

Independent Auditor's Report

The Board of Directors

MORI TRUST Reit, Inc.

The Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of MORI TRUST Reit, Inc. (the Company), which comprise the balance sheet as at August 31, 2025, and the statements of income and retained earnings, changes in net assets, cash distributions, and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at August 31, 2025, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

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

Other Information

The other information comprises the information included in disclosure documents that contain audited financial statements, but does not include the financial statements and our auditor's report thereon.

We have concluded that other information does not exist. Accordingly, we have not performed any work related to other information.



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Responsibilities of Management and the Supervisory Director for the Financial Statements

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

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

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.



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

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied to reduce threats to an acceptable level.

Fee-related Information

The fees for the audits of the financial statements of the Company and other services provided by us and other EY member firms for the six-month period ended August 31, 2025 are 13 million yen and 5 million yen, respectively.

Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC
Tokyo, Japan

November 27, 2025

Shuji Kaneko

Designated Engagement Partner
Certified Public Accountant

Hiroto Inoue

Designated Engagement Partner
Certified Public Accountant



FINANCIAL STATEMENTS

BALANCE SHEETS

Thousands of yen

| | As of February 28, 2025 | As of August 31, 2025 |
|---|-------------------------|-----------------------|
| Assets | | |
| Current assets | | |
| Cash and deposits | 27,476,104 | 22,779,424 |
| Cash and deposits in trust | 4,937,341 | 5,279,462 |
| Operating accounts receivable | 139,484 | 170,441 |
| Prepaid expenses | 109,779 | 88,728 |
| Other | 11,851 | 15,644 |
| Total current assets | 32,674,561 | 28,333,701 |
| Non-current assets | | |
| Property, plant and equipment | | |
| Buildings | 32,029,985 | 32,113,950 |
| Accumulated depreciation | (17,783,365) | (17,985,798) |
| Buildings, net | 14,246,620 | 14,128,151 |
| Structures | 401,668 | 401,668 |
| Accumulated depreciation | (378,038) | (378,476) |
| Structures, net | 23,630 | 23,191 |
| Machinery and equipment | 100,012 | 108,262 |
| Accumulated depreciation | (71,823) | (75,596) |
| Machinery and equipment, net | 28,189 | 32,665 |
| Vehicles | 194 | 194 |
| Accumulated depreciation | (116) | (146) |
| Vehicles, net | 77 | 48 |
| Tools, furniture and fixtures | 187,575 | 199,104 |
| Accumulated depreciation | (116,085) | (124,191) |
| Tools, furniture and fixtures, net | 71,489 | 74,912 |
| Land | 91,837,007 | 91,837,007 |
| Buildings in trust | 61,313,255 | 61,849,342 |
| Accumulated depreciation | (16,904,206) | (17,674,671) |
| Buildings in trust, net | 44,409,048 | 44,174,670 |
| Structures in trust | 270,233 | 270,318 |
| Accumulated depreciation | (155,779) | (164,827) |
| Structures in trust, net | 114,453 | 105,491 |
| Machinery and equipment in trust | 191,774 | 202,365 |
| Accumulated depreciation | (38,720) | (48,101) |
| Machinery and equipment in trust, net | 153,053 | 154,263 |
| Tools, furniture and fixtures in trust | 153,868 | 291,118 |
| Accumulated depreciation | (100,606) | (110,043) |
| Tools, furniture and fixtures in trust, net | 53,262 | 181,074 |
| Land in trust | 290,383,563 | 291,702,305 |
| Total property, plant and equipment | 441,320,396 | 442,413,784 |

Thousands of yen

| | As of February 28, 2025 | As of August 31, 2025 |
|---|-------------------------|-----------------------|
| Intangible assets | | |
| Goodwill | 566,330 | 550,599 |
| Software | 1,703 | 1,432 |
| Other | 240 | 240 |
| Total intangible assets | 568,273 | 552,271 |
| Investments and other assets | | |
| Guarantee deposits | 10,000 | 10,000 |
| Deferred tax assets | 805 | 884 |
| Long-term prepaid expenses | 98,891 | 75,869 |
| Other | 2,815 | 2,815 |
| Total investments and other assets | 112,512 | 89,568 |
| Total non-current assets | 442,001,182 | 443,055,624 |
| Deferred assets | | |
| Investment corporation bond issuance costs | 56,922 | 49,526 |
| Total deferred assets | 56,922 | 49,526 |
| Total assets | 474,732,667 | 471,438,853 |
| Liabilities | | |
| Current liabilities | | |
| Operating accounts payable | 324,607 | 874,991 |
| Short-term loans payable | 18,000,000 | 17,000,000 |
| Current portion of long-term loans payable | 34,000,000 | 32,500,000 |
| Accounts payable – other | 211,640 | 246,698 |
| Accrued expenses | 549,509 | 602,088 |
| Dividends payable | 9,943 | 9,622 |
| Income taxes payable | 7,463 | 6,309 |
| Accrued consumption taxes | 322,103 | 239,512 |
| Advances received | 1,438,607 | 1,467,002 |
| Deposits received | 28,499 | 31,209 |
| Total current liabilities | 54,892,373 | 52,977,435 |
| Non-current liabilities | | |
| Investment corporation bonds | 14,000,000 | 14,000,000 |
| Long-term loans payable | 158,500,000 | 157,000,000 |
| Tenant leasehold and security deposits | 12,050,071 | 11,940,767 |
| Tenant leasehold and security deposits in trust | 976,647 | 973,837 |
| Total non-current liabilities | 185,526,718 | 183,914,604 |
| Total liabilities | 240,419,092 | 236,892,040 |
| Net assets | | |
| Unitholders' equity | | |
| Unitholders' capital | 153,990,040 | 153,990,040 |
| Surplus | | |
| Capital surplus | 69,736,000 | 69,736,000 |
| Voluntary retained earnings | | |
| Reserve for reduction entry | 3,727,926 | 4,222,254 |
| Total voluntary retained earnings | 3,727,926 | 4,222,254 |

Thousands of yen

| | As of February 28, 2025 | As of August 31, 2025 |
|----------------------------------|-------------------------|-----------------------|
| Unappropriated retained earnings | 6,859,607 | 6,598,518 |
| Total surplus | 80,323,534 | 80,556,773 |
| Total unitholders' equity | 234,313,574 | 234,546,813 |
| Total net assets | 234,313,574 | 234,546,813 |
| Total liabilities and net assets | 474,732,667 | 471,438,853 |

The accompanying notes form an integral part of these financial statements.



STATEMENTS OF INCOME AND RETAINED EARNINGS
For the six-month period from March 1, 2025 to August 31, 2025

| | Thousands of yen | |
|--|--|--|
| | For the period from September 1, 2024 to February 28 ,2025 | For the period from March 1, 2025 to August 31 ,2025 |
| Operating revenue | | |
| Lease business revenue | 10,861,150 | 11,340,380 |
| Other lease business revenue | 303,505 | 328,389 |
| Gain on sale of investment property | 655,366 | - |
| Total operating revenue | 11,820,023 | 11,668,769 |
| Operating expenses | | |
| Expenses related to rent business | 3,561,620 | 3,615,957 |
| Asset management fee | 449,803 | 446,590 |
| Asset custody fee | 17,089 | 17,024 |
| Administrative service fees | 50,890 | 61,802 |
| Directors' compensations | 3,600 | 3,600 |
| Amortization of goodwill | 15,731 | 15,731 |
| Other operating expenses | 72,690 | 62,986 |
| Total operating expenses | 4,171,424 | 4,223,692 |
| Operating income | 7,648,598 | 7,445,077 |
| Non-operating income | | |
| Interest income | 15,589 | 28,867 |
| Reversal of dividends payable | 1,437 | 784 |
| Insurance claim income | 1,098 | 20,241 |
| Total non-operating income | 18,124 | 49,893 |
| Non-operating expenses | | |
| Interest expenses | 724,568 | 812,473 |
| Interest expenses on investment corporation bonds | 47,067 | 47,593 |
| Amortization of investment corporation bond issuance costs | 8,407 | 7,396 |
| other | 17,245 | 18,379 |
| Total non-operating expenses | 797,288 | 885,842 |
| Ordinary income | 6,869,435 | 6,609,128 |
| Profit before income taxes | 6,869,435 | 6,609,128 |
| Income taxes - current | 9,830 | 10,687 |
| Income taxes - deferred | (2) | (78) |
| Total income taxes | 9,827 | 10,609 |
| Profit | 6,859,607 | 6,598,518 |
| Unappropriated retained earnings | 6,859,607 | 6,598,518 |

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF CHANGES IN NET ASSETS

For the six-month period from September 1, 2024 to February 28, 2025

Thousands of yen

| | Unitholders' equity | | | | |
|--|----------------------|-----------------|----------------------|-----------------------------|-----------------------------------|
| | Unitholders' capital | Surplus | | | |
| | | Capital surplus | | Voluntary retained earnings | |
| | | Capital surplus | Capital surplus, net | Reserve for reduction entry | Total voluntary retained earnings |
| Balance at beginning of current period | 153,990,040 | 69,736,000 | 69,736,000 | 3,196,991 | 3,196,991 |
| Changes of items during period | | | | | |
| Provision of reserve for reduction entry | | | | 530,935 | 530,935 |
| Dividends of surplus | | | | | |
| Profit | | | | | |
| Total changes of items during period | - | - | - | 530,935 | 530,935 |
| Balance at end of current period | 153,990,040 | 69,736,000 | 69,736,000 | 3,727,926 | 3,727,926 |

| | Unitholders' equity | | | Total net assets |
|--|--|---------------|---------------------------|------------------|
| | Surplus | | Total unitholders' equity | |
| | Unappropriated retained earnings (undisposed loss) | Total surplus | | |
| Balance at beginning of current period | 6,785,855 | 79,718,846 | 233,708,886 | 233,708,886 |
| Changes of items during period | | | | |
| Provision of reserve for reduction entry | (530,935) | - | - | - |
| Dividends of surplus | (6,254,920) | (6,254,920) | (6,254,920) | (6,254,920) |
| Profit | 6,859,607 | 6,859,607 | 6,859,607 | 6,859,607 |
| Total changes of items during period | 73,752 | 604,687 | 604,687 | 604,687 |
| Balance at end of current period | 6,859,607 | 80,323,534 | 234,313,574 | 234,313,574 |

The accompanying notes form an integral part of these financial statements.

For the six-month period from March 1, 2025 to August 31, 2025

Thousands of yen

| | Unitholders' equity | | | | |
|--|----------------------|-----------------|----------------------|-----------------------------|-----------------------------------|
| | Unitholders' capital | Surplus | | | |
| | | Capital surplus | | Voluntary retained earnings | |
| | | Capital surplus | Capital surplus, net | Reserve for reduction entry | Total voluntary retained earnings |
| Balance at beginning of current period | 153,990,040 | 69,736,000 | 69,736,000 | 3,727,926 | 3,727,926 |
| Changes of items during period | | | | | |
| Provision of reserve for reduction entry | | | | 494,327 | 494,327 |
| Dividends of surplus | | | | | |
| Profit | | | | | |
| Total changes of items during period | - | - | - | 494,327 | 494,327 |
| Balance at end of current period | 153,990,040 | 69,736,000 | 69,736,000 | 4,222,254 | 4,222,254 |

| | Unitholders' equity | | | Total net assets |
|--|--|---------------|---------------------------|------------------|
| | Surplus | | Total unitholders' equity | |
| | Unappropriated retained earnings (undisposed loss) | Total surplus | | |
| Balance at beginning of current period | 6,859,607 | 80,323,534 | 234,313,574 | 234,313,574 |
| Changes of items during period | | | | |
| Provision of reserve for reduction entry | (494,327) | - | - | - |
| Dividends of surplus | (6,365,280) | (6,365,280) | (6,365,280) | (6,365,280) |
| Profit | 6,598,518 | 6,598,518 | 6,598,518 | 6,598,518 |
| Total changes of items during period | (261,089) | 233,238 | 233,238 | 233,238 |
| Balance at end of current period | 6,598,518 | 80,556,773 | 234,546,813 | 234,546,813 |

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF CASH DISTRIBUTIONS

For the six-month period from March 1, 2025 to August 31, 2025

Unit: yen

| | Fiscal period ended February 28, 2025 (September 1, 2024 to February 28, 2025) | Fiscal period ended August 31, 2025 (March 1, 2025 to August 31, 2025) |
|---|--|--|
| I. Unappropriated retained earnings | 6,859,607,877 | 6,598,518,693 |
| II. Reversal of voluntary retained earnings | | |
| Reversal of reserve for reduction entry | - | 3,092,177 |
| III. Distribution amount | 6,365,280,000 | 6,600,240,000 |
| (Distribution amount per unit) | (1,788) | (1,854) |
| IV. Voluntary retained earnings | | |
| Provision of reserve for reduction entry | 494,327,877 | - |
| V. Retained earnings carried forward | - | 1,370,870 |
| Calculation method of distribution amount | <p>In accordance with Paragraph 1, Article 29 of the Investment Corporation's Articles of Incorporation, MTR decided to distribute the total balance of unappropriated retained earnings after deducting provision of the reserve for reduction entry under Article 65-7 of the Act on Special Measures Concerning Taxation, the amount of which is 6,365,280,000 yen.</p> <p>In addition, MTR does not distribute dividends in excess of accounting profit as set forth in Paragraph 2, Article 29 of the Investment Corporation's Articles of Incorporation.</p> | <p>In accordance with Paragraph 1, Article 29 of the Investment Corporation's Articles of Incorporation, MTR decided to distribute a distribution amount of 6,600,240,000 yen as the maximum integer multiple of the total number of issued investment units (3,560,000 units), not exceeding the total of unappropriated retained earnings for the current period plus reversal of reserve for reduction entry under Article 65-7 of the Special Taxation Measures Act.</p> <p>In addition, MTR does not distribute dividends in excess of accounting profit as set forth in Paragraph 2, Article 29 of the Investment Corporation's Articles of Incorporation.</p> |

STATEMENTS OF CASH FLOWS

For the six-month period from March 1, 2025 to August 31, 2025

| | Thousands of yen | |
|---|--|--|
| | For the period from September 1, 2024 to February 28, 2025 | For the period from March 1, 2025 to August 31, 2025 |
| Cash flows from operating activities | | |
| Profit before income taxes | 6,869,435 | 6,609,128 |
| Depreciation | 998,608 | 1,013,381 |
| Amortization of goodwill | 15,731 | 15,731 |
| Amortization of investment corporation bond issuance costs | 8,407 | 7,396 |
| Interest income | (15,589) | (28,867) |
| Interest expenses | 771,635 | 860,066 |
| Decrease (Increase) in operating accounts receivable | 13,852 | (30,957) |
| Increase (Decrease) in operating accounts payable | (593,209) | 485,844 |
| Increase (Decrease) in accrued consumption taxes | (111,969) | (82,590) |
| Increase (Decrease) in advances received | 32,588 | 28,395 |
| Decrease due to sale of investment property | 3,507,189 | - |
| Other, net | 38,755 | 52,131 |
| Subtotal | 11,535,436 | 8,929,659 |
| Interest income received | 15,589 | 28,867 |
| Interest expenses paid | (769,542) | (813,425) |
| Income taxes paid | (11,792) | (11,842) |
| Net cash provided by operating activities | 10,769,690 | 8,133,259 |
| Cash flows from investing activities | | |
| Purchase of property, plant and equipment | (46,821) | (51,315) |
| Purchase of property, plant and equipment in trust | (338,900) | (2,023,064) |
| Purchase of intangible assets | - | (263) |
| Repayments of tenant leasehold and security deposits | (112,031) | (199,553) |
| Proceeds from tenant leasehold and security deposits | 285,724 | 154,297 |
| Repayments of tenant leasehold and security deposits in trust | (51,968) | (36,612) |
| Proceeds from tenant leasehold and security deposits in trust | 36,344 | 34,293 |
| Net cash used in investing activities | (227,653) | (2,122,217) |
| Cash flows from financing activities | | |
| Net increase (decrease) in short-term borrowings | 5,500,000 | (1,000,000) |
| Proceeds from long-term loans payable | 12,000,000 | 18,000,000 |
| Repayments of long-term loans payable | (17,500,000) | (21,000,000) |
| Redemption of investment corporation bonds | (1,000,000) | - |
| Dividends paid | (6,255,962) | (6,365,600) |
| Net cash used in financing activities | (7,255,962) | (10,365,600) |
| Net increase (decrease) in cash and cash equivalents | 3,286,074 | (4,354,558) |
| Cash and cash equivalents at beginning of period | 29,127,371 | 32,413,446 |
| Cash and cash equivalents at end of period | 32,413,446 | 28,058,887 |

The accompanying notes form an integral part of these financial statements.



NOTES TO FINANCIAL STATEMENTS

For the six-month period from March 1, 2025 to August 31, 2025

1. ORGANIZATION AND BASIS OF PRESENTATION OF FINANCIAL STATEMENTS

Organization

MORI TRUST Reit, Inc. ("MTR"), a Japanese real estate investment corporation, was incorporated on October 2, 2001 under the Law Concerning Investment Trusts and Investment Corporations of Japan, or the Investment Trust Law. MTR was originally formed by Mori Trust Co., Ltd., and commenced operations on March 28, 2002 by acquiring a property. MTR is provided professional asset management services of properties of various types by a licensed asset management company, MORI TRUST Asset Management Co., Ltd. ("MTAM"). MTAM is currently owned 95% by MORI TRUST Co., Ltd., and 5% by Mori Trust Hotels & Resorts Co., Ltd. On February 13, 2004, MTR was listed on the J-REIT section of the Tokyo Stock Exchange (securities code: 8961). As of August 31, 2025, MTR owned a portfolio of 20 properties with a total rentable area of 506,295.29 sq. meters occupied by 121 tenants. The occupancy rate was 99.8%.

Basis of presentation of financial statements

MTR maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan ("Japanese GAAP"), including provisions set forth in the Investment Trust Law, the Financial Instruments and Exchange Law of Japan and the related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards. The accompanying financial statements are a translation of the financial statements of MTR, which were prepared in accordance with Japanese GAAP and were presented in the Securities Report of MTR filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, the notes to financial statements include information which might not be required under Japanese GAAP but is presented herein as additional information. As permitted under the Japanese Financial Instruments and Exchange Law, amounts of less than one million yen have been omitted. As a result, the totals shown in the accompanying financial statements do not necessarily agree with the sum of the individual amounts. MTR does not prepare consolidated financial statements as it has no subsidiaries.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Property and equipment

Property and equipment is stated at cost less accumulated depreciation. The costs of land, buildings and building improvements include the purchase prices of properties, legal fees and acquisition costs. Depreciation of property and equipment is calculated on a straight-line basis over the estimated useful lives of the respective assets ranging as follows:

| | |
|---|--------------|
| Buildings including trust accounts..... | 2 - 81 years |
| Structures including trust accounts..... | 2 - 45 years |
| Machinery and equipment including trust accounts..... | 2 - 17 years |
| Vehicles including trust accounts. | 3 years |
| Tools, furniture and fixtures including trust accounts..... | 2 - 18 years |

Expenditures for repairs and maintenance are charged to expenses as incurred. Significant renewals and betterments are capitalized.

Intangible assets

Intangible assets are amortized on a straight-line basis.
Goodwill is amortized over 20 years on a straight-line basis.

Deferred assets

Deferred investment corporation bond issuance costs are amortized using the straight-line method over the respective terms of the bonds.

Taxes on property and equipment

Property and equipment is subject to property taxes and city planning taxes on a calendar year basis. These taxes are generally expensed during the period. The sellers of the properties were liable for property taxes for the calendar year including the period from the date of purchase by MTR through the end of the year since the taxes were imposed on the registered owners as of January 1, based on assessments made by local governments. The amount equivalent to fixed asset taxes included in the acquisition cost of real estate for the current period is ¥8,593 thousand.

Revenue recognition

The main performance obligations related to revenue arising from contracts with customers of the MTR and the normal time for satisfying such performance obligations (the normal time for recognizing revenue) are as follows.

(1) Sales of real estate and other assets

MTR recognizes revenue from the sale of real estate and other assets when the buyer, as the customer, obtains control of the real estate and other assets by fulfilling the delivery obligations stipulated in the contract for the sale of real estate and other assets.

(2) Utility revenues

Utility revenues are recognized based on the supply of electricity, water, etc. to the lessee, the customer, in accordance with the terms of the real estate lease contract and related agreements.

With regard to utility charge reimbursements which MTR deems to fall under that for an agent, the net amount sought by subtracting the amount paid to another party from the amount that is received as charge for electric power, gas, etc. which is supplied by another concerned party is recognized as revenue.

Accounting treatment of beneficiary interests in trust assets including real estate

For trust beneficiary interests in real estate, all accounts of assets and liabilities within assets in trust as well as all income generated and expenses incurred from assets in trust are recorded in the relevant balance sheets and statements of income and retained earnings accounts.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, deposits with banks and short-term investments which are highly liquid, readily convertible to cash and with an insignificant risk of price fluctuation, and with an original maturity of three months or less.

3. Accounting Standards Issued but Not Yet Effective

- “Accounting Standard for Leases” (ASBJ Statement No. 34, 13 September 2024)
- “Implementation Guidance on Accounting Standard for Leases” (ASBJ Guidance No. 33, 13 September 2024)

(1) Overview

As part of its efforts to ensure consistency between Japanese GAAP and international accounting standards, the ASBJ reviewed the Accounting Standard for Leases to recognize assets and liabilities for all leases held by a lessee, with international accounting standards taken into consideration. Accordingly, the ASBJ issued the Accounting Standard for Leases, etc. that adopts only the key provisions of IFRS 16 that is based on the single accounting model. The revision aims to be simple and highly convenient, and to make it unnecessary to revise non-consolidated financial statements that apply IFRS 16 in the Accounting Standard for Leases, etc.

Regarding the method for allocating the lease expenses in the lessee’s accounting treatment, using the same approach as IFRS 16, a single accounting model is applied for recording the depreciation associated with the right-of-use assets and the amount equivalent to the interest on the lease liabilities for all leases regardless of whether the lease is a finance lease or an operating lease.

(2) Schedule date of adoption

The accounting standard and implementation guidance will be applied from the beginning of the fiscal period beginning February, 2028.

(3) The impact of applying the accounting standard and implementation guidance

The amount of impact of applying the “Accounting Standard for Leases” and the “Implementation Guidance on Accounting Standard for Leases” on the financial statements is being evaluated at present.

4. PROPERTY AND EQUIPMENT

Property and equipment at February 28, 2025 and August 31, 2025 consisted of the following:

| | Thousands of yen | | | |
|--|-------------------------|--------------------|-----------------------|--------------------|
| | As of February 28, 2025 | | As of August 31, 2025 | |
| | Acquisition Cost | Book Value | Acquisition Cost | Book Value |
| Land | 91,837,007 | 91,837,007 | 91,837,007 | 91,837,007 |
| Buildings and structures | 32,431,654 | | 32,515,618 | |
| Accumulated depreciation | (18,161,403) | 14,270,250 | (18,364,275) | 14,151,343 |
| Machinery and equipment | 100,012 | | 108,262 | |
| Accumulated depreciation | (71,823) | 28,189 | (75,596) | 32,665 |
| Vehicles | 194 | | 194 | |
| Accumulated depreciation | (116) | 77 | (146) | 48 |
| Tools, furniture and fixtures | 187,575 | | 199,104 | |
| Accumulated depreciation | (116,085) | 71,489 | (124,191) | 74,912 |
| Land in trust | 290,383,563 | 290,383,563 | 291,702,305 | 291,702,305 |
| Buildings and structures in trust | 61,583,488 | | 62,119,661 | |
| Accumulated depreciation | (17,059,986) | 44,523,502 | (17,839,499) | 44,280,162 |
| Machinery and equipment in trust | 191,774 | | 202,365 | |
| Accumulated depreciation | (38,720) | 153,053 | (48,101) | 154,263 |
| Tools, furniture and fixtures in trust | 153,868 | | 291,118 | |
| Accumulated depreciation | (100,606) | 53,262 | (110,043) | 181,074 |
| Total | | 441,320,396 | | 442,413,784 |

The compressed amount of tangible assets with government grants under the Corporation Tax Law of Japan was ¥38,340 thousand at February 28, 2025 and ¥38,340 thousand at August 31, 2025.

5. NET ASSETS

MTR is required to maintain net assets of at least ¥50 million as required pursuant to the Investment Trust Law.

6. BREAKDOWN OF PROPERTY-RELATED REVENUES AND EXPENSES

A breakdown of property-related revenues and expenses for the six-month period ended February 28, 2025 and August 31, 2025 is summarized as follows:

(1) Rental revenues and property-related expenses

| | Thousands of yen | |
|-----------------------------|---|-------------------------------------|
| | September 1, 2024 to February 28, 2025 | March 1, 2025 to August 31, 2025 |
| Property-Related Revenues: | 10,861,150 | 11,340,380 |
| Property rental revenues | 10,502,185 | 10,982,505 |
| Common charges | 235,356 | 234,265 |
| Land rental revenues | 123,609 | 123,609 |
| Other rental revenues | 303,505 | 328,389 |
| Parking revenues | 118,434 | 122,789 |
| Utilities revenues | 140,430 | 139,332 |
| Cancellation penalty income | — | 9,610 |
| Other revenues | 44,641 | 56,656 |
| Property-Related Expenses: | 3,561,620 | 3,615,957 |
| Property management fees | 784,512 | 790,228 |
| Utilities expenses | 319,371 | 325,700 |
| Property and other taxes | 1,230,851 | 1,260,031 |
| Casualty insurance | 31,969 | 32,252 |
| Repairs and maintenance | 155,600 | 160,746 |
| Depreciation | 998,608 | 1,013,381 |
| Other rental expenses | 40,707 | 33,616 |
| Profit | 7,603,036 | 8,052,812 |



7. NUMBER OF INVESTMENT UNITS AUTHORIZED AND NUMBER OF INVESTMENT UNITS ISSUED AND OUTSTANDING

| | As of February 28, 2025 | As of August 31, 2025 |
|---|-------------------------|-----------------------|
| Number of investment units authorized | 20,000,000 units | 20,000,000 units |
| Number of investment units issued and outstanding | 3,560,000 units | 3,560,000 units |

8. CASH AND CASH EQUIVALENTS

Cash and cash equivalents as of February 28, 2025 and August 31, 2025 were as follows:

| | Thousands of yen | |
|----------------------------|-------------------------|-----------------------|
| | As of February 28, 2025 | As of August 31, 2025 |
| Cash and deposits | 27,476,104 | 22,779,424 |
| Cash and deposits in trust | 4,937,341 | 5,279,462 |
| Cash and cash equivalents | 32,413,446 | 28,058,887 |

9. LEASES

MTR leases properties and earns rental revenues. Future lease revenues subsequent to February 28, 2025 and August 31, 2025 under non-cancelable operating leases were as follows:

| | Thousands of yen | |
|---------------------|-------------------------|-----------------------|
| | As of February 28, 2025 | As of August 31, 2025 |
| Due within one year | 9,372,753 | 11,533,898 |
| Due after one year | 28,205,116 | 32,492,180 |
| Total | 37,577,869 | 44,026,078 |

10. FINANCIAL INSTRUMENTS

Overview

(1) Policy for financial instruments

For efficient and stable management operations, MTR raises funds required for acquisition and renovation of assets, payment of dividends and debt and regular operations mainly through bank borrowings, issuance of investment corporation bonds and issuance of new investment shares. MTR manages cash surpluses carefully in consideration of safety, liquidity, interest rate environment and cash flow plans.

(2) Types of financial instruments, related risk and risk management for financial instruments

Deposits are investments of the Investment Corporation's surplus funds and are exposed to credit risk, such as the failure of the depository financial institution, but credit risk is limited by restricting deposit periods to short-term and conducting transactions only with depository financial institutions possessing high credit ratings.

Loans, issuance of investment corporation bonds and issuance of new investment shares are undertaken for acquisition of real estate or real estate trust beneficiary rights.

Loans and security deposits are exposed to liquidity risk. MTR prepares and updates its cash flow plans based on reports from each division and maintains the ready liquidity to manage liquidity risk.

In addition, MTR has established commitment lines of credit to ensure flexible fund procurement.

(3) Supplementary explanation of the estimated fair value of financial instruments

The fair value of financial instruments is based on their quoted market price, if available. When there is no quoted market price available, fair value is reasonably estimated. Since various assumptions and factors are reflected in estimating the fair value, different assumptions and factors could result in different fair values.

Estimated Fair Value of Financial Instruments

The carrying value of financial instruments on the balance sheet as of February 28, 2025 and estimated fair value are shown in the following table. Notes on “Cash and deposits,” “Cash and deposits in trust,” and “Short-term loans payable” are omitted because their fair value approximates their book value due to cash and short term settlements.

| | Thousands of yen | | |
|--|--------------------|--------------------------|--------------------|
| | Carrying Value | Estimated Fair Value (1) | Difference |
| 1) Current portion of investment corporation bonds | — | — | — |
| 2) Current portion of long-term loans payable | 34,000,000 | 33,782,673 | (217,326) |
| 3) Investment corporation bonds | 14,000,000 | 13,105,774 | (894,225) |
| 4) Long-term loans payable | 158,500,000 | 152,612,449 | (5,887,550) |
| 5) Tenant leasehold and security deposits | 12,050,071 | 9,968,520 | (2,081,550) |
| 6) Tenant leasehold and security deposits in trust | 976,647 | 838,667 | (137,979) |
| Total Liabilities | 219,526,718 | 210,308,085 | (9,218,632) |

The carrying value of financial instruments on the balance sheet as of August 31, 2025 and estimated fair value are shown in the following table. Notes on “Cash and deposits,” “Cash and deposits in trust,” and “Short-term loans payable” are omitted because their fair value approximates their book value due to cash and short term settlements.

| | Thousands of yen | | |
|--|--------------------|--------------------------|---------------------|
| | Carrying Value | Estimated Fair Value (1) | Difference |
| 1) Current portion of investment corporation bonds | — | — | — |
| 2) Current portion of long-term loans payable | 32,500,000 | 32,168,087 | (331,912) |
| 3) Investment corporation bonds | 14,000,000 | 13,032,151 | (967,848) |
| 4) Long-term loans payable | 157,000,000 | 150,658,215 | (6,341,784) |
| 5) Tenant leasehold and security deposits | 11,940,767 | 9,678,884 | (2,261,882) |
| 6) Tenant leasehold and security deposits in trust | 973,837 | 718,297 | (255,539) |
| Total Liabilities | 216,414,604 | 206,255,637 | (10,158,967) |

(1) Methods to determine the estimated fair value of financial instruments

Current portion of investment corporation bonds and investment corporation bonds

The fair value of investment corporation bonds is calculated based on the present value of the total of principal and interest discounted at the current interest rate estimated by taking into consideration the remaining term of the investment corporation bonds and their credit risk.

Current portion of long-term loans payable and long-term loans payable

The fair value of long-term loans is based on the present value of the total of principal and interest discounted by the interest rate to be applied if similar new borrowings were entered into.

Tenant leasehold and security deposits and Tenant leasehold and security deposits in trust

The fair value of tenant leasehold and security deposits including trust accounts is based on the present value of the total of cash flow discounted by an interest rate determined taking into account the remaining period of each item and current credit risk.

(2) The redemption schedule for loans

(As of February 28, 2025)

| | Thousands of yen | | | | | |
|---|--------------------------|------------------------|------------------------|------------------------|------------------------|----------------------|
| | Due in 1 year or less | Due in 1 to 2 years | Due in 2 to 3 years | Due in 3 to 4 years | Due in 4 to 5 years | Due after 5 years |
| Current portion of investment corporation bonds | - | - | - | - | - | - |
| Current portion of long-term loans payable | 34,000,000 | - | - | - | - | - |
| Investment corporation bonds | - | 4,000,000 | 2,000,000 | 4,000,000 | - | 4,000,000 |
| Long-term loans payable | - | 36,500,000 | 47,500,000 | 43,500,000 | 11,000,000 | 20,000,000 |

(As of August 31, 2025)

| | Thousands of yen | | | | | |
|---|--------------------------|------------------------|------------------------|------------------------|------------------------|----------------------|
| | Due in 1 year or less | Due in 1 to 2 years | Due in 2 to 3 years | Due in 3 to 4 years | Due in 4 to 5 years | Due after 5 years |
| Current portion of investment corporation bonds | - | - | - | - | - | - |
| Current portion of long-term loans payable | 32,500,000 | - | - | - | - | - |
| Investment corporation bonds | - | 4,000,000 | 2,000,000 | 4,000,000 | - | 4,000,000 |
| Long-term loans payable | - | 42,000,000 | 55,500,000 | 32,500,000 | 20,500,000 | 6,500,000 |

11. RELATED PARTY TRANSACTIONS

MTR entered into the following related party transactions:

(1) Parent company and major corporate shareholders: None applicable

(2) Subsidiaries: None applicable

(3) Sister companies:

(For the six-month period ended February 28, 2025)

| | |
|--|---|
| Party type | Subsidiary of other related company* |
| Party name | Mori Trust Co., Ltd. |
| Address | Minato-ku Tokyo, Japan |
| Capital | ¥30,000,000 thousand |
| Business | Urban development; hotel management and investment business |
| Percentage of voting rights held | - |
| Concurrent board appointment | - |
| Business relationship | Leasing |
| Details of transactions | Rental revenues |
| Transaction amount | ¥5,400,150 thousand |
| | Property management expenses |
| | ¥300,540 thousand |
| Account name and balance at period end | Rental and other receivables |
| | ¥69,313 thousand |
| | Rents received in advance |
| | ¥395,689 thousand |
| | Tenant leasehold and security deposits |
| | ¥4,171,611 thousand |
| | Trade accounts payable |
| | ¥86,868 thousand |
| | Accrued expenses |
| | ¥2,380 thousand |

| | |
|--|--|
| Party type | Subsidiary of other related company* |
| Party name | MORI TRUST Asset Management Co., Ltd. |
| Address | Minato-ku Tokyo, Japan |
| Capital | ¥400,000 thousand |
| Business | Investment management business |
| Percentage of voting rights held | - |
| Concurrent board appointment | Concurrently serving as |
| Business relationship | Outsourcing of asset management operations |
| Details of transactions | Payment of asset management fees |
| Transaction amount | ¥449,803 thousand |
| Account name and balance at period end | Accrued expenses ¥292,337 thousand |

* MTR deemed Mori Trust Co., Ltd. to be a “Subsidiary of other related company” under Article 8 of Regulations Concerning Financial Statements.

(For the six-month period ended August 31, 2025)

| | |
|--|---|
| Party type | Subsidiary of other related company* |
| Party name | Mori Trust Co., Ltd. |
| Address | Minato-ku Tokyo, Japan |
| Capital | ¥30,000,000 thousand |
| Business | Urban development; hotel management and investment business |
| Percentage of voting rights held | - |
| Concurrent board appointment | - |
| Business relationship | Leasing |
| Details of transactions | Buying property |
| Transaction amount | ¥1,560,000 thousand |
| | Rental revenues |
| | ¥5,881,641 thousand |
| | Property management expenses |
| | ¥313,253 thousand |
| Account name and balance at period end | Rental and other receivables ¥95,027 thousand |
| | Rents received in advance ¥415,803 thousand |
| | Tenant leasehold and security deposits ¥4,135,260 thousand |
| | Trade accounts payable ¥94,793 thousand |
| | Accrued expenses ¥3,459 thousand |

| | |
|--|--|
| Party type | Subsidiary of other related company* |
| Party name | MORI TRUST Asset Management Co., Ltd. |
| Address | Minato-ku Tokyo, Japan |
| Capital | ¥400,000 thousand |
| Business | Investment management business |
| Percentage of voting rights held | - |
| Concurrent board appointment | Concurrently serving as |
| Business relationship | Outsourcing of asset management operations |
| Details of transactions | Payment of asset management fees |
| Transaction amount | ¥452,830 thousand |
| Account name and balance at period end | Accrued expenses ¥288,954 thousand |

* MTR deemed Mori Trust Co., Ltd. to be a “Subsidiary of other related company” under Article 8 of Regulations Concerning Financial Statements.

(4) Directors and major individual shareholders:

(For the six-month period ended February 28, 2025)

Transactions conducted by MTR Executive Director Hiroshi Naitou on behalf of a third party (Mori Trust Asset Management Co., Ltd.) are as described in (3) Sister companies, etc., above.

(For the six-month period ended August 31, 2025)

Transactions conducted by MTR Executive Director Hiroshi Naitou on behalf of a third party (Mori Trust Asset Management Co., Ltd.) are as described in (3) Sister companies, etc., above.

12. INCOME TAXES

At February 28, 2025 and August 31, 2025 MTR's deferred tax assets consisted mainly of enterprise tax payable, which is not deductible for tax purposes.

The significant components of deferred tax assets and liabilities as of February 28, 2025 and August 31, 2025 were as follows:

| | As of February 28, 2025 | As of August 31, 2025 |
|---|-------------------------|-----------------------|
| | Thousands of yen | |
| Deferred tax assets: | | |
| Accrued enterprise tax | 805 | 884 |
| Total deferred tax assets | 805 | 884 |
| Deferred tax liabilities: | | |
| Reserve for advanced depreciation of non-current assets | — | — |
| Total deferred tax liabilities | — | — |
| Net deferred tax assets (liabilities) | (805) | (884) |

A reconciliation of the tax rate differences between the adjusted statutory tax rate and the effective tax rates for the six months ended February 28, 2025 and August 31, 2025 was as follows:

| | September 1, 2024 to February 28, 2025 | March 1, 2025 to August 31, 2025 |
|---|---|-------------------------------------|
| Statutory tax rate | 34.59% | 34.59% |
| Deductible dividend distribution | (32.05%) | (34.54%) |
| Reserve for advanced depreciation of non-current assets | (2.49%) | — |
| Others | 0.09% | 0.12% |
| Effective tax rates | 0.14% | 0.16% |

13. REVENUE RECOGNITION

1. Breakdown of revenue from contracts with customers

For the period from September 1, 2024 to February 28, 2025

| | Thousands of yen | |
|---------------------------------|--|---------------------------------|
| | Revenue from contracts with customers *1 | Revenue from external customers |
| Sales of real estate properties | 4,250,000 | *2 655,366 |
| Utilities income | 140,607 | 140,607 |
| Others | - | 11,024,049 |
| Total | 4,390,607 | 11,820,023 |

For the period from March 1, 2025 to August 31, 2025

| | Thousands of yen | |
|---------------------------------|--|---------------------------------|
| | Revenue from contracts with customers *1 | Revenue from external customers |
| Sales of real estate properties | — | — |
| Utilities income | 139,619 | 139,619 |
| Others | — | 11,529,149 |
| Total | 139,619 | 11,668,769 |

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

*2 Sales of real estate properties are recorded as gains or losses on sales of real estate properties in the statements of income are retained earnings in accordance with Article 48-2 of the Regulations on Accounting of Investment Corporation (Cabinet

Office Ordinance No. 47 of 2006), and therefore the amount represents the proceeds from sales of real estate properties, less the cost of real estate properties sold and other sales expenses.

2. Information that provides a basis for understanding revenue from contracts with customers

For the period from September 1, 2024 to February 28, 2025
As described in the Summary of Significant Accounting Policies.

For the period from March 1, 2025 to August 31, 2025
As described in the Summary of Significant Accounting Policies.

3. Information about the relationship between the fulfillment of performance obligations under contracts with customers and cash flows arising from those contracts, and the amount and timing of revenue expected to be recognized in subsequent periods from contracts with customers that existed at the end of the current period

For the period from September 1, 2024 to February 28, 2025

(1) Balance of contract assets and contract liabilities

| | Thousands of yen |
|---|---|
| | September 1, 2024 to February 28, 2025 |
| Claims arising from contracts with customers (At beginning of period) | 59,465 |
| Claims arising from contracts with customers (At end of period) | 50,456 |
| Contract assets (At beginning of period) | - |
| Contract assets (At end of period) | - |
| Contract liabilities (At beginning of period) | - |
| Contract liabilities (At end of period) | - |

(2) Transaction price allocated to remaining performance obligations

In accordance with Paragraph 19 of the Guidance on Accounting Standard for Revenue Recognition, MTR recognizes utility revenues at the amount it has the right to charge, because MTR has the right to receive from the customer the amount of consideration that directly corresponds to the value to the customer, the lessee, of the portion of the performance completed by the end of the fiscal year. Accordingly, MTR has applied the provisions of paragraph 80-22(2) of the Accounting Standard for Revenue Recognition and has not included in the notes the transaction price allocated to the remaining performance obligations.

For the period from March 1, 2025 to August 31, 2025

(1) Balance of contract assets and contract liabilities

| | Thousands of yen |
|---|-------------------------------------|
| | March 1, 2025 to August 31, 2025 |
| Claims arising from contracts with customers (At beginning of period) | 50,456 |
| Claims arising from contracts with customers (At end of period) | 57,464 |
| Contract assets (At beginning of period) | - |
| Contract assets (At end of period) | - |
| Contract liabilities (At beginning of period) | - |
| Contract liabilities (At end of period) | - |

(2) Transaction price allocated to remaining performance obligations

In accordance with Paragraph 19 of the Guidance on Accounting Standard for Revenue Recognition, MTR recognizes utility revenues at the amount it has the right to charge, because MTR has the right to receive from the customer the amount of consideration that directly corresponds to the value to the customer, the lessee, of the portion of the performance completed by the end of the fiscal year. Accordingly, MTR has applied the provisions of paragraph 80-22(2) of the Accounting Standard for Revenue Recognition and has not included in the notes the transaction price allocated to the remaining performance obligations.

14. SEGMENT AND RELATED INFORMATION

Segment Information

Since the business of MTR consists of only the “real estate leasing business”, there are no reporting segments. Therefore, segment disclosures have been omitted.

(For the six-month period ended February 28, 2025)

Related Information

(1) Information about products and services

Since the proportion of operating revenues from external customers for each product and service exceeds 90% of operating revenues, product and service disclosures have been omitted.

(2) Information about geographical areas

① Operating revenues

Since the proportion of operating revenues from external customers in Japan exceeds 90% of operating revenues, geographic area disclosures have been omitted.

② Property and equipment

Since the proportion of property and equipment located in Japan exceeds 90% of property and equipment located in all countries, property and equipment disclosures have been omitted.

(3) Information about major customers

| Thousands of yen | | |
|-------------------------|--------------------|------------------|
| Name of major customers | Operating Revenues | Related Segment |
| Mori Trust Co., Ltd. | 5,400,150 | Leasing Business |

(For the six-month period ended August 31, 2025)

Related Information

(1) Information about products and services

Since the proportion of operating revenues from external customers for each product and service exceeds 90% of operating revenues, product and service disclosures have been omitted.

(2) Information about geographical areas

① Operating revenues

Since the proportion of operating revenues from external customers in Japan exceeds 90% of operating revenues, geographic area disclosures have been omitted.

② Property and equipment

Since the proportion of property and equipment located in Japan exceeds 90% of property and equipment located in all countries, property and equipment disclosures have been omitted.

(3) Information about major customers

| Thousands of yen | | |
|-------------------------|--------------------|------------------|
| Name of major customers | Operating Revenues | Related Segment |
| Mori Trust Co., Ltd. | 5,881,641 | Leasing Business |

15. INVESTMENT AND RENTAL PROPERTIES

MTR owns office buildings and retail facilities for lease mainly in Tokyo and other areas. The carrying value in the balance sheet and corresponding fair value of those properties are as follows:

| Use | Thousands of yen | | | | | | | |
|------------------|-------------------------|-----------------|-------------------------|-------------------------|---------------------|-----------------|-----------------------|-----------------------|
| | Carrying Value (1) | | | | Fair Value (3) | | | |
| | As of September 1, 2024 | Net Changes (2) | As of February 28, 2025 | As of February 28, 2025 | As of March 1, 2025 | Net Changes (2) | As of August 31, 2025 | As of August 31, 2025 |
| Office buildings | 257,091,476 | (426,988) | 256,664,488 | 282,190,000 | 256,664,488 | 1,176,760 | 257,841,248 | 284,720,000 |
| Accommodations | 137,751,755 | (158,678) | 137,593,076 | 148,063,000 | 137,593,076 | (33,980) | 137,559,096 | 153,604,500 |
| Others | 50,627,088 | (3,564,256) | 47,062,831 | 60,160,000 | 47,062,831 | (49,391) | 47,013,439 | 60,370,000 |
| Total | 445,470,320 | (4,149,923) | 441,320,396 | 490,413,000 | 441,320,396 | 1,093,388 | 442,413,784 | 498,694,500 |

(1) The carrying value represents the acquisition cost less accumulated depreciation.

(2) The main reason for the increase in the amount of change from the previous period was the renovation work on owned property, while the reason for the decrease was the transfer of Hashimoto MTR Building and depreciation. The main reason for the increase during the period was the acquisition of Sendai MT Building and the renovation work on owned property, while the reason for the decrease was the depreciation.

(3) The fair value is an appraisal value or a price estimated by real estate appraisers outside MTR.

The profit and loss for the six-month period ended February 28, 2025 and August 31, 2025 concerning rental properties is as follows:

| Use | Thousands of yen | | | | | | | |
|------------------|--|-------------------------------|------------|---|----------------------------------|-------------------------------|------------|---|
| | September 1, 2024 to February 28, 2025 | | | | March 1, 2025 to August 31, 2025 | | | |
| | Rental Revenues (1) | Property-related Expenses (1) | Net Income | Gain on Sale of Investment Property (2) | Rental Revenues (1) | Property-related Expenses (1) | Net Income | Gain on Sale of Investment Property (2) |
| Office buildings | 6,533,650 | 2,542,103 | 3,991,547 | - | 6,633,935 | 2,578,850 | 4,055,085 | - |
| Accommodations | 3,291,854 | 792,389 | 2,499,464 | - | 3,689,622 | 810,626 | 2,878,995 | - |
| Others | 1,339,151 | 227,127 | 1,112,024 | 655,366 | 1,345,211 | 226,481 | 1,118,730 | - |
| Total | 11,164,656 | 3,561,620 | 7,603,036 | 655,366 | 11,668,769 | 3,615,957 | 8,052,812 | - |

(1) "Rental revenues" and "Property-related expenses", which are rental revenues and related expenses (depreciation, repairs and maintenance, casualty insurance, property and other taxes etc.), are presented in the statements of income and retained earnings as "Operating revenue" and "Operating expenses".

(2) "Gain on sale of investment property" is presented in the statements of income and retained earnings under "Operating revenue".

16. PER SHARE INFORMATION

The following table summarizes information about net assets per share and net income per share at February 28, 2025 and August 31, 2025 and for the six-month period then ended:

| | Yen | |
|------------------------------------|--|----------------------------------|
| | September 1, 2024 to February 28, 2025 | March 1, 2025 to August 31, 2025 |
| Net assets per share at period end | 65,818 | 65,883 |
| Net income per share | 1,926 | 1,853 |
| Weighted-average number of shares | 3,560,000 shares | 3,560,000 shares |

In calculating net assets per share, the amount of the net assets has been adjusted for the cash distribution declared in the subsequent period. Net income per share is computed by dividing net income by the weighted-average number of shares outstanding during each period. Diluted net income per share has not been presented since no warrants or convertible bonds were outstanding during the period.

17. SUBSEQUENT EVENTS

None applicable.

18. SCHEDULE OF OTHER SPECIFIED ASSETS

| Thousands of yen | | | | | | | |
|--------------------------|----------|------------|--------|-----------------|--------|-----------------------------|------|
| Types of Specific Assets | Quantity | Book value | | Appraised value | | Unrealized gains and losses | Note |
| | | Unit price | Amount | Unit price | Amount | | |
| Monetary claims | 1 | 2,365 | 2,365 | 2,365 | 2,365 | — | — |
| Total | — | — | 2,365 | — | 2,365 | — | — |

19. INVESTMENT CORPORATION BONDS

Investment corporation bonds at February 28, 2025 and August 31, 2025 consisted of the following:

| Thousands of yen | | | | | | | |
|--|-------------------------------|-----------------------------|---------------------------------|-------------------|-----------------|------|--|
| | As of February 28, 2025 | As of August 31, 2025 | Average interest rate (%) | Due on | Use of funds | Note | |
| Unsecured bonds due on December 18, 2023 | 3,000,000 | 3,000,000 | 0.49 | December 18, 2026 | (1) | | |
| Unsecured bonds due on February 26, 2015 | 1,000,000 | 1,000,000 | 1.06 | February 26, 2027 | (1) | | |
| Unsecured bonds due on June 20, 2022 | 2,000,000 | 2,000,000 | 0.42 | February 29, 2028 | (1) | | |
| Unsecured bonds due on December 18, 2023 | 1,000,000 | 1,000,000 | 0.82 | December 18, 2028 | (2) | | |
| Unsecured bonds due on February 17, 2023 | 3,000,000 | 3,000,000 | 0.79 | February 28, 2029 | (1) | (3) | |
| Unsecured bonds due on February 25, 2021 | 1,000,000 | 1,000,000 | 0.50 | February 25, 2031 | (1) (2) | | |
| Unsecured bonds due on February 21, 2022 | 1,000,000 | 1,000,000 | 0.50 | February 27, 2032 | (1) | | |
| Unsecured bonds due on February 25, 2021 | 1,000,000 | 1,000,000 | 0.75 | February 25, 2036 | (1) (2) | | |
| Unsecured bonds due on February 23, 2017 | 1,000,000 | 1,000,000 | 1.08 | February 23, 2037 | (1) | | |
| Total | 14,000,000 | 14,000,000 | — | — | — | — | |

(1) For the redemption of investment corporation bonds.

(2) For the refinancing of existing loans.

(3) The above loans are unsecured and non-guaranteed with floating rates.

(4) Investment corporation bonds repayable expected to be repaid during each of the 5 years subsequent to the current balance sheet date are summarized as follows (except for investment corporation bonds due within one year):

| | 1 to 2 years | 2 to 3 years | 3 to 4 years | 4 to 5 years |
|--|--------------|--------------|--------------|--------------|
| Investment corporation bonds (Thousands of yen) | 4,000,000 | 2,000,000 | 4,000,000 | — |

20. SHORT-TERM LOANS PAYABLE

Short-term loans payable at February 28, 2025 and August 31, 2025 consisted of the following:

| Thousands of yen | | | | | | | |
|--------------------------------------|-------------------------------|-----------------------------|-------------------------------------|--------------------|-----------------|------|--|
| Lender | As of February 28, 2025 | As of August 31, 2025 | Average interest rate (%) (1) | Due on | Use of funds | Note | |
| Mizuho Bank, Ltd. | 2,000,000 | — | — | — | | | |
| Mizuho Bank, Ltd. | 1,000,000 | — | — | — | | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 2,000,000 | — | — | — | | | |
| Sumitomo Mitsui Banking Corporation. | 1,500,000 | — | — | — | | | |
| Mizuho Bank, Ltd. | 1,000,000 | — | — | — | | | |
| Resona Bank, Limited | 1,000,000 | — | — | — | | | |
| Sumitomo Mitsui Banking Corporation. | 2,500,000 | 2,500,000 | 0.76 | September 30, 2025 | | | |
| Resona Bank, Limited | 1,500,000 | 1,500,000 | 0.76 | September 30, 2025 | | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 3,000,000 | 3,000,000 | 0.76 | November 28, 2025 | | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,500,000 | 1,500,000 | 0.76 | February 27, 2026 | | | |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.75 | February 27, 2026 | (2) | (3) | |
| Sumitomo Mitsui Trust Bank, Ltd. | — | 2,000,000 | 0.76 | March 31, 2026 | | | |
| Mizuho Bank, Ltd. | — | 500,000 | 0.76 | March 31, 2026 | | | |
| Resona Bank, Limited | — | 1,500,000 | 0.74 | August 31, 2026 | | | |

| | | | | |
|--------------------------------------|------------|------------|------|-----------------|
| Mizuho Bank, Ltd. | — | 1,000,000 | 0.73 | August 31, 2026 |
| Sumitomo Mitsui Banking Corporation. | — | 1,000,000 | 0.74 | August 31, 2026 |
| Sumitomo Mitsui Trust Bank, Ltd. | — | 1,000,000 | 0.74 | August 31, 2026 |
| Mizuho Trust & Banking Co., Ltd. | — | 500,000 | 0.73 | August 31, 2026 |
| Total short-term loans | 18,000,000 | 17,000,000 | — | — |

(1) The average interest rate for each loan is presented rounded to three decimal places.

(2) For the acquisition of real estate or beneficiary interests and for the refinancing of existing loans.

(3) The above loans are unsecured and non-guaranteed with floating rates.

MTR has entered into line of credit loan agreements totaling ¥20,000 million with banks to reduce refinancing risk. The unused amount of such credit lines was ¥20,000 million at August 31, 2025.

21. LONG-TERM LOANS PAYABLE

Long-term loans payable at February 28, 2025 and August 31, 2025 consisted of the following:

| Lender | Thousands of yen | | Average interest rate (%) (1) | Due on | Use of funds | Note |
|--------------------------------------|-------------------------|-----------------------|-------------------------------|-------------------|--------------|------|
| | As of February 28, 2025 | As of August 31, 2025 | | | | |
| Development Bank of Japan Inc. | 1,000,000 | — | — | — | | |
| Sumitomo Mitsui Banking Corporation. | 2,500,000 | — | — | — | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 4,000,000 | — | — | — | | |
| MUFG Bank, Ltd. | 1,000,000 | — | — | — | | |
| Sumitomo Mitsui Banking Corporation. | 3,000,000 | — | — | — | | |
| MUFG Bank, Ltd. | 3,000,000 | — | — | — | | |
| Mizuho Trust & Banking Co., Ltd. | 2,000,000 | — | — | — | | |
| Mizuho Trust & Banking Co., Ltd. | 500,000 | — | — | — | | |
| Shinkin Central Bank | 1,000,000 | — | — | — | | |
| Shinkin Central Bank | 1,000,000 | — | — | — | | |
| Sumitomo Mitsui Banking Corporation. | 500,000 | — | — | — | | |
| Development Bank of Japan Inc. | 500,000 | — | — | — | | |
| Resona Bank, Limited. | 500,000 | — | — | — | | |
| The 77 Bank, Ltd. | 500,000 | — | — | — | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 500,000 | 500,000 | 0.83 | November 28, 2025 | | |
| MUFG Bank, Ltd. | 500,000 | 500,000 | 0.83 | November 28, 2025 | | (3) |
| Sumitomo Mitsui Banking Corporation. | 1,000,000 | 1,000,000 | 0.43 | January 19, 2026 | | |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 0.75 | January 30, 2026 | | (4) |
| The Bank of Fukuoka, Ltd. | 1,000,000 | 1,000,000 | 0.42 | January 30, 2026 | | |
| Sumitomo Mitsui Banking Corporation | 1,500,000 | 1,500,000 | 0.47 | February 27, 2026 | | |
| Sumitomo Mitsui Banking Corporation. | 1,500,000 | 1,500,000 | 0.50 | February 27, 2026 | | |
| Sumitomo Mitsui Banking Corporation. | 1,000,000 | 1,000,000 | 0.52 | February 27, 2026 | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,500,000 | 1,500,000 | 0.41 | February 27, 2026 | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,000,000 | 1,000,000 | 0.50 | February 27, 2026 | | |
| SBI Shinsei Bank, Limited | 1,000,000 | 1,000,000 | 0.63 | February 27, 2026 | | |
| The Chiba Bank, Ltd. | 500,000 | 500,000 | 0.62 | February 27, 2026 | | |
| The Yamanashi Chuo Bank, Ltd. | 500,000 | 500,000 | 0.62 | February 27, 2026 | | |
| Development Bank of Japan Inc. | 1,000,000 | 1,000,000 | 0.41 | March 12, 2026 | | |
| The Bank of Fukuoka, Ltd. | 1,000,000 | 1,000,000 | 0.53 | March 31, 2026 | (2) | |
| The Nishi-Nippon City Bank, Ltd. | 500,000 | 500,000 | 0.52 | March 31, 2026 | | |
| Nippon Life Insurance Company | 500,000 | 500,000 | 0.36 | March 31, 2026 | | (3) |
| Resona Bank, Limited. | 1,000,000 | 1,000,000 | 0.39 | April 22, 2026 | | |
| Aozora Bank, Ltd. | 500,000 | 500,000 | 0.72 | April 24, 2026 | | |
| Sumitomo Mitsui Banking Corporation | 2,000,000 | 2,000,000 | 0.75 | May 29, 2026 | | |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.75 | May 29, 2026 | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,000,000 | 1,000,000 | 0.75 | May 29, 2026 | | |
| Resona Bank, Limited. | 500,000 | 500,000 | 0.39 | May 29, 2026 | | |
| MUFG Bank, Ltd. | 3,000,000 | 3,000,000 | 0.70 | August 31, 2026 | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 2,000,000 | 2,000,000 | 0.55 | August 31, 2026 | | |
| Sumitomo Mitsui Trust Bank, Ltd. | 2,000,000 | 2,000,000 | 0.75 | August 31, 2026 | | |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.36 | August 31, 2026 | | |
| Development Bank of Japan Inc. | 1,000,000 | 1,000,000 | 0.33 | August 31, 2026 | | |
| The Nishi-Nippon City Bank, Ltd. | 1,000,000 | 1,000,000 | 0.41 | August 31, 2026 | | |

| | | | | |
|---|-----------|-----------|------|--------------------|
| The 77 Bank, Ltd. | 500,000 | 500,000 | 0.31 | August 31, 2026 |
| Nippon Life Insurance Company | 500,000 | 500,000 | 0.40 | September 18, 2026 |
| Mitsui Sumitomo Insurance Company, Limited | 500,000 | 500,000 | 0.39 | September 30, 2026 |
| Sumitomo Mitsui Banking Corporation | 5,500,000 | 5,500,000 | 0.50 | November 30, 2026 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,000,000 | 1,000,000 | 0.42 | December 24, 2026 |
| MUFG Bank, Ltd. | 1,000,000 | 1,000,000 | 0.40 | December 25, 2026 |
| Resona Bank, Limited. | 500,000 | 500,000 | 0.56 | December 25, 2026 |
| The Bank of Fukuoka, Ltd. | 500,000 | 500,000 | 0.56 | December 25, 2026 |
| Mizuho Bank, Ltd. | 500,000 | 500,000 | 0.50 | January 19, 2027 |
| The Bank of Fukuoka, Ltd. | 1,000,000 | 1,000,000 | 0.51 | January 29, 2027 |
| The Norinchukin Bank | 3,000,000 | 3,000,000 | 0.38 | February 26, 2027 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,500,000 | 1,500,000 | 0.59 | February 26, 2027 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,500,000 | 1,500,000 | 1.08 | February 26, 2027 |
| Sumitomo Mitsui Trust Bank, Ltd. | — | 2,000,000 | 0.90 | March 31, 2027 |
| The Ashikaga Bank, Ltd. | 1,000,000 | 1,000,000 | 0.63 | April 22, 2027 |
| Sumitomo Mitsui Banking Corporation | 3,000,000 | 3,000,000 | 0.79 | May 31, 2027 |
| The Bank of Fukuoka, Ltd. | 1,000,000 | 1,000,000 | 0.92 | May 31, 2027 |
| Aozora Bank, Ltd. | 500,000 | 500,000 | 0.45 | June 24, 2027 |
| SUMITOMO LIFE INSURANCE COMPANY | 500,000 | 500,000 | 0.59 | June 25, 2027 |
| The Bank of Fukuoka, Ltd. | 1,000,000 | 1,000,000 | 0.55 | July 30, 2027 |
| MUFG Bank, Ltd. | 3,000,000 | 3,000,000 | 0.84 | August 31, 2027 |
| MUFG Bank, Ltd. | 3,000,000 | 3,000,000 | 0.86 | August 31, 2027 |
| MUFG Bank, Ltd. | — | 2,000,000 | 1.18 | August 31, 2027 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,500,000 | 1,500,000 | 0.63 | August 31, 2027 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,000,000 | 1,000,000 | 0.84 | August 31, 2027 |
| Resona Bank, Limited. | 1,000,000 | 1,000,000 | 0.74 | August 31, 2027 |
| Resona Bank, Limited. | 500,000 | 500,000 | 0.48 | August 31, 2027 |
| The Norinchukin Bank | 1,500,000 | 1,500,000 | 0.38 | August 31, 2027 |
| The Nishi-Nippon City Bank, Ltd. | 1,500,000 | 1,500,000 | 0.48 | August 31, 2027 |
| SUMITOMO LIFE INSURANCE COMPANY | 500,000 | 500,000 | 0.38 | August 31, 2027 |
| The Dai-ichi Life Insurance Company, Limited | 500,000 | 500,000 | 0.56 | August 31, 2027 |
| Development Bank of Japan Inc. | 1,000,000 | 1,000,000 | 0.43 | September 10, 2027 |
| Sumitomo Mitsui Banking Corporation | 2,500,000 | 2,500,000 | 0.80 | September 30, 2027 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,000,000 | 1,000,000 | 0.74 | September 30, 2027 |
| Resona Bank, Limited. | 1,000,000 | 1,000,000 | 0.83 | September 30, 2027 |
| MUFG Bank, Ltd. | 500,000 | 500,000 | 1.08 | September 30, 2027 |
| MUFG Bank, Ltd. | 1,500,000 | 1,500,000 | 0.50 | October 13, 2027 |
| Development Bank of Japan Inc. | 1,500,000 | 1,500,000 | 0.87 | November 30, 2027 |
| Development Bank of Japan Inc. | 1,500,000 | 1,500,000 | 1.07 | November 30, 2027 |
| The Nishi-Nippon City Bank, Ltd. | 500,000 | 500,000 | 1.05 | November 30, 2027 |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.63 | December 24, 2027 |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.47 | January 19, 2028 |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.55 | January 19, 2028 |
| Mizuho Bank, Ltd. | 500,000 | 500,000 | 0.99 | January 19, 2028 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,500,000 | 1,500,000 | 0.99 | January 19, 2028 |
| Development Bank of Japan Inc. | 500,000 | 500,000 | 0.47 | January 19, 2028 |
| Development Bank of Japan Inc. | 2,000,000 | 2,000,000 | 0.86 | February 29, 2028 |
| Development Bank of Japan Inc. | 1,500,000 | 1,500,000 | 0.84 | February 29, 2028 |
| Shinkin Central Bank | 2,000,000 | 2,000,000 | 0.83 | February 29, 2028 |
| Sumitomo Mitsui Banking Corporation | 1,000,000 | 1,000,000 | 0.91 | February 29, 2028 |
| Resona Bank, Limited. | 1,000,000 | 1,000,000 | 0.91 | February 29, 2028 |
| The Ashikaga Bank, Ltd. | 1,000,000 | 1,000,000 | 0.91 | February 29, 2028 |
| The 82 Bank, Ltd. | 1,000,000 | 1,000,000 | 1.21 | February 29, 2028 |
| MUFG Bank, Ltd. | 500,000 | 500,000 | 1.21 | February 29, 2028 |
| Development Bank of Japan Inc. | 1,500,000 | 1,500,000 | 0.91 | March 1, 2028 |
| Sumitomo Mitsui Banking Corporation (Green Loan) | 4,000,000 | 4,000,000 | 0.93 | March 31, 2028 |
| Mizuho Bank, Ltd. (Green Loan) | — | 2,500,000 | 1.36 | March 31, 2028 |
| MUFG Bank, Ltd. | 1,500,000 | 1,500,000 | 0.53 | March 31, 2028 |
| MUFG Bank, Ltd. | — | 1,000,000 | 1.00 | March 31, 2028 |
| Development Bank of Japan Inc. | — | 1,000,000 | 1.28 | March 31, 2028 |
| Sumitomo Mitsui Banking Corporation. | 1,500,000 | 1,500,000 | 0.54 | April 7, 2028 |

(2) (3)

| | | | | |
|--|-------------|-------------|------|--------------------|
| Sumitomo Mitsui Banking Corporation. | 1,500,000 | 1,500,000 | 0.51 | April 11, 2028 |
| Aozora Bank, Ltd. | 1,000,000 | 1,000,000 | 0.71 | April 11, 2028 |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 0.51 | April 17, 2028 |
| Sumitomo Mitsui Trust Bank, Ltd. | 1,000,000 | 1,000,000 | 0.84 | May 31, 2028 |
| Mizuho Bank, Ltd. | 5,500,000 | 5,500,000 | 0.96 | August 31, 2028 |
| The 77 Bank, Ltd. | 1,000,000 | 1,000,000 | 0.54 | August 31, 2028 |
| The 77 Bank, Ltd. (Green Loan) | — | 500,000 | 1.33 | August 31, 2028 |
| Sumitomo Mitsui Banking Corporation. | 1,000,000 | 1,000,000 | 1.26 | August 31, 2028 |
| MUFG Bank, Ltd. | 1,000,000 | 1,000,000 | 0.99 | August 31, 2028 |
| SBI Shinsei Bank, Limited | 1,000,000 | 1,000,000 | 0.53 | August 31, 2028 |
| Nippon Life Insurance Company | 1,000,000 | 1,000,000 | 0.76 | August 31, 2028 |
| Sumitomo Mitsui Banking Corporation. | — | 3,000,000 | 1.07 | September 29, 2028 |
| Sumitomo Mitsui Banking Corporation. | — | 2,500,000 | 1.03 | September 29, 2028 |
| Development Bank of Japan Inc. | 1,500,000 | 1,500,000 | 0.98 | September 29, 2028 |
| Mitsui Sumitomo Insurance Company, Limited | 1,500,000 | 1,500,000 | 0.59 | October 31, 2028 |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 1.02 | November 30, 2028 |
| Mizuho Bank, Ltd. | 5,000,000 | 5,000,000 | 0.97 | February 28, 2029 |
| Mizuho Bank, Ltd. | 2,000,000 | 2,000,000 | 1.07 | February 28, 2029 |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 1.07 | February 28, 2029 |
| Development Bank of Japan Inc. | 3,000,000 | 3,000,000 | 0.71 | February 28, 2029 |
| Mizuho Trust & Banking Co., Ltd. | 1,000,000 | 1,000,000 | 1.07 | February 28, 2029 |
| Mizuho Trust & Banking Co., Ltd. | 1,000,000 | 1,000,000 | 1.07 | February 28, 2029 |
| Aozora Bank, Ltd. | 1,000,000 | 1,000,000 | 1.07 | February 28, 2029 |
| Aozora Bank, Ltd. | 1,000,000 | 1,000,000 | 0.94 | February 28, 2029 |
| Mizuho Bank, Ltd. | 2,500,000 | 2,500,000 | 1.06 | March 30, 2029 |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.82 | April 11, 2029 |
| Aozora Bank, Ltd. | 1,500,000 | 1,500,000 | 0.59 | April 23, 2029 |
| Shinkin Central Bank (Green Loan) | — | 2,000,000 | 1.45 | August 31, 2029 |
| Mizuho Bank, Ltd. | 500,000 | 500,000 | 1.02 | August 31, 2029 |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 1.17 | November 30, 2029 |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 1.23 | February 28, 2030 |
| Sumitomo Mitsui Banking Corporation. | 1,000,000 | 1,000,000 | 1.23 | February 28, 2030 |
| Aozora Bank, Ltd. | 1,000,000 | 1,000,000 | 1.08 | February 28, 2030 |
| MUFG Bank, Ltd. | 500,000 | 500,000 | 0.79 | February 28, 2030 |
| Mizuho Bank, Ltd. | 3,500,000 | 3,500,000 | 1.07 | March 29, 2030 |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 0.90 | April 11, 2030 |
| MUFG Bank, Ltd. | 2,000,000 | 2,000,000 | 0.92 | April 12, 2030 |
| Sumitomo Mitsui Banking Corporation. | 1,000,000 | 1,000,000 | 0.65 | June 24, 2030 |
| Sumitomo Mitsui Banking Corporation. | 1,500,000 | 1,500,000 | 0.76 | July 19, 2030 |
| Mizuho Bank, Ltd. | 2,500,000 | 2,500,000 | 1.18 | August 30, 2030 |
| Mizuho Bank, Ltd. | 1,000,000 | 1,000,000 | 0.62 | August 30, 2030 |
| Mizuho Bank, Ltd. | 500,000 | 500,000 | 0.63 | August 30, 2030 |
| MUFG Bank, Ltd. | 1,500,000 | 1,500,000 | 1.18 | August 30, 2030 |
| Sumitomo Mitsui Banking Corporation. | 2,000,000 | 2,000,000 | 0.98 | October 28, 2030 |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 0.66 | February 28, 2031 |
| Mizuho Bank, Ltd. | 1,500,000 | 1,500,000 | 0.98 | April 11, 2031 |
| Mizuho Trust & Banking Co., Ltd. (Green Loan) | — | 1,000,000 | 1.69 | August 29, 2031 |
| Development Bank of Japan Inc. (Green Loan) | — | 500,000 | 1.69 | August 29, 2031 |
| Total long-term loans | 192,500,000 | 189,500,000 | — | — |

- (1) The average interest rate for each loan is presented rounded to three decimal places.
(2) For the acquisition of real estate or beneficiary interests and for the refinancing of existing loans.
(3) The above loans are unsecured and non-guaranteed with fixed interest rates.
(4) The above loans are unsecured and non-guaranteed with floating interest rates.
(5) The total amounts of long-term loans repayable expected to be repaid during each of the 5 years subsequent to the current balance sheet date are summarized as follows (except for long-term loans payable due within one year):

| | 1 to 2 years | 2 to 3 years | 3 to 4 years | 4 to 5 years |
|---------------------------------------|--------------|--------------|--------------|--------------|
| Amount of loans (Thousands of yen) | 42,000,000 | 55,500,000 | 32,500,000 | 20,500,000 |