

Translation

**Japan Prime Realty Investment Corporation**  
**Financial Report for the 43rd Fiscal Period Results (January 1, 2023 - June 30, 2023)**

August 17, 2023

REIT Securities Issuer: Japan Prime Realty Investment Corporation      Listing: Tokyo Stock Exchange  
 Securities Code: 8955      URL: <https://www.jpr-reit.co.jp/en/>  
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Scheduled date of submission of securities report: September 26, 2023  
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 Preparation of supplementary explanatory materials on financial results:  Yes / No  
 Holding of briefing session on financial results:  Yes / No (for analysts and institutional investors)

**1. Financial Results for the 43rd Fiscal Period (January 1, 2023 – June 30, 2023)**

[Amounts are rounded down to the nearest million yen, except for per unit figures.]

**(1) Operating Results**

[% figures represent the increase (decrease) compared with the previous fiscal period]

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
	million yen	%	million yen	%	million yen	%	million yen	%
For the six months ended June 30, 2023	18,173	(3.0)	8,859	(4.5)	8,099	(4.4)	8,098	(4.4)
December 31, 2022	18,739	2.1	9,273	(0.8)	8,469	(1.6)	8,469	(1.6)

	Net Income per Unit (EPU)	Net Income / Net Assets	Ordinary Income / Total Assets	Ordinary Income / Operating Revenue
	yen	%	%	%
For the six months ended June 30, 2023	8,121	3.0	1.6	44.6
December 31, 2022	8,493	3.1	1.7	45.2

**(2) Distributions**

	Distribution per Unit (DPU) [excluding exceeding profit distribution amount]	Distribution Amount	Exceeding Profit Distribution per Unit	Exceeding Profit Distribution Amount	Dividend Payout Ratio	Distribution / Net Assets
	yen	million yen	yen	million yen	%	%
For the six months ended June 30, 2023	7,600	7,578	–	–	93.5	2.8
December 31, 2022	7,750	7,728	–	–	91.2	2.8

(Note 1) Dividend payout ratio is rounded down to the first decimal place.

(Note 2) The difference between the distribution amount and net income for the six months ended December 31, 2022, is attributable to the fact that part of reserve for reduction entry (73 million yen) was reversed while part of the unappropriated retained earnings (815 million yen) was internally reserved as reserve for reduction entry.

(Note 3) The difference between the distribution amount and net income for the six months ended June 30, 2023, is attributable to the fact that part of the unappropriated retained earnings (520 million yen) was internally reserved as reserve for reduction entry.

**(3) Financial Position**

	Total Assets	Net Assets	Net Assets / Total Assets	Net Asset Per Unit
	million yen	million yen	%	yen
As of June 30, 2023	510,069	273,974	53.7	274,749
December 31, 2022	507,655	273,603	53.9	274,378

## (4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at End of Period
For the six months ended	million yen	million yen	million yen	million yen
June 30, 2023	13,056	(13,994)	(5,226)	39,341
December 31, 2022	15,155	(1,428)	(7,777)	45,506

## 2. Forecasts for the 44th Fiscal Period Ending December 31, 2023 (July 1, 2023 – December 31, 2023) and the 45th Fiscal Period Ending June 30, 2024 (January 1, 2024 – June 30, 2024)

[Amounts are rounded down to the nearest million yen, except for per unit figures.]  
[% figures represent the increase (decrease) compared with the previous fiscal period]

	Operating Revenue		Operating Income		Ordinary Income		Net Income		DPU [excluding exceeding profit distribution per unit]	Exceeding Profit Distribution Per Unit
	million yen	%	million yen	%	million yen	%	million yen	%	yen	yen
44th Fiscal Period Ending December 31, 2023	17,396	(4.3)	8,056	(9.1)	7,260	(10.4)	7,259	(10.4)	7,600	–
45th Fiscal Period Ending June 30, 2024	17,278	(0.7)	8,060	0.1	7,280	0.3	7,279	0.3	7,600	–

(Reference) Estimated net income per unit (forecast net income / forecast number of investment units at end of period)

44th fiscal period ending December 31, 2023: 7,280 yen

45th fiscal period ending June 30, 2024: 7,300 yen

(Note 1) DPU for the 44th fiscal period ending December 31, 2023 is calculated on the assumption that part of the reserve for reduction entry (318 million yen) will be reversed and distributed.

(Note 2) DPU for the 45th fiscal period ending June 30, 2024, is calculated on the assumption that part of the reserve for reduction entry (299 million yen) will be reversed and distributed.

### 3. Other

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

- (a) Changes in accounting policies accompanying amendments to accounting standards, etc.: None  
(b) Changes in accounting policies other than in (a): None  
(c) Changes in accounting estimates: None  
(d) Retrospective restatement: None

#### (2) Number of Investment Units Issued and Outstanding

- (a) Number of investment units (including treasury units) issued and outstanding at end of period

As of June 30, 2023: 997,178 units As of December 31, 2022: 997,178 units

- (b) Number of treasury units at end of period

As of June 30, 2023: 0 units As of December 31, 2022: 0 units

(Note) With regard to the number of investment units, which serves as the basis for calculating net income per unit, please refer to "Per Unit Information," on page 21.

\* This financial report is not subject to audit procedures by public accountants or audit corporations.

#### \* Special note

The forecasts for the 44th fiscal period ending December 31, 2023, and the 45th fiscal period ending June 30, 2024, are calculated as of August 17, 2023, based on the assumptions described on pages 8 and 9 of this report. Accordingly, actual operating revenue, operating income, ordinary income, net income, DPU and exceeding profit distribution per unit may differ from the forecasts. Moreover, the forecasts should not be construed as a guarantee of the distribution amount.

This is an English-language translation of original Japanese announcement on our website released on August 17, 2023. However, no assurance or warranties are given with respect to the accuracy or completeness of this English-language translation. The Japanese original shall prevail in the case of discrepancies between this translation and the Japanese original.

## 1. Management Status

### 1) Overview of Fiscal Period under Review

#### a) Milestones of JPR

Japan Prime Realty Investment Corporation (JPR) was established on September 14, 2001, under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended), and was listed on the Tokyo Stock Exchange Real Estate Investment Trust Section on June 14, 2002, with 289,600 outstanding investment units. With the subsequently implemented public offerings and other capital raising measures by JPR, the number of investment units issued and outstanding totals 997,178 units as of the end of the 43rd fiscal period (June 30, 2023). JPR has assigned the asset management of its portfolio to Tokyo Realty Investment Management, Inc. (TRIM), through which JPR aims to maximize unitholder value by efficiently managing the portfolio primarily comprising office properties and retail properties.

#### b) Management Environment

During the 43rd fiscal period, the Japanese economy remained strong as further progress was made in relaxing activity restrictions against COVID-19. On the demand side, consumer spending stayed on a solid note despite rising general prices, and capital investment also showed strong growth. In terms of supply, the impact of supply chain disruptions originating in China has lessened, and production activities have started to show a recovery movement. Moreover, corporate earnings demonstrated recovery both in manufacturing industries and the non-manufacturing sector. However, real wages, which are nominal wages minus the effect of prices, are kept at a low level, raising concerns about the impact on consumption.

##### *The Office Property Leasing Market*

In the office property leasing market, although vacancy rates rose slightly in some areas due to an increase in the supply of properties, among other reasons, the vacancy rate in Central Tokyo continued to level off as progress was made in the normalization of socio-economic activities. The decrease in average rent has also been decelerating. Similar trends are observed in Greater Tokyo and other cities.

##### *The Retail Property Leasing Market*

At urban retail properties which JPR targets for investment, sales are on a recovery trend with an increase in the number of customers visiting stores, given the progress made in relaxing activity restrictions against COVID-19. However, there is a growing gap in performance among retail business categories due to rising costs, which are caused by rising general prices, and labor shortages.

##### *The For-Sale Real Estate Market*

Active real estate transactions continue to take place in Japan against the backdrop of interest rates remaining low, despite the uptick trend in interest rates globally, and weaker yen, among other factors. Close attention must continuously be paid, however, on how interest rate trends and the foreign exchange market may affect the market conditions going forward. For office properties that are major targets of JPR for investment, blue-chip properties are in short supply while investors both in and outside Japan still show a strong appetite to acquire them. Thus, with low-yield transactions continuing to prevail, the acquisition environment remains harsh. Accordingly, investors continue to look for ways to effectively acquire properties, such as by diversifying the target assets for investment and conducting asset replacement.

As for urban retail properties and hotels for which investors have shown a cautious attitude due to the impact of COVID-19, transactions are visibly taking place.

#### c) Portfolio Management Status

##### *Acquisition of New Properties and Asset Replacement*

JPR investigates possible investments mainly in office properties in the Tokyo area, plus office properties in regional cities and retail properties, etc., with the primary aim of improving the quality of the portfolio and achieving stable growth of earnings while giving attention to balancing the diversification of the portfolio, both in terms of location and asset type.

During the 43rd fiscal period, JPR acquired Osaka Dojima Bldg. (acquisition price: 2,460 million yen) and FUNDES Tenjin Nishidori (acquisition price: 3,310 million yen) in January 2023. Subsequently, in April, JPR sold JPR Crest Takebashi Bldg. (sale price: 4,169 million yen) and acquired Ochanomizu Sola City (3.4% co-ownership interest, acquisition price: 6,490 million yen).

As a result of these transactions, the balance of JPR's assets under management totaled 67 properties, or 497.0 billion yen on an acquisition price basis as of the end of June 2023, with the total leasable floor space standing at 497,600 m<sup>2</sup> and the number of tenants at 1,224.

#### *Operational Management of Portfolio*

In the office property leasing market in the 43rd fiscal period, the upward trend in the vacancy rate and the downward trend in rent levels appeared to take a temporary pause, given further progress made in relaxing activity restrictions against COVID-19, etc., as mentioned in the Management Environment above. Nevertheless, the situation demands that close attention be continuously paid. Under such circumstances, JPR endeavored to attract new tenants through strategic leasing activities and enhance the satisfaction of existing tenants by maintaining close cooperation with property management companies and brokers, with an aim to secure stable earnings across the entire portfolio as well as its occupancy rate. As a result of these efforts, the occupancy rate at the end of the 43rd fiscal period was kept at a high level, as it rose 0.5 points period-on-period to 98.1%.

In terms of property management, JPR continued to proactively implement value enhancement works based on tenant needs, on the ground of its brand concept A/3S (Amenity/Service, Safety and Save Energy) that has been established with an aim to create spaces where the workers feel satisfaction.

On top of this, JPR is engaged in a variety of environmental initiatives. In terms of construction work, JPR conducted replacement of lighting equipment with LED lamps, replacement of power-receiving and transforming facilities and renewal of elevators, etc., which are expected to be effective for CO<sub>2</sub> emissions-reduction efforts, at its multiple properties.

JPR also continues its endeavors to obtain environmental certifications. As of June 30, 2023, JPR has acquired DBJ Green Building Certification\*<sup>1</sup> for 13 properties in total. JPR has also obtained CASBEE for Building Certification\*<sup>2</sup> for 41 properties in total (including 5 newly certified properties), and BELS\*<sup>3</sup> certification for 3 properties in total (including one property certified as ZEB Oriented (a ZEB\*<sup>4</sup> certification type designated as ZEB Oriented\*<sup>5</sup>)). On top of these certifications JPR acquired, its endeavors on environmental issues were so acknowledged that it was designated as "Green Star" in the GRESB\*<sup>6</sup> Real Estate Assessment for 2022, marking the ninth consecutive year of recognition with the highest ranking in the survey. JPR has also been granted the highest rank of "5 Stars" in the rating, which makes relative assessment based on total scores, for four consecutive years.

\*1 The DBJ Green Building Certification is a certification system to select superior real estate that meets the demand of the times by scoring buildings based on the scoring model originally developed by Development Bank of Japan Inc. Its purpose is to promote properties that are environmentally friendly, equipped to mitigate disasters and prevent crime, as well as meet the social requirements surrounding real estate from various stakeholders ("Green Buildings").

\*2 CASBEE, which stands for Comprehensive Assessment System for Built Environment Efficiency, is a system for comprehensively assessing the environmental performance of buildings. Efforts to develop and popularize the system in Japan are being carried out under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism.

\*3 BELS is an abbreviation for Building-Housing Energy-efficiency Labeling System. It is a performance-labeling system created for the purpose that a third-party organization accurately conducts the evaluation and indication of energy-efficiency performance of non-residential buildings in accordance with the Assessment Guidelines on Energy Efficiency Performance of Non-residential Buildings (2013) established by the Ministry of Land, Infrastructure, Transport and Tourism.

\*4 ZEB is an abbreviation of Net Zero Energy Building, and refers to buildings that aim to balance out the annual primary energy they consume to zero, while realizing a comfortable indoor environment.

\*5 ZEB Oriented refers to special use buildings with a total floor space of 10,000 m<sup>2</sup> or more that have adopted measures to achieve energy conservation and reduced primary energy consumption by at least 40% from the standards set in the Act on the Improvement of Energy Consumption Performance of Buildings.

\*6 GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) awareness of real estate companies and funds, as well as the name of the organization which runs the assessment system. It was founded in 2009 primarily by major European pension fund groups. Of the survey subjects, GRESB Real Estate Assessment covers real estate companies and funds that are mainly engaged in managing existing properties.

#### *Fund Procurement*

JPR focuses its endeavors on debt financing with an emphasis placed on lengthening debt maturity and diversifying repayment dates in an effort to make its financial base more solid and stronger. JPR borrowed 7.0 billion yen in the 43rd fiscal period to fund the refinancing of interest-bearing debts (excluding short-term debts) it repaid during the same fiscal period.

As of the end of the 43rd fiscal period, the balance of interest-bearing debts totaled 205.4 billion yen, with a balance of borrowings of 169.5 billion yen and a balance of investment corporation bonds of 35.9 billion yen. The ratio of interest-bearing debt to total assets (LTV) (Note 1) was 40.3%, long-term and fixed interest-bearing debt ratio (Note 2) was 97.3%, average debt cost (Note 3) was 0.76% and average maturity (Note 4) was 4.4 years as of the end of the fiscal period.

Moreover, JPR established a commitment line with a credit limit of 24.0 billion yen with six financial institutions.

The following represents the issuer ratings for JPR as of the end of the 43rd fiscal period.

#### Details of Corporate Credit Ratings as of June 30, 2023

Credit Rating Agency	Corporate Credit Rating (outlook)
Japan Credit Rating Agency, Ltd. (JCR)	AA (Stable)
Rating and Investment Information, Inc. (R&I)	AA- (Stable)

(Note 1) Ratio of interest-bearing debts to total assets (LTV): (balance of borrowings + balance of investment corporation bonds) / total assets

(Note 2) Long-term and fixed interest-bearing debt ratio: long-term, fixed-interest interest-bearing debts / total interest-bearing debt

(Note 3) Average debt cost: sum total of interest expenses, interest expenses on investment corporation bonds, borrowing expenses (excluding expenses for early repayment of borrowings and for commitment line agreements), amortization of investment corporation bond issuance costs and investment corporation bond management expenses, divided by the number of business days for each fiscal period and annualized by multiplying by 365 days / average balance of borrowings and investment corporation bonds for each fiscal period

(Note 4) Average maturity is arrived at by calculating a weighted average of maturities from the end of the 43rd fiscal period to the repayment deadlines for all interest-bearing debts based on the balance of each interest-bearing debt.

#### d) Operating Results and Cash Distributions

As a result of the aforementioned management performance, JPR posted operating revenue of 18,173 million yen, ordinary income of 8,099 million yen and net income of 8,098 million yen for its 43rd fiscal period ended June 30, 2023. With regard to the cash distributions, JPR decided to distribute part of the retained earnings brought forward that had been internally reserved through the 42nd fiscal period, with the aim of having the profit distributions deducted as expenses based on application of the special provision on taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957, as amended)) and in order to minimize the burden to unitholders incurred by accrual of corporate income tax, etc. In addition, for the 43rd fiscal period, JPR decided to internally reserve 520 million yen as reserve for reduction entry from the unappropriated retained earnings, pursuant to the Special Provisions for Taxation in Cases of Repurchase of Specified Assets (Article 65-7 of the Act on Special Measures Concerning Taxation). As a result, the cash distribution per unit came to 7,600 yen for the 43rd fiscal period.

#### 2) Forecast for the Next Fiscal Period

##### a) Outlook for Management Status

For the moment, the Japanese economy is expected to keep recovering gradually, given the improving employment and income environments and the effects of various policies. In particular, due to a rise in demand from inbound foreign tourists and consumer spending as well as the growth in capital investment, etc., the Japanese economy is expected to remain solid going forward. However, attention should be paid to the concerns about possible stagnation in overseas economies and the impacts of fluctuations in the financial and capital markets in and outside Japan.

The office property leasing market is anticipated to hit the bottom in an increasing manner, but close attention must be paid to the impact of the increased supply of office buildings in Central Tokyo anticipated for 2023 and 2025. Under these circumstances, JPR is resolved to continue its endeavors to enhance the competitiveness of its owned properties, as it focuses on improving tenant satisfaction through proactive implementation of value enhancement works and provision of elaborate management services.

In the for-sale real estate market, it has become even more important to discern the growth potential in earnings of respective properties, while continuously taking into account the impact of the changes in the Japanese economy on the leasing market. In consideration of the current situation in which the low-yield environment continues to stay, it is necessary to firmly keep the attitude of vigorously selective investment for implementing real estate investment that assumes possession of properties over the medium to long term.

## i) Acquisition of New Properties and Asset Replacement

JPR will continue to make investment focused on office properties in the Tokyo area, with an aim to improve the quality of its portfolio and enhance its growth potential and stability over the long term. In the for-sale office property market, the purchase cap rate and expected cap rate levels are still low, with properties remaining in short supply. Although close attention must be paid to the trends in the leasing market going forward, JPR will fully investigate the stability and growth potential of candidate properties when acquiring them. As for retail properties, etc., JPR will work to invest in strictly selected blue-chip properties that can maintain stable revenues at a certain level in order to complement the stability of earnings of the entire portfolio. As it investigates properties, JPR will continue its endeavors to acquire new properties under reasonable terms by negotiating prices based on detailed market studies and property due diligence.

Moreover, JPR will make investment decisions by proactively collecting information in collaboration with Tokyo Tatemono Co., Ltd., the main sponsor of TRIM, accurately assessing market trends and carefully researching investment value, including the future potential of candidate properties.

Furthermore, JPR will also investigate asset replacement by taking into consideration the timing of implementation, in order to improve the quality of its portfolio and enhance its growth potential over the long term.

## ii) Management of Portfolio

JPR will aim to secure stable earnings over the medium to long term by working to prevent move-outs of existing tenants, encourage them to expand office spaces in the same buildings and renew contracts with upward revision of rents through endeavors to enhance tenant satisfaction, while continuously attracting new tenants through strategic leasing activities. Specifically, JPR will conduct management and operations based on the following policies:

- Strengthen coordination with property management companies and respective tenant brokers
- Propose leasing terms and conditions in consideration of the current leasing market situations and promote rapid decision-making
- Conduct strategic value enhancement with the intent to improve property earnings and increase tenant satisfaction
- Reinforce responses to business continuity plans and environmental friendliness that command high social demand

## iii) Fund Procurement

In accordance with its basic policy of implementing conservative financial operations that focus on stability, JPR will control its LTV in a conservative manner. In debt financing, JPR will endeavor to further lengthen maturity with a focus on stability in an effort to diversify repayment dates and reduce the repayment amount for each fiscal period, with an eye on reducing refinancing risks that may arise with future changes in the financial environment. Moreover, JPR intends to work on fund procurement through issuance of investment corporation bonds as it aims to diversify fund procurement means and sources.

## iv) Information Disclosure

Positioning the proactive voluntary disclosure of information as one of its key management policies, JPR voluntarily discloses information believed to be useful to investment decisions, along with the information disclosure required by the Tokyo Stock Exchange and that set forth by laws and regulations, etc. As a means for implementing voluntary disclosure, JPR is proactively employing its website (<https://www.jpr-reit.co.jp/en/>) to post information including monthly occupancy rates of all properties in the portfolio and historical data as well as offer expanded information on sustainability and deliver video presentations on financial results sessions for securities analysts.

## v) Significant Subsequent Events

There are no material subsequent events for this fiscal period.

## b) Outlook for Management Status (Operating Results)

JPR expects the following management status in the 44th fiscal period (from July 1, 2023 to December 31, 2023) and the 45th fiscal period (from January 1, 2024 to June 30, 2024).

	44th Fiscal Period	45th Fiscal Period
Operating revenue	17,396 million yen	17,278 million yen
Operating income	8,056 million yen	8,060 million yen

Ordinary income	7,260 million yen	7,280 million yen
Net income	7,259 million yen	7,279 million yen
Distribution per unit	7,600 yen	7,600 yen
Exceeding profit distribution per unit	- yen	- yen

For the assumptions underlying this outlook of management status, please refer to “Assumptions for the 44th Fiscal Period (from July 1, 2023 to December 31, 2023) and the 45th Fiscal Period (from January 1, 2024 to June 30, 2024)” shown below.

(Note) The forecast figures above are the current forecasts calculated based on certain assumptions. Accordingly, the actual operating revenue, operating income, ordinary income, net income, distribution per unit and exceeding profit distribution per unit may vary due to changes in the circumstances. Moreover, the forecast above should not be construed as a guarantee of the distribution amount.

Assumptions for the 44th Fiscal Period (from July 1, 2023 to December 31, 2023) and  
the 45th Fiscal Period (from January 1, 2024 to June 30, 2024)

Item	Assumptions
Operation Period	44th fiscal period: from July 1, 2023 to December 31, 2023 (investment period: 184 days) 45th fiscal period: from January 1, 2024 to June 30, 2024 (investment period: 182 days)
Property Portfolio	<ul style="list-style-type: none"> <li>The number of properties owned by JPR as of August 17, 2023, is assumed to be 67.</li> <li>In practice, this assumption may vary due to such events as acquisition of additional properties or sale of existing properties other than the above-mentioned properties.</li> </ul>
Operating Revenue	<ul style="list-style-type: none"> <li>Real estate rental revenues are calculated on the basis of the lease contracts effective as of June 30, 2023, with consideration given to such factors as the market environment and status of negotiations with tenants, as well as taking into account the impact of certain tenant move-ins and move-outs, among other factors. JPR also assumes that rents will be paid on time and that no tenants will fail or decline to pay rents.</li> </ul>
Operating Expenses	<ul style="list-style-type: none"> <li>Among rental expenses, which are the principal operating expenses, outsourcing expenses and other expenses excluding depreciation are calculated based on historical data, etc., reflecting variable factors of expenses. Outsourcing expenses are assumed to be 715 million yen for the 44th fiscal period and 710 million yen for the 45th fiscal period.</li> <li>For property taxes and city planning taxes, JPR assumes 2,582 million yen for the 44th fiscal period and 2,634 million yen for the 45th fiscal period. In general practice, the property taxes and city planning taxes levied on properties acquired are settled after prorating for the period with the previous owner at the time of acquisition, but JPR includes the amount equivalent to such settlement in the acquisition costs for the properties.</li> <li>For expenditures for the repair and maintenance of buildings, the amount expected to be required in each of the fiscal periods has been recorded. However, the expenditures for repair and maintenance for each of the fiscal periods could differ significantly from the estimated amount, as expenditures may arise due to damage to the building caused by unexpected factors, etc., and because the variance in amounts generally tends to grow from year to year and repair expenses do not arise regularly.</li> <li>Depreciation is calculated using the straight line method, including additional future capital expenditures. Depreciation is assumed to be 2,059 million yen for the 44th fiscal period and 2,088 million yen for the 45th fiscal period.</li> <li>Operating expenses excluding rental expenses other than rental business expenses (asset management fees, administrative service and custodian fees, etc.) are assumed to be 946 million yen for the 44th fiscal period and 970 million yen for the 45th fiscal period.</li> </ul>
Non-Operating Income	<ul style="list-style-type: none"> <li>As for major non-operating income, JPR assumes income on settlement of management association accounts to be 3 million yen for the 44th fiscal period and 25 million yen for the 45th fiscal period.</li> </ul>
Non-Operating Expenses	<ul style="list-style-type: none"> <li>As for major non-operating expenses, JPR assumes 795 million yen for the 44th fiscal period and 798 million yen for the 45th fiscal period for interest expenses, borrowing expenses, interest expenses on investment corporation bonds and amortization of investment corporation bond issuance costs, etc.</li> </ul>
Interest-Bearing Debt and Ratio of Interest-Bearing Debt to Total Assets	<ul style="list-style-type: none"> <li>The ratio of interest-bearing debt to total assets as of August 17, 2023, stands at 40.3%, with interest-bearing debts of 205,400 million yen (comprised of 169,500 million yen in long-term loans payable and 35,900 million yen in investment corporation bonds).</li> <li>It is assumed that all interest-bearing debt for which repayment (redemption) dates will arrive during the 44th and 45th fiscal periods will be refinanced.</li> <li>The ratio of interest-bearing debt to total assets is assumed to be 40.3% at the end of the 44th fiscal period and 40.3% at the end of the 45th fiscal period.</li> <li>The following formula is used in calculating the ratio of interest-bearing debt to total assets in this table.  <math display="block">\text{Ratio of interest-bearing debt to total assets} = \frac{\text{Expected total interest-bearing debt}}{\text{Expected total assets}} \times 100</math> </li> </ul>



Item	Assumptions
Total Units Outstanding	<ul style="list-style-type: none"> <li>The total number of investment units issued and outstanding is 997,178 units as of August 17, 2023, and it is assumed that no additional investment units will be issued.</li> </ul>
Distribution Per Unit	<ul style="list-style-type: none"> <li>For distribution per unit (DPU), it is assumed that all revenues will be distributed based on the distribution methods provided in the Articles of Incorporation.</li> <li>DPU for the 44th fiscal period ending December 31, 2023, is calculated on the assumption that part of the reserve for reduction entry (318 million yen) will be reversed and distributed.</li> <li>DPU for the 45th fiscal period ending June 30, 2024, is calculated on the assumption that part of the reserve for reduction entry (299 million yen) will be reversed and distributed.</li> <li>There is the possibility that the distribution per unit may vary due to various factors including variation of rental revenues due to acquisition or sale of assets under management and tenant replacement, and unpredicted repairs and maintenance.</li> </ul>
Exceeding Profit Distribution Per Unit	<ul style="list-style-type: none"> <li>Distribution of monies exceeding the profit is currently not assumed.</li> </ul>
Others	<ul style="list-style-type: none"> <li>It is assumed that there will be no changes in legislation, taxation, accounting standards, regulations applying to publicly listed companies, rules and requirements imposed by the Investment Trusts Association, Japan that will impact the aforementioned forecast.</li> <li>It is also assumed that there will be no unexpected material changes in general economic and real estate market conditions.</li> </ul>

## 2. Financial Statements

## (1) Balance Sheets

(Thousands of Yen)

	End of 42nd Fiscal Period (Dec. 31, 2022)	End of 43rd Fiscal Period (Jun. 30, 2023)
<b>Assets</b>		
<b>Current assets</b>		
Cash and deposits	¥33,127,007	¥27,056,051
Cash and deposits in trust	12,379,450	12,285,353
Operating accounts receivable	583,489	585,133
Prepaid expenses	132,360	126,086
Consumption taxes receivable	–	13,604
Other	39,604	21,670
<b>Total current assets</b>	<b>46,261,911</b>	<b>40,087,899</b>
<b>Noncurrent assets</b>		
Property, plant and equipment		
Buildings	69,506,736	71,054,645
Accumulated depreciation	(23,785,420)	(24,692,241)
Buildings, net	45,721,315	46,362,404
Buildings in trust	96,194,049	96,131,588
Accumulated depreciation	(38,559,767)	(38,728,727)
Buildings in trust, net	57,634,282	57,402,861
Structures	94,101	94,381
Accumulated depreciation	(38,968)	(41,434)
Structures, net	55,133	52,946
Structures in trust	128,272	130,848
Accumulated depreciation	(81,897)	(82,311)
Structures in trust, net	46,374	48,537
Machinery and equipment	834,332	851,609
Accumulated depreciation	(582,683)	(599,522)
Machinery and equipment, net	251,649	252,087
Machinery and equipment in trust	1,996,314	1,938,100
Accumulated depreciation	(1,544,705)	(1,504,418)
Machinery and equipment in trust, net	451,608	433,681
Tools, furniture and fixtures	217,792	243,571
Accumulated depreciation	(119,029)	(129,699)
Tools, furniture and fixtures, net	98,763	113,871
Tools, furniture and fixtures in trust	304,416	311,209
Accumulated depreciation	(202,509)	(208,610)
Tools, furniture and fixtures in trust, net	101,906	102,598
Land	140,959,190	145,954,517
Land in trust	202,608,096	205,823,796
Construction in progress	9,960	14,508
Construction in progress in trust	41,045	3,750
<b>Total property, plant and equipment</b>	<b>447,979,326</b>	<b>456,565,560</b>
Intangible assets		
Leasehold right	11,801,831	11,801,831
Other	2,463	14,817
<b>Total intangible assets</b>	<b>11,804,294</b>	<b>11,816,648</b>
Investments and other assets		
Investment securities	88,860	88,860
Lease and guarantee deposits	802,490	808,280
Long-term prepaid expenses	520,563	528,440
Other	710	710
<b>Total investments and other assets</b>	<b>1,412,623</b>	<b>1,426,290</b>
<b>Total noncurrent assets</b>	<b>461,196,244</b>	<b>469,808,500</b>
<b>Deferred assets</b>		
Investment corporation bond issuance costs	165,429	150,911
Investment unit issuance expenses	31,861	22,371
<b>Total deferred assets</b>	<b>197,291</b>	<b>173,282</b>
<b>Total assets</b>	<b>¥507,655,447</b>	<b>¥510,069,681</b>

(Thousands of Yen)

	<b>End of 42nd Fiscal Period (Dec. 31, 2022)</b>	<b>End of 43rd Fiscal Period (Jun. 30, 2023)</b>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Operating accounts payable	¥3,027,125	¥2,658,042
Short-term loans payable	-	5,500,000
Current portion of investment corporation bonds	2,000,000	5,000,000
Current portion of long-term loans payable	21,000,000	20,000,000
Accounts payable-other	1,082,817	978,420
Accrued expenses	90,561	84,966
Income taxes payable	605	605
Accrued consumption taxes	499,038	182,161
Advances received	2,821,057	2,808,557
Other	3,274	2,138
<b>Total current liabilities</b>	<b>30,524,479</b>	<b>37,214,891</b>
<b>Noncurrent liabilities</b>		
Investment corporation bonds	35,900,000	30,900,000
Long-term loans payable	144,000,000	144,000,000
Tenant leasehold and security deposits	10,185,789	10,641,493
Tenant leasehold and security deposits in trust	13,441,294	13,338,894
<b>Total noncurrent liabilities</b>	<b>203,527,083</b>	<b>198,880,387</b>
<b>Total liabilities</b>	<b>234,051,563</b>	<b>236,095,279</b>
<b>Net assets</b>		
<b>Unitholders' equity</b>		
Unitholders' capital	261,751,240	261,751,240
Surplus		
Voluntary reserve		
Reserve for reduction entry	3,376,470	4,118,301
Total voluntary reserve	3,376,470	4,118,301
Unappropriated retained earnings (undisposed loss)	8,476,171	8,104,860
Total surplus	11,852,642	12,223,161
<b>Total unitholders' equity</b>	<b>273,603,883</b>	<b>273,974,402</b>
<b>Total net assets</b>	<b>273,603,883</b>	<b>273,974,402</b>
<b>Total liabilities and net assets</b>	<b>¥507,655,447</b>	<b>¥510,069,681</b>

## (2) Statements of Income and Retained Earnings

(Thousands of Yen)

	<b>42nd Fiscal Period</b> (Jul. 1, 2022 – Dec. 31, 2022)	<b>43rd Fiscal Period</b> (Jan. 1, 2023 – Jun. 30, 2023)
<b>Operating revenue</b>		
Rent revenue-real estate	¥17,392,648	¥17,291,965
Gain on sale of real estate	1,347,213	881,854
<b>Total operating revenue</b>	<b>18,739,862</b>	<b>18,173,819</b>
<b>Operating expenses</b>		
Expenses related to rent business	8,199,445	8,310,963
Loss on exchange of real estate	210,929	–
Asset management fee	792,966	758,548
Administrative service and asset custody fees	84,648	84,487
Directors' compensation	6,300	6,300
Trust fees	15,608	15,845
Other operating expenses	156,754	138,111
<b>Total operating expenses</b>	<b>9,466,653</b>	<b>9,314,256</b>
<b>Operating income</b>	<b>9,273,209</b>	<b>8,859,563</b>
<b>Non-operating income</b>		
Interest income	175	193
Income on settlement of management association accounts	4,279	34,071
Insurance income	2,979	2,333
Other	1,110	800
<b>Total non-operating income</b>	<b>8,544</b>	<b>37,399</b>
<b>Non-operating expenses</b>		
Interest expenses	529,585	525,041
Borrowing expenses	50,670	50,494
Interest expenses on investment corporation bonds	202,105	197,730
Amortization of investment corporation bond issuance costs	14,915	14,518
Amortization of investment unit issuance expenses	14,344	9,490
Other	284	434
<b>Total non-operating expenses</b>	<b>811,905</b>	<b>797,710</b>
<b>Ordinary income</b>	<b>8,469,847</b>	<b>8,099,253</b>
<b>Income before income taxes</b>	<b>8,469,847</b>	<b>8,099,253</b>
<b>Income taxes-current</b>	<b>605</b>	<b>605</b>
<b>Total income taxes</b>	<b>605</b>	<b>605</b>
<b>Net income</b>	<b>8,469,242</b>	<b>8,098,648</b>
<b>Retained earnings brought forward</b>	<b>6,929</b>	<b>6,212</b>
<b>Unappropriated retained earnings (undisposed loss)</b>	<b>¥8,476,171</b>	<b>¥8,104,860</b>

## (3) Statements of Changes in Unitholders' Equity

(Thousands of Yen)

	<b>42nd Fiscal Period (Jul. 1, 2022 – Dec. 31, 2022)</b>	<b>43rd Fiscal Period (Jan. 1, 2023 – Jun. 30, 2023)</b>
<b>Unitholders' equity</b>		
<b>Unitholders' capital</b>		
Balance at beginning of current period	¥261,751,240	¥261,751,240
Changes of items during the period		
Total changes of items during the period	–	–
Balance at end of current period	261,751,240	261,751,240
<b>Surplus</b>		
<b>Voluntary reserve</b>		
Balance at beginning of current period	2,546,454	3,376,470
Changes of items during the period		
Provision of reserve for reduction entry	830,016	815,777
Reversal of reserve for reduction entry		(73,946)
Total changes of items during the period	830,016	741,830
Balance at end of current period	3,376,470	4,118,301
<b>Unappropriated retained earnings (undisposed loss)</b>		
Balance at beginning of current period	8,614,933	8,476,171
Changes of items during the period		
Provision of reserve for reduction entry	(830,016)	(815,777)
Reversal of reserve for reduction entry		73,946
Dividends from surplus	(7,777,988)	(7,728,129)
Net income	8,469,242	8,098,648
Total changes of items during the period	(138,761)	(371,311)
Balance at end of current period	8,476,171	8,104,860
<b>Total surplus</b>		
Balance at beginning of current period	11,161,388	11,852,642
Changes of items during the period		
Provision of reserve for reduction entry	–	–
Reversal of reserve for reduction entry		–
Dividends from surplus	(7,777,988)	(7,728,129)
Net income	8,469,242	8,098,648
Total changes of items during the period	691,254	370,518
Balance at end of current period	11,852,642	12,223,161
<b>Total unitholders' equity</b>		
Balance at the beginning of current period	272,912,629	273,603,883
Changes of items during the period		
Provision of reserve for reduction entry	–	–
Reversal of reserve for reduction entry		–
Dividends from surplus	(7,777,988)	(7,728,129)
Net income	8,469,242	8,098,648
Total changes of items during the period	691,254	370,518
Balance at end of current period	273,603,883	273,974,402
<b>Total net assets</b>		
Balance at beginning of current period	272,912,629	273,603,883
Changes of items during the period		
Provision of reserve for reduction entry	–	–
Reversal of reserve for reduction entry		–
Dividends from surplus	(7,777,988)	(7,728,129)
Net income	8,469,242	8,098,648
Total changes of items during the period	691,254	370,518
<b>Balance at end of current period</b>	<b>¥273,603,883</b>	<b>¥273,974,402</b>

## (4) Statements of Cash Distributions

	<b>42nd Fiscal Period (Jul. 1, 2022 – Dec. 31, 2022)</b>	<b>43rd Fiscal Period (Jan. 1, 2023 – Jun. 30, 2023)</b>
I. Unappropriated retained earnings	8,476,171,884 yen	8,104,860,437 yen
II. Reversal of voluntary reserve		
Reversal of reserve for reduction entry	73,946,740 yen	–
III. Distribution amount	7,728,129,500 yen	7,578,552,800 yen
(Distribution amount per unit)	(7,750 yen)	(7,600 yen)
IV. Voluntary reserve		
Provision of reserve for reduction entry	815,777,113 yen	520,804,313 yen
V. Retained earnings carried forward	6,212,011 yen	5,503,324 yen
Method for calculating distribution amount	<p>Pursuant to the policy on cash distributions provided in Article 30 (2) of the Articles of Incorporation of JPR, the distribution amount shall be in excess of an amount equivalent to 90% of the “distributable income amount” as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation, but no more than the amount of earnings. Based on such policy, JPR decided to pay out distributions of earnings of 7,728,129,500 yen, which is the largest integral multiple of the total number of investment units issued and outstanding (997,178 units), from the balance of unappropriated retained earnings after adding the reversal of reserve for reduction entry pursuant to Article 66-2 of the Act on Special Measures Concerning Taxation and deducting the provision of reserve for reduction entry pursuant to Article 65-7 of the Act on Special Measures Concerning Taxation, while minimizing the burden to unitholders incurred by accrual of corporate income tax, etc. Furthermore, JPR shall not distribute cash in excess of earnings as stipulated in Article 30 (4) of the Articles of Incorporation.</p>	<p>Pursuant to the policy on cash distributions provided in Article 30 (2) of the Articles of Incorporation of JPR, the distribution amount shall be in excess of an amount equivalent to 90% of the “distributable income amount” as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation, but no more than the amount of earnings. Based on such policy, JPR decided to pay out distributions of earnings of 7,578,552,800 yen, which is the largest integral multiple of the total number of investment units issued and outstanding (997,178 units), from the balance of unappropriated retained earnings after deducting the provision of reserve for reduction entry pursuant to Article 65-7 of the Act on Special Measures Concerning Taxation, while minimizing the burden to unitholders incurred by accrual of corporate income tax, etc. Furthermore, JPR shall not distribute cash in excess of earnings as stipulated in Article 30 (4) of the Articles of Incorporation.</p>

## (5) Statements of Cash Flows

(Thousands of Yen)

	<b>42nd Fiscal Period (Jul. 1, 2022 – Dec. 31, 2022)</b>	<b>43rd Fiscal Period (Jan. 1, 2023 – Jun. 30, 2023)</b>
<b>Net cash provided by (used in) operating activities</b>		
Income before income taxes	¥8,469,847	¥8,099,253
Depreciation and amortization	2,055,734	2,046,014
Difference related to exchange of noncurrent assets	1,121,208	–
Amortization of investment corporation bond issuance costs	14,915	14,518
Amortization of investment unit issuance expenses	14,344	9,490
Interest income	(175)	(193)
Interest expenses	731,690	722,772
Decrease (increase) in operating accounts receivable	(90,504)	(1,643)
Decrease (increase) in consumption taxes receivable	–	(13,604)
Decrease (increase) in prepaid expenses	(4,704)	6,274
Increase (decrease) in operating accounts payable	79,299	102,426
Increase (decrease) in accounts payable-other	(10,899)	(104,943)
Increase (decrease) in accrued consumption taxes	(43,340)	(316,877)
Increase (decrease) in advances received	7,879	(12,500)
Decrease in property, plant and equipment in trust due to sale	3,718,086	3,265,600
Other, net	(179,814)	(31,163)
Subtotal	15,883,569	13,785,422
Interest income received	175	193
Interest expenses paid	(727,716)	(728,366)
Income taxes (paid) refund	(602)	(607)
Net cash provided by (used in) operating activities	15,155,425	13,056,642
<b>Net cash provided by (used in) investing activities</b>		
Purchase of property, plant and equipment	(590,345)	(6,968,920)
Purchase of property, plant and equipment in trust	(648,384)	(7,399,017)
Purchase of intangible assets	(1,081)	(13,909)
Payments of lease and guarantee deposits	(18,400)	(5,790)
Repayments of tenant leasehold and security deposits	(49,788)	(169,936)
Proceeds from tenant leasehold and security deposits	153,971	625,641
Repayments of tenant leasehold and security deposits in trust	(540,221)	(636,540)
Proceeds from tenant leasehold and security deposits in trust	265,649	573,633
Net cash provided by (used in) investing activities	(1,428,600)	(13,994,840)
<b>Net cash provided by (used in) financing activities</b>		
Proceeds from short-term loans payable	–	5,500,000
Proceeds from long-term loans payable	8,000,000	7,000,000
Repayment of long-term loans payable	(8,000,000)	(8,000,000)
Redemption of investment corporation bonds	–	(2,000,000)
Dividends paid	(7,777,592)	(7,726,854)
Net cash provided by (used in) financing activities	(7,777,592)	(5,226,854)
<b>Net changes in cash and cash equivalents</b>	5,949,232	(6,165,052)
<b>Cash and cash equivalents at beginning of current period</b>	39,557,224	45,506,457
<b>Cash and cash equivalents at end of current period</b>	¥45,506,457	¥39,341,405

## (6) Notes to the Going Concern Assumption

No relevant items.

## (7) Notes to Significant Accounting Policies

The disclosure is omitted as there are no significant changes from the descriptions in the latest securities report (submitted on March 27, 2023).

## (8) Notes to Financial Statements

**Notes to Balance Sheets**

## 1. Reduction Entry of Property, Plant and Equipment Acquired through Exchange

	(Thousands of yen)	
	<b>End of 42nd Fiscal Period (as of December 31, 2022)</b>	<b>End of 43rd Fiscal Period (as of June 30, 2023)</b>
Land	¥1,537,018	¥1,537,018
Total	¥1,537,018	¥1,537,018

## 2. Balance of Unused Commitment Line

JPR has executed a commitment line agreement with its principal banks primarily to minimize refinancing risks and enhance financial stability.

	(Thousands of yen)	
	<b>End of 42nd Fiscal Period (as of December 31, 2022)</b>	<b>End of 43rd Fiscal Period (as of June 30, 2023)</b>
Credit limit	¥24,000,000	¥24,000,000
Outstanding debts at end of period	-	-
Unused commitment line at end of period	¥24,000,000	¥24,000,000

## 3. Minimum Total Unitholders' Equity Designated in Article 67-4 in the Act on Investment Trusts and Investment Corporations

	(Thousands of yen)	
	<b>End of 42nd Fiscal Period (as of December 31, 2022)</b>	<b>End of 43rd Fiscal Period (as of June 30, 2023)</b>
	¥50,000	¥50,000



**Notes to Statements of Income and Retained Earnings**

## 1. Breakdown of Rent Revenue-Real Estate and Expenses Related to Rent Business

	(Thousands of yen)	
	<b>42nd Fiscal Period</b> <b>(July 1, 2022 –</b> <b>December 31, 2022)</b>	<b>43rd Fiscal Period</b> <b>(January 1, 2023 –</b> <b>June 30, 2023)</b>
<b>A. Rent Revenue-Real Estate</b>		
Rent Revenue		
Rents	¥12,547,291	¥12,680,008
Land rents	1,802,000	1,801,750
Common charges	1,283,973	1,268,237
Parking fees	286,561	284,154
Advertising fees	37,152	38,289
Antenna usage fees	29,902	28,625
Other	45,240	45,221
Subtotal	16,032,122	16,146,287
Other rental revenues		
Incidental rent income	1,006,164	1,001,894
Time-based parking fees	14,192	14,588
Cancellation charges	82,368	17,496
Income equivalent to expenses for restoration to original condition	182,839	59,489
Other miscellaneous income	74,960	52,209
Subtotal	1,360,526	1,145,678
Total rent revenue-real estate	17,392,648	17,291,965
<b>B. Expenses Related to Rent Business</b>		
Outsourcing expenses	¥703,637	¥707,113
Utilities expenses	1,301,145	1,285,235
Property and other taxes	2,507,086	2,594,259
Casualty insurance	30,028	29,754
Repairs and maintenance	432,326	433,688
Property management fees	306,930	312,682
Management association accounts	643,099	637,968
Depreciation	2,055,273	2,044,640
Other	219,918	265,620
Total expenses related to rent business	8,199,445	8,310,963
<b>C. Profits for Rent Business (A-B)</b>	9,193,203	8,981,002

## 2. Breakdown of Gain on Sale of Real Estate

42nd fiscal period (July 1, 2022 – December 31, 2022)	(Thousands of yen)
JPR Umeda Loft Bldg. (30.0% co-ownership interest)	
Proceeds from sale of real estate	¥5,250,000
Cost of sale of real estate	3,718,086
Other expenses related to sale	184,700
Gain on sale of real estate	1,347,213
43rd fiscal period (January 1, 2023 – June 30, 2023)	
(Thousands of yen)	
JPR Crest Takebashi Bldg.	
Proceeds from sale of real estate	¥4,169,000
Cost of sale of real estate	3,265,600
Other expenses related to sale	21,545
Gain on sale of real estate	881,854

## 3. Breakdown of Loss on Exchange of Real Estate

42nd fiscal period (July 1, 2022 – December 31, 2022)	(Thousands of yen)
Gotanda First Bldg.	
Consideration for transfer of real estate	¥4,270,000
Cost of transfer of real estate	2,921,061
Other expenses related to transfer	22,850
Reduction of noncurrent assets	1,537,018
Loss on exchange of real estate	210,929

43rd fiscal period (January 1, 2023 – June 30, 2023)

No relevant items.

## Notes to Statements of Changes in Unitholders' Equity

	42nd Fiscal Period (July 1, 2022 – December 31, 2022)	43rd Fiscal Period (January 1, 2023 – June 30, 2023)
Total number of authorized units and number of units outstanding		
Total number of authorized units	5,000,000 units	5,000,000 units
Number of units outstanding	997,178 units	997,178 units

## Financial Instruments

### 1. Matters Concerning Status of Financial Instruments

#### (1) Policy for Financial Instruments

In an aim to proactively expand asset size and maintain stable cash distributions to unitholders, JPR adopts the asset management policy of paying heed to efficiently combining the procurement of long-term funds that are stable and the procurement of short-term funds that emphasize flexibility.

There may be cases where JPR will engage in derivative transactions, but such will be limited to hedging for interest rate fluctuation risk and other hedging purposes. Please note that JPR is not engaged in derivative transactions at present.

#### (2) Description of Financial Instruments and Associated Risks, and Risk Management Structure

Tokyo Realty Investment Management, Inc. (TRIM), the asset management company of JPR, strives for risk management by complying with the JPR Asset Management Guidelines and other rules and regulations. The following outlines the description of individual financial instruments and the associated risks, and the risk management.

Deposits are exposed to risks of bankruptcy of the financial institutions holding the deposits and other credit risks, but the risks are managed through such measures as setting a minimum credit rating for the financial institutions holding the deposits.

Loans payable and investment corporation bonds are exposed to liquidity risks at the time of repayment/redemption, but the liquidity risks are managed through such measures as procuring funds from the capital market by increasing capital, executing a commitment line agreement with the main lending financial institutions, and also having statements of cash receipts and disbursements prepared by the financial division.

#### (3) Supplementary Explanation on Matters Concerning Fair Value, etc. of Financial Instruments

Certain assumptions are used in calculating the fair value of financial instruments, and there can be cases where the values may vary based on different assumptions, etc.

### 2. Matters Concerning Fair Value, etc. of Financial Instruments

The following are the carrying values and fair values as of December 31, 2022, of financial instruments, and the difference between these amounts. Furthermore, notes on “Cash and deposits,” “Cash and deposits in trust” and “Short-term loans payable” are omitted as these are settled with cash and within a short period of time and thus the book value approximates the fair value. Notes on “Investment securities,” “Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” are also omitted as they lack materiality.

	(Thousands of yen)		
	Carrying Value (Note 1)	Fair Value (Note 1)	Difference
(1) Current portion of investment corporation bonds	(¥2,000,000)	(¥2,009,200)	¥9,200
(2) Current portion of long-term loans payable	(21,000,000)	(21,063,847)	63,847
(3) Investment corporation bonds	(35,900,000)	(35,526,389)	-373,610
(4) Long-term loans payable	(¥144,000,000)	(¥141,695,800)	-¥2,304,199

The following are the carrying values and fair values as of June 30, 2023, of financial instruments, and the difference between these amounts. Furthermore, notes on “Cash and deposits,” “Cash and deposits in trust” and “Short-term loans payable” are omitted as these are settled with cash and within a short period of time and thus the book value approximates the fair value. Notes on “Investment securities,” “Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” are also omitted as they lack materiality.

	(Thousands of yen)		
	Carrying Value (Note 1)	Fair Value (Note 1)	Difference
(1) Current portion of investment corporation bonds	(¥5,000,000)	(¥5,051,181)	¥51,181
(2) Current portion of long-term loans payable	(20,000,000)	(20,045,897)	45,897
(3) Investment corporation bonds	(30,900,000)	(30,832,853)	-67,146
(4) Long-term loans payable	(¥144,000,000)	(¥144,141,089)	¥141,089

(Note 1) Liabilities are shown in parentheses.

(Note 2) Method of calculation of fair value of financial instruments

(1) Current portion of investment corporation bonds and (3) Investment corporation bonds

Of the fair value of these financial instruments, those with market price are calculated based on market price and those with no market price are calculated in accordance with (2) and (4) below.

(2) Current portion of long-term loans payable and (4) Long-term loans payable

The fair value of these financial instruments is calculated based on the discounted cash flow method under which the total amount of principal and interests are discounted by the rate assumed as being applicable in the event of a new drawdown whose term is corresponding to the remaining loan term.

(Note 3) Amount of repayment of long-term loans payable or redemption of investment corporation bonds scheduled to be due subsequent to December 31, 2022, and June 30, 2023

End of 42nd Fiscal Period (as of December 31, 2022)

	(Thousands of yen)					
	Due in One Year or Less	Due after One Year through Two Years	Due after Two Years through Three Years	Due after Three Years through Four Years	Due after Four Years through Five Years	Due after Five Years
Investment corporation bonds	¥2,000,000	¥8,000,000	¥-	¥8,500,000	¥-	¥19,400,000
Long-term loans payable	¥21,000,000	¥15,000,000	¥23,900,000	¥14,000,000	¥18,000,000	¥73,100,000

End of 43rd Fiscal Period (as of June 30, 2023)

	(Thousands of yen)					
	Due in One Year or Less	Due after One Year through Two Years	Due after Two Years through Three Years	Due after Three Years through Four Years	Due after Four Years through Five Years	Due after Five Years
Investment corporation bonds	¥5,000,000	¥3,000,000	¥-	¥8,500,000	¥3,000,000	¥16,400,000
Long-term loans payable	¥20,000,000	¥21,000,000	¥20,900,000	¥15,000,000	¥20,200,000	¥66,900,000

## Investment and Rental Properties

JPR owns office properties (urban commercial facilities), retail properties (urban retail properties) and urban multi-use properties for leasing in Tokyo and other regions. The following is the carrying value on the Balance Sheets, amount of increase (decrease) during the period and fair value of these investment and rental properties.

	(Thousands of yen)	
	42nd Fiscal Period (July 1, 2022 – December 31, 2022)	43rd Fiscal Period (January 1, 2023 – June 30, 2023)
Carrying Value on the Balance Sheets		
Balance at Beginning of Period	¥465,129,001	¥459,781,704
Amount of Increase (Decrease) during the Period	(¥5,347,296)	¥8,586,188
Balance at End of Current Period	¥459,781,704	¥468,367,893
Fair Value at End of Period	¥587,035,000	¥592,098,000

(Note 1) The carrying value on the Balance Sheets is the cost of acquisition less accumulated depreciation.

(Note 2) For the 42nd fiscal period, the amount of increase is primarily attributable to the additional acquisition of Shinjuku Center Bldg. (1,838,124 thousand yen), and the amount of decrease is primarily attributable to the sale of Gotanda First Bldg. (2,921,061 thousand yen), the sale of JPR Umeda Loft Bldg. (30.0% co-ownership interest) (3,718,086 thousand yen) and depreciation (2,055,273 thousand yen). For the 43rd fiscal period, the amount of increase is primarily attributable to the acquisition of Osaka Dojima Bldg. (2,510,474 thousand yen), the acquisition of FUNDES Tenjin Nishidori (3,355,432 thousand yen) and the acquisition of Ochanomizu Sola City (6,538,208 thousand yen), and the amount of decrease is primarily attributable to the sale of JPR Crest Takebashi Bldg. (3,265,600 thousand yen) and depreciation (2,044,640 thousand yen).

(Note 3) The fair value at end of the current period is the appraisal value or survey value as appraised by an outside real estate appraiser.

The income (loss) in the 42nd and 43rd fiscal periods for investment and rental properties are as presented in the “Notes to Statements of Income and Retained Earnings.”

## Revenue Recognition

42nd fiscal period (July 1, 2022 – December 31, 2022)

Breakdown information on revenue from contracts with customers

(Thousands of yen)

	Revenue from Contracts with Customers (Note 1)	Sales to External Customers (Note 2)
Sale of real estate	¥9,520,000	¥1,347,213
Utilities income (Note 3)	1,006,164	1,006,164
Others	—	16,386,483
Total	10,526,164	18,739,862

(Note 1) Rent revenue subject to the “Accounting Standard for Lease Transactions” (ASBJ Statement No.13) are excluded from “Revenue from contracts with customers” as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents proceeds from sale of real estate and utilities income.

(Note 2) As sale of real estate is recorded as gain or loss on sale of real estate, etc. in the Statements of Income and Retained Earnings, the amount obtained by deducting cost of sale of real estate and other expenses related to sale from proceeds from sale of real estate is indicated for sales to external customers. Furthermore, as JPR records gain on sale of real estate for operating revenue while recording loss on sale of real estate for operating expenses, the table above indicates the amount of gain on sale of real estate only.

(Note 3) Utilities income indicates the amount recorded as revenue in accordance with the supply of electricity and water, etc. to the lessee who is a customer based on the lease agreement of real estate and details of agreements incidental to it.

43rd fiscal period (January 1, 2023 – June 30, 2023)

Breakdown information on revenue from contracts with customers

(Thousands of yen)

	Revenue from Contracts with Customers (Note 1)	Sales to External Customers (Note 2)
Sale of real estate	¥4,169,000	¥881,854
Utilities income (Note 3)	1,001,894	1,001,894
Others	—	16,290,071
Total	5,170,894	18,173,819

(Note 1) Rent revenue subject to the “Accounting Standard for Lease Transactions” (ASBJ Statement No.13) are excluded from “Revenue from contracts with customers” as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents proceeds from sale of real estate and utilities income.

(Note 2) As sale of real estate is recorded as gain or loss on sale of real estate, etc. in the Statements of Income and Retained Earnings, the amount obtained by deducting cost of sale of real estate and other expenses related to sale from proceeds from sale of real estate is indicated for sales to external customers. Furthermore, as JPR records gain on sale of real estate for operating revenue while recording loss on sale of real estate for operating expenses, the table above indicates the amount of gain on sale of real estate only.

(Note 3) Utilities income indicates the amount recorded as revenue in accordance with the supply of electricity and water, etc. to the lessee who is a customer based on the lease agreement of real estate and details of agreements incidental to it.

## Per Unit Information

(Yen)

	42nd Fiscal Period (July 1, 2022 – December 31, 2022)	43rd Fiscal Period (January 1, 2023 – June 30, 2023)
Total net assets per unit	¥274,378	¥274,749
Net income per unit	¥8,493	¥8,121

(Note 1) Net income per unit is calculated by dividing net income by the weighted-average number of units outstanding during the fiscal period. Diluted net income per unit has not been presented since no subscription rights to shares are outstanding.

(Note 2) Net income per unit was calculated based on the following data:

(Thousands of yen)

	42nd Fiscal Period (July 1, 2022 – December 31, 2022)	43rd Fiscal Period (January 1, 2023 – June 30, 2023)
Net income	¥8,469,242	¥8,098,648
Amounts not attributable to ordinary unitholders	—	—
Net income attributable to ordinary investment units	¥8,469,242	¥8,098,648
Average number of units during the fiscal period	997,178 units	997,178 units

**Subsequent Events**

There are no material subsequent events for the 43rd fiscal period.

**Omission of Disclosure**

JPR omits the disclosure of notes to Statements of Cash Flows, lease transactions, securities, derivative transactions, transactions with affiliated parties, tax effect accounting, retirement benefits, asset retirement obligations and segment information, etc. as it does not find substantial need for disclosure in the Financial Report for Fiscal Period Results.

**(9) Changes in Investment Units Issued and Outstanding**

There was no change in the number of units outstanding and unitholders' capital in the 43rd fiscal period. The changes in the number of units outstanding and unitholders' capital in the last five years are summarized as follows.

Date	Event	Number of Units Outstanding		Unitholders' Capital (million yen)		Remarks
		Variation	Balance	Variation	Balance	
March 3, 2020	Additional public offering	35,250	958,250	16,207	247,860	(Note 1)
January 18, 2022	Additional public offering	38,100	996,350	13,594	261,455	(Note 2)
February 16, 2022	Third-party allotment	828	997,178	295	261,751	(Note 3)

(Note 1) New investment units were issued through a public offering at 474,810 yen per unit (underwriting price of 459,790 yen per unit) to fund acquisition of new specified assets and partly repay debt.

(Note 2) New investment units were issued through a public offering at 368,480 yen per unit (underwriting price of 356,824 yen per unit) to fund acquisition of new specified assets and partly repay debt.

(Note 3) New investment units were issued through a third-party allotment at 356,824 yen per unit to partly repay debt.

### 3. Reference Information

#### (1) JPR's Asset Structure

Asset Type	Category of Investment Area	42nd Fiscal Period (as of December 31, 2022)		43rd Fiscal Period (as of June 30, 2023)	
		Assets Owned by JPR (thousands of yen)	Percentage of Total Assets (%)	Assets Owned by JPR (thousands of yen)	Percentage of Total Assets (%)
Real Estate	Central Tokyo	111,801,978	22.0	111,765,234	21.9
	Greater Tokyo	67,281,625	13.3	67,088,046	13.2
	Other Cities	19,814,414	3.9	25,699,043	5.0
Real Estate in Trust	Central Tokyo	152,469,216	30.0	155,480,973	30.5
	Greater Tokyo	61,169,274	12.0	60,994,630	12.0
	Other Cities	47,245,195	9.3	47,339,964	9.3
Deposits and Other Assets	–	47,873,742 (–)	9.4 (–)	41,701,788 (–)	8.2 (–)
Total Assets	–	507,655,447 (459,781,704)	100.0 (90.6)	510,069,681 (468,367,893)	100.0 (91.8)

(Note 1) Total assets owned are based on the amounts appropriated on the balance sheets as of the settlement date (book values after depreciation for real estate and real estate in trust).

(Note 2) Figures in parenthesis are portions that practically fall on real estate owned in the object assets.

(Note 3) As for the category of investment area, please refer to (2) Investment Assets 1) Overview of Investment Assets below.

#### (2) Investment Assets

##### 1) Overview of Investment Assets

The overview of the real estate and real estate in trust regarding trust beneficiary interests in real estate in which JPR invests are as follows. All of the real estate and trust beneficiary interests in real estate are shown in the table below.

Descriptions in the table below are based on the following policies.

- The table below indicates the properties JPR owned as of the end of the 43rd fiscal period.
- JPR defines the categories of investment areas as designated below.

Category	Investment Area
Central Tokyo	Chiyoda, Chuo, Minato, Shinjuku, Shinagawa and Shibuya Wards
Greater Tokyo	All other areas of Tokyo, Chiba, Kanagawa and Saitama Prefectures
Other Cities	All other areas in Japan

- “Location,” “Site Area,” “Total Floor Space,” “Structure/Floors” and “Completed” are based on data recorded in the real estate registry.
- “Site Area” and “Total Floor Space” indicate the areas of the entire building sites and the entire buildings, respectively, including the portions owned by other sectional owners, etc. except for the following properties:

MS Shibaura Bldg.: The site area includes land of the Trinity Shibaura, which was developed together with the property.

Shinjuku Square Tower: The site area and the total floor space are for the entire redevelopment area.

Otemachi Financial City North Tower: The site area and the total floor space include South Tower.

Rise Arena Bldg.: The site area is for the entire redevelopment area including the residential building, and the total floor space includes the space of the residential building.

Olinas Tower: The site area and the total floor space are for the entire property including the retail and residential buildings.

Sencity Bldg.: The site area and the total floor space are for the entire redevelopment area.

Cupo-la Main Bldg.: The site area is for the entire redevelopment area.

- The abbreviations in the “Structure/Floors” represent the following phrases, respectively.

S: Steel-framed, RC: Reinforced concrete, SRC: Steel-framed reinforced concrete

Area	Type	Property Name	Location	Site Area (m <sup>2</sup> )	Total Floor Space (m <sup>2</sup> )	Structure/ Floors	Completed
Central Tokyo	Office	Kanematsu Bldg.	Kyobashi 2-chome, Chuo-ku, Tokyo	1,751.13	14,995.09	S, RC, SRC B2/13F	Feb. 1993
		Kanematsu Bldg. Annex	Kyobashi 2-chome, Chuo-ku, Tokyo	679.06	4,351.46	SRC B1/8F	Feb. 1993
		JPR Ningyo-cho Bldg.	Nihonbashi Ningyocho 1-chome, Chuo-ku, Tokyo	550.06	4,117.70	SRC, RC B1/8F	Dec. 1989
		Shin-Kojimachi Bldg.	Kojimachi 4-chome, Chiyoda-ku, Tokyo	657.80	5,152.98	SRC B1/9F	Oct. 1984
		MS Shibaura Bldg.	Shibaura 4-chome Minato-ku, Tokyo	8,992.18	31,020.21	SRC, RC, S B2/13F	Feb. 1988
		JPR Ichigaya Bldg.	Kudan-Minami 4-chome, Chiyoda-ku, Tokyo	1,058.04	5,888.82	SRC B1/9F	Mar. 1989
		Oval Court Osaki Mark West	Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo	4,006.00	28,575.80	S, SRC B2/17F	Jun. 2001
		Shinjuku Square Tower	Nishi-Shinjuku 6-chome, Shinjuku-ku, Tokyo	8,409.52	78,796.00	S, RC, SRC B4/30F	Oct. 1994
		BYGS Shinjuku Bldg.	Shinjuku 2-chome, Shinjuku-ku, Tokyo	3,522.46	25,733.10	SRC B2/14F	Apr. 1985
		Across Shinkawa Bldg. Annex	Shinkawa 1-chome, Chuo-ku, Tokyo	858.48	5,535.90	S, SRC B2/10F	Jun. 1994
		Shinjuku Center Bldg.	Nishi-Shinjuku 1-chome, Shinjuku-ku, Tokyo	14,917.11	176,607.89	SRC, RC, S B5/54F	Oct. 1979
		Minami Azabu Bldg.	Minami-Azabu 2-chome, Minato-ku, Tokyo	778.09	4,570.63	S 9F	Jun. 1992
		Shinagawa Canal Bldg.	Konan 2-chome, Minato-ku, Tokyo	828.82	5,216.21	S B1/8F	Jul. 2008
		Rokubancho Bldg.	Rokubancho, Chiyoda-ku, Tokyo	716.95	4,205.09	SRC B3/7F	Oct. 1991
		JPR Harajuku Bldg.	Jingumae 6-chome, Shibuya-ku, Tokyo	1,205.07	6,466.94	SRC B1/9F	Mar. 1989
		JPR Nihonbashi-horidome Bldg.	Nihonbashi-Horidomecho 1-chome, Chuo-ku, Tokyo	937.59	7,190.82	S, RC B1/9F	Jun. 2002
		JPR Sendagaya Bldg.	Sendagaya 4-chome, Shibuya-ku, Tokyo	2,185.22	7,683.19	S 8F	May 2009
		Ginza Sanwa Bldg.	Ginza 4-chome, Chuo-ku, Tokyo	1,119.27	8,851.00	SRC B2/9F	Oct. 1982
		Otemachi Tower (Land with Leasehold Interest)	Otemachi 1-chome, Chiyoda-ku, Tokyo	11,034.78	-	-	-
		Science Plaza-Yonbancho Plaza	Yonbancho, Chiyoda-ku, Tokyo	5,289.01	24,560.36	S, SRC, RC B2/12F	Feb. 1995
		Shibadaimon Center Bldg.	Shibadaimon 1-chome, Minato-ku, Tokyo	1,915.50	11,419.93	S, SRC B1/10F	Jul. 1993
		Tokyo Square Garden	Kyobashi 3-chome, Chuo-ku, Tokyo	8,124.72	112,645.83	S, SRC B4/24F	Feb. 2013
		JPR Kojimachi Bldg.	Kojimachi 5-chome, Chiyoda-ku, Tokyo	643.13	4,438.46	S B1/9F	Feb. 1999
	Otemachi Financial City North Tower	Otemachi 1-chome, Chiyoda-ku, Tokyo	15,838.93	239,769.07	S, SRC B4/35F	Oct. 2012	
	Tokyo Tatemono Higashi Shibuya Bldg.	Higashi 1-chome, Shibuya-ku, Tokyo	2,643.15	15,662.20	S, RC, SRC B3/14F	May 1993	
	Ochanomizu Sola City	Kanda-Surugadai 4-chome, Chiyoda-ku, Tokyo	9,681.02	96,897.25	S B2/23F	Feb. 2013	
	Retail, etc.	JPR Shibuya Tower Records Bldg.	Jinnan 1-chome, Shibuya-ku, Tokyo	1,010.47	8,449.56	SRC, S B3/8F	Feb. 1992
		JPR Jingumae 432	Jingumae 4-chome, Shibuya-ku, Tokyo	198.10	1,066.81	S, SRC B1/7F	Feb. 2006
		Shinjuku Sancho East Bldg.	Shinjuku 3-chome, Shinjuku-ku, Tokyo	2,578.69	24,617.65	S, SRC, RC B3/14F	Jan. 2007
		Yurakucho Ekimae Bldg. (Yurakucho Itocia)	Yurakucho 2-chome, Chiyoda-ku, Tokyo	6,808.12	71,957.65	S, SRC B4/20F	Oct. 2007
		JPR Ginza Namiki-dori Bldg.	Ginza 5-chome, Chuo-ku, Tokyo	230.11	1,821.67	S 11F	Jun. 2008
		FUNDES Suidobashi	Kanda Misakicho 2-chome, Chiyoda-ku, Tokyo	281.59	1,477.91	S 9F	Jul. 2015



Area	Type	Property Name	Location	Site Area (m <sup>2</sup> )	Total Floor Space (m <sup>2</sup> )	Structure/Floors	Completed
Greater Tokyo	Office	Arca East	Kinshi 3-chome, Sumida-ku, Tokyo	3,755.01	34,281.86	S, SRC B3/19F	Mar. 1997
		JPR Chiba Bldg.	Shinmachi, Chuo-ku, Chiba, Chiba	1,382.35	9,072.57	S, SRC B1/13F	Jan. 1991
		JPR Yokohama Nihon Odori Bldg.	Nihon-Odori, Naka-ku, Yokohama, Kanagawa	1,100.59	9,146.52	SRC B1/11F	Oct. 1989
		Shinyokohama 2nd Center Bldg.	Shinyokohama 3-chome, Kohoku-ku, Yokohama, Kanagawa	841.71	7,781.93	S, SRC B2/12F	Aug. 1991
		Kawaguchi Center Bldg.	Honcho 4-chome, Kawaguchi, Saitama	4,524.61	28,420.85	S, SRC B2/15F	Feb. 1994
		JPR Ueno East Bldg.	Matsugaya 1-chome, Taito-ku, Tokyo	1,242.97	8,490.44	S, SRC B1/8F	Oct. 1992
		Tachikawa Business Center Bldg.	Akebonocho 2-chome, Tachikawa, Tokyo	2,047.22	14,706.36	S, SRC B1/12F	Dec. 1994
		Rise Arena Bldg.	Higashi-Ikebukuro 4-chome, Toshima-ku, Tokyo	9,377.28	91,280.94	RC, SRC, S B3/42F	Jan. 2007
		Yume-ooka Office Tower	Kamiooka Nishi 1-chome, Konan-ku, Yokohama, Kanagawa	12,011.00	185,974.87	S, SRC, RC B3/27F	Mar. 1997
		Olinas Tower	Taihei 4-chome, Sumida-ku, Tokyo	27,335.29	257,842.41	SRC, RC, S B2/45F	Feb. 2006
		JPR Yokohama Bldg.	Kitasaiwai 1-chome, Nishi-ku, Yokohama, Kanagawa	1,110.28	8,772.51	SRC B1/9F	May 1981
		JPR Omiya Bldg.	Shimocho 2-chome, Omiya-ku, Saitama, Saitama	2,268.09	9,203.98	S 9F	Feb. 2009
		Sencity Bldg.	Shinmachi, Chuo-ku, Chiba, Chiba	20,054.15	158,663.55	S, SRC B2/23F	Apr. 1993 Aug. 1998 Expanded
	Retail, etc.	Tanashi ASTA	Tanashicho 2-chome, Nishitokyo, Tokyo	12,326.30	80,675.27	SRC B2/17F	Feb. 1995
		Cupo-la Main Bldg.	Kawaguchi 1-chome, Kawaguchi, Saitama	15,008.28	48,321.96	S, RC, SRC B2/10F	Jan. 2006
		JPR Musashikosugi Bldg.	Kosugimachi 3-chome, Nakahara-ku, Kawasaki, Kanagawa	4,757.09	18,394.32	SRC, RC, S B1/6F	Mar. 1983
		Musashiurawa Shopping Square	Bessho 7-chome, Minami-ku, Saitama, Saitama	8,317.99	28,930.36	S B1/4F	Oct. 2005
Kawasaki Dice Bldg.		Ekimae-Honcho, Kawasaki-ku, Kawasaki, Kanagawa	4,475.45	36,902.01	S, SRC, RC B2/11F	Aug. 2003	
FUNDES Ueno		Ueno 7-chome, Taito-ku, Tokyo	383.74	2,235.60	S B1/10F	Jul. 2017	
Other Cities	Office	Niigata Ekinan Center Bldg.	Yoneyama 1-chome, Chuo-ku, Niigata, Niigata	2,706.99	19,950.42	S, SRC B1/10F	Mar. 1996
		JPR Naha Bldg. (Note)	Matsuyama 1-chome, Naha, Okinawa	960.03	5,780.71	SRC, S 12F	Oct. 1991
		Sompo Japan Sendai Bldg.	Tsutsujigaoka 3-chome, Miyagino-ku, Sendai, Miyagi	1,895.67	10,783.52	SRC B1/12F	Dec. 1997
		Sompo Japan Wakayama Bldg.	Misonocho 3-chome, Wakayama, Wakayama	1,128.45	6,715.07	S 9F	Jul. 1996
		Tenjin 121 Bldg.	Tenjin 1-chome, Chuo-ku, Fukuoka, Fukuoka	1,164.39	8,690.95	S, SRC 13F	Jul. 2000
		JPR Dojima Bldg.	Sonezaki-Shinchi 2-chome, Kita-ku, Osaka, Osaka	668.11	5,696.01	SRC B2/9F	Oct. 1993
		JPR Nagoya Fushimi Bldg.	Sakae 1-chome, Naka-ku, Nagoya, Aichi	1,610.38	10,201.44	SRC B1/9F	Mar. 1991
		Yakuin Business Garden	Yakuin 1-chome, Chuo-ku, Fukuoka, Fukuoka	4,486.44	22,286.35	SRC 14F	Jan. 2009
		JPR Shinsaibashi Bldg.	Minamisemba 4-chome, Chuo-ku, Osaka, Osaka	609.31	5,303.98	S B2/10F	Feb. 2003 Jan. 2005 Expanded
		JPR Shinsaibashi West	Minamisemba 4-chome, Chuo-ku, Osaka, Osaka	1,405.74	7,738.47	SRC B1/8F	Sep. 1986 Feb. 2007 Expanded
		GRAND FRONT OSAKA (Umekita Plaza and South Building)	Ofuka-cho, Kita-ku, Osaka, Osaka	20,488.08	191,597.49	RC, S B2/2F (Umekita Plaza) S, SRC B3/38F (South Building)	Feb. 2013 (Umekita Plaza) Mar. 2013 (South Building)
		GRAND FRONT OSAKA (North Building)	Ofuka-cho, Kita-ku, Osaka, Osaka	22,680.03	290,030.59	S, SRC B3/38F	Feb. 2013
		Osaka Dojima Bldg.	Dojima 2-chome, Kita-ku, Osaka, Osaka	938.01	4,977.52	S, RC B1/7F	Jul. 1996
	Retail, etc.	Housing Design Center Kobe	Higashi-Kawasakicho 1-chome, Chuo-ku, Kobe, Hyogo	3,994.47	33,877.71	SRC, S B2/11F	Jun. 1994
JPR Chayamachi Bldg.		Chayamachi, Kita-ku, Osaka, Osaka	592.45	3,219.36	S, SRC 9F	Jun. 1994	

	FUNDES Tenjin Nishidori	Tenjin 2-chome, Chuo-ku, Fukuoka, Fukuoka	219.26	1,135.67	$\frac{S}{8F}$	Mar. 2022
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(Note) The site area of JPR Naha Bldg. was changed from 959.87 m<sup>2</sup> to 960.03 m<sup>2</sup> on February 22, 2023, as JPR registered correction of the property's parcel area in accordance with the actual measured area.

## 2) Price and Investment Ratio

- “Acquisition Price” is the deal price (rounded down to the nearest million yen) described in the real estate transaction contracts or trust beneficiary interest transfer contracts, and does not include expenses related to acquisitions of the relevant properties and consumption taxes.  
Furthermore, the total amount is also rounded down to the nearest million yen after summing up respective acquisition prices including fractions.
- For “Appraisal Value at End of Period,” JPR adopts the assessed value in the real estate appraisal reports or the survey value in the real estate price survey reports, prepared by the real estate appraisers indicated below, based on the asset evaluation method designated by JPR and the rules of The Investment Trusts Association, Japan. The adopted appraisal value has been rounded down to the nearest million yen.

Japan Real Estate Institute	JPR Ningyo-cho Bldg., Shin-Kojimachi Bldg., MS Shibaura Bldg., Shinjuku Center Bldg., Minami Azabu Bldg., Shinagawa Canal Bldg., Rokubancho Bldg., Science Plaza- Yonbancho Plaza, Shibadaimon Center Bldg., JPR Kojimachi Bldg., Otemachi Financial City North Tower, JPR Shibuya Tower Records Bldg., Shinjuku Sanchome East Bldg., Yurakucho Ekimae Bldg. (Yurakucho Itocia), FUNDES Suidobashi, Arca East, Shinyokohama 2nd Center Bldg., Kawaguchi Center Bldg., JPR Ueno East Bldg., Tachikawa Business Center Bldg., Yume-ooka Office Tower, Olinas Tower, JPR Yokohama Bldg., JPR Omiya Bldg., Sencity Bldg., Cupo-la Main Bldg., FUNDES Ueno, Sompo Japan Sendai Bldg., Sompo Japan Wakayama Bldg., Tenjin 121 Bldg., JPR Dojima Bldg., Yakuin Business Garden, JPR Shinsaibashi West, FUNDES Tenjin Nishidori
Tanizawa Sogo Appraisal Co., Ltd.	Tokyo Tatemono Higashi Shibuya Bldg., JPR Jingumae 432, Kawasaki Dice Bldg., Niigata Ekinan Center Bldg., JPR Naha Bldg.
CBRE KK	Rise Arena Bldg., JPR Nagoya Fushimi Bldg., JPR Shinsaibashi Bldg., Housing Design Center Kobe, JPR Chayamachi Bldg.
Daiwa Real Estate Appraisal Co., Ltd.	Kanematsu Bldg., Kanematsu Bldg. Annex, JPR Ichigaya Bldg., Oval Court Ohsaki Mark West, BYGS Shinjuku Bldg., Across Shinkawa Bldg. Annex, Otemachi Tower (Land with Leasehold Interest), Tokyo Square Garden, JPR Chiba Bldg., JPR Yokohama Nihon Odori Bldg., Tanashi ASTA
Japan Valuers Co., Ltd.	Shinjuku Square Tower, JPR Harajuku Bldg., JPR Nihonbashi-horidome Bldg., JPR Sendagaya Bldg., Ginza Sanwa Bldg., JPR Ginza Namiki-dori Bldg., JPR Musashikosugi Bldg., Musashiurawa Shopping Square, Osaka Dojima Bldg.
JLL Morii Valuation & Advisory K.K.	Ochanomizu Sola City, GRAND FRONT OSAKA (Umekita Plaza and South Building), GRAND FRONT OSAKA (North Building)

- The “Investment Ratio” in terms of the “Acquisition Price” and the “Appraisal Value at End of Period” represents the ratio of the Acquisition Price and the Appraisal Value at End of Period of respective properties, including fractions not indicated herein, to the total amounts of the Acquisition Price or the Appraisal Value at End of Period of the properties owned by JPR at end of the 43rd fiscal period, indicated in a percentage rounded to the first decimal place.

Area	Type	Property Name	Acquisition Date	Acquisition Price		Appraisal Value at End of Period	
				Price (million yen)	Investment Ratio (%)	Appraisal Value (million yen)	Investment Ratio (%)
Central Tokyo	Office	Kanematsu Bldg.	Dec. 27, 2001	16,276	3.3	14,100	2.4
		Kanematsu Bldg. Annex	Dec. 27, 2001	2,874	0.6	2,960	0.5
		JPR Ningyo-cho Bldg.	Nov. 16, 2001	2,100	0.4	3,140	0.5
		Shin-Kojimachi Bldg.	Nov. 16, 2001	1,670	0.5	4,300	0.7
			Nov. 21, 2002	550			
			Nov. 12, 2004	200			
		MS Shibaura Bldg.	Mar. 28, 2003	11,200	2.3	15,500	2.6
		JPR Ichigaya Bldg.	May 28, 2004	5,100	1.0	4,940	0.8
		Oval Court Ohsaki Mark West	Jun. 1, 2004	3,500	0.7	5,180	0.9
		Shinjuku Square Tower	Jul. 2, 2004	10,000	3.0	15,400	2.6
			Sep. 26, 2008	180			
			Mar. 25, 2015	4,000			
			Oct. 21, 2015	786			
		BYGS Shinjuku Bldg.	Nov. 9, 2004	2,900	3.0	19,300	3.3
			Apr. 12, 2005	8,921			
			Jul. 13, 2010	3,300			
		Across Shinkawa Bldg. Annex	Nov. 26, 2004	710	0.1	808	0.1
		Shinjuku Center Bldg.	Mar. 27, 2008	21,000	4.9	21,500	3.6
			Dec. 22, 2022	3,320			
		Minami Azabu Bldg.	Jul. 14, 2008	3,760	0.8	3,390	0.6
		Shinagawa Canal Bldg.	Dec. 19, 2008	1,870	0.4	2,320	0.4
			Mar. 8, 2019	171			
		Rokubancho Bldg.	Dec. 2, 2009	2,800	0.6	3,730	0.6
		JPR Harajuku Bldg.	Dec. 25, 2009	8,400	1.7	10,500	1.8
		JPR Nihonbashi-horidome Bldg.	Mar. 31, 2010	5,100	1.0	6,850	1.2
		JPR Sendagaya Bldg.	May 31, 2010	15,050	3.0	11,900	2.0
		Ginza Sanwa Bldg.	Aug. 29, 2011	3,400	0.7	3,880	0.7
		Otemachi Tower (Land with Leasehold Interest)	Mar. 13, 2012	36,000	7.2	54,600	9.2
	Science Plaza-Yonbancho Plaza	Dec. 6, 2013	2,660	0.5	3,470	0.6	
	Shibadaimon Center Bldg.	Dec. 6, 2013	3,413	0.8	6,600	1.1	
		Jul. 30, 2014	800				
	Tokyo Square Garden	Feb. 1, 2017	9,200	3.7	21,400	3.6	
		Apr. 4, 2017	9,200				
JPR Kojimachi Bldg.	Jun. 27, 2019	5,750	1.2	6,250	1.1		
Otemachi Financial City North Tower	Dec. 24, 2020	11,400	2.3	13,000	2.2		
Tokyo Tatemono Higashi Shibuya Bldg.	Jan. 18, 2022	11,300	2.3	12,300	2.1		
Ochanomizu Sola City	Apr. 12, 2023	6,490	1.3	7,170	1.2		
Retail, etc.	JPR Shibuya Tower Records Bldg.	Jun. 30, 2003	12,000	2.4	14,600	2.5	
	JPR Jingumae 432	Mar. 24, 2006	4,275	0.9	4,100	0.7	
	Shinjuku Sanhome East Bldg.	Mar. 14, 2007	540	0.6	2,370	0.4	
		Apr. 24, 2008	2,200				
	Yurakucho Ekimae Bldg. (Yurakucho Itocia)	Aug. 27, 2008	3,400	0.7	3,510	0.6	
	JPR Ginza Namiki-dori Bldg.	Dec. 15, 2016	10,100	2.0	11,100	1.9	
FUNDES Suidobashi	Dec. 15, 2016	3,250	0.7	3,470	0.6		
Subtotal of Central Tokyo				271,116	54.5	313,638	53.0

Area	Type	Property Name	Acquisition Date	Acquisition Price		Appraisal Value at End of Period	
				Price (million yen)	Investment Ratio (%)	Appraisal Value (million yen)	Investment Ratio (%)
Greater Tokyo	Office	Arca East	Nov. 16, 2001	5,880	1.2	6,600	1.1
		JPR Chiba Bldg.	Dec. 13, 2001	2,350	0.5	1,910	0.3
		JPR Yokohama Nihon Odori Bldg.	Nov. 16, 2001	2,927	0.6	2,460	0.4
		Shinyokohama 2nd Center Bldg.	Sep. 25, 2002	920	0.3	2,630	0.4
			Mar. 28, 2013	570			
		Kawaguchi Center Bldg.	Feb. 13, 2004	8,100	1.6	11,400	1.9
		JPR Ueno East Bldg.	Mar. 1, 2004	3,250	0.7	5,870	1.0
		Tachikawa Business Center Bldg.	Sep. 30, 2005	888	0.6	4,620	0.8
			Feb. 28, 2007	2,300			
		Rise Arena Bldg.	Mar. 22, 2007 Oct. 28, 2021	5,831 7,300	2.6	18,500	3.1
		Yume-ooka Office Tower	Jul. 10, 2007	6,510	1.3	7,400	1.2
		Olinas Tower	Jun. 29, 2009	31,300	6.3	40,200	6.8
		JPR Yokohama Bldg.	Dec. 27, 2010	7,000	1.4	10,100	1.7
		JPR Omiya Bldg.	Mar. 22, 2013	6,090	1.2	10,700	1.8
	Sencity Bldg.	Mar. 27, 2020	13,870	2.8	15,700	2.7	
	Retail, etc.	Tanashi ASTA	Nov. 16, 2001	10,200	2.1	11,100	1.9
		Cupo-la Main Bldg.	Mar. 31, 2006	2,100	0.4	3,080	0.5
		JPR Musashikosugi Bldg.	Sep. 28, 2006	7,254	1.5	5,370	0.9
		Musashiurawa Shopping Square	Mar. 19, 2007	4,335	0.9	4,300	0.7
		Kawasaki Dice Bldg.	Apr. 12, 2007	15,080	3.0	12,800	2.2
		FUNDES Ueno	Jun. 27, 2019	3,800	0.8	4,090	0.7
Subtotal of Greater Tokyo				147,855	29.7	178,830	30.2
Other Cities	Office	Niigata Ekinan Center Bldg.	Nov. 16, 2001	2,140	0.4	2,180	0.4
		JPR Naha Bldg.	Nov. 16, 2001	1,560	0.3	2,370	0.4
		Sompo Japan Sendai Bldg.	Jun. 26, 2002	3,150	0.6	4,140	0.7
		Sompo Japan Wakayama Bldg.	Jun. 26, 2002	1,670	0.3	1,510	0.3
		Tenjin 121 Bldg.	Jun. 21, 2002	2,810	0.6	4,080	0.7
		JPR Dojima Bldg.	Jan. 23, 2004	2,140	0.4	4,020	0.7
		JPR Nagoya Fushimi Bldg.	Mar. 22, 2005	4,137	0.8	3,490	0.6
		Yakuin Business Garden	Aug. 8, 2012	10,996	2.2	23,700	4.0
		JPR Shinsaibashi Bldg.	May 30, 2005	5,430	1.1	4,700	0.8
		JPR Shinsaibashi West	Jan. 30, 2020	3,750	0.8	4,910	0.8
		GRAND FRONT OSAKA (Umekita Plaza and South Building) (Note)	Dec. 24, 2021	11,800	2.4	12,300	2.1
		GRAND FRONT OSAKA (North Building) (Note)	Dec. 24, 2021	9,500	1.9	10,100	1.7
	Osaka Dojima Bldg.	Jan. 11, 2023	2,460	0.5	2,760	0.5	
	Retail, etc.	Housing Design Center Kobe	Sep. 28, 2005	7,220	1.5	7,340	1.2
		JPR Chayamachi Bldg.	Aug. 30, 2006	6,000	1.2	8,390	1.4
FUNDES Tenjin Nishidori		Jan. 11, 2023	3,310	0.7	3,640	0.6	
Subtotal of Other Cities				78,073	15.7	99,630	16.8
Total				497,044	100.0	592,098	100.0

(Note) In association with the acquisition of GRAND FRONT OSAKA (Umekita Plaza and South Building) and GRAND FRONT OSAKA (North Building), JPR acquired 1,666 shares in KMO Corporation for 83,740 thousand yen, a claim for refund of funds of Knowledge Capital, a general incorporated association, for 5,120 thousand yen, and a claim for refund of funds of GRAND FRONT OSAKA TMO, a general incorporated association, for 710 thousand yen.  
The appraisal value at end of the 42nd fiscal period of these shares and claims for refund of funds is 83,740 thousand yen for the 1,666 shares of KMO Corporation, 5,120 thousand yen for the claim for refund of funds of Knowledge Capital, and 710 thousand yen for the claim for refund of funds of GRAND FRONT OSAKA TMO.

### (3) Capital Expenditures

#### 1) Planned Capital Expenditures

The following are major items of capital expenditures for renovation works, etc. planned as of the end of the 43rd fiscal period for real estate and real estate in trust regarding trust beneficiary interests in real estate which JPR owns. Furthermore, the planned construction expenses include portions that are classified as expenses in accounting.

Property Name	Location	Purpose	Schedule	Planned Amount (million yen)		
				Total Value	Payment during the 43rd fiscal period	Amount Already Paid
JPR Yokohama Bldg.	Yokohama, Kanagawa	Replacement of interior fittings on the 8th and 9th floors (partitioning, etc.)	Aug. 2023 – Dec. 2023	182	–	–
Housing Design Center Kobe	Kobe, Hyogo	Third phase of replacement of toilets	Jul. 2023 – Dec. 2023	107	–	–
Kawaguchi Center Bldg.	Kawaguchi, Saitama	First phase of replacement of toilets	Apr. 2023 – Dec. 2023	107	–	–
JPR Yokohama Bldg.	Yokohama, Kanagawa	Replacement of interior fittings on the 8th and 9th floors (furniture and ceiling, etc.)	Aug. 2023 – Dec. 2023	94	–	–
Shinjuku Center Bldg.	Shinjuku-ku, Tokyo	First phase of renewal of air handling units on standard floors	Jul. 2023 – Dec. 2023	86	–	–
Shinjuku Center Bldg.	Shinjuku-ku, Tokyo	First phase of replacement of piping equipment	Jul. 2023 – Dec. 2023	77	–	–
JPR Shinsaibashi Bldg.	Osaka, Osaka	Repair of exterior walls	Aug. 2023 – Dec. 2023	65	–	–
JPR Yokohama Bldg.	Yokohama, Kanagawa	Replacement of interior fittings on the 8th and 9th floors (office automation facilities, walls, etc.)	Aug. 2023 – Dec. 2023	61	–	–
BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Repair of rooftop waterproofing for lower floors	Jul. 2023 – Dec. 2023	56	–	–
Tokyo Tatemono Higashi Shibuya Bldg.	Shibuya-ku, Tokyo	Reinforcement of elevators (No. 2)	Jul. 2023 – Oct. 2023	49	–	–
MS Shibaura Bldg.	Minato-ku, Tokyo	Third phase of reinforcement of elevators	Apr. 2023 – Dec. 2023	48	–	–
JPR Nihonbashi-horidome Bldg.	Chuo-ku, Tokyo	Repair of exterior walls	May 2023 – Dec. 2023	48	–	–
Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Second phase of replacement of toilets	Apr. 2023 – Sep. 2023	47	–	–
Olinas Tower	Sumida-ku, Tokyo	Replacement of security systems	Feb. 2023 – Nov. 2023	45	–	–
MS Shibaura Bldg.	Minato-ku, Tokyo	Renovation of common areas	Oct 2023 – Dec. 2023	41	1	1

Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Repair of exterior walls	Aug. 2023 – Dec. 2023	40	–	–
Sencity Bldg.	Chiba, Chiba	Reinforcement of elevators (West No. 25)	Jul. 2023 – Dec. 2023	35	–	–
JPR Harajuku Bldg.	Shibuya-ku, Tokyo	Reinforcement of elevators	Jul. 2023 – Aug. 2023	33	–	–
JPR Naha Bldg.	Naha, Okinawa	Replacement of water receiving tanks and elevated water tanks	Oct. 2023 – Nov. 2023	30	–	–

## 2) Capital Expenditures during the 43rd Fiscal Period

The following are the capital expenditure amounts JPR invested in real estate and real estate in trust during the 43rd fiscal period. Among major capital expenditures, JPR conducted replacement of air-conditioning units to maintain and enhance tenant satisfaction, as well as renovation of common-use areas with the aim of attracting new tenants, among other works. In addition, aside from these constructions, JPR conducted construction of 444 million yen (Note), which was appropriated as expenditures for repair and maintenance.

Property Name	Location	Purpose	Period	Construction Expenses (million yen)
Housing Design Center Kobe	Kobe, Hyogo	Second phase of replacement of toilets	Jan. 2023 – Jun. 2023	87
Sompo Japan Sendai Bldg.	Sendai, Miyagi	Replacement of generators for emergency	Oct. 2022 – Mar. 2023	86
MS Shibaura Bldg.	Minato-ku, Tokyo	Second phase of reinforcement of elevators	Aug. 2022 – Mar. 2023	65
Tokyo Tatemono Higashi Shibuya Bldg.	Shibuya-ku, Tokyo	First phase of reinforcement of elevators	Mar. 2023 – Jun. 2023	43
Kawaguchi Center Bldg.	Kawaguchi, Saitama	First phase of replacement of lighting equipment with LED lamps	Jun. 2022 – Mar. 2023	43
JPR Shinsaibashi Bldg.	Osaka, Osaka	Repair of exterior walls	Jan. 2023 – Jun. 2023	42
Shinjuku Center Bldg.	Shinjuku-ku, Tokyo	Fifth phase of replacement of piping equipment	Jan. 2023 – Mar. 2023	31
Sencity Bldg.	Chiba, Chiba	Replacement of power receiving equipment	Jan. 2023 – Mar. 2023	36
Sencity Bldg.	Chiba, Chiba	Reinforcement of elevators (West No. 24)	Apr. 2023 – Jun. 2023	30
JPR Omiya Bldg.	Saitama, Saitama	Separation of the 8th floor	Jan. 2023 – Mar. 2023	30
Other capital expenditures		Replacement of air-conditioning units, repair of common areas, replacement of lighting equipment with LED lamps, etc.		954
Total				1,453

(Note) Expenditures for repair and maintenance included 10 million yen of construction management fees paid to construction management companies as well as the amounts for repair and maintenance construction itself.

## (4) Major Investment Assets

The following is the investment property with rental revenues exceeding 10% of total rental revenues of the entire portfolio of JPR for the 43rd fiscal period.

## &lt;Property Name: Otemachi Tower (Land with Leasehold Interest)&gt;

Total Number of Tenants	2	
Rental Revenues	1,801,750 thousand yen	
Percentage to Total Rental Revenues (Note 1)	10.4%	
Total Leased Floor Space (Note 2)	11,034.78 m <sup>2</sup>	
Total Leasable Floor Space (Note 2)	11,034.78 m <sup>2</sup>	
Changes in Occupancy Rate in Last 5 Years (Note 1)	June 30, 2023	100.0%
	December 31, 2022	100.0%
	June 30, 2022	100.0%
	December 31, 2021	100.0%
	June 30, 2021	100.0%
	December 31, 2020	100.0%
	June 30, 2020	100.0%
	December 31, 2019	100.0%
	June 30, 2019	100.0%
	December 31, 2018	100.0%

(Note 1) The percentage figures have been rounded to the first decimal place.

(Note 2) The total leased floor space and total leasable floor space are those as of June 30, 2023.

## (5) Information Concerning Tenants

## 1) Overview of Lease Status by JPR as a Whole

	No. of Properties	Total No. of Tenants	Total Leasable Floor Space	Occupancy Rate
December 31, 2018	62	747	478,088.25 m <sup>2</sup>	99.2%
June 30, 2019	63	757	480,277.86 m <sup>2</sup>	98.6%
December 31, 2019	63	760	480,284.17 m <sup>2</sup>	99.6%
June 30, 2020	65	851	499,269.77 m <sup>2</sup>	99.7%
December 31, 2020	66	857	501,162.78 m <sup>2</sup>	99.3%
June 30, 2021	65	804	496,876.92 m <sup>2</sup>	98.1%
December 31, 2021	66	1,134	500,628.05 m <sup>2</sup>	97.3%
June 30, 2022	67	1,171	502,889.81 m <sup>2</sup>	97.5%
December 31, 2022	65	1,180	494,503.72 m <sup>2</sup>	97.6%
January 31, 2023	67	1,193	498,632.32 m <sup>2</sup>	97.3%
February 28, 2023	67	1,194	498,632.66 m <sup>2</sup>	97.5%
March 31, 2023	67	1,192	498,632.80 m <sup>2</sup>	97.4%
April 30, 2023	67	1,212	497,600.56 m <sup>2</sup>	97.5%
May 31, 2023	67	1,212	497,600.56 m <sup>2</sup>	97.6%
June 30, 2023	67	1,224	497,600.56 m <sup>2</sup>	98.1%

(Note) Occupancy rates have been rounded to the first decimal place.

Furthermore, the following table shows the total number of tenants, total leased floor space and total leasable floor space as of the end of the 43rd fiscal period, as well as the total rental income for the 43rd fiscal period.

Total Number of Tenants	1,224
Total Leased Floor Space	488,318.54 m <sup>2</sup>
Total Leasable Floor Space	497,600.56 m <sup>2</sup>
Total Rental Revenues	17,291,965 thousand yen



## 2) Overview of Lease Status for Respective Properties

Area	Type	Property Name	43rd Fiscal Period (January 1, 2023 – June 30, 2023)					
			Information on Period End Floor Space, Etc.				Rental Revenues	
			Total Leasable Floor Space (m <sup>2</sup> )	Total Leased Floor Space (m <sup>2</sup> )	No. of Tenants (Note 1)	Occupancy Rate (%)	(thousands of yen)	Ratio (%)
Central Tokyo	Office	Kanematsu Bldg.	8,090.74	7,689.05	11	95.0	378,196	2.2
		Kanematsu Bldg. Annex	2,291.13	2,291.13	1	100.0	(Note 2)	(Note 2)
		JPR Ningyo-cho Bldg.	2,802.22	2,802.22	5	100.0	92,808	0.5
		Shin-Kojimachi Bldg.	3,319.37	3,219.38	19	97.0	109,517	0.6
		JPR Crest Takebashi Bldg. (Note 3)	–	–	–	–	65,169	0.4
		MS Shibaura Bldg.	14,468.38	14,468.38	10	100.0	486,590	2.8
		JPR Ichigaya Bldg.	4,240.37	3,562.69	8	84.0	140,581	0.8
		Oval Court Ohsaki Mark West	4,088.44	4,088.44	1	100.0	(Note 2)	(Note 2)
		Shinjuku Square Tower	19,266.47	18,637.22	28	96.7	406,120	2.3
		BYGS Shinjuku Bldg.	15,233.17	14,979.23	23	98.3	626,041	3.6
		Across Shinkawa Bldg. Annex	1,264.51	1,264.51	4	100.0	39,213	0.2
		Shinjuku Center Bldg.	10,417.25	10,042.80	26	96.4	619,022	3.6
		Minami Azabu Bldg.	3,405.73	3,405.73	1	100.0	(Note 2)	(Note 2)
		Shinagawa Canal Bldg.	1,870.50	1,870.50	6	100.0	74,540	0.4
		Rokubancho Bldg.	2,501.16	2,501.16	1	100.0	(Note 2)	(Note 2)
		JPR Harajuku Bldg.	4,759.80	3,669.68	10	77.1	221,919	1.3
		JPR Nihonbashi-horidome Bldg.	5,299.88	5,299.88	5	100.0	195,888	1.1
		JPR Sendagaya Bldg.	6,177.74	6,177.74	6	100.0	314,150	1.8
		Ginza Sanwa Bldg.	1,896.70	1,896.70	9	100.0	121,292	0.7
		Otemachi Tower (Land with Leasehold Interest)	11,034.78	11,034.78	2	100.0	1,801,750	10.4
		Science Plaza-Yonbancho Plaza	3,325.29	3,268.94	24	98.3	118,256	0.7
		Shibadaiimon Center Bldg.	5,401.48	5,401.48	9	100.0	185,416	1.1
		Tokyo Square Garden	5,971.69	5,928.51	50	99.3	378,794	2.2
		JPR Kojimachi Bldg.	3,493.67	3,493.67	8	100.0	136,349	0.8
		Otemachi Financial City North Tower	4,191.96	4,188.84	9	99.9	293,244	1.7
		Tokyo Tatemono Higashi Shibuya Bldg.	7,822.75	7,822.75	16	100.0	328,957	1.9
	Ochanomizu Sola City	2,234.95	2,212.30	22	99.0	(Note 2)	(Note 2)	
	Retail, etc.	JPR Shibuya Tower Records Bldg.	8,076.85	8,076.85	1	100.0	(Note 2)	(Note 2)
		JPR Jingumae 432	1,027.33	792.08	6	77.1	79,685	0.5
		Shinjuku Sanchome East Bldg.	2,347.81	2,347.81	1	100.0	(Note 2)	(Note 2)
Yurakucho Ekimae Bldg. (Yurakucho Itocia)		1,101.92	1,101.92	1	100.0	(Note 2)	(Note 2)	
JPR Ginza Namiki-dori Bldg.		1,667.92	1,667.92	9	100.0	202,343	1.2	
FUNDES Suidobashi		1,367.56	1,192.77	5	87.2	78,078	0.5	
Greater Tokyo	Office	Arca East	7,022.76	7,022.76	7	100.0	272,718	1.6
		JPR Chiba Bldg.	5,542.93	5,542.93	43	100.0	142,347	0.8
		JPR Yokohama Nihon Odori Bldg.	6,079.73	6,079.73	19	100.0	136,375	0.8
		Shinyokohama 2nd Center Bldg.	5,287.97	5,287.97	24	100.0	123,336	0.7
		Kawaguchi Center Bldg.	15,519.71	15,140.92	40	97.6	486,053	2.8
		JPR Ueno East Bldg.	6,454.89	6,454.89	10	100.0	185,437	1.1

Area	Type	Property Name	43rd Fiscal Period (January 1, 2023 – June 30, 2023)					
			Information on Period End Floor Space, Etc.				Rental Revenues	
			Total Leasable Floor Space (m <sup>2</sup> )	Total Leased Floor Space (m <sup>2</sup> )	No. of Tenants (Note 1)	Occupancy Rate (%)	(thousands of yen)	Ratio (%)
Greater Tokyo	Office	Tachikawa Business Center Bldg.	4,587.93	4,497.69	22	98.0	146,939	0.8
		Rise Arena Bldg.	10,531.13	10,531.13	8	100.0	490,314	2.8
		Yume-ooka Office Tower	11,999.58	11,999.58	44	100.0	354,035	2.0
		Olinas Tower	23,987.40	22,541.16	20	94.0	914,825	5.3
		JPR Yokohama Bldg.	6,494.71	5,442.11	20	83.8	320,581	1.9
		JPR Omiya Bldg.	6,755.32	6,755.32	11	100.0	216,930	1.3
		Sencity Bldg.	13,271.26	12,459.71	71	93.9	496,316	2.9
	Retail, etc.	Tanashi ASTA	31,121.71	31,121.71	1	100.0	(Note 2)	(Note 2)
		Cupo-la Main Bldg.	5,963.00	5,963.00	1	100.0	(Note 2)	(Note 2)
		JPR Musashikosugi Bldg.	19,740.95	19,740.95	1	100.0	(Note 2)	(Note 2)
		Musashiurawa Shopping Square	14,960.70	14,960.70	3	100.0	127,041	0.7
		Kawasaki Dice Bldg.	12,113.10	11,920.13	29	98.4	488,155	2.8
		FUNDES Ueno	1,989.66	1,989.66	10	100.0	127,324	0.7
Other Cities	Office	Niigata Ekinan Center Bldg.	5,327.50	5,327.50	11	100.0	128,157	0.7
		JPR Naha Bldg.	3,944.84	3,944.84	23	100.0	118,121	0.7
		Sompo Japan Sendai Bldg.	7,132.69	7,111.98	15	99.7	202,755	1.2
		Sompo Japan Wakayama Bldg.	4,873.84	4,866.34	18	99.8	111,144	0.6
		Tenjin 121 Bldg.	3,258.38	2,555.62	15	78.4	107,101	0.6
		JPR Dojima Bldg.	3,917.91	3,917.91	12	100.0	138,449	0.8
		JPR Nagoya Fushimi Bldg.	7,086.23	7,075.06	6	99.8	158,467	0.9
		Yakuin Business Garden	16,654.33	16,644.71	16	99.9	619,189	3.6
		JPR Shinsaibashi Bldg.	4,021.63	4,021.63	8	100.0	130,830	0.8
		JPR Shinsaibashi West	5,695.71	5,689.41	13	99.9	146,713	0.8
		GRAND FRONT OSAKA (Umekita Plaza and South Building)	5,278.29	4,958.55	247	93.9	(Note 2)	(Note 2)
		GRAND FRONT OSAKA (North Building)	8,474.10	8,304.73	97	98.0	(Note 2)	(Note 2)
		Osaka Dojima Bldg.	3,074.30	3,074.30	10	100.0	74,812	0.4
	Retail, etc.	Housing Design Center Kobe	35,444.13	35,444.13	1	100.0	(Note 2)	(Note 2)
JPR Chayamachi Bldg.		2,478.42	2,478.42	5	100.0	179,883	1.0	
FUNDES Tenjin Nishidori		1,054.30	1,054.30	6	100.0	58,539	0.3	
Total			497,600.56	488,318.54	1,224	98.1	17,291,965	100.0

(Note 1) The number of tenants at end of period is counted as follows except for Shinjuku Square Tower, Shinjuku Center Bldg., Residential part of Science Plaza-Yonbancho Plaza, Tokyo Square Garden, Otemachi Financial City North Tower, Rise Arena Bldg., Sencity Bldg. and Kawasaki Dice Bldg.: when a single tenant leases multiple rooms, it is counted as one if the tenant uses the same property. If the leased rooms are in multiple buildings, the tenant is counted in plural.

The tenants of Shinjuku Square Tower, Shinjuku Center Bldg., Residential part of Science Plaza-Yonbancho Plaza, Tokyo Square Garden, Otemachi Financial City North Tower, Rise Arena Bldg., Sencity Bldg., Kawasaki Dice Bldg., GRAND FRONT OSAKA (Umekita Plaza and South Building) and part of GRAND FRONT OSAKA (North Building) have sublet space to sublessees and lease agreements have been executed where the rent paid by the tenants fluctuates in accordance with the lease conditions of the sublessees and thus the numbers of sublessees have been entered as the numbers of tenants. (For, GRAND FRONT OSAKA (North Building), some portions employ fixed master lease or direct lease, but the figure indicates the number of end tenants, including those of such portions.)

(Note 2) JPR does not disclose rental revenues and their ratios for these properties due to inevitable reasons, as JPR has not been able to obtain consent from tenants or co-owners, etc. regarding disclosure of rental revenues, etc.

(Note 3) JPR sold JPR Crest Takebashi Bldg. on April 12, 2023.

## 3) Ten Largest Tenants

The following table shows the ten largest tenants in terms of leased floor space as of June 30, 2023.

Rank	Tenant	Property Name	Leased Floor Space at End of Period (m <sup>2</sup> ) (Note 1)	Percentage to Total Leased Floor Space at End of Period (Note 2)
1	Tokyo Tatemono Co., Ltd.	Shinjuku Square Tower Shinjuku Center Bldg. Tokyo Square Garden Olinas Tower Kawasaki Dice Bldg.	50,196.83	10.2%
		GRAND FRONT OSAKA (North Building)		
2	ABC Development Corporation	Housing Design Center Kobe	35,444.13	7.2%
3	Seiyu Co., Ltd.	Tanashi ASTA	31,121.71	6.3%
4	Taisei-Yuraku Real Estate Co., Ltd.	Rise Arena Bldg. Sencity Bldg.	24,075.05	4.9%
5	Ito-Yokado Co., Ltd.	JPR Musashikosugi Bldg.	19,740.95	4.0%
6	Olympic Group Corporation	Musashiurawa Shopping Square	9,558.51	1.9%
7	Mitsubishi Estate Co., Ltd.	Otemachi Financial City North Tower	4,191.96	0.9%
		GRAND FRONT OSAKA (Umekita Plaza and South Building) GRAND FRONT OSAKA (North Building)		
8	Tower Records Japan Inc.	JPR Shibuya Tower Records Bldg.	8,076.85	1.6%
9	Y.K. Tokyo Prime Stage	Otemachi Tower (Leasehold Interest)	7,875.50	1.6%
10	Hitachi Real Estate Partners, Ltd.	BYGS Shinjuku Bldg. JPR Ueno East Bldg. Yume-ooka Office Tower JPR Nagoya Fushimi Bldg.	7,066.60	1.4%

(Note 1) For co-owned properties, etc., the figure indicates the leased floor space corresponding to the ownership interest held by JPR.

(Note 2) The figures have been rounded to the first decimal place. The total leased floor space at end of period in the above table is based on the space corresponding to the ownership interest held by JPR (492,411.88 m<sup>2</sup>).

(Note 3) Leased floor space at end of period for GRAND FRONT OSAKA (Umekita Plaza and South Building) and GRAND FRONT OSAKA (North Building) is not disclosed as no consent to disclosure has been obtained from the co-owners, etc.