



JPR

Security code 8955

Japan Prime Realty Investment Corporation



**Presentation Material For the
Fiscal Period Ended June 2022**



(Asset Manager) Tokyo Realty Investment Management, Inc.

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■ Overview of JPR

Name	Japan Prime Realty Investment Corporation (abbreviated as JPR)
Securities code	8955
Listing date	June 14, 2002 (20 years since listing)
End of fiscal period	June and December
Operational standard of portfolio (Target investment ratio)	(Ratio by asset class) Office 70-90% Urban Retail etc. 10-30% (Ratio by area) Tokyo 80-90% Other cities 10-20%
Asset Manager	Tokyo Realty Investment Management Inc. (abbreviated as TRIM)
Sponsors (shareholding ratio)	Tokyo Tatemono Co., Ltd. (75%) Yasuda Real Estate Co., Ltd. (10%) Taisei Corporation Co., Ltd. (10%) Meiji Yasuda Life Insurance Company (5%)

■ Characteristics of JPR

- ### 1 A track record of stable management for 20 years

Since listing, JPR has steadily expanded its asset size while enhancing the quality of its portfolio.
- ### 2 A robust portfolio focused on office properties in Tokyo

JPR has established a portfolio that is focused on office properties in Tokyo, which feature growth potential, with urban retail properties and office properties in regional cities to complement profitability.
- ### 3 Superiority pipeline of a developer- sponsored REIT

JPR has exerted its superiority of a developer-sponsored REIT to acquire properties having excellent location characteristics centering on large-scale development projects.
- ### 4 Realization of internal growth through high level of operation

JPR has maintained a high portfolio occupancy rate and achieved upward revisions of rent.
- ### 5 Establishment of a financial base that is stable over the long term

With a credit rating of AA- (Stable), JPR has established a financial base centering on long-term, fixed-interest rate debts with a focus on stability.
- ### 6 Commitment to sustainability

JPR seeks an improvement in unitholder value and contributes to the realization of a sustainable society through the proactive implementation of initiatives that squarely address social issues.

(as of the end of June 2022)

Asset size
67 properties 492.2 bn. yen

Ratio by asset
(Area) Tokyo **84.5%**
(Asset class) Office **80.6%**

Acquisition price and ratio of properties from sponsor pipelines
370.5 bn. yen 75.3%

Period-average Occupancy Rate
97.8%

Credit rating
JCR **AA** (stable)
R&I **AA-** (stable)
S&P **A** (stable)
LTV **40.0%**

- Inclusion in MSCI ESG Select Leaders Index
- **5 Stars, the highest mark,** in GRESB Real Estate Assessment

Japan Prime Realty Investment Corporation

1. Summary of Financial Results

1. Summary of Financial Results

Financial Results for the June 2022 Fiscal Period and Operating Forecasts

(million yen)	December 2021 Period Result	June 2022 Period Result	Period-on-period comparison		Compared with forecast		December 2022 Period Forecast	June 2023 Period Forecast
			Increase/ Decrease	Rate of Change	Increase/ Decrease	Rate of Change		
Operating revenue	18,253	18,357	+104	+0.6%	+190	+1.0%	18,472 +0.6% (period-on-period)	17,029 -7.8% (period-on-period)
Rental income- real estate	8,651	9,072	+421	+4.9%	+93	+1.0%	9,112 +0.4% (period-on-period)	9,062 -0.5% (period-on-period)
Operating income	8,626	9,343	+716	+8.3%	+96	+1.0%	9,393 +0.5% (period-on-period)	8,138 -13.4% (period-on-period)
Ordinary income	7,893	8,607	+714	+9.1%	+78	+0.9%	8,579 -0.3% (period-on-period)	7,359 -14.2% (period-on-period)
Net income	7,892	8,607	+714	+9.1%	+78	+0.9%	8,578 -0.3% (period-on-period)	7,359 -14.2% (period-on-period)
Distribution per unit*1 (yen)	7,550	7,800	+250	+3.3%	+50	+0.6%	7,750 -0.6% (period-on-period)	7,600 -1.9% (period-on-period)

*1 Distribution per unit is calculated after adding or subtracting the following retained earning amounts (provision or reversal of reserve for reduction entry) from each period's income.

(million yen)	Dec. '21 period	Jun. '22 Period	Dec. '22 Period (plan)	Jun. '23 Period (plan)
Provision of reserve for reduction entry	659	830	850	-
Reversal of reserve for reduction entry	-	-	-	219

1. Summary of Financial Results

Changes in distribution per unit (DPU)/NAV

DPU for the Jun. '22 fiscal period exceeded the initial estimate and reached a record high, due mainly to an increase in rental income.

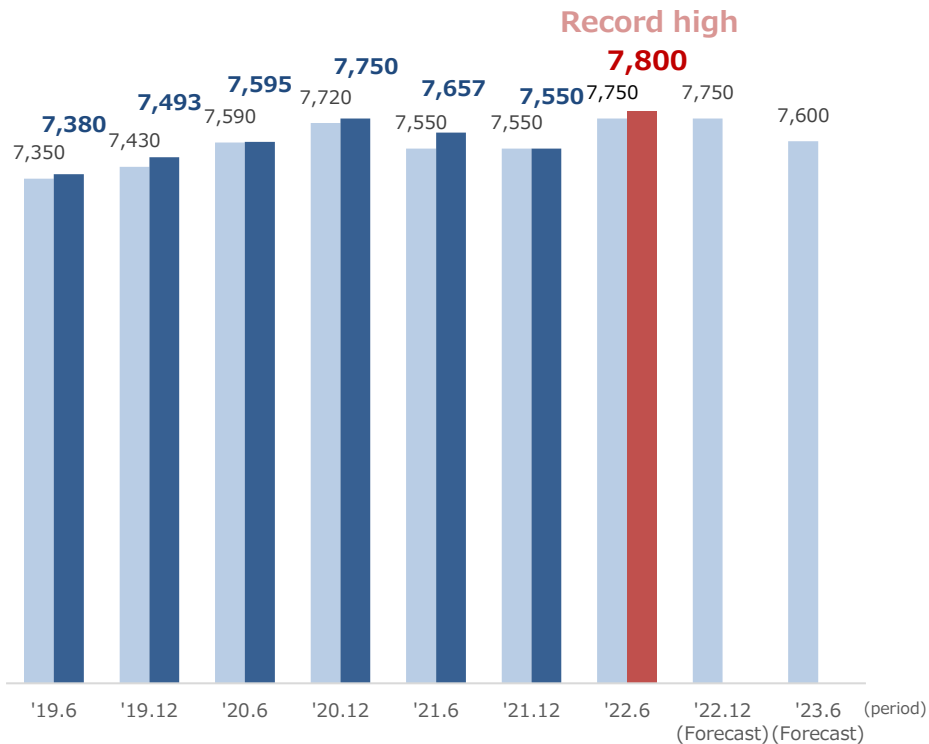
In the Dec. '22 fiscal period and the Jun. '23 fiscal period, DPU will continue to be maintained at a stable level mainly through the capitalization of gain on transfer and the utilization of retained earnings.

NAV per unit for the Jun. '22 fiscal period reached a record high, rising for an 19th consecutive fiscal period, due to the expansion of unrealized gains and other factors.

Distribution per unit (yen)

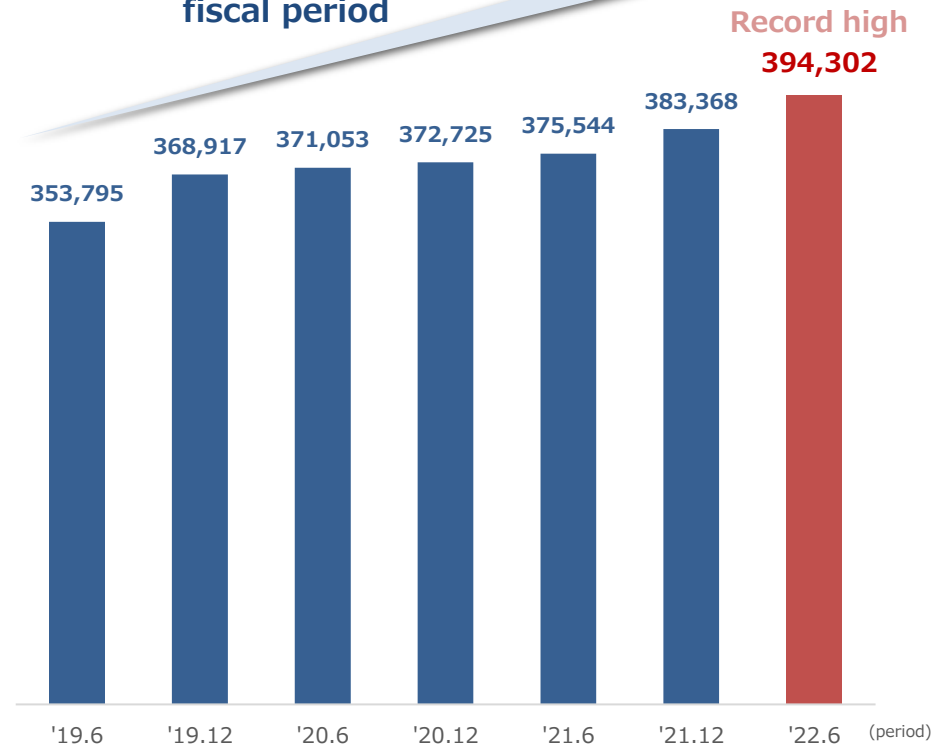
■ Initial forecast amounts ■ Actual amounts

Maintaining stable DPU growth



NAV per unit (yen)

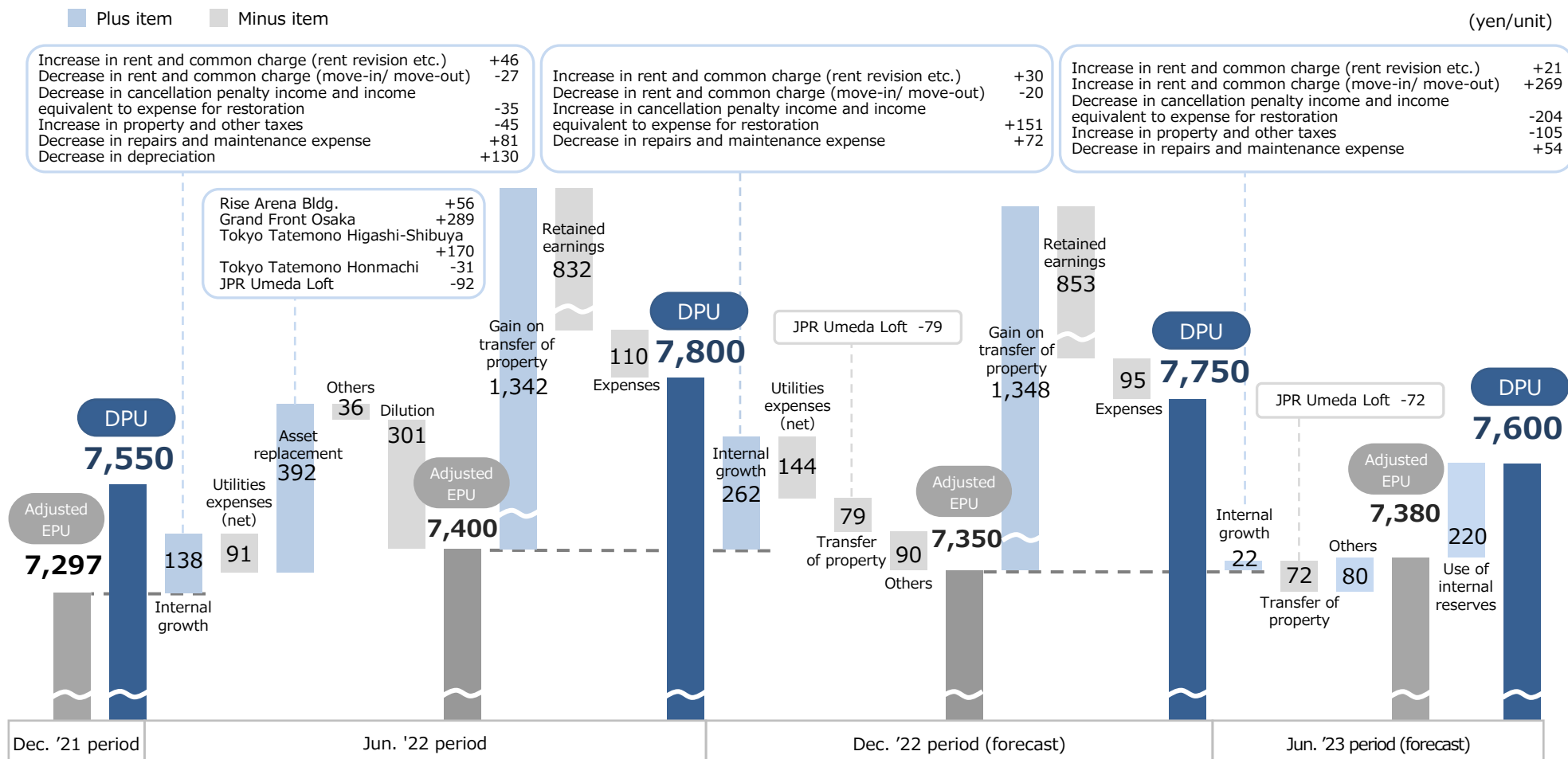
Rising for an 19th consecutive fiscal period



1. Summary of Financial Results

Fluctuation in Distribution per Unit

DPU held firm mainly due to progress in leasing activities for existing properties and the effect of asset replacement, which offset the impact of rising energy prices.

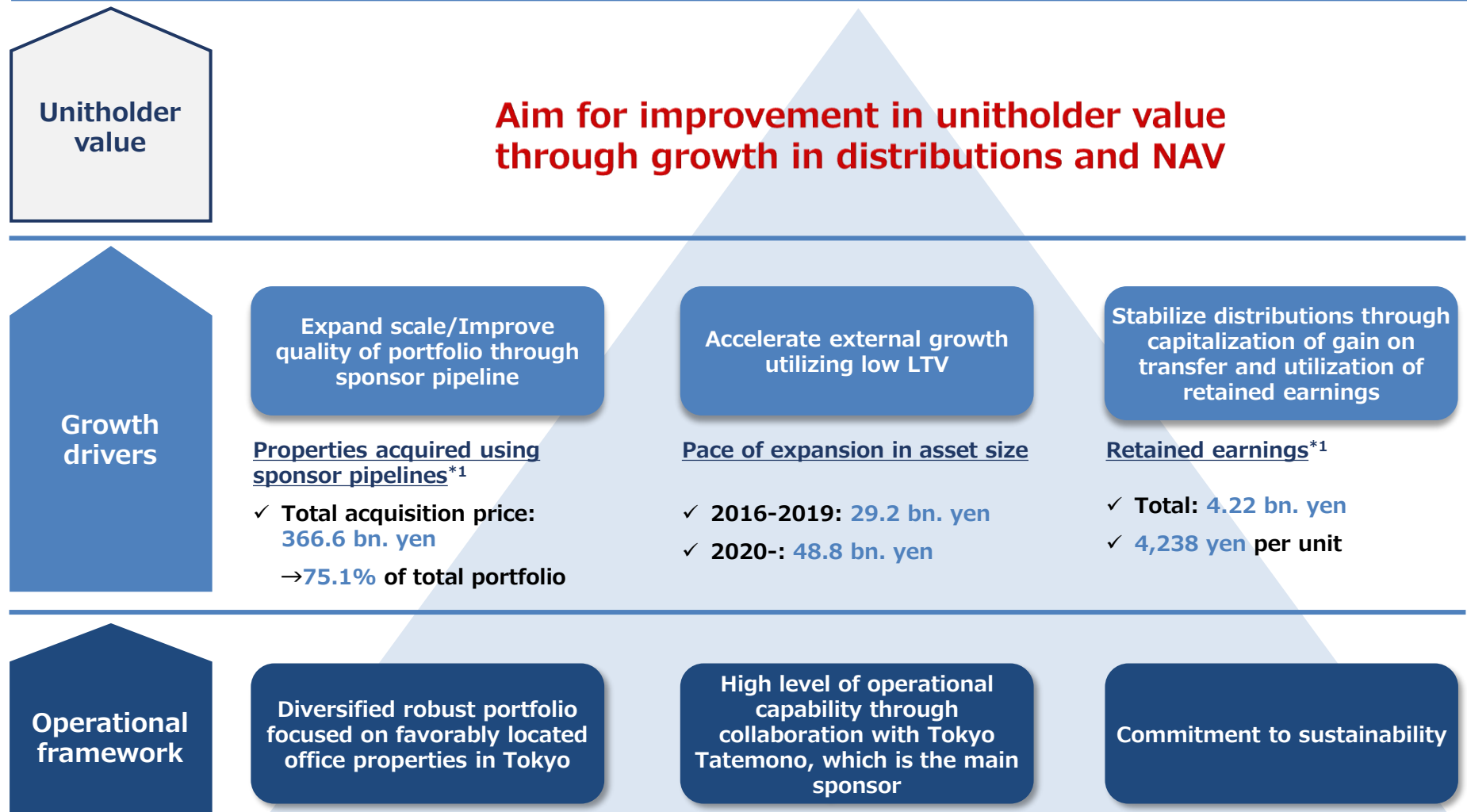


1. Fluctuations in distribution per unit are shown as amounts calculated by dividing the amounts of changes in each fiscal period by the number of investment units outstanding as of the end of the fiscal period preceding each period.
 For the June 2022 period, the amounts of change items before and after calculating the adjusted EPU are shown as those divided by the total number of investment units outstanding at the end of December 2021 (958,250 units) and the total number of investment units newly issued after capital increase (997,178 units), respectively.
 2. "Adjusted EPU" is net income per unit before recording of gain (loss) on sale of real estate, etc.

Japan Prime Realty Investment Corporation

2. Operational Status and Growth Strategy

Aim for sustainable improvement in unitholder value through the acceleration of external growth, effective asset replacement, and the strategic utilization of gain on transfer and retained earnings

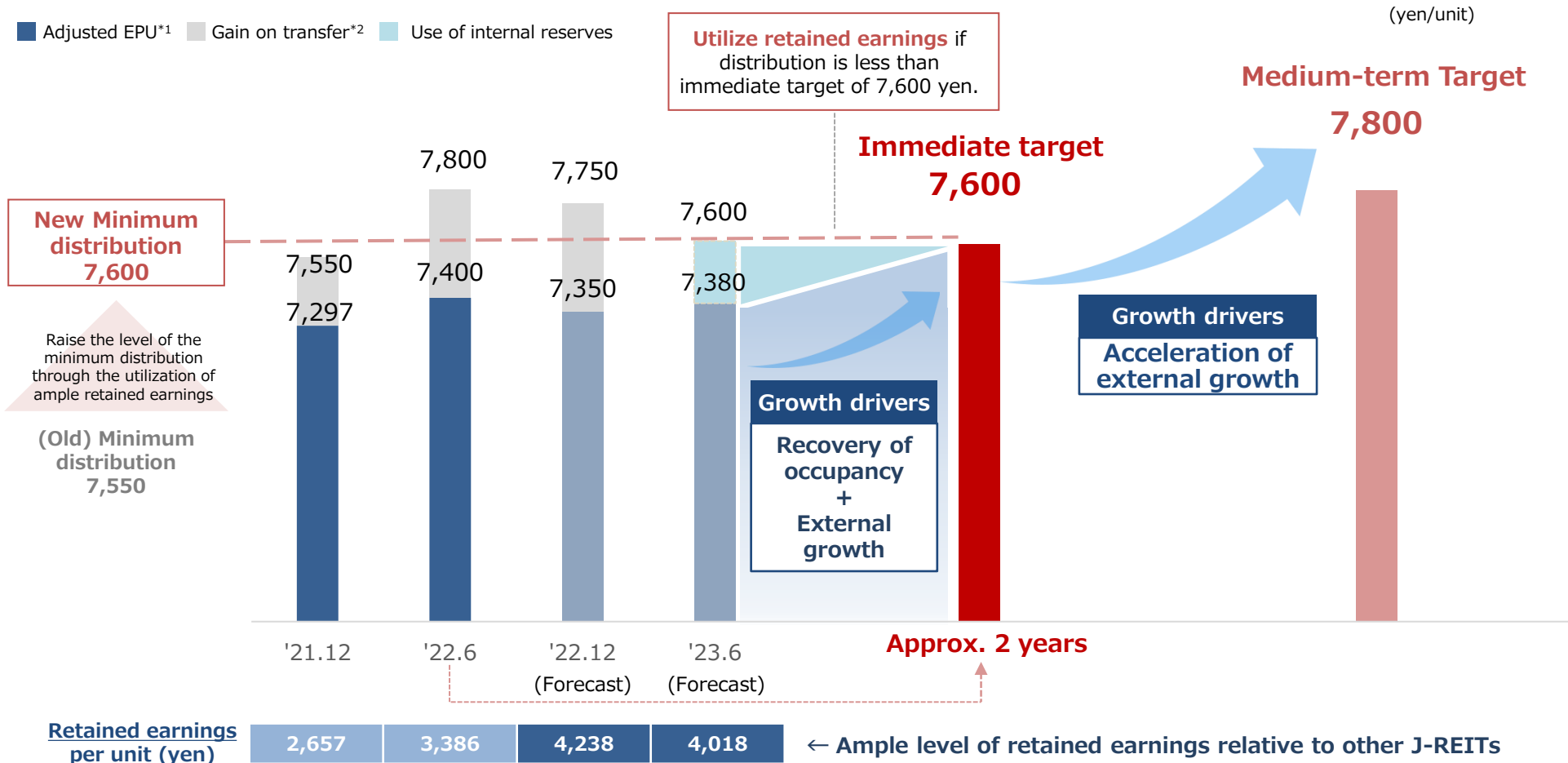


*1. Amounts and percentages indicated under "Properties acquired using sponsor pipelines" and "Retained earnings" are estimates as of the end of the Dec. '22 period.

Set immediate target of 7,600 yen on way to achieving medium-term target and aim for achievement in approximately 2 years.

Utilize retained earnings to ensure minimum distribution of 7,600 yen until achievement of immediate target.

Change in Distribution per Unit and Medium-term Target



*1. "Adjusted EPU" is net income per unit before recording of gain on sale of real estate, etc.

*2. "Gain on transfer, etc." is gain (loss) on sale of real estate, etc. less the impact of property transfer on general management expenses and retained earnings.

Result

Business environment perception

Future initiatives

Internal Growth Strategy

	Jun. '22 period	Period-on-period comparison
Occupancy rate	97.8%	+0.9pt
Ratio of increase/decrease on rent revision	+0.8%	±0.0pt
Ratio of increase/decrease on tenant replacement	-1.7%	-0.5pt

- The rise in the vacancy rate in the Tokyo office market has come to a halt, and the rate shows a tendency to remain mostly flat.
- Although teleworking is becoming firmly established to some extent, the tendency for companies to attach importance to offices is strongly rooted.
- Office buildings are increasingly selected based on location/spec.

- Implement flexible leasing activities according to changes in the market environment and tenant needs
- Continue to monitor COVID-19 pandemic, energy price trend, and new supply in central Tokyo planned for 2023

External Growth Strategy

	Jun. '22 period	Period-on-period comparison
Asset size	492.2 bn. yen	+7.4 bn. yen
Number of Properties	67 properties	+ 1 property

- Acquire Tokyo Tatemono Higashi-Shibuya Bldg.
- Conduct the second part of the sale of JPR Umeda Loft Bldg., and achieve capitalization of gains on transfer and expansion of retained earnings.

- The property sales market remains overheated, and opportunities to acquire properties on the open market are limited.
- Tokyo Tatemono, which is the main sponsor, will pursue "expansion of property sales to investors" and "expansion of AUM of affiliated REITs, etc."

- Focus on acquiring office buildings in Tokyo, taking full advantage of the sponsor pipeline, and also acquire well-located properties in major regional cities.
- Seek to improve the quality of the portfolio through asset replacement.
- Consider acquisitions of hotels based on careful assessment of recovery of demand and other factors.

Financial Strategy

	Jun. '22 period	Period-on-period comparison
LTV	40.0%	-1.7pt
Average debt interest rate	0.74%	+0.01pt
Average maturity	5.0 years	+0.4 years

- Public offering was made in January this year. (Amount raised: 13.8 billion yen, Number of units issued: 38,928)

- Although monetary tightening is underway in Europe and the United States, monetary easing is being maintained in Japan, and conditions remain favorable for debt financing.

- Exercise conservative LTV control.
- Exercise debt management based on awareness of financial soundness.
- Monetary monetary policy and interest rate trends.

Sustainability

Green certification acquisition rate* **77.6%**

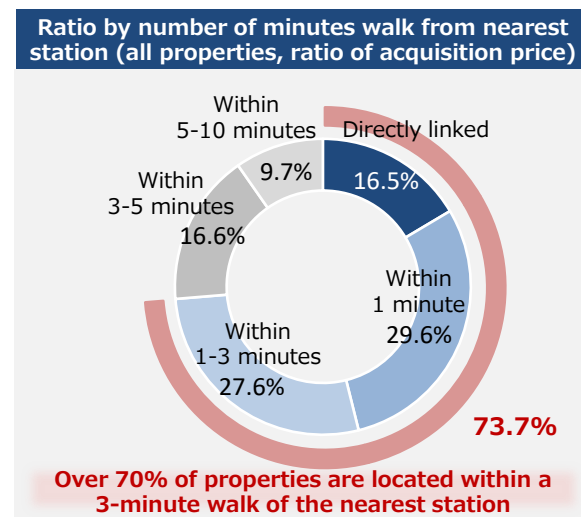
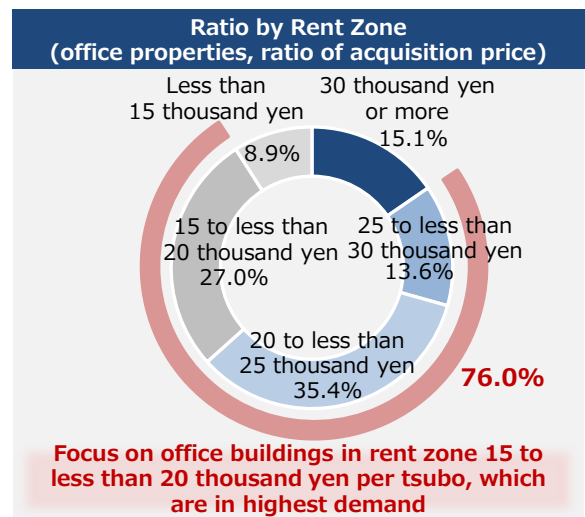
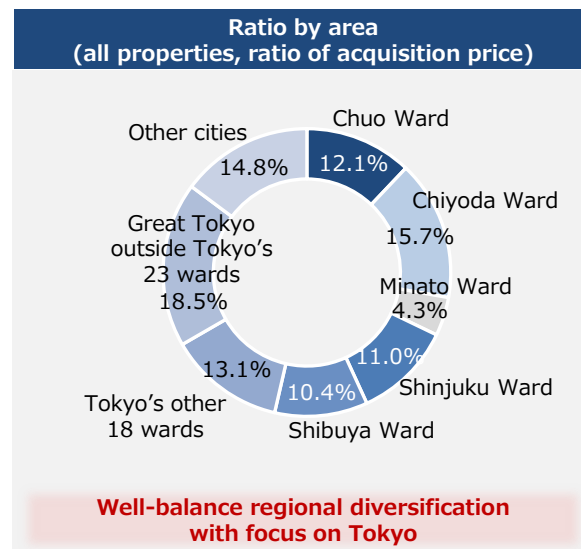
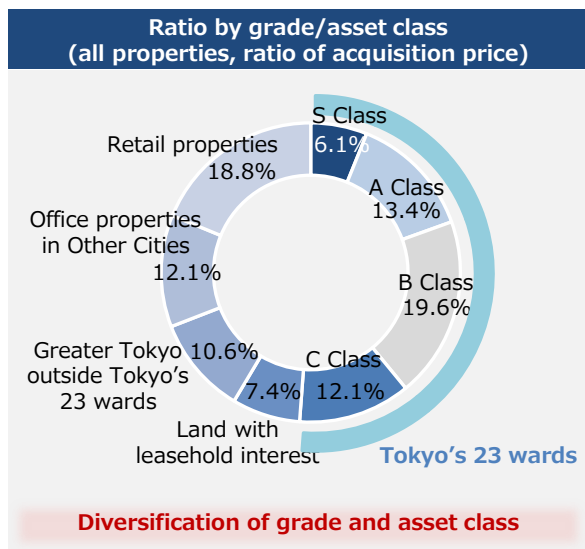
- Signatory to the Principles for Financial Action for the 21st Century
- Welcoming of outside advisor to Sustainability Committee

* Set new target with higher standards because green certification acquisition rate target is expected to be achieved this year ahead of schedule (see p27 for further details).

- The importance of sustainability in Japan and overseas will continue to increase.

- Make steady progress on 2030 strategy targets and material issues through cooperation with relevant parties both inside and outside the company.
- Aim to achieve net zero carbon emissions by 2050 for the realization of a decarbonized society.

JPR has built a robust portfolio diversified in terms of area, grade, asset class and rent zone, with a focus on excellently located office buildings in Tokyo.

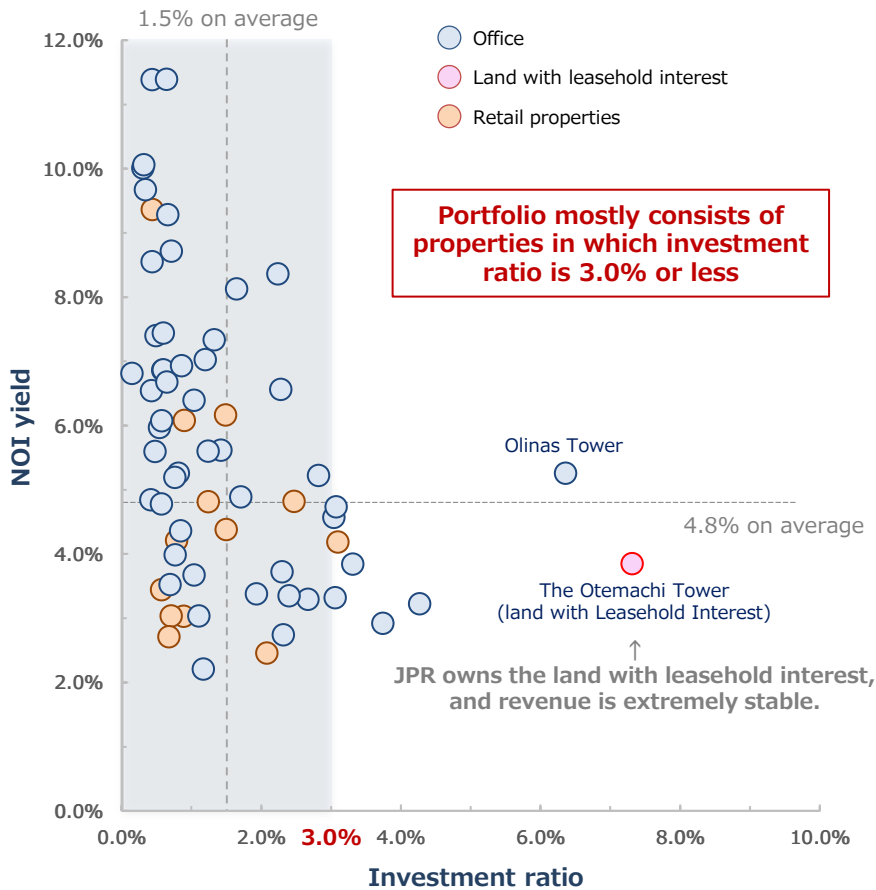


1. Figures reflect the sale of entire interest in JPR Umeda Loft Bldg.
2. Ratio by Rent Zone (office properties, ratio of acquisition price) figures do not include Grand Front Osaka.

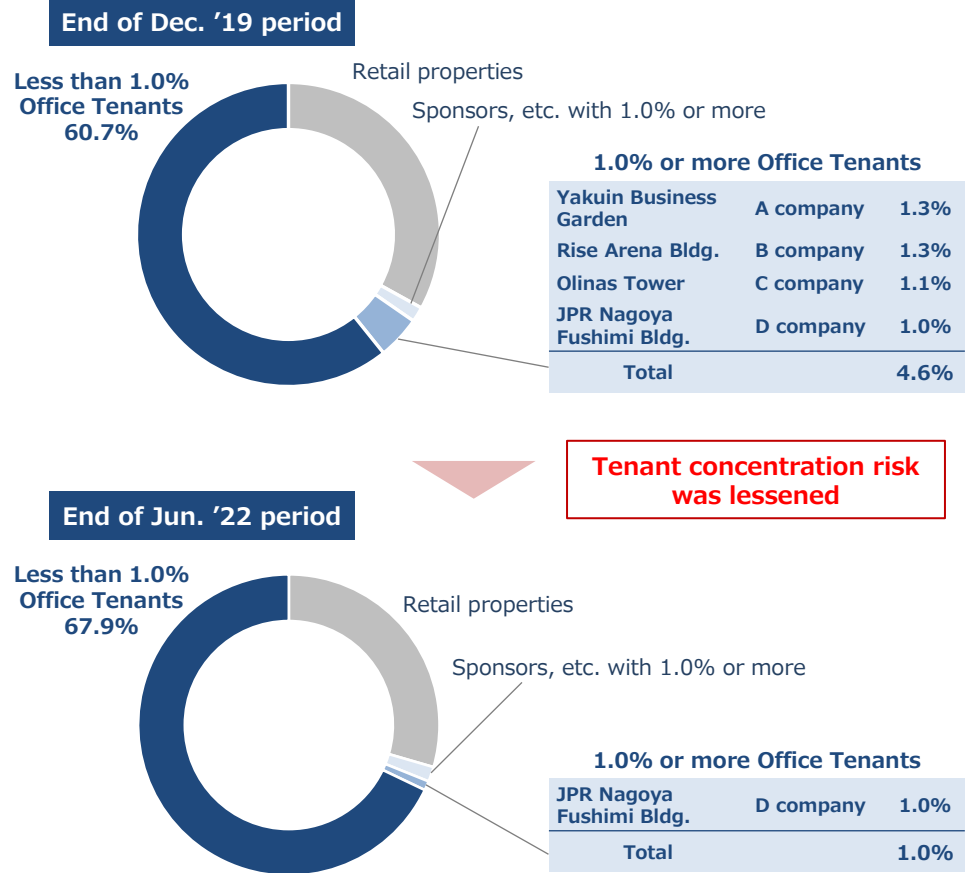
Build a stable portfolio with good investment ratio diversification.

Through tenant replacement, the number of office tenants with occupancy of 1.0% or more was reduced to only one.

Investment ratio diversification



Tenant diversification (based on tenants by property; as percentage of area)



1. NOI yield is based on book value.

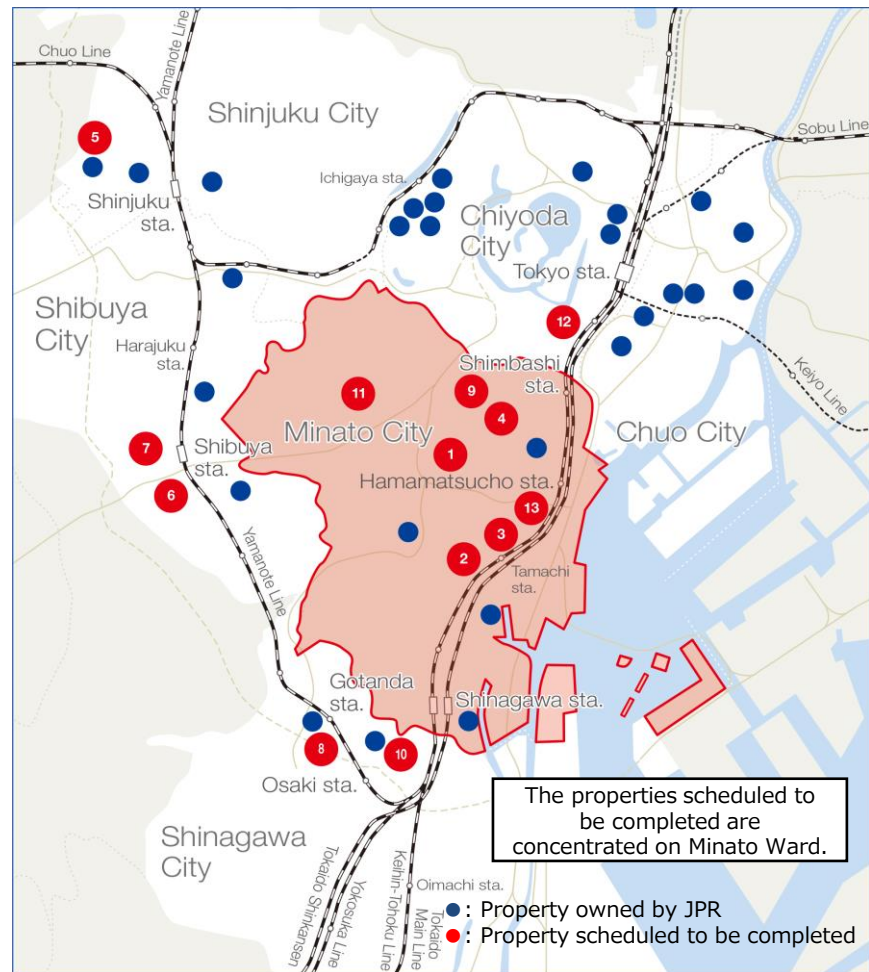
In 2023, an increase in office supply is planned but the large buildings will be concentrated in Minato Ward including Toranomon and Mita.

Due to differences in terms of area, building grade, rent price bracket and suchlike, the impact on JPR's portfolio will be limited.

Office buildings scheduled to be completed in 2023 (in order from largest to smallest by total area)

No.	Building name	Address	Floor space (tsubo)
1	Toranomon-Azabudai Project's A District Main Tower	Minato Ward	61,700
2	TOKYO MITA RE-DEVELOPMENT PROJECT	Minato Ward	60,400
3	TTM project	Minato Ward	32,368
4	(Tentative) Toranomon Hills Station Tower A-1 District	Minato Ward	31,000
5	Sumitomo Realty & Development Nishi-Shinjuku 5-chome Project	Shinjuku Ward	27,400
6	Shibuya Sakuragaoka Project	Shibuya Ward	25,513
7	Shibuya-ku Dogenzaka 2-Chome Development Project	Shibuya Ward	25,410
8	Gotanda Project	Shinagawa Ward	20,873
9	Toranomon 2-chome District Redevelopment Business Tower	Minato Ward	16,000
10	Higashi Gotanda 2-chome Project	Shinagawa Ward	9,468
11	(Tentative) POLA Aoyama Building Rebuilding Project	Minato Ward	5,189
12	(Tentative) Toho Hibiya Promenade Building	Chiyoda Ward	5,050
13	(Tentative) TCG building Rebuilding Project	Minato Ward	5,000

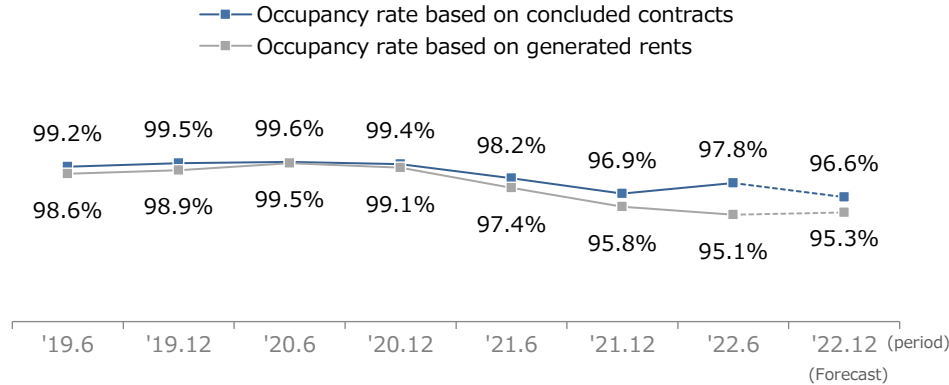
Map of buildings scheduled to be completed in 2023



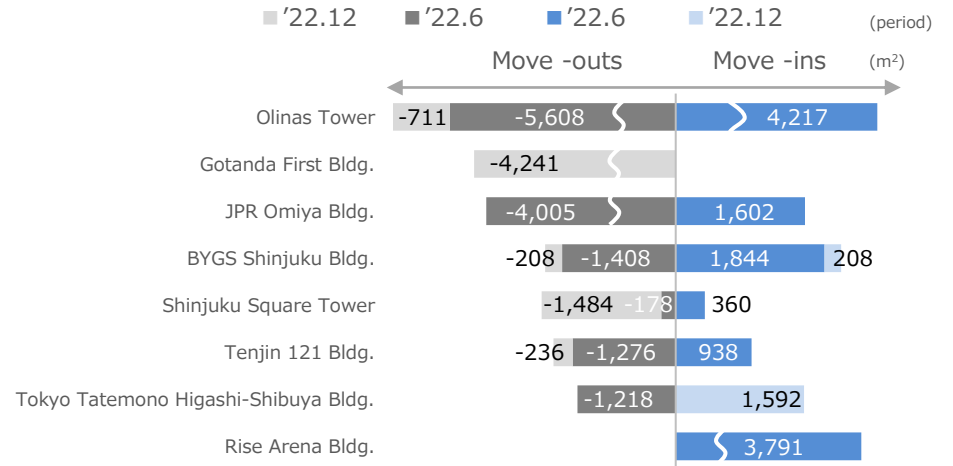
1. Prepared by TRIM based on materials published by CBRE K.K.
2. Properties scheduled to be completed having a total floor area of 5,000 tsubo or more are shown.

Continue to maintain high occupancy relative to the market.
 Aim to improve occupancy through flexible leasing activities that meet market needs.

Occupancy rate



Major move-ins/move-outs

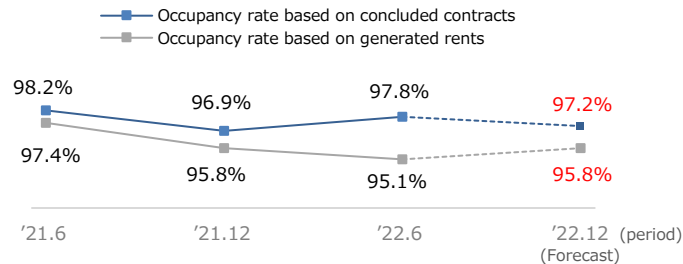


Status of Gotanda First Bldg.

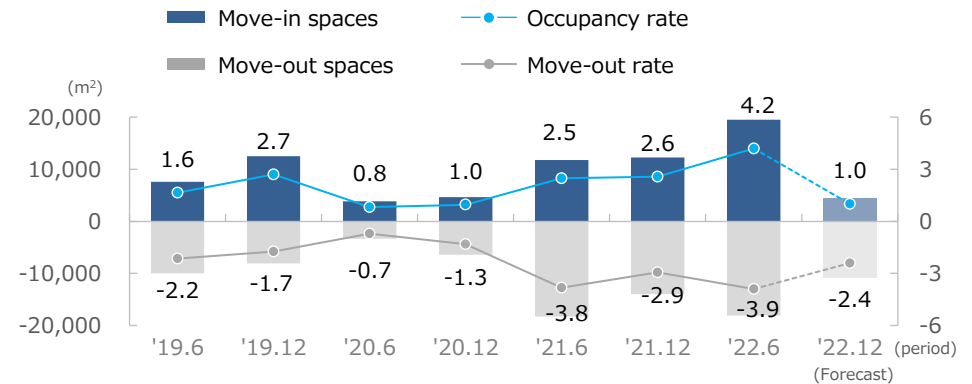
- The move-out of a large tenant that had been scheduled for the end of November 2022 was moved forward to the end of August based on agreed cancellation.
- The impact on results for the Dec. '22 fiscal period will have no effect because JPR will receive an amount equivalent to rent to the end of November.
- The future management policy is currently under examination.



Occupancy rate excluding the impact of the tenant move-out at Gotanda First Bldg.



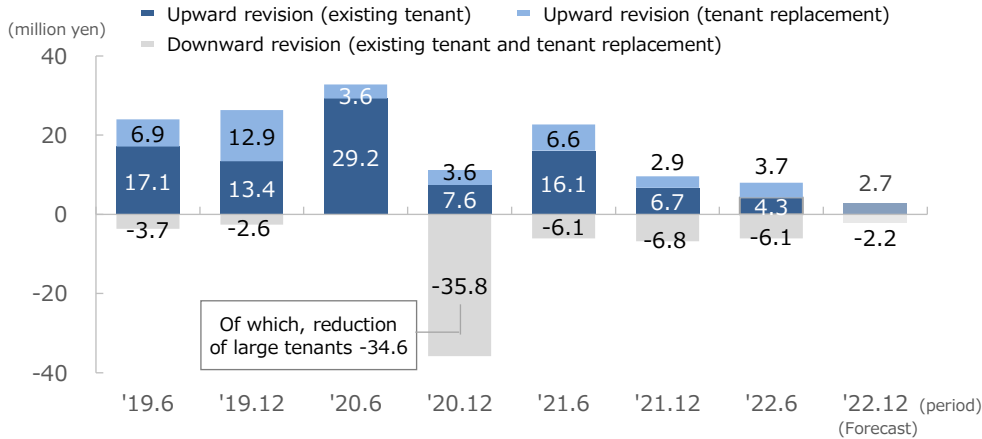
Status of move-ins and move-outs



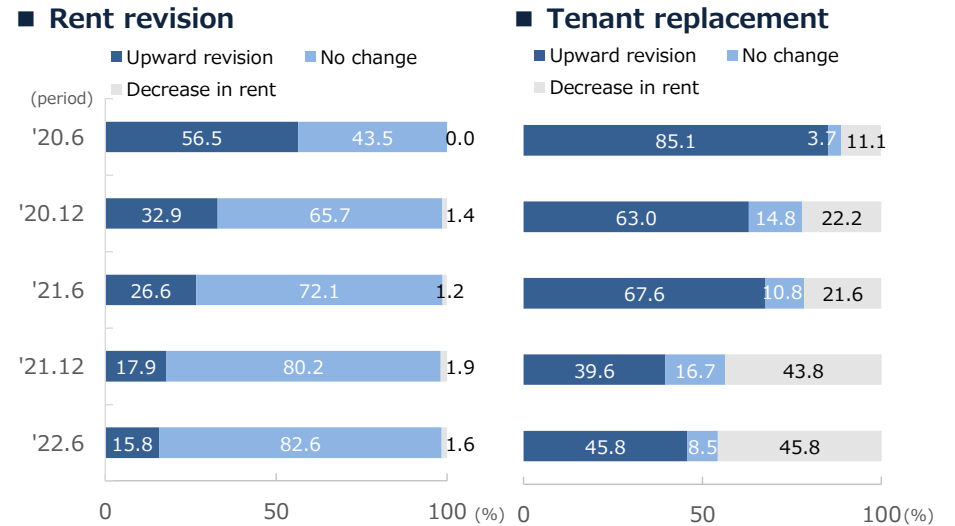
1. Only figures for occupancy rate based on concluded contracts include Grand Front Osaka.

Seek to maintain and raise rent levels by increasing the competitiveness of properties through appropriate improvements

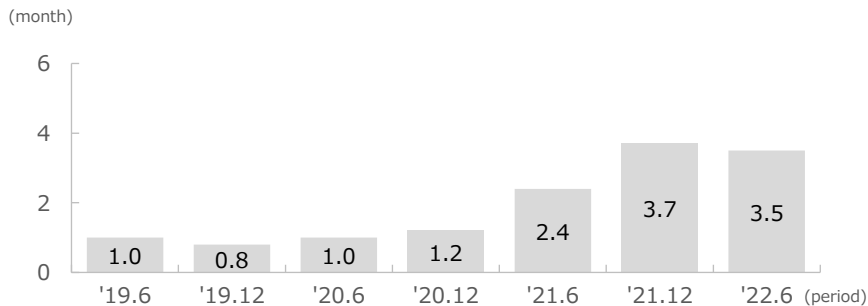
Monthly rent revision increase/decrease



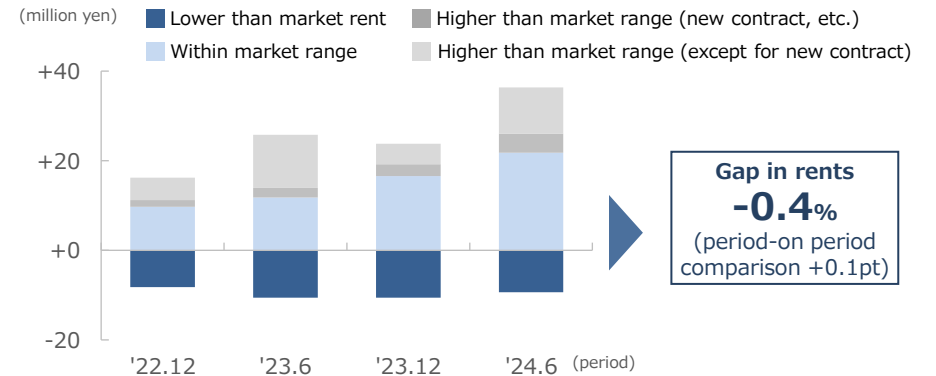
Ratio of increase/decrease on rent revision/tenant replacement (% of total contracts)



Average free rent period



Status of gap in rent (office/by fiscal period of rent renewal)



1. Rent gap figure is only figure including Grand Front Osaka.
 2. Forecast of monthly rent increase/decrease (forecast increase) for Dec. '22 period is sum total of upward or downward revisions and increases or decreases in rent upon tenant replacement.

Properties for which leasing activities are being stepped up

Shinjuku Square Tower Central Tokyo Office

Target Area
(Ratio in portfolio) **766 tsubo**
(0.5%)



- Multi-purpose redevelopment project situated among the skyscrapers clustered in Nishi-Shinjuku
- A large tenant (JPR's equity interest: 818 tsubo) was moving out in stages until August this year.
- Plan to renovate the common areas to increase the building's competitiveness.
- Seek to fill the vacant space quickly by stressing the property size and high-grade feel.



Olinas Tower Greater Tokyo Office

Target Area
(Ratio in portfolio) **756 tsubo**
(0.5%)



- This integrated office, retail, and residential development is a landmark building in the Kinshicho area.
- Although a large tenant (1,592 tsubo) moved out in March this year, 70% of vacated space was filled without downtime.
- Renovate common areas to strengthen the building's competitiveness.
- Seek to fill the vacant space quickly by stressing that the property is the best in the area in terms of size and high-grade feel.



JPR Omiya Bldg. Greater Tokyo Office

Target Area
(Ratio in portfolio) **726 tsubo**
(0.5%)



- Omiya area serves as hub in Kita Kanto and many companies have branches and sales offices there.
- The building is highly competitive in the area in terms of location and grade.
- Although a large tenant (5 floors, 1,211 tsubo) moved out in April this year, 2 floors were completely filled without downtime.
- Implement flexible leasing activities according to tenant needs, including subdividing floors.



Tenants found

Rise Arena Bldg. Greater Tokyo Office



Target Area
(Ratio in portfolio) **3,185 tsubo**
(2.1%)

- Connecting directly to Higashi-Ikebukuro station on Tokyo Metro Yurakucho Line, the building offers excellent access to transport.
- A tenant leasing all floors moved out in January last year.
- Leasing activities progressed rapidly from last autumn when the state of emergency was lifted.
- The vacant space was filled in April this year and a rent increase on tenant replacement was also achieved for all office units.
- Tenant concentration risk was lessened through shift to multi-tenant building.



Tokyo Tatemono Higashi-Shibuya Bldg. Central Tokyo Office



Target Area
(Ratio in portfolio) **481 tsubo**
(0.3%)

- Building with high visibility situated on Meiji-Dori Avenue in Shibuya which is undergoing redevelopment
- Tenant moved out from two floors (368 tsubo) in February this year.
- Quickly filled vacant space by attracting growing companies, etc. in accordance with leasing strategy that takes area characteristics into consideration.



1. For buildings co-owned with other rights holders, the area equivalent to JPR's equity interest is shown. For Rise Arena Bldg., the area equivalent to JPR's equity interest after the additional acquisition of equity interest completed in October 2021 is shown.

2-1. Internal Strategy

Retail Property

Maintain high occupancy, with long-term fixed rent as the basic format.

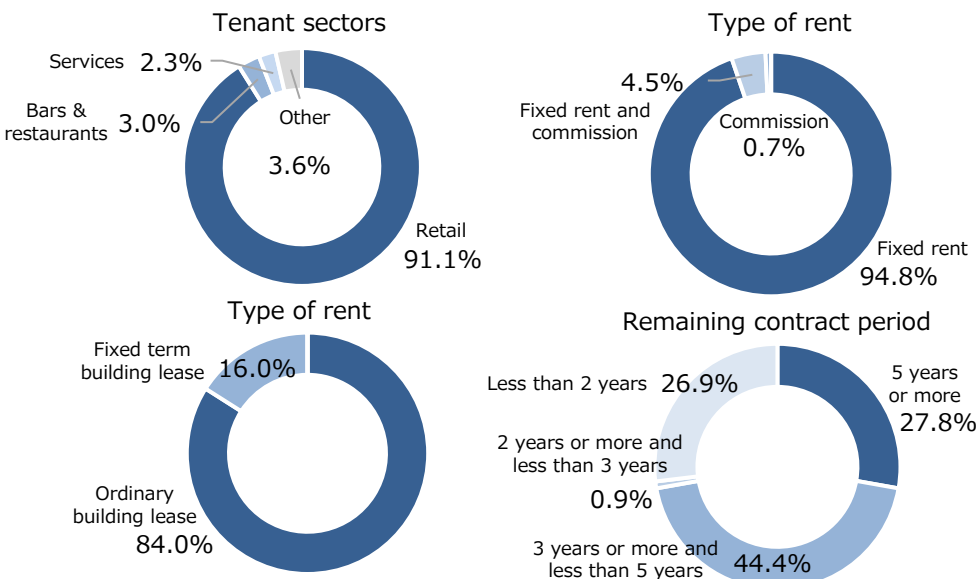
The amount of temporary rent reductions and the number of cancellations as a result of the COVID-19 pandemic decreased.

Status of temporary rent reductions and cancellations*1

	Jun. '20 period	Dec. '20 period	Jun. '21 period	Dec. '21 period	Jun. '22 period
Number of temporary reductions	61	41	35	20	7
Amount of temporary reductions	94 million yen	45 million yen	67 million yen	47 million yen	12 million yen
Number of cancellations	—	2	10	6	1

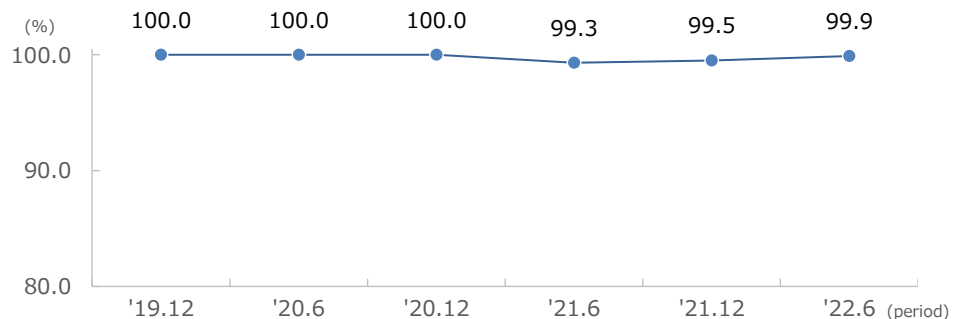
*1. Figures exclude Grand Front Osaka.

Status of lease contract (retail properties, space ratio)*2



*2. Figures exclude JPR Umeda Loft Bldg.

Average occupancy rate (retail properties)



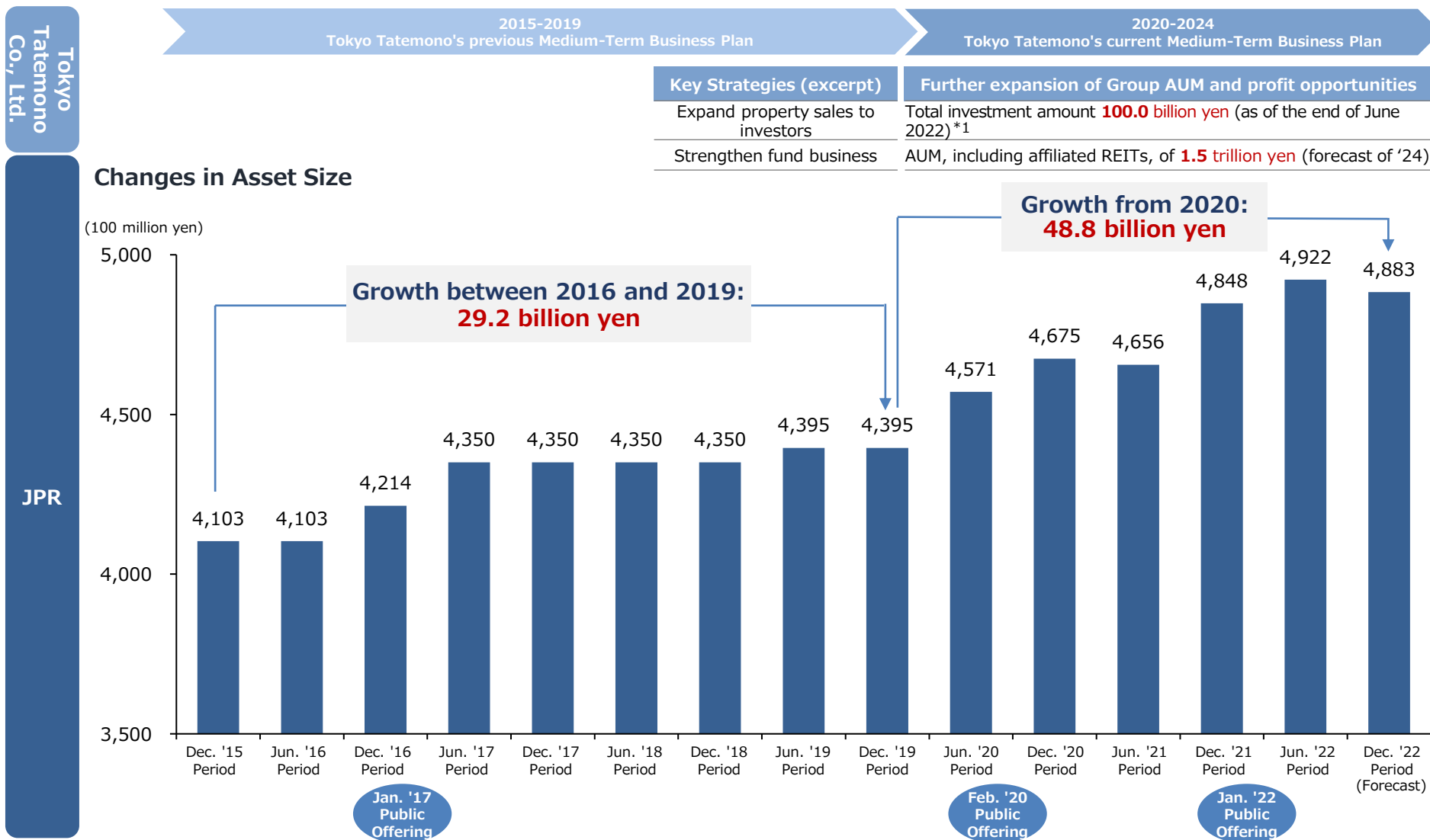
Main retail properties



2-2. External Strategy

Acceleration of Pace of Property Acquisitions Utilizing Sponsor Pipeline

The pace of expansion in JPR's asset size accelerated, partly due to the Medium-Term Business Plan of Tokyo Tatemono, which is the main sponsor.

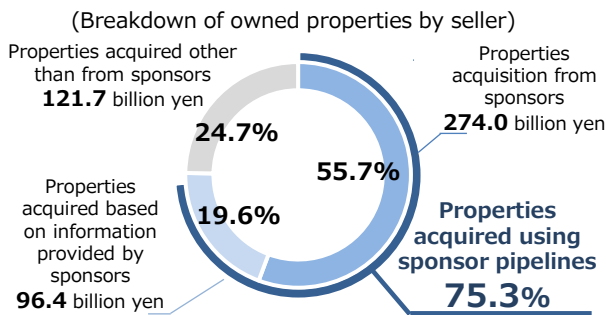


*1. Balance of real estate for sale except for logistics properties in commercial properties business of Tokyo Tatemono Co., Ltd. (Total investment amount)

Achieve realization of unrealized gains and improvement in portfolio quality through asset replacement with sponsor



Utilizing sponsor pipeline



(Top 5 portfolio properties)

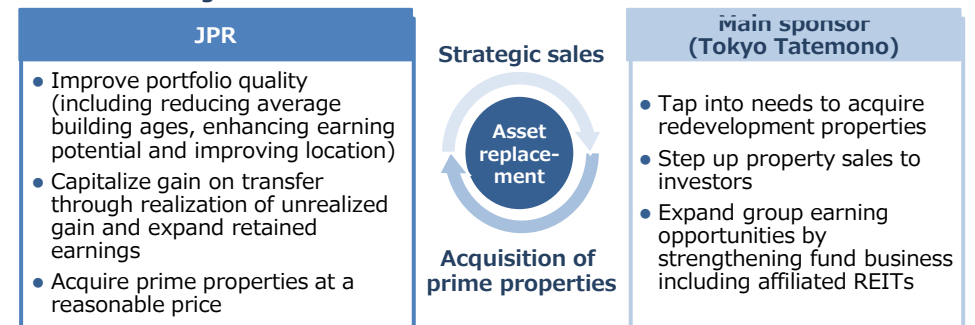
	Property Name	Billion yen
1	Otemachi Tower (Land with Leasehold Interest)	36.0
2	Olinas Tower	31.3
3	Grand Front Osaka	21.3
4	Shinjuku Center Bldg.	21.0
5	Tokyo Square Garden	18.4

All are sponsor pipeline properties or sponsor development properties

- Regarding JPR Loft Building (acquisition price: 17.5 billion yen), JPR conducted the first part of the sale (40% ownership interest) on December 24, 2021 and the second part of the sale (30% ownership interest) on June 30, 2022, and plans to conduct the third part of the sale (30% ownership interest) on December 23, 2022.
- JPR makes decision based on circumstances at the time of acquisition.

Continue strategic asset replacement

- Create a strong portfolio through continuous asset replacement
- Capitalize gain on transfer through realization of unrealized gain and expand retained earnings



Actively take advantage of sponsor pipeline to expand acquisition opportunities

Tokyo Tatemono's pipeline

Real estate for long-term ownership reclassified as real estate for sale

■ Properties reclassified as real estate for sale

Between the end of December 2018 and the end of December 2021: **Approx. 54.0 billion yen**

■ Properties acquired by JPR

JPR Kojimachi Bldg.	5.75 billion yen	Acquired June 2019
JPR Shinsaibashi West	3.75 billion yen	Acquired January 2020
Otemachi Financial City North Tower	11.4 billion yen	Acquired December 2020
Grand Front Osaka	21.3 billion yen	Acquired December 2021
Tokyo Tatemono Higashi-Shibuya Bldg.	11.3 billion yen	Acquired January 2022

Real estate for sale developed as property for investors

■ Medium-sized office

T-PLUS Sendai Hirose Dori (Tentative name)	Scheduled to be completed Spring '23
Sapporo Kita 8-Jo Nishi 1-chome Redevelopment Project (Tentative name)	Scheduled to be completed Winter '23
Shibaura Project (Tentative name)	Scheduled to be completed Spring '24
T-PLUS Sendai	Scheduled to be completed Spring '24

■ Urban compact retail properties

FUNDES Tenjin Nishi Dori	Completed Mar. '22
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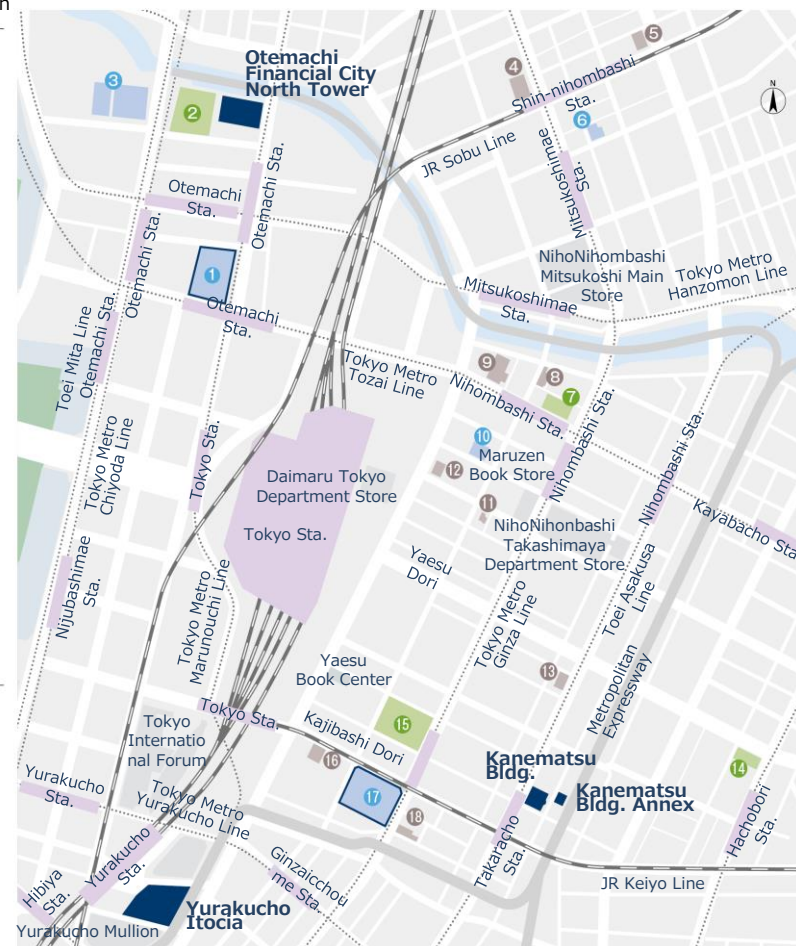
■ Properties acquired by JPR

FUNDES Suidobashi	3.25 billion yen	Acquired December 2016
FUNDES Ueno	3.8 billion yen	Acquired June 2019

Properties owned by Tokyo Tatemono Co., Ltd. in the vicinity of Tokyo Station

Name	Completion year
1 Otemachi Tower	2014
2 Otemachi Financial City Grand Cube	2016
3 JA Building	2009
4 Keidanren Kaikan	2009
5 Tokyotatemono Takaracho Bldg.	1966
6 Tokyo Tatemono No. 3 Takaracho Bldg.	1971
7 Nihonbashi TI Bldg.	2012
8 Tokyo Tatemono Nihonbashi Bldg.	2015
9 Nihonbashi First Bldg.	1994
10 Shin-gohokubashi Bldg.	1977
11 Tokyo Tatemono Yaesu Bldg.	2011
12 NTA Nihonbashi Bldg.	1991
13 Tokyo Tatemono Yaesu-sakuradori Bldg.	1974
14 Kyobashi YS Bldg.	1990
15 Empire Bldg.	2017
16 Kyobashi Edogrand Bldg.	2016
17 Fukuoka Bldg.	1990
18 Tokyo Square Garden	2013
19 Tokyo Tatemono Kyobashi Bldg.	1981

- Construction completion: Up to and including 2000
- 2009 - 2014
- 2015 and thereafter
- Jointly owned properties (Tokyo Tatemono, JPR)
- Owned properties (JPR)



Build strong financial base through lengthening of maturity and flattening of repayment amount and conservative LTV control

Debt procurement results in the Jun. '22 fiscal period (short-term loans excepted)

	Before refinancing	Funding	Increase/Decrease
Amount raised	10.5 billion yen	18.5 billion yen	+8.0 billion yen
Average maturity	5.7 years	9.2 years	+3.4 years
Average debt interest rate	0.55%	0.64%	+0.08pt

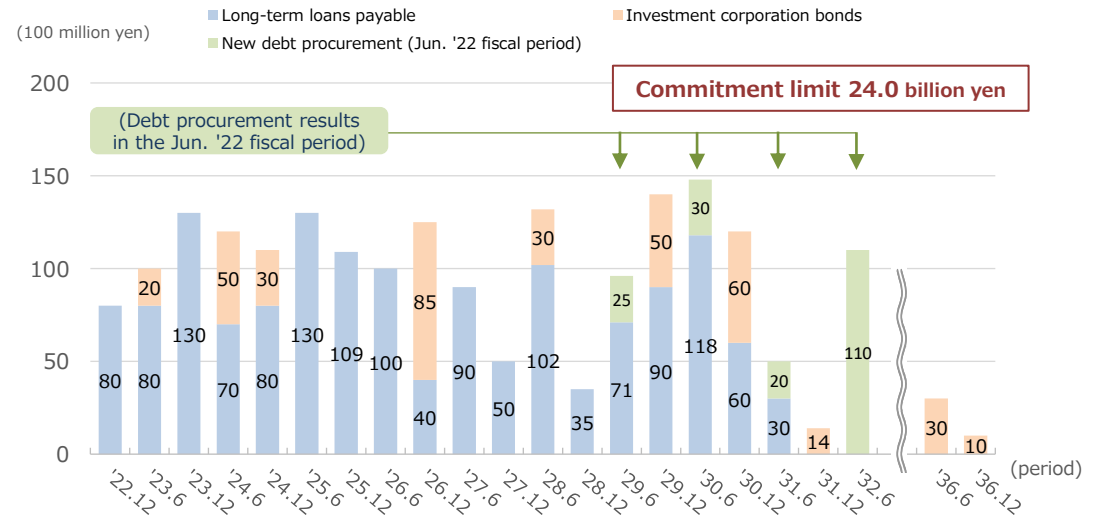
Status of interest-bearing debts

	Dec. '21	Jun. '22	Period-on-period comparison
Interest-bearing debt	206.9 billion yen	202.9 billion yen	-4.0 billion yen
LTV	41.7%	40.0%	-1.7pt
Average maturity	4.6 years	5.0 years	+0.4 years
Average debt cost	0.73%	0.74%	+0.01pt
Ratio of long-term, fixed interest rate debts	94.2%	100.0%	+5.8pt

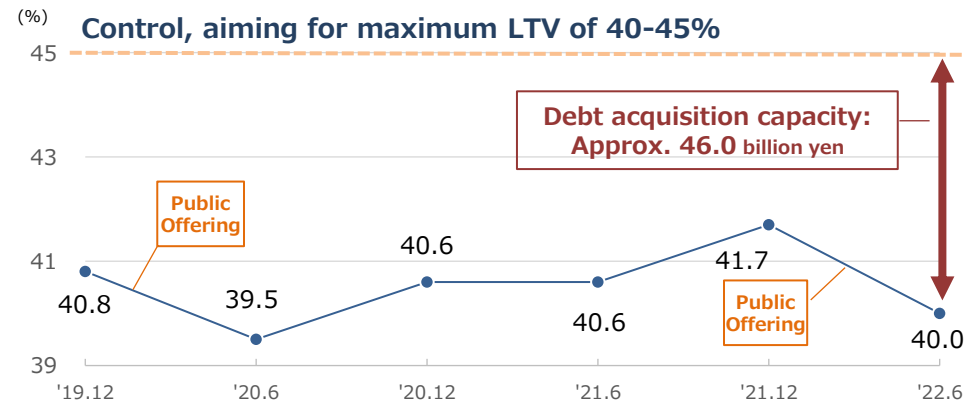
Status of rating

JCR	R&I	S&P
AA (Stable)	AA- (Stable)	A (Stable)

Diversification status of repayment dates

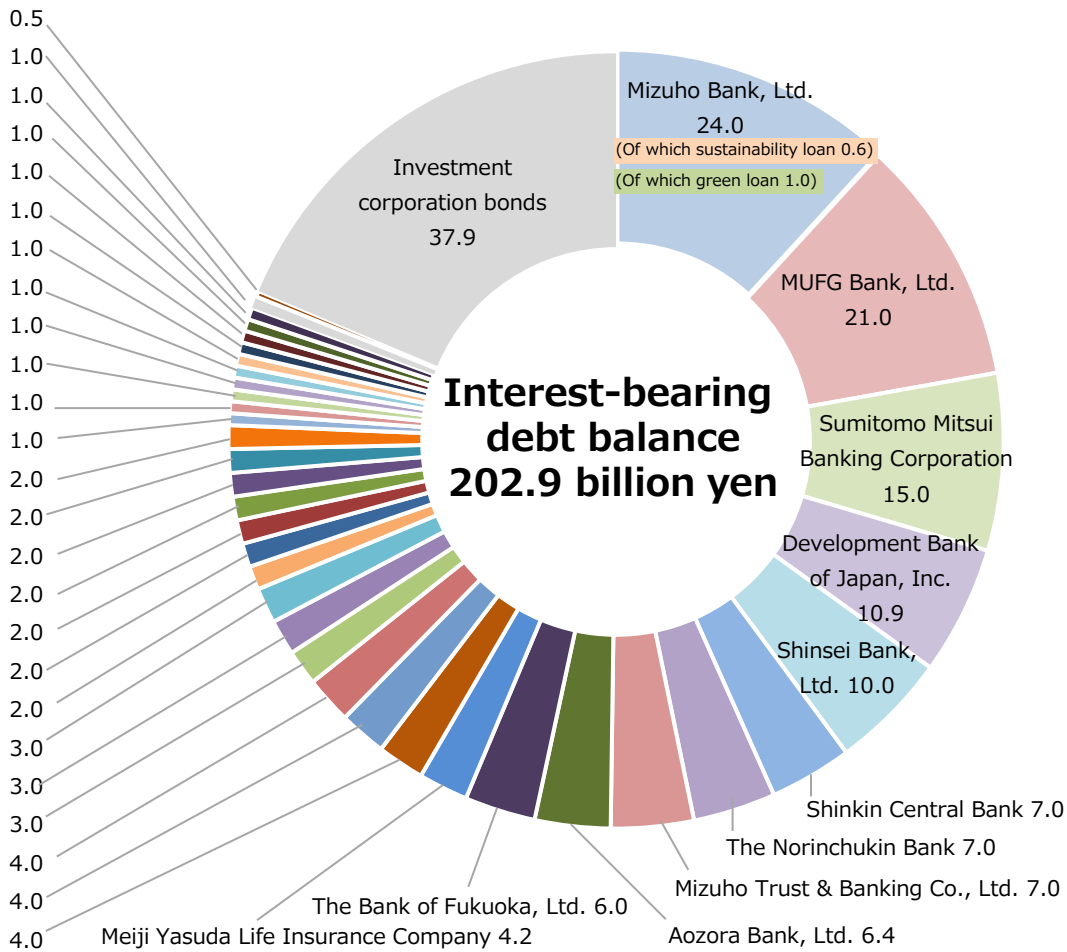


Change in LTV



Diversifying fund procurement sources with a lender formation comprising 36 financial institutions and through issuance of investment corporation bonds

- Bank of Kyoto, Ltd. [New] 0.5
- Sumitomo Mitsui Trust Bank, Ltd. 1.0
- Mitsui Sumitomo Insurance Company, Ltd. 1.0
- Hiroshima Bank, Ltd. 1.0
- The Hyakugo Bank, Ltd. 1.0
- Tokio Marine & Nichido Fire Insurance 1.0
- The Chiba Bank, Ltd. 1.0
- Daido Life Insurance Company 1.0
- Daishi Hokuetsu Bank, Ltd. 1.0
- The 77 Bank, Ltd. 1.0
- Kansai Mirai Bank, Ltd. [New] 1.0
- NTT TC Leasing Co., Ltd.* 1.0
- Resona Bank, Ltd. 2.0
- The Yamanashi Chuo Bank, Ltd. 2.0
- The Hachijuni Bank, Ltd. 2.0
- Nippon Life Insurance Company 2.0
- Sompo Japan Insurance Inc. 2.0
- The Kiyo Bank, Ltd. 2.0
- The Iyo Bank, Ltd. 2.0
- Yamaguchi Bank, Ltd. 3.0
- The Chugoku Bank, Ltd. 3.0
- Taiyo Life Insurance Company 3.0
- The Nishi-Nippon City Bank, Ltd. 4.0
- The Shinkumi Federation Bank 4.0
- Sumitomo Life Insurance Company 4.0



(Breakdown of investment corporation bonds)

Name	Amount
7th series of bonds	45
18th series of bonds	20
19th series of bonds	50
21st series of bonds	40
22nd series of bonds	30
23rd series of bonds	30
24th series of bonds (Green bond)	50
25th series of bonds (Green bond)	60
26th series of bonds	30
27th series of bonds (Sustainability Bonds)	14
28th series of bonds (Green bond)	10

(Status of commitment line)

Lender	Credit limit
Mizuho Bank, Ltd.	40
MUFG Bank, Ltd.	40
Sumitomo Mitsui Banking Corporation	40
Mizuho Trust & Banking Co., Ltd.	40
Aozora Bank, Ltd.	40
Resona Bank, Ltd.	40
Total	240

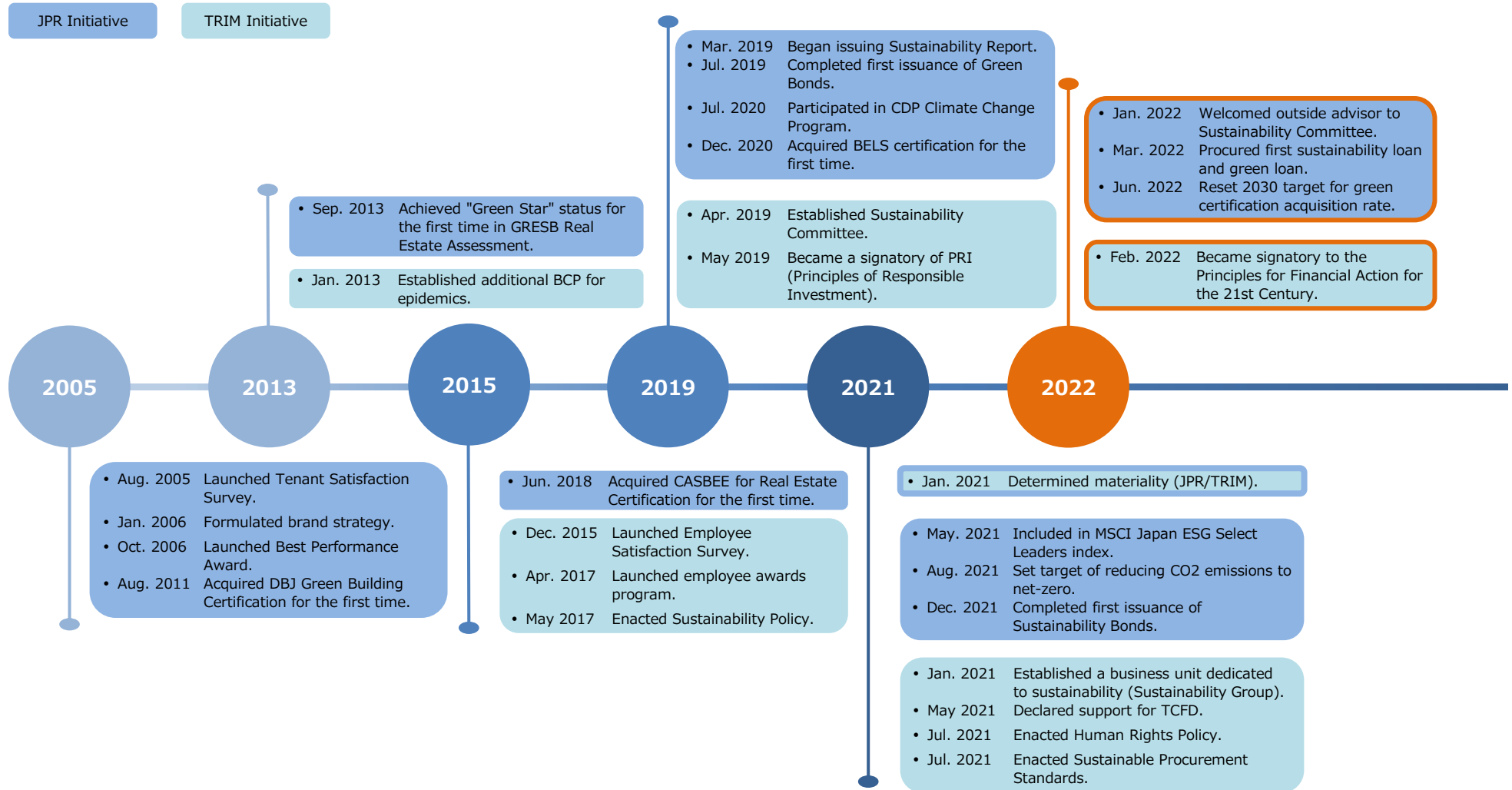
* Loan claim was transferred from NTT FINANCE CORPORATION to NTT TC Leasing Co., Ltd. on June 30, 2022.

2-4. Sustainability

Sustainability Initiatives to Date

Commit to sustainability for the long term.

Position sustainability as a top management priority and continue actively implementing sustainability initiatives.



2-4. Sustainability

External Evaluations and Initiatives

Focus on increased acquisition of external evaluations and improving evaluations and becoming a signatory to/ supporting initiatives.

GRESB Real Estate Assessment



5 Stars

GRESB
★★★★★ 2021

GRESB Public Disclosure Assessment



A

GRESB®
Public Disclosure 2021

CDP Climate Change Program



B

PRI
(Principles of Responsible Investment)

Signatory of:



Principles for Responsible Investment


Became a signatory in May 2019
(Asset Manager)

MSCI Japan ESG Select Leaders Index

2021 CONSTITUENT MSCI JAPAN ESG SELECT LEADERS INDEX

Included in May 2021

MSCI ESG Credit Rating



MSCI ESG RATINGS

CCC B BB BBB **A** AA AAA

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TCFD
(Task Force on Climate-related Financial Disclosures)



TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES


Declared support in May 2021
(Asset Manager)

CASBEE Certification



Certification **31** properties

DBJ Green Building Certification



Certification **13** properties


DBJ Green Building

BELS certification



Certification **2** properties

Principles for Financial Action for the 21st Century



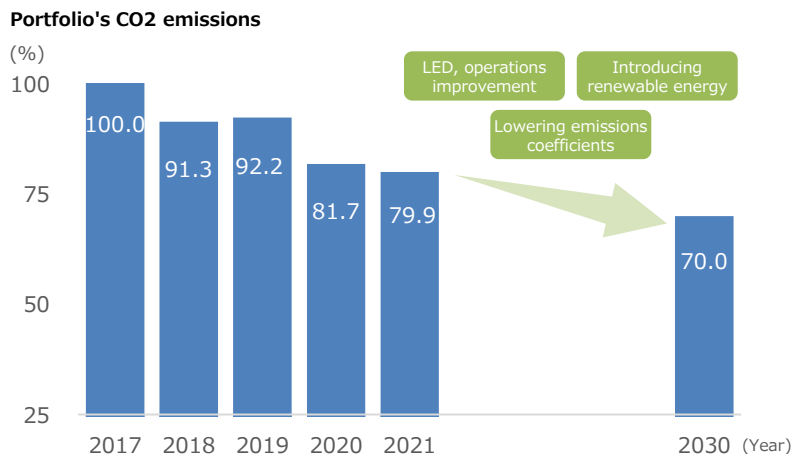
Principles for Financial Action for the 21st Century

Became a signatory in February 2022
(Asset Manager)

Steadily implement initiatives to reduce CO2 emissions, aiming for early achievement of 2030 target
 Step up initiatives to reduce CO2 emissions, aiming to achieve 2050 net-zero target

Reduction of CO2 emissions

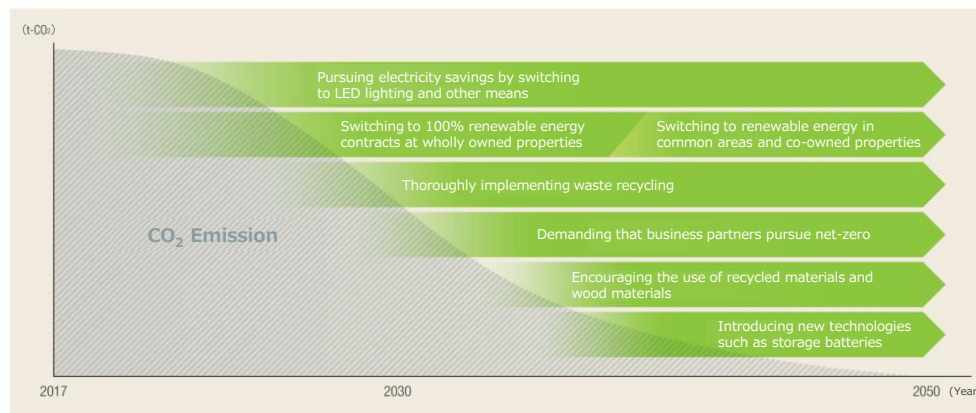
Progress on 2030 target of "reducing CO2 emission intensity by 30% (compared to the 2017 level)"



1. The calculation method has been changed and is now based on emissions intensity rather than total emissions.

Implementation of initiatives for achievement of 2050 net-zero target

- Specific strategies for the 2050 net zero target will be established in the coming months.



Introducing renewable energy sources

- Actively promoted the introduction of renewable energy sources
- Introduced at 23 out of 32 wholly owned properties (Including unit ownership properties, introduced at 26 properties)
- Continue actively introducing at both wholly owned properties and unit ownership properties in the future through consultation with the relevant parties

Progress of switch to LED

- Used non-operating hours of tenants and move-in/move-out construction work as opportunity to switch to LED lighting

	Exclusively owned areas	Common areas (Corridors)	Common areas (Toilets and hot water supply rooms)
Rate of progress	52.8%	94.3%	94.2%
Period-on-period comparison	+3.7pt	+3.0pt	+5.3pt

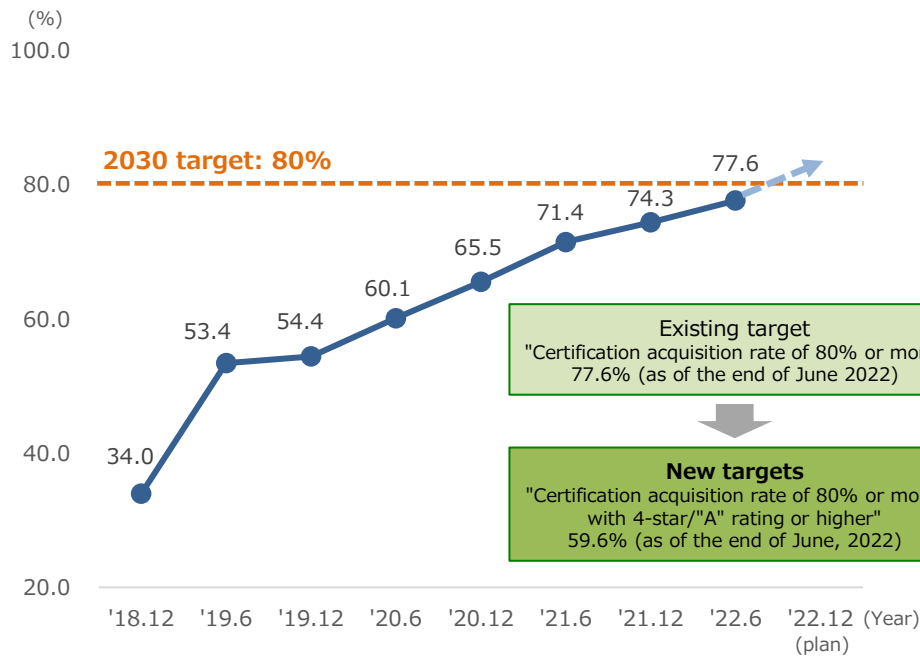
1. Lighting classed as tenant assets is excluded from the calculation of rate of progress.

Expect to achieve previous 2030 target of "environmental certification acquisition coverage rate of 80% or more" this year ahead of schedule

Set a new target, with higher standards for certification acquisition

Acquisition of environmental certification

- Acquired first-time certification at two properties in the fiscal period under review.
- Expect to achieve previous 2030 target of "environmental certification acquisition coverage rate of 80% or more" this year ahead of schedule
- Set new 2030 target of Green certification acquisition rate of 80% or more (4-star/"A" rating or higher)**



CASBEE Certification	
S	★★★★★ 16 properties
A	★★★★ 14 properties
B+	★★★ 1 property

DBJ Green Building Certification	
★★★★★	1 property
★★★★	4 properties
★★★	8 properties

BELS certification	
★★★	1 property
★★	1 property

Sustainability finance initiatives

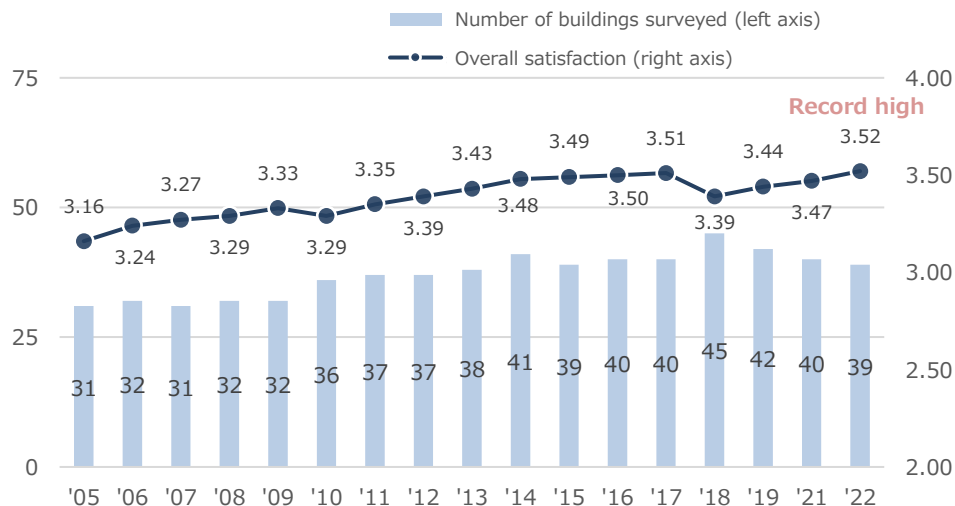
- Procured first sustainability loan and green loan in March 2022

Sustainability loan		Green loan	
Lender	Mizuho Bank, Ltd.	Lender	Mizuho Bank, Ltd.
Borrowing amount	0.6 bn. yen	Borrowing amount	1.0 bn. yen
Period	10 years	Period	10 years
Use of proceeds	To fund refinancing of loans necessary for the acquisition of Otemachi Financial City North Tower	Use of proceeds	To fund refinancing of loans necessary for the acquisition of Rise Arena Bldg. (additional ownership)

Actively focused on improvement of tenant satisfaction and initiatives for Asset Management Company employees.

Implementation of a tenant satisfaction survey

- Survey asks more than 20 questions about building facilities, services, and other aspects.
- The results are shared with property manager (PM) and building manager (BM) to improve services while also being used as one of the methods for PM appraisal.
- The surveys are entrusted to a third-party think tank to ensure the fairness of evaluation.



[Overview of 2022 CS Survey]

Overall satisfaction: Average value with 4 points being the highest

Survey period: June 2022

Survey scope: 39 properties, 444 tenants

Questionnaire item: management and administration, responses to tenants, crime prevention and safety, emergency responses and environmental preservation, etc.

1. In 2020, the survey was not conducted due to the COVID-19 pandemic.

Initiatives for asset management company (TRIM) employees

- COVID-19 infection prevention measures by TRIM
 - Provision of workplace vaccinations to help central and local governments improve vaccination rate
 - Daily health check
 - Encouragement of staggered commuting, telecommuting and web meetings (loan of PCs and monitors)
 - Distribution of masks, provision of disinfectant solution and enforcement of social distancing
 - Installation of acrylic partitions (meeting rooms)
 - Distribution of antigen testing kits and PCR testing kits, and payment of PCR testing expenses
- TRIM has introduced an adviser system as part of building an environment that encourages new employees to become attached to their workplace and demonstrate their skills at an early stage.
 - To facilitate the acquisition of knowledge and skills new employees need to do their work and to raise their motivation, their predecessors in the same department give advice on how to do the jobs, how to communicate with others, etc.
 - TRIM also covers expenses for periodical lunch meetings and gatherings to develop a comfortable environment for new employees to demonstrate their skills at an early stage.



Focusing on further ensuring sound management as a trusted investment corporation/company

JPR's corporate governance

- Bolstering supervisory function, enabling supervision based on a much wider perspective than before, and focusing on ensuring soundness

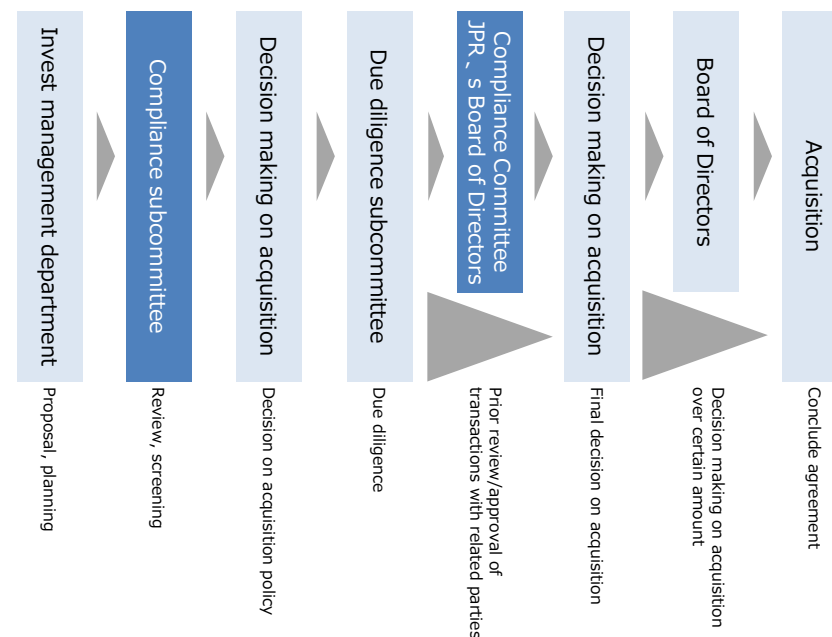
Position	Name	Current Assignment	Attendance at meetings of Board of Directors in 41st fiscal period
Executive Officer	Yoshihiro Jozaki	Tokyo Realty Investment Management, Inc. President and CEO	100% 8/8
Supervising Officer	Masato Denawa	Partner Attorney, Spring Partners	87.5% 7/8
Supervising Officer	Nobuhisa Kusanagi	Group Representative Partner of Gyosei Certified Public Tax & Accountants' Co. Representative Partner of Nobuhisa Kusanagi Office	100% 8/8
Supervising Officer	Konomi Ikebe	Professor, Graduate School of Horticulture, Chiba University	100% 8/8

Asset management fee

Item	Calculation of Compensation	Remuneration (Jun. '22 Period)	Share
Management fee 1 (Asset-linked fee)	Total acquisition price×0.05%	242 million yen	27.4%
Management fee 2 (Revenue-linked fee)	Total revenue×1.2%	204 million yen	23.1%
Management fee 3 (Cash distribution-linked fee)	Distributable base amount ×3.8%×Rate of fluctuation of distributable base amount per unit	355 million yen	40.1%
Management fees 4/5 (Acquisition/Merger fee) (Sale fee)	Property value×0.5%	82 million yen	9.3%

Stringent decision-making process for property acquisitions

- Decisions on matters such as property acquisitions and operations are made based on stringent examination from a wide perspective at meetings of the various committees.
- In particular, the adequacy and rationality of transactions of material transaction conducted with the sponsors, etc. are screened and verified by the Compliance Committee and require the unanimous approval of all members, in principle.
- An outside attorney has been appointed as a special member of the Compliance Committee.



Japan Prime Realty Investment Corporation

3. Financial Results and Operating Forecasts

3. Financial Results and Operating Forecasts

Overview of Financial Results for the 41st Fiscal Period (Jun. '22) (period-on-period comparison)

Results of the 41st fiscal period ended June 2022 DPU:7,800 yen (up 250 yen, period-on-period)
Achieved record-high DPU mainly due to progress in leasing activities for existing properties and effect of asset replacement.

Item		Dec. '21 Period	Jun. '22 Period	Change
Revenue and profit (million yen)	Operating revenue	18,253	18,357	+104
	Rental revenue	16,382	17,019	+637
	Gain on sale of property	1,870	1,338	-532 ⑤
	Operating expense	9,626	9,014	-612
	Expenses related to rent business	7,731	7,946	+215
	loss on sale of property	856	-	-856
	General and administrative expenses	1,039	1,067	+28
	Operating income	8,626	9,343	+716
	Non-operating income	19	43	+24
	Non-operating expenses	752	778	+26
Ordinary income	7,893	8,607	+714	
Net income	7,892	8,607	+714	
Reserve (million yen)	Transferred from reserve	659	830	+170
DPU (yen)	(per unit)	7,550	7,800	+250
Number of units outstanding		958,250	997,178	+38,928

Item	Dec. '21 Period	Jun. '22 Period	Change	Replaced properties ※1	Existing properties ※2
Rental revenue	16,382	17,019	+637	+683	-46
Rental revenue	15,475	16,092	+616	+597	+19
Rents and common charge	13,296	13,899	+603	+585	+17 ①
Land rent	1,802	1,802	-	-	-
Other fixed income	376	390	+13	+12	+1
Other rental revenue	907	927	+20	+86	-66
Incidental income	787	798	+10	+46	-35 ②
Cancellation penalty, etc.	10	11	+0	-	+0
Income equivalent to expense for restoration	56	42	-14	+20	-34
Other variable income	52	75	+23	+19	+3
Expenses related to rent business	7,731	7,946	+215	+307	-92
Outsourcing fees	628	699	+70	+66	+4
Utilities expenses	849	952	+102	+51	+51 ③
Property and other taxes	2,422	2,523	+100	+57	+43
Insurance premiums	27	29	+2	+2	-0
Repairs and maintenance	532	469	-62	+15	-77
Property management fees	289	307	+17	+21	-3
Management association accounts	612	630	+18	+21	-3
Depreciation	2,127	2,045	-81	+43	-124 ④
Other expenses related to rent business	240	287	+47	+30	+17
NOI	10,779	11,118	+339	+418	-79
NOI yield (book value)	4.8%	4.8%	+0.0pt		
Rental income-real estate	8,651	9,072	+421	+375	+45
After-depreciation (book value)	3.9%	3.9%	+0.0pt		
Occupancy rate based on included contract (period average)	96.9%	97.8%	+0.9pt		

Rental revenue (existing properties)

① [Rent and common charge] Increased mainly due to progress in leasing activities for Rise Arena Bldg. and other properties.

Expenses related to rent business (existing properties)

③ [Utilities expense] Increased due to rise in fuel adjustment charges
Balance of utilities (② - ③) deteriorated (-87 million yen)

④ [Depreciation] The facilities of existing properties will be fully depreciated

Gain and loss on sale of property

⑤ [Gain on sale of property] Recorded gain on sale mainly as a result of the transfer of JPR Umeda Loft Bldg. (second transfer, 30% ownership interest)
Part of the gain on sale was reserved internally to stabilize future distributions

*1. Increase or decrease as a result of replacement of the following assets is calculated.

Dec. '21 period: Additional acquisition of Rise Arena Bldg., acquisition of Grand Front Osaka, transfer of Tokyo Tatemono Honmachi Bldg., transfer of JPR Umeda Loft Bldg. (40% ownership interest)
Jun. '22 period: Acquisition of Tokyo Tatemono Higashi-Shibuya Bldg., transfer of JPR Umeda Loft Bldg. (30% ownership interest)

*2. Increase or decrease for existing properties, excluding the above, is calculated (the major factors behind the increase/decrease for existing properties are described in ① to ④).

3. Financial Results and Operating Forecasts

Overview of Financial Results for the 41st Fiscal Period (Jun. '22) (period-on-period comparison)

Total assets increased by 11.3 billion yen due to asset acquisitions and funds were raised by way of public offering.

Item		Dec. 31 '21 Period	Jun. 30 '22 Period	Change
Balance Sheet (million yen)	Current Asset	36,357	40,220	+3,862
	Cash and deposits (including trust)	35,547	39,557	+4,009
	Other current asset	809	662	-146
	Noncurrent assets	459,046	466,559	+7,512
	Property, plant and equipment	446,212	453,326	+7,114
	Intangible assets	11,804	11,804	+0
	Investments and other assets	1,030	1,427	+397
	Deferred assets	211	226	+15
	Investment corporation bond issuance costs	195	180	-14
	Investment unit issuance expenses	16	46	+29
	Total assets	495,615	507,005	+11,390
	Current liabilities	37,711	25,178	-12,532
	Short-term loans payable	12,000	-	-12,000
	Current portion of long-term loans payable	18,500	16,000	-2,500
	Current portion of investment corporation bonds	-	2,000	+2,000
	Other current liabilities	7,211	7,178	-32
	Noncurrent liabilities	200,254	208,914	+8,659
	Long-term loans payable	138,500	149,000	+10,500
	Investment corporation bonds	37,900	35,900	-2,000
	Tenant leasehold and security deposits	23,854	24,014	+159
Total liabilities	237,965	234,093	-3,872	
Unitholders' capital	247,860	261,751	+13,890	
Surplus	9,788	11,161	+1,372	
Reserve for reduction entry	1,887	2,546	+659	
Unappropriated retained earnings	7,901	8,614	+713	
Total net assets	257,649	272,912	+15,263	
Unitholder's equity ratio	52.0%	53.8%	+1.8pt	

Increase or decrease in cash and deposits

Item	Change
Net cash provided by operating activities	+14,075
Income before income taxes	+8,607
Depreciation and amortization	+2,046
Other, net	+3,421
Net cash provided by investing activities	-12,677
Purchase of property, plant and equipment	-13,101
Other, net	+424
Net cash provided by financing activities	+2,611
Proceeds from liabilities	+18,500
Repayment of liabilities	-22,500
Proceeds through issuance of investment units	+13,845
Dividends paid	-7,233
Total cash and deposits	+4,009

Increase or decrease in noncurrent assets

Item	Change
Sold properties	+7,736
Capital expenditures	+1,381
Depreciation	-2,045
Others	+440
Total noncurrent assets	+7,512

Raised through issuance of investment units

Increase or decrease in liabilities

Item	Balance at start of period	New procurement	Repayment/redemption	Balance at end of period	Change
Short-term loans payable	12,000	-	-12,000	-	-12,000
Long-term loans payable	157,000	+18,500	-10,500	165,000	+8,000
Investment corporation bonds	37,900	-	-	37,900	+0
Total liabilities	206,900	+18,500	-22,500	202,900	-4,000

3. Financial Results and Operating Forecasts

Overview of Financial Results for the 41st Fiscal Period (Jun. '22) (compared with forecast)

Results of the 41st fiscal period ended June 2022 DPU compared with the forecast: up 50 yen

Rental revenue was higher than initially forecast due to improvement in the occupancy rate as a result of progress with leasing activities, which offset the impact of rising energy prices

Item		Jun. '22 Period (forecast)	Jun. '22 Period (actual)	Change
Revenue and profit (million yen)	Operating revenue	18,167	18,357	+190
	Rental revenue	16,831	17,019	+188
	Gain on sale of property	1,336	1,338	+2
	Operating expense	8,920	9,014	+94
	Expenses related to rent business	7,851	7,946	+95
	Selling, general and administrative expenses	1,068	1,067	-0
	Operating income	9,247	9,343	+96
	Non-operating income	57	43	-14
	Non-operating expenses	775	778	+3
	Ordinary income	8,529	8,607	+78
Net income	8,528	8,607	+78	
Reserve (million yen)	Transferred from reserve	799	830	+30
DPU (yen)	(per unit)	7,750	7,800	+50
Number of units outstanding (unit)		997,178	997,178	-

Item		Jun. '22 Period (forecast)	Jun. '22 Period (actual)	Change
Rental revenue		16,831	17,019	+188
Rental revenue		16,039	16,092	+52
Rents and common charge		13,852	13,899	+47
Land rent		1,802	1,802	-0
Other fixed income		385	390	+5
Other rental revenue		792	927	+135
Incidental income		733	798	+64
Cancellation penalty, etc.		0	11	+10
Income equivalent to expense for restoration to original condition		-	42	+42
Other variable income		57	75	+18
Expenses related to rent business		7,851	7,946	+95
Outsourcing fees		701	699	-2
Utilities expenses		866	952	+85
Property and other taxes		2,526	2,523	-2
Insurance premiums		28	29	+0
Repairs and maintenance		440	469	+29
Property management fees		305	307	+2
Management association accounts		638	630	-7
Depreciation		2,045	2,045	+0
Other expenses related to rent business		299	287	-11
NOI		11,025	11,118	+93
NOI yield (book value)		4.8%	4.8%	+0.0pt
Rental income-real estate		8,979	9,072	+93
After-depreciation (book value)		3.9%	3.9%	+0.0pt
Occupancy rate based on concluded contract (period average)		97.5%	97.8%	+0.3pt

Rental revenue

- ① [Rent and common charge] Reflects progress with leasing activities.
- ② [Cancellation penalty income and income equivalent to expense for restoration] Increased as a result of agreed cancellation with tenant

Expenses related to rent business

- ③ [Utilities expense] Increased due to a rise in fuel adjustment charges
Balance of utilities (② - ③) deteriorated (-21 million yen)
- ④ [Repairs and maintenance] Increased largely due to the implementation of construction work to restore properties to their original condition

3. Financial Results and Operating Forecasts

Forecasts of Financial Results for the 42nd Fiscal Period (Dec. '22) (compared with 41st period)

Forecast of the Dec. '22 fiscal period, DPU: 7,750 yen (down 50 yen from actual result for the Jun. '22 fiscal period)
DPU is expected to be 7,750 yen, the same as the previous forecast, with an increase in rental income making up for deterioration in the balance of utilities.

Item		Jun. '22 Period	Dec. '22 Period (forecast)	Change
Revenue and profit (million yen)	Operating revenue	18,357	18,472	+114
	Rental revenue	17,019	17,128	+108
	Gain on sale of property	1,338	1,343	+5
	Operating expense	9,014	9,078	+64
	Expenses related to rent business	7,946	8,015	+68
	General and administrative expenses	1,067	1,063	-4
	Operating income	9,343	9,393	+49
	Non-operating income	43	3	-39
	Non-operating expenses	778	817	+38
	Ordinary income	8,607	8,579	-28
Net income	8,607	8,578	-28	
Reserve (million yen)	Transferred from reserve	830	850	+20
DPU (yen)	(per unit)	7,800	7,750	-50
Number of units outstanding		997.178	997.178	-

Item	Jun. '22 Period	Dec. '22 Period (forecast)	Change	Change	
				Replaced *1 properties	Existing *2 properties
Rental revenue	17,019	17,128	+108	-105	+214
Rental revenue	16,092	16,001	-90	-105	+15
Rents and common charge	13,899	13,805	-94	-104	+9
Land rent	1,802	1,802	+0	-	+0
Other fixed income	390	394	+3	-1	+5
Other rental revenue	927	1,126	+198	-	+198
Incidental income	798	840	+42	-	+42
Cancellation penalty, etc	11	65	+54	-	+54
Income equivalent to expense for restoration to original condition	42	138	+95	-	+95
Other variable income	75	82	+6	-	+6
Expenses related to rent business	7,946	8,015	+68	-27	+96
Outsourcing fees	699	703	+4	-	+4
Utilities expenses	952	1,138	+185	-	+185
Property and other taxes	2,523	2,505	-18	-10	-7
Insurance premiums	29	29	+0	-0	+0
Repairs and maintenance	469	395	-74	-3	-71
Property management fees	307	309	+1	-0	+1
Management association accounts	630	643	+13	-	+13
Depreciation	2,045	2,059	+13	-13	+26
Other expenses related to rent business	287	231	-56	-	-56
NOI	11,118	11,172	+53	-91	+144
NOI yield (book value)	4.8%	4.8%	-0.0pt		
Rental income-real estate	9,072	9,112	+39	-78	+117
After-depreciation (book value)	3.9%	3.9%	-0.0pt		
Occupancy rate based on included contract (period average)	97.8%	96.6%	-1.2pt		

Rental revenue (existing properties)

② [Cancellation penalty income and income equivalent to expense for restoration]
Increase due to agreed cancellation with large tenant

Expenses related to rent business (existing properties)

③ [Utilities expense] Likely to increase due to seasonal factors and a rise in fuel adjustment charges
Balance of utilities (① - ③) is expected to deteriorate (-143 million yen)

Gain on sale of property

④ [Gain on sale of property] Recorded gain on sale as a result of the transfer of JPR Umeda Loft Bldg. (third and final transfer, 30% ownership interest)
Part of the gain on sale was reserved internally to stabilize future distributions

*1. Increase or decrease as a result of transfer of the following assets is calculated.

Jun. '22 period: Transfer of JPR Umeda Loft Bldg. (second transfer, 30% ownership interest)

Dec. '22 period: Transfer of JPR Umeda Loft Bldg. (third and final transfer, 30% ownership interest)

*2. Increase or decrease for existing properties, excluding the above, is calculated (the major factors behind the increase/decrease for existing properties are described in ① to ③).

3. Financial Results and Operating Forecasts

Forecasts of Financial Results for the 43rd Fiscal Period (Jun. '23) (compared with forecast for the 42nd period (Dec. '22))

Forecast of the Jun. '23 fiscal period, DPU: 7,600 yen (down 150 yen from the forecast for the Dec. '22 fiscal period)
Rent and common charge is expected to increase despite the absence of gains on sales of transferred properties and rental income.

Retained earnings will be utilized to ensure DPU of 7,600 yen.

Item		Dec. '22 Period (forecast)	Jun. '23 Period (forecast)	Change
Revenue and profit (million yen)	Operating revenue	18,472	17,029	-1,442
	Rental revenue	17,128	17,029	-99
	Gain on sale of property	1,343	-	-1,343
	Operating expense	9,078	8,890	-188
	Expenses related to rent business	8,015	7,966	-49
	General and administrative expenses	1,063	924	-138
	Operating income	9,393	8,138	-1,254
	Non-operating income	3	31	+27
	Non-operating expenses	817	810	-7
	Ordinary income	8,579	7,359	-1,219
Net income	8,578	7,359	-1,219	
Reserve (million yen)	Transferred from reserve	850	-	-850
	Transferred from deferral of gains on sales property	-	219	+219
DPU (yen) (per unit)	7,750	7,600	-150	
Number of units outstanding		997,178	997,178	-

Rental revenue (existing properties)

- ① [Rent and common charge] Likely to increase due to recovery of occupancy
③ [Cancellation penalty, etc. and Income equivalent to expense for restoration] Decreased mainly in the absence of income recorded the previous period

Expenses related to rent business (existing properties)

- ④ [Utilities expense] Decreased mainly due to seasonal factors
Balance of utilities (② - ④) is expected to improve.
⑤ [Property and other taxes] Increased due to property tax being incurred on properties acquired in the previous fiscal period.

Non-operating income and expense

- ⑥ [Non-operating income] Expected to increase due to recording of settlement on management association accounts.

Item	'Dec. '22 Period (forecast)	Jun. '23 Period (forecast)	Change	Change	
				Replaced properties※1	Existing properties※2
Rental revenue	17,128	17,029	-99	-96	-2
Rental revenue	16,001	16,196	+194	-96	+291
Rents and common charge	13,805	14,000	+194	-94	+289
Land rent	1,802	1,802	-	-	-
Other fixed income	394	394	-0	-1	+1
Other rental revenue	1,126	832	-293	-	-293
Incidental income	840	775	-65	-	-65
Cancellation penalty, etc.	65	-	-65	-	-65
Income equivalent to expense for restoration to original condition	138	-	-138	-	-138
Other variable income	82	57	-25	-	-25
Expenses related to rent business	8,015	7,966	-49	-24	-24
Outsourcing fees	703	700	-3	-	-3
Utilities expenses	1,138	1,035	-102	-	-102
Property and other taxes	2,505	2,600	+95	-9	+104
Insurance premiums	29	29	-0	-0	-0
Repairs and maintenance	395	339	-55	-1	-53
Property management fees	309	318	+9	-0	+10
Management association accounts	643	643	+0	-	+0
Depreciation	2,059	2,055	-3	-13	+9
Other expenses related to rent business	231	241	+10	-	+10
NOI	11,172	11,118	-53	-84	+31
NOI yield (book value)	4.8%	4.9%	+0.1pt		
Rental income-real estate	9,112	9,062	-49	-71	+21
After-depreciation (book value)	3.9%	4.0%	+0.1pt		

- *1. Increase or decrease as a result of transfer of the following assets is calculated.
Dec. '22 period: Transfer of JPR Umeda Loft Bldg. (third and final transfer, 30% ownership interest)
*2. Increase or decrease for existing properties, excluding the above, is calculated (the major factors behind the increase/decrease for existing properties are described in ① to ⑥).

3. Financial Results and Operating Forecasts

Change in Rental Business Profits and Gain or loss on the sale of properties

Item	Jun. '21 Period		Dec. '21 Period		Jun. '22 Period		Dec. '22 Period		Jun. '23 Period	
		Change		Change		Change	(forecast)	Change	(forecast)	Change
Operating revenue	16,521	-1.2%	16,382	-0.8%	17,019	3.9%	17,128	0.6%	17,029	-0.6%
Rental revenue (fixed income)	15,601	-1.2%	15,475	-0.8%	16,092	4.0%	16,001	-0.6%	16,196	1.2%
Rents and common charge	13,431	-1.4%	13,296	-1.0%	13,899	4.5%	13,805	-0.7%	14,000	1.4%
Land rent	1,797	0.3%	1,802	0.3%	1,802	0.0%	1,802	0.0%	1,802	0.0%
Other fixed income	372		376		390		394		394	
Other rental revenue (variable income)	919	-0.7%	907	-1.4%	927	2.2%	1,126	21.4%	832	-26.1%
incidental income	676	-18.8%	787	16.4%	798	1.3%	840	5.3%	775	-7.7%
Cancellation penalty, etc.	66		10		11		65		-	
Income equivalent to expense for restoration to original condition	133		56		42		138		-	
Other variable income	42		52		75		82		57	
Expenses related to rent business (excluding depreciation)	5,399	-2.3%	5,603	3.8%	5,900	5.3%	5,956	0.9%	5,910	-0.8%
Outsourcing fees	630	0.1%	628	-0.3%	699	11.2%	703	0.6%	700	-0.5%
Utilities expenses	714	-15.1%	849	19.0%	952	12.0%	1,138	19.5%	1,035	-9.0%
Property and other taxes	2,436	2.0%	2,422	-0.5%	2,523	4.2%	2,505	-0.7%	2,600	3.8%
Insurance premiums	26		27		29		29		29	
Repairs and maintenance	504	-9.7%	532	5.6%	469	-11.7%	395	-15.9%	339	-14.0%
Property management fees	302		289		307		309		318	
Management association accounts	588		612		630		643		643	
Other expenses related to rent business	196		240		287		231		241	
NOI	11,121	-0.6%	10,779	-3.1%	11,118	3.2%	11,172	0.5%	11,118	-0.5%
Depreciation	2,100	0.7%	2,127	1.3%	2,045	-3.8%	2,059	0.7%	2,055	-0.2%
Expenses related to rent business	7,499	-1.5%	7,731	3.1%	7,946	2.8%	8,015	0.9%	7,966	-0.6%
Rental income-real estate (a)	9,021	-0.9%	8,651	-4.1%	9,072	4.9%	9,112	0.4%	9,062	-0.5%
Capital expenditures	1,370	-17.2%	1,601	16.9%	1,381	-13.7%	1,580	14.5%	1,805	14.2%
NCF	9,751	2.3%	9,177	-5.9%	9,737	6.1%	9,591	-1.5%	9,312	-2.9%
Gain or loss on sale of properties (million yen)										
Gain on sale of real estate (b)	783		1,870		1,338		1,343		-	
Loss on sale of real estate (c)	-		856		-		-		-	
Rental income-real estate, etc. (million yen, a+b-c)	9,805	3.0%	9,665	-1.4%	10,410	7.7%	10,456	0.4%	9,062	-13.3%

3. Financial Results and Operating Forecasts

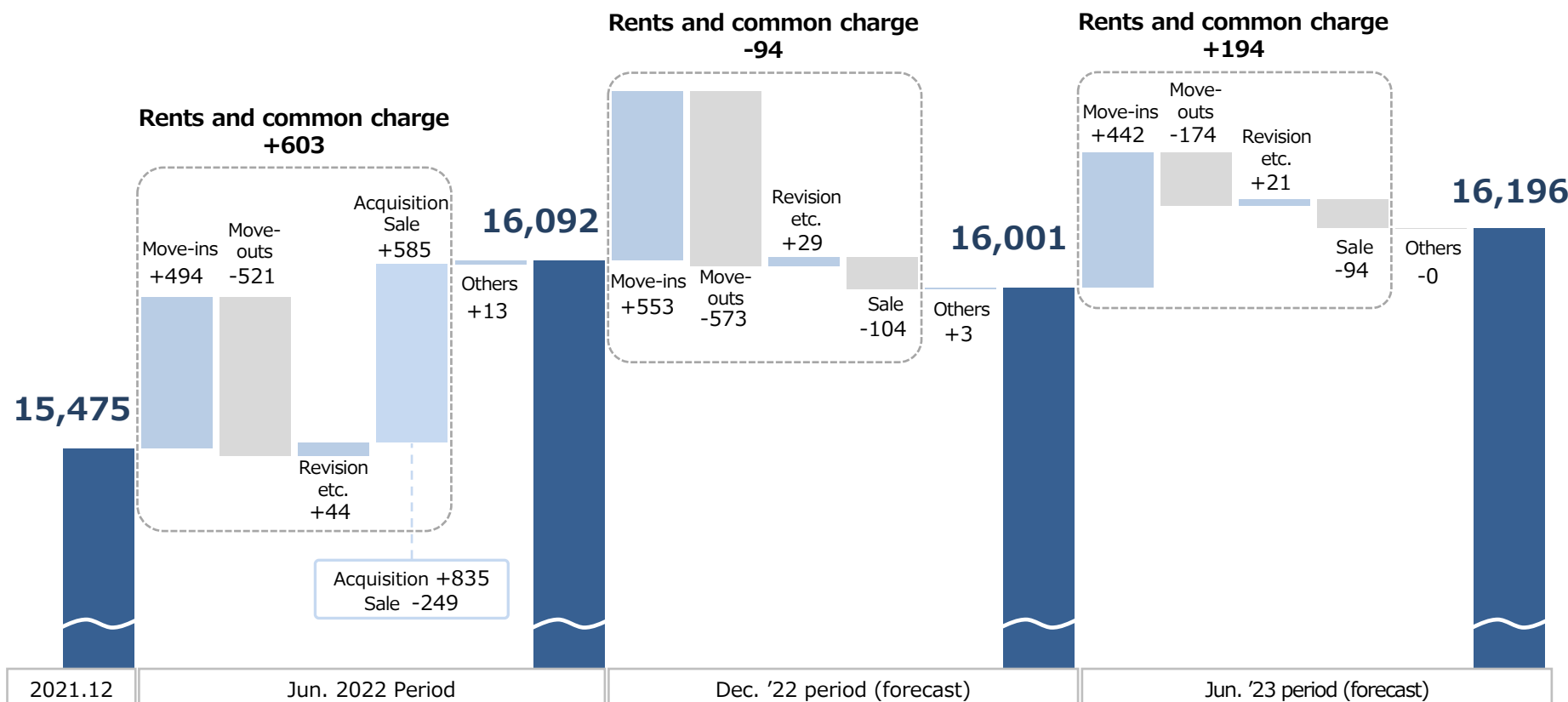
Change in Rental Business Revenue

Rental revenue for the Dec. '22 period is expected to decrease approx. 90 million yen (period-on-period)
 Rental revenue for the Jun. '23 period is expected to rise approx. 190 million yen (period-on-period)

Rent revenue (factor for period-on-period changes)

■ Rent revenue ■ Plus item ■ Minus item

(million yen)



Japan Prime Realty Investment Corporation

4. Appendix

		Dec. 2019 Period	Jun. 2020 Period	Dec. 2020 Period	Jun. 2021 Period	Dec. 2021 Period	Jun. 2022 Period
LTV	(book value)	40.8%	39.5%	40.6%	40.6%	41.7%	40.0%
	(appraisal value)	32.9%	32.2%	33.2%	33.1%	33.8%	31.9%
NOI yield	(acquisition value)	4.7%	4.9%	4.9%	4.8%	4.6%	4.5%
	(book value)	5.0%	5.2%	5.2%	5.1%	4.8%	4.8%
	(appraisal value)	4.0%	4.1%	4.1%	4.1%	3.8%	3.8%
After-depreciation yield	(acquisition value)	3.8%	4.0%	4.0%	3.9%	3.7%	3.7%
	(book value)	4.1%	4.2%	4.2%	4.1%	3.9%	3.9%
	(appraisal value)	3.2%	3.4%	3.4%	3.3%	3.1%	3.1%
Implied cap rate	(NOI yield)	3.4%	4.6%	4.3%	3.6%	3.7%	3.8%
	(After-depreciation yield)	2.7%	3.7%	3.5%	2.9%	3.0%	3.1%
FFO		8,888 million yen	9,341 million yen	9,510 million yen	9,436 million yen	9,006 million yen	9,315 million yen
AFFO		7,305 million yen	7,961 million yen	7,855 million yen	8,066 million yen	7,404 million yen	7,933 million yen
FFO per unit		9,630 yen	9,748 yen	9,924 yen	9,847 yen	9,398 yen	9,341 yen
EPU		7,491 yen	7,593 yen	8,181 yen	8,474 yen	8,236 yen	8,631 yen
Cash distribution per unit		7,493 yen	7,595 yen	7,750 yen	7,657 yen	7,550 yen	7,800 yen
Dividend yield		3.1%	4.6%	4.5%	3.4%	3.7%	3.8%
ROE		5.8%	5.7%	6.1%	6.3%	6.1%	6.3%
Reserve for reduction entry per unit		746 yen	719 yen	1,152 yen	1,969 yen	2,657 yen	3,336 yen
Net asset per unit		259,230 yen	266,984 yen	267,570 yen	268,295 yen	268,875 yen	273,684 yen
NAV per unit		368,917 yen	371,053 yen	372,725 yen	375,544 yen	383,368 yen	394,302 yen
Investment unit price (immediately before the ex-right date)		488,000 yen	329,000 yen	346,500 yen	444,000 yen	403,500 yen	408,000 yen
NAV multiple		1.3 times	0.9 times	0.9 times	1.2 times	1.1 times	1.0 times
PBR		1.9 times	1.2 times	1.3 times	1.7 times	1.5 times	1.5 times
PER		32.6 times	21.7 times	21.2 times	26.2 times	24.5 times	23.6 times
FFO ratio		25.3 times	16.9 times	17.5 times	22.5 times	21.5 times	21.8 times
Unitholder's equity ratio		52.8%	54.1%	52.9%	53.1%	52.0%	53.8%
Pay out ratio	(FFO)	77.8%	77.9%	78.1%	77.8%	80.3%	83.5%
	(AFFO)	94.7%	91.4%	94.5%	91.0%	97.7%	98.0%

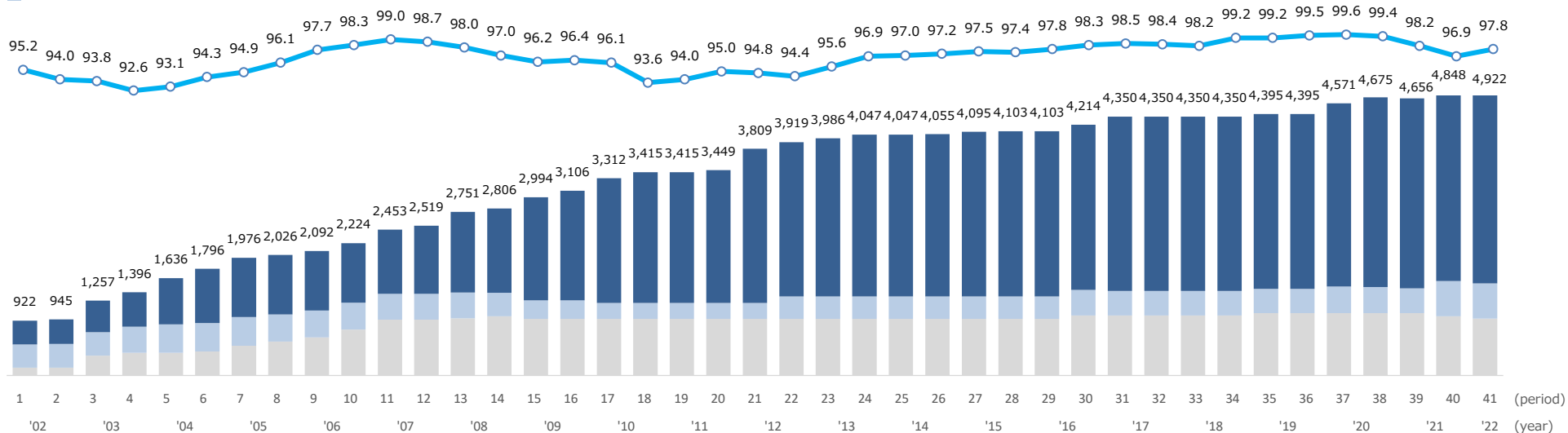
- [after-depreciation] Implied cap rate = [after depreciation] NOI (annualized, forecast for the next fiscal period x 2) / (market capitalization + interest-bearing debts - cash and deposits + tenant leasehold and security deposits)
- FFO = Net income + depreciation - gain on loss on sale of real estate properties (including loss on retirement of non-current assets)
- AFFO = FFO - capital expenditures
- EPU = Net income / number of units outstanding (end of period)

- Dividend yield = Cash distribution per unit (annualized, most recent result x 2) / investment unit price
- ROE (return on equity) = Net income (annualized, most recent result x 2) / net assets
- NAV per unit = (Net assets + unrealized gains or losses - total cash distributions) / number of units outstanding (end of period)
- NAV multiple = Investment unit price / NAV per unit
- PBR (price book-value ratio) = Investment unit price / net assets per unit

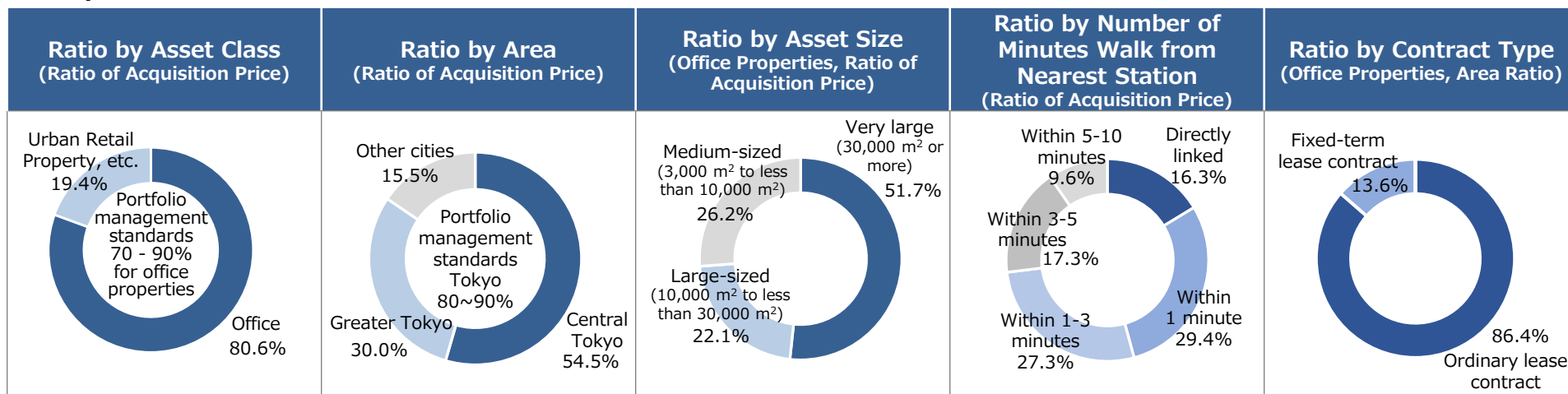
- PER (price earnings ratio) = Investment unit price / EPU (annualized, most recent result x 2)
- FFO multiple = Investment unit price / FFO per unit (annualized, most recent result x 2)
- Unitholder's equity ratio = Net assets / total assets
- FFO payout ratio = Total cash distributions / FFO
- AFFO payout ratio = Total cash distributions / AFFO
- Reserve for reduction entry indicates the figure calculated by adding or subtracting the amounts brought forward or reversed in the relevant fiscal period to or from the balance at the end of the fiscal period.

■ Asset size (based on acquisition price, 100million yen), occupancy rate (%)

■ Office properties in Tokyo ■ Retail properties
 ■ Office properties in Other Cities ● Occupancy rate

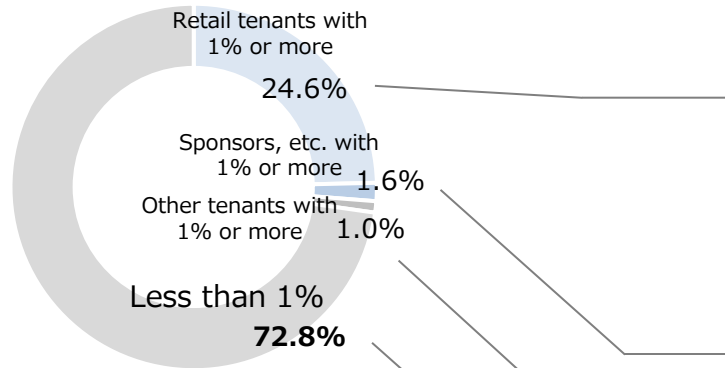


■ Every kind of ratio

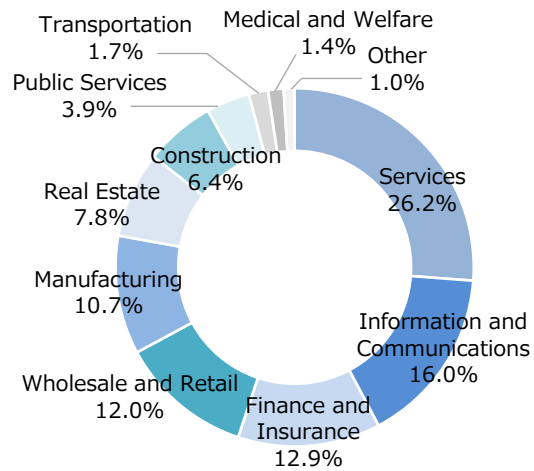


Ratio of tenant occupancy

- The number of office tenants other than the sponsors, etc. with tenant occupancy of 1% or more is only 1 (combined occupancy: 1.0%) (excluding property comprising land with leasehold interest).
- Many of the retail tenants have long-term lease contracts, and the possibility for them to cancel is rather small.



Ratio by tenant's industry (office properties, area ratio)*1



*1. Figures exclude GRAND FRONT OSAKA.

20 largest tenants (by property; based on end tenants)

Category (No. of tenants)	Tenant	Occupying property	Leased space (m ²)	Ratio of occupancy (%)
Retail tenants with 1% or more (8 companies)	ABC Development Corporation	Housing Design Center Kobe	35,444.13	7.2
	Seiyu GK	Tanashi ASTA	31,121.71	6.3
	Ito-Yokado Co., Ltd.	JPR Musashikosugi Bldg.	19,740.95	4.0
	Olympic Group Corporation	Musashiurawa Shopping Square	9,558.51	2.0
	Tower Records Japan Inc.	JPR Shibuya Tower Records Bldg.	8,076.85	1.6
	A company	Cupo-la Main Bldg.	5,963.00	1.2
	B company	JPR Umeda Loft Bldg.	5,576.09	1.1
	C company	Musashiurawa Shopping Square	5,285.40	1.1
Sponsors, etc. with 1% or more (1 company)	Tokyo Prime Stage Inc.	The Otemachi Tower (land with Leasehold Interest)	7,875.50	1.6
Other tenants with 1% or more (1 company)	D company	JPR Nagoya Fushimi Bldg.	4,904.64	1.0
Less than 1% (1,161 companies)	E company	Yakuin Business Garden	4,719.50	1.0
	F company	Sompo Japan Sendai Bldg.	4,392.04	0.9
	G company	Shinjuku Square Tower	4,242.48	0.9
	H company	Gotanda First Bldg.	4,234.29	0.9
	I company	Oval Court Ohsaki Mark West	4,088.44	0.8
	J company	Niigata Ekinan Center Bldg.	4,078.97	0.8
	K company	MS Shibaura Bldg.	3,922.74	0.8
	L company	Shinjuku Center Bldg.	3,675.59	0.7
M company	Olinas Tower	3,544.12	0.7	
N company	Olinas Tower	3,544.12	0.7	

4. Appendix

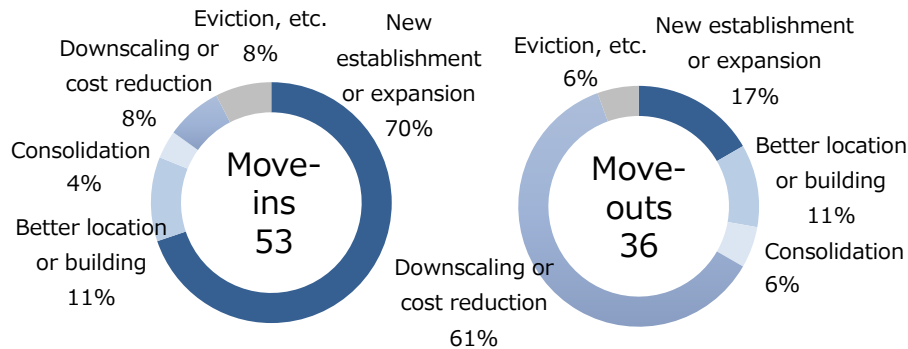
Move-Ins and Move-Outs of Tenants (as of June 30, 2022)

Breakdown and changes in move-ins and move-outs

(Move-in/move-out spaces by area and asset class: m²)

	Move-ins	Move-outs	Net Increase/ Decrease
Office properties in Central Tokyo	4,661	-3,716	945
Office properties in Greater Tokyo	12,209	-12,441	-232
Office properties in Other Cities	1,728	-1,276	452
Retail properties	895	-636	259
Total	19,495	-18,071	1,423

Reasons for move-ins and move-outs

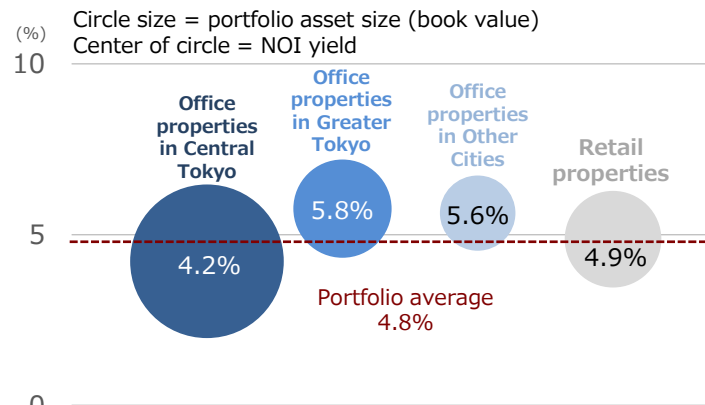


Move-in/move-out spaces by property

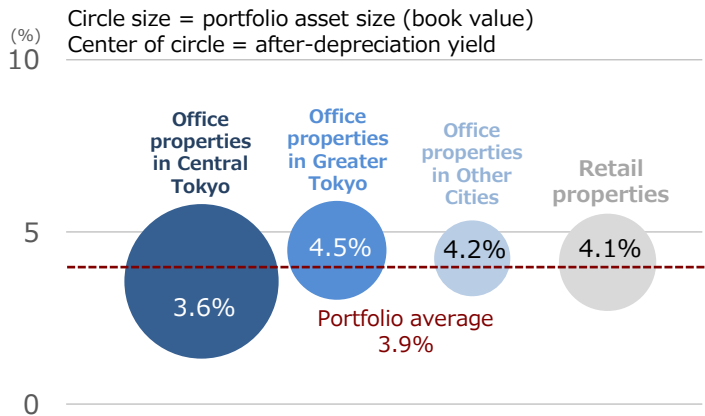
	(Move-ins)- (move-out)	Move-outs	Move-ins	(m ²)
Kanematsu Bldg.	401	0	401	
Shin-Kojimachi Bldg.	111	-193	304	
JPR Crest Takebashi Bldg.	-353	-353	0	
Shinjuku Square Tower	182	-178	360	
BYGS Shinjuku Bldg.	436	-1,408	1,844	
Across Shinkawa Bldg. Annex	287	0	287	
Shinjuku Center Bldg.	385	-205	590	
Shinagawa Canal Bldg.	144	0	144	
Science Plaza - Yonbancho Plaza	84	-56	140	
Tokyo Square Garden	55	-102	157	
JPR Kojimachi Bldg.	430	0	430	
Tokyo Tatemono Higashi-Shibuya Bldg.	-1,218	-1,218	0	
JPR Ginza Namiki-dori Building	433	0	433	
FUNDES Suidobashi	-174	-174	0	
JPR Chiba Bldg.	-9	-262	253	
Shinyokohama 2nd Center Bldg.	156	-299	455	
Kawaguchi Center Bldg.	0	-614	614	
Tachikawa Business Center Bldg.	-313	-819	506	
Rise Arena Bldg.	3,791	0	3,791	
Yume-ooka Office Tower	0	-255	255	
Olinas Tower	-1,391	-5,608	4,217	
JPR Yokohama Bldg.	79	0	79	
JPR Omiya Bldg.	-2,403	-4,005	1,602	
Sencity Bldg.	-144	-577	433	
Kawasaki DICE Bldg.	0	-461	461	
Sompo Japan Wakayama Bldg.	790	0	790	
Tenjin 121 Bldg.	-338	-1,276	938	

■ Yields by area and by asset class (based on book value)

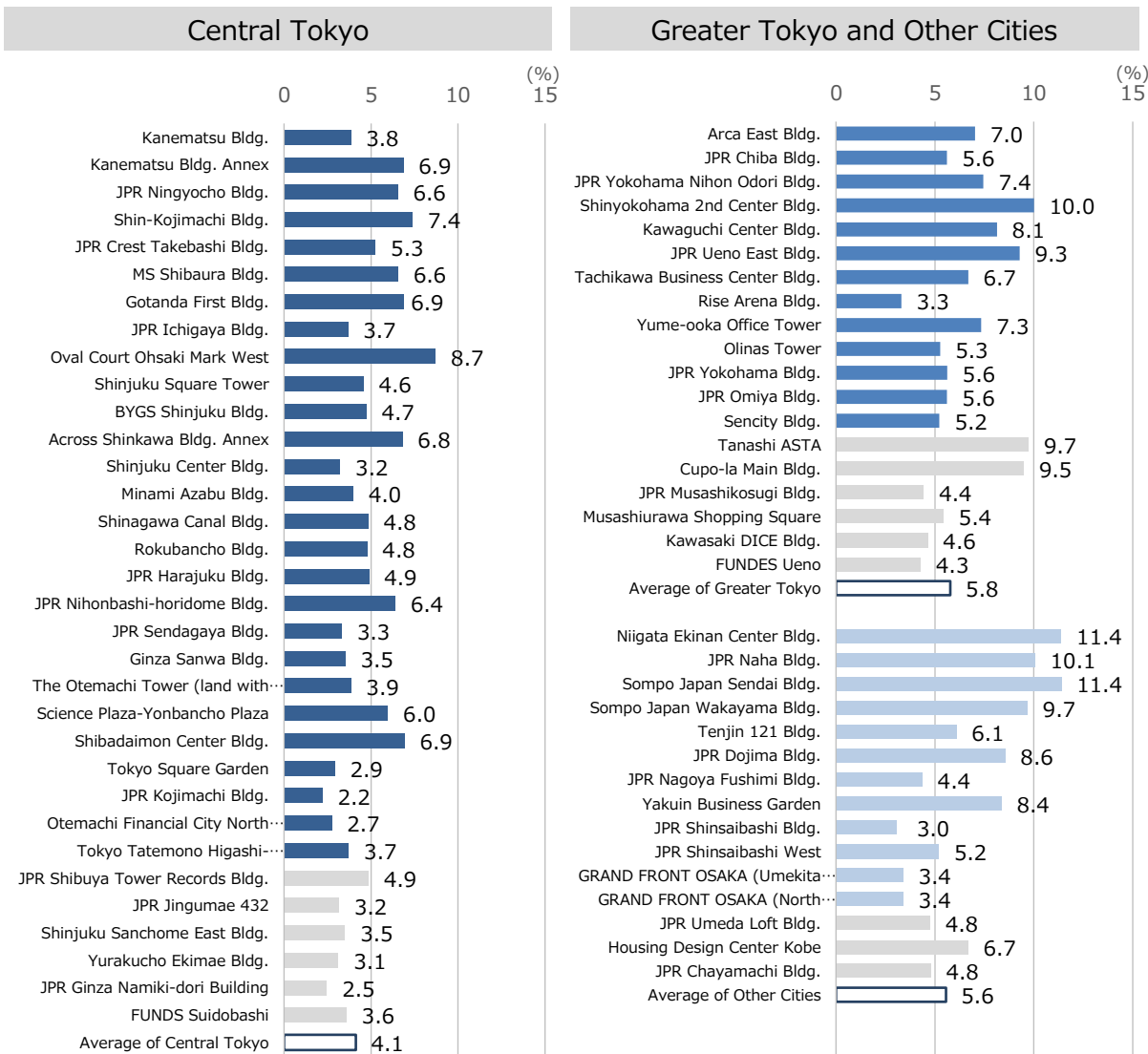
(NOI yield)



(After-depreciation yield)



■ NOI yield by property (based on book value)



■ Change in occupancy rate and rents

Item		Jun. 2019 period	Dec. 2019 Period	Jun. 2020 Period	Dec. 2020 Period	Jun. 2021 Period	Dec. 2021 Period	Jun. 2022 Period
Office	Occupancy rate based on concluded contract, %	98.8	99.2	99.4	99.1	97.7	95.8	96.9
	Occupancy rate based on generated rents, %	98.1	98.3	99.3	98.7	96.5	94.2	93.3
	Average rent (entire area), yen	18,177	18,477	18,801	18,977	19,166	19,445	19,496
	Average rent (central Tokyo), yen	21,459	21,833	22,183	22,313	22,451	22,533	22,504
	Average rent (greater Tokyo), yen	17,240	17,403	18,139	18,196	18,217	18,420	18,362
	Average rent (other cities), yen	13,375	13,562	13,720	13,912	14,067	14,606	14,660
	Gap in rent (%)	-5.1	-6.9	-4.8	-3.2	-0.6	-0.6	-0.4
Retail	Occupancy rate based on concluded contract, %	99.9	100.0	100.0	100.0	99.3	99.5	99.9
	Occupancy rate based on generated rents, %	99.8	99.9	100.0	100.0	99.2	99.2	99.4

■ Status of rent revision, rent through tenant replacement and contribution rate (Jun. '22)

Item	Number of contracts	Area (thousand m ²)	Area ratio (%)	Increase/Decrease (million yen)	Increase/Decrease Ratio (%)
Rent Revisions	190	95.2	83.9	+4.1	+0.8
Upward revision	30	18.3	16.1	+4.3	+4.7
Decrease in rent	3	0.2	0.2	-0.2	-11.2
Neither upward or downward revision of rent	157	76.7	67.6	-	-
Tenant replacement subtotal	59	18.3	16.1	-2.1	-1.7
Upward revision	27	6.4	5.7	+3.7	+6.6
Decrease in rent	27	10.9	9.6	-5.8	-8.5
Neither upward or downward revision of rent	5	0.9	0.9	-	-
Total (Rent revision + Tenant replacement)	249	113.5	100.0	+2.0	+0.3

■ Leased area by rent level/ratio of contracts with upward rent revision (contracts renewed Jun. '22 period)

Item	Area (thousand m ²)	Area ratio (%)	Ratio of contracts with upward revision (%)
Lower than market rent	19.6	22.3	41.2
Within market range	25.4	29.0	10.9
Market rent more	42.8	48.7	2.9

■ Leased area by rent level (contracts renewed Dec. '22. period - Jun. '24 period)

Item	Area (thousand m ²)	Area ratio (%)
Lower than market rent	63.3	25.0
Within market range	79.8	31.5
Market rent more	110.4	43.5

Strengthening the competitiveness of properties through renovation into higher grade buildings and image enhancement

JPR Omiya Bldg.

1st floor elevator hall



Toilet

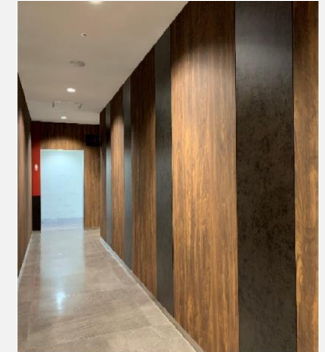


Common area elevator hall



BYGS Shinjuku Bldg.

2nd basement floor corridor



2nd basement floor toilet



Tokyo Tatemono Higashi-Shibuya Bldg.

Central Tokyo Office Sponsors

Acquired an office building in Shibuya, an area currently undergoing redevelopment, from Tokyo Tatemono, which is the main sponsor



Acquisition Date	January 18, 2022
Acquisition Price	11,300 million yen
Appraisal Value	12,100 million yen
Total rentable area	7,821.01 m ²
NOI yield	4.4%
After-depreciation yield	3.8%
Occupancy rate (as of acquisition date)	95.2%
Seller	Tokyo Tatemono Co., Ltd.

Acquisition highlights

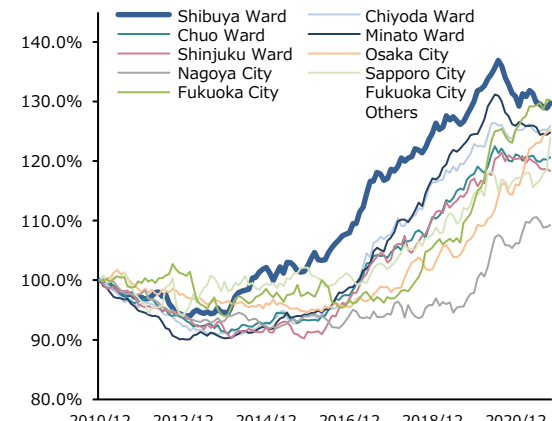
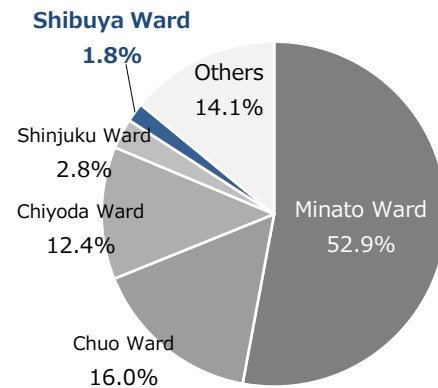
- The property is a 7-minute walk from Shibuya Station on the JR, Tokyo Metro and Tokyu Lines, providing comparatively good access to multiple lines. The property faces Meiji-dori Avenue and enjoys high visibility.
- Equipped with an IC card security system and an indoor drive-in parking lot for 41 cars, the property is a high-spec office building.
- The Shibuya area is seeing growing demand especially among IT companies. The level of new office supply in the future is expected to be low compared with other areas in Tokyo's central five wards, and demand is expected to remain strong.

Market environment in Shibuya area

New office supply in Shibuya Ward will be limited

Level of new office supply by ward (Forecast) (2021-2023)

Trends in asking rents of office buildings in Tokyo's central 5 wards and other core cities



Note: Level of supply of office buildings with standard floor area of 50 tsubo or more
 Source: Prepared by TRIM based on "Office Rent Data 2021" published by Sanko Estate Co., Ltd. ("Sanko Estate")

Source: Prepared by TRIM based on "Office Rent Data 2021" published by Sanko Estate

Unrealized gains grew due to an increase in appraisal value Unrealized gains and ratio of unrealized gains remained at a high level

Appraisal value and unrealized gains

Appraisal Value	Unrealized gains	Ratio of unrealized gains
593.1 billion yen (up 10.3 billion yen from 40th period (Dec. '21))	128.0 billion yen (up 11.1 billion yen from 40th period (Dec. '21))	27.5% (up 2.0% pt from 40th period (Dec. '21))

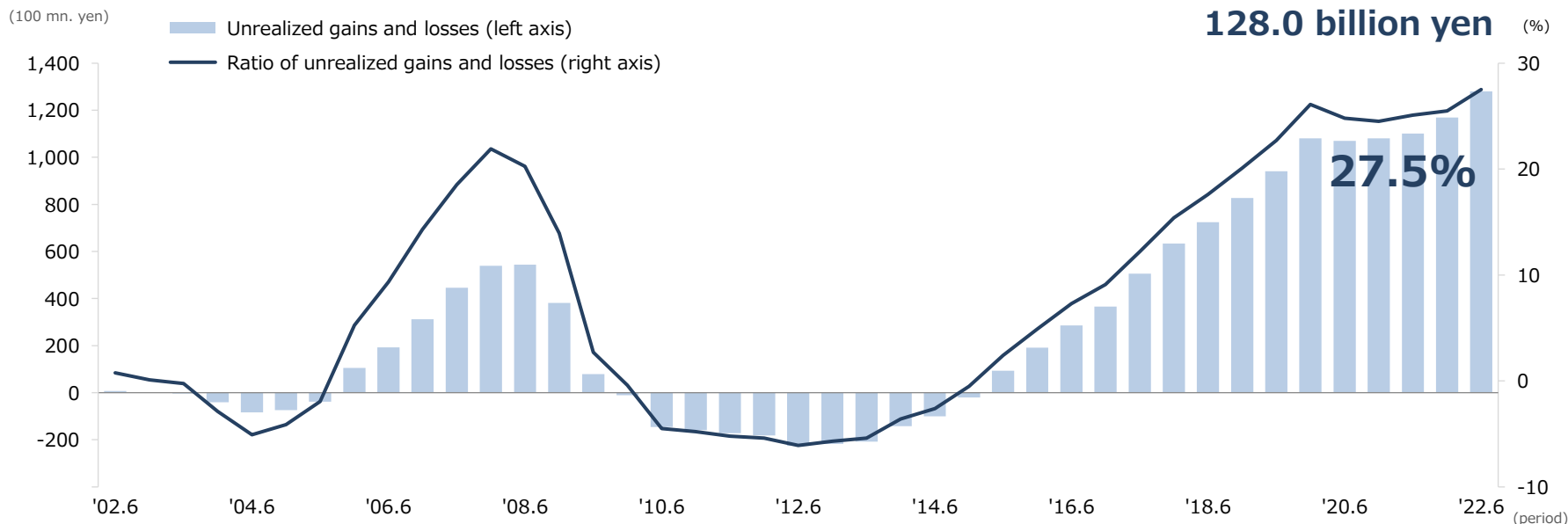
1. Impact of sold properties is not included in calculation of change from previous period.

Status of change in appraisal value

➤ The cap rate fell slightly. The property sales market remained buoyant and unrealized gain increased.

	(Appraisal Value) (number of property)		(Direct Cap Rate) (number of property)	
	Dec. '21 period	Jun. '22 period	Dec. '21 period	Jun. '22 period
Increase	36	42	Lowering	28
Same	22	15	Same	38
Decrease	8	10	Rising	0

Changes in unrealized gains and losses



4. Appendix

Appraisal Value by Property (as of June 30, 2022)

物件名	評価額 (百万円)	前期比 (百万円)	直接 還元利回り NCF Cap (%)	前期比 (pt)	DCF 割引率 (%)	前期比 (pt)	DCF 最終還元 利回り (%)	前期比 (pt)	簿価 (百万円)	含み 損益 (百万円)
Kanematsu Bldg.	15,300	+400	3.3	-0.1	3.1	-0.1	3.5	-0.1	14,701	+598
Kanematsu Bldg. Annex	3,300	-110	3.7	-0.1	3.5	-0.1	3.9	-0.1	2,388	+911
JPR Ningyo-cho Bldg.	3,110	+70	3.6	-0.1	3.4	-0.1	3.7	-0.1	2,105	+1,004
Shin-Kojimachi Bldg.	4,510	+130	3.4	-0.1	3.1	-0.1	3.5	-0.1	2,418	+2,091
JPR Crest Takebashi Bldg.	3,790	-	3.7	-0.1	3.5	-0.1	3.9	-0.1	3,279	+510
MS Shibaura Bldg.	16,300	+400	3.9	-0.1	3.6	-0.1	4.0	-0.1	10,720	+5,579
Gotanda First Bldg.	4,270	-	3.7	0.0	3.2	-0.2	3.6	-0.2	2,949	+1,320
JPR Ichigaya Bldg.	4,940	+90	3.6	-0.1	3.4	-0.1	3.8	-0.1	5,253	-313
Oval Court Ohsaki Mark West	5,160	+50	3.8	-0.1	3.6	-0.1	4.0	-0.1	2,712	+2,447
Shinjuku Square Tower	14,900	+100	3.7	0.0	3.5	0.0	3.9	0.0	12,891	+2,008
BYGS Shinjuku Bldg.	19,400	-200	3.5	-0.1	3.3	-0.1	3.7	-0.1	15,515	+3,884
Across Shinkawa Bldg. Annex	804	+21	4.4	-0.1	4.2	-0.1	4.6	-0.1	566	+237
Shinjuku Center Bldg.	19,500	+500	3.0	-0.1	2.7	-0.1	3.1	-0.1	22,236	-2,736
Minami Azabu Bldg.	3,420	+90	3.6	-0.1	3.4	-0.1	3.7	-0.1	3,791	-371
Shinagawa Canal Bldg.	2,360	-	3.7	-0.1	3.4	-0.1	3.8	-0.1	1,883	+476
Rokubancho Bldg.	3,730	+100	3.8	-0.1	3.5	-0.1	3.8	-0.1	2,893	+836
JPR Harajuku Bldg.	10,500	-	3.7	0.0	3.5	0.0	3.9	0.0	8,762	+1,737
JPR Nihonbashi-horidome Bldg.	6,820	+10	4.2	0.0	4.0	0.0	4.4	0.0	4,839	+1,980
JPR Sendagaya Bldg.	11,900	-	3.8	0.0	3.6	0.0	4.0	0.0	14,646	-2,746
Ginza Sanwa Bldg.	3,730	-10	3.0	0.0	2.7	0.0	3.1	0.0	3,673	+56
The Otemachi Tower (Land with Leasehold Interest)	54,600	+2,100	2.5	-0.1	2.4	-0.1	2.6	-0.1	38,388	+16,211
Science Plaza - Yonbancho Plaza	3,480	+70	3.6	-0.1	3.2	-0.1	3.7	-0.1	2,776	+703
Shibadaimon Center Bldg.	6,660	+130	3.3	-0.1	3.0	-0.1	3.4	-0.1	4,154	+2,505
Tokyo Square Garden	21,500	+700	2.5	-0.1	2.3	-0.1	2.7	-0.1	18,319	+3,180
JPR Kojimachi Bldg.	6,840	-	3.0	-0.1	2.8	-0.1	3.1	-0.1	5,846	+993
Otemachi Financial City North Tower	13,000	+300	2.3	-0.1	2.0	-0.1	2.4	-0.1	11,513	+1,486
Tokyo Tatemono Higashi Shibuya Bldg.	12,100	-	3.6	-	3.7	-	3.8	-	11,475	+624
JPR Shibuya Tower Records Bldg.	14,200	-	3.4	0.0	3.2	0.0	3.6	0.0	11,411	+2,788
JPR Jingumae 432	4,260	-10	2.9	0.0	3.0	0.0	3.1	0.0	4,256	+3
Shinjuku Sanhome East Bldg.	2,720	-	3.2	0.0	2.7	0.0	3.4	0.0	2,518	+201
Yurakucho Ekimae Bldg. (Yurakucho Itocia)	3,360	+30	2.9	0.0	2.5	0.0	3.1	0.0	3,259	+100
JPR Ginza Namiki-dori Bldg.	11,100	-	2.8	0.0	2.5	0.0	2.8	0.0	10,140	+959
FUNDES Suidoubashi	3,390	-	3.5	0.0	3.3	0.0	3.7	0.0	3,163	+226
Arca East	6,730	-340	3.6	-0.1	3.3	-0.1	3.7	-0.1	4,149	+2,580
JPR Chiba Bldg.	1,910	+80	5.2	-0.1	5.0	-0.1	5.4	-0.1	2,175	-265
JPR Yokohama Nihon Odori Bldg.	2,450	+100	4.8	-0.1	4.6	-0.1	5.0	-0.1	2,341	+108
Shinyokohama 2nd Center Bldg.	2,600	+140	4.3	-0.1	4.1	-0.1	4.4	-0.1	1,386	+1,213
Kawaguchi Center Bldg.	11,100	+500	4.5	-0.1	4.2	-0.1	4.6	-0.1	7,176	+3,923
JPR Ueno East Bldg.	5,840	+100	3.5	-0.1	3.3	-0.1	3.6	-0.1	2,840	+2,999

物件名	評価額 (百万円)	前期比 (百万円)	直接 還元利回り NCF Cap (%)	前期比 (pt)	DCF 割引率 (%)	前期比 (pt)	DCF 最終還元 利回り (%)	前期比 (pt)	簿価 (百万円)	含み 損益 (百万円)
Tachikawa Business Center Bldg.	4,640	+20	3.9	-0.1	3.6	-0.1	4.0	-0.1	2,876	+1,763
Rise Arena Bldg.	18,600	+900	3.6	-0.1	3.3	-0.1	3.7	-0.1	12,427	+6,172
Yume-ooka Office Tower	7,430	+120	3.9	-0.1	3.6	-0.1	4.0	-0.1	5,113	+2,316
Olinas Tower	41,300	+1,300	3.4	-0.1	3.1	-0.1	3.5	-0.1	25,703	+15,596
JPR Yokohama Bldg.	10,400	+200	3.8	-0.1	3.6	-0.1	3.9	-0.1	7,433	+2,966
Omiya Prime East	11,000	+600	4.0	-0.2	3.8	-0.2	4.1	-0.2	5,588	+5,411
Sencity Bldg.	15,100	+300	4.1	-0.1	3.8	-0.1	4.2	-0.1	13,995	+1,104
Tanashi ASTA	11,200	+200	5.2	0.0	5.1	0.0	5.4	0.0	6,941	+4,258
Cupo-la Main Bldg.	2,970	+80	4.8	-0.1	4.6	-0.1	5.0	-0.1	1,561	+1,408
JPR Musashikosugi Bldg.	5,500	-	4.7	0.0	4.5	0.0	4.9	0.0	7,110	-1,610
Musashirawa Shopping Square	4,280	-10	4.9	0.0	4.8	0.0	5.1	0.0	3,461	+818
Kawasaki Dice Bldg.	13,900	-200	4.1	0.0	4.0	0.0	4.3	0.0	12,928	+971
FUNDES Ueno	4,000	-	3.7	0.0	3.4	0.0	3.9	0.0	3,740	+259
Niigata Ekinan Center Bldg.	2,170	-100	5.4	-0.2	5.4	-0.2	5.6	-0.2	1,533	+636
JPR Naha Bldg.	2,300	+60	4.8	-0.1	4.8	-0.1	5.0	-0.1	1,635	+664
Sompo Japan Sendai Bldg.	4,960	+90	4.7	-0.1	4.4	-0.1	4.8	-0.1	2,253	+2,706
Sompo Japan Wakayama Bldg.	1,650	+10	6.0	-0.1	5.8	-0.1	6.3	-0.1	1,315	+334
Tenjin 121 Bldg.	4,050	+110	4.0	-0.1	3.6	-0.1	4.1	-0.1	1,978	+2,071
JPR Dojima Bldg.	3,940	+120	3.9	-0.1	3.7	-0.1	4.0	-0.1	2,073	+1,866
JPR Nagoya Fushimi Bldg.	3,480	+40	4.8	0.0	4.4	0.0	4.8	0.0	3,781	-301
Yakuin Business Garden	23,000	+800	3.8	-0.1	3.6	-0.1	3.9	-0.1	9,821	+13,178
JPR Shinsaibashi Bldg.	4,630	-70	3.7	0.0	3.4	0.0	3.8	0.0	5,279	-649
JPR Shinsaibashi West	4,720	+200	3.9	-0.1	3.7	-0.1	4.0	-0.1	3,907	+812
GRAND FRONT OSAKA(Umekita Plaza and South Building)	12,300	-	3.2	0.0	3.0	0.0	3.3	0.0	11,837	+462
GRAND FRONT OSAKA(North Building)	10,100	-	3.3	0.0	3.1	0.0	3.4	0.0	9,537	+562
JPR Umeda Loft Bldg.	4,230	+30	3.8	0.0	3.5	0.0	4.0	0.0	3,727	+502
Housing Design Center Kobe	7,310	+20	5.4	0.0	5.2	0.0	5.5	0.0	6,040	+1,269
JPR Chayamachi Bldg.	8,440	-40	3.3	0.0	3.0	0.0	3.4	0.0	5,997	+2,442
Total	593,184	+10,321							465,129	+128,054
Central Tokyo	314,954	+4,961							265,454	+49,499
Greater Tokyo	180,950	+4,090							128,952	+51,997
Other Cities	97,280	+1,270							70,721	+26,558

1. Direct cap indicates the capitalization rate that serves as the standard for calculating the value estimated by income approach based on the direct capitalization method.

2. DCF discount rate and DCF terminal cap indicate the period income discount rate and the terminal capitalization rate that serve as the standard for calculating the value estimated by income approach based on the discounted cash flow (DCF) method.

3. Impact of sold properties is not included in calculation of change in appraisal value from previous period.

Actively implementing sustainability initiatives for diverse stakeholders based on Sustainability Policy

Sustainability policy

➤ **Initiatives on Behalf of Tenants**

We will work with integrity and responsibility in responding to tenants, and endeavor to provide them with new and distinct values as well as enhancing their satisfaction.

➤ **Initiatives on Behalf of the Environment**

Recognizing the importance of addressing environmental issues, we will aim to reduce the environmental load by managing the assets owned by JPR.

- We will promote energy saving and the reduction of greenhouse gas emissions.
- We will endeavor for the effective use of water resources and work on the "3Rs" (reuse, reduce and recycle) of waste.
- We will strive to proactively disclose information on environmental issues.

➤ **Initiatives on Behalf of Local Communities**

We will work to coordinate with local communities by managing the assets owned by JPR, in an effort to contribute to enhancing the brand value of the entire area in which such assets are located.

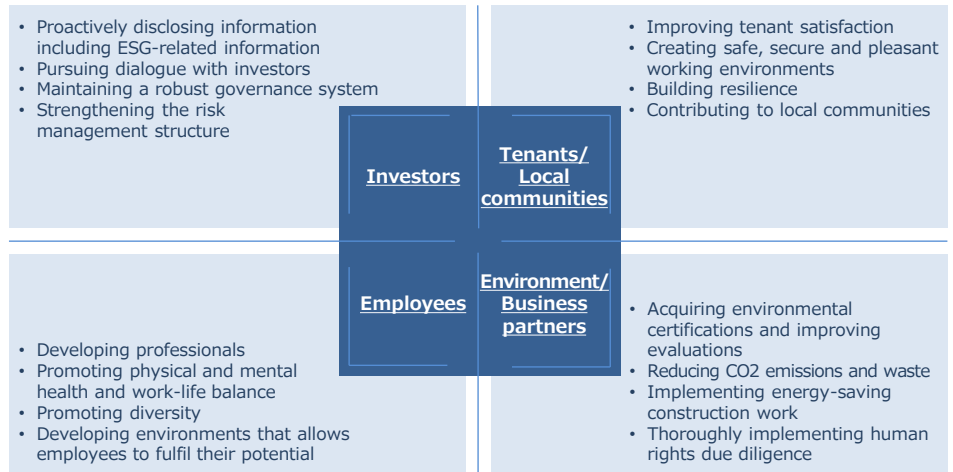
➤ **Initiatives on Behalf of the Employees**

We will respect each of our employees to realize an employee-friendly workplace, helping them to enhance their skills in their specialties.

➤ **Initiatives on Behalf of the Society**

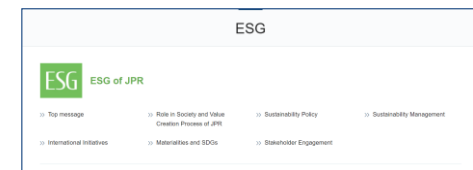
We will abide by laws and regulations as well as the rules of society, and will conduct business operations with a focus on transparency and objectivity while holding on to our high moral standards.

Major stakeholder engagement





Active disclosure of sustainability information

- Periodic issuance of Sustainability Report
- Creation of ESG page on JPR website
- Disclosure of quantitative information such as environment-related data and TRIM employee data



Working on the implementation of sustainability measures and the enhancement of ESG management to solve identified material issues (materialities)

Materialities of JPR and TRIM and strategic targets

Materialities	Strategies	2030 target	SDGs
Portfolio greening	Raising the ratio of properties with green certification Improving the environmental rating of real estate	Certification acquisition rate of 80% or more (4-star/"A" rating or higher)	 
Action on climate change	Reduction of CO2 Efficient use of water resources Strengthening climate change risk management Working with tenants to address climate change	Net zero CO2 emissions by 2050 Achieving 30% reduction in CO2 per floor area (compared with the 2017 level) Achieving 10% reduction in water use per floor area (compared with the 2017 level) Building industry-leading climate change risk response capabilities Expansion of green lease agreement	    
Improving tenant satisfaction with safety, security and comfort	Improving satisfaction by providing tangible and intangible services (safety, security and comfort)	Improving overall tenant satisfaction (safety, security and comfort)	 
Creating a rewarding workplace environment	Strengthening human resources through training and self-development support Building an efficient business structure Maintaining and improving physical and mental health Creating a rewarding workplace environment	Fostering professionals who support corporate growth Improvement of business efficiency and process Realization of physical, mental health and work-life balance Providing an environment where each person can play an active role	   
Strengthening corporate governance	Implementation of transparent management through active IR Improving overall strength of Sustainability Promotion Framework Enhancing a strong corporate governance Strengthening risk management	Industry-leading information disclosure Active dialogue with investors Promoting dialogue with individual investors Obtaining industry-leading ESG valuation Maintaining a strong corporate governance Industry-leading risk management	

Declaration of Support for the TCFD Recommendations

Promoting sustainable operations based on recognition of the impact of climate change

Support for TCFD recommendations and scenario analysis

- In May 2021, TRIM announced its support for the TCFD (Task Force on Climate-related Financial Disclosures), which was established by Financial Stability Board (FSB). Based on the four core pillars (governance, strategy, risk management, and metrics and targets) of the TCFD recommendations, TRIM conducted an analysis of climate change action risks and opportunities.



(1) Identifying risks and opportunities

Type of risk/opportunity	Risk that was identified	Time span	Level of impact 1.5/2°C	Level of impact 4°C
Transition risk	Increase in operation costs resulting from the introduction of a carbon tax	Medium to long	High	High
	Cost increase resulting from the increase of energy prices	Medium to long	Low	Middle
	Loss of tenants due to a delay in taking green building measures	Short, medium, and long	High	Low
	Withdrawal of investors due to a delay in taking green building measures	Medium to long	High	Low
Physical risks	Increase in energy consumption attributed to chronic temperature increase	Medium to long	Middle	Middle
	Increase in repair costs associated with water damage risk	Short, medium, and long	High	High
Opportunities	Increase in rents for green buildings	Medium to long	High	Low
	Cost reduction effect of energy conservation and use of renewable energy	Medium to long	Low	Low

(2) Implementation of scenario analysis

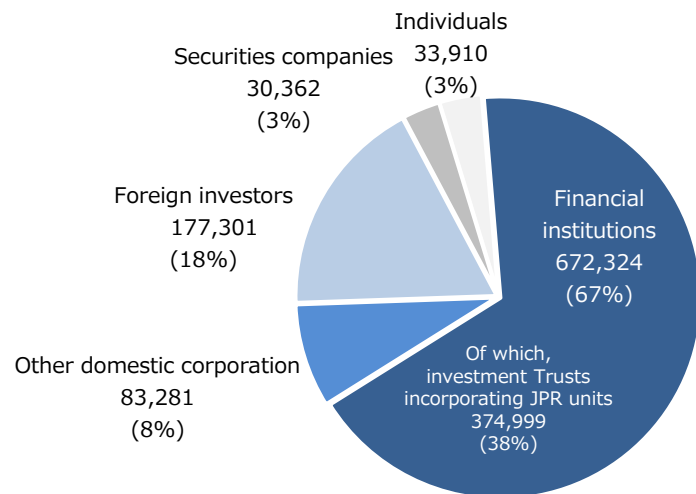
	1.5°C/2°C scenarios (A scenario in which laws and regulations are tightened to control climate change)	4°C scenario (A scenario in which natural disasters grow serious because of delays in addressing climate change)
Natural and meteorological environment	Impact is less than under the 4°C scenario	Increase in rain and cloudbursts Rising sea levels Increase in tropical days (high is 30°C or higher), decrease in ice days (low is 0 °C or lower)
Government	Carbon tax introduced Improvement of regulations for energy conservation	Improvement of regulations for disaster control measures (disaster control and mitigation) Carbon tax not introduced
Tenant	Focus on environmental performance	Focus on disaster response capacity and safety
Investors and lenders	Increase in sustainable investments and loans Increase in importance of environmental certification	Focus on ability to respond to physical risks
Investment corporations	Increase in responses to environment-related laws and regulations Demand for properties with a strong environmental performance	Measures against meteorological disasters, responses for facilities High demand for resilient properties

(3) Risk management

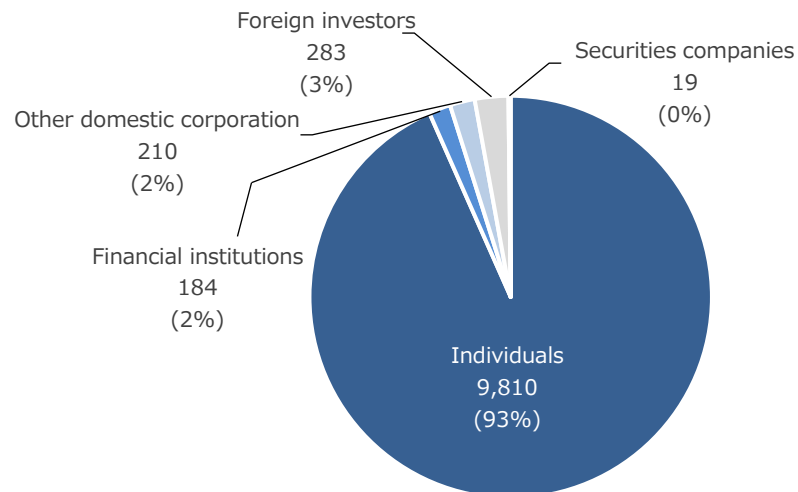
- i. Risk management
Climate change risks are integrated with risks related to operations and management. They are monitored and managed through multiple verification systems.
- ii. Risk management process
TRIM monitors climate change risks and other risks twice a year, and the Risk Management Committee deliberated these risks.

TRIM addresses climate change risks by classifying them into transition risks and physical risks, and is also actively focusing on capturing new growth opportunities.

■ Number of units by unitholder type (997,178 units in total)



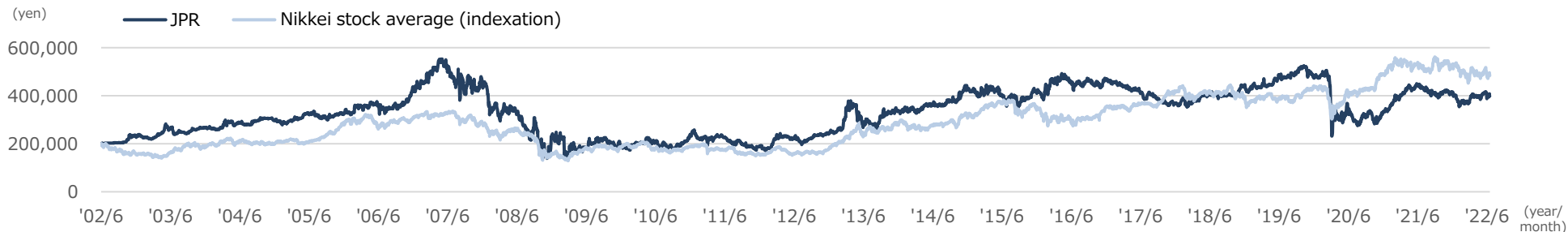
■ Number of unitholders by unitholder type (10,506 unitholders in total)



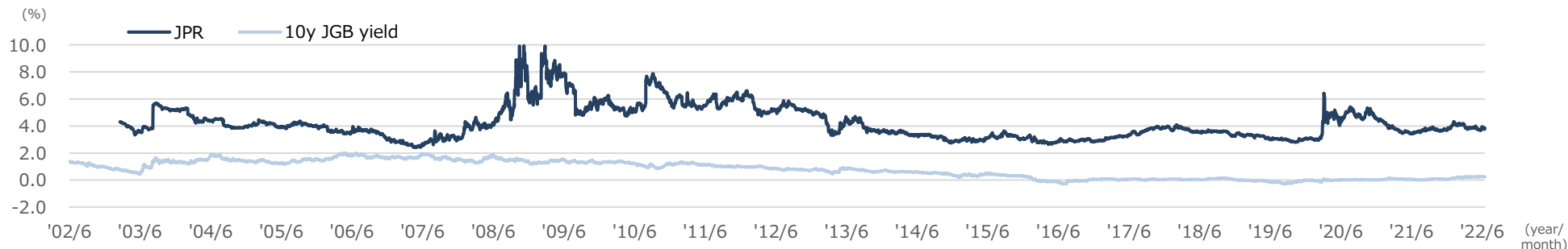
■ Top unitholders

Rank	Name	Number of Owned Units	Share(%)
1	Custody Bank of Japan, Ltd. (Trust Account)	280,532	28.1
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	177,014	17.8
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	45,311	4.5
4	Tokyo Tatemono Co., Ltd.	29,300	2.9
5	Kawasaki Gakuen	25,000	2.5
6	Meiji Yasuda Life Insurance Company	24,000	2.4
7	STATE STREET BANK WEST CLIENT-TREATY 505234	13,226	1.3
8	SSBTC CLIENT OMNIBUS ACCOUNT	12,554	1.3
9	JP MORGAN CHASE BANK 385781	12,136	1.2
10	JP Morgan Securities Japan Co., Ltd.	11,945	1.2
	Total	631,018	63.3

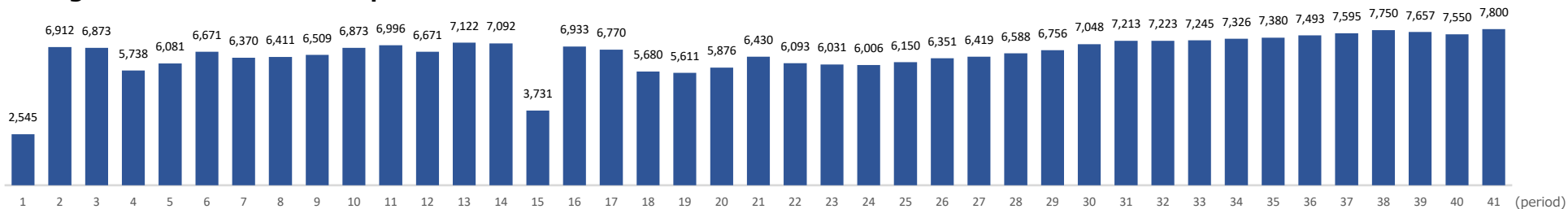
■ Changes in unit price



■ Changes in JPR dividend yield



■ Changes in cash distribution per unit



1. Prepared by TRIM based on Refinitiv data.
 2. Nikkei stock average (indexation) in Changes in Unit Price is calculated on the basis that June 14, 2002 = 200,000 yen.
 3. JPR dividend yield is calculated by dividing the sum of dividend for the last two periods by daily unit price.

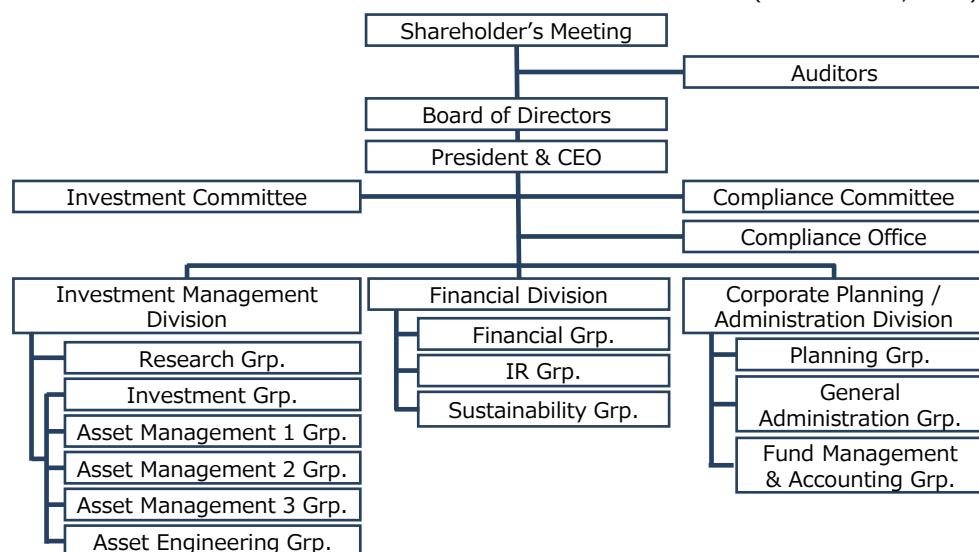
Summary of asset manager

(as of June 30, 2022)

Name	Tokyo Realty Investment Management, Inc.
Address	4-16 Yaesu 1-chome, Chuo-ku, Tokyo
Date of Foundation	April 28, 2000
Paid-in Capital	350 million yen
Business Description	Asset management for investment corporation
President and CEO	Yoshihiro Jozaki
Directors	7 (3 full-time and 4 part-time)
Number of Officers	48

Organization chart

(as of June 30, 2022)



Sponsors

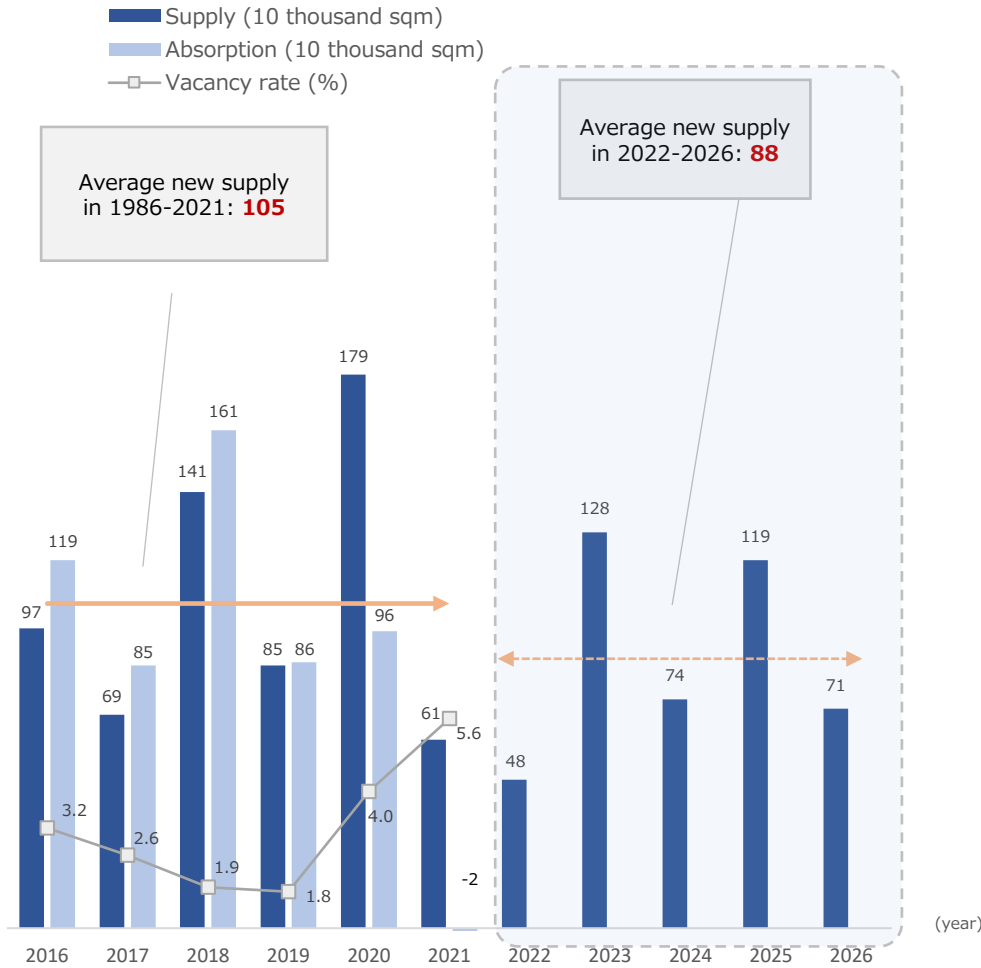
(as of June 30, 2022)

Name	Shareholding ratio	No. of seconded staff from sponsors
Tokyo Tatemono Co., Ltd.	75%	8
Yasuda Real Estate	10%	—
Taisei Corporation	10%	—
Meiji Yasuda Life Insurance Company	5%	—

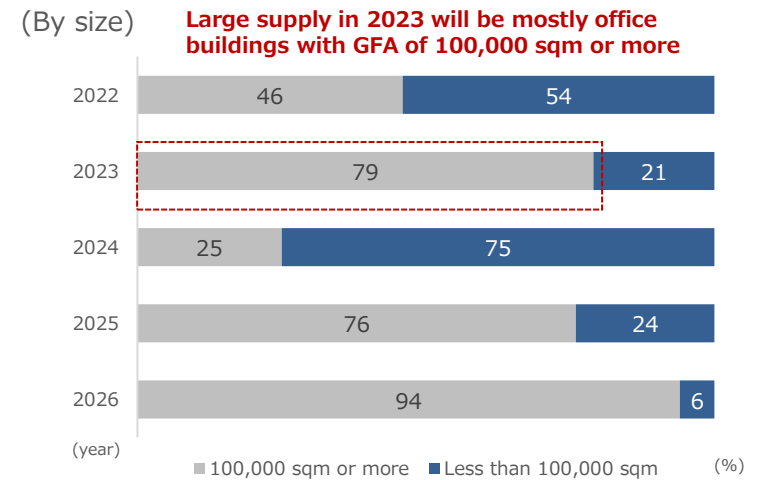
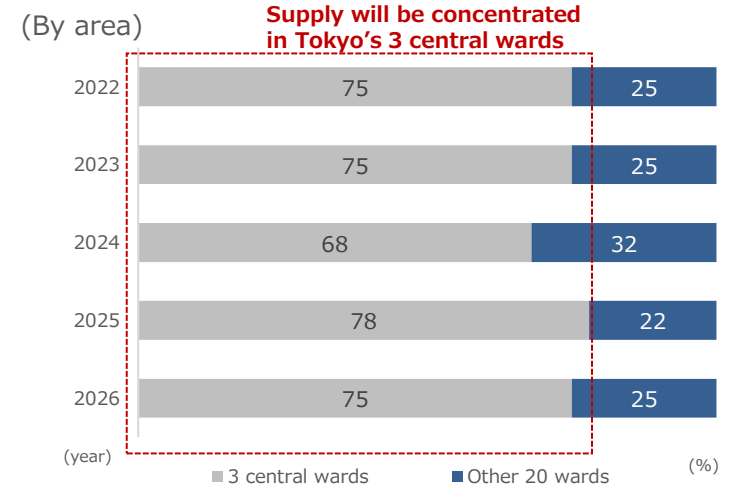
Sponsors support

No.	Summary of sponsors support
1	Personnel support through dispatching personnel to TRIM and other measures
2	Provision of know-how on real estate management in general, including tenant leasing and technical support
3	Supply of properties and provision on information on property acquisition
4	Fund procurement support including funding through debt finance

■ Supply, absorption and vacancy rates in Tokyo's 23 wards

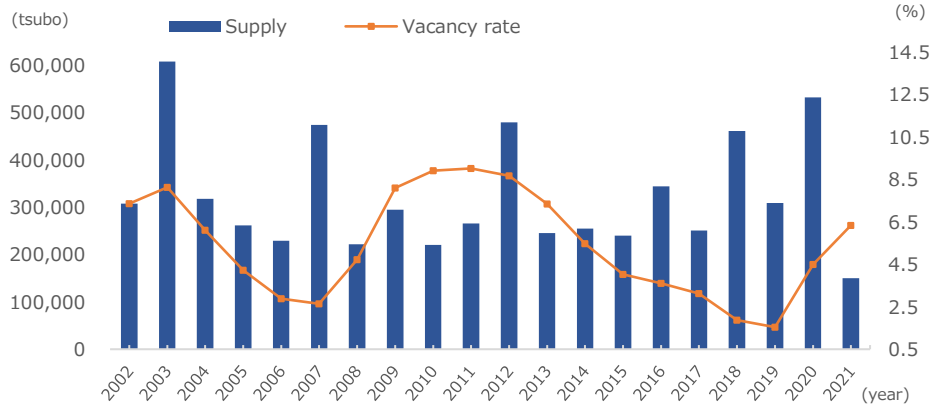


■ Breakdown of office building supply by area and by size (forecast)



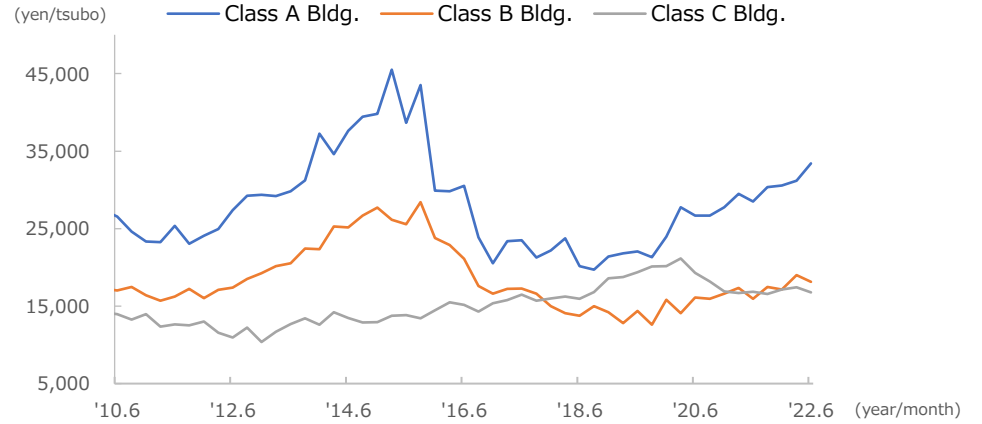
1. Source: Prepared by TRIM based on the 2022 Survey of Large Office Building Market Trends in Tokyo's 23 Wards published on May 26, 2022.
 2. Absorption refers to newly occupied space (Vacant space as of end of previous period + New supply - Vacant space as of end of current period).

■ Changes in the supply and the vacancy rate of Tokyo CBDs

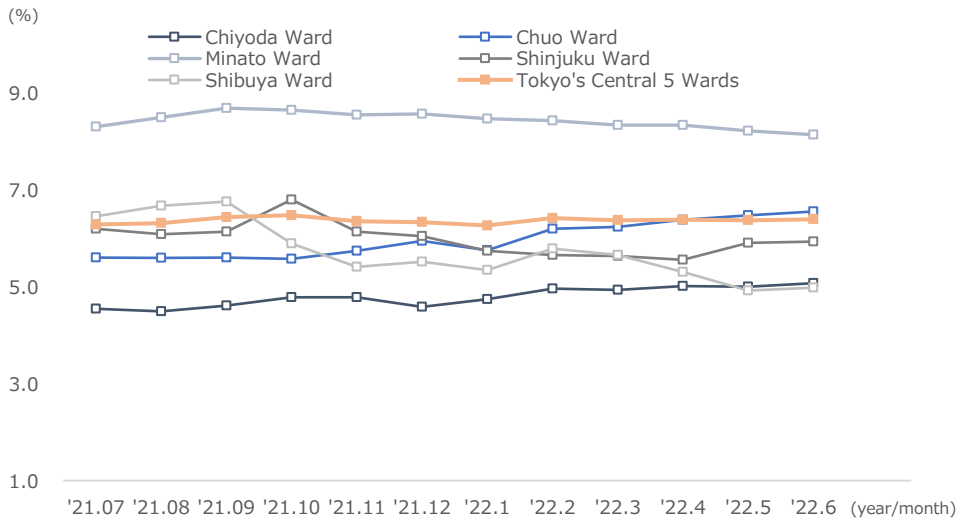


1. Prepared by TRIM based on the office market information published by Miki Shoji Co., Ltd.

■ Changes in the average rent of Tokyo CBDs

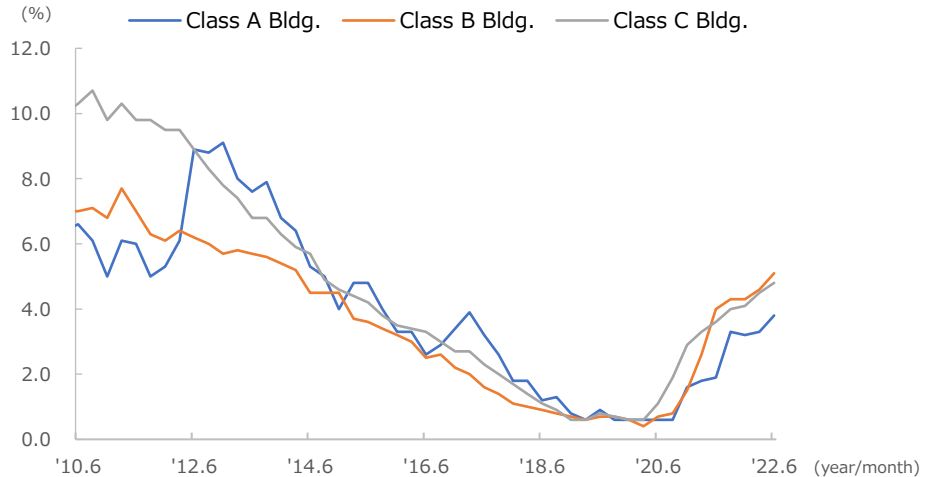


■ Monthly vacancy rates in Tokyo CBDs



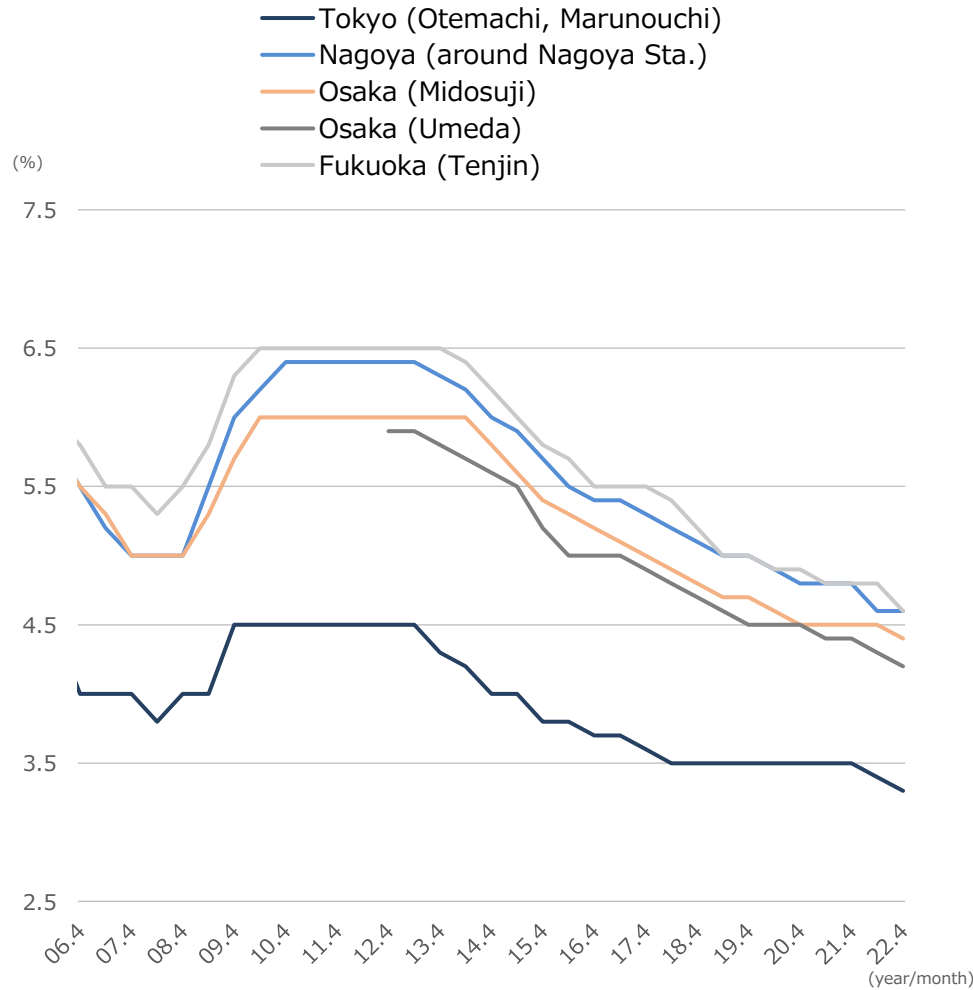
1. Source: Prepared by TRIM based on data published by Miki Shoji Co., Ltd.

■ Changes in the vacancy rate of Tokyo CBDs

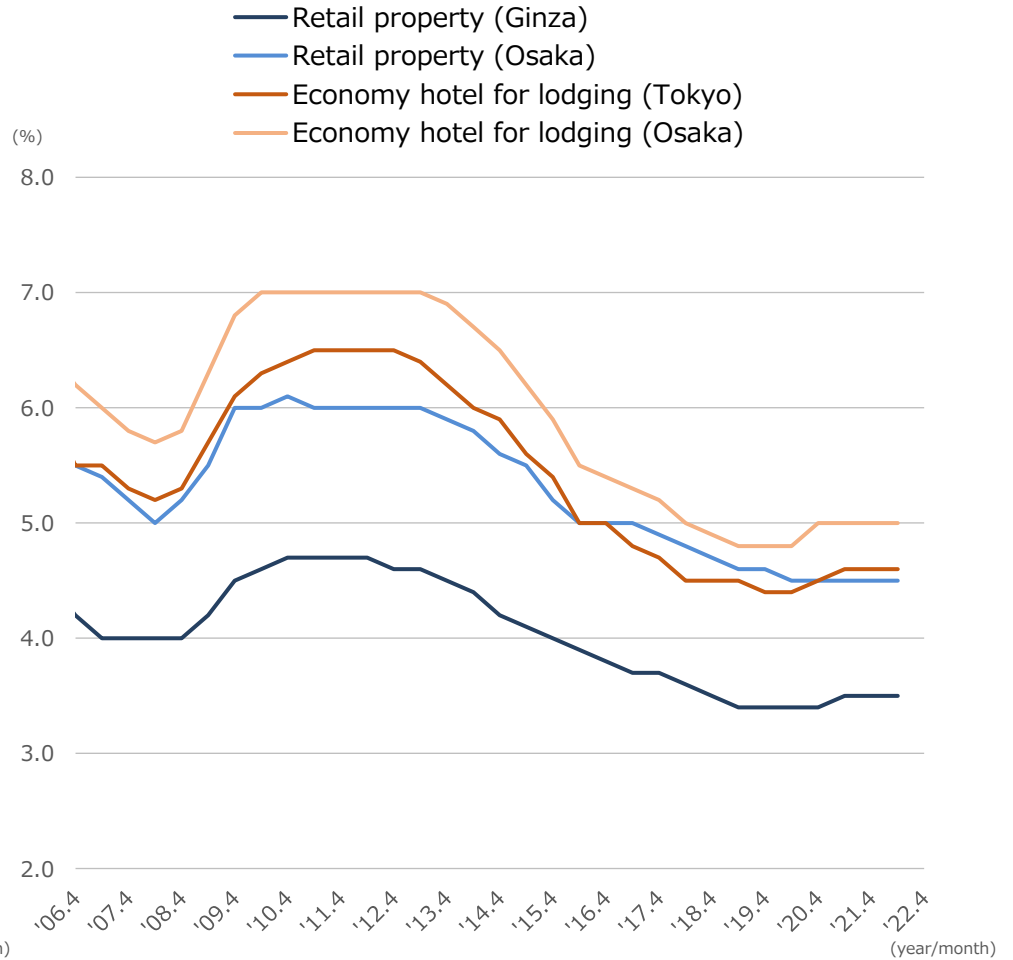


1. Prepared by TRIM based on the statistics data publicized by Sanko Estate Co., Ltd. and NLI Research Institute.
2. Please refer to glossary for definition of building classes.

Expected cap rate of office (major cities)



Expected cap rate of retail properties and economy hotel for lodging



1. Prepared by TRIM based on the Japanese real estate investor survey publicized Japan Real Estate Institute.

4. Appendix

Portfolio Map

Central Tokyo Chiyoda, Chuo, Minato, Shinjuku, Shinagawa and Shibuya Wards



- | | | |
|---|---|--|
| A-1 Kanematsu Bldg. | A-13 Across Shinkawa Bldg. Annex | A-24 Science Plaza - Yonbancho Plaza |
| A-2 Kanematsu Bldg. Annex | A-14 Shinjuku Center Bldg. | A-25 Shibadaimon Center Bldg. |
| A-3 JPR Ningyo-cho Bldg. | A-15 Minami Azabu Bldg. | A-26 Tokyo Square Garden |
| A-4 Shin-Kojimachi Bldg. | A-16 Shinagawa Canal Bldg. | A-27 JPR Kojimachi Bldg. |
| A-5 JPR Crest Takebashi Bldg. | A-17 Rokubancho Bldg. | A-28 Otemachi Financial City North Tower |
| A-6 MS Shibaura Bldg. | A-18 JPR Harajuku Bldg. | A-29 Tokyo Tatemono Higashi Shibuya Bldg. |
| A-7 Gotanda First Bldg. | A-20 JPR Nihonbashi-horidome Bldg. | A-1 JPR Shibuya Tower Records Bldg. |
| A-9 JPR Ichigaya Bldg. | A-21 JPR Sendagaya Bldg. | A-3 JPR Jingumae 432 |
| A-10 Oval Court Ohsaki Mark West | A-22 Ginza Sanwa Bldg. | A-4 Shinjuku Sanchoe East Bldg. |
| A-11 Shinjuku Square Tower | A-23 The Otemachi Tower (Land with Leasehold Interest) | A-5 Yurakucho Ekimae Bldg. (Yurakucho Itocia) |
| A-12 BYGS Shinjuku Bldg. | | A-6 JPR Ginza Namiki-dori Bldg. |
| | | A-7 FUNDES Suidobashi |

Greater Tokyo All other areas of Tokyo, Chiba, Kanagawa and Saitama Prefectures



- | |
|--|
| B-1 Arca East |
| B-2 JPR Chiba Bldg. |
| B-3 JPR Yokohama Nihon Odori Bldg. |
| B-5 Shinyokohama 2nd Center Bldg. |
| B-6 Kawaguchi Center Bldg. |
| B-7 JPR Ueno East Bldg. |
| B-8 Tachikawa Business Center Bldg. |
| B-9 Rise Arena Bldg. |
| B-10 Yume-ooka Office Tower |
| B-11 Olinas Tower |
| B-12 JPR Yokohama Bldg. |
| B-13 Omiya Prime East |
| B-14 Sencity Bldg. |
| B-1 Tanashi ASTA |
| B-3 Cupo-la Main Bldg. |
| B-4 JPR Musashikosugi Bldg. |
| B-5 Musashiuirawa Shopping Square |
| B-6 Kawasaki Dice Bldg. |
| B-7 FUNDES Ueno |

Other Cities

- | | |
|---|--|
| C-17 JPR Dojima Bldg. | C-12 Sampo Japan Sendai Bldg. |
| C-21 JPR Shinsaibashi Bldg. | C-1 Niigata Ekinan Center Bldg. |
| C-22 JPR Shinsaibashi West | C-19 JPR Nagoya Fushimi Bldg. |
| C-23 GRAND FRONT OSAKA (Umekita Plaza and South Bldg.) | |
| C-24 GRAND FRONT OSAKA (North Bldg.) | |
| C-1 JPR Umeda Loft Bldg. | |
| C-5 JPR Chayamachi Bldg. | |
| C-14 Tenjin 121 Bldg. | |
| C-20 Yakuin Business Garden | |
| C-4 Housing Design Center Kobe | C-13 Sampo Japan Wakayama Bldg. |
| | C-9 JPR Naha Bldg. |

4. Appendix

Portfolio List (Central Tokyo)

A-1 Kanematsu Bldg.



Acquisition Price	16,276 million yen
Total Floor Space	14,995 m ²
Period-end occupancy rate	100.0%
Address	Kyobashi, Chuo-ku
Acquisition Date	2001.12
Completed	1993.2

A-2 Kanematsu Bldg. Annex



Acquisition Price	2,874 million yen
Total Floor Space	4,351 m ²
Period-end occupancy rate	100.0%
Address	Kyobashi, Chuo-ku
Acquisition Date	2001.12
Completed	1993.2

A-3 JPR Ningyo-cho Bldg.



Acquisition Price	2,100 million yen
Total Floor Space	4,117 m ²
Period-end occupancy rate	100.0%
Address	Nihonbashingingyocho, Chuo-ku
Acquisition Date	2001.11
Completed	1989.12

A-4 Shin-Kojimachi Bldg.



Acquisition Price	2,420 million yen
Total Floor Space	5,152 m ²
Period-end occupancy rate	100.0%
Address	Kojimachi, Chiyoda-ku
Acquisition Date	'01.11/'02.11/'04.11
Completed	1984.10

A-5 JPR Crest Takebashi Bldg.



Acquisition Price	4,000 million yen
Total Floor Space	4,790 m ²
Period-end occupancy rate	89.2%
Address	Kandanishikicho, Chiyoda-ku
Acquisition Date	2002.6
Completed	1999.9

A-6 MS Shibaura Bldg.



Acquisition Price	11,200 million yen
Total Floor Space	31,020 m ²
Period-end occupancy rate	100.0%
Address	Minato-ku
Acquisition Date	2003.3
Completed	1988.2

A-7 Gotanda First Bldg.



Acquisition Price	2,920 million yen
Total Floor Space	10,553 m ²
Period-end occupancy rate	100.0%
Address	Nishigotanda, Shinagawa-ku
Acquisition Date	2003.7
Completed	1989.7

A-9 JPR Ichigaya Bldg.



Acquisition Price	5,100 million yen
Total Floor Space	5,888 m ²
Period-end occupancy rate	90.9%
Address	Kudanminami, Chiyoda-ku
Acquisition Date	2004.5
Completed	1989.3

A-10 Oval Court Ohsaki Mark West



Acquisition Price	3,500 million yen
Total Floor Space	28,575 m ²
Period-end occupancy rate	100.0%
Address	Higashigotanda, Shinagawa-ku
Acquisition Date	2004.6
Completed	2001.6

A-11 Shinjuku Square Tower



Acquisition Price	14,966 million yen
Total Floor Space	78,796 m ² (entire redevelopment area)
Period-end occupancy rate	94.6%
Address	Nishishinjuku, Shinjuku-ku
Acquisition Date	'04.7/'08.9/'15.3/'15.10
Completed	1994.10

A-12 BYGS Shinjuku Bldg.



Acquisition Price	15,121 million yen
Total Floor Space	25,733 m ²
Period-end occupancy rate	98.4%
Address	Shinjuku, Shinjuku-ku
Acquisition Date	'04.11/'05.4/'10.7
Completed	1985.4

A-13 Across Shinkawa Bldg. Annex



Acquisition Price	710 million yen
Total Floor Space	5,535 m ²
Period-end occupancy rate	100.0%
Address	Shinkawa, Chuo-ku
Acquisition Date	2004.11
Completed	1994.6

A-14 Shinjuku Center Building



Acquisition Price	21,000 million yen
Total Floor Space	176,607 m ²
Period-end occupancy rate	97.0%
Address	Nishishinjuku, Shinjuku-ku
Acquisition Date	2008.3
Completed	1979.10

A-15 Minami Azabu Bldg.



Acquisition Price	3,760 million yen
Total Floor Space	4,570 m ²
Period-end occupancy rate	100.0%
Address	Minamiazabu, Minato-ku
Acquisition Date	2008.7
Completed	1992.6

A-16 Shinagawa Canal Bldg.



Acquisition Price	2,041 million yen
Total Floor Space	5,216 m ²
Period-end occupancy rate	100.0%
Address	Konan, Minato-ku
Acquisition Date	'08.12/'19.3
Completed	2008.7

A-17 Rokubancho Building



Acquisition Price	2,800 million yen
Total Floor Space	4,205 m ²
Period-end occupancy rate	100.0%
Address	Rokubancho, Chiyoda-ku
Acquisition Date	2009.12
Completed	1991.10

1. The "Total Floor Space" indicates the area of the entire building (including the interests owned by other sectional owners or co-owners) based on the registry.

4. Appendix

Portfolio List (Central Tokyo)

A-18 JPR Harajuku Bldg.



Acquisition Price	8,400 million yen
Total Floor Space	6,466 m ²
Period-end occupancy rate	100.0%
Address	Jingumae, Shibuya-ku
Acquisition Date	2009.12
Completed	1989.3

A-20 JPR Nihonbashi-horidome Building



Acquisition Price	5,100 million yen
Total Floor Space	7,190 m ²
Period-end occupancy rate	100.0%
Address	Nihonbashihoridomecho, Chuo-ku
Acquisition Date	2010.3
Completed	2002.6

A-21 JPR Sendagaya Bldg.



Acquisition Price	15,050 million yen
Total Floor Space	7,683 m ²
Period-end occupancy rate	100.0%
Address	Sendagaya, Shibuya-ku
Acquisition Date	2010.5
Completed	2009.5

A-22 Ginza Sanwa Bldg.



Acquisition Price	3,400 million yen
Total Floor Space	8,851 m ²
Period-end occupancy rate	100.0%
Address	Ginza, Chuo-ku
Acquisition Date	2011.8
Completed	1982.10

A-23 The Otemachi Tower (Land with Leasehold Interest)



Acquisition Price	36,000 million yen
Site area	11,034 m ²
Period-end occupancy rate	100.0%
Address	Otemachi, Chiyoda-ku
Acquisition Date	2012.3
Completed	2014.4 (Reference)

A-24 Science Plaza - Yonbancho Plaza



Acquisition Price	2,660 million yen
Total Floor Space	24,560 m ²
Period-end occupancy rate	98.3%
Address	Yonbancho, Chiyoda-ku
Acquisition Date	2013.12
Completed	1995.2

A-25 Shibadaimon Center Bldg.



Acquisition Price	4,213 million yen
Total Floor Space	11,419 m ²
Period-end occupancy rate	100.0%
Address	Shibadaimon, Minato-ku
Acquisition Date	'13.12/'14.7
Completed	1993.7

A-26 Tokyo Square Garden



Acquisition Price	18,400 million yen
Total Floor Space	112,645 m ²
Period-end occupancy rate	92.4%
Address	Kyobashi, Chuo-ku
Acquisition Date	'17.2/'17.4
Completed	2013.2

A-27 JPR Kojimachi Bldg.



Acquisition Price	5,750 million yen
Total Floor Space	4,438 m ²
Period-end occupancy rate	83.2%
Address	Kojimachi, Chiyoda-ku
Acquisition Date	2019.6
Completed	1999.2

A-28 Otemachi Financial City North Tower



Acquisition Price	11,400 million yen
Total Floor Space	239,769 m ² (Including South Tower)
Period-end occupancy rate	100.0%
Address	Otemachi, Chiyoda-ku
Acquisition Date	2020.12
Completed	2012.10

A-29 Tokyo Tatemono Higashi-Shibuya Bldg.



Acquisition Price	11,300 million yen
Total Floor Space	15,662 m ²
Period-end occupancy rate	79.6%
Address	Higashi, Shibuya-ku
Acquisition Date	2022.1
Completed	1993.5

A-1 JPR Shibuya Tower Records Bldg.



Acquisition Price	12,000 million yen
Total Floor Space	8,449 m ²
Period-end occupancy rate	100.0%
Address	Jinnan, Shibuya-ku
Acquisition Date	2003.6
Completed	1992.2

A-3 JPR Jingumae 432



Acquisition Price	4,275 million yen
Total Floor Space	1,066 m ²
Period-end occupancy rate	100.0%
Address	Jingumae, Shibuya-ku
Acquisition Date	2006.3
Completed	2006.2

A-4 Shinjuku Sanchome East Bldg.



Acquisition Price	2,740 million yen
Total Floor Space	24,617 m ²
Period-end occupancy rate	100.0%
Address	Shinjuku, Shinjuku-ku
Acquisition Date	'07.3/'08.4
Completed	2007.1

A-5 Yurakucho Ekimae Building (Yurakucho Itocia)



Acquisition Price	3,400 million yen
Total Floor Space	71,957 m ²
Period-end occupancy rate	100.0%
Address	Yurakucho, Chiyoda-ku
Acquisition Date	2008.8
Completed	2007.10

A-6 JPR Ginza Namiki-dori Building



Acquisition Price	10,100 million yen
Total Floor Space	1,821 m ²
Period-end occupancy rate	100.0%
Address	Ginza, Chuo-ku
Acquisition Date	2016.12
Completed	2008.6

1. The "Total Floor Space" indicates the area of the entire building (including the interests owned by other sectional owners or co-owners) based on the registry.

4. Appendix

Portfolio List (Central Tokyo and Greater Tokyo)

A-7 FUNDES Suidobashi



Acquisition Price	3,250 million yen
Total Floor Space	1,477 m ²
Period-end occupancy rate	87.2%
Address	Kandamisakicho, Chiyoda-ku
Acquisition Date	2016.12
Completed	2015.7

B-1 Arca East



Acquisition Price	5,880 million yen
Total Floor Space	34,281 m ²
Period-end occupancy rate	100.0%
Address	Kinshi, Sumida-ku
Acquisition Date	2001.11
Completed	1997.3

B-2 JPR Chiba Bldg.



Acquisition Price	2,350 million yen
Total Floor Space	9,072 m ²
Period-end occupancy rate	95.3%
Address	Chiba, Chiba
Acquisition Date	2001.12
Completed	1991.1

B-3 JPR Yokohama Nihon Odori Bldg.



Acquisition Price	2,927 million yen
Total Floor Space	9,146 m ²
Period-end occupancy rate	100.0%
Address	Yokohama, Kanagawa
Acquisition Date	2001.11
Completed	1989.10

B-5 Shinyokohama 2nd Center Bldg.



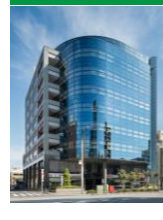
Acquisition Price	1,490 million yen
Total Floor Space	7,781 m ²
Period-end occupancy rate	94.3%
Address	Yokohama, Kanagawa
Acquisition Date	'02.9/'13.3
Completed	1991.8

B-6 Kawaguchi Center Bldg.



Acquisition Price	8,100 million yen
Total Floor Space	28,420 m ²
Period-end occupancy rate	100.0%
Address	Kawaguchi, Saitama
Acquisition Date	2004.2
Completed	1994.2

B-7 JPR Ueno East Bldg.



Acquisition Price	3,250 million yen
Total Floor Space	8,490 m ²
Period-end occupancy rate	100.0%
Address	Matsugaya, Taito-ku
Acquisition Date	2004.3
Completed	1992.10

B-8 Tachikawa Business Center Bldg.



Acquisition Price	3,188 million yen
Total Floor Space	14,706 m ²
Period-end occupancy rate	90.8%
Address	Tachikawa, Tokyo
Acquisition Date	'05.9/'07.2
Completed	1994.12

B-9 Rise Arena Bldg.



Acquisition Price	13,131 million yen
Total Floor Space	91,280 m ²
Period-end occupancy rate	100.0%
Address	Higashiikebukuro, Toshima-ku
Acquisition Date	'07.3/'21.10
Completed	2007.1

B-10 Yume-ooka Office Tower



Acquisition Price	6,510 million yen
Total Floor Space	185,974 m ²
Period-end occupancy rate	100.0%
Address	Yokohama, Kanagawa
Acquisition Date	2007.7
Completed	1997.3

B-11 Olinas Tower



Acquisition Price	31,300 million yen
Total Floor Space	257,842 m ²
Period-end occupancy rate	92.5%
Address	Taihei, Sumida-ku
Acquisition Date	2009.6
Completed	2006.2

B-12 JPR Yokohama Bldg.



Acquisition Price	7,000 million yen
Total Floor Space	8,772 m ²
Period-end occupancy rate	100.0%
Address	Yokohama, Kanagawa
Acquisition Date	2010.12
Completed	1981.5

B-13 JPR Omiya Bldg.



Acquisition Price	6,090 million yen
Total Floor Space	9,203 m ²
Period-end occupancy rate	65.0%
Address	Saitama, Saitama
Acquisition Date	2013.3
Completed	2009.2

B-14 Sency Bldg.



Acquisition Price	13,870 million yen
Total Floor Space	158,663 m ²
Period-end occupancy rate	95.0%
Address	Chiba, Chiba
Acquisition Date	2020.3
Completed	1993.4

B-1 Tanashi ASTA



Acquisition Price	10,200 million yen
Total Floor Space	80,675 m ²
Period-end occupancy rate	100.0%
Address	Nishitokyo, Tokyo
Acquisition Date	2001.11
Completed	1995.2

B-3 Cupo-la Main Bldg.



Acquisition Price	2,100 million yen
Total Floor Space	48,321 m ²
Period-end occupancy rate	100.0%
Address	Kawaguchi, Saitama
Acquisition Date	2006.3
Completed	2006.1

1. The "Total Floor Space" indicates the area of the entire building (including the interests owned by other sectional owners or co-owners) based on the registry.

4. Appendix

Portfolio List (Greater Tokyo and Other Cities)

B-4 JPR Musashikosugi Bldg.



Acquisition Price	7,254 million yen
Total Floor Space	18,394 m ²
Period-end occupancy rate	100.0%
Address	Kawasaki, Kanagawa
Acquisition Date	2006.9
Completed	1983.3

B-5 Musashiurawa Shopping Square



Acquisition Price	4,335 million yen
Total Floor Space	28,930 m ²
Period-end occupancy rate	100.0%
Address	Saitama, Saitama
Acquisition Date	2007.3
Completed	2005.10

B-6 Kawasaki Dice Bldg.



Acquisition Price	15,080 million yen
Total Floor Space	36,902 m ²
Period-end occupancy rate	98.4%
Address	Kawasaki, Kanagawa
Acquisition Date	2007.4
Completed	2003.8

B-7 FUNDES Ueno



Acquisition Price	3,800 million yen
Total Floor Space	2,235 m ²
Period-end occupancy rate	100.0%
Address	Ueno, Taito-ku
Acquisition Date	2019.6
Completed	2017.7

C-1 Niigata Ekinan Center Bldg.



Acquisition Price	2,140 million yen
Total Floor Space	19,950 m ²
Period-end occupancy rate	100.0%
Address	Niigata, Niigata
Acquisition Date	2001.11
Completed	1996.3

C-9 JPR Naha Bldg.



Acquisition Price	1,560 million yen
Total Floor Space	5,780 m ²
Period-end occupancy rate	100.0%
Address	Naha, Okinawa
Acquisition Date	2001.11
Completed	1991.10

C-12 Sompo Japan Sendai Bldg.



Acquisition Price	3,150 million yen
Total Floor Space	10,783 m ²
Period-end occupancy rate	99.9%
Address	Sendai, Miyagi
Acquisition Date	2002.6
Completed	1997.12

C-13 Sompo Japan Wakayama Bldg.



Acquisition Price	1,670 million yen
Total Floor Space	6,715 m ²
Period-end occupancy rate	99.8%
Address	Wakayama, Wakayama
Acquisition Date	2002.6
Completed	1996.7

C-14 Tenjin 121 Bldg.



Acquisition Price	2,810 million yen
Total Floor Space	8,690 m ²
Period-end occupancy rate	87.8%
Address	Fukuoka, Fukuoka
Acquisition Date	2002.6
Completed	2000.7

C-17 JPR Dojima Bldg.



Acquisition Price	2,140 million yen
Total Floor Space	5,696 m ²
Period-end occupancy rate	100.0%
Address	Osaka, Osaka
Acquisition Date	2004.1
Completed	1993.10

C-19 JPR Nagoya Fushimi Bldg.



Acquisition Price	4,137 million yen
Total Floor Space	10,201 m ²
Period-end occupancy rate	94.1%
Address	Nagoya, Aichi
Acquisition Date	2005.3
Completed	1991.3

C-20 Yakuin Business Garden



Acquisition Price	10,996 million yen
Total Floor Space	22,286 m ²
Period-end occupancy rate	99.9%
Address	Fukuoka, Fukuoka
Acquisition Date	2012.8
Completed	2009.1

C-21 C-21 JPR Shinsaibashi Bldg.



Acquisition Price	5,430 million yen
Total Floor Space	5,303 m ²
Period-end occupancy rate	100.0%
Address	Osaka, Osaka
Acquisition Date	2005.5
Completed	2003.2

C-22 JPR Shinsaibashi West



Acquisition Price	3,750 million yen
Total Floor Space	7,738 m ²
Period-end occupancy rate	99.9%
Address	Osaka, Osaka
Acquisition Date	2020.1
Completed	1986.9

C-23 GRAND FRONT OSAKA (Umekita Plaza and South Building)



Acquisition Price	11,800 million yen
Total Floor Space	10,226 m ²
Period-end occupancy rate	90.4%
Address	Osaka, Osaka
Acquisition Date	2021.12
Completed	'13.2/'13.3

C-24 GRAND FRONT OSAKA (North Building)



Acquisition Price	9,500 million yen
Total Floor Space	290,030 m ²
Period-end occupancy rate	98.6%
Address	Osaka, Osaka
Acquisition Date	2021.12
Completed	2013.2

1. The "Total Floor Space" indicates the area of the entire building (including the interests owned by other sectional owners or co-owners) based on the registry.

4. Appendix

Portfolio List (Other Cities)

C-1 JPR Umeda Loft Bldg.*2



Acquisition Price	3,900 million yen
Total Floor Space	17,897 m ²
Period-end occupancy rate	100.0%
Address	Osaka, Osaka
Acquisition Date	'03.5/'03.7
Completed	1990.4

C-4 Housing Design Center Kobe



Acquisition Price	7,220 million yen
Total Floor Space	33,877 m ²
Period-end occupancy rate	100.0%
Address	Kobe, Hyogo
Acquisition Date	2005.9
Completed	1994.6

C-5 JPR Chayamachi Bldg.



Acquisition Price	6,000 million yen
Total Floor Space	3,219 m ²
Period-end occupancy rate	100.0%
Address	Osaka, Osaka
Acquisition Date	2006.8
Completed	1994.6

1. The "Total Floor Space" indicates the area of the entire building (including the interests owned by other sectional owners or co-owners) based on the registry.
2. The acquisition price for JPR Umeda Loft Bldg. indicates the amount equivalent to the 30% quasi-co-ownership interest in the property held by JPR as of the end of the period under review, given that JPR sold 40% of the quasi-co-ownership interest of the trust beneficiary right in real estate in the property on December 24, 2021 and 30% of the quasi-co-ownership interest of the trust beneficiary right in real estate in the property on June 30, 2022.

IR Mail Delivery Service 

Having expanded IR information by adding a variety of contents, JPR provides information in a timely manner



The screenshot shows the JPR website homepage with the following sections:

- Navigation:** About Us, Characteristics and Strategies, Portfolio, Financials, Investor Relations, ESG, Sustainability, and News.
- Banner:** J-PRIME High quality portfolio with a large image of a modern building.
- Fund Information:** Distribution per unit (Actual) 7,800 yen, (Forecast) 7,750 yen, and (Forecast) 7,600 yen.
- ESG of JPR:** ESG logo and links to ESG of JPR, ESG of JPR, and ESG of JPR.
- Major Properties of JPR:** Occupancy Rate 97.5%, Credit Ratings (JCR: AA, R&I: AA-, SAP: Long-term: A, Short-term: A-1).

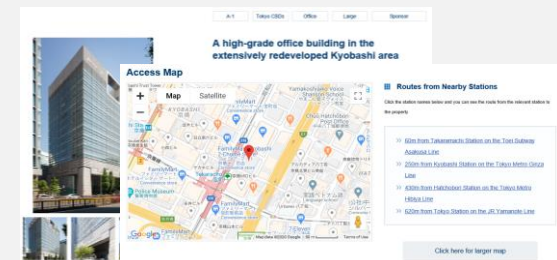
Property Information

- **[Occupancy Rate]** Data for each property (Excel) updated monthly
- **[Property Data Library]** Property Data Book, Property Appraisal Summary, Historical Data
- **[Portfolio data]** Asset class, Area, Ratio of Properties by Property Acquisition Channel, Ratio of Tenant Occupancy

Property	Location	Acquisition Price (JPY million)	Investment Ratio (%)	Appraisal Value (JPY million)	Building Age (Years)	Total (Cumulative) Issue (JPY)				NOI Yield (%)
						37th	38th	39th	40th	
A-1 Kanematsu Area										
Area	Type	Property				37th	38th	39th	40th	
		Jun-20	Dec-20	Jun-21	Dec-21					
A-2 Kanematsu		Kanematsu Bldg.	100.0%	100.0%	100.0%	95.0%				
		Kanematsu Bldg. Annex	100.0%	100.0%	100.0%	100.0%				
A-3 JPR Min		JPR Ningyo-cho Bldg.	100.0%	100.0%	100.0%	100.0%				
		Shin-Kojimachi Bldg.	100.0%	100.0%	85.3%	96.7%				
A-4 Shin-Koj		JPR Crest Takebashi Bldg.	100.0%	100.0%	100.0%	100.0%				
		MS Shibaura Bldg.	100.0%	100.0%	100.0%	100.0%				
		Gotanda First Bldg.	100.0%	100.0%	100.0%	100.0%				
A-5 JPR Ore		JPR Ichigaya Bldg.	100.0%	100.0%	100.0%	90.9%				
		Oval Court Ohsaki Mark West	100.0%	100.0%	100.0%	100.0%				

Overview of Property / Access Map

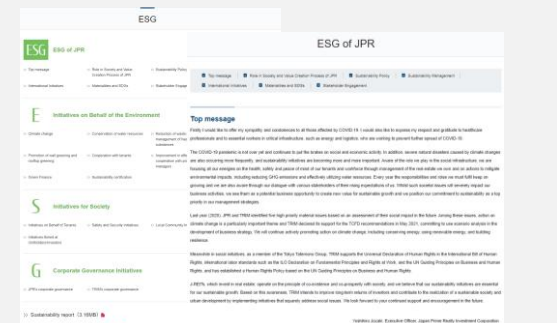
- **[Property Overview]** Basic Information, Management Status, Major Characteristics
- **[Access Map]** Search function for routes from the nearest stations (applicable for mobile phones)
- Other than these, latest topics regarding management status are posted at any time



The screenshot shows the 'Access Map' section with a map of the Kyobashi area. It includes a search function for routes from nearby stations and a list of routes from stations such as Kanematsu Station, Kanematsu Station, and Kanematsu Station.

Information of ESG

- **ESG of JPR**
- **Initiatives on behalf of the environment**
- **Initiatives for Society**
- **Corporate Governance Initiatives**
- **Sustainability report**
- **GRI Standards Content Index**
- Extensive ESG related information
- Regularly announce updated data



The screenshot shows the 'ESG of JPR' page with sections for 'Initiatives on Behalf of the Environment', 'Initiatives for Society', and 'Corporate Governance Initiatives'. It includes a 'Top message' section and a 'Sustainability report' link.

Term	Meaning
Acquisition Price	The sales price (not including acquisition costs, fixed property taxes and consumption taxes) stated in the sales agreement concerning acquisition of a property owned by JPR (hereinafter referred to as the "owned properties") or a property to be acquired by JPR.
Asset size	The asset size refers to the total amount of the acquisition prices of the owned properties
Investment ratio	The investment ratio refers to the ratio of the acquisition price of relevant properties owned by JPR to the total acquisition price of its portfolio.
Occupancy rate based on concluded contracts	Total leased space / total leasable space When simply stated as occupancy rate, it represents the occupancy rate based on concluded contracts. When occupancy rate for each fiscal period is indicated, it represents the average occupancy rate as of the end of each month that belongs to the relevant fiscal period (period average of occupancy rate at end of month). Furthermore, it may be described as "average occupancy rate" in order to distinguish it from "period-end occupancy rate."
Occupancy rate based on generated rents	(Total leased space – total leased space during rent-free periods) / total leasable space
Average unit rent	Total monthly rent / total leased space Calculated based on the monthly rents (including common charges) indicated in the lease contracts with tenants; for certain properties, the figure includes common charges, etc. received by master lessees without being recorded as JPR's revenue
Ratio of increase/decrease on rent revision	Rate of rent revision indicates the sum total of monthly rent after revision minus monthly rent before revision upon contract renewal with rent revision (including neither upward or down revision of rent) in each fiscal period, divided by monthly rent before revision.
Rate of tenant replacement	Rate of tenant replacement indicates the sum total of monthly rent after tenant replacement minus monthly rent before tenant replacement in each fiscal period, divided by monthly rent before tenant replacement.
Rent revision	Rent revision indicates the sum total of monthly rent after revision minus monthly rent before revision upon contract renewal with rent revision in each fiscal period. Upward revision indicates only the amount of the upward revision and downward revision indicates only the amount of the downward revision.
Tenant replacement	Tenant replacement indicates the sum total of monthly rent after tenant replacement minus monthly rent before tenant replacement in each fiscal period. Upward revision (tenant replacement) indicates only the increase in rent upon tenant replacement and downward revision (tenant replacement) indicates only the decrease in rent upon tenant replacement.
Rent gap	The rent gap for a month refers to, in lease contracts due for renewal during the four periods from the period ending in December 2022, the ratio obtained by subtracting the total difference between the lower limit of rent in the market range and the existing rent that is lower than the lower limit of rent in the market range from the total difference between the upper limit of rent in the market range and the existing rent (excluding new contracts, etc.) that exceeds the upper limit of rent in the market range and dividing that monthly difference by the monthly rent for the month in question.
Tokyo/ Other cities	"Tokyo" defined by JPR as its investment area collectively refers to "Central Tokyo" and "Greater Tokyo" as defined below, and "Other Cities" refers to other regions. <ul style="list-style-type: none"> Central Tokyo: Chiyoda, Chuo, Minato, Shinjuku, Shinagawa and Shibuya Wards Greater Tokyo: All other areas of Tokyo Prefecture, and Chiba, Kanagawa and Saitama Prefectures
Ratio of unrealized gains or losses	(Appraisal value – book value) / book value
Cap rate	Capitalization rate by the direct capitalization method Direct capitalization method is one of the methods to calculate the value estimated by income approach (a method to estimate the value of the target property by calculating the sum total of present value of the net operating income which the target property is expected to generate in the future), and capitalizes the net operating income of a certain period by using the capitalization rate.

Term	Meaning
Definition of building classes	The definitions of building classes used in "Ratio by grade/asset class" on page 12 is as follows, which TRIM sets. Target area: Tokyo's 23 ward Class S: Comprehensive consideration from Bldg. scale, location, Bldg. age, etc. of the following Class A Class A: Total floor area of 10,000 tsubo or more, floor size of 300 tsubo or more Class B: Floor size of 200 tsubo or more Class C: Floor size of 100 tsubo or more but less than 200 tsubo The definitions of building classes used in "Changes in the average rent of Tokyo CBDs" and "Changes in the vacancy rate of Tokyo CBDs" on page 56 are as follows, which Sanko Estate Co., Ltd. and NLI Research Institute sets. Target area: Major business districts in 5 central wards of Tokyo and areas with high percentage of office buildings in surrounding wards (Gotanda/Osaki, Kita-shinagawa/Higashi-shinagawa, Yushima/Hongo/Koraku, Meguro-ku) Class A: Total floor area of 10,000 tsubo or more, floor size of 300 tsubo or more, age less than 15 years Class B: Floor size of 200 tsubo or more, not applicable of A class building (including of building except for A class of age more over 15 years) Class C: Floor size of 100 tsubo or more but less than 200 tsubo
Properties acquired using sponsor pipelines	Properties acquired using sponsor pipelines refer to properties acquired from sponsors, etc. and properties acquired based on information provided by sponsors. Sponsors, etc. represent the sponsor companies of JPR, their affiliated companies and special purpose companies (SPCs) in which the sponsors have made equity investment.
NOI yield	(Rental revenue - expenses related to rent business + depreciation) / acquisition price (book value or market value, depending on the case) NOI yield is calculated using the above formula, by dividing acquisition price (book value or market value, depending on the case) in the formula by 365 days and multiplying it by the number of business days of the relevant fiscal period. The same also applies to "After depreciation yield" below.
After-depreciation yield	(Rental revenue - real estate - expenses related to rent business) / book value
Number of tenants	The number of tenants counts the parties with whom JPR has concluded lease contracts for the building floors. 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.
Ratio of long-term, fixed interest rate debts	Long-term interest-bearing debts with fixed interests / total interest-bearing debts
Average maturity	Weighted average calculated by dividing the remaining periods to the repayment dates and redemption dates of borrowings and investment corporation bonds at the end of each fiscal period by the balance of respective borrowings and investment corporation bonds at the end of each fiscal period For borrowings with scheduled repayment in installments, the weighted average of the remaining period to the scheduled repayment dates of each installment payment in accordance with the relevant repayment amount
Average debt cost	(Sum total of interest expenses, interest expenses for investment corporation bonds, borrowing-related expenses (excluding expenses related to early repayment of debts and expenses related to the commitment line agreement), amortization of investment corporation bond issuance costs and investment corporation bond administration expenses incurred in each fiscal period), divided by the business days of the relevant fiscal period or the said period, and annualized by multiplying by 365 days / average balance of debts and investment corporation bonds for each fiscal period or for the said period
LTV	Interest bearing debts / total assets at end of period (based on book value) There are other methods for calculating LTV.LTV (based on valuation) = Interest bearing debt / (total assets at end of period + unrealized gains or losses from valuation) (based on market value) Unrealized gains or losses from valuation refer to the difference between appraisal value and book value. Based on book value unless otherwise specified.

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