

Think bold today for a brighter tomorrow.



MCUBS MidCity Investment Corporation

27th Period

INVESTOR PRESENTATION - Appendix -

Fiscal Period ended December 31, 2019

Securities Code **3227**

<https://www.midcity-reit.com/en/>

Index

* Fractions of the stated amounts are cut off and those of the ratios and years are rounded off unless otherwise indicated. Therefore, the aggregation of the figures stated hereupon are not necessarily identical to the total.

1. ABOUT MCUBS MidCity Investment Corporation

• Who We Are	4
• History	5
• The asset management company: Mitsubishi Corp.- UBS Realty Inc. (MC-UBS)	6
• Investment policy	7
• Track record	8
• Portfolio summary	9
• Portfolio comparison with other Office REITs	10
• Industry-leading acquisition capability	11
• Selected investment utilizing MidCity's advantage	12
• Asset management with a focus on tenant satisfaction & Stable financial base	13
• ESG-conscious portfolio management	14

2. FINANCIAL HIGHLIGHTS & FORECASTS FOR THE 28TH AND 29TH PERIOD

• Overview of financial results for the fiscal period ended Dec. 31, 2019 (27 th Period)	16-17
• 27 th Period financial results – Comparison to previous period	18
• 27 th Period financial results – Comparison to revised forecasts	19
• 27 th Period financial results – Breakdown of change from previous period	20
• Balance sheet	21
• Income statement	22
• Forecasts for the 28 th and 29 th Periods	23
• Breakdown of change from previous period	24
• Internal reserves	25
• Repair expenses and capex	26

3. PORTFOLIO

• Portfolio overview (as of the end of Dec. 2019)	29
• Portfolio profitability	30
• Portfolio operation	31
• Occupancy by property	32
• Monthly rents	33

• Growth in existing property NOI	34
• Revisions and gaps in rents	35
• Diversification of tenant contract types	36
• Appraisal value by property	37
• Unrealized gain/loss	38
• Portfolio data (as of the end of Dec. 2019)	39-40
• Revenue and expenses by property (Fiscal period ended Dec. 31, 2019)	41-42
• Portfolio map / Portfolio overview	43-53
• Acquired Properties	55-58

4. FINANCING STRATEGY

• Major financing-related figures and investment corporation bonds	60
• Financial status	61-62
• Outstanding borrowings (as of the end of Jan. 2020)	63-64
• Lender composition (as of the end of Jan. 2020)	65
• Maturity ladder (as of the end of Jan. 2020)	66

5. MARKET ENVIRONMENT

• Office market data (Tokyo 23 districts)	69-70
• Office market data (Nagoya)	71-72
• Office market data (Osaka)	73-74
• Office buildings to be supplied in the Osaka business area	75

6. APPROACH TO ESG

• Environmental initiatives	78
• Social initiatives	79-80
• Governance initiatives	81
• Efforts to expand investor base	82

7. OTHER TOPICS

• Unitholder details	84
• Overview of asset management company	85
• Historical unit price	86



1. ABOUT MCUBS MidCity Investment Corporation



Who We Are

MC-UBS office-focused REIT, aiming to enhance unitholder value

Area-diversified portfolio primarily made up of **medium-sized office buildings**

- 1 **Industry-leading acquisition capability**
- 2 **Asset management with a focus on tenant satisfaction**
- 3 **Stable financial base**
- 4 **ESG-conscious portfolio management**

Name	MCUBS MidCity Investment Corporation (“MidCity”)	TSE Code	3227
Fund listing	August 29, 2006	Fiscal period	June and December
Asset Management Company	Mitsubishi Corp.- UBS Realty Inc. (“MC-UBS”)		

Note: Mitsubishi Corp.- UBS Realty Inc. merged with the asset management company: MCUBS MidCity Inc. on July 1, 2019

History

Investment Corporation



2006

August
MID REIT, Inc. listed



2015

June
Trade name changed to
MCUBS MidCity Investment Corporation

The asset management company



2005

September
MID REIT Management Co., Ltd. was established
sponsor:
MID Urban Development Co., Ltd.
(formerly, Matsushita Kosan)



2009

December
The Kansai Electric Power Company, Incorporated became **the largest shareholder** of MID Urban Development Co., Ltd.
(currently, Kanden Realty & Development)



2015

April
MC-UBS acquired 65% share of the asset management company
▼
changed the trade name to
MCUBS MidCity Inc.



2018

April
MC-UBS acquired an additional 20% share of the asset management company



2019

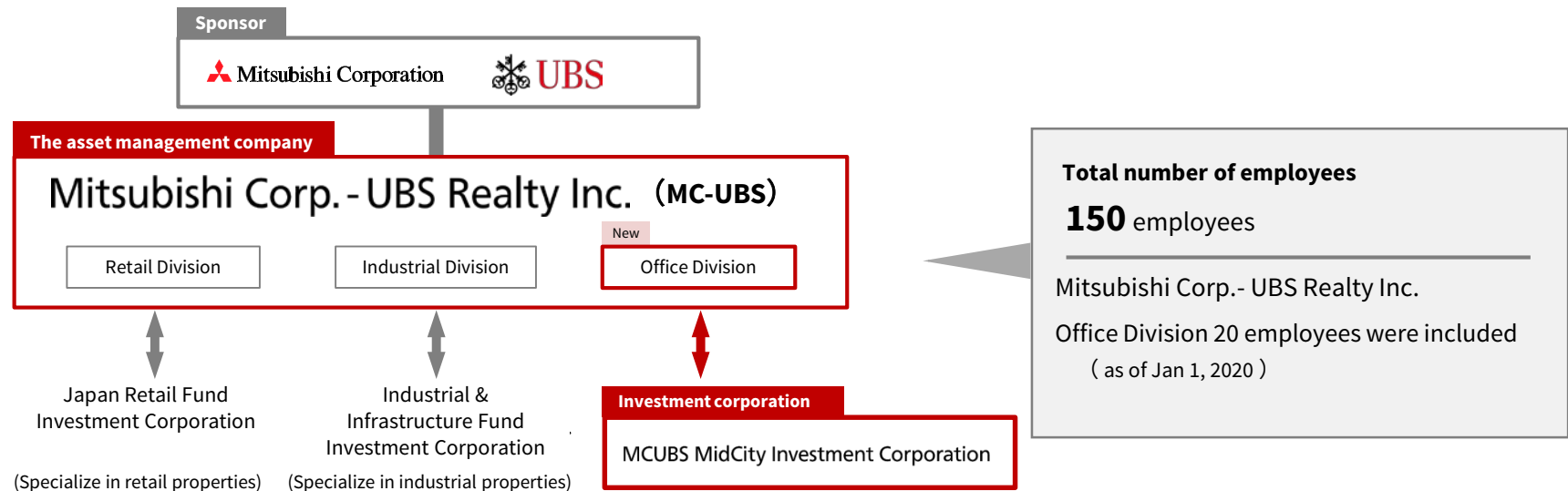
April
MC-UBS made the asset management company a **wholly-owned subsidiary**

July
MC-UBS merged with MCUBS MidCity Inc.

The asset management company : Mitsubishi Corp.- UBS Realty Inc. (MC-UBS)

- **18 years** of experience in operating J-REITs
- MC-UBS Group operates **three REITs**: MCUBS MidCity, JRF and IIF
- **Largest J-REIT AUM of 1.4 tn. yen**
- **One of the largest buyers** of commercial real estate in Japan

After merger of the asset management company



Investment policy

Focusing on office buildings in three major metropolitan areas

JPY **287.6** bn **26** properties

*As of end of Feb. 2020

✓ Target areas: **Three major metropolitan areas (Tokyo, Osaka and Nagoya)**

Three major metropolitan areas
(Tokyo, Osaka and Nagoya)

Other areas

70% or more

30% or less

✓ Target properties (asset type): **Office Buildings**

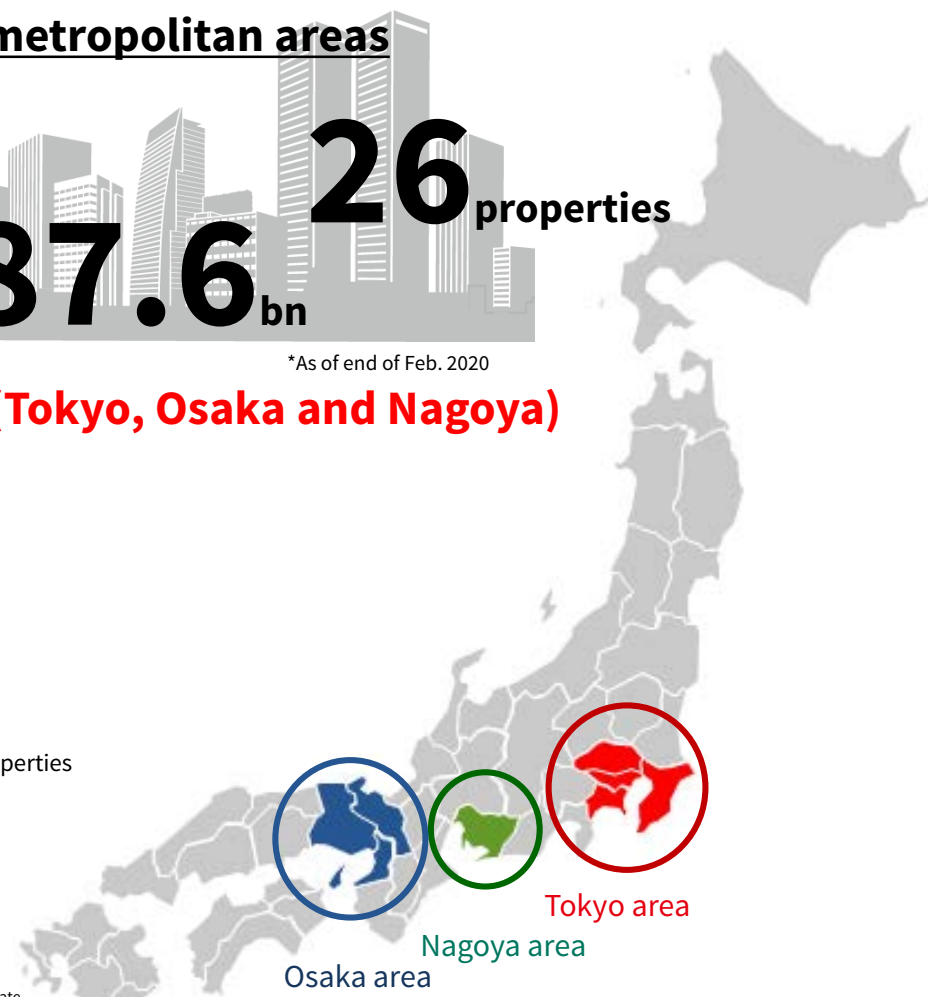
Office

Real estate other than office properties
(Hotels and serviced apartments)

70% or more

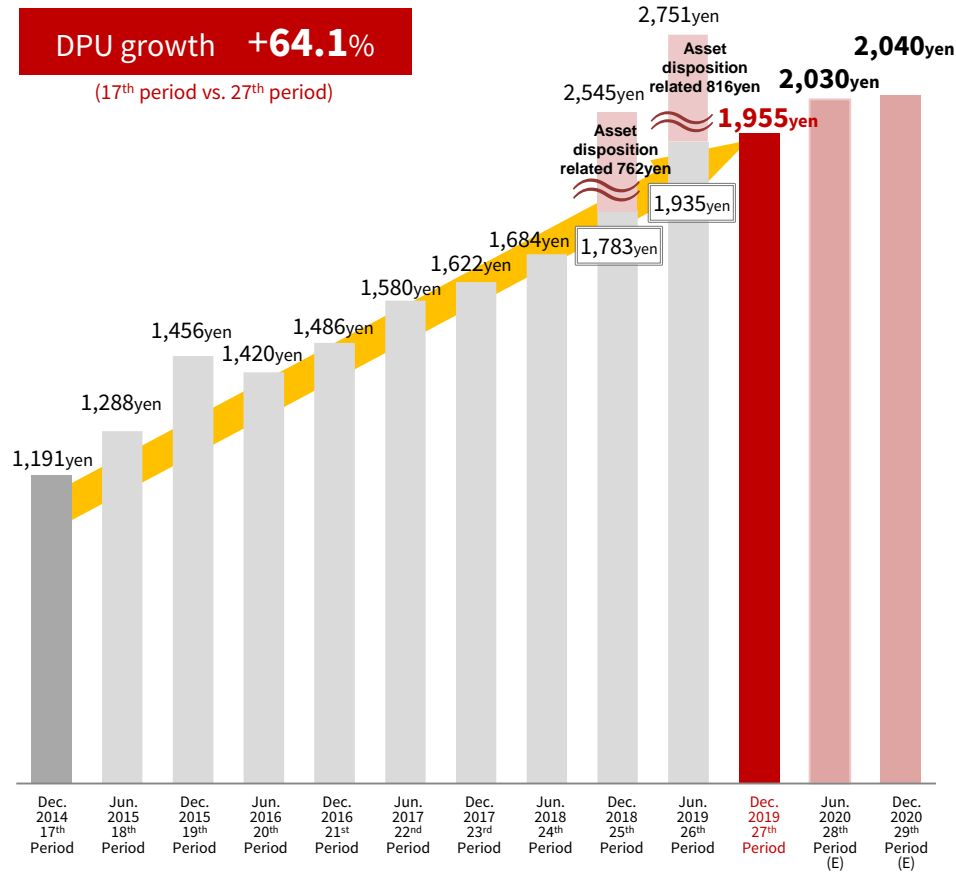
30% or less

* ex. commercial facilities and industrial real estate

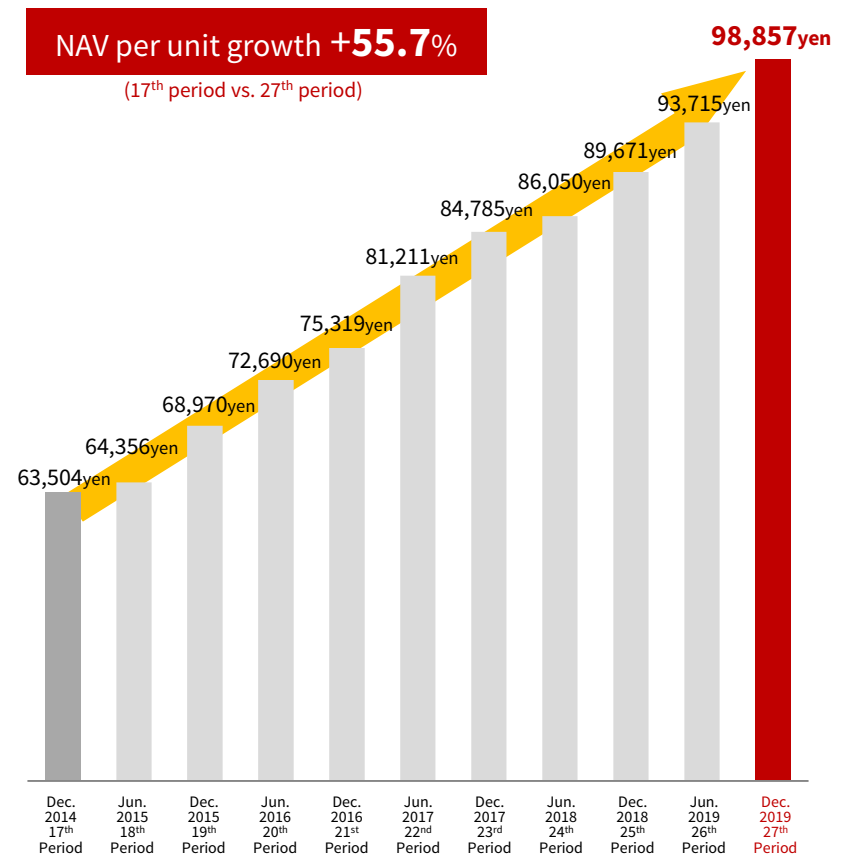


Track record

Distribution per unit



NAV per unit

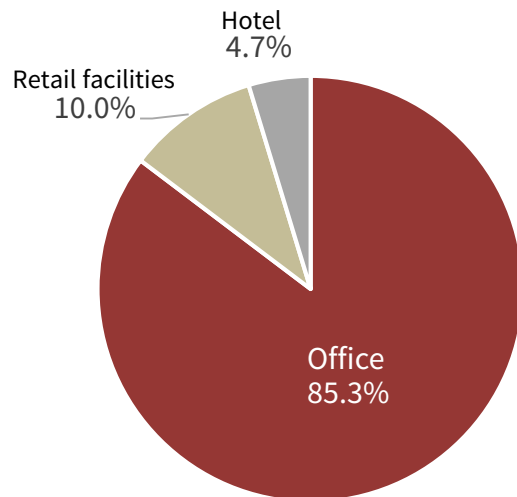


* NAV per unit includes reserve for reduction entry

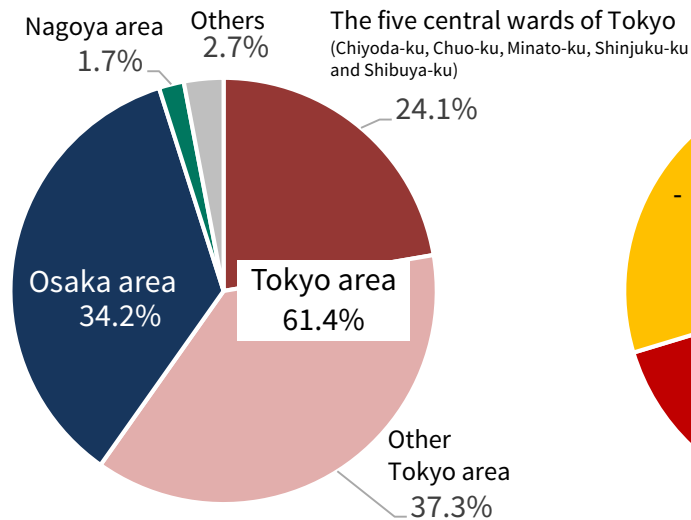
Portfolio summary

Focus on medium-sized office buildings in the three major metropolitan areas

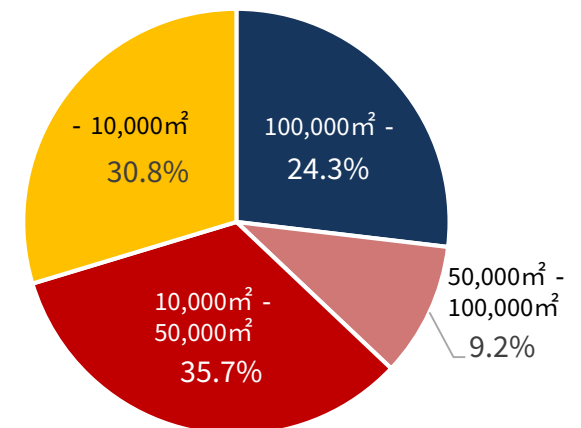
■ Portfolio by asset type <Based on acquisition price>



■ Portfolio by area <Based on acquisition price>



■ Portfolio by property size <Based on acquisition price> (Note)



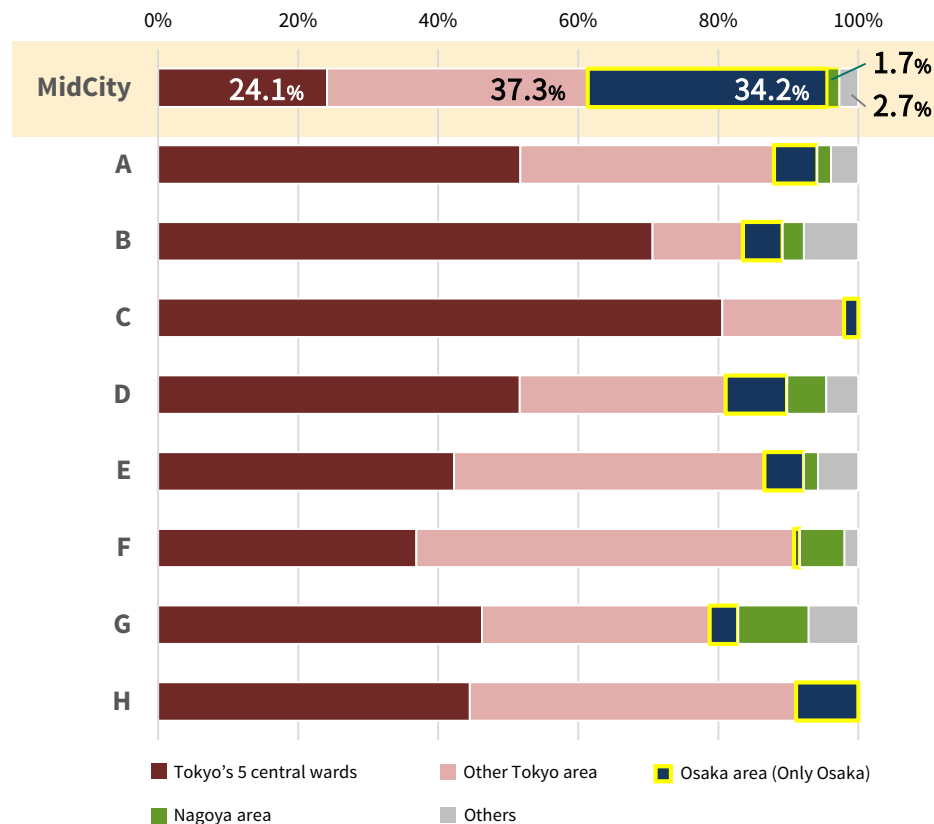
Note: TK interest of Nagoya Lucent Tower is not included.

Portfolio comparison with other Office REITs

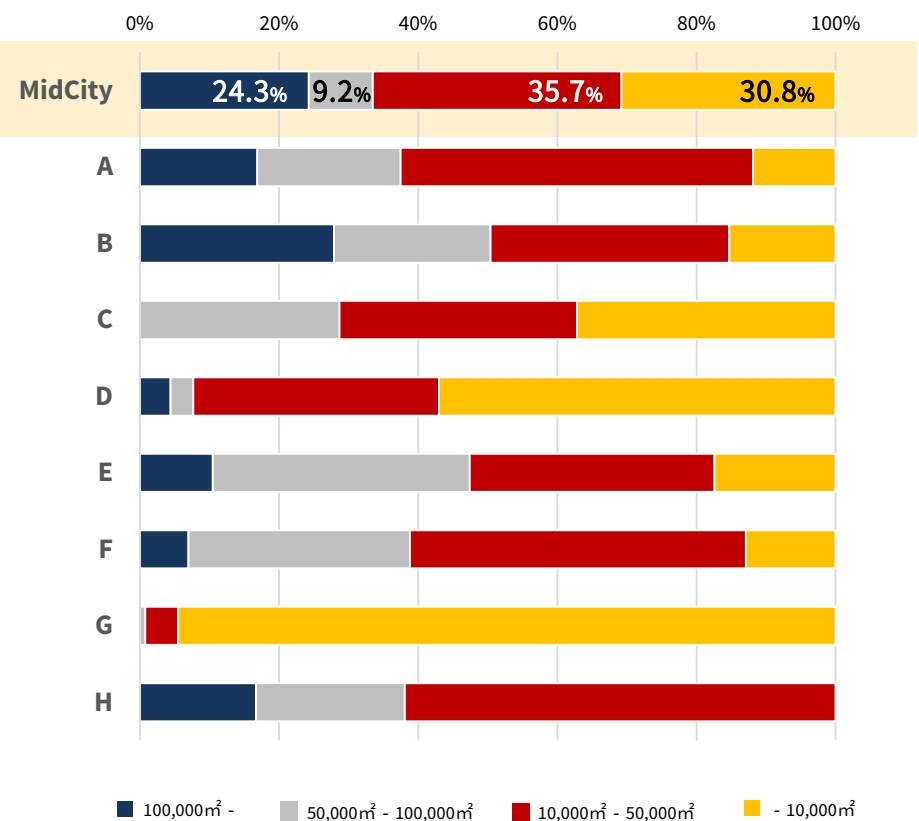
Tokyo area properties are diversified between **central and surrounding areas**, strong at properties in **Osaka area**

Portfolio primarily made up of **medium-sized office buildings**

< By area (Based on acquisition price) >



< By property size (Based on acquisition price) >



Note: Created by the Asset Management Company based on data disclosed on each J-REIT HP as of Jan. 31, 2020. Office REITs refer to office-specialized REITs listed in ARES J-REIT DIGEST.
Diversification by property size is based on total floor space of all of the properties held by each J-REIT (main buildings only).

1

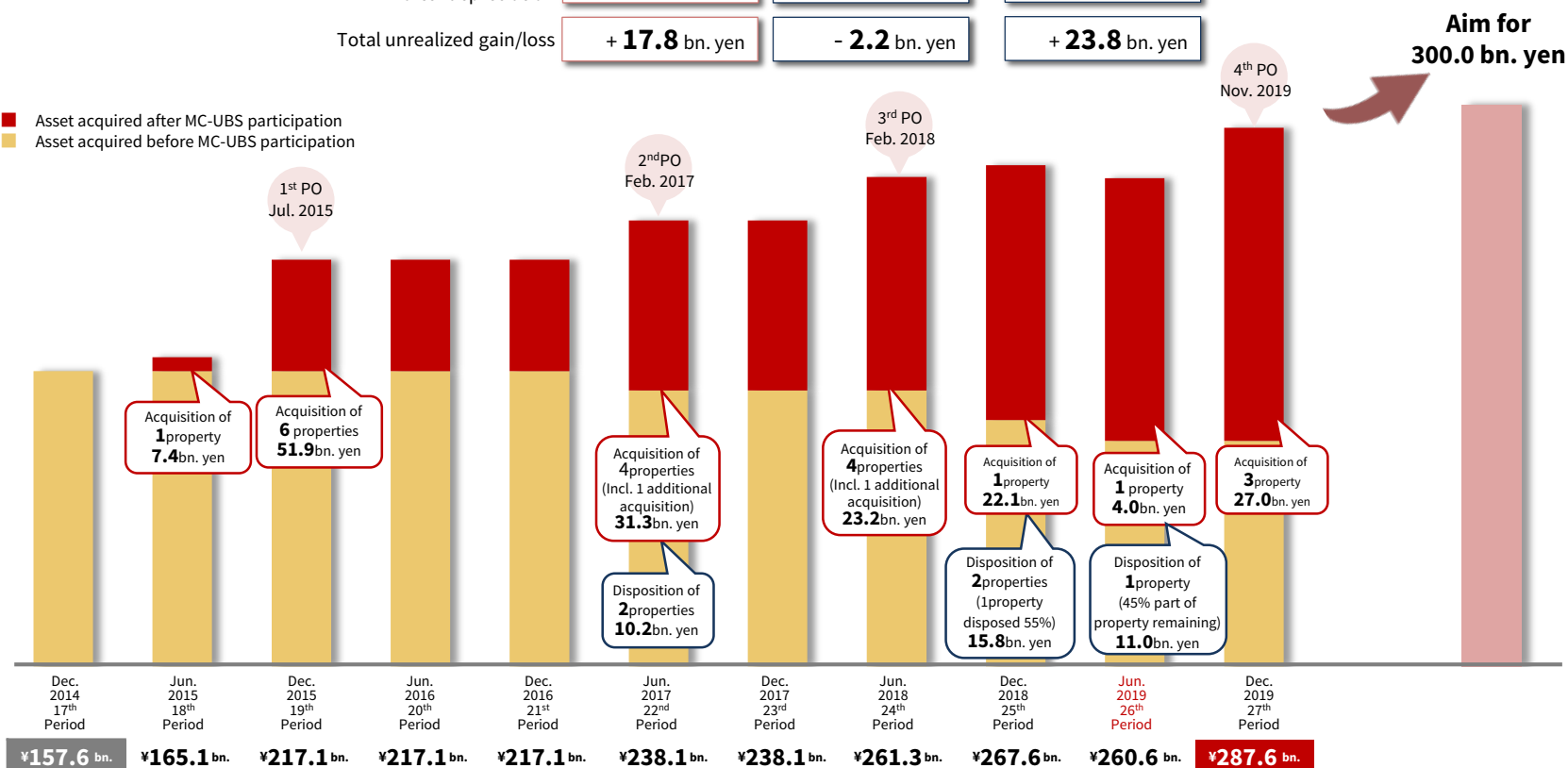
Industry-leading acquisition capability



Trend of asset size

After MC-UBS participation	New Acquisition	Dispositions	Total
Asset Size (acquisition price basis)	167.1 bn. yen	37.1 bn. yen	287.6 bn. yen
Number of properties	18properties	4properties	26properties
Average NOI yield after depreciation	3.7%	2.0%	3.6%
Total unrealized gain/loss	+ 17.8 bn. yen	- 2.2 bn. yen	+ 23.8 bn. yen

- Asset acquired after MC-UBS participation
- Asset acquired before MC-UBS participation



*"Average NOI yield after depreciation" and "Total unrealized gain/loss" do not include Nagoya Lucent Tower (silent partnership interest).

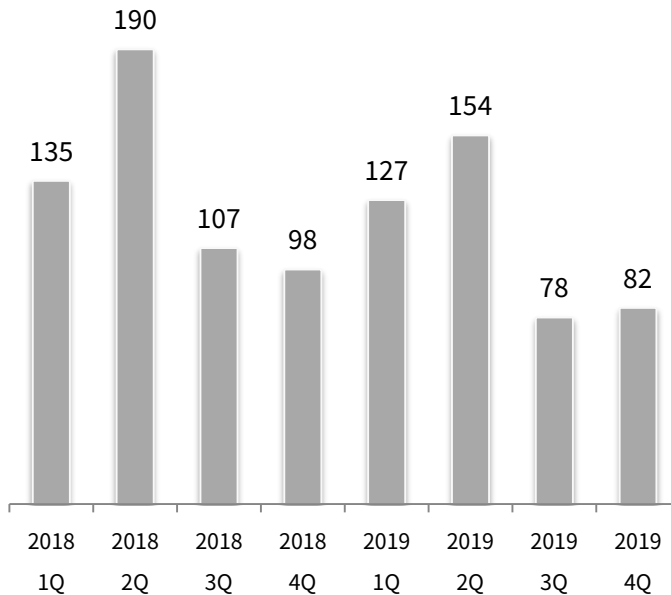
Selected investment utilizing MidCity's advantage



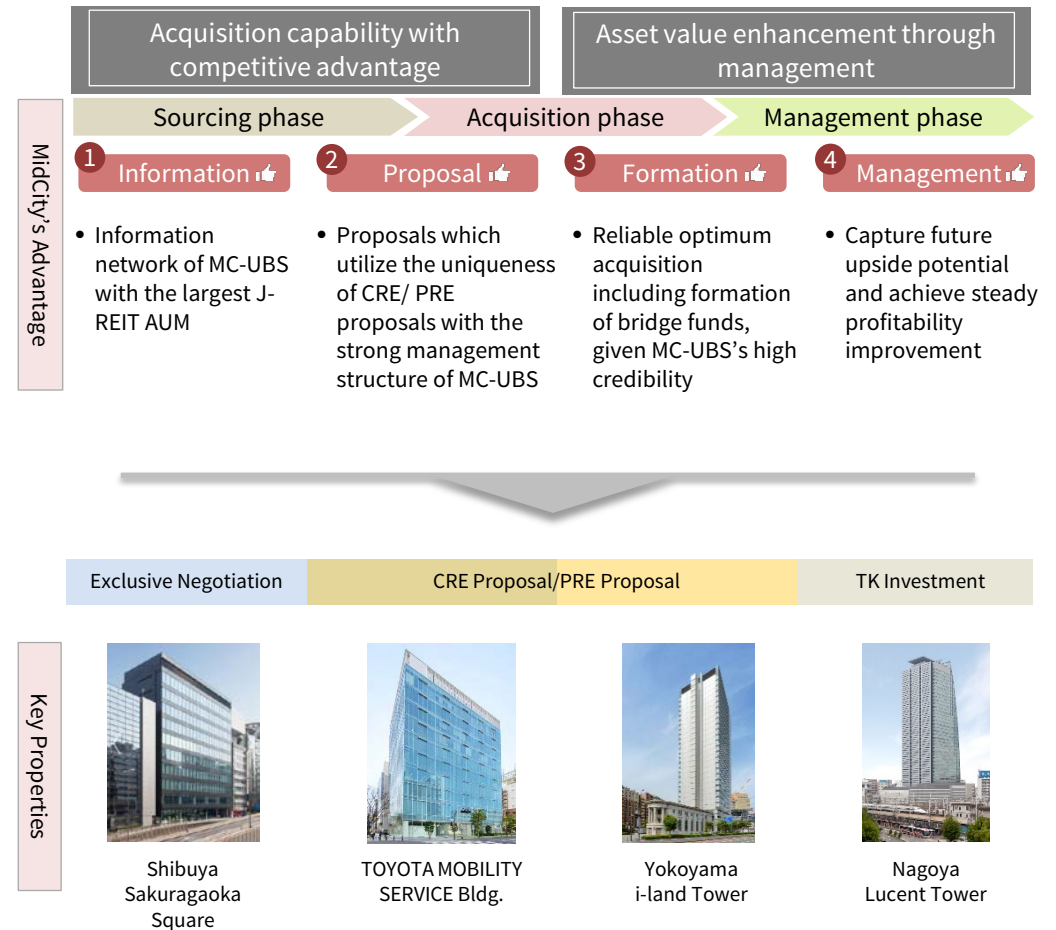
Asset information network based on the capabilities of the sponsor

Total No. of properties the information of which was provided by sponsors:

971 (total of the past 8 quarters)



Unique strategy based on asset information network



2

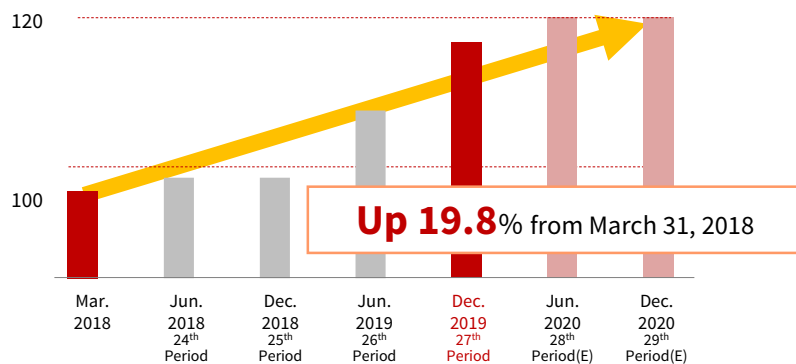
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Asset management with a focus on tenant satisfaction & Stable financial base

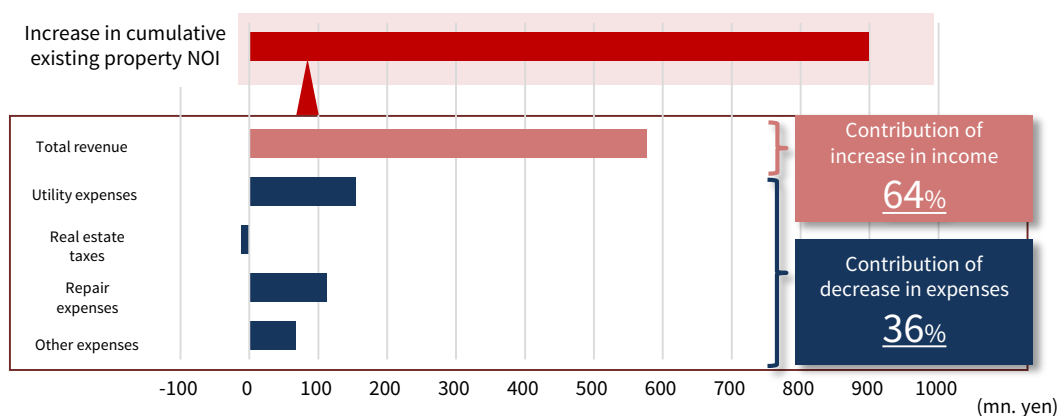


Expanding cash flows by utilizing operational capability and rightsizing costs

Higher average rent than expected at the time of acquisition
(M-City Akasaka 1-chome Bldg.)



Factors contributing to increase in cumulative existing property NOI (19th Period – 29th Period)



Successfully created a strong financial base

	As of the end of Dec. 2014 (Before MC-UBS participation)	As of the end of Dec. 2019 (27 th Period)
LTV (Appraisal value base)	47.7%	39.1%
Average interest rate on debts	1.38%	0.95%
Average remaining years of debts	2.3years	4.3years
Issuer rating	R&I : A- (stable)	R&I : A+ (stable) JCR : AA- (stable)
Commitment Line	—	15.0 bn. yen (Set in August 2016)
Investment corporation bonds	—	Total 8.0 bn. yen

ESG-conscious portfolio management



Environment, social, and governance (ESG) initiatives

MCUBS MidCity, along with the asset management company, is making active efforts in ESG (Environment, Social, and Governance)

Evaluation of GRESB

Further, we received “Green Star”, the highest ranking in the GRESB for the 4 consecutive years, and received “five stars” for the 2 consecutive years



Achievement by Asset Management Company

■ Organized Sustainability Committee

Since 2013, we have been organizing the Sustainability Committee. In January 2020, we established the new Sustainability Committee as an approval body for the resolution and reporting of sustainability policies, strategies and systems.

■ Publication of the ESG Report

The most recent edition of the ESG Report, "ESG Report 2020.01", launched in 2019, was released on January 20.



ESG Report

MSCI Japan ESG Select Leaders Index

- In December 2018, MCUBS MidCity was included in the ESG Japan Select Leaders Index, which represents companies with strong ESG performance from amongst the MSCI Japan IMI Top 700 Index
- In March 2019, received an ESG rating of **AA** from MSCI, the highest amongst J-REITs



MSCI Japan ESG
Select Leaders Index

Since July 2017, the GPIF has begun passive investment linked to the index.

Status of GPIF holdings in term of MidCity (as of the end of March 2019)

- The number of units GPIF increased to invest in FY2018 is ranked in the **top 3**
- The market capitalization ratio was **2.5%**, ranking 11th among all stocks (Last year was 27th)
- **1.4%** overweight relative to market capitalization

The number of units held by GPIF		FY2018	FY2017	Difference
1	Sekisui House Reit, Inc. *	16,662	2,976	13,686
2	ORIX JREIT Inc.	18,262	12,564	5,698
3	MCUBS MidCity Investment Corporation	17,625	12,560	5,065
4	Invincible Investment Corporation	22,270	17,753	4,517
5	LaSalle LOGIPORT REIT	5,550	2,170	3,380

* Sekisui House Reit, Inc. was merged with Sekisui House Residential Investment Corporation in May 2018.
Source: Announced on July 5, 2019 on the website of the GPIF "For all stocks held (End of fiscal 2018)"



2. FINANCIAL HIGHLIGHTS & FORECASTS FOR THE 28TH AND 29TH PERIOD



Overview of financial results

for the fiscal period ended December 31, 2019 (27th Period) 1

	Fiscal period ended Jun. 30, 2019 (26 th Period)(181 days)	Fiscal period ended Dec. 31, 2019 (27 th Period)(184 days)	Compared to the 26 th Period
Distribution per unit	2,751yen	1,955yen	- 796yen
NAV per unit ^(Note 1)	93,715yen	98,857yen	+ 5,142yen
FFO per unit ^(Note 2)	2,602yen	2,569yen	- 33yen
Asset size ^(Note 3)	260,619 mn. yen	287,629 mn. yen	+ 27,010 mn. yen
No. of properties under management	23	26	+ 3
No. of tenants	371	411	+ 40
Occupancy rate	99.4 %	98.6 %	- 0.8 pt
Leasable space	354,878.02 m ²	381,318.47 m ²	+ 26,440.45 m ²
NOI ^(Note 4)	5,716 mn. yen	5,872 mn. yen	+ 155 mn. yen
Average NOI yield ^(Note 4)	4.5 %	4.5 %	—
Average NOI yield after depreciation ^(Note 4)	3.6 %	3.6 %	—

Note 1: NAV per unit = [Term-end total interest + (Term-end appraisal value - Term-end book value) + Term-end reserves for reduction entry + Next-term reserves for reduction entry] / Term-end outstanding # of units

Note 2: FFO per unit = (Net income + Loss on sales of property - Gain on sales of property + Depreciation + Loss on retirement) / Term-end outstanding # of units

Note 3: "Asset size" is based on acquisition price.

Note 4: "NOI", "Average NOI yield" and "Average NOI yield after depreciation" do not include dividends receivable of Nagoya Lucent Tower's silent partnership interest (hereinafter referred to as TK interest).

Overview of financial results

for the fiscal period ended December 31, 2019 (27th Period) 2

	Fiscal period ended Jun. 30, 2019 (26 th Period)(181 days)	Fiscal period ended Dec. 31, 2019 (27 th Period)(184 days)	Compared to the 26 th Period
Interest-bearing debts	115,975 mn. yen	126,975 mn. yen	+11,000 mn. yen
LTV (Book value base) ^(Note 1)	42.2 %	42.2 %	—
LTV (Appraisal value base) ^(Note 2)	39.8 %	39.1 %	- 0.7 pt
Ratio of long-term debts	100.0 %	100.0 %	—
Ratio of fixed interest rate on debts	84.0 %	89.1 %	+ 5.1 pt
Average interest rate on debts	0.99 %	0.95 %	-0.04 pt
Average remaining years of debts	3.5 years	4.3 years	+0.8 years
Issuer rating	R&I : A (Positive) JCR : AA- (Stable)	R&I : A+ (Stable) JCR : AA- (Stable)	—

Note 1: LTV (Book value base) = Term-end debt / Term-end total assets

Note 2: LTV (Appraisal value base) = Term-end debt / (Term-end total assets ± Unrealized gain/loss) Unrealized gain/loss means gap between book value and appraisal value.

27th Period financial results – Comparison to previous period

(Unit: mn. yen)

	Fiscal period ended Jun. 30, 2019 (26 th Period)	Fiscal period ended Dec. 31, 2019 (27 th Period)	Difference
Operating revenue (mn. yen)	10,279	8,569	- 1,710
Operating expenses (mn. yen)	4,641	4,585	- 55
Operating income (mn. yen)	5,638	3,983	- 1,654
Ordinary income (mn. yen)	4,994	3,389	- 1,604
Income before income taxes (mn. yen)	4,994	3,389	- 1,605
Net income (mn. yen)	4,994	3,388	- 1,605

Reserves for reduction entry (mn. yen)	474	—	- 474
Reversal of reserve for reduction entry (mn. yen)	—	98	+ 98
Total distributions (mn. yen)	4,520	3,487	- 1,032
Distribution per unit (yen)	2,751	1,955	- 796
Gain/loss on real estate lease business (mn. yen)	4,496	4,677	+ 180
NOI (mn. yen)	5,716	5,872	+ 155
Occupancy rate at end of period	99.4%	98.6%	- 0.8pt

Operating revenue	- 1,710
Rent revenue	175
One property disposed in 26 th Period	- 152
One property acquired in 26 th Period	39
Three property acquired in 27 th Period	141
Office in Tokyo area	73
Office in Osaka area	49
Others	25
Other lease business revenue	51
Utilities revenue	36
Other rent revenue	- 1
Other operating revenue	17
Gain on distribution of TK interest (Nagoya Lucent Tower)	1
Gain on sales of property	- 1,938
Operating expenses	- 55
Expenses related to rent business (excl. depreciation, loss on retirement and loss on sales of property)	71
Breakdown by property type	
One property disposed in 26 th Period	- 109
One property acquired in 26 th Period	6
Three property acquired in 27 th Period	45
Office in Tokyo area	166
Office in Osaka area	- 37
Others	- 0
Breakdown by items	
Real estate taxes	13
Utilities expenses	35
Repair expenses	7
Others	15
Depreciation and loss on retirement	- 25
Loss on sales of property	-
Asset management fees	- 97
Other operating expenses	- 4

27th Period financial results – Comparison to revised forecasts

(Unit: mn. yen)

	Fiscal period ended Dec. 31, 2019 (27 th Period) 11/5 Forecast	Fiscal period ended Dec. 31, 2019 (27 th Period)	Difference
Operating revenue (mn. yen)	8,514	8,569	+ 54
Operating expenses (mn. yen)	4,625	4,585	- 39
Operating income (mn. yen)	3,889	3,983	+ 94
Ordinary income (mn. yen)	3,289	3,389	+ 99
Income before income taxes (mn. yen)	3,289	3,389	+ 99
Net income (mn. yen)	3,288	3,388	+ 99
Reversal of reserve for reduction entry (mn. yen)	199	98	- 100
Total distributions (mn. yen)	3,487	3,487	—
Distribution per unit (yen)	1,955	1,955	—
Gain/loss on real estate lease business (mn. yen)	4,614	4,677	+ 62
NOI (mn. yen)	5,812	5,872	+ 59
Occupancy rate at end of period	—	98.6%	—

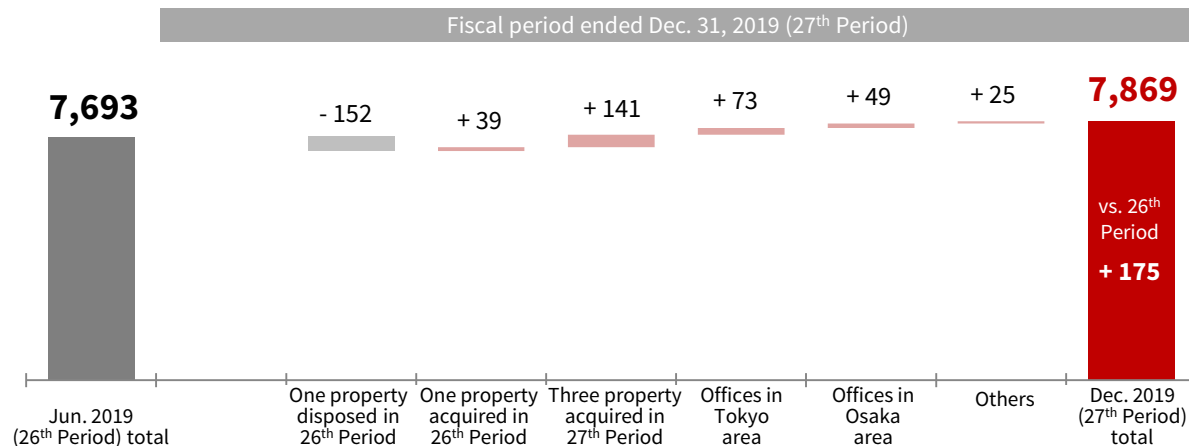
Operating revenue	54
Rent revenue	26
One property disposed in 26 th Period	—
One property acquired in 26 th Period	—
Three property acquired in 27 th Period	- 3
Office in Tokyo area	20
Office in Osaka area	9
Others	- 0
Other lease business revenue	24
Utilities revenue	- 13
Other rent revenue	4
Other operating revenue	33
Gain on distribution of TK interest (Nagoya Lucent Tower)	2
Operating expenses	- 39
Expenses related to rent business (excl. depreciation, loss on retirement and loss on sales of property)	- 8
Breakdown by property type	
One property disposed in 26 th Period	—
One property acquired in 26 th Period	- 2
Three property acquired in 27 th Period	- 15
Office in Tokyo area	10
Office in Osaka area	- 4
Others	2
Breakdown by items	
Real estate taxes	- 0
Utilities expenses	- 25
Repair expenses	10
Others	7
Depreciation and loss on retirement	- 2
Asset management fees	5
Other operating expenses	- 34

27th Period financial results – Breakdown of change from previous period



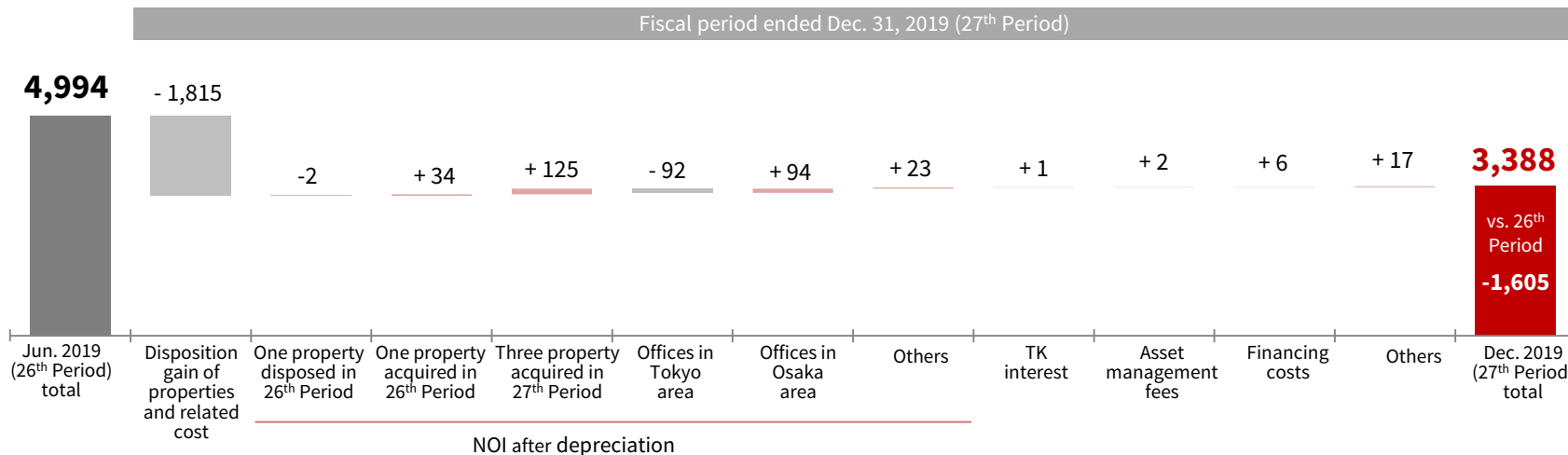
Rent revenue

(Unit: mn. yen)



Net income

(Unit: mn. yen)



Balance sheet

(Unit: amount of money (mn. yen), ratio (%))

Description	Fiscal Period ended Jun. 30, 2019 (26 th Period)		Fiscal Period ended Dec. 31, 2019 (27 th Period)		Difference	
	(as of Jun. 30, 2019)		(as of Dec. 31, 2019)			
	(mn. yen)	(%)	(mn. yen)	(%)	(mn. yen)	(%)
(Assets)						
I Total current assets	17,452	6.4	15,381	5.1	-2,070	-11.9
Cash and deposits	12,862		8,882		-3,979	
Cash and deposits in trust	4,337		5,554		1,216	
Operating accounts receivable	172		222		49	
Accounts receivable	-		10		10	
Income taxes receivable	32		32		0	
Consumption taxes receivable	-		620		620	
Prepaid expenses	47		59		11	
II Total non-current assets	257,185	93.6	285,564	94.8	28,378	11.0
1. Property, plant and equipment						
Buildings in trust	75,054		80,383		4,173	
Accumulated depreciation	-19,219		-20,375			
Structures in trust	188		258		63	
Accumulated depreciation	-28		-34			
Machinery and equipment in trust	4		4		-0	
Accumulated depreciation	-2		-2			
Tools, furniture and fixtures in trust	516		520		-13	
Accumulated depreciation	-364		-381			
Land in trust	195,353		219,361		24,008	
Construction in progress in trust	27		29		1	
Total property, plant and equipment	251,530	91.6	279,763	92.9	28,233	11.2
2. Intangible assets						
Software	2		2		-0	
Other	-		0		0	
Total intangible assets	2	0.0	2	0.0	0	4.1
3. Investments and other assets						
Investment securities	5,085		5,085		-0	
Lease and guarantee deposits	10		10		-	
Long-term prepaid expenses	557		703		145	
Deferred tax asset	0		0		-0	
Total investments and other assets	5,652	2.1	5,798	1.9	145	2.6
III Deferred assets	98	0.0	129	0.0	31	32.2
Total assets	274,736	100.0	301,075	100.0	26,339	9.6

Description	Fiscal Period ended Jun. 30, 2019 (26 th Period)		Fiscal Period ended Dec. 31, 2019 (27 th Period)		Difference	
	(as of Jun. 30, 2019)		(as of Dec. 31, 2019)			
	(mn. yen)	(%)	(mn. yen)	(%)	(mn. yen)	(%)
(Liabilities)						
I Total current liabilities	27,733	10.1	27,334	9.1	-399	-1.4
Operating accounts payable	365		514		149	
Current portion of long-term loans payable	23,750		22,850		-900	
Accounts payable – other	1,179		1,868		688	
Accrued expenses	152		147		-4	
Distribution payable	12		11		-1	
Consumption taxes payable	507		-		-507	
Advances received	1,159		1,285		126	
Other	605		656		50	
II Total non-current liabilities	104,931	38.2	117,714	39.1	12,782	12.2
Investment corporation bonds	8,000		8,000		-	
Long-term loans payable	84,225		96,125		11,900	
Tenant leasehold and security deposits	12,706		13,589		882	
Total liabilities	132,665	48.3	145,048	48.2	12,382	9.3
(Net assets)						
I Unitholders' equity	142,070	51.7	156,027	51.8	13,957	9.8
1. Unitholders' capital	136,452		151,540		15,088	
2. Surplus						
Voluntary reserve	622		1,097		474	
Unappropriated retained earnings (undisposed loss)	4,995		3,389		-1,606	
Total surplus	5,618		4,486		-1,131	
Total net assets	142,070	51.7	156,027	51.8	13,957	9.8
Total liabilities and net assets	274,736	100.0	301,075	100.0	26,339	9.6

CAPEX during the period: 1,235 mn. yen

Income statement

(Unit: amount of money (mn. yen), ratio (%))

Description	Fiscal Period ended Jun. 30, 2019 (26 th Period) (as of Jun. 30, 2019)		Fiscal Period ended Dec. 31, 2019 (27 th Period) (as of Dec. 31, 2019)		Difference	
	(mn. yen)	(%)	(mn. yen)	(%)	(mn. yen)	(%)
1. Operating revenue	10,279	100.0	8,569	100.0	- 1,710	-16.6
Rent revenue - real estate		7,693		7,869		
Other lease business revenue		485		536		
Dividends income		161		162		
Gain on disposal of property		1,938		-		
2. Operating expenses	4,641	45.1	4,585	53.5	- 55	-1.2
Expenses related to rent business		3,682		3,729		
Asset management fee		824		727		
Asset custody fee		5		6		
Administrative service fees		37		36		
Directors' compensations		11		12		
Other operating expenses		79		74		
Operating income	5,638	54.9	3,983	46.5	- 1,654	-29.4
3. Non-operating income	2	0.0	1	0.0	-0	-25.6
Interest income		0		0		
Reversal of distribution payable		1		0		
Interest on refund		0		0		
Settlement money for property tax		0		-		
Gain on donation of noncurrent assets		-		0		
Other		0		-		
4. Non-operating expenses	646	6.3	595	7.0	- 50	-7.9
Interest expenses		423		421		
Corporate bonds interest		22		22		
Borrowing related expenses		130		126		
Amortization of bond issuance costs		5		5		
Amortization of investment units issuance cost		17		19		
Other		46		0		
Ordinary income	4,994	48.6	3,389	39.6	- 1,604	-32.1
Extraordinary income	0	0.0	-	-	-0	-
Subsidy income		0		-		
Income before income taxes	4,994	48.6	3,389	39.6	- 1,605	-32.1
Income taxes	0	0.0	0	0.0	-0	-9.8
Income taxes - current		0		0		
Income taxes - deferred		0		0		
Net income	4,994	48.6	3,388	39.5	- 1,605	-32.1
Retained earnings brought forward	1		0		-0	-43.0
Unappropriated retained earnings (undisposed loss)	4,995		3,389		- 1,606	-32.1

Details of rent revenue

Rent revenue	6,387
CAM revenue	1,283
Parking revenue	198

Details of expenses related to rent business

Property management fees	872
Utilities expenses	630
Real Estate taxes	679
Insurance premiums	8
Repair expenses	275
Depreciation	1,193
Loss on retirement of non-current assets	1
Other lease business expenses	68

Forecasts for the 28th and 29th Periods

	Fiscal Period ended Dec. 31, 2019 (27 th Period)	Fiscal Period ending Jun. 30, 2020 (28 th Period) Forecast	Fiscal Period ending Dec. 31, 2020 (29 th Period) Forecast	Difference 28 th —27 th	Difference 29 th —28 th
Operating revenue (mn. yen)	8,569	9,109	9,138	+ 539	+ 28
Operating expenses (mn. yen)	4,585	4,862	4,881	+ 276	+ 19
Operating income (mn. yen)	3,983	4,246	4,256	+ 263	+ 9
Ordinary income (mn. yen)	3,389	3,624	3,642	+ 234	+ 17
Income before income taxes (mn. yen)	3,389	3,624	3,642	+ 234	+ 17
Net income (mn. yen)	3,388	3,623	3,641	+ 234	+ 17
Reversal of reserve for reduction entry (mn. yen)	98	—	—	- 98	—
Total distributions (mn. yen)	3,487	3,621	3,639	+ 133	+ 17
Distribution per unit (yen)	1,955	2,030	2,040	+ 75	+ 10
Gain/loss on real estate lease business (mn. yen)	4,677	5,036	5,037	+ 358	+ 0
NOI (mn. yen)	5,872	6,309	6,356	+ 437	+ 47
Occupancy rate at end of period	98.6%	97.5%	95.7%	- 1.1pt	- 1.8pt

■ Breakdown of change between 28th and 27th Periods

Operating revenue	539
Rent revenue	560
Three property acquired in 27 th Period	534
Offices in Tokyo area	68
Offices in Osaka area	- 39
Others	- 3
Other lease business revenue	- 21
Utilities revenue	16
Other rent revenue	0
Other operating revenue	- 38
Gain on distribution	1
Operating expenses	276
Expenses related to rent business (Excl. depreciation and loss on retirement)	101
Real estate taxes	39
Utilities expenses	- 21
Repair expenses	46
Others	36
Depreciation and loss on retirement	78
Asset management fees	65
Others	31

(Unit: mn. yen)

■ Breakdown of change between 29th and 28th Periods

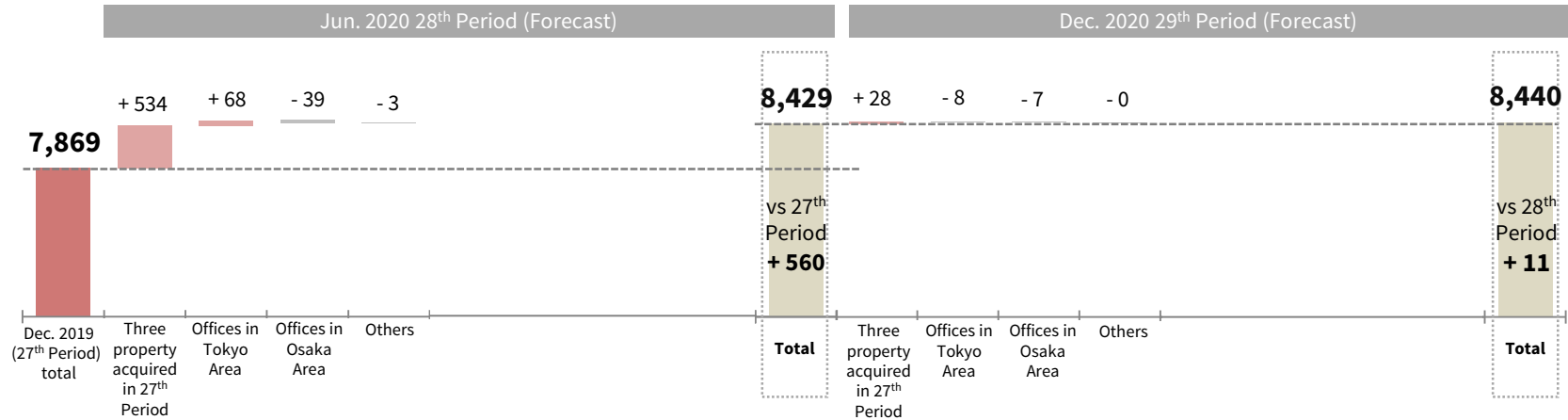
Operating revenue	28
Rent revenue	11
Three property acquired in 27 th Period	28
Offices in Tokyo area	- 8
Offices in Osaka area	- 7
Others	- 0
Other lease business revenue	17
Utilities revenue	15
Other rent revenue	2
Other operating revenue	0
Gain on distribution	—
Operating expenses	19
Expenses related to rent business (Excl. depreciation and loss on retirement)	- 18
Real estate taxes	39
Utilities expenses	50
Repair expenses	- 120
Others	13
Depreciation and loss on retirement	46
Asset management fees	0
Others	- 9

Breakdown of change from previous period



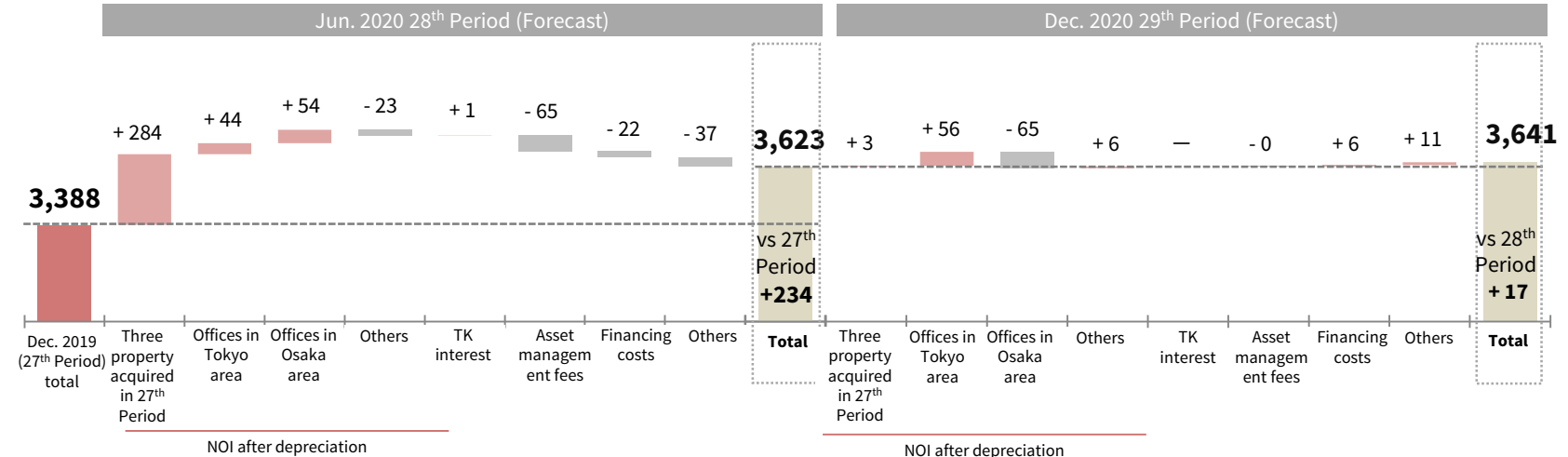
Rent revenue

(Unit: mn. yen)



Net income

(Unit: mn. yen)

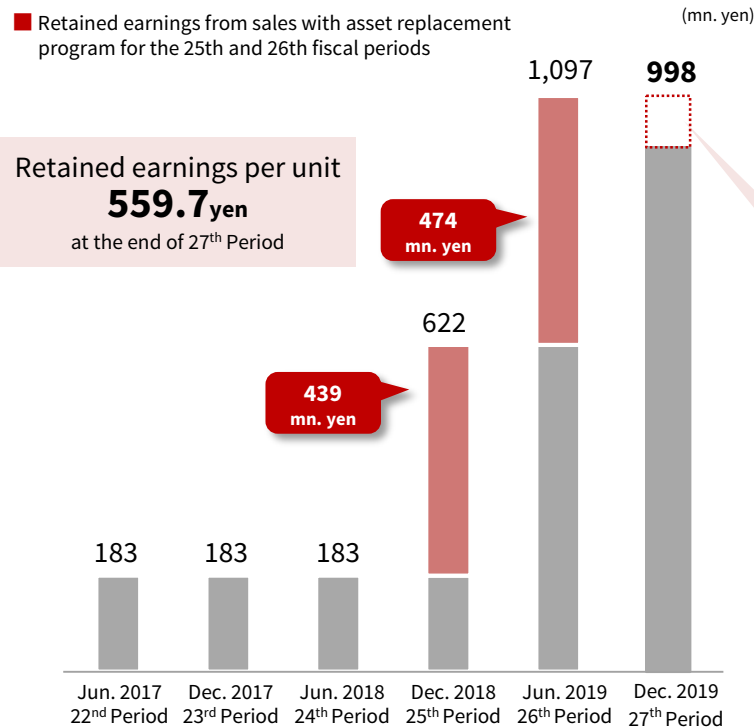


Internal reserves



Reserve for reduction entry

Appropriation of retained earnings of **98.6 mn.yen** to cope with the temporary dilution of distributions accompanying capital increase during the period (**55.2 yen per unit**)



Policy on Utilization of Accumulated Reserves

The accumulated reserves will be used for stable distribution payment in the event of a temporary decline in distributions in the future.

< Use for Securing Stability >

- Temporary revenue decrease due to large-volume tenants leaving, etc.
- Occurrence of loss on disposition of asset
- Temporary expenses incurred due to natural disasters, etc.

< Use for Growth Strategy >

- Reduction in distributions to be attributable to growth investments in major renovations and reconstruction works
- Responding to temporary dilution of distributions due to capital increase during the period

Note: Retained earnings are calculated by adding the amount of reserves for reduction entry and deducting the amount of reversal of reserves for reduction entry on the accumulated reserve on the balance sheet at the end of each period.

Repair expenses and capex



Repair expenses and capex

Purpose of repairing plan in mid-to-long term

The following repair work plans are created for each of portfolio properties in order to secure stable revenues in the medium- to long-term and improve the physical and functional value of managed real estate

Preventative maintenance work
1.Planned work necessary to maintain physical and functional value
2.Unplanned emergency work anticipated based on past experience
Strategic investment work
1.Value improvements
2.Responding to tenant needs
3.Responding to social needs

	Repair expenses	Capex
26 th Period	268mn. yen	750mn. yen
	Depreciation : 1,220mn. yen	
27 th Period	275mn. yen	1,235mn. yen
	Depreciation : 1,193mn. yen	
28 th Period (estimate)	322mn. yen	1,058mn. yen
	Depreciation : 1,271mn. yen	
29 th Period (estimate)	201mn. yen	1,179mn. yen
	Depreciation : 1,317mn. yen	

Major construction work scheduled for the 27th Period

Repair expenses			Capex		
Yokohama i-land Tower	External wall panel seal replacement	24	Yokohama i-land Tower	Security system renewal	541
Sasazuka Center Bldg.	Exterior painting renewal	21	Twin21	Graywater drainage renewal	70
Twin21	Centrifugal chiller overhaul	10		Improvement of air conditioning control on standard floors	62
	Installation of cold/hot water generators	8		Park Avenue renovation	63

Major construction work scheduled for the 28th Period

Repair expenses			Capex		
Cube Kawasaki	Heat-source equipment renewal	50	Cube Kawasaki	Heat-source equipment renewal	196
	Pump maintenance	8	Yokohama i-land Tower	Purchase of boiler trenches	158
Yokohama i-land Tower	Exterior cleaning	18		Smoking area renewal	92
	Floor tile repairs	8		Restroom repairs	68

Major construction work scheduled for the 29th Period

Repair expenses			Capex		
Twin21	Centrifugal chiller overhaul	10	Twin21	Elevator hoist renewal	176
	Elevator hoist renewal	9		Improvement of air conditioning control on standard floors	83
Yokohama i-land Tower	Replacement of extra high tension power receiving	9		Graywater drainage renewal	61
Cube Kawasaki	Pump maintenance	8	Aeon Mall Tsudanuma	Installation of cold/hot water generators	82

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3. PORTFOLIO



Portfolio overview (as of the end of Dec. 2019)

Area		Property No.	Property name	Location	Completion date	Acquisition date	Acquisition price (mn. yen)	NOI yield	NOI yield after depreciation	Leasable Space (㎡)	No. of tenants	Occupancy rate
Office												
Three major metropolitan areas	Tokyo area	OT-1	Sumitomo Fudosan Ueno Bldg. No.6	Taito-ku, Tokyo	Nov. 1993	May 2015	7,460	4.9%	4.0%	6,858.16	2	100.0%
		OT-2	G-Square Shibuya Dogenzaka	Shibuya-ku, Tokyo	Oct. 2009	Aug. 2015	12,220	4.1%	3.6%	5,049.36	9	100.0%
		OT-3	Shibuya Sakuragaoka Square	Shibuya-ku, Tokyo	Mar. 2010	Aug. 2015 Feb. 2017	17,130	3.4%	2.8%	6,379.66	4	100.0%
		OT-4	Yokohama Creation Square	Kanagawa-ku, Yokohama	Mar. 1994	Aug. 2015	7,080	5.2%	4.5%	12,704.18	43	100.0%
		OT-5	Cube Kawasaki	Kawasaki-ku, Kawasaki	May 1982	Aug. 2015	20,050	4.6%	4.1%	24,494.06	10	100.0%
		OT-6	Higashi-Nihombashi Green Bldg.	Chuo-ku, Tokyo	Mar. 1988	Dec. 2015	2,705	5.2%	4.4%	3,254.77	7	100.0%
		OT-7	Sasazuka Center Bldg.	Shibuya-ku, Tokyo	Mar. 1995	Mar. 2017	8,700	4.2%	3.7%	8,240.30	9	100.0%
		OT-8	USC Bldg.	Koto-ku, Tokyo	Jan. 1990 etc.	Apr. 2017 Feb. 2018	10,800	4.2%	3.6%	12,489.08	9	93.9%
		OT-9	Yoshiyasu Kanda Bldg.	Chiyoda-ku, Tokyo	May 1989 etc.	Feb. 2018	4,000	3.9%	3.6%	3,149.39	7	100.0%
		OT-10	TOYOTA MOBILITY SERVICE Bldg.	Chuo-ku, Tokyo	Jan. 2008	Mar. 2018	9,200	3.9%	3.0%	6,123.81	1	100.0%
		OT-11	M-City Akasaka 1-chome Bldg.	Minato-ku, Tokyo	Mar. 1985	Mar. 2018	4,205	2.8%	2.5%	2,581.79	12	100.0%
		OT-12	Yokohama i-land Tower	Naka-ku, Yokohama	Feb. 2003	Sep. 2018	22,100	3.7%	2.9%	25,460.50	7	100.0%
		OT-13	M-City Edogawabashi Bldg.	Bunkyo-ku, Tokyo	Sep. 1992	Mar. 2019	4,070	4.2%	3.9%	3,472.70	2	100.0%
		OT-14	East Square Tokyo	Koto-ku, Tokyo	Nov. 1989	Nov. 2019	9,500	6.9%	6.3%	12,208.42	13	81.0%
	Osaka area	OO-1	Twin 21	Chuo-ku, Osaka	Mar. 1986	Aug. 2006	68,700	4.5%	3.2%	82,304.83	109	98.2%
		OO-5	MID Imabashi Bldg.	Chuo-ku, Osaka	Oct. 1990	Apr. 2007	3,270	3.9%	2.3%	4,277.63	21	100.0%
		OO-7	Kitahama MID Bldg.	Chuo-ku, Osaka	Feb. 2008	Apr. 2008	10,800	4.5%	3.8%	10,189.49	11	100.0%
		OO-8	MID Nishihommachi Bldg.	Nishi-ku, Osaka	Mar. 1989	Oct. 2008	3,550	3.7%	2.5%	3,881.74	18	100.0%
		OO-9	Higobashi MID Bldg.	Nishi-ku, Osaka	Jan. 2010	Jun. 2013	3,000	5.7%	4.2%	4,655.57	12	100.0%
		OO-10	Osaka YM Bldg.	Fukushima-ku, Osaka	Mar. 1991	Nov. 2019	6,310	4.8%	4.4%	9,957.53	25	100.0%
Other	Other major cities	OR-1	Sendai Capital Tower	Aoba-ku, Sendai	Mar. 1974	Feb. 2017	5,500	6.4%	5.3%	12,997.43	74	93.0%
Subtotal (Office)					—	—	240,350	4.4%	3.5%	260,730.40	405	97.9%
Other than Office Bldg.												
Three major metropolitan areas	Tokyo area	RT-1	AEON MALL Tsudanuma	Narashino-shi, Chiba	Sep. 2003 etc.	Aug. 2006	26,100	5.0%	4.1%	101,210.44	1	100.0%
		HT-1	Hotel Vista Premio Tokyo	Minato-ku, Tokyo	Apr. 2018	Nov. 2019	11,200	3.0%	2.6%	4,236.46	2	100.0%
	Osaka area	RO-1	Konami Sports Club Kyobashi	Miyakojima-ku, Osaka	Jun. 1999	Aug. 2006	2,780	6.2%	4.9%	9,586.26	1	100.0%
Other	Other major cities	HR-1	Dormy Inn Hakata Gion	Hakata-ku, Fukuoka	Jan. 2009	Sep. 2013	2,280	8.5%	6.8%	5,554.91	2	100.0%
Subtotal (Other than Office)					—	—	42,360	4.7%	3.9%	120,588.07	6	100.0%
Total					—	—	282,710	4.5%	3.6%	381,318.47	411	98.6%
TK Interest for Office												
Three major metropolitan areas	Nagoya area	TK-1	Nagoya Lucent Tower (TK interest)	Nishi-ku, Nagoya	—	Aug. 2015	4,919	—	—	—	—	—
Total					—	—	287,629	—	—	—	—	—

Portfolio profitability

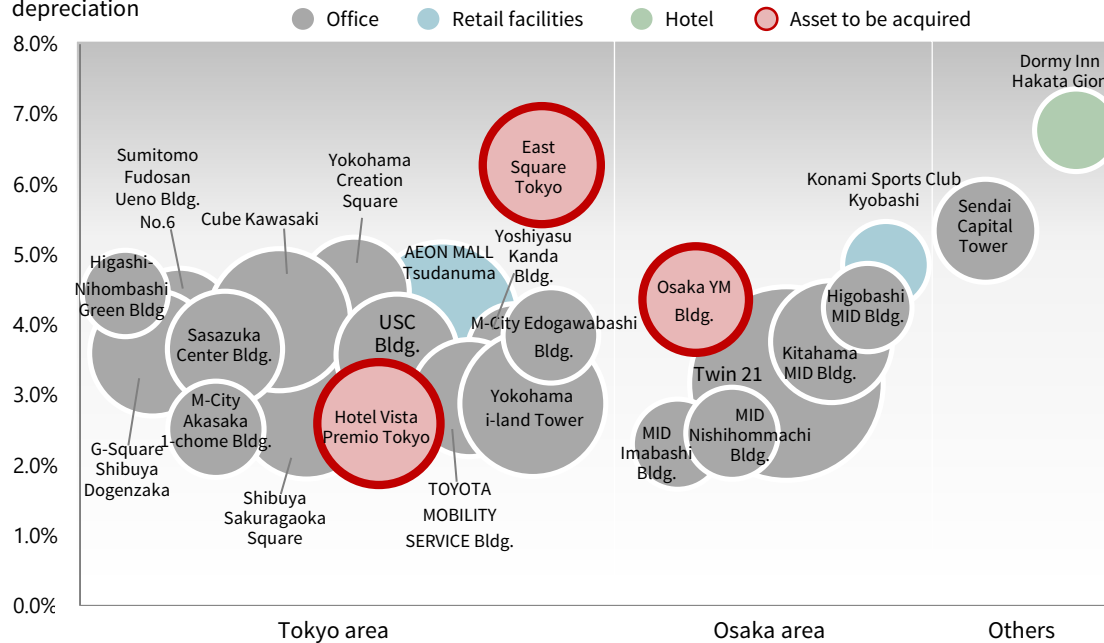
	As of the end of Dec. 2018	As of the end of Jun. 2019
Average NOI yield ^(Note 1)	4.2%	4.5%
Average NOI yield after depreciation ^(Note 1)	3.3%	3.6%



As of the end of Dec. 2019
4.5%
3.6%

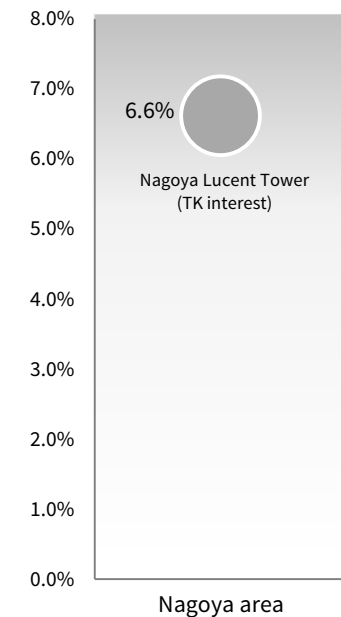
NOI yield after depreciation of each property by area^(Note 2)

NOI yield after depreciation



Dividend yield of TK interest

Dividend yield



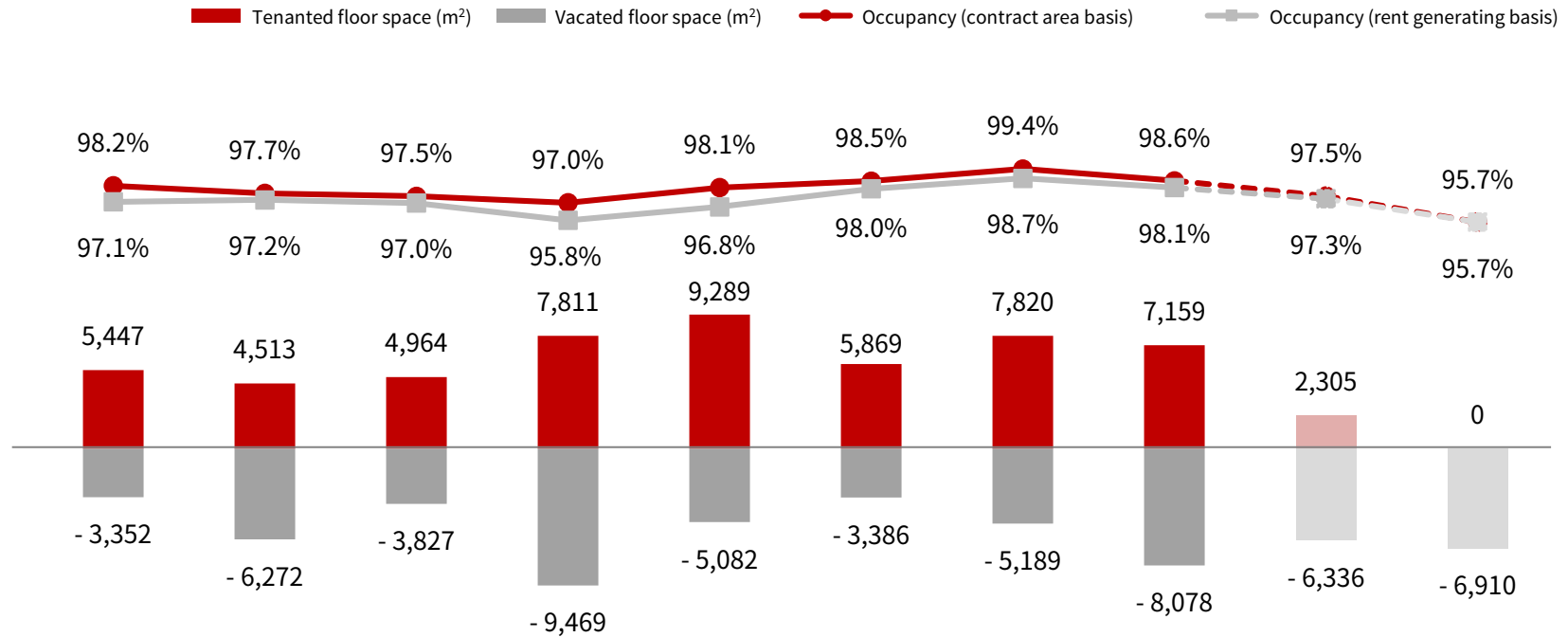
Note 1: TK interest of Nagoya Lucent Tower is not included.

Note 2: Size of each bubble is proportionate to the acquisition price of each asset.

Portfolio operation



Tenanted/Vacated floor space and occupancy



Cancellation Rate	- 1.0%	- 1.9%	- 1.1%	- 2.7%	- 1.4%	- 0.9%	- 1.5%	- 2.1%	- 1.7%	- 1.8%
	Jun. 2016 20 th Period	Dec. 2016 21 st Period	Jun. 2017 22 nd Period	Dec. 2017 23 rd Period	Jun. 2018 24 th Period	Dec. 2018 25 th Period	Jun. 2019 26 th Period	Dec. 2019 27 th Period	Jun. 2020 28 th Period (E)	Dec. 2020 29 th Period (E)

Occupancy by property

Type	Property Name	Leasable Space (㎡)	①Occupancy rate as of Jun. 30, 2019 (26 th Period End) (%)	②Occupancy rate as of Dec. 31, 2019 (27 th Period End) (%)	Difference ② - ① (points)
Office	Sumitomo Fudosan Ueno Bldg. No.6	6,858.16	100.0	100.0	-
	G-Square Shibuya Dogenzaka	5,049.36	100.0	100.0	-
	Shibuya Sakuragaoka Square	6,379.66	100.0	100.0	-
	Yokohama Creation Square	12,704.18	98.2	100.0	1.8
	Cube Kawasaki	24,494.06	100.0	100.0	-
	Higashi-Nihombashi Green Bldg.	3,254.77	100.0	100.0	-
	Sasazuka Center Bldg.	8,240.30	100.0	100.0	-
	USC Bldg.	12,489.08	93.9	93.9	-
	Yoshiyasu Kanda Bldg.	3,149.39	100.0	100.0	-
	TOYOTA MOBILITY SERVICE Bldg.	6,123.81	100.0	100.0	-
	M-City Akasaka 1-chome Bldg.	2,581.79	100.0	100.0	-
	Yokohama i-land Tower	25,460.50	100.0	100.0	-
	M-City Edogawabashi Bldg.	3,472.70	100.0	100.0	-
	East Square Tokyo	12,208.42	-	81.0	-
	Subtotal (Tokyo area)	132,466.18	99.2	97.7	- 1.5
	Twin 21	82,304.83	99.2	98.2	- 1.0
	MID Imabashi Bldg.	4,277.63	100.0	100.0	-
	Kitahama MID Bldg.	10,189.49	100.0	100.0	-
	MID Nishihommachi Bldg.	3,881.74	100.0	100.0	-
	Higobashi MID Bldg.	4,655.57	100.0	100.0	-
	Osaka YM Bldg.	9,957.53	-	100.0	-
	Subtotal (Osaka area)	115,266.79	99.4	98.7	- 0.7
	Sendai Capital Tower	12,997.43	95.8	93.0	- 2.7
	Subtotal (Other)	12,997.43	95.8	93.0	- 2.7
Office total		260,730.40	99.1	97.9	- 1.2
Other	AEON MALL Tsudanuma	101,210.44	100.0	100.0	-
	Hotel Vista Premio Tokyo	4,236.46	-	100.0	-
	Konami Sports Club Kyobashi	9,586.26	100.0	100.0	-
	Dormy Inn Hakata Gion	5,554.91	100.0	100.0	-
Other total		120,588.07	100.0	100.0	-
Total		381,318.47	99.4	98.6	- 0.8

Tenant movements during 27 th Period (Jul. 1, 2019 - Dec. 31, 2019)			
New tenant occupancy (㎡)	Increase in leased space for existing tenants(㎡)	Cancellation (㎡)	Decrease in leased space for existing tenants(㎡)
-	-	-	-
918.16	6.69	- 886.17	-
-	-	-	-
701.28	-	- 473.60	-
2,589.04	-	- 2,589.04	-
-	-	-	-
322.88	-	- 321.75	-
-	-	-	-
452.94	-	- 452.85	-
-	-	-	-
287.75	-	- 287.58	-
-	-	-	-
-	-	-	-
-	-	-	-
5,272.05	6.69	- 5,010.99	-
1,721.77	76.04	- 2,113.63	- 514.92
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
1,721.77	76.04	- 2,113.63	- 514.92
82.59	-	- 438.53	-
82.59	-	- 438.53	-
7,076.41	82.73	- 7,563.15	- 514.92
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
7,076.41	82.73	- 7,563.15	- 514.92

Increased by
+ 7,159.14㎡

Net increase - 918.93㎡

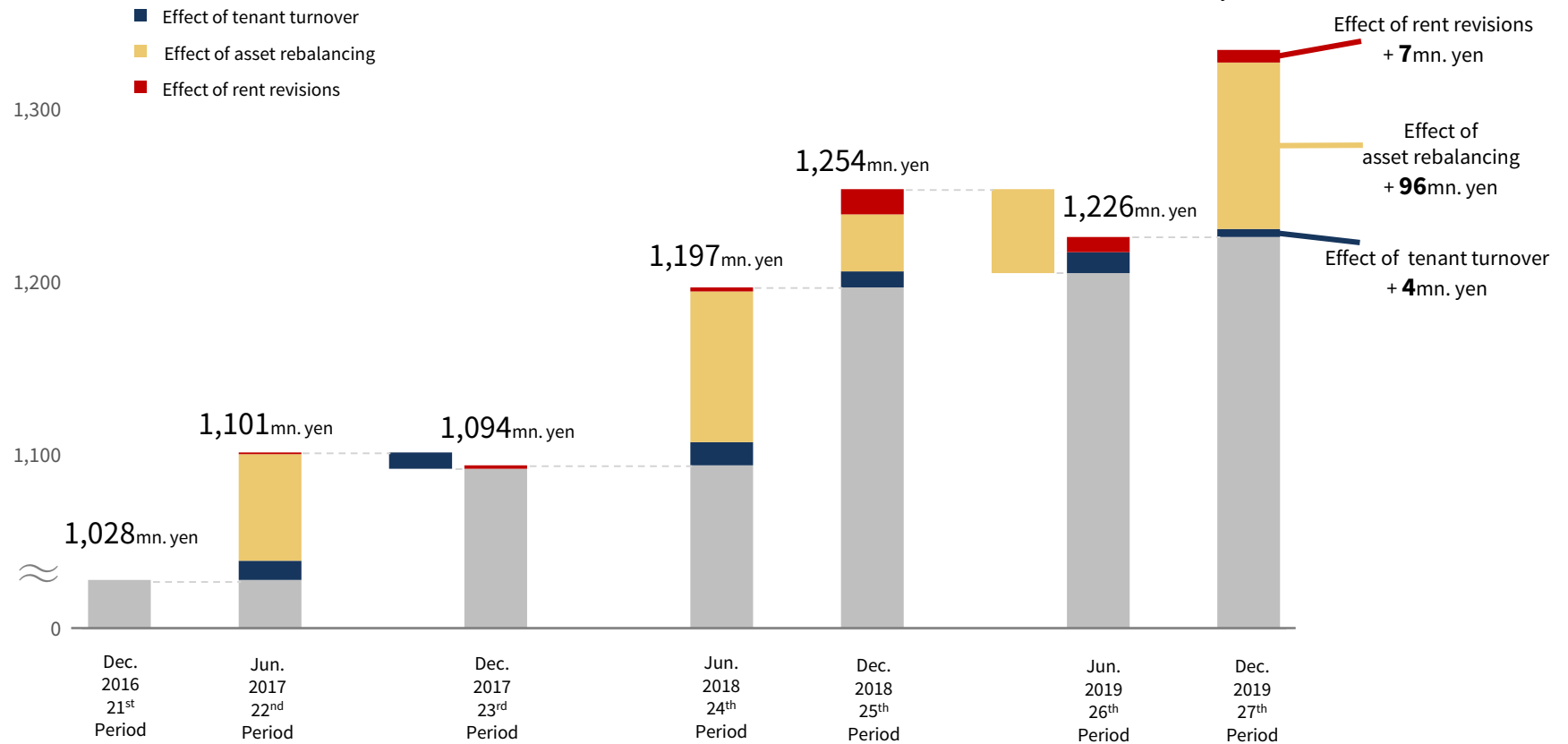
Decreased by
- 8,078.07㎡

Monthly rents



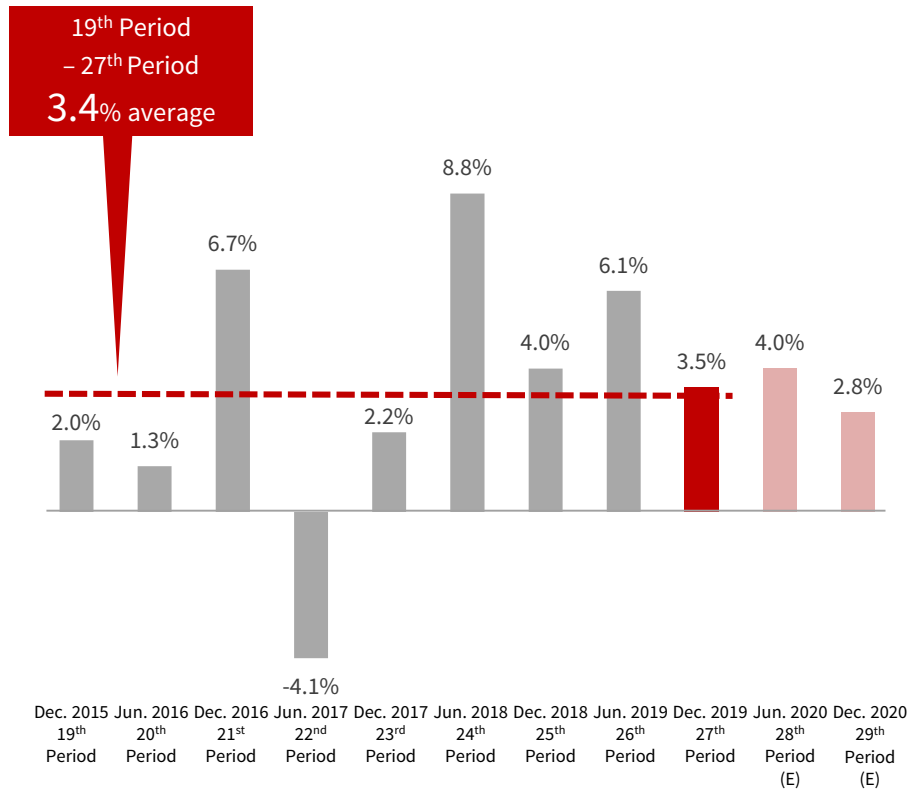
Monthly rents (incl. CAM) at period end

(mn. yen)
1,400

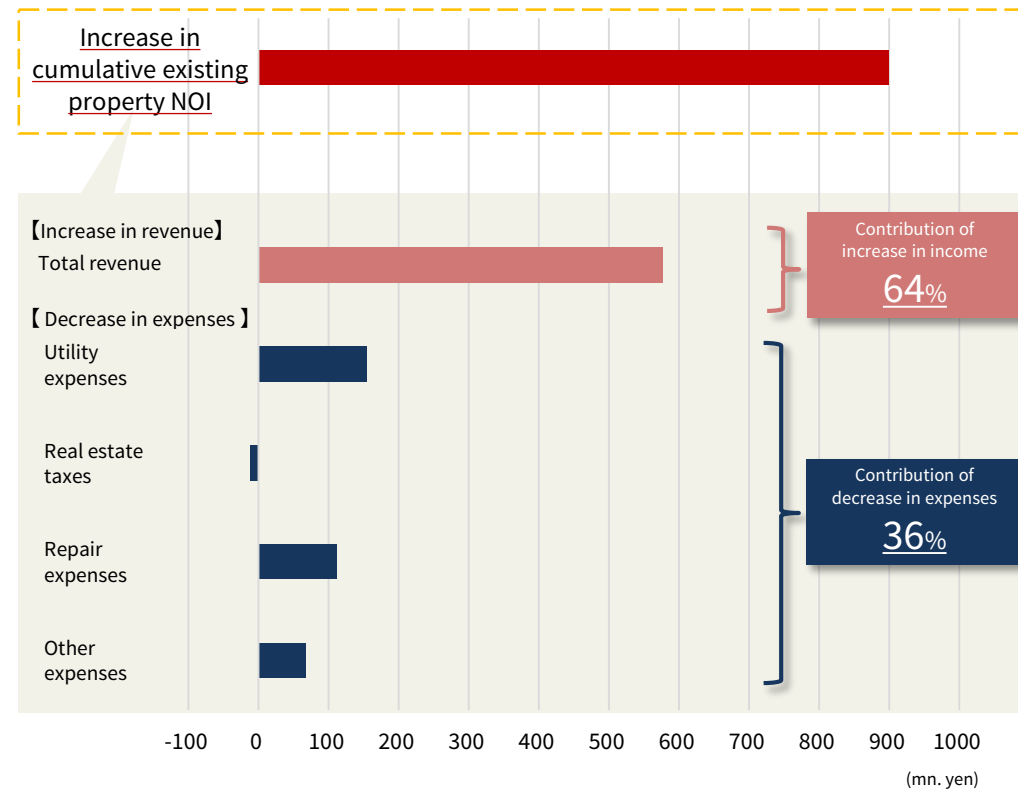


Growth in existing property NOI

Annualized LFL NOI Growth



Factors contributing to increase in cumulative existing property NOI (19th Period – 29th Period)

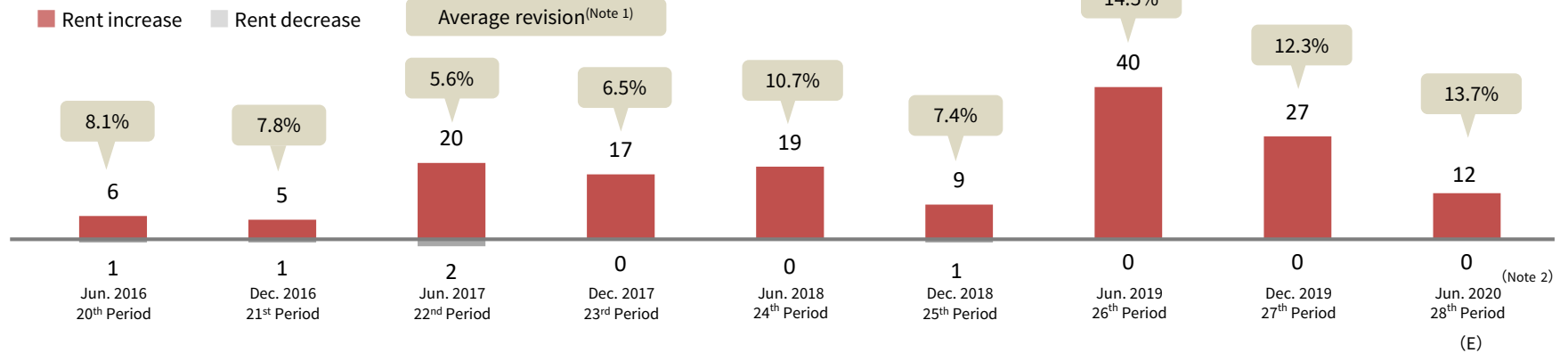


Note: LFL (like-for-like) NOI Growth is an annualized change of total NOI from all properties owned for past two full periods. Unrecognized real estate taxes are adjusted for newly acquired properties.

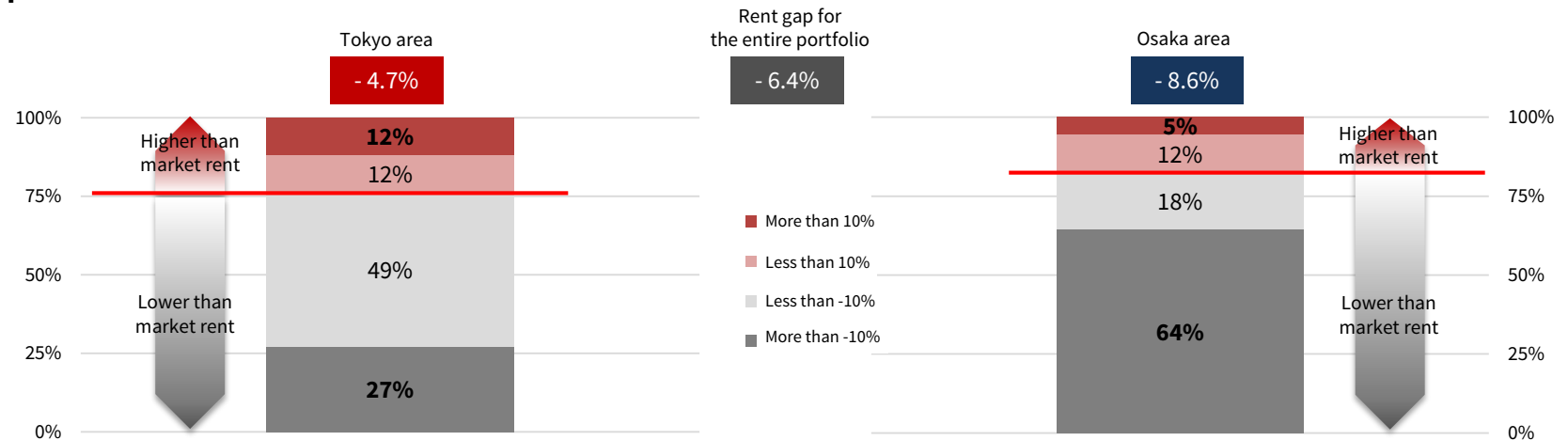
Revisions and gaps in rents



No. of rent revisions



Gap in rents^(Note 3)



Note 1: Average revision is the weighted average of the change from prior rent per unit to new rent for upwardly revised contract renewals for each period.

Note 2: The number of rent revisions for the Fiscal Period ending Jun. 30, 2020 (28th Period) is the number of rent revisions as of Dec. 31, 2019.

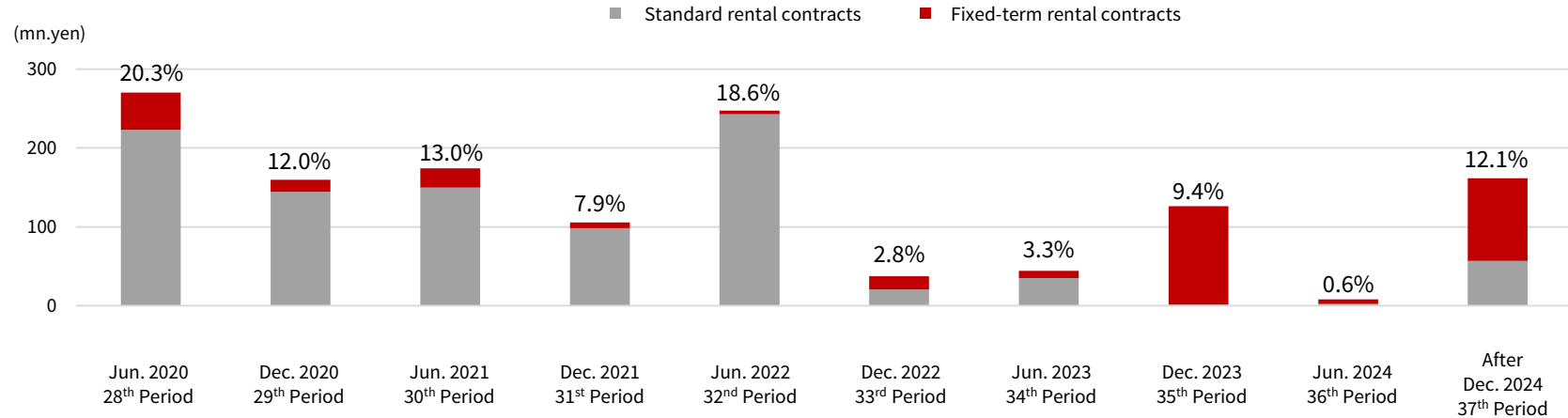
Note 3: Market rent refers to market's estimated concluded rent (standard floor) of each property appraised as of Dec. 2019 by CBRE. The rents identical with market rent are included in "within 10%".

Diversification of tenant contract types



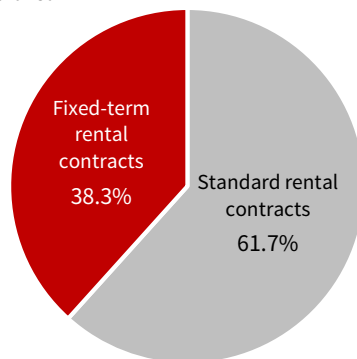
Diversification of contract expiry (Note 1)

<Based on rent revenues (incl. CAM) (Note 2)>

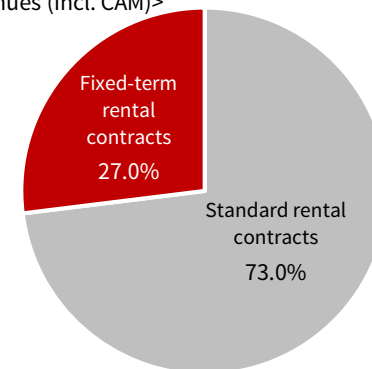


Ratio of tenants by contract type (Note 1)

<Based on leased area>



<Based on rent revenues (incl. CAM)>



Note 1: TK interest of Nagoya Lucent Tower is not included

Note 2: Ratio of contracts scheduled to expire in the corresponding period to the contracts for tenants (rent revenues (incl. CAM)) as of Dec. 31, 2019, excluding the one property in Note 1.

Appraisal value by property

Type	Region	Property name	Acquisition price (mn. yen)	Appraisal value as of Jun. 30, 2019 (26 th Period End) (mn. yen)	Appraisal value as of Dec. 31, 2019 (27 th Period End) (mn. yen)	Book value as of Jun. 31, 2019 (27 th Period End) (mn. yen)	Difference from previous period end (%)	Difference from book value (%)	Appraisal company	26 th Period appraisal value rate (%)	27 th Period appraisal value rate (%)
Office	Three major metropolitan areas (Tokyo / Osaka / Nagoya)	Sumitomo Fudosan Ueno Bldg. No.6	7,460	8,700	8,710	7,522	0.1%	15.8%	Tanizawa Sogo Appraisal Co., Ltd.	3.7%	3.7%
		G-Square Shibuya Dogenzaka	12,220	16,000	16,500	12,125	3.1%	36.1%	Japan Real Estate Institute	3.1%	3.0%
		Shibuya Sakuragaoka Square	17,130	19,400	19,500	17,304	0.5%	12.7%	Daiwa Real Estate Appraisal Co., Ltd.	3.1%	3.1%
		Yokohama Creation Square	7,080	8,190	8,400	6,991	2.6%	20.2%	Tanizawa Sogo Appraisal Co., Ltd.	4.1%	4.1%
		Cube Kawasaki	20,050	22,600	23,300	20,397	3.1%	14.2%	Daiwa Real Estate Appraisal Co., Ltd.	4.0%	3.9%
		Higashi-Nihombashi Green Bldg.	2,705	3,160	3,190	2,837	0.9%	12.4%	Japan Real Estate Institute	4.0%	3.9%
		Sasazuka Center Bldg.	8,700	9,120	9,360	9,056	2.6%	3.3%	Daiwa Real Estate Appraisal Co., Ltd.	4.0%	3.9%
		USC Bldg.	10,800	11,500	11,500	11,068	0.0%	3.9%	Tanizawa Sogo Appraisal Co., Ltd.	3.9%	3.9%
		Yoshiyasu Kanda Bldg.	4,000	4,280	4,280	4,203	0.0%	1.8%	Daiwa Real Estate Appraisal Co., Ltd.	3.7%	3.7%
		TOYOTA MOBILITY SERVICE Bldg.	9,200	10,200	10,500	9,601	2.9%	9.4%	Daiwa Real Estate Appraisal Co., Ltd.	3.8%	3.7%
		M-City Akasaka 1-chome Bldg.	4,205	4,430	4,470	4,368	0.9%	2.3%	Japan Real Estate Institute	3.4%	3.3%
		Yokohama i-land Tower	22,100	23,400	23,900	23,346	2.1%	2.4%	Tanizawa Sogo Appraisal Co., Ltd.	4.0%	4.0%
		M-City Edogawabashi Bldg.	4,070	4,240	4,240	4,131	0.0%	2.6%	JLL Morii Valuation & Advisory K.K.	3.9%	3.9%
		East Square Tokyo	9,500	—	10,200	9,916	—	2.9%	Tanizawa Sogo Appraisal Co., Ltd.	—	4.2%
		Twin 21	68,700	59,800	61,400	65,808	2.7%	- 6.7%	JLL Morii Valuation & Advisory K.K.	4.2%	4.1%
		MID Imabashi Bldg.	3,270	2,470	2,590	3,060	4.9%	- 15.4%	Tanizawa Sogo Appraisal Co., Ltd.	4.3%	4.2%
		Kitahama MID Bldg.	10,800	10,700	11,100	10,235	3.7%	8.5%	Japan Real Estate Institute	3.9%	3.8%
		MID Nishihommachi Bldg.	3,550	2,490	2,570	3,316	3.2%	- 22.5%	Japan Real Estate Institute	4.2%	4.1%
		Higobashi MID Bldg.	3,000	3,970	4,070	2,756	2.5%	47.6%	Japan Real Estate Institute	3.9%	3.8%
		Osaka YM Bldg.	6,310	—	7,650	6,589	—	16.1%	Japan Real Estate Institute	—	3.9%
	Other metropolitan area	Sendai Capital Tower	5,500	6,760	6,900	5,640	2.1%	22.3%	Tanizawa Sogo Appraisal Co., Ltd.	4.4%	4.3%
Subtotal			240,350	231,410	254,330	240,279	—	5.8%	—	—	—
Other	Three major metropolitan areas	AEON MALL Tsudanuma	26,100	28,500	29,200	23,387	2.5%	24.9%	Daiwa Real Estate Appraisal Co., Ltd.	4.5%	4.6%
		Hotel Vista Premio Tokyo	11,200	—	12,000	11,683	—	2.7%	Tanizawa Sogo Appraisal Co., Ltd.	—	3.5%
		Konami Sports Club Kyobashi	2,780	3,430	3,440	2,320	0.3%	48.2%	Daiwa Real Estate Appraisal Co., Ltd.	4.9%	4.9%
	Other metropolitan area	Dormy Inn Hakata Gion	2,280	4,600	4,600	2,062	0.0%	123.0%	Tanizawa Sogo Appraisal Co., Ltd.	4.1%	4.1%
Subtotal			42,360	36,530	49,240	39,454	—	24.8%	—	—	—
Total			282,710	267,940	303,570	279,734	—	8.5%	—	—	—

Appraisal value
(Compared to prev. period)

Increased
Unchanged
Decreased

15 properties	18 properties
5 properties	4 properties
1 property	0 property

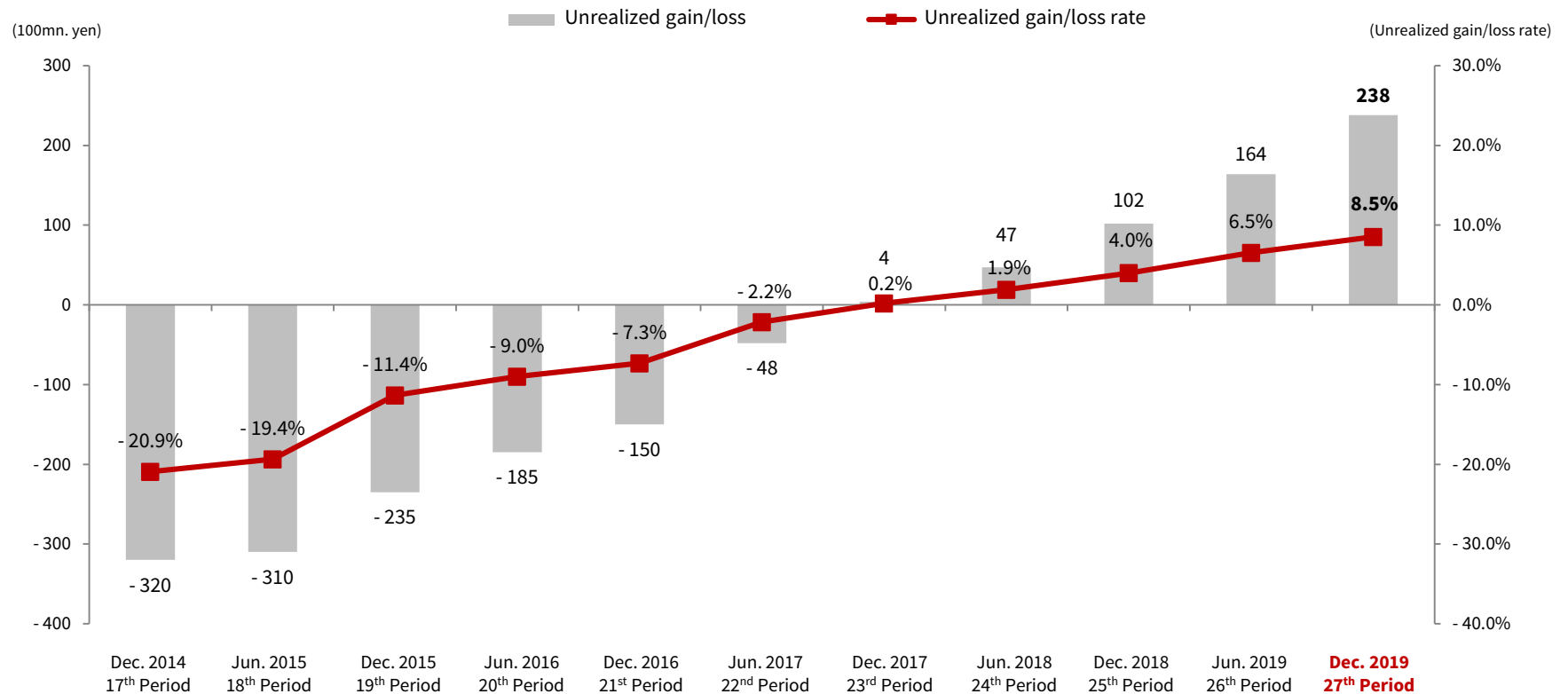
Cap rate
(Compared to prev. period)

Decreased
Unchanged
Increased

13 properties	12 properties
8 properties	9 properties
0 property	1 property

Unrealized gain/loss

Unrealized gain/loss and unrealized gain/loss rate



As of 27th Period End (ended Dec. 2019)

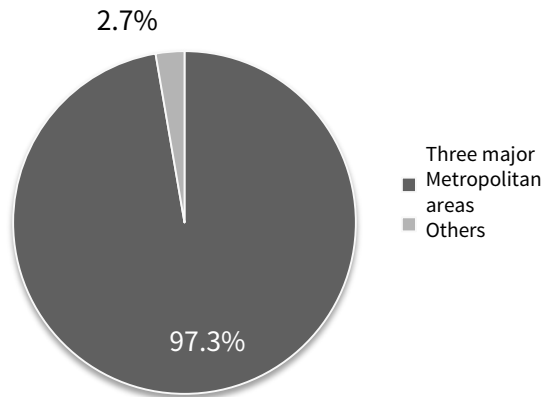
Book value:	279.7 bn. yen
Appraisal value:	303.5 bn. Yen
Unrealized gain:	23.8 bn. yen

Portfolio data 1 (as of the end of Dec. 2019)



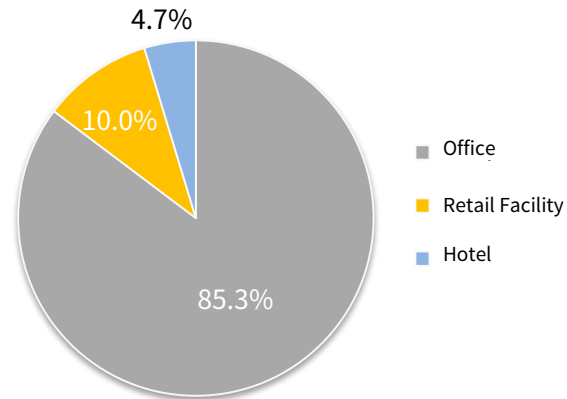
By area

<Based on acquisition price>



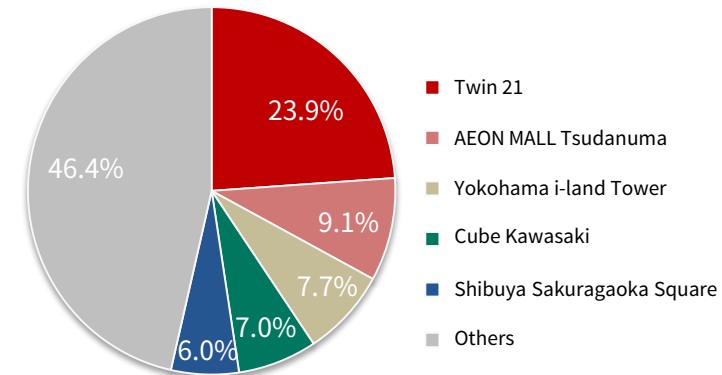
By asset type

<Based on acquisition price>

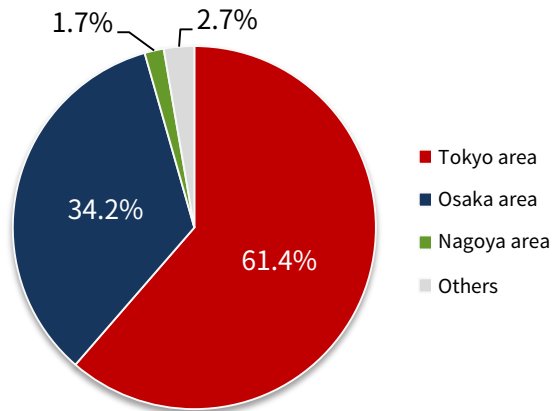


By asset size

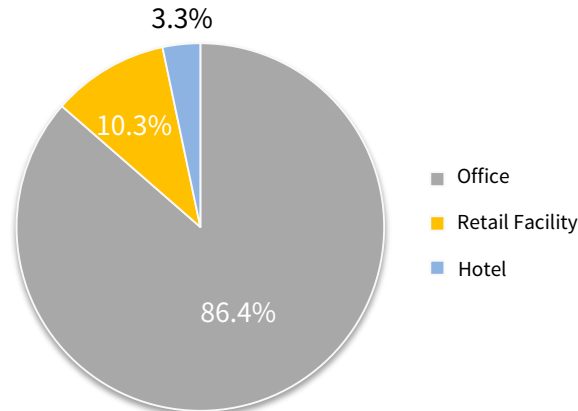
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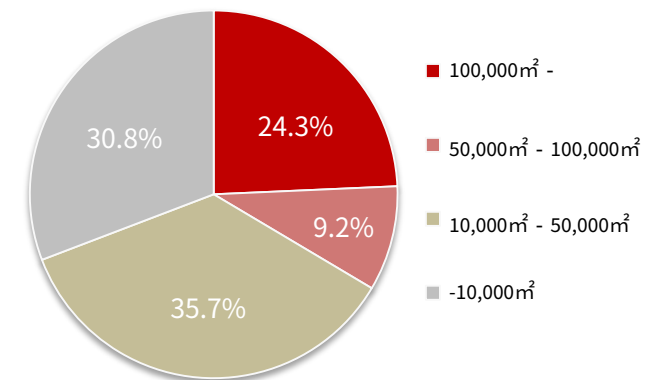
<Based on acquisition price>



<Based on rent revenues (incl. CAM) (Note)>



<Based on acquisition price (Note)>



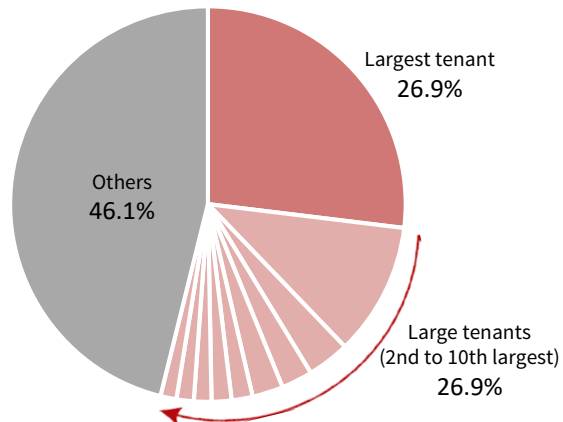
Note: TK interest of Nagoya Lucent Tower is not included.

Portfolio data 2 (as of the end of Jun. 2019)^(Note)

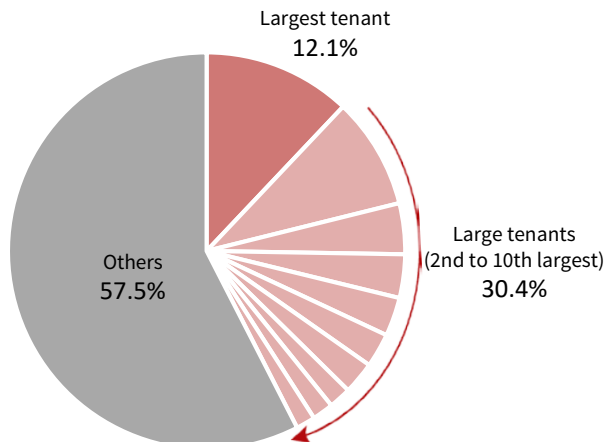


By tenant

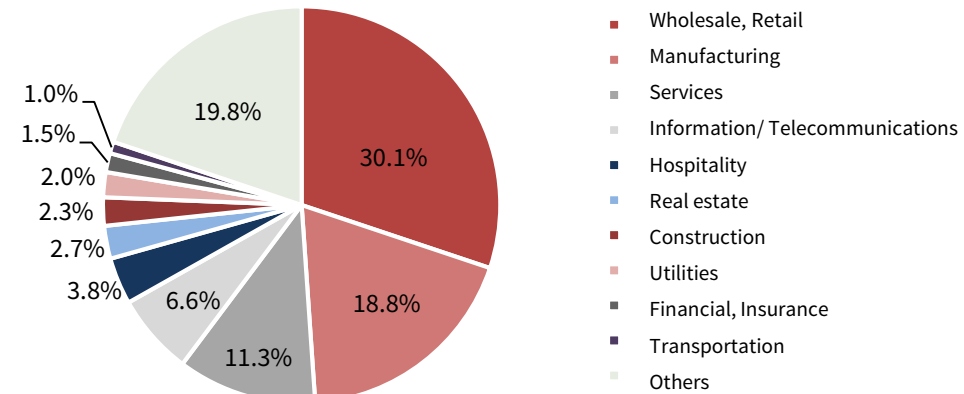
< Based on leased space >



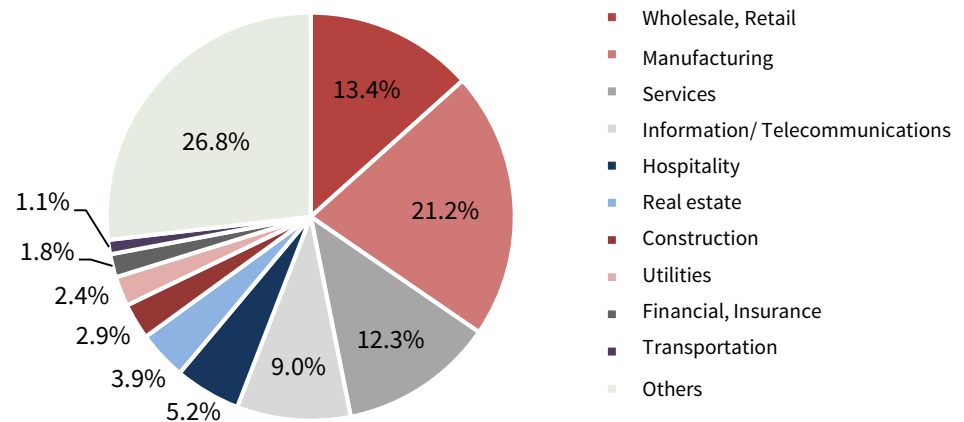
< Based on rent revenues (incl. CAM) >



< Based on leased space >



< Based on rent revenues (incl. CAM) >



Note: TK interest of Nagoya Lucent Tower is not included.

Revenue and expenses by property 1 (Fiscal period ended Dec. 31, 2019)

(Unit: mn. yen)

		Sumitomo Fudosan Ueno Bldg. No.6	G-Square Shibuya Dogenzaka	Shibuya Sakuragaoka Square	Yokohama Creation Square	Cube Kawasaki	Higashi- Nihombashi Green Bldg.	Sasazuka Center Bldg.	USC Bldg.	Yoshiyasu Kanda Bldg.	TOYOTA MOBILITY SERVICE Bldg.	M-City Akasaka 1- chome Bldg.	Yokohama i-land Tower	M-City Edogawabashi Bldg.
Operating days		184	184	184	184	184	184	184	184	184	184	184	184	184
	Rent revenue	—	270	287	251	566	56	232	186	74	—	85	473	—
	CAM revenue	—	25	52	85	74	23	37	84	16	—	4	192	—
	Parking revenue	—	3	4	13	2	3	1	12	7	—	0	—	—
	Rent revenue - real estate	—	298	344	350	642	83	271	283	98	—	90	666	—
	Utilities revenue	—	15	26	13	49	6	9	23	9	—	6	—	—
	Early-withdrawal penalties received	—	—	—	—	—	—	—	—	—	—	—	—	—
	Other revenue	—	0	2	0	4	2	1	8	0	—	0	2	—
	Other lease business revenue		16	29	13	54	8	11	31	9		6	2	
①	Property leasing revenue	Not Disclosed	314	373	364	697	92	282	315	108	Not Disclosed	97	668	Not Disclosed
	Property management fees		13	17	96	65	7	21	23	6		7	118	
	Utilities expenses	—	13	25	35	76	6	17	33	8	—	6	18	—
	Real estate taxes	—	25	29	26	64	6	25	27	8	—	11	60	—
	Insurance premiums	—	0	0	—	0	0	0	0	0	—	0	1	—
	Repair expenses	—	3	5	2	13	1	34	3	4	—	7	50	—
	Other lease business expenses	—	5	0	16	9	0	0	0	1	—	3	3	—
②	Expenses related to rent business	—	61	78	179	230	22	99	89	29	—	37	252	—
③	NOI (①—②)	185	253	295	185	466	70	182	226	79	180	59	416	86
④	Depreciation	33	31	55	25	54	9	21	31	6	43	6	94	7
⑤	Loss on retirement of non-current assets	0	—	—	—	—	—	—	—	—	—	—	—	—
⑥	Property leasing income (③—④—⑤)	150	221	240	159	412	60	160	194	73	137	53	321	79
CAPEX		8	0	2	1	42	4	21	5	3	17	33	630	8

Revenue and expenses by property 2 (Fiscal period ended Dec. 31, 2019)

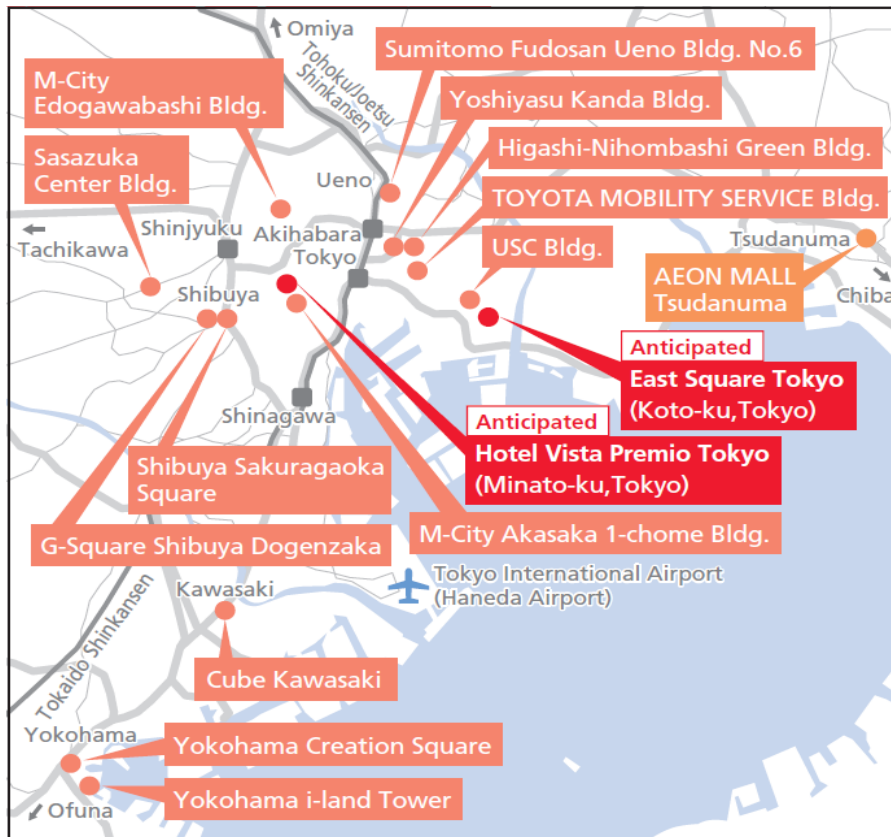
(Unit: mn. yen)

	East Square Tokyo(Note)	Twin21	MID Imabashi Bldg.	Kitahama MID Bldg.	MID Nishi- hommachi Bldg.	Higobashi MID Bldg.	Osaka YM Bldg. (Note)	Sendai Capital Tower	AEON MALL Tsudanuma	Hotel Vista Premio Tokyo (Note)	Konami Sports Club Kyobashi	Dormy Inn Hakata Gion	Total
Operating days	42	184	184	184	184	184	42	184	184	40	184	184	
Rent revenue	46	1,754	82	223	77	92	35	200	726	—	—	—	6,387
CAM revenue	10	434	4	49	6	19	6	42	—	—	—	—	1,283
Parking revenue	1	81	8	8	3	1	2	18	—	—	—	—	198
Rent revenue - real estate	58	2,270	95	281	86	113	44	261	726	—	—	—	7,869
Utilities revenue	22	146	7	41	10	12	2	16	—	—	—	—	451
Early-withdrawal penalties received	—	4	—	—	—	—	—	—	—	—	—	—	4
Other revenue	25	24	0	1	0	0	0	1	0	—	—	—	81
Other lease business revenue	48	175	7	42	11	12	2	18	0				536
① Property leasing revenue	107	2,445	103	323	98	126	47	280	726	Not Disclosed	Not Disclosed	Not Disclosed	8,406
Property management fees	16	307	14	26	11	13	7	32	2				872
Utilities expenses	13	244	7	25	8	9	4	38	—	—	—	—	630
Real estate taxes	—	200	12	22	8	13	—	25	61	—	—	—	679
Insurance premiums	0	2	0	0	0	0	0	0	0	—	—	—	8
Repair expenses	1	106	4	3	3	2	0	6	5	—	—	—	275
Other lease business expenses	0	20	0	0	0	0	0	0	—	—	—	—	68
② Expenses related to rent business	32	884	39	79	32	39	12	104	70	—	—	—	2,534
③ NOI (①—②)	74	1,561	63	244	65	86	34	176	655	37	86	97	5,872
④ Depreciation	9	461	25	39	21	22	4	27	115	7	18	19	1,193
⑤ Loss on retirement of non-current assets	—	0	—	—	—	0	—	—	—	—	—	—	1
⑥ Property leasing income (③—④—⑤)	65	1,099	38	205	44	64	30	148	540	29	68	77	4,677
CAPEX	20	356	11	9	9	—	—	45	2	—	—	—	1,235

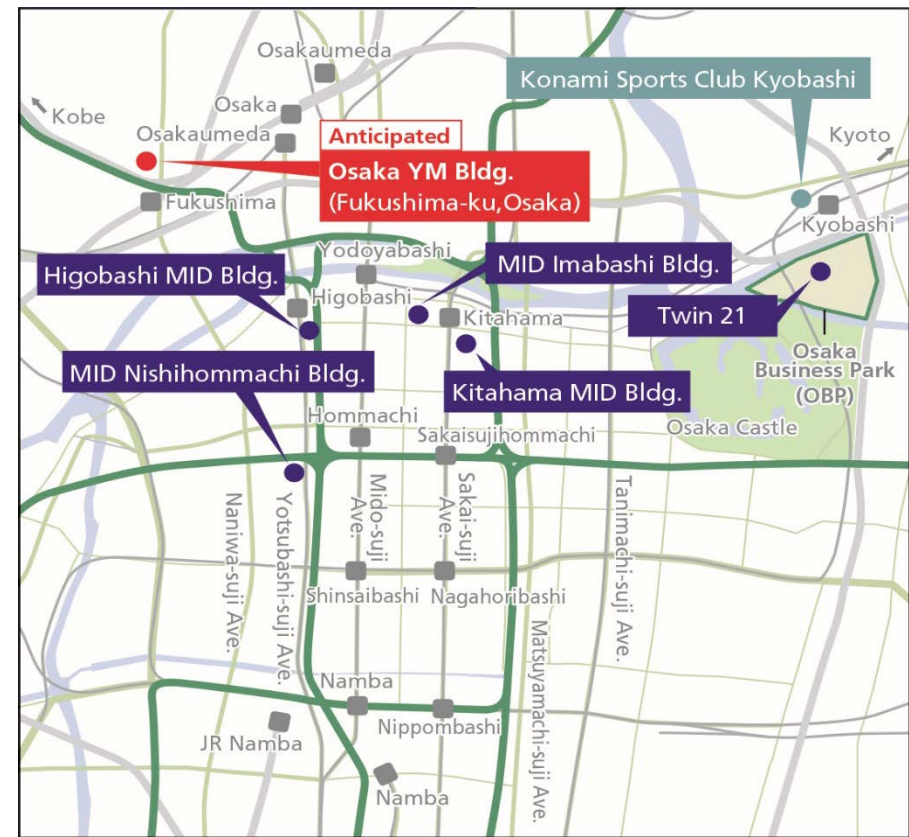
Note : East Square Tokyo and Osaka YM Bldg. were acquired on Nov. 20, 2019, and Hotel Vista Premio Tokyo was acquired on Nov. 22, 2019

Portfolio map – Tokyo area and Osaka area

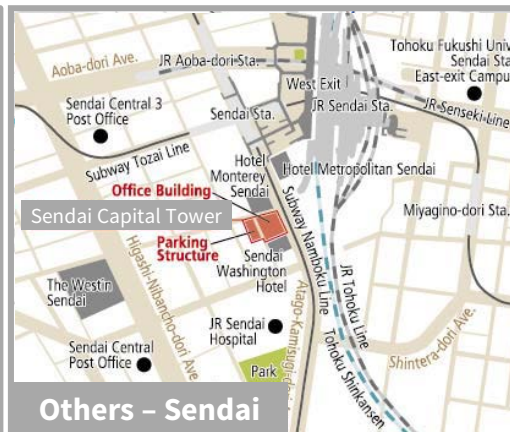
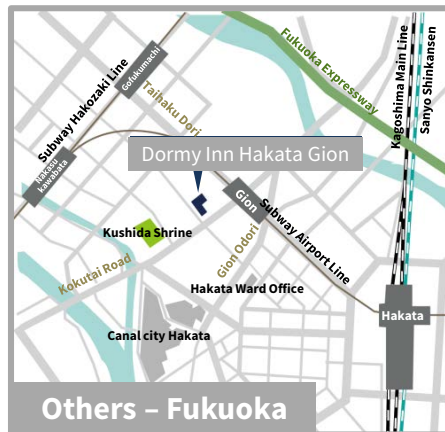
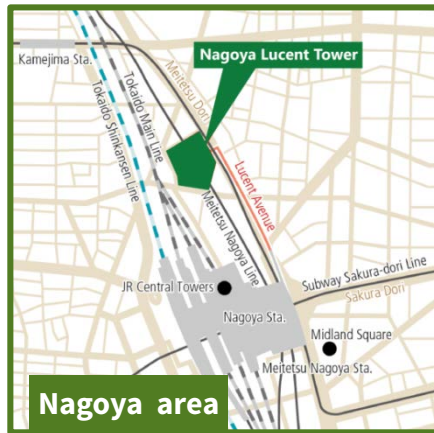
Tokyo area (16 properties)



Osaka area (16 properties)

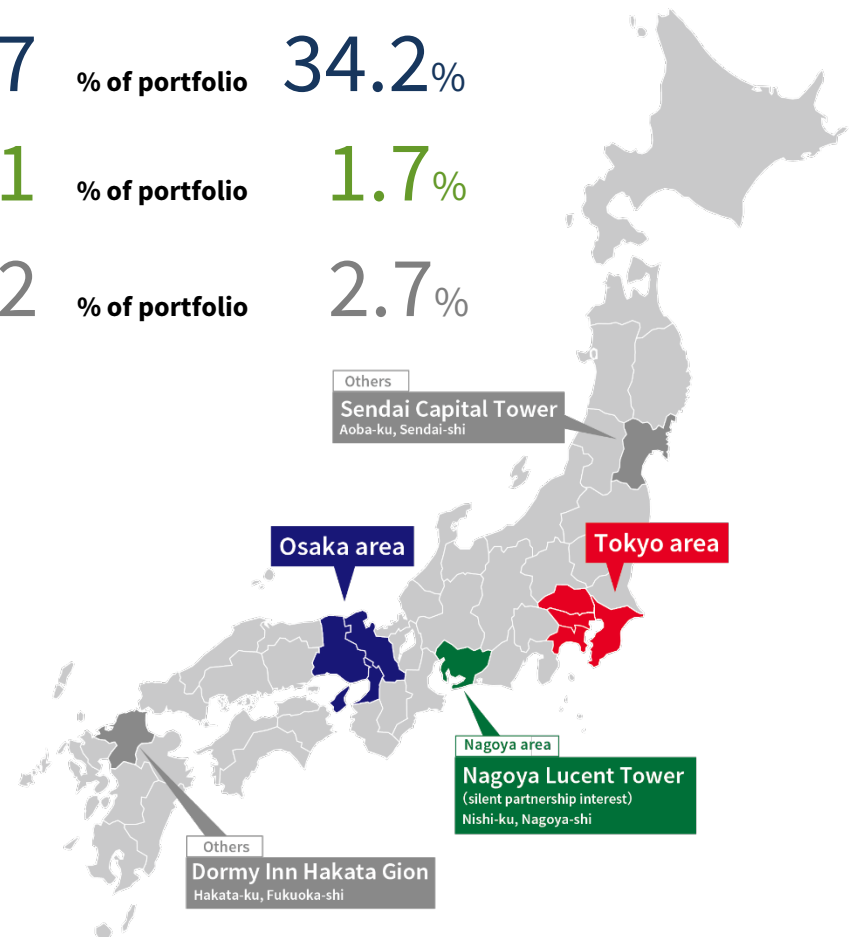


Portfolio map - Nagoya area and others



<As of December, 2019>

Tokyo area	No. of assets	16	% of portfolio	61.4%
Osaka area	No. of assets	7	% of portfolio	34.2%
Nagoya area	No. of assets	1	% of portfolio	1.7%
Other major cities	No. of assets	2	% of portfolio	2.7%



Note: Based on acquisition price. TK interest of Nagoya Lucent Tower is included in the acquisition price.

Portfolio overview - Office in Tokyo area 1



Sumitomo Fudosan Ueno Bldg. No.6

- ✓ Office building with the standard floor area of over 200 tsubo, with high scarcity value in Ueno Area
- ✓ Stable occupancy by leasing the entire building to a major manufacturer group

Location	Taito-ku, Tokyo
Total land space	1,323.78m ²
Total floor space	9,631.83m ²
Structure/scale	SRC/B2F-11F
Completion date	Nov. 1993
Acquisition price	7,460 mn. yen
Acquisition Date	May 1, 2015



G-Square Shibuya Dogenzaka

- ✓ Located in Shibuya/Ebisu, an area with one of the lowest vacancy rates in Tokyo
- ✓ Recently built high-grade office building, which is rare in Shibuya area
- ✓ Two-minute walk from Shibuya Mark City, and three-minute walk from Shibuya Station on the Tokyo Metro lines

Location	Shibuya-ku, Tokyo
Total land space	918.49m ²
Total floor space	6,565.87m ²
Structure/scale	S • SRC/B2F-9F
Completion date	Oct. 2009
Acquisition price	12,220 mn. yen
Acquisition Date	Aug. 3, 2015



Shibuya Sakuragaoka Square

- ✓ Located in Shibuya/Ebisu, an area with one of the lowest vacancy rates in Tokyo
- ✓ Located in the area with a lot of office buildings facing National Route 246
- ✓ Four-minutes walk from Shibuya Station. Newly-built mid-sized office building with a standard floor area of approx. 190 tsubo

Location	Shibuya-ku, Tokyo
Total land space	1,200.08m ²
Total floor space	8,655.61m ²
Structure/scale	S • RC/B1F-10F
Completion date	Mar. 2010
Acquisition price	17,130 mn. yen
Acquisition Date	Aug. 3, 2015, Feb. 1, 2017

Portfolio overview - Office in Tokyo area 2



Yokohama Creation Square

- ✓ Located in the vicinity of the east exit of Yokohama Station, where large office buildings concentrate
- ✓ An office building with a large floor allowing a variety of layouts ranging from approximately 20 to 230 tsubo



Cube Kawasaki

- ✓ Closely located to JR Kawasaki Station that offers a good transportation access
- ✓ A rare property with a standard floor area of approx. 780 tsubo that addresses demand for large office spaces



Higashi-Nihombashi Green Bldg.

- ✓ Highly convenient location for transport with easy access to four stations of four railway lines
- ✓ Highly-visible and well-lit office building located at the corner of Kiyosugi-dori, an arterial road

*Sectional ownership

Location	Kanagawa-ku, Yokohama
Total land space	5,244.81m ² (ratio of right of site 75.4%)
Total floor space	21,054.60m ² (ratio of exclusive area: 96.5%)
Structure/scale	SRC • S/B1F-20F
Completion date	Mar. 1994
Acquisition price	7,080 mn. yen
Acquisition Date	Aug. 3, 2015

Location	Kawasaki-ku, Kawasaki
Total land space	6,247.94m ²
Total floor space	41,290.91m ²
Structure/scale	SRC/B2F-10F
Completion date	May 1982
Acquisition price	20,050 mn. yen
Acquisition Date	Aug. 7, 2015

Location	Chuo-Ku, Tokyo
Total land space	599.07m ²
Total floor space	4,210.72m ²
Structure/scale	SRC/10F
Completion date	Mar. 1988
Acquisition price	2,705 mn. yen
Acquisition Date	Dec. 21, 2015

Portfolio overview - Office in Tokyo area 3



Sasazuka Center Bldg.

- ✓ Location with traffic convenience, within five-minute walk from Sasazuka Station of the Keio Line, which is one station or about five minutes away from Shinjuku Station
- ✓ Good access by car, as it faces a boulevard and is located near the Hatagaya Ramp of the Metropolitan Expressway
- ✓ Building differentiated from other buildings in the area with the standard floor area of approximately 300 tsubo

Location	Shibuya-ku, Tokyo
Total land space	3,032.26m ²
Total floor space	11,973.11m ²
Structure/scale	SRC/B2F-8F
Completion date	Mar. 1995
Acquisition price	8,700 mn. yen
Acquisition Date	Mar. 22, 2017



USC Bldg.

- ✓ Location within seven-minute walk from Toyochō Station of the Tokyo Metro Tozai Line
- ✓ Building differentiated from other buildings in the area with many mid and small-sized buildings, for its size with the total floor area of approximately 5,600 tsubo and the standard floor area of approximately 600 tsubo
- ✓ Convenience in vehicle use with more than 100 parking lots, attracting vehicle-user tenants

Location	Koto-ku, Tokyo
Total land space	4,565.21m ²
Total floor space	18,506.16m ²
Structure/scale	Main Building : S • SRC/B1F-8F Annex : RC/1F
Completion date	Jan. 1990 and other
Acquisition price	10,800 mn. yen
Acquisition Date	Apr. 6, 2017, Feb. 16, 2018



Yoshiyasu Kanda Bldg.

- ✓ Location in a convenient area, accessible from four stations of seven railway and subway lines
- ✓ Property maintaining a stable occupancy as majority of tenants are long-term tenants (longer than 10 years)
- ✓ Location in an area of Chiyoda-ku where relatively older mid-to-high-rise retail stores and office buildings line side-by-side

Location	Chiyoda-ku, Tokyo
Total land space	715.69m ²
Total floor space	4,554.00m ²
Structure/scale	SRS • S/9F
Completion date	May 1989 and other
Acquisition price	4,000 mn. yen
Acquisition Date	Feb. 16, 2018

Portfolio overview - Office in Tokyo area 4



TOYOTA MOBILITY SERVICE Bldg.

- ✓ Acquisition through negotiation with a CRE proposal utilizing the sponsor network, in consideration of secured stability in profitability
- ✓ Relatively new building with a high-grade feel, competitive in terms of scale and high usage efficiency of office space
- ✓ Location in Chuo-ku, Tokyo, and three minutes' walk from Hamacho Station

Location	Chuo-ku, Tokyo
Total land space	1,135.18m ²
Total floor space	8,123.17m ²
Structure/scale	S/10F
Completion date	Jan. 2008
Acquisition price	9,200 mn. yen
Acquisition Date	Mar. 1, 2018



M-City Akasaka 1-chome Bldg.

- ✓ Location in a convenient area, about one-minute walk from Tameike-Sanno Station
- ✓ Sufficient demand expected from potential tenants due to its location in an area suitable for offices
- ✓ Location in Akasaka area, which is increasingly expected to become an attractive office district, as large-scale redevelopment projects are currently under way

Location	Minato-ku, Tokyo
Total land space	510.22m ²
Total floor space	3,308.20m ²
Structure/scale	SRC/10F
Completion date	Mar. 1985
Acquisition price	4,205 mn. yen
Acquisition Date	Mar. 1, 2018



Yokohama i-land Tower

- ✓ Located at a cross-point of the Minato Mirai 21 area and the Kannai area, directly connected to the Bashamichi station
- ✓ With total floor area of approximately 12,500 tsubo and standard floor area of approximately 320 tsubo, it is one of the largest office buildings in the area
- ✓ First ever acquisition through PRE proposal by use of capability of the sponsor

*Sectional ownership

Location	Naka-ku, Yokohama
Total land space	3,840.76m ²
Total floor space	41,154.75m ²
Structure/scale	S • SRC • RC/B3F-27F
Completion date	Feb. 2003
Acquisition price	22,100 mn. yen
Acquisition Date	Sep. 14, 2018

Portfolio overview - Office in Tokyo & Osaka area 5



M-City Edogawabashi Bldg.

- ✓ Location within three-minute walk from Edogawabashi Station of the Tokyo Metro Yurakucho Line
- ✓ High visibility in the corner of Shinmejiro Street
- ✓ Located in an area where the head office of the printing company, university and their affiliated companies are around

Location	Bunkyo-ku, Tokyo
Total land space	911.25m ²
Total floor space	4,487.41m ²
Structure/scale	SRC/8F
Completion date	Sep. 1992
Acquisition price	4,070mn. yen
Acquisition Date	Mar. 19, 2019



East Square Tokyo

New

- ✓ Good access to Toyochō Station about a 10-minute Tozai Line ride
- ✓ Property with sufficient office space of approx. 600 tsubo standard floor and with superior specifications, such as sufficient weight capacity for office use, attracting tenants attaching importance on size
- ✓ Well-prepared for BCP with emergency generators equipped

Location	Koto-ku, Tokyo
Total land space	8,926.00m ²
Total floor space	18,051.08m ²
Structure/scale	SRC • RC/7F
Completion date	Nov, 1989
Acquisition price	9,500mn. Yen
Acquisition Date	Nov. 20, 2019



Twin 21

- ✓ 38-storied sky-scraper office towers as a symbol of Osaka Business Park (OBP)
- ✓ Directly connected to Kyobashi Station, one of the biggest terminal stations in Osaka
- ✓ Mainly consisted of two buildings: OBP Panasonic Tower which is leased to Panasonic and MID Tower to leading corporations and consulates

Location	Chuo-ku, Osaka
Total land space	28,163.07m ²
Total floor space	146,034.98m ²
Structure/scale	SRC/B1F-38F
Completion date	Mar. 1986
Acquisition price	68,700 mn. yen
Acquisition Date	Aug. 31, 2006

Portfolio overview - Office in Osaka area 6



MID Imabashi Bldg.

- ✓ Located in the Yodoyabashi and Kitahama business district
- ✓ Three-minute walk from Kitahama Station of the Osaka Municipal Subway Sakaisuji Line and the Keihan Main Line, and five-minute walk from Yodoyabashi Station of the Osaka Municipal Subway Midotsuji Line and the Keihan Main Line
- ✓ High-grade office building with sophisticated appearance with the granite-covered outer wall

Location	Chuo-ku, Osaka
Total land space	1,187.43m ²
Total floor space	7,482.53m ²
Structure/scale	S • RC/B2F-11F
Completion date	Oct. 1990
Acquisition price	3,270 mn. yen
Acquisition Date	Apr. 3, 2007



Kitahama MID Bldg.

- ✓ Located close to Sakaisuji, one of the artery roads in Osaka, and nearby Kitahama Station of the Osaka Municipal Subway Sakaisuji Line and the Keihan Main Line
- ✓ Vibration controlled-building to reduce potential earthquake damages
- ✓ High-spec building with a floor with pillarless space of 176 tsubo, which addresses various layout/space needs

Location	Chuo-ku, Osaka
Total land space	1,802.49m ²
Total floor space	14,648.13m ²
Structure/scale	S • SRC/B1F-18F
Completion date	Feb. 2008
Acquisition price	10,800 mn. yen
Acquisition Date	Apr. 24, 2008



MID Nishihommachi Bldg.

- ✓ Favorable location facing Yotsubashisuji Boulevard and Chuo-Odori Street, with one-minute walk from Hommachi Station of the Osaka Municipal Subway
- ✓ High-quality office building supporting tenants' business activities with its comfortableness and traffic convenience, partly thanks to the vicinity to the Awaza Ramp on Hanshin Expressway

Location	Nishi-ku, Osaka
Total land space	659.86m ²
Total floor space	6,260.16m ²
Structure/scale	S • RC/B3F-9F
Completion date	Mar. 1989
Acquisition price	3,550 mn. yen
Acquisition Date	Oct. 30, 2008

Portfolio overview - Office in Osaka and others 7



Higobashi MID Bldg.

- ✓ Located in the Higobashi business district
- ✓ Located along Yotsubashisuji Boulevard, with one-minute walk from Higobashi Station of the Osaka Municipal Subway Yotsuboashi Line and six-minute walk from Yodoyabashi Station of the Osaka Municipal Subway Midosuji Line and Watanabebashi Station of the Keihan Nakanoshima Line
- ✓ Quake-resistant building with its vibration control structure, obtaining environmental certification

Location	Nishi-ku, Osaka
Total land space	797.86m ²
Total floor space	6,519.63m ²
Structure/scale	S/B1F-11F
Completion date	Jan. 2010
Acquisition price	3,000 mn. yen
Acquisition Date	Jun. 21, 2013



Osaka YM Bldg.

New

- ✓ Location in an area of superior transportation access, a 3-minute walk from Fukushima Station on the JR Line and one station away from Osaka station.
- ✓ Standard floors with approx. 245 tsubo floor area and high layout efficiency
- ✓ Parking area in basement floor, which accommodates more than 50 cars
Renovation works for common area implemented in 2008

Location	Fukushima-ku, Osaka
Total land space	2,869.79m ²
Total floor space	16,533.95m ²
Structure/scale	SRC • RC/B2F-12F
Completion date	Mar. 1991
Acquisition price	6,310 mn. yen
Acquisition Date	Nov. 20, 2019



Sendai Capital Tower

- ✓ Location within four-minute walking distance from JR Sendai Station and two-minute from Sendai Station of the Sendai Subway Namboku Line and the Tozai Line
- ✓ Scarcity for its size in the area with many small to medium-sized buildings, with a total floor area of approximately 7,200 tsubo and a standard floor area of approximately 240 tsubo, and the parking lots for more than 100 vehicles

Location	Aoba-ku, Sendai-shi, Miyagi
Total land space	3,420.02m ²
Total floor space	23,702.00m ² (including Parking Space)
Structure/scale	Office building : SRC/B2F-19F Parking structure : RC/B1F-6F
Completion date	Mar. 1974
Acquisition price	5,500 mn. Yen
Acquisition Date	Feb. 1, 2017

Portfolio overview - TK interest and other than the office



*TK interest

Nagoya Lucent Tower

- ✓ Favorable location close to Nagoya Station, an area in which the strongest demand from tenants is expected within Nagoya City
- ✓ Highly visible 42-storied building (with 3 basement floors) for its arch-shaped characteristic appearance

Location	Nishi-ku, Nagoya
Completion date	Nov. 2006
Acquisition price	4,919 mn. yen
Acquisition Date	Aug. 3, 2015

*1 MCUBS MidCity owns the TK interest with R40 GK as the operator (TK interest B: equity interest of 40%) backed by real estate in trust for the trust beneficiary interests with 33.9% co-ownership interest (and 29.5% right of site) of the sectional ownership of this asset (sections of the building excluding the special high voltage substation building and part of the extra high voltage substation building)

*2 The property overview as above represents that of the underlying asset of such TK interest



AEON MALL Tsudanuma

- ✓ Large commercial facility directly connected to Shin Tsudanuma Station of the Shin-Keisei Line
- ✓ Three-minute walk from Tsudanuma Station of the JR Sobu Line
- ✓ Urban-type shopping center with AEON Mall as a core store

Location	Narashino-shi, Chiba
Total land space	29,397.03m ²
Total floor space	96,033.49m ²
Structure/scale	S/B1F-5F
Completion date	Sep. 2003 and other
Acquisition price	26,100 mn. yen
Acquisition Date	Aug. 31, 2006 and other



Hotel Vista Premio Tokyo

New

- ✓ Location within a 3-minute walk from Akasaka-Mitsuke Station and Akasaka-Station on the Tokyo Metro Lines, respectively
Accommodation-specialized hotel, newly-opened in Jun. 2018
- ✓ Accommodation with 140 guest rooms of approx. 21 m² on average which is able to meet extensive demands both of domestic business persons and inbound tourists for leisure

Location	Minato-ku, Tokyo
Total land space	930.29m ²
Total floor space	4,248.19m ²
Structure/scale	S/11F Other
Completion date	Apr. 2018
Acquisition price	11,200 mn.yen
Acquisition Date	Nov. 22, 2019

Portfolio overview - Other than the office



Konami Sport Club Kyobashi

- ✓ Located nearby Kyobashi Station of the Osaka Municipal Subway Nagahori-Tsurumi Line, and two-minute walk from Kyobashi Station of the JR Kanjo Line and the Keihan Main Line
- ✓ Located in an area where a sports club may have strong potential of attracting clients

Location	Miyakojima-ku, Osaka
Total land space	2,339.35m ²
Total floor space	9,433.34m ²
Structure/scale	S/7F
Completion date	Jun. 1999
Acquisition price	2,780 mn. yen
Acquisition Date	Aug. 31, 2006



Dormy Inn Hakata Gion

- ✓ Favorable location with two-minute walk from Gion Station of the Fukuoka City Subway Kuko Line, the next station of Hakata Station
- ✓ Hotel with expected demand from both business people and tourists for its good access to Fukuoka Airport, Hakata Station and Tenjin Area

Location	Hakata-ku, Fukuoka
Total land space	1,002.19m ²
Total floor space	5,633.28m ²
Structure/scale	RC/10F
Completion date	Jan. 2009
Acquisition price	2,280 mn. yen
Acquisition Date	Sep. 30, 2013

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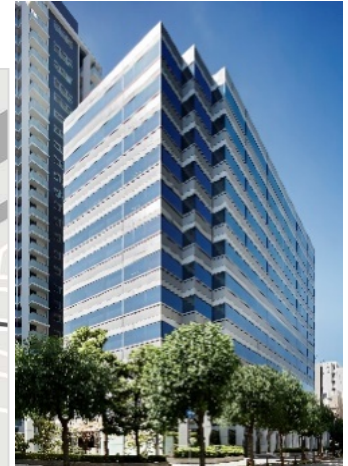
Acquired Properties - Osaka YM Bldg.

Characteristic of the Property

- Close to Umeda area, where redevelopment is underway
- The rent gap is large and has the potential for internal growth in the future
- New supply of office buildings in the Osaka area is limited for the time being

Future Internal Growth Potential

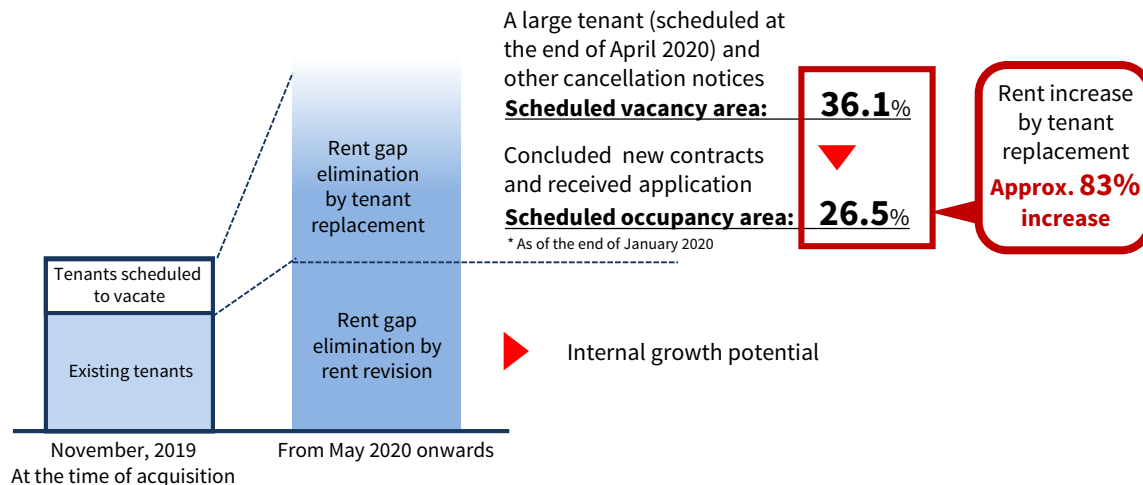
- Early refill of vacant space** by notice of cancellation from large tenants, etc.
- Improve earnings by closing the rent gap**
- Enhance the value of the Fukushima area through redevelopment of the Umeda area



Acquisition price	6,310 mn .yen
Appraisal value*	7,060 mn. yen
Appraisal NOI yield (After depreciation)*	5.0% (4.7%)

* "Appraisal value" indicates the appraisal value as of Nov. 5, 2019

Location	7-15-26, Fukushima, Fukushima-ku, Osaka-shi, Osaka		
Access	3-min. walk from Fukushima station on the JR Osaka Loop Line 6-min. walk from Fukushima station on the Hanshin Electric Railway Line		
Total floor space	16,533.95m ²		
No. of tenants	25	Occupancy rate	100.0%
Completion date	March, 1991 (Renewal of common area in 2008)		



Acquired Properties - East Square Tokyo

Characteristic of the Property

- ❑ Stable demand in an area in which a number of major companies are headquartered
- ❑ Property, which has sufficient office space and well prepared for BCP with emergency generators equipped, attracting tenants attaching importance on size
- ❑ Located in the Toyochi area, approximately 4km east from JR Tokyo Station
- ❑ Ability to meet needs from tenants using vehicles in business activities with approximately 100 flat parking spaces

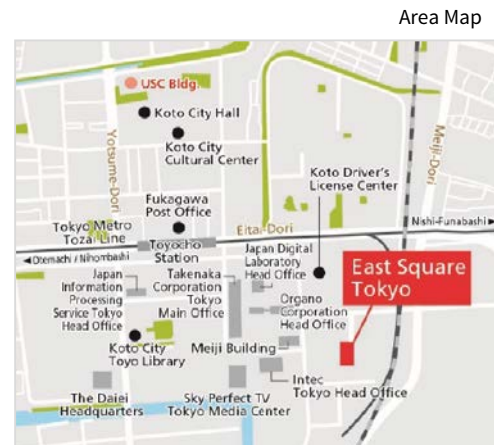
Future Internal Growth Potential

- **Improve occupancy rate** by converting vacant space of data center into office
- **Improve the rent gap**
- **Stable tenant demand**

Floor Map

7F	Office			
6F	Office			
5F	Office			
4F	DC			
3F	DC	Office		
2F	Office		DC	
1F	Office			

} Office building construction



Acquisition price	9,500 mn. yen
Appraisal value*	10,200 mn. yen
Appraisal NOI yield (After depreciation)*	4.9% (4.2%)

* "Appraisal value" indicates the appraisal value as of Nov. 5, 2019

Location	1-6-35, Shinsuna, Koto-ku, Tokyo		
Access	9-min. walk from Toyochi station on the Tokyo Metro Tozai Line		
Total floor space	18,051.08m ²		
No. of tenants	13	Occupancy rate	81.0%
Completion date	November 1989		

Acquired Properties - Hotel Vista Premio Tokyo 1

Characteristic of the Property

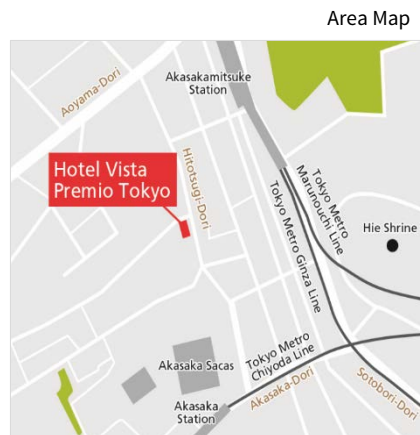
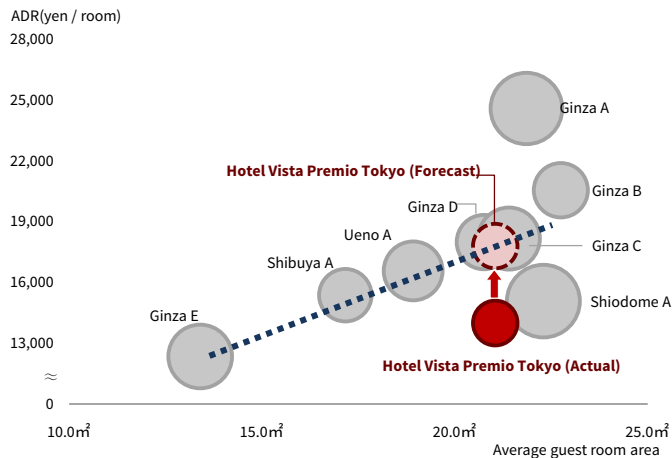
- ❑ Superior location in a 3-minute walk from the major stations in central Tokyo
- ❑ Young-aged building in which an accommodation-specialized hotel was opened in June 2018



Future Internal Growth Potential

- Since it has not been opened for a long time, we will hire experts to **improve ADR** in the future.
- **Stable income** through fixed rents and **growth potential** through ADR improvement

Positioning map of competing hotels



Acquisition price	11,200 mn. yen
Appraisal value*	12,000 mn. yen
Appraisal NOI yield (After depreciation)*	3.9% (3.5%)

* "Appraisal value" indicates the appraisal value as of Nov. 5, 2019

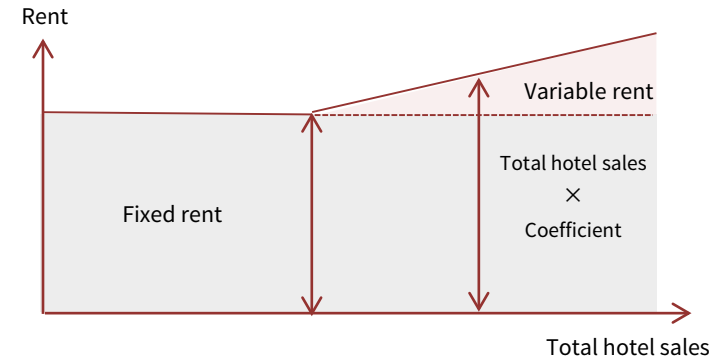
Location	4-3-2, Akasaka, Minato-ku, Tokyo		
Access	3-min. walk from Akasaka-Mitsuke station on the Tokyo Metro Ginza Line/Marunouchi Line 3-min. walk from Akasaka station on the Tokyo Metro Chiyoda Line		
Total floor space	4,248.19m ² (including Annex)		
No. of tenants	2	Occupancy rate	100.0%
Completion date	April 2018	No. of rooms	140

Acquired Properties - Hotel Vista Premio Tokyo 2

Leasing contract with secured stability and upside potential

- Operated by Vista Hotel Management, which is well experienced with hotel operation
- Fixed rent and variable rent type contract

Secure stability by focusing on fixed rent



MC-UBS MidCity's policy on hotel investment

Hotels contributing to mid to long term stability in the portfolio revenue

Favorable location

Areas of traffic convenience that are able to attract more business and inbound travelers

Specialization in accommodation

Specialized in accommodation with limited share of food and beverage etc. in the revenue breakdown

Stable revenue

Stable, longer-term leasing agreement with fixed rents as a core revenue source

Differentiators

Room for improvement in occupancy rates and ADR, etc. as upside potential



4. FINANCING STRATEGY



Major financing-related figures and investment corporation bonds



Changes in financing-related figures

	As of the end of Jun. 2019	As of the end of Dec. 2019	As of the end of Jan. 2020
LTV (based on appraisal value)	39.8%	39.1%	39.1% ^(Note 1)
Ratio of long-term debts	100.0%	100.0%	100.0%
Ratio of fixed interest rate	84.0%	89.1%	90.4%
Debt Service Coverage Ratio ^(Note 2)	10.6x	11.3x	11.5x ^(Note 3)
Average remaining years of debts	3.5years	4.3years	4.7years
Average interest rate on debts	0.99%	0.95%	0.95% ^(Note 3)
Issuer rating	R&I: A (positive) (Oct. 5, 2018)	R&I: A+ (stable) (Sep. 26, 2019)	Aim for further improvement
	JCR: AA- (stable) (Mar. 5, 2019)	JCR: AA- (stable) (Mar. 5, 2019)	



Investment corporation bonds

	Issuance	Term	Nominal Coupon	Amount issued
1 st	May 2016	5 years	0.340%	1.5 bn. yen
2 nd	May 2016	10 years	0.810%	1.5 bn. yen
3 rd	May 2017	5 years	0.260%	1.0 bn. yen
4 th	May 2017	10 years	0.670%	2.0 bn. yen
5 th	May 2018	10 years	0.590%	2.0 bn. yen
Total				8.0 bn. yen

Note 1: Calculated in Considering refinancing of existing loans in January 2019 based on market capitalization as of the end of the 27th Period. The same shall apply hereafter.

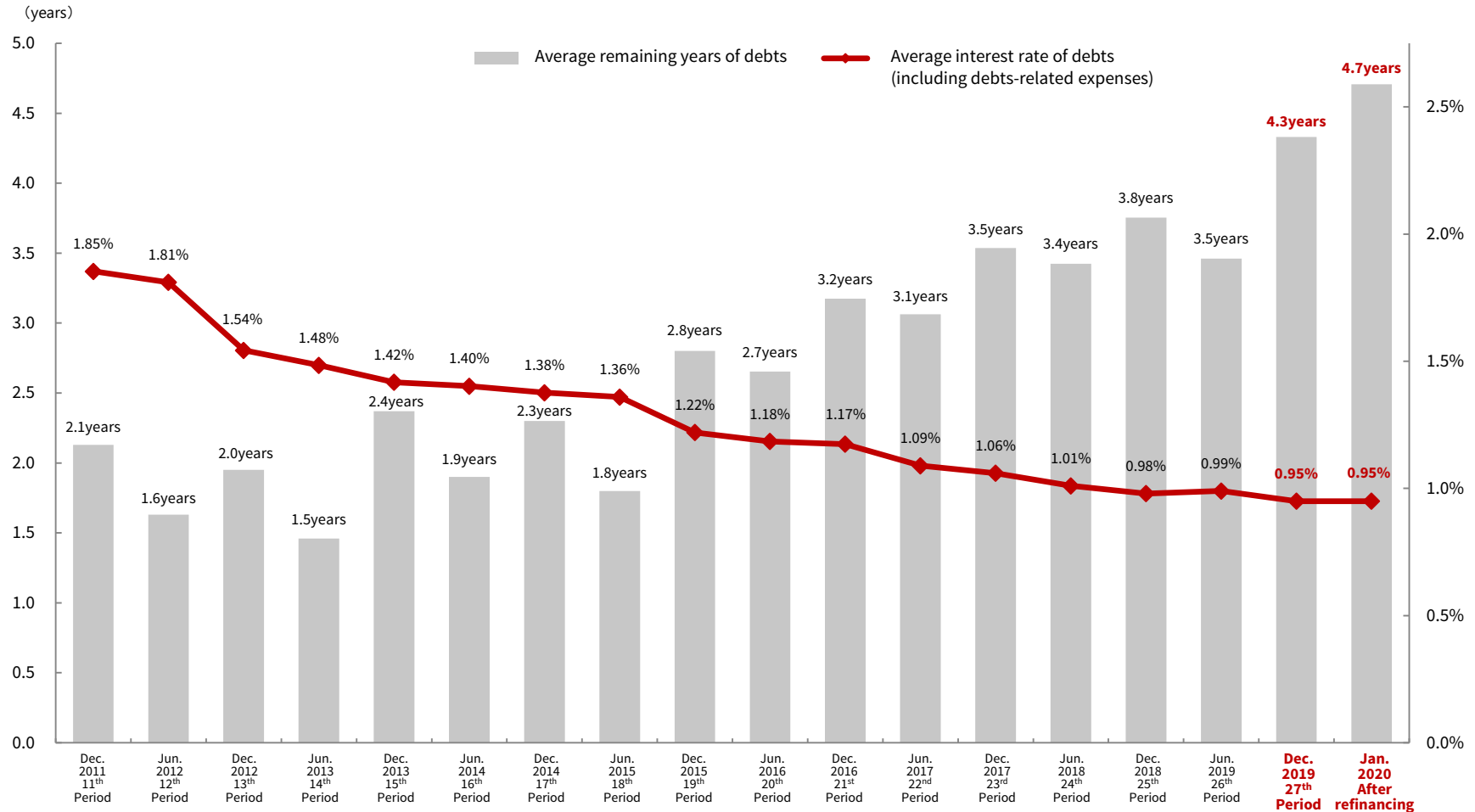
Note 2: Debt service coverage ratio = (earnings before interest and depreciation – gain (loss) on sale of real estate) / interest expenses

Note 3: Estimate for the end of the 28th Period.

Financial status 1



Average remaining years and average interest rate of debts



Note1: Average remaining years of debts is using the weighted average of remaining years of debts until maturity based on the respective balance of debts.

Note2: Average interest rate of debts (including borrowing-related expenses) = Financing costs in each fiscal period / Average debt balance in the fiscal period

Note3: Figures after refinancing in January 2020 reflect refinancing of existing loans in January 2020.

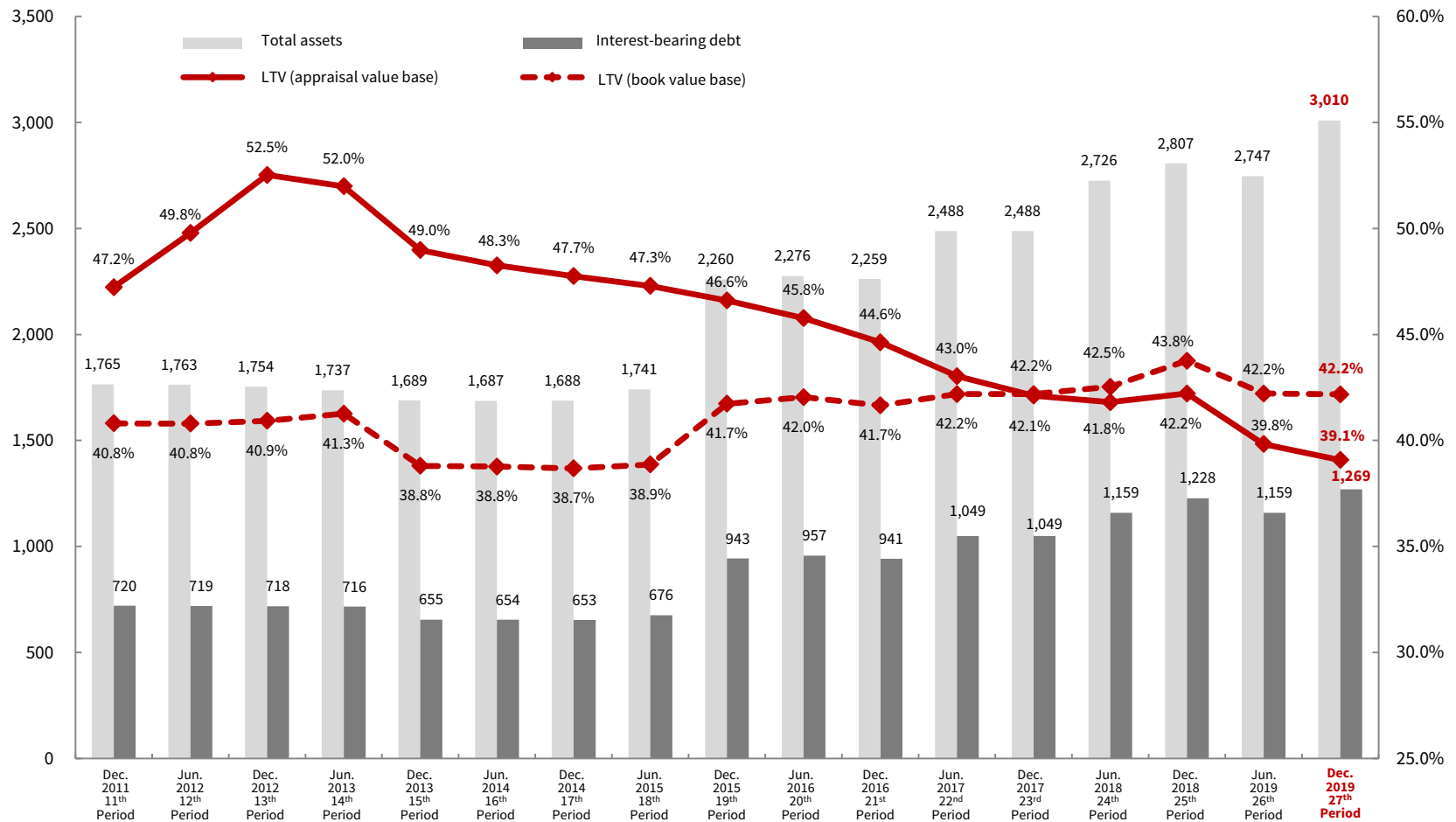
The estimated average interest rate of debts for June 2020 represents the estimate for the 28th period in consideration of the above.

Financial status 2



Total assets and debts

(100mn. yen)



Note 1: LTV (appraisal value base) = Term-end debts / (Term-end total assets ± Unrealized gain/loss) Unrealized gain/loss is the difference between book value and appraisal value.

Note 2: LTV (book value base) = Term-end debts / Term-end total assets

Outstanding borrowings 1 (as of the end of Jan. 2020)

Type	Loan Term	Lenders	Balance (mn. yen)	Floating/ Fixed	Interest rate (Note 3)	Drawdown date	Repayment date (Note 4)
Long term loans payable (Note 1)	7years	Development Bank of Japan, Minato Bank	1,800	Fixed	1.70875%	2013/7/31	2020/7/31
	6years	Mizuho Bank, The Hiroshima Bank, Sony Bank	2,000	Fixed ^(Note 2)	1.24000%	2014/7/31	2020/7/31
	7years	Mizuho Bank, Aozora Bank	1,800	Fixed	1.47806%	2014/7/31	2021/7/31
	5years	Mizuho Bank, Sumitomo Mitsui Trust Bank, Sumitomo Mitsui Banking, Aozora Bank, Resona Bank, MUFG Bank, Mizuho Trust & Banking	9,300	Fixed ^(Note 2)	0.86545%	2015/7/31	2020/7/31
	5years	Development Bank of Japan	1,200	Fixed	0.90750%	2015/7/31	2020/7/31
	6years	Mizuho Bank, Sumitomo Mitsui Banking, Resona Bank, MUFG Bank, Senshu Ikeda Bank	4,500	Fixed ^(Note 2)	1.03350%	2015/7/31	2021/7/31
	7years	Mizuho Bank, Aozora Bank, MUFG Bank, Mizuho Trust & Banking	2,200	Fixed ^(Note 2)	1.20235%	2015/7/31	2022/7/31
	7years	Development Bank of Japan	800	Fixed	1.23250%	2015/7/31	2022/7/31
	8years	Mizuho Bank	1,000	Fixed ^(Note 2)	1.38430%	2015/7/31	2023/7/31
	8years	Mizuho Bank	500	Fixed ^(Note 2)	1.38430%	2015/7/31	2023/7/31
	8years	Development Bank of Japan	500	Fixed	1.40000%	2015/7/31	2023/7/31
	5years	Mizuho Bank, Sumitomo Mitsui Trust Bank, Sumitomo Mitsui Banking	2,800	Fixed ^(Note 2)	0.49795%	2016/4/28	2021/4/30
	4.5years	Mizuho Bank, Development Bank of Japan, MUFG Bank, Senshu Ikeda Bank	2,500	Fixed	0.45065%	2016/7/29	2021/1/31
	5years	Development Bank of Japan, Aozora Bank, MUFG Bank, Senshu Ikeda Bank	2,650	Fixed	0.49380%	2016/7/29	2021/7/31
	8years	Mizuho Bank, Development Bank of Japan, Aozora Bank, MUFG Bank	4,700	Fixed	0.73500%	2016/7/29	2024/7/31
	5years	Mizuho Bank, Sumitomo Mitsui Trust Bank, Sumitomo Mitsui Banking, Development Bank of Japan, MUFG Bank	4,000	Fixed	0.64691%	2017/1/31	2022/1/31
	7years	Mizuho Bank, Sumitomo Mitsui Trust Bank, Sumitomo Mitsui Banking, Development Bank of Japan, MUFG Bank	4,000	Fixed	0.80938%	2017/1/31	2024/1/31
	5years	Sumitomo Mitsui Trust Bank, Tokio Marine & Nichido Fire Insurance, Nippon Life Insurance Company	2,900	Fixed	0.52420%	2017/7/31	2022/7/29
	6years	Shinkin Central Bank, Senshu Ikeda Bank	1,900	Fixed	0.68000%	2017/7/31	2023/7/31
	6years	Sumitomo Mitsui Banking	1,000	Fixed	0.68792%	2017/7/31	2023/7/31
	8years	Mizuho Bank, Development Bank of Japan	3,975	Fixed	0.85630%	2017/7/31	2025/7/31
	10years	Mizuho Bank, Development Bank of Japan, Aozora Bank	3,900	Fixed	1.04000%	2017/7/31	2027/7/31
	5years	Sumitomo Mitsui Trust Bank, Sumitomo Mitsui Banking	2,400	Floating	0.36909%	2018/2/28	2023/2/28
	7years	MUFG Bank	1,200	Fixed	0.64000%	2018/2/28	2025/2/28
	7years	Aozora Bank, Nishi-Nippon City Bank, The Bank of Fukuoka	2,700	Fixed	0.71880%	2018/2/28	2025/2/28
	8years	Mizuho Bank, Development Bank of Japan	2,700	Fixed	0.80000%	2018/2/28	2026/2/27

Note 1: Syndicated loans by the indicated financial institutions.

Note 2: Interest rate swaps are concluded to fix the interest rates.

Note 3: Interest rate is applied as of the end of Jan. 2020.

Note 4: If such date does not fall on any business day, the next business day shall be applied. If such next business day is included in the next month, the business day immediately preceding the initial repayment date shall be applied.

Note 5: The repayment method for all of the above borrowings is bullet payment.

Outstanding borrowings 2 (as of the end of Jan. 2020)

Type	Loan Term	Lenders	Balance (mn. yen)	Floating/ Fixed	Interest rate (Note 3)	Drawdown date	Repayment date (Note 4)
Long term loans payable (Note 1)	4.5years	Sumitomo Mitsui Banking	2,900	Floating	0.34409%	2018/7/31	2023/1/31
	7years	Senshu Ikeda Bank, Nishi-Nippon City Bank, Hyakugo Bank	1,800	Fixed	0.74250%	2018/7/31	2025/7/31
	8years	Resona Bank	800	Fixed	0.83380%	2018/7/31	2026/7/31
	8years	Sumitomo Mitsui Trust Bank	2,900	Fixed ^(Note 2)	0.77700%	2018/7/31	2026/7/31
	8years	MUFG Bank	2,000	Fixed	0.77000%	2018/7/31	2026/7/31
	10years	Mizuho Bank	3,400	Fixed ^(Note 2)	0.92250%	2018/7/31	2028/7/31
	10years	Aozora Bank, Mizuho Trust & Banking	1,500	Fixed	1.01880%	2018/7/31	2028/7/31
	5.5years	Sumitomo Mitsui Banking	1,950	Floating	0.39409%	2019/7/31	2025/1/31
	7years	Senshu Ikeda Bank, Nanto Bank	900	Fixed	0.49000%	2019/7/31	2026/7/31
	7.5years	Resona Bank, Shinkin Central Bank	4,000	Fixed	0.52750%	2019/7/31	2027/1/31
	8years	Sumitomo Mitsui Trust Bank	1,000	Fixed ^(Note 2)	0.48800%	2019/7/31	2027/7/31
	8.5years	Development Bank of Japan, Resona Bank	3,400	Fixed	0.60440%	2019/7/31	2028/1/31
	9.5years	MUFG Bank	1,050	Fixed	0.67500%	2019/7/31	2029/1/31
	10years	Mizuho Bank, Development Bank of Japan	2,900	Fixed	0.72380%	2019/7/31	2029/7/31
	4years	Mizuho Bank, MUFG Bank	900	Floating	0.31909%	2019/11/21	2023/11/21
	4.5years	Sumitomo Mitsui Banking	2,000	Floating	0.32909%	2019/11/21	2024/5/21
	6.5years	Sumitomo Mitsui Trust Bank	2,000	Fixed ^(Note 2)	0.44130%	2019/11/21	2026/5/21
	9.5years	Development Bank of Japan, Nishi-Nippon City Bank, The Bank of Fukuoka	3,100	Fixed	0.71875%	2019/11/21	2029/5/21
	10years	MUFG Bank	1,300	Fixed	0.78000%	2019/11/21	2029/11/21
	10years	Mizuho Bank	1,700	Fixed	0.75750%	2019/11/21	2029/11/21
NEW	4.5years	Sumitomo Mitsui Trust Bank, Sumitomo Mitsui Banking	2,100	Floating	0.32909%	2020/1/31	2024/7/31
	6.5years	Hyakugo Bank	750	Fixed	0.52375%	2020/1/31	2026/7/31
	7years	Sumitomo Mitsui Banking	1,500	Fixed ^(Note 2)	0.47370%	2020/1/31	2027/1/31
	7.5years	Shinkin Central Bank, Nishi-Nippon City Bank	2,600	Fixed	0.58875%	2020/1/31	2027/7/31
	9years	Sumitomo Mitsui Trust Bank	1,600	Fixed ^(Note 2)	0.60450%	2020/1/31	2029/1/31
Total			118,975				

Note 1: Syndicated loans by the indicated financial institutions.

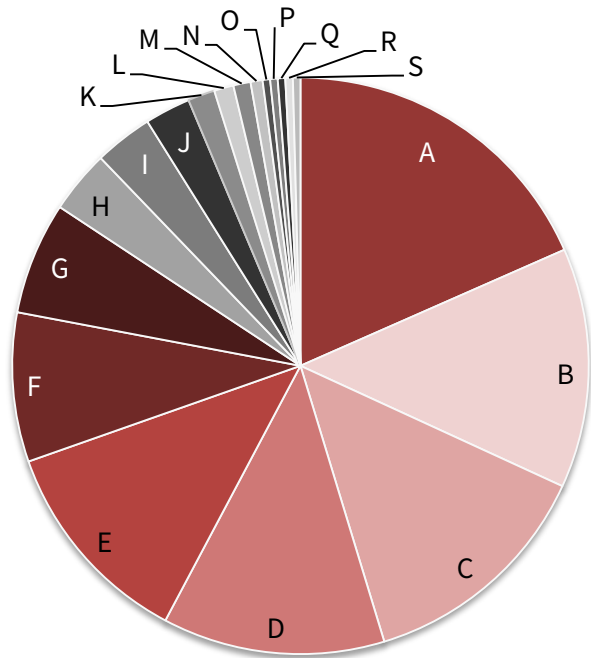
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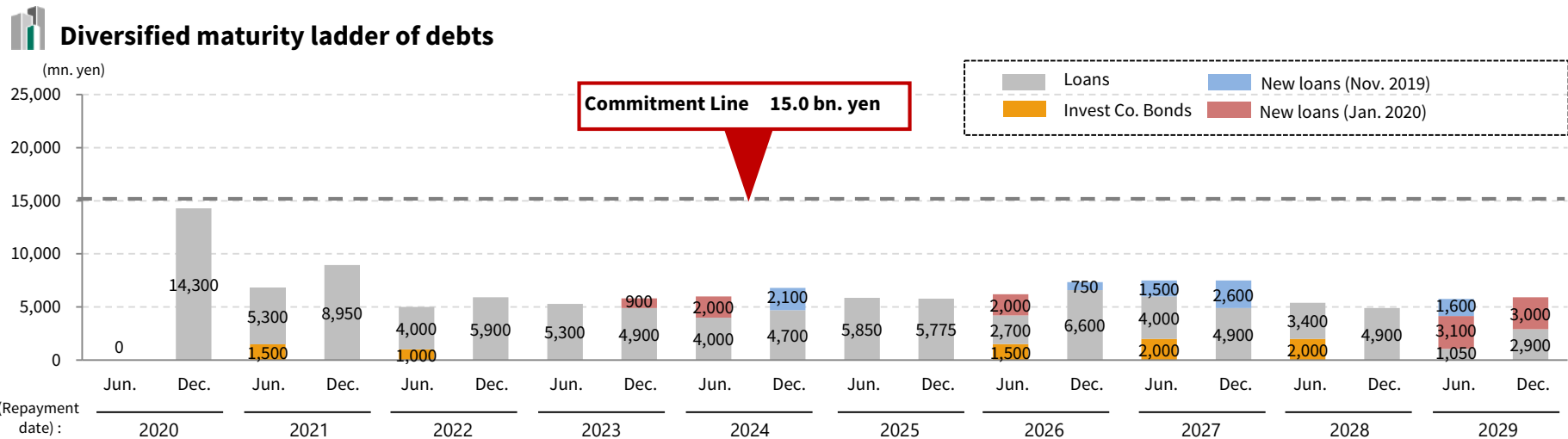
Note 5: The repayment method for all of the above borrowings is bullet payment.

Lender composition (as of the end of Jan. 2020)



	Lender	Balance (mn. yen)	Share
A	Mizuho Bank, Ltd.	21,900	18.4%
B	Sumitomo Mitsui Trust Bank, Limited	16,000	13.4%
C	Sumitomo Mitsui Banking Corporation	16,000	13.4%
D	Development Bank of Japan, Inc.	14,825	12.5%
E	MUFG Bank, Ltd.	14,100	11.9%
F	Aozora Bank, Ltd.	9,950	8.4%
G	Resona Bank, Limited	7,500	6.3%
H	Shinkin Central Bank	4,200	3.5%
I	The Nishi-Nippon City Bank, Ltd.	3,900	3.3%
J	The Senshu Ikeda Bank, Ltd.	3,050	2.6%
K	The Bank of Fukuoka, Ltd.	1,800	1.5%
L	Mizuho Trust & Banking Co., Ltd.	1,300	1.1%
M	The Hyakugo Bank, Ltd.	1,150	1.0%
N	The Minato Bank, Limited	800	0.7%
O	The Nanto Bank, Ltd.	500	0.4%
P	The Hiroshima Bank, Ltd.	500	0.4%
Q	Sony Bank Incorporated	500	0.4%
R	Tokio Marine & Nichido Fire Insurance Co., Ltd.	500	0.4%
S	Nippon Life Insurance Company	500	0.4%
	Total	118,975	100.0%

Maturity ladder (as of the end of Jan. 2020)



Interest-bearing debts by repayment date

	28 th Period (Jun. 2020)	29 th Period (Dec. 2020)	30 th Period (Jun. 2021)	31 st Period (Dec. 2021)
Amount due to be repaid (mn. yen)	-	14,300	6,800	8,950
Average borrowing period on debts (Note 1)	-	5.4years	4.8years	5.9years
Average interest rate on debts (Note 1)(Note 2)	-	1.03%	0.45%	0.96%

Debt refinanced in Jan. 2020 (total of 8.55 bn. yen)

	Conditions before refinancing	Conditions after refinancing
Average borrowing period on debts (Note 1)	3.5years	6.9years
Average interest rate on debts (Note 1)(Note 2)	0.37%	0.50%

Note1: Average borrowing period and average interest rate are the weighted averages of the interest rate of borrowings and borrowing period based on the balance of borrowings, respectively (with the average interest rate rounded to the second decimal place and the average borrowing period rounded to the first decimal place).

Note2: Interest rates as of January 31, 2020 are provided above.

Note3: In the year ended June 2020 (28th Period), existing loans of 8.55 bn. yen were refinanced in January 2020.

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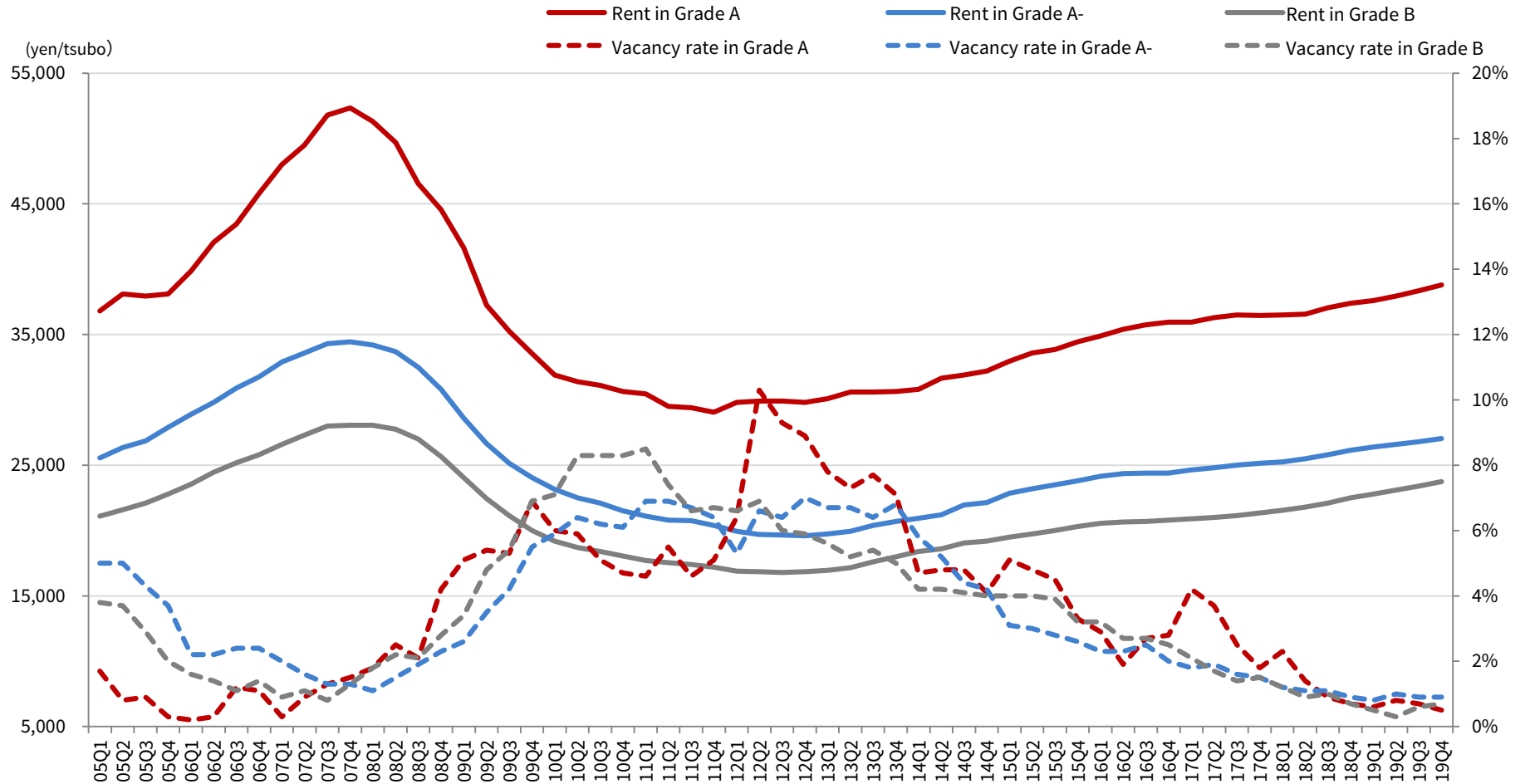
5. MARKET ENVIRONMENT



Office market data 1 (Tokyo 23 districts)



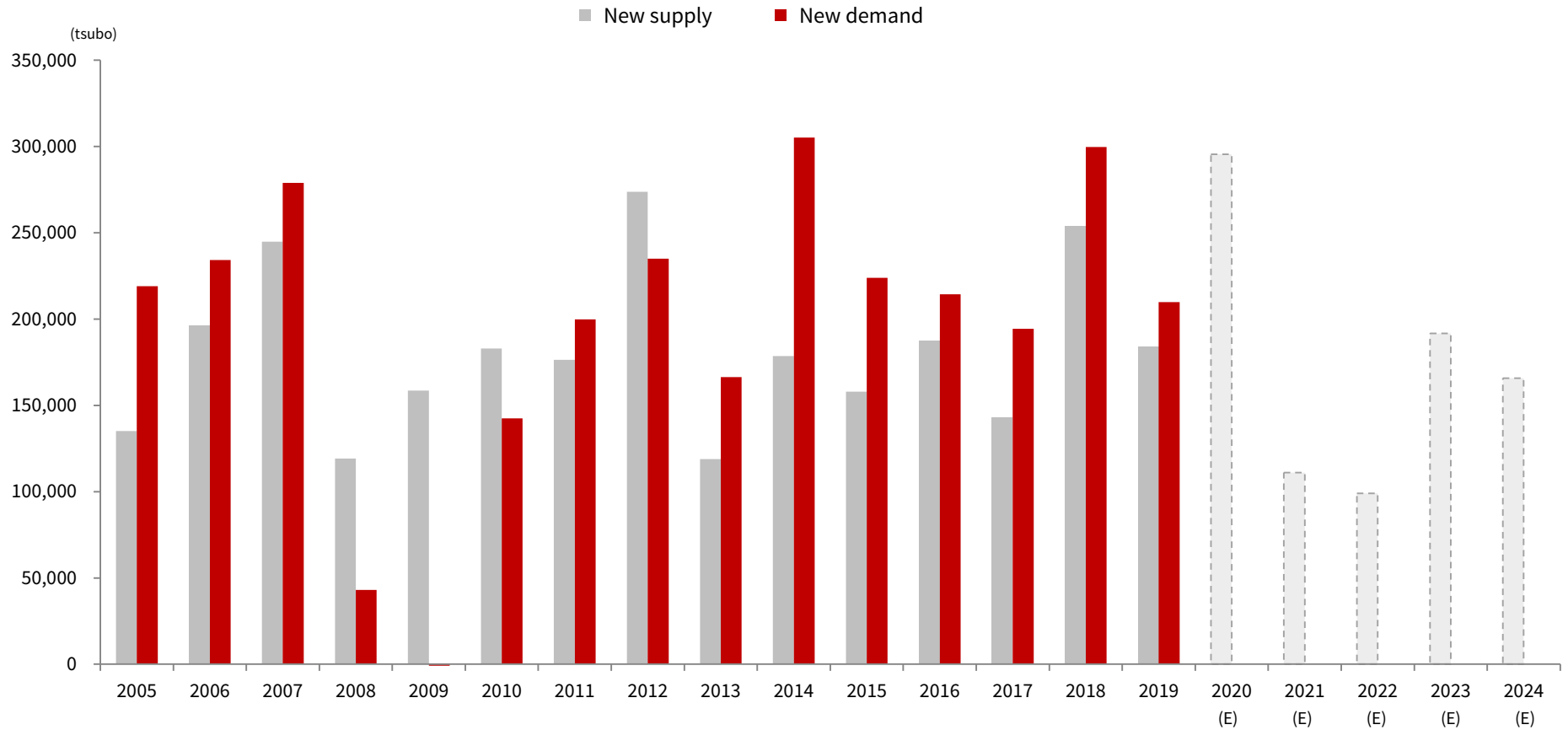
Average rent and vacancy rate of Tokyo



Source: Created by the Asset Management Company based on the data obtained from CBRE K.K.

Office market data 2 (Tokyo 23 districts)

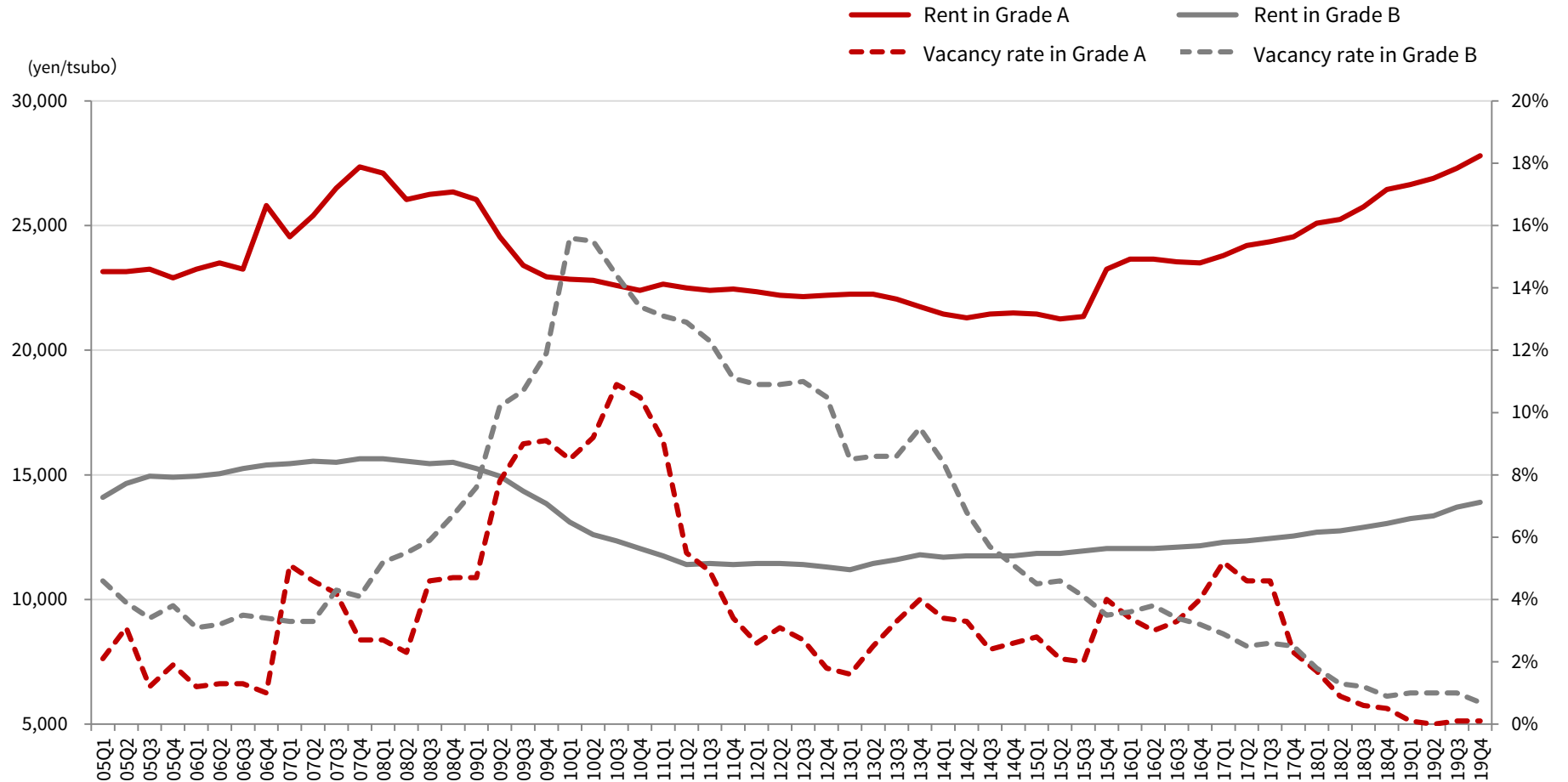
Supply and demand of Tokyo



Source: Created by the Asset Management Company based on the data obtained from CBRE K.K.

Office market data 1 (Nagoya)

 Average rent and vacancy rate of Nagoya business districts

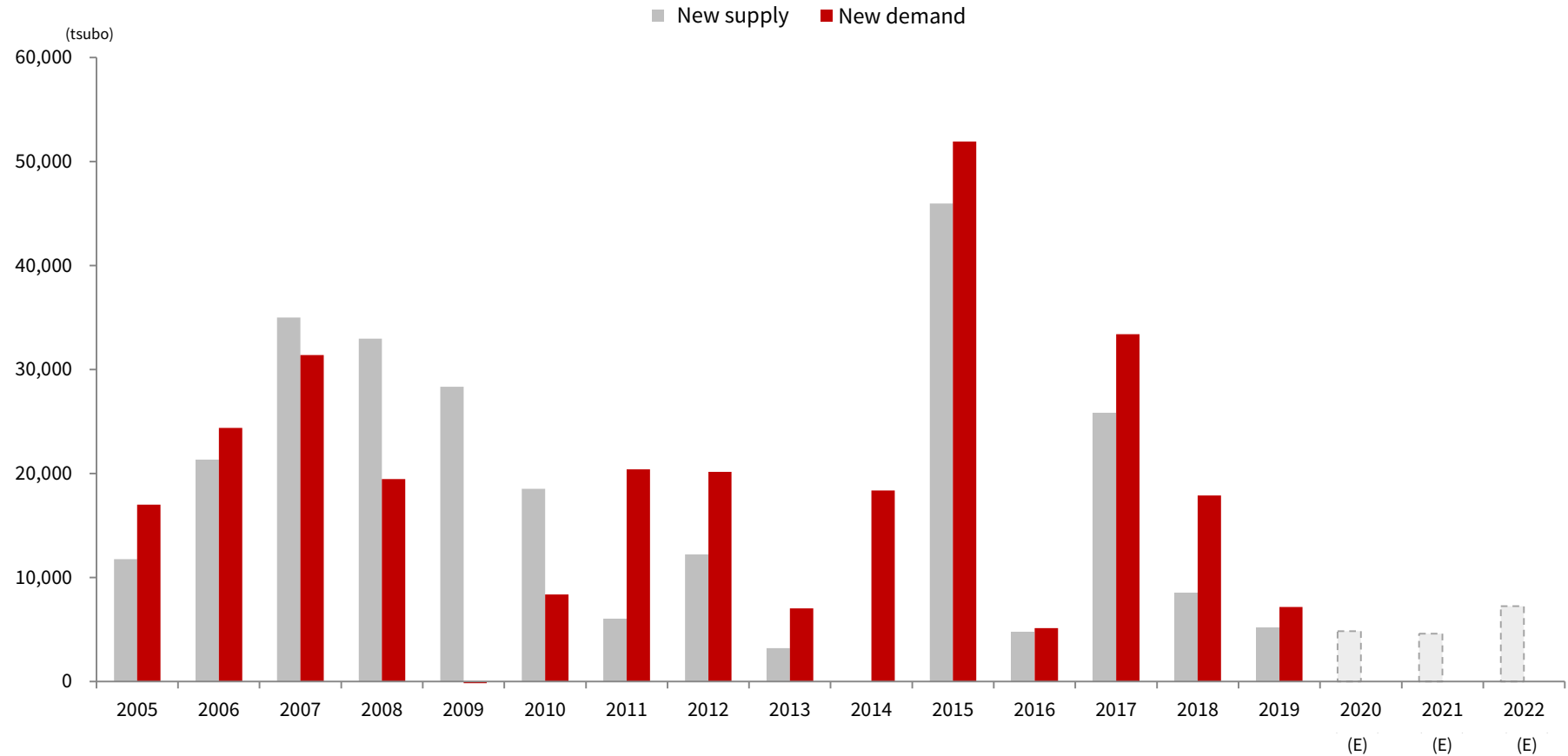


Source: Created by the Asset Management Company based on the data obtained from CBRE K.K.

Office market data 2 (Nagoya)



Supply and demand of Nagoya business districts

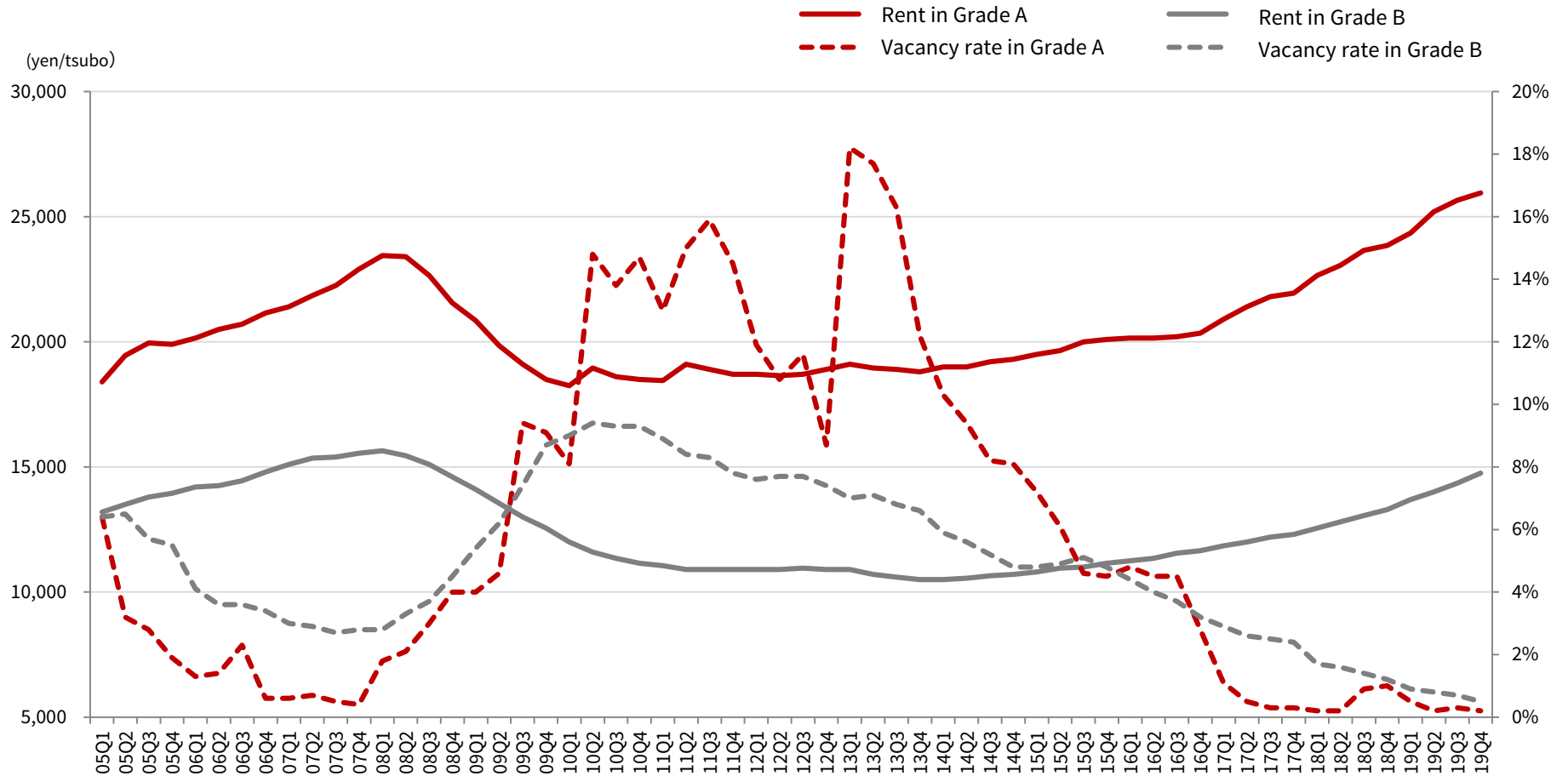


Source: Created by the Asset Management Company based on the data obtained from CBRE K.K.

Office market data 1 (Osaka)



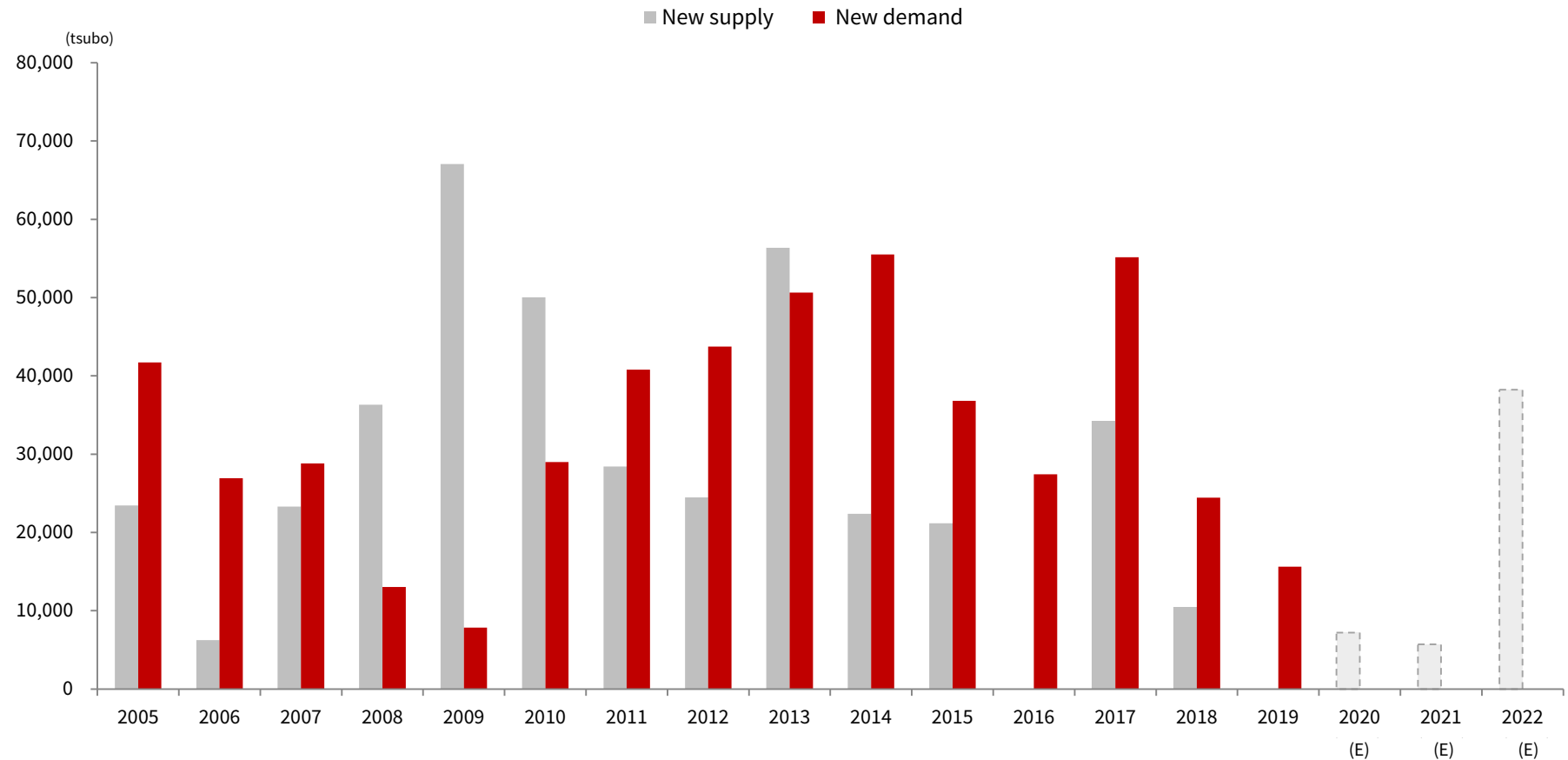
Average rent and vacancy rate of Osaka business districts



Source: Created by the Asset Management Company based on the data obtained from CBRE K.K.

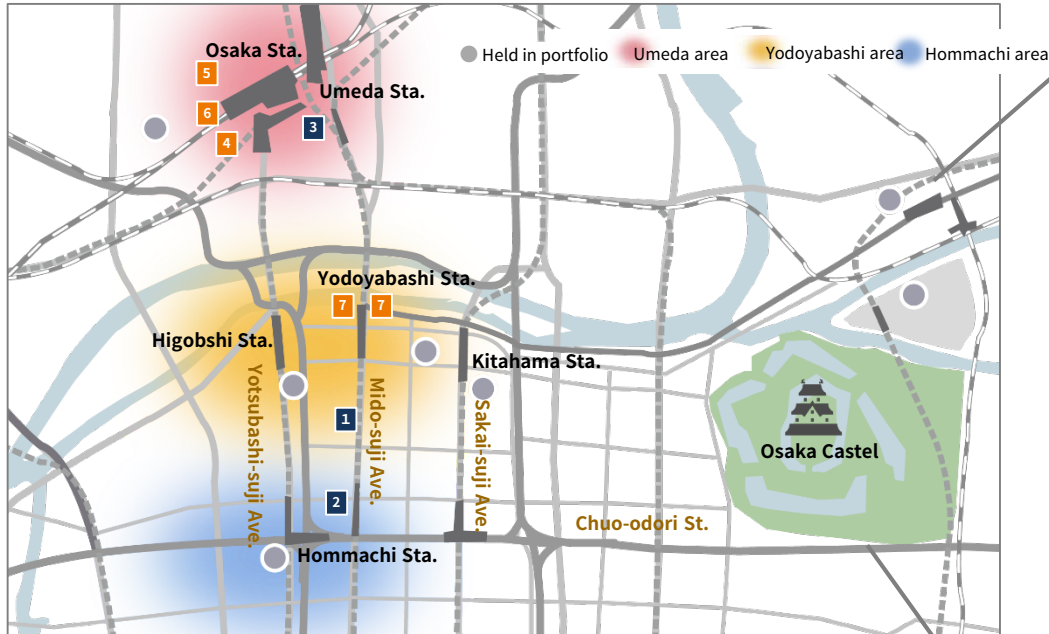
Office market data 2 (Osaka)

Supply and demand of Osaka business districts



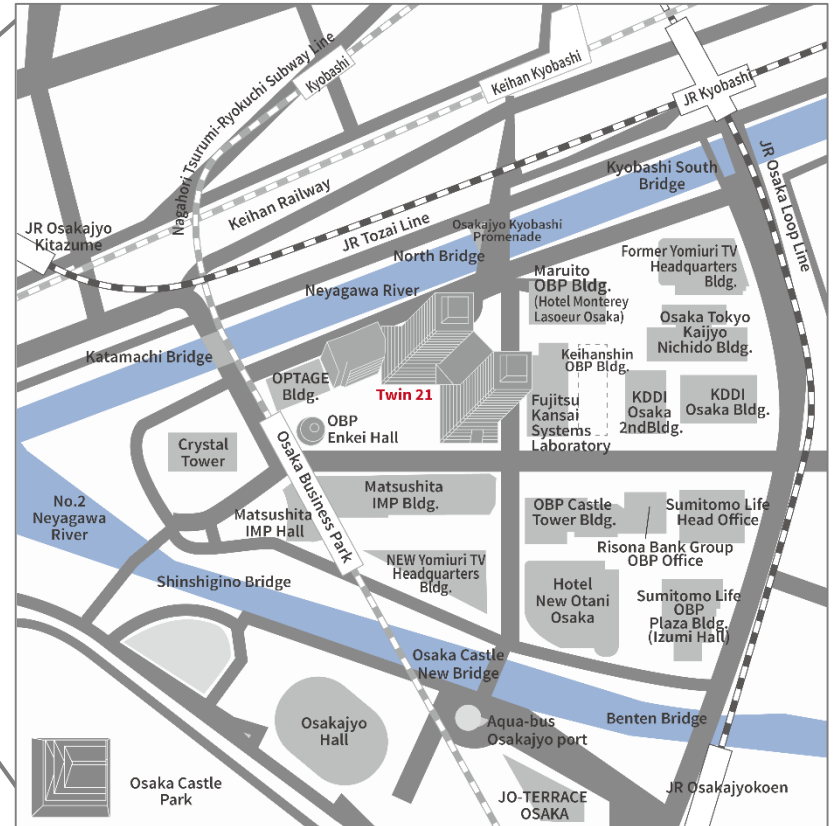
Source: Created by the Asset Management Company based on the data obtained from CBRE K.K.

Office buildings to be supplied in the Osaka business area



- 1 OBIC MIDOSUJI BUILD** : about 16,799 tsubo (office space: approx. 6,250 tsubo)
[completed in Jan. 2020/will open in Mar. 2020]
- 2 Hommachi Sankei Building** : about 9,100 tsubo (office space undecided)
[completion planned for Aug. 2021]
- 3 OSAKA UEDA TWIN TOWERS • SOUTH** : about 78,650 tsubo (office space : approx. 29,680 tsubo)
[completion planned for Spring 2022]
- 4 UMEDA 3-CHOME Project** : about 68,668 tsubo (office space : approx. 20,570 tsubo)
[completion planned for Mar. 2024]
- 5 Umekita Phase 2 Area North** : about 44,437 tsubo / **South** : about 113,335 tsubo
(office space undecided) [completion planned for Summer 2024]

Area around the Osaka Business Park (OBP)



- 6 Development of new station building at Osaka Station** : about 17,847 tsubo
(office space: approx. 6,957 tsubo) [completion planned for autumn 2024]
- 7 Yodoyabashi Twin Redevelopment West** : about 39,325 tsubo / **East** : about 22,264 tsubo (Office space undecided) [completion planned for 2025]

*The total floor area is indicated.

Source: Created by the Asset Management Company based on the data obtained from documents released from institutions, and press releases, etc.

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6. APPROACH TO ESG



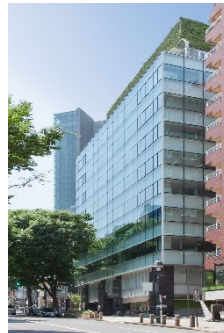
Environmental initiatives



Assessment and certification by external agencies

CASBEE Smart Wellness Office Certification

- ✓ G-Square Shibuya Dogenzaka acquired "CASBEE for Wellness Office" certification in addition to the previously acquired "CASBEE for Real Estate" certification.
- ✓ This is the first J-REIT to be certified as a "CASBEE for Smart Wellness Office Assessment Certification" for comprehensively evaluating the office model that the next generation should have.



G-Square Shibuya Dogenzaka

Tokyo low-Carbon Small and Medium-sized Model Building (2 properties)

- A2 Sumitomo Fudosan Ueno Bldg. No.6
- A1 USC Bldg.

DBJ Green Building Certification (3 properties)



- ★★★★ Twin 21
- ★★★★ Kitahama MID Bldg.
- ★★★★ Higobashi MID Bldg.

※★★★★...Properties with high environmental and social awareness

CASBEE Property Appraisal (4 properties)



- A Rank
 - G-Square Shibuya Dogenzaka
 - Higobashi MID Bldg.
- B+ Rank
 - Shibuya Sakuragaoka Square
 - TOYOTA MOBILITY SERVICE Bldg. NEW

BELS Certification (5 properties)



- ★★★★ Kitahama MID Bldg.
- ★★★★ Higobashi MID Bldg.
- ★★★★ G-Square Shibuya Dogenzaka
- ★★★★ Shibuya Sakuragaoka Square
- ★★★★ TOYOTA MOBILITY SERVICE Bldg.

Social initiatives 1

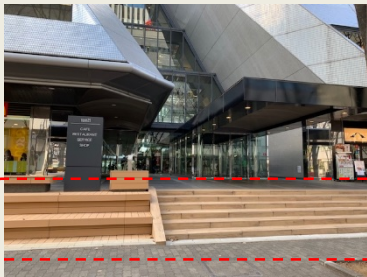


Communication with tenants and communities

Creating a comfortable office environment that meets tenant needs

- ✓ Refurbished green areas and stairs on the Park Avenue side of the Twin 21 with wooden decks and steps.
- ✓ Creating a refreshing space for office workers and a waiting space for visitors

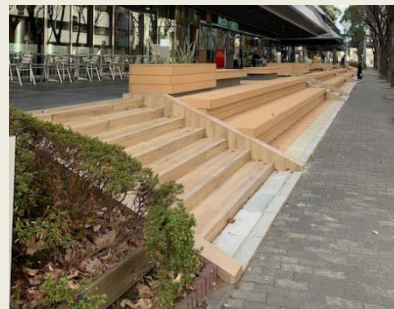
Example of renovation on Park Avenue (Twin 21)



Before



After



Various events in our buildings

- ✓ Building and strengthening ties with tenants and local communities while enhancing attractiveness and recognition of buildings



Christmas event
(Yokohama i-land Tower)



Christmas event
(Cube Kawasaki)



Christmas event
(Twin 21)



Flower event
(Twin 21)

Social initiatives 2

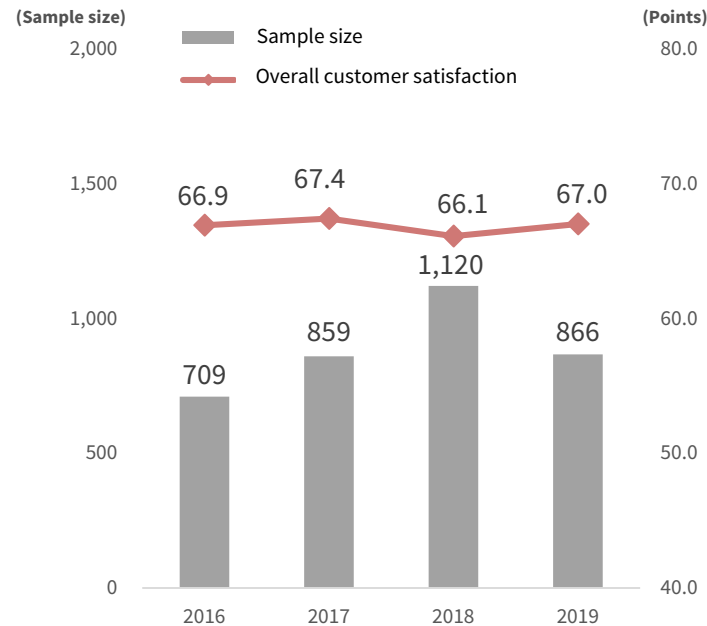


Improving tenant satisfaction

Tenant satisfaction surveys

- ✓ Every year, a tenant satisfaction survey is conducted by an external organization
- ✓ The results are analyzed, and **used in deciding upon facility renovations and service improvements, as well as strategic planning for efforts to attract new tenants**
- ✓ **The surveys promote communication with tenants**, allowing for stable occupancy over the long term

Sample size and overall customer satisfaction



Note: CSI: Abbreviation for Customer Satisfaction Index. We had building facilities, services and others evaluated by customers, and the gap between each item's needs (expectations) and satisfaction was weighted before calculating each item's evaluation with the full score of 100.

Survey findings – Level of CSI

Factors	2016	2017	2018	2019		
				Total	(East Japan)	(Osaka)
Overall customer satisfaction	66.9	67.4	66.1	67.0	66.1	69.8
Surrounding environment	72.4	71.9	67.2	69.0	64.7	76.8
Behavior of MF (property management firm)	78.8	79.5	78.6	79.7	79.4	80.2
Comforts of building	54.5	56.8	54.2	55.1	53.9	57.3
Manner of management firm's staff	74.7	74.8	73.9	72.7	72.6	72.9
Behavior of PM	73.0	72.4	71.3	73.9	71.8	76.6
Measures for safety	66.3	68.3	66.7	67.6	66.8	69.0
Quality of common area	64.3	64.5	63.0	64.1	62.6	66.7
Usability of building facilities & equipment	67.5	65.4	70.9	71.6	72.2	70.6
Cleanliness of building	69.6	69.9	69.5	68.6	67.3	70.9

Governance initiatives



Executive officers supporting governance

- ✓ Made up only of third parties who are independent from the MC-UBS
- ✓ The board of directors engages in lively discussion and serves as a check on the Asset Management Company
- ✓ Enhance the supervisory system with three supervisory officers

Executive Briefings

Executive Director Katsuhiro Tsuchiya (Second from the left)

Utilizes knowledge and experience as a legal expert to carry out operations

Supervisory Director Haruo Kitamura (Rightmost)

Utilizes knowledge and experience as an accounting and financial expert to supervise operations

Supervisory Director Osamu Ito (Leftmost)

Utilizes knowledge and experience as a legal expert to supervise operations

Supervisory Director Kyoko Nagata (Second from the right)

Utilizes knowledge and experience as an accounting and financial expert to supervise operations



Efforts to expand investor base

Approaching a wide range of investors

IR events for retail investors in the 27th Period

- ✓ Five IR events for retail investors were held in the 27th Period
- ✓ Regular briefing sessions are held regardless of the day and location

#	Day of week	Location	Name of event
1	Weekday	Yamaguchi	J-REIT Nationwide Caravan 2019
2	Weekday	Kanagawa	IR Seminar for branches of securities companies
3	Weekday/ Weekend	Tokyo	J-REIT Fair for Retail Investors 2019
4	Weekend	Tokyo	J-REIT Fair 2019
5	Weekday	Online	Online Seminar for Retail Investors



J-REIT Fair for Retail Investors 2019



J-REIT Fair 2019

Joint meeting for ESG by MC-UBS's three REITs

- ✓ First ESG meeting for MC-UBS's three REITs



ESG goal of MC-UBS

- 1 Reduce environmental impact
- 2 Create of social value
- 3 Practice sound asset management for all stakeholders

Assessment by external agencies

Website Ranking

- ✓ Received Grade AAA for the 3rd consecutive year in "2019 Website Quality Ranking Survey among All Listed Companies"



Host: Nikko IR

Universe: 3,807 companies

Evaluation points:

- ✓ Easy to understand
- ✓ Easy to use
- ✓ High information content

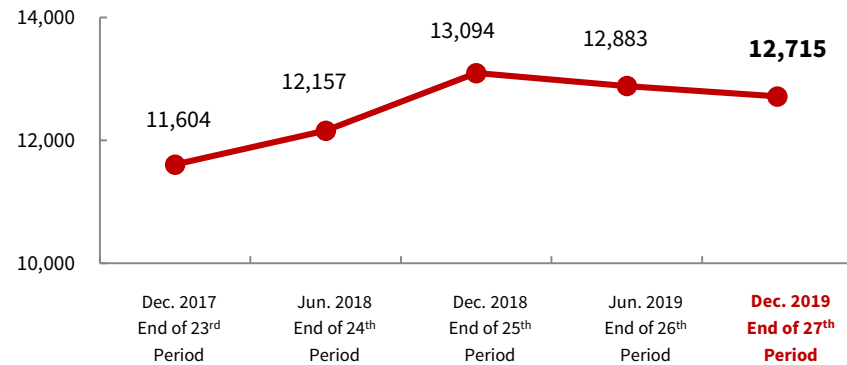


7. OTHER TOPICS

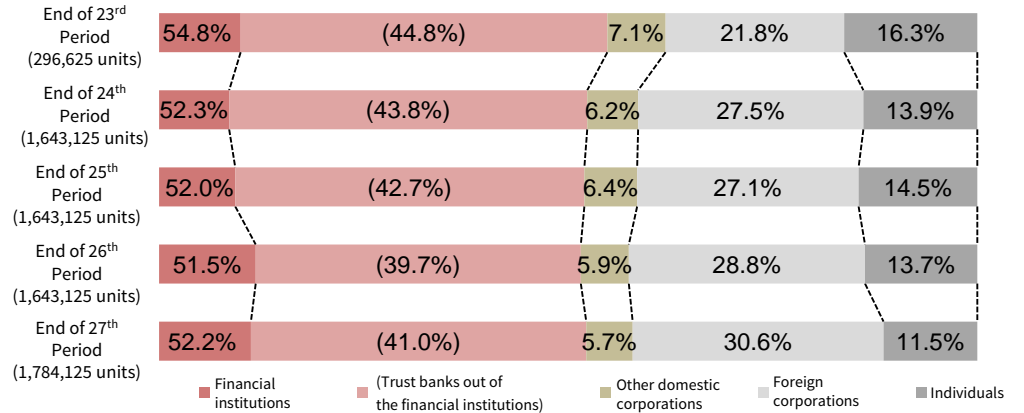


Unitholder details

No. of unitholders



Breakdown by unitholder type (based on no. of units held)



Major unitholders

Rank	Name	Dec. 2019 (End of 27 th Period)		Difference from 26 th Period End
		No. of units held	Share (%) ^(Note)	
1	The Master Trust Bank of Japan, Ltd. (Trust Account)	345,091	19.34%	+ 73,538
2	Japan Trustee Services Bank, Ltd. (Trust Account)	214,188	12.00%	+ 1,426
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	84,983	4.76%	+ 21,330
4	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	49,981	2.80%	- 19,641
5	Kanden Realty & Development Co., Ltd.	46,000	2.57%	-
6	STATE STREET BANK WEST CLIENT - TREATY 505234	26,195	1.46%	- 3,115
7	BNYM AS AGT/CLTS 10 PERCENT	23,292	1.30%	+ 6,451
8	Mitsubishi Corporation	21,000	1.17%	-
9	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	18,939	1.06%	+ 2,050
10	UBS AG LONDON A/C IPB SEGREGATED CLIENT ACCOUNT	18,907	1.05%	+ 15,741
Total		848,576	47.56%	-

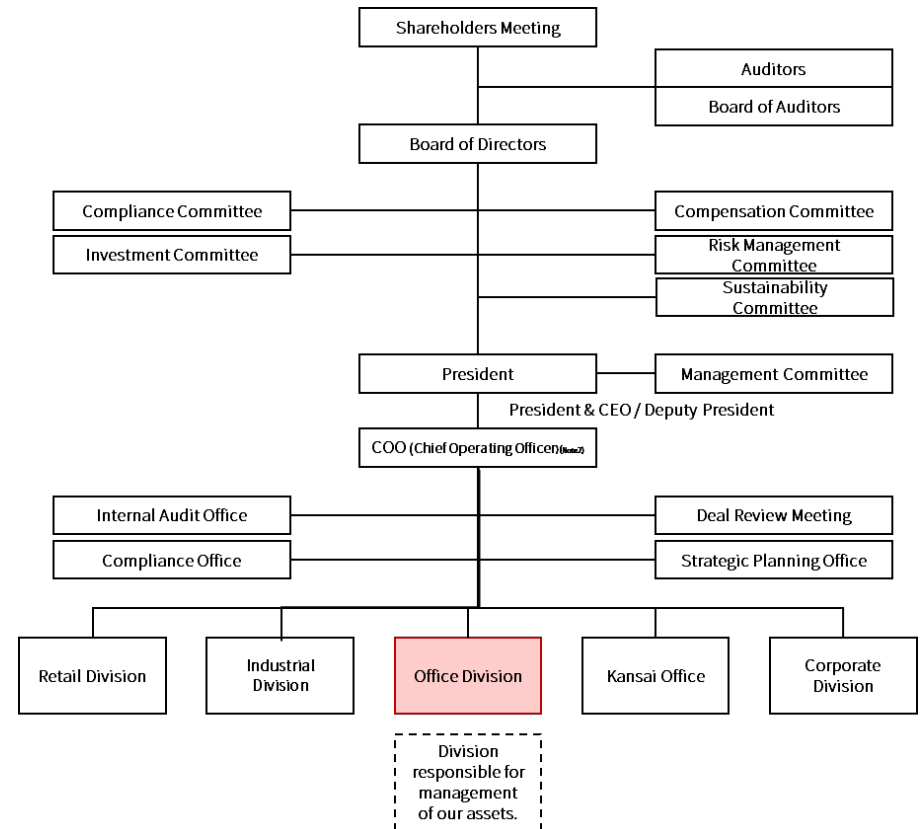
Note: Ratio of number of units owned to total number of units issued is calculated by rounding down to the nearest second decimal place.

Overview of asset management company

Company overview (as of Jan. 1, 2020)

Name	Mitsubishi Corp.- UBS Realty Inc.
Location	7-3, Marunouchi 2-chome, Chiyoda-ku, Tokyo
Establishment	Nov. 15, 2000
Capital	500 mn. yen
Shareholders	Mitsubishi Corporation 51% UBS Asset Management AG 49%
No. of employees	150

Structure (as of Jan. 1, 2020)

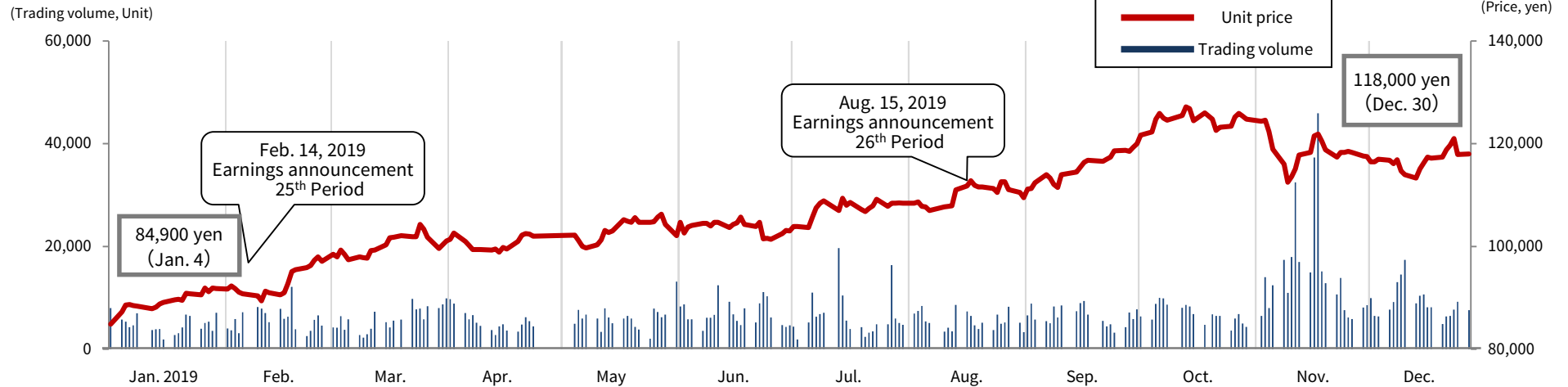


Note: The Chief Operating Officer (COO) concurrently serves as the Director responsible for compliance.

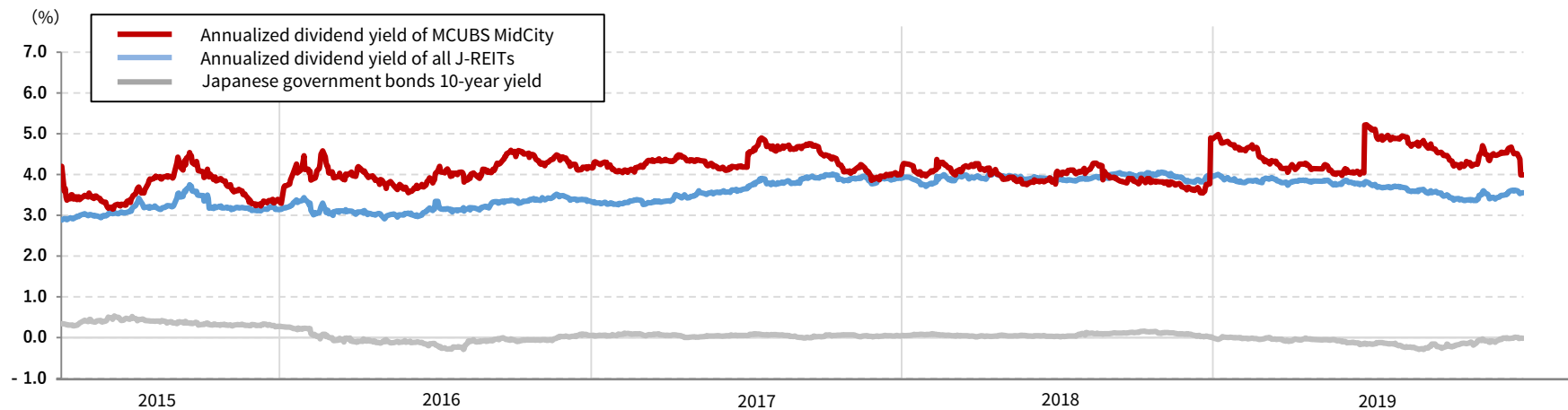
Historical unit price



Unit price and trading volume for the past year



Indexed unit price after MC-UBS participation (Apr. 10, 2015 to Dec. 30, 2019)



Source: Bloomberg

Think bold today for a brighter tomorrow.



MCUBS MidCity Investment Corporation

Disclaimer

- This material may contain forward-looking statements regarding results, plans, managerial targets and strategies. These forward-looking statements are based on current assumptions and preconditions for future events and trends of business circumstances, which are not necessarily correct. Actual results may vary widely from such statements according to various factors
- This material is prepared subject to the accounting principles generally accepted in Japan, unless otherwise stated
- This material is about analyses of financial results of MCUBS MidCity Investment Corporation (the “Investment Corporation”), and is not prepared for the purpose of inducement or invitation for any acquisition of investment securities of the Investment Corporation nor any execution of other financial transaction contracts. Investment decisions are to be made at investors’ sole discretion and responsibility
- The Investment Corporation is a publicly-offered real estate investment corporation (J-REIT) investing in real estate and related assets the prices of which may fluctuate. Unitholders of the Investment Corporation may suffer loss when unit prices decline in the market or an amount of distributions declines, according to economic and interest rate circumstances, a balance of supply and demand for units, real estate market environment, fluctuations of prices of, and rent revenues from real estate properties under management, disasters, aggravation of financial status of the Investment Corporation and other reasons. For detail, please see “Investment Risk” stated in the Securities Registration Statement (offering circular) and the Securities Report of the Investment Corporation.

Asset Management Company: Mitsubishi Corp.- UBS Realty Inc.

(Certified Financial Instruments Business Operator: Director of Kanto Local Financial Bureau (Kinsho) Registration No. 403, and Member of The Investment Trusts Association, Japan)