Investor Presentation for the 41st Fiscal Period Ended August 2026

Held on October 20, 2026

Major Questions and Answers (Summary)

Q. 1

You stated a target of returning more than 30 billion yen to unitholders over the three years by the fiscal period ending August 2028 through a combination of investment unit buybacks and gain on sale of properties. However, the newly announced buyback of 1 billion yen seems somewhat small in size. Have you determined this amount after considering the balance between buybacks and future distributions of gain on sale?

Ans. 1

The proceeds from property sales were allocated to the acquisition of properties expected to deliver attractive yields and growth potential, limiting the amount available for unit buybacks to 1 billion yen. Considering the recent performance of our unit prices, we believe unit buybacks are more effective than acquiring properties. Going forward, we intend to return the proceeds to unitholders by balancing unit buybacks and distributions of property sale gains while taking unit price levels into account.

Q. 2

The pipeline includes a certain number of logistics properties. What are the priorities for future property acquisitions and dispositions?

Ans. 2

On the acquisition side, we intend to prioritize high-quality assets with internal growth potential, such as hotels, residential properties, and multi-tenant logistics properties. On the disposition side, we plan to prioritize assets with limited growth potential, properties with low tenant substitutability, and properties expected to require increasing repair and maintenance expenditures.

Q. 3

Are rents easier to increase at multi-tenant logistics properties?

Ans. 3

Compared with BTS logistics properties, multi-tenant logistics properties offer greater growth potential since market rent comparisons are easier and lease terms tend to be shorter, making rent increases more achievable.

Q. 4

In addition to COTOE Hashimoto, which has newly been added to the pipeline, are there any other acquisition candidates related to the sponsor's BIZ Livness business?

Ans. 4

As you pointed out, our sponsor is actively focusing on initiatives such as the BIZ Livness. We would consider acquiring attractive assets that have been revitalized through these initiatives.

Q. 5

You indicated plans to accelerate property sales, targeting approximately 20 billion yen annually. Is there a possibility that annual sales could exceed 20 billion yen, or is that level intended as a cap?

Ans. 5

The amount of property sales already determined over the three years through August 2028 averages approximately 13 billion yen per year. Going forward, we intend to increase that amount to around 20 billion yen annually.

Q. 6

You stated that your stabilized DPU forecasts assume the policy interest rate will rise to 1.75% by the fiscal period ending August 2028. Is the same assumption incorporated into earnings forecasts? In addition, if debt costs increase beyond current assumptions, how do you plan to achieve your target of a 2% average annual growth rate in stabilized DPU?

Ans. 6

Our earnings forecasts also assume that the policy interest rate will rise to 1.75%. If interest rates increase beyond our current assumptions, we intend to achieve our growth targets through continued internal growth, unit buybacks exceeding the levels currently planned, and other measures.

Q. 7

What scale of future unit buybacks do you envisage?

Ans. 7

We have established a target of returning more than 30 billion yen to unitholders over the three years through August 2028 through a combination of unit buybacks and gain on sale. Assuming approximately 20 billion yen of property sales and approximately 4 billion yen of gains from those sales, we estimate that roughly 15 billion yen of cash proceeds would remain after expenses. If approximately half of that amount, or about 7 billion yen, were allocated to unit buybacks, our total

return target of 30 billion yen could be achieved. Since our target is set at more than 30 billion yen, we will pursue unit buybacks and distributions of gain on sale on a scale exceeding this target and remain committed to delivering proactive returns to unitholders.

Q. 8

Rent growth in the residential properties appears to be accelerating. Is there further upside potential? Also, rent increases seem particularly strong in large and family-type units. What is driving this trend?

Ans. 8

In the residential portfolio, significant rent increases have been achieved through tenant turnover, with renovated units contributing particularly strongly to rent growth. We believe there remains further upside through renovation and other measures. In addition, for large and family-type units, rent increases in renovated units and strong rental demand driven by persistently high condominium prices have both contributed to performance.

Q. 9

How do you assess the effectiveness of the 7 billion yen unit buyback executed in the fiscal period ended February 2026?

Ans. 9

We believe the buyback had a positive effect, as the unit price recovered following the announcement. Based on this experience, we intend to continue treating unit buybacks as our highest capital allocation priority and to make effective use of proceeds generated through property sales.

Q. 10

Is the increase in residential rents primarily attributable to rental uplifts achieved through renovations upon tenant turnover, rather than to increases in market rents?

Ans. 10

While rent increases upon tenant turnover following renovations have certainly been one of the factors, we also believe that rising market rents have also contributed to overall rental growth.

Q. 11

Could you explain the rationale behind allocating 1 billion yen of cash on hand to debt repayment and 1 billion yen to unit buybacks this time? Would it not have been preferable to allocate the full

2 billion yen to either debt repayment or unit buybacks?

Ans. 11

Our policy is to execute unit buybacks while maintaining appropriate LTV levels. In line with this policy, while repaying a portion of our borrowings, we determined that 1 billion yen could be allocated to unit buybacks. Although 1 billion yen is a relatively small amount, we decided to proceed with the buyback to demonstrate our commitment to delivering ongoing returns to unitholders.