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REIT Issuer

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Asset Management Company

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Notice Concerning Disposition of Trust Beneficiary Interest in Domestic Real Estate

Starts Proceed Investment Corporation (“SPI”) announces that Starts Asset Management Co., Ltd., to which SPI entrusts the management of its assets (the “Asset Management Company”), today decided to conduct disposition of trust beneficiary interest in domestic real estate (the “Disposition”). The details are as follows.

1. Overview of the Disposition

| Property No. | Property name | Buyer (Note 1) | Planned contract conclusion date | Planned disposition date (Note 2) | Planned disposition price (thousand yen) (Note 3) | Assumed book value (thousand yen) (Note 4) | Amount of difference between planned disposition price and assumed book value (thousand yen) | Gain (loss) on disposition (thousand yen) (Note 5) | Brokerage |
|--------------|--------------------|--------------------------------------|----------------------------------|-----------------------------------|---|--|--|--|-----------|
| C-67 | Proceed Nishikasai | A domestic limited liability company | April 24, 2026 | October 23, 2026 | 1,176,000 | 934,424 | 241,576 | 210,000 | None |

(Note 1) The Buyer has not agreed to the disclosure and is thus not disclosed. There is no capital, personal or business relationship to report concerning SPI and the Asset Management Company with the buyer. The buyer does not fall within the scope of a related party of SPI and the Asset Management Company.

(Note 2) The planned disposition price will be paid in a lump sum on the planned disposition date.

(Note 3) “Planned disposition price” does not include miscellaneous disposition-related expenses, fixed property taxes, city planning taxes, consumption taxes and local consumption taxes. Furthermore, although this purchase and sale agreement constitutes a forward commitment, if one party commits a material breach of its obligations under this purchase and sale agreement and the other party is unable to achieve the purpose for which it entered into this purchase and sale agreement, the other party may terminate this purchase and sale agreement after giving notice. In such a case, the terminating party may claim from the other party an amount equivalent to 20% of the sales price (excluding consumption tax) as liquidated damages. In addition, if SPI or the Transferee claims damages from the other party based on this purchase and sale agreement due to breach of contract or other reasons, the total amount of such claim shall be limited to the amount of the liquidated damages mentioned above, and no claim exceeding the amount of the liquidated damages shall be made. Furthermore, if the Transferee is unable to raise funds for the purchase price despite having fulfilled its obligations under this agreement, the Transferee may terminate this purchase and sales agreement without incurring liquidated damages by giving written notice to SPI at least 20 business days before the planned disposition date. In light of its financial position, SPI believes that the forward commitments related to the Disposition of the assets to be disposed are unlikely to have a significant impact on its finances.

(Note 4) “Assumed book value” is the book value assumed as of the planned disposition date.

(Note 5) The gain (loss) on disposition is an estimate.

2. Reasons for the Disposition

The Disposition will be executed under the asset replacement strategy that the Asset Management Company has been implementing.

As the asset to be disposed, consisting of two buildings, Ichibankan and Nibankan, are 32 years old and 40 years old, the Asset Management Company has decided that disposing of it now is preferable for the medium to long term, considering NOI rising maintenance costs including expenses for equipment replacement and routine repairs.

3. Details of the Asset to be Disposed

C-67: Proceed Nishikasai (A)Ichibankan (B)Nibankan

| Overview of specified asset | | Overview of leasing (as of October 31, 2025) | | |
|--|--|--|---|--|
| Type of specified asset | Trust beneficiary interest | Total number of tenants | 1 | |
| Use | Rental housing | Number of leasing units (Total number of leasable units) | 59 (63) | |
| Planned disposition price | 1,176,000 thousand yen | | | |
| Location (Address) | (A)2-7-6 Seishincho, Edogawa-ku, Tokyo (B) 2-7-1 Seishincho, Edogawa-ku, Tokyo | Number of leased parking units (Total number of leasable parking units) | 37 (39) | |
| PM Company / ML Company | Starts Amenity Corporation | Leased floor area | 2,819.36 m ² | |
| Master lease type | Pass-through | Total leasable floor area | 2,993.52 m ² | |
| Trustee | Starts Trust Co., Ltd. | Annual rent revenue | 69,960 thousand yen | |
| Period of trust agreement | From: September 13, 2013 | Security and guarantee deposits, etc. | 5,773 thousand yen | |
| | To: October 31, 2029 | Occupancy rate | 94.2% | |
| Land | Ownership form | Proprietorship | Overview of appraisal | |
| | Site area | 2,940.27 m ² | Appraiser | Chuo Real Estate Appraisal Co., Ltd. |
| | Zoning | Category 1 mid/high-rise oriented residential zone | Date of appraisal | October 31, 2025 |
| | Building-to-land ratio | 70% | Appraisal value | 1,130,000 thousand yen |
| | Floor-area ratio | 200% | Overview of building condition evaluation report | |
| Building | Ownership form | Proprietorship | Evaluation company | Japan Constructive Inspect Association |
| | Structure | (A)Reinforced concrete flat-roofed 5-story structure (B)Steel-frame flat-roofed 3-story structure | Date of evaluation | October 2019 |
| | Construction completion date | (A) October 17, 1993 (B)July 23, 1985 | Building replacement value | 660,206 thousand yen |
| | Total floor area | 3,181.06 m ² | Long-term repair costs (12 years) | 26,643 thousand yen |
| | Use | Residential complex | PML (as of October 2025) | (A)11.0% (B)8.1% |
| Collateral | | | | |
| None | | | | |
| Special notations / Status of the property (structure and other matters that have significant impact on the price of the investment property) | | | | |
| In principle, the building-to-land ratio of the property is 60% because it is in a category 1 mid/high-rise oriented residential zone. However, because the property is on a corner plot in a block, it is set at 70%. | | | | |
| Remarks | | | | |
| A 15-minute walk from Nishikasai Station on the Tokyo Metro Tozai Line | | | | |

[Explanation]

1. "Type of specified asset" indicates the type as a specified asset, such as trust beneficiary interests, real estate, etc. "Use" is indicated in accordance with the stated categories in "Part I. Fund Information, Item 1. Situation of the Fund, 2. Investment Policies, (1) Investment Policies, 3) Portfolio Construction Policies" set out in the Securities Report.
2. "Planned disposition price" indicates the amount (transaction price stated in the trust beneficiary interest transaction agreement, etc.) excluding the various expenses (real estate transaction brokerage fee, etc.) required for the disposition of the asset subject to disposal.
3. "PM Company / ML Company" indicates the property management company that has concluded a property management agreement and the master lease company that has concluded a master lease agreement, agreements that are effective as of today for each property. For "Master lease type," "Pass-through" is indicated for a master lease in which the trustee and the master lease company has agreed that the master lease company pays the same amount as the rent stated in the sublease agreement concluded between the master lease company and the end tenant to the trustee. The master lease type is "Fixed rent" if the trustee and the master lease company have agreed that the master lease company pays a fixed rent that has been agreed on by both parties to the trustee regardless the sublease agreement between the master lease company and the end tenant.
4. "Trustee" denotes the trustee today. As to "Period of trust agreement," the starting date is the effective date of the trust agreement that is effective as of today, and the ending date is the termination date of the trust agreement.
5. Concerning the description of "Land" and "Building"
 - "Site area," "Structure," "Construction completion date" and "Total floor area" are in accordance with information described in the certificate of entry in real estate registration. For properties that have annex buildings, the annex buildings are not included in "Total floor area." However, it may be different if the description has been found incorrect as a result of investigation.
 - "Zoning" indicates the type of zoning district classified in accordance with Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, as amended).
 - "Building-to-land ratio" is the ratio of the building area of the building to the site area as stipulated in Article 53 of the Building Standards Act (Act No. 201 of 1950, as amended; the "Building Standards Act") and indicates the maximum figures stipulated in the city plan in accordance with the zoning, etc. Pursuant to Article 53, Paragraph 3 or Paragraph 5 of the Building Standards Act, corner lots in a block and fireproof buildings, etc. in fire prevention districts may be subject to mitigation of building-to-land ratio or may not be subject to building-to-land ratio restriction itself. There are cases in which separate restrictions, mitigations, etc. may apply in accordance with the Building Standards Act or other administrative laws and regulations. In such cases, figures after application of such restrictions, mitigations, etc. are indicated.
 - "Floor-area ratio" is the ratio of the total floor area of the building to the site area as stipulated in Article 52 of the Building Standards Act and indicates the maximum figures stipulated in the city plan in accordance with the zoning, etc. Pursuant to Article 52, Paragraph 2 or Paragraph 9 of the Building Standards Act, restrictions due to frontage road width rules or mitigations due to specified road rules may apply in some cases. There are cases in which separate restrictions, mitigations, etc. may apply in accordance with the Building Standards Act or other administrative laws and regulations. In such cases, figures after application of such restrictions, mitigations, etc. are indicated.
 - If more than one zoning exists for one property, pursuant to Article 53, Paragraph 2 or Article 52, Paragraph 7 of the Building Standards Act, "Building-to-land ratio" and "Floor-area ratio" indicate the weighted average figures in accordance with the size of area of each zoning that are on the design drawing / completion drawing, etc. from the time of construction.
6. Concerning the description of "Overview of leasing"
 - For the asset subject to disposal, a master lease agreement with Starts Amenity Corporation as a lessee and a sublessor is concluded among SPI, the trustee and Starts Amenity Corporation at the time of disposition by SPI. Thus "Total number of tenants" indicates the number with the master lease company as a tenant as of now.
 - "Number of leased units (Total number of leasable units)," "Leased floor area," "Total leasable floor area," "Annual rent revenue" and "Security and guarantee deposits, etc." are indicated in accordance with the same standards as the description of notes for the table illustrated in "Part I. Fund Information, Item 1. Situation of the Fund, 5. Management Status, (2) Investment Assets, 3) Other Major Investment Assets, (iv) Overview of Leasing Status, a. Overview of Leasing Status" set out in the Securities Report. "Number of leased parking units (Total number of leasable parking units)" is indicated in accordance with the same standards as the description of notes at the beginning of "Part I. Fund Information, Item 1. Situation of the Fund, 5. Management Status, (2) Investment Assets, 3) Other Major Investment Assets, (vi) Individual Overview of Real Estate in Trust for Acquired Assets" set out in the Securities Report.
 - "Occupancy rate" is the ratio of leased floor area to each tenant to the total leasable floor area of a property and is rounded off to the first decimal place.
7. "Overview of appraisal report" describes the content indicated in the appraisal report or valuation report prepared for the asset subject to disposal. The asset to be Disposed is described in the price survey report as of October 31, 2025, which is the most recent price survey. The price stated in the said price survey report is the same as the appraised value stated in the real estate appraisal report as of April 30, 2025, which is described in "4. Overview of Appraisal Report of the Asset to be Disposed."
8. Concerning the description of "Overview of building condition evaluation report"
 - Contents described in the building condition evaluation report and the seismic risk evaluation report that were prepared for the asset subject to disposal are provided.
 - "Building replacement value" is the total amount of appropriate costs required assuming to reconstruct the subject building on the date of evaluation.
 - "Long-term repair costs" is the total amount of expected long-term repair costs (12 years) based on the building condition evaluation report.
 - Figures of "PML" are the figures in the report prepared by Tokio Marine dR Co., Ltd. "PML" represents the probable maximum loss that the subject facility or group of facilities may suffer from an earthquake with a 10% probability of exceedance in 50 years (earthquake corresponding to a 475-year return period) by expressing the amount of physical loss corresponding to a 90% non-exceedance probability in the event of such earthquake as a percentage of the building replacement value.
9. "Collateral" describes the existence/non-existence of collateral as on the date of disposition of the asset subject to disposal
10. "Special notations / Status of the property (structure and other matters that have significant impact on the price of the investment property)" describes, in principle, (1) the rights of third parties other than the tenants housed in the asset subject to disposal and restrictions, etc. based on such rights, and (2) restrictions, etc. from administrative laws and regulations related to the asset subject to disposal, as of today. In case a specific description refers to fact

situations as on the date of disposition by SPI, description is made based on future prediction that is as rational as possible as of today.

4. Overview of Appraisal Report of the Asset to be Disposed

| | |
|-------------------|--------------------------------------|
| Property name | Proceed Nishikasai |
| Appraisal value | 1,130,000 thousand yen |
| Appraiser | Chuo Real Estate Appraisal Co., Ltd. |
| Date of appraisal | April 30, 2025 |

(Unit: thousand yen)

| Item | Amount | Details |
|--|---|---|
| Income approach value | 1,130,000 | Estimated by emphasizing income approach value obtained through the DCF method while also relating value based on direct capitalization method |
| Value based on direct capitalization method | 1,140,000 | Assessed by returning net income (NCF) that is stable over the medium to long term by capitalization rat |
| Operating revenues | 77,046 | - |
| Effective gross income | 81,597 | Assessed gross income that is stable over the medium to long term, considering the present building lease agreement, profitability of the property, etc. and taking into account new rent assumed when the property is newly leased, etc. |
| Vacancy loss, etc. | 4,551 | Assessed the occupancy rate (vacancy rate) that is stable over the medium to long term, taking into account past occupancy results, etc. of the property and similar properties |
| Operating expenses | 24,368 | - |
| Maintenance expense | 3,233 | Assessed by taking into account the level of expenses of similar properties, etc., based on the historical data |
| Utility expenses | 2,041 | Assessed by taking into account the level of expenses of similar properties, etc., based on the historical data |
| Repair expenses | 6,165 | Assessed by taking into account the estimated repair expenses stated in the engineering report, the historical data and the level of expenses of similar properties |
| PM fees | 2,248 | Assessed by taking into account the level of expenses of similar properties, etc., based on the current PM contract terms |
| Tenant solicitation expenses, etc. | 3,306 | Assessed by taking into account the level of expenses of similar properties, assumed tenant turnover rate (average turnover period), etc., based on the current PM contract terms |
| Taxes and public dues | 6,389 | Employed the most recent actual amount |
| Non-life insurance fees | 608 | Employed the most recent actual amount |
| Other expenses | 378 | Assessed based on current contract terms, past performance, etc. |
| Net operating income (NOI) | 52,678 | - |
| Gain on management of income from lump-sum payment | 53 | Assessed assuming management yield at 1.0% |
| Capital expenditures | 3,744 | Assessed by taking into account the estimated renewal expenses stated in the engineering report and the assessment value calculated from a stable perspective over the medium to long term based on the use, age, structure, management status of the target building |
| Net income (NCF) | 48,987 | - |
| Capitalization rate | 4.3% | Assessed by taking into account the characteristics of the property such as location, specifications, rights, etc., using investment yield relating to transactions of similar properties as reference. |
| Value of earnings calculated by discounted cash flow (DCF) method | 1,130,000 | - |
| Discount rate | 4.1% | Assessed based on capitalization rate taking into account the current economic growth rate, projected market trends as well as risk premiums such as price fall risk due to deterioration of buildings from aging, future market fluctuation risk, etc. |
| Terminal capitalization rate | 4.5% | Assessed based on capitalization rate taking into account the current economic growth rate, projected market trends as well as risk premiums such as price fall risk due to deterioration of buildings from aging, future market fluctuation risk, etc. |
| Cost method value | 1,760,000 | - |
| Land ratio | 93.6% | - |
| Building ratio | 6.4% | - |
| Other items considered by real estate appraisal agent upon appraisal | Since demand for the property comes mostly from investors emphasizing profitability, appraisal value was determined based on income approach value using cost method value only as reference. | |

(Note) The above information is based on the real estate appraisal report prepared for the asset to be disposed as of April 30, 2025.

5. Overview of Buyer

The name etc. of the buyer (a domestic limited liability company) are not disclosed as consent for disclosure has not been obtained. There is no capital, personal or business relationship to report concerning SPI and the Asset Management Company with the buyer. The buyer does not fall within the scope of a related party of SPI and the Asset Management Company.

6. Use of Proceeds from the Disposition

The Asset Management Company will keep these funds on hand and consider appropriate ways to utilize them from the perspective of enhancing shareholder value, while taking into account future investment opportunities and financial management.

7. Future Outlook

Please refer to the “Notice Concerning Revisions to Management Status and Distribution Forecast for the Fiscal Period Ending October 2026 (42nd Fiscal Period),” which was announced separately today.

<Attachment>

Reference Material: Portfolio List after the Disposition of the Asset to be Disposed

* SPI website: <https://www.sp-inv.co.jp/en/>

Reference Material: Portfolio List after the Disposition of the Asset to be Disposed

| Property No. | Property name | Acquisition price | |
|--------------|------------------------------------|--|----------------------------------|
| | | Acquisition price (thousand yen) (Note 1) | Investment share (%) (Note 2) |
| C-1 | Proceed Ichikawa | 1,076,000 | 1.0 |
| C-2 | Proceed Toyocho | 646,700 | 0.6 |
| C-3 | Proceed Kasai | 688,700 | 0.7 |
| C-4 | Proceed Sangenjaya | 555,900 | 0.5 |
| C-5 | Proceed Mizue | 602,600 | 0.6 |
| C-6 | Proceed Funabashi Miyamoto | 419,900 | 0.4 |
| C-7 | Proceed Minamikasai | 303,500 | 0.3 |
| C-9 | Proceed Gyotoku | 315,600 | 0.3 |
| C-10 | Proceed Makuharihongo | 279,300 | 0.3 |
| C-11 | Proceed Minamigyotoku | 287,300 | 0.3 |
| C-14 | Proceed Funabori | 226,100 | 0.2 |
| C-15 | Proceed Takenozuka | 169,400 | 0.2 |
| C-16 | Proceed Sengendai 2 | 86,700 | 0.1 |
| C-17 | Proceed Shoto | 937,400 | 0.9 |
| C-18 | Proceed Sangubashi | 497,600 | 0.5 |
| C-19 | Proceed Urayasu | 431,400 | 0.4 |
| C-24 | Proceed Toritsudaigaku 2 | 772,200 | 0.8 |
| C-25 | Proceed Honjoazumabashi | 339,800 | 0.3 |
| C-26 | Proceed Meguro Aobadai | 466,700 | 0.5 |
| C-27 | Proceed Suginami Miyamae | 454,900 | 0.4 |
| C-28 | Proceed Ryogoku | 443,900 | 0.4 |
| C-29 | Proceed Mita | 1,537,200 | 1.5 |
| C-31 | Proceed Kameido | 339,000 | 0.3 |
| C-32 | Proceed Takadanobaba | 223,700 | 0.2 |
| C-33 | Proceed Shinkoenji | 742,100 | 0.7 |
| C-36 | Proceed Oimachi | 944,000 | 0.9 |
| C-37 | Proceed Jujo | 533,000 | 0.5 |
| C-41 | Proceed Nishiarai | 5,172,000 | 5.0 |
| C-42 | Proceed Chofu | 460,500 | 0.4 |
| C-43 | Proceed TX Rokucho | 156,800 | 0.2 |
| C-44 | Proceed Nakagawara | 1,141,000 | 1.1 |
| C-46 | Proceed Chitosekarasuyama | 289,600 | 0.3 |
| C-47 | Proceed Mitaka | 477,200 | 0.5 |
| C-48 | Proceed Kashiwa Est | 732,000 | 0.7 |
| C-49 | Proceed Kashiwa Nord | 689,000 | 0.7 |
| C-50 | Proceed Gyotokuekimae | 331,000 | 0.3 |
| C-51 | Proceed Funabashi Honcho | 531,700 | 0.5 |
| C-53 | Proceed Gumyoji | 552,000 | 0.5 |
| C-54 | Proceed Tsurugamine | 356,000 | 0.3 |
| C-55 | Proceed Sagamiotsuka | 234,000 | 0.2 |
| C-58 | Proceed Shinozaki Tower | 1,564,000 | 1.5 |
| C-59 | Proceed Tobu Nerima | 422,000 | 0.4 |
| C-60 | Proceed Yukigaya | 323,000 | 0.3 |
| C-61 | Proceed Ichikawa Minami | 687,000 | 0.7 |
| C-62 | Proceed Ichikawa Myoden | 498,000 | 0.5 |
| C-63 | Proceed Fujisawa Kugenuma | 729,000 | 0.7 |
| C-64 | Proceed Nihonbashi-horidomecho | 1,485,800 | 1.4 |
| C-65 | Proceed TX Nagareyama Central Park | 979,700 | 1.0 |
| C-66 | Proceed Gyotoku 2 | 830,000 | 0.8 |



| Property No. | Property name | Acquisition price | |
|--|---------------------------------------|--|----------------------------------|
| | | Acquisition price (thousand yen) (Note 1) | Investment share (%) (Note 2) |
| C-68 | Proceed Kasai 2 | 750,000 | 0.7 |
| C-69 | Proceed Nihonbashi Honcho | 2,449,000 | 2.4 |
| C-70 | Proceed Nishi Shinjuku | 2,549,000 | 2.5 |
| C-71 | Proceed Unoki | 917,000 | 0.9 |
| C-72 | Proceed Minamigyotoku 2 | 1,080,000 | 1.0 |
| C-73 | Proceed CO-Z East Building | 1,830,000 | 1.8 |
| C-74 | Proceed CO-Z West Building | 971,000 | 0.9 |
| C-75 | Proceed Shin Yokohama | 4,330,000 | 4.2 |
| C-76 | Life Support Residence Funaboriekimae | 380,000 | 0.4 |
| C-78 | Proceed K2 | 1,170,000 | 1.1 |
| C-79 | Proceed K3 Annex | 283,000 | 0.3 |
| C-80 | Proceed K5 | 269,000 | 0.3 |
| C-81 | Proceed Ichikawa Myoden II | 800,000 | 0.8 |
| C-82 | The Parkhabio Yokohamayamate | 3,047,000 | 3.0 |
| C-83 | Proceed Monzennakacho | 1,240,000 | 1.2 |
| C-84 | Proceed Maihama | 1,029,000 | 1.0 |
| C-85 | Proceed Nagareyama Otakanomori | 1,069,000 | 1.0 |
| C-86 | Proceed Shinkawa | 500,000 | 0.5 |
| C-87 | Proceed Kinshicho 2 | 537,100 | 0.5 |
| C-88 | Proceed Ishikawadai | 810,000 | 0.8 |
| C-89 | Alpha Grande Chizakura Tower | 2,800,000 | 2.7 |
| C-90 | Proceed Yamashita Koen The Tower | 7,900,000 | 7.7 |
| C-91 | Shinozaki Twin Place | 1,500,000 | 1.5 |
| C-92 | Proceed Minamisunamachi | 735,000 | 0.7 |
| C-93 | Proceed Matsudo | 498,000 | 0.5 |
| C-94 | Proceed Shinozaki 2 | 1,130,000 | 1.1 |
| C-95 | Proceed Shin-Matsudo | 952,000 | 0.9 |
| C-96 | Proceed Sakurazaka | 850,000 | 0.8 |
| C-97 | Proceed Kasai 3 | 980,000 | 1.0 |
| C-98 | Proceed Fuchumiyaniishi | 935,000 | 0.9 |
| C-99 | Proceed Koenjiminami | 251,000 | 0.2 |
| C-100 | Proceed Kashiwa Trois | 688,000 | 0.7 |
| Tokyo metropolitan area major cites subtotal | | 78,191,000 | 76.0 |
| G-8 | Proceed Taikodori | 403,400 | 0.4 |
| G-11 | Proceed Honamimachi | 275,000 | 0.3 |
| G-13 | Proceed Shinsakae | 792,500 | 0.8 |
| G-14 | Proceed Chiyoda | 309,300 | 0.3 |
| G-15 | Proceed Fukuoka Takamiya | 453,600 | 0.4 |
| G-17 | Proceed Kanayama | 1,022,000 | 1.0 |
| G-18 | Proceed Fukiage | 499,000 | 0.5 |
| G-19 | Proceed Toyota | 219,000 | 0.2 |
| G-21 | Proceed Nishitenma | 880,000 | 0.9 |
| G-22 | Proceed Kobemotomachi | 780,000 | 0.8 |
| G-23 | Group Home Tanoshii Ie Taisho | 158,000 | 0.2 |
| G-24 | Proceed Kanayama 2 | 2,040,400 | 2.0 |
| G-25 | Proceed Aratamabashi | 2,129,600 | 2.1 |
| G-26 | Proceed Bentencho | 2,170,000 | 2.1 |
| G-27 | Proceed Nagaikoendori | 1,070,000 | 1.0 |
| G-31 | Proceed Mizuho | 535,000 | 0.5 |
| G-32 | Proceed Osu | 831,000 | 0.8 |



| Property No. | Property name | Acquisition price | |
|--|------------------------------|--|----------------------------------|
| | | Acquisition price (thousand yen) (Note 1) | Investment share (%) (Note 2) |
| G-33 | Proceed Sendai Kozurushinden | 698,000 | 0.7 |
| G-34 | Proceed Sendai Kamisugi | 1,560,000 | 1.5 |
| G-35 | Proceed Kanayama 3 | 770,000 | 0.7 |
| G-36 | Proceed Tsurigane | 795,000 | 0.8 |
| G-37 | Proceed Fukaebashi | 1,305,000 | 1.3 |
| G-38 | Proceed Nishioji | 745,454 | 0.7 |
| G-39 | Proceed Shin-Anjo | 780,000 | 0.8 |
| G-40 | Proceed Nisseki-dori | 1,130,000 | 1.1 |
| Cabinet order designated cities subtotal | | 22,351,254 | 21.7 |
| R-2 | Proceed Mito | 383,700 | 0.4 |
| R-3 | Proceed Mito 2 | 416,900 | 0.4 |
| R-4 | Proceed Tsukuba Gakuentoshi | 775,600 | 0.8 |
| R-5 | Proceed Mito 3 | 824,000 | 0.8 |
| Regional area major cities subtotal | | 2,400,200 | 2.3 |
| Portfolio total | | 102,942,454 | 100.0 |

(Note 1) "Acquisition price" under "Acquisition price" is the transaction price stated in the trust beneficiary interest transaction agreement, etc. (excluding the various expenses, such as real estate transaction brokerage fee, required for the acquisition of the assets acquired).

(Note 2) "Investment share" under "Acquisition price" is the ratio of acquisition price of the assets acquired or the Asset to Be Acquired to the total acquisition price, and is rounded off to the first decimal place.