

March 17, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-11-30 Akasaka, Minato-ku, Tokyo
CENTRAL REIT Investment Corporation
Representative: Sunao Takeda, Executive Director
(Securities Code: 3488)

Asset Management Company
MEITETSU XYMAX ASSET MANAGEMENT CO., LTD.
Representative: Sunao Takeda
Representative Director and President
Contact: Eisuke Makita
Head of Corporate Planning Department
TEL: +81-3-5544-6880

Notice of Acquisition and Leasing of Domestic Real Estate Trust Beneficial Interests
(Acquisition of "ENISHIO MEIEKI (10% Quasi-co-ownership Interest)" and
Acquisition and Leasing of "Kamimaezu KD Building")

MEITETSU XYMAX ASSET MANAGEMENT CO., LTD. (hereinafter the "Asset Management Company"), the entity to which CENTRAL REIT Investment Corporation (hereinafter the "CENTRAL REIT") entrusts the management of its assets, hereby announces that it decided today to acquire and lease the following assets (hereinafter the "Acquisition").

MEITETSU CITY DESIGN CO., LTD. (hereinafter "MCD"), the seller of the assets to be acquired (hereinafter "Planned Acquisition Assets"), and XYMAX TOKAI Corporation the lessees of the Kamimaezu KD Building, are considered interested persons or other close affiliate as defined in Article 201, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended; hereinafter the "Investment Trusts Act") and under the Asset Management Company's internal Regulations on Transactions with Interested Persons. Therefore, in deciding on this Acquisition, the Asset Management Company has undertaken the necessary deliberation and resolution procedures in accordance with such regulations. Furthermore, based on the Investment Trusts Act and internal rules, the Asset Management Company has obtained the consent of CENTRAL REIT based on the approval of CENTRAL REIT's Board of Directors at the meeting held today.

1. Overview of Acquisition

(1) Planned Acquisition Assets

Category	Property Number (Note 1)	Property Name	Location	Anticipated Acquisition Price (Million yen) (Note 2)	Appraisal Value (Million yen) (Note 3)	Existence of Intermediary
Office	OF-11	ENISHIO MEIEKI (10% quasi-co-ownership)	Nagoya City, Aichi Prefecture	3,410	3,500 (Note4)	None
Office	OF-12	Kamimaezu KD Building	Nagoya City, Aichi Prefecture	3,320	3,620	None
Total / Average				6,730	7,120	-

(2) Sales Agreement execution Date and the Acquisition approved date: March 17, 2026

(3) Payment Date and scheduled date of Acquisition: March 30, 2026

(4) Seller: Please refer to "4. Outline of Seller" below.

- (5) Funds to acquire: Proceeds from the issuance of new investment units (Note 5), borrowings (Note 6), and cash on hand.
- (6) Settlement method: Full payment on the acquisition date.

(Note 1) "Property Number" OF represents Office, RT represents Retail, HT represents Hotel, and OT represents Other. The same shall apply hereinafter.

(Note 2) "Anticipated acquisition price" refers to the acquisition price of the Planned Acquisition Assets as set forth in the Sales Agreement. The acquisition price does not include national and local consumption taxes nor intermediary costs etc. And the price is rounded down to the nearest million yen.

(Note 3) "Appraisal Value" is the value as of February 1, 2026, as stated in the appraisal report. The appraisal is outsourced to Japan Real Estate Institute.

(Note 4) "Anticipated acquisition price" and "Appraisal Value" for "ENISHIO MEIEKI", represent the amounts corresponding to the 10% quasi-co-ownership of real estate trust beneficiary interests that CENTRAL REIT plans to acquire.

(Note 5) For details on the issuance of new investment units, please refer to the "Notice Concerning Issuance of New Investment Units Through Third-Party Allotment" announced today.

(Note 6) For details on borrowings, please refer to the "Notice Concerning Borrowing of Funds" announced today.

2. Reason for the Acquisition

From October 2025, CENTRAL REIT transitioned to a double sponsor structure with MCD and XYMAX GROUP corporation (hereinafter "XYG"). CENTRAL REIT aims to enhance unitholder value over the medium to long term by achieving both external and internal growth through leveraging the strengths of both sponsors, including the real estate sourcing and development capabilities of MCD as a developer mainly in the Chubu region, and the real estate management capabilities of XYG.

This Acquisition represents the first external growth initiative since the establishment of the double-sponsor structure. It will be financed through a third-party allotment to MCD (same-boat investment), borrowings from financial institutions in the Chubu region in line with the regional REIT strategy, together with CENTRAL REIT's own funds. After comprehensively considering the characteristics of the Planned Acquisition Assets described below, CENTRAL REIT has decided to proceed with the Acquisition, as it is expected to contribute to the steady expansion and diversification of the portfolio and to further strengthen a stable earnings base over the medium-to long-term.

Following this Acquisition, the total asset size of CENTRAL REIT (based on acquisition price) is expected to expand to 50.5 billion yen (20 properties), which is expected to further enhance the stability of the portfolio's earnings.

After the Acquisition, the regional investment ratios (based on acquisition price) are expected to be 58.1% in Tokyo Area, 19.7% in the Nagoya Area, 2.1% in the Osaka Area, and 20.1% in other areas. In addition, the asset type ratios (based on acquisition price) are expected to be 62.0% office, 25.4% retail, 10.8% hotel, and 1.8% others (residential).

Characteristics of Planned Acquisition Assets

➤ OF-11 ENISHIO MEIEKI

- ・ A high-grade building with excellent access, directly connected to the underground mall of Nagoya Station, the center of the Nagoya economic zone.
- ・ Boasts high visibility as a corner property on Nishiki-dori Avenue.
- ・ The standard floor has approximately 250 tsubo of leasable space and is designed to allow subdivision into up to four sections, from approximately 30 tsubo, making it a multi-tenant building capable of accommodating demand for a wide range of space sizes.
- ・ Includes work booths on each floor for web conference and can accommodate for diverse working styles.
- ・ High environmental performance certifications have been achieved: "CASBEE Nagoya A Rank,"

"BELS 5-Star". And also achieved a high level of environmental impact reduction: "ZEB Oriented".

- A rare relatively new high-grade office building in the Nagoya area, where stable long-term occupancy is expected due to its superior location and environmental performance.

➤ **OF-12 Kamimaezu KD Building**

- Located in an area adjacent to Nagoya's representative office districts of Sakae and Fushimi, where demand is solid and rental rates are relatively low.
- Located a two-minute walk from Kamimaezu Station, the hub connecting the Nagoya Subway Meijo Line and Tsurumai Line, it also offers excellent access to Nagoya Station, Sakae Area and Toyota city.
- Located in Maezu-dori Avenue and boasts high visibility within the area.
- The standard floor has approximately 285 tsubo of leasable space with a regular floor plate and is designed to allow subdivision, making it a multi-tenant building capable of accommodating demand for a wide range of space sizes.
- The property has 60 mechanical parking spaces, which meets the parking needs of local sales offices.
- The building is equipped with tenant-only meeting room and refresh room. This supports the tenant companies to minimize meeting spaces within their leased areas and maximize exclusive office space efficiency.
- Although the occupancy rate temporarily declined significantly due to a large tenant move-out in March 2025, the occupancy rate has recovered to the level prior to the move-out in less than one year, and stable occupancy is expected to continue in the future due to solid demand.

3. Description of Planned Acquisition Assets

The outline of the Planned Acquisition Assets is as follows.

Please refer to Reference 3 "Explanation of Matters to Be Stated in Contents of Planned Acquisition Assets" for explanation of the matters to be stated in each column on the table.

➤ ENISHIO MEIEKI

Property Name	ENISHIO MEIEKI		Category	Office	
			Property number	OF-11	
Overview of Specified Asset					
Scheduled Date of Acquisition		March 30,2026	Type of Specified Asset		Trust Beneficiary Rights
Anticipated Acquisition Price		3,410 million yen	Overview of Trust Beneficiary Right	Trustee	Sumitomo Mitsui Trust Bank, Limited
Appraisal value (As of Appraisal Date)		3,500 million yen (February 1,2026)		Trust Maturity Date	March 31,2035
Location (Residential Address)		4-8-26 Meieki, Nakamura-ku, Nagoya City, Aichi Prefecture, Japan			
Access		3-minute walk from Meitetsu Nagoya station of Meitetsu Nagoya Line 3-minute walk from Nagoya station of Nagoya Subway Higashiyama Line and Sakura-dori Line 3-minute walk from Kintetsu Nagoya station of Kintetsu Nagoya Line 4-minute walk from Nagoya station of JR lines, 7-minute walk from Nagoya station of JR Tokaido Shinkansen			
Land	Registered Lot No.	4-801 Meieki, Nakamura-ku, Nagoya City, Aichi Prefecture and other 2 lots	Site area (Note 1)		1,811.04 ㎡
	Building Coverage Ratio (Note 2)	90%	Floor area ratio (Note 3)		1,000%
	Area of Use	Commercial area	Property Ownership type		Ownership
Building	Construction Date	July 24,2023	Structure/Number of floors		Steel-framed flat-roofed 16-story building with 2 basement floors
	Use	Office/Store	Total Floor Area (Note 4)		18,661.77 ㎡
	Designer	TAISEI CORPORATION Chubu Branch First Class Registered Architect Office	Builder		TAISEI CORPORATION Chubu Branch
	Confirmation Inspection Agency	Bureau Veritas Japan Co., Ltd.	Property Ownership Type		Ownership
ML Company		MEITETSU PROPERTY MANAGEMENT CO., LTD.	ML Type		Pass-through type
PM Company		XYMAX TOKAI Corporation			
Special Note					
CENTRAL REIT plans to enter into a Beneficial Interest Co-ownership Agreement (referred to as the “Agreement” in this Special Note) with the seller of the Planned Acquisition Assets in connection with the acquisition of the Planned Acquisition Assets (10% co-ownership interest in the trust beneficiary rights for which this property is the trust property). The principal terms of this Agreement are as follows.					
I. The indivisibility clause for the beneficial interest in this trust (valid for five years from the date of execution of this agreement and renewable thereafter unless notice of refusal to renew is given).					
II. Each co-owner (hereinafter referred to as the “Selling Party”) wishing to sell their co-ownership share to a third party grants the other co-owners a right of first negotiation with respect to the purchase of the co-ownership interest held by such Selling Party.					
(Note 1) The total land area of the Planned Acquisition Assets is stated.					
(Note 2) The building coverage ratio has been relaxed by +10% in compliance with Article 15 of the Nagoya City’s Building Standards Act Enforcement Ordinance.					
(Note 3) The floor area ratio is limited to 1,000% due to restrictions under the Nagoya Station, Fushimi, Sakae Urban Function Guidance District Plan (District A).					
(Note 4) The total floor area of the building for the Planned Acquisition Assets is stated here.					
Lease Overview					
Leasable Area (Note)		1,273.23 ㎡	Leased Area (Note)		1,164.62 ㎡
Occupancy Rate		91.5%	Number of Tenants		23
Annual Rental Income (Note)		123 million yen	Security deposit and Guarantee deposit (Note)		120 million yen

(Note) The figures are the 10% quasi-co-ownership of real estate trust beneficiary interests to be acquired by CENTRAL REIT					
Overview of Building Condition Assessment Report					
Survey Company	ERI SOLUTION CO., LTD		Survey Date		December, 2025
Emergency and Short-term Repair Expenses	0 yen		Long-term Repair Expenses (Annual average) (note)		307 thousand yen
(Note) The figures are the 10% quasi-co-ownership of real estate trust beneficiary interests to be acquired by CENTRAL REIT					
Overview of Earthquake Risk Analysis, etc.					
Survey Company	Tokio Marine dR Co., Ltd.		PML Value		1.8%
State of Collateral	None				
Occupancy Rate Trends	End of September,2023	End of March,2024	End of September,2024	End of March,2025	End of September,2025
	16.0%	53.1%	58.3%	73.4%	81.8%

Overview of Appraisal Report			
Property Name	ENISHIO MEIEKI		
Appraisal Value	3,500,000 thousand yen (Note)		
Appraisal Agency	Japan Real Estate Institute		
Appraisal Value Date	February 1, 2026		
Items	Content (Unit : thousand yen)	Overviews	
Value based on income approach	35,000,000	The appraisal was conducted by correlating the income value derived from the direct capitalization method with that derived from the DCF method.	
Indicated value by direct capitalization method	35,400,000		
(1) Operating revenue (①－②)	1,418,762		
① Gross potential income	1,476,778	The rent that can be collected was assessed stably over the medium to long term based on the current rent, new rent, tenant attributes, etc.	
② Vacancy loss, etc.	58,016	Based on the occupancy status and supply and demand trends of similar properties, past performance, and future trends, the stable occupancy rate level was assessed over the medium to long term and the losses such as vacancies were recorded.	
(2) Operating expenses (a. + b. + c. + d. + e. + f. + g. + h.)	331,184		
a. Maintenance and management fee	52,235	Calculated based on past performance figures and the maintenance and management costs of similar properties by considering the individual characteristics of the subject property.	
b. Utility expenses	82,200	Calculated based on past performance figures, taking into consideration the occupancy rate of the leasable area, etc.	
c. Repair costs	921	Calculated by considering past performance, future management and operation plans, cost levels of similar properties, and ER.	
d. PM fee	14,920	Calculated by considering contract terms, fee rates for similar properties, and the individual characteristics of the subject property.	
e. Tenant leasing costs, etc.	22,384	The average annual amount is calculated based on the expected tenant turnover period.	
f. Property taxes	154,660	Calculated based on public tax and dues materials.	
g. Insurance premium	3,864	Calculated by considering the insurance premiums based on the insurance contract and the insurance rates for the subject building and similar buildings.	
h. Other expenses	-	None.	
(3) Net operating income ((1) － (2))	1,087,578		
(4) Gain from investment of deposits	13,300	Appraised by applying the operating yield (1.0%) to the amount assessed based on the current lease conditions, the number of months of one-time payments at the time of new lease agreements, and the occupancy rate.	
(5) Capital expenditures	2,220	Calculated by considering the level of capital expenditures, age and ER of similar properties.	
Net Income ((3) + (4) － (5))	1,098,658		
Capitalization rate	3.1%	The appraisal is based on the standard yield for each area, by considering the location and building conditions, as well as future uncertainties and transaction yields for	

			similar properties.
	Indicated value by DCF method	34,600,000	
	Discount rate	2.9%	The appraisal is made by considering the individual characteristics of the subject property, etc., in addition to the investment yields of similar properties.
	Terminal capitalization rate	3.2%	The appraisal is made after comprehensively considering the future trends in investment yields, etc., with reference to transaction yields of similar properties.
	Cost approach value	34,300,000	
	Land Ratio	79.8%	
	Building Ratio	20.2%	
	Other matters that the appraiser noted in the appraisal	None	

(Note) The above price was calculated by multiplying the price of one building by a 10% co-ownership share.

➤ **Kamimaezu KD Building**

Property Name	Kamimaezu KD Building			Category	Office	
				Property Number		OF-12
Overview of Specified Asset						
Scheduled Date of Acquisition		March 30,2026		Type of Specified Asset		Trust Beneficiary Rights and Movable Property Attached to the Building
Anticipated Acquisition Price		3,320 million yen		Overview of Trust Beneficiary Right	Trustee	Mitsubishi UFJ Trust and Banking Corporation
Appraisal value (As of Appraisal Date)		3,620 million yen (February 1,2026)			Trust maturity date	September 30,2035
Location (Residential Address)		4-10-32 Osu, Naka-ku, Nagoya City, Aichi Prefecture, Japan				
Access		2-minute walk from Kamimaezu station by Nagoya Subway Meijo line & Tsurumai Line				
Land	Registered Lot No.	4-1014-1, Osu, Naka-Ku, Nagoya City, Aichi Prefecture and another 1 lot		Site area		1,673.77 m ²
	Building Coverage Ratio (Note 2)	80%		Floor area ratio		600%
	Zoning	Commercial Area		Property ownership type		Ownership
Building	Construction date	March 15,1988		Structure/Number of floors		Steel-framed reinforced concrete structure with a flat roof, 9 stories
	Use	Office		Total floor Area		9,915.56 m ²
	Designer	KUME SEKKEI Co., Ltd.		Builder		SATO KOGYO CO., LTD. Nagoya Branch
	Confirmation inspection agency	Building Official of Nagoya City		Property ownership type		Ownership
ML Company		XYMAX TOKAI Corporation		ML type		Pass-through type
PM Company		XYMAX TOKAI Corporation				
Special Note: None						
Lease Overview						
Leasable Area		7,872.82 m ²		Leased Area		7,577.52 m ²
Occupancy Rate		96.2%		Number of Tenants		30
Annual Rental Income		265 million yen		Security deposit and Guarantee deposit		198 million yen
Overview of Building Condition Assessment Report						
Survey Company		ERI SOLUTION CO., LTD.		Survey Date		December,2025
Emergency and short-term repair expenses		0 yen		Long-term Repair Expenses (Annual Average)		46,931 thousand yen
Overview of Earthquake Risk Analysis, etc.						
Survey Company		Tokio Marine dR Co., Ltd.		PML Value		4.6%
State of Collateral		None				
Occupancy Rate Trends	End of September,2023	End of March,2024		End of September,2024	End of March,2025	End of September,2025
	100.0%	100.0%		100.0%	97.3%	85.9%

Overview of Appraisal Report			
Property Name	Kamimaezu KD Building		
Appraisal Value	3,620,000 thousand yen		
Appraisal Agency	Japan Real Estate Institute		
Appraisal Value Date	February 1, 2026		
Item	Content (Unit : thousand yen)	Overviews	
Value based on income approach	3,620,000	The appraisal was conducted by correlating the income value derived from the direct capitalization method with that derived from the DCF method.	
Indicated value by direct capitalization method	3,640,000		
(1) Operating revenue (①－②)	311,454		
① Gross potential income	338,548	The rent that can be stably collected over the medium to long term was assessed based on the current rent, newly contracted rent, tenant attributes, etc.	
② Vacancy loss, etc.	27,094	Based on the occupancy status and supply and demand trends of similar properties, past performance, and future trends, the stable occupancy rate level was assessed over the medium to long term and the losses such as vacancies were recorded.	
(2) Operating expenses (a. + b. + c. + d. + e. + f. + g. + h.)	119,829		
a. Maintenance and management fee	33,000	Calculated based on past actual amounts and maintenance costs of similar properties by considering the individual characteristics of the subject property.	
b. Utility expenses	34,650	Calculated based on past performance figures, taking into consideration the occupancy rate of the rental space, etc.	
c. Repair costs	14,079	Calculated by considering past performance, future management and operation plans, cost levels of similar properties, and ER.	
d. PM fee	5,564	Calculated by considering contract terms, fee rates for similar properties, and the individual characteristics of the subject property.	
e. Tenant leasing costs, etc.	3,529	The average annual amount is calculated based on the expected tenant turnover period.	
f. Property taxes	27,178	Calculated based on public tax and dues materials.	
g. Insurance premium	1,729	Calculated by considering the insurance premiums based on the insurance contract and the insurance rates for the subject building and similar buildings.	
h. Other expenses	100	Neighborhood association fees, etc. are recorded.	
(3) Net operating income (1) － (2)	191,625	-	
(4) Gain from investment of deposits	2,150	The valuation is calculated by multiplying the assessed amount based on the current rental conditions, the number of months of lump-sum payment at the time of a new contract, and the occupancy rate by the investment yield (1.0%).	
(5) Capital expenditures	33,510	Calculated by considering the level of capital expenditures, age and ER of similar properties.	
Net Income (3) + (4) － (5)	160,265		
Capitalization rate	4.4%	The appraisal is based on the standard yield for each area, by considering the location and building conditions, as well as future uncertainties and transaction yields for similar	

			properties.
	Indicated value by DCF method	3,600,000	
	Discount rate	4.2%	The appraisal is made by considering the individual characteristics of the subject property, etc., in addition to the investment yields of similar properties.
	Terminal capitalization rate	4.5%	The appraisal is made after comprehensively considering the future trends in investment yields, etc., with reference to transaction yields of similar properties.
	Cost approach value	3,430,000	
	Land Ratio	83.9%	
	Building Ratio	16.1%	The furniture, fixtures, and equipment are included, but appraised as having no market value.
	Other matters that the appraiser noted in the appraisal	None	

4. Outline of Seller

(1)	Seller	MEITETSU CITY DESIGN CO., LTD.
(2)	Location	7th & 8th Floors, 4-8-18 Meieki, Nakamura-ku, Nagoya City, Aichi Prefecture
(3)	Representative Position & Name	Representative Director and President Hiroshi Hibino
(4)	Business Content	1. Purchase, sale, leasing, management, brokerage, consulting, valuation, and appraisal of land and buildings, as well as development and operation of residential areas 2. Architectural design and supervision, and other related services
(5)	Capital	4,000 million yen (as of February 28, 2026)
(6)	Establishment Date	December 14, 1959
(7)	Net Assets	86,627 million yen (As of March 31, 2025)
(8)	Total Assets	284,487 million yen (As of March 31, 2025)
(9)	Major Shareholders and Shareholding Ratio	Nagoya Railroad Co., Ltd. (100.0%) (As of February 28, 2026)
(10)	Business relationships with CENTRAL REIT and the Asset Management Company	
	Capital Relationship	As of today, CENTRAL REIT holds no shares of the relevant company. The relevant company does not hold any investment units of CENTRAL REIT and holds 51.0% of the shares of the Asset Management Company.
	Working Relationship	As of today, the relevant company has dispatched two part-time directors and one part-time auditor to the Asset Management Company. Additionally, four of the Asset Management Company's officers and employees are secondees from the company.
	Business Partnership	CENTRAL REIT has entered into a sponsor support agreement with the Asset Management Company and the relevant company, under which CENTRAL REIT receives various forms of sponsor support from the relevant company.
	Related Party	Although the relevant company does not qualify as a related party of CENTRAL REIT, it qualifies as a related party of the Asset Management Company because it is the parent company of the Asset Management Company.

5. Transactions with interested parties

As MCD, the seller of the Planned Acquisition Assets, and as described above, constitutes an interested party as defined under the Investment Trust Act and the REIT Interested Party Transaction Management Regulations, which are internal regulations of the Asset Management Company the Asset Management Company has undertaken the necessary deliberation and resolution procedures in accordance with the provisions of the REIT Interested Party Transaction Management Regulations in entering into the purchase and sale agreement for the trust beneficiary rights.

In addition, with respect to ENISHIO MEIEKI, a Property Management Services and Building Management Entrustment Agreement will be entered into between the trustee and XYMAX TOKAI Corporation on the acquisition date of the asset to be acquired. With respect to Kamimaezu KD Building, a Master Lease Agreement, Property Management Services and Building Management Entrustment Agreement (Hereinafter collectively referred to as this “this Business Outsourcing Agreement”) will be entered into between the trustee and XYMAX TOKAI Corporation on the acquisition date of the asset to be acquired.

As XYMAX TOKAI Corporation is the parent company or other related companies of the Asset Management Company, they constitute interested parties as defined under the Investment Trust Act and the REIT Interested Party Transaction Management Regulations. Accordingly, prior to entering into the Business Outsourcing Agreement, the Asset Management Company undertook the necessary deliberation and resolution procedures in accordance with the REIT Interested Party Transaction Management Regulations. In addition, pursuant to the Investment Trust Act, the Asset Management Company has obtained the consent of CENTRAL REIT based on the approval of the CENTRAL REIT's Board of Directors meeting held today.

6. Status of Previous Owners, etc. of the Planned Acquisition Assets

Property acquisitions from special interested parties are as follows:

The following tables describe: (1) the Company's name, (2) the relationships with the interested party, (3) the background and reasons for the Acquisition, (4) acquisition price, and (5) acquisition date.

Name of the properties (Location)	Previous owners	Prior owners
ENISHIO MEIEKI (4-8-26 Meieki, Nakamura-ku, Nagoya City, Aichi Prefecture)	(1) MEITETSU CITY DESIGN CO., LTD. (2) Parent company of Asset Management Company (3) Acquired as part of the redevelopment project (4) 34,010 million yen (5) March 2025	Other than those who have a special interest
Kamimaezu KD Building (4-10-32 Osu, Naka-ku, Nagoya City, Aichi Prefecture)	(1) MEITETSU CITY DESIGN CO., LTD. (2) Parent company of Asset Management Company (3) Acquired as part of the redevelopment project (4) Omitted since it has been owned for more than one year (5) September 2015	Other than those who have a special interest

7. Outline of Brokerage
Not applicable.

8. Future Outlook
Please refer to "Notice Concerning Revision of Forecasts of Operating Results and Distributions for the Fiscal Period Ending August 2026 (17th Fiscal Period) and Forecasts of Operating Results and Distributions for the Fiscal Period Ending February 2027 (18th Fiscal Period)" dated today for the forecast of investment status for the fiscal period ending August 2026 (March 1, 2026 to August 31, 2026) and the fiscal period ending February 2027 (September 1, 2026 to February 28, 2027) as a result of acquisition of the Planned Acquisition Assets.

*Website of CENTRAL REIT: <https://centralreit.co.jp/en/>

(Reference Press Releases, etc.)

"Notice Concerning Issuance of New Investment Units Through Third-Party Allotment" dated March 17, 2026

"Notice Concerning Borrowings of Funds" dated March 17, 2026

"Notice Concerning Revision of Forecasts of Operating Results and Distributions for the Fiscal Period Ending August 2026 (17th Fiscal Period) and Forecasts of Operating Results and Distributions for the Fiscal Period Ending February 2027 (18th Fiscal Period)" dated March 17, 2026

"Supplementary Materials" dated March 17, 2026

<Attachments>

Reference 1 Photograph of Assets to be acquired and its location map

Reference 2 Portfolio status after the acquisition of the Planned Acquisition Assets

Reference 3 Explanation of Matters to be Stated in Summary of Planned Acquisition Assets

Reference 1 Photograph of Assets to be acquired and its location map

ENISHIO MEIEKI (10% quasi-co-ownership)



Kamimaezu KD Building



Reference 2 Portfolio status after the acquisition of the Planned Acquisition Assets

Category	Property Number	Property name	Location	Date of acquisition	Acquisition price (Million yen) (Note 1)	Share of portfolio (%) (Note 2)
Office	OF-01	Xymax Nishi-Shinbashi Building	Minato-ku, Tokyo	February 16, 2018	2,500	4.9
	OF-02	Xymax Iwamotocho Building	Chiyoda-ku, Tokyo	February 16, 2018	4,250	8.4
	OF-03	Xymax Shinjuku-Gyoen building	Shinjuku-ku, Tokyo	February 16, 2018	5,020	9.9
	OF-04	Xymax Kamiyacho Building	Minato-ku, Tokyo	February 16, 2018	880	1.7
	OF-05	Xymax Higashi-Azabu Building	Minato-ku, Tokyo	February 16, 2018	1,550	3.1
	OF-06	Xymax Higashi-Ueno Building	Taito-ku, Tokyo	February 16, 2018	1,150	2.3
	OF-07	Xymax Hachioji Building	Hachioji-shi, Tokyo	February 16, 2018	2,600	5.1
	OF-09	Xymax Sapporo Odori Building	Sapporo City, Hokkaido	March 2, 2022	4,707	9.3
	OF-10	Xymax Kiba-Koen Building	Koto-ku, Tokyo	March 2, 2022	2,003	4.0
	OF-11	ENISHIO MEIEKI (10% quasi-co-ownership)	Nagoya City, Aichi Prefecture	March 30,2026	3,410	6.7
	OF-12	Kamimaezu KD Building	Nagoya City, Aichi Prefecture	March 30,2026	3,320	6.6
	Subtotal		—	—	31,390	62.0
	Retail	RT-01	Muza Kawasaki	Kawasaki, Kanagawa	February 16, 2018	4,100
RT-02		Life Kawasaki Miyuki Store	Kawasaki, Kanagawa	February 16, 2018	790	1.6
RT-03		Vita Seiseki-Sakuragaoka	Tama City, Tokyo	February 16, 2018	3,100	6.1
RT-04		Life Fukuizumi Store	Sakai City, Osaka	September 1, 2020	1,065	2.1
RT-05		The Parkhouse Totsuka Front (Retail portion on the first and second floors)	Yokohama, Kanagawa	July 1, 2021	540	1.1
RT-06		Valor Kachigawa Store (Leasehold Land) (50% quasi-co-ownership)	Kasugai City, Aichi Prefecture	January 31, 2022	3,245	6.4
Subtotal		—	—	12,840	25.4	
Hotel	HT-01	Hotel Vista Sendai	Sendai City, Miyagi Prefecture	February 16, 2018	4,400	8.7
	HT-02	karaksa hotel Sapporo (20% quasi-co-ownership)	Sapporo City, Hokkaido	September 6, 2024	1,060	2.1
	Subtotal		—	—	5,460	10.8
Other	OT-02	L-Place Nishikasai	Edogawa-ku, Tokyo	March 2, 2022	901	1.8
	Subtotal		—	—	901	1.8
Total			—	—	50,591	100.0

(Note 1) "Acquisition price" refers to the amount excluding expenses (brokerage fees, taxes and public dues, etc.) required for the acquisition of assets held (the amount of sales proceeds of real estate, etc. stated in the sales contract, etc. pertaining to each asset held) rounded down to the nearest million yen. The sale and purchases amount does not include consumption tax and local consumption tax.

(Note 2) "Share of portfolio" is the ratio of the acquisition price related to each asset held to the total acquisition price related to assets held, rounded to the nearest decimal place.

Reference 3 Explanation of Matters to be Stated in Summary of Planned Acquisition Assets

(a) Description of “Category” and “Property Number” columns

- “Category” refers to Office, Retail, Hotel, and Other that CENTRAL REIT will invest in.
- “Property Number” is numbered as OF for Office, RT for Retail, HT for Hotel, and OT for Other.

(b) Explanation of the "Overview of Specified Asset" section

- "Scheduled Date of Acquisition" indicates the scheduled date of acquisition of the beneficial interest in trust stated in the sales contract for the Planned Acquisition Assets.
- "Type of Specified Assets" refers to the types of real estate and other assets as Specified Assets and assets incidental or related thereto.
- "Anticipated acquisition price" refers to the sales price (excluding consumption tax, local consumption tax, and expenses such as brokerage fees) stated in the sales contract for the Planned Acquisition Assets, rounded down to the nearest million yen.
- "Appraisal value (Appraisal date)" is the appraisal value stated in the real estate appraisal report related to the Planned Acquisition Assets from Japan Real Estate Institute .
- "Overview of Trust Beneficiary Right" describes the contents of the trust agreement between the Trustee and the Trustee with respect to the Planned Acquisition Assets.
- "Location (residential address)" indicates the residence marking in principle.
- “Access” describes the time (rounded up to the nearest minute) when the distance from the nearest station calculated by Asset Management Company is walked at 80 meters per minute or the time indicated in the real estate appraisal report or Engineering Report.
- "Registered Lot No." of the land indicates the location of the building on the real estate registry (or, if there is more than one, one of these locations).
- "Site Area" of the land is based on the description in the real estate register (in the event of land lease, the area of the land lease is included) and may not coincide with the current situation.
- "Building Coverage Ratio" of land, in principle, refers to the ratio of the building area of the building to the site area as set forth in Article 53 of the Building Standards Law (Law No. 201 of 1950, as amended hereafter; the same shall apply hereinafter), and includes the upper limit of the building coverage ratio (specified building coverage ratio) set forth in city plans in accordance with the use districts, etc. (in cases where there are more than one, all of them). The specified building coverage ratio may be relaxed or increased or decreased due to fire-resistant buildings in the fire prevention area or for other reasons and may differ from the actual building coverage ratio.
- "Floor area ratio" of land refers to the ratio of the total area of a building to the site area stipulated in Article 52 of the Building Standards Law. The upper limit of the floor-area ratio (designated floor-area ratio) stipulated in city plans according to the use district, etc., is stated. The designated floor area ratio may be mitigated or increased or decreased due to the width of the road connected to the site or for other reasons and may differ from the actual floor area ratio applied.
- "Zoning" of land refers to the type of use district listed in Item 1, Paragraph 1, Article 8 of the City Planning Law (Law No. 100 of 1968, as amended)
- “Property ownership type” of the land and buildings indicates the type of rights held or to be held by the trustee.
- "Construction date" of the building indicates the date of new construction on the real estate register of the main building.

- "Structure/Number of Floors" of the building is based on the entries in the real estate registry for the main building.
- "Use" of a building is based on the building classification recorded in the real estate registry for the principle building.
- "Total floor Area" of a building is recorded based on the information in the real estate registry, including the floor area of accessory buildings.
- "Designer", "Builder", and "Confirmation inspection agency" of the building are written in the name of the company where the main building was designed and constructed.
- "ML company" and "PM company" refer to master leasing companies and PM companies of the Planned Acquisition Assets. For "ML type," the master lease type (pass-through type, fixed rent type, or variable rent type) of the Planned Acquisition Assets is described.
- "Special Notes" describe, as of today, matters considered important with respect to the rights relationships and use of the Planned Acquisition Assets, as well as other matters considered important in light of their potential impact on the appraisal value, profitability and disposability of the Planned Acquisition Assets.

(c) Description of the "Lease Overview" column

- "Leasable Area" represents the total of the leasable area based on the building drawings attached to the lease agreement and the lease agreement for the Planned Acquisition Assets as of January 31, 2026 and the area based on the building drawings for vacant portions.
- "Leased Area" refers to the total leased area based on the lease agreement and building drawings attached to the lease agreement for the Planned Acquisition Assets as of January 31, 2026. In cases where a master lease agreement has been concluded with respect to the Planned Acquisition Assets, the sum of the actual leased areas with the end tenant is rounded off to the third decimal place.
- "Occupancy Rate" refers to the ratio of rentable area to the rentable area for Planned Acquisition Assets as of January 31, 2026, rounded to the nearest whole number.
- "Number of Tenants" refers to the total number of tenants for the Planned Acquisition Assets under each Lease Agreement entered into for the Planned Acquisition Assets as of January 31, 2026.
- "Annual Rental Income" represents the total amount obtained by annualizing (multiplying by 12) the monthly rent (including common area charges) stipulated in each lease agreement for the Planned Acquisition Assets that had commenced as of January 31, 2026, excluding fees for signage, parking and other uses, and limited to rent for leased space, and excluding variable rent such as percentage rent. The amount is stated by rounding down to the nearest million yen. In addition, free rent and rent holidays as of that date are not taken into account. Meanwhile, free rent periods, rent holidays, etc., as of the same date shall not be taken into consideration.
- "Security deposit and Guarantee deposit", refers to the total amount of lease deposits and security deposits stipulated in the lease agreements that have been concluded or are scheduled to be concluded with respect to the Planned Acquisition Assets as of January 31, 2026, rounded down to the nearest million yen. In the event the Master Lease Agreement is concluded for the Planned Acquisition Assets and the amount of security deposit and other amounts stipulated in the lease agreement concluded with the end tenant are the same, such total amount is rounded down to the nearest million yen.

(d) Explanation on the column for "Overview of Building Condition Assessment Report"

- "Emergency and short-term repair expenses" and "long-term repair expenses (Annual Average)" are stated in the building status assessment report.

- "Short-term repair expenses" refers to the expenses for repairs and renewals of defects requiring repairs and the like in preference to daily maintenance, and represents the total amount of estimated repair expenses required within one year from the date of the building status assessment report.
- "Long-term repair expenses (Annual Average)" refers to repair and renewal expenses for the maintenance of functions or the safe operation of facilities in response to age-related deterioration. The total amount of repair expenses and renewal expenses required within 12 years from the date of the building status assessment report is converted to the annual average amount by the Asset Management Company and rounded to the nearest 1,000 yen.

(e) Explanation on the column " Overview of Earthquake Risk Analysis, etc."

- "PML Value" means the expected seismic loss rate (Probable Maximum Loss). Although there is no uniform and precise definition of PML, this document uses the definition of the expected loss for large and small earthquakes that may occur in 475 years and the ratio of the expected loss to the replacement value of the building for which the probability of occurrence is calculated and statistically processed. PML is calculated after examining the ground conditions, regional factors, and construction. PML figures are based on the Earthquake-Risk Assessment Report dated February 2026 by Tokio Marine dR Co., Ltd. The contents of the Earthquake Risk Assessment Report only represent the opinions of the reporter and do not guarantee the validity or accuracy of the contents thereof.

(f) Explanation on the "State of Collateral" column

- In the event the collateral setting is cancelled after the Planned Acquisition Assets, the term "None" shall be used.