41st Fiscal Period
Semi-Annual Report

Starts Proceed Investment Corporation

3-1-8 Nihonbashi, Chuo-ku, Tokyo

From: November 1, 2025
To: April 30, 2026

I. To Our Unitholders

We express our sincere appreciation to all unitholders for your continued loyal patronage to Starts Proceed Investment Corporation ("SPI").
Having settled the 41st fiscal period ended April 2026 (from November 1, 2025, to April 30, 2026), we would like to report on the management status and performance results for the period.
In the 41st fiscal period, SPI acquired (C-97) Proceed Kasai 3 (acquisition price: 980 million yen) and (C-98) Proceed Fuchumiyanishi (acquisition price: 935 million yen) on March 31, 2026, and (C-99) Proceed Koenjiminami (acquisition price: 251 million yen) and (C-100) Proceed Kashiwa Trois (acquisition price: 688 million yen) on April 24, 2026, to enhance the competitiveness of its portfolio. As a result, SPI's portfolio as of the end of the 41st fiscal period consists of 111 properties, with acquisition prices totaling 103,818 million yen and a total leasable floor area of 210,605.23 m^2. SPI also kept up efforts to reduce building maintenance and management costs while striving to increase rent, the receipt of key money and other revenue at portfolio properties. As a result of these endeavors, SPI posted operating revenue of 3,661 million yen, ordinary income of 1,200 million yen and net income of 1,199 million yen for the 41st fiscal period. Distribution of earnings per unit came to 4,402 yen, surpassing the forecast announced earlier. Furthermore, SPI has decided to conduct distributions in excess of earnings on a continuous basis (refund of investment) and distributions in excess of earnings from posting an amount equivalent to the amortization of fixed-term leaseholds and such as an allowance for temporary difference adjustments. With the addition of these two distributions in excess of earnings of 392 yen in total, SPI has declared 4,794 yen as the distribution per unit (including distribution in excess of earnings).
As for ESG initiatives, SPI continues to participate in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment based on its ESG policy. Furthermore, recognizing the importance of disclosing climate-related financial information, SPI conducted an analysis of climate-related business risks and opportunities based on the four thematic areas recommended by the TCFD (governance, strategy, risk management, and metrics and targets) and continues to disclose information about its climate-related initiatives. Additionally, promoting initiatives to acquire external energy-saving and environmental certifications for portfolio properties, SPI has acquired DBJ Green Building Certification for four properties, CASBEE Certification for Real Estate for five properties, and Building-Housing Energy-efficiency Labeling System (BELS) Certification for five properties as of the date of this document. Looking ahead, we will continue to promote initiatives on environmental and social considerations and corporate governance, based on the recognition that ESG-related initiatives are important issues.
Going forward, we are resolved to achieve steady growth of our assets under management and secure stable earnings from a medium- to long-term perspective by making the most of the expertise of the Starts Group, the sponsor, in an effort to further enhance unitholder value.

We ask you, our unitholders, to extend to us your continued consideration and support of our operations.

Kazuya Hiraide
Executive Director
Starts Proceed Investment Corporation
President
Starts Asset Management Co., Ltd.

II. Asset Management Report

1. Overview of Asset Management

(1) Management and other performance highlights of the investment corporation

Fiscal period	Unit	37th period	38th period	39th period	40th period	41st period
		From Nov. 1, 2023, to Apr. 30, 2024	From May 1, 2024, to Oct. 31, 2024	From Nov. 1, 2024, to Apr. 30, 2025	From May 1, 2025, to Oct. 31, 2025	From Nov. 1, 2025, to Apr. 30, 2026
Operating revenue	million yen	3,756	3,768	3,827	3,642	3,661
[Of which, real estate rent revenue]	million yen	[3,612]	[3,620]	[3,621]	[3,606]	[3,661]
Operating expenses	million yen	2,048	2,061	2,107	2,064	2,089
[Of which, expenses related to real estate rent business]	million yen	[1,554]	[1,559]	[1,607]	[1,586]	[1,616]
Operating income	million yen	1,707	1,707	1,719	1,577	1,572
Ordinary income	million yen	1,417	1,379	1,384	1,208	1,200
Net income (a)	million yen	1,409	1,377	1,383	1,207	1,199
Total assets (b)	million yen	106,659	103,834	101,988	101,715	104,333
Net assets (c)	million yen	48,946	48,821	46,984	46,701	46,586
Unitholders' capital (net) (Note 2)	million yen	47,536	47,443	45,600	45,494	45,387
Total number of investment units issued and outstanding (d)	units	282,477	282,477	272,415	272,415	272,415
Net assets per unit (c)÷(d)	yen	173,275	172,833	172,473	171,435	171,013
Net income per unit (Note 3)	yen	4,990	4,878	4,897	4,432	4,402
Total distributions (e)	million yen	1,503	1,483	1,490	1,314	1,305
Distribution per unit (e)÷(d)	yen	5,321	5,250	5,470	4,825	4,794
[Of which, distribution of earnings per unit]	yen	[4,990]	[4,878]	[5,078]	[4,433]	[4,402]
[Of which, allowance for temporary difference adjustments per unit]	yen	[-]	[41]	[49]	[49]	[49]
[Of which, other distribution in excess of earnings per unit]	yen	[331]	[331]	[343]	[343]	[343]
Return on assets (Note 4)	%	1.3 [2.7]	1.3 [2.6]	1.3 [2.7]	1.2 [2.4]	1.2 [2.3]
Return on equity (Note 4)	%	2.9 [5.8]	2.8 [5.6]	2.9 [5.8]	2.6 [5.1]	2.6 [5.2]
Equity ratio (c)÷(b)	%	45.9	47.0	46.1	45.9	44.7
Distribution payout ratio (Note 4)	%	100.0	100.0	100.0	100.0	100.0
[Other Reference Information]						
Number of investment properties (Note 5)	properties	111	109	107	107	111
Total number of leasable units (Note 5)	units	5,481	5,387	5,244	5,248	5,360
Total leasable floor area	m^2	214,907.86	212,121.51	207,405.45	207,046.76	210,605.23
Period-end occupancy rate (Note 5)	%	96.3	96.8	96.9	96.9	96.9
Depreciation and amortization	million yen	677	703	704	707	715
Capital expenditures	million yen	309	192	332	268	278
Property leasing NOI (Net Operating Income) (Note 4)	million yen	2,736	2,763	2,718	2,728	2,760
FFO (Funds from Operations) per unit (Note 4)	yen	6,903	6,862	6,933	6,924	7,046
FFO multiple (Note 4)	times	15.0	12.8	12.1	14.7	13.7
Debt service coverage ratio (Note 4)	times	9.5	8.4	7.4	6.1	5.6
Earnings before interest, depreciation and amortization	million yen	2,332	2,363	2,416	2,287	2,331
Interest expenses	million yen	245	282	328	372	416
Total interest-bearing liabilities	million yen	55,931	53,261	53,246	53,246	55,946
LTV (Loan-To-Value) ratio (Note 4)	%	52.4	51.3	52.2	52.3	53.6
Number of days of management	days	182	184	181	184	181

(Note 1) All amounts less than the specified unit are rounded down, and percentage figures and multiples are rounded off to the first decimal place except for distribution payout ratio, which is rounded down to the first decimal place.
(Note 2) Unitholders' capital (net) is the amount obtained by subtracting deduction from unitholders' capital from unitholders' capital.
(Note 3) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units issued and outstanding.
(Note 4) The indicators presented are calculated as follows.
For return on assets and return on equity, figures that are annualized by the number of days of management are also shown in brackets.

Return on assets	Ordinary income ÷ Average total assets × 100 Average total assets = (Total assets at beginning of period + Total assets at end of period) ÷ 2
Return on equity	Net income ÷ Average net assets × 100 Average net assets = (Net assets at beginning of period + Net assets at end of period) ÷ 2
Distribution payout ratio	Distribution per unit (excluding distribution in excess of earnings) ÷ Net income per unit × 100 Distribution payout ratio is calculated using the following formula due to change in the number of investment units during the period from having conducted an acquisition and cancellation of own investment units during the period for the 39th fiscal period. Total distributions (excluding distributions in excess of earnings) ÷ Net income × 100
Property leasing NOI	Profit from real estate rent business (Real estate rent revenue − Expenses related to real estate rent business) + Depreciation and amortization
FFO per unit	(Net income + Depreciation and amortization + Other depreciation and amortization − Gain on sales of real estate properties + loss on sales of real estate properties + other sales expenses) ÷ Total number of investment units issued and outstanding
FFO multiple	Investment unit price at end of period ÷ Annualized FFO per unit
Debt service coverage ratio	Earnings before interest, depreciation and amortization ÷ Interest expenses (including interest expenses on investment corporation bonds)
LTV ratio	Total interest-bearing liabilities ÷ Total assets × 100

(Note 5) The number of investment properties are indicated in units that are generally accepted to be one. In addition, the total number of leasable units is the number of units that are leasable for residential, office, retail and other uses, and the period-end occupancy rate is the leased area expressed as a percentage of total leasable floor area as of the closing of accounts.
(Note 6) Fiscal period is a six-month period that ends on April 30 and October 31 of each year.

(2) Development in management of assets in the fiscal period under review

i) Brief background of the investment corporation

Starts Proceed Investment Corporation ("SPI") was established on May 2, 2005, with 150 million yen in capital (750 units) based on the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951; including amendments thereto) (the "Investment Trusts Act"), completed registration with the Kanto Local Finance Bureau based on Article 187 of the Investment Trusts Act on June 15, 2005 (Registration No. 37 issued by the Director-General of the Kanto Local Finance Bureau), implemented additional issuance of investment units through public offering (21,600 units) on November 29, 2005, and listed on Jasdaq Securities Exchange, Inc. (currently Tokyo Stock Exchange, Inc. JASDAQ Market) (Securities Code: 8979) the next day. After three capital increases through public offering and other developments since listing on the JASDAQ Market, SPI listed on the Tokyo Stock Exchange, Inc. Real Estate Investment Trust Securities Market (Securities Code: 8979) on July 27, 2010, and this was accompanied by an application for delisting being filed with the JASDAQ Market on August 10, 2010, and the delisting from the JASDAQ Market taking effect on October 1, 2010.

SPI entrusts asset management to Starts Asset Management Co., Ltd. (the "Asset Management Company") and sets the focus of management on investment in real estate of which the principal use is use as rental housing ("rental housing") as well as specified assets (the meaning provided in Article 2, Paragraph 1 of the Investment Trusts Act; the same hereinafter) backed mainly by rental housing. SPI also invests in monthly rental apartments, serviced apartments, hotels, residential facilities for the elderly (collectively referred to as "rental housing, etc." together with "rental housing"), which are assets related to rental housing, and real estate from which income can be expected due to other leasing revenue or specified assets backed by such real estate. As it invests in rental housing, etc., SPI adopts the basic policy of setting rental housing for average-income households in particular, the demand for which SPI believes to be the most stable, as the primary investment target. In addition, SPI takes measures, such as leveraging the capabilities of the Starts Group, to enhance asset management efficiency, with an aim to secure steady growth of assets under management and stable earnings over the medium to long term.

As of the end of the 41st fiscal period, the total number of investment units issued and outstanding is 272,415 units, total assets amount to 104,333 million yen, and unitholders' capital (net) amounts to 45,387 million yen.

ii) Investment environment and management performance

In the 41st fiscal period, the Japanese economy continued to trend gradually toward a recovery against the backdrop of wage increases becoming more common and the improvement in employment conditions, despite rising prices having an ongoing negative impact on personal consumption. Corporate earnings remained solid overall due to progress in measures to pass on the increased costs and better manage costs, even while uncertainties lingered due to exchange rate trends and countries' trade policies. However, continued vigilance is necessary regarding rising interest rates amid the developments in the Bank of Japan's normalization of monetary policy and geopolitical and trade risks, especially those stemming from U.S.-China relations.

In these circumstances, trends in the demand and supply environment in the rental housing market in which SPI invests continued to be favorable, mainly in the Tokyo metropolitan area, primarily reflecting the steady inflow of new residents and the increase in the number of single-person households and small families. Demand also continued to be stable in other major metropolitan areas, and rental apartments owned by listed REITs specializing in housing have maintained high occupancy rates.

In the secondary real estate market, investment funds remained abundant, despite signs that the financial environment was changing, and the demand for investments in rental housing, which is expected to generate a stable cash flow, was solid. This has kept the competition in the acquisition of property difficult and transaction prices high.

In the 41st fiscal period, SPI acquired (C-97) Proceed Kasai 3 (acquisition price: 980 million yen) and (C-98) Proceed Fuchumiyanishi (acquisition price: 935 million yen) on March 31, 2026, and (C-99) Proceed Koenjiminami (acquisition price: 251 million yen) and (C-100) Proceed Kashiwa Trois (acquisition price: 688 million yen) on April 24, 2026, to enhance the competitiveness of its portfolio. As a result, SPI's portfolio as of the end of the 41st fiscal period consists of 111 properties, with acquisition prices totaling 103,818 million yen and a total leasable floor area of 210,605.23 m^2.

In close collaboration with the property management company Starts Amenity Corporation, the Asset Management Company made efforts to reduce building maintenance and management costs while striving to increase rent, the receipt of key money and other revenue. The Asset Management Company also promoted leasing activities in coordination with leasing agents by setting finely tuned leasing conditions based on deeper understanding of regional characteristics and advantages of individual properties as well as thorough comparative analyses of nearby competing properties. Furthermore, the Asset Management Company continued to reduce utility costs by converting the common lighting for common areas to LED lighting. These measures worked to maintain the occupancy rate of the entire portfolio stably, resulting in a period-end occupancy rate of 96.9% and an average occupancy rate of 97.5%.

As for ESG initiatives, SPI continues to participate in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment based on its ESG policy. SPI has acquired the GRESB 1-Star rating, which is determined based on an entity's comprehensive score and relative global quintile position. Moreover, SPI was also recognized with the second-best Level B ranking for its disclosure of ESG information. Furthermore, recognizing the importance of disclosing climate-related financial information, SPI conducted an analysis of climate-related business risks and opportunities based on the four thematic areas recommended by the TCFD (governance, strategy, risk management, and metrics and targets) and discloses information about its climate-related initiatives. In addition, as an initiative to acquire external certifications regarding the energy-saving and environmental performance of its portfolio properties, SPI acquired CASBEE Certification for Real Estate for (C-73) Proceed CO-Z East Building and (C-74) Proceed CO-Z West Building in April 2026. SPI has acquired DBJ Green Building Certification for four properties, CASBEE Certification for Real Estate for five properties, and Building-Housing Energy-efficiency Labeling System (BELS) Certification for five properties as of the date of this document.

iii) Status of fund procurement

In the 41st fiscal period, SPI issued the following Sixth Series Unsecured Investment Corporation Bonds valued at 2,000 million yen and took out long-term loans of 500 million yen (term: 6 years and 6 months) to repay the Second Series Unsecured Investment Corporation Bonds valued at 1,000 million yen due for redemption on November 19, 2025, and long-term loans of 1,500 million yen due for repayment on November 25, 2025, and took out long-term loans of 2,700 million yen (term: 3 years and 2 months) to be used as acquisition funds for the above-mentioned (C-97) Proceed Kasai 3 and 3 other properties.

Name:	Starts Proceed Sixth Series Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (Green bonds)
Total amount issued:	2,000 million yen
Interest rate:	1.936% per annum
Issue date:	November 19, 2025
Redemption date:	November 19, 2030
Security and guarantee:	Unsecured and unguaranteed

As a result, the period-end balance of interest-bearing liabilities totaled 55,946 million yen, comprising 10,020 million yen in current portion of long-term loans payable, 38,926 million yen in long-term loans payable, and 7,000 million yen in investment corporation bonds as of the end of the 41st fiscal period, with the period-end LTV ratio standing at 53.6%.

As of the date of this document, SPI has acquired the following credit ratings.

Credit rating agency	Credit rating	
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating A (Stable)	Bond rating A

iv) Overview of business performance and distributions

As a result of the management described above, business performance recorded for the 41st fiscal period was operating revenue of 3,661 million yen, operating income of 1,572 million yen, ordinary income of 1,200 million yen and net income of 1,199 million yen.

SPI decided to distribute the entire amount, excluding fractions of distribution per investment unit of less than 1 yen, to ensure that the maximum amount of distributions of earnings is included in deductible expenses based on application of 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, SPI declared a distribution per investment unit of 4,402 yen.

In addition, SPI's policy is to conduct cash distributions in excess of earnings each fiscal period on a continuous basis, in principle, in accordance with the distribution policy in its Articles of Incorporation. Under this policy, SPI has decided to pay out distributions of 93,438,345 yen, which is the difference between the depreciation for the properties that are buildings with fixed-term land leasehold rights owned as of the end of the 41st fiscal period and the depreciation calculated on the assumption of land ownership, as a refund of investment. SPI will also pay out distributions of 13,348,335 yen, which is equivalent to the amortization of fixed-term leaseholds, asset retirement obligations and asset retirement obligation interest for the 41st fiscal period, as an allowance for temporary difference adjustments, etc. Consequently, the distribution in excess of earnings per investment unit is 392 yen.

(3) Status of capital increase, etc.

Date	Description	Total number of investment units issued and outstanding (units)		Unitholders' capital (net) (Note 1) (Million yen)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
May 2, 2005	Establishment through private placement	750	750	150	150	(Note 2)
November 29, 2005	Capital increase through public offering	21,600	22,350	4,104	4,254	(Note 3)
December 27, 2005	Capital increase through third-party allotment	27	22,377	5	4,259	(Note 4)
May 1, 2006	Capital increase through public offering	13,500	35,877	2,487	6,746	(Note 5)
May 31, 2006	Capital increase through third-party allotment	1,000	36,877	184	6,930	(Note 6)
November 21, 2006	Capital increase through public offering	25,700	62,577	4,469	11,400	(Note 7)
December 19, 2006	Capital increase through third-party allotment	1,000	63,577	173	11,574	(Note 8)
November 22, 2007	Capital increase through public offering	44,400	107,977	7,136	18,710	(Note 9)
May 1, 2013	Capital increase through public offering	37,000	144,977	6,607	25,318	(Note 10)
November 4, 2014	Capital increase through public offering	28,800	173,777	4,777	30,096	(Note 11)
November 21, 2016	Capital increase through public offering	83,000	256,777	12,134	42,230	(Note 12)
April 26, 2019	Cancellation	(3,000)	253,777	(545)	41,684	(Note 13)
November 1, 2022	Capital increase through public offering	28,700	282,477	5,852	47,536	(Note 14)
July 16, 2024	Cash distributions in excess of earnings (refund of investment)	-	282,477	(93)	47,443	(Note 15)
January 22, 2025	Cash distributions in excess of earnings (refund of investment)	-	282,477	(93)	47,349	(Note 16)
April 30, 2025	Cancellation	(10,062)	272,415	(1,737)	45,612	(Note 17)
July 15, 2025	Cash distributions in excess of earnings (refund of investment)	-	272,415	(93)	45,518	(Note 18)
January 16, 2026	Cash distributions in excess of earnings (refund of investment)	-	272,415	(93)	45,425	(Note 19)

(Note 1) Unitholders' capital (net) is the amount obtained by subtracting deduction from unitholders' capital from unitholders' capital. Any deduction from unitholders' capital with the implementation of distributions in excess of earnings from an allowance for temporary difference adjustments is not taken into consideration.

(Note 2) SPI was established on May 2, 2005.

(Note 3) SPI issued additional investment units through public offering at an issue price of 200,000 yen (purchase price (underwriting price) of 190,000 yen) per unit to procure funds for the acquisition of new properties.

(Note 4) Following the capital increase through public offering described in (Note 3), SPI issued additional investment units through third-party allotment to Shinko Securities Co., Ltd. (stated in its former name, though it merged with Mizuho Securities Co., Ltd. as of May 7, 2009; the same hereinafter) at a purchase price of 190,000 yen per unit for the secondary offering (over-allotment) conducted by Shinko Securities.

(Note 5) SPI issued additional investment units through public offering at an issue price of 192,103 yen (purchase price (underwriting price) of 184,262 yen) per unit to fund the acquisition of new properties and partially repay borrowings, etc.

(Note 6) Following the capital increase through public offering described in (Note 5), SPI issued additional investment units through third-party allotment to Shinko Securities Co., Ltd. at a purchase price of 184,262 yen per unit for the secondary offering (over-allotment) conducted by Shinko Securities.

(Note 7) SPI issued additional investment units through public offering at an issue price of 181,300 yen (purchase price (underwriting price) of 173,900 yen) per unit to fund the acquisition of new properties and partially repay borrowings, etc.

(Note 8) Following the capital increase through public offering described in (Note 7), SPI issued additional investment units through third-party allotment to Shinko Securities Co., Ltd. at a purchase price of 173,900 yen per unit for the secondary offering (over-allotment) conducted by Shinko Securities.

(Note 9) SPI issued additional investment units through public offering at an issue price of 167,580 yen (purchase price (underwriting price) of 160,740 yen) per unit to fund the acquisition of new properties.

(Note 10) SPI issued additional investment units through public offering at an issue price of 185,035 yen (purchase price (underwriting price) of 178,582 yen) per unit to fund the acquisition of new properties.

(Note 11) SPI issued additional investment units through public offering at an issue price of 171,882 yen (purchase price (underwriting price) of 165,888 yen) per unit to fund the acquisition of new properties.

(Note 12) SPI issued additional investment units through public offering at an issue price of 151,320 yen (purchase price (underwriting price) of 146,198 yen) per unit to fund the acquisition of new properties.

(Note 13) SPI repurchased its own investment units from the market at the Tokyo Stock Exchange based on the discretionary transaction contract with a securities company regarding repurchase of own investment units, for the period from March 27, 2019, to April 4, 2019. All of the acquired investment units (3,000 units) were cancelled on April 26, 2019, based on the resolution at SPI's Board of Directors meeting held on April 22, 2019.

(Note 14) SPI issued additional investment units through public offering at an issue price of 210,941 yen (purchase price (underwriting price) of 203,909 yen) per unit to fund the acquisition of new properties.

(Note 15) SPI resolved at its Board of Directors meeting held on June 14, 2024, to pay out cash distributions in excess of earnings (a refund of investment, which is a return of capital under tax law) of 331 yen per unit as cash distributions for the 37th fiscal period ended April 2024 and commenced the payout on July 16, 2024.

(Note 16) SPI resolved at its Board of Directors meeting held on December 16, 2024, to pay out cash distributions in excess of earnings (a refund of investment, which is a return of capital under tax law) of 331 yen per unit as cash distributions for the 38th fiscal period ended October 2024 and commenced the payout on January 22, 2025.

(Note 17) SPI repurchased its own investment units from the market at the Tokyo Stock Exchange based on the discretionary transaction contract with a securities company regarding repurchase of own investment units, for the period from December 17, 2024, to April 22, 2025. All of the acquired investment units (10,062 units) were cancelled on April 30, 2025, based on the resolution at SPI's Board of Directors meeting held on April 24, 2025.

(Note 18) SPI resolved at its Board of Directors meeting held on June 13, 2025, to pay out cash distributions in excess of earnings (a refund of investment, which is a return of capital under tax law) of 343 yen per unit as cash distributions for the 39th fiscal period ended April 2025 and commenced the payout on July 15, 2025.

(Note 19) SPI resolved at its Board of Directors meeting held on December 15, 2025, to pay out cash distributions in excess of earnings (a refund of investment, which is a return of capital under tax law) of 343 yen per unit as cash distributions for the 40th fiscal period ended October 2025 and commenced the payout on January 16, 2026.

[Changes in market price of investment certificates]

The highest and lowest prices (closing price) in the Tokyo Stock Exchange, where SPI's investment securities are listed, by fiscal period are as follows.

Fiscal period	37th period	38th period	39th period	40th period	41st period
Closing month/year	April 2024	October 2024	April 2025	October 2025	April 2026
Highest (yen)	213,400	213,400	179,100	207,300	215,800
Lowest (yen)	189,800	174,500	163,500	171,800	193,400

(4) Distributions

Concerning distributions for the fiscal period under review, to ensure that the maximum amount of distributions of earnings is included in deductible expenses by applying the Special Provisions on Taxation (Article 67-15 of the Special Taxation Measures Act), SPI decided to distribute 1,199,170 thousand yen, which is the entire amount of unappropriated retained earnings after excluding fractions of distribution per investment unit of less than 1 yen, as distributions of earnings. Accordingly, SPI declared a distribution of earnings per investment unit of 4,402 yen.

In addition, based on SPI's policy to conduct cash distributions in excess of earnings set out in Article 35, (iv) of its Articles of Incorporation, SPI is committed to making cash distributions in excess of earnings each fiscal period on a continuous basis, in principle. Under this policy, SPI has decided to distribute 13,348 thousand yen from an allowance for temporary difference adjustments and 93,438 thousand yen through a refund of investment, which is a return of capital under tax law, as distributions in excess of earnings.

As a result, SPI declared a distribution per investment unit of 4,794 yen.

Fiscal period	37th period	38th period	39th period	40th period	41st period
Calculation period	From Nov. 1, 2023, to Apr. 30, 2024	From May 1, 2024, to Oct. 31, 2024	From Nov. 1, 2024, to Apr. 30, 2025	From May 1, 2025, to Oct. 31, 2025	From Nov. 1, 2025, to Apr. 30, 2026
Total unappropriated retained earnings	1,409,730 thousand yen	1,378,117 thousand yen	1,383,474 thousand yen	1,207,704 thousand yen	1,199,351 thousand yen
Retained earnings	170 thousand yen	194 thousand yen	151 thousand yen	88 thousand yen	180 thousand yen
Total distributions	1,503,060 thousand yen	1,483,004 thousand yen	1,490,110 thousand yen	1,314,402 thousand yen	1,305,957 thousand yen
[Distribution per unit]	[5,321 yen]	[5,250 yen]	[5,470 yen]	[4,825 yen]	[4,794 yen]
Of which, total distributions of earnings	1,409,560 thousand yen	1,377,922 thousand yen	1,383,323 thousand yen	1,207,615 thousand yen	1,199,170 thousand yen
[Distribution of earnings per unit]	[4,990 yen]	[4,878 yen]	[5,078 yen]	[4,433 yen]	[4,402 yen]
Of which, total refund of investment	93,499 thousand yen	105,081 thousand yen	106,786 thousand yen	106,786 thousand yen	106,786 thousand yen
[Refund of investment per unit]	[331 yen]	[372 yen]	[392 yen]	[392 yen]	[392 yen]
Of the total refund of investment, total distributions from the allowance for temporary difference adjustments	-	11,581 thousand yen	13,348 thousand yen	13,348 thousand yen	13,348 thousand yen
[Of the refund of investment per unit, distribution per unit from the allowance for temporary difference adjustments]	[-]	[41 yen]	[49 yen]	[49 yen]	[49 yen]
Of the total refund of investment, total distributions through the return of capital under tax law	93,499 thousand yen	93,499 thousand yen	93,438 thousand yen	93,438 thousand yen	93,438 thousand yen
[Of the refund of investment per unit, distribution per unit through the return of capital under tax law]	[331 yen]	[331 yen]	[343 yen]	[343 yen]	[343 yen]

(5) Future management policy and challenges to address

Looking ahead, it is expected that the Japanese economy will continue along its gradual trend toward recovery driven by rebounding personal consumption fueled by the ongoing trend of pay increases and the improvement of the employment and income environment and by robust capital investments supported by strong corporate earnings. However, attention must be paid to the impact of rising interest rates due to the Bank of Japan's normalization of its monetary policy, persistent inflation, constraints on the supply of labor and materials, rising geopolitical risks, and the volatility of the financial and capital markets.

In the secondary real estate market, investors' appetite for acquiring property has remained strong amid the relative stability of the market in Japan and the stability of rental housing revenue, despite a prevailing awareness of the impact of rising interest rates. Accordingly, the acquisition environment is expected to remain competitive, and transaction prices will remain at high levels. The demand and supply environment in the rental housing market is expected to remain favorable, reflecting the steady inflow of new residents mainly in the Tokyo metropolitan area and changes in household composition. The high occupancy rates and the trend of rents gradually rising will also likely continue.

i) External growth strategy

SPI strives to increase opportunities to newly acquire prime investment real estate, based on the extensive collaborative relationship with the Starts Group. Such relationship has been formed by the pipeline support agreement concluded between the Asset Management Company and Starts Corporation Inc., Starts Development Corporation, Starts Amenity Corporation and the group companies in major cities in Japan (Note), respectively, and the property information provision agreement concluded between the Asset Management Company and STARTS Construction and Asset Management Co., Ltd., among other arrangements. Moreover, as SPI aims to expand its asset size and enhance portfolio quality, it will not only acquire properties developed by the Starts Group but also consider acquisition of new and relatively new, high-quality properties that have the potential to generate stable earnings over the medium to long term, while carefully assessing trends in the financial market as well as the primary and secondary real estate markets. Furthermore, along with the progress in external growth, SPI will continue to simultaneously investigate disposition of some assets that are small in size or were built long ago.

(Note) Group companies in major cities in Japan refer to Starts Hokkaido Co., Ltd., Starts Tohoku Co., Ltd., Starts Tokai Co., Ltd., Starts Kansai Co., Ltd., Starts Kyushu Co., Ltd., and Starts Okinawa Co., Ltd., which operate in major cities in Japan with Starts Corporation Inc. as the parent company.

ii) Internal growth strategy

Following on from the 41st fiscal period, SPI will endeavor to enhance convenience and comfort for residents through the provision of high-quality management services, under close collaboration with Starts Amenity Corporation, the property management company, and Starts Pitat House Co., Ltd., to which leasing business operations are re-entrusted. SPI will also work to enhance earnings from and occupancy rates of assets under management and cut costs by conducting finely tuned management suited to the respective area's real estate leasing market trends and individual property characteristics, without stopping at uniform management. SPI will also continue to improve asset value through large-scale repair work and facility renewal. Furthermore, SPI believes that initiatives on issues such as environmental and social consideration and the strengthening of governance contribute to the development of a sustainable society, and aims for medium- to long-term growth by conducting management based on such idea.

iii) Financial strategy

With its sight set on smooth fund procurement upon asset acquisition and reduction of refinancing risk, SPI will promote its ongoing favorable relationship with financing banks. At the same time, SPI aims to further strengthen the financial base and diversify its fund procurement means, including issuance of investment corporation bonds, while expanding the lineup of financing banks, reducing financing costs, extending loan periods, diversifying repayment dates and shifting to fixed-interest loans, on an as-needed basis.

(6) Significant subsequent events

Not applicable.

(Reference information)

A. Borrowing of Funds (Refinancing) and Conclusion of Interest Rate Swap Agreement

SPI borrowed Term Loan 3I and Term Loan 3J as follows to repay Term Loan 2P (loan balance: 4,320 million yen) which was due for repayment on May 22, 2026.

	Term Loan 3I	Term Loan 3J
Lender	Resona Bank, Limited Aozora Bank, Ltd. Mizuho Bank, Ltd. The Musashino Bank, Ltd. The Chiba Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	
Loan amount	2,160 million yen	2,160 million yen
Drawdown date	May 22, 2026	
Principal repayment date	May 24, 2030	May 23, 2031
Interest rate (Note)	Floating rate (Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.53%)	Floating rate (Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.59%)
Interest payment date	The interest payment dates shall be the last day of May 2026, and for subsequent payments, the last day of every month thereafter (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.	
Principal repayment method	Lump-sum repayment on repayment date	
Security and guarantee	Unsecured and unguaranteed	

Note: The base interest rate applicable to the calculation period for the interest payable on an interest payment date shall be the JBA 1-month Japanese Yen TIBOR two business days prior to the interest payment date immediately preceding the respective interest payment dates (except for the first interest payment, in which case it shall be the drawdown date).

In addition, SPI concluded an interest rate swap agreement as follows to hedge against the risk of interest rate hike concerning the above Term Loan 3I, which is conducted with a floating interest rate.

	Agreement concerning Term Loan 3I
Lender	Resona Bank, Limited
Notional principal amount	2,160 million yen
Interest rate, etc.	Fixed interest rate payable: 2.830% (Note) Floating interest rate receivable: Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.53%
Commencement date	May 22, 2026
Termination date	May 24, 2030
Payment date	The interest payment dates shall be the last day of May 2026, and for subsequent payments, the last day of every month thereafter (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.

Note: Due to the conclusion of the interest rate swap agreement, interest rates on Term Loan 3I are substantially fixed.

2. Overview of the Investment Corporation

(1) Status of investment in capital

Fiscal period	37th period	38th period	39th period	40th period	41st period
Closing month/year	As of April 30, 2024	As of October 31, 2024	As of April 30, 2025	As of October 31, 2025	As of April 30, 2026
Total number of authorized investment units	2,000,000 units	2,000,000 units	2,000,000 units	2,000,000 units	2,000,000 units
Total number of investment units issued and outstanding	282,477 units	282,477 units	272,415 units	272,415 units	272,415 units
Unitholders' capital (net) (Note)	47,536 million yen	47,443 million yen	45,600 million yen	45,494 million yen	45,387 million yen
Number of unitholders	11,786 individuals	12,340 individuals	12,330 individuals	12,117 individuals	11,681 individuals

(Note) Unitholders' capital (net) is the amount obtained by subtracting deduction from unitholders' capital from unitholders' capital.

(2) Major unitholders

The following table shows the ten largest unitholders according to the percentage of their owned investment units to the total number of investment units outstanding as of April 30, 2026.

Name	Number of investment units owned (units)	Number of investment units owned expressed as a percentage of total number of investment units issued and outstanding (%) (Note)
Custody Bank of Japan, Ltd. (trust account)	60,629	22.25
Starts Corporation, Inc.	38,017	13.95
The Master Trust Bank of Japan, Ltd. (trust account)	29,398	10.79
The Nomura Trust and Banking Co., Ltd. (investment trust account)	12,071	4.43
K. K. Toyosu	8,826	3.23
Kinkisangyo Shinkumi Bank	4,604	1.69
STATE STREET BANK AND TRUST COMPANY 505001	3,736	1.37
JP MORGAN CHASE BANK 385781	3,333	1.22
THE CHASE MANHATTAN BANK, N. A. LONDON SPECIAL ACCOUNT NO.1	3,003	1.10
Custody Bank of Japan, Ltd. (trust account 4)	2,027	0.74
Total	165,644	60.80

(Note) Number of investment units owned expressed as a percentage of total number of investment units issued and outstanding are rounded down to the second decimal place.

(3) Matters concerning directors, etc.

The Executive Director, Supervising Directors and Independent Auditor as of April 30, 2026, are as follows.

Position	Name	Major concurrent assignments	Total remuneration for each position during the period under review (thousand yen)
Executive Director (Note 1)	Kazuya Hiraide	President, Starts Asset Management Co., Ltd. President, Starts Research Institute, Ltd.	-
Supervising Director (Note 1)	Shigeki Nomura	Partner, Okuno & Partners Director, Japan Deaf-Blind Association Councilor, National Committee of Welfare for The Blind in Japan President, Fujiwara Natural History Public Interest Incorporated Foundation	600
Supervising Director (Note 1)	Motohisa Matsushita	Certified Public Accountant, Matsushita Certified Public Accountant Office Controller, Kyoritsu Credit Corporation External Director (Audit and Supervisory Committee Member), Nissan Securities Co., Ltd.	600
Independent Auditor (Note 2) (Note 3)	Nihombashi Corporation	-	9,730

(Note 1) None of the Executive Director or Supervising Directors own investment units in SPI, either in their own name or in someone else's name. Moreover, although the Supervising Directors may be officers of corporations other than those mentioned above, they have no conflict of interest with SPI at those and the above positions.

(Note 2) The dismissal of the Independent Auditor shall be considered in accordance with the provisions of the Investment Trusts Act. The decision to not reappoint the Independent Auditor shall be studied at SPI's Board of Directors by comprehensively considering the audit quality, audit fee and other various conditions.

(Note 3) The total remuneration amount paid to Nihombashi Corporation includes the fees for auditing of SPI's English financial statements (900 thousand yen) and the fees for services for agreed-upon procedures (2,080 thousand yen), other than the services stipulated in Article 2, Paragraph 1 of the Certified Public Accountants Act (Act No. 103 of 1948, as amended).

(4) Matters concerning directors and officers liability insurance agreement

Scope of the insured	Overview of agreement
Executive Director and Supervising Directors	[Overview of insured event covered by the insurance] The directors and officers liability insurance agreement covers such losses as compensation payment and dispute costs to be borne by the insured when they receive a claim for compensation for the actions they have taken related to their duties as directors of SPI. [Burden ratio of insurance premium] SPI bears the entire amount. [Measures to ensure the appropriateness of the execution of duties] When the insured suffer damages by actions which they executed while recognizing that it may constitute criminal act or violate the laws and regulations, the loss is not subject of the protection.

(5) Asset management company, asset custodian and general administrative agents

The following are the asset management company, asset custodian and general administrative agents as of April 30, 2026.

Entrustment category	Name
Asset management company	Starts Asset Management Co., Ltd.
Asset custodian	Sumitomo Mitsui Trust Bank, Limited
General administrative agent (administration of unitholder registry)	Sumitomo Mitsui Trust Bank, Limited
General administrative agent (accounting services)	Starts Asset Management Co., Ltd.
General administrative agent (administration of institutional operations)	Starts Asset Management Co., Ltd.
General administrative agent (administration of investment corporation bonds)	Resona Bank, Limited Aozora Bank, Ltd.

3. Status of Assets under Management of the Investment Corporation

(1) Composition of assets of the investment corporation

Type of asset	Use	Area	40th period (as of October 31, 2025) Total value of owned assets (thousand yen) (Note 1)	40th period (as of October 31, 2025) Percentage of total assets (%) (Note 2)	41st period (as of April 30, 2026) Total value of owned assets (thousand yen) (Note 1)	41st period (as of April 30, 2026) Percentage of total assets (%) (Note 2)
Real estate beneficial interests in trust	Rental housing and residential facilities for the elderly	Tokyo metropolitan area major cities	71,350,986	70.1	74,084,460	71.0
		Cabinet order designated cities	21,468,750	21.1	21,369,948	20.5
		Regional area major cities	2,139,941	2.1	2,134,237	2.0
	Others	Tokyo metropolitan area major cities	1,648,813	1.6	1,630,138	1.6
Subtotal			96,608,492	95.0	99,218,784	95.1
Deposits and other assets			5,106,882	5.0	5,114,759	4.9
Total assets			101,715,374	100.0	104,333,546	100.0

(Note 1) "Total value of owned assets" indicates the amount posted on the balance sheets as of the closing of accounts (the book value after depreciation for real estate in trust), rounded down to the nearest thousand yen.
(Note 2) "Percentage of total assets" indicates the ratio of real estate beneficial interests in trust and deposits and other assets to total assets, rounded to the first dismal place.

(2) Major assets held

The following is an overview of the major assets (top ten properties on a book value basis) owned by SPI as of April 30, 2026.

Property number	Property name	Book value (thousand yen) (Note 1)	Leasable floor area (m^2) (Note 2)	Leased floor area (m^2) (Note 3)	Occupancy rate (%)	Ratio to total rent revenue (%) (Note 4)	Main use
C-90	Proceed Yamashita Koen The Tower	8,089,591	8,154.58	8,094.50	99.3	5.9	Apartment
C-75	Proceed Shin Yokohama	4,280,552	5,457.56	5,341.33	97.9	3.6	Apartment
C-82	The Parkhabio Yokohama Yamate	3,086,697	2,654.69	2,498.88	94.1	1.9	Apartment
C-89	Alpha Grande Chizakura Tower	2,903,682	4,437.47	4,381.67	98.7	2.7	Apartment
C-70	Proceed Nishi Shinjuku	2,651,936	2,461.88	2,392.67	97.2	1.8	Apartment
C-69	Proceed Nihonbashi Honcho	2,546,384	2,553.89	2,442.77	95.6	1.8	Apartment
C-41	Proceed Nishiarai	2,492,193	20,137.85	19,808.99	98.4	8.4	Apartment
G-26	Proceed Bentencho	2,212,427	4,134.70	4,134.70	100.0	1.9	Apartment
G-25	Proceed Aratamabashi	2,009,195	5,335.93	4,949.70	92.8	1.7	Apartment
G-24	Proceed Kanayama 2	1,958,089	4,218.01	4,060.87	96.3	1.8	Apartment
Total		32,230,750	59,546.56	58,106.08	97.6	31.5	-

(Note 1) For "Book value," the figures less than the specified unit are rounded down.
(Note 2) "Leasable floor area" means the total leasable floor area of each building, not including the leasable area of land (flat parking lot), and indicates the figure stated in the lease agreement and the drawings of the relevant property.
(Note 3) "Leased floor area" means the total leased floor area of each building, not including the leased area of land, and indicates the figure stated in the lease agreement.
(Note 4) "Ratio to total rent revenue" refers to the ratio of rent revenue of each property to rent revenue of the entire portfolio, and is rounded to the first decimal place. Accordingly, the sum of the figure of each item may not equal the total.

(3) Details of real estate properties in the portfolio

The following table provides details of the assets (real estate or beneficial interests in real estate trust) owned by SPI as of April 30, 2026.

Property number	Property name	Location (residential address)	Form of ownership	Leasable floor area (m^2)	Period-end appraisal value (thousand yen) (Note)	Book value (thousand yen)
C-1	Proceed Ichikawa	2-33-17 Shinden, Ichikawa, Chiba	Beneficial interests in trust	3,322.17	1,620,000	950,807
C-2	Proceed Toyocho	2-1-7 Minamisuna, Koto-ku, Tokyo	Beneficial interests in trust	1,085.56	1,020,000	553,684
C-3	Proceed Kasai	5-41-6 Nakakasai, Edogawa-ku, Tokyo	Beneficial interests in trust	1,243.80	921,000	564,505
C-4	Proceed Sangenjaya	2-41-1 Sangenjaya, Setagaya-ku, Tokyo	Beneficial interests in trust	1,019.27	692,000	588,799
C-5	Proceed Mizue	3-24-10 Minamishinozakimachi, Edogawa-ku, Tokyo	Beneficial interests in trust	2,076.68	845,000	589,711
C-6	Proceed Funabashi Miyamoto	1-22-13 Miyamoto, Funabashi, Chiba	Beneficial interests in trust	1,685.73	626,000	416,377
C-7	Proceed Minamikasai	6-2-26 Minamikasai, Edogawa-ku, Tokyo	Beneficial interests in trust	1,045.28	351,000	334,350
C-9	Proceed Gyotoku	8-2 Irifune, Ichikawa, Chiba	Beneficial interests in trust	1,218.56	367,000	328,990
C-10	Proceed Makuharihongo	6-2-15 Makuharihongo, Hanamigawa-ku, Chiba, Chiba	Beneficial interests in trust	963.00	351,000	269,538
C-11	Proceed Minamigyotoku	3-12-10 Fukuei, Ichikawa, Chiba	Beneficial interests in trust	838.95	365,000	281,274
C-14	Proceed Funabori	5-5-16 Funabori, Edogawa-ku, Tokyo	Beneficial interests in trust	479.52	262,000	226,356
C-15	Proceed Takenozuka	2-16-6 Iriya, Adachi-ku, Tokyo	Beneficial interests in trust	860.55	277,000	161,406
C-16	Proceed Sengendai 2	5-7-6 Sengendainishi, Koshigaya, Saitama	Beneficial interests in trust	695.81	123,000	84,075
C-17	Proceed Shoto	2-3-11 Shoto, Shibuya-ku, Tokyo	Beneficial interests in trust	890.22	1,190,000	866,110
C-18	Proceed Sangubashi	3-57-10 Yoyogi, Shibuya-ku, Tokyo	Beneficial interests in trust	527.88	567,000	477,006
C-19	Proceed Urayasu	1-2-1 Fujimi, Urayasu, Chiba	Beneficial interests in trust	1,786.58	477,000	434,187
C-24	Proceed Toritsudaigaku 2	1-2-3 Tairamachi, Meguro-ku, Tokyo	Beneficial interests in trust	831.74	900,000	713,174
C-25	Proceed Honjoazumabashi	4-15-13 Higashikomagata, Sumida-ku, Tokyo	Beneficial interests in trust	570.53	530,000	283,902
C-26	Proceed Meguro Aobadai	3-5-2 Aobadai, Meguro-ku, Tokyo	Beneficial interests in trust	485.15	511,000	441,856
C-27	Proceed Suginami Miyamae	1-15-12 Miyamae, Suginami-ku, Tokyo	Beneficial interests in trust	680.50	514,000	411,184
C-28	Proceed Ryogoku	1-20-4 Midori, Sumida-ku, Tokyo	Beneficial interests in trust	702.54	642,000	409,001
C-29	Proceed Mita	2-30-9 Shiba, Minato-ku, Tokyo	Beneficial interests in trust	1,500.57	1,630,000	1,393,058
C-31	Proceed Kameido	9-5-13 Kameido, Koto-ku, Tokyo	Beneficial interests in trust	853.98	362,000	352,778
C-32	Proceed Takadanobaba	3-43-18 Takadanobaba, Shinjuku-ku, Tokyo	Beneficial interests in trust	278.36	288,000	239,076
C-33	Proceed Shinkoenji	3-10-21 Horinouchi, Suginami-ku, Tokyo	Beneficial interests in trust	1,040.24	912,000	742,271
C-36	Proceed Oimachi	5-8-9 Higashioi, Shinagawa-ku, Tokyo	Beneficial interests in trust	961.88	962,000	941,792
C-37	Proceed Jujo	4-9-17 Kamijujo, Kita-ku, Tokyo	Beneficial interests in trust	1,206.90	568,000	529,920
C-41	Proceed Nishiarai	1-18-11, 12, 13 and 14, Nishiaraisakaecho, Adachi-ku, Tokyo	Beneficial interests in trust	20,137.85	6,890,000	2,492,193
C-42	Proceed Chofu	1-28-4 Fuda, Chofu, Tokyo	Beneficial interests in trust	764.48	651,000	413,885

Property number	Property name	Location (residential address)	Form of ownership	Leasable floor area (m^2)	Period-end appraisal value (thousand yen) (Note)	Book value (thousand yen)
C-43	Proceed TX Rokucho	1-16-17 Higashihokima, Adachi-ku, Tokyo	Beneficial interests in trust	518.31	196,000	170,208
C-44	Proceed Nakagawara	5-10-1 Bubaicho, Fuchu, Tokyo	Beneficial interests in trust	3,061.94	1,460,000	1,173,533
C-46	Proceed Chitosekarasuyama	2-38-30 Kamisoshigaya, Setagaya-ku, Tokyo	Beneficial interests in trust	449.96	348,000	319,067
C-47	Proceed Mitaka	3-16-3 Shimorenjaku, Mitaka, Tokyo	Beneficial interests in trust	739.48	594,000	509,244
C-48	Proceed Kashiwa Est	3-8-19 Kashiwa, Kashiwa, Chiba	Beneficial interests in trust	1,279.93	799,000	642,769
C-49	Proceed Kashiwa Nord	5-8-17 Kashiwa, Kashiwa, Chiba	Beneficial interests in trust	1,391.55	682,000	591,399
C-50	Proceed Gyotokuekimae	2-1-18 Gyotokuekimae, Ichikawa, Chiba	Beneficial interests in trust	659.68	394,000	280,943
C-51	Proceed Funabashi Honcho	6-19-18 Honcho, Funabashi, Chiba	Beneficial interests in trust	996.44	624,000	468,651
C-53	Proceed Gumyoji	1-4-12 Nakazato, Minami-ku, Yokohama, Kanagawa	Beneficial interests in trust	1,246.48	585,000	545,573
C-54	Proceed Tsurugamine	2-9-6 Tsurugamine, Asahi-ku, Yokohama, Kanagawa	Beneficial interests in trust	855.00	400,000	347,126
C-55	Proceed Sagamiotsuka	2-13-5 Sakuramori, Yamato, Kanagawa	Beneficial interests in trust	741.24	226,000	217,020
C-58	Proceed Shinozaki Tower	7-20-19 Shinozakimachi, Edogawa-ku, Tokyo	Beneficial interests in trust	5,117.49	2,380,000	1,119,179
C-59	Proceed Tobu Nerima	1-3-11 Tokumaru, Itabashi-ku, Tokyo	Beneficial interests in trust	779.84	606,000	385,367
C-60	Proceed Yukigaya	1-15-20 Minamiyukigaya, Ota-ku, Tokyo	Beneficial interests in trust	600.62	429,000	340,339
C-61	Proceed Ichikawa Minami	1-9-27 Ichikawaminami, Ichikawa, Chiba	Beneficial interests in trust	1,635.59	1,060,000	673,370
C-62	Proceed Ichikawa Myoden	2-14-15 Shioyaki, Ichikawa, Chiba	Beneficial interests in trust	945.00	680,000	498,166
C-63	Proceed Fujisawa Kugenuma	2-6-6 Kugenumaishigami, Fujisawa, Kanagawa	Beneficial interests in trust	2,005.76	942,000	724,764
C-64	Proceed Nihonbashi-horidomecho	2-4-8 Nihonbashihoridomecho, Chuo-ku, Tokyo	Beneficial interests in trust	1,904.45	2,030,000	1,470,849
C-65	Proceed TX Nagareyama Central Park	UN B139 District 3-2, 9-3 177-1 Maehirai, Nagareyama, Chiba	Beneficial interests in trust	2,976.85	1,160,000	718,676
C-66	Proceed Gyotoku 2	1-6-6 Fukuei, Ichikawa, Chiba	Beneficial interests in trust	1,626.54	1,020,000	807,795
C-67	Proceed Nishikasai	2-7-6 and 2-7-1, Seishin-cho, Edogawa-ku, Tokyo	Beneficial interests in trust	2,993.52	1,130,000	927,510
C-68	Proceed Kasai 2	7-15-7 Higashikasai, Edogawa-ku, Tokyo	Beneficial interests in trust	2,140.59	1,090,000	790,908
C-69	Proceed Nihonbashi Honcho	4-10-5 Nihonbashihoncho, Chuo-ku, Tokyo	Beneficial interests in trust	2,553.89	2,970,000	2,546,384
C-70	Proceed Nishi Shinjuku	3-7-23 Nishishinjuku, Shinjuku-ku, Tokyo	Beneficial interests in trust	2,461.88	2,900,000	2,651,936
C-71	Proceed Unoki	2-43-7 Unoki, Ota-ku, Tokyo	Beneficial interests in trust	1,260.58	1,160,000	863,963
C-72	Proceed Minamigyotoku 2	3-3-20 Fukuei, Ichikawa, Chiba	Beneficial interests in trust	2,832.74	1,320,000	981,653
C-73	Proceed CO-Z East Building	4-12 Kozunomori, Narita, Chiba	Beneficial interests in trust	6,873.33	2,300,000	1,837,485
C-74	Proceed CO-Z West Building	4-1-1 Kozunomori, Narita, Chiba	Beneficial interests in trust	3,716.05	1,190,000	1,000,810
C-75	Proceed Shin Yokohama	3-21-2 Shin Yokohama, Kohoku-ku, Yokohama, Kanagawa	Beneficial interests in trust	5,457.56	4,940,000	4,280,552
C-76	Life Support Residence Funaboriekimae	4-8-10 Funabori, Edogawa-ku, Tokyo	Beneficial interests in trust	1,408.71	447,000	228,759
C-78	Proceed K2	6-8-37 Kashiwa, Kashiwa, Chiba	Beneficial interests in trust	4,140.69	1,510,000	1,273,252

Property number	Property name	Location (residential address)	Form of ownership	Leasable floor area (m^2)	Period-end appraisal value (thousand yen) (Note)	Book value (thousand yen)
C-79	Proceed K3 Annex	1023-1 Kashiwa, Kashiwa, Chiba	Beneficial interests in trust	1,590.30	341,000	297,620
C-80	Proceed K5	6-8-38 Kashiwa, Kashiwa, Chiba	Beneficial interests in trust	788.95	299,000	282,074
C-81	Proceed Ichikawa Myoden II	2-14-20 Shioyaki, Ichikawa, Chiba	Beneficial interests in trust	1,218.00	888,000	827,011
C-82	The Parkhabio Yokohama Yamate	2-78-11 Ishikawa-cho, Naka-ku, Yokohama, Kanagawa	Beneficial interests in trust	2,654.69	3,220,000	3,086,697
C-83	Proceed Monzennakacho	1-7-8 Fukuzumi, Koto-ku, Tokyo	Beneficial interests in trust	1,515.81	1,550,000	1,231,308
C-84	Proceed Maihama	4-14-13 Fujimi, Urayasu, Chiba	Beneficial interests in trust	1,735.31	1,430,000	1,015,115
C-85	Proceed Nagareyama Otakanomori	1-2-3 Otakanomorikita, Nagareyama, Chiba	Beneficial interests in trust	1,730.96	1,270,000	1,078,955
C-86	Proceed Shinkawa	1-25-14 Shinkawa, Chuo-ku, Tokyo	Beneficial interests in trust	579.96	590,000	525,830
C-87	Proceed Kinshicho 2	5-14-11 Kotobashi, Sumida-ku, Tokyo	Beneficial interests in trust	668.54	556,000	570,788
C-88	Proceed Ishikawadai	2-24-7 Higashiyukigaya, Ota-ku, Tokyo	Beneficial interests in trust	1,105.45	950,000	830,142
C-89	Alpha Grande Chizakura Tower	25 Kandahigashimatsushitacho, Chiyoda-ku, Tokyo	Beneficial interests in trust	4,437.47	3,040,000	2,903,682
C-90	Proceed Yamashita Koen The Tower	27 Yamashitacho, Naka-ku, Yokohama, Kanagawa	Beneficial interests in trust	8,154.58	8,150,000	8,089,591
C-91	Shinozaki Twin Place	7-20-19 and 7-21-5 Shinozakimachi, Edogawa-ku, Tokyo	Beneficial interests in trust	3,997.56	1,810,000	1,630,138
C-92	Proceed Minamisunamachi	5-12-5 Minamisuna, Koto-ku, Tokyo	Beneficial interests in trust	872.95	804,000	782,309
C-93	Proceed Matsudo	19-3 Honcho, Matsudo, Chiba	Beneficial interests in trust	827.56	526,000	529,512
C-94	Proceed Shinozaki 2	7-21-13 Shinozakimachi, Edogawa-ku, Tokyo	Beneficial interests in trust	2,134.07	1,250,000	1,175,187
C-95	Proceed Shin-Matsudo	4-29-2 Shinmatsudo, Matsudo, Chiba	Beneficial interests in trust	1,514.93	1,000,000	1,016,096
C-96	Proceed Sakurazaka	25-10 Denenchofuhoncho, Ota-ku, Tokyo	Beneficial interests in trust	746.15	911,000	919,470
C-97	Proceed Kasai 3	5-22-17 Nakakasai, Edogawa-ku, Tokyo	Beneficial interests in trust	877.64	982,000	1,054,595
C-98	Proceed Fuchumiyanishi	4-16-16 Miyanishicho, Fuchu, Tokyo	Beneficial interests in trust	1,193.83	1,020,000	1,011,624
C-99	Proceed Koenjiminami	5-2-9 Koenjiminami, Suginami-ku, Tokyo	Beneficial interests in trust	337.05	276,000	265,370
C-100	Proceed Kashiwa Trois	3-9-3 Kashiwa, Kashiwa, Chiba	Beneficial interests in trust	1,149.95	713,000	712,927
G-8	Proceed Taikodori	4-31 Taikotori, Nakamura-ku, Nagoya, Aichi	Beneficial interests in trust	1,101.56	520,000	307,373
G-11	Proceed Honamicho	3-55 Honamicho, Chikusa-ku, Nagoya, Aichi	Beneficial interests in trust	620.22	263,000	230,044
G-13	Proceed Shinsakae	1-28-21 Shinsakae, Naka-ku, Nagoya, Aichi	Beneficial interests in trust	1,958.44	927,000	576,905
G-14	Proceed Chiyoda	2-10-16 Chiyoda, Naka-ku, Nagoya, Aichi	Beneficial interests in trust	922.40	363,000	231,207
G-15	Proceed Fukuoka Takamiya	1-7-15 Noma, Minami-ku, Fukuoka, Fukuoka	Beneficial interests in trust	1,312.29	546,000	388,999
G-17	Proceed Kanayama	3-11-9 Kanayama, Naka-ku, Nagoya, Aichi	Beneficial interests in trust	2,733.58	1,580,000	853,963
G-18	Proceed Fukiage	2-22-1 Kurumadacho, Showa-ku, Nagoya, Aichi	Beneficial interests in trust	1,204.65	654,000	400,248
G-19	Proceed Toyota	3-51 Shinmeicho, Toyota, Aichi	Beneficial interests in trust	752.04	338,000	177,334
G-21	Proceed Nishitenma	3-7-3 Nishitenma, Kita-ku, Osaka, Osaka	Beneficial interests in trust	1,775.89	1,240,000	817,254

Property number	Property name	Location (residential address)	Form of ownership	Leasable floor area (m^2)	Period-end appraisal value (thousand yen) (Note)	Book value (thousand yen)
G-22	Proceed Kobemotomachi	3-5-2 Sakaemachidori, Chuo-ku, Kobe, Hyogo	Beneficial interests in trust	1,590.64	1,100,000	799,595
G-23	Proceed Taisho	3-14-8 Hirao, Taisho-ku, Osaka, Osaka	Beneficial interests in trust	482.72	179,000	143,249
G-24	Proceed Kanayama 2	2-1-22 Kanayama, Naka-ku, Nagoya, Aichi	Beneficial interests in trust	4,218.01	2,510,000	1,958,089
G-25	Proceed Aratamabashi	8-17-2 Mizuhodori, Mizuho-ku, Nagoya, Aichi	Beneficial interests in trust	5,335.93	2,250,000	2,009,195
G-26	Proceed Bentencho	2-5-12 Ichioka Motomachi, Minato-ku, Osaka, Osaka	Beneficial interests in trust	4,134.70	2,490,000	2,212,427
G-27	Proceed Nagaikoendori	2-9-19 Minamisumiyoshi, Sumiyoshi-ku, Osaka, Osaka	Beneficial interests in trust	2,170.80	1,090,000	1,069,355
G-31	Proceed Mizuho	2-43 Mizuhodori, Mizuho-ku, Nagoya, Aichi	Beneficial interests in trust	1,126.40	541,000	526,218
G-32	Proceed Osu	1-29-32 Osu, Naka-ku, Nagoya, Aichi	Beneficial interests in trust	1,851.30	955,000	735,601
G-33	Proceed Sendai Kozurushinden	3-13-3 Shinden Higashi, Miyagino-ku, Sendai, Miyagi	Beneficial interests in trust	1,913.28	811,000	719,032
G-34	Proceed Sendai Kamisugi	2-4-30 Kamisugi, Aoba-ku, Sendai, Miyagi	Beneficial interests in trust	3,409.93	1,890,000	1,413,294
G-35	Proceed Kanayama 3	2-4-26 Masaki, Naka-ku, Nagoya, Aichi	Beneficial interests in trust	1,799.52	955,000	729,013
G-36	Proceed Tsurigane	2-1-5 Tsuriganecho, Chuo-ku, Osaka, Osaka	Beneficial interests in trust	1,072.24	919,000	851,411
G-37	Proceed Fukaebashi	2-1-2 Fukaekita, Higashinari-ku, Osaka, Osaka	Beneficial interests in trust	1,609.14	1,360,000	1,377,558
G-38	Proceed Nishioji	54 Shichijo Goshonouchi Nakamachi, Shimogyo-ku, Kyoto, Kyoto	Beneficial interests in trust	1,460.96	859,000	801,445
G-39	Proceed Shin-Anjo	1-22-14 Imaikecho, Anjo, Aichi	Beneficial interests in trust	1,824.95	792,000	831,259
G-40	Proceed Nissekidori	1-26-1 Ogusu, Minami-ku, Fukuoka, Fukuoka	Beneficial interests in trust	1,742.20	1,250,000	1,209,868
R-2	Proceed Mito	3-4-14 Omachi, Mito, Ibaraki	Beneficial interests in trust	1,223.83	496,000	271,351
R-3	Proceed Mito 2	3-2-31 Omachi, Mito, Ibaraki	Beneficial interests in trust	1,381.34	525,000	307,138
R-4	Proceed Tsukuba Gakuentoshi	3-9-4 Ninomiya, Tsukuba, Ibaraki	Beneficial interests in trust	2,659.71	925,000	767,533
R-5	Proceed Mito 3	3-1-41 Minamimachi, Mito, Ibaraki	Beneficial interests in trust	2,258.88	911,000	788,214
Total				210,605.23	123,801,000	99,218,784

(Note) "Period-end appraisal value" refers to the appraisal value or survey value by real estate appraisers (by appraisal or survey benchmarked to the price by the income approach with April 30, 2026, as the appraisal or survey date), based on the Articles of Incorporation of SPI and the Cabinet Office Order on "Regulations on calculations of investment corporations."

The following table provides changes in rent business results for each of the investment properties of SPI.

Property number	Property name	40th period (as of October 31, 2025)				41st period (as of April 30, 2026)			
		Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)	Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)
C-1	Proceed Ichikawa	49	98.2	46,877	1.3	48	96.2	47,816	1.3
C-2	Proceed Toyocho	45	100.0	23,573	0.7	44	98.0	26,735	0.7
C-3	Proceed Kasai	54	94.8	25,553	0.7	57	100.0	29,759	0.8

Property number	Property name	40th period (as of October 31, 2025)				41st period (as of April 30, 2026)			
		Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)	Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)
C-4	Proceed Sangenjaya	9	100.0	21,252	0.6	9	100.0	21,289	0.6
C-5	Proceed Mizue	28	100.0	27,834	0.8	28	100.0	28,327	0.8
C-6	Proceed Funabashi Miyamoto	33	100.0	23,935	0.7	33	100.0	23,991	0.7
C-7	Proceed Minamikasai	16	100.0	13,701	0.4	16	100.0	13,593	0.4
C-9	Proceed Gyotoku	20	100.0	13,057	0.4	19	95.0	14,684	0.4
C-10	Proceed Makuharihongo	29	85.2	12,287	0.3	33	97.0	12,588	0.3
C-11	Proceed Minamigyotoku	25	95.2	12,874	0.4	24	92.7	13,199	0.4
C-12	Proceed Makuharihongo 2 (Note 3)	-	-	5,484	0.2	-	-	-	-
C-14	Proceed Funabori	24	100.0	9,536	0.3	24	100.0	9,513	0.3
C-15	Proceed Takenozuka	13	86.7	8,679	0.2	15	100.0	8,827	0.2
C-16	Proceed Sengendai 2	10	82.2	5,510	0.2	12	100.0	5,058	0.1
C-17	Proceed Shoto	38	95.4	29,703	0.8	38	95.5	30,630	0.8
C-18	Proceed Sangubashi	26	100.0	15,489	0.4	25	96.3	15,801	0.4
C-19	Proceed Urayasu	21	100.0	19,242	0.5	20	94.8	19,597	0.5
C-24	Proceed Toritsudaigaku 2	36	100.0	21,519	0.6	36	100.0	21,519	0.6
C-25	Proceed Honjoazumabashi	19	100.0	12,667	0.4	19	100.0	13,267	0.4
C-26	Proceed Meguro Aobadai	24	100.0	13,760	0.4	24	100.0	14,565	0.4
C-27	Proceed Suginami Miyamae	29	100.0	13,788	0.4	29	100.0	13,804	0.4
C-28	Proceed Ryogoku	27	100.0	14,807	0.4	27	100.0	14,790	0.4
C-29	Proceed Mita	72	100.0	40,937	1.1	72	100.0	40,937	1.1
C-31	Proceed Kameido	23	100.0	10,962	0.3	23	100.0	10,978	0.3
C-32	Proceed Takadanobaba	17	100.0	7,620	0.2	17	100.0	7,620	0.2
C-33	Proceed Shinkoenji	57	100.0	24,148	0.7	57	100.0	24,132	0.7
C-36	Proceed Oimachi	59	100.0	25,170	0.7	59	100.0	25,170	0.7
C-37	Proceed Jujo	30	100.0	16,423	0.5	29	96.7	19,196	0.5
C-41	Proceed Nishiarai	293	99.7	305,310	8.5	289	98.4	307,301	8.4
C-42	Proceed Chofu	24	93.1	16,678	0.5	26	100.0	17,676	0.5
C-43	Proceed TX Rokucho	20	100.0	7,178	0.2	20	100.0	7,214	0.2
C-44	Proceed Nakagawara	49	93.2	43,917	1.2	52	98.2	44,352	1.2
C-46	Proceed Chitosekarasuyama	26	92.9	10,234	0.3	27	96.4	10,822	0.3
C-47	Proceed Mitaka	47	100.0	16,139	0.4	47	100.0	16,152	0.4
C-48	Proceed Kashiwa Est	41	93.3	22,975	0.6	42	95.2	23,564	0.6

Property number	Property name	40th period (as of October 31, 2025)				41st period (as of April 30, 2026)			
		Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)	Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)
C-49	Proceed Kashiwa Nord	44	93.9	20,846	0.6	47	100.0	22,842	0.6
C-50	Proceed Gyotokuekimae	23	95.8	11,921	0.3	24	100.0	12,493	0.3
C-51	Proceed Funabashi Honcho	39	97.5	19,921	0.6	39	97.5	20,365	0.6
C-53	Proceed Gumyoji	71	92.4	21,782	0.6	75	97.5	23,152	0.6
C-54	Proceed Tsurugamine	47	94.0	14,999	0.4	50	100.0	14,824	0.4
C-55	Proceed Sagamiotsuka	29	100.0	9,311	0.3	29	100.0	9,534	0.3
C-58	Proceed Shinozaki Tower	87	99.0	94,110	2.6	88	100.0	93,599	2.6
C-59	Proceed Tobu Nerima	34	97.3	18,796	0.5	33	94.7	18,971	0.5
C-60	Proceed Yukigaya	34	97.1	14,245	0.4	34	97.1	14,417	0.4
C-61	Proceed Ichikawa Minami	65	98.2	33,070	0.9	66	100.0	33,512	0.9
C-62	Proceed Ichikawa Myoden	43	95.6	19,373	0.5	44	97.8	20,277	0.6
C-63	Proceed Fujisawa Kugenuma	23	90.9	33,269	0.9	23	93.9	33,150	0.9
C-64	Proceed Nihonbashi-horidomecho	35	95.2	45,297	1.3	36	96.9	45,275	1.2
C-65	Proceed TX Nagareyama Central Park	71	98.2	45,195	1.3	72	98.4	44,946	1.2
C-66	Proceed Gyotoku 2	58	98.6	31,063	0.9	59	100.0	29,553	0.8
C-67	Proceed Nishikasai	59	94.2	41,737	1.2	61	96.7	42,216	1.2
C-68	Proceed Kasai 2	28	97.5	32,291	0.9	29	100.0	32,290	0.9
C-69	Proceed Nihonbashi Honcho	81	97.5	63,945	1.8	81	95.6	65,875	1.8
C-70	Proceed Nishi Shinjuku	61	91.8	65,382	1.8	64	97.2	67,158	1.8
C-71	Proceed Unoki	29	100.0	29,365	0.8	26	90.4	30,083	0.8
C-72	Proceed Minamigyotoku 2	36	100.0	40,373	1.1	35	97.3	39,942	1.1
C-73	Proceed CO-Z East Building	112	100.0	81,681	2.3	108	96.8	80,889	2.2
C-74	Proceed CO-Z West Building	69	97.0	42,308	1.2	70	98.5	44,269	1.2
C-75	Proceed Shin Yokohama	222	98.0	129,716	3.6	221	97.9	130,645	3.6
C-76	Life Support Residence Funaboriekimae	2	100.0	11,774	0.3	2	100.0	11,774	0.3
C-78	Proceed K2	55	93.1	49,137	1.4	59	98.7	50,885	1.4
C-79	Proceed K3 Annex	23	95.9	13,321	0.4	23	95.7	13,598	0.4
C-80	Proceed K5	16	94.4	10,393	0.3	17	100.0	10,258	0.3
C-81	Proceed Ichikawa Myoden II	58	100.0	31,015	0.9	0	0.0	22,330	0.6
C-82	The Parkhabio Yokohama Yamate	74	96.9	68,433	1.9	72	94.1	70,248	1.9
C-83	Proceed Monzennakacho	44	91.4	37,538	1.0	45	94.0	38,962	1.1

Property number	Property name	40th period (as of October 31, 2025)				41st period (as of April 30, 2026)			
		Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)	Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)
C-84	Proceed Maihama	66	100.0	36,666	1.0	62	94.1	37,965	1.0
C-85	Proceed Nagareyama Otakanomori	49	98.4	35,558	1.0	50	100.0	36,833	1.0
C-86	Proceed Shinkawa	17	95.7	14,703	0.4	18	100.0	14,845	0.4
C-87	Proceed Kinshicho 2	19	100.0	13,456	0.4	19	100.0	14,504	0.4
C-88	Proceed Ishikawadai	25	100.0	25,211	0.7	24	95.4	27,303	0.7
C-89	Alpha Grande Chizakura Tower	68	100.0	97,391	2.7	67	98.7	97,367	2.7
C-90	Proceed Yamashita Koen The Tower	146	99.6	210,593	5.8	145	99.3	215,387	5.9
C-91	Shinozaki Twin Place	4	100.0	86,347	2.4	4	100.0	85,860	2.3
C-92	Proceed Minamisunamachi	34	100.0	20,760	0.6	33	97.1	22,721	0.6
C-93	Proceed Matsudo	29	100.0	15,436	0.4	27	93.7	16,124	0.4
C-94	Proceed Shinozaki 2	35	100.0	34,832	1.0	31	86.8	34,500	0.9
C-95	Proceed Shin-Matsudo	49	94.0	29,944	0.8	51	97.8	29,501	0.8
C-96	Proceed Sakurazaka	26	100.0	18,736	0.5	26	100.0	19,477	0.5
C-97	Proceed Kasai 3	-	-	-	-	29	100.0	3,743	0.1
C-98	Proceed Fuchumiyanishi	-	-	-	-	24	99.7	4,811	0.1
C-99	Proceed Koenjiminami	-	-	-	-	19	95.0	289	0.0
C-100	Proceed Kashiwa Trois	-	-	-	-	37	97.6	870	0.0
G-8	Proceed Taikodori	40	91.2	16,472	0.5	41	93.4	16,801	0.5
G-11	Proceed Honamicho	10	100.0	6,986	0.2	9	87.3	8,370	0.2
G-13	Proceed Shinsakae	73	94.8	32,786	0.9	73	94.5	32,078	0.9
G-14	Proceed Chiyoda	30	100.0	13,309	0.4	29	96.8	13,503	0.4
G-15	Proceed Fukuoka Takamiya	45	98.1	18,956	0.5	46	100.0	19,226	0.5
G-17	Proceed Kanayama	90	95.7	45,516	1.3	89	94.8	46,165	1.3
G-18	Proceed Fukiage	44	91.6	18,784	0.5	47	98.0	19,568	0.5
G-19	Proceed Toyota	26	96.7	13,205	0.4	26	96.7	13,322	0.4
G-21	Proceed Nishitenma	55	98.5	33,744	0.9	56	100.0	34,965	1.0
G-22	Proceed Kobemotomachi	54	89.1	30,033	0.8	58	95.3	30,398	0.8
G-23	Proceed Taisho	1	100.0	6,000	0.2	1	100.0	6,000	0.2
G-24	Proceed Kanayama 2	68	93.9	65,623	1.8	69	96.3	66,456	1.8
G-25	Proceed Aratamabashi	64	85.0	63,677	1.8	69	92.8	61,533	1.7
G-26	Proceed Bentencho	124	98.6	69,272	1.9	126	100.0	69,725	1.9
G-27	Proceed Nagaikoendori	79	97.6	33,989	0.9	81	100.0	34,683	0.9
G-31	Proceed Mizuho	39	97.3	17,452	0.5	38	94.8	17,221	0.5

Property number	Property name	40th period (as of October 31, 2025)				41st period (as of April 30, 2026)			
		Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)	Number of leased units at period-end (units) (Note 1)	Occupancy rate at period-end (%)	Rent revenue throughout period (thousand yen)	Ratio to total rent revenue (%) (Note 2)
G-32	Proceed Osu	61	92.4	27,700	0.8	62	93.9	27,979	0.8
G-33	Proceed Sendai Kozurushinden	60	95.9	24,349	0.7	59	93.6	25,816	0.7
G-34	Proceed Sendai Kamisugi	94	87.0	54,289	1.5	101	93.1	56,363	1.5
G-35	Proceed Kanayama 3	57	95.5	28,857	0.8	55	91.7	29,291	0.8
G-36	Proceed Tsurigane	25	96.2	20,306	0.6	26	100.0	20,710	0.6
G-37	Proceed Fukaebashi	60	95.5	33,044	0.9	61	97.0	33,597	0.9
G-38	Proceed Nishioji	35	97.3	20,788	0.6	36	100.0	21,085	0.6
G-39	Proceed Shin-Anjo	47	100.0	25,230	0.7	46	98.5	25,888	0.7
G-40	Proceed Nissekidori	60	98.4	31,477	0.9	61	100.0	31,997	0.9
R-2	Proceed Mito	34	94.4	16,118	0.4	35	97.2	16,675	0.5
R-3	Proceed Mito 2	36	100.0	18,262	0.5	35	97.1	17,493	0.5
R-4	Proceed Tsukuba Gakuentoshi	32	94.7	28,880	0.8	32	93.5	28,718	0.8
R-5	Proceed Mito 3	58	96.6	31,748	0.9	60	100.0	31,384	0.9
Total		5,073	96.9	3,606,960	100.0	5,165	96.9	3,661,957	100.0

(Note 1) "Number of leased units" indicates the number of end tenants (tenants under ongoing sublease agreement with master lease companies) of each property. For properties under fixed-rent-type master lease agreement, all units are deemed to be occupied.
(Note 2) "Ratio to total rent revenue" refers to the ratio of rent revenue of each property to rent revenue of the entire portfolio, and is rounded to the first decimal place.
(Note 3) SPI disposed of (C-12) Proceed Makuharihongo 2 on August 1, 2025.

(4) Contract amount and fair value of specified transactions

The following table provides the contract amount of SPI's specified transactions and the status of its fair value as of April 30, 2026.

[Unit: thousand yen]

Category	Type	Contract amount etc. (Note 1)		Fair value
			Of which, exceeding 1 year	
Off-market transaction	Interest rate swap transactions Receivable floating; Payable fixed	35,956,000	28,936,000	(Note 2)

(Note 1) The contract amount, etc. of the interest rate swap transactions is based on the notional principal amount.
(Note 2) The fair value is omitted for the transactions that meet the requirements for special accounting pursuant to the Accounting Standard for Financial Instruments.

(5) Status of other assets

Beneficial interests in real estate trust are listed on the aforementioned "(3) Details of real estate properties in the portfolio." As of April 30, 2026, there is no incorporation of major specified assets as principal investment targets by SPI, other than assets in the aforementioned section.

4. Capital Expenditures of Real Estate Held

(1) Schedule of capital expenditures

The following table provides amounts of major capital expenditures that accompany renovation work currently planned for assets that have been acquired as of the date of this document. The planned construction costs include portions that are separately accounted under expenses.

Property name (Location)	Purpose	Schedule period	Planned construction cost (thousand yen) (Note)		
			Total amount	Payment in the 41st fiscal period	Total amount already paid
Proceed Mizue (Edogawa-ku, Tokyo)	Upgrading of mechanical parking lot	From Oct. 2026 to Nov. 2026	37,400	-	-
Proceed Shinozaki Tower (Edogawa-ku, Tokyo)	Upgrading of multi-level parking lot	From Jul. 2026 to Aug. 2026	26,556	-	-
Proceed Ichikawa Myoden II (Ichikawa, Chiba)	Replacement of in-unit facilities and equipment	From Apr. 2026 to May 2026	13,207	-	-

(Note) Figures are rounded down to the nearest thousand yen.

(2) Capital expenditures during period

The following table provides the overview of major capital expenditures SPI conducted at its already-acquired assets in the 41st fiscal period. Capital expenditures during the fiscal period totaled 278,828 thousand yen. Combined with repair expenses of 137,370 thousand yen that were classified as expenses for the fiscal period, SPI implemented 416,199 thousand yen worth of construction works in the fiscal period.

Property name (Location)	Purpose	Period	Total expenditures (thousand yen) (Note)
Proceed Gyotoku 2 (Ichikawa, Chiba)	Upgrading of mechanical parking lot	From Jul. 2025 to Apr. 2026	24,830
Proceed Kanayama (Naka-ku, Nagoya, Aichi)	Upgrading of mechanical parking lot	From Nov. 2025 to Dec. 2025	23,121
Proceed Gyotokuekimae (Ichikawa, Chiba)	Refreshment of exterior finishes	From Nov. 2025 to Mar. 2026	22,854
Proceed Honamicho (Chikusa-ku, Nagoya, Aichi)	Refreshment of exterior finishes	From Nov. 2025 to Mar. 2026	15,620
Proceed Tsukuba Gakuentoshi (Tsukuba, Ibaraki)	Upgrading of mechanical parking lot	From Feb. 2026 to Feb. 2026	14,553
Other constructions			177,848
Total			278,828

(Note) Figures are rounded down to the nearest thousand yen.

(3) Cash reserves for long-term repair and maintenance plans

Based on the long-term repair and maintenance plans prepared for each property, SPI sets aside repair reserves from the cash flows during the fiscal period, as shown below, in order to fund large-scale repairs, etc.

[Unit: thousand yen]

Fiscal period	37th period	38th period	39th period	40th period	41st period
Operation period	From Nov. 1, 2023, to Apr. 30, 2024	From May 1, 2024, to Oct. 31, 2024	From Nov. 1, 2024, to Apr. 30, 2025	From May 1, 2025, to Oct. 31, 2025	From Nov. 1, 2025, to Apr. 30, 2026
Balance of reserves at beginning of period	950,000	1,000,000	1,050,000	1,100,000	1,150,000
Reserves during the period	50,000	50,000	50,000	50,000	50,000
Reversal of reserves during the period	-	-	-	-	-
Amount carried forward to the next period	1,000,000	1,050,000	1,100,000	1,150,000	1,200,000

(Note) Figures are rounded down to the nearest thousand yen.

5. Status of Expenses and Liabilities

(1) Details of expenses related to asset management

[Unit: thousand yen]

Item	40th period	41st period
	From May 1, 2025, to Oct. 31, 2025	From Nov. 1, 2025, to Apr. 30, 2026
(a) Asset management fees	329,408	340,089
(b) Asset custody fees	8,757	8,771
(c) Administrative service fees	20,532	20,430
(d) Directors' compensations	1,200	1,200
(e) Other operating expenses	130,766	130,082
Total	490,665	500,574

(Note) The asset management fee for the 40th fiscal period includes 8,500 thousand yen for asset management related to property acquisition, capitalized in the acquisition costs of respective properties, and 3,905 thousand yen for asset management related to property disposition. The asset management fee for the 41st fiscal period includes 28,540 thousand yen for asset management related to property acquisition, capitalized in the acquisition costs of respective properties.

(2) Debt financing status

The status of loans from respective financial institutions as of April 30, 2026, is as follows.

Classification	Lender	Drawdown date	Balance at beginning of 41st FP (thousand yen)	Balance at end of 41st FP (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks
Long-Term Loans (Note 3)	Resona Bank, Limited	Nov. 25, 2019	449,000	-	0.87000 (Note 2)	Nov. 25, 2025	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		278,000	-					
	Mizuho Bank, Ltd.		189,000	-					
	Sumitomo Mitsui Banking Corporation		189,000	-					
	The Chiba Bank, Ltd.		163,000	-					
	The Musashino Bank, Ltd.		163,000	-					
	Sumitomo Mitsui Trust Bank, Limited		69,000	-					
	Resona Bank, Limited	May 22, 2020	1,095,000	1,095,000	0.92000 (Note 2)	May 22, 2026	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		1,060,000	1,060,000					
	Mizuho Bank, Ltd.		917,000	917,000					
	The Musashino Bank, Ltd.		480,000	480,000					
	The Chiba Bank, Ltd.		470,000	470,000					
	The Kagawa Bank, Ltd.		152,000	152,000					
	Sumitomo Mitsui Trust Bank, Limited		146,000	146,000					
	Aozora Bank, Ltd.	Nov. 24, 2020	790,000	790,000	0.90000 (Note 2)	Nov. 24, 2026	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Resona Bank, Limited		590,000	590,000					
	The Chiba Bank, Ltd.		286,000	286,000					
	The Musashino Bank, Ltd.		286,000	286,000					
	Mizuho Bank, Ltd.		248,000	248,000					
	The Kagawa Bank, Ltd.		244,000	244,000					
	Sumitomo Mitsui Banking Corporation		181,000	181,000					
	Sumitomo Mitsui Trust Bank, Limited		75,000	75,000					
	Resona Bank, Limited	Nov. 24, 2021	660,000	660,000	0.85000 (Note 2)	May 24, 2027	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		640,000	640,000					
	Mizuho Bank, Ltd.		550,000	550,000					
	The Chiba Bank, Ltd.		290,000	290,000					
	The Musashino Bank, Ltd.		280,000	280,000					
	The 77 Bank, Ltd.		200,000	200,000					
	The Kagawa Bank, Ltd.		100,000	100,000					
	Sumitomo Mitsui Trust Bank, Limited		100,000	100,000					
	Resona Bank, Limited	May 24, 2022	828,500	828,500	1.06800 (Note 2)	May 24, 2028	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		585,000	585,000					
	Sumitomo Mitsui Banking Corporation		408,500	408,500					
	The Chiba Bank, Ltd.		387,500	387,500					
	The Musashino Bank, Ltd.		387,500	387,500					
	Mizuho Bank, Ltd.		158,500	158,500					
	Sumitomo Mitsui Trust Bank, Limited		56,500	56,500					
	Mizuho Trust & Banking Co., Ltd.		50,000	50,000					
	The Kagawa Bank, Ltd.		11,500	11,500					
	Mizuho Bank, Ltd.	May 24, 2022	600,000	600,000	1.01600 (Note 2)	Nov. 24, 2027	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation		600,000	600,000					
	Resona Bank, Limited		350,000	350,000					
	Aozora Bank, Ltd.		300,000	300,000					
	The Bank of Kyoto, Ltd.		200,000	200,000					
	The 77 Bank, Ltd.		200,000	200,000					
	The Joyo Bank, Ltd.		200,000	200,000					
	Sumitomo Mitsui Trust Bank, Limited		150,000	150,000					
	Mizuho Trust & Banking Co., Ltd.		100,000	100,000					
	The Kagawa Bank, Ltd.		100,000	100,000					
	Higashi-Nippon Bank, Ltd.		100,000	100,000					
	The Bank of Yokohama, Ltd.	Nov. 1, 2022	3,000,000	3,000,000	1.16000 (Note 2)	Nov. 24, 2028	Lump-sum repayment on repayment date	Funds for acquisition of AUM	Unsecured Unguaranteed
	Resona Bank, Limited		1,200,000	1,200,000					
	Resona Bank, Limited	Nov. 1, 2022	700,000	700,000	1.47848	Nov. 24, 2026	Lump-sum repayment on repayment date	Funds for acquisition of AUM	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		600,000	600,000					
	Sumitomo Mitsui Banking Corporation		600,000	600,000					
	Aozora Bank, Ltd.		500,000	500,000					
	The Chiba Bank, Ltd.		400,000	400,000					
	The 77 Bank, Ltd.		100,000	100,000					
	The Joyo Bank, Ltd.		100,000	100,000					
	Mizuho Bank, Ltd.	Nov. 24, 2022	1,090,000	1,090,000	1.62848	May 24, 2029	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	The Musashino Bank, Ltd.		500,000	500,000					
	The Chiba Bank, Ltd.		500,000	500,000					
	Sumitomo Mitsui Banking Corporation		500,000	500,000					
	The Nishi-Nippon City Bank, Ltd.		500,000	500,000					
	Resona Bank, Limited		285,000	285,000					
	Higashi-Nippon Bank, Ltd.		250,000	250,000					
	Aozora Bank, Ltd.		215,000	215,000					
	Asahi Shinkin Bank		150,000	150,000					
	The Bank of Kyoto, Ltd.		100,000	100,000					
	Mizuho Trust & Banking Co., Ltd.		100,000	100,000					
	Resona Bank, Limited	May 24, 2023	978,500	978,500	1.22000 (Note 2)	Nov. 22, 2029	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		820,000	820,000					
	The Musashino Bank, Ltd.		430,000	430,000					
	The Chiba Bank, Ltd.		425,000	425,000					
	Mizuho Bank, Ltd.		420,000	420,000					
	Sumitomo Mitsui Banking Corporation		280,000	280,000					
	Sumitomo Mitsui Trust Bank, Limited		129,000	129,000					
	Mizuho Trust & Banking Co., Ltd.		50,000	50,000					

Classification	Lender	Drawdown date	Balance at beginning of 41st FP (thousand yen)	Balance at end of 41st FP (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks
Long-Term Loans (Note 3)	The Bank of Yokohama, Ltd.	Nov. 24, 2023	1,000,000	1,000,000	1.49000 (Note 2)	May 24, 2030	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Resona Bank, Limited		519,000	519,000					
	Mizuho Bank, Ltd.		479,000	479,000					
	Sumitomo Mitsui Banking Corporation		479,000	479,000					
	The Musashino Bank, Ltd.		415,000	415,000					
	The Chiba Bank, Ltd.		415,000	415,000					
	Aozora Bank, Ltd.		321,000	321,000					
	The Hachijuni Bank, Ltd.		201,000	201,000					
	Sumitomo Mitsui Trust Bank, Limited		171,000	171,000					
	Resona Bank, Limited	May 24, 2024	477,000	477,000	1.57700 (Note 2)	Nov. 22, 2030	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		450,000	450,000					
	The Bank of Kyoto, Ltd.		400,000	400,000					
	Mizuho Bank, Ltd.		299,000	299,000					
	Sumitomo Mitsui Banking Corporation		299,000	299,000					
	The Chiba Bank, Ltd.		259,000	259,000					
	The Musashino Bank, Ltd.		259,000	259,000					
	Asahi Shinkin Bank		250,000	250,000					
	Sumitomo Mitsui Trust Bank, Limited		107,000	107,000					
	The Kagawa Bank, Ltd.		100,000	100,000					
	Resona Bank, Limited	May 24, 2024	548,000	548,000	1.12900 (Note 2)	May 24, 2027	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		530,500	530,500					
	Mizuho Bank, Ltd.		459,000	459,000					
	The Musashino Bank, Ltd.		240,000	240,000					
	The Chiba Bank, Ltd.		235,000	235,000					
	The Kagawa Bank, Ltd.		76,000	76,000					
	Sumitomo Mitsui Trust Bank, Limited		72,500	72,500					
	Aozora Bank, Ltd.	Nov. 22, 2024	917,000	917,000	1.62848	May 23, 2031	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Resona Bank, Limited		678,000	678,000					
	The Chiba Bank, Ltd.		322,000	322,000					
	The Musashino Bank, Ltd.		322,000	322,000					
	Mizuho Bank, Ltd.		300,000	300,000					
	The Kagawa Bank, Ltd.		274,000	274,000					
	Sumitomo Mitsui Banking Corporation		203,000	203,000					
	Sumitomo Mitsui Trust Bank, Limited		84,000	84,000					
	Aozora Bank, Ltd.	May 23, 2025	831,000	831,000	2.12400 (Note 2)	Nov. 21, 2031	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Resona Bank, Limited		635,000	635,000					
	The Chiba Bank, Ltd.		356,000	356,000					
	The Musashino Bank, Ltd.		356,000	356,000					
	The Kagawa Bank, Ltd.		303,000	303,000					
	Mizuho Bank, Ltd.		250,000	250,000					
	Sumitomo Mitsui Banking Corporation		225,000	225,000					
	Sumitomo Mitsui Trust Bank, Limited		93,000	93,000					
	Resona Bank, Limited	Nov. 25, 2025	-	149,500	2.44800 (Note 2)	May 25, 2032	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed
	Aozora Bank, Ltd.		-	92,500					
	Mizuho Bank, Ltd.		-	63,000					
	Sumitomo Mitsui Banking Corporation		-	63,000					
	The Chiba Bank, Ltd.		-	54,500					
	The Musashino Bank, Ltd.		-	54,500					
	Sumitomo Mitsui Trust Bank, Limited		-	23,000					
	Resona Bank, Limited	Mar. 31, 2026	-	1,283,000	1.48404	May 24, 2029	Lump-sum repayment on repayment date	Funds for acquisition of AUM	Unsecured Unguaranteed
	Aozora Bank, Ltd.		-	594,000					
	Sumitomo Mitsui Banking Corporation		-	300,000					
	Mizuho Bank, Ltd.		-	272,000					
	The Chiba Bank, Ltd.		-	251,000					
	Subtotal		47,246,000	48,946,000					
Total			47,246,000	48,946,000					

(Note 1) The average interest rate is a weighted-average figure during the fiscal period and is rounded to the fifth decimal place.

(Note 2) SPI concluded interest rate swap agreements for these loans in order to hedge against interest rate fluctuation risks, and the stated interest rate is the post-fixation figure.

(Note 3) The current portion of long-term loans payable (10,020,000 thousand yen) on the balance sheets are included in long-term loans payable.

(3) Status of investment corporation bonds

The status of investment corporation bonds as of April 30, 2026, is as follows.

Issue	Issue date	Balance at beginning of 41st FP (thousand yen)	Balance at end of 41st FP (thousand yen)	Interest rate	Redemption date	Redemption method	Use of funds	Remarks
Second Series Unsecured Investment Corporation Bond (with pari passu conditions among specified investment corporation bonds)	Nov. 19, 2020	1,000,000	-	0.540% per annum	Nov. 19, 2025	Lump-sum upon maturity	Partial repayment of borrowings	Unsecured and unguaranteed
Third Series Unsecured Investment Corporation Bond (with pari passu conditions among specified investment corporation bonds) (Green Bonds)	Nov. 18, 2021	1,500,000	1,500,000	0.800% per annum	Nov. 18, 2031	Lump-sum upon maturity	Partial repayment of borrowings	Unsecured and unguaranteed
Fourth Series Unsecured Investment Corporation Bond (with pari passu conditions among specified investment corporation bonds) (Green Bonds)	May 22, 2023	1,500,000	1,500,000	0.800% per annum	May 22, 2028	Lump-sum upon maturity	Partial repayment of borrowings	Unsecured and unguaranteed
Fifth Series Unsecured Investment Corporation Bond (with pari passu conditions among specified investment corporation bonds) (Green Bonds)	Nov. 18, 2024	2,000,000	2,000,000	1.227% per annum	Nov. 16, 2029	Lump-sum upon maturity	Partial repayment of borrowings	Unsecured and unguaranteed
Sixth Series Unsecured Investment Corporation Bond (with pari passu conditions among specified investment corporation bonds) (Green Bonds)	Nov. 19, 2025	-	2,000,000	1.936% per annum	Nov. 19, 2030	Lump-sum upon maturity	Partial repayment of borrowings	Unsecured and unguaranteed
Total		6,000,000	7,000,000					

(4) Status of short-term investment corporation bonds

Not applicable.

(5) Status of investment unit acquisition rights

Not applicable.

6. Status of Sale and Purchase during Period

(1) Status, etc. of sale and purchase of real estate, etc. and asset-backed securities, etc. and infrastructure assets, etc. and infrastructure-related assets

Property number	Property name	Acquisition		Disposition			
		Acquisition date	Acquisition price (thousand yen) (Note 1)	Disposition date	Disposition price (thousand yen) (Note 1)	Book value (thousand yen)	Gain (loss) on sale (thousand yen) (Note 2)
C-97	Proceed Kasai 3	March 31, 2026	980,000	-	-	-	-
C-98	Proceed Fuchumiyanishi	March 31, 2026	935,000	-	-	-	-
C-99	Proceed Koenjiminami	April 24, 2026	251,000	-	-	-	-
C-100	Proceed Kashiwa Trois	April 24, 2026	688,000	-	-	-	-
Total		-	2,854,000	-	-	-	-

(Note 1) "Acquisition price" or "Disposition price" indicates the amount (transaction price stated in the sales agreement, etc.) excluding various expenses (transaction brokerage fees, taxes and public dues, etc.) required for acquisition or disposition of the relevant real estate.

(Note 2) "Gain (loss) on sale" indicates the amount obtained by deducting the book value and adding/subtracting various disposition-related expenses and such from the disposition price.

(2) Status, etc. of sales and purchase of other assets

Other assets excluding the above are mostly bank deposits or bank deposits within trust property.

(3) Investigation into value, etc. of specified assets

i) Real estate, etc.

For transactions which require appraisals of real estate, etc., concerning specified assets based on Paragraph 1, Article 201 of the Investment Trusts Act, such are implemented by Chuo Real Estate Appraisal Co., Ltd., Rich Appraisal Institute Co., Ltd., Asset Research Inc. and JLL Morii Valuation & Advisory K.K. based on the Real Estate Appraisal Standards, and SPI has received notices on the results of the concerned appraisals from the relevant parties.

Acquisition or disposition	Property number	Property name	Transaction date	Type of asset	Acquisition price or disposition price (thousand yen)	Appraisal value (thousand yen)	Appraisal date	Appraiser
Acquisition	C-97	Proceed Kasai 3	March 31, 2026	Real estate in trust	980,000	982,000	March 1, 2026	Chuo Real Estate Appraisal Co., Ltd.
Acquisition	C-98	Proceed Fuchumiyanishi	March 31, 2026	Real estate in trust	935,000	1,020,000	March 1, 2026	Rich Appraisal Institute Co., Ltd.
Acquisition	C-99	Proceed Koenjiminami	April 24, 2026	Real estate in trust	251,000	275,000	March 1, 2026	Asset Research Inc.
Acquisition	C-100	Proceed Kashiwa Trois	April 24, 2026	Real estate in trust	688,000	713,000	March 1, 2026	JLL Morii Valuation & Advisory K.K.

ii) Others

Of the transactions carried out by SPI that were deemed to require a research on prices, etc. pursuant to the provisions of Article 201 of the Investment Trusts Act, except for those shown in the aforementioned i) Real estate, etc., the research was entrusted to Nihombashi Corporation.

There was a single interest rate swap transaction that was subject to the research during the research period from November 1, 2025, to April 30, 2026. SPI has received a research report regarding the transaction from Nihombashi Corporation.

With regard to the said interest rate swap transaction, SPI entrusted research on the name of the transaction counterpart, currency type, agreed-upon interest rate, transaction period and other details of the relevant transaction.

(4) Status of interested party transactions, etc.

i) Status of sale and purchase transaction with interested parties, etc.

Category	Transaction amount, etc.			
	Purchase amount, etc. (thousand yen)		Sale amount, etc. (thousand yen)	
Total amount	2,854,000		-	
Breakdown of transactions with interested parties, etc.				
Starts Development Corporation	2,854,000	(100.0%)	-	(-%)
Total	2,854,000	(100.0%)	-	(-%)

ii) Amount of commission fee, etc.

Category	Total paid fee (A) (thousand yen)	Breakdown of transactions with interested parties, etc.		B/A (%)
		Paid party	Paid amount (B) (thousand yen)	
Property management fee	100,536	Starts Amenity Corporation	98,526	98.0
Repair expenses	405,591	Starts Amenity Corporation	300,482	74.1
Maintenance and inspection fee	146,150	Starts Amenity Corporation	143,825	98.4
Advertising expenses	67,270	Starts Amenity Corporation	64,888	96.5
Renewal fee	30,726	Starts Amenity Corporation	29,605	96.4

(Note) "Interested parties, etc." refer to the interested parties, etc., as defined in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations, of the asset management company that has entered into an asset management agreement with SPI, and other interested parties, etc. as defined in Article 26, Paragraph 1, Item 27 of the Regulations Concerning Investment Reports of Investment Trusts and Investment Corporations issued by Investment Management Association of Japan.

(5) Status, etc. of transaction with the asset management company pertaining to operations of concurrent business engaged in by the asset management company

The asset management company (Starts Asset Management Co., Ltd.) does not concurrently conduct any of the type I financial instruments business, type II financial instruments business, land and building transaction business, or real estate syndication business, and has no such transactions with SPI.

7. Initiatives on Sustainability

Environment

Based on the recognition that efforts on ESG are important issues, SPI and the Asset Management Company will pay consideration to the environment and society as well as promote corporate governance over the medium to long term.
In addition, we will proactively seek external certifications for owned assets.

Acquisition of Environmental Certification

	1	2	3	4	5	6
Property name	Proceed Monzennakacho	Proceed Maihama	Proceed Nishiarai ARTIER	Proceed Sendai Kamisugi	Proceed Yamashita Koen The Tower	Proceed Shin-Matsudo
Date of acquisition	June 2021	June 2021	October 2022	April 2022	March 2024	April 2024
DBJ Green Building Certification						
CASBEE Certification for Real Estate			★★★★★		★★★★	
BELS Certification	★★★★	★★★		★★★		★★★★★
Acquisitionon price(million yen)	1,240	1,029	4,279	1,560	7,900	952
Total floor area(㎡)	1,777.37	2,151.57	18,209.50	3,750.27	12,208.74	1,613.30

	7	8	9	10	11	12
Property name	Proceed Shin Yokohama	Proceed Shin-Anjo	The Parkhabio Yokohamayamate	Alpha Grande Chizakura Tower	Proceed TX Nagareyama Central Park	Proceed Minamigyotoku 2
Date of acquisition	May 2024	May 2024	November 2024	November 2024	October 2025	October 2025
DBJ Green Building Certification	★★★		★★★	★★★★★		★★★
CASBEE Certification for Real Estate					★★★★	
BELS Certification		★★★★				
Acquisitionon price(million yen)	4,330	780	3,047	2,800	979	1,080
Total floor area(㎡)	6,256.98	1,933.31	3,606.42	4,258.99	3,107.84	2,941.35

	13	14
Property name	Proceed CO-Z East Building	Proceed CO-Z West Building
Date of acquisition	April 2026	April 2026
DBJ Green Building Certification		
CASBEE Certification for Real Estate	★★★★	★★★★
BELS Certification		
Acquisition price(million yen)	1,830	971
Total floor area(㎡)	7,485.40	4,299.01

New acquisition(2 properties)

Percentage of properties that have acquired environmental certification	
Number of certified properties	14 properties
Total floor area	73,600.05 m^2
Percentage of certified properties	30.3%
(Compared to previous period)	(+4.4%)
FY2030 target	
Percentage of certified properties	40.0%

Social

The Asset Management Company is also making efforts to develop PPP and PFI, etc. It revitalizes regions by effectively utilizing public land, etc., and is engaged in area management using the comprehensive strengths of Starts Group even after the development of facilities such as libraries, schools and childcare support facilities.
In addition, it is also proactively making efforts for safety and security.

Alpha Grande Chizakura Tower <Acquired in 34th FP>

- Mixed-use development utilizing the land owned by Chiyoda Ward and private land in the surrounding area
- Seismic isolation structure
- Anti-disaster rental apartment (installed with well, bench with oven function, manhole toilets, etc.)


Proceed Nagareyama Otakanomori <Acquired in 31st FP>

- Mixed-use facility designed and constructed by Starts Group in the PPP project
- Directly connected to the station by a pedestrian deck
- Public hall of Nagareyama City, city hall service counter
- The first floor of the rental building (seismic isolation structure) is occupied by a private authorized nursery school


Proceed TX Nagareyama Central Park <Acquired in 19th FP>

- City-owned land effective utilization project in Nagareyama City
- Developed a kindergarten, elementary school and rental housing in cooperation with Gyosei International School


Proceed Shinozaki Tower/Shinozaki Twin Place <Acquired in 16th FP> <Acquired in 35th FP>

- Mixed-use facility developed by Starts Group as a development project implemented by Edogawa Ward Office
- Facilities for ward residents (library, lifelong learning facility, gallery, café)
- Private facilities (retail facility, housing)


Proceed Nishiarai <Acquired in 5th FP>

- Large-scale rental housing developed by Starts Group
- Seismic isolation structure
- Adopts all-electric system
- Anti-disaster rental apartment
- Nursery school operated by Starts Group


Social

- Seismic isolation structure (as of April 30, 2026)
  Number of buildings incorporated into the AUM of SPI: 11
- Installation of well, bench with oven function, disaster prevention goods for exclusive floor area ➡ Disaster prevention measures
- Implementation of disaster prevention events using earthquake simulation vehicles owned by Starts Group
- Installation of solar panels
  ・Proceed Ishikawadai
  ・Proceed Shin-Matsudo
  ・Proceed Nakagawara
  ・Proceed Fuchumiyanishi

Well

Bench with oven function

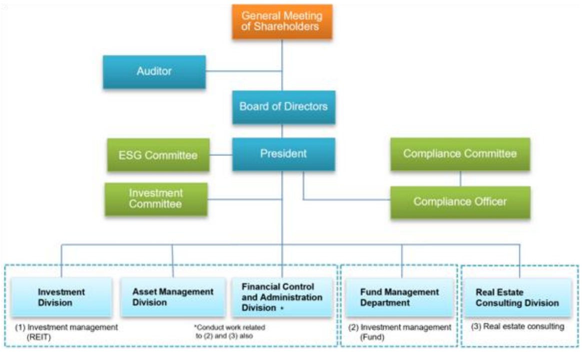
Earthquake simulation vehicles/disaster prevention events

Disaster prevention goods for exclusive floor area (some properties)

Governance

- Prevention of conflicts of interest, risk management, information disclosure, compliance with laws and regulations
- Development of decision-making flow on transactions
- Compliance Committee, Investment Committee, implementation of periodic internal audit
- Establishment of ESG Committee (Chief Officer is the Representative Director of the Asset Management Company)
- Same-boat investment (Starts Corporation Inc.)

Organizational Chart



Environmental Performance Targets

Item	Reduction target
Energy consumption	Reduce energy consumption intensity by fiscal 2030 1% on average per year based on the amount in fiscal 2023.
GHG (CO_2) emissions (Scope 1 and 2)	Reduce 42% (on a gross amount basis) by fiscal 2030 based on the amount in fiscal 2023. Achieve net zero emissions by fiscal 2050.
Water consumption	Will not increase the amount in terms of water consumption intensity until fiscal 2030 based on the amount in fiscal 2023.

Environmental Performance Results

Item		Fiscal 2022	Fiscal 2023	Fiscal 2024	Fiscal 2025 (Note2)	Rate of Change (compared with Fiscal 2023)
Energy consumption	Total amount (MWh)	2,148	2,631	2,537	2,352	-11.1%
	Consumption intensity (MWh/m²)	0.047	0.048	0.047	0.044	-8.3%
GHG (CO_2) emissions	Total amount (t-CO_2)	222	187	29	17	-92.5%
	Consumption intensity (t-CO_2/m²)	0.005	0.003	0.001	0.000	-90.5%
Water consumption	Total amount (m³)	824	881	1,159 (Note1)	713	-19.1%
	Consumption intensity (m³/m²)	0.022	0.019	0.025	0.016	-15.6%

*The aggregation period is from May to April of the following year.
*For energy consumption, GHG (CO_2) emissions and water consumption, the actual figures only for the common areas of properties operated throughout the year and having management authorities (excluding properties under sectional ownership) are aggregated.
*GHG (CO_2) emissions are calculated by the Asset Management Company based on the adjusted emission factors, etc. by electric utility announced by the Ministry of the Environment.

(Note 1) The main reason for the increased water consumption in fiscal 2024 is water leakage at Proceed Ichikawa Minami.

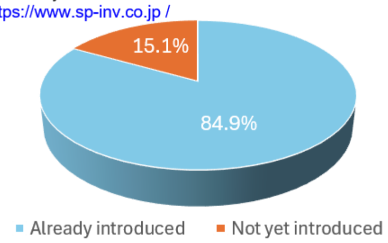
(Note 2) Due to temporary inconsistencies between tenant meter data and data on actual electricity received for some properties owned by the Investment Corporation, the energy use and GHG emissions of the common use areas of the properties were calculated using reasonable estimates based on data from the previous fiscal year.

Reduction of CO_2 emissions from electricity at common areas to zero

For 91 properties (84.9% of the total floor area) of the 111 properties we own, we have changed the electric power contracts for common areas to the power plan using 100% renewable energy provided by Mitsuuroko Green Energy Co., Ltd.

Through this initiative, we will realize virtually zero CO_2 emissions from used electricity (common areas) at the introduced properties. This initiative contributes to the “reduction of greenhouse gas emission and energy consumption” among the materiality identified by SPI.

*Please refer to the following website for the ESG policy and materiality of SPI.
https://www.sp-inv.co.jp /



8. Accounting

(1) Status, etc. of assets, liabilities, principal and income and loss

For the status of assets, liabilities, principal and profit/loss, please refer to “Balance Sheets,” “Statements of Income,” “Statements of Changes in Unitholders’ Equity,” “Statements of Cash Flows,” “Notes to Financial Statements” and “Statements of Cash Distributions” on later pages of this report. Information regarding the previous (40th) fiscal period on the “Balance Sheets,” “Statements of Income,” “Statements of Changes in Unitholders’ Equity,” “Statements of Cash Flows,” “Notes to Financial Statements” and “Statements of Cash Distributions” is for reference purposes only, and is not subject to audit procedures by the Independent Auditor in the current (41st) fiscal period pursuant to the provisions of Article 130 of the Act on Investment Trusts and Investment Corporations.

(2) Change in method of calculation of depreciation and amortization

Not applicable.

(3) Change in method of valuation of real estate, etc. and infrastructure assets, etc.

Not applicable.

9. Others

(1) Notice

Not applicable.

(2) Status of Self-Managed Investment Trust Beneficiary Certificates

Not applicable.

(3) Disclosure pertaining to corporation holding overseas real estate

Not applicable.

(4) Disclosure pertaining to real estate of corporation holding overseas real estate

Not applicable.

(5) Others

Figures in this document are rounded down (values) and rounded to the nearest decimal place (percentages) unless otherwise indicated.

Starts Proceed Investment Corporation
Balance Sheets

[Unit: thousand yen]

	40th Fiscal Period (Reference) (as of October 31, 2025)	41st Fiscal Period (as of April 30, 2026)
Assets		
Current assets		
Cash and deposits	1,473,132	1,546,722
Cash and deposits in trust	2,403,173	2,339,819
Operating accounts receivable	30,175	40,294
Prepaid expenses	109,801	111,106
Consumption taxes refund receivable	41,095	1,894
Income taxes refund receivable	255	366
Others	17,288	37,066
Total current assets	4,074,921	4,077,270
Non-current assets		
Property, plant and equipment		
Buildings in trust	55,318,975	56,898,776
Accumulated depreciation	(14,263,750)	(14,889,660)
Buildings in trust, net	41,055,224	42,009,116
Structures in trust	1,396,928	1,465,842
Accumulated depreciation	(982,825)	(1,006,216)
Structures in trust, net	414,103	459,626
Machinery and equipment in trust	5,376	5,376
Accumulated depreciation	(5,107)	(5,107)
Machinery and equipment in trust, net	268	268
Tools, furniture and fixtures in trust	1,039,867	1,095,803
Accumulated depreciation	(598,323)	(656,191)
Tools, furniture and fixtures in trust, net	441,543	439,611
Land in trust	53,697,053	55,318,257
Total property, plant and equipment	95,608,194	98,226,880
Intangible assets		
Leasehold in trust	1,000,297	991,903
Software	333	260
Total intangible assets	1,000,631	992,164
Investments and other assets		
Leasehold and guarantee deposits	10,000	10,000
Leasehold and guarantee deposits in trust	734,596	734,596
Long-term prepaid expenses	186,660	172,748
Deferred tax assets	15	19
Others	75,377	85,587
Total investments and other assets	1,006,649	1,002,951
Total non-current assets	97,615,476	100,221,996
Deferred assets		
Investment corporation bond issuance costs	24,977	34,279
Total deferred assets	24,977	34,279
Total assets	101,715,374	104,333,546

Starts Proceed Investment Corporation
Balance Sheets

[Unit: thousand yen]

		40th Fiscal Period (Reference) (as of October 31, 2025)	41st Fiscal Period (as of April 30, 2026)
Liabilities			
Current liabilities			
Current portion of investment corporation bonds		1,000,000	-
Current portion of long-term loans payable		5,820,000	10,020,000
Operating accounts payable		209,397	193,881
Accounts payable – other		245,971	256,676
Accrued expenses		113,624	152,820
Income taxes payable		697	723
Accrued consumption taxes		14,766	5,456
Advances received		1,294	2,674
Others		1,470	2,676
Total current liabilities		7,407,222	10,634,907
Non-current liabilities			
Investment corporation bonds		5,000,000	7,000,000
Long-term loans payable		41,426,000	38,926,000
Tenant leasehold and security deposits in trust		867,832	870,961
Asset retirement obligations		312,596	315,091
Total non-current liabilities		47,606,428	47,112,053
Total liabilities		55,013,650	57,746,961
Net assets			
Unitholders' equity			
Unitholders' capital		48,082,645	48,082,645
Deduction from unitholders' capital			
Allowance for temporary difference adjustments	(Note 1)	(24,929)	(38,278)
Other deduction from unitholders' capital	(Note 2)	(2,563,695)	(2,657,133)
Total deduction from unitholders' capital		(2,588,625)	(2,695,411)
Unitholders' capital (net)		45,494,020	45,387,233
Surplus			
Unappropriated retained earnings (undisposed loss)		1,207,704	1,199,351
Total surplus		1,207,704	1,199,351
Total unitholders' equity		46,701,724	46,586,585
Total net assets	(Note 3)	46,701,724	46,586,585
Total liabilities and net assets		101,715,374	104,333,546

Starts Proceed Investment Corporation

Statements of Income

[Unit: thousand yen]

		40th Fiscal Period (Reference) From: May 1, 2025 To: Oct. 31, 2025	41st Fiscal Period From: Nov.1, 2025 To: Apr. 30, 2026
Operating revenue			
Rent revenue – real estate	(Note 1)	3,606,960	3,661,957
Gain on sales of real estate properties	(Note 2)	35,147	-
Total operating revenue		3,642,108	3,661,957
Operating expenses			
Expenses related to rent business	(Note 1)	1,586,142	1,616,979
Asset management fee		317,003	311,549
Asset custody fee		8,757	8,771
Administrative service fees		20,532	20,430
Directors’ compensations		1,200	1,200
Other operating expenses		130,766	130,082
Total operating expenses		2,064,402	2,089,013
Operating income		1,577,705	1,572,943
Non-operating income			
Interest income		51,466	73,804
Insurance income		1,436	16,493
Reversal of distribution payable		933	1,210
Others		459	2,716
Total non-operating income		54,295	94,224
Non-operating expenses			
Interest expenses		344,815	375,436
Interest expenses on investment corporation bonds		27,413	41,406
Amortization of investment corporation bond issuance costs		4,330	4,674
Amortization of investment unit issuance costs		2,071	-
Borrowing related expenses		43,947	44,566
Others		951	825
Total non-operating expenses		423,530	466,908
Ordinary income		1,208,469	1,200,259
Income before income taxes		1,208,469	1,200,259
Income taxes – current		917	1,001
Income taxes – deferred		(0)	(4)
Total income taxes		917	996
Net income		1,207,552	1,199,262
Retained earnings brought forward		151	88
Unappropriated retained earnings (undisposed loss)		1,207,704	1,199,351

Starts Proceed Investment Corporation
Statements of Changes in Unitholders' Equity

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)

[Unit: thousand yen]

	Unitholders' equity				
	Unitholders' capital				
	Unitholders' capital	Deduction from unitholders' capital			Unitholders' capital (net)
		Allowance for temporary difference adjustments	Other deduction from unitholders' capital	Total deduction from unitholders' capital	
Balance at beginning of period	48,082,645	(11,581)	(2,470,257)	(2,481,838)	45,600,807
Changes of items during the period					
Distribution in an allowance for temporary difference adjustments in excess of earnings		(13,348)		(13,348)	(13,348)
Distribution in other distributions in excess of earnings			(93,438)	(93,438)	(93,438)
Dividends from surplus					
Net income					
Total changes of items during the period	-	(13,348)	(93,438)	(106,786)	(106,786)
Balance at end of period	48,082,645	(24,929)	(2,563,695)	(2,588,625)	45,494,020

[Unit: thousand yen]

	Unitholders' equity			Total net assets
	Surplus		Total unitholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	1,383,474	1,383,474	46,984,281	46,984,281
Changes of items during the period				
Distribution in an allowance for temporary difference adjustments in excess of earnings			(13,348)	(13,348)
Distribution in other distributions in excess of earnings			(93,438)	(93,438)
Dividends from surplus	(1,383,323)	(1,383,323)	(1,383,323)	(1,383,323)
Net income	1,207,552	1,207,552	1,207,552	1,207,552
Total changes of items during the period	(175,770)	(175,770)	(282,557)	(282,557)
Balance at end of period	1,207,704	1,207,704	46,701,724	46,701,724

41st Fiscal Period (from November 1, 2025, to April 30, 2026)

[Unit: thousand yen]

	Unitholders' equity				
	Unitholders' capital				
	Unitholders' capital	Deduction from unitholders' capital			Unitholders' capital (net)
		Allowance for temporary difference adjustments	Other deduction from unitholders' capital	Total deduction from unitholders' capital	
Balance at beginning of period	48,082,645	(24,929)	(2,563,695)	(2,588,625)	45,494,020
Changes of items during the period					
Distribution in an allowance for temporary difference adjustments in excess of earnings		(13,348)		(13,348)	(13,348)
Distribution in other distributions in excess of earnings			(93,438)	(93,438)	(93,438)
Dividends from surplus					
Net income					
Total changes of items during the period	-	(13,348)	(93,438)	(106,786)	(106,786)
Balance at end of period	48,082,645	(38,278)	(2,657,133)	(2,695,411)	45,387,233

[Unit: thousand yen]

	Unitholders' equity			Total net assets
	Surplus		Total unitholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	1,207,704	1,207,704	46,701,724	46,701,724
Changes of items during the period				
Distribution in an allowance for temporary difference adjustments in excess of earnings			(13,348)	(13,348)
Distribution in other distributions in excess of earnings			(93,438)	(93,438)
Dividends from surplus	(1,207,615)	(1,207,615)	(1,207,615)	(1,207,615)
Net income	1,199,262	1,199,262	1,199,262	1,199,262
Total changes of items during the period	(8,352)	(8,352)	(115,139)	(115,139)
Balance at end of period	1,199,351	1,199,351	46,586,585	46,586,585

Starts Proceed Investment Corporation
Statements of Cash Flows

[Unit: thousand yen]

		40th Fiscal Period (Reference) From: May 1, 2025 To: Oct. 31, 2025	41st Fiscal Period From: Nov. 1, 2025 To: Apr. 30, 2026
Net cash provided by (used in) operating activities			
Income before income taxes		1,208,469	1,200,259
Depreciation and amortization		707,471	715,636
Amortization of investment corporation bond issuance costs		4,330	4,674
Amortization of investment unit issuance costs		2,071	-
Interest income		(51,466)	(73,804)
Interest expenses		372,228	416,842
Decrease (increase) in operating accounts receivable		9,058	(10,119)
Decrease (increase) in prepaid expenses		153	(1,305)
Decrease (increase) in consumption taxes refund receivable		(41,095)	39,201
Increase (decrease) in accrued consumption taxes		(31,374)	(9,310)
Increase (decrease) in operating accounts payable		52,185	(30,633)
Increase (decrease) in accounts payable – other		(16,627)	2,138
Decrease (increase) in long-term prepaid expenses		23,674	13,912
Decrease from sales of property, plant and equipment in trust		216,187	-
Others, net		8,617	(16,017)
Subtotal		2,463,885	2,251,475
Interest income received		51,466	73,804
Interest expenses paid		(358,992)	(377,646)
Income taxes paid		(915)	(976)
Net cash provided by (used in) operating activities		2,155,444	1,946,657
Net cash provided by (used in) investing activities			
Purchase of property, plant and equipment in trust		(1,212,329)	(3,301,718)
Proceeds from tenant leasehold and security deposits in trust		54,566	60,522
Repayments of tenant leasehold and security deposits in trust		(53,224)	(57,392)
Decrease (increase) in investments and other assets		(9,171)	(10,209)
Net cash provided by (used in) investing activities		(1,220,158)	(3,308,797)
Net cash provided by (used in) financing activities			
Proceeds from long-term loans payable		3,049,000	3,200,000
Repayments of long-term loans payable		(3,049,000)	(1,500,000)
Proceeds from issuance of investment corporation bonds		-	2,000,000
Redemption of investment corporation bonds		-	(1,000,000)
Payments of investment corporation bond issuance costs		-	(13,977)
Dividends paid		(1,381,166)	(1,206,859)
Distributions in excess of earnings		(106,786)	(106,786)
Net cash provided by (used in) financing activities		(1,487,953)	1,372,377
Net increase (decrease) in cash and cash equivalents		(552,667)	10,236
Cash and cash equivalents at beginning of period		4,428,973	3,876,305
Cash and cash equivalents at end of period	(Note)	3,876,305	3,886,541

Starts Proceed Investment Corporation

Notes to Financial Statements

1. Basis of presenting financial statements

SPI maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan (Japanese GAAP), including provisions set forth in the "Financial Instruments and Exchange Act" of Japan, the "Act on Investment Trusts and Investment Corporations" (the Investment Trusts Act), the "Companies Act" and the related regulations, which are different in certain respects as to the adoption and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are basically a translation of the audited financial statements of SPI, which were prepared in accordance with Japanese GAAP and filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, the notes to financial statements include information which might not be required under Japanese GAAP but is presented herein as additional information.

SPI's accounting periods end at the end of April and October.

2. Summary of significant accounting policies

Item / Fiscal period	40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)	41st Fiscal Period (from November 1, 2025, to April 30, 2026)
1. Depreciation and amortization method for non-current assets	(1) Property, plant and equipment Depreciation is calculated using the straight-line method. The useful lives of major categories of property, plant and equipment are as follows: Buildings in trust 3–64 years Structures in trust 10–45 years Machinery and equipment in trust 8 years Tools, furniture and fixtures in trust 3–15 years (2) Intangible assets Intangible assets are amortized using the straight-line method. Leasehold in trust is amortized using the straight-line method based on the contract period of fixed-term land lease agreements. (3) Long-term prepaid expenses Long-term prepaid expenses are amortized using the straight-line method.	(1) Property, plant and equipment Same as on the left (2) Intangible assets Same as on the left (3) Long-term prepaid expenses Same as on the left
2. Accounting for deferred assets	(1) Investment corporation bond issuance costs Investment corporation bond issuance costs are amortized using the straight-line method over the period through redemption. (2) Investment unit issuance costs Investment unit issuance costs are amortized in equal amounts over three years.	Investment corporation bond issuance costs Same as on the left

3. Standards for recognition of revenue and expenses	(1) Accounting treatment of property taxes, etc. In connection with property taxes, city planning taxes and depreciable asset taxes, SPI as a rule uses the method of charging the corresponding amounts of assessed taxes to the current fiscal period as expenses related to rent business. In the case of property taxes, city planning taxes and depreciable asset taxes on owned properties that have a different number of installment tax payments every period, however, the amount of the number of annual tax payments corresponding to the business period is accounted for as expenses related to rent business. The amount equivalent to property taxes, etc. for the initial fiscal year to be borne by SPI upon acquisition of real estate or beneficial interests in real estate trust are not expensed but capitalized as part of the acquisition cost of the relevant property. (2) Standards for revenue recognition The details of main performance obligations concerning revenue generated from contracts between SPI and its customers and the ordinary time to fulfil said performance obligations (ordinary time to recognize revenue) are as follows. a. Sale of real estate properties SPI recognizes revenue from sale of real estate properties when the purchaser who is a customer obtains control of the relevant real estate properties as a result of the seller fulfilling its delivery obligations stipulated in the transaction agreement of the real estate properties. b. Utilities income SPI recognizes utilities income in accordance with the supply of electricity and water, etc. to the lessee who is a customer based on the lease agreement of real estate, etc. and details of agreements incidental to it. Of the utilities income, in the case that SPI deems itself to be an agent, the net amount obtained by deducting the amount it pays to other parties from the amount it receives as charges for electricity and gas, etc. supplied by the said other parties is recognized as revenue.	(1) Accounting treatment of property taxes, etc. Same as on the left (2) Standards for revenue recognition Same as on the left
4. Method of hedge accounting	(1) Method of hedge accounting Special accounting is applied for interest rate swap transactions as they satisfy the requirements for special accounting. (2) Hedging instruments and hedged items Hedging instrument: interest rate swap transactions Hedged items: interest of borrowings (3) Hedging policy Based on its financial policy, SPI conducts derivative transactions to hedge risks, as stipulated in its Articles of Incorporation. (4) Method for assessing the effectiveness of hedging Assessment of the effectiveness of hedging is omitted as requirements for special accounting are satisfied for interest rate swap transactions.	(1) Method of hedge accounting Same as on the left (2) Hedging instruments and hedged items Same as on the left (3) Hedging policy Same as on the left (4) Method for assessing the effectiveness of hedging Same as on the left

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 and deposits in trust that can be withdrawn at any time, 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 value fluctuation.	Same as on the left
6. Other significant items fundamental to preparing the financial statements	(1) Accounting method for beneficial interests in real estate trust Regarding beneficial interests in real estate trust, all asset and liability accounts of the trust properties as well as all revenue and expense accounts generated by the trust properties are recorded in relevant accounts on the Balance Sheets and Statements of Income. Furthermore, among trust properties recorded in relevant accounts, the following material accounts are separately stated on the Balance Sheets. a. Cash and deposits in trust b. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust c. Leasehold in trust d. Leasehold and guarantee deposits in trust e. Tenant leasehold and security deposits in trust (2) Accounting for consumption taxes For non-current assets and deferred assets, the consumption taxes are included.	(1) Accounting method for beneficial interests in real estate trust Same as on the left (2) Accounting for consumption taxes Same as on the left

3. Notes to Balance Sheets

40th Fiscal Period (Reference) (as of October 31, 2025)	41st Fiscal Period (as of April 30, 2026)
(Note 1) Allowance for temporary difference adjustments	(Note 1) Allowance for temporary difference adjustments

40th Fiscal Period (Reference) (as of October 31, 2025)

(Note 1) Allowance for temporary difference adjustments

1. Reason for provision, relevant asset, etc., and amount of the allowance

(thousand yen)

Relevant asset, etc.	Buildings in trust	Fixed-term leasehold in trust
Reason for provision	Incurrence of expenses related to asset retirement obligations	Incurrence of amortization of leasehold
Initial amount incurred	4,353	7,228
Balance at beginning of period	4,353	7,228
Provision during period	5,029	8,318
Reversal during period	-	-
Balance at end of period	9,382	15,547
Reason for reversal	-	-

2. Specific method of reversal

Relevant asset, etc.	Method of reversal
Buildings in trust	The plan is reversal of the corresponding amount at the time of sale or such.
Fixed-term leasehold in trust	The plan is reversal of the corresponding amount at the time of sale or such.

(Note 2) Cancellation of treasury investment units

Total number of cancelled units 13,062 units

Total amount of cancellation 2,283,257 thousand yen

(Note 3) Minimum net assets designated in Article 67-4 of the Act on Investment Trusts and Investment Corporations

50,000 thousand yen

41st Fiscal Period (as of April 30, 2026)

(Note 1) Allowance for temporary difference adjustments

1. Reason for provision, relevant asset, etc., and amount of the allowance

(thousand yen)

Relevant asset, etc.	Buildings in trust	Fixed-term leasehold in trust
Reason for provision	Incurrence of expenses related to asset retirement obligations	Incurrence of amortization of leasehold
Initial amount incurred	4,353	7,228
Balance at beginning of period	9,382	15,547
Provision during period	5,041	8,306
Reversal during period	-	-
Balance at end of period	14,424	23,854
Reason for reversal	-	-

2. Specific method of reversal

Relevant asset, etc.	Method of reversal
Buildings in trust	The plan is reversal of the corresponding amount at the time of sale or such.
Fixed-term leasehold in trust	The plan is reversal of the corresponding amount at the time of sale or such.

(Note 2) Cancellation of treasury investment units

Total number of cancelled units 13,062 units

Total amount of cancellation 2,283,257 thousand yen

(Note 3) Minimum net assets designated in Article 67-4 of the Act on Investment Trusts and Investment Corporations

50,000 thousand yen

4. Notes to Statements of Income

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)		41st Fiscal Period (from November 1, 2025, to April 30, 2026)	
(Note 1) Breakdown of revenues and expenses related to real estate rent business		(Note 1) Breakdown of revenues and expenses related to real estate rent business	
	(thousand yen)		(thousand yen)
A. Real estate rent revenue		A. Real estate rent revenue	
Rent revenue – real estate		Rent revenue – real estate	
Rent	3,118,489	Rent	3,152,074
Common area maintenance charges	219,975	Common area maintenance charges	226,208
Parking revenue	104,479	Parking revenue	103,348
Incidental revenue	1,162	Incidental revenue	954
Rent revenue – other	162,853	Rent revenue – other	179,370
Total real estate rent revenue	3,606,960	Total real estate rent revenue	3,661,957
B. Expenses related to real estate rent business		B. Expenses related to real estate rent business	
Expenses related to rent business		Expenses related to rent business	
Management expenses	241,953	Management expenses	246,687
Repair expenses	124,555	Repair expenses	137,370
Taxes and public dues	209,135	Taxes and public dues	208,589
Trust fee	34,748	Trust fee	35,511
Utilities expenses	56,061	Utilities expenses	51,167
Casualty insurance	14,407	Casualty insurance	14,174
Depreciation and amortization	707,398	Depreciation and amortization	715,563
Other expenses related to rent business	197,882	Other expenses related to rent business	207,914
Total expenses related to real estate rent business	1,586,142	Total expenses related to real estate rent business	1,616,979
C. Profit from real estate rent business (A-B)	2,020,817	C. Profit from real estate rent business (A-B)	2,044,977
(Note 2) Breakdown of gain on sales of real estate properties			
	(thousand yen)		
Proceed Makuharihongo 2			
Proceeds from sales of real estate properties	264,735		
Cost of sales of real estate properties	216,187		
Other sales expenses	13,399		
Gain on sales of real estate properties	35,147		

5. Notes to Statements of Changes in Unitholders' Equity

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)		41st Fiscal Period (from November 1, 2025, to April 30, 2026)	
Total number of authorized investment units and total number of investment units issued and outstanding		Total number of authorized investment units and total number of investment units issued and outstanding	
Total number of authorized investment units	2,000,000 units	Total number of authorized investment units	2,000,000 units
Total number of investment units issued and outstanding	272,415 units	Total number of investment units issued and outstanding	272,415 units

6. Notes to Statements of Cash Flows

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)		41st Fiscal Period (from November 1, 2025, to April 30, 2026)	
(Note) Relationship between the balance of cash and cash equivalents at the end of period and the amounts of the corresponding accounts on the Balance Sheets		(Note) Relationship between the balance of cash and cash equivalents at the end of period and the amounts of the corresponding accounts on the Balance Sheets	
	(thousand yen)		(thousand yen)
	(As of October 31, 2025)		(As of April 30, 2026)
Cash and deposits	1,473,132	Cash and deposits	1,546,722
Cash and deposits in trust	2,403,173	Cash and deposits in trust	2,339,819
Cash and cash equivalents	3,876,305	Cash and cash equivalents	3,886,541

7. Notes to lease transactions

40th Fiscal Period (Reference) (as of October 31, 2025)		41st Fiscal Period (as of April 30, 2026)	
Operating lease transaction		Operating lease transaction	
(As Lessee)	(thousand yen)	(As Lessee)	(thousand yen)
Future minimum lease payments		Future minimum lease payments	
Due within 1 year	127,890	Due within 1 year	127,890
Due after 1 year	4,835,144	Due after 1 year	4,771,198
Total	4,963,035	Total	4,899,089

(Note) The above-mentioned future minimum lease payments are rents based on ordinary fixed-term land lease establishment agreements.

8. Notes to financial instruments

40th fiscal period (Reference) (from May 1, 2025, to October 31, 2025)

1. Matters concerning status of financial instruments

(1) Policy on handling financial instruments

SPI principally makes it a policy to utilize only deposits for surplus fund management, although it sometimes utilizes securities and monetary claims, etc. as investment targets. Fund procurement shall be made primarily through borrowings from financial institutions, issuance of investment corporation bonds and issuance of investment units, etc. SPI conducts derivative transactions only for the purpose of hedging risks, such as interest rate fluctuation risk for borrowings, etc., and not for speculation purpose.

(2) Description of financial instruments and associated risks, and risk management structure

Borrowings and investment corporation bonds are exposed to liquidity risks upon repayment and redemption dates, but SPI works to mitigate these risks by such measures as the administration department of the Asset Management Company preparing cash flow plans and their results on a monthly basis.

Currently, all borrowings are procured with floating interest rates and thus are exposed to interest rate fluctuation risks. However, for part of the borrowings, SPI conducts derivative transactions (interest rate swap transactions) in order to hedge the risk of fluctuations in the rates of interest payable and fix interest expenses. Furthermore, assessment of the effectiveness of these interest rate swaps as a hedge is omitted as it has been determined that they have met the requirements for special accounting.

Deposits are exposed to the risks of failure of the financial institutions holding the deposits as well as other credit risks. SPI mitigates the risks by limiting its deposits to those with short durations.

(3) Supplementary explanation on matters concerning fair value of financial instruments

Certain assumptions are made in calculating the fair value of financial instruments, and there may be cases where the values will vary when different assumptions are used.

2. Matters concerning fair value of financial instruments

The following table includes the book values for financial instruments as recorded on the Balance Sheets, the corresponding fair values and the difference between these amounts as of October 31, 2025. Furthermore, notes on “Cash and deposits” and “Cash and deposits in trust” are omitted as these are settled with cash and within a short period of time and thus the fair value approximates the book value. Notes on “Tenant leasehold and security deposits in trust” are also omitted as they lack materiality.

(thousand yen)

	Book value recorded on the Balance Sheets	Fair value (Note 1)	Difference
(1) Current portion of investment corporation bonds (Note 2)	1,000,000	997,756	(2,243)
(2) Current portion of long-term loans payable (Note 2)	5,820,000	5,778,834	(41,165)
(3) Investment corporation bonds (Note 2)	5,000,000	4,980,693	(19,306)
(4) Long-term loans payable (Note 2)	41,426,000	41,249,480	(176,519)
(5) Derivative transactions	-	-	-

(Note 1) Calculation method for fair value of financial instruments and matters regarding derivative transactions

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

The fair value is calculated by discounting the total amount of principal and interest by the reasonably estimated interest rate applicable when similar loans are borrowed.

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

As both of these loans are with floating interest rates and the contract terms require the interest rates to be revised in a certain period of time, the fair value is approximately the same as the book value and is thus stated as that book value. However, the fair value of long-term loans with floating interest rate subject to special accounting for interest rate swaps (refer to (5) Derivative transactions below) is calculated by discounting the total amount of principal and interest (accounted for together with the interest rate swaps) with the reasonably estimated interest rate applicable when similar loans are borrowed.

(5) Derivative transactions

(i) Derivatives to which hedge accounting is not applied

Not applicable.

(ii) Derivatives to which hedge accounting is applied

The following is the contract amount or amount equivalent to the principal provided in the contract as of the closing of accounts for each method of hedge accounting.

(thousand yen)

Method of hedge accounting	Type of derivative transactions, etc.	Main hedged item	Contract amount, etc.		Fair value	Calculation method for the fair value
				Of which, exceeding 1 year		
Special accounting for interest rate swaps	Interest rate swap transaction Receivable floating; Payable fixed	Long-term loans payable	36,956,000	31,136,000	(Note)	-

(Note) Transactions for which special accounting for interest rate swaps is applied are combined with long-term loans payable for accounting purposes. Accordingly, their fair value is included in the fair value of the relevant long-term loans payable.

(Note 2) Amount of repayment or redemption of loans and investment corporation bonds scheduled to be due after closing date of 40th fiscal period

(thousand yen)

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
Current portion of investment corporation bonds	1,000,000	-	-	-	-	-
Current portion of long-term loans payable	5,820,000	-	-	-	-	-
Investment corporation bonds	-	-	1,500,000	-	2,000,000	1,500,000
Long-term loans payable	-	10,681,000	5,773,500	8,390,000	7,532,500	9,049,000

41st fiscal period (from November 1, 2025, to April 30, 2026)

1. Matters concerning status of financial instruments

(1) Policy on handling financial instruments

SPI principally makes it a policy to utilize only deposits for surplus fund management, although it sometimes utilizes securities and monetary claims, etc. as investment targets. Fund procurement shall be made primarily through borrowings from financial institutions, issuance of investment corporation bonds and issuance of investment units, etc. SPI conducts derivative transactions only for the purpose of hedging risks, such as interest rate fluctuation risk for borrowings, etc., and not for speculation purpose.

(2) Description of financial instruments and associated risks, and risk management structure

Borrowings and investment corporation bonds are exposed to liquidity risks upon repayment and redemption dates, but SPI works to mitigate these risks by such measures as the administration department of the Asset Management Company preparing cash flow plans and their results on a monthly basis.

Currently, all borrowings are procured with floating interest rates and thus are exposed to interest rate fluctuation risks. However, for part of the borrowings, SPI conducts derivative transactions (interest rate swap transactions) in order to hedge the risk of fluctuations in the rates of interest payable and fix interest expenses. Furthermore, assessment of the effectiveness of these interest rate swaps as a hedge is omitted as it has been determined that they have met the requirements for special accounting.

Deposits are exposed to the risks of failure of the financial institutions holding the deposits as well as other credit risks. SPI mitigates the risks by limiting its deposits to those with short durations.

(3) Supplementary explanation on matters concerning fair value of financial instruments

Certain assumptions are made in calculating the fair value of financial instruments, and there may be cases where the values will vary when different assumptions are used.

2. Matters concerning fair value of financial instruments

The following table includes the book values for financial instruments as recorded on the Balance Sheets, the corresponding fair values and the difference between these amounts as of April 30, 2026. Furthermore, notes on “Cash and deposits” and “Cash and deposits in trust” are omitted as these are settled with cash and within a short period of time and thus the fair value approximates the book value. Notes on “Tenant leasehold and security deposits in trust” are also omitted as they lack materiality.

(thousand yen)

	Book value recorded on the Balance Sheets	Fair value (Note 1)	Difference
(1) Current portion of long-term loans payable (Note 2)	10,020,000	9,960,628	(59,371)
(2) Investment corporation bonds (Note 2)	7,000,000	6,945,696	(54,303)
(3) Long-term loans payable (Note 2)	38,926,000	38,417,380	(508,619)
(4) Derivative transactions	-	-	-

(Note 1) Calculation method for fair value of financial instruments and matters regarding derivative transactions

(1) Current portion of long-term loans payable and (3) Long-term loans payable

As both of these loans are with floating interest rates and the contract terms require the interest rates to be revised in a certain period of time, the fair value is approximately the same as the book value and is thus stated as that book value. However, the fair value of long-term loans with floating interest rate subject to special accounting for interest rate swaps (refer to (5) Derivative transactions below) is calculated by discounting the total amount of principal and interest (accounted for together with the interest rate swaps) with the reasonably estimated interest rate applicable when similar loans are borrowed.

(2) Investment corporation bonds

The fair value is calculated by discounting the total amount of principal and interest by the reasonably estimated interest rate applicable when similar loans are borrowed.

(4) Derivative transactions

(i) Derivatives to which hedge accounting is not applied

Not applicable.

(ii) Derivatives to which hedge accounting is applied

The following is the contract amount or amount equivalent to the principal provided in the contract as of the closing of accounts for each method of hedge accounting.

(thousand yen)

Method of hedge accounting	Type of derivative transactions, etc.	Main hedged item	Contract amount, etc.		Fair value	Calculation method for the fair value
				Of which, exceeding 1 year		
Special accounting for interest rate swaps	Interest rate swap transaction Receivable floating; Payable fixed	Long-term loans payable	35,956,000	28,936,000	(Note)	-

(Note) Transactions for which special accounting for interest rate swaps is applied are combined with long-term loans payable for accounting purposes. Accordingly, their fair value is included in the fair value of the relevant long-term loans payable.

(Note 2) Amount of repayment or redemption of loans and investment corporation bonds scheduled to be due after closing date of 41st fiscal period

(thousand yen)

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
Current portion of long-term loans payable	10,020,000	-	-	-	-	-
Investment corporation bonds	-	-	1,500,000	2,000,000	2,000,000	1,500,000
Long-term loans payable	-	7,881,000	7,073,500	10,422,500	6,900,000	6,649,000

9. Notes to tax effect accounting

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)	41st Fiscal Period (from November 1, 2025, to April 30, 2026)
1. Deferred tax assets and liabilities consist of the following: (thousand yen) [Deferred tax assets] Accrued business taxes not deductible from taxable income: 15 Amortization of leasehold in trust: 17,218 Asset retirement obligations: 106,657 Subtotal of deferred tax assets: 123,891 Valuation allowance: (123,876) Total deferred tax assets: 15 [Deferred tax assets, net]: 15	1. Deferred tax assets and liabilities consist of the following: (thousand yen) [Deferred tax assets] Accrued business taxes not deductible from taxable income: 19 Amortization of leasehold in trust: 20,082 Asset retirement obligations: 107,509 Subtotal of deferred tax assets: 127,611 Valuation allowance: (127,592) Total deferred tax assets: 19 [Deferred tax assets, net]: 19
2. Reconciliation between the statutory tax rate and the effective tax rate after applying tax effect accounting (%) Statutory tax rate: 31.46 [Adjustment] Deductible distributions: (31.79) Change in valuation allowance: 0.31 Others: 0.10 Effective tax rate after applying tax effect accounting: 0.08	2. Reconciliation between the statutory tax rate and the effective tax rate after applying tax effect accounting (%) Statutory tax rate: 31.46 [Adjustment] Deductible distributions: (31.78) Change in valuation allowance: 0.31 Others: 0.09 Effective tax rate after applying tax effect accounting: 0.08
	3. Revision of the amount of deferred tax assets and deferred tax liabilities due to change in the tax rate for income taxes Following the enactment on March 31, 2025 of the "Act on Partial Revision of the Income Tax Act, etc. (Act No. 13 of 2025)," the "Defense Special Corporation Tax" was imposed from the business years beginning on or after April 1, 2026. In accordance with this change, the statutory tax rate was changed from 31.46% to 32.34% for the calculation of deferred tax assets and deferred tax liabilities related to temporary differences, etc. expected to be eliminated in or after the accounting periods beginning on May 1, 2026. The amount of impact of this change is minimal.

10. Notes to asset retirement obligations

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)	41st Fiscal Period (from November 1, 2025, to April 30, 2026)
Asset retirement obligations recorded on the Balance Sheets 1. Overview of the asset retirement obligations Asset retirement obligations have been recorded as SPI has obligations to restore the sites to their original conditions based on the ordinary fixed-term land lease agreements, etc. for the land of (C-58) Proceed Shinozaki Tower, etc. that it acquired on May 1, 2013. 2. Calculation method of the amount of the asset retirement obligations The amount of the asset retirement obligations is calculated by estimating the use period of the relevant assets to be the period from their acquisition to the expiration of the relevant agreements (52 to 65 years) and using the discount rates of 1.531%–1.672%. 3. Change in the total amount of the asset retirement obligations (thousand yen) Balance at beginning of period: 310,120 Accretion: 2,475 Balance at end of period: 312,596	Asset retirement obligations recorded on the Balance Sheets 1. Overview of the asset retirement obligations Asset retirement obligations have been recorded as SPI has obligations to restore the sites to their original conditions based on the ordinary fixed-term land lease agreements, etc. for the land of (C-58) Proceed Shinozaki Tower, etc. that it acquired on May 1, 2013. 2. Calculation method of the amount of the asset retirement obligations The amount of the asset retirement obligations is calculated by estimating the use period of the relevant assets to be the period from their acquisition to the expiration of the relevant agreements (52 to 65 years) and using the discount rates of 1.531%–1.672%. 3. Change in the total amount of the asset retirement obligations (thousand yen) Balance at beginning of period: 312,596 Accretion: 2,495 Balance at end of period: 315,091

11. Notes to related party transactions

40th fiscal period (Reference) (from May 1, 2025, to October 31, 2025)

Classification	Name	Business or occupation	Share of owned investment units	Description of transaction	Transaction amount (thousand yen) (Note 1)	Item	Balance at end of period (thousand yen) (Note 1)
Interested party, etc.	Starts Amenity Corporation	Real estate leasing and management, construction	-	Property management fee	96,546	Operating accounts payable	145,983
				Repair expenses	329,237		
				Maintenance and inspection fee	141,094		
				Advertising expenses	53,388		
				Renewal fee	28,855		
				Rent revenue, etc. (Note 2)	264,055	Tenant leasehold and security deposits in trust (Note 2)	57,420
Interested party, etc.	Starts Development Corporation	Real estate sales business	-	Purchase of beneficial interests in trust (Note 3)	850,000	-	-
Asset custodian	Sumitomo Mitsui Trust Bank, Limited	Banking business	-	Trust fee	13,280	Prepaid expenses	996
						Long-term prepaid expenses	2,745
				Interest expenses	8,720	Accrued expenses	2,009
				Payment related to financing matters	186	Prepaid expenses	425
						Long-term prepaid expenses	901
				Borrowing of long-term loans payable	93,000	Current portion of long-term loans payable	215,000
				Repayment of long-term loans payable	93,000	Long-term loans payable	1,038,000
				Administrative service fees	8,232	Accounts payable – other	724

(Note 1) Consumption taxes are not included in the transaction amount except for the transactions related to capital expenditures. The balance at the end of period includes consumption taxes when the transactions are subject to such taxes.

(Note 2) For rent revenue, etc. and tenant leasehold and security deposits in trust, all transactions under fixed-rent-type agreements and, of the transactions under pass-through-type agreements, those with the Starts Group companies as end tenants are indicated.

(Note 3) With respect to the purchase of beneficial interests in trust from related parties and other stakeholders, the purchase price is, in principle, determined at or below the appraised value of the underlying real estate in accordance with the internal rules and regulations established by the Asset Management Company. Other transaction terms are determined based on prevailing market conditions.

41st fiscal period (from November 1, 2025, to April 30, 2026)

Classification	Name	Business or occupation	Share of owned investment units	Description of transaction	Transaction amount (thousand yen) (Note 1)	Item	Balance at end of period (thousand yen) (Note 1)
Interested party, etc.	Starts Amenity Corporation	Real estate leasing and management, construction	-	Property management fee	98,526	Operating accounts payable	157,066
				Repair expenses	300,482		
				Maintenance and inspection fee	143,825		
				Advertising expenses	64,888		
				Renewal fee	29,605		
				Rent revenue, etc. (Note 2)	226,562	Tenant leasehold and security deposits in trust (Note 2)	46,708
Interested party, etc.	Starts Facility Service Corporation	Integrated building management	-	Repair expenses	9,369	Operating accounts payable	9,020
Interested party, etc.	STARTS Construction and Asset Management Co., Ltd.	Construction	-	Repair expenses	17,370	-	-
Interested party, etc.	Starts Development Corporation	Real estate sales business	-	Purchase of beneficial interests in trust (Note 3)	2,854,000	-	-
Asset custodian	Sumitomo Mitsui Trust Bank, Limited	Banking business	-	Trust fee	19,033	Prepaid expenses	1,332
						Long-term prepaid expenses	6,529
				Interest expenses	9,426	Accrued expenses	2,672
				Payment related to financing matters	50	Prepaid expenses	393
						Long-term prepaid expenses	754
				Borrowing of long-term loans payable	69,000	Current portion of long-term loans payable	221,000
				Repayment of long-term loans payable	69,000	Long-term loans payable	986,000
				Administrative service fees	8,130	Accounts payable – other	740

(Note 1) Consumption taxes are not included in the transaction amount except for the transactions related to capital expenditures. The balance at the end of period includes consumption taxes when the transactions are subject to such taxes.
(Note 2) For rent revenue, etc. and tenant leasehold and security deposits in trust, all transactions under fixed-rent-type agreements and, of the transactions under pass-through-type agreements, those with the Starts Group companies as end tenants are indicated.
(Note 3) With respect to the purchase of beneficial interests in trust from related parties and other stakeholders, the purchase price is, in principle, determined at or below the appraised value of the underlying real estate in accordance with the internal rules and regulations established by the Asset Management Company. Other transaction terms are determined based on prevailing market conditions.

12. Notes to investment and rental properties

40th fiscal period (Reference) (from May 1, 2025, to October 31, 2025)

SPI owns rental housing, etc. mainly in the Tokyo metropolitan area as well as in cabinet order designated cities and major cities in regional areas for the purpose of obtaining rent revenue. The following table provides the book value recorded on the Balance Sheets, amount of change during the period and fair value at the end of period of these investment and rental properties as of October 31, 2025.

(thousand yen)

Book value recorded on the Balance Sheets (Note 1)			Fair value at end of period (Note 3)
Balance at beginning of period	Amount of change during period (Note 2)	Balance at end of period	
96,335,692	272,799	96,608,492	119,848,000

(Note 1) The book value recorded on the Balance Sheets is the acquisition cost less accumulated depreciation.
(Note 2) Of the amount of change during the 40th fiscal period, the amount of increase is primarily attributable to the acquisition of (C-96) Proceed Sakurazaka (930,947 thousand yen) and capital expenditures (268,221 thousand yen), and the amount of decrease is primarily attributable to the disposition of (C-12) Proceed Makuharihongo 2 (216,187 thousand yen) and depreciation and amortization (707,398 thousand yen).
(Note 3) The fair value at the end of period is the appraisal value or survey value provided by outside real estate appraisers.

For the income (loss) in the 40th fiscal period ended October 2025 for the investment and rental properties, refer to the aforementioned “Notes to Statements of Income.”

41st fiscal period (from November 1, 2025, to April 30, 2026)

SPI owns rental housing, etc. mainly in the Tokyo metropolitan area as well as in cabinet order designated cities and major cities in regional areas for the purpose of obtaining rent revenue. The following table provides the book value recorded on the Balance Sheets, amount of change during the period and fair value at the end of period of these investment and rental properties as of April 30, 2026.

(thousand yen)

Book value recorded on the Balance Sheets (Note 1)			Fair value at end of period (Note 3)
Balance at beginning of period	Amount of change during period (Note 2)	Balance at end of period	
96,608,492	2,610,291	99,218,784	123,801,000

(Note 1) The book value recorded on the Balance Sheets is the acquisition cost less accumulated depreciation.

(Note 2) Of the amount of change during the 41st fiscal period, the amount of increase is primarily attributable to the acquisition of (C-97) Proceed Kasai 3, (C-98) Proceed Fuchumiyanishi, (C-99) Proceed Koenjiminami and (C-100) Proceed Kashiwa Trois (3,047,026 thousand yen) and capital expenditures (278,828 thousand yen), and the amount of decrease is primarily attributable to depreciation and amortization (715,563 thousand yen).

(Note 3) The fair value at the end of period is the appraisal value or survey value provided by outside real estate appraisers.

For the income (loss) in the 41st fiscal period ended April 2026 for the investment and rental properties, refer to the aforementioned "Notes to Statements of Income."

13. Notes to per unit information

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)		41st Fiscal Period (from November 1, 2025, to April 30, 2026)	
Net assets per unit	171,435 yen	Net assets per unit	171,013 yen
Net income per unit (Note)	4,432 yen	Net income per unit (Note)	4,402 yen
Net income per unit is calculated by dividing net income by the daily weighted average number of investment units.		Same as on the left	
Diluted net income per unit is not presented as there are no dilutive investment units.			

(Note) Net income per unit was calculated based on the following data.

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)		41st Fiscal Period (from November 1, 2025, to April 30, 2026)	
Net income (thousand yen)	1,207,552	Net income (thousand yen)	1,199,262
Amount not attributable to ordinary unitholders (thousands of yen)	-	Amount not attributable to ordinary unitholders (thousands of yen)	-
Net income attributable to ordinary investment units (thousands of yen)	1,207,552	Net income attributable to ordinary investment units (thousands of yen)	1,199,262
Average number of units during the fiscal period (units)	272,415	Average number of units during the fiscal period (units)	272,415

14. Notes to significant subsequent events

40th Fiscal Period (Reference) (from May 1, 2025, to October 31, 2025)	41st Fiscal Period (from November 1, 2025, to April 30, 2026)
Not applicable.	Same as on the left

15. Notes to revenue recognition

40th fiscal period (Reference) (from May 1, 2025, to October 31, 2025)

(thousand yen)

	Revenue from contracts with customers (Note 1)	Sales to external customers
Sales of real estate properties	264,735	(Note 2) 35,147
Utilities income	20,143	20,143
Others	-	3,586,816
Total	284,878	3,642,108

(Note 1) Rent revenue subject to the "Accounting Standard for Lease Transactions" (ASBJ Statement No.13) is excluded from "Revenue from contracts with customers" as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents revenues from the sale of real estate and utilities.

(Note 2) Sales of real estate properties are recorded as gain (loss) on sales of real estate properties on the Statements of Income pursuant to Article 48, Paragraph 2 of the Regulations on Accounting of Investment Corporations (Cabinet Office Order No. 47 of 2006). Accordingly, the amount obtained by deducting cost of sales of real estate properties and other sales expenses from proceeds from sales of real estate properties is indicated for Sales of real estate properties.

41st fiscal period (from November 1, 2025, to April 30, 2026)

(thousand yen)

	Revenue from contracts with customers (Note)	Sales to external customers
Sales of real estate properties	-	-
Utilities income	18,647	18,647
Others	-	3,643,309
Total	18,647	3,661,957

(Note) Rent revenue subject to the "Accounting Standard for Lease Transactions" (ASBJ Statement No.13) is excluded from "Revenue from contracts with customers" as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents revenues from the sale of real estate and utilities.

16. Notes to provision and reversal of allowance for temporary difference adjustments

40th fiscal period (Reference) (from May 1, 2025, to October 31, 2025)

1. Reason for provision, relevant asset, etc., and amount of the allowance

(thousand yen)

Relevant asset, etc.	Reason for provision	Allowance for temporary difference adjustments
Buildings in trust	Incurrence of expenses related to asset retirement obligations	5,058
Fixed-term leasehold in trust	Incurrence of amortization of leasehold	8,334
Subtotal of increases		13,393
Other	-	(45)
Subtotal of decreases		(45)
Total		13,348

2. Specific method of reversal

Relevant asset, etc.	Method of reversal
Buildings in trust	The plan is reversal of the corresponding amount at the time of sale or such.
Fixed-term leasehold in trust	The plan is reversal of the corresponding amount at the time of sale or such.

41st fiscal period (from November 1, 2025, to April 30, 2026)

1. Reason for provision, relevant asset, etc., and amount of the allowance

(thousand yen)

Relevant asset, etc.	Reason for provision	Allowance for temporary difference adjustments
Buildings in trust	Incurrence of expenses related to asset retirement obligations	5,071
Fixed-term leasehold in trust	Incurrence of amortization of leasehold	8,324
Subtotal of increases		13,396
Other	-	(47)
Subtotal of decreases		(47)
Total		13,348

2. Specific method of reversal

Relevant asset, etc.	Method of reversal
Buildings in trust	The plan is reversal of the corresponding amount at the time of sale or such.
Fixed-term leasehold in trust	The plan is reversal of the corresponding amount at the time of sale or such.

Starts Proceed Investment Corporation
Statements of Cash Distributions

Item \ Fiscal period	40th Fiscal Period (Reference) From: May 1, 2025 To: Oct. 31, 2025	41st Fiscal Period From: Nov. 1, 2025 To: Apr. 30, 2026
I. Unappropriated retained earnings	1,207,704,111 yen	1,199,351,333 yen
II. Additional amount of distribution in excess of earnings	106,786,680 yen	106,786,680 yen
Allowance for temporary difference adjustments	13,348,335 yen	13,348,335 yen
Other deduction from unitholders' capital	93,438,345 yen	93,438,345 yen
III. Amount of distributions	1,314,402,375 yen	1,305,957,510 yen
[Amount of distribution per investment unit]	[4,825 yen]	[4,794 yen]
Distribution of earnings	1,207,615,695 yen	1,199,170,830 yen
[Distribution of earnings per unit]	[4,433 yen]	[4,402 yen]
Distribution in an allowance for temporary difference adjustments	13,348,335 yen	13,348,335 yen
[Distribution in excess of earnings per unit (those pertaining to an allowance for temporary difference adjustments)]	[49 yen]	[49 yen]
Distribution in other distributions in excess of earnings	93,438,345 yen	93,438,345 yen
[Distribution in excess of earnings per unit (those pertaining to other distributions in excess of earnings)]	[343 yen]	[343 yen]
IV. Retained earnings brought forward	88,416 yen	180,503 yen

Method of calculation of amount of distributions	Pursuant to the policy on cash distributions provided in Article 35, Paragraph 1 of the Articles of Incorporation of SPI, the amount of distributions shall be in excess of an amount equivalent to 90% of the "amount of earnings available for distribution" provided in Article 67-15 of the Act on Special Measures Concerning Taxation, but no more than the amount of earnings. Based on this policy, in the 40th fiscal period, SPI decided to pay out distributions of earnings of 1,207,615,695 yen, which is the largest integral multiple of the total number of investment units issued and outstanding (272,415 units) that does not exceed the amount of unappropriated retained earnings at the end of the 40th fiscal period. In addition, based on SPI's policy to conduct cash distributions in excess of earnings set out in Article 35, (iv) of its Articles of Incorporation, SPI is committed to making cash distributions in excess of earnings each fiscal period on a continuous basis, in principle. SPI also pays out distributions of an allowance for temporary difference adjustments, considering the impact on the distributions of tax income in excess of accounting income due to expenses related to asset retirement obligations and the amortization of fixed-term leaseholds in trust for the fiscal period under review. Under this policy, SPI has decided to pay out distributions totaling 106,786,680 yen as distributions in excess of earnings. These distributions are the sum of 93,438,345 yen (a refund of investment, which is a return of capital under tax law), which is equivalent to 13.4% of depreciation (excluding the amortization of leaseholds in trust, etc.) totaling 699,004,979 yen for the fiscal period under review, and 13,348,335 yen (an allowance for temporary difference adjustments), which is roughly equivalent to tax income in excess of accounting income.	Pursuant to the policy on cash distributions provided in Article 35, Paragraph 1 of the Articles of Incorporation of SPI, the amount of distributions shall be in excess of an amount equivalent to 90% of the "amount of earnings available for distribution" provided in Article 67-15 of the Act on Special Measures Concerning Taxation, but no more than the amount of earnings. Based on this policy, in the 41st fiscal period, SPI decided to pay out distributions of earnings of 1,199,170,830 yen, which is the largest integral multiple of the total number of investment units issued and outstanding (272,415 units) that does not exceed the amount of unappropriated retained earnings at the end of the 41st fiscal period. In addition, based on SPI's policy to conduct cash distributions in excess of earnings set out in Article 35, (iv) of its Articles of Incorporation, SPI is committed to making cash distributions in excess of earnings each fiscal period on a continuous basis, in principle. SPI also pays out distributions of an allowance for temporary difference adjustments, considering the impact on the distributions of tax income in excess of accounting income due to expenses related to asset retirement obligations and the amortization of fixed-term leaseholds in trust for the fiscal period under review. Under this policy, SPI has decided to pay out distributions totaling 106,786,680 yen as distributions in excess of earnings. These distributions are the sum of 93,438,345 yen (a refund of investment, which is a return of capital under tax law), which is equivalent to 13.2% of depreciation (excluding the amortization of leaseholds in trust, etc.) totaling 707,169,830 yen for the fiscal period under review, and 13,348,335 yen (an allowance for temporary difference adjustments), which is roughly equivalent to tax income in excess of accounting income.

Independent Auditor's Report

To the Board of Directors of Starts Proceed Investment Corporation

Opinion

We have audited the financial statements of Starts Proceed Investment Corporation (the Company), which comprise the balance sheets as of April 30, 2026, and the statements of income and retained earnings, statements of changes in net assets and statements of cash flows for the six months period then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of April 30, 2026, and its financial performance and its cash flows for the six months period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, including those applicable to audits of financial statements of public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The other information comprises the information included in the Semiannual Report that contains audited financial statements but does not include the financial statements and our audit report thereon. Management is responsible for preparation and disclosure of the other information. The Supervisory Directors are responsible for overseeing the Company's reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Management and Supervisory Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as applicable, matters related to going concern in accordance with accounting principles generally accepted in Japan.

Supervisory Directors are responsible for overseeing the executive director's performance of their duties including the design, implementation and maintenance of the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in Japan will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, while the objective of the audit is not to express an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern.

  If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate whether the presentation and disclosures of the financial statements are in accordance with accounting principles generally accepted in Japan, the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with executive director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide executive director with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

Interest required to be disclosed by the Certified Public Accountants Act of Japan

We do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Tomohiro Yoshioka
Designated Engagement Partner
Certified Public Accountant

吉岡智浩

Kotaro Yamamura
Designated Engagement Partner
Certified Public Accountant

山村浩太郎

Nihombashi Corporation
Chuo-Ku, Tokyo
July 24, 2026