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REIT Financial Report for the 37th Fiscal Period

July 19, 2024

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Scheduled date of start of distribution payments: August 15, 2024

Preparing presentation material: Yes

Holding financial brief meeting: Yes (for institutional investors and analysts)

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

1. Status of Management and Assets for the 37th Fiscal Period

37th Fiscal Period: Fiscal period ended May 2024 (from December 1, 2023 to May 31, 2024)

(1) Management Status

[% figures show the period-over-period increase (decrease)]

	Operating revenue		Operating income		Ordinary income		Net income	
37th Period	¥13,570 million	(0.6%)	¥6,871 million	1.8%	¥6,215 million	1.0%	¥6,214 million	0.4%
36th Period	¥13,646 million	(9.3%)	¥6,747 million	(12.0%)	¥6,151 million	(13.4%)	¥6,192 million	(12.8%)

	Net income per unit	Net income to unitholders' equity	Ordinary income to total assets	Ordinary income to operating revenue
37th Period	¥6,496	2.5%	1.3%	45.8%
36th Period	¥6,473	2.5%	1.3%	45.1%

(Note 1) Net income per unit is calculated using the following average number of investment units during the period.
 37th Fiscal Period: 956,516 units; 36th Fiscal Period: 956,516 units

(Note 2) The Investment Corporation conducted a 2-for-1 investment unit split with May 31, 2024, as the record date and June 1, 2024, as the effective date. Net income per unit is calculated based on the assumption that said investment unit split was conducted at the beginning of the 36th Fiscal Period.

(2) Distributions

	Distribution amount per unit (excluding distribution amount in excess of earnings)	Total distribution amount (excluding distribution amount in excess of earnings)	Distribution amount in excess of earnings per unit	Total distribution amount in excess of earnings	Dividend payout	Distribution amount to net assets
37th Period	¥13,700	¥6,552 million	¥-	¥- million	105.4%	2.6%
36th Period	¥13,700	¥6,552 million	¥-	¥- million	105.8%	2.6%

(Note) Distribution amount per unit for the 37th Fiscal Period is calculated by dividing ¥6,552 million, the total distribution amount considering the reversal of part of internal reserves of ¥337 million (¥337 million of reserve for reduction entry) by the total number of investment units issued and outstanding. The main difference between distribution amount per unit and net income per unit is due to the reversal of reserve for reduction entry.

Distribution amount per unit for the 36th Fiscal Period is calculated by dividing ¥6,552 million, the total distribution amount considering the reversal of part of internal reserves of ¥401 million (the sum total of ¥359 million of reserve for reduction entry and ¥41 million of deferred tax liabilities), by the total number of investment units issued and outstanding. The main difference between distribution amount per unit and net income per unit is due to the reversal of reserve for reduction entry.

(Note) Please refer to “Notes to Per Unit Information” on page 28 for the number of investment units used as the basis for calculating the net income per unit.

* This financial report (*kessan tanshin*) is exempt from the audit by a certified public accountant or an auditing company.

* Special note

The forecast figures are forward-looking statements based on information currently available to Daiwa Office Investment Corporation and involve uncertainties. Accordingly, the actual operating revenue, operating income, ordinary income, net income, distribution amount per unit and distribution amount in excess of earnings per unit may vary due to changes in the status. Moreover, the forecasts set forth herein should not be construed as a guarantee of distribution amounts. For details on the assumptions underlying the forecast figures above, please refer to “Assumptions for the Management Status Forecasts for the 38th Fiscal Period and 39th Fiscal Period” on page 10.

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1. Management Status

1.1. Management Status

1.1.1. Overview of the Fiscal Period Under Review

A. Brief History of the Investment Corporation

The Investment Corporation was established on July 11, 2005, in accordance with the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951; including amendments thereto) with Daiwa Real Estate Asset Management Co., Ltd. (former name K.K. daVinci Select) (the “Asset Manager”) as the organizer. After its establishment, the Investment Corporation implemented an additional issuance of investment units through a public offering (99,600 units) on October 18, 2005 and then listed on the Tokyo Stock Exchange, Inc. (TSE) Real Estate Investment Trust Section (stock code: 8976) on the following day.

Though initial assets under management were 79,573 million yen (sum total of acquisition price), subsequent activities, such as additional acquisition of properties and replacement of portfolio properties, resulted in the assets under management amounting to 468,886 million yen as of the last day of May 2024.

The Investment Corporation strives to secure stable revenue and sustained growth of the investment assets based on a clear portfolio development policy of specializing in investment in office buildings, with a particular focus on investment in a total floor area of more than about 2,000 m² situated in downtown Tokyo, as well as through dedicated efforts to heighten tenant satisfaction levels.

B. Investment Environment and Management Performance

a. Investment Environment

The Japanese economy during the fiscal period under review continued to recover moderately in the post-COVID 19 period albeit stagnation in some areas, such as the real GDP growth rate (Second Preliminary Estimates) for January to March 2024 showing a negative annualized growth rate of -1.8%. Meanwhile, price hikes are progressing, owing to the yen’s depreciation and climbing prices globally for energy and food, leading to risk of downward pressure on the Japanese economy affected by consumer spending and such. There is also the need to monitor the effects of the situation in the Middle East and fluctuations in financial and capital markets.

In the office building leasing market in central Tokyo, the average vacancy rate has hovered around 5 to 6% since June 2021, and was 5.48% as of the end of May 2024 (Miki Shoji’s average vacancy rate for the five central wards of Tokyo). Although there are some signs of demand recovery due to employees returning to offices and re-recognition of office functions, the situation remains unpredictable as conditions have yet to recover to pre-pandemic levels.

However, for the office building transaction market, the appetite for property acquisitions remained strong among real estate companies, funds (including J-REITs) and overseas investors with no material change made to the proactive lending attitude by financial institutions. Nevertheless, future developments warrant close monitoring.

b. Management Performance

In view of increasing the ordinary EPS (EPS (net income per unit) after deducting gain on sale from properties) over the medium to long term, the Investment Corporation continued to work on “external growth,” which aims to boost revenue through acquisition of properties, and “internal growth,” which aims to maximize income generating from owned properties.

Concerning external growth, in March 2024, the Investment Corporation acquired S-GATE FIT Nihonbashi Bakurocho (acquisition price: 6,300 million yen). As a result, the Investment Corporation’s assets under management as of the end of the 37th Fiscal Period (May 31, 2024) totaled 59 properties, the sum total of acquisition prices of which amounted to 468,886 million yen.

Concerning internal growth, the Investment Corporation conducted proactive leasing, such as capturing needs for floor expansion within the same property through strengthening relationships with existing tenants and reinforcing collaboration with leasing brokers and property managers. Consequently, the occupancy rate as of the end of the 37th Fiscal Period (May 31, 2024) was 97.0%.

C. Overview of Capital Procurement

a. Procurement of Capital for Repayment of Borrowings

In the 37th Fiscal Period, the Investment Corporation conducted the following borrowing activities to fund the acquisition of new properties and the repayment of borrowings.

- (i) The Investment Corporation took out loans totaling 4,000 million yen from Sumitomo Mitsui Trust Bank, Limited, SBI Shinsei Bank, Limited, The Nishi-Nippon City Bank, Limited, and MUFG Bank, Ltd. on February 29, 2024, to fund repayment of the same amount borrowed from the same four banks due for repayment on the same day.
- (ii) The Investment Corporation took out loans totaling 10,000 million yen from Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, and The Yamagata Bank, Ltd. on March 29, 2024, and allocated them as described below.
 - Funds for acquisition of S-GATE FIT Nihonbashi Bakurocho acquired on the same day, etc.
 - Funds for repayment of a loan of 1,900 million yen from Mizuho Bank, Ltd., due for repayment on the same day.
 - Funds for the prepayment of short-term loans totaling 1,500 million yen from MUFG Bank, Ltd. due for repayment on November 29, 2024, and February 28, 2025.
- (iii) The Investment Corporation took out loans totaling 6,500 million yen from Sumitomo Mitsui Banking Corporation and Development Bank of Japan Inc. on May 31, 2024, to fund repayment of the same amount borrowed from the same two banks due for repayment on the same day.

b. Status of Interest-Bearing Liabilities at End of the Fiscal Period Under Review

As a result of the above, the balance of interest-bearing liabilities outstanding as of the end of the 37th Fiscal Period (May 31, 2024) stood at 214,400 million yen in total (long-term loans payable: 205,400 million yen; investment corporation bonds: 9,000 million yen). The balance of the current portion of long-term loans payable stood at 30,800 million yen, and that of investment corporation bonds stood at 3,800 million yen.

The average remaining period of interest-bearing liabilities as of the end of the 37th Fiscal Period stands at 4.2 years.

List of Borrowings in the 37th Fiscal Period

Lender	Loan amount (Millions of yen)	Drawdown date	Repayment date	Loan period (Years)
Sumitomo Mitsui Trust Bank, Limited	1,000	February 29, 2024	February 27, 2032	8.0
SBI Shinsei Bank, Limited	1,000	February 29, 2024	August 29, 2031	7.5
The Nishi-Nippon City Bank Ltd.	1,000	February 29, 2024	August 29, 2031	7.5
MUFG Bank, Ltd.	1,000	February 29, 2024	February 28, 2025	1.0
Mitsubishi UFJ Trust and Banking Corporation (Trust account)	3,000	March 29, 2024	March 31, 2034	10.0
Sumitomo Mitsui Banking Corporation	1,600	March 29, 2024	March 31, 2034	10.0
MUFG Bank, Ltd.	1,500	March 29, 2024	February 27, 2032	7.9
Sumitomo Mitsui Trust Bank, Limited	1,000	March 29, 2024	February 27, 2032	7.9
The Yamagata Bank, Ltd.	1,000	March 29, 2024	February 27, 2032	7.9
Mizuho Bank, Ltd.	1,900	March 29, 2024	August 29, 2031	7.4
Sumitomo Mitsui Banking Corporation	3,000	May 31, 2024	May 31, 2032	8.0
Development Bank of Japan Inc.	1,500	May 31, 2024	May 31, 2030	6.0
Development Bank of Japan Inc.	2,000	May 31, 2024	May 31, 2029	5.0

Balance of Borrowings from Each Financial Institution (As of May 31, 2024)

Lender	End of the 37th Fiscal Period (Millions of yen)	Share (%) (Note)
Sumitomo Mitsui Banking Corporation	44,000	21.42
Sumitomo Mitsui Trust Bank, Limited	25,500	12.41
Development Bank of Japan Inc.	21,750	10.59
MUFG Bank, Ltd.	20,450	9.96
Mizuho Bank, Ltd.	19,400	9.44
SBI Shinsei Bank, Limited	14,500	7.06
Resona Bank, Limited	12,500	6.09
Mizuho Trust & Banking Co., Ltd.	9,500	4.63
The Bank of Fukuoka, Ltd.	6,500	3.16
Kansai Mirai Bank, Limited	5,000	2.43
The Nishi-Nippon City Bank Ltd.	3,000	1.46
The 77 Bank, Ltd.	3,000	1.46
The Norinchukin Bank	3,000	1.46
Mitsubishi UFJ Trust and Banking Corporation (Trust account)	3,000	1.46
The Gunma Bank, Ltd.	2,500	1.22
The Musashino Bank, Ltd.	2,000	0.97
Tokio Marine & Nichido Fire Insurance Co., Ltd.	2,000	0.97
The Yamaguchi Bank, Ltd.	2,000	0.97
Nippon Life Insurance Company	1,300	0.63
The Hyakugo Bank, Ltd.	1,000	0.49
The Yamanashi Chuo Bank, Ltd.	1,000	0.49
Momiji Bank, Ltd.	1,000	0.49
The Yamagata Bank, Ltd.	1,000	0.49
Taiyo Life Insurance Company	300	0.15
Fukoku Mutual Life Insurance Company	200	0.10
Total	205,400	100.00

(Note) Share is rounded to two decimal places.

c. Rating Information
(As of May 31, 2024)

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

d. Shelf Registration

The Investment Corporation filed a shelf registration statement for investment corporation bonds on May 31, 2024, as described below. The total issuable amount as of the date of this document is 100,000 million yen.

Investment corporation bonds (excluding short-term investment corporation bonds)	
Planned issue amount	100,000 million yen
Planned issue period	From June 10, 2024 to June 9, 2026
Use of funds	Funds for acquisition of specified assets, repayment of borrowings, redemption of investment corporation bonds (including short-term investment corporation bonds), refund of leasehold and security deposits, payment of repairs, and funds for working capital, etc.

D. Sustainability Initiatives

The Investment Corporation recognizes that emphasizing ESG in asset management would contribute to the enhancement of corporate value over the medium to long term. With this in mind, the Investment Corporation takes into account the changes in various sustainability issues and the ever diversifying needs of stakeholders as it pursues sustainability initiatives in an organized manner.

As initiatives for the environment, efforts are being made to reduce the environmental load of the portfolio through energy saving and reduction of greenhouse gas emissions by installing/adopting highly energy-efficient LED lighting and other measures for reducing environmental load, and through the use of rainwater and reclaimed water and replacement with high-performance water-saving equipment for saving water, as well as other effective utilization of limited resources. In addition, as of May 31, 2024, the total number of properties owned by the Investment Corporation that have obtained environmental certification (Note 1) is 34 properties and the percentage of such properties within the entire portfolio (based on total floor area of the portfolio properties) is 63.4%. On March 29, 2024, the Investment Corporation was certified and registered for Eco-Action 21, an environmental management system formulated by Japan's Ministry of the Environment that specifies the methods by which organizations can voluntarily and actively implement environmental initiatives. Eco-Action 21 Certification/Registration Program is a certification and registration system operated by a third party, the Eco-Action 21 central secretariat office, for organizations promoting environmental management based on "Eco-Action 21 Guidelines" (Note 2) and disclosing the progress in the form of an environmental management report.

As initiatives for society, efforts are being made to heighten tenant satisfaction levels and contribute to the sustained development of local communities by coordinating and working together with the outside parties involved in the portfolio properties by forming favorable relationships with them. Initiatives are also taken to support pediatric medical care through the installation of donation vending machines at portfolio properties, donations to non-profit organizations and other organizations engaged in child abuse prevention activities, and to support people with disabilities through art displayed at the management companies.

As initiatives for corporate governance, the Asset Manager ensures thorough prevention of conflicts of interest, risk management and legal compliance, and adopts an asset management fee system that focuses on linking with unitholder interests and is linked to management results. Under the "General Business Owner Action Plans based on the Act on Advancement of Measures to Support Raising Next-Generation Children," we drew up actions plans in October 2023 to achieve a 100% childcare leave usage rate for male employees with 14 days or longer of such leave period, and to maintain a 70% or higher paid holiday usage rate for all employees, including those in managerial positions.

The Investment Corporation has continued to participate in GRESB Real Estate Assessment since 2011, earning the rating of Green Star, which is awarded to participants excelling in both the "Management Component" (assessment of which includes the ESG promotion policy and organizational structure) and the "Performance Component" (assessment of which includes the portfolio properties' environmental performance and initiatives with tenants), for 12 consecutive years in 2023. Furthermore, in the GRESB Rating, which assigns a rating out of five stars based on where the participant's overall score ranks globally, the Investment Corporation earned the "4 Star." Also, in the 2023 GRESB Public Disclosure assessment, which measures the comprehensiveness of ESG information disclosure, the Investment Corporation was assessed as providing outstanding information disclosure relating to environmental and sustainability initiatives, receiving the highest rating of "A" on the five-tiered evaluation scale for three consecutive years.

(Note 1) The environmental certifications which the properties owned by the Investment Corporation have acquired include CASBEE for Real Estate Certification, DBJ Green Building Certification and BELS Certification.

(Note 2) Eco-Action 21 Guidelines state 14 requirements which constitute a PDCA cycle and participants are required to proactively continue to implement environmental initiatives by utilizing the PDCA cycle.

E. Overview of Financial Performance and Distributions

As a result of the management described above, the Investment Corporation posted financial performance for the 37th Fiscal Period of 13,570 million yen in operating revenue, 6,871 million yen in operating income, 6,215 million yen in ordinary income and 6,214 million yen in net income.

Concerning distributions, it is planned that the amount equivalent to distributions from earnings would be included in the amount of tax-deductible expenses based on application of special provisions for taxation of corporation tax (Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957; including amendments thereto) (the "Special Taxation Measures Act")). Accordingly, the Investment Corporation decided to distribute the entire amount after adding reversal of reserve for reduction entry (¥337,934,263) to unappropriated retained earnings, and declared a distribution amount per unit of 13,700 yen.

1.1.2. Outlook for the Next Fiscal Period

A. Investment Environment

The Japanese economy going forward is expected to see a moderate recovery, supported by movements such as improvement in employment and income conditions, as well as accommodative fiscal and monetary policies. On the other hand, attention should continue to be paid to downside risks of overseas economies, such as monetary policy trends among central banks around the world and concerns about China's future economy, while monitoring the impact of rising prices, situation in the Middle East, fluctuation in the financial and capital markets and other factors.

In the central Tokyo office building leasing market, demand recovery is expected centering on office buildings in highly competitive location due to employees returning to offices and re-recognition of office functions. However, the impact of a new supply of large-scale office buildings in central Tokyo expected in 2025 continue to warrant close monitoring. In addition, the impact on borrowing rates associated with interest rate hike warrant caution.

In the office building transaction market, backed by the favorable financing environment, interest rate differentials with overseas markets, yen depreciation, among other factors, the property acquisition appetite among overseas investors, real estate companies and funds (including J-REITs) is expected to remain strong. However, we will need to monitor how the market develops alongside changes in the socioeconomic situation.

B. Future Management Policy and Tasks

a. Strategy for Managing Existing Properties

As to macro trends for the office market, although the long-lasting adjustment phase has been broken by the emergence of positive corporate demand for relocation, work styles are changing and offices are becoming more selective, and this has resulted in the market continuing to fail to show significant improvement. Although the Investment Corporation has been steadily acquiring solid new demand mainly from small and medium-sized companies, it is striving to maintain and raise occupancy rates by assessing the market environment in each area and flexibly pursuing leasing within the current market scope. Given that office needs are likely to change by company as work-style and workplace diversify, the Investment Corporation considers that maintaining/improving competitiveness of buildings to qualify as prime offices that can increase the productivity of employees and accommodate needs of the times and environment will be the future issue, and is determined to continue carrying out operational management under the following policy.

(i) Maintain and raise occupancy rates

Concerning existing tenants, strive to reduce cancellation risks by improving the quality of buildings, equipment and management system. In addition, concerning new tenants, strive to maintain and raise occupancy rates through the provision of highly satisfactory services from gaining deeper understanding of tenant needs through proactive involvement in the market.

(ii) Maintain and raise profitability

Aim to secure stable revenue over the medium to long term through further strengthening good relationships with existing tenants, as well as proactively tapping the needs of new tenants by discerning the market environment.

(iii) Control operational management costs

Strive to control operational management costs based on maintaining office environments with high tenant satisfaction levels by implementing efficient operational management and reviewing systematic construction work through optimal leveraging of economies of scale achieved from proactively realizing external growth.

b. Strategy for New Property Investments

The Investment Corporation will invest in office buildings that have a total floor area of about 2,000 m² or more based on various external growth strategies, while maintaining a balance with the asset acquisition environment and financing situation. In principle, considerations will focus on Tokyo as the investment target area, but the Investment Corporation will also consider investing in competitive properties in cities other than Tokyo from a viewpoint of territorially-distributed investments.

As pipeline support, in addition to expanding the Asset Manager's own information-sourcing channels, the Investment Corporation will continue to search for properties that meet its investment criteria by proactively gathering real estate transaction market information through greater collaboration with the Sponsor Group and utilizing the Group's extensive network of clients, partners, etc.

During the 37th Fiscal Period, the Investment Corporation acquired S-GATE FIT Nihonbashi Bakurocho located in Tokyo. This acquisition is believed to contribute to the further stabilization and enhancement of the portfolio, and the Investment Corporation will continue striving to acquire properties in line with the aforementioned investment strategy.

Moreover, to acquire properties in favorable locations and in relatively new buildings and to improve medium- to long-term profitability, the Investment Corporation is engaged in efforts to acquire land in central Tokyo and to develop new office buildings.

c. Financial Strategy

The Investment Corporation will conduct disciplined financial management of the following basic content.

- (i) Control leverage by keeping the ratio of interest-bearing liabilities to total assets (LTV) within the range of 40% to 50% at maximum, taking into consideration also the LTV, etc. based on appraisal value, as a principle.
- (ii) Diversify repayment deadlines, targeting 30.0 billion yen as the maximum amount of interest-bearing liabilities that shall become due during any single fiscal period as a principle.
- (iii) Aim to have long-term loans account for at least 70% of balance of loans as a principle.
- (iv) Achieve diversification of lenders, which shall mainly be Japanese financial institutions.
- (v) Pursuant to its fund management rules, maintain stability in its financial standing by managing necessary funds, such as the amount equivalent to distributions paid, separately from working capital.

C. Significant Subsequent Events

(i) Investment unit split

The Investment Corporation conducted a 2-for-1 investment unit split with May 31, 2024, as the record date and June 1, 2024, as the effective date.

a. Purpose of the split

The purpose is to establish an environment facilitating investment by investors and to further expand the investor base and increase the liquidity of investment units by lowering the amount of investment per investment unit.

b. Method of the split

With May 31, 2024, as the record date, the Investment Corporation conducted a 2-for-1 split of the Investment Corporation's investment units held by unitholders listed or recorded in the final unitholder registry as of the same day.

c. Number of investment units to increase by the split, etc.

(i) Total number of the Investment Corporation's investment units issued and outstanding before the split	: 478,258 units
(ii) Total number of investment units to increase by the split	: 478,258 units
(iii) Total number of the Investment Corporation's investment units issued and outstanding after the split	: 956,516 units
(iv) Total number of investment units authorized by the Investment Corporation after the split	: 4,000,000 units

Please refer to "Notes to Per Unit Information" for per unit information based on the assumption that the investment unit split was conducted at the beginning of the 36th Fiscal Period.

(ii) Acquisition of own investment units

At its board of directors' meeting held on July 19, 2024, the Investment Corporation made resolutions on the following matters concerning the acquisition of its own investment units based on the provisions of Article 80-2 of the Act on Investment Trusts and Investment Corporations, which is applied by replacing the terms and phrases pursuant to the provisions of Paragraph 2, Article 80-5, of said Act. All units acquired are slated to be cancelled during the 38th Fiscal Period.

a. Reason for acquisition of own investment units

Taking into account the level of the investment unit price, cash on hand, financial condition, market environment, and other factors, the decision was based on the judgment that heightening capital efficiency and returning profits to unitholders through the acquisition and cancellation of its own investment units would lead to medium- and long-term improvement in unitholder value

b. Details of matters relating to the acquisition

Total number of investment units that can be acquired:	14,000 units (upper limit)
Total acquisition amount of investment units:	3,000,000,000 yen (upper limit)
Acquisition period:	July 22, 2024 – November 14, 2024
Acquisition method:	Market purchase at the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company for the acquisition of its own investment units.

(iii) Acquisition of assets

With respect to the Kandasudacho 2-Chome Development Project, the Investment Corporation completed the development project and, on June 28, 2024, acquired the completed building (hereinafter, the "Building") as described below. Upon completion of the acquisition, it changed the name of the property to Daiwa Akihabara.

Overview of the Acquired Asset

Asset name	Daiwa Akihabara
Type of asset	Trust beneficiary interest in domestic real estate
Location	19-8, and other parcels of land, Kanda Suda-cho 2-chome, Chiyoda-ku, Tokyo
Acquisition price	15,503 million yen (excluding acquisition expenses and consumption tax, etc.) (Note 1)
Acquisition date	June 28, 2024 (Note 2)
Constructor	Taisei Corporation

(Note 1) The amount was obtained by adding the confirmed construction cost of 4,903 million yen to the acquisition price of 10,600 million yen stipulated in the purchase agreement for the land acquired on December 16, 2021 (hereinafter, the "Land"). Therefore, the acquisition price differs from the total costs necessary to acquire the Building.

(Note 2) Although the Investment Corporation will own both the Land and the Building, the date indicated is that of the acquisition of the Building.

(iv) Borrowing of funds

On July 19, 2024, the Investment Corporation decided to borrow funds as described below. This borrowing will be allocated to the partial funding of the acquisition of the aforementioned asset as described in "(iii) Acquisition of assets" above.

Details of Borrowing

Lender	Loan amount (Millions of yen)	Borrowing rate	Drawdown date	Borrowing and repayment methods	Repayment date
Sumitomo Mitsui Banking Corporation	1,600	1-month Japanese Yen TIBOR +0.4250% (Note 1)	July 31, 2024	Unsecured and lump-sum repayment	January 31, 2033
Sumitomo Mitsui Trust Bank, Ltd.	1,450	1-month Japanese Yen TIBOR +0.4000% (Note 1)			July 30, 2032
SBI Shinsei Bank, Limited	1,000	3-month Japanese Yen TIBOR +0.4000% (Note 2)			
	450	1-month Japanese Yen TIBOR +0.2417% (Note 1)			May 31, 2029

(Note 1) Interest payment date shall be the final day of each month (if such date is not a business day, it will be the following business day. If such date falls within the next month, the preceding business day of the month will be the payment date). The base interest rate to be applied to the calculation period of the interest to be paid on the interest payment date is calculated based on the 1-month Japanese yen TIBOR which the Japanese Bankers Association announces two business days prior to the first day of the applicable period.

(Note 2) Interest payment date shall be the final day of February, May, August, and November of each year (if such date is not a business day, it will be the following business day. If such date falls within the next month, the preceding business day of the month will be the payment date). The base interest rate to be applied to the calculation period of the interest to be paid on the interest payment date is calculated based on the 3-month Japanese yen TIBOR which the Japanese Bankers Association announces two business days prior to the first day of the applicable period.

(v) Divestment of assets

The Investment Corporation concluded a sale agreement for the following real estate trust beneficiary interest on July 19, 2024.

Overview of Asset to Be Divested

Asset name	Daiwa Tsukishima		
Type of asset	Trust beneficiary interest in domestic real estate		
Scheduled sale price (Note)	9,800 million yen (excluding settlement of fixed property tax, city planning tax, consumption tax, etc.)		
	(1) 3,920 million yen (40% quasi co-ownership interest)	(2) 2,940 million yen (30% quasi co-ownership interest)	(3) 2,940 million yen (30% quasi co-ownership interest)
Date of conclusion of sale agreement	July 19, 2024		
Scheduled delivery date	(1) November 29, 2024	(2) May 30, 2025	(3) November 28, 2025
Purchaser	Daiwa Securities Realty Co., Ltd.		

(Note) As a settlement, the Investment Corporation plans to pay the purchaser the cost of soil contamination investigation and remediation. In addition, based on factors such as the status of future discussions with tenants, as the seller, the Investment Corporation may be responsible for bearing the costs of dealing with tenants. The soil contamination investigation and remediation costs are related to the soil contamination investigation mandated by the Tokyo Metropolitan Environmental Security Ordinance in the event of land alteration, such as grading and excavation, as stipulated in the Investment Corporation's Annual Securities Report filed on February 19, 2024.

D. Outlook for Management Status

The Investment Corporation forecasts the following management status for the 38th Fiscal Period (fiscal period ending November 2024 (from June 1, 2024 to November 30, 2024)). For the assumptions underlying the management status forecasts, please refer to the "Assumptions for the Management Status Forecasts for the 38th Fiscal Period and 39th Fiscal Period" on page 10.

38th Fiscal Period (fiscal period ending November 2024 (from June 1, 2024 to November 30, 2024))

Operating revenue	15,146 million yen
Operating income	7,945 million yen
Ordinary income	7,150 million yen
Net income	7,149 million yen
Distribution amount per unit	6,850 yen
Distribution amount in excess of earnings per unit	— yen

In addition, on the basis that the "Assumptions for the Management Status Forecasts for the 38th Fiscal Period and 39th Fiscal Period" will remain unchanged, the Investment Corporation forecasts the following management status for the 39th Fiscal Period (fiscal period ending May 2025 (from December 1, 2024 to May 31, 2025)).

39th Fiscal Period (fiscal period ending May 2025 (from December 1, 2024 to May 31, 2025))

Operating revenue	15,055 million yen
Operating income	7,849 million yen
Ordinary income	6,974 million yen
Net income	6,973 million yen
Distribution amount per unit	6,850 yen
Distribution amount in excess of earnings per unit	— yen

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

Assumptions for the Management Status Forecasts for the 38th Fiscal Period and 39th Fiscal Period

Item	Assumptions
Assets under management	<ul style="list-style-type: none"> • 38th Fiscal Period: The 59 properties are owned as of May 31, 2024, and acquisition of the “Kandasudacho 2-chome Development Project” building (Daiwa Akihabara) (as of June 28, 2024) and divestment of quasi co-ownership interest (40%) in Daiwa Tsukishima (scheduled for November 29, 2024) are assumed. • 39th Fiscal Period: As for the above 59 properties, the divestment of quasi co-ownership interest (30%) in Daiwa Tsukishima (scheduled on May 30, 2025) is assumed. • The actual number of properties may vary due to changes in the assets under management other than above.
Operating revenue	<ul style="list-style-type: none"> • Rent revenue from existing properties is calculated based on historical data and taking into account variable factors. • Gain on sales of real estate properties from the divestment of quasi co-ownership interest (40%) in Daiwa Tsukishima is expected to be 1,203 million yen in the 38th Fiscal Period. • Gain on sales of real estate properties from the divestment of quasi co-ownership interest (30%) in Daiwa Tsukishima is expected to be 926 million yen in the 39th Fiscal Period.
Operating expenses	<ul style="list-style-type: none"> • Expenses related to rent business, which constitute a major component of operating expenses, are calculated based on historical data and taking into account variable factors. • Repair expenses for buildings are recorded as expenses in the amount expected to be necessary in the respective fiscal periods based on the medium- to long-term repair plan established by the Asset Manager. • Operating income from property leasing (excluding gain on sale from real estate properties) after deducting expenses related to rent business (including depreciation) is expected to be 8,180 million yen in the 38th Fiscal Period and 8,356 million yen in the 39th Fiscal Period. • Consignment expenses are expected to be 1,060 million yen in the 38th Fiscal Period and 1,059 million yen in the 39th Fiscal Period. • Taxes and dues (fixed property tax, city planning tax, etc.) are expected to be 1,245 million yen in the 38th Fiscal Period and 1,255 million yen in the 39th Fiscal Period. • While, in general, fixed property tax, city planning tax, etc. in the transaction of real estate, etc. are calculated on a pro rata basis and reimbursed at the time of acquisition with the current owner, but for the Investment Corporation, the amount equivalent to the reimbursement is included in the cost of acquisition and thus it is not recognized as expenses in the period of acquisition of properties. As such, fixed property tax, city planning tax, etc. for properties acquired will be recorded as expenses starting from the fiscal year following the acquisition year. • Depreciation is expected to be 1,921 million yen in the 38th Fiscal Period and 1,846 million yen in the 39th Fiscal Period.
Non-operating expenses	<ul style="list-style-type: none"> • Non-operating expenses in the 38th Fiscal Period are expected to be 794 million yen, of which the interest expenses, interest expenses on investment corporation bonds, and borrowing related expenses are expected to be 781 million yen. • Non-operating expenses in the 39th Fiscal Period are expected to be 875 million yen, of which the interest expenses, interest expenses on investment corporation bonds, and borrowing related expenses are expected to be 862 million yen.
Interest-bearing liabilities	<ul style="list-style-type: none"> • The total amount of interest-bearing liabilities is assumed to be 218,900 million yen at the end of the 38th Fiscal Period and 218,900 million yen at the end of the 39th Fiscal Period. • In the 38th Fiscal Period, it is assumed that new borrowings of 4,500 million yen is conducted to be allocated to funds used for the acquisition of the “Kandasudacho 2-chome Development Project” building (Daiwa Akihabara) announced on October 20, 2021, and it is assumed that the entire amount of borrowings due for repayment on August 30, 2024 (5,500 million yen), September 30, 2024 (1,000 million yen), and November 29, 2024 (8,300 million yen), the Fourth Series Unsecured Investment Corporation Bonds (2,100 million yen) and the Fifth Series Unsecured Investment Corporation Bonds (1,700 million yen) due for redemption on September 12, 2024, is refinanced. • For the 39th Fiscal Period, it is assumed that the entire amount of borrowings due for repayment on January 31, 2025 (2,450 million yen), February 28, 2025 (1,500 million yen), and May 30, 2025 (12,050 million yen), is refinanced
Total number of investment units issued and outstanding	<ul style="list-style-type: none"> • The total number of investment units issued and outstanding is assumed to be 956,516 units, which is 478,258 units as of May 31, 2024, plus the number to be increased (478,258 units) through the 2-for-1 investment unit split executed with an effective date of June 1, 2024. • It is assumed that there are no changes to the number of investment units other than stated above until the end of the 39th Fiscal Period through the issuance of new investment units, etc.

Item	Assumptions
Distribution amount per unit	<ul style="list-style-type: none"> • The distribution amount per unit is calculated based on the cash distribution policy as set out in the articles of incorporation of the Investment Corporation. • For the 38th Fiscal Period, it is assumed that part of the gain on the divestment of the quasi co-ownership interest (40%) in Daiwa Tsukishima that is expected to arise in the 38th Fiscal Period will be retained as internal reserves with the application of the system of “Special Provisions for Taxation in Cases of Replacement of Specified Assets.” As such, the assumption is that the amount remaining after deducting provision of reserve for reduction entry (597 million yen) from unappropriated retained earnings will be distributed. Provision of reserve for reduction entry may change depending on management status. • For the 39th Fiscal Period, it is assumed that part of the gain on the divestment of the quasi co-ownership interest (30%) in Daiwa Tsukishima that is expected to arise in the 39th Fiscal Period will be retained as internal reserves with the application of the system of “Special Provisions for Taxation in Cases of Repurchase of Specified Assets.” As such, the assumption is that the amount remaining after deducting provision of reserve for reduction entry (420 million yen) from unappropriated retained earnings will be distributed. Provision of reserve for reduction entry may change depending on management status. • The distribution amount per unit may vary depending on a variety of factors, such as changes in the assets under management, changes in the rent revenue due to tenant changes and other causes, and incurrence of unforeseen repairs.
Distribution amount in excess of earnings per unit	<ul style="list-style-type: none"> • At present, there is no plan to make any distribution in excess of earnings (distribution amount in excess of earnings per unit).
Other	<ul style="list-style-type: none"> • It is assumed that there are no changes to laws and ordinances, the tax system, accounting standards, the rules of Tokyo Stock Exchange, Inc. and the regulations of The Investment Trusts Association, Japan, etc. that will affect the abovementioned forecast figures. • It is assumed that there will be no major unforeseen changes in general economic trends, real estate market conditions, etc.

1.2 Investment Risks

Disclosure is omitted because there are no significant changes from the “Part I: Fund Information; Section 1: Fund Status; 3. Investment Risks” set out in the most recent periodic securities report (yuka shoken hokokusho) (submitted on February 19, 2024).

2. Financial Statements

2.1. Balance Sheets

(Unit: Thousands of yen)

	36th Fiscal Period [As of November 30, 2023]	37th Fiscal Period [As of May 31, 2024]
Assets		
Current assets		
Cash and deposits	25,875,644	24,965,028
Cash and deposits in trust	3,829,727	3,861,736
Operating accounts receivable	95,994	112,837
Consumption taxes receivable	-	38,028
Prepaid expenses	390,865	405,450
Other	48,778	79,395
Total current assets	30,241,010	29,462,477
Noncurrent assets		
Property, plant and equipment		
Buildings	3,645,141	3,649,472
Accumulated depreciation	(2,932,110)	(2,983,208)
Buildings, net	713,031	666,263
Structures	14,344	14,344
Accumulated depreciation	(10,518)	(10,941)
Structures, net	3,825	3,403
Tools, furniture and fixtures	21,875	22,546
Accumulated depreciation	(19,830)	(20,429)
Tools, furniture and fixtures, net	2,044	2,116
Land	12,302,226	12,302,226
Construction in progress	88	-
Buildings in trust	111,569,222	114,192,800
Accumulated depreciation	(35,773,849)	(37,471,541)
Buildings in trust, net	*1, *2 75,795,373	*1, *2 76,721,259
Structures in trust	781,438	793,682
Accumulated depreciation	(268,912)	(280,167)
Structures in trust, net	*2 512,526	*2 513,514
Machinery and equipment in trust	1,027,501	1,106,380
Accumulated depreciation	(611,138)	(652,321)
Machinery and equipment in trust, net	416,362	454,059
Tools, furniture and fixtures in trust	456,163	491,798
Accumulated depreciation	(280,798)	(301,614)
Tools, furniture and fixtures in trust, net	175,364	190,183
Land in trust	*2 354,910,042	*2 359,705,136
Construction in progress in trust	2,381,246	3,568,041
Total property, plant and equipment	447,212,133	454,126,205
Intangible assets		
Leasehold rights	2,398,275	2,398,275
Leasehold rights in trust	306,884	306,884
Other	16,386	14,219
Total intangible assets	2,721,546	2,719,379

(Unit: Thousands of yen)

	36th Fiscal Period [As of November 30, 2023]	37th Fiscal Period [As of May 31, 2024]
Investments and other assets		
Leasehold and guarantee deposits in trust	113,684	113,684
Long-term prepaid expenses	1,326,510	1,359,733
Derivatives	445,563	605,649
Other	111,081	115,107
Total investments and other assets	1,996,840	2,194,175
Total noncurrent assets	451,930,520	459,039,760
Deferred assets		
Investment corporation bonds issuance costs	29,291	24,260
Total deferred assets	29,291	24,260
Total assets	482,200,822	488,526,498
Liabilities		
Current liabilities		
Operating accounts payable	1,286,974	1,458,941
Short-term loans payable	500,000	-
Current portion of investment corporation bonds	3,800,000	3,800,000
Current portion of long-term loans payable	27,200,000	30,800,000
Accounts payable – other	574,378	552,096
Income taxes payable	880	880
Accrued consumption taxes	277,129	139,720
Advances received	2,307,530	2,287,235
Other	688,158	834,330
Total current liabilities	36,635,051	39,873,204
Noncurrent liabilities		
Investment corporation bonds	5,200,000	5,200,000
Long-term loans payable	171,100,000	174,600,000
Tenant leasehold and security deposits	19,534,312	19,273,804
Tenant leasehold and security deposits in trust	2,025,026	2,024,486
Deferred tax liabilities	124,083	196,447
Derivatives liabilities	59,196	15,681
Total noncurrent liabilities	198,042,617	201,310,419
Total liabilities	234,677,669	241,183,624
Net Assets		
Unitholders' equity		
Unitholders' capital	251,551,759	251,551,759
Deduction from unitholders' capital	*4 (13,457,770)	*4 (13,457,770)
Unitholders' capital, net	238,093,989	238,093,989
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	2,966,633	2,606,668
Total voluntary retained earnings	2,966,633	2,606,668
Unappropriated retained earnings (undisposed loss)	6,192,169	6,214,200
Total surplus	9,158,802	8,820,868
Total unitholders' equity	247,252,791	246,914,857
Valuation and translation adjustments		
Deferred gains or losses on hedges	270,361	428,016
Total valuation and translation adjustments	270,361	428,016
Total net assets	*5 247,523,153	*5 247,342,874
Total liabilities and net assets	482,200,822	488,526,498

2.2. Statements of Income

(Unit: Thousands of yen)

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]		37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]	
Operating revenue				
Rent revenue – real estate	*1	13,604,055	*1	13,562,061
Other lease business revenue	*1	42,173	*1	8,481
Total operating revenue		13,646,229		13,570,542
Operating expenses				
Expenses related to rent business	*1	5,559,019	*1	5,348,011
Asset management fees		1,120,650		1,119,555
Asset custody fees		24,048		24,164
Administrative service fees		72,785		72,649
Trust fees		17,654		17,821
Directors' compensation		7,200		7,200
Other operating expenses		96,895		109,544
Total operating expenses		6,898,253		6,698,948
Operating income		6,747,975		6,871,594
Non-operating income				
Interest income		15		40
Reversal of distribution payable		693		514
Insurance income		99		3,156
Miscellaneous income		0		0
Total non-operating income		808		3,711
Non-operating expenses				
Interest expenses		414,549		454,546
Interest expenses on investment corporation bonds		26,041		26,328
Borrowing expenses		144,541		167,302
Other		12,123		12,046
Total non-operating expenses		597,255		660,223
Ordinary income		6,151,529		6,215,082
Income before income taxes		6,151,529		6,215,082
Income taxes – current		881		881
Income taxes – deferred		(41,522)		-
Total income taxes		(40,640)		881
Net income		6,192,169		6,214,200
Retained earnings brought forward		-		-
Unappropriated retained earnings (undisposed loss)		6,192,169		6,214,200

2.3. Statements of Unitholders' Equity

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

(Unit: Thousands of yen)

	Unitholders' equity						
	Unitholders' capital			Surplus			
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Voluntary retained earnings		Unappropriated retained earnings (undisposed loss)	Total surplus
				Reserve for reduction entry	Total voluntary retained earnings		
Balance at beginning of current fiscal period	251,551,759	(13,457,770)	238,093,989	2,419,008	2,419,008	7,099,759	9,518,767
Changes of items during the period							
Provision of reserve for reduction entry				547,624	547,624	(547,624)	-
Dividends from surplus						(6,552,134)	(6,552,134)
Net income						6,192,169	6,192,169
Net changes of items other than unitholders' equity							
Total changes of items during the period	-	-	-	547,624	547,624	(907,589)	(359,965)
Balance at end of current fiscal period	251,551,759	(13,457,770)	238,093,989	2,966,633	2,966,633	6,192,169	9,158,802

	Unitholders' equity	Valuation and translation adjustments		Total net assets
	Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at beginning of current fiscal period	247,612,756	236,313	236,313	247,849,070
Changes of items during the period				
Provision of reserve for reduction entry	-			-
Dividends from surplus	(6,552,134)			(6,552,134)
Net income	6,192,169			6,192,169
Net changes of items other than unitholders' equity		34,047	34,047	34,047
Total changes of items during the period	(359,965)	34,047	34,047	(325,917)
Balance at end of current fiscal period	247,252,791	270,361	270,361	247,523,153

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

(Unit: Thousands of yen)

	Unitholders' equity						
	Unitholders' capital			Surplus			
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Voluntary retained earnings		Unappropriated retained earnings (undisposed loss)	Total surplus
				Reserve for reduction entry	Total voluntary retained earnings		
Balance at beginning of current fiscal period	251,551,759	(13,457,770)	238,093,989	2,966,633	2,966,633	6,192,169	9,158,802
Changes of items during the period							
Reversal of reserve for reduction entry				(359,965)	(359,965)	359,965	-
Dividends from surplus						(6,552,134)	(6,552,134)
Net income						6,214,200	6,214,200
Net changes of items other than unitholders' equity							
Total changes of items during the period	-	-	-	(359,965)	(359,965)	22,030	(337,934)
Balance at end of current fiscal period	251,551,759	(13,457,770)	238,093,989	2,606,668	2,606,668	6,214,200	8,820,868

	Unitholders' equity	Valuation and translation adjustments		Total net assets
	Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at beginning of current fiscal period	247,252,791	270,361	270,361	247,523,153
Changes of items during the period				
Reversal of reserve for reduction entry	-			-
Dividends from surplus	(6,552,134)			(6,552,134)
Net income	6,214,200			6,214,200
Net changes of items other than unitholders' equity		157,655	157,655	157,655
Total changes of items during the period	(337,934)	157,655	157,655	(180,279)
Balance at end of current fiscal period	246,914,857	428,016	428,016	247,342,874

2.4. Statements of Cash Distributions

Item	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
	Amount (Yen)	Amount (Yen)
I. Unappropriated retained earnings	6,192,169,585	6,214,200,337
II. Reversal of voluntary retained earnings		
Reversal of reserve for reduction entry	359,965,015	337,934,263
III. Distribution amount	6,552,134,600	6,552,134,600
[Distribution amount per unit]	(13,700)	(13,700)
IV. Retained earnings carried forward	—	—
Method for calculating distribution amount	Pursuant to the policy that “the Investment Corporation shall distribute an amount in excess of the amount equivalent to 90% of its distributable earnings as defined in Article 67-15 of the Act on Special Measures Concerning Taxation” but no more than the amount of earnings as specified in Article 32, Item 1 of the Investment Corporation’s articles of incorporation, the Investment Corporation decided the distributions from earnings that it shall pay out shall be the amount after adding reversal of reserve for reduction entry to unappropriated retained earnings. Accordingly, the Investment Corporation declared a distribution amount of 6,552,134,600 yen. Furthermore, the Investment Corporation shall not distribute cash in excess of earnings as stipulated in Article 32, Item 2 of its articles of incorporation.	Pursuant to the policy that “the Investment Corporation shall distribute an amount in excess of the amount equivalent to 90% of its distributable earnings as defined in Article 67-15 of the Act on Special Measures Concerning Taxation” but no more than the amount of earnings as specified in Article 32, Item 1 of the Investment Corporation’s articles of incorporation, the Investment Corporation decided the distributions from earnings that it shall pay out shall be the amount after adding reversal of reserve for reduction entry to unappropriated retained earnings. Accordingly, the Investment Corporation declared a distribution amount of 6,552,134,600 yen. Furthermore, the Investment Corporation shall not distribute cash in excess of earnings as stipulated in Article 32, Item 2 of its articles of incorporation.

2.5. Statements of Cash Flows

(Unit: Thousands of yen)

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
Cash flows from operating activities		
Income before income taxes	6,151,529	6,215,082
Depreciation	1,789,425	1,825,232
Amortization of investment corporation bonds issuance costs	5,030	5,030
Interest income	(15)	(40)
Interest expenses	440,590	480,874
(Increase) Decrease in operating accounts receivable	(1,851)	(16,843)
(Increase) Decrease in consumption taxes receivable	-	(38,028)
(Increase) Decrease in prepaid expenses	(14,336)	(14,585)
Increase (decrease) in operating accounts payable	(318,603)	301,524
Increase (decrease) in accounts payable – other	(10,619)	(22,481)
Increase (decrease) in accrued consumption taxes	(118,170)	(137,409)
Increase (decrease) in advances received	34,443	(20,295)
(Increase) Decrease in long-term prepaid expenses	(18,021)	(33,222)
Other	185,870	138,263
Subtotal	8,125,273	8,683,100
Interest income received	15	40
Interest expenses paid	(440,713)	(480,674)
Income taxes paid	(881)	(881)
Net cash provided by (used in) operating activities	7,683,693	8,201,585
Cash flows from investing activities		
Purchase of property, plant and equipment	(2,064)	(5,717)
Purchase of property, plant and equipment in trust	(2,126,129)	(8,860,776)
Purchase of intangible assets	(9,670)	-
Proceeds from tenant security deposits	625,529	1,076,093
Proceeds from tenant security deposits in trust	37,098	254,352
Repayments of tenant security deposits	(749,491)	(1,590,900)
Repayments of tenant security deposits in trust	-	(592)
Net cash provided by (used in) investing activities	(2,224,726)	(9,127,542)
Cash flows from financing activities		
Proceeds from short-term loans payable	500,000	1,000,000
Repayments of short-term loans payable	(2,000,000)	(1,500,000)
Proceeds from long-term loans payable	14,700,000	19,500,000
Repayments of long-term loans payable	(13,200,000)	(12,400,000)
Dividends paid	(6,551,884)	(6,552,649)
Net cash provided by (used in) financing activities	(6,551,884)	47,350
Net increase (decrease) in cash and cash equivalents	(1,092,917)	(878,606)
Cash and cash equivalents at beginning of period	30,798,288	29,705,371
Cash and cash equivalents at end of period	*1 29,705,371	*1 28,826,765

2.6. Notes to the Going Concern
Not applicable.

2.7. Notes to Significant Accounting Policies

<p>1. Accumulated depreciation method for noncurrent assets</p>	<p>(1) Property, plant and equipment (including trust assets) The straight-line method is adopted. The useful life of primary property, plant and equipment is as follows:</p> <table data-bbox="662 369 1125 510"> <tr> <td>Buildings</td> <td>5~64 years</td> </tr> <tr> <td>Structures</td> <td>10~56 years</td> </tr> <tr> <td>Machinery and equipment</td> <td>10~23 years</td> </tr> <tr> <td>Tools, furniture and fixtures</td> <td>4~15 years</td> </tr> </table> <p>(2) Intangible assets The straight-line method is adopted.</p> <p>(3) Long-term prepaid expenses The straight-line method is adopted.</p>	Buildings	5~64 years	Structures	10~56 years	Machinery and equipment	10~23 years	Tools, furniture and fixtures	4~15 years
Buildings	5~64 years								
Structures	10~56 years								
Machinery and equipment	10~23 years								
Tools, furniture and fixtures	4~15 years								
<p>2. Accounting policies for deferred assets</p>	<p>Investment corporation bonds issuance costs Amortized using the straight-line method over the period up to redemption.</p>								
<p>3. Accounting standards for recording revenues and expenses</p>	<p>(1) Accounting for fixed property tax, etc. Concerning fixed property tax, city planning tax, depreciated asset tax, etc. for owned real estate or trust beneficiary interest in real estate, of the tax amount that has been broken down into installments, the method of accounting for the amount corresponding to the concerned fiscal period as expenses related to rent business is adopted. Concerning the amount equivalent to fixed property tax, etc. for the initial fiscal year that shall be borne by the Investment Corporation in correlation with acquisitions of real estate or trust beneficiary interest that have real estate as assets in trust, the amount is not expensed but is rather included in the cost of acquisition of the concerned real estate property. The amount equivalent to fixed property tax, etc. that was included in the cost of acquisition of real estate, etc. is none in the 36th Fiscal Period and 8,171 thousand yen in the 37th Fiscal Period.</p> <p>(2) Accounting Standard for Revenue The content of main performance obligations related to revenue from contracts with customers of the Investment Corporation and the normal timing for satisfying such performance obligations (the normal timing for recognizing revenue) are as follows:</p> <p>(i) Sale of real estate properties The Investment Corporation recognizes revenue from the sale of real estate properties when the purchaser, as the customer, obtains control of the real estate property by fulfilling the delivery obligations stipulated in the contract for the sale of real estate property.</p> <p>(ii) Utilities income The Investment Corporation recognizes utilities income based on the supply of electricity, water, etc. to the lessee as the customer, in accordance with the terms of the real estate lease contract and related agreements. Of utilities income, in the case that the Investment Corporation determines it is an agent for utilities income, the utilities income is recognized as income at the net amount received as charges for electricity, gas, etc. supplied by other parties less the amount paid to such other parties.</p>								

4. Hedge accounting approach	<p>(1) Hedge accounting approach Deferral hedge accounting is adopted. Special accounting is adopted for interest rate swaps that meet the requirements for special accounting.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swap transaction Hedged items: Interest on loans</p> <p>(3) Hedging policy The Investment Corporation conducts derivative transactions to hedge risks stipulated in the Investment Corporation's articles of incorporation in accordance with the Investment Corporation's risk management policy.</p> <p>(4) Method for assessing the effectiveness of hedging The effectiveness of hedging is assessed by the correlation between the change in aggregated amount of cash flow of the hedging instruments and the change in aggregated amount of cash flow of the hedged items. Interest rate swaps that meet the requirements for special accounting are omitted from assessment of the effectiveness.</p>
5. Scope of funds in the statements of cash flows	The funds (cash and cash equivalents) in the statements of cash flows consist of cash on hand and cash in trust; deposits that can be withdrawn at any time and deposits in trust; and short-term investments with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.
6. Other significant matters forming basis for preparation of financial statements	<p>(1) Accounting method for trust beneficiary interest in real estate, etc. Concerning owned trust beneficiary interest that have real estate properties as assets in trust, all accounts of assets and liabilities within assets in trust as well as all accounts of revenues and expenses incurred from the assets in trust are recorded in the relevant account item of the balance sheets and statements of income. The following material items of the assets in trust recorded in the relevant account item are separately listed on the balance sheets.</p> <p>(i) Cash and deposits in trust (ii) Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust and construction in progress in trust (iii) Leasehold rights in trust (iv) Leasehold and guarantee deposits in trust (v) Tenant leasehold and security deposits in trust</p> <p>(2) Accounting method for consumption taxes The consumption taxes relating to noncurrent assets, etc. that are not tax-deductible are amortized in equal installments over 5 years.</p>

2.8. Notes to Financial Statements
(Omission of Disclosure)

Concerning notes to lease transactions, securities, retirement benefits, tax-effect accounting and asset retirement obligations, disclosure is omitted because there is no substantial need for such disclosure in the financial report (*kessan tanshin*).

[Notes to Balance Sheets]

*1. Advanced depreciation amount for property, plant and equipment acquired by government subsidies, etc.

	36th Fiscal Period [As of November 30, 2023]	37th Fiscal Period [As of May 31, 2024]
Buildings in trust	77,363 thousand yen	77,363 thousand yen

*2. Advanced depreciation amount for property, plant and equipment acquired through exchange

	36th Fiscal Period [As of November 30, 2023]	37th Fiscal Period [As of May 31, 2024]
Buildings in trust	182,563 thousand yen	182,563 thousand yen
Structures in trust	283 thousand yen	283 thousand yen
Land in trust	887,074 thousand yen	887,074 thousand yen
Total	1,069,921 thousand yen	1,069,921 thousand yen

*3. Agreement on the Establishment of Commitment Line

The Investment Corporation has concluded an agreement with a correspondent bank concerning the establishment of commitment line.

There was no balance of borrowings based on the agreement as of the end of the current period.

	36th Fiscal Period [As of November 30, 2023]	37th Fiscal Period [As of May 31, 2024]
Total amount of commitment line	5,500,000 thousand yen	5,500,000 thousand yen
Balance of borrowings	— thousand yen	— thousand yen
Difference	5,500,000 thousand yen	5,500,000 thousand yen

*4. Status of cancellation of own investment units

	36th Fiscal Period [As of November 30, 2023]	37th Fiscal Period [As of May 31, 2024]
Total number of units cancelled	19,611 units	19,611 units
Total amount cancelled	13,457,770 thousand yen	13,457,770 thousand yen

*5. Minimum net assets as provided in Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations

	36th Fiscal Period [As of November 30, 2023]	37th Fiscal Period [As of May 31, 2024]
	50,000 thousand yen	50,000 thousand yen

[Notes to Statements of Income]

*1. Breakdown of operating income (loss) from property leasing

(Unit: Thousands of yen)

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
A. Property leasing revenue		
Rent revenue – real estate	13,604,055	13,562,061
Other lease business revenue	42,173	8,481
Total property leasing revenue	13,646,229	13,570,542
B. Property leasing expenses		
Consignment expenses	1,004,099	1,061,359
Utilities expenses	1,141,646	1,000,803
Taxes and dues	1,205,457	1,205,932
Non-life insurance expenses	25,131	25,400
Repair expenses	319,560	155,778
Depreciation	1,787,700	1,823,065
Other lease business expenses	75,422	75,670
Total property leasing expenses	5,559,019	5,348,011
C. Operating income (loss) from property leasing		
[A – B]	8,087,210	8,222,531

[Notes to Statements of Unitholders' Equity]

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
Total number of investment units authorized and total number of investment units issued and outstanding		
Total number of investment units authorized	2,000,000 units	2,000,000 units
Total number of investment units issued and outstanding	478,258 units	478,258 units

[Notes to Statements of Cash Flows]

*1. Reconciliation of balance sheet items to cash and cash equivalents at end of period in the statements of cash flows

(Unit: Thousands of yen)

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
Cash and deposits	25,875,644	24,965,028
Cash and deposits in trust	3,829,727	3,861,736
Cash and cash equivalents	29,705,371	28,826,765

[Notes to Financial Instruments]

(1) Matters Concerning Status of Financial Instruments

① Policy for financial instruments

The Investment Corporation raises funds through bank borrowings, issuance of investment corporation bonds and issuance of new investment units, etc. for the acquisition and repair of investment properties, the payments of dividends and the reimbursement of bank borrowings. As for debt finance, the Investment Corporation focuses on lengthening maturities, fixing interest rates, dispersing maturity dates and utilizing commitment line in order to secure financial stability and avoid future fluctuation risk of interest rates.

The Investment Corporation manages surplus funds through deposits and safe and highly liquid money claims and securities (in principle, deposits).

Derivative transactions are limited to hedge operations which hedge against interest rate fluctuation risks attributable to liabilities of the Investment Corporation.

② Contents and risk of financial instruments and related risk management

The Investment Corporation uses the proceeds from the financing of debts and investment corporation bonds for the acquisition of investment properties (such as trust beneficiary interest in real estate) and the reimbursement of current debts and bonds. While these debts and bonds are exposed to liquidity risk, the Investment Corporation manages the risk by maintaining the LTV ratio at low levels, dispersing maturity dates, maintaining the ratio of long-term debt to total debt at high levels, and diversifying lenders with particular focus on domestic financial institutions. Bank borrowings, etc. with floating interest rates are exposed to interest rate fluctuation risk and the risk is controlled by using derivative instruments (interest rate swap transaction) for some long-term borrowings to avoid interest rate fluctuation risk and to fix interest expense.

The effectiveness of hedging is assessed by the correlation between the change in aggregated amount of cash flow of the hedging instruments and the change in aggregated amount of cash flow of the hedged items. Interest rate swaps that meet the requirements for special accounting are omitted from assessment of the effectiveness.

Enforcement and management of derivative transactions are carried out in accordance with the provisions established by the basic policy of risk management.

Tenant leasehold and security deposits and tenant leasehold and security deposits in trust are exposed to liquidity risk upon tenants moving out and the Investment Corporation reduces the risk by pooling funds to a certain degree.

Surplus funds by deposits are exposed to credit risk of counterparties (financial institutions and so on) and are managed by limiting the terms to short durations and establishing credit rating level of counterparties (except for checkable deposit), etc.

③ Supplementary explanation for fair value of financial instruments

As various factors are incorporated into the calculation of fair value of financial instruments, the resulting value may differ if different assumptions are provided. Furthermore, the contractual amounts of derivative transactions do not represent the market risk involved in these derivative transactions.

(2) Matters Concerning Fair Value, etc. of Financial Instruments

The carrying amounts and fair values and their differences are as follows. As “Cash and deposits,” “Cash and deposits in trust” and “Short-term loans payable” are settled within a short period of time, the fair value is approximately the same as the book value, and thus such notes have been omitted.

36th Fiscal Period [As of November 30, 2023]

(Unit: Thousands of yen)

	Carrying amount	Fair value	Difference
(1) Current portion of investment corporation bonds	3,800,000	3,806,180	6,180
(2) Current portion of long-term loans payable	27,200,000	27,190,274	(9,725)
(3) Investment corporation bonds	5,200,000	5,070,430	(129,570)
(4) Long-term loans payable	171,100,000	169,982,937	(1,117,062)
Total liabilities	207,300,000	206,049,821	(1,250,178)
Derivative transactions (*)	394,457	394,457	—

37th Fiscal Period [As of May 31, 2024]

(Unit: Thousands of yen)

	Carrying amount	Fair value	Difference
(1) Current portion of investment corporation bonds	3,800,000	3,800,610	610
(2) Current portion of long-term loans payable	30,800,000	30,779,533	(20,466)
(3) Investment corporation bonds	5,200,000	5,014,400	(185,600)
(4) Long-term loans payable	174,600,000	173,269,744	(1,330,255)
Total liabilities	214,400,000	212,864,288	(1,535,711)
Derivative transactions (*)	624,476	624,476	—

(*) The value of receivables and payables arising from derivative transactions are indicated at net basis. The amount in parentheses represents the net liability position.

(Note 1) Methods to estimate fair value of financial instruments and matters concerning derivative transactions

Liabilities

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

The fair value of the investment corporation bonds issued by the Investment Corporation is based on the market price.

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

As those with floating interest rates reflect market interest rates within a short period of time and the Investment Corporation's credit capability does not differ markedly from the execution, the fair value is approximately the same as the book value and thus is stated at that book value. Those with fixed interest rates, on the other hand, are based on the method of calculating by discounting the sum total amount of principal and interest (*) by the reasonably estimated interest rate in the case that the same type of borrowings is undertaken.

(*) Long-term loans payable that are subject to special accounting for interest rate swaps are based on the sum total amount of principal and interest at the rate of the applicable interest rate swaps. (Please refer to [Notes to Derivative Transactions] below.)

Derivative transactions

Please refer to [Notes to Derivative Transactions] below.

(Note 2) Tenant leasehold and security deposits (19,534,312 thousand yen in the balance sheet for November 30, 2023, and 19,273,804 thousand yen in the balance sheet for May 31, 2024) and tenant leasehold and security deposits in trust (2,025,026 thousand yen in the balance sheet for November 30, 2023, and 2,024,486 thousand yen in the balance sheet for May 31, 2024) are omitted as they lack materiality.

(Note 3) Amount of redemption of current portion of investment corporation bonds, repayment of current portion of long-term loans payable, investment corporation bonds, and long-term loans payable scheduled to be due after the settlement of accounts

36th Fiscal Period [As of November 30, 2023]

(Unit: Thousands of yen)

	Within 1 year	Within 2 years, but over 1 year	Within 3 years, but over 2 years	Within 4 years, but over 3 years	Within 5 years, but over 4 years	Over 5 years
Current portion of investment corporation bonds	3,800,000	—	—	—	—	—
Current portion of long-term loans payable	27,200,000	—	—	—	—	—
Investment corporation bonds	—	1,500,000	—	—	—	3,700,000
Long-term loans payable	—	23,000,000	22,400,000	27,600,000	26,200,000	71,900,000
Total	31,000,000	24,500,000	22,400,000	27,600,000	26,200,000	75,600,000

37th Fiscal Period [As of May 31, 2024]

(Unit: Thousands of yen)

	Within 1 year	Within 2 years, but over 1 year	Within 3 years, but over 2 years	Within 4 years, but over 3 years	Within 5 years, but over 4 years	Over 5 years
Current portion of investment corporation bonds	3,800,000	—	—	—	—	—
Current portion of long-term loans payable	30,800,000	—	—	—	—	—
Investment corporation bonds	—	1,500,000	—	—	—	3,700,000
Long-term loans payable	—	20,700,000	20,200,000	31,600,000	20,200,000	81,900,000
Total	34,600,000	22,200,000	20,200,000	31,600,000	20,200,000	85,600,000

[Notes to Derivative Transactions]

(1) Transactions for which hedge accounting is not applied

36th Fiscal Period [As of November 30, 2023]

Not applicable.

37th Fiscal Period [As of May 31, 2024]

Not applicable.

(2) Transactions for which hedge accounting is applied

36th Fiscal Period [As of November 30, 2023]

About derivative transactions for which hedge accounting is applied, the contract amount, amount equivalent to the principal provided in the contract, etc. as of the settlement of accounts for each hedge accounting approach are as follows.

(Unit: Thousands of yen)

Hedge accounting approach	Type, etc. of derivative transaction	Main hedged item	Contract amount, etc.		Fair value	Method of calculation of that fair value
				Of which, over 1 year		
Principle accounting method	Interest rate swap transaction Fixed payable Floating receivable	Long-term loans payable	64,500,000	46,700,000	394,457	Based on price quoted by partner financial institution
Special accounting for interest rate swaps	Interest rate swap transaction Fixed payable Floating receivable	Long-term loans payable	29,900,000	28,000,000	(*)	—
Total			94,400,000	74,700,000	394,457	—

37th Fiscal Period [As of May 31, 2024]

About derivative transactions for which hedge accounting is applied, the contract amount, amount equivalent to the principal provided in the contract, etc. as of the settlement of accounts for each hedge accounting approach are as follows.

(Unit: Thousands of yen)

Hedge accounting approach	Type, etc. of derivative transaction	Main hedged item	Contract amount, etc.		Fair value	Method of calculation of that fair value
				Of which, over 1 year		
Principle accounting method	Interest rate swap transaction Fixed payable Floating receivable	Long-term loans payable	57,500,000	37,700,000	624,476	Based on price quoted by partner financial institution
Special accounting for interest rate swaps	Interest rate swap transaction Fixed payable Floating receivable	Long-term loans payable	28,000,000	28,000,000	(*)	—
Total			85,500,000	65,700,000	624,476	—

(*) Since the derivative financial instruments qualifying for the special accounting for interest rate swaps are accounted for as one transaction together with their hedged item, long-term loans payable, the fair value of these derivatives is included in that of related long-term loans payable. (Please refer to “Notes to Financial Instruments (2) Matters Concerning Fair Value, etc. of Financial Instruments (Note 1) Liabilities (2) (4).”)

[Notes to Transactions with Related Parties]

(1) Transactions with related parties

① Parent company and major corporate unitholders, etc.

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

Not applicable.

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

Not applicable.

② Affiliated companies, etc.

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

Not applicable.

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

Not applicable.

③ Sister companies, etc.

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

Not applicable.

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

Not applicable.

④ Officers and major individual unitholders, etc.

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

Not applicable.

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

Not applicable.

(2) Information about parent company or any material affiliated company

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

Parent company's information

Daiwa Securities Group Inc. (listed on Tokyo Stock Exchange, Inc. and Nagoya Stock Exchange, Inc.)

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

Parent company's information

Daiwa Securities Group Inc. (listed on Tokyo Stock Exchange, Inc. and Nagoya Stock Exchange, Inc.)

[Notes to Revenue Recognition]

Breakdown information on revenue from contracts with customers

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

(Unit: Thousands of yen)

	Revenue from contracts with customers (Note)	Sales to external customers
Sale of real estate properties	—	—
Utilities income	1,044,485	1,044,485
Other	—	12,601,743
Total	1,044,485	13,646,229

(Note) Rent revenue, etc. covered by the Accounting Standard for Lease Transactions (ASBJ Statement No.13) is not subject to the Accounting Standard for Revenue Recognition and is thus excluded from revenue from contracts with customers. Furthermore, revenue generated from contracts with major customers are sales of real estate properties and utility charge revenues.

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

(Unit: Thousands of yen)

	Revenue from contracts with customers (Note)	Sales to external customers
Sale of real estate properties	—	—
Utilities income	892,940	892,940
Other	—	12,677,602
Total	892,940	13,570,542

(Note) Rent revenue, etc. covered by the Accounting Standard for Lease Transactions (ASBJ Statement No.13) is not subject to the Accounting Standard for Revenue Recognition and is thus excluded from revenue from contracts with customers. Furthermore, revenue generated from contracts with major customers are sales of real estate properties and utility charge revenues.

[Notes to Investment and Rental Properties]

The Investment Corporation has rental office buildings, etc. (including land) in Tokyo and other regions for the purpose of generating rental revenues. The carrying amount, amount of increase (decrease) during period and fair value for these rental properties are as follows.

(Unit: Thousands of yen)

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
Carrying amount		
Balance at beginning of period	448,328,813	447,535,958
Amount of increase (decrease) during period	(792,854)	5,727,365
Balance at end of period	447,535,958	453,263,324
Fair value at end of period	587,530,000	594,750,000

(Note 1) The carrying amount is the amount after accumulated depreciation is deducted from the cost of acquisition.

(Note 2) Of the amount of increase (decrease) for rental properties during the 36th Fiscal Period, the amount of decrease is mainly attributable to depreciation (1,787 million yen). The amount of increase during the 37th Fiscal Period is mainly attributable to the acquisition of S-GATE FIT Nihonbashi Bakurocho (6,300 million yen), while the decrease is mainly attributable to depreciation (1,823 million yen).

(Note 3) The fair value at end of period presents the appraisal value estimated by external real estate appraisers.

The income (loss) for investment and rental properties are as presented in the aforementioned “Notes to Statements of Income.”

[Notes to Segment Information, Etc.]

(1) Segment Information

Segment information has been omitted because the Investment Corporation has no segment except the property leasing business.

(2) Related Information

36th Fiscal Period [From: June 1, 2023 To: November 30, 2023]

① Information about products and services

Information about products and services has been omitted because net sales to external customers for one segment are in excess of 90% of the operating revenue on statements of income.

② Information about geographical areas

A. Net sales

Information about net sales has been omitted because net sales to external customers in Japan are in excess of 90% of the operating revenue on statements of income.

B. Property, plant and equipment

Information about property, plant and equipment has been omitted because the amount of property, plant and equipment located in Japan is in excess of 90% of the amount of property, plant and equipment on balance sheets.

③ Information about major customers

Information about major customers has been omitted because each net sales figure to a single external customer accounts for less than 10% of the operating revenue on statements of income.

37th Fiscal Period [From: December 1, 2023 To: May 31, 2024]

① Information about products and services

Information about products and services has been omitted because net sales to external customers for one segment are in excess of 90% of the operating revenue on statements of income.

② Information about geographical areas

A. Net sales

Information about net sales has been omitted because net sales to external customers in Japan are in excess of 90% of the operating revenue on statements of income.

B. Property, plant and equipment

Information about property, plant and equipment has been omitted because the amount of property, plant and equipment located in Japan is in excess of 90% of the amount of property, plant and equipment on balance sheets.

③ Information about major customers

Information about major customers has been omitted because each net sales figure to a single external customer accounts for less than 10% of the operating revenue on statements of income.

[Notes to Per Unit Information]

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
Net assets per unit	258,775 yen	258,587 yen
Net income per unit	6,473 yen	6,496 yen

(Note 1) Net income per unit is calculated by dividing net income by the average number of investment units during the period. The diluted net income per unit is not stated as there are no diluted investment units.

(Note 2) The Investment Corporation conducted a 2-for-1 investment unit split with May 31, 2024, as the record date and June 1, 2024 as the effective date. Net assets per unit and net income per unit are calculated based on the assumption that the said investment unit split was conducted at the beginning of the 36th Fiscal Period.

(Note 3) The basis for calculating the net income per unit is as follows.

	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
Net income (Thousands of yen)	6,192,169	6,214,200
Amounts not attributable to common unitholders (Thousands of yen)	—	—
Net income attributable to common investment units (Thousands of yen)	6,192,169	6,214,200
Average number of investment units during the period (Units)	956,516	956,516

[Notes to Significant Subsequent Events]

(i) Investment unit split

The Investment Corporation conducted a 2-for-1 investment unit split with May 31, 2024, as the record date and June 1, 2024 as the effective date.

A. Purpose of the split

The purpose is to establish an environment facilitating investment by investors and to further expand the investor base and increase the liquidity of investment units by lowering the amount of investment per investment unit.

B. Method of the split

With May 31, 2024, as the record date, the Investment Corporation conducted a 2-for-1 split of the Investment Corporation's investment units held by unitholders listed or recorded in the final unitholder registry as of the same day.

C. Number of investment units to increase by the split, etc.

a. Total number of the Investment Corporation's investment units issued and outstanding before the split	: 478,258 units
b. Total number of investment units to increase by the split	: 478,258 units
c. Total number of the Investment Corporation's investment units issued and outstanding after the split	: 956,516 units
d. Total number of investment units authorized by the Investment Corporation after the split	: 4,000,000 units

Please refer to "Notes to Per Unit Information" for per unit information based on the assumption that the investment unit split was conducted at the beginning of the 36th Fiscal Period.

(ii) Acquisition of own investment units

At its board of directors' meeting held on July 19, 2024, the Investment Corporation made resolutions on the following matters concerning the acquisition of its own investment units based on the provisions of Article 80-2 of the Act on Investment Trusts and Investment Corporations, which is applied by replacing the terms and phrases pursuant to the provisions of Paragraph 2, Article 80-5, of said . All units acquired are slated to be cancelled during the 38th Fiscal Period.

A. Reason for acquisition of own investment units

Taking into account the level of the investment unit price, cash on hand, financial condition, market environment, and other factors, the decision was based on the judgment that heightening capital efficiency and returning profits to unitholders through the acquisition and cancellation of its own investment units would lead to medium- and long-term improvement in unitholder value

B. Details of matters relating to the acquisition

Total number of investment units that can be acquired:	14,000 units (upper limit)
Total acquisition amount of investment units:	3,000,000,000 yen (upper limit)
Acquisition period:	July 22, 2024–November 14, 2024
Acquisition method:	Market purchase at the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company for the acquisition of its own investment units.

(iii) Acquisition of assets

With respect to the Kandasudacho 2-Chome Development Project, the Investment Corporation completed the development project and, on June 28, 2024, acquired the completed building (hereinafter, the "Building") as follows. Upon completion of the acquisition, it changed the name of the property to Daiwa Akihabara.

Overview of the Acquired Asset

Asset name	Daiwa Akihabara
Type of asset	Trust beneficiary interest in domestic real estate
Location	19-8, and other parcels of land, Kanda Suda-cho 2-chome, Chiyoda-ku, Tokyo
Acquisition price	15,503 million yen (excluding acquisition expenses and consumption tax, etc.) (Note 1)
Acquisition date	June 28, 2024 (Note 2)
Constructor	Taisei Corporation

(Note 1) The amount was obtained by adding the confirmed construction cost of 4,903 million yen to the acquisition price of 10,600 million yen stipulated in the purchase agreement for the land acquired on December 16, 2021 (hereinafter, the “Land”). Therefore, the acquisition price differs from the total costs necessary to acquire the Building.

(Note 2) Although the Investment Corporation will own both the Land and the Building, the date indicated is that of the acquisition of the Building.

(iv) Borrowing of funds

On July 19, 2024, the Investment Corporation decided to borrow funds as described below. This borrowing will be allocated to the partial funding of the acquisition of the aforementioned asset as described in “(iii) Acquisition of assets” above.

Details of Borrowing

Lender	Loan amount (Millions of yen)	Borrowing rate	Drawdown date	Borrowing and repayment methods	Repayment date
Sumitomo Mitsui Banking Corporation	1,600	1-month Japanese Yen TIBOR +0.4250% (Note 1)	July 31, 2024	Unsecured and lump-sum repayment	January 31, 2033
Sumitomo Mitsui Trust Bank, Ltd.	1,450	1-month Japanese Yen TIBOR +0.4000% (Note 1)			July 30, 2032
SBI Shinsei Bank, Limited	1,000	3-month Japanese Yen TIBOR +0.4000% (Note 2)			May 31, 2029
	450	1-month Japanese Yen TIBOR +0.2417% (Note 1)			

(Note 1) Interest payment date shall be the final day of each month (if such date is not a business day, it will be the following business day. If such date falls within the next month, the preceding business day of the month will be the payment date). The base interest rate to be applied to the calculation period of the interest to be paid on the interest payment date is calculated based on the 1-month Japanese yen TIBOR which the Japanese Bankers Association announces two business days prior to the first day of the applicable period.

(Note 2) Interest payment date shall be the final day of February, May, August and November of each year (if such date is not a business day, it will be the following business day. If such date falls within the next month, the preceding business day of the month will be the payment date). The base interest rate to be applied to the calculation period of the interest to be paid on the interest payment date is calculated based on the 3-month Japanese yen TIBOR which the Japanese Bankers Association announces two business days prior to the first day of the applicable period.

(v) Divestment of assets

The Investment Corporation concluded a sale agreement for the following real estate trust beneficiary interest on July 19, 2024.

Overview of Asset to Be Divested

Asset name	Daiwa Tsukishima		
Type of asset	Trust beneficiary interest in domestic real estate		
Scheduled sale price (Note)	9,800 million yen (excluding settlement of fixed property tax, city planning tax, consumption tax, etc.)		
	(1) 3,920 million yen (40% quasi co-ownership interest)	(2) 2,940 million yen (30% quasi co-ownership interest)	(3) 2,940 million yen (30% quasi co-ownership interest)
Date of conclusion of sale agreement	July 19, 2024		
Scheduled delivery date	(1) November 29, 2024	(2) May 30, 2025	(3) November 28, 2025
Purchaser	Daiwa Securities Realty Co., Ltd.		

(Note) As a settlement, the Investment Corporation plans to pay the purchaser the cost of soil contamination investigation and remediation. In addition, based on factors such as the status of future discussions with tenants, as the seller, the Investment Corporation may be responsible for bearing the costs of dealing with tenants. The soil contamination investigation and remediation costs are related to the soil contamination investigation mandated by the Tokyo Metropolitan Environmental Security Ordinance in the event of land alteration, such as grading and excavation, as stipulated in the Investment Corporation's Annual Securities Report filed on February 19, 2024.

2.9. Increase (Decrease) in Total Number of Investment Units Issued and Outstanding

Since capital increase, etc. was not conducted in the 37th Fiscal Period, there is no change to unitholders' capital, etc. The overview of total number of investment units issued and outstanding and capital increase (decrease) in unitholders' capital, net in the most recent five years up to the end of the 37th Fiscal Period is as follows.

Date	Description	Total number of investment units issued and outstanding (units)		Unitholders' capital, net (Millions of yen) (Note 1)		Notes
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
May 31, 2021	Cancellation	(3,789)	488,088	(2,782)	245,093	(Note 2)
May 31, 2022	Cancellation	(5,559)	482,529	(3,999)	241,093	(Note 3)
November 30, 2022	Cancellation	(4,271)	478,258	(2,999)	238,093	(Note 4)

(Note 1) Unitholders' capital, net = Unitholders' capital – Deduction from unitholders' capital

(Note 2) In the period from February 24, 2021 to May 14, 2021, the Investment Corporation acquired own investment units through market purchase at the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company. The Investment Corporation cancelled all of the acquired own investment units (3,789 units) on May 31, 2021, based on the resolution at its board of directors' meeting held on May 26, 2021.

(Note 3) In the period from February 25, 2022 to March 31, 2022, the Investment Corporation acquired own investment units through market purchase at the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company. The Investment Corporation cancelled all of the acquired own investment units (5,559 units) on May 31, 2022, based on the resolution at its board of directors' meeting held on May 23, 2022.

(Note 4) In the period from August 25, 2022 to September 28, 2022, the Investment Corporation acquired own investment units through market purchase at the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company. The Investment Corporation cancelled all of the acquired own investment units (4,271 units) on November 30, 2022, based on the resolution at its board of directors' meeting held on November 25, 2022.

(Note 5) With May 31, 2024, as the record date and June 1, 2024 as the effective date, the Investment Corporation conducted a 2-for-1 split of its investment units held by unitholders listed or recorded in the final unitholder registry as of the record date. As a result, the total number of investment units issued and outstanding is 956,516. This transaction will not result in any change in unitholders' capital.

3. Reference Information

3.1. Investment Status

Type of asset	Use	Region	37th Fiscal Period (As of May 31, 2024)	
			Total amount owned (Millions of yen) (Note 1)	As a percentage of total assets (%)
Real estate	Office	Five Central Wards of Tokyo (Note 2)	15,372	3.1
Trust beneficiary interest in real estate	Office	Five Central Wards of Tokyo (Note 2)	350,444	71.7
		Greater Tokyo (Note 3)	78,660	16.1
		Major Regional Cities (Note 4)	8,786	1.8
Subtotal			453,263	92.8
Deposits and other assets			35,263	7.2
Total amount of assets (Note 5)			488,526	100.0
			(453,263)	(92.8)

(Note 1) “Total amount owned” is the carrying amount on the balance sheets (the book value after depreciation in the case of real estate and trust beneficiary interest in real estate).

(Note 2) “Five Central Wards of Tokyo” are Chiyoda, Chuo, Minato, Shinjuku and Shibuya Wards.

(Note 3) “Greater Tokyo” is Tokyo, Kanagawa, Chiba and Saitama prefectures (excluding the Five Central Wards of Tokyo).

(Note 4) “Major Regional Cities” are the Osaka metropolitan area (Osaka, Kyoto and Hyogo prefectures), the Nagoya metropolitan area (Aichi, Mie and Gifu prefectures), and ordinance-designated cities and core cities set forth in the Local Autonomy Act.

(Note 5) The figures in parentheses () under “Total amount of assets” show the portion of the applicable asset that, in effect, corresponds to the holding of real estate properties. The amount of construction in progress (including construction in progress in trust) is not included in the amount of real estate and trust beneficiary interest in real estate.

3.2. Investment Real Estate Properties (As of May 31, 2024)

3.2.1. Price and Investment Ratio of Investment Real Estate Properties

Region	Property name	Type of specified asset	Acquisition price (Millions of yen) (Note 1)	Carrying amount (Millions of yen) (Note 2)	Estimated price at end of period (Millions of yen) (Note 3)	Investment ratio (%) (Note 4)
Five Central Wards of Tokyo	Daiwa Ginza	Real estate	14,100	12,625	15,200	3.0
	Daiwa Ginza Annex		3,050	2,747	3,290	0.7
	Daiwa Shibaura		8,265	7,918	8,970	1.8
	Daiwa Sarugakucho		3,190	3,010	4,310	0.7
	Daiwa A Hamamatsucho (Note 5)		2,865	2,637	3,980	0.6
	Daiwa Jingumae		2,800	2,619	3,240	0.6
	Daiwa Shibadaimon		2,578	2,302	4,220	0.5
	Daiwa Misakicho		2,346	2,074	3,200	0.5
	Daiwa Tsukijiekimae		1,560	1,213	2,430	0.3
	Daiwa Tsukiji		1,240	1,135	1,740	0.3
	Daiwa Tsukishima		7,840	6,295	9,800	1.7
	Daiwa Nihonbashi Horidomecho		2,520	2,301	3,110	0.5
	Daiwa Azabudai		1,600	1,460	1,890	0.3
	Shinjuku Maynds Tower (Note 5)		66,900	62,533	64,700	14.3
	Daiwa Kodenmacho		2,460	2,334	2,460	0.5
	Daiwa Nishi-Shimbashi		5,000	4,454	7,620	1.1
	Daiwa Kayabacho		5,600	4,999	8,790	1.2
	Daiwa Jinbocho 3-chome	3,550	3,149	5,560	0.8	
	E SPACE TOWER	24,000	23,216	38,700	5.1	
	Daiwa Nihonbashi Hongokucho	1,721	1,444	2,880	0.4	
	shinyon curumu	9,650	9,365	17,500	2.1	
	Daiwa Akasaka	9,200	9,841	16,500	2.0	
	Daiwa Shibuya Miyamasuzaka	7,000	7,129	13,100	1.5	
	Daiwa Azabu Terrace	14,000	13,605	18,600	3.0	
	Daiwa Ebisu 4-chome	4,135	4,134	6,780	0.9	
	LAQUAS Higashi Shinjuku	8,450	8,176	11,900	1.8	
	Daiwa Aoyama	9,800	9,882	12,900	2.1	
	Daiwa Shibuya Shinsen	4,800	4,951	6,730	1.0	
	Daiwa Shibuya Square	16,000	15,892	23,500	3.4	
	Daiwa River Gate	28,000	27,360	36,000	6.0	
	Daiwa Hatchobori ekimae	2,871	2,863	3,500	0.6	
	Daiwa Hatchobori ekimae West	1,647	1,691	2,100	0.4	
	Daiwa Nishi-Shinjuku	13,710	13,877	17,200	2.9	
	Kirin Nihonbashi	8,180	8,227	8,400	1.7	
	Daiwa Higashi-Nihonbashi	6,370	6,136	7,550	1.4	
	Daiwa Daikanyama	2,280	2,334	3,770	0.5	
	Daiwa Shinjuku West	942	977	1,330	0.2	
	Daiwa Kanda Mikuracho	1,592	1,601	1,930	0.3	
	Daiwa Kanda East	4,200	4,304	5,940	0.9	
	Daiwa Kandasudacho	2,295	2,394	3,000	0.5	
	Daiwa Sasazuka Tower	15,500	15,958	15,100	3.3	
	Daiwa Sasazuka	3,000	3,249	3,510	0.6	
	Daiwa Harumi	11,200	11,071	12,000	2.4	
	Daiwa Mita 2-Chome	2,635	1,549	4,310	0.6	
	Nihonbashi Central Square (Note 5)	3,521	3,565	3,930	0.8	
	Daiwa Nihonbashi Bakurocho	5,733	5,697	7,020	1.2	
	Daiwa Kandabashi	1,970	2,041	2,160	0.4	
	Kandasudacho 2-Chome Development Site (land) (Note 6)	10,600	10,884	14,300	2.3	
	S-GATE FIT Nihonbashi Bakurocho (Note 5)	6,300	6,575	6,860	1.3	
Total for Five Central Wards of Tokyo (49 properties)			378,766	365,816	483,510	80.8

Region	Property name	Type of specified asset	Acquisition price (Millions of yen) (Note 1)	Carrying amount (Millions of yen) (Note 2)	Estimated price at end of period (Millions of yen) (Note 3)	Investment ratio (%) (Note 4)
Greater Tokyo	Daiwa Higashi-Ikebukuro	Trust beneficiary interest in real estate	2,958	2,449	4,380	0.6
	Daiwa Shinagawa North		7,710	6,809	6,280	1.6
	Daiwa Kamiooka		2,000	1,712	2,920	0.4
	Daiwa Ogikubo Tower		15,220	15,644	23,200	3.2
	Daiwa Meguro Square		5,600	5,276	7,410	1.2
	Daiwa Ogikubo		3,800	3,931	5,080	0.8
	CONCURRED Yokohama (Note 5)		38,100	37,303	41,900	8.1
	Daiwa Shinagawa Gotenyama		2,500	2,603	2,880	0.5
	Daiwa Nakano-Sakaue		2,750	2,929	2,290	0.6
Total for Greater Tokyo (9 properties)			80,638	78,660	96,340	17.2
Major Regional Cities	Daiwa Kitahama	Trust beneficiary interest in real estate	9,481	8,786	14,900	2.0
Total for Major Regional Cities (1 property)			9,481	8,786	14,900	2.0
Total (59 properties)			468,886	453,263	594,750	100.0

(Note 1) "Acquisition price" excludes acquisition costs, fixed property tax, city planning tax, consumption tax and local consumption tax. For Daiwa Nihonbashi Bakurocho, the acquisition price of the land for the property plus the building construction costs is shown.

(Note 2) "Carrying amount" is the book value after depreciation on the balance sheets as of May 31, 2024.

(Note 3) "Estimated price at end of period" is the price as of May 31, 2024, stated in appraisal reports prepared by real estate appraisers of Tanizawa Sogo Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K. and Japan Real Estate Institute in accordance with the articles of incorporation of the Investment Corporation and the rules of The Investment Trusts Association, Japan.

(Note 4) "Investment ratio" is the acquisition price of each property expressed as a percentage of the total amount of acquisition prices, rounded to one decimal place.

(Note 5) For Daiwa A Hamamatsucho, Shinjuku Maynds Tower, Nihonbashi Central Square, S-GATE FIT Nihonbashi Bakurocho, and CONCURRED Yokohama, the figures are those pertaining to the Investment Corporation's ownership interest.

(Note 6) The Investment Corporation completed the acquisition of the building on June 28, 2024, and changed the name of the property to Daiwa Akihabara. The figures listed for this property are as of May 31, 2024. The same applies hereinafter.

3.2.2. Summary of Building and Leasing of Investment Real Estate

Region	Property name	Structure and number of floors (Note 1)	Construction completion (Note 2)	Leasable floor area (m ²) (Note 3)	Leased floor area (m ²) (Note 4)	Total number of tenants (Note 5)	Occupancy rate (%) (Note 6)	Rent revenue during current period (Thousands of yen) (Note 7)
Five Central Wards of Tokyo	Daiwa Ginza	SRC B3/12F	July 1963	8,117.07	8,053.89	21	99.2	438,205
	Daiwa Ginza Annex	SRC B3/8F	Aug. 1972	2,032.11	2,032.11	7	100.0	85,450
	Daiwa Shibaura	SRC B1/12F	Oct. 1987	9,619.67	8,688.11	56	90.3	227,716
	Daiwa Sarugakucho (Note 8)	SRC 8F	June 1985	3,657.43	3,657.43	2	100.0	(Not disclosed)
	Daiwa A Hamamatsucho	SRC B2/10F	July 1993	3,663.38	3,663.38	12	100.0	135,713
	Daiwa Jingumae	RC B1/4F	Dec. 1997	2,198.61	2,198.61	4	100.0	84,969
	Daiwa Shibadaimon	SRC/RC B1/7F	Nov. 1996	2,386.48	2,386.48	8	100.0	95,750
	Daiwa Misakicho (Note 8)	S 8F	July 1996	2,137.53	2,137.53	1	100.0	(Not disclosed)
	Daiwa Tsukijiekimae	SRC 10F	Jan. 1996	2,659.59	2,659.59	9	100.0	46,717
	Daiwa Tsukiji	SRC B1/7F	Jan. 1990	1,487.44	1,487.44	7	100.0	44,345
	Daiwa Tsukishima	S 5F	July 1996	8,425.69	3,425.23	3	40.6	141,338
	Daiwa Nihonbashi Horidomecho	SRC B2/7F	Apr. 1993	2,848.91	2,848.91	6	100.0	89,943
	Daiwa Azabudai	SRC B2/9F	Apr. 1984	1,697.88	1,502.27	11	88.4	50,974
	Shinjuku Maynds Tower (Note 9)	S/SRC B3/34F	Sept. 1995	22,790.71	21,751.60	43	95.4	1,293,386
	Daiwa Kodenmachi	SRC 8F	Mar. 1985	2,379.31	2,379.31	8	100.0	66,598
	Daiwa Nishi-Shimbashi	SRC B1/10F	July 1993	4,816.37	4,816.37	10	100.0	180,131
	Daiwa Kayabacho (Note 8)	S/SRC B1/8F	Apr. 2010	5,899.11	5,899.11	1	100.0	(Not disclosed)
	Daiwa Jinbocho 3-chome	S 9F	Feb. 2010	2,889.34	2,889.34	8	100.0	115,677
	E SPACE TOWER	S/SRC B1/15F	Oct. 2002	13,960.84	13,960.84	15	100.0	819,333
	Daiwa Nihonbashi Hongokucho	S 8F	May 2010	2,143.08	2,143.08	6	100.0	68,868
	shinyon curumu	S/RC B2/11F	Jan. 2012	6,751.31	6,751.31	16	100.0	392,537
	Daiwa Akasaka	SRC B2/7F	Sept. 1990	8,752.21	8,752.21	17	100.0	367,264
	Daiwa Shibuya Miyamasuzaka (Note 10)	S B1/12F	Dec. 1988	6,328.28	6,328.28	9	100.0	304,331
	Daiwa Azabu Terrace	S/RC B1/6F	Sept. 2009	13,240.61	13,240.61	13	100.0	419,153
	Daiwa Ebisu 4-chome (Note 8)	SRC B1/9F	Dec. 1997	2,951.70	2,951.70	1	100.0	(Not disclosed)
	LAQUAS Higashi Shinjuku	S 10F	Aug. 2010	7,498.33	7,498.33	4	100.0	230,710
	Daiwa Aoyama	S/RC B1/7F	Nov. 2001	4,426.10	4,426.10	7	100.0	233,561
	Daiwa Shibuya Shinsen	RC B1/9F	Sept. 2001	2,674.97	2,674.97	5	100.0	104,189
	Daiwa Shibuya Square	S/SRC B1/11F	Feb. 2004	8,566.73	8,566.73	10	100.0	422,623
	Daiwa River Gate	S/SRC/RC B2/20F	Feb. 1994	32,045.98	29,875.60	95	93.2	956,092
	Daiwa Hatchobori ekimae	S/SRC B1/10F	Feb. 2006	2,622.42	2,622.42	10	100.0	83,964
	Daiwa Hatchobori ekimae West	SRC B1/9F	Feb. 1996	1,746.21	1,746.21	9	100.0	47,581
	Daiwa Nishi-Shinjuku	SRC/RC/S B2/11F	Aug. 1991	6,967.61	6,535.51	6	93.7	359,022
Kirin Nihonbashi (Note 8)	S/SRC 7F	Feb. 1999	5,630.17	5,630.17	1	100.0	(Not disclosed)	
Daiwa Higashi-Nihonbashi	S 7F	Mar. 2008	5,015.88	5,015.88	5	100.0	179,769	

Region	Property name	Structure and number of floors (Note 1)	Construction completion (Note 2)	Leasable floor area (m ²) (Note 3)	Leased floor area (m ²) (Note 4)	Total number of tenants (Note 5)	Occupancy rate (%) (Note 6)	Rent revenue during current period (Thousands of yen) (Note 7)
Five Central Wards of Tokyo	Daiwa Daikanyama (Note 8)	S 6F	Mar. 2001	1,642.83	1,642.83	1	100.0	(Not disclosed)
	Daiwa Shinjuku West	RC 4F	Mar. 1989	1,118.74	1,118.74	9	100.0	38,060
	Daiwa Kanda Mikuracho	SRC/S B1/7F	Jan. 1991	1,719.51	1,719.51	7	100.0	45,519
	Daiwa Kanda East	S 9F	Feb. 2005	3,980.56	3,980.56	5	100.0	121,151
	Daiwa Kandasudacho	S/RC B1/10F	Aug. 1990	2,211.60	2,211.60	9	100.0	76,804
	Daiwa Sasazuka Tower	SRC/RC/S B2/18F	Feb. 1993	16,154.84	16,154.84	10	100.0	455,221
	Daiwa Sasazuka	SRC/S B1/8F	Dec. 1991	3,828.95	3,828.95	9	100.0	103,215
	Daiwa Harumi	S B1/12F	Jan. 2008	11,227.13	10,591.93	10	94.3	336,065
	Daiwa Mita 2-Chome (Note 8)	S 8F	Mar. 2017	2,101.61	2,101.61	1	100.0	(Not disclosed)
	Nihonbashi Central Square (Note 11)	S 8F	Jan. 2010	1,837.05	1,837.05	9	100.0	74,567
	Daiwa Nihonbashi Bakurocho	S 10F	Nov. 2022	3,677.63	3,677.63	5	100.0	159,303
	Daiwa Kandabashi	S B1/10F	Aug. 2009	1,224.00	1,159.86	11	94.7	43,573
	Kandasudacho 2-Chome Development Site (land)	—	—	—	—	—	—	—
	S-GATE FIT Nihonbashi Bakurocho	S/RC B1/11F	Apr. 2023	3,757.52	3,757.52	6	100.0	37,713
	Total for Five Central Wards of Tokyo (49 properties)				275,511.03	264,979.29	538	96.1
Greater Tokyo	Daiwa Higashi-Ikebukuro	SRC/S B1/9F	June 1993	4,462.28	4,462.28	8	100.0	135,963
	Daiwa Shinagawa North	SRC B1/11F	July 1991	6,546.03	6,546.03	14	100.0	209,486
	Daiwa Kamiooka	S/SRC B3/7F	May 2011	2,630.30	2,630.30	9	100.0	93,337
	Daiwa Ogikubo Tower (Note 12)	S/SRC B2/18F	June 1993	17,778.14	17,778.14	10	100.0	690,984
	Daiwa Meguro Square	S/SRC B2/14F	July 2009	3,519.50	3,519.50	18	100.0	163,106
	Daiwa Ogikubo	SRC B1/7F	Nov. 1990	3,849.63	3,849.63	12	100.0	133,380
	CONCURRED Yokohama (Note 13)	S/SRC B1/20F	Feb. 2008	28,052.98	28,052.98	38	100.0	1,103,769
	Daiwa Shinagawa Gotenyama	SRC/S 8F	July 1992	2,396.96	2,396.96	6	100.0	78,701
	Daiwa Nakano-Sakaue	SRC B1/8F	Jan. 1995	2,716.92	2,716.92	6	100.0	72,866
Total for Greater Tokyo (9 properties)				71,952.74	71,952.74	121	100.0	2,681,596
Major Regional Cities	Daiwa Kitahama	S/SRC B1/16F	Feb. 2008	13,517.62	13,517.62	8	100.0	390,194
Total for Major Regional Cities (1 property)				13,517.62	13,517.62	8	100.0	390,194
Total (59 properties)				360,981.39	350,449.65	667	97.0	13,562,061

(Note 1) “Structure and number of floors” are the entries in the real estate registry of the building of the applicable investment real estate property. “S” refers to steel-framed structure, “RC” refers to reinforced concrete structure, “SRC” refers to steel-framed reinforced concrete structure, “B” refers to floors below ground and “F” refers to floors above ground.

(Note 2) “Construction completion” is the entry in the real estate registry of the building of the applicable investment real estate property.

(Note 3) “Leasable floor area” represents the floor area of the building of the applicable property that is leasable, not including the leasable area of the land (including level parking space), and is the floor area indicated in the lease contract, etc. as of May 31, 2024.

(Note 4) “Leased floor area” is the sum total of the floor area that is actually leased based on lease agreements, etc. executed with end tenants as of May 31, 2024.

(Note 5) “Total number of tenants” is the number of end tenants. When there is a tenant occupying multiple buildings, the concerned tenant is counted and stated for each individual building.

- (Note 6) “Occupancy rate” is the figure arrived at when leased floor area is divided by leasable floor area, rounded down to one decimal place.
- (Note 7) “Rent revenue during current period” is rent income, common area charges income, parking lot income and other income generated from the applicable investment real estate property (excluding other lease business revenue) during the 37th Fiscal Period, rounded down to the nearest thousand yen.
- (Note 8) Not shown for such reasons as consent was not obtained from major tenants to disclose the rent revenue during current period for the properties.
- (Note 9) The real estate in trust pertaining to trust beneficiary interest held by the Investment Corporation is the co-ownership interest corresponding to three-sevenths of the entire property. Accordingly, leasable floor area and leased floor area are the floor areas corresponding to three-sevenths of the entire building.
- (Note 10) As the property will receive compensation for the loss of rent from the redevelopment association from May 2024 onward, the figures including the portion subject to compensation are indicated for “Leased floor area”, “Total number of tenants” and “Occupancy rate”. The same applies hereinafter.
- (Note 11) The real estate in trust pertaining to trust beneficiary interest held by the Investment Corporation is the compartmentalized ownership building. Of the rent revenue, the Investment Corporation’s ownership ratio of revenue from the master lease business (rent income, etc.) is 183,715/301,220, based on the agreement, etc. among the compartmentalized co-owners of the property. Leasable floor area and leased floor area are figures corresponding to 183,715/301,220 of the area subject to the business while total number of tenants and occupancy rate are figures for the entirety of the area subject to the business.
- (Note 12) The buildings consist of three registrations. Of these, the details of the major building are shown here.
- (Note 13) The real estate in trust pertaining to trust beneficiary interest held by the Investment Corporation is the quasi co-ownership interest corresponding to 75% of the entire property. Accordingly, leasable floor area and leased floor area are the floor areas corresponding to 75% of the entire building.

3.2.3. Capital Expenditures for Assets Under Management

A. Scheduled Capital Expenditures

The following are the principal capital expenditures arising from renovation construction work, etc. currently planned for existing portfolio properties. Please note that the expected construction amount includes portions that are expensed as a separate account item of accounting costs.

Name of real estate properties (Location)	Purpose	Scheduled implementation period	Estimated construction cost (Millions of yen)		
			Total amount	Amount paid during current period	Total amount already paid
Daiwa Sasazuka Tower (Shibuya-ku, Tokyo)	Interior work on exclusive area	From: June 2024 To: Nov. 2024	79	—	—
Daiwa River Gate (Chuo-ku, Tokyo)	Renovation of elevators	From: June 2024 To: Nov. 2024	57	—	—
Daiwa Nishi-Shinjuku (Shinjuku-ku, Tokyo)	Renovation of elevators	From: June 2024 To: Nov. 2024	40	—	—
Daiwa Kodenmacho (Chuo-ku, Tokyo)	Repair of south exterior wall	From: June 2024 To: Nov. 2024	36	—	—
Daiwa Sasazuka Tower (Shibuya-ku, Tokyo)	Repair of central monitoring and automatic control equipment	From: June 2024 To: Nov. 2024	26	—	—

B. Capital Expenditures During the 37th Fiscal Period

The following summarizes the primary construction work that constitutes capital expenditures implemented during the 37th Fiscal Period for existing portfolio properties. Capital expenditures for the 37th Fiscal Period amounted to 964 million yen and, when combined with the 155 million yen in repair expenses charged to the 37th Fiscal Period expenses, totals 1,120 million yen in construction work implemented.

Name of real estate properties (Location)	Purpose	Period	Construction amount paid (Millions of yen)
CONCURRED Yokohama (Yokohama-shi, Kanagawa)	Conversion to LED lighting at exclusive and common areas	From: Dec. 2023 To: May 2024	100
Daiwa Sasazuka Tower (Shibuya-ku, Tokyo)	Renewal of window cleaner platform	From: Jan. 2024 To: Mar. 2024	64
Daiwa Shibuya Shinsen (Shibuya-ku, Tokyo)	Repair of exterior walls	From: Jan. 2024 To: May 2024	55
Other			744
Total			964

C. Reserve Amount for Long-Term Repair Plans (Reserve for Repairs)

The Investment Corporation sets aside the following reserve for repairs from cash flows during the fiscal period for the payment of future major repairs.

(Unit: Millions of yen)

Fiscal period	33rd Fiscal Period [From: Dec. 1, 2021 To: May 31, 2022]	34th Fiscal Period [From: June 1, 2022 To: Nov. 30, 2022]	35th Fiscal Period [From: Dec. 1, 2022 To: May 31, 2023]	36th Fiscal Period [From: June 1, 2023 To: Nov. 30, 2023]	37th Fiscal Period [From: Dec. 1, 2023 To: May 31, 2024]
Balance of reserve at beginning of current period	1,225	1,619	1,402	1,623	1,919
Amount of reserve in current period	744	98	1,377	1,336	781
Reversal of reserve in current period	351	316	1,156	1,041	1,035
Amount carried forward to next period	1,619	1,402	1,623	1,919	1,666

3.2.4. Summary of Estimated Price at End of Period (As of May 31, 2024)

Property name	Estimated price at end of period (Millions of yen) (Note 1)	Summary of Appraisal Report				
		Direct capitalization method		DCF method		
		Price (Millions of yen)	Cap rate (%)	Price (Millions of yen)	Discount rate (%)	Terminal cap rate (%)
Daiwa Ginza	15,200	15,100	3.6	15,300	3.1	3.8
Daiwa Ginza Annex	3,290	3,310	3.6	3,260	3.1	3.8
Daiwa Shibaura	8,970	9,000	3.7	8,950	3.5	3.9
Daiwa Sarugakucho	4,310	4,380	4.1	4,240	3.9	4.3
Daiwa A Hamamatsucho (Note 2)	3,980	4,080	3.5	3,940	3.3	3.7
Daiwa Jingumae	3,240	3,290	3.5	3,180	3.3	3.7
Daiwa Shibadaimon	4,220	4,280	3.3	4,190	3.1	3.5
Daiwa Misakicho	3,200	3,260	3.6	3,180	3.4	3.8
Daiwa Tsukijiekimae (Note 3)	2,430	2,440	3.9	2,420	3.9	4.1
Daiwa Tsukiji	1,740	1,770	3.7	1,720	3.7	3.9
Daiwa Tsukishima	9,800	10,000	3.8	9,710	3.5	4.0
Daiwa Nihonbashi Horidomecho	3,110	3,170	3.8	3,040	3.6	4.0
Daiwa Azabudai	1,890	1,930	3.8	1,850	3.6	4.0
Shinjuku Maynds Tower (Note 4)	64,700	157,000	3.0	148,000	2.8	3.2
Daiwa Kodenmacho	2,460	2,500	3.9	2,410	3.7	4.1
Daiwa Nishi-Shimbashi	7,620	7,790	3.3	7,550	3.1	3.5
Daiwa Kayabacho	8,790	8,960	3.1	8,710	2.9	3.3
Daiwa Jinbocho 3-chome	5,560	5,690	3.1	5,500	2.9	3.3
E SPACE TOWER	38,700	39,100	2.8	38,200	2.6	2.9
Daiwa Nihonbashi Hongokucho	2,880	2,910	3.7	2,860	3.5	3.9
shinyon curumu	17,500	17,800	3.0	17,300	2.8	3.2
Daiwa Akasaka	16,500	16,800	3.0	16,300	2.8	3.2
Daiwa Shibuya Miyamasuzaka	13,100	13,300	3.1	12,900	2.9	3.2
Daiwa Azabu Terrace	18,600	18,800	3.3	18,400	3.1	3.4
Daiwa Ebisu 4-chome	6,780	6,810	3.4	6,770	3.5	3.6
LAQUAS Higashi Shinjuku	11,900	12,400	3.1	11,700	2.9	3.3
Daiwa Aoyama	12,900	13,200	3.0	12,700	2.8	3.2
Daiwa Shibuya Shinsen	6,730	6,950	3.1	6,630	2.9	3.3
Daiwa Shibuya Square	23,500	23,600	3.1	23,400	2.9	3.2
Daiwa River Gate	36,000	36,300	3.4	35,600	3.2	3.5
Daiwa Hatchobori ekimae	3,500	3,580	3.2	3,470	3.0	3.4
Daiwa Hatchobori ekimae West	2,100	2,160	3.3	2,070	3.1	3.5
Daiwa Nishi-Shinjuku	17,200	17,600	3.1	17,000	2.9	3.3
Kirin Nihonbashi	8,400	8,480	3.5	8,320	3.3	3.6
Daiwa Higashi-Nihonbashi	7,550	7,720	3.6	7,480	3.4	3.8
Daiwa Daikanyama (Note 5)	3,770	3,830	3.0	3,740	3.0	3.2

Property name	Estimated price at end of period (Millions of yen) (Note 1)	Summary of Appraisal Report				
		Direct capitalization method		DCF method		
		Price (Millions of yen)	Cap rate (%)	Price (Millions of yen)	Discount rate (%)	Terminal cap rate (%)
Daiwa Shinjuku West	1,330	1,340	3.6	1,320	3.4	3.8
Daiwa Kanda Mikuracho	1,930	1,950	3.6	1,920	3.6	3.8
Daiwa Kanda East	5,940	5,990	3.2	5,880	3.0	3.3
Daiwa Kandasudacho	3,000	3,000	3.4	3,000	3.4	3.6
Daiwa Sasazuka Tower	15,100	15,400	3.7	15,000	3.5	3.9
Daiwa Sasazuka	3,510	3,580	3.8	3,480	3.6	4.0
Daiwa Harumi	12,000	12,100	3.5	11,800	3.5	3.7
Daiwa Mita 2-Chome	4,310	4,350	3.5	4,260	3.3	3.6
Nihonbashi Central Square (Note 6)	3,930	4,080	3.3	3,860	3.1	3.5
Daiwa Nihonbashi Bakurocho	7,020	7,170	3.4	6,860	3.2	3.6
Daiwa Kandabashi	2,160	2,230	3.2	2,130	3.0	3.4
Kandasudacho 2-Chome Development Site (land) (Note 7)	14,300	—	—	—	—	—
S-GATE FIT Nihonbashi Bakurocho (Note 8)	6,860	6,910	3.4	6,810	3.1	3.5
Daiwa Higashi-Ikebukuro	4,380	4,440	3.9	4,350	3.7	4.1
Daiwa Shinagawa North	6,280	6,400	4.0	6,150	3.8	4.2
Daiwa Kamiooka	2,920	2,950	4.3	2,910	4.1	4.5
Daiwa Ogikubo Tower	23,200	23,500	3.5	23,000	3.3	3.7
Daiwa Meguro Square	7,410	7,620	3.3	7,320	3.1	3.5
Daiwa Ogikubo	5,080	5,160	3.7	5,040	3.5	3.9
CONCURRED Yokohama (Note 8)	41,900	43,000	4.0	41,400	3.8	4.2
Daiwa Shinagawa Gotenyama	2,880	2,920	3.8	2,860	3.6	4.0
Daiwa Nakano-Sakaue	2,290	2,350	3.8	2,270	3.5	4.0
Daiwa Kitahama	14,900	15,300	3.5	14,700	3.3	3.7
Total	594,750	681,030	—	658,310	—	—

(Note 1) “Estimated price at end of period” is the price as of May 31, 2024, stated in appraisal reports prepared by real estate appraisers of Tanizawa Sogo Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K. and Japan Real Estate Institute in accordance with the articles of incorporation of the Investment Corporation and the rules of The Investment Trusts Association, Japan.

(Note 2) For Daiwa A Hamamatsucho, the prices are those pertaining to the Investment Corporation’s ownership interest.

(Note 3) Discount rate for Daiwa Tsukijiekimae is the figure after the third fiscal year (3.8% for the first to the second fiscal year).

(Note 4) For Shinjuku Maynds Tower, the estimated price at end of period is the price pertaining to the Investment Corporation’s ownership interest, and the price indicated by the direct capitalization method and price indicated by the DCF method are the prices pertaining to the entire property.

(Note 5) Discount rate for Daiwa Daikanyama is the figure for the eleventh fiscal year (3.1% up to the tenth fiscal year).

(Note 6) For Nihonbashi Central Square, the prices are those pertaining to the Investment Corporation’s ownership interest.

(Note 7) For Kandasudacho 2-Chome Development Site (land), the estimated price at end of period is the income approach value indicated by the capitalization method (development leasing-type).

(Note 8) For S-GATE FIT Nihonbashi Bakurocho, the prices are those pertaining to the Investment Corporation’s ownership interest.

(Note 9) For CONCURRED Yokohama, the prices are those pertaining to the Investment Corporation’s ownership interest.

3.2.5. Status of Income (Loss), Etc. of Individual Properties

The following table lists the status of income (loss), etc. of each property for the 37th Fiscal Period (from December 1, 2023 to May 31, 2024). Income (loss) information is presented in accordance with “2. Financial Statements; (2.7.) Notes to Significant Accounting Policies” outlined earlier.

Region		Five Central Wards of Tokyo				
Property name		Daiwa Ginza	Daiwa Ginza Annex	Daiwa Shibaura	Daiwa Sarugakucho (Note 3)	Daiwa A Hamamatsucho
Acquisition date		Oct. 2005	Oct. 2005	Oct. 2005	Oct. 2005	Oct. 2005
Price information	Acquisition price (Millions of yen)	14,100	3,050	8,265	3,190	2,865
	Investment ratio (%)	3.0	0.7	1.8	0.7	0.6
	Carrying amount (Millions of yen)	12,625	2,747	7,918	3,010	2,637
	Estimated price at end of period (Millions of yen)	15,200	3,290	8,970	4,310	3,980
Leasing information	Total number of tenants (Note 1)	21	7	56	2	12
	Leasable floor area (m ²)	8,117.07	2,032.11	9,619.67	3,657.43	3,663.38
	Leased floor area (m ²)	8,053.89	2,032.11	8,688.11	3,657.43	3,663.38
	Occupancy rate (%)					
	End of May 2022	99.8	100.0	99.5	100.0	100.0
	End of Nov. 2022	99.2	100.0	89.8	100.0	100.0
	End of May 2023	99.2	100.0	89.8	100.0	100.0
	End of Nov. 2023	99.2	87.9	98.7	100.0	100.0
End of May 2024	99.2	100.0	90.3	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	438,205	85,450	229,325	(Not disclosed)	135,713
	Rent revenue – real estate	438,205	85,450	227,716	(Not disclosed)	135,713
	Other lease business revenue	—	—	1,608	(Not disclosed)	—
	Total property leasing expenses (B) (Thousands of yen)	108,533	28,900	74,449	(Not disclosed)	59,818
	Consignment expenses	22,628	8,903	24,705	(Not disclosed)	10,704
	Utilities expenses	25,736	5,166	16,286	(Not disclosed)	8,241
	Taxes and dues	38,695	12,906	22,379	(Not disclosed)	9,743
	Non-life insurance expenses	663	153	608	(Not disclosed)	290
	Repair expenses	1,227	1,770	10,449	(Not disclosed)	1,439
	Other lease business expenses	19,583	—	20	(Not disclosed)	29,400
	NOI (C) [(A) – (B)] (Thousands of yen)	329,671	56,549	154,875	97,702	75,894
	Depreciation (D) (Thousands of yen)	42,826	9,293	38,647	15,875	14,157
	Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	286,845	47,256	116,227	(Not disclosed)	61,737
Capital expenditures (F) (Thousands of yen)	3,475	1,524	26,285	125	5,957	
NCF [(C) – (F)] (Thousands of yen)	326,195	55,024	128,589	97,577	69,937	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	34.54	44.70	49.32	(Not disclosed)	54.51
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	82,696	27,518	46,723	16,377	20,285
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	785,230	203,990	302,630	96,757	103,380

Region		Five Central Wards of Tokyo				
Property name		Daiwa Jingumae	Daiwa Shibadaimon	Daiwa Misakicho (Note 3)	Daiwa Tsukijiekimae	Daiwa Tsukiji
Acquisition date		Oct. 2005	Oct. 2005	Oct. 2005	Jan. 2006	Jan. 2006
Price information	Acquisition price (Millions of yen)	2,800	2,578	2,346	1,560	1,240
	Investment ratio (%)	0.6	0.5	0.5	0.3	0.3
	Carrying amount (Millions of yen)	2,619	2,302	2,074	1,213	1,135
	Estimated price at end of period (Millions of yen)	3,240	4,220	3,200	2,430	1,740
Leasing information	Total number of tenants (Note 1)	4	8	1	9	7
	Leasable floor area (m ²)	2,198.61	2,386.48	2,137.53	2,659.59	1,487.44
	Leased floor area (m ²)	2,198.61	2,386.48	2,137.53	2,659.59	1,487.44
	Occupancy rate (%)					
	End of May 2022	100.0	84.7	100.0	100.0	100.0
	End of Nov. 2022	100.0	100.0	100.0	100.0	100.0
	End of May 2023	100.0	100.0	100.0	89.6	100.0
	End of Nov. 2023	100.0	100.0	100.0	89.6	100.0
End of May 2024	100.0	100.0	100.0	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	84,969	95,750	(Not disclosed)	46,717	44,345
	Rent revenue – real estate	84,969	95,750	(Not disclosed)	46,717	44,345
	Other lease business revenue	–	–	(Not disclosed)	–	–
	Total property leasing expenses (B) (Thousands of yen)	15,825	22,432	(Not disclosed)	15,755	14,509
	Consignment expenses	4,159	6,856	(Not disclosed)	5,565	7,102
	Utilities expenses	3,542	6,045	(Not disclosed)	3,956	2,496
	Taxes and dues	7,593	7,276	(Not disclosed)	5,568	4,464
	Non-life insurance expenses	130	188	(Not disclosed)	158	96
	Repair expenses	391	2,064	(Not disclosed)	487	348
	Other lease business expenses	7	–	(Not disclosed)	18	–
	NOI (C) [(A) – (B)] (Thousands of yen)	69,144	73,318	58,675	30,961	29,835
	Depreciation (D) (Thousands of yen)	9,142	10,790	12,915	15,248	8,641
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	60,002	62,528	(Not disclosed)	15,713	21,194	
Capital expenditures (F) (Thousands of yen)	–	3,341	28,911	6,015	603	
NCF [(C) – (F)] (Thousands of yen)	69,144	69,977	29,763	24,946	29,232	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	29.38	34.70	(Not disclosed)	66.36	52.21
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	16,138	15,049	12,276	11,606	9,374
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	99,700	87,656	114,585	79,450	97,348

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Region		Five Central Wards of Tokyo				
Property name		Daiwa Tsukishima	Daiwa Nihonbashi Horidomecho	Daiwa Azabudai	Shinjuku Maynds Tower	Daiwa Kodenmacho
Acquisition date		Mar. 2006	May 2006	May 2006	July 2007 and Nov. 2007	Aug. 2007
Price information	Acquisition price (Millions of yen)	7,840	2,520	1,600	66,900	2,460
	Investment ratio (%)	1.7	0.5	0.3	14.3	0.5
	Carrying amount (Millions of yen)	6,295	2,301	1,460	62,533	2,334
	Estimated price at end of period (Millions of yen)	9,800	3,110	1,890	64,700	2,460
Leasing information	Total number of tenants (Note 1)	3	6	11	43	8
	Leasable floor area (m ²)	8,425.69	2,848.91	1,697.88	22,790.71	2,379.31
	Leased floor area (m ²)	3,425.23	2,848.91	1,502.27	21,751.60	2,379.31
	Occupancy rate (%)					
	End of May 2022	100.0	100.0	100.0	92.5	86.8
	End of Nov. 2022	78.5	100.0	100.0	93.4	100.0
	End of May 2023	78.5	100.0	100.0	95.1	100.0
End of Nov. 2023	78.5	100.0	88.4	97.6	100.0	
End of May 2024	40.6	100.0	88.4	95.4	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	141,338	89,943	51,013	1,295,162	66,598
	Rent revenue – real estate	141,338	89,943	50,974	1,293,386	66,598
	Other lease business revenue	–	–	38	1,776	–
	Total property leasing expenses (B) (Thousands of yen)	36,829	18,868	13,148	387,706	15,506
	Consignment expenses	11,769	4,878	4,131	108,421	5,289
	Utilities expenses	7,962	5,925	2,314	115,370	4,767
	Taxes and dues	15,965	7,466	5,506	144,511	4,124
	Non-life insurance expenses	457	203	117	2,984	146
	Repair expenses	675	394	1,077	15,434	354
	Other lease business expenses	–	–	–	982	822
	NOI (C) [(A) – (B)] (Thousands of yen)	104,509	71,075	37,865	907,456	51,092
	Depreciation (D) (Thousands of yen)	56,508	14,308	8,489	193,667	9,972
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	48,000	56,767	29,376	713,789	41,119	
Capital expenditures (F) (Thousands of yen)	547	3,492	2,993	61,616	3,821	
NCF [(C) – (F)] (Thousands of yen)	103,962	67,583	34,871	845,840	47,270	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	66.04	36.89	42.42	44.89	38.26
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	32,806	15,452	11,623	295,540	8,652
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	136,680	147,575	110,990	5,834,950	84,051

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Region		Five Central Wards of Tokyo				
Property name		Daiwa Nishi-Shimbashi	Daiwa Kayabacho (Note 3)	Daiwa Jinbocho 3-chome	E SPACE TOWER	Daiwa Nihonbashi Hongokucho
Acquisition date		Aug. 2010	Mar. 2011	Mar. 2011	July 2011	May 2012
Price information	Acquisition price (Millions of yen)	5,000	5,600	3,550	24,000	1,721
	Investment ratio (%)	1.1	1.2	0.8	5.1	0.4
	Carrying amount (Millions of yen)	4,454	4,999	3,149	23,216	1,444
	Estimated price at end of period (Millions of yen)	7,620	8,790	5,560	38,700	2,880
Leasing information	Total number of tenants (Note 1)	10	1	8	15	6
	Leasable floor area (m ²)	4,816.37	5,899.11	2,889.34	13,960.84	2,143.08
	Leased floor area (m ²)	4,816.37	5,899.11	2,889.34	13,960.84	2,143.08
	Occupancy rate (%)					
	End of May 2022	100.0	100.0	100.0	100.0	100.0
	End of Nov. 2022	100.0	100.0	100.0	100.0	100.0
	End of May 2023	100.0	100.0	100.0	96.3	86.5
	End of Nov. 2023	100.0	100.0	100.0	100.0	86.5
End of May 2024	100.0	100.0	100.0	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	180,131	(Not disclosed)	115,677	819,333	68,868
	Rent revenue – real estate	180,131	(Not disclosed)	115,677	819,333	68,868
	Other lease business revenue	–	(Not disclosed)	–	–	–
	Total property leasing expenses (B) (Thousands of yen)	49,832	(Not disclosed)	26,623	165,233	12,790
	Consignment expenses	18,037	(Not disclosed)	7,287	45,713	3,735
	Utilities expenses	10,412	(Not disclosed)	7,331	46,653	3,622
	Taxes and dues	17,589	(Not disclosed)	10,717	68,262	4,808
	Non-life insurance expenses	449	(Not disclosed)	201	1,016	123
	Repair expenses	3,342	(Not disclosed)	1,086	3,470	501
	Other lease business expenses	–	(Not disclosed)	–	116	–
	NOI (C) [(A) – (B)] (Thousands of yen)	130,298	144,979	89,053	654,100	56,077
	Depreciation (D) (Thousands of yen)	39,812	30,145	20,287	75,968	13,547
	Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	90,486	(Not disclosed)	68,766	578,131	42,530
Capital expenditures (F) (Thousands of yen)	6,726	34,084	10,578	22,037	8,860	
NCF [(C) – (F)] (Thousands of yen)	123,572	110,895	78,475	632,062	47,216	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	49.77	(Not disclosed)	40.55	29.44	38.24
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	36,573	28,183	21,487	144,285	9,978
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	178,710	138,850	98,780	696,050	75,395

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Region		Five Central Wards of Tokyo				
Property name		shinyon curumu	Daiwa Akasaka	Daiwa Shibuya Miyamasuzaka	Daiwa Azabu Terrace	Daiwa Ebisu 4-chome (Note 3)
Acquisition date		Dec. 2012 and Apr. 2013	Aug. 2013	Sept. 2013	July 2014	Dec. 2014
Price information	Acquisition price (Millions of yen)	9,650	9,200	7,000	14,000	4,135
	Investment ratio (%)	2.1	2.0	1.5	3.0	0.9
	Carrying amount (Millions of yen)	9,365	9,841	7,129	13,605	4,134
	Estimated price at end of period (Millions of yen)	17,500	16,500	13,100	18,600	6,780
Leasing information	Total number of tenants (Note 1)	16	17	9	13	1
	Leasable floor area (m ²)	6,751.31	8,752.21	6,328.28	13,240.61	2,951.70
	Leased floor area (m ²)	6,751.31	8,752.21	6,328.28	13,240.61	2,951.70
	Occupancy rate (%)					
	End of May 2022	100.0	82.0	100.0	93.9	100.0
	End of Nov. 2022	100.0	95.5	100.0	84.2	100.0
	End of May 2023	99.7	100.0	100.0	87.5	100.0
	End of Nov. 2023	99.7	100.0	100.0	94.3	100.0
End of May 2024	100.0	100.0	100.0	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	392,537	367,264	304,331	419,153	(Not disclosed)
	Rent revenue – real estate	392,537	367,264	304,331	419,153	(Not disclosed)
	Other lease business revenue	–	–	–	–	(Not disclosed)
	Total property leasing expenses (B) (Thousands of yen)	90,586	93,530	59,318	118,733	(Not disclosed)
	Consignment expenses	23,803	26,639	17,033	37,228	(Not disclosed)
	Utilities expenses	23,220	24,750	14,683	42,545	(Not disclosed)
	Taxes and dues	39,465	38,070	26,108	36,338	(Not disclosed)
	Non-life insurance expenses	506	648	480	936	(Not disclosed)
	Repair expenses	3,564	3,420	977	1,683	(Not disclosed)
	Other lease business expenses	25	–	36	–	(Not disclosed)
	NOI (C) [(A) – (B)] (Thousands of yen)	301,950	273,733	245,013	300,420	139,738
	Depreciation (D) (Thousands of yen)	40,142	63,004	26,308	57,005	17,277
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	261,807	210,728	218,705	243,414	(Not disclosed)	
Capital expenditures (F) (Thousands of yen)	63,782	18,294	4,935	12,199	29,927	
NCF [(C) – (F)] (Thousands of yen)	238,168	255,438	240,077	288,220	109,811	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	33.30	42.62	28.14	41.93	(Not disclosed)
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	83,130	79,644	45,671	76,195	22,289
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	301,626	277,846	591,581	566,043	98,692

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Region		Five Central Wards of Tokyo				
Property name		LAQUAS Higashi Shinjuku	Daiwa Aoyama	Daiwa Shibuya Shinsen	Daiwa Shibuya Square	Daiwa River Gate
Acquisition date		Dec. 2014	Mar. 2015	Mar. 2015	May 2015	June 2015
Price information	Acquisition price (Millions of yen)	8,450	9,800	4,800	16,000	28,000
	Investment ratio (%)	1.8	2.1	1.0	3.4	6.0
	Carrying amount (Millions of yen)	8,176	9,882	4,951	15,892	27,360
	Estimated price at end of period (Millions of yen)	11,900	12,900	6,730	23,500	36,000
Leasing information	Total number of tenants (Note 1)	4	7	5	10	95
	Leasable floor area (m ²)	7,498.33	4,426.10	2,674.97	8,566.73	32,045.98
	Leased floor area (m ²)	7,498.33	4,426.10	2,674.97	8,566.73	29,875.60
	Occupancy rate (%)					
	End of May 2022	100.0	100.0	100.0	100.0	99.4
	End of Nov. 2022	100.0	100.0	67.5	100.0	99.7
	End of May 2023	100.0	100.0	100.0	100.0	99.0
End of Nov. 2023	100.0	100.0	100.0	100.0	91.4	
End of May 2024	100.0	100.0	100.0	100.0	93.2	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	230,710	233,561	104,189	422,623	961,150
	Rent revenue – real estate	230,710	233,561	104,189	422,623	956,092
	Other lease business revenue	—	—	—	—	5,058
	Total property leasing expenses (B) (Thousands of yen)	52,443	38,643	23,885	85,166	318,070
	Consignment expenses	10,613	12,649	6,921	33,512	87,224
	Utilities expenses	16,057	7,859	6,184	15,465	89,482
	Taxes and dues	22,532	17,494	9,237	31,272	105,144
	Non-life insurance expenses	468	234	183	576	2,787
	Repair expenses	2,613	405	1,359	4,339	33,311
	Other lease business expenses	158	—	—	—	120
	NOI (C) [(A) – (B)] (Thousands of yen)	178,267	194,917	80,303	337,457	643,080
	Depreciation (D) (Thousands of yen)	35,812	19,262	17,479	33,383	151,783
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	142,455	175,655	62,824	304,073	491,296	
Capital expenditures (F) (Thousands of yen)	28,842	1,464	57,297	—	104,301	
NCF [(C) – (F)] (Thousands of yen)	149,425	193,453	23,005	337,457	538,778	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	38.25	24.79	39.70	28.05	48.88
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	46,933	37,474	18,794	65,957	204,283
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	162,700	175,290	178,610	234,380	2,001,250

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Region		Five Central Wards of Tokyo				
Property name		Daiwa Hatchobori ekimae	Daiwa Hatchobori ekimae West	Daiwa Nishi-Shinjuku	Kirin Nihonbashi (Note 3)	Daiwa Higashi-Nihonbashi
Acquisition date		Sept. 2015	Sept. 2015	Mar. 2016	May 2016	June 2016
Price information	Acquisition price (Millions of yen)	2,871	1,647	13,710	8,180	6,370
	Investment ratio (%)	0.6	0.4	2.9	1.7	1.4
	Carrying amount (Millions of yen)	2,863	1,691	13,877	8,227	6,136
	Estimated price at end of period (Millions of yen)	3,500	2,100	17,200	8,400	7,550
Leasing information	Total number of tenants (Note 1)	10	9	6	1	5
	Leasable floor area (m ²)	2,622.42	1,746.21	6,967.61	5,630.17	5,015.88
	Leased floor area (m ²)	2,622.42	1,746.21	6,535.51	5,630.17	5,015.88
	Occupancy rate (%)					
	End of May 2022	100.0	100.0	100.0	100.0	100.0
	End of Nov. 2022	100.0	100.0	100.0	100.0	100.0
	End of May 2023	100.0	100.0	93.7	100.0	100.0
	End of Nov. 2023	88.7	99.3	93.7	100.0	100.0
End of May 2024	100.0	100.0	93.7	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	83,964	47,581	359,022	(Not disclosed)	179,769
	Rent revenue – real estate	83,964	47,581	359,022	(Not disclosed)	179,769
	Other lease business revenue	–	–	–	(Not disclosed)	–
	Total property leasing expenses (B) (Thousands of yen)	25,149	14,371	84,860	(Not disclosed)	31,389
	Consignment expenses	8,306	6,386	14,196	(Not disclosed)	7,481
	Utilities expenses	6,170	2,981	17,692	(Not disclosed)	10,944
	Taxes and dues	9,861	4,693	43,579	(Not disclosed)	12,409
	Non-life insurance expenses	201	103	483	(Not disclosed)	321
	Repair expenses	609	206	8,909	(Not disclosed)	232
	Other lease business expenses	–	–	–	(Not disclosed)	–
	NOI (C) [(A) – (B)] (Thousands of yen)	58,815	33,210	274,162	157,930	148,379
	Depreciation (D) (Thousands of yen)	10,103	5,582	23,797	22,945	28,650
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	48,712	27,627	250,365	(Not disclosed)	119,729	
Capital expenditures (F) (Thousands of yen)	959	2,606	39,959	13,964	3,124	
NCF [(C) – (F)] (Thousands of yen)	57,856	30,604	234,203	143,965	145,255	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	41.98	41.94	30.26	(Not disclosed)	33.40
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	20,310	9,774	93,121	24,606	25,593
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	159,500	91,420	252,590	116,090	157,360

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Region		Five Central Wards of Tokyo				
Property name		Daiwa Daikanyama (Note 3)	Daiwa Shinjuku West	Daiwa Kanda Mikuracho	Daiwa Kanda East	Daiwa Kandasudacho
Acquisition date		June 2016	July 2016	Dec. 2016	Jan. 2018	June 2018 and Nov. 2018
Price information	Acquisition price (Millions of yen)	2,280	942	1,592	4,200	2,295
	Investment ratio (%)	0.5	0.2	0.3	0.9	0.5
	Carrying amount (Millions of yen)	2,334	977	1,601	4,304	2,394
	Estimated price at end of period (Millions of yen)	3,770	1,330	1,930	5,940	3,000
Leasing information	Total number of tenants (Note 1)	1	9	7	5	9
	Leasable floor area (m ²)	1,642.83	1,118.74	1,719.51	3,980.56	2,211.60
	Leased floor area (m ²)	1,642.83	1,118.74	1,719.51	3,980.56	2,211.60
	Occupancy rate (%)					
	End of May 2022	100.0	100.0	100.0	100.0	100.0
	End of Nov. 2022	100.0	100.0	84.7	100.0	100.0
	End of May 2023	100.0	100.0	100.0	100.0	100.0
	End of Nov. 2023	100.0	100.0	100.0	100.0	100.0
End of May 2024	100.0	100.0	100.0	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	(Not disclosed)	38,060	45,519	121,151	76,804
	Rent revenue – real estate	(Not disclosed)	38,060	45,519	121,151	76,804
	Other lease business revenue	(Not disclosed)	–	–	–	–
	Total property leasing expenses (B) (Thousands of yen)	(Not disclosed)	10,438	13,096	29,432	17,009
	Consignment expenses	(Not disclosed)	3,987	6,569	9,827	6,829
	Utilities expenses	(Not disclosed)	2,712	2,570	8,369	3,801
	Taxes and dues	(Not disclosed)	3,411	3,845	10,961	4,950
	Non-life insurance expenses	(Not disclosed)	67	87	226	115
	Repair expenses	(Not disclosed)	259	24	47	1,313
	Other lease business expenses	(Not disclosed)	–	–	–	–
	NOI (C) [(A) – (B)] (Thousands of yen)	64,113	27,622	32,422	91,719	59,795
	Depreciation (D) (Thousands of yen)	5,332	2,428	5,731	22,488	7,736
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	(Not disclosed)	25,193	26,691	69,231	52,058	
Capital expenditures (F) (Thousands of yen)	–	–	15,270	532	3,275	
NCF [(C) – (F)] (Thousands of yen)	64,113	27,622	17,152	91,187	56,519	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	(Not disclosed)	33.81	41.36	42.86	32.22
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	13,375	7,208	7,980	22,329	9,947
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	60,548	59,380	82,871	166,634	93,890

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Region		Five Central Wards of Tokyo				
Property name		Daiwa Sasazuka Tower	Daiwa Sasazuka	Daiwa Harumi	Daiwa Mita 2-Chome (Note 3)	Nihonbashi Central Square
Acquisition date		Oct. 2018	Dec. 2018	Feb. 2019	July 2019	May 2020
Price information	Acquisition price (Millions of yen)	15,500	3,000	11,200	2,635	3,521
	Investment ratio (%)	3.3	0.6	2.4	0.6	0.8
	Carrying amount (Millions of yen)	15,958	3,249	11,071	1,549	3,565
	Estimated price at end of period (Millions of yen)	15,100	3,510	12,000	4,310	3,930
Leasing information	Total number of tenants (Note 1)	10	9	10	1	9
	Leasable floor area (m ²)	16,154.84	3,828.95	11,227.13	2,101.61	1,837.05
	Leased floor area (m ²)	16,154.84	3,828.95	10,591.93	2,101.61	1,837.05
	Occupancy rate (%)					
	End of May 2022	100.0	100.0	100.0	100.0	100.0
	End of Nov. 2022	100.0	100.0	100.0	100.0	85.6
	End of May 2023	100.0	100.0	100.0	100.0	100.0
End of Nov. 2023	100.0	100.0	100.0	100.0	78.5	
End of May 2024	100.0	100.0	94.3	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	455,221	103,215	336,065	(Not disclosed)	74,567
	Rent revenue – real estate	455,221	103,215	336,065	(Not disclosed)	74,567
	Other lease business revenue	–	–	–	(Not disclosed)	–
	Total property leasing expenses (B) (Thousands of yen)	228,883	28,380	110,613	(Not disclosed)	24,849
	Consignment expenses	105,894	8,073	35,173	(Not disclosed)	11,759
	Utilities expenses	62,264	9,940	24,429	(Not disclosed)	4,528
	Taxes and dues	57,432	9,450	29,130	(Not disclosed)	6,137
	Non-life insurance expenses	1,195	220	678	(Not disclosed)	115
	Repair expenses	2,097	696	663	(Not disclosed)	2,290
	Other lease business expenses	–	–	20,538	(Not disclosed)	18
	NOI (C) [(A) – (B)] (Thousands of yen)	226,337	74,834	225,451	71,490	49,718
	Depreciation (D) (Thousands of yen)	46,121	13,578	38,633	6,209	8,476
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	180,216	61,255	186,817	(Not disclosed)	41,241	
Capital expenditures (F) (Thousands of yen)	104,042	54,226	5,210	–	687	
NCF [(C) – (F)] (Thousands of yen)	122,294	20,608	220,241	71,490	49,030	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	60.41	40.65	44.41	(Not disclosed)	44.69
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	113,984	19,118	60,449	20,046	12,764
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	915,030	175,850	367,160	5,360	134,280

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Region		Five Central Wards of Tokyo				Greater Tokyo
Property name		Daiwa Nihonbashi Bakurocho	Daiwa Kandabashi	Kandasudacho 2-Chome Development Site (land) (Note 4)	S-GATE FIT Nihonbashi Bakurocho	Daiwa Higashi-Ikebukuro
Acquisition date		Land: Nov. 2020 Building: Nov. 2022	Sept. 2021	Dec. 2021	Mar. 2024	Oct. 2005
Price information	Acquisition price (Millions of yen)	5,733	1,970	10,600	6,300	2,958
	Investment ratio (%)	1.2	0.4	2.3	1.3	0.6
	Carrying amount (Millions of yen)	5,697	2,041	10,884	6,575	2,449
	Estimated price at end of period (Millions of yen)	7,020	2,160	14,300	6,860	4,380
Leasing information	Total number of tenants (Note 1)	5	11	—	6	8
	Leasable floor area (m ²)	3,677.63	1,224.00	—	3,757.52	4,462.28
	Leased floor area (m ²)	3,677.63	1,159.86	—	3,757.52	4,462.28
	Occupancy rate (%)					
	End of May 2022	—	89.6	—	—	100.0
	End of Nov. 2022	87.4	100.0	—	—	89.7
	End of May 2023	98.0	100.0	—	—	100.0
End of Nov. 2023	100.0	100.0	—	—	100.0	
End of May 2024	100.0	94.7	—	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	64	183
	Total property leasing revenue (A) (Thousands of yen)	159,303	43,573	—	37,713	135,963
	Rent revenue – real estate	159,303	43,573	—	37,713	135,963
	Other lease business revenue	—	—	—	—	—
	Total property leasing expenses (B) (Thousands of yen)	34,376	9,806	—	4,107	37,833
	Consignment expenses	12,094	3,980	—	3,574	12,385
	Utilities expenses	9,483	2,207	—	424	13,447
	Taxes and dues	12,549	3,276	—	24	8,665
	Non-life insurance expenses	228	63	—	83	353
	Repair expenses	—	157	—	—	2,980
	Other lease business expenses	19	121	—	—	—
	NOI (C) [(A) – (B)] (Thousands of yen)	124,927	33,766	—	33,606	98,130
	Depreciation (D) (Thousands of yen)	27,666	4,202	—	10,287	20,756
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	97,260	29,564	—	23,318	77,373	
Capital expenditures (F) (Thousands of yen)	—	5,363	—	—	9,955	
NCF [(C) – (F)] (Thousands of yen)	124,927	28,403	—	33,606	88,174	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	38.95	32.15	—	38.17	43.09
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	25,765	6,811	19,582	—	17,289
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	8,590	34,848	—	64,955	294,300

Region		Greater Tokyo				
Property name		Daiwa Shinagawa North	Daiwa Kamiooka	Daiwa Ogikubo Tower	Daiwa Meguro Square	Daiwa Ogikubo
Acquisition date		July 2007	Mar. 2013	May 2014	May 2015	July 2016
Price information	Acquisition price (Millions of yen)	7,710	2,000	15,220	5,600	3,800
	Investment ratio (%)	1.6	0.4	3.2	1.2	0.8
	Carrying amount (Millions of yen)	6,809	1,712	15,644	5,276	3,931
	Estimated price at end of period (Millions of yen)	6,280	2,920	23,200	7,410	5,080
Leasing information	Total number of tenants (Note 1)	14	9	10	18	12
	Leasable floor area (m ²)	6,546.03	2,630.30	17,778.14	3,519.50	3,849.63
	Leased floor area (m ²)	6,546.03	2,630.30	17,778.14	3,519.50	3,849.63
	Occupancy rate (%)					
	End of May 2022	95.2	100.0	100.0	100.0	100.0
	End of Nov. 2022	100.0	100.0	100.0	100.0	100.0
	End of May 2023	100.0	100.0	100.0	96.7	100.0
End of Nov. 2023	100.0	100.0	100.0	100.0	100.0	
End of May 2024	100.0	100.0	100.0	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	209,486	93,337	690,984	163,106	133,380
	Rent revenue – real estate	209,486	93,337	690,984	163,106	133,380
	Other lease business revenue	—	—	—	—	—
	Total property leasing expenses (B) (Thousands of yen)	54,329	22,818	187,808	33,604	25,436
	Consignment expenses	17,293	5,640	55,922	9,311	9,322
	Utilities expenses	16,041	8,605	71,778	9,003	6,453
	Taxes and dues	19,814	6,614	45,406	14,718	8,816
	Non-life insurance expenses	523	194	1,334	260	230
	Repair expenses	657	1,764	13,185	310	605
	Other lease business expenses	—	—	180	—	8
	NOI (C) [(A) – (B)] (Thousands of yen)	155,156	70,518	503,175	129,501	107,943
Depreciation (D) (Thousands of yen)	32,473	18,713	133,536	23,975	12,424	
Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	122,683	51,805	369,639	105,526	95,519	
Capital expenditures (F) (Thousands of yen)	11,279	7,542	10,065	1,646	140	
NCF [(C) – (F)] (Thousands of yen)	143,877	62,976	493,110	127,855	107,803	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	41.44	44.50	46.51	35.30	28.39
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	40,707	13,682	89,775	30,562	18,375
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	441,710	110,832	1,241,391	122,800	121,620

Region		Greater Tokyo			Major Regional Cities
Property name		CONCURRED Yokohama	Daiwa Shinagawa Gotenyama	Daiwa Nakano- Sakaue	Daiwa Kitahama
Acquisition date		Jan. 2018	Sept. 2018	Dec. 2019	Aug. 2014
Price information	Acquisition price (Millions of yen)	38,100	2,500	2,750	9,481
	Investment ratio (%)	8.1	0.5	0.6	2.0
	Carrying amount (Millions of yen)	37,303	2,603	2,929	8,786
	Estimated price at end of period (Millions of yen)	41,900	2,880	2,290	14,900
Leasing information	Total number of tenants (Note 1)	38	6	6	8
	Leasable floor area (m ²)	28,052.98	2,396.96	2,716.92	13,517.62
	Leased floor area (m ²)	28,052.98	2,396.96	2,716.92	13,517.62
	Occupancy rate (%)				
	End of May 2022	100.0	100.0	100.0	100.0
	End of Nov. 2022	100.0	100.0	100.0	100.0
	End of May 2023	98.1	100.0	100.0	100.0
	End of Nov. 2023	100.0	100.0	100.0	100.0
End of May 2024	100.0	100.0	100.0	100.0	
Income (loss) information	Number of days of asset management	183	183	183	183
	Total property leasing revenue (A) (Thousands of yen)	1,103,769	78,701	72,866	390,194
	Rent revenue – real estate	1,103,769	78,701	72,866	390,194
	Other lease business revenue	–	–	–	–
	Total property leasing expenses (B) (Thousands of yen)	227,262	14,694	21,004	104,901
	Consignment expenses	54,893	4,630	6,730	31,141
	Utilities expenses	100,730	3,904	6,151	35,538
	Taxes and dues	60,967	5,925	7,572	36,961
	Non-life insurance expenses	790	136	186	919
	Repair expenses	9,595	98	353	287
	Other lease business expenses	285	–	12	53
	NOI (C) [(A) – (B)] (Thousands of yen)	876,506	64,006	51,862	285,292
	Depreciation (D) (Thousands of yen)	122,239	6,238	11,168	49,859
	Operating income (loss) from property leasing (E) [(C) – (D)] (Thousands of yen)	754,267	57,768	40,693	235,432
Capital expenditures (F) (Thousands of yen)	114,460	–	3,251	5,208	
NCF [(C) – (F)] (Thousands of yen)	762,045	64,006	48,610	280,083	
Reference information	Expense rate (%) [(B) + (D)] ÷ (A)	31.66	26.60	44.15	39.66
	Annual amount of fixed property tax, etc. for fiscal 2024 (Thousands of yen)	123,713	12,235	15,523	77,272
	Estimated long-term repair expenses (Thousands of yen) (Note 2)	804,030	130,881	193,251	278,742

- (Note 1) Total number of tenants is the number of end tenants. When there is a tenant occupying multiple buildings, the concerned tenant is counted and stated for each individual building.
- (Note 2) Estimated long-term repair expenses are the total amount of repair expenses and renewal expenses estimated to arise over the 12-year period from the first year to the twelfth year as stated in the building investigation diagnosis report.
- (Note 3) Not disclosed for such reasons as consent was not obtained from major tenants to disclose the rent revenue, etc. for the property.
- (Note 4) As for Kandasudacho 2-chome Development Site, the Investment Corporation completed the acquisition of the building on June 28, 2024, and changed the name of the property to Daiwa Akihabara. In addition, the annual amount of the property's fixed property tax, etc. for fiscal 2024 includes only the amount of fixed property tax relating to the land.