

## **December 2025 (48th) Period Analyst Meeting**

[Date: Tuesday, February 17, 2026]

### **[Q&A Session Summary]**

- Q. What plans do you have to achieve +α in your EPU and DPU growth targets? When will you provide specific figures? What conditions need to be met to do so?
- A. We seek to achieve internal growth, which we see as the primary means to exceed the growth-rate target.
- We are currently evaluating where interest rates will stabilize and have included a variable figure: +α. Rent increases continue to accelerate, and we are increasingly confident that we will be able to boost our internal growth.
- Q. Is your future property acquisition policy primarily focused on acquiring office properties?
- A. Our policy is to invest in carefully selected properties that are highly competitive and offer upside opportunities over the medium to long term, especially office spaces in Tokyo. We will consider acquiring a wide range of hotels and retail facilities if their rents are expected to keep rising.
- Q. You have recently achieved profitability through mutual sales with your sponsor. Will mutual sales and other transactions be an effective method for property acquisition in the future?
- A. In our latest asset replacement with the sponsor, we acquired three properties and sold one property, which allowed us to effectively manage the yields, etc. of the acquired properties. We believe that one of JPR's strengths is the sponsorship of a comprehensive developer that manages a wide variety of assets. In addition to transactions with the sponsor, we will leverage the Tokyo Tatemono Group's network and our unique routes to effectively acquire properties.
- Q. As the new President, what do you think are the issues for the Investment Corporation? What do you want to focus on in the future?
- A. The most significant change in the business environment is changes in interest rates. We need to closely monitor the trends, but we believe that JPR has already established a portfolio capable of withstanding rising interest rates.

We believe that the office market is in the best condition we have seen in many years. We will take bold steps to achieve further growth in this sector.

Q. What initiatives do you plan to implement to achieve your rent increase targets? What are your thoughts on changing your lease contracts to fixed-term lease contracts?

A. We are not concerned about the office market. We believe we can achieve our targets for the foreseeable future by continuing with our current initiatives.

For medium-sized properties, most contracts with tenants are ordinary lease contracts. However, we plan to transition these to fixed-term lease contracts, typically lasting relatively short periods of around three years, especially for new contracts. This change will enable us to benefit from the advantage of fixed-term lease contracts while keeping our average contract durations short, which is one of JPR's strengths.

Q. What impact will travel restrictions from China have on retail facilities and hotels?

A. Rent increases for retail facilities, particularly street-level stores, progressed. There have been multiple rent increases for large tenants, excluding street-level stores. The decrease in inbound tourists from China has not significantly affected the market.

The two hotel properties we own are not heavily dependent on Chinese group tourists, and there is ample alternative demand from visitors from other countries as well as business and other travelers. As a result, the impact is limited.

Q. Will you consider acquiring data centers, lab offices, and arenas, etc. which are included in the sponsor's new business?

A. We recognize the sponsor's initiatives. However, we do not currently have any plans to incorporate these assets.

Q. What effects has the PO (public offering) implemented at the end of last year had on the growth of your EPU?

A. We expect that last year's PO will increase our EPU by an annual rate of 2.4% (from the December 2025 period to the December 2026 period). This growth includes both external and internal growth. Our target is an average annual EPU growth rate of 2.4% through June 2029. We view POs as a means to achieve this target. Additionally, we believe that last year's PO has enhanced our financial capacity and increased the likelihood of reaching our growth goal.

Q What is your policy regarding the LTV level?

A We believe that a comfortable level falls in the mid to high 30% range based on appraisal value. If we have the opportunity to acquire a prime property, we will use debt flexibly.

Q When will you provide specific figures for  $+a$  in the EPU and DPU growth targets? What conditions do you need to fulfill to provide them?

A Interest rate trends are difficult to predict, and it is challenging now to provide specific figures. Nevertheless, we are likely to meet our rent growth target. We are very likely to achieve organic growth, with a high probability of this being materialized.