大和証券リビング投資法人
Daiwa Securities Living Investment Corporation

December 20, 2024

To All Concerned Parties

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Notice Concerning Disposition of Domestic Real Estate (Rental Housing 3 Properties)

Daiwa Securities Living Investment Corporation. (hereinafter referred to as the "Investment Corporation") hereby announces that Daiwa Real Estate Asset Management Co. Ltd. (hereinafter referred to as the "Asset Manager"), the asset manager of the Investment Corporation, has resolved to dispose the following properties (hereinafter referred to as the "Transaction"). Details are provided below.

I. General Outline of the Transaction

A general outline of the properties to be disposed is detailed in the table below. On December 20, 2024, the Investment Corporation has concluded a sale agreement with the transferee for the disposition of properties to be disposed of. The disposition of willDo Takasago is scheduled to take place on January 30, 2025, and those of willDo Kamisugi 3chome and West Park Hasekura are scheduled to take place on January 31, 2025.

No.	Name of property (Location)	Book value (as of the end of September 2024) (A) (JPY thousand)	Appraisal value (as of the end of September 2024) (B) (JPY thousand)	Difference between book value and appraisal value (B) - (A) (JPY thousand)	Anticipated disposition Price (JPY thousand) (Note1)	Profit or Loss on Transfer (JPY thousand) (Note2)	Transferee
1	willDo Takasago (Sendai, Miyagi)	312,796	442,000	129,203	467,000	130,798	Taiheido Real Estate Co.,Ltd.
2	willDo Kamisugi 3chome (Sendai, Miyagi)	403,571	558,000	154,428	732,166	295,909	J'S ESTATE, K.K.
3	West Park Hasekura (Sendai, Miyagi)	1,074,154	2,030,000	955,845	2,200,000	1,041,785	Global Support Co., Ltd.
	Total	1,790,522	3,030,000	1,239,477	3,399,166	1,468,493	

(Note 1) The anticipated disposition price excludes disposition-related costs, fixed asset tax and city planning tax adjustments and national and local consumption taxes; the same shall apply hereinafter.
(Note 2) The profit or loss on transfer is a reference figure calculated as the difference between the anticipated disposition price, book value (as of the end of September 2024) and disposition-related expenses at the time, and may differ from the actual profit or loss on transfer.
(Note 3) Amounts are rounded to the nearest unit and percentages are rounded to the first decimal place. Unless stated otherwise, the same applies hereinafter.
(Note 4) The intermediary of the Disposition does not correspond to the interested party.

II. Reason of the Transaction

Based on the asset management objectives and policies set forth in the Investment Corporations Agreement, the Transaction was decided in order to ensure the steady growth of assets under management and stable earnings over the medium to long term.

Regarding the Transaction, we decided on the properties subject to disposition after comprehensively considering the prospects for the future profitability, the size and location of the properties, and the current trends in the real estate sales

market, among other factors. The transferee has offered a total price for the properties to be disposed which exceeds the most recent book value and real estate appraisal value, so we decided to dispose the properties.

【Individual Reasons for the Disposition】

No.	Name of property	Location	Building age (Note)	Percentage of portfolio (appraisal value base) (Note)	Reasons for the Transaction
1	willDo Takasago	Sendai, Miyagi	19.3 years	0.1%	・In light of the recent rent trend and occupancy status of the property, the sale of the property will contribute to the promotion of internal growth.
2	willDo Kamisugi 3chome	Sendai, Miyagi	17.5 years	0.1%	・In light of the recent rent trend and occupancy status of the property, the sale of the property will contribute to the promotion of internal growth.
3	West Park Hasekura	Sendai, Miyagi	17.5 years	0.4%	・In light of the recent rent trend and occupancy status of the property, the sale of the property will contribute to the promotion of internal growth.

(Note) Based on September 30, 2024.

III. Details of the Transaction

Unless otherwise noted, information on the date of appraisal regarding the appraisal value, lease and guarantee deposits and total leased area is as of September 30, 2024, and information on the total rental revenue indicates that for the fiscal period ended September 30, 2024.

Name of Property (Property No.)		willDo Takasago (F-2-004)				
Type of Asset		Real estate				
Type of Ownership		Proprietary ownership				
Location		1-1-8, Takasago, Miyagino-ku, Sendai-shi, Miyagi				
Use		Condominium				
Constructed		June 10, 2005				
Appraisal Value		442,000 thousand yen				
Appraiser		Japan Real Estate Institute				
Details of Lease						
	Number of Tenants	1				
	Total Rental Revenue	16,961 thousand yen				
	Lease Deposits and Guarantee Deposits	2,691 thousand yen				
	Total Leasable Area	1,623.68 m^2				
	Total Leased Area	1,572.94 m^2				
Changes in Occupancy Rate		May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
		100.0%	100.0%	100.0%	90.6%	96.9%

Name of Property (Property No.)		willDo Kamisugi 3chome (O-2-054)				
Type of Asset		Real estate				
Type of Ownership		Proprietary ownership				
Location		3-3-7, Kamisugi, Aoba-ku, Sendai-shi, Miyagi				
Use		Condominium				
Constructed		March 22, 2007				
Appraisal Value		558,000 thousand yen				
Appraiser		DAIWA REAL ESTATE APPRAISAL CO., LTD.				
Details of Lease						
	Number of Tenants	1				
	Total Rental Revenue	21,457 thousand yen				
	Lease Deposits and Guarantee Deposits	3,167 thousand yen				
	Total Leasable Area	1,517.81 m^2				
	Total Leased Area	1,420.19 m^2				
Changes in Occupancy Rate		May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
		95.3%	95.3%	95.3%	95.6%	93.6%

Name of Property (Property No.)		West Park Hasekura (O-2-123)				
Type of Asset		Real estate				
Type of Ownership		Proprietary ownership				
Location		2-50, Hasekuramachi, Aoba-ku, Sendai-shi, Miyagi				
Use		Condominium, Retail				
Constructed		March 7, 2007				
Appraisal Value		2,030,000 thousand yen				
Appraiser		Japan Real Estate Institute				
Details of Lease						
	Number of Tenants	1				
	Total Rental Revenue	66,269 thousand yen				
	Lease Deposits and Guarantee Deposits	11,646 thousand yen				
	Total Leasable Area	5,150.62 m^2				
	Total Leased Area	4,651.98 m^2				
Changes in Occupancy Rate		May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
		89.0%	89.6%	88.9%	88.9%	90.3%

IV. Profile of the Counterparty

(1) willDo Takasago

(1)	Company name	Taiheido Real Estate Co.,Ltd.
(2)	Location	4-4-13, Shironishimachi, Yamagata-shi, Yamagata
(3)	Title and name of representative	Representative Director Takayoshi Takeda
(4)	Description of business	Real Estate Business
(5)	Amount of capital	JPY 48 million
(6)	Sales amount	Not disclosed because the transferee's consent has not been obtained.
(7)	Date of incorporation	February 28, 1970
(8)	Net assets	Not disclosed because the transferee's consent has not been obtained.
(9)	Total assets	Not disclosed because the transferee's consent has not been obtained.
(10)	Major shareholders	Not disclosed because the transferee's consent has not been obtained.
(11)	Relationship between the seller and the Investment Corporation/Asset Manager	
	Capital relationship	There is no capital relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no capital relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Personnel relationship	There is no personnel relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no personnel relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Business relationship	There is no business relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no business relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Status of classification as related party	The transferee is not classified as related party with Investment Corporation/Asset Manager.

(2) willDo Kamisugi 3chome

(1)	Company name	J'S ESTATE, K.K.
(2)	Location	3rd Honda Building, 3-1-18, Chuo, Aoba-ku, Sendai-shi, Miyagi
(3)	Title and name of representative	Representative Director Kojiro Honda
(4)	Description of business	Real Estate Rental Business
(5)	Amount of capital	JPY 20 million
(6)	Sales amount	Not disclosed because the transferee's consent has not been obtained.
(7)	Date of incorporation	June 16, 2016

(8)	Net assets	Not disclosed because the transferee's consent has not been obtained.
(9)	Total assets	Not disclosed because the transferee's consent has not been obtained.
(10)	Major shareholders	Not disclosed because the transferee's consent has not been obtained.
(11)	Relationship between the seller and the Investment Corporation/Asset Manager	
	Capital relationship	There is no capital relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no capital relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Personnel relationship	There is no personnel relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no personnel relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Business relationship	There is no business relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no business relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Status of classification as related party	The transferee is not classified as related party with Investment Corporation/Asset Manager.

(3) West Park Hasekura

(1)	Company name	Global Support Co., Ltd.
(2)	Location	1-1-5, Kakyoin, Aoba-ku, Sendai-shi, Miyagi
(3)	Title and name of representative	Representative Director Kenji Nakamura
(4)	Description of business	Real Estate Rental Business
(5)	Amount of capital	JPY 10 million
(6)	Sales amount	Not disclosed because the transferee's consent has not been obtained.
(7)	Date of incorporation	June 7, 2005
(8)	Net assets	Not disclosed because the transferee's consent has not been obtained.
(9)	Total assets	Not disclosed because the transferee's consent has not been obtained.
(10)	Major shareholders	Not disclosed because the transferee's consent has not been obtained.
(11)	Relationship between the seller and the Investment Corporation/Asset Manager	
	Capital relationship	There is no capital relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no capital relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Personnel relationship	There is no personnel relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no personnel relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Business relationship	There is no business relationship required to be disclosed between the Investment Corporation/Asset Manager and the transferee. In addition, there is no business relationship required to be disclosed between the affiliated parties and the affiliated companies of the Investment Corporation/Asset Manager and the affiliated parties and the affiliated companies of the transferee.
	Status of classification as related party	The transferee is not classified as related party with Investment Corporation/Asset Manager.

V. Schedule of the Transaction

- Decision of disposition and Conclusion of disposition agreement: December 20, 2024
- Receipt and delivery
  willDo Takasago: January 30, 2025
  willDo Kamisugi 3chome and West Park Hasekura: January 31, 2025

VI. Settlement Method

Regarding this Transaction, for willDo Kamisugi 3chome and West Park Hasekura, a deposit of 10 million yen is scheduled to be received for each property upon the contract signing and the remaining balance, after deduction of the deposit, is scheduled to be received upon the execution of the transfer. For willDo Takasago, the full amount is scheduled to be received upon the execution of the transfer.

VII. Forecasts

As a result of the Transaction and the transaction completed in October 2024, a real estate sale profit of 2,117 million yen in the fiscal year ending March 2025 (38th Fiscal Period), will expect to be recorded and the forecast for the operational status and dividends are reviesed. For details, please refer to the "Notice Concerning Revision to Forecasts of Operating Results and Distribution for the Fiscal Period Ending March 2025 (38th Fiscal Period) " released today. There is no revision to the forecast for the operational status and dividends for the fiscal year ending September 2025 (39th Fiscal Period), as the impact on the operational status from the Transaction is minor.

VIII. Summary of Appraisal Report

Property Name	willDo Takasago
Appraisal Value	JPY 442,000,000
Appraiser	Japan Real Estate Institute
Date of Appraisal	September 30, 2024

Item		Details	Overview, etc.
Value indicated by income approach	JPY thousand	442,000	-
Value indicated by the Direct Capitalization Method	JPY thousand	444,000	-
(1) Total Operating Income: (a)-(b)	JPY thousand	31,741	-
(a) Rental revenues including common service fees	JPY thousand	30,132	Appraised based on the unit price level of rent, etc. that can be stably received over the medium to long term.
(a) Parking fees	JPY thousand	1,809	Appraised based on the unit price level of royalty fees that can be stably received over the medium to long term.
(a) Other revenues	JPY thousand	1,086	Recorded key money, utility pole site fees, and telecommunication fees, etc.
(b) Losses from vacancies	JPY thousand	1,286	Appraised based on the assumption of a stable mid- to long-term occupancy rate level.
(b) Bad debt losses	JPY thousand	-	Judged not to need to be recorded in consideration of the lessee's situation and other factors.
(2) Total Operating Expenses	JPY thousand	9,903	-
Operation costs	JPY thousand	1,440	Recorded with reference to the actual amounts in past fiscal years and maintenance costs of similar properties, and taking into consideration the individual characteristics of the subject property.
Utilities	JPY thousand	1,800	Recorded with reference to actual amounts from previous years and taking into account utilities costs of similar properties, individual characteristics of the subject property, etc.
Repairs and maintenance expense	JPY thousand	2,509	The amount was recorded by taking into account the actual amount in past fiscal years, the level of similar properties, and the annual average amount of repair and renewal expenses in the engineering report, etc.
Property management fees	JPY thousand	705	The fee is recorded with reference to the fee rate based on the contract conditions, etc., and taking into consideration the fee rate at similar properties, the individual characteristics of the subject property, etc.
Tenant promotion fees, etc.	JPY thousand	652	Appraisal based on contract terms, leasing terms of similar properties, etc.
Taxes and public dues	JPY thousand	2,448	(Land) Allocation is based on tax and public dues data, burden adjustment measures, etc. (Buildings, etc.) Recorded based on data related to taxes and public dues. (Depreciable assets) Recorded based on data related to taxes and public dues.
Nonlife insurance	JPY thousand	130	Recorded in consideration of premiums based on insurance policies and premium rates for buildings similar to the subject building.
Other expenses	JPY thousand	219	Internet usage fees, etc. are recorded as other expenses.
(3) Net Operating Income (NOI): (1)-(2)	JPY thousand	21,838	-
(4) Lump-sum Investment Return	JPY thousand	24	Investment income is appraised assuming an investment yield of 1.0%.
(5) Capital Expenditure	JPY thousand	2,760	Appraised, taking into account the level of capital expenditure of similar properties, the property age, and the average annual amount of repair and renewal expenses in the engineering report, etc.
(6) Net Cash Flow (NCF): (3) + (4) - (5)	JPY thousand	19,102	-
(7) Capitalization Rate	(%)	4.3	Appraised after adding/subtracting the spread resulting from the subject property's location, building conditions, and other conditions, as well as taking into account future uncertainties and transaction yields on similar properties, etc.
Value Indicated by DCF Method	JPY thousand	439,000	-
Discount Rate	(%)	4.1	Appraised by comprehensively taking into account the individual characteristics of the subject property, etc., with reference to the investment cap rate, etc. of similar properties.
Terminal Capitalization Rate	(%)	4.4	Appraised by comprehensively considering future trends of investment yields, riskiness of the subject property as an investment, general forecasts of future economic growth rates, and trends of real estate prices and rents, etc., with reference to the transaction yields of similar properties.
Value indicated by cost approach	JPY thousand	374,000	-
Land Ratio	(%)	33.3	-
Property Ratio	(%)	66.7	-

Other items of note by appraiser	None

Property Name	willDo Kamisugi 3chome
Appraisal Value	JPY 558,000,000
Appraiser	DAIWA REAL ESTATE APPRAISAL CO., LTD.
Date of Appraisal	September 30, 2024

Item			Details	Overview, etc.
Value indicated by income approach		JPY thousand	558,000	-
Value indicated by the Direct Capitalization Method		JPY thousand	564,000	-
(1) Total Operating Income: (a)-(b)		JPY thousand	42,201	-
(a)	Rental revenues including common service fees	JPY thousand	40,763	Recorded based on the rent level of the current contract, the level of new rents of similar properties in the same demand/supply zone and their trends, and taking into account the subject property's copetitiveness over the medium to long term.
(a)	Parking fees	JPY thousand	2,520	Recorded based on the rent level of the current contract, surrounding lease cases and their trends, and taking into account the subject property's competitiveness over the medium to long term.
(a)	Other revenues	JPY thousand	1,022	Recorded key money, electricity charges, and utility pole site fees.
(b)	Losses from vacancies	JPY thousand	2,104	Amounts reduced from each type of income based on the forecasts for vacancies, replacement periods, etc
(b)	Bad debt losses	JPY thousand	-	Bad debt loss is not posted due to acknowledgment that protection is provided by security deposits, etc.
(2) Total Operating Expenses		JPY thousand	11,981	-
Operation costs		JPY thousand	1,368	Recorded based on the verification of maintenance costs for similar properties.
Utilities		JPY thousand	661	Recorded based on the verification of utility costs for similar properties and past results.
Repairs and maintenance expense		JPY thousand	2,084	Recorded based on the verification of repair costs for similar properties.
Property management fees		JPY thousand	823	Recorded based on the verification of PM fees for similar properties.
Tenant promotion fees, etc.		JPY thousand	1,423	Recorded based on the tenant promotion fees for similar properties and past results.
Taxes and public dues		JPY thousand	3,581	(Land) Recorded after assessment based on the actual tax amount, considering land price trends and burdened standard. (Buildings, etc.) Assessed and recorded based on the actual tax amount.
Nonlife insurance		JPY thousand	139	Recorded the actual amount deemed appropriate.
Other expenses		JPY thousand	1,900	Internet usage fees, etc. are recorded as other expenses.
(3) Net Operating Income (NOI): (1)-(2)		JPY thousand	30,219	-
(4) Lump-sum Investment Return		JPY thousand	30	Investment income is appraised assuming an investment yield of 1.0%.
(5) Capital Expenditure		JPY thousand	4,327	Recorded based on the ER with the verification of capital expenditures for similar properties.
(6) Net Cash Flow (NCF): (3) + (4) - (5)		JPY thousand	25,922	-
(7) Capitalization Rate		(%)	4.6	Appraised after adding/subtracting the spread resulting from the subject property's location, building conditions, and other conditions, as well as taking into account future uncertainties and transaction yields on similar properties, etc.
Value Indicated by DCF Method		JPY thousand	555,000	-
Discount Rate		(%)	4.4	Assessed based on the discount rates associated with transactions of similar properties and comparisons with yields of other financial products.
Terminal Capitalization Rate		(%)	4.8	Assessed by considering the marketability of the subject property at the end of the holding period in relation to the capitalization rate.
Value indicated by cost approach		JPY thousand	643,000	-
Land Ratio		(%)	70.0	-
Property Ratio		(%)	30.0	-

Other items of note by appraiser	None

Property Name	West Park Hasekura
Appraisal Value	JPY 2,030,000,000
Appraiser	Japan Real Estate Institute
Date of Appraisal	September 30, 2024

Item			Details	Overview, etc.
Value indicated by income approach		JPY thousand	2,030,000	-
Value indicated by the Direct Capitalization Method		JPY thousand	2,040,000	-
(1) Total Operating Income: (a)-(b)		JPY thousand	134,312	-
(a)	Rental revenues including common service fees	JPY thousand	129,718	Appraised based on the unit price level of rent, etc. that can be stably received over the medium to long term.
(a)	Parking fees	JPY thousand	7,820	Appraised based on the unit price level of royalty fees that can be stably received over the medium to long term.
(a)	Other revenues	JPY thousand	4,288	Recorded key money, renewal fees, electricity charges, and incomes from electrical equipment.
(b)	Losses from vacancies	JPY thousand	7,514	Appraised based on the assumption of a stable mid- to long-term occupancy rate level.
(b)	Bad debt losses	JPY thousand	-	Judged not to need to be recorded in consideration of the lessee's situation and other factors.
(2) Total Operating Expenses		JPY thousand	35,291	-
Operation costs		JPY thousand	3,096	Recorded with reference to the actual amounts in past fiscal years and maintenance costs of similar properties, and taking into consideration the individual characteristics of the subject property.
Utilities		JPY thousand	1,400	Recorded with reference to actual amounts from previous years and taking into account utilities costs of similar properties, individual characteristics of the subject property, etc.
Repairs and maintenance expense		JPY thousand	8,143	The amount was recorded by taking into account the actual amount in past fiscal years, the level of similar properties, and the annual average amount of repair and renewal expenses in the engineering report, etc.
Property management fees		JPY thousand	2,734	The fee is recorded with reference to the fee rate based on the contract conditions, etc., and taking into consideration the fee rate at similar properties, the individual characteristics of the subject property, etc.
Tenant promotion fees, etc.		JPY thousand	4,374	Appraisal based on contract terms, leasing terms of similar properties, etc.
Taxes and public dues		JPY thousand	8,896	(Land) Recorded based on data related to taxes and public dues. (Buildings, etc.) Recorded based on data related to taxes and public dues. (Depreciable assets) Recorded based on data related to taxes and public dues.
Nonlife insurance		JPY thousand	448	Recorded in consideration of premiums based on insurance policies and premium rates for buildings similar to the subject building.
Other expenses		JPY thousand	6,200	Internet usage fees, etc. are recorded as other expenses.
(3) Net Operating Income (NOI): (1)-(2)		JPY thousand	99,021	-
(4) Lump-sum Investment Return		JPY thousand	113	Investment income is appraised assuming an investment yield of 1.0%.
(5) Capital Expenditure		JPY thousand	11,264	Appraised, taking into account the level of capital expenditure of similar properties, the property age, and the average annual amount of repair and renewal expenses in the engineering report, etc.
(6) Net Cash Flow (NCF): (3) + (4) - (5)		JPY thousand	87,870	-
(7) Capitalization Rate		(%)	4.3	Appraised after adding/subtracting the spread resulting from the subject property's location, building conditions, and other conditions, as well as taking into account future uncertainties and transaction yields on similar properties, etc.
Value Indicated by DCF Method		JPY thousand	2,020,000	-
Discount Rate		(%)	4.1	Appraised by comprehensively taking into account the individual characteristics of the subject property, etc., with reference to the investment cap rate, etc. of similar properties.
Terminal Capitalization Rate		(%)	4.4	Appraised by comprehensively considering future trends of investment yields, riskiness of the subject property as an investment, general forecasts of future economic growth rates, and trends of real estate prices and rents, etc., with reference to the transaction yields of similar properties.
Value indicated by cost approach		JPY thousand	1,910,000	-
Land Ratio		(%)	51.9	-
Property Ratio		(%)	48.1	-

Other items of note by appraiser	None

URL: https://www.daiwa-securities-living.co.jp/en/

End

(Additional Material) Overview of the Portfolio accompanying the Transaction

<Number of properties, etc.>

	Properties owned as of today (a)	Assets to be acquired (b)	Assets to be disposed (c)	(a) + (b) - (c)
Total number of properties	249 properties	-	3 properties	246 properties
Total number of leasable units	18,632 units	-	216 units	18,416 units
Total leasable area	765,983.37 m^2	-	8,292.11m^2	757,691.26 m^2

<Asset size, etc.>

	Properties owned as of today (a)	Assets to be acquired (b)	Assets to be disposed (c)	(a) + (b) - (c)
Total (anticipated) acquisition price	JPY 399.3 billion	-	JPY 2.1 billion	JPY 397.2 billion
Appraisal value	JPY 491.9 billion	-	JPY 3.0 billion	JPY 488.9 billion

(Note 1) "Total (anticipated) acquisition price is calculated based on the (anticipated) acquisition price.
(Note 2) The appraised value includes the appraised value as of September 1, 2024, for Gran Casa Higashinakano and Gran Casa Ayase, and as of September 30, 2024, for other properties among the "Properties owned as of today."

<Amount and rate of investment by type (based on (anticipated) acquisition price>

	Properties owned as of today (a)	Assets to be acquired (b)	Assets to be disposed (c)	(a) + (b) - (c)
Studio	JPY 207.7 billion (52.0%)	-	JPY 1.7 billion	JPY 206.0 billion (51.9%)
Family	JPY 81.5 billion (20.4%)	-	JPY 0.3 billion	JPY 81.1 billion (20.4%)
Healthcare	JPY 110.1 billion (27.6%)	-	-	JPY 110.1 billion (27.7%)

(Reference) Operating Results and Distribution for the fiscal period ended September 2024 (37th Fiscal Period) and Forecasts of Operating Results and Distribution for the fiscal period ending March 2025 (38th Fiscal Period)

	Operating revenue	Operating income	Ordinary income	Net income	Net income per unit	Distribution per unit
37th fiscal period results	JPY 14,155 million	JPY 7,092 million	JPY 6,204 million	JPY 6,203 million	JPY 2,577	JPY 2,400
38th fiscal period previously announced forecast (A)	JPY 13,281 million	JPY 6,660 million	JPY 5,631 million	JPY 5,631 million	JPY 2,339	JPY 2,400
38th fiscal period revised forecast（B）	JPY 14,720 million	JPY 7,795 million	JPY 6,768 million	JPY 6,768 million	JPY 2,812	JPY 2,600
Difference (B-A)	JPY 1,439 million	JPY 1,135 million	JPY 1,137 million	JPY 1,137 million	JPY 473	JPY 200
Difference	10.8%	17.0%	20.2%	20.2%	20.2%	8.3%

(Note 1) Expected number of investment units issued at the end of the period: 2,406,890 units.
(Note 2) The fiscal period of the Investment Corporation is from April 1 to September 30 every year and from October 1 to March 31 of the following year.

(Note 3) The above figures are the current forecasts calculated based on the conditions described in the attached assumptions of the "Notice Concerning Revisions to Forecast of Operating Results and Distribution for the Fiscal Period Ending March 2025 (38th Fiscal Period)" announced today, and the actual operating revenue, operating income, ordinary income, net income, net income per unit and distribution per unit may vary. In addition, these forecasts do not guarantee the distribution amounts.
(Note 4) As the distribution amount for the fiscal period ending March 2025 includes the expected reversal of reserve for temporary difference adjustments of JPY 79 million and expected internal reserves of JPY 589 million, the distribution amount differs from the amount of net income. In addition, there is currently no plan to make any Optimal Payable Distribution.
(Note 5) When a certain degree of discrepancy from the above forecasts is expected, the forecasts may be revised.

For details, please refer to the “Notice Concerning Revision to Forecasts of Operating Results and Distribution for the Fiscal Period Ending March 2025 (38th Fiscal Period),” announced today.

End