

# Summary of Financial Results for the 7th Fiscal Period Ended January 31, 2025 (REIT)

March 18, 2025

REIT	Securities	Issuer	Tokaido REIT, Inc.		Listed Stock Exchange	Tokyo Stock Exchange
Securities	Representative	Code	2989	Executive Officer	URL	<a href="https://www.tokaido-reit.co.jp/">https://www.tokaido-reit.co.jp/</a>
Asset	Manager	Tokaido REIT Management Co., Ltd.		(Name)	Yoshinobu Kato	
	Representative	(Title)	Representative Director and President	(Name)	Yoshinobu Kato	
	Inquiries	(Title)	General Manager of Financial Planning Department	(Name)	Seiji Kimoto	
		TEL	03-6281-6882			
Scheduled Date to File Securities Report	April 28, 2025		Scheduled Date to Commence Distribution Payments		April 24, 2025	

Supplemental Information for Financial Statements: Scheduled

Investor Meeting Presentation: Scheduled (for institutional investors and analysts)

(Values are rounded down to the nearest million JPY)

1. Status of operations and assets for the fiscal period ended January 2025 (from August 1, 2024 to January 31, 2025)

(1) Operating Results (% represents the change from the previous fiscal period)

	Operating revenue		Operating profit		Ordinary profit		Net profit	
	million JPY	%	million JPY	%	million JPY	%	million JPY	%
Fiscal period ended 01/31/2025	2,009	5.8	1,093	(0.5)	929	1.5	928	1.5
07/31/2024	1,900	15.8	1,098	15.7	915	12.5	914	12.5

	Net profit per investment unit	Net profit to net assets (ROE)	Ratio of ordinary profits to total assets	Ratio of ordinary profits to operating revenue
	JPY	%	%	%
Fiscal period ended 01/31/2025	3,335	3.2	1.6	46.2
07/31/2024	3,284	3.4	1.7	48.2

(2) Distributions

	Distributions per unit (excluding surplus cash distributions)	Total distributions (excluding surplus cash distributions)	Surplus cash distributions per unit	Total surplus cash distributions	Payout ratio	Ratio of distributions to net assets
	JPY	million JPY	JPY	million JPY	%	%
Fiscal period ended 01/31/2025	3,335	928	-	-	100.0	3.2
07/31/2024	3,284	914	-	-	100.0	3.2

(3) Financial position

	Total assets	Net assets	Net assets to total assets (equity ratio)	Net assets per unit
	million JPY	million JPY	%	JPY
Fiscal period ended 01/31/2025	60,177	29,353	48.8	105,434
07/31/2024	58,257	29,338	50.4	105,383

(4) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at the end of the period
	million JPY	million JPY	million JPY	million JPY
Fiscal period ended 01/31/2025	1,253	(1,632)	736	3,360
07/31/2024	1,108	(8,617)	7,772	3,003

2. Operating forecast for the fiscal period ending July 2025 (from February 1, 2025 to July 31, 2025) and the fiscal period ending January 2026 (from August 1, 2025 to January 31, 2026)

(% represents the change from the previous fiscal period)

	Operating revenue		Operating profit		Ordinary profit		Net profit		Distributions per unit (excluding surplus cash distributions)	Surplus cash distributions per unit
	million JPY	%	million JPY	%	million JPY	%	million JPY	%	JPY	JPY
Fiscal period ending 07/31/2025	2,278	13.4	1,321	20.9	1,046	12.6	1,045	12.6	3,299	-
01/31/2026	2,282	0.2	1,272	(3.7)	1,048	0.2	1,047	0.2	3,306	-

(Reference) Forecast net profit per unit (forecast net profit divided by the forecast total number of investment units issued and outstanding at end of period)

(Fiscal period ending July 2025) 3,299 JPY (Fiscal period ending January 2026) 3,306 JPY

(Note) The distributions per unit (excluding surplus cash distributions) for the fiscal period ending July 2025 and the fiscal period ending January 2026 were calculated based on a forecast total of 316,883 investment units issued and outstanding at end of the respective periods.

\* Other

(1) Changes in accounting policies, changes in accounting estimates and restatements

(A) Changes in accounting policies due to revision of accounting standards: None

(B) Changes in accounting policies due to reasons other than (A): None

(C) Changes in accounting estimates: None

(D) Restatements: None

(2) Total number of investment units issued and outstanding at present

(A) Total number of investment units issued as of the end of the fiscal period (including treasury investment units)

Fiscal period ended 01/31/2025	278,400 units	Fiscal period ended 07/31/2024	278,400 units
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(B) Total number of treasury investment units issued and outstanding at the end of each period

Fiscal period ended 01/31/2025	0 units	Fiscal period ended 07/31/2024	0 units
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\* This summary of financial results is not subject to audit by certified public accountants or external audit procedures.

\* Special remarks

The forward-looking statements in this report concerning operating forecasts are based on information currently available to Tokaido REIT and forecasts based on certain assumptions deemed reasonable at the time of the preparation of this report. Accordingly, due to various factors, actual operating conditions may differ significantly from these forecasts. In addition, the forecasts are not a guarantee of the amount of distributions.

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# 1. Operations

## (1) Operations

(Overview of the current fiscal period)

### (A) Main trends related to Tokaido REIT

Tokaido REIT, Inc. (hereinafter the "Tokaido REIT") is an investment corporation established on February 1, 2021, by Tokaido REIT Management Co., Ltd. (hereinafter the "Asset Manager"), based on the Act on Investment Trusts and Investment Corporations (Act No. 198 of the year 1951, as amended, hereinafter the "Investment Trust Act"). It was established with 200 million JPY in unitholders' capital (2,000 units). On February 24, 2021, it was registered with the Kanto Local Finance Bureau following Article 187 of the Investment Trust Act (Registration Number: No. 152 of Director-General of the Kanto Local Finance Bureau).

Tokaido REIT issued new investment units (11,940 units) through a private placement with a stock payment date of March 29, 2021, and then additional new investment units (162,860 units) through a public offering with a stock payment date of June 21, 2021. On June 22, 2021, Tokaido REIT was listed on the Real Estate Investment Trust Securities Market of Tokyo Stock Exchange, Inc. (Securities Code: TSE 2989).

During the fiscal period ended July 2023, Tokaido REIT issued new investment units (65,700 units) through a public offering with a stock payment date of February 1, 2023.

Furthermore, during the fiscal period ended July 2024, Tokaido REIT issued new investment units (35,900 units) through a public offering with a stock payment date of February 1, 2024.

As a result, as of the end of the current fiscal period (January 31, 2025), 278,400 investment units have been issued.

Tokaido REIT is a real estate investment corporation focusing on investing in real estate assets in the Greater Tokaido region (consisting of the Tokaido region (Note 1) and the Tokaido vicinity (Note 2). The same applies hereinafter.), backed by the region's powerful economy. Japan boasts one of the world's largest economies (in GDP terms), and this area along the Tokaido road, which connects hub cities in eastern and western Japan, accounts for over 60 percent of the country's GDP (as of 2020). Tokaido REIT aims to improve unitholder value while contributing to the further revitalization of regional economies and the development of industries. Tokaido REIT focuses on core investments in the industrial area around Shizuoka, which spans multiple prefectures and is home to Japan's top industries (this area consists of the prefectures of Shizuoka, Aichi and Mie. The same applies hereinafter.) (Note 3) and in the Tokaido vicinity. In addition, Tokaido REIT has sponsors, including industrial, logistics, infrastructure, and financial and real estate companies operating in the Greater Tokaido region, mainly in Shizuoka Prefecture. Tokaido REIT aims to maximize unitholder value by utilizing each sponsor's knowledge and expertise regarding real estate assets and their specific areas of industry.

(Note 1) The "Tokaido region" refers to Shizuoka, Aichi, Mie, Tokyo, Kanagawa, Gifu, Shiga, Kyoto, and Osaka Prefectures.

(Note 2) The "Tokaido vicinity" refers to Chiba, Saitama, Yamanashi, Nagano, Hyogo, Nara, and Wakayama Prefectures, which are adjacent to the Tokaido region.

(Note 3) As Yoshicon Co., Ltd. (TSE:5280, hereinafter occasionally referred to as "Yoshicon"), the main sponsor of Tokaido REIT, is based in Shizuoka Prefecture, and Tokaido REIT also places particular focus on Shizuoka Prefecture in its investment, "industrial region with Shizuoka at the core" is used as a term collectively referring to Shizuoka, Aichi and Mie prefectures.

### (B) Operating environment

During the current fiscal period, the Japanese economy continued its gradual recovery, led by strong capital investment. While wages have continued to rise and real wages have finally started showing positive growth, personal spending remained flat. With respect to interest rates, in January 2025 the Bank of Japan decided to further raise policy interest rates. Interest rates are expected to continue rising gradually.

Against this backdrop, the Tokyo Stock Exchange REIT Index fell to 1,704.84 points on January 31, 2025, from 1,722.58 points on July 31, 2024. This was a year-on-year decline of approximately 1.0%.

Under this economic environment, we expect to see an ongoing polarization into two groups of income-generating assets where one group of the assets stays at the same level of rents and occupancy rates and the other does not. Tokaido REIT is striving to secure stable revenue cash flows in the medium and long term by investing in assets deemed able to generate stable cash flows, performing appropriate operation management, and implementing leasing policies for industrial infrastructure assets that leverage the location of the Greater Tokaido vicinity, which has a highly developed transportation infrastructure and a high concentration of industrial businesses, and for community infrastructure assets that support the enterprises and residents of the Greater Tokaido vicinity. (Hereinafter, "industrial infrastructure assets" is used to refer to logistics facilities, other facilities used by companies as their industrial or business bases, and the land used for such facilities. "Community infrastructure assets" is used to refer to residential properties, land for residential property, land used for the sale and distribution of daily necessities, and other assets.)

### (C) Operations

In December 2024, Tokaido REIT acquired one asset under management (the AIG Kyoto Building). As of the end of the current fiscal period, it possesses 23 assets under management, with a total acquisition price (Note) of 54,511 million JPY.

As of the end of the current fiscal period, the total leasable area of the 23 assets under management is 347,973.51 m<sup>2</sup>, the total leased area is 346,774.97 m<sup>2</sup>, and the occupancy rate is 99.7%.

(Note) The "acquisition price" indicates the sale and purchase prices (excluding national consumption tax, local consumption tax, brokerage commissions, and other various expenses) indicated in the sale and purchase agreements for real estate properties and trust beneficiary rights.

### (D) Fund Procurement

#### (Equity Finance)

None

#### (Debt Finance)

During the current fiscal period, Tokaido REIT borrowed funds (1,650 million JPY) and refinanced existing borrowings from other banks (200 million JPY) to acquire one asset under management, the AIG Kyoto Building, in December 2024.

As a result, the balance of loans at the end of the current fiscal period (January 31, 2025) was 28,950 million JPY, and the loan-to-value ratio (hereinafter the "LTV") was 48.1%.

### (E) Summary of Performance

As a result of the operations above, operating revenue was 2,009 million JPY, operating profit was 1,093 million JPY, ordinary profit was 929 million JPY, and net profit was 928 million JPY. In accordance with Tokaido REIT's policy on the distribution of cash (Article 25 of the Articles of Incorporation), Tokaido REIT intends to include the maximum value of distributed profits in expenses by applying special provisions for taxation on investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957, as amended)). The total amount of unappropriated income for the current fiscal period, excluding distributions of less than one JPY per investment unit, was set to 928,464,000 JPY. Hence, distributions per investment unit amounted to 3,335 JPY.

### (Outlook for the next fiscal period)

#### (A) Outlook for operations as a whole

##### (a) External growth strategy

Tokaido REIT has nine sponsor companies. Those consist of industrial companies, logistics companies, infrastructure companies, and financial and real estate companies. Those companies operate mainly in Shizuoka Prefecture and support the region, one of Japan's concentrated industrial clusters. This framework backs the growth of Tokaido REIT by leveraging each sponsor company's strengths.

Among Tokaido REIT's sponsors, Yoshicon, an industrial sponsor, is the primary sponsor. The sponsor offers support mainly for the external growth of Tokaido REIT by providing Tokaido REIT and the Asset Manager with preferential property information negotiation rights, and warehousing functions. Furthermore, Tokaido REIT and the Asset Manager can also receive selling information regarding properties owned by third parties from the other eight sponsors. Those eight sponsors are, respectively:

A) Industrial sponsor companies: Kiuchi Construction Co., Ltd. and JDC Corporation

B) Logistics sponsor companies: Suzuyo & Co., Ltd. and Seiwa Kaiun Co., Ltd.

C) Infrastructure sponsor companies: Shizuoka Gas Co., Ltd.

D) Financial and real estate sponsor companies: Shizuoka Fudosan K.K.

Those eight sponsors are respectively (A) industrial sponsor companies: Kiuchi Construction Co., Ltd. and JDC Corporation, (B) logistics sponsor companies: Suzuyo & Co., Ltd. and Seiwa Kaiun Co., Ltd., (C) infrastructure sponsor companies: Shizuoka Gas Co., Ltd., and (D) financial and real estate sponsor companies: Shizuoka Fudosan K.K.

Tokaido REIT aims to expand its asset size while leveraging the sponsor companies' support and the Asset Manager's unique acquisition routes.

##### (b) Internal growth strategy

Among Tokaido REIT's sponsors, Yoshicon, an industrial company, provides Tokaido REIT and the Asset Manager with property management operations, leasing, and other support for internal growth. Tokaido REIT and the Asset Manager can also receive support for the internal growth from the other eight sponsors (listed in (a) External growth strategy) along with Yoshicon.

Tokaido REIT aims to improve the stability of its revenue stream and maximize its earning power of the unitholder value by performing appropriate asset management as an Asset Manager while leveraging the support of our sponsor companies.

(c) Financial strategy

Tokaido REIT drives to achieve continuous growth by issuing new investment units in line with the external growth to build an asset management platform with medium- and long-term stability and improve the efficiency of our asset management and financial performance. In this viewpoint, for issuing the new investment units, Tokaido REIT comprehensively takes into account the profitability of assets under management, the timing of asset acquisition, LTV standards, interest-bearing debt repayment plans, and the like, applying a wide range of perspectives. Moreover, Tokaido REIT considers investment unit prices and each unitholder's decline in proportional shares (dilution of shares) that results from the new investment units' issuance while deciding based on current financial and real estate market conditions.

Tokaido REIT also adjusts its ratio of fixed and variable interest rates based on the interest rates of the financial market. In its borrowings, Tokaido REIT makes an effort to lower refinancing risk by diversifying repayment dates, using long repayment periods, and reducing and fixing loan interest rates.

(B) Important matters which occurred following the settlement of accounts

(a) Issuance of new investment units

Tokaido REIT has issued new investment units, with the payment completed on February 3, 2025, following the resolutions of the Investment Corporation's Board of Directors' meetings held on January 14 and January 21, 2025. As a result, total unitholders' capital has become 32,130 million JPY, and the total number of investment units issued and outstanding has become 316,883 units.

Public offering of new investment units

(1) Number of new investment units issued	38,483 units
(2) Issue price	100,103 JPY per unit
(3) Total issue price	3,852,263,749 JPY
(4) Issue value	96,304 JPY per unit
(5) Total issue amount	3,706,066,832 JPY
(6) Payment due date	February 3, 2025

(b) Acquisition of assets

Tokaido REIT acquired the following domestic real estate properties and real estate trust beneficiary rights on February 4, 2025.

Property code	Property name	Location	Acquisition price (million JPY) (Note 1)	Appraisal value (million JPY) (Note 2)
IL-3	Miyoshi Industrial Center (land)	Miyoshi City, Aichi Prefecture	580	620
IL-4	Kaisei Town Industrial Center (land)	Kaisei Town, Ashigarakami District, Kanagawa Prefecture	1,595	1,630
RE-14	SOCIO Kariya Toshincho A Building, B Building	Kariya City, Aichi Prefecture	2,080	2,100
RE-15	EMBL Aile Tokonameshinkaicho	Tokoname City, Aichi Prefecture	1,070	1,090
RE-16	Yokkaichi EMBL Court	Yokkaichi City, Mie Prefecture	670	677
RE-17	Kodeki EMBL Court	Nagoya City, Aichi Prefecture	900	908
Total			6,895	7,025

(Note 1) "Acquisition price" indicates the sale and purchase price (excluding national consumption tax, local consumption tax, brokerage commissions, and other various expenses) for the above properties as indicated in the sale and purchase agreements for the real estate or trust beneficiary rights. Values are rounded down to the nearest million JPY.

(Note 2) "Appraisal value" refers to the appraisal values recorded in each real estate appraisal report as of the appraisal date (November 30, 2024). The appraisal of the above six properties was commissioned to Daiwa Real Estate Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K., and Rich Appraisal Institute Co., Ltd.

(c) Borrowing of funds

Tokaido REIT borrowed funds (totaling 3,741 million JPY) as indicated below on February 4, 2025, for use as acquisition funds for the total of six properties, including the "Miyoshi Industrial Center (land)," listed in "(B) Acquisition of assets."

Category (Note 1)	Lender	Borrowing amount (million JPY)	Interest rate (%)	Drawdown date	Repayment date (Note 2)	Repay ment method	Remar ks
Long-term borrowing	Syndicate of lenders arranged by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. (Note 3)	436	Base rate +0.45 (Note 4)	February 4, 2025	July 30, 2027	Lump-sum repayment upon maturity	Unsecured / unguaranteed
Long-term borrowing	Syndicate of lenders arranged by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. (Note 5)	650	1.50454	February 4, 2025	July 30, 2027		
Long-term borrowing	Syndicate of lenders arranged by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. (Note 6)	286	1.50454	February 4, 2025	July 30, 2027		
Long-term borrowing	Syndicate of lenders arranged by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. (Note 7)	700	Base rate +0.60 (Note 4)	February 4, 2025	January 31, 2029		
Long-term borrowing	Syndicate of lenders arranged by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. (Note 8)	1,194	1.72625	February 4, 2025	January 31, 2029		
Long-term borrowing	Syndicate of lenders arranged by Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd. (Note 6)	475	1.72625	February 4, 2025	January 31, 2029		

(Note 1) "Long-term borrowings" refers to borrowings for a period from the drawdown date to the repayment date of more than one year.

(Note 2) If the said date does not fall on a business day, it will be moved to the following business day. If that day falls within the following month, it will be adjusted to the immediately preceding business day.

(Note 3) The syndicated loan group is comprised of Sumitomo Mitsui Banking Corporation and Aozora Bank, Ltd. The lead arrangers, Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd., are not part of the syndicated loan group.

(Note 4) The base rate is the JBA three-month Japanese yen TIBOR published by the JBA TIBOR Administration. The base rate applicable to the calculation period for the interest payable on each interest payment date will be decided two business days prior to the immediately preceding interest payment date (drawdown date for the first interest calculation period). For the JBA Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/rate>).

(Note 5) The syndicated loan group is comprised of Sumitomo Mitsui Banking Corporation, Resona Bank, Ltd., SBI Shinsei Bank, Ltd., and Aozora Bank, Ltd. The lead arrangers, Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd., are not part of the syndicated loan group.

(Note 6) The syndicated loan group is comprised of MUFG Bank, Ltd. The lead arrangers, Mizuho Bank, Ltd. and The Shizuoka Bank, Ltd., are not part of the syndicated loan group.

(Note 7) The syndicated loan group is comprised of Mizuho Bank, Ltd., The Shizuoka Bank, Ltd., Sumitomo Mitsui Banking Corporation, Ltd., Resona Bank, Ltd., and SBI Shinsei Bank, Ltd.

(Note 8) The syndicated loan group is comprised of Mizuho Bank, Ltd., The Shizuoka Bank, Ltd., Sumitomo Mitsui Banking Corporation, Ltd., and SBI Shinsei Bank, Ltd.

(C) Operating forecasts

Below are the operating forecasts for Tokaido REIT for the fiscal period ending July 2025 (from February 1, 2025 to July 31, 2025) and the fiscal period ending January 2026 (from August 1, 2025 to January 31, 2026).

	Operating revenue	Operating profit	Ordinary profit	Net profit	Distributions per unit (excluding surplus cash distributions)	Surplus cash distributions per unit
	million JPY	million JPY	million JPY	million JPY	JPY	JPY
Fiscal period ending 07/31/2025	2,278	1,321	1,046	1,045	3,299	-
01/31/2026	2,282	1,272	1,048	1,047	3,306	-

Please refer to "Assumptions Underlying the Operating Forecasts for the Fiscal Period Ending July 2025 (from February 1, 2025 to July 31, 2025) and the Fiscal Period Ending January 2026 (from August 1, 2025 to January 31, 2026)" for information regarding the assumptions underlying these operating forecasts.

(Note) The above forecast figures are the current forecasts calculated based on certain assumptions. Accordingly, differences from the assumptions may arise due to various factors. As a result, the actual operating revenue, operating profit, ordinary profit, net profit, distributions per unit, and surplus cash distributions may vary. The forecasts are not a guarantee of the amounts of distributions.



## 2. Financial Statements

### (1) Balance Sheets

(Unit: thousand JPY)

	Previous (6th) fiscal period (July 31, 2024)	Current (7th) fiscal period (January 31, 2025)
<b>Assets</b>		
Current assets		
Cash and deposits	907,447	1,059,409
Cash and deposits in trust	2,096,329	2,301,141
Operating accounts receivable	66,344	66,792
Prepaid expenses	73,869	87,365
Other	30	30
Total current assets	3,144,020	3,514,739
Non-current assets		
Tangible non-current assets		
Buildings	1,842,750	2,178,016
Accumulated depreciation	(114,149)	(136,913)
Buildings (net)	1,728,601	2,041,102
Structures	69,630	69,630
Accumulated depreciation	(2,127)	(2,734)
Structures (net)	67,503	66,896
Equipment	1,404	7,749
Accumulated depreciation	(1,003)	(1,211)
Equipment (net)	401	6,538
Land	3,143,831	4,404,791
Construction in progress	-	5,472
Buildings in trust	14,340,323	14,480,775
Accumulated depreciation	(777,530)	(953,920)
Buildings in trust (net)	13,562,792	13,526,854
Structures in trust	355,892	365,158
Accumulated depreciation	(27,862)	(34,535)
Structures in trust (net)	328,030	330,622
Equipment in trust	48,639	76,978
Accumulated depreciation	(14,825)	(19,560)
Equipment in trust (net)	33,814	57,417
Land in trust	33,752,173	33,752,173
Total tangible non-current assets	52,617,148	54,191,869
Intangible non-current assets		
Leasehold rights in trust	2,076,544	2,076,544
Total intangible non-current assets	2,076,544	2,076,544
Investments and other assets		
Long-term prepaid expenses	66,091	47,017
Security and guarantee deposits	330,197	330,035
Deferred tax assets	14	14
Total investments and other assets	396,303	377,066
Total non-current assets	55,089,996	56,645,479
Deferred assets		
Investment unit issuance expenses	23,235	17,009
Total deferred assets	23,235	17,009
Total assets	58,257,252	60,177,229

(Unit: thousand JPY)

	Previous (6th) fiscal period (July 31, 2024)	Current (7th) fiscal period (January 31, 2025)
<b>Liabilities</b>		
Current liabilities		
Operating accounts payable	149,071	266,886
Short-term borrowings	200,000	1,850,000
Long-term borrowings maturing in one year or less	2,600,000	2,600,000
Accounts payable-other	171,923	158,167
Accrued income taxes	905	857
Accrued consumption taxes, etc.	6,737	728
Accrued expenses	10,135	12,295
Advances received	249,377	276,018
Deposits	5,656	4,523
Total current liabilities	3,393,807	5,169,477
Non-current liabilities		
Long-term borrowings	24,500,000	24,500,000
Security and guarantee deposits received	100,941	176,858
Security and guarantee deposits in trust received	923,666	977,846
Total non-current liabilities	25,524,607	25,654,704
Total liabilities	28,918,414	30,824,182
<b>Net assets</b>		
Investor capital		
Unitholders' capital	28,424,415	28,424,415
Retained earnings		
Unappropriated retained earnings	914,422	928,631
Total retained earnings	914,422	928,631
Total investor capital	29,338,837	29,353,046
Total net assets	※1 29,338,837	※1 29,353,046
<b>Total liabilities and net assets</b>	<b>58,257,252</b>	<b>60,177,229</b>

## (2) Statements of Income

(Unit: thousand JPY)

	Previous (6th) fiscal period From February 1, 2024 to July 31, 2024	Current (7th) fiscal period From August 1, 2024 to January 31, 2025
Operating revenue		
Leasing business revenue	※1 1,862,061	※1 1,963,398
Other leasing business revenue	※1 38,108	※1 46,426
Total operating revenue	1,900,169	2,009,824
Operating expenses		
Rental business expenses	※1 618,403	※1 718,372
Asset management fees	114,807	116,694
Asset custody fees	2,129	2,406
Administrative service fees	15,214	20,623
Directors' compensation	2,400	2,400
Audit fees	7,380	9,480
Other operating expenses	41,545	46,817
Total operating expenses	801,881	916,794
Operating profit	1,098,288	1,093,030
Non-operating income		
Interest income	14	271
Subsidy income	1,217	-
Interest on refunds	-	4
Total non-operating income	1,231	276
Non-operating expenses		
Interest expenses	100,513	128,303
Financing fees	77,550	29,403
Depreciation on investment unit issuance expenses	6,225	6,225
Total non-operating expenses	184,289	163,932
Ordinary profit	915,230	929,373
Net profit before taxes	915,230	929,373
Income taxes-current	907	898
Income taxes-deferred	0	0
Total income taxes	907	899
Net profit	914,322	928,474
Retained earnings brought forward	100	156
Unappropriated retained earnings	914,422	928,631

## (3) Statement of Changes in Net Assets

Previous (6th) fiscal period (from February 1, 2024 to July 31, 2024)

(Unit: thousand JPY)

	Investor capital				Total net assets
	Unitholders' capital	Retained earnings		Total investor capital	
		Unappropriated retained earnings	Total retained earnings		
Balance at the beginning of the fiscal period	24,226,520	812,717	812,717	25,039,238	25,039,238
Changes during the current fiscal period					
Issuance of new investment units	4,197,894	-	-	4,197,894	4,197,894
Distributions of retained earnings	-	(812,617)	(812,617)	(812,617)	(812,617)
Net profit	-	914,322	914,322	914,322	914,322
Total changes during the current fiscal period	4,197,894	101,704	101,704	4,299,599	4,299,599
Balance at the end of the fiscal period	※1 28,424,415	914,422	914,422	29,338,837	29,338,837

Current (7th) fiscal period (from August 1, 2024 to January 31, 2025)

(Unit: thousand JPY)

	Investor capital				Total net assets
	Unitholders' capital	Retained earnings		Total investor capital	
		Unappropriated retained earnings	Total retained earnings		
Balance at the beginning of the fiscal period	28,424,415	914,422	914,422	29,338,837	29,338,837
Changes during the current fiscal period					
Distributions of retained earnings	-	(914,265)	(914,265)	(914,265)	(914,265)
Net profit	-	928,474	928,474	928,474	928,474
Total changes during the current fiscal period	-	14,208	14,208	14,208	14,208
Balance at the end of the fiscal period	※1 28,424,415	928,631	928,631	29,353,046	29,353,046

## (4) Statement of Cash Distributions

(Unit: JPY)

	Previous (6th) fiscal period From February 1, 2024 to July 31, 2024	Current (7th) fiscal period From August 1, 2024 to January 31, 2025
I. Unappropriated retained earnings	914,422,423	928,631,170
II. Distributions	914,265,600	928,464,000
(Distributions per unit)	(3,284)	(3,335)
III. Retained earnings carried forward	156,823	167,170

Method of calculating distributions	<p>In accordance with the policy on the distribution of funds indicated in Article 25, Paragraph 1 of the Investment Corporation's regulations, the amount of distributions is limited to the amount of profit and is set to exceed 90% of the Investment Corporation's distributable profit amount as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation. Following this policy, we have decided to distribute ¥914,265,600 as profit distribution, which is the maximum amount not exceeding the current undistributed profit and is a multiple of the total number of issued investment units, 278,400 units.</p> <p>Furthermore, the distribution of funds in excess of the profit will not be conducted, as stipulated in Article 25, Paragraph 2 of the Investment Corporation's regulations.</p>	<p>In accordance with the policy on the distribution of funds indicated in Article 25, Paragraph 1 of the Investment Corporation's regulations, the amount of distributions is limited to the amount of profit and is set to exceed 90% of the Investment Corporation's distributable profit amount as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation. Following this policy, we have decided to distribute ¥928,464,000 as profit distribution, which is the maximum amount not exceeding the current undistributed profit and is a multiple of the total number of issued investment units, 278,400 units.</p> <p>Furthermore, the distribution of funds in excess of the profit will not be conducted, as stipulated in Article 25, Paragraph 2 of the Investment Corporation's regulations.</p>
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## (5) Statement of Cash Flows

(Unit: thousand JPY)

	Previous (6th) fiscal period From February 1, 2024 to July 31, 2024	Current (7th) fiscal period From August 1, 2024 to January 31, 2025
Cash flows from operating activities		
Net profit before taxes	915,230	929,373
Depreciation	205,560	211,378
Depreciation on investment unit issuance expenses	6,225	6,225
Interest income	(14)	(271)
Interest expenses	100,513	128,303
Net decrease (increase) in operating accounts receivable	(4,388)	(448)
Net decrease (increase) in prepaid expenses	48,311	(13,495)
Net decrease (increase) in long-term prepaid expenses	4,946	19,074
Net increase (decrease) in operating accounts payable	(63,419)	70,865
Net increase (decrease) in accounts payable-other	7,823	9,560
Net increase (decrease) in accrued consumption taxes	(55,668)	(6,008)
Net increase (decrease) in advances received	36,739	26,641
Net increase (decrease) in deposits received	4,713	(1,133)
Other	(2)	(41)
Subtotal	1,206,572	1,380,023
Interest income received	14	271
Interest expenses paid	(97,468)	(126,143)
Income taxes	(914)	(905)
Cash flows from operating activities	1,108,203	1,253,246
Cash flows from investing activities		
Purchase of tangible non-current assets	(741,924)	(1,601,407)
Purchase of tangible non-current assets in trust	(7,875,785)	(161,702)
Payments of security and guarantee deposits	(17,134)	-
Revenue from collection of security and guarantee deposits	-	162
Repayments of security and guarantee deposits received	(1,549)	(1,566)
Security and guarantee deposits	9,314	77,483
Repayments of security and guarantee deposits in trust received	(27,343)	(29,999)
Proceeds from security and guarantee deposits in trust received	36,977	84,179
Cash flows from investing activities	(8,617,446)	(1,632,849)
Cash flows from financing activities		
Proceeds from short-term loans	200,000	1,850,000
Repayments of short-term borrowings	-	(200,000)
Proceeds from long-term loans	7,000,000	-
Repayments of long-term borrowings	(2,800,000)	-
Revenue from the issuing of investment units	4,197,894	-
Investment unit issuance expenses	(13,676)	-
Distributions paid	(812,122)	(913,621)
Cash flows from financing activities	7,772,095	736,378
Net increase (decrease) in cash and cash equivalents	262,852	356,775
Cash and cash equivalents at the beginning of the period	2,740,924	3,003,776
Cash and cash equivalents at the end of the period	※1 3,003,776	※1 3,360,551

### 3. Reference Information

#### (1) Information Regarding the Prices of Assets under Management, etc.

##### (A) Investment

Type of asset	Use (Note 1)	Geographic area (Note 2)	Previous (6th) fiscal period As of July 31, 2024		Current (7th) fiscal period As of January 31, 2025	
			Total value of assets held (million JPY) (Note 3)	Percentage of all assets (%) (Note 4)	Total value of assets held (million JPY) (Note 3)	Percentage of all assets (%) (Note 4)
Real estate	Industrial infrastructure assets	Tokaido region	3,038	5.2	4,619	7.7
		Tokaido vicinity	-	-	-	-
	Community infrastructure assets	Tokaido region	1,902	3.3	1,899	3.2
		Tokaido vicinity	-	-	-	-
Total real estate			4,940	8.5	6,519	10.8
Real estate in trust	Industrial infrastructure assets	Tokaido region	21,214	36.4	21,276	35.4
		Tokaido vicinity	-	-	-	-
	Community infrastructure assets	Tokaido region	28,538	49.0	28,466	47.3
		Tokaido vicinity	-	-	-	-
Total real estate in trust			49,753	85.4	49,743	82.7
Deposits and other assets			3,563	6.1	3,914	6.5
Total assets			58,257	100.0	60,177	100.0

(Note 1) "Industrial infrastructure assets" refers to logistics facilities and facilities utilized by companies as industrial or business bases, and land used for such facilities. "Community infrastructure assets" refers to residential properties and land of such, and land and other assets used for distribution or sale of daily necessities.

(Note 2) The "Tokaido region" refers to the industrial region centered around Shizuoka (Shizuoka, Aichi, and Mie Prefectures. The same applies hereinafter.) and to the prefectures of Tokyo, Kanagawa, Gifu, Shiga, Kyoto, and Osaka. The "Tokaido vicinity" refers to the prefectures of Chiba, Saitama, Yamanashi, Nagano, Hyogo, Nara and Wakayama.

(Note 3) "Total value of assets held" values are based on the amounts recorded in the balance sheet as of the last day of each fiscal period (book values after depreciation for real estate and real estate trust assets), rounded down to the nearest million JPY. "Construction in progress" is not included in "Total real estate."

(Note 4) "Percentage of all assets" values indicate the ratio of the total value of assets held for each type of asset to the total assets for all assets. They are rounded to the first decimal place.

	Previous (6th) fiscal period As of July 31, 2024		Current (7th) fiscal period As of January 31, 2025	
	Amount (million JPY) (Note 1)	Percentage of all assets (%) (Note 2)	Amount (million JPY) (Note 1)	Percentage of all assets (%) (Note 2)
Total liabilities	28,918	49.6	30,824	51.2
Total net assets	29,338	50.4	29,353	48.8
Total assets	58,257	100.0	60,177	100.0

(Note 1) "Total liabilities" values, "total net assets" values, and "total assets" values are based on the amounts recorded in the balance sheet as of the last day of each fiscal period, rounded down to the nearest million JPY.

(Note 2) "Percentage of all assets" values are rounded to the first decimal place.

(B) Investment assets

As of January 31, 2025, the assets held by Tokaido REIT, including real estate and beneficiary rights for real estate trust assets (collectively referred to as "owned assets") are detailed as follows.

(a) Overview of owned assets

The names, locations, acquisition prices (prices and investment ratios), balance sheet amounts, appraisal values, and acquisition dates of properties pertaining to assets owned by Tokaido REIT are as follows.

(As of January 31, 2025)

Class	Subclass	Property code (Note 1)	Property name	Location	Acquisition price (Note 2)		Balance sheet amount (million JPY) (Note 3)	Appraisal value (million JPY) (Note 4)	Acquisition date
					Price (million JPY)	Investment ratio (%)			
Industrial infrastructure assets	Logistics asset	LO-1	Inabe Logistics Center	Inabe City, Mie Prefecture	6,230	11.4	6,330	7,880	June 23, 2021
		LO-2	Matsusaka Logistics Center	Matsusaka City, Mie Prefecture	692	1.3	709	756	November 1, 2022
		LO-3	Centrair Logistics Center	Tokoname City, Aichi Prefecture	10,470	19.2	10,881	11,700	February 2, 2023
	Industrial or business asset	OF-1	Mid Building Yokkaichi	Yokkaichi City, Mie Prefecture	1,620	3.0	1,633	1,840	June 23, 2021
		OF-2	Aoi Tower	Shizuoka City, Shizuoka Prefecture	2,300	4.2	2,319	2,470	June 23, 2021
		OF-3	AIG Kyoto Building	Kyoto City, Kyoto Prefecture	1,510	2.8	1,590	1,530	December 19, 2024
	Land asset (for industrial infrastructure)	IL-1	Shizuoka Machine Yard (land)	Shizuoka City, Shizuoka Prefecture	600	1.1	612	727	January 31, 2022
		IL-2	Kagamigahara Industrial Center (land)	Kagamigahara City, Gifu Prefecture	1,688	3.1	1,818	1,790	February 2, 2024
	Subtotal				25,110	46.1	25,896	28,693	
Community infrastructure assets	Residential asset	RE-1	Royal Parks Chikusa	Nagoya City, Aichi Prefecture	4,400	8.1	4,508	4,810	June 23, 2021
		RE-2	Marunouchi EMBL Court	Nagoya City, Aichi Prefecture	1,080	2.0	1,146	1,200	March 30, 2021
		RE-3	EMBL Aile Kusanagi Ekimae	Shizuoka City, Shizuoka Prefecture	2,000	3.7	2,019	2,190	June 23, 2021
		RE-4	EMBL Aile Kusanagi	Shizuoka City, Shizuoka Prefecture	750	1.4	764	1,010	June 23, 2021
		RE-5	SOCIO Anjo Toeicho Building B	Anjo City, Aichi Prefecture	683	1.3	753	778	February 2, 2024
		RE-6	Premium Castle Komaki Chuo	Komaki City, Aichi Prefecture	500	0.9	550	520	February 2, 2024
		RE-7	Premium Castle Toyoyama	Toyoyama Town, Nishikasuga	510	0.9	551	553	February 2, 2024



				i District, Aichi Prefecture					
	RE-8	SOCIO Kariya Imaokacho	Kariya City, Aichi Prefecture	1,134	2.1	1,201	1,180	February 2, 2024	
	RE-9	Premium Castle Mikawa Anjo	Anjo City, Aichi Prefecture	510	0.9	550	534	February 2, 2024	
	RE-10	Premium Castle Narumi	Nagoya City, Aichi Prefecture	655	1.2	704	716	February 2, 2024	
	RE-11	Premium Castle Arimatsu	Nagoya City, Aichi Prefecture	565	1.0	618	586	February 2, 2024	
	RE-12	Premium Castle Tsurumai	Nagoya City, Aichi Prefecture	1,020	1.9	1,088	1,140	February 2, 2024	
	RE-13	Premium Castle Ruriko East West	Nagoya City, Aichi Prefecture	544	1.0	583	626	February 2, 2024	

Class	Subclass	Property code (Note 1)	Property name	Location	Acquisition price (Note 2)		Balance sheet amount (million JPY) (Note 3)	Appraisal value (million JPY) (Note 4)	Acquisition date
					Price (million JPY)	Investment ratio (%)			
Community infrastructure assets	Land asset (for distribution or sale of daily necessities)	RL-1	Hamamatsu Plaza (land) (Note 5)	Hamamatsu City, Shizuoka Prefecture	11,950	21.9	12,220	12,500	June 23, 2021
	Other asset (for distribution or sale of daily necessities)	RT-1	Shimizucho Delivery and Sales Center	Shimizu-cho, Sunto District, Shizuoka Prefecture	3,100	5.7	3,105	3,400	June 1, 2023
	Subtotal				29,401	53.9	30,366	31,743	
Total					54,511	100.0	56,262	60,436	

(Note 1) The "property number" is the number given to assets owned by Tokaido REIT based on the "investment target" category. For the "investment target" category, LO refers to logistics assets, OF refers to industrial or business assets, IL refers to land assets (for industrial infrastructure), RE refers to residential assets, RL refers to land assets (for distribution or sale of daily necessities), and RT refers to other assets (for distribution or sale of daily necessities). When an asset is a complex with multiple uses, the asset is indicated under the investment target category with the highest proportion of rent revenue assumed upon full occupancy. The same applies hereinafter.

(Note 2) The "acquisition price" indicates the sale and purchase price (excluding national consumption tax, local consumption tax, brokerage commissions, and other various expenses) indicated in the sale and purchase agreement for the real estate or trust beneficiary rights. Values are rounded down to the nearest million JPY. The "investment ratio" indicates the acquisition price of each owned asset as a percentage of the total acquisition price, rounded to the first decimal place.

(Note 3) The "balance sheet amount" indicates the book value recorded in the balance sheet (the book value after depreciation), rounded down to the nearest million JPY. "Construction in progress" is not included.

(Note 4) The "appraisal value" indicates the appraisal value recorded in each real estate appraisal as of the appraisal date (January 31, 2025). The appraisal of individual owned assets was delegated to Japan Valuers Co., Ltd., Tanizawa Sogo Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., JLL Mori Valuation & Advisory K.K., and Rich Appraisal Institute Co., Ltd. The same applies hereinafter.

(Note 5) Tokaido REIT has acquired the land and part of the buildings of the Hamamatsu Plaza (land) property, but the majority of the asset consists of land, so this asset has been categorized as a land asset.

(b) Investment securities

None

## (c) Portfolio list

The property name, annual rental income, leasable area, leased area, and occupancy rate of the assets owned by the Investment Corporation are as follows.

Class	Subclass	Property code	Property name	Location	Annual rental income (million JPY) (Note 1)	Leased area (m <sup>2</sup> ) (Note 2)	Leasable area (m <sup>2</sup> ) (Note 3)	Occupancy rate (%) (Note 4)
Industrial infrastructure assets	Logistics asset	LO-1	Inabe Logistics Center	Inabe City, Mie Prefecture	Undisclosed (Note 5)	105,914.86	105,914.86	100.0
		LO-2	Matsusaka Logistics Center	Matsusaka City, Mie Prefecture	Undisclosed (Note 5)	3,014.40	3,014.40	100.0
		LO-3	Centrair Logistics Center	Tokoname City, Aichi Prefecture	781	63,950.26	64,468.95	99.2
	Industrial or business asset	OF-1	Mid Building Yokkaichi	Yokkaichi City, Mie Prefecture	132	3,856.44	3,856.44	100.0
		OF-2	Aoi Tower	Shizuoka City, Shizuoka Prefecture	176	2,858.50	2,858.50	100.0
		OF-3	AIG Kyoto Building	Kyoto City, Kyoto Prefecture	88	2,661.76	2,661.76	100.0
	Land asset (for industrial infrastructure)	IL-1	Shizuoka Machine Yard (land)	Shizuoka City, Shizuoka Prefecture	Undisclosed (Note 5)	6,219.80	6,219.80	100.0
		IL-2	Kagamigahara Industrial Center (land)	Kagamiga hara City, Gifu Prefecture	Undisclosed (Note 5)	30,728.00	30,728.00	100.0
Community infrastructure assets	Residential asset	RE-1	Royal Parks Chikusa	Nagoya City, Aichi Prefecture	369	12,095.37	12,443.80	97.2
		RE-2	Marunouchi EMBL Court	Nagoya City, Aichi Prefecture	60	2,088.20	2,154.78	96.9
		RE-3	EMBL Aile Kusanagi Ekimae	Shizuoka City, Shizuoka Prefecture	150	6,295.26	6,357.81	99.0
		RE-4	EMBL Aile Kusanagi	Shizuoka City, Shizuoka Prefecture	67	2,908.12	2,908.12	100.0
		RE-5	SOCIO Anjo Toeicho Building B	Anjo City, Aichi Prefecture	50	1,844.97	1,844.97	100.0
		RE-6	Premium Castle Komaki Chuo	Komaki City, Aichi Prefecture	33	1,299.24	1,328.40	97.8

		RE-7	Premium Castle Toyoyama	Toyoyama Town, Nishikasugai District, Aichi Prefecture	37	1,726.24	1,726.24	100.0
		RE-8	SOCIO Kariya Imaokacho	Kariya City, Aichi Prefecture	67	2,073.46	2,073.46	100.0
		RE-9	Premium Castle Mikawa Anjo	Anjo City, Aichi Prefecture	33	1,278.77	1,278.77	100.0
		RE-10	Premium Castle Narumi	Nagoya City, Aichi Prefecture	43	1,593.16	1,593.16	100.0
		RE-11	Premium Castle Arimatsu	Nagoya City, Aichi Prefecture	36	1,416.05	1,445.30	98.0
		RE-12	Premium Castle Tsurumai	Nagoya City, Aichi Prefecture	58	2,047.08	2,190.96	93.4
		RE-13	Premium Castle Ruriko East West	Nagoya City, Aichi Prefecture	35	1,588.50	1,588.50	100.0

Class	Subclass	Property code	Property name	Location	Annual rental income (million JPY) (Note 1)	Leased area (m <sup>2</sup> ) (Note 2)	Leasable area (m <sup>2</sup> ) (Note 3)	Occupancy rate (%) (Note 4)
Community infrastructure	Land asset (for distribution or sale of daily necessities)	RL-1	Hamamatsu Plaza (land)	Hamamatsu City, Shizuoka Prefecture	632	80,421.45	80,421.45	100.0
	Other asset (for distribution or sale of daily necessities)	RT-1	Shimizucho Delivery and Sales Center	Shimizucho, Sunto District, Shizuoka Prefecture	Undisclosed (Note 5)	8,895.08	8,895.08	100.0
Total/average					3,914	346,774.97	347,973.51	99.7

(Note 1) "Annual Rental Income" is calculated as of January 31, 2025, by multiplying the monthly fixed rent (including common service fees) stipulated in the lease agreements with lessees for each owned asset (excluding parking lots, storage, etc., in building lease agreements) by 12, and rounding down to the nearest million yen. In cases where a master lease agreement is in place for an asset and the rent amount is the same as the total rent amount stipulated in the lease agreements with the end tenants, the recorded amount is the annual rent or twelve times the monthly rent in the lease agreements with the end tenants effective as of January 31, 2025, rounded down to the nearest million yen. For assets under a fixed-rent master lease agreement, the total of the monthly rent (including common service fees but excluding fees for ancillary facilities like parking and storage rooms) as stated in the lease agreements between the REIT or trustee and the master lease company is recorded. National consumption tax and local consumption tax are not included, and free rental periods and rent holidays (exemptions from the need to pay rent in one or more specific months) as of January 31, 2025, are not taken into consideration.

(Note 2) "Leased Area" refers to the area corresponding to Tokaido REIT's share in the area of each owned asset that can be leased, as stipulated in the lease agreements already concluded between Tokaido REIT and tenants or shown in the drawings of the respective properties, as of January 31, 2025. In the case of pass-through type master lease agreements, the area is as stipulated in the lease agreements concluded with end tenants or shown in the drawings of the respective properties. Tokaido REIT or the trustee has concluded a fixed-rent master lease agreement with the master lease company for Aoi Tower. It has concluded a pass-through master lease agreement with the master lease company for Mid Building Yokkaichi, Royal Parks Chikusa, Marunouchi EMBL Court, EMBL Aile Kusanagi Ekimae, EMBL Aile Kusanagi, SOCIO Anjo Toeicho Building B, Premium Castle Komaki Chuo, Premium Castle Toyoyama, SOCIO Kariya Imaokacho, Premium Castle Mikawa Anjo, Premium Castle Narumi, Premium Castle Arimatsu, Premium Castle Tsurumai, Premium Castle Ruriko East West, and Shimizucho Delivery and Sales Center. The trustee and Tokaido REIT have concluded a pass-through master lease agreement for Centrair Logistics Center. Inabe Logistics Center does not include the leasable area related to the rental of roof area for the installation of solar power generation facilities.

(Note 3) "Leasable Area" refers to the area of each owned asset's building (or the land, in the case of land asset properties) that Tokaido REIT considers leasable. Inabe Logistics Center does not include the leasable area related to the rental of roof area for the installation of solar power generation facilities.

(Note 4) "Occupancy Rate" is calculated by dividing the total leased area stipulated in the lease agreements with tenants for each owned asset as of January 31, 2025 by the leasable area, rounded to the first decimal place.

(Note 5) This information is marked as "undisclosed" because permission for disclosure was not obtained from the tenant due to unavoidable circumstances.

(C) Summary of real estate appraisal reports

Tokaido REIT has obtained real estate appraisal reports for the assets it owned as of January 31, 2025 from Japan Valuers Co., Ltd., Tanizawa Sōgō Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K., and Rich Appraisal Institute Co., Ltd. A summary follows.

The real estate appraisal reports represent the judgments and opinions of the appraisal agencies at a particular time and do not guarantee the appropriateness or accuracy of the reports nor the possibility of conducting transactions at the appraised values. Furthermore, the appraisal agencies, Japan Valuers Co., Ltd., Tanizawa Sōgō Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K., and Rich Appraisal Institute Co., Ltd., have no vested interests in Tokaido REIT or in the Asset Manager.

Class	Subclass	Property code	Property name	Appraisal agency	Appraisal value (million JPY)	Income value						Appraisal NOI yield (%) (Note 2)
						Price determined using direct capitalization method (million JPY)	Capitalization rate (%)	Price determined using DCF method (million JPY)	Discount rate (%)	Terminal capitalization rate (%)	NOI (million JPY) (Note 1)	
Industrial infrastructure assets	Logistics asset	LO-1	Inabe Logistics Center	Japan Valuers Co., Ltd.	7,880	6,720	5.4	8,270	5.2	5.6	388	6.2
		LO-2	Matsusaka Logistics Center	Tanizawa Sōgō Appraisal Co., Ltd.	756	785	4.3	743	4.2	4.5	34	4.9
		LO-3	Centrair Logistics Center	Tanizawa Sōgō Appraisal Co., Ltd.	11,700	11,600	4.5	11,800	4.6	4.7	538	5.1
		Subtotal			20,336	19,105	-	20,813	-	-	960	-
	Industrial or business asset	OF-1	Mid Building Yokkaichi	Daiwa Real Estate Appraisal Co., Ltd.	1,840	1,890	5.1	1,820	4.9	5.3	105	6.5
		OF-2	Aoi Tower	Tanizawa Sōgō Appraisal Co., Ltd.	2,470	2,470	4.8	2,470	4.9	5.0	121	5.3
		OF-3	AIG Kyoto Building	Daiwa Real Estate Appraisal Co., Ltd.	1,530	1,560	4.0	1,510	3.8	4.2	71	4.8
		Subtotal			5,840	5,920	-	5,800	-	-	299	-
	Land asset (for industrial infrastructure)	IL-1	Shizuoka Machine Yard (land)	Daiwa Real Estate Appraisal Co., Ltd.	727	727	5.3 (Note 3)	727	5.3	-	36	6.0
		IL-2	Kagamigahara Industrial Center (land)	Tanizawa Sōgō Appraisal Co., Ltd.	1,790	1,820	4.2	1,770	4.3	4.4	76	4.5
		Subtotal			2,517	2,547	-	2,497	-	-	112	-

Class	Subclass	Property code	Property name	Appraisal agency	Appraisal value (million JPY)	Income value						Appraisal NOI yield (%) (Note 2)
						Price determined using direct capitalization method (million JPY)	Capitaliz- ation rate (%)	Price determined using DCF method (million JPY)	Discount rate (%)	Terminal capitaliza- tion rate (%)	NOI (million JPY) (Note 1)	
Community infrastructure assets	Residential asset	RE-1	Royal Parks Chikusa	Tanizawa Sōgō Appraisal Co., Ltd.	4,810	4,910	4.0 (Note 4)	4,760	4.0	4.2 (Note 5)	244	5.6
		RE-2	Marunouchi EMBL Court	Tanizawa Sōgō Appraisal Co., Ltd.	1,200	1,220	3.7	1,190	3.8	3.9	48	4.5
		RE-3	EMBL Aile Kusanagi Ekimae	Daiwa Real Estate Appraisal Co., Ltd.	2,190	2,220	5.0	2,180	4.8	5.2	117	5.9
		RE-4	EMBL Aile Kusanagi	JLL Morii Valuation & Advisory K.K.	1,010	1,020	4.8	993	4.6	5.0	50	6.7
		RE-5	SOCIO Anjo Toeicho Building B	Japan Valuers Co., Ltd.	778	782	4.9	774	4.4	5.1	41	6.1
		RE-6	Premium Castle Komaki Chuo	Tanizawa Sōgō Appraisal Co., Ltd.	520	525	4.7	518	4.8	4.9	26	5.3
		RE-7	Premium Castle Toyoyama	Japan Valuers Co., Ltd.	553	556	4.5	549	4.3	4.7	27	5.3
		RE-8	SOCIO Kariya Imaokacho	Richi Appraisal Institute Co., Ltd.	1,180	1,190	4.6	1,170	4.4	4.8	57	5.1
		RE-9	Premium Castle Mikawa Anjo	Japan Valuers Co., Ltd.	534	535	4.7	533	4.4	4.9	26	5.2
		RE-10	Premium Castle Narumi	Japan Valuers Co., Ltd.	716	720	4.5	711	4.3	4.7	33	5.1
		RE-11	Premium Castle Arimatsu	Tanizawa Sōgō Appraisal Co., Ltd.	586	591	4.6	584	4.7	4.8	28	5.1
		RE-12	Premium Castle Tsurumai	Japan Valuers Co., Ltd.	1,140	1,150	3.9	1,120	3.7	4.1	47	4.6
		RE-13	Premium Castle Ruriko East West	Tanizawa Sōgō Appraisal Co., Ltd.	626	631	4.1	624	4.2	4.3	27	5.1
		Subtotal				15,843	16,050	-	15,706	-	-	777
	Land asset (for distribution or sale of daily necessities)	RL-1	Hamamatsu Plaza (land)	Daiwa Real Estate Appraisal Co., Ltd.	12,500	12,700	4.7	12,400	4.5	4.9	595	5.0
		Subtotal				12,500	12,700	-	12,400	-	-	595
	Other asset (for distribution or sale of daily necessities)	RT-1	Shimizucho Delivery and Sales Center	Tanizawa Sōgō Appraisal Co., Ltd.	3,400	3,450	5.6	3,380	(From 1st fiscal year to 3rd fiscal year) 5.6 (From 4th fiscal year) 5.7	5.8	193	6.3
		Subtotal				3,400	3,450	-	3,380	-	-	193
Total/average					60,436	59,772	-	60,596	-	-	2,939	5.4

(Note 1) "NOI" refers to Net Operating Income, which is the operating net revenue stated in the appraisal report, calculated by deducting operating expenses from operating revenues, and refers to the income before deducting depreciation expenses. NOI is different from Net Cash Flow (NCF), which is NOI minus the operational gains from deposits and other sources, and capital expenditures. The NOI mentioned above is calculated using the direct capitalization method. Also, "NOI" is recorded by rounding down to the nearest million yen. Therefore, the sum of NOI for each asset held may not match the total portfolio NOI.

(Note 2) "Appraisal NOI Yield" is calculated by dividing the NOI by the acquisition price, with the figure calculated by the asset management company and rounded to the second decimal place. However, the numbers in the subtotal or total columns are calculated by dividing the subtotal or total of NOI by the subtotal or total of the acquisition price, with the figure calculated by the asset management company and rounded to the second decimal place. These figures are all calculated by the asset management company and are not the figures stated in the real estate appraisal report.

(Note 3) The discount rate adopted for the direct capitalization method (Inwood Model) is stated.

(Note 4) The discount rate adopted for the direct capitalization method (Modified Inwood Model) is stated.

(Note 5) The discount rate at the time of assessing the sale price after the expiration of the holding period is stated.

## (2) Capital Expenditures

### (A) Capital expenditure schedule

The amounts of the main capital expenditures planned in concert with current renovation plans for owned assets are as follows.

The planned construction costs in the table below include expenses that have been recorded for accounting purposes.

Name of real estate, etc.	Location	Purpose	Planned period	Planned construction cost (million JPY)		
				Total amount	Amount paid in current period	Total amount already paid
Mid Building Yokkaichi	Yokkaichi City, Mie Prefecture	Renovation of restrooms and kitchenettes (3F, 4F, 5F)	From February 2025 to July 2025	45	-	-
Mid Building Yokkaichi	Yokkaichi City, Mie Prefecture	Switchover to LED lighting for exclusive portions (rented rooms)	From August 2025 to January 2026	19	-	-
Mid Building Yokkaichi	Yokkaichi City, Mie Prefecture	Renovation of restrooms and kitchenettes (1F, 2F)	From August 2025 to January 2026	30	-	-

### (B) Capital expenditures during current period

The main construction work on owned assets classified as capital expenditures for the period under review are as follows.

Capital expenditures for the period under review amounted to 191 million JPY and repairs classified as expenses amounted to 22 million JPY for a total of 213 million JPY in construction.

Name of real estate, etc.	Location	Purpose	Period	Construction cost (million JPY)
Mid Building Yokkaichi	Yokkaichi City, Mie Prefecture	Repairs to restrooms and kitchenettes (Phase I 6F, 7F, 8F)	From October 2024 to January 2025	43
Other capital expenditures				147
Total				191

### (C) Money set aside for long-term repair plans

None