

Financial Results of 17th Fiscal Period Ended November 2024

- Actual DPU: 1,837 yen
- NOI after depreciation decreased due to a decrease in variable rents and the loss of insurance income, but borrowing-related expenses decreased due to the reduction of debt costs and the lengthening of the loan term.

(million yen)

	24/5	24/11		24/11	
	FP16 Actual (A)	FP17 Actual (B)	vsFP16 Change(B-A)	FP17 Forecast (C)	vsForecast Change(B-C)
Operating Revenue	1,301	1,287	▲13	1,287	0
Facilities for utilizing leisure time	1,153	1,137	▲16	1,137	0
Fixed Rent	1,001	1,006	4	1,006	0
Variable Rent	52	38	▲14	38	0
Other(incl.Secondary Rent)	99	92	▲7	92	0
Accommodation facilities	147	150	2	150	0
Rent	144	145	0	145	0
Other(incl. Utilities)	2	4	2	4	0
Operating expenses	134	135	1	136	▲1
NOI	1,166	1,151	▲14	1,150	1
Depreciation	429	431	2	432	0
NOI after depreciation	737	720	▲17	717	2
SG & A	169	159	▲10	161	▲2
Operating income	568	560	▲7	556	4
Non-operating income	0	2	1	2	0
Non-operating expenses	200	132	▲67	132	0
Interest expenses	57	67	9	67	0
Borrowing-related expenses, etc.	143	65	▲77	65	0
Ordinary income	368	430	61	425	4
Net income	367	429	61	424	4
Distribution per Unit (yen)	1,575	1,837	262	1,817	20
Of which, excess cash distribution (yen)	13	13	0	13	0
Capex	141	189	48		
Total units outstanding (units)	235,347	235,347	0		
Book Value per unit (yen)	89,190	89,439	249		
Net Asset Value per unit (yen)	112,929	114,423	1,494		

Main causes of variance

- **17th fiscal period ended November 2024** (comparing to the previous period)
 - <NOI after depreciation> -17
 - Increase in fixed rent (termination of temporary reduction of fixed rents during the value-up construction period): +4
 - Decrease in variable rent: -14
 - Decrease in other income from facilities for utilizing leisure time (stripping of insurance income from Reoma and Kounkaku): -7
 - <Operating income> -7
 - Decrease in SG&A (due to non-occurrence of expenses related to unitholders general meeting, etc.): +10
 - <Net income>+61
 - Increase in interest expenses (increase in base interest rate): -9
 - Decrease in loan-related expenses, etc. (reduction of debt cost due to the results of refinancing executed in May 2024, no collateral release costs): +77
- **17th the fiscal period ended November 2024** (comparing to the forecast disclosed on November 18, 2024)
 - <NOI after depreciation> +2
 - Decrease in operating expenses +1
 - Others: +1
 - <Net income> +4
 - Decrease in SG&A expenses (unused emergency expenses, etc.) +2

Earnings Forecast for 18th Fiscal Period Ending May 2025 and 19th Fiscal Period Ending November 2025

- FP18 Forecast DPU : 1,932 yen (Contribution to earnings of properties acquired in December 2024, increase in variable rent)
- FP19 Forecast DPU : 2,000 yen (Increase in variable rent, decrease in borrowing-related expenses, etc.)

(million yen)

	24/11	25/5		25/11	
	FP17 Actual (A)	FP18 Forecast (B)	vsFP17 Change(B-A)	FP19 Forecast (C)	vsFP18 Change(C-B)
Operating Revenue	1,287	1,682	395	1,708	25
Facilities for utilizing leisure time	1,137	1,320	183	1,340	20
Fixed Rent	1,006	1,161	154	1,162	1
Variable Rent	38	71	33	89	18
Other(incl.Secondary Rent)	92	88	▲3	88	0
Accommodation facilities	150	362	211	367	5
Rent	145	351	205	355	4
Other(incl. Utilities)	4	10	5	11	0
Operating expenses	135	187	52	199	11
NOI	1,151	1,494	342	1,508	13
Depreciation	431	465	33	465	0
NOI after depreciation	720	1,029	309	1,043	13
SG & A	159	199	40	201	1
Operating income	560	829	268	841	11
Non-operating income	2	0	▲1	0	0
Non-operating expenses	132	231	99	221	▲9
Interest expenses	67	132	65	137	4
Borrowing-related expenses, etc.	65	98	33	84	▲14
Ordinary income	430	598	168	619	21
Net income	429	597	168	618	21
Distribution per Unit (yen)	1,837	1,932	95	2,000	68
Of which, excess cash distribution (yen)	13	10	△3	10	0
Capex	189	185	▲4	174	▲10
Total units outstanding (units)	235,347	311,023	75,676	311,023	0

Main causes of variance

■ 18th fiscal period ending May 2025 (comparing to the previous period)

- <Operating revenue> +395
 - Increase in fixed rent of facilities for utilizing leisure time (new property acquisitions): +154
 - Increase in rent of accommodation facilities (new property acquisitions): +205
 - Increase in variable rent: +33
 - Others

<NOI after depreciation>+309

- Increase in operating expenses (new property acquisitions, etc.): -52
- Increase in depreciation (new property acquisitions, etc.): -33

<Net income>+168

- Increase in interest expenses (increase in interest-bearing debt) -65
- Increase in borrowing-related expenses, etc. (new investment unit issuance costs, new borrowings, etc.) -33

■ 19th fiscal period ending November 2025 (comparing to the previous period)

- <Operating revenue> +25
 - Increase in variable rents +18
 - Others

<NOI after depreciation> +13

- Increase in taxes on newly acquired properties, etc.: -11

<Net income> +21

- Increase in interest expenses (rise in base interest rate): -4
- Decrease in borrowing-related expenses, etc. (non-occurrence of expenses related to issuance of new investment units, etc.) +14