trial Calculation] Potential overnight stays to be made by visitors from outside the Kansai region

If two overnight stays per visitor are made on average:  
12.6 million X 2 stays = 25.2 million stays

If one overnight stay per visitor is made on average:  
12.6 million X 1 stays = 12.6 million stays



③ Total number of overnight stays in the Kansai region between April and October 2024 (comparing the same months the World Expo 2025 will be held)<sup>2</sup>



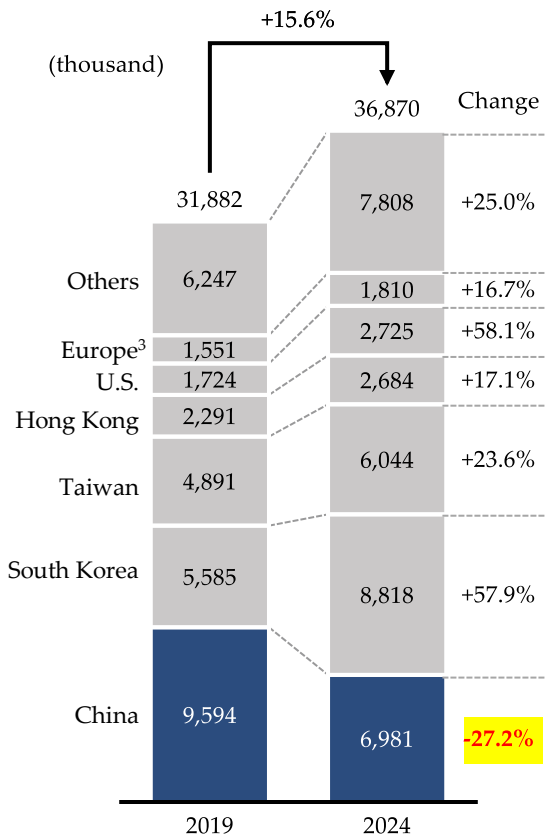
Equivalent to approximately 35% of Kansai region total of 71.1 million overnight stays

(Note1) Source: Japan Association for the 2025 World Exposition  
(Note2) Source: MLIT

# IV-3. Inbound Market: Full Year Comparison: 2019 vs. 2024

- While the number of inbound travelers in 2024 increased by 15.6% compared to 2019, the 2024 volume of Chinese inbound travelers, who used to account for the largest proportion among all nationalities in 2019, decreased by 27.2%, still below the 2019 level. The number of Chinese inbound travelers fell by 38.8% in the first quarter but has recovered to a decrease of 20.9% for the fourth quarter compared to the same period in 2019. Going forward, with the increase in flights between Japan and China and visa relaxation measures, the recovery trend is expected to accelerate, pushing up the total inbound volume
- Average travel spending of inbound travelers in 2024 increased by 43.4% compared to 2019. A shift from shopping spending to service spending occurred. Service spending showed a 53.2% increase while shopping spending increased by only 24.1%. Among service spending, accommodation spending showed the biggest increase of JPY 29,506, which is expected to contribute to the further growth in ADR

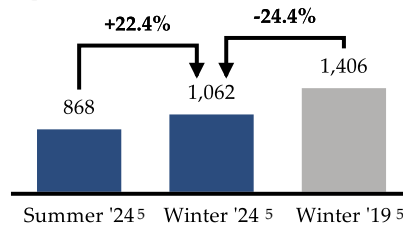
Number of Inbound Travelers<sup>1</sup>



### Moves to restore Chinese inbound volume

#### 1. Recovery in the number of flights

Japan-China scheduled # of flights/week<sup>4</sup>

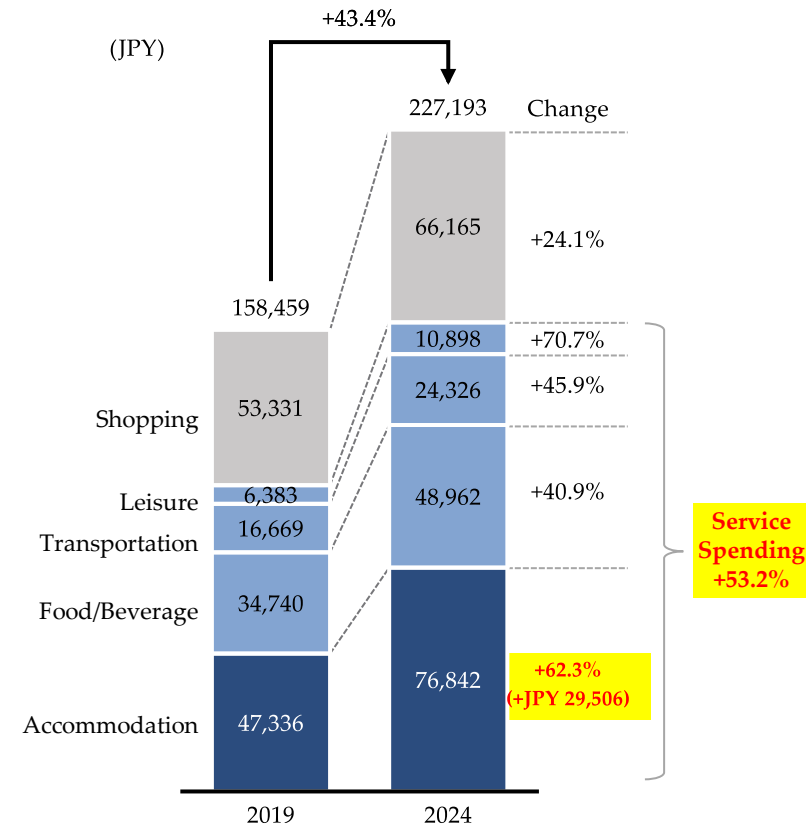


#### 2. Relaxation of visa requirements for the Chinese

Expected to be implemented this spring<sup>6</sup>

FIT	Multiple-entry tourist visa (3 years)	
	Need to enter Japan within 3 months from grant	→ Abolished
	Required to visit Japan 2+ times in the past 3 yrs	→ In the past 5 yrs
	Expansion of multiple-entry tourist visas	
	3yrs and 5 yrs	→ Add 10 yrs
	Requirement for granting visa	
Group	Submission of proof of employment	→ Not required for those 65 or older
	Length of stay for tourist visa	
	15 days	→ 30 days

Average Travel Spending of Inbound Travelers<sup>2</sup>



(Note1) Source: JNTO

(Note2) Source: MLIT

(Note3) U.K., France, Germany, Italy, Spain, Russia, Sweden, Netherland, Norway, Finland

(Note4) Source: MLIT. The number of flights is planned figure as of the beginning of each period

(Note5) "Summer '24" is Mar. 31, 2024 – Oct. 26, 2024 "Winter '24" is Oct. 27, 2024 – Mar. 29, 2025

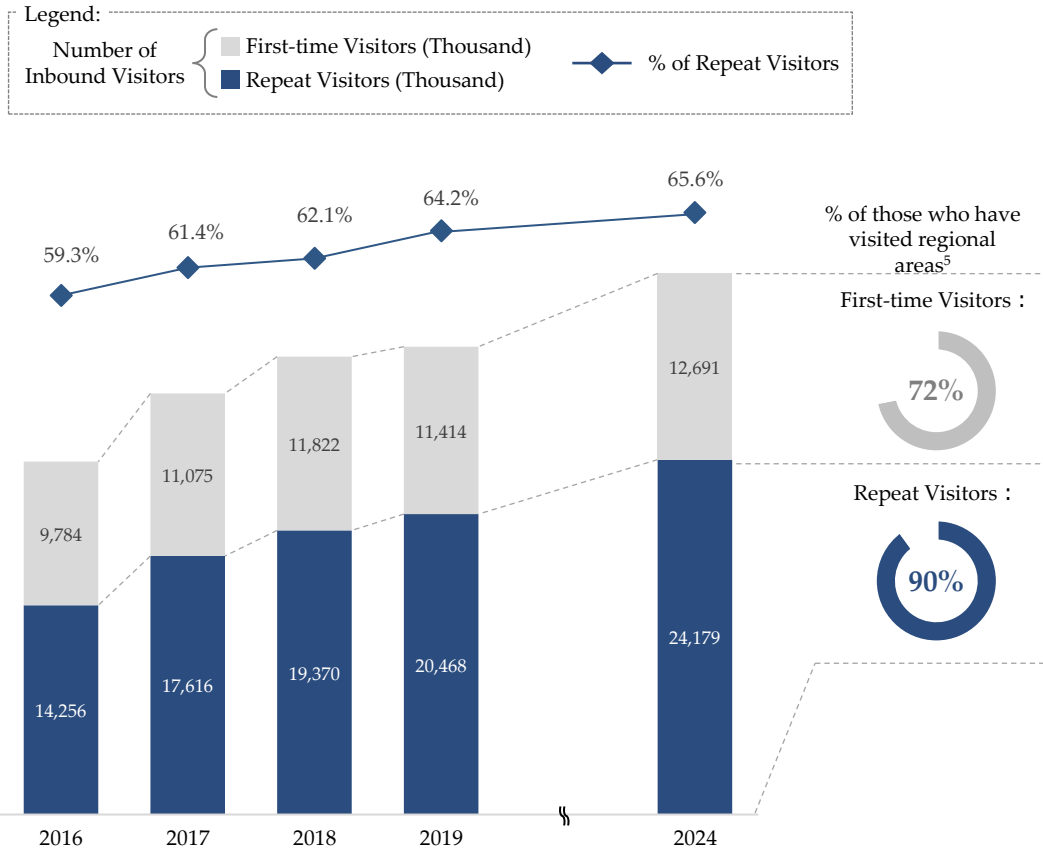
"Winter '19" is Oct 27, 2019 – Mar. 28, 2020

(Note6) Source: Nikkei December 25, 2024

# IV-4. Inbound Market: Inbound Repeat Visitors and International Flights at Regional Airports

- The number of repeat visitors (those making their second visit or more) and its proportion among overall inbound visitors have steadily increased since 2016, except for the period from 2020 to 2023 which was significantly affected by COVID-19
- As repeat visitors are more likely to visit regional areas<sup>1</sup> than first-time visitors (visitors who visit Japan for the first time), an increase in repeat visitors is expected to result in an increase in stays in regional areas, which could act as a tailwind for the regional hotels in INV's portfolio
- The number of international flights at regional airports<sup>2</sup> has been recovering. At about half of regional airports, the planned number of international flights during winter 2024<sup>6</sup> is greater or equal to the 2019 level. This recovery is expected to promote inbound tourism at regional areas

Change in the Number of Inbound Visitors<sup>3</sup> and % of Repeat Visitors<sup>4</sup>



Recovery Rate of Number of International Flights at Regional Airports

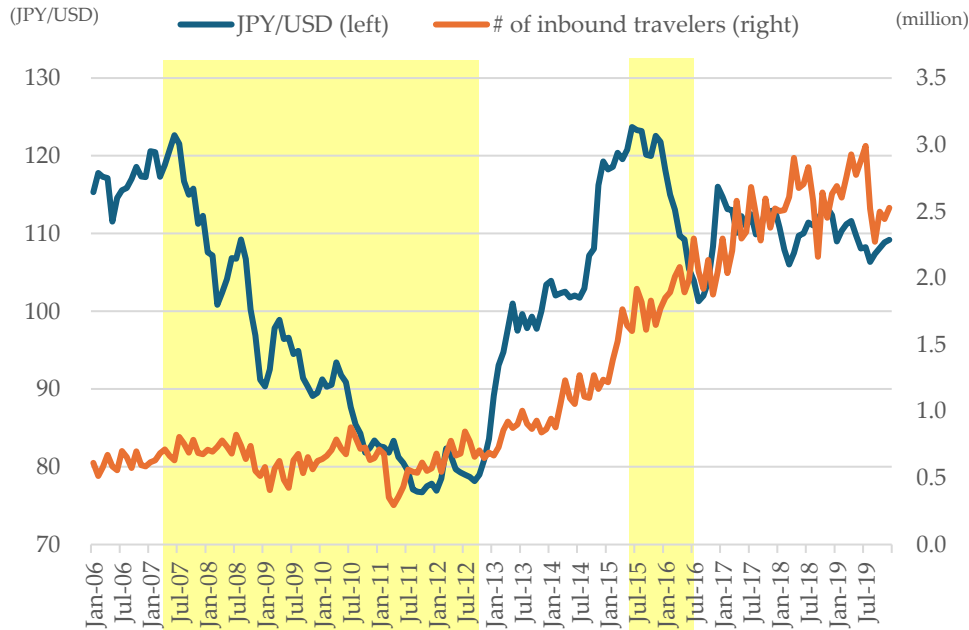
Airport <sup>7</sup>	# of Scheduled International Flights per week <sup>6</sup>		Recovery Rate (Winter '24 / Winter '19)
	Winter '19	Winter '24	
Kumamoto	6	23	383%
Matsuyama	6	23	383%
Yonago	3	6	200%
Shimajishima	3	5	167%
Takamatsu	20	27	135%
Nagasaki	5	6	120%
Komatsu	13	14	108%
New Chitose	153	164	107%
Asahikawa	2	2	100%
Miyazaki	5	5	100%
Saga	9	9	100%
Aomori	6	6	100%
Sendai	29	28	97%
Naha	187	180	96%
Hiroshima	27	25	93%
Kagoshima	24	17	71%
Okayama	23	16	70%
Niigata	12	8	67%
Hakodate	12	8	67%
Toyama	9	5	56%
Hanamaki	4	2	50%
Kitakyushu	14	7	50%
Shizuoka	32	15	47%
Ibaraki	10	2	20%
New Ishigaki	2	0	0%

(Note 1) Regional area refers to prefectures other than Chiba, Saitama, Tokyo, Kanagawa, Aichi, Kyoto, Osaka, and Hyogo  
 (Note 2) Regional airports refer to airports other than Narita International Airport, Tokyo International Airport, Chubu Centrair International Airport, Kansai International Airport, and Fukuoka Airport  
 (Note 3) Prepared by Asset Manager based on data from JNTO and MLIT  
 (Note 4) Prepared by Asset Manager based on data from MLIT  
 (Note 5) Prepared by Asset Manager based on data from DBJ and Japan Travel Bureau Foundation: Survey on Tourist Travel to Japan from Asia, Europe, the U.S., and Australia (2024)  
 (Note 6) "Winter '19" refers to the initially planned number of weekly flights for the period from Oct. 27, 2019 to Mar. 28, 2020. "Winter '24" refers to the initially planned number of weekly flights for the period from Oct. 27, 2024 to Mar. 29, 2025  
 (Note 7) Regional airports of which "Winter '19" is zero are excluded from this list



- Seeing the trend in past FX rates and the number of inbound travelers, there is no clear change in the trend in the number of inbound visitors, even in phases of sharp JPY appreciation. This implies a strong and growing desire to visit Japan that is not influenced by FX fluctuations
- When looking at the relationship between the FX rate and spending on shopping and accommodation of inbound travelers to Japan in each past quarter, a positive correlation can be observed between the FX rate and spending on shopping, but no clear correlation can be seen between the FX rate and spending on accommodation. This suggests that, unlike shopping, spending on accommodation is unlikely to be subject to spending cuts even in times of a strong yen

Change in FX Rate<sup>1</sup> and the Number of Inbound Travelers<sup>2</sup>

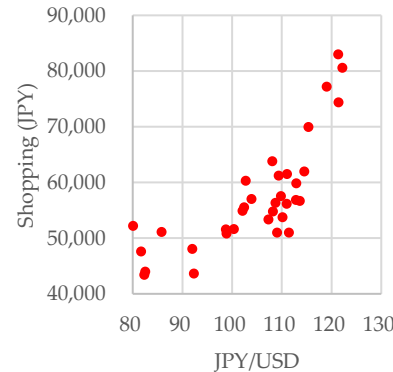


No discernable change in the trend of inbound travelers' even with the phase of sharp JPY appreciation

Change in FX Rate<sup>1</sup> and Spending on Shopping<sup>3</sup> and Accommodation<sup>3</sup> by Inbound Travelers

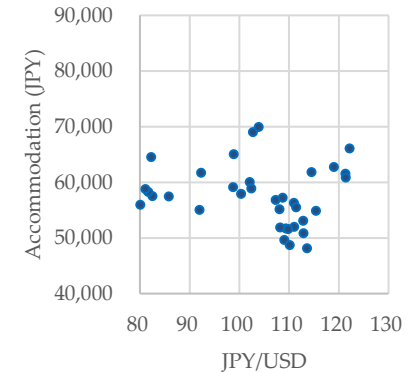
Year-Quarter	2010-Q2	2010-Q3	...	2019-Q4
FX (Qtr. Ave.) (JPY/USD)	92.04	85.81	...	108.73
Accommodation per person, trip (JPY)	55,009	57,445	...	57,198
Shopping per person, trip (JPY)	48,058	51,127	...	56,308

Relationship between FX and Shopping (2010-2019)



Shopping spending decreases as JPY strengthens

Relationship between FX and Accommodation (2010-2019)



No apparent correlation between FX and accommodation spending

(Note1) Source: Bank of Japan  
(Note2) Source: JNTO  
(Note3) Source: MLIT

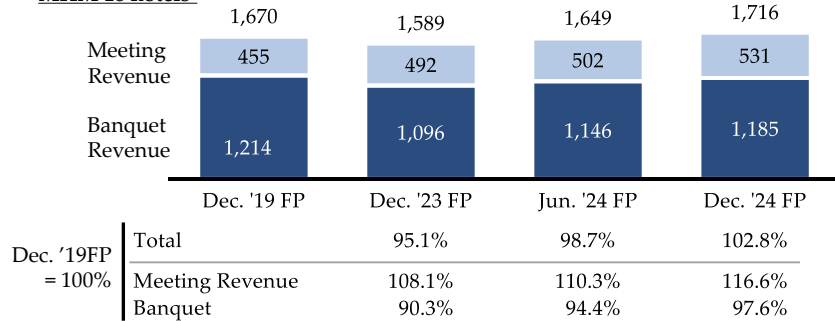
- As for banquets and conferences, there has been a shift from holding conferences on their own to conferences with banquets, and the number of banquets have been increasing. A similar trend is expected for the June 2025 FP
- Continue to enhance sales activities to further acquire inbound demand mainly from Asia. Consider to explore markets including Malaysia and Hong Kong in addition to China, Taiwan and Korea
- Fusaki Beach Resort Hotel & Villas won six awards in total for “World Luxury Hotel Award 2024” including three awards for “World Luxury Spa Award 2024” by its SPA “Fusaki Spa”. In addition, Kamenoi Hotel Izukogen won first place in the Luxury category of the “2024 Hot Spring Inn and Hotel General Election” organized by “2024 Hot Spring General Election” sponsored by five Japanese ministries and government offices including Japan Tourism Agency. MHM is contributing to sustainable local economic growth through tourism

## Initiatives implemented in the December 2024 FP

### MICE and Banquets

- There has been a shift from holding conferences on their own to conferences with banquets, and the number of banquets have been increasing. A similar trend is expected for the June 2025 FP. We will consider various activities to continuously capture demand

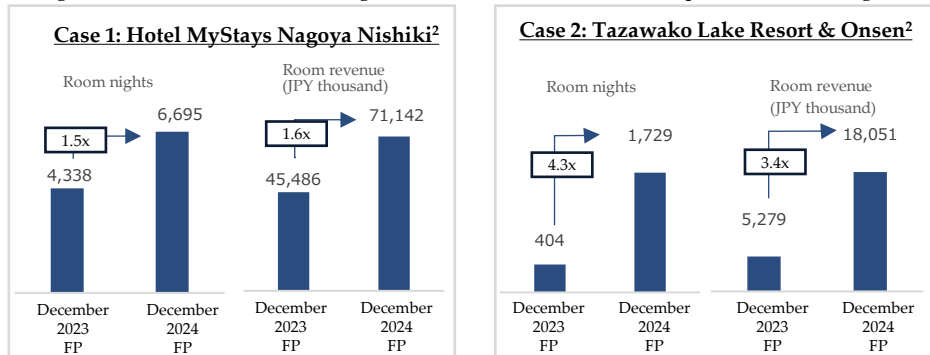
#### MHM 18 hotels<sup>1</sup>



### Initiatives for expansion and enhancement of client base

- Taiwan

Increased inbound sales staff. Number of inquiries/demand for group travel from travel agents in Taiwan increased through the enhancement of the sales capabilities to local agents



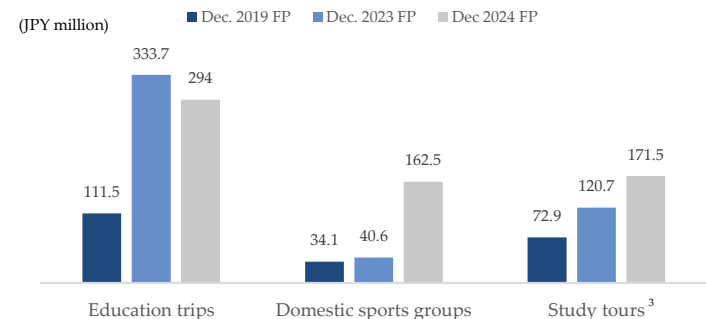
### Sales expansion through proactive proposal-based marketing

- Demand for accommodations for corporate interns continued to show a strong booking trend in 2024, driven by strong hiring sentiment. Demand for mid-career hires<sup>3</sup> also remained brisk in the Dec. 2024 FP, with demand 1.5 times the same period in 2023. Demand for the Jun. 2025 FP remains robust as of Jan. 15, 2025 for both interns and mid-career hires segments

	Demand for accommodation for interns	Demand for accommodation for mid-career hires <sup>2</sup>
December 2023 FP	20,171 thousand 9 hotels	50,439 thousand 15 hotels
December 2024 FP	16,226 thousand 20 hotels	74,450 thousand 24 hotels
June 2025 FP (as of Jan. 15, 2025)	7,943 thousand 7 hotels	11,698 thousand 6 hotels

- As for “Study Tours<sup>4</sup>” orders from overseas in the December 2024 FP, MHM continued to acquire demand by leveraging the advantage of its scale merit and by approaching overseas specialized travel agents and Japanese universities with a large number of international students. MHM will enhance new sales activities in order to expand its market share in Europe and China
- Although the number of school trips is returning to pre-COVID-19 levels, there have been some changes in destinations, a choice of multiple destinations, a review of the timing, and shortening of the trips due to the rising cost of bus and accommodation fees and overtourism. MHM will implement proposal-based sales activities tailored to the needs of the market, guide schools to stay at MHM hotels that have not accepted school trips and propose reviewing the dates
- For domestic sports groups, MHM hotels continue to receive orders steadily in 2025 as hotels have been highly appreciated by agencies specialized in professional sports teams

### Changes in sales of various plans at 73 INV-owned hotels (examples)



(Note 1) Refers to the following hotels: MyStays Shin-Urayasu Conference Center, Hotel MyStays Hakodate-Goryokaku, Hotel MyStays Utsunomiya, Hotel MyStays Gotanda Station, Hotel Epinard Nasu, Hotel MyStays Shin Osaka Conference Center, Kamenoi Hotel Beppu, Art Hotel Joetsu, Art Hotel Hirosaki City, Hotel MyStays Premier Sapporo Park, Hotel MyStays Sapporo Aspen, Art Hotel Ishigakijima, Art Hotel Niigata Station, Hotel MyStays Kagoshima Tenmonkan, Art Hotel Asahikawa, Hotel MyStays Matsuyama, Hotel MyStays Premier Narita, Art Hotel Morioka

(Note 2) Taiwanese nationality who booked through Taiwanese travel agents

(Note 3) Demand from companies to accommodate mid-career hires to participate in training programs held near the hotel.

(Note 4) Tours for students and teachers from overseas to learn about Japanese culture and environment

# IV-7. MHM: Future Outlook and Strategy

- The number of inbound visitors to Japan in the December 2024 FP reached 19 million, 3.8 million more than the same period in 2019. Inbound demand is expected to remain robust. Particularly in the Osaka area, demand is expected to rise due to the World Expo 2025 and the expansion of flight capacity at Kansai International Airport. A further increase in Chinese tourists is also expected due to the relaxation of short-term stay visa requirements
- Business travel restrictions have also been significantly eased, and domestic business demand has recovered to pre-COVID-19 levels, with steady MICE demand. Domestic leisure demand is also expected to increase as improvements in employment and salaries provide a tailwind for travel

	Assumption of Domestic Demand		Assumption of Inbound Demand	
	Leisure	Business	Leisure	Business
<b>Outlook for June 2025 FP</b>	<ul style="list-style-type: none"> <li>✓ Increase in leisure demand is expected with gradual improvement in employment and salaries</li> </ul>	<ul style="list-style-type: none"> <li>✓ Business travel restrictions have also been significantly eased, and domestic business demand has recovered to pre-COVID-19 levels, with steady MICE demand. Business demand is expected to increase in spring which is the transfer/relocation season and the beginning of new fiscal year in Japan</li> </ul>	<ul style="list-style-type: none"> <li>✓ Following the recovery trend in 2024, continuous growth is expected in 2025. Although the FX rate may fluctuate, it is likely to maintain the cost-effectiveness of traveling to Japan. Demand from Asia is particularly strong, and there is an expected increase in long-term visitors from Europe, the U.S., and Australia</li> <li>✓ Further increase in Chinese tourists is expected due to the relaxation of short-term stay visa requirements. On the other hand, there are concerns that the stagnation of the Chinese economy may cause changes in future trends</li> </ul>	<ul style="list-style-type: none"> <li>✓ Corporate travel budgets continue to show a moderate recovery. Robust increase in demand in April and May is expected as spring is the beginning of new fiscal year in Japan</li> </ul>
<b>Outlook for December 2025 FP Onwards</b>	<ul style="list-style-type: none"> <li>✓ Increase in demand for transient travel during the year-end and New Year holidays is expected as it will be long consecutive holidays like in 2024-2025</li> </ul>	<ul style="list-style-type: none"> <li>✓ Demand for MICE from early autumn is expected to be robust</li> </ul>	<ul style="list-style-type: none"> <li>✓ Same as the June 2025 FP</li> </ul>	<ul style="list-style-type: none"> <li>✓ Corporate travel budgets continue to show a moderate recovery. Business demand is expected to remain robust</li> </ul>

## Future Strategy

- Introduce pre-/self-service check in system at some hotels to increase customer satisfaction by reducing waiting time. Also, equip with multi language and various payment functions to accommodate inbound demand in order to simultaneously improve operational efficiency and service, and reduce labor hours by streamlining reception desk operations
- Establish a sustainable profit structure by setting prices according to demand characteristics, stimulating demand by incorporating early booking benefits and value-added services, and reducing OTA commissions by increasing the ratio of direct sales
- In terms of securing staff, one of MHMs strong points is the recruitment of new graduates, which continued even during COVID-19. The number of hires is expected to increase in 2025 as the number of properties under operation increases. In addition, a total of 252 graduates from “Narita Hospitality Academy”, which opened in June 2023, have joined MHM to date. MHM plans to continue recruitment in 2025
- Based on “Talent Development” section set in 2024, MHM will work to educate and to take care of its employees through training and expanded implementation of engagement surveys

- Further focused on activities to obtain group and MICE demand. Improved usage during weekdays by inviting high-profile events including school trips and international MICE with introduction of new LED screens and upgrading of audio-visual facilities at main banquet rooms
- Regarding weddings, while a shift from small size weddings (up to 29 guests) to medium size weddings (30-69 guests) continued to be observed, the wedding market continues to shrink due to a decrease in population, declining marriage intentions, and the establishment of 'marriage without wedding party' trends. On the other hand, number of participants at wedding fairs held at SGTB has recovered to 2019 levels. As such, SGTB strives to secure demand through leveraging new technologies installed at banquet rooms and exploring new needs and trends
- Signed an official sponsorship agreement with Chiba Lotte Marines from the 2025 season and continued to acquire accommodation and banquet demand from several national rugby teams. The hotel continues to enhance relationship with sports organizations by leveraging the strengths of the hotel

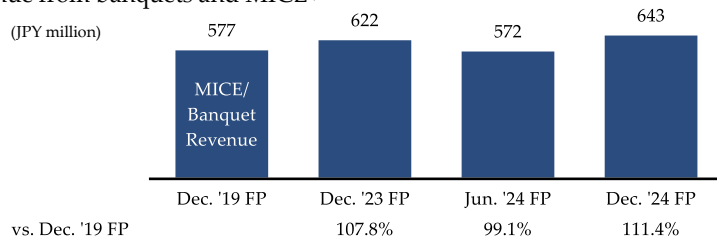
## Initiatives to Maximize Revenue

### Capture demand for MICE and banquets

- Demand from consulting firms, insurance companies, automotive related companies, and door-to-door sales companies continued to be observed
- By introducing large LED screens in the main banquet hall and upgrading audio-visual functions, the hotel will promote the attraction of high-profile events, including school trip groups and overseas MICE, thereby improving weekday occupancy rate
- Organized first "Mystery Night Tour", an overnight audience-participation type event. A total of 275 guests participated, generating JPY 5 million in room revenue for 170 rooms and JPY 5.2 million in banquet revenues. Similar events will be considered for future hosting



< Revenue from banquets and MICE >



### Weddings

- Post the latest banquet room availability information for up to six months on website. This allows for efficient bookings, and by offering special plans that are unique to last minute specials, new needs will be developed

### Various accommodation packages and promotions

- Improved ADR by 6% from the same period in 2023 by focusing on premium retail and corporate group segment
- Increased RevPAR by 7% over the same period in 2023 by ensuring consistent pricing across all channels and by reducing dependency on low-priced OTA channels
- Implemented campaigns linked to Tokyo Disney Resort events to promote direct reservations

### Operating Costs

- Hotel operating costs this period increased 21.5% over the same period in 2019 to approx. JPY 6.2 billion, mainly due to higher personnel costs
- Number of staff recovered to the level before the COVID-19 pandemic as SGTB enhanced recruitment of new graduates. Secure adequate staffing depending on the business environment and focus on appropriate labor cost management
- Despite general price pressures, such as increases in consumables, equipment, electricity and gas rates, as well as the impact of the yen's depreciation, SGTB appropriately monitors and manages expenditures and inventory related to procurement of consumables and food items

## Initiatives to Capture New Demand

### Capture new demand with enhanced relationships with local companies and sports organizations

- Catering business for VIP rooms at ZOZO Marine Stadium in partnership with Chiba Lotte Marines continues to see growing demand, reaching JPY 44.6 million (36 games) in the December 2024 FP
- Signed an official sponsorship agreement with Chiba Lotte Marines from the 2025 season, resulting in 3 sponsorship agreements in total with professional sports teams. Acquired banquet demand including sponsor party, and SGTB considers implementing promotion activities by leveraging such sponsorship
- The hotel's facilities and location are highly regarded, and it continues to attract the accommodation/banquet needs from several national rugby teams

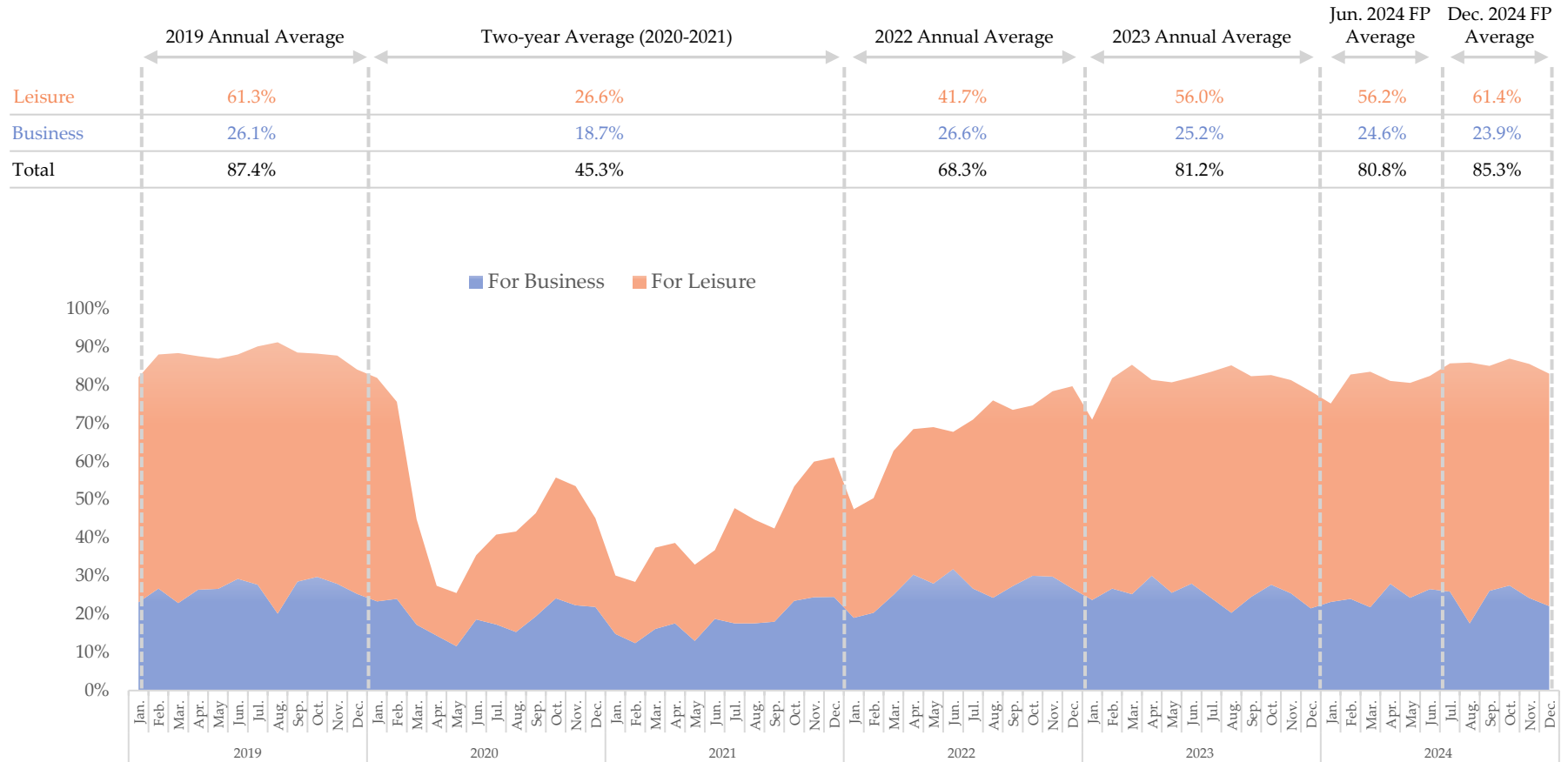
<Accommodation and banquet demand from national rugby teams>

	No. of rooms	Room revenues (JPY million)	Banquet revenues (JPY million)
National team A	172	2.9	3.9
National team B	236	5.3	5.5
National team C	217	4.4	6.8

# IV-9. Trial Calculation: Business vs. Leisure Demand

- Occupancy rate for the December 2024 FP showed a steady recovery, reaching 85.3%, which is approximately 2% below the 2019 annual average of 87.4%
- Based on the assumptions of this trial calculation, business demand reached the 2019 level in 2022 and has maintained a steady trend since then. Leisure demand reached the 2019 level in the December 2024 FP
- Occupancy rate is expected to further increase due to the growth of leisure demand driven mainly by inbound tourists

## Breakdown of Business / Leisure Demand at 73 Hotels<sup>1</sup> managed by MHM



**Premises :**

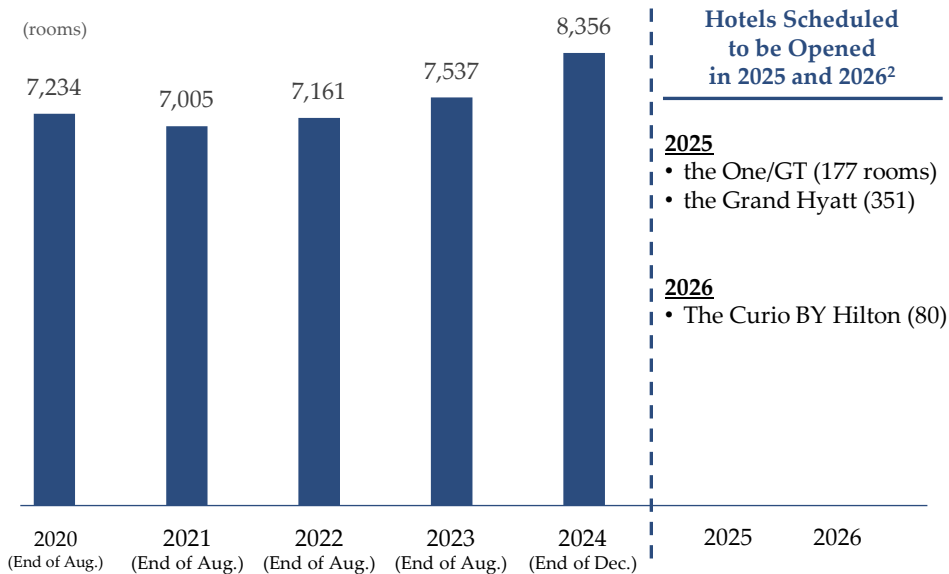
Assumed the number of rooms sold on the days before Saturday, Sunday, and national holiday is leisure demand. As for other days, assumed the number of rooms sold is leisure demand if DOR is larger than 2.0, and if DOR is equal or less than 2.0, assumed the number of rooms sold multiplied by [DOR - 1.0] is leisure demand, while the remaining is assumed to be business demand (based on the assumption that all the rooms are used either by one person or two persons)

(Note 1) Of properties held by INV as of the beginning of the December 2023 FP, 73 hotels operated by MHM or its subsidiaries

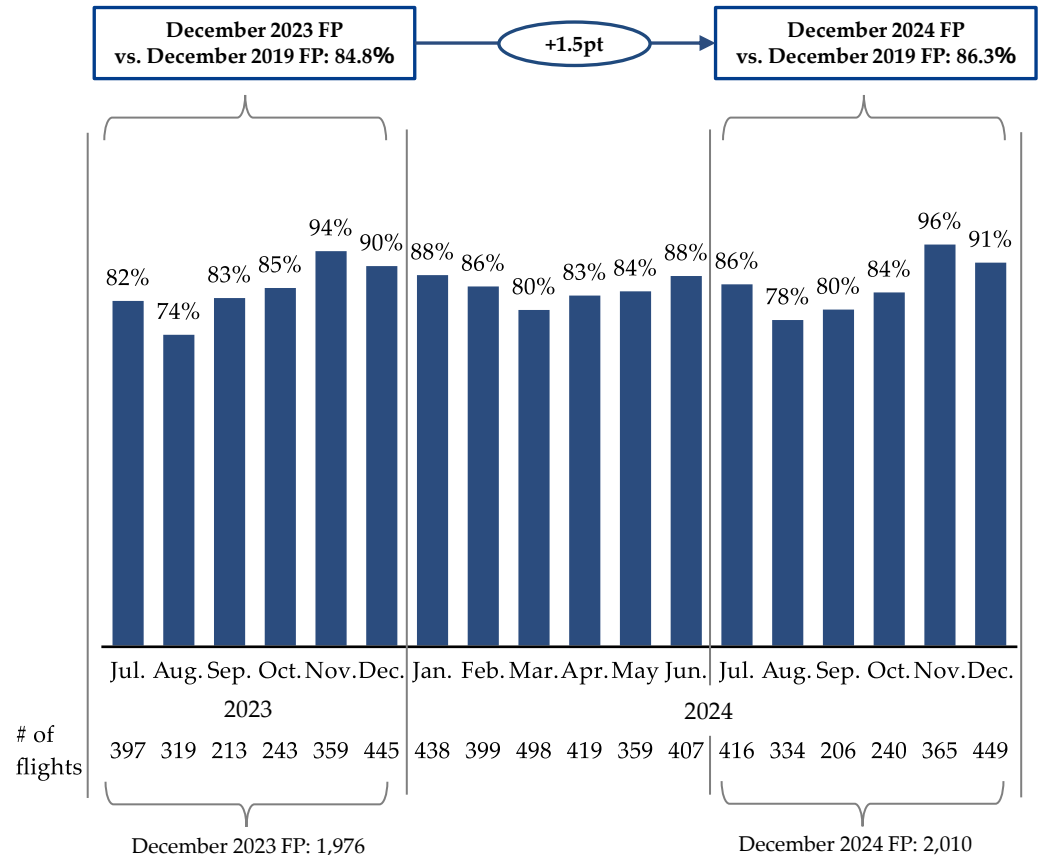
# IV-10. Update of the Status of the Cayman Islands

- An aggressive opening pricing strategy over the first several months of operation by the Hotel Indigo (282 rooms) led other properties in the market to temporarily drop their rates. However, as the hotel has begun returning to its regular room rates, the impact is starting to subside. INV will monitor the market environment carefully including three new hotels (total 608 rooms) scheduled to be opened in 2025 and 2026
- The number of flights in the December 2024 FP was 86.3% of the same period in 2019, up 1.5 points from 84.8% in the December 2023 FP. While stay-over visitors to the Cayman Islands in the December 2024 FP declined by 3.5% or 187,143 from the December 2023 FP due to the impact of hurricanes etc., it increased by 2.0% year-on-year to 437,842 in 2024
- The proposed Annex Expansion of the Westin was heard before the Caymanian Central Planning Authority (“CPA”), and the plan was approved in July 2023 by the CPA, subject to a number of conditions. However, an objection was presented to the Planning Appeals Tribunal by a neighbor regarding the off-site parking variance. The next steps for this project are for the CPA to reapprove the project with the off-site parking variance, update required investment analysis for the expansion, and investigate the potential return on investment

**Change in Number of Room Accommodations in Cayman Islands<sup>1</sup>**



**Change in Number of Flights<sup>3</sup> (same month/period of 2019 = 100%)**



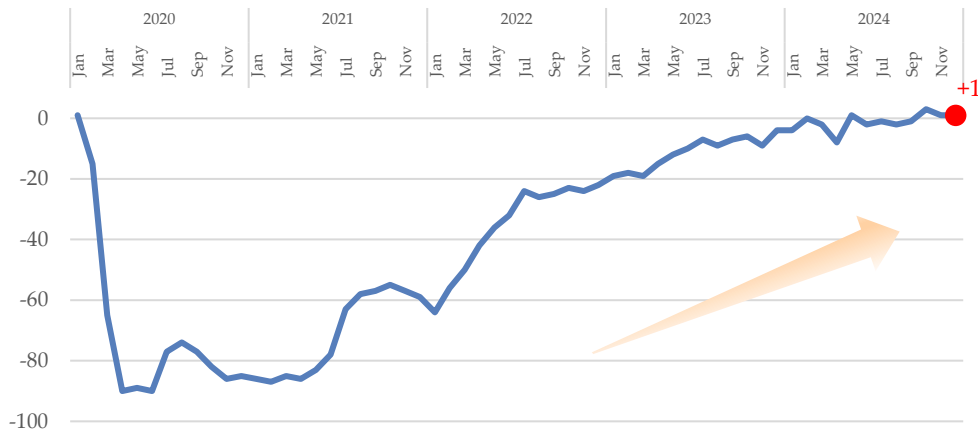
(Note 1) Prepared by Asset Manager based on Cayman Islands Department of Tourism  
 (Note 2) This list is based on the information Asset Manager has researched and may not cover all hotels to be opened in 2025 and 2026  
 (Note 3) Source: Aimbridge Hospitality. Total number of flights from the U.S., Canada, and the U.K.

# IV-11. Status of Overseas Travel

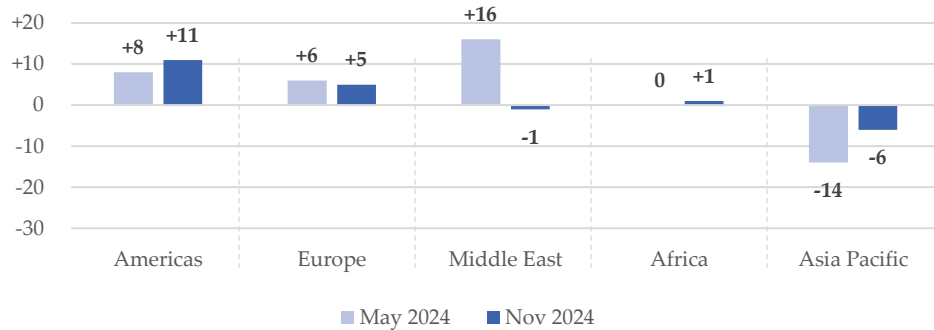
- According to UN Tourism, the number of international tourists in December 2024 exceeded the pre-COVID-19 level, hitting 101% of the December 2019 level
- Regarding international airline seat volume, although the Asia Pacific region has lagged other regions, it showed a significant recovery between May 2024 to November 2024
- The U.S. Hotel RevPAR Index increased due to the continued upward trend in ADR for the second half of 2024

## International Travel Environment

International Tourist Arrivals (Global) Index<sup>1</sup> (same month in 2019=100)

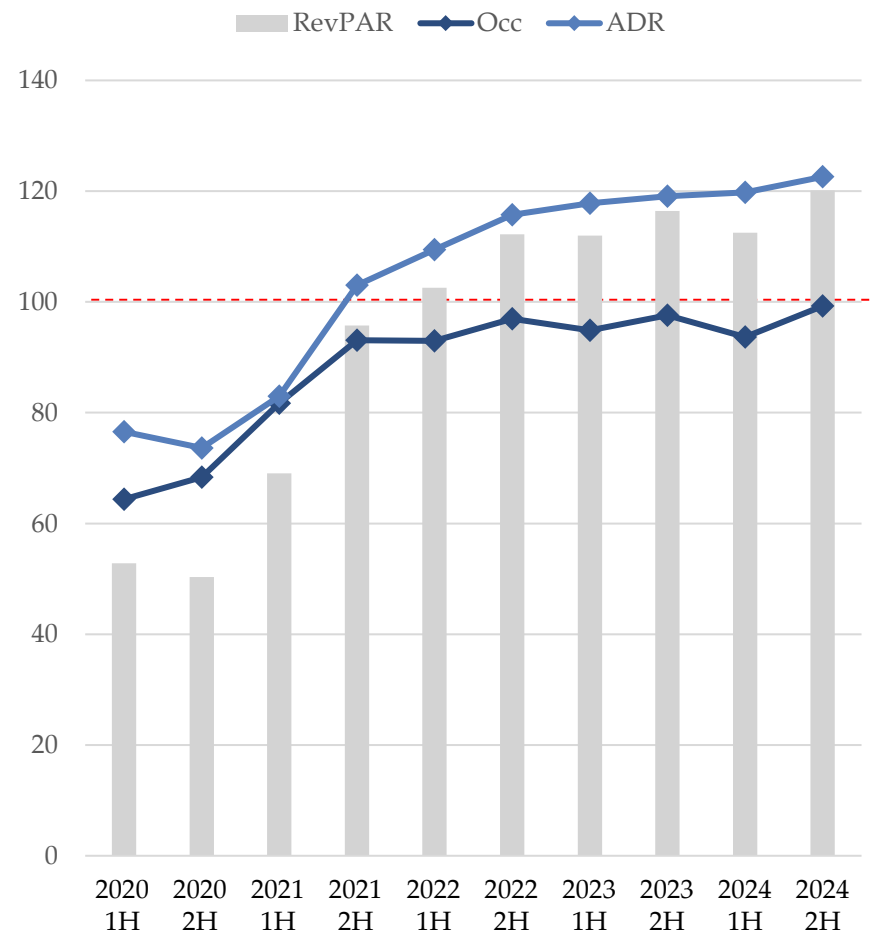


Number of seats on international flights by region<sup>1</sup> (same month in 2019=100)



## Hotel KPIs in the U.S. (Jan 2020-Dec 2024)

The U.S. Hotel KPIs Index<sup>2</sup> (indexed to 2019)



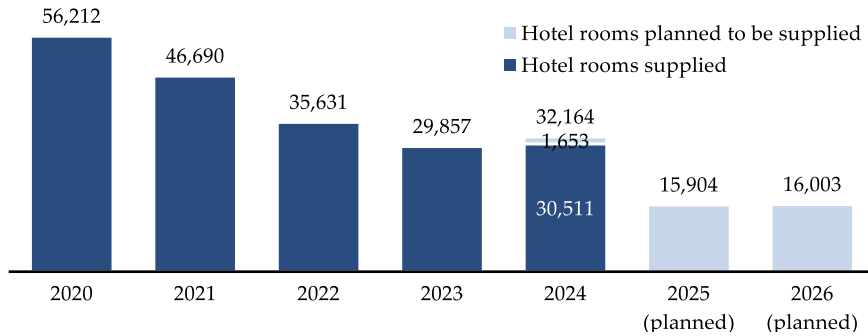
(Note 1) Source: UN Tourism. The figures for the same month in 2019 are indexed to 100  
(Note 2) Prepared by Asset Manager based on the data from STR. Average of KPIs of US hotels for the 1<sup>st</sup> half and 2<sup>nd</sup> half of the year are indexed as 100 for comparable period in 2019

# IV-12. New Hotel Development in Japan and Increase of Construction / Labor Costs

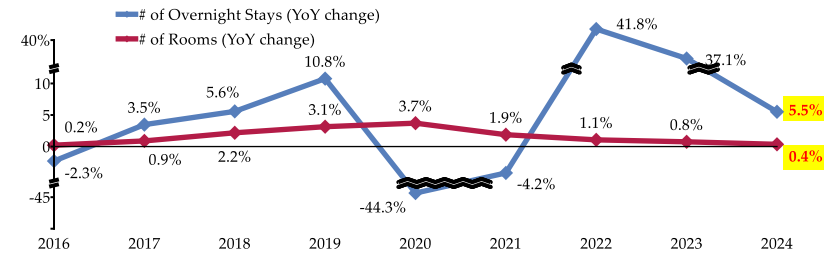
- The number of rooms in new hotel developments<sup>1</sup> has been decreasing from 2019 through June 2023. It rebounded in December of 2023, but has remained flat since then<sup>2,3,4</sup>
- The number of hotel and ryokan rooms, which account for the majority of the accommodation market, increased by 0.4% between 2023 and 2024. Meanwhile, the total number of overnight guests increased by 5.5%, indicating that the growth in demand has surpassed the growth in supply
- Indices of both construction material and labor cost have risen sharply<sup>7</sup>, and future supply of hotels is expected to be limited. In particular, existing full service and resort type hotels in rural areas are expected to become increasingly important as regional infrastructure

## The Number of Planned New Hotel Room Supply<sup>2,3</sup>

New hotel rooms supplied or planned to be supplied each year<sup>4</sup>

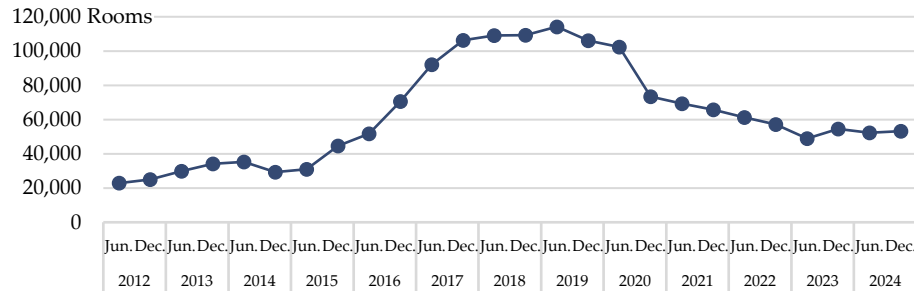


## YoY change of the Number of Hotel/Ryokan rooms<sup>5</sup> and Overnight Stays<sup>6</sup>

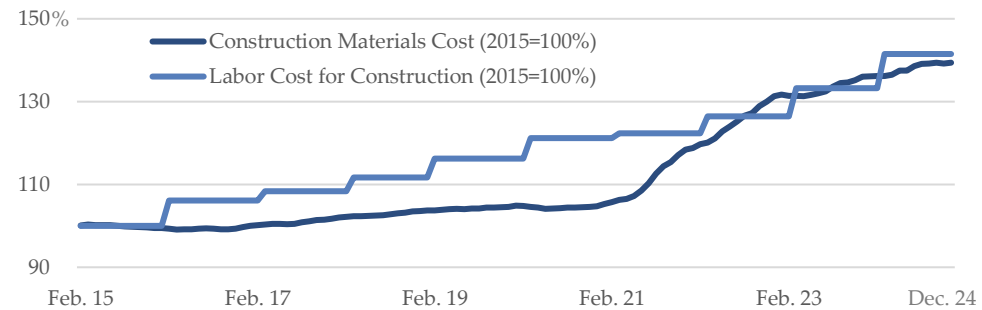


# of Rooms (thousand)	1,548	1,562	1,596	1,646	1,707	1,739	1,758	1,771	1,777
# of Overnight Stays (million)	492	510	538	596	332	318	450	617	651

## The Number of Rooms for New Hotel Development<sup>1,2,4</sup>



## Construction Material Cost Index and Labor Cost Index<sup>7</sup>



(Note 1) The figures refer to the number of hotel rooms for which expansion plans have been confirmed for each period

(Note 2) Based on the plans confirmed as of each survey by HOTERES

(Note 3) The number of hotel rooms supplied (or planned to be supplied) in each year, based on information already available as of Dec. 15, 2024. This information includes newly built hotels with more than 40 rooms, some auberges with less than 40 rooms, newly built hotels with pets, and some hotels that may compete with "hotels," such as simple lodging businesses with private room types

(Note 4) The new supply plans shown above are based on developers' plans based on HOTERES research as of Dec. 15, 2024, and for some hotels whose planned number of rooms is undetermined or unknown, the analysis assumes an average value of 200 rooms per building. This analysis is intended to determine the trend of increase/decrease in supply over the next few years, and the actual number of new supply may differ significantly from the said figures

(Note 5) Source: MHLW. The number of rooms is as of the end of March

(Note 6) Source: MLIT

(Note 7) Source: Construction Research Institute, MLIT





## **V. Status of Residential Operations**

# V-1. Performance of Residential Properties

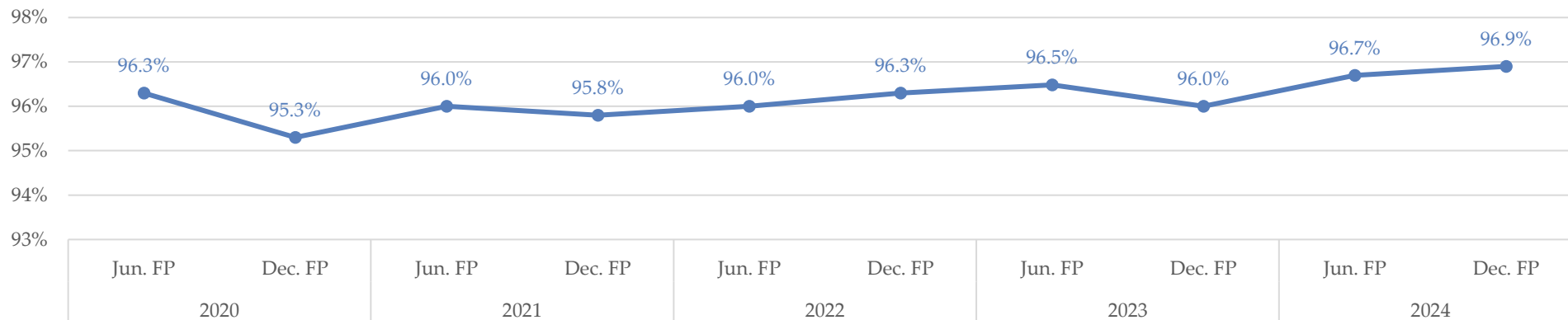
- Occupancy rate increased this spring and has remained stable since then, leading to an average occupancy rate of 96.9% for the December 2024 FP, the highest in the past ten fiscal periods
- Recorded JPY 1,140 million of NOI for 41 residential properties this period, a 1.9% increase compared to the same period last year due to an increase in the rent
- The portfolio of 41 residential properties and one commercial property owned today is expected to maintain stable earnings

## Residential NOI, Actual and Forecast<sup>1</sup> (Unit: JPY million)

Based on 41 Residential Properties	2020	2021	2022	2023	2024	Variance	2025	Variance
	Actual	Actual	Actual	Actual	Actual	2023 Actual vs. 2024 Actual	Forecast (As of 2/26)	2024 Actual vs. 2025 Forecast
	<A>	<B>	<C>	<D>	<E>	<E/D-1>	<F>	<F/E-1>
Jun. FP	1,115	1,115	1,113	1,126	1,140	1.2%	1,145	0.5%
Dec. FP	1,112	1,110	1,118	1,120	<b>1,140</b>	<b>1.9%</b>	1,145	0.4%
Full Year	2,228	2,225	2,231	2,246	2,281	1.5%	2,290	0.4%

## Change in Occupancy<sup>1</sup>

( January 2020 – December 2024 : Average occupancy rate as of the end of the month during each fiscal period )

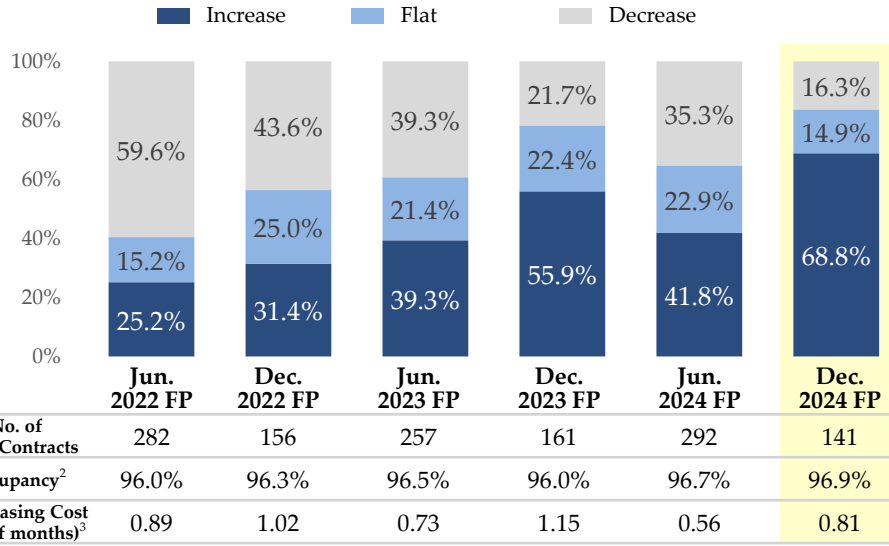


(Note 1) Based on 41 properties held by INV as of the end of the fiscal period ended December 31, 2024. Excludes one-off insurance-related revenues and expenses as well as one-off custodian fee associated with a trust split for NOI

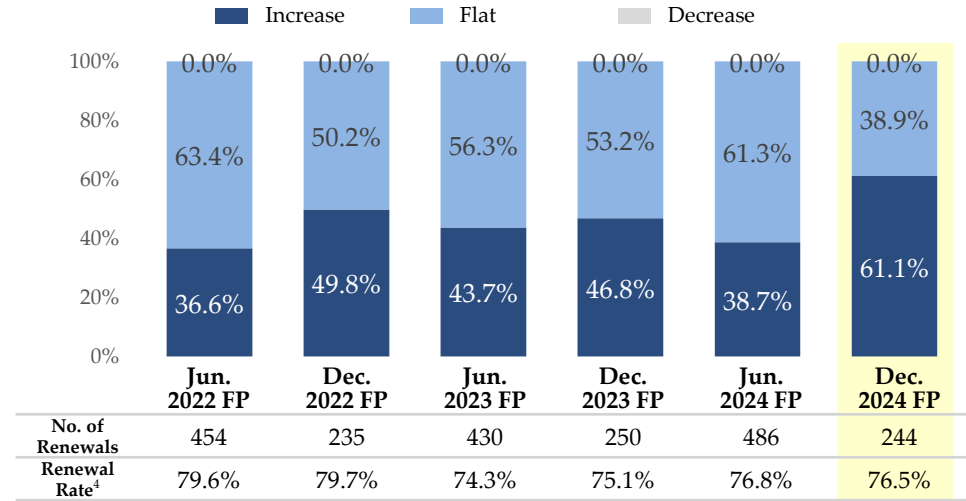
# V-2. Changes of Residential Rents

For the December 2024 FP, actively sought to increase rent, leading to the highest growth rate of the average rent over the past three years for both new lease contracts and renewal contracts

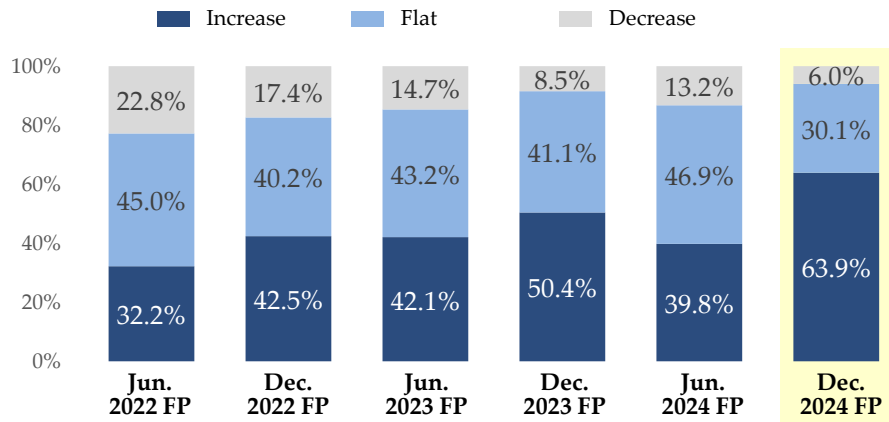
## Changes in Rent for New Contracts<sup>1</sup>



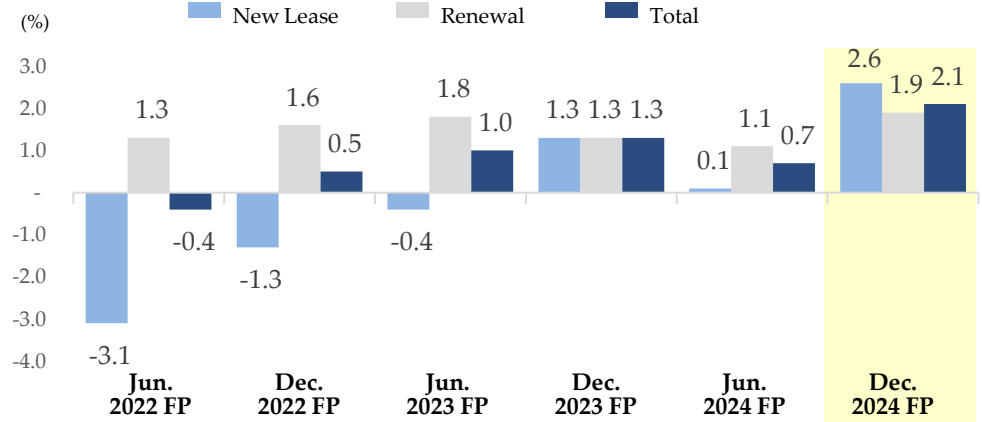
## Changes in Rent for Renewal Contracts<sup>1</sup>



## Changes in Rent for All Contracts<sup>1</sup>



## Average Rent Increase / Decrease<sup>5</sup>



(Note 1) Based on the properties owned by INV for the relevant period. The properties INV acquired / disposed during the period are included only for the term when owned by INV  
 (Note 2) Occupancy is calculated by dividing the sum of total residential leased area by the sum of total residential leasable area at the end of each month of each year  
 (Note 3) Net Leasing Cost (Multiple of Monthly Rent) = Advertising Expenses (Multiple of Monthly Rent) + Free Rent (Multiple of Monthly Rent) – Key Money (Multiple of Monthly Rent)  
 (Note 4) Renewal rate is calculated by "Number of Renewals during the Period" ÷ "Number of Cases Targeted for Renewal during the Period"  
 (Note 5) Weighted average of monthly rent increase or decrease (%) of new or renewal contracts, or the total of both, compared with previous contracts of properties owned at the end of period

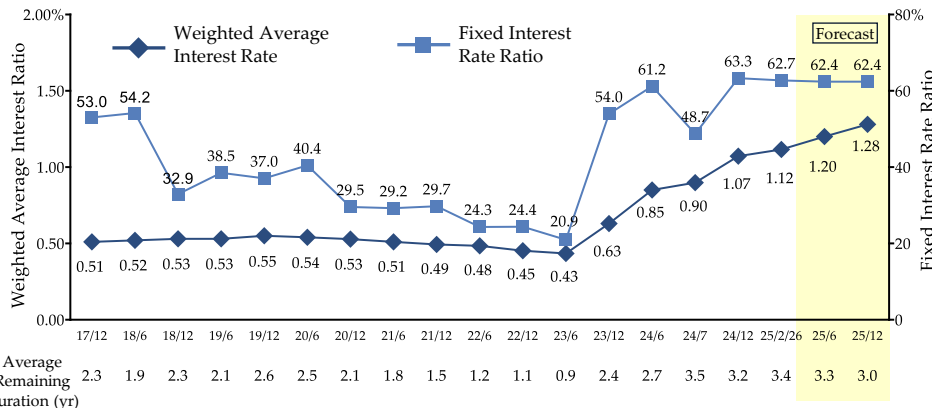


## **VI. Financial Condition**

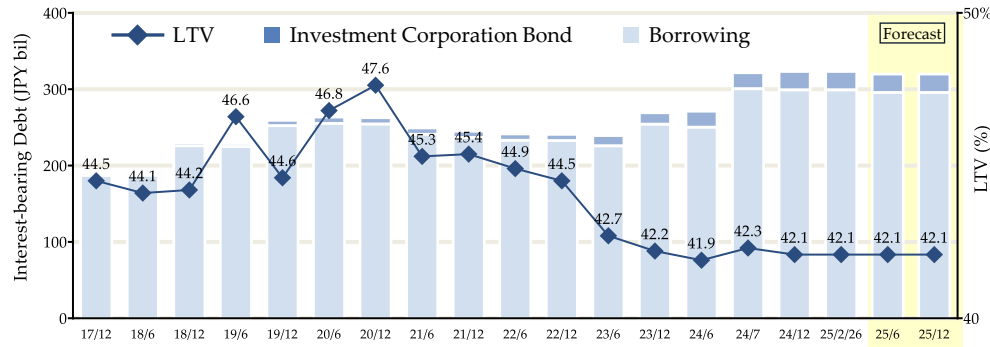
# VI. Financial Condition

- INV borrowed JPY 56.7 billion with a weighted average loan term of 5.9 years for the acquisition of 12 hotels in July 2024, lengthening the average remaining duration of interest-bearing-debt from 2.7 years (as of the end of the previous period) to 3.4 years (as of February 26, 2025), diversifying the repayment dates
- Further hedged the risk of interest rate fluctuation with interest rate swaps and borrowings with fixed interest rates. The fixed interest rate ratio of INV's overall interest-bearing debt increased from 48.7% after the borrowing for the property acquisition in July 2024 to 62.7% as of February 26, 2025

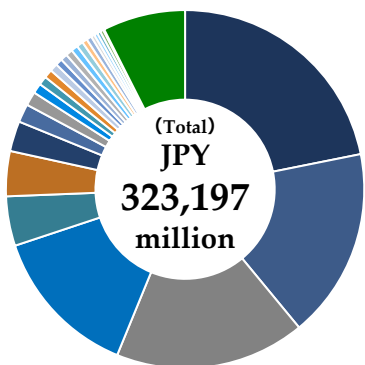
## Weighted Average Interest Rate<sup>1</sup>, Fixed Interest Rate Ratio, and Average Remaining Duration of Interest-bearing Debt



## LTV (Appraisal Value Base)<sup>2</sup> and Interest-bearing Debt

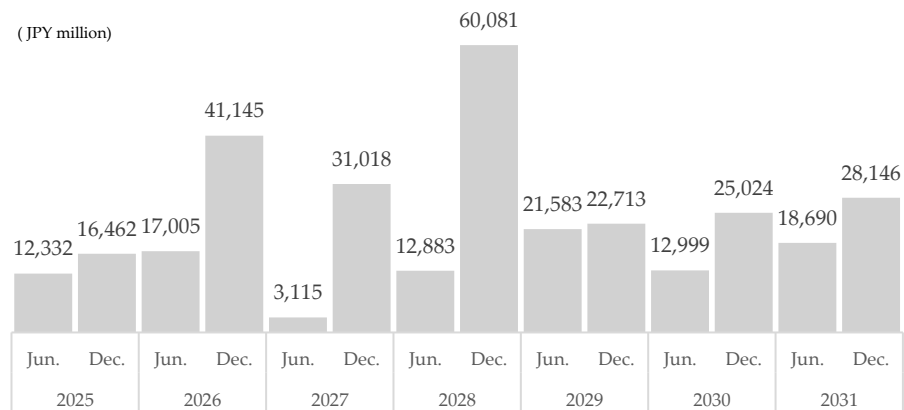


## Lender Formation (as of February 26, 2025)



Mizuho Bank	21.9%	Suruga Bank	0.6%
MUFG	17.2%	The Chiba Bank	0.6%
SMBC	17.2%	Aichi Bank	0.6%
SMTB	13.7%	Tochigi Bank	0.6%
DBJ	4.5%	Nishi-Nippon City Bank	0.5%
SBI Shinsei Bank	4.1%	Kiyo Bank	0.5%
Tokyo Star Bank	2.7%	Kagawa Bank	0.3%
Aozora Bank	1.7%	The San-in Godo Bank	0.3%
San ju San Bank	1.3%	Ogaki Kyoritsu Bank	0.3%
Yamaguchi Bank	0.9%	Kiraboshi Bank	0.3%
Nomura TB	0.8%	Aeon Bank	0.1%
Fukuoka Bank	0.8%		
Shizuoka Bank	0.7%		
Resona Bank	0.6%	REIT Bond	7.5%

## Maturity Ladder (as of February 26, 2025)



(Note 1) Calculated by the following formula: (Total loan amount outstanding at the relevant time multiplied by applicable interest rate at the relevant time for each) / (The loan amount outstanding at the relevant time)

(Note 2) LTV at the end of fiscal period is calculated by the following formula: (Interest-bearing debts at the end of the relevant fiscal period, excluding short-term consumption tax loan) / (Total appraisal value as of the end of the same period). For the preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset, the acquisition price (INV's investment amount) of such preferred equity interest is deemed as the appraisal value and included. For the Overseas Real Estate TK Interest the underlying assets of which are "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the acquisition price (INV's TK investment amount) of such TK interest is deemed as the appraisal value and included regarding the calculation for "Dec. 2018". Regarding "Jun. 2019" onward, calculation is based on the appraisal value as of the end of each fiscal period. USD is converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward contract entered into on July 26, 2018



## **VII. ESG Initiatives**

# VII-1. ESG Initiatives by INV and CIM

- In the 2024 GRESB Real Estate Assessment, INV received a “3-Star” GRESB Rating for the second consecutive year and “A level” for GRESB Public Disclosure for the fourth consecutive year
- Executed refinance with green loan in October 2024 and January 2025 (total: JPY 12,457 million), bringing the total amount of outstanding green finance to JPY 25,956 million
- Expanded "Qualification Acquisition Support Program" to support employees to develop professional skills and knowledge

## 2024 GRESB Real Estate Assessment<sup>1</sup>



GRESB Rating  
“3-Star”



GRESB Public Disclosure  
“A Level”, the highest level

(Note 1) GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social, and Governance) integration of real estate companies and funds. The GRESB Real Estate Assessment is characterized by evaluating sustainability initiatives of real estate companies, REITs, and real estate funds, rather than targeting individual real estate. The GRESB rating is a relative evaluation based on the overall score, with the highest rating being 5-star

## Green finance

Executed refinance with green loan in October 2024 and January 2025 (total: JPY 12,457 million), bringing the total amount of outstanding green finance to JPY 25,956 million

<Total amount of green finance>

As of Feb. 26, 2025

		Amount (JPY million)
Green finance		25,956
Green bonds		3,500
Green loans		22,456

## Qualification Acquisition Support Program

As of Jan 1, 2025

CIM specifies qualifications required for an asset management company and pays costs necessary to obtain/maintain such qualifications. During the Dec. 2024 FP, CIM expanded this program to include more qualifications to support employees to develop professional skills and knowledge

Qualification	#	%
Real Estate Transaction Specialist	22	61.1%
ARES Certified Master	12	33.3%
Certified Building Administrator	3	8.3%
Real Estate Consulting Master	3	8.3%
Certified Property Manager	3	8.3%
Registered architect with a first-class	2	5.6%
Certified Administrative Procedures	2	5.6%
Real Estate Appraiser	1	2.8%
Certified Financial Planner	1	2.8%
US CPA	1	2.8%

## External Certifications (total 22 properties)

### BELS<sup>2</sup> Certification (total 19 properties)

\* Funds procured by green finance are used for the properties in bold font in below tables

★★★★★	<b>Hotel MyStays Premier Akasaka</b> , Hotel MyStays Fukuoka Tenjin, Hotel MyStays Yokohama Kannai, Hotel MyStays Oita, <b>Hotel MyStays Haneda</b> , <b>Hotel MyStays Matsuyama</b>
★★★★	Hotel MyStays Premier Kanazawa, <b>Hotel MyStays Sapporo Station</b> , <b>Hotel MyStays Fuji Onsen Resort</b> , Hotel MyStays Kanda, Hotel MyStays Aomori Station
★★★	MyStays Shin-Urayasu Conference Center, Hotel MyStays Sakaisuji-Honmachi, <b>Hotel Epinard Nasu</b>
★★	Hotel MyStays Kyoto-Shijo, Hotel MyStays Fukuoka-Tenjin-Minami, Hotel MyStays Hakodate-Goryokaku, Hotel MyStays Hamamatsucho, Hotel MyStays Midosuji Honmachi



### CASBEE Certification for Buildings and Certification for CASBEE for Real Estate<sup>2</sup>

(total 8 properties)

CASBEE Certification for Buildings	
Rank A	<b>Hotel MyStays Premier Akasaka</b>
Rank B+	Hotel MyStays Premier Kanazawa, <b>Hotel Epinard Nasu</b> , Hotel MyStays Yokohama Kannai
Rank B-	<b>Hotel MyStays Sapporo Station</b>

Certification for CASBEE for Real Estate	
Rank A	<b>Royal Parks Momozaka</b> , Royal Parks Shinden, Royal Parks Seasir Minami-Senju



(Note 2) BELS is a third-party certification system that evaluates and certifies the energy-saving performance of a building that the operators are required to make efforts to display under the Act on Improving Energy Consumption Performance for Architectural Structures. Houses and buildings are evaluated based on the value of BEI (Building Energy Index) derived from the primary energy consumption based on the government-designated energy consumption performance standard of architectural structures. The evaluation result is rated on a five-star scale based on energy conservation performance (from one star “★” to five stars “★★★★★”), with five stars meaning the highest energy conservation performance. Also, two stars or more represent that the building meets the existing energy conservation standard

(Note 3) CASBEE is a method that comprehensively assesses the quality of a building, and evaluates features such as interior comfort and scenic aesthetics, in consideration of environment practices including use of materials and equipment that save energy or achieve smaller environmental loads. CASBEE Certification for Buildings (Existing Buildings) scores buildings based on the environmental quality and the environmental load reduction of buildings that are at least one year old after completion. Assessment results by CASBEE are indicated on 38 scale with the following five ranks: Rank S “★★★★★”, Rank A “★★★★”, Rank B+ “★★★”, Rank B- “★★”, and Rank C “★”. Certification for CASBEE for Real Estate was developed with the aim of making use of the results of the environmental assessment of buildings by CASBEE in real estate evaluation. The assessment results are given one of four ranks: Rank S “★★★★★”, Rank A “★★★★”, Rank B+ “★★★”, and Rank B- “★★”

- MHM plans to continue reducing CO<sup>2</sup> emissions and energy costs through initiatives such as the “SHIFT project\*” supported by the Ministry of the Environment and through air-conditioning system renewal work, etc.
- “Narita Hospitality Academy,” which specializes in hotel-specific training for foreign technical interns, opened an annex facility in June 2024. This will increase the number of students accepted, enabling the academy to accept more technical interns
- MHM continues to contribute to the creation of inclusive society and the education of children through various initiatives

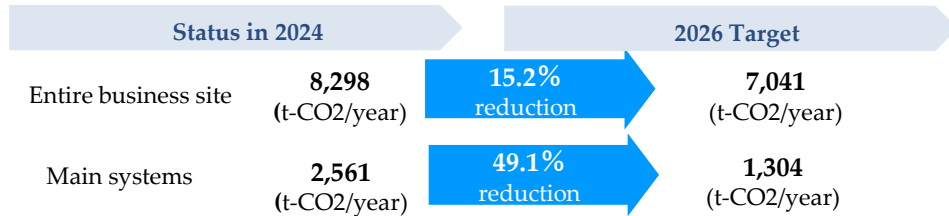
## E Initiatives for Environment

### Energy-saving construction using Ministry of the Environment subsidy (SHIFT Project)

• Four hotels (Hotel MyStays Nagoya-Sakae, Hotel MyStays Ueno East, Hotel Epinard Nasu and Hotel MyStays Gotanda Station) received subsidies of JPY 96.8 million in total (about one-third of the total investment) from the Ministry of the Environment’s “Project for the Promotion of Leading Decarbonization Initiatives in Factories and Business Sites (SHIFT Project\*)” by replacing oil- and gas-fueled boilers with more environmentally friendly and energy-efficient equipment to reduce CO<sub>2</sub> emissions as well as running costs

\* Projects that support initiatives that serve as role models for decarbonization (setting reduction targets, formulating reduction plans, and implementing facility upgrades, electrification, fuel conversion, and operational improvements) at factories and business sites to achieve Japan’s 2030 GHG reduction targets and achieve carbon neutrality in 2050.

### ◆ CO<sub>2</sub> Reduction Plan (Total of the above four hotels: estimated values stated in the implementation plan)



**Measures**

- Introduction of high-efficiency heat pump circulating heaters and hot water boilers
- Introduction of hybrid hot water systems
- Introduction of highly efficient heat pump hot water systems
- Updating air-conditioning system

**ROI**

- 25.7% (Hotel MyStays Nagoya-Sakae)
- 22.8% (Hotel Mystays Ueno East)
- 20.1% (Hotel Epinard Nasu)
- 17.9% (Hotel MyStays Gotanda Station)

## S Initiatives for Society

### Promotion of diversity in human resources

• “Narita Hospitality Academy”  
252 foreign technical interns<sup>1</sup> participated in the hospitality internship since its opening and started working at MHM group. In June 2024, an annex facility was opened, which will increase the number of students accepted



(Note 1) Total number of interns from the first term to the seventh term (graduated in December 2024)

### Collaboration with society

#### • Exhibition of art works by person with disabilities

Organized an exhibition of art works by “Soleil (continuous support for employment services, type B facility)” and “Sunny” (daily nursing care facility) which belong to NPO organization “Himawari” at the art space of Art Hotel Osaka Bay Tower. 15 art works created through art activities during work training were presented from October 25 to December 25, 2024



#### • “Experience as hotelier for kids during summer holidays”

Organized an event where children under elementary school age (for some courses, children up to 15 years old) can experience work as a restaurant chef, patissier, bartender, receptionist, etc. with professionals at 12 properties in 10 prefectures (of which, 10 properties held by INV). This program, which can also be used for summer vacation memories and independent study projects, is planned to become a regular event during the summer holidays in the future







# Appendix (1)

- INV introduced the Unitholder Benefits Program<sup>1</sup> with the goal of increasing unitholders satisfaction and expanding the investor base
- Eligible unitholders can stay at a discounted rate at the Sheraton Grande Tokyo Bay Hotel and at all MyStays group hotels (including the former Kanpo no Yado hotels)
- The revenue<sup>2</sup> for the December 2024 FP for MyStays hotels from the Unitholder Benefits Program increased by approximately 2.0 times compared to the same period last year

## Overview of Unitholder Benefit Program<sup>1</sup>

Eligible Hotels:  
Sheraton Grande Tokyo Bay Hotel and All hotels managed by MyStays<sup>3</sup>

### Applicable Hotels

- Sheraton Grande Tokyo Bay Hotel
- All hotels managed by MyStays<sup>3</sup>

### Eligible Unitholders

All unitholders who hold Invincible unit(s) and whose names are on Invincible's Unitholders' Registry as of these record dates:  
✓ June 30 and December 31 of each year

### Benefit Program

(1)

(2)

### Eligible Hotels

Sheraton Grande Tokyo Bay Hotel

All MyStays Hotels

### Details

10% discount from BAR<sup>4</sup>

10% discount from BAR<sup>4</sup>

### Hotel Reservation

By telephone or email

Via dedicated website

### Available Period<sup>5</sup>

- From April 1 to November 30 (eligible unitholders as of December 31)
- From October 1 to May 31 (eligible unitholders as of June 30)



Sheraton Grande Tokyo Bay Hotel



Fusaki Beach Resort Hotel & Villas



Art Hotel Osaka Bay Tower & Solaniwa Onsen



Hotel MyStays Gotanda Station



Hotel Epinard Nasu



Hotel MyStays Premier Akasaka



Hakodate Kokusai Hotel



Hotel MyStays Premier Sapporo Park



Kamenoi Hotel Beppu

(Note 1) The details of the unitholder benefit program described above is what Invincible provides as of today, and the program may be changed or abolished in the future

(Note 2) Revenue for 6 months from July 1, 2024 to December 31, 2024 generated from the unitholder benefit program

(Note 3) All hotels operated by MyStays Hotel Management Co., Ltd., which are listed on the Official Site of My Stays Hotel Group (<https://www.mystays.com/en-us/>). Hereafter the same on the page

(Note 4) BAR (Best Available Rate) refers to the lowest price at the time of booking

(Note 5) Available Period represents a period during which you can lodge by using the unitholder benefit program. To enjoy the unitholder benefit program, you actually need to lodge during the available period

# Inbound Market: Inbound Visitors to Japan by Country

- The number of inbound visitors in 2024 showed steady growth, and increased by 15.6% compared to 2019
- While the number of Chinese travelers for 2024 showed rapid growth from 2023, they still only account for 18.9% of the total number of foreign tourists visiting Japan, which is still a long way off from the 30.1% they accounted for in 2019. As such, the number of foreign tourists visiting Japan is expected to increase further due to the increase in the number of Chinese tourists

## Inbound Visitors to Japan by Country

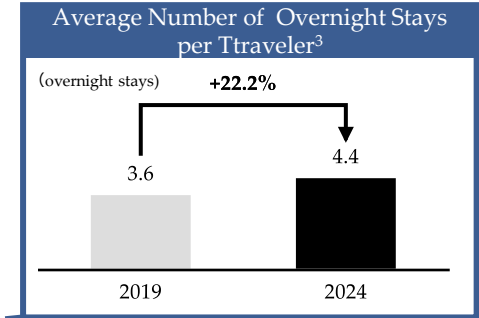
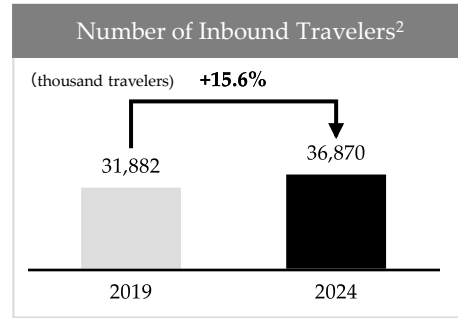
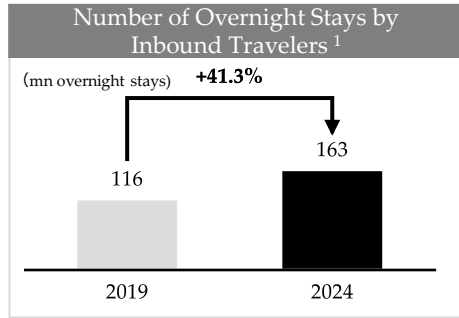
(thousands of people)

	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024	
		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY		YoY
China	4,994	+107.3%	6,374	+27.6%	7,356	+15.4%	8,380	+13.9%	9,594	+14.5%	1,069	-88.9%	42	-96.0%	189	+347.5%	2,425	+1182.3%	6,981	+187.9%
South Korea	4,002	+45.3%	5,090	+27.2%	7,140	+40.3%	7,539	+5.6%	5,585	-25.9%	488	-91.3%	19	-96.1%	1,013	+5244.9%	6,959	+587.1%	8,818	+26.7%
Taiwan	3,677	+29.9%	4,168	+13.3%	4,564	+9.5%	4,757	+4.2%	4,891	+2.8%	695	-85.8%	5	-99.3%	331	+6500.9%	4,202	+1169.2%	6,044	+43.8%
Hong Kong	1,524	+64.6%	1,839	+20.7%	2,232	+21.3%	2,208	-1.1%	2,291	+3.8%	346	-84.9%	1	-99.6%	269	+21409.6%	2,114	+685.2%	2,684	+26.9%
Thailand	797	+21.2%	902	+13.2%	987	+9.5%	1,132	+14.7%	1,319	+16.5%	220	-83.3%	3	-98.7%	198	+7082.7%	996	+402.7%	1,149	+15.4%
Malaysia	305	+22.4%	394	+29.1%	440	+11.5%	468	+6.6%	502	+7.1%	77	-84.7%	2	-97.6%	74	+3941.5%	416	+461.0%	507	+21.9%
Indonesia	205	+29.2%	271	+32.1%	352	+30.0%	397	+12.6%	413	+4.0%	78	-81.2%	5	-93.3%	120	+2199.9%	429	+258.7%	518	+20.5%
Philippines	268	+45.7%	348	+29.6%	424	+21.9%	504	+18.8%	613	+21.7%	109	-82.2%	6	-94.8%	127	+2156.0%	622	+390.6%	819	+31.6%
Vietnam	185	+49.2%	234	+26.1%	309	+32.1%	389	+25.9%	495	+27.3%	153	-69.2%	27	-82.6%	284	+968.6%	574	+102.0%	621	+8.2%
The U.S.	1,033	+15.9%	1,243	+20.3%	1,375	+10.6%	1,526	+11.0%	1,724	+12.9%	219	-87.3%	20	-90.9%	324	+1515.4%	2,046	+532.4%	2,725	+33.2%
The U.K.	258	+17.5%	292	+13.1%	310	+6.2%	334	+7.6%	424	+27.0%	51	-88.0%	7	-85.7%	58	+688.3%	322	+459.2%	437	+36.0%
France	214	+20.0%	253	+18.3%	269	+6.0%	305	+13.5%	336	+10.3%	43	-87.2%	7	-83.7%	53	+651.7%	277	+425.6%	385	+38.8%
Canada	231	+26.5%	273	+18.1%	306	+11.9%	331	+8.2%	375	+13.5%	53	-85.8%	4	-93.4%	56	+1480.9%	426	+662.0%	579	+36.0%
Australia	376	+24.3%	445	+18.4%	495	+11.2%	552	+11.6%	622	+12.5%	144	-76.9%	3	-97.7%	89	+2613.6%	613	+591.6%	920	+50.1%
Others	1,666	+24.0%	1,914	+14.9%	2,133	+11.5%	2,369	+11.1%	2,699	+13.9%	372	-86.2%	95	-74.4%	649	+580.9%	2,645	+307.8%	3,684	+39.2%
<b>Total</b>	<b>19,737</b>	<b>+47.1%</b>	<b>24,040</b>	<b>+21.8%</b>	<b>28,691</b>	<b>+19.3%</b>	<b>31,192</b>	<b>+8.7%</b>	<b>31,882</b>	<b>+2.2%</b>	<b>4,116</b>	<b>-87.1%</b>	<b>246</b>	<b>-94.0%</b>	<b>3,832</b>	<b>+1458.6%</b>	<b>25,066</b>	<b>+554.1%</b>	<b>36,870</b>	<b>+47.1%</b>

(Note 1) Source: JNTO  
(Note 2) Figures are rounded up to the indicated unit

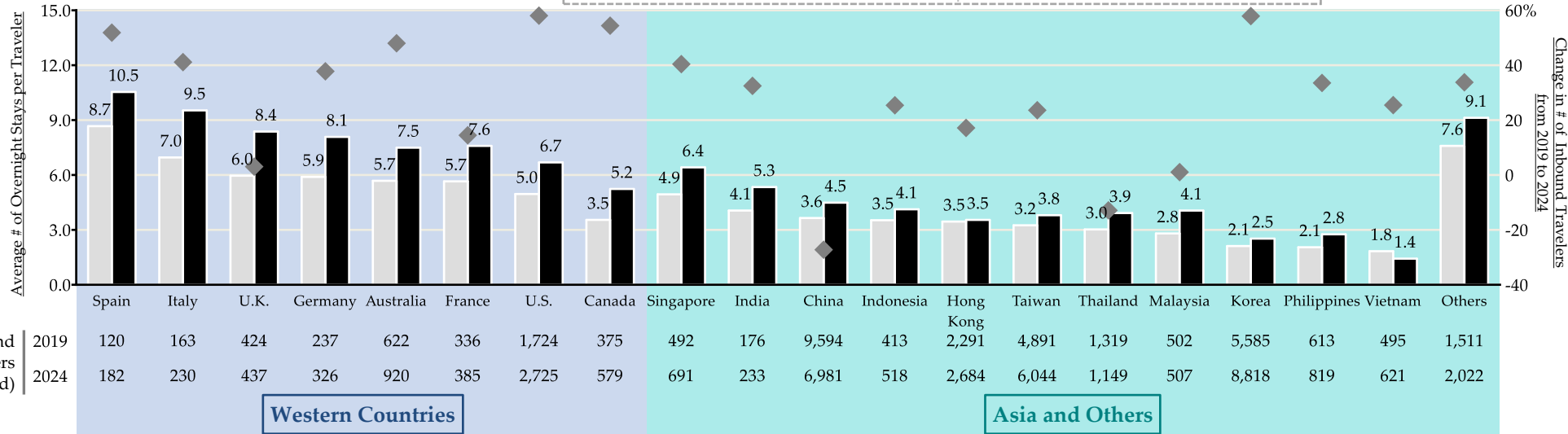
# Average Number of Overnight Stays by Inbound Travelers

- The increase in the number of overnight stays by inbound travelers from 2019 to 2024 was due not only to the increase in the number of inbound travelers, but also to the rise in the average number of overnight stays per traveler
- By nationality, the average number of overnight stays has increased in all countries except Vietnam. In addition, the increase in the number of foreign visitors from Western countries, who have a relatively high average number of nights spent per person, has also led to an increase in the average number of nights spent per person



## Average Number of Overnight Stays by Nationality<sup>3</sup>

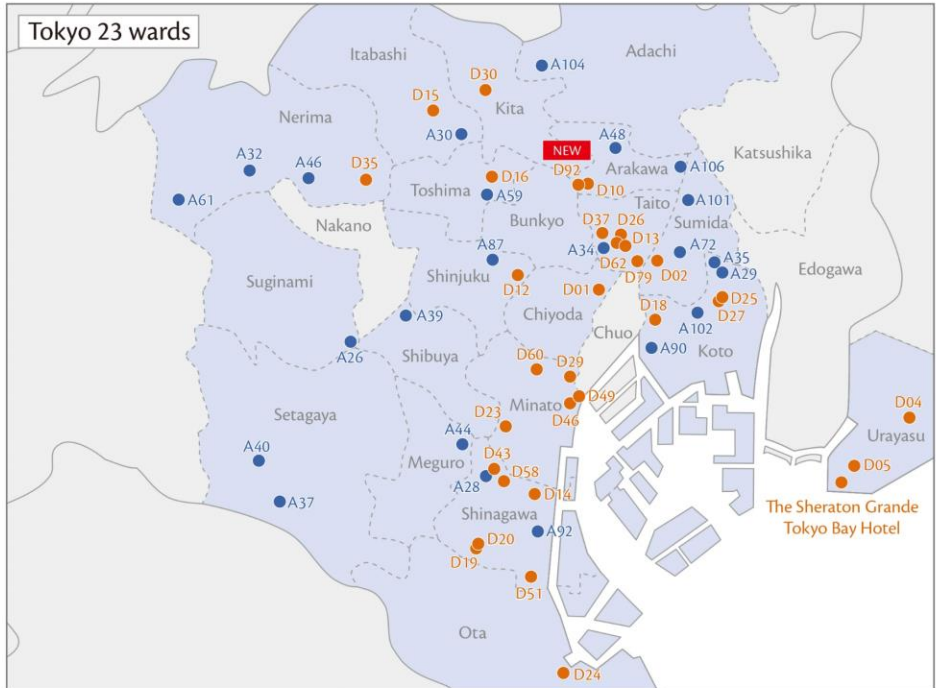
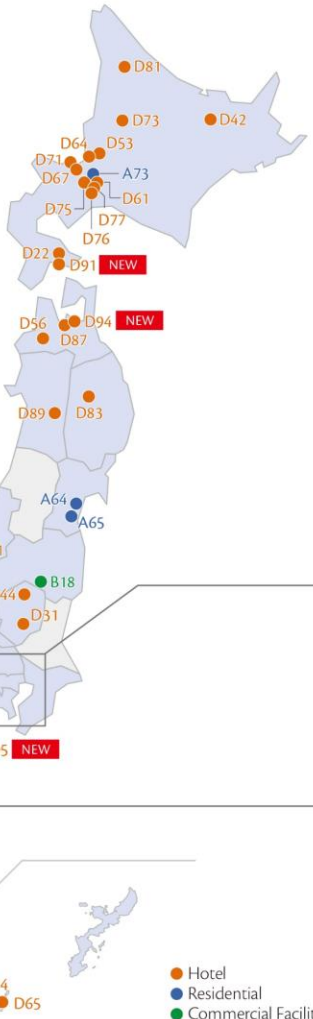
Legend:  
Average Number of Overnight Stays (Left Axis)    ◆ : Change in the Number of Inbound Travelers from 2019 to 2024 (Right Axis)  
■ : 2019    ■ : 2024



(Note 1) Prepared by Asset Manager based on the data from MLIT  
(Note 2) Prepared by Asset Manager based on the data from JNTO  
(Note 3) Prepared by Asset Manager based on the data from MLIT and JNTO

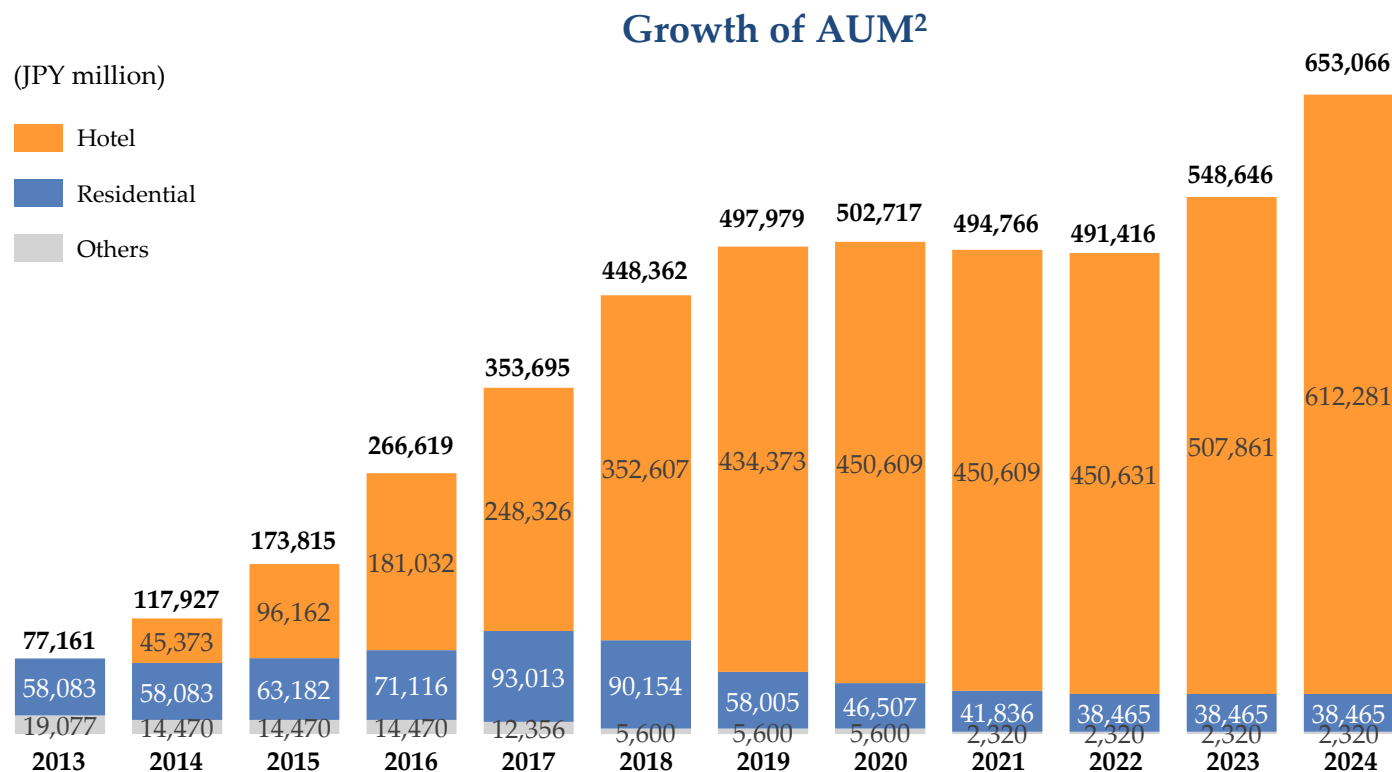
# Domestic Portfolio Map (as of February 26, 2025)

No. of Properties <sup>1</sup>	No. of Hotels	No. of Residentials	No. of Others
<b>146</b>	<b>104</b>	<b>41</b>	<b>1</b>

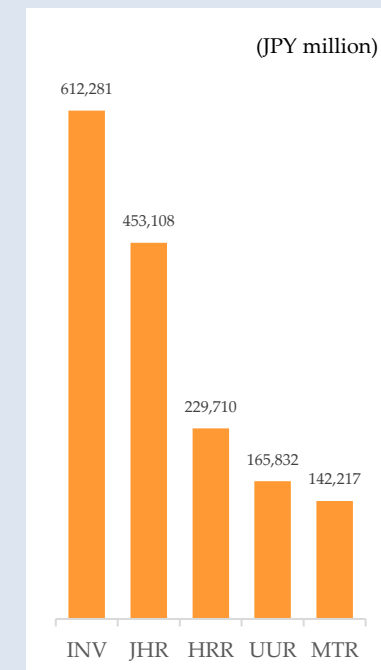


(Note 1) Includes Westin Grand Cayman Seven Mile Beach Resort & Spa and Sunshine Suites Resort & Spa

- INV has built an irreplaceable diversified portfolio centered on the acquisitions of hotels
- INV has the largest hotel portfolio among J-REITs<sup>1</sup>



**Top 5 J-REITs' Hotel Portfolio<sup>1</sup>**



No. of properties <sup>3</sup>	78	91	111	124	126	132	147	142	134	128	134	146
Hotel	0	20	37	48	54	66	84	86	86	86	92	104
Residential	63	63	66	68	67	64	61	54	47	41	41	41
Others	15	8	8	8	5	2	2	2	1	1	1	1

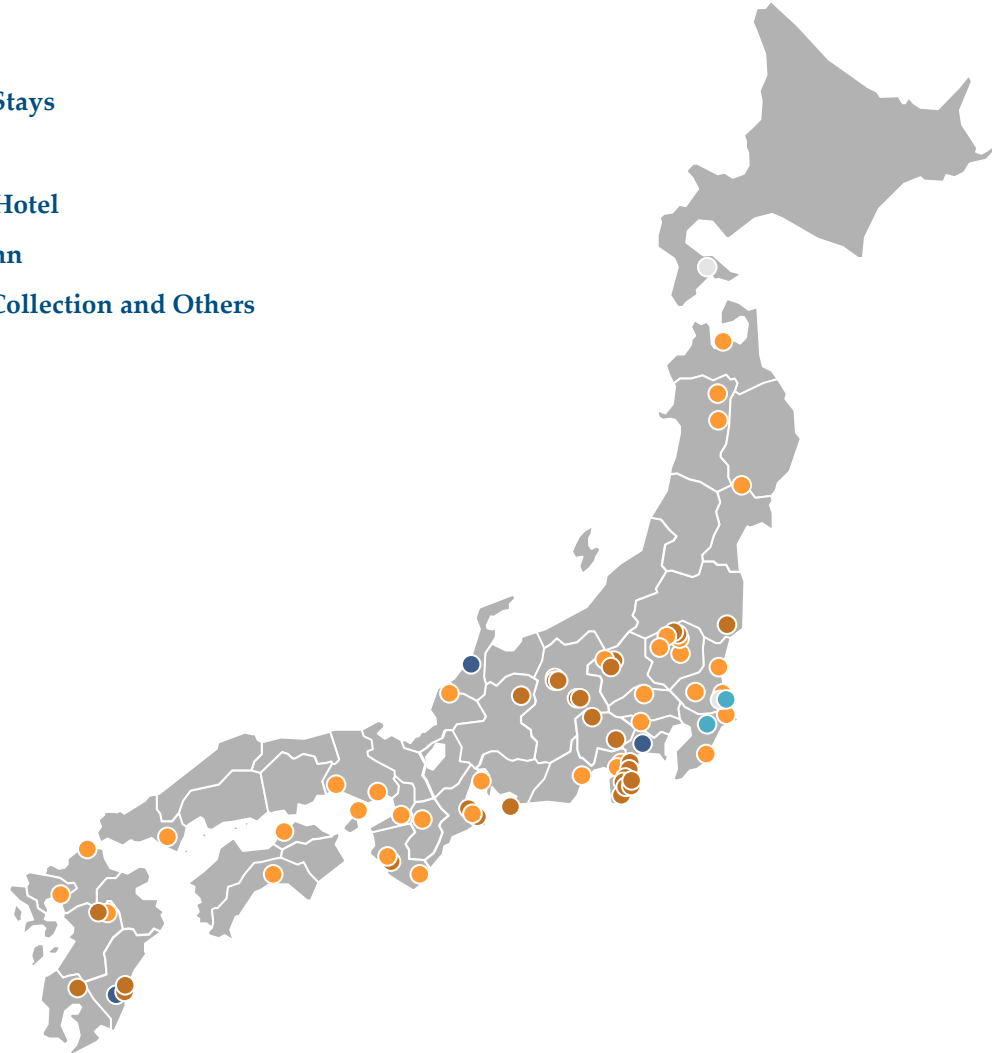
(Note 1) As of January 31, 2025

(Note 2) Based on acquisition price at the end of each fiscal period and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK. For overseas hotels, "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the amount of TK investment to the SPC which held the leasehold of the hotels is deemed as the acquisition price and included regarding for 2018. For 2019 onward, the book value of the hotels as of May 9, 2019, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018)

(Note 3) The amount of preferred equity interest contribution by INV to the JV TMK and the amount of TK investment by INV to the SPC are counted according to the number of properties of underlying assets and included the calculation which are based on the property type of the assets

- FIG owns an extensive nationwide hotel portfolio consisting of 70 properties (approximately 7,300 rooms) most of which are managed by MHM. MHM also manages 91 hotels owned by INV
- Consonant Investment Management, the asset manager of INV, and FIG are actively discussing potential acquisition opportunities for INV, based on the status of renovations and rebranding, stabilization of operations, and other factors

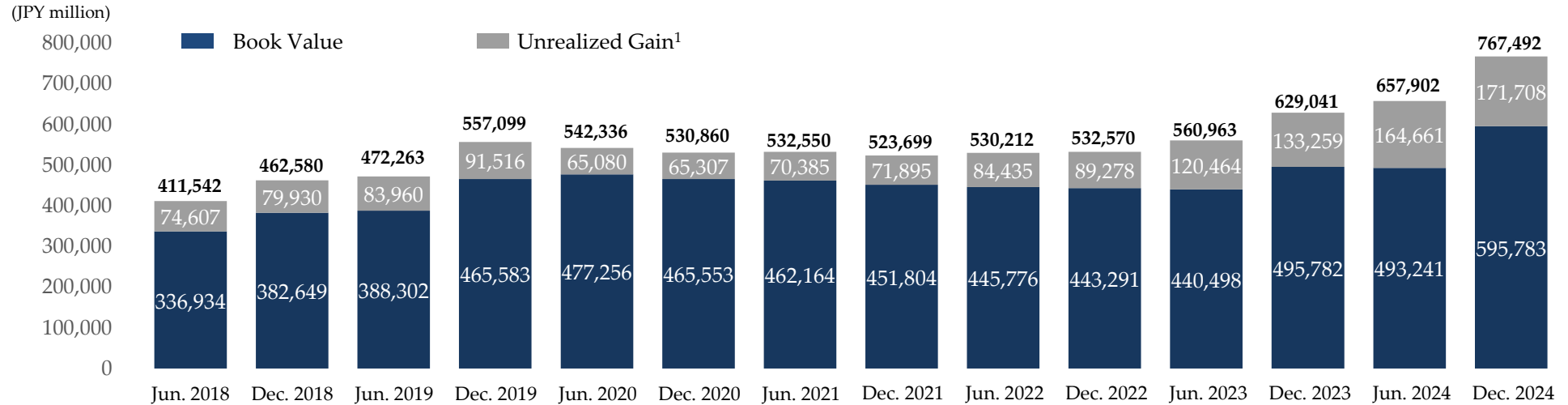
- Hotel MyStays
- Art Hotel
- Kamenoi Hotel
- Flexstay Inn
- MyStays Collection and Others



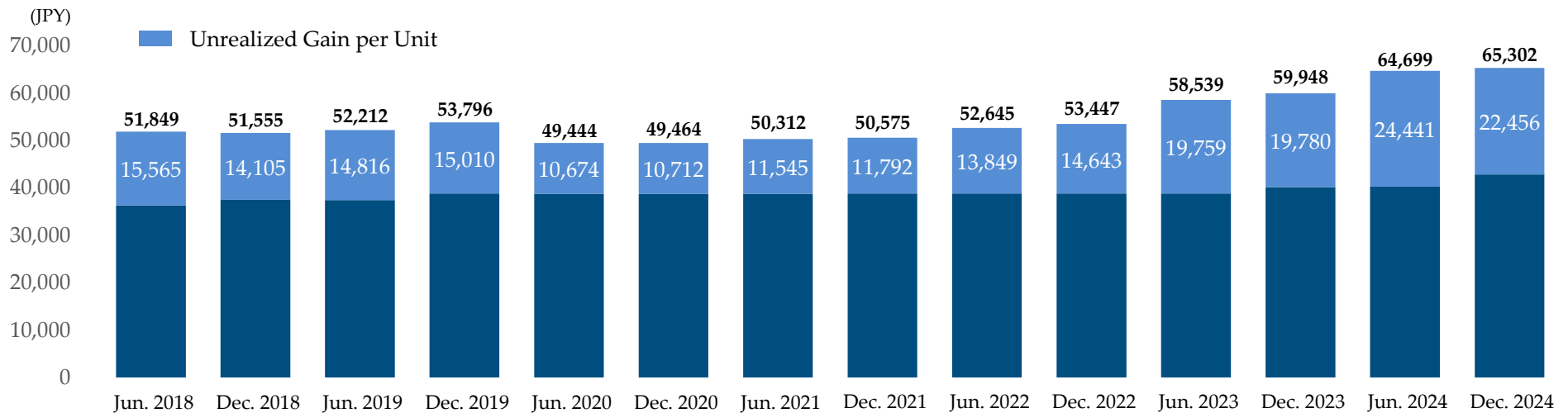
(Note 1) This page shows the properties owned by FIG or its affiliates and operated mainly by MHM as of the date of this material. As of the date of this material, INV has no preferential negotiation right on any of these properties, and therefore, there is no assurance that INV will be given the opportunity to negotiate to acquire any of these properties, including the properties subject to active discussion on potential acquisition opportunities. In addition, even if INV is given the opportunity to acquire any of these properties, there is no assurance that INV will actually acquire such properties

# Summary of Appraisal Value and NAV per Unit

## Trend of Appraisal Value



## Trend of NAV per Unit²



(Note 1) Unrealized Gain = End-of-period Appraisal Value – End-of-period Book Value

(Note 2) NAV per unit is calculated by the following formula: (End-of-period Amount of Net Assets - Undistributed Profit + Total year-end appraisal value of portfolio - Total book value of portfolio) ÷ Investment Units outstanding as of the end of each fiscal period



## Assumptions Underlying the June 2025 FP Forecast

- Management contract revenue (= “Flow”) for the June 2025 FP: USD 27.7 million
  - Hedged portion<sup>1</sup>: USD 19.6 million
  - Non-hedged portion: USD 8.1 million
- Exchange rate of USD 1 = JPY 145 for the non-hedged portion
- Cash and bank deposits and receivables in USD (= “Stock”) as of the beginning of the June 2025 FP: USD 10.0 million

## Impact of Foreign Exchange Fluctuation on the Forecast

	Summary of the Impact of Foreign Exchange Fluctuation	Items on which the impact is recorded	Impact (= Variance from the forecast)			
			JPY 125 = USD 1	JPY 135	JPY 145 (Baseline)	JPY 155
<b>Impact on Flow</b>	Impact on non-hedged portion (USD 8.1 million)	Management contract revenue  Forecast: JPY 4,100 million	JPY -163 million	JPY -81 million	—	JPY +81 million
<b>Impact on Stock</b>	Impact on the market value in JPY of cash and bank deposits and receivables in USD	Foreign exchange profit/loss  Forecast: —	The impact is calculated by the following formula factoring in the change in Stock during the FP:  $\text{(Period-end balance of Stock in USD} \times \text{Period-end foreign Exchange)} - [(\text{Period-beginning balance of Stock in USD} \times \text{Period-beginning foreign Exchange}) \pm (\text{Change in Stock in USD} \times \text{applicable rate})]$			

## Assumptions Underlying the December 2025 FP Forecast

- Management contract revenue (= “Flow”) for the December 2025 FP: USD 14.0 million
  - Hedged portion<sup>1</sup>: USD 8.4 million
  - Non-hedged portion: USD 5.6 million
- Exchange rate of USD 1 = JPY 140 for the non-hedged portion

## Impact of Foreign Exchange Fluctuation on the Forecast

	Summary of the Impact of Foreign Exchange Fluctuation	Items on which the impact is recorded	Impact (= Variance from the forecast)			
			JPY 120 = USD 1	JPY 130	JPY 140 (Baseline)	JPY 150
<b>Impact on Flow</b>	Impact on non-hedged portion (USD 5.6 million)	Management contract revenue [ Forecast: JPY 2,003 million ]	JPY -112 million	JPY -56 million	—	JPY +56 million
<b>Impact on Stock</b>	Impact on the market value in JPY of cash and bank deposits and receivables in USD	Foreign exchange profit/loss [ Forecast: — ]	The impact is calculated by the following formula factoring in the change in Stock during the FP: $\text{(Period-end balance of Stock in USD} \times \text{Period-end foreign Exchange)} - [(\text{Period-beginning balance of Stock in USD} \times \text{Period-beginning foreign Exchange}) \pm (\text{Change in Stock in USD} \times \text{applicable rate})]$			



## **Appendix (2) - Financial and Operational Data**

# Key Operational Data for Variable Rent Hotels (1/3)

Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio		Overseas Sales Ratio		
				Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		
					Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)	
D1	MS Kanda	Chiyoda-ku, Tokyo	126	May 2014	89.7%	3.0	13,345	30.7%	11,967	35.2%	151	44.1%	100.0%	2.4	53.7%	30.1
D2	MS Asakusa	Sumida-ku, Tokyo	160	May 2014	90.1%	4.7	9,712	28.4%	8,753	35.5%	137	42.9%	96.1%	21.7	78.0%	26.8
D3	MS Kyoto-Shijo	Kyoto, Kyoto	224	Jul 2014	78.2%	9.5	14,406	21.7%	11,269	38.5%	257	53.5%	100.0%	0.0	51.6%	1.0
D4	MS Shin-Urayasu CC.	Urayasu, Chiba	175	Jul 2014	91.2%	2.0	14,957	5.1%	13,635	7.5%	264	8.1%	100.0%	0.0	41.1%	10.1
D5	MS Maihama	Urayasu, Chiba	90	Jul 2014	96.5%	1.8	27,701	11.2%	26,741	13.4%	271	9.8%	100.0%	0.0	54.6%	11.7
D6	MS Dojima	Osaka-shi, Osaka	141	Jul 2014	85.8%	9.2	15,030	8.1%	12,898	21.1%	214	21.5%	100.0%	0.0	44.2%	3.9
D7	MS Nagoya-Sakae	Nagoya, Aichi	270	Jul 2014	88.9%	7.4	8,410	5.4%	7,479	15.0%	180	13.5%	100.0%	0.0	33.0%	13.9
D8	MS Sakaisuji-Honmachi	Osaka, Osaka	190	Jul 2014	88.8%	14.6	8,368	21.8%	7,430	45.7%	132	70.5%	92.2%	5.9	61.9%	16.7
D9	MS Yokohama	Yokohama, Kanagawa	194	Jul 2014	89.9%	4.7	10,990	10.5%	9,875	16.7%	177	15.1%	100.0%	0.1	32.8%	7.4
D10	MS Nippori	Arakawa-ku, Tokyo	93	Jul 2014	72.8%	-13.4	10,154	19.8%	7,387	1.2%	64	-3.9%	80.2%	3.7	58.4%	16.3
D11	MS Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	177	Jul 2014	90.9%	1.3	13,463	32.6%	12,234	34.5%	232	42.6%	100.0%	0.0	48.5%	13.5
D12	MS Iidabashi	Shinjuku-ku, Tokyo	59	Jul 2014	69.6%	-19.4	19,112	80.2%	13,308	40.9%	94	68.4%	100.0%	1.5	53.1%	14.8
D13	MS Ueno-Inaricho	Taito-ku, Tokyo	72	Jul 2014	93.2%	3.3	10,024	27.6%	9,340	32.3%	62	36.0%	96.8%	14.3	78.8%	24.8
D14	FSI Shinagawa	Shinagawa-ku, Tokyo	55	Jul 2014	92.1%	0.4	10,887	16.8%	10,024	17.2%	50	31.2%	84.7%	-7.8	36.9%	15.6
D15	FSI Tokiwadai	Itabashi-ku, Tokyo	129	Jul 2014	87.2%	-0.9	5,673	12.7%	4,945	11.5%	57	4.8%	23.7%	-2.6	45.8%	15.8
D16	FSI Sugamo	Toshima-ku, Tokyo	104	Jul 2014	83.5%	2.3	5,644	12.8%	4,712	15.9%	46	24.9%	33.4%	-6.2	19.9%	3.2
D17	MS Otemae	Osaka, Osaka	110	Jul 2014	85.6%	10.3	10,740	14.7%	9,195	30.4%	99	40.2%	75.4%	7.0	44.4%	8.6
D18	MS Kiyosumi-Shirakawa	Koto-ku, Tokyo	57	Jul 2014	75.4%	-4.3	17,346	23.2%	13,086	16.6%	79	19.3%	100.0%	0.0	72.9%	10.8
D19	FSI Nakanobu P1	Shinagawa-ku, Tokyo	39	Jul 2014	81.4%	1.2	6,744	15.7%	5,492	17.4%	17	18.9%	55.8%	18.2	15.5%	8.7
D20	FSI Nakanobu P2	Shinagawa-ku, Tokyo	22	Jul 2014	81.0%	0.8	6,570	13.2%	5,324	14.3%	7	6.5%	70.2%	17.5	13.9%	7.5
D21	APA Hotel Yokohama-Kannai (Note 2)	Yokohama, Kanagawa	451	Feb 2015	99.1%	4.3	9,518	17.7%	9,435	23.0%	233	0.0%	-	-	-	-
D22	MS Hakodate-Goryokaku	Hakodate, Hokkaido	208	Feb 2015	83.5%	5.7	9,184	11.3%	7,668	19.4%	159	37.0%	100.0%	0.0	18.1%	8.4
D23	FSI Shirogane	Minato-ku, Tokyo	84	Feb 2015	80.1%	-0.6	7,943	19.3%	6,363	18.4%	49	14.9%	49.1%	-0.1	52.6%	8.2
D24	MS Hane da	Ota-ku, Tokyo	174	Jul 2015	94.2%	0.5	13,667	11.3%	12,870	11.9%	206	15.8%	100.0%	0.0	42.0%	6.6
D25	MS Kameido P1	Koto-ku, Tokyo	265	Jul 2015	91.3%	0.2	7,897	32.5%	7,206	32.8%	219	34.0%	66.6%	36.0	35.3%	3.5
D26	MS Ueno-Iriyaguchi	Taito-ku, Tokyo	97	Jul 2015	92.8%	3.8	13,852	33.3%	12,859	39.0%	133	44.3%	100.0%	0.5	89.0%	13.3
D27	MS Kameido P2	Koto-ku, Tokyo	175	Jul 2015	90.6%	2.2	8,376	34.4%	7,590	37.8%	147	38.9%	78.6%	40.7	42.4%	-3.5
D28	MS Shimizu	Shizuoka, Shizuoka	152	Jul 2015	82.2%	-1.7	8,062	3.7%	6,623	1.6%	79	-2.8%	100.0%	0.0	24.7%	5.0
D30	FSI Higashi-Jujo	Kita-ku, Tokyo	88	Jul 2015	84.4%	-1.0	5,445	17.8%	4,598	16.4%	30	24.0%	55.4%	0.8	55.5%	18.4
D31	MS Utsunomiya	Utsunomiya, Tochigi	116	Jul 2015	88.4%	0.6	10,618	15.3%	9,387	16.1%	125	25.4%	100.0%	0.0	24.5%	9.0
D32	FSI Kawasaki-Kaizuka	Kawasaki, Kanagawa	64	Jul 2015	83.8%	5.0	6,347	12.0%	5,318	19.1%	29	27.0%	26.1%	7.9	19.1%	6.9
D34	FSI Kawasaki-Ogawacho	Kawasaki, Kanagawa	62	Jul 2015	86.4%	8.2	5,336	1.8%	4,611	12.5%	23	21.3%	38.5%	-14.7	13.3%	0.5
D35	FSI Ekoda	Nerima-ku, Tokyo	210	Aug 2015	81.4%	3.6	6,331	15.4%	5,150	20.7%	111	20.7%	38.4%	-3.5	28.8%	18.3
D38	MS Shinsaibashi	Osaka, Osaka	54	Jan 2016	94.0%	9.3	15,115	12.0%	14,202	24.4%	75	36.4%	100.0%	0.0	76.2%	15.9
D43	MS Gotanda Station	Shinagawa-ku, Tokyo	384	Mar 2016	92.4%	-0.8	15,146	15.7%	13,997	14.7%	626	14.9%	100.0%	0.0	41.8%	14.6
D44	Hotel Epinard Nasu	Nasu, Tochigi	310	Mar 2016	94.0%	-0.2	34,395	6.4%	32,337	6.1%	1,184	-11.3%	100.0%	0.0	0.4%	-0.1
D45	MS Fukuoka Tenjin	Fukuoka, Fukuoka	217	Mar 2016	91.8%	4.6	15,668	28.2%	14,388	35.0%	362	44.1%	100.0%	0.0	59.1%	3.5
D46	MS Hamamatsucho	Minato-ku, Tokyo	105	Mar 2016	94.4%	-0.4	16,261	17.9%	15,349	17.4%	163	15.3%	100.0%	0.0	70.5%	26.1
D47	MSP Kanazawa	Kanazawa, Ishikawa	244	Jun 2016	76.8%	0.6	13,385	10.1%	10,285	11.0%	284	13.7%	100.0%	0.0	23.4%	9.4
D49	MSP Hamamatsucho	Minato-ku, Tokyo	120	May 2017	93.9%	1.1	28,084	18.8%	26,360	20.2%	364	17.2%	100.0%	0.0	81.7%	8.6
D50	MS Shin Osaka CC	Osaka-shi, Osaka	397	Oct 2017	87.6%	12.8	8,880	14.2%	7,779	33.8%	370	34.0%	100.0%	0.0	26.3%	9.0

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(Note 2) The data of Daily Ratio and Overseas Sales Ratio for D21 APA Hotel Yokohama-Kannai is not disclosed

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(Note 4) The figures for "D200 Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort" are in US dollars, and in USD in thousands for GOP

# Key Operational Data for Variable Rent Hotels (2/3)

Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio		Overseas Sales Ratio		
				Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		
					Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)	
D51	MSP Omori	Shinagawa-ku, Tokyo	232	Oct 2017	88.9%	2.4	18,401	16.2%	16,354	19.5%	418	18.2%	100.0%	0.0	65.1%	11.2
D52	Kamenoi Hotel Beppu	Beppu-shi, Oita	322	Oct 2017	81.0%	-0.9	15,196	11.4%	12,313	10.2%	439	8.7%	100.0%	0.0	22.1%	5.2
D53	MS Sapporo Station	Sapporo-shi, Hokkaido	242	Oct 2017	89.4%	6.8	13,349	3.6%	11,937	12.2%	300	12.7%	100.0%	0.0	33.4%	5.5
D54	MS Yokohama Kannai	Yokohama-shi, Kanagawa	165	Feb 2018	94.7%	4.9	11,423	5.9%	10,814	11.8%	180	18.5%	100.0%	0.0	33.8%	12.1
D55	Art Hotel Joetsu	Joetsu-shi, Niigata	198	Feb 2018	76.3%	3.7	8,930	15.1%	6,817	21.0%	116	49.7%	100.0%	0.0	13.8%	6.5
D56	Art Hotel Hiroaki City	Hiroaki-shi, Aomori	134	Feb 2018	79.6%	-0.7	15,602	10.8%	12,411	9.8%	173	3.9%	100.0%	0.0	16.0%	2.5
D57	MS Oita	Oita-shi, Oita	145	Feb 2018	90.3%	6.5	8,397	8.2%	7,586	16.5%	93	32.9%	100.0%	0.0	27.9%	2.0
D58	MS Gotanda	Shinagawa-ku, Tokyo	110	Jun 2018	91.9%	-0.8	14,082	17.2%	12,944	16.1%	146	20.4%	100.0%	0.0	46.3%	20.9
D59	MS Tachikawa	Tachikawa-shi, Tokyo	121	Jun 2018	90.9%	-0.7	13,002	19.8%	11,816	18.9%	146	26.1%	100.0%	0.0	26.8%	6.3
D60	MSP Akasaka	Minato-ku, Tokyo	327	Aug 2018	90.6%	0.2	21,185	33.9%	19,193	34.2%	774	40.4%	100.0%	0.0	79.2%	11.9
D61	MSP Sapporo Park	Sapporo-shi, Hokkaido	419	Aug 2018	82.0%	8.9	14,826	-2.4%	12,155	9.6%	537	15.3%	100.0%	0.0	17.3%	4.2
D62	MS Ueno East	Taito-ku, Tokyo	150	Aug 2018	92.1%	1.8	13,206	30.2%	12,169	32.8%	174	39.7%	99.8%	-0.2	86.6%	13.3
D63	MS Midotsuji Honmachi	Osaka, Osaka	108	Aug 2018	87.4%	14.2	13,177	16.3%	11,517	38.8%	112	63.5%	100.0%	0.0	62.0%	12.5
D64	Hotel MyStays Sapporo Aspen	Sapporo-shi, Hokkaido	305	Jul 2019	88.5%	6.8	16,759	1.3%	14,826	9.8%	493	15.0%	100.0%	0.0	38.4%	9.7
D65	Art Hotel Ishigakijima	Ishigaki-shi, Okinawa	245	Jul 2019	75.0%	0.0	19,386	-6.7%	14,536	-6.6%	235	-18.0%	100.0%	0.0	10.8%	3.7
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida-shi, Yamanashi	159	Jul 2019	90.1%	1.3	30,547	9.4%	27,535	11.0%	533	8.3%	100.0%	0.0	64.4%	15.7
D67	Hotel Sonia Otaru	Otaru-shi, Hokkaido	149	Jul 2019	88.3%	6.4	19,429	-3.7%	17,148	3.8%	281	3.2%	100.0%	0.0	26.5%	7.6
D68	Hotel MyStays Kanazawa Castle	Kanazawa-shi, Ishikawa	206	Jul 2019	74.6%	-2.2	10,757	19.7%	8,022	16.3%	137	25.7%	100.0%	0.0	20.3%	6.0
D69	Art Hotel Niigata Station	Niigata-shi, Niigata	304	Jul 2019	80.1%	-2.7	9,771	18.1%	7,823	14.2%	269	19.8%	100.0%	0.0	11.3%	4.7
D70	Hotel MyStays Nagoya Nishiki	Nagoya-shi, Aichi	169	Jul 2019	93.7%	8.1	9,342	2.3%	8,756	12.0%	147	11.5%	100.0%	0.0	37.0%	8.4
D71	Hotel Nord Otaru	Otaru-shi, Hokkaido	98	Jul 2019	87.3%	7.1	21,756	0.4%	18,992	9.3%	196	10.9%	100.0%	0.0	29.6%	7.5
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima-shi, Kagoshima	196	Jul 2019	87.7%	6.3	7,553	-14.6%	6,624	-7.9%	102	-19.7%	100.0%	0.0	23.8%	8.6
D73	Art Hotel Asahikawa	Asahikawa-shi, Hokkaido	265	Jul 2019	82.2%	-0.2	14,966	10.5%	12,298	10.3%	261	0.8%	100.0%	0.0	11.3%	4.1
D74	Hotel MyStays Matsuyama	Matsuyama-shi, Ehime	162	Jul 2019	78.2%	5.6	9,917	1.6%	7,751	9.4%	112	-5.4%	100.0%	0.0	21.9%	5.8
D75	Hotel MyStays Sapporo Susukino	Sapporo-shi, Hokkaido	104	Jul 2019	84.3%	10.1	10,835	1.6%	9,130	15.4%	86	17.6%	100.0%	0.0	27.0%	8.8
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo-shi, Hokkaido	86	Jul 2019	81.5%	17.5	12,022	-12.3%	9,793	11.8%	62	9.1%	100.0%	0.0	47.7%	12.5
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo-shi, Hokkaido	80	Jul 2019	80.3%	16.4	9,575	1.3%	7,692	27.3%	47	57.8%	98.0%	-2.0	33.7%	8.4
D78	Flexstay Inn Sakuragicho	Yokohama-shi, Kanagawa	70	Jul 2019	93.0%	3.5	8,346	14.8%	7,764	19.4%	54	24.6%	78.8%	17.1	20.1%	4.2
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	161	Jul 2019	71.2%	5.7	5,899	28.7%	4,199	40.0%	54	66.4%	84.1%	7.6	61.0%	11.4
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima-shi, Kagoshima	73	Jul 2019	92.9%	2.2	6,966	-14.0%	6,470	-12.0%	27	-30.6%	100.0%	0.0	39.2%	15.9
D81	Hotel MyStays Nayoro	Nayoro-shi, Hokkaido	70	Jul 2019	87.0%	0.3	9,009	6.4%	7,835	6.7%	34	10.1%	100.0%	0.0	10.7%	6.5
D82	Hotel MyStays Premier Narita	Narita-shi, Chiba	711	Jan 2020	67.9%	-2.6	9,862	9.6%	6,695	5.5%	248	-11.9%	100.0%	0.0	18.0%	3.0
D83	Art Hotel Morioka	Morioka-shi, Iwate	214	Jan 2020	85.5%	3.0	11,194	8.5%	9,574	12.5%	152	22.7%	100.0%	0.0	25.5%	13.0
D84	Fusaki Beach Resort Hotel & Villas	Ishigaki-shi, Okinawa	398	Aug 2023	78.1%	5.1	49,903	-0.1%	38,993	6.9%	1,433	-0.2%	100.0%	0.0	4.8%	0.3
D85	Tateshina Grand Hotel Takinoyu	Chino-shi, Nagano	160	Aug 2023	88.8%	2.7	32,161	11.1%	28,556	14.6%	482	13.9%	100.0%	0.0	2.5%	0.8
D86	Hotel MyStays Okayama	Okayama-shi, Okayama	145	Aug 2023	87.5%	-1.8	8,583	13.1%	7,510	10.8%	86	10.0%	100.0%	0.0	28.4%	11.0
D87	Hotel MyStays Aomori Station	Aomori-shi, Aomori	132	Aug 2023	82.1%	-0.8	12,663	8.6%	10,396	7.6%	142	9.0%	100.0%	0.0	39.0%	9.5
D88	Hotel MyStays Soga	Chiba-shi, Chiba	112	Aug 2023	88.5%	0.0	9,994	5.7%	8,844	5.7%	78	-1.8%	100.0%	0.0	27.2%	13.9
D89	Tazawako Lake Resort & Onsen	Senboku-shi, Akita	80	Aug 2023	73.9%	5.6	15,070	-6.9%	11,137	0.8%	69	27.2%	100.0%	0.0	7.4%	-1.0
D90	Art Hotel Osaka Bay Tower & Solaniwa Onsen	Osaka-shi, Osaka	458	Jul 2024	82.5%	-3.0	18,081	9.4%	14,917	5.6%	890	-1.0%	100.0%	0.0	34.0%	1.3
D91	Hakodate Kokusai Hotel	Hakodate, Hokkaido	435	Jul 2024	83.4%	3.1	19,914	16.3%	16,618	20.8%	778	54.4%	100.0%	0.0	13.7%	5.0

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(Note 4) The figures for "D200 Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort" are in US dollars, and in USD in thousands for GOP

# Key Operational Data for Variable Rent Hotels (3/3)

Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio		Overseas Sales Ratio		
				Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		Jul-Dec. 2024 Actual		
					Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)	
D92	Art Hotel Nippori Lungwood	Arakawa-ku, Tokyo	134	Jul 2024	91.8%	-1.4	20,155	27.3%	18,499	25.4%	320	24.2%	100.0%	0.0	64.4%	28.2
D93	Hotel MyStays Kumamoto Riverside	Kumamoto-shi, Kumamoto	194	Jul 2024	86.1%	10.9	11,165	4.6%	9,619	19.8%	198	47.2%	100.0%	0.0	29.2%	14.3
D94	Art Hotel Aomori	Aomori-shi, Aomori	211	Jul 2024	77.6%	-1.2	13,070	11.4%	10,147	9.7%	209	15.1%	100.0%	0.0	17.9%	0.0
D95	Kamenoi Hotel Izukogen	Ito-shi, Shizuoka	55	Jul 2024	86.7%	-0.5	35,036	9.6%	30,390	9.0%	142	106.6%	100.0%	0.0	16.6%	9.5
D96	Art Hotel Oita	Oita-shi, Oita	228	Jul 2024	87.5%	2.1	8,883	8.5%	7,772	11.2%	145	10.6%	100.0%	0.0	19.3%	10.6
D97	Art Hotel Kokura New Tagawa	Kitakyushu-shi, Fukuoka	90	Jul 2024	92.2%	4.9	11,521	-1.6%	10,626	3.9%	98	0.0%	100.0%	0.0	35.1%	11.0
D98	Art Hotel Miyazaki Sky Tower	Miyazaki-shi, Miyazaki	135	Jul 2024	79.6%	-1.9	11,048	2.3%	8,791	0.0%	99	-8.0%	100.0%	0.0	25.5%	10.6
D99	Art Hotel Kagoshima	Kagoshima-shi, Kagoshima	208	Jul 2024	79.7%	7.8	10,331	-12.0%	8,238	-2.5%	82	-29.8%	100.0%	0.0	22.2%	9.6
D100	Kamenoi Hotel Hikone	Hikone-shi, Shiga	48	Jul 2024	91.3%	7.7	20,201	4.7%	18,451	14.3%	107	158.3%	100.0%	0.0	7.4%	4.7
D101	Kamenoi Hotel Nara	Nara-shi, Nara	42	Jul 2024	83.4%	9.8	17,406	-4.1%	14,517	8.7%	56	100.6%	100.0%	0.0	8.1%	4.5
<b>Domestic Hotels</b>		-	16,229	-	85.3%	3.0	14,431	10.2%	12,305	14.3%	20,113	16.7%	100.0%	0.0	32.3%	8.7
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	343	Sep 2018	58.9%	-5.8	485	-2.6%	286	-11.3%	10,110	-21.2%	-	-	-	-
D201	Sunshine Suites Resort	Grand Cayman	131	Sep 2018	36.2%	-29.0	240	7.8%	87	-40.1%	567	-67.9%	-	-	-	-
<b>Overseas Hotels</b>		-	474	-	52.6%	-12.2	438	4.0%	231	-15.6%	10678	-26.9%	-	-	-	-

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(Note 3) Actual results for the pre-acquisition period of the properties is based on actual results provided by sellers

(Note 4) The figures for "D200 Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort" are in US dollars, and in USD in thousands for GOP

Items	December 2021	June 2022	December 2022	June 2023	December 2023	June 2024	December 2024
	Jul 1, 2021- Dec 31, 2021	Jan 1, 2022- Jun 30, 2022	Jul 1, 2022- Dec 31, 2022	Jan 1, 2023- Jun 30, 2023	Jul 1, 2023- Dec 31, 2023	Jan 1, 2024- Jun 30, 2024	Jul 1, 2024- Dec 31, 2024
Amount of Total Assets (JPY million)	494,819	490,118	494,237	496,819	563,393	569,016	680,004
Amount of Net Assets (JPY million)	246,130	246,211	250,321	254,024	290,305	292,766	351,388
Capital-to-Asset Ratio	49.7%	50.2%	50.6%	51.1%	51.5%	51.5%	51.7%
Total Amount of Investment (JPY million)	235,701	235,701	235,701	235,701	270,101	270,101	326,079
End-of-period total number of units issued	6,096,840	6,096,840	6,096,840	6,096,840	6,737,121	6,737,121	7,646,453
Amount of Net Assets per Unit (JPY)	40,370	40,383	41,058	41,665	43,090	43,455	45,954
Return on Asset (ROA) (annualized)	0.6%	0.4%	2.1%	3.6%	4.0%	4.6%	4.6%
Return on Equity (ROE) (annualized)	1.2%	0.8%	4.1%	7.1%	7.7%	8.9%	8.9%
Amount of interest-bearing debts (JPY million)	244,945	241,372	240,797	239,190	269,100	271,154	323,197
Weighted average interest rate	0.5%	0.5%	0.5%	0.5%	0.7%	0.9%	1.1%
Loan to Value (LTV 1)	50.9%	50.5%	50.5%	50.3%	49.8%	50.0%	49.7%
End-of-period Loan-to-Value based on Total Assets (LTV 2)	49.5%	49.2%	48.7%	48.1%	47.8%	47.7%	47.5%
Net Operating Income (NOI) (JPY million)	4,201	4,936	10,509	14,523	17,205	19,634	23,451
NOI yield (annualized)	2.5%	2.0%	4.2%	6.0%	6.3%	7.2%	7.3%
Depreciation Expenses (JPY million)	3,850	3,766	3,756	3,746	4,217	4,341	4,990
Funds From Operations (FFO) (JPY million)	2,296	3,312	8,831	12,660	15,250	17,242	20,128
NAV (JPY million)	308,349	320,967	325,857	356,905	403,873	435,886	499,332
NAV per Unit (JPY)	50,575	52,645	53,447	58,539	59,948	64,699	65,302
NAV ratio	0.7	0.8	1.0	1.0	1.0	1.0	1.0

(Note 1) Financial indicators calculation method in the above table are as follows

- ROA (annualized) = Ordinary Income / Weighted Average Total Assets during the period x 100/days during the period x 3
- ROE (annualized) = Net Income / Weighted Average Net Assets during the period x 100/days during the period x 365
- LTV (1) = End-of-period Interest-Bearing Debt / (End-of-period Interest-Bearing Debt + Unitholders' Capital + Unitholders' Capital Surplus)x100
- LTV (2) = End-of-period Interest-Bearing Debt / End-of-period Total Assets x 100
- NOI = Rental Revenues + TMK Dividend amount - Property-Related Expenses + Depreciation Expenses
- NOI yield (annualized) = ((Rental Revenues + TMK Dividend amount - Property-Related Expenses + Depreciation Expenses)/ days during the period x 365)/ Acquisition Price (weighted average based on the number of operating days)
- FFO = Net Income + Depreciation Expenses + Other Amortization – Gain on Sales of Properties + Loss from Sales of Properties
- NAV = End-of-period Amount of Net Assets – Undistributed Profit + Total year-end appraisal value of portfolio - Total book value of portfolio
- NAV ratio = period-end unit price/ Amount of Net Assets per Unit

(Note 2) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place

# Income Statement

Items	Jun 2024 Period Jan 1, 2024- Jun 30, 2024		Dec 2024 Period Jul 1, 2024- Dec 31, 2024		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Operating revenue (1)	21,136,007	100.0	25,555,158	100.0	4,419,151	20.9
Rental revenue	14,933,032		23,205,026		8,271,994	
Management contract revenue	4,774,272		1,657,420		(3,116,852)	
Dividend income	1,428,702		692,711		(735,990)	
Operating expenses	6,500,276	30.8	7,803,491	30.5	1,303,215	20.0
Property related expenses (2)	5,107,042		6,325,294		1,218,252	
Management contract expenses (3)	736,333		768,653		32,320	
Depreciation expenses (4)	4,341,470		4,990,615		649,145	
<b>NOI (including dividend income) (1)-(2)-(3)+(4)</b>	<b>19,634,102</b>	<b>92.9</b>	<b>23,451,825</b>	<b>91.8</b>	<b>3,817,723</b>	<b>19.4</b>
Asset management fees	450,000		450,000		-	
Directors' compensation	4,800		4,800		-	
Asset custody fees	28,235		32,940		4,704	
Administrative service fees	41,077		62,429		21,351	
Other	132,787		159,373		26,586	
Operating income	14,635,731	69.2	17,751,667	69.5	3,115,936	-
Non-operating income	427,643	2.0	3,568	0.0	(424,074)	(99.2)
Interest income	163		3,483		3,320	
Foreign exchange gains	423,972		-		(423,972)	
Interest on tax refund	2,615		-		(2,615)	
Other	891		84		(807)	
Non-operating expenses	2,162,208	10.2	2,616,425	10.2	454,217	21.0
Interest expenses	893,218		1,398,268		505,050	
Foreign exchange losses	-		167,864		167,864	
Interest expenses on investment corporation bonds	108,923		135,371		26,447	
Amortization of investment corporation bond issuance costs	15,608		18,029		2,420	
Loan-related costs	583,615		718,621		135,006	
Loss on derivatives	560,841		8,075		(552,765)	
Investment unit issuance expenses	-		170,193		170,193	
Ordinary income	12,901,166	61.0	15,138,810	59.2	2,237,643	-
Extraordinary income	24,991	-	-	-	(24,991)	-
Subsidy income	24,991		-		(24,991)	
Extraordinary losses	24,991	-	-	-	(24,991)	-
Loss on reduction entry of non-current assets	24,991		-		(24,991)	
Income before income taxes	12,901,166	61.0	15,138,810	59.2	2,237,643	-
Income taxes	605		605		-	
Net income	12,900,561	61.0	15,138,205	59.2	2,237,643	-
Retained earnings brought forward	8,641,653		8,627,153		(14,499)	
Unappropriated retained earnings / losses at the end of the period	21,542,214		23,765,358		2,223,144	



# Balance Sheet - Assets

Items	Jun 2024 Period (As of June 30, 2024)		Dec 2024 Period (As of December 31, 2024)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
<b>Assets</b>						
<b>Current assets</b>						
Cash and bank deposits	30,213,929		31,964,082		1,750,153	
Cash and bank deposits in trust	12,346,894		13,319,608		972,713	
Rental receivables	6,040,833		7,508,438		1,467,605	
Deposits paid	2,414,240		1,956,046		(458,193)	
Prepaid expenses	1,428,542		1,343,561		(84,981)	
Income taxes receivable	24		533		508	
Consumption tax receivable	-		2,426,309		2,426,309	
<b>Total current assets</b>	<b>52,444,465</b>	<b>9.2</b>	<b>58,518,580</b>	<b>8.6</b>	<b>6,074,115</b>	<b>11.6</b>
<b>Non-current assets</b>						
Property and equipment						
Buildings	17,241,196		17,069,615		(171,580)	
Buildings and accompanying facilities	3,744,620		3,643,227		(101,393)	
Structures	1,176		14,700		13,523	
Tools, furniture and fixtures	873,398		1,087,392		213,993	
Construction in progress	1,055,651		2,534,073		1,478,421	
Buildings in trust	150,406,952		179,716,341		29,309,389	
Buildings and accompanying facilities in trust	26,502,186		28,508,113		2,005,926	
Structures in trust	173,551		212,128		38,576	
Tools, furniture and fixtures in trust	1,635,974		2,253,247		617,272	
Land in trust	264,666,397		322,877,727		58,211,329	
Construction in progress in trust	240,499		383,192		142,693	
<b>Total property and equipment</b>	<b>466,541,605</b>	<b>82.0</b>	<b>558,299,759</b>	<b>82.1</b>	<b>91,758,153</b>	<b>19.7</b>
Intangible assets						
Leasehold rights	10,637,811		10,637,811		-	
Leasehold rights in trust	17,357,800		29,763,513		12,405,712	
<b>Total intangible assets</b>	<b>27,995,612</b>	<b>4.9</b>	<b>40,401,325</b>	<b>5.9</b>	<b>12,405,712</b>	<b>44.3</b>
Investment and other assets						
Investment securities	17,856,387		17,856,387		-	
Guarantee deposits	1,390,459		1,431,014		40,555	
Long-term prepaid expenses	2,007,275		2,338,693		331,418	
Derivatives assets	627,676		997,866		370,189	
Others	32,667		32,667		-	
<b>Total investment and other assets</b>	<b>21,914,466</b>	<b>3.9</b>	<b>22,656,629</b>	<b>3.3</b>	<b>742,163</b>	<b>3.4</b>
<b>Total non-current assets</b>	<b>516,451,684</b>	<b>90.8</b>	<b>621,357,714</b>	<b>91.4</b>	<b>104,906,030</b>	<b>20.3</b>
<b>Deferred assets</b>						
Investment corporation bond issuance costs	120,364		128,668		8,304	
<b>Total deferred assets</b>	<b>120,364</b>	<b>0.0</b>	<b>128,668</b>	<b>0.0</b>	<b>8,304</b>	<b>-</b>
<b>Total assets</b>	<b>569,016,514</b>	<b>100.0</b>	<b>680,004,964</b>	<b>100.0</b>	<b>110,988,450</b>	<b>19.5</b>

# Balance Sheet – Liabilities/Net Assets

Items	Jun 2024 Period (As of June 30, 2024)		Dec 2024 Period (As of December 31, 2024)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
<b>Liabilities</b>						
<b>Current liabilities</b>						
Accounts payable	709,906		1,456,179		746,273	
Short-term loans payable	8,813,000		3,425,000		(5,388,000)	
Current portion of investment corporation bonds	1,000,000		-		(1,000,000)	
Current portion of long-term loans payable	44,553,000		40,599,000		(3,954,000)	
Accounts payable-other	8,691		10,023		1,331	
Accrued expenses	393,151		427,817		34,665	
Income taxes payable	605		605		-	
Consumption taxes payable	1,023,206		-		(1,023,206)	
Advances received	313,582		680,701		367,118	
Deposits received	18,589		116,710		98,120	
<b>Total current liabilities</b>	<b>56,833,732</b>	<b>10.0</b>	<b>46,716,036</b>	<b>6.9</b>	<b>(10,117,695)</b>	<b>(17.8)</b>
<b>Non-current liabilities</b>						
Investment corporation bonds	19,900,000		24,100,000		4,200,000	
Long-term loans payable	196,888,000		255,073,000		58,185,000	
Tenant leasehold and security deposits in trust	1,497,699		1,592,780		95,080	
Derivatives liabilities	734,860		459,389		(275,471)	
Asset retirement obligations	395,487		675,199		279,711	
<b>Total non-current liabilities</b>	<b>219,416,047</b>	<b>38.6</b>	<b>281,900,368</b>	<b>41.5</b>	<b>62,484,321</b>	<b>28.5</b>
<b>Total liabilities</b>	<b>276,249,780</b>	<b>48.5</b>	<b>328,616,405</b>	<b>48.3</b>	<b>52,366,625</b>	<b>19.0</b>
<b>Net assets</b>						
<b>Unitholders' equity</b>						
Unitholders' capital	270,101,249	47.5	326,079,727	48.0	55,978,477	20.7
<b>Surplus</b>						
Capital surplus	6,264,432		6,264,432		-	
Deduction of captial surplus						
Allowance for temporary differences adjustment	(6,130)		(6,130)		-	
Other deduction of capital surplus	(5,524,006)		(5,524,006)		-	
Total deduction of captial surplus	(5,530,137)		(5,530,137)		-	
Capital surplus (net)	734,294		734,294		-	
Retained earnings	21,542,214		23,765,358		2,223,144	
<b>Total surplus</b>	<b>22,276,509</b>	<b>3.9</b>	<b>24,499,653</b>	<b>3.6</b>	<b>2,223,144</b>	<b>10.0</b>
<b>Total unitholders' equity</b>	<b>292,377,758</b>	<b>51.4</b>	<b>350,579,380</b>	<b>51.6</b>	<b>58,201,621</b>	<b>19.9</b>
<b>Valuation and translation adjustments</b>						
Deferred gains or losses on hedges	388,975		809,178		420,202	
<b>Total valuation and translation adjustments</b>	<b>388,975</b>	<b>0.1</b>	<b>809,178</b>	<b>0.1</b>	<b>420,202</b>	<b>-</b>
<b>Total net assets</b>	<b>292,766,734</b>	<b>51.5</b>	<b>351,388,558</b>	<b>51.7</b>	<b>58,621,824</b>	<b>20.0</b>
<b>Total liabilities and net assets</b>	<b>569,016,514</b>	<b>100.0</b>	<b>680,004,964</b>	<b>100.0</b>	<b>110,988,450</b>	<b>19.5</b>

# Cash Flow Statement and Dividend Distribution

Items	Jun 2024 Period Jan 1, 2024- Jun 30, 2024 (JPY thousand)	Dec 2024 Period Jul 1, 2024- Dec 31, 2024 (JPY thousand)
<b>Cash flows from operating activities</b>		
Income (loss) before income taxes	12,901,166	15,138,810
Depreciation and amortization	4,341,470	4,990,615
Loss on reduction entry of non-current assets	24,991	-
Investment unit issuance costs	-	170,193
Amortization of investment corporation bond issuance costs	15,608	18,029
Loan-related costs	583,615	718,621
Amortization of tenant leasehold and security deposits in trust	-	(196)
Interest income	(163)	(3,483)
Interest expenses	1,002,142	1,533,640
Foreign exchange losses (gains)	(142)	33
Loss (gain) of derivatives	560,841	8,075
Decrease (increase) in rental receivables	(1,206,749)	(1,467,605)
Decrease (Increase) in deposits paid	(438,055)	458,193
Decrease (increase) in receivable income taxes	(3)	(508)
Decrease (increase) in consumption taxes receivable	2,615,543	(2,426,309)
Increase (decrease) in accounts payable	(4,478)	251,458
Increase (decrease) in consumption taxes payable	1,023,206	(1,023,206)
Increase (decrease) in accrued expenses	85,639	13,369
Increase (decrease) in advances received	7,905	367,118
Increase (decrease) in deposits received	(36,518)	98,120
Others	(176,618)	139,577
Subtotal	21,299,400	18,984,548
Interest income received	163	3,483
Interest expenses paid	(973,357)	(1,514,581)
Income taxes paid	(605)	(605)
<b>Cash flows from operating activities</b>	<b>20,325,601</b>	<b>17,472,845</b>
<b>Cash flows from investment activities</b>		
Proceeds from withdrawal of time deposits	-	-
Purchases of property and equipment	(434,456)	(1,907,226)
Purchases of property and equipment in trust	(1,818,446)	(93,993,128)
Purchases of leasehold rights in trust	-	(12,444,949)
Repayments of tenant leasehold and security deposits in trust	(22,016)	(21,799)
Proceeds from tenant leasehold and security deposits in trust	28,659	117,075
Payments of tenant leasehold and security deposits	(8,100)	(40,555)
Others	(500,120)	(215,250)
<b>Cash flows from investment activities</b>	<b>(2,754,478)</b>	<b>(108,505,833)</b>
<b>Cash flows from financing activities</b>		
Proceeds from short-term loans payable	-	4,925,000
Repayments of short-term loans payable	(27,707,000)	(10,313,000)
Proceeds from long-term loans payable	43,557,000	71,222,000
Repayments of long-term loans payable	(19,796,000)	(16,991,000)
Proceeds from issuance of investment corporation bonds	5,950,508	4,173,666
Redemption of investment corporation bonds	-	(1,000,000)
Payments for loan-related costs	(861,343)	(1,156,070)
Payments of distributions of earnings	(11,046,120)	(12,913,644)
Proceeds from issuance of investment units	-	55,808,936
<b>Cash flows from financing activities</b>	<b>(9,902,955)</b>	<b>93,755,887</b>
Effect of exchange rate change on cash and cash equivalents	142	(33)
Net increase (decrease) in cash and cash equivalents	7,668,309	2,722,866
Cash and cash equivalents at beginning of period	34,892,514	42,560,824
Cash and cash equivalents at end of period	42,560,824	45,283,691

Items	Jun 2024 Period Jan 1, 2024- Jun 30, 2024	Dec 2024 Period Jul 1, 2024- Dec 31, 2024
Unappropriated retained earnings	(JPY thousand) 21,542,214	23,765,358
Distributions	(JPY thousand) 12,915,060	15,155,269
Of which, distributions of earnings	(JPY thousand) 12,915,060	15,155,269
Distribution per unit	(JPY) 1,917	1,982
Of which, distributions of earnings per unit	(JPY) 1,917	1,982
Retained earnings / losses carried forward	(JPY thousand) 8,627,153	8,610,089

(JPY thousand)

Property Number	A26	A28	A29	A30	A32	A33	A34	A35	A37	A38	A39	A40	A41	A43	A44	A45	A46	A47	A48	A49
Property Name	Nisshin Palacestage Daitabashi	Growth Maison Gotanda	Growth Maison Kameido	Emerald House	Suncrest Shakujii-Koen	Growth Maison Shin-Yokohama	Belle Face Ueno-Okachimachi	Grand Rire Kameido	Growth Maison Yoga	Route Tachikawa	Shibuya-Honmachi Mansion	City Heights Kinuta	Acceed Tower Kawaguchi-Namiki	College Square Machida	Belair Meguro	Wacore Tsunashima I	Foros Nakamura-bashi	Growth Maison Kajin	College Square Machiya	Towa City Coop Shin-otsuka II
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	39,726	28,884	35,855	41,703	40,507	39,883	30,794	26,619	24,337	22,403	20,999	20,541	26,840	16,609	16,817	17,687	18,825	24,104	14,970	37,120
Rent, common area fees	37,552	26,916	33,825	39,590	35,681	36,809	29,429	26,619	21,914	20,578	19,796	18,052	25,799	16,609	15,934	16,919	17,110	21,646	14,706	35,600
Rental revenues (Fixed rent)																				
Rental revenues (Variable rent)																				
Other revenue (Note 1)	2,173	1,968	2,030	2,113	4,825	3,074	1,365	-	2,422	1,824	1,203	2,489	1,041	-	883	768	1,715	2,458	264	1,519
② Property related expenses	19,694	9,732	14,479	17,751	17,026	16,134	15,512	8,871	9,651	10,269	7,481	7,012	12,498	4,459	6,986	9,698	9,625	15,661	6,203	14,106
Facility management fees (a)	6,088	2,133	4,056	4,689	3,907	4,322	6,582	646	2,607	2,370	1,913	2,149	3,969	159	2,014	2,706	2,560	4,262	502	4,473
(of which, repair cost)	983	105	73	250	372	377	503	586	239	806	516	524	214	159	309	535	432	115	423	366
( of which, utility expenses)	1,650	325	572	845	1,117	673	569	-	316	268	186	222	363	-	173	516	338	1,284	-	16
Tax and other public charges (b)	1,655	1,395	1,715	2,616	3,290	2,553	1,710	1,791	1,392	1,116	1,021	1,041	1,112	1,575	989	895	985	2,017	957	1,457
Insurance expenses (c)	60	36	52	98	101	70	50	52	39	41	35	34	40	39	25	28	33	79	28	84
Depreciation expenses (㉞)	10,038	5,620	7,004	9,665	7,873	7,973	6,146	5,843	4,381	5,832	3,127	2,336	5,512	2,149	3,008	4,732	5,164	7,678	4,179	5,812
Other expenses (d)	1,851	545	1,650	681	1,852	1,214	1,023	536	1,229	907	1,382	1,450	1,862	536	948	1,334	881	1,622	536	2,278
③ Rental income (①-②)	20,031	19,152	21,376	23,952	23,481	23,748	15,281	17,748	14,686	12,133	13,518	13,529	14,341	12,150	9,831	7,989	9,200	8,442	8,766	23,013
④ NOI (①-②+㉞)	30,069	24,773	28,380	33,618	31,354	31,722	21,427	23,592	19,068	17,966	16,645	15,865	19,854	14,300	12,840	12,722	14,364	16,121	12,946	28,825
⑤ Capital expenditure	4,636	2,922	4,906	5,786	4,218	1,171	1,035	-	5,894	3,749	10,730	1,717	330	209	510	6,844	4,614	12,049	111	5,057
⑥ NCF (④-⑤)	25,432	21,850	23,474	27,831	27,136	30,551	20,392	23,592	13,173	14,216	5,915	14,147	19,524	14,091	12,329	5,878	9,749	4,071	12,834	23,768

Property Number	A61	A63	A64	A65	A66	A72	A73	A84	A87	A90	A92	A93	A94	A96	A97	A99	A101	A102	A103	A104
Property Name	Bichsel Musashiseki	Towa City Coop Sengencho	Royal Park Omachi	Lexington Square Haginomachi	Visconti Kakuzan	Lexington Square Honjo-Azumabashi	AMS TOWER Minami 6-Jo	Revest Heian	Excellente Kagurazaka	Queen's Court Fukuzumi	Belair Oimachi	Siete Minami-Tsukaguchi	Prime Life Sannomiya Isogami Koen	Century Park Shinkawa 1-bankan	West Avenue	Prime Life Mikage	Lieto Court Mukojima	Lieto Court Nishi-Ojima	Royal Parks Momozaka	Royal Parks Shinden
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	23,302	60,614	26,061	16,961	9,745	19,136	47,706	23,798	19,344	18,758	15,040	17,270	15,586	16,652	13,336	12,439	58,501	51,686	161,102	224,243
Rent, common area fees	22,563	56,622	22,942	15,391	9,102	18,126	45,244	23,398	18,861	17,463	13,989	16,058	14,696	14,056	12,701	12,267	56,116	50,685	145,429	203,260
Rental revenues (Fixed rent)																				
Rental revenues (Variable rent)																				
Other revenue (Note 1)	739	3,991	3,119	1,569	642	1,009	2,461	399	482	1,295	1,051	1,212	889	2,595	635	172	2,384	1,001	15,673	20,983
② Property related expenses	8,875	26,135	13,029	7,333	6,146	7,482	25,532	10,641	8,623	6,951	7,565	9,137	7,337	8,397	4,853	6,371	26,291	20,444	116,922	123,891
Facility management fees (a)	2,388	13,511	5,071	2,150	2,750	2,085	6,357	1,967	1,652	1,405	2,256	2,311	1,367	1,731	1,237	1,158	5,406	4,094	57,095	33,534
(of which, repair cost)	341	232	325	123	154	166	729	117	-	68	116	217	-	-	79	60	328	63	1,372	4,815
( of which, utility expenses)	455	36	1,804	614	6	453	842	318	233	130	161	324	226	263	289	167	694	654	1,391	-
Tax and other public charges (b)	1,241	3,071	2,426	1,773	918	833	6,612	1,427	798	756	765	990	872	838	569	786	2,498	2,199	7,649	13,927
Insurance expenses (c)	45	137	63	39	27	30	124	44	30	29	23	37	26	44	23	24	94	73	293	533
Depreciation expenses (㉞)	3,624	7,587	4,275	2,534	1,791	3,227	9,976	6,669	4,808	3,511	3,265	4,034	4,109	4,690	2,052	3,665	16,676	13,242	46,497	75,222
Other expenses (d)	1,576	1,826	1,192	835	658	1,306	2,462	532	1,335	1,248	1,255	1,763	961	1,093	970	736	1,614	834	5,386	674
③ Rental income (①-②)	14,427	34,478	13,031	9,628	3,598	11,653	22,173	13,157	10,720	11,806	7,474	8,132	8,249	8,254	8,482	6,068	32,209	31,242	44,180	100,352
④ NOI (①-②+㉞)	18,051	42,066	17,306	12,162	5,389	14,880	32,149	19,826	15,529	15,318	10,740	12,167	12,358	12,945	10,535	9,733	48,886	44,485	90,677	175,574
⑤ Capital expenditure	3,640	3,371	392	331	1,939	9,066	7,281	404	1,529	132	1,569	1,085	1,974	1,023	115	1,009	6,342	2,135	9,730	21,172
⑥ NCF (④-⑤)	14,410	38,695	16,914	11,830	3,450	5,814	24,868	19,422	14,000	15,186	9,170	11,082	10,383	11,922	10,419	8,724	42,543	42,350	80,947	154,402

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased

(Note 2) Expenses related to hotel sales (personnel expenses, utilities expenses, advertisement expenses, etc.) (hereinafter referred to as "hotel expenses") shall be charged to expenses in the month following expiration month based on cash basis on lease contract For the property, for a month after the acquisition, there will be a period during which GOP is calculated without deducting hotel expenses. Therefore, the GOP, NOI and GOP ratios in the project period including the acquisition date are higher than in normal cases

(Note 3) Using an exchange rate at the time of transaction regarding ①-㉞ of Cayman hotels

(JPY thousand)

Property Number	A106	B18	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D11	D12	D13	D14	D15	D16		
Property Name	Royal Parks Seairis Minami-Senju	AEON TOWN Sukagawa	Hotel MyStays Kanda	Hotel MyStays Asakusa	Hotel MyStays Kyoto-Shijo	MyStays Shin-Urayasu Conference Center	Hotel MyStays Maihama	Hotel MyStays Premier Dojima	Hotel MyStays Nagoya-Sakae	Hotel MyStays Sakaisuji-Hommachi	Hotel MyStays Yokohama	Hotel MyStays Nippo-ri	Hotel MyStays Fukuoka-Terjin-Minami	Hotel MyStays Iidabashi	Hotel MyStays Ueno Inaricho	Flexstay Inn Shinagawa	Flexstay Inn Tokiwadai	Flexstay Inn Sugamo		
number of operating days	184	-	184	-	184	184	184	184	184	184	184	184	184	184	184	184	184	184		
① Rental revenues	131,841	1,528,363	141,198	141,198	153,933	140,449	262,654	267,457	274,855	214,122	181,934	134,781	178,878	65,965	235,709	95,530	63,905	51,113	58,272	46,370
Rent, common area fees	113,353	1,413,427	141,198	141,198	151,709	137,659	257,760	264,619	271,043	214,113	180,896	132,358	177,071	64,858	232,917	94,251	62,474	50,582	57,235	46,066
Rental revenues (Fixed rent)					36,000	37,500	101,100	82,680	75,360	119,966	68,100	44,340	41,940	29,700	28,860	26,760	21,120	19,740	24,000	22,020
Rental revenues (Variable rent)					115,709	100,159	156,660	181,939	195,683	94,146	112,796	88,018	135,131	35,158	204,057	67,491	41,354	30,842	33,235	24,046
Other revenue (Note 1)	18,487	114,936	-	-	2,224	2,789	4,894	2,837	3,811	9	1,037	2,423	1,807	1,106	2,791	1,278	1,431	531	1,036	304
② Property related expenses	79,939	764,760	80,602	80,602	30,417	21,168	72,101	58,319	46,717	67,637	64,460	29,446	48,364	17,177	21,879	22,925	13,944	9,071	11,966	11,530
Facility management fees (a)	26,347	237,997	56,124	56,124	-	1,400	-	-	-	14,119	17,163	-	-	920	-	950	-	-	-	-
(of which, repair cost)	394	17,595	-	-	-	-	-	-	-	110	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	1,428	19,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	5,694	87,943	6,563	6,563	5,180	3,676	11,350	8,469	3,484	12,670	3,614	7,176	4,239	1,872	5,978	4,638	1,502	1,834	3,712	2,984
Insurance expenses (c)	239	3,019	245	245	91	130	224	226	115	285	284	118	205	63	122	98	46	39	86	68
Depreciation expenses (㉞)	41,777	377,324	17,055	17,055	24,603	15,393	59,957	49,063	42,572	40,015	42,837	21,595	43,373	13,764	15,221	16,683	11,839	6,642	7,610	7,921
Other expenses (d)	5,881	58,475	614	614	543	568	568	559	545	546	560	556	546	556	557	556	556	556	557	556
③ Rental income (①-②)	51,901	763,603	60,595	60,595	123,515	119,281	190,552	209,138	228,137	146,485	117,473	105,335	130,513	48,788	213,829	72,604	49,961	42,041	46,306	34,839
④ NOI (①-②+㉞)	93,679	1,140,927	77,650	77,650	148,119	134,674	250,510	258,202	270,709	186,500	160,311	126,930	173,886	62,552	229,050	89,287	61,800	48,684	53,916	42,761
⑤ Capital expenditure	6,075	156,816	-	-	370	5,335	5,739	16,109	3,029	73,203	90,435	5,317	2,297	2,500	5,990	345,863	1,583	2,413	7,884	4,959
⑥ NCF (④-⑤)	87,603	984,110	77,650	77,650	147,749	129,338	244,771	242,092	267,680	113,297	69,876	121,613	171,589	60,052	223,060	-256,575	60,217	46,270	46,032	37,802

Property Number	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32	D33	D34	D35	D36
Property Name	Hotel MyStays Otemae	Hotel MyStays Kiyosumi Shirakawa	Flexstay Inn Nakanobu P1	Flexstay Inn Nakanobu P2	APA Hotel Yokohama-Kannai	Hotel MyStays Hako date-Goryokaku	Flexstay Inn Shirogane	Hotel MyStays Haneida	Hotel MyStays Kameido P1	Hotel MyStays Ueno Iriyaguchi	Hotel MyStays Kameido P2	Hotel MyStays Shimizu	Super Hotel Shinbashi/Kansuomoriguchi	Flexstay Inn Higashi-Jujo	Hotel MyStays Utsumomiya	Flexstay Inn Kawasaki-Kaizuka	Comfort Hotel Toyama	Flexstay Inn Kawasaki-Ogawacho	Flexstay Inn Ekoda	Super Hotel Tokyo-JR Tachikawa Kitaguchi
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	101,279	81,021	17,249	7,472	237,371	160,595	50,390	209,777	220,789	135,513	148,864	80,513	39,426	31,239	126,874	29,302	35,928	23,008	112,735	31,787
Rent, common area fees	99,891	79,308	17,141	7,404	237,371	159,166	49,606	206,932	219,146	133,091	147,347	79,222	39,426	30,596	125,343	29,251	35,928	23,008	111,886	31,787
Rental revenues (Fixed rent)	28,140	16,260	8,880	4,920	212,500	60,000	30,000	108,600	88,800	60,600	62,400	43,200	39,426	22,200	43,200	18,600	35,928	15,600	61,560	31,787
Rental revenues (Variable rent)	71,751	63,048	8,261	2,484	24,871	99,166	19,606	98,332	130,346	72,491	84,947	36,022	-	8,396	82,143	10,651	-	7,408	50,326	-
Other revenue (Note 1)	1,387	1,713	107	67	-	1,428	783	2,844	1,643	2,422	1,516	1,291	-	642	1,531	50	-	-	848	-
② Property related expenses	15,602	16,079	6,404	3,874	102,421	57,904	11,363	59,350	36,547	26,773	28,571	29,853	9,329	9,865	36,382	11,644	14,545	7,321	32,853	13,150
Facility management fees (a)	-	-	570	264	-	-	-	-	-	3,277	-	106	702	-	-	1,032	636	-	-	1,391
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	-	106	702	-	-	-	636	-	-	1,091
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	3,678	3,492	1,086	638	11,707	15,390	1,779	12,450	6,347	893	3,812	4,036	3,452	2,172	12,532	825	3,762	935	4,518	2,815
Insurance expenses (c)	128	86	24	14	295	208	52	176	168	81	105	111	49	47	326	37	94	25	115	54
Depreciation expenses (㉞)	11,237	11,943	4,168	2,401	89,912	41,796	9,023	46,314	29,624	22,115	24,248	25,194	4,717	7,238	23,108	9,342	9,644	5,955	27,812	8,482
Other expenses (d)	557	558	555	556	505	509	506	408	406	406	405	405	407	406	414	407	408	405	407	407
③ Rental income (①-②)	85,676	64,941	10,844	3,597	134,949	102,690	39,027	150,426	184,242	108,739	120,292	50,659	30,097	21,373	90,492	17,657	21,382	15,686	79,882	18,636
④ NOI (①-②+㉞)	96,914	76,885	15,013	5,998	224,861	144,486	48,051	196,741	213,866	130,855	144,540	75,853	34,815	28,612	113,601	27,000	31,026	21,641	107,694	27,119
⑤ Capital expenditure	1,576	7,319	1,912	3,857	29,249	5,746	6,379	8,345	8,901	1,351	7,330	1,734	-	4,080	30,203	2,552	570	2,185	13,478	-
⑥ NCF (④-⑤)	95,338	69,566	13,101	2,141	195,612	138,740	41,671	188,396	204,965	129,503	137,210	74,119	34,815	24,532	83,397	24,447	30,456	19,456	94,216	27,119

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased

(Note 2) Expenses related to hotel sales (personnel expenses, utilities expenses, advertisement expenses, etc.) (hereinafter referred to as "hotel expenses") shall be charged to expenses in the month following expiration month based on cash basis on lease contract For the property, for a month after the acquisition, there will be a period during which GOP is calculated without deducting hotel expenses. Therefore, the GOP, NOI and GOP ratios in the project period including the acquisition date are higher than in normal cases

(Note 3) Using an exchange rate at the time of transaction regarding ①-㉞ of Cayman hotels

(JPY thousand)

Property Number	D37	D38	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	D54	D55	D56
Property Name	Super Hotel JR Ueno-iriya-guchi	Hotel MyStays Shinsaibashi	Comfort Hotel Kurosaki	Comfort Hotel Maebashi	Comfort Hotel Tsubamesanjo	Comfort Hotel Kitami	Hotel MyStays Gotanda Station	Hotel Epinard Nasu	Hotel MyStays Fukuoka Tenjin	Hotel MyStays Hamamatsusho	Hotel MyStays Kanazawa	Takamatsu Tokyu REI Hotel	Hotel MyStays Premier Hamamatsusho	Hotel MyStays Shin Osaka Conference Center	Hotel MyStays Premier Omori	Kamenoi Hotel Beppu	Hotel MyStays Sapporo Station	Hotel MyStays Yokohama Kannai	Art Hotel Joetsu	Art Hotel Hirosaki City
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	27,275	76,788	37,894	44,171	34,949	30,300	635,132	1,196,591	367,780	167,141	287,096	106,419	370,447	374,096	421,439	446,725	303,322	183,694	118,511	175,966
Rent, common area fees	27,275	75,256	37,894	43,811	32,861	30,300	626,941	1,184,752	362,637	163,741	284,883	70,374	364,764	370,794	418,466	439,956	300,477	180,788	116,284	173,544
Rental revenues (Fixed rent)	27,275	48,000	37,894	43,811	32,861	30,300	288,900	579,000	112,800	82,200	219,600	39,000	107,400	205,800	142,800	212,100	136,900	81,000	71,700	73,200
Rental revenues (Variable rent)	-	27,256	-	-	-	-	338,041	605,752	249,837	81,541	65,283	31,374	257,364	164,994	275,666	227,856	163,577	99,788	44,584	100,344
Other revenue (Note 1)	-	1,532	-	360	2,088	-	8,190	11,838	5,143	3,400	2,212	36,044	5,682	3,301	2,972	6,769	2,845	2,906	2,227	2,421
② Property related expenses	10,239	24,052	19,640	29,708	16,224	18,763	73,724	324,476	56,251	44,247	128,984	72,450	37,728	53,680	69,774	130,404	90,386	39,728	41,985	65,511
Facility management fees (a)	1,070	-	600	5,984	1,343	1,073	8,381	14,394	436	2,520	-	40,600	-	-	2,800	-	255	-	-	1,500
(of which, repair cost)	770	-	-	315	917	105	-	169	436	2,520	-	75	-	-	-	-	255	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	26,504	-	-	-	-	-	-	-	-
Tax and other public charges (b)	2,377	3,049	3,403	4,659	3,536	4,854	20,064	25,848	8,117	7,823	14,415	7,050	11,748	13,506	14,932	10,312	20,632	8,745	7,202	13,864
Insurance expenses (c)	38	57	75	92	78	72	384	1,213	190	80	472	208	250	526	439	803	297	176	242	623
Depreciation expenses (㉞)	6,346	20,541	15,154	18,559	10,854	12,353	44,284	282,580	47,099	33,419	113,690	23,534	25,323	39,216	51,195	118,880	68,788	30,398	34,129	49,112
Other expenses (d)	407	404	407	413	412	409	609	439	406	404	405	1,056	406	431	407	407	412	406	411	411
③ Rental income (①-②)	17,035	52,736	18,253	14,462	18,724	11,537	561,407	872,115	311,529	122,894	158,112	33,968	332,718	320,416	351,664	316,321	212,936	143,966	76,525	110,454
④ NOI (①-②+㉞)	23,381	73,277	33,407	33,021	29,578	23,890	605,692	1,154,695	358,628	156,313	271,802	57,503	358,042	359,632	402,860	435,202	281,724	174,365	110,654	159,566
⑤ Capital expenditure	-	5,774	-	1,149	988	1,150	63,506	108,326	1,815	43,847	5,725	12,831	22,016	25,729	16,184	75,463	188,809	256	178,121	45,630
⑥ NCF (④-⑤)	23,381	67,503	33,407	31,872	28,590	22,740	542,185	1,046,368	356,813	112,466	266,077	44,672	336,025	333,902	386,675	359,738	92,915	174,109	-67,466	113,936

Property Number	D57	D58	D59	D60	D61	D62	D63	D64	D65	D66	D67	D68	D69	D70	D71	D72	D73	D74	D75	D76
Property Name	Hotel MyStays Oita	Hotel MyStays Gotanda	Hotel MyStays Tachikawa	Hotel MyStays Premier Akasaka	Hotel MyStays Premier Sapporo Park	Hotel MyStays Ueno East	Hotel MyStays Midotsuji Honmachi	Hotel MyStays Sapporo Aspen	Art Hotel Ishigakijima	Hotel MyStays Fuji Onsen Resort	Hotel Sonia Otaru	Hotel MyStays Kanazawa Castle	Art Hotel Niigata Station	Hotel MyStays Nagoya Nishiki	Hotel Nord Otaru	Hotel MyStays Kagoshima Tenmonkan	Art Hotel Asahikawa	Hotel MyStays Matsuyama	Hotel MyStays Sapporo Susukino	Hotel MyStays Sapporo Nakajima Park
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	94,738	148,839	148,091	788,924	543,178	178,459	115,021	498,457	249,964	542,715	284,357	139,643	271,405	148,400	197,200	109,935	264,505	114,549	87,182	64,055
Rent, common area fees	93,642	146,819	146,960	774,076	537,335	174,595	112,478	493,344	249,964	533,734	281,187	137,625	269,699	147,231	196,010	108,351	261,922	112,468	86,217	62,900
Rental revenues (Fixed rent)	33,300	56,250	46,950	215,300	272,800	69,000	63,200	249,400	219,500	173,700	123,500	109,000	119,200	75,400	103,400	72,359	119,700	69,400	55,800	45,900
Rental revenues (Variable rent)	60,342	90,569	100,010	558,776	264,535	105,595	49,278	243,944	30,464	360,034	157,687	28,625	150,499	71,831	92,610	35,992	142,222	43,068	30,417	17,000
Other revenue (Note 1)	1,096	2,020	1,131	14,847	5,843	3,864	2,543	5,113	-	8,981	3,169	2,017	1,705	1,168	1,190	1,583	2,582	2,080	965	1,154
② Property related expenses	28,050	12,345	23,030	91,915	164,368	33,041	41,115	102,819	66,158	117,624	64,146	25,681	95,515	26,582	47,320	34,858	97,583	45,666	18,607	33,976
Facility management fees (a)	170	840	269	-	-	6,482	-	-	-	132	-	-	12,763	-	908	-	150	580	-	536
(of which, repair cost)	170	-	269	-	-	-	-	-	-	132	-	-	-	-	-	-	150	580	-	536
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	-	-	-	-	-
Tax and other public charges (b)	5,701	4,532	6,163	25,707	42,501	4,108	9,713	34,173	8,902	6,330	11,883	3,970	8,259	4,600	10,592	9,721	22,656	7,924	3,155	9,997
Insurance expenses (c)	133	85	156	355	795	165	118	636	671	259	272	226	560	214	262	259	922	311	103	232
Depreciation expenses (㉞)	21,636	6,481	16,029	65,443	120,661	21,877	30,876	67,598	56,171	110,495	51,581	21,075	73,520	21,359	35,144	24,466	73,438	36,437	14,937	22,802
Other expenses (d)	409	406	411	409	409	407	407	407	410	412	406	408	412	408	412	411	415	412	410	408
③ Rental income (①-②)	66,688	136,494	125,061	697,008	378,810	145,418	73,906	395,638	183,805	425,090	220,211	113,962	175,889	121,818	149,880	75,076	166,921	68,882	68,574	30,078
④ NOI (①-②+㉞)	88,324	142,975	141,090	762,451	499,471	167,295	104,782	463,236	239,977	535,586	271,793	135,037	249,410	143,177	185,025	99,542	240,360	105,320	83,512	52,881
⑤ Capital expenditure	4,550	7,800	5,857	7,061	65,138	80,051	119	92,584	26,453	4,847	10,762	14,170	16,644	2,314	86,529	6,711	126,349	56,222	6,146	125,907
⑥ NCF (④-⑤)	83,774	135,174	135,232	755,390	434,333	87,243	104,663	370,652	213,524	530,739	261,030	120,867	232,766	140,863	98,496	92,831	114,010	49,098	77,366	-73,026

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased

(Note 2) Expenses related to hotel sales (personnel expenses, utilities expenses, advertisement expenses, etc.) (hereinafter referred to as "hotel expenses") shall be charged to expenses in the month following expiration month based on cash basis on lease contract For the property, for a month after the acquisition, there will be a period during which GOP is calculated without deducting hotel expenses. Therefore, the GOP, NOI and GOP ratios in the project period including the acquisition date are higher than in normal cases

(Note 3) Using an exchange rate at the time of transaction regarding ①-㉞ of Cayman hotels

(JPY thousand)

Property Number	D77	D78	D79	D80	D81	D82	D83	D84	D85	D86	D87	D88	D89	D90	D91	D92	D93	D94	D95	D96	
Property Name	Hotel MyStays Sapporo Nakajima Park Annex	Flexstay Inn Sakuragicho	MyCUBE by MYSTAYS Asakusa Kuramae	Hotel MyStays Kagoshima Tenmonkan Annex	Hotel MyStays Nayoro	Hotel MyStays Premier Narita	Art Hotel Morioka	Fusaki Beach Resort Hotel & Villas	Tateshina Grand Hotel Takinoyu	Hotel MyStays Okayama	Hotel MyStays Aomori Station	Hotel MyStays Soga	Tazawako Lake Resort & Onsen	Art Hotel Osaka Bay Tower & Solaniwa Onsen (Note 2)	Hakodate Kokusai Hotel (Note 2)	Art Hotel Nippori Lungwood (Note 2)	Hotel MyStays Kumamoto Riverside (Note 2)	Art Hotel Aomori (Note 2)	Kamenoi Hotel Irukogen (Note 2)	Art Hotel Oita (Note 2)	
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	154	154	154	154	154	154	154	
① Rental revenues	47,842	54,326	55,742	28,184	35,429	265,561	152,349	1,527,152	482,205	87,558	141,455	79,436	69,451	1,257,069	781,435	345,425	195,698	236,774	166,939	190,339	
Rent, common area fees	47,352	54,013	54,628	27,641	34,961	262,928	152,122	1,527,152	482,205	86,183	139,271	78,379	69,451	1,027,551	781,435	345,425	193,941	235,021	164,888	188,794	
Rental revenues (Fixed rent)	31,600	20,300	21,300	21,200	20,200	207,300	118,700	427,700	124,400	21,900	28,700	16,300	22,200	269,200	151,258	87,861	42,125	44,232	30,706	37,900	
Rental revenues (Variable rent)	15,752	33,713	33,328	6,441	14,761	55,628	33,422	1,099,452	357,805	64,283	110,571	62,079	47,251	758,350	630,177	257,564	151,815	190,789	134,182	150,894	
Other revenue (Note 1)	489	312	1,114	543	468	2,633	226	-	-	1,374	2,184	1,057	-	229,517	-	-	1,757	1,752	2,050	1,545	
② Property related expenses	17,238	9,035	9,631	10,141	19,408	148,115	108,535	357,267	160,780	19,866	46,118	19,566	25,351	427,478	105,774	88,264	42,636	71,418	32,428	32,768	
Facility management fees (a)	-	-	-	115	90	-	24,583	270	6,659	-	-	-	176	327,173	-	16,169	-	-	-	386	-
(of which, repair cost)	-	-	-	115	90	-	1,183	270	-	-	-	-	-	496	-	-	-	-	-	386	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	108	-	-	-	-	262,293	-	-	-	-	-	-	-
Tax and other public charges (b)	2,643	1,411	3,803	2,381	3,972	18,797	6,354	43,919	9,924	4,500	5,945	3,299	3,315	-	-	-	-	-	-	-	
Insurance expenses (c)	77	54	76	74	60	1,305	541	1,068	624	106	125	125	191	2,264	959	675	227	279	286	252	
Depreciation expenses (㉞)	14,109	7,160	5,346	7,159	14,878	127,596	76,697	311,655	139,873	14,906	39,694	15,786	21,314	90,368	104,390	70,996	42,114	70,844	27,440	32,094	
Other expenses (d)	408	408	405	410	407	416	358	354	3,699	353	353	354	354	7,671	423	423	295	294	4,315	421	
③ Rental income (①-②)	30,603	45,291	46,111	18,043	16,020	117,446	43,814	1,169,885	321,424	67,692	95,337	59,870	44,099	829,591	675,661	257,161	153,062	165,355	134,510	157,571	
④ NOI (①-②+㉞)	44,713	52,451	51,457	25,202	30,899	245,042	120,511	1,481,540	461,298	82,598	135,031	75,657	65,413	919,959	780,051	328,157	195,176	236,200	161,950	189,665	
⑤ Capital expenditure	13,460	2,497	-	4,944	11,734	60,229	48,892	34,997	11,005	4,676	3,115	16,848	2,914	60,858	990	4,930	868	420	965	1,272	
⑥ NCF (④-⑤)	31,253	49,954	51,457	20,258	19,164	184,813	71,618	1,446,543	450,293	77,922	131,916	58,808	62,499	859,100	779,061	323,226	194,308	235,780	160,985	188,393	

Property Number	D97	D98	D99	D100	D101		
Property Name	Art Hotel Kokura New Tagawa (Note 2)	Art Hotel Miyazaki Sky Tower (Note 2)	Art Hotel Kagoshima (Note 2)	Kamenoi Hotel Hikone (Note 2)	Kamenoi Hotel Nara (Note 2)	subtotal	Total
number of operating days	154	154	154	154	154	-	-
① Rental revenues	181,609	115,597	119,613	129,221	86,593	21,535,464	23,205,026
Rent, common area fees	178,979	114,251	117,132	127,674	85,433	21,067,678	22,622,304
Rental revenues (Fixed rent)	61,641	29,641	31,564	22,670	13,900	8,541,894	
Rental revenues (Variable rent)	117,337	84,609	85,568	105,003	71,533	12,525,783	
Other revenue (Note 1)	2,629	1,345	2,480	1,547	1,159	467,786	582,722
② Property related expenses	29,341	47,114	18,219	23,701	14,380	5,479,931	6,325,294
Facility management fees (a)	-	113	-	-	-	522,062	816,183
(of which, repair cost)	-	113	-	-	-	12,704	30,300
(of which, utility expenses)	-	-	-	-	-	288,915	308,854
Tax and other public charges (b)	-	-	-	-	-	735,719	830,226
Insurance expenses (c)	402	264	346	177	149	28,201	31,466
Depreciation expenses (㉞)	28,625	46,441	17,449	23,100	13,808	4,134,731	4,529,111
Other expenses (d)	314	295	423	422	422	59,217	118,307
③ Rental income (①-②)	152,267	68,482	101,393	105,520	72,212	16,055,533	16,879,731
④ NOI (①-②+㉞)	180,892	114,924	118,843	128,621	86,021	20,190,264	21,408,843
⑤ Capital expenditure	-	2,744	7,183	696	171	2,549,766	2,706,583
⑥ NCF (④-⑤)	180,892	112,179	111,660	127,924	85,849	17,640,497	18,702,259

Property Number	D200	D201	
Property Name	Westin Grand Cayman Seven Mile Beach Resort & Spa (Note 3)	Sunshine Suites Resort (Note 3)	Total
number of operating days	184	184	-
① Management contract profits	1,568,783	88,636	1,657,420
Management contract profits	1,568,783	88,636	1,657,420
Other revenue	-	-	-
② Property related expenses	605,237	163,416	768,653
Facility management fees (a)	-	-	-
(of which, repair cost)	-	-	-
(of which, utility expenses)	-	-	-
Tax and other public charges (b)	-	-	-
Insurance expenses (c)	175,247	45,746	220,994
Depreciation expenses (㉞)	359,762	101,741	461,503
Other expenses (d)	70,227	15,927	86,155
③ Rental income (①-②)	963,546	-74,779	888,767
④ NOI (①-②+㉞)	1,323,308	26,962	1,350,271
⑤ Capital expenditure	213,634	0	213,634
⑥ NCF (④-⑤)	1,109,674	26,962	1,136,636

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased

(Note 2) Expenses related to hotel sales (personnel expenses, utilities expenses, advertisement expenses, etc.) (hereinafter referred to as "hotel expenses") shall be charged to expenses in the month following expiration month based on cash basis on lease contract For the property, for a month after the acquisition, there will be a period during which GOP is calculated without deducting hotel expenses. Therefore, the GOP, NOI and GOP ratios in the project period including the acquisition date are higher than in normal cases

(Note 3) Using an exchange rate at the time of transaction regarding ①-㉞ of Cayman hotels

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2024			As of the end of December 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A26	Nisshin Palacestage Daitabashi	1,251,830	1,075,949	1,360,000	4.0%	1,070,547	1,400,000	3.9%	40,000	-0.1pt	Assets R&D
A28	Growth Maison Gotanda	888,200	811,918	1,180,000	3.7%	809,220	1,210,000	3.6%	30,000	-0.1pt	Assets R&D
A29	Growth Maison Kameido	1,070,850	919,203	1,360,000	3.8%	917,105	1,400,000	3.7%	40,000	-0.1pt	Assets R&D
A30	Emerald House	1,505,161	1,309,933	1,550,000	4.0%	1,306,054	1,590,000	3.9%	40,000	-0.1pt	Assets R&D
A32	Suncrest Shakujii-Koen	1,088,979	1,042,116	1,320,000	4.1%	1,038,461	1,370,000	4.0%	50,000	-0.1pt	Assets R&D
A33	Growth Maison Shin-Yokohama	1,059,457	919,015	1,360,000	4.1%	912,212	1,390,000	4.0%	30,000	-0.1pt	Assets R&D
A34	Belle Face Ueno-Okachimachi	1,023,074	888,286	1,220,000	3.6%	883,175	1,250,000	3.5%	30,000	-0.1pt	Assets R&D
A35	Grand Rire Kameido	906,121	752,520	1,140,000	4.0%	746,676	1,170,000	3.9%	30,000	-0.1pt	Assets R&D
A37	Growth Maison Yoga	795,986	704,258	891,000	3.7%	705,771	918,000	3.6%	27,000	-0.1pt	Assets R&D
A38	Route Tachikawa	676,951	690,486	752,000	4.1%	688,403	772,000	4.0%	20,000	-0.1pt	Assets R&D
A39	Shibuya-Honmachi Mansion	651,474	711,293	764,000	4.1%	718,896	788,000	4.0%	24,000	-0.1pt	Assets R&D
A40	City Heights Kinuta	646,337	657,974	657,000	4.1%	657,355	674,000	4.0%	17,000	-0.1pt	Assets R&D
A41	Acseeds Tower Kawaguchi-Namiki	620,893	480,906	851,000	4.6%	475,723	877,000	4.5%	26,000	-0.1pt	Assets R&D
A43	College Square Machida	589,553	547,208	548,000	4.8%	545,268	551,000	4.7%	3,000	-0.1pt	Assets R&D
A44	Belair Meguro	589,004	542,450	694,000	3.5%	539,951	710,000	3.4%	16,000	-0.1pt	Assets R&D
A45	Wacore Tsunashima I	572,914	553,408	588,000	4.3%	555,519	603,000	4.2%	15,000	-0.1pt	Assets R&D
A46	Foros Nakamurabashi	566,980	489,037	673,000	3.9%	488,488	696,000	3.8%	23,000	-0.1pt	Assets R&D
A47	Growth Maison Kaijin	557,256	507,151	594,000	4.5%	511,522	612,000	4.4%	18,000	-0.1pt	Assets R&D
A48	College Square Machiya	510,721	439,331	645,000	3.9%	435,263	660,000	3.8%	15,000	-0.1pt	Assets R&D
A59	Towa City Coop Shin-otsuka II	866,000	788,749	1,390,000	3.9%	787,994	1,400,000	3.9%	10,000	-	JREI
A61	Bichsel Musashiseki	577,000	576,230	866,000	3.8%	576,247	866,000	3.8%	-	-	Morii
A63	Towa City Coop Sengencho	1,110,000	992,662	1,560,000	4.5%	988,446	1,560,000	4.5%	-	-	JREI
A64	Royal Park Omachi	415,000	370,837	716,000	4.6%	366,955	716,000	4.6%	-	-	JREI
A65	Lexington Square Haginomachi	330,000	250,617	464,000	4.8%	248,415	464,000	4.8%	-	-	JREI
A66	Visconti Kakuozan	255,000	224,022	304,000	4.3%	224,171	298,000	4.3%	-6,000	-	Tanizawa
A72	Lexington Square Honjo-Azumabashi	511,000	400,826	804,000	3.3%	406,665	812,000	3.3%	8,000	-	Tanizawa
A73	AMS TOWER Minami 6-Jo	1,180,000	851,185	1,310,000	4.2%	848,490	1,360,000	4.2%	50,000	-	Tanizawa
A84	Revest Heian	595,000	471,202	879,000	4.0%	464,937	877,000	4.0%	-2,000	-	JREI
A87	Excellente Kagurazaka	543,000	480,207	878,000	3.2%	476,928	878,000	3.2%	-	-	JREI
A90	Queen's Court Fukuzumi	456,000	397,812	834,000	3.3%	394,432	838,000	3.3%	4,000	-	JREI
A92	Belair Oimachi	412,000	373,305	680,000	3.3%	371,609	679,000	3.3%	-1,000	-	JREI
A93	Siete Minami-Tsukaguchi	374,000	330,849	585,000	4.0%	327,900	585,000	4.0%	-	-	JREI
A94	Prime Life Sannomiya Isogami Koen	373,000	323,080	579,000	3.7%	320,945	581,000	3.7%	2,000	-	JREI
A96	Century Park Shinkawa 1-bankan	335,000	282,155	551,000	4.4%	278,488	551,000	4.4%	-	-	JREI
A97	West Avenue	331,000	301,882	431,000	4.2%	299,945	433,000	4.2%	2,000	-	JREI

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period

(Note 2) The names of the appraisers in the chart are abbreviated. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa: The Tanizawa Sogo Appraisal Co., Ltd., Daiwa: Daiwa Real Estate Appraisal Co., Ltd.

(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017

(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

Appraisal values for June 2023 FP and December 2023 FP are converted into JPY using the exchange rates of USD 1 = ¥144.99 and ¥141.83 respectively, which are the rates on closing date of each fiscal period

(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place



# Appraisal Value (2/5)

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2024			As of the end of December 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A99	Prime Life Mikage	297,000	254,906	438,000	4.0%	252,250	440,000	4.0%	2,000	-	JREI
A101	Lieto Court Mukojima	1,683,000	1,559,604	2,310,000	3.6%	1,549,270	2,340,000	3.6%	30,000	-	JREI
A102	Lieto Court Nishi-Ojima	1,634,000	1,503,892	2,240,000	3.4%	1,492,784	2,240,000	3.4%	-	-	JREI
A103	Royal Parks Momozaka	2,910,000	2,374,579	3,160,000	3.8%	2,337,811	3,160,000	3.8%	-	-	Morii
A104	Royal Parks Shinden	5,024,000	4,385,281	6,150,000	4.0%	4,331,232	6,080,000	4.0%	-70,000	-	Morii
A106	Royal Parks Seasir Minami-Senju	2,683,000	2,361,540	3,270,000	5.0%	2,325,838	3,290,000	5.0%	20,000	-	JREI
	Subtotal of Residential	38,465,748	33,897,885	48,546,000	-	33,677,378	49,089,000	-	543,000	-	-
B18	AEON TOWN Sukagawa	2,320,000	1,575,668	2,380,000	6.1%	1,558,613	2,380,000	6.1%	-	-	Morii
	Subtotal of Offices and Commercial Facilities	2,320,000	1,575,668	2,380,000	-	1,558,613	2,380,000	-	-	-	-
D01	Hotel MyStays Kanda	2,851,000	2,738,797	5,320,000	3.9%	2,714,564	5,200,000	4.0%	-120,000	0.1pt	JREI
D02	Hotel MyStays Asakusa	2,584,000	2,427,412	4,610,000	4.2%	2,417,355	4,730,000	4.1%	120,000	-0.1pt	JREI
D03	Hotel MyStays Kyoto-Shijo	6,024,460	5,340,227	8,640,000	4.3%	5,286,009	8,630,000	4.3%	-10,000	-	JREI
D04	MyStays Shin-Urayasu Conference Center	4,930,200	4,339,040	8,230,000	4.6%	4,306,086	8,850,000	4.5%	620,000	-0.1pt	JREI
D05	Hotel MyStays Maihama	4,870,312	4,402,571	7,960,000	4.4%	4,363,028	8,580,000	4.3%	620,000	-0.1pt	JREI
D06	Hotel MyStays Premier Dojima	3,845,400	3,617,059	6,890,000	4.2%	3,650,247	6,990,000	4.2%	100,000	-	JREI
D07	Hotel MyStays Nagoya-Sakae	2,958,000	2,456,402	5,650,000	4.9%	2,503,999	5,650,000	4.9%	-	-	JREI
D08	Hotel MyStays Sakaisuji-Honmachi	2,514,820	2,182,285	3,420,000	4.3%	2,166,007	3,420,000	4.3%	-	-	JREI
D09	Hotel MyStays Yokohama	2,119,900	2,070,233	4,510,000	5.4%	2,029,157	4,510,000	5.4%	-	-	JREI
D10	Hotel MyStays Nippori	1,898,540	1,712,239	2,690,000	4.2%	1,700,974	2,690,000	4.2%	-	-	JREI
D11	Hotel MyStays Fukuoka-Tenjin-Minami	1,570,520	1,355,793	6,070,000	4.3%	1,346,562	6,370,000	4.3%	300,000	-	JREI
D12	Hotel MyStays Iidabashi	1,381,660	1,290,272	2,210,000	4.1%	1,619,452	3,760,000	4.0%	1,550,000	-0.1pt	JREI
D13	Hotel MyStays Ueno Inaricho	1,331,960	1,151,223	2,160,000	4.0%	1,140,968	2,260,000	4.0%	100,000	-	JREI
D14	Flexstay Inn Shinagawa	1,242,500	1,158,631	2,120,000	4.1%	1,154,402	2,060,000	4.2%	-60,000	0.1pt	JREI
D15	Flexstay Inn Tokiwadai	1,242,500	1,171,859	2,270,000	4.4%	1,172,133	2,200,000	4.4%	-70,000	-	JREI
D16	Flexstay Inn Sugamo	1,192,800	1,060,947	2,320,000	4.4%	1,057,985	2,290,000	4.4%	-30,000	-	JREI
D17	Hotel MyStays Otemae	1,192,800	1,088,028	2,640,000	4.7%	1,078,366	2,730,000	4.6%	90,000	-0.1pt	JREI
D18	Hotel MyStays Kiyosumi Shirakawa	749,476	813,920	1,580,000	4.4%	809,296	1,390,000	4.4%	-190,000	-	JREI
D19	Flexstay Inn Nakano bu P1	589,442	539,788	864,000	4.3%	537,532	891,000	4.3%	27,000	-	JREI
D20	Flexstay Inn Nakano bu P2	283,290	274,976	416,000	4.3%	276,432	429,000	4.3%	13,000	-	JREI
D21	APA Hotel Yokohama-Kannai	8,350,000	7,392,964	10,000,000	4.2%	7,332,301	10,000,000	4.2%	-	-	JREI
D22	Hotel MyStays Hako date-Goryokaku	2,792,000	2,621,779	4,080,000	5.0%	2,585,729	4,160,000	5.0%	80,000	-	JREI
D23	Flexstay Inn Shirogane	2,119,000	2,046,767	2,520,000	4.2%	2,044,123	2,530,000	4.2%	10,000	-	JREI
D24	Hotel MyStays Hane da	7,801,000	6,803,595	8,810,000	4.0%	6,765,625	8,820,000	4.0%	10,000	-	JREI
D25	Hotel MyStays Kameido P1	5,594,000	5,153,096	8,070,000	4.3%	5,132,373	8,090,000	4.3%	20,000	-	JREI
D26	Hotel MyStays Ueno Iriyaguchi	3,821,000	3,516,727	4,170,000	4.3%	3,495,963	4,290,000	4.4%	120,000	0.1pt	JREI

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period

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(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017

(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

Appraisal values for June 2023 FP and December 2023 FP are converted into JPY using the exchange rates of USD 1 = ¥144.99 and ¥141.83 respectively, which are the rates on closing date of each fiscal period

(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2024			As of the end of December 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D27	Hotel MyStays Kameido P2	3,742,000	3,392,109	5,390,000	4.3%	3,375,191	5,410,000	4.3%	20,000	-	JREI
D28	Hotel MyStays Shimizu	2,198,000	1,935,972	2,580,000	5.2%	1,912,513	2,580,000	5.2%	-	-	JREI
D29	Super Hotel Shinbashi/ Karasumoriguchi	1,624,000	1,547,613	1,930,000	3.5%	1,542,895	1,930,000	3.5%	-	-	JREI
D30	Flexstay Inn Higashi-Jujo	1,277,000	1,246,158	1,430,000	4.6%	1,242,999	1,440,000	4.6%	10,000	-	JREI
D31	Hotel MyStays Utsunomiya	1,237,000	1,165,940	2,170,000	5.2%	1,173,036	2,170,000	5.2%	-	-	JREI
D32	Flexstay Inn Kawasaki-Kaizuka	980,000	843,626	1,210,000	4.6%	836,836	1,210,000	4.6%	-	-	JREI
D33	Comfort Hotel Toyama	979,000	847,320	1,200,000	4.9%	838,246	1,200,000	4.9%	-	-	JREI
D34	Flexstay Inn Kawasaki-Ogawacho	906,000	841,360	948,000	4.4%	837,590	952,000	4.4%	4,000	-	JREI
D35	Flexstay Inn Ekoda	5,069,000	4,659,042	4,870,000	4.5%	4,644,708	4,880,000	4.5%	10,000	-	JREI
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	1,170,000	1,029,532	1,240,000	4.2%	1,021,050	1,240,000	4.2%	-	-	Daiwa
D37	Super Hotel JR Ueno-iriya-guchi	1,130,000	1,026,489	1,210,000	3.8%	1,020,143	1,240,000	3.7%	30,000	-0.1pt	Daiwa
D38	Hotel MyStays Shinsaibashi	3,160,000	2,887,429	2,140,000	4.6%	2,872,662	2,180,000	4.6%	40,000	-	JREI
D39	Comfort Hotel Kurosaki	1,148,000	968,648	1,200,000	5.1%	953,494	1,200,000	5.1%	-	-	Daiwa
D40	Comfort Hotel Maebashi	1,128,000	882,775	1,090,000	4.5%	865,598	1,090,000	4.5%	-	-	Daiwa
D41	Comfort Hotel Tsubamesanjo	1,010,000	865,017	1,070,000	5.1%	855,150	1,070,000	5.1%	-	-	Daiwa
D42	Comfort Hotel Kitami	851,000	703,286	883,000	5.3%	692,083	884,000	5.3%	1,000	-	Daiwa
D43	Hotel MyStays Gotanda Station (Note 3)	26,523,000	26,059,752	24,900,000	4.7%	26,078,974	25,000,000	4.6%	100,000	-0.1pt	Morii
D44	Hotel Epinard Nasu (Note 4)	21,002,640	17,874,629	23,800,000	5.7%	17,700,375	24,100,000	5.7%	300,000	-	Morii
D45	Hotel MyStays Fukuoka Tenjin	8,059,000	7,523,126	8,530,000	4.6%	7,477,843	8,860,000	4.5%	330,000	-0.1pt	Morii
D46	Hotel MyStays Hamamatsucho	7,959,000	7,660,471	6,470,000	4.4%	7,670,899	6,530,000	4.3%	60,000	-0.1pt	Morii
D47	Hotel MyStays Premier Kanazawa	13,761,000	12,046,652	12,700,000	5.2%	11,938,686	12,500,000	5.1%	-200,000	-0.1pt	Morii
D48	Takamatsu Tokyu REI Hotel	2,139,000	2,070,824	1,740,000	5.0%	2,060,120	1,750,000	5.0%	10,000	-	Daiwa
D49	Hotel MyStays Premier Hamamatsucho	8,000,000	7,862,923	10,900,000	4.1%	7,859,616	11,600,000	4.1%	700,000	-	JREI
D50	Hotel MyStays Shin Osaka Conference Center	13,068,000	12,723,384	13,400,000	4.6%	12,709,898	13,500,000	4.5%	100,000	-0.1pt	Tanizawa
D51	Hotel MyStays Premier Omori	9,781,000	9,666,439	11,200,000	4.3%	9,631,428	12,400,000	4.2%	1,200,000	-0.1pt	Tanizawa
D52	Kamenoi Hotel Beppu	8,870,000	7,425,941	9,920,000	5.9%	7,382,524	10,100,000	5.8%	180,000	-0.1pt	Tanizawa
D53	Hotel MyStays Sapporo Station	7,880,000	7,335,743	9,000,000	4.4%	7,455,763	9,210,000	4.3%	210,000	-0.1pt	Tanizawa
D54	Hotel MyStays Yokohama Kannai	5,326,000	4,966,531	5,780,000	4.3%	4,936,388	5,990,000	4.2%	210,000	-0.1pt	Tanizawa
D55	Art Hotel Joetsu	2,772,000	2,524,155	2,720,000	5.8%	2,668,147	2,820,000	5.7%	100,000	-0.1pt	Tanizawa
D56	Art Hotel Hiroasaki City	2,723,000	2,549,143	2,540,000	5.9%	2,545,660	2,630,000	5.7%	90,000	-0.2pt	Tanizawa
D57	Hotel MyStays Oita	1,604,000	1,380,503	1,700,000	5.6%	1,363,417	1,750,000	5.5%	50,000	-0.1pt	Tanizawa
D58	Hotel MyStays Gotanda	4,068,000	4,023,396	4,490,000	4.1%	4,024,716	4,720,000	4.0%	230,000	-0.1pt	Tanizawa
D59	Hotel MyStays Tachikawa	3,257,000	3,145,407	3,420,000	4.2%	3,135,236	3,420,000	4.2%	-	-	Daiwa
D60	Hotel MyStays Premier Akasaka	20,691,000	19,980,530	26,000,000	3.6%	19,922,148	27,400,000	3.6%	1,400,000	-	JREI
D61	Hotel MyStays Premier Sapporo Park	16,731,000	15,700,012	16,500,000	4.6%	15,644,489	17,100,000	4.5%	600,000	-0.1pt	Tanizawa

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(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017

(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

Appraisal values for June 2023 FP and December 2023 FP are converted into JPY using the exchange rates of USD 1 = ¥ 144.99 and ¥ 141.83 respectively, which are the rates on closing date of each fiscal period

(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

# Appraisal Value (4/5)

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2024			As of the end of December 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D62	Hotel MyStays Ueno East	5,286,000	5,076,395	5,490,000	4.1%	5,134,570	5,550,000	4.1%	60,000	-0.0pt	Tanizawa
D63	Hotel MyStays Midotsuji Honmachi	5,039,000	4,694,116	3,220,000	4.0%	4,663,359	3,240,000	4.0%	20,000	-	JREI
D64	Hotel MyStays Sapporo Aspen	15,543,000	15,064,271	15,400,000	4.5%	15,089,257	15,500,000	4.4%	100,000	-0.1pt	Tanizawa
D65	Art Hotel Ishigakijima	9,731,000	9,324,202	9,720,000	5.1%	9,294,484	9,570,000	5.0%	-150,000	-0.1pt	JREI
D66	Hotel MyStays Fuji Onsen Resort	9,405,000	8,346,867	11,500,000	5.0%	8,241,218	12,000,000	5.0%	500,000	-	JREI
D67	Hotel Sonia Otaru	5,930,000	5,389,356	6,920,000	5.0%	5,348,537	7,290,000	4.9%	370,000	-0.1pt	Tanizawa
D68	Hotel MyStays Kanazawa Castle	5,682,000	5,548,723	5,840,000	5.0%	5,541,818	5,740,000	4.9%	-100,000	-0.1pt	Tanizawa
D69	Art Hotel Niigata Station	5,524,000	5,116,844	5,810,000	5.2%	5,059,968	5,990,000	5.1%	180,000	-0.1pt	Tanizawa
D70	Hotel MyStays Nagoya Nishiki	5,197,000	4,986,903	5,350,000	4.2%	4,967,858	5,300,000	4.2%	-50,000	-	Morii
D71	Hotel Nord Otaru	4,296,000	4,118,203	4,450,000	5.1%	4,169,587	4,570,000	5.0%	120,000	-0.1pt	Tanizawa
D72	Hotel MyStays Kagoshima Tenmonkan	3,445,000	3,273,104	3,550,000	4.9%	3,255,349	3,550,000	4.9%	-	-	Daiwa
D73	Art Hotel Asahikawa	3,197,000	2,779,583	3,410,000	5.2%	2,832,494	3,280,000	5.1%	-130,000	-0.1pt	Tanizawa
D74	Hotel MyStays Matsuyama	3,098,000	2,759,874	3,220,000	5.0%	2,779,659	3,230,000	5.0%	10,000	-	Daiwa
D75	Hotel MyStays Sapporo Susukino	3,059,000	2,933,495	3,000,000	4.7%	2,924,704	2,840,000	4.6%	-160,000	-0.1pt	Morii
D76	Hotel MyStays Sapporo Nakajima Park	2,118,000	2,128,142	2,020,000	4.8%	2,231,247	1,890,000	4.7%	-130,000	-0.1pt	Morii
D77	Hotel MyStays Sapporo Nakajima Park Annex	1,584,000	1,560,545	1,580,000	4.7%	1,559,895	1,590,000	4.6%	10,000	-0.1pt	Tanizawa
D78	Flexstay Inn Sakuragicho	1,425,000	1,371,872	1,510,000	4.3%	1,367,209	1,510,000	4.3%	-	-	Daiwa
D79	MyCUBE by MYSTAYS Asakusa Kuramae	1,287,000	1,248,209	1,290,000	4.1%	1,242,863	1,290,000	4.0%	-	-0.1pt	Daiwa
D80	Hotel MyStays Kagoshima Tenmonkan Annex	1,168,000	1,133,803	1,240,000	4.9%	1,131,588	1,190,000	4.9%	-50,000	-	Daiwa
D81	Hotel MyStays Nayoro	957,000	827,678	973,000	5.5%	824,534	878,000	5.5%	-95,000	-	Morii
D82	Hotel MyStays Premier Narita	10,593,000	9,621,957	10,600,000	4.6%	9,554,590	10,700,000	4.5%	100,000	-0.1pt	Tanizawa
D83	Art Hotel Morioka	5,643,000	5,137,566	5,530,000	5.2%	5,109,761	5,380,000	5.2%	-150,000	-	Morii
D84	Fusaki Beach Resort Hotel & Villas	40,293,000	39,821,280	42,000,000	5.0%	39,544,725	42,000,000	5.0%	-	-	JREI
D85	Tateshina Grand Hotel Takinoyu	8,365,000	8,334,950	8,620,000	5.8%	8,207,101	8,780,000	5.7%	160,000	-0.1pt	Tanizawa
D86	Hotel MyStays Okayama	2,613,000	2,660,891	2,740,000	5.0%	2,651,144	2,740,000	5.0%	-	-	JREI
D87	Hotel MyStays Aomori Station	2,445,000	2,381,589	2,510,000	5.6%	2,345,010	2,510,000	5.6%	-	-	Morii
D88	Hotel MyStays Soga	2,039,000	2,046,235	2,160,000	4.7%	2,047,497	2,240,000	4.6%	80,000	-0.1pt	Tanizawa
D89	Tazawako Lake Resort & Onsen	1,475,000	1,495,933	1,490,000	6.1%	1,477,816	1,490,000	6.1%	-	-	Daiwa
D90	Art Hotel Osaka Bay Tower & Solaniwa Onsen	31,185,000	-	-	-	30,545,574	31,600,000	4.7%	-	-	JREI
D91	Hakodate Kokusai Hotel	16,830,000	-	-	-	16,874,366	17,100,000	5.2%	-	-	Daiwa
D92	Art Hotel Nippori Lungwood	16,335,000	-	-	-	16,399,929	16,500,000	4.9%	-	-	Morii
D93	Hotel MyStays Kumamoto Riverside	6,831,000	-	-	-	6,876,759	6,900,000	5.6%	-	-	Morii
D94	Art Hotel Aomori	5,672,000	-	-	-	5,651,516	5,750,000	5.8%	-	-	Daiwa
D95	Kamenoi Hotel Izukogen	5,563,000	-	-	-	5,622,848	5,860,000	5.3%	-	-	Tanizawa
D96	Art Hotel Oita	5,484,000	-	-	-	5,499,100	5,540,000	5.8%	-	-	Morii

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(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017

(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022

(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction.

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# Appraisal Value (5/5)

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2024			As of the end of December 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D97	Art Hotel Kokura New Tagawa	4,672,000	-	-	-	4,701,924	4,750,000	5.4%	-	-	Tanizawa
D98	Art Hotel Miyazaki Sky Tower	3,821,000	-	-	-	3,810,856	3,870,000	5.9%	-	-	JREI
D99	Art Hotel Kagoshima	3,395,000	-	-	-	3,427,809	3,500,000	5.3%	-	-	Tanizawa
D100	Kamenoi Hotel Hikone	2,603,000	-	-	-	2,631,036	2,680,000	5.6%	-	-	Tanizawa
D101	Kamenoi Hotel Nara	2,029,000	-	-	-	2,082,650	2,060,000	5.3%	-	-	JREI
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	30,061,308	27,368,130	78,312,234	8.3%	27,221,880	73,205,704	8.3%	-5,106,530	-	CBRE
D201	Sunshine Suites Resort (Note 5)	5,842,674	5,128,243	13,030,563	8.8%	5,026,501	11,294,052	8.8%	-1,736,511	-	CBRE
	Subtotal of Hotels	594,435,203	457,767,512	606,976,797	-	560,547,827	716,023,756	-	2,936,959	-	-
	Total	635,220,951	493,241,067	657,902,797	-	595,783,818	767,492,756	-	3,479,959	-	-

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Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m <sup>2</sup> ) (Note 5)	Leased Area (m <sup>2</sup> ) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
A26	Nisshin Palacestage Daitabashi	Suginami-ku, Tokyo	Jul 28, 2005	Dec 1992	-	1,251	0.2	98	1,771.13	1,665.82	1	94.1
A28	Growth Maison Gotanda	Shinagawa-ku, Tokyo	Jan 30, 2006	Jul 2005	-	888	0.1	48	1,051.50	1,051.50	1	100.0
A29	Growth Maison Kameido	Koto-ku, Tokyo	Mar 30, 2006	Oct 2005	-	1,070	0.2	66	1,367.96	1,306.04	1	95.5
A30	Emerald House	Itabashi-ku, Tokyo	Aug 1, 2006	Feb 1995	-	1,505	0.2	96	2,152.31	2,108.15	1	97.9
A32	Suncrest Shakujii-Koen	Nerima-ku, Tokyo	Aug 3, 2006	Mar 1990	-	1,088	0.2	29	3,029.16	3,029.16	1	100.0
A33	Growth Maison Shin-Yokohama	Yokohama, Kanagawa	Aug 3, 2006	Mar 2006	-	1,059	0.2	68	1,858.44	1,829.64	1	98.5
A34	Belle Face Ueno-Okachimachi	Taito-ku, Tokyo	Aug 1, 2006	Feb 2006	-	1,023	0.2	64	1,351.11	1,264.51	1	93.6
A35	Grand Rire Kameido	Koto-ku, Tokyo	Aug 3, 2006	Mar 2006	-	906	0.1	72	1,562.26	1,562.26	1	100.0
A37	Growth Maison Yoga	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 2006	-	795	0.1	39	1,015.34	963.48	1	94.9
A38	Route Tachikawa	Tachikawa, Tokyo	Aug 3, 2006	Mar 1997	-	676	0.1	24	1,368.57	1,368.57	1	100.0
A39	Shibuya-Honmachi Mansion	Shibuya-ku, Tokyo	Aug 3, 2006	Dec 1986	-	651	0.1	25	1,167.50	1,101.76	1	94.4
A40	City Heights Kinuta	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 1983	-	646	0.1	19	1,235.93	1,235.93	1	100.0
A41	Acseeds Tower Kawaguchi-Namiki	Kawaguchi, Saitama	Aug 3, 2006	Feb 2006	-	620	0.1	57	1,210.74	1,189.60	1	98.3
A43	College Square Machida	Machida, Tokyo	Aug 1, 2006	Mar 1984	-	589	0.1	62	1,047.75	1,047.75	1	100.0
A44	Belair Meguro	Meguro-ku, Tokyo	Aug 1, 2006	Oct 2005	-	589	0.1	25	557.05	557.05	1	100.0
A45	Wacore Tsunashima I	Yokohama, Kanagawa	Aug 3, 2006	Feb 1991	-	572	0.1	50	907.46	781.12	1	86.1
A46	Fotos Nakamurabashi	Nerima-ku, Tokyo	Aug 3, 2006	Sep 2001	-	566	0.1	37	815.77	775.42	1	95.1
A47	Growth Maison Kaijin	Funabashi, Chiba	Aug 1, 2006	Oct 1993	-	557	0.1	34	2,040.27	1,973.84	1	96.7
A48	College Square Machiya	Arakawa-ku, Tokyo	Aug 3, 2006	Mar 2006	-	510	0.1	43	871.35	871.35	1	100.0
A59	Towa City Coop Shin-otsuka II	Toshima-ku, Tokyo	Feb 1, 2010	May 1993	-	866	0.1	58	1,627.13	1,607.75	1	98.8
A61	Bichsel Musashiseki	Nerima-ku, Tokyo	Feb 1, 2010	Feb 1992	-	577	0.1	70	1,220.24	1,150.38	1	94.3
A63	Towa City Coop Sengencho	Yokohama, Kanagawa	Feb 1, 2010	Oct 1992	-	1,110	0.2	154	3,426.36	3,182.43	1	92.9
A64	Royal Park Omachi	Sendai, Miyagi	Feb 1, 2010	Feb 1993	-	415	0.1	51	1,929.59	1,743.33	1	90.3
A65	Lexington Square Haginomachi	Sendai, Miyagi	Feb 1, 2010	Aug 2005	-	330	0.1	39	1,528.58	1,288.60	1	84.3
A66	Visconti Kakuzan	Nagoya, Aichi	Feb 1, 2010	Sep 2003	-	255	0.0	8	705.75	609.17	1	86.3
A72	Lexington Square Horjo-Azumabashi	Sumida-ku, Tokyo	Feb 1, 2010	Oct 2006	-	511	0.1	33	784.74	784.74	1	100.0
A73	AMS TOWER Minami 6-Jo	Sapporo, Hokkaido	Feb 1, 2010	Feb 2007	-	1,180	0.2	120	4,460.56	4,301.18	1	96.4
A84	Revest Heian	Nagoya, Aichi	Sep 28, 2012	Nov 2006	-	595	0.1	40	1,554.03	1,429.03	1	92.0
A87	Excellente Kagurazaka	Shinjuku-ku, Tokyo	Sep 28, 2012	Jan 2007	-	543	0.1	33	701.92	701.92	1	100.0
A90	Queen's Court Fukuzumi	Koto-ku, Tokyo	Sep 28, 2012	Sep 2006	-	456	0.1	25	765.18	765.18	1	100.0
A92	Belair Oimachi	Shinagawa-ku, Tokyo	Sep 28, 2012	Apr 2006	-	412	0.1	26	530.60	470.70	1	88.7
A93	Siete Minami-Tsukaguchi	Amagasaki, Hyogo	Sep 28, 2012	Jan 2007	-	374	0.1	40	1,020.86	969.72	1	95.0
A94	Prime Life Sannomiya Isogami Koen	Kobe Hyogo	Sep 28, 2012	Nov 2006	-	373	0.1	32	789.12	789.12	1	100.0
A96	Century Park Shinkawa 1-bankan	Nagoya, Aichi	Sep 28, 2012	Sep 2001	-	335	0.1	44	1,477.62	1,275.81	1	86.3
A97	West Avenue	Kunitachi, Tokyo	Sep 28, 2012	Oct 1991	-	331	0.1	40	794.80	755.04	1	95.0
A99	Prime Life Mikage	Kobe, Hyogo	Sep 28, 2012	Jan 2007	-	297	0.0	28	761.18	736.14	1	96.7
A101	Lieto Court Mukojima	Sumida-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,683	0.3	82	2,940.20	2,940.20	1	100.0
A102	Lieto Court Nishi-Ojima	Koto-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,634	0.3	91	2,048.28	2,048.28	1	100.0
A103	Royal Parks Momozaka	Okasa, Osaka	Jan 22, 2016	Jun 2007	-	2,910	0.4	147	8,776.26	8,391.72	1	95.6
A104	Royal Parks Shinden	Adachi-ku, Tokyo	Mar 31, 2016	Jun 2007	-	5,024	0.8	248	15,797.29	15,797.29	1	100.0
A106	Royal Parks Seasir Minami-Senju	Arakawa-ku, Tokyo	Mar 14, 2017	Aug 2006	-	2,683	0.4	113	6,496.86	6,429.96	1	99.0
	Subtotal of Residential					38,465	5.9	2,478	86,518.75	83,850.64	41	96.9
B18	AEON TOWN Sukagawa	Sukagawa, Fukushima	Feb 1, 2010	Oct 2005	-	2,320	0.4	1	18,440.58	18,440.58	1	100.0
	Subtotal of Commercial Facilities					2,320	0.4	1	18,440.58	18,440.58	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place

(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment

(Note 5) For D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa and D201 Sunshine Suites Resort, the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m <sup>2</sup> ) (Note 5)	Leased Area (m <sup>2</sup> ) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D01	Hotel MyStays Kanda	Chiyoda-ku, Tokyo	May 23, 2014	Dec 2005	May-Aug 2016	2,851	0.4	126	2,585.72	2,585.72	1	100.0
D02	Hotel MyStays Asakusa	Sumida-ku, Tokyo	May 23, 2014	Jan 1990	Nov-Dec 2012	2,584	0.4	161	3,327.38	3,327.38	1	100.0
D03	Hotel MyStays Kyoto-Shijo	Kyoto, Kyoto	Jul 17, 2014	Jan 2008	May-Jul 2018	6,024	0.9	224	7,145.53	7,145.53	1	100.0
D04	MyStays Shin-Urayasu Conference Center	Urayasu, Chiba	Jul 17, 2014	Mar 2009	Feb-Mar 2018, May 2018	4,930	0.8	175	6,232.30	6,232.30	1	100.0
D05	Hotel MyStays Maihama	Urayasu, Chiba	Jul 17, 2014	Jun 2005	Jan-Apr, May-Jun 2018	4,870	0.7	90	2,456.36	2,456.36	1	100.0
D06	Hotel MyStays Premier Dojima	Osaka, Osaka	Jul 17, 2014	Aug 1990	Jan-Mar 2018, May-Jul 2018	3,845	0.6	153	9,445.32	9,445.32	1	100.0
D07	Hotel MyStays Nagoya-Sakae	Nagoya, Aichi	Jul 17, 2014	Nov 1979	Apr-Jun 2013	2,958	0.5	279	9,064.71	9,064.71	1	100.0
D08	Hotel MyStays Sakaisuji-Honmachi	Osaka, Osaka	Jul 17, 2014	Jul 2008	-	2,514	0.4	191	4,188.83	4,188.83	1	100.0
D09	Hotel MyStays Yokohama	Yokohama, Kanagawa	Jul 17, 2014	Oct 1974	Jun-Nov 2006, May-Jul 2019	2,119	0.3	194	7,379.43	7,379.43	1	100.0
D10	Hotel MyStays Nippori	Arakawa-ku, Tokyo	Jul 17, 2014	Apr 1987	Feb-Mar 2011	1,898	0.3	93	1,719.29	1,719.29	1	100.0
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	Jul 17, 2014	Feb 2008	-	1,570	0.2	178	3,412.71	3,412.71	1	100.0
D12	Hotel MyStays Iidabashi	Shinjuku-ku, Tokyo	Jul 17, 2014	Dec 1990	May-Sep 2024	1,381	0.2	69	2,953.38	2,953.38	1	100.0
D13	Hotel MyStays Ueno Inaricho	Taito-ku, Tokyo	Jul 17, 2014	Dec 1986	Nov-Dec 2012	1,331	0.2	72	1,150.76	1,150.76	1	100.0
D14	Flexstay Inn Shinagawa	Shinagawa-ku, Tokyo	Jul 17, 2014	Oct 1986	Nov-Dec 2011	1,242	0.2	55	1,134.52	1,134.52	1	100.0
D15	Flexstay Inn Tokiwadai	Itabashi-ku, Tokyo	Jul 17, 2014	Dec 1989	Mar 2013	1,242	0.2	130	2,539.75	2,539.75	1	100.0
D16	Flexstay Inn Sugamo	Toshima-ku, Tokyo	Jul 17, 2014	Jan 1992	Mar 2013	1,192	0.2	105	2,089.86	2,089.86	1	100.0
D17	Hotel MyStays Otemae	Osaka, Osaka	Jul 17, 2014	Dec 1986	Dec 2012-Jan 2013	1,192	0.2	112	4,956.66	4,956.66	1	100.0
D18	Hotel MyStays Kiyosumi Shirakawa	Koto-ku, Tokyo	Jul 17, 2014	May 1992	Jun-Sep 2019	749	0.1	58	2,673.64	2,673.64	1	100.0
D19	Flexstay Inn Nakanobu P1	Shinagawa-ku, Tokyo	Jul 17, 2014	Sep 1986	-	589	0.1	39	770.56	770.56	1	100.0
D20	Flexstay Inn Nakanobu P2	Shinagawa-ku, Tokyo	Jul 17, 2014	Mar 1989	-	283	0.0	22	391.49	391.49	1	100.0
D21	APA Hotel Yokohama-Kannai	Yokohama, Kanagawa	Feb 6, 2015	Apr 2005	Sep-Dec 2017	8,350	1.3	452	6,462.48	6,462.48	1	100.0
D22	Hotel MyStays Hakodate-Goryokaku	Hakodate, Hokkaido	Feb 6, 2015	Feb 2008	Feb-Apr 2018	2,792	0.4	211	7,830.62	7,830.62	1	100.0
D23	Flexstay Inn Shirogane	Minato-ku, Tokyo	Feb 6, 2015	Dec 1984	Mar 2013	2,119	0.3	84	1,754.06	1,754.06	1	100.0
D24	Hotel MyStays Haneda	Ota-ku, Tokyo	Jul 16, 2015	Apr 2001	Nov 2013-Aug 2014	7,801	1.2	174	5,400.16	5,400.16	1	100.0
D25	Hotel MyStays Kameido P1	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2012	5,594	0.9	266	4,338.47	4,338.47	1	100.0
D26	Hotel MyStays Ueno Iriyaguchi	Taito-ku, Tokyo	Jul 16, 2015	Nov 1985	Jan-Mar 2014	3,821	0.6	97	2,247.92	2,247.92	1	100.0
D27	Hotel MyStays Kameido P2	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2013	3,742	0.6	177	2,793.99	2,793.99	1	100.0
D28	Hotel MyStays Shimizu	Shizuoka, Shizuoka	Jul 16, 2015	Jan 2007	Feb-Mar 2019	2,198	0.3	152	3,559.81	3,559.81	1	100.0
D29	Super Hotel Shinbashi/ Karasumoriguchi	Minato-ku, Tokyo	Jul 16, 2015	Feb 2008	Oct-Dec 2018	1,624	0.2	74	1,403.89	1,403.89	1	100.0
D30	Flexstay Inn Higashi-Jujo	Kita-ku, Tokyo	Jul 16, 2015	Jun 1986	Mar 2013	1,277	0.2	89	1,714.53	1,714.53	1	100.0
D31	Hotel MyStays Utsunomiya	Utsunomiya, Tochigi	Jul 16, 2015	Jan 1990	Nov 2013-Jan 2014	1,237	0.2	125	11,733.23	11,733.23	1	100.0
D32	Flexstay Inn Kawasaki-Kaizuka	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1990	Jan-Mar 2014	980	0.2	64	1,190.57	1,190.57	1	100.0
D33	Comfort Hotel Toyama	Toyama, Toyama	Jul 16, 2015	Mar 2007	-	979	0.1	150	3,305.64	3,305.64	1	100.0
D34	Flexstay Inn Kawasaki-Ogawacho	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1989	Feb-Mar 2014	906	0.1	62	725.60	725.60	1	100.0
D35	Flexstay Inn Ekoda	Nerima-ku, Tokyo	Aug 28, 2015	Jan 1989	Jan-Mar 2013	5,069	0.8	210	3,932.93	3,932.93	1	100.0
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Tachikawa, Tokyo	Aug 28, 2015	Nov 2007	Mar 2018	1,170	0.2	96	1,832.97	1,832.97	1	100.0
D37	Super Hotel JR Ueno-iriaguchi	Taito-ku, Tokyo	Aug 28, 2015	Mar 2006	-	1,130	0.2	69	1,279.16	1,279.16	1	100.0
D38	Hotel MyStays Shinsaibashi	Osaka, Osaka	Jan 22, 2016	Sep 1984	Jan-Mar 2015	3,160	0.5	57	1,942.01	1,942.01	1	100.0
D39	Comfort Hotel Kurosaki	Kitakyusyu, Fukuoka	Jan 22, 2016	Feb 2009	-	1,148	0.2	151	3,207.60	3,207.60	1	100.0
D40	Comfort Hotel Maebashi	Maebashi, Gunma	Jan 22, 2016	Mar 2009	-	1,128	0.2	154	3,653.96	3,653.96	2	100.0
D41	Comfort Hotel Tsubamesanjo	Sanjyo, Niigata	Jan 22, 2016	Jan 2007	-	1,010	0.2	133	3,098.07	3,098.07	2	100.0
D42	Comfort Hotel Kitami	Kitami, Hokkaido	Jan 22, 2016	Mar 2008	-	851	0.1	127	3,009.50	3,009.50	1	100.0
D43	Hotel MyStays Gotanda Station	Shinagawa-ku, Tokyo	Mar 31, 2016	Mar 1974, Aug 1984	Mar-Nov 2015, Jun-Oct 2017	26,523	4.1	386	10,137.88	10,137.88	1	100.0

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(Note 6) Construction period for conversion (conversion of zoning) is indicated

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m <sup>2</sup> ) (Note 5)	Leased Area (m <sup>2</sup> ) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D44	Hotel Epinarud Nasu	Nasu-gun, Tochigi	Mar 31, 2016	Feb 1992, Jun 1995	Apr-Jun 2014, Jan-Apr 2015, Jan-Jul 2017, Jan-Feb 2020	21,002	3.2	310	37,702.33	37,702.33	1	100.0
D45	Hotel MyStays Fukuoka Tenjin	Fukuoka, Fukuoka	Mar 31, 2016	Aug 2008	Jan-May 2020	8,059	1.2	218	5,083.06	5,083.06	1	100.0
D46	Hotel MyStays Hamamatsucho	Minato-ku, Tokyo	Mar 31, 2016	Oct 2008	Jan-Mar 2020	7,959	1.2	105	1,951.90	1,951.90	1	100.0
D47	Hotel MyStays Premier Kanazawa	Kanazawa, Ishikawa	Jun 15, 2016	Oct 2014	-	13,761	2.1	262	13,121.00	13,121.00	1	100.0
D48	Takamatsu Tokyu REI Hotel	Takamatsu, Kagawa	Jun 15, 2016	Apr 1982	Jan 2016, Dec 2016, Dec 2017-Jan 2018, Dec 2018	2,139	0.3	193	7,148.17	7,148.17	2	100.0
D49	Hotel MyStays Premier Hamamatsucho	Minato-ku, Tokyo	May 29, 2017	Jun 1994	Aug-Nov 2016	8,000	1.2	134	6,151.93	6,151.93	1	100.0
D50	Hotel MyStays Shin Osaka Conference Center	Osaka, Osaka	Oct 13, 2017	Jun 1974	Nov 2015-Mar 2016	13,068	2.0	397	13,026.99	13,026.99	1	100.0
D51	Hotel MyStays Premier Omori	Shinagawa-ku, Tokyo	Oct 13, 2017	Feb 1995	Aug -Nov 2016	9,781	1.5	256	11,849.61	11,849.61	1	100.0
D52	Kamenoi Hotel Beppu	Beppu, Oita	Oct 13, 2017	May 1997	May-Jul 2015	8,870	1.4	323	19,422.08	19,422.08	1	100.0
D53	Hotel MyStays Sapporo Station	Sapporo, Hokkaido	Oct 13, 2017	Oct 2007	Oct-Dec 2019, Mar-May 2020	7,880	1.2	243	7,267.88	7,267.88	1	100.0
D54	Hotel MyStays Yokohama Kannai	Yokohama, Kanagawa	Feb 7, 2018	Aug 2016	-	5,326	0.8	166	4,501.18	4,501.18	1	100.0
D55	Art Hotel Joetsu	Joetsu, Niigata	Feb 7, 2018	Nov 1993	-	2,772	0.4	198	7,563.60	7,563.60	1	100.0
D56	Art Hotel Hiroasaki City	Hiroasaki, Aomori	Feb 7, 2018	Aug 1989	Mar 2008	2,723	0.4	158	14,806.73	14,806.73	1	100.0
D57	Hotel MyStays Oita	Oita, Oita	Feb 7, 2018	Jul 2007	-	1,604	0.2	145	3,216.01	3,216.01	1	100.0
D58	Hotel MyStays Gotanda	Shinagawa-ku, Tokyo	Jun 27, 2018	Jun 1988	Aug 2016	4,068	0.6	110	1,839.77	1,839.77	1	100.0
D59	Hotel MyStays Tachikawa	Tachikawa, Tokyo	Jun 27, 2018	May 1991	Apr-Jun 2016	3,257	0.5	123	3,844.64	3,844.64	1	100.0
D60	Hotel MyStays Premier Akasaka	Minato-ku, Tokyo	Aug 2, 2018	Jun 2016	-	20,691	3.2	328	8,620.69	8,620.69	1	100.0
D61	Hotel MyStays Premier Sapporo Park	Sapporo, Hokkaido	Aug 2, 2018	Mar 1998	Nov 2017-Apr 2018	16,731	2.6	419	21,670.64	21,670.64	1	100.0
D62	Hotel MyStays Ueno East	Taito-ku, Tokyo	Aug 2, 2018	Sep 1991	Dec 2015-May 2016	5,286	0.8	150	4,396.02	4,396.02	1	100.0
D63	Hotel MyStays Midotsuji Honmachi	Osaka, Osaka	Aug 2, 2018	Oct 2017	-	5,039	0.8	109	3,429.43	3,429.43	1	100.0
D64	Hotel MyStays Sapporo Aspen	Sapporo, Hokkaido	Jul 19, 2019	Dec 1995	Mar-Jun 2017	15,543	2.4	307	15,313.17	15,313.17	1	100.0
D65	Art Hotel Ishigakijima	Ishigaki, Okinawa	Jul 19, 2019	Jan 1984	Oct 2016-May 2017	9,731	1.5	245	17,247.54	17,247.54	1	100.0
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida, Yamanashi	Jul 19, 2019	Nov 2016	-	9,405	1.4	159	5,498.49	5,498.49	1	100.0
D67	Hotel Sonia Otaru	Otaru, Hokkaido	Jul 19, 2019	Apr 1992, Mar 1998, Nov 2018	Oct 2016-May 2017	5,930	0.9	149	6,509.41	6,509.41	1	100.0
D68	Hotel MyStays Kanazawa Castle	Kanazawa, Ishikawa	Jul 19, 2019	Jun 1982, Feb 1991, Jan 1997	Nov 2015-Mar 2016	5,682	0.9	208	5,931.84	5,931.84	1	100.0
D69	Art Hotel Niigata Station	Niigata, Niigata	Jul 19, 2019	Apr 1985	May-Aug 2007	5,524	0.8	304	10,403.01	10,403.01	1	100.0
D70	Hotel MyStays Nagoya Nishiki	Nagoya, Aichi	Jul 19, 2019	Mar 1974	May 2017-Jul 2018	5,197	0.8	172	6,077.99	6,077.99	1	100.0
D71	Hotel Nord Otaru	Otaru, Hokkaido	Jul 19, 2019	Mar 1996	Nov 2016-Apr 2017	4,296	0.7	98	6,047.43	6,047.43	1	100.0
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima, Kagoshima	Jul 19, 2019	Sep 1990	Jan-Apr 2018	3,445	0.5	197	7,659.55	7,659.55	2	100.0
D73	Art Hotel Asahikawa	Asahikawa, Hokkaido	Jul 19, 2019	Oct 1987	Dec 2017-Jan 2018	3,197	0.5	266	25,131.84	25,131.84	1	100.0
D74	Hotel MyStays Matsuyama	Matsuyama, Ehime	Jul 19, 2019	Jul 2000	May-Jul 2018	3,098	0.5	163	8,274.37	8,274.37	1	100.0
D75	Hotel MyStays Sapporo Susukino	Sapporo, Hokkaido	Jul 19, 2019	May 1981	Apr-Jul 2018	3,059	0.5	105	2,853.26	2,853.26	1	100.0
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo, Hokkaido	Jul 19, 2019	Feb 1991	Jan-May 2016	2,118	0.3	86	5,473.41	5,473.41	1	100.0
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo, Hokkaido	Jul 19, 2019	Sep 1991	Mar-Jun 2017	1,584	0.2	80	1,775.21	1,775.21	1	100.0
D78	Flexstay Inn Sakuragicho	Yokohama, Kanagawa	Jul 19, 2019	Nov 1991	Jul-Sep 2016	1,425	0.2	70	1,308.61	1,308.61	1	100.0
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	Jul 19, 2019	Sep 1991	Nov 2015-May 2016 (Note 7)	1,287	0.2	162	2,156.70	2,156.70	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place

(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment

(Note 5) For D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa and D201 Sunshine Suites Resort, the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mm) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m <sup>2</sup> ) (Note 5)	Leased Area (m <sup>2</sup> ) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima, Kagoshima	Jul 19, 2019	Feb 1985	Feb-Apr 2018	1,168	0.2	74	2,047.70	2,047.70	1	100.0
D81	Hotel MyStays Nayoro	Nayoro, Hokkaido	Jul 19, 2019	Nov 2014	-	957	0.1	70	1,985.27	1,985.27	1	100.0
D82	Hotel MyStays Premier Narita	Narita, Chiba	Jan 6, 2020	May 1985	Aug 2017-Jan 2018	10,593	1.6	713	36,519.70	36,519.70	1	100.0
D83	Art Hotel Morioka	Morioka, Iwate	Jan 6, 2020	Mar 1981	Dec 2018-Apr 2019	5,643	0.9	217	16,727.08	16,727.08	1	100.0
D84	Fusaki Beach Resort Hotel & Villas	Ishigaki, Okinawa	Aug 1, 2023	Jun 1982, Jun 2019, Mar 2020	Apr 2005, Mar 2006, May 2015, Apr 2018, Dec 2018, Jun 2019, Mar 2020, Jul 2020, Feb 2023	40,293	6.2	398	23,573.57	23,573.57	1	100.0
D85	Tateshina Grand Hotel Takinoyu	Chino, Nagano	Aug 1, 2023	Aug 1966, Jul 1967, Jul 1988	Jan-Apr 2020, Jan-May 2022	8,365	1.3	160	20,577.41	20,577.41	1	100.0
D86	Hotel MyStays Okayama	Okayama, Okayama	Aug 1, 2023	Mar 1986	Aug-Oct 2021	2,613	0.4	145	3,023.27	3,023.27	1	100.0
D87	Hotel MyStays Aomori Station	Aomori, Aomori	Aug 1, 2023	Jun 2007	May-Dec 2019	2,445	0.4	133	3,963.86	3,963.86	1	100.0
D88	Hotel MyStays Soga	Chiba, Chiba	Aug 1, 2023	Feb 1994	Nov 2021-Feb 2022	2,039	0.3	112	3,398.18	3,398.18	1	100.0
D89	Tazawako Lake Resort & Onsen	Senboku, Akita	Aug 1, 2023	Dec 1981, Nov 1988	Oct-Nov 2018	1,475	0.2	80	7,289.75	7,289.75	1	100.0
D90	Art Hotel Osaka Bay Tower & Solaniwa Onsen	Osaka, Osaka	Jul 31, 2024	Jun 1990	Sep 2017-Apr 2018, Sep-Nov 2022, May-Jul 2023, May-Jul 2024, Oct-Dec 2024	31,185	4.8	458	44,759.49	44,759.49	1	100.0
D91	Hakodate Kokusai Hotel	Hakodate, Hokkaido	Jul 31, 2024	Mar 1972, Mar 1994, Nov 2018	Mar 2017-Dec 2018	16,830	2.6	435	34,511.60	34,511.60	1	100.0
D92	Art Hotel Nippori Lungwood	Arakawa-ku, Tokyo	Jul 31, 2024	Nov 1988	Sep-Nov 2021, Mar-Jul 2024	16,335	2.5	139	10,984.28	10,984.28	1	100.0
D93	Hotel MyStays Kumamoto Riverside	Kumamoto, Kumamoto	Jul 31, 2024	Nov 1984, Feb 1995	Mar-Aug 2023, Nov-Apr 2024	6,831	1.0	194	6,347.65	6,347.65	1	100.0
D94	Art Hotel Aomori	Aomori, Aomori	Jul 31, 2024	Jun 1996	Aug 2019-Mar 2020	5,672	0.9	211	9,176.79	9,176.79	1	100.0
D95	Kamenoi Hotel Izukogen	Ito, Shizuoka	Jul 31, 2024	Jun 1988	Jun 2020-Mar 2021	5,563	0.9	55	8,891.36	8,891.36	1	100.0
D96	Art Hotel Oita	Oita, Oita	Jul 31, 2024	Nov 1987	Aug 2019-Mar 2020	5,484	0.8	228	8,782.34	8,782.34	1	100.0
D97	Art Hotel Kokura New Tagawa	Kitakyushu, Fukuoka	Jul 31, 2024	Apr 1973, Nov 1997	Feb-Oct 2019	4,672	0.7	90	14,055.23	14,055.23	1	100.0
D98	Art Hotel Miyazaki Sky Tower	Miyazaki, Miyazaki	Jul 31, 2024	Sep 1991	Mar-Jul 2021, Nov-Dec 2023	3,821	0.6	135	8,766.25	8,766.25	1	100.0
D99	Art Hotel Kagoshima	Kagoshima, Kagoshima	Jul 31, 2024	Sep 1981	Jan-Oct 2020, Jun-Jul 2023	3,395	0.5	208	14,854.67	14,854.67	1	100.0
D100	Kamenoi Hotel Hikone	Hikone, Shiga	Jul 31, 2024	Dec 1969	Nov 2022-Mar 2023	2,603	0.4	48	6,060.87	6,060.87	1	100.0
D101	Kamenoi Hotel Nara	Nara, Nara	Jul 31, 2024	Sep 1966	Oct 2015-Mar 2016	2,029	0.3	42	5,041.02	5,041.02	1	100.0
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	May 9, 2019	1994	May 2016-Oct 2017	30,061	4.6	346	21,528.23	21,528.23	1	100.0
D201	Sunshine Suites Resort	Grand Cayman	May 9, 2019	1999	Oct 2016, Aug 2024-Oct 2025 (scheduled)	5,842	0.9	131	6,723.11	6,723.11	1	100.0
-	Sheraton Grande Tokyo Bay Hotel (preferred equity interest)	Urayasu, Chiba	Oct 13, 2017	Mar 1988	Sep 2014-Jul 2015, Sep-Nov 2021	17,845	2.7	-	-	-	-	-
Subtotal of Hotels						612,281	93.8	18,026	806,037.42	806,037.42	107	100.0
Total						653,066	100.0	20,505	910,996.75	908,328.64	149	99.7

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen

(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place

(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment

(Note 5) For D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa and D201 Sunshine Suites Resort, the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated



## Borrowings (as of February 26, 2025)

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (K)	Kiraboshi Bank, Ltd.	961	Floating interest rate	JPY 1M TIBOR +0.80000%	March 29, 2019	March 29, 2029
New Syndicate Loan (M)	Mizuho Bank, Ltd. MUFG Bank, Ltd.	5,795	Floating interest rate	JPY 1M TIBOR +0.70000%	July 16, 2019	July 16, 2025
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited SBI Shinsei Bank, Limited					
New Syndicate Loan (L)	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., AEON Bank, Ltd., Aozora Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,942	Floating interest rate	JPY 1M TIBOR +0.70000%	July 19, 2019	July 16, 2025
Term Loan (L)	Tokyo Star Bank, Limited	700	Floating interest rate	JPY 1M TIBOR +0.70000%	July 22, 2019	July 16, 2025
New Syndicate Loan (O)	The San ju San Bank, Ltd.	1,000	Floating interest rate	JPY 1M TIBOR +0.55000%	October 15, 2019	April 15, 2025
	The Nishi-Nippon City Bank, Ltd.	1,000	Floating interest rate	JPY 1M TIBOR +0.70000%	October 15, 2019	October 15, 2025
New Syndicate Loan (Q)	Mizuho Bank, Ltd. Development Bank of Japan Inc. Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd. The Yamaguchi Bank, Ltd.	3,211	Fixed interest rate (swap)	0.48700% <sup>1</sup>	March 16, 2020	March 16, 2025
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited SBI Shinsei Bank, Limited Resona Bank, Limited Aozora Bank, Ltd. The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Yamaguchi Bank, Ltd. Aichi Bank, Ltd. The Kagawa Bank, Ltd.	6,921	Floating interest rate	JPY 1M TIBOR +0.50000%	March 30, 2020	March 16, 2025

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated

(Note 2) Borrowing amount is rounded down to indicated unit

# Borrowings and Investment Corporation Bonds (2/8)

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
Term Loan (005)	The Tokyo Star Bank, Limited	600	Floating interest rate	JPY 1M TIBOR +0.35000%	July 20, 2022	July 20, 2025
Term Loan (008)	The Tokyo Star Bank, Limited	1,190	Floating interest rate	JPY 1M TIBOR +0.50000%	October 13, 2022	October 13, 2027
New Syndicate Loan (007)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	7,521	Fixed interest rate (swap)	0.71200% <sup>1</sup>	March 14, 2023	March 14, 2026
	MUFG Bank, Ltd. The Chiba Bank, Ltd.	1,746	Fixed interest rate (swap)	0.70700% <sup>1</sup>	March 16, 2023	March 14, 2026
Term Loan (013)	Development Bank of Japan, Inc.	1,000	Floating interest rate	JPY 3M TIBOR +0.30000%	June 19, 2023	June 19, 2026
Term Loan (014)	MUFG Bank, Ltd.	500	Floating interest rate	JPY 3M TIBOR +0.30000%	June 27, 2023	June 27, 2026
New Syndicate Loan (009)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	951	Floating interest rate	JPY 1M TIBOR +0.30000%	July 14, 2023	July 16, 2026
		3,774	Fixed interest rate (swap)	0.69100% <sup>1</sup>	July 14, 2023	July 16, 2026
		3,774	Fixed interest rate (swap)	1.39500% <sup>1</sup>	July 14, 2023	July 14, 2028
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	5,168	Floating interest rate	JPY 1M TIBOR +0.30000%	July 19, 2023	July 16, 2026
		18,858	Fixed interest rate (swap)	0.69600% <sup>1</sup>	July 19, 2023	July 16, 2026
			Fixed interest rate (swap)	1.39500% <sup>1</sup>	July 19, 2023	July 14, 2028

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated

(Note 2) Borrowing amount is rounded down to indicated unit

# Borrowings and Investment Corporation Bonds (3/8)

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (010)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited The Tokyo Star Bank, Limited Aozora Bank, Ltd.	9,195	Fixed interest rate (swap)	0.69100% <sup>1</sup>	August 1, 2023	July 16, 2026
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc. The Tokyo Star Bank, Limited Aozora Bank, Ltd. The Ogaki Kyoritsu Bank, Ltd.	17,574	Fixed interest rate (swap)	1.06900% <sup>1</sup>	August 1, 2023	July 14, 2028
Term Loan (016)	Sumitomo Mitsui Banking Corporation	3,000	Fixed interest rate (swap)	0.87900% <sup>1</sup>	September 14, 2023	July 16, 2027
New Syndicate Loan (011)	SBI Shinsei Bank, Limited	3,197	Fixed interest rate (swap)	0.69100% <sup>1</sup>	September 26, 2023	July 16, 2026
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. The Nomura Trust and Banking Co., Ltd.	24,333	Fixed interest rate (swap)	0.89400% <sup>1</sup>	September 26, 2023	July 16, 2027
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	10,104	Fixed interest rate (swap)	1.32700% <sup>1</sup>	September 26, 2023	July 16, 2028
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation	2,495	Fixed interest rate (swap)	0.87900% <sup>1</sup>	October 13, 2023	July 16, 2027
	Sumitomo Mitsui Trust Bank, Limited	1,069	Fixed interest rate (swap)	1.32700% <sup>1</sup>	October 13, 2023	July 16, 2028
Term Loan (017)	The Tokyo Star Bank, Limited.	1,900	Fixed interest rate (swap)	1.05400% <sup>1</sup>	September 26, 2023	July 14, 2028
Term Loan (018)	Mizuho Bank, Ltd.	4,321	Floating interest rate	JPY 3M TIBOR +0.60000%	November 29, 2023	November 29, 2029

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated

(Note 2) Borrowing amount is rounded down to indicated unit

# Borrowings and Investment Corporation Bonds (4/8)

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (012)	Resona Bank, Limited	1,200	Floating interest rate	JPY 1M TIBOR +0.20000%	January 16, 2024	March 16, 2025
	SBI Shinsei Bank, Limited	369	Fixed interest rate (swap)	1.05200% <sup>1</sup>	January 16, 2024	March 14, 2027
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Aozora Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	5,308	Fixed interest rate (swap)	1.26500% <sup>1</sup>	January 16, 2024	March 14, 2028
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. The Nomura Trust and Banking Co., Ltd.	5,406	Fixed interest rate (swap)	1.35900% <sup>1</sup>	January 16, 2024	March 14, 2029
	(green loan) Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. San ju San Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	8,970	Floating interest rate	JPY 3M TIBOR +0.60000%	January 16, 2024	March 14, 2030
	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	5,025	Fixed interest rate (swap)	1.26500% <sup>1</sup>	January 24, 2024	March 14, 2028
		5,025	Fixed interest rate (swap)	1.35900% <sup>1</sup>	January 24, 2024	March 14, 2029
Term Loan (019)	The Tokyo Star Bank, Limited	2,440	Fixed interest rate (swap)	1.35900% <sup>1</sup>	January 16, 2024	March 14, 2029

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated

(Note 2) Borrowing amount is rounded down to indicated unit

# Borrowings and Investment Corporation Bonds (5/8)

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (013)	The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd.	1,238	Floating interest rate	JPY 3M TIBOR +0.20000%	March 14, 2024	March 14, 2026
	SBI Shinsei Bank, Limited The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd.	1,746	Fixed interest rate (swap)	1.05200% <sup>1</sup>	March 14, 2024	March 14, 2027
	The Nomura Trust and Banking Co., Ltd.	350	Fixed interest rate (swap)	1.21200% <sup>1</sup>	March 14, 2024	March 14, 2028
		350	Fixed interest rate (swap)	1.35900% <sup>1</sup>	March 14, 2024	March 14, 2029
	(green loan) Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	1,029	Floating interest rate	JPY 3M TIBOR +0.60000%	March 14, 2024	March 14, 2030
	Aozora Bank, Ltd. The Nishi-Nippon City Bank, Ltd.	1,000	Fixed interest rate (swap)	1.05200% <sup>1</sup>	March 29, 2024	March 14, 2027
	Aozora Bank, Ltd. The Tochigi Bank, Ltd.	1,401	Fixed interest rate (swap)	1.35900% <sup>1</sup>	March 29, 2024	March 14, 2029
Term Loan (020)	San ju San Bank, Ltd.	1,700	Floating interest rate	JPY 3M TIBOR +0.60000%	April 15, 2024	March 14, 2030
Term Loan (021)	SBI Shinsei Bank, Limited	1,000	Fixed interest rate (swap)	1.37500% <sup>1</sup>	June 27, 2024	July 16, 2029
New Syndicate Loan (014)	SBI Shinsei Bank, Limited The Bank of Fukuoka, Ltd.	3,300	Fixed interest rate (swap)	1.23000% <sup>1</sup>	July 16, 2024	July 14, 2028
	Mizuho Bank, Ltd. SBI Shinsei Bank, Limited MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited The Nomura Trust and Banking Co., Ltd.	4,692	Fixed interest rate (swap)	1.37500% <sup>1</sup>	July 16, 2024	July 16, 2029
	Mizuho Bank, Ltd. SBI Shinsei Bank, Limited MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	2,791	Floating interest rate	JPY 3M TIBOR +0.60000%	July 16, 2024	July 16, 2030
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	5,079	Floating interest rate	JPY 3M TIBOR +0.70000%	July 16, 2024	July 16, 2031

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated

(Note 2) Borrowing amount is rounded down to indicated unit

# Borrowings and Investment Corporation Bonds (6/8)

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (015)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	3,425	Floating interest rate	JPY 1M TIBOR +0.20000%	July 31, 2024	July 31, 2025
	SBI Shinsei Bank, Limited THE BANK OF FUKUOKA, LTD. The Chiba Bank, Ltd. Aichi Bank, Ltd. The Kiyo Bank, Ltd. The San-In Godo Bank, Ltd. Suruga Bank Ltd.	6,500	Fixed interest rate (swap)	1.37500% <sup>1</sup>	July 31, 2024	July 16, 2029
	MUFG Bank, Ltd.	1,500	Fixed interest rate	1.59750%	July 31, 2024	July 16, 2030
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc. San ju San Bank, Ltd. The Chiba Bank, Ltd. The Kiyo Bank, Ltd.	20,733	Floating interest rate	JPY 3M TIBOR +0.60000%	July 31, 2024	July 16, 2030
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc. The Yamaguchi Bank Ltd. The Tochigi Bank Ltd. The Kagawa Bank Ltd.	23,067	Floating interest rate	JPY 3M TIBOR +0.70000%	July 31, 2024	July 16, 2031
Term Loan (022)	(green loan) Mizuho Bank, Ltd.	1,250	Floating interest rate	JPY 1M TIBOR +0.65000%	October 11, 2024	March 14, 2031
Term Loan (023)	(green loan) Sumitomo Mitsui Banking Corporation	1,250	Floating interest rate	JPY 1M TIBOR +0.65000%	October 11, 2024	March 14, 2031
Term Loan (024)	(green loan) Sumitomo Mitsui Trust Bank, Limited	1,060	Floating interest rate	JPY 1M TIBOR +0.65000%	October 11, 2024	March 14, 2031

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated

(Note 2) Borrowing amount is rounded down to indicated unit

# Borrowings and Investment Corporation Bonds (7/8)

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (016)	The Nomura Trust and Banking Co., Ltd.	100	Floating interest rate	JPY 1M TIBOR +0.50000%	January 16, 2025	March 14, 2030
	Development Bank of Japan, Inc.	300	Floating interest rate	JPY 3M TIBOR +0.60000%	January 16, 2025	March 14, 2031
	MUFG Bank, Ltd.	2,590	Fixed interest rate	1.65398%	January 16, 2025	March 14, 2031
	Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Sumitomo Mitsui Banking Corporation The Kiyo Bank, Ltd. The Yamaguchi Bank, Ltd. Aozora Bank, Ltd. SBI Shinsei Bank, Limited	3,342	Floating interest rate	JPY 1M TIBOR +0.60000%	January 16, 2025	March 14, 2031
	(green loan) Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Sumitomo Mitsui Banking Corporation The Yamaguchi Bank, Ltd. Aozora Bank, Ltd. SBI Shinsei Bank, Limited	8,897	Floating interest rate	JPY 1M TIBOR +0.60000%	January 16, 2025	March 14, 2031
	Subtotal of Short Term Debt	3,425				
	Subtotal of Long Term Debt	295,672				
	Total Debt	299,097				

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated

(Note 2) Borrowing amount is rounded down to indicated unit

## Investment Corporation Bonds (as of February 26, 2025)

Name	Issue Date	Issue Amount (JPY million)	Interest	Term	Redemption Date	Rating
2nd series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2018	1,000	0.800% p.a.	10 years	May 25, 2028	A+ (JCR)
5th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 28, 2019	2,000	0.900% p.a.	10 years	October 26, 2029	A+ (JCR)
6th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	March 13, 2020	1,200	0.850% p.a.	10 years	March 13, 2030	A+ (JCR)
7th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2023	5,000	1.000% p.a.	3 years	May 25, 2026	A+ (JCR)
8th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2023	1,200	1.200% p.a.	5 years	May 25, 2028	A+ (JCR)
9th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds) (green bonds)	September 21, 2023	1,700	1.200% p.a.	5 years	September 21, 2028	A+ (JCR)
10th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds) (green bonds)	December 14, 2023	1,800	1.297% p.a.	5 years	December 14, 2028	A+ (JCR)
11th series unsecured corporate bonds (with pari passu conditions among investment corporate bonds)	February 9, 2024	6,000	1.470% p.a.	5 years	February 9, 2029	A+ (JCR)
12th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	September 12, 2024	4,200	1.300% p.a.	5 years	September 12, 2029	A+ (JCR)
Total		24,100				



As of June 30, 2024

As of December 31, 2024

## Major Unitholders (TOP 10)

Name	Number of units held	(%)
1 The Master Trust Bank of Japan, Ltd. (trust account)	1,270,238	18.85
2 Custody BANK of Japan, Ltd. (trust account)	1,218,303	18.08
3 The Nomura Trust and Banking Co., Ltd. (investment trust account)	352,046	5.22
4 JPMorgan Securities Japan Co., Ltd.	170,162	2.52
5 SSBTC CLIENT OMNIBUS ACCOUNT	169,823	2.52
6 THE NOMURA TRUST AND BANKING CO., LTD. AS THE TRUSTEE OF REPURCHASE AGREEMENT MOTHER FUND	133,756	1.98
7 FJODF GP INV HOLDINGS LLC	115,931	1.72
8 GOLDMAN SACHS INTERNATIONAL	109,491	1.62
9 STATE STREET BANKWEST CLIENT - TREATY 505234	108,759	1.61
10 JP MORGAN CHASE BANK 380072	102,464	1.52
<b>Total</b>	<b>3,750,973</b>	<b>55.67</b>

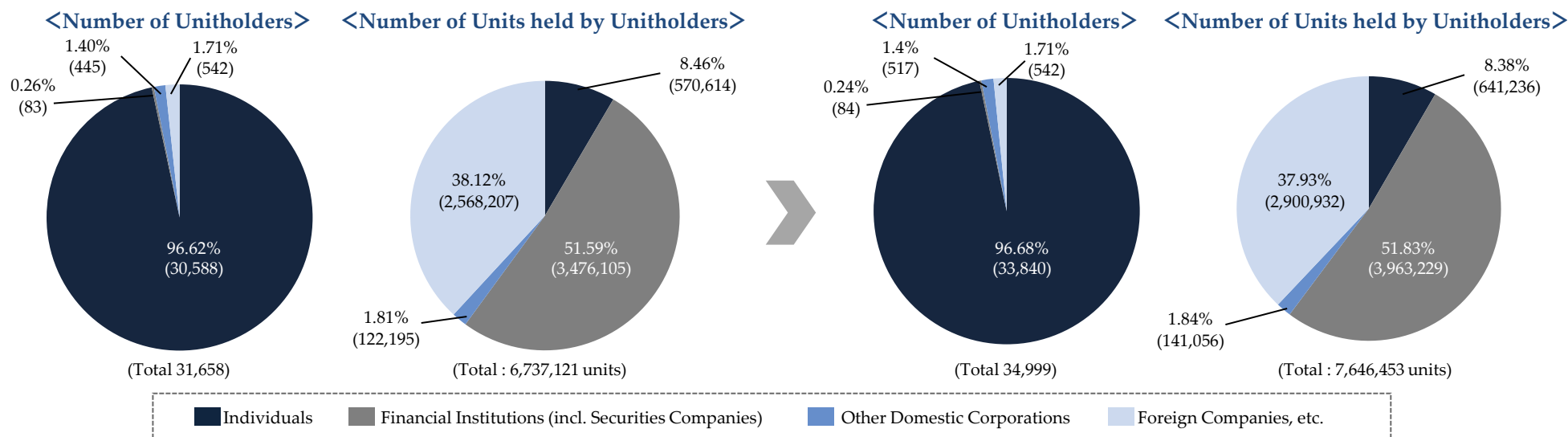
Name	Number of units held	(%)
1 The Master Trust Bank of Japan, Ltd. (trust account)	1,417,170	18.53
2 Custody BANK of Japan, Ltd. (trust account)	1,395,081	18.24
3 The Nomura Trust and Banking Co., Ltd. (investment trust account)	401,578	5.25
4 STATE STREET BANK AND TRUST COMPANY 505001	182,246	2.38
5 THE NOMURA TRUST AND BANKING CO., LTD. AS THE TRUSTEE OF REPURCHASE AG FUND 2024-09 (LIMITED OT FINANC IN RESALE RSTRCT)	149,852	1.95
6 GOLDMAN SACHS INTERNATIONAL	143,933	1.88
7 FJODF GP INV HOLDINGS LLC	115,931	1.51
8 STATE STREET BANKWEST CLIENT - TREATY 505234	112,772	1.47
9 STATE STREET BANK AND TRUST COMPANY 505103	109,958	1.43
10 STATE STREET BANK AND TRUST COMPANY 505325	108,983	1.42
<b>Total</b>	<b>4,137,504</b>	<b>54.11</b>

\*Percentages are rounded down to the second decimal place

Issued investment units: 6,737,121

Issued investment units: 7,646,453

## Unitholders Composition



\*Percentages are rounded down to second decimal place

# Unit Price Information



Source: TSE and Bloomberg

(Note 1) It shows the change in the price from January 4, 2013 until January 31, 2025

(Note 2) TSE REIT Index has been indexed, assuming the closing price of TSE REIT Index as of January 4, 2013 was the same as the closing price of INV unit on the same day

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