



Asset Management Company

APA Investment Management Co., Ltd.

Japan Hotel & Residential Investment Corporation

Presentation Material

(Financial Results of 18th Fiscal Period Ended May 31, 2025)

July 24, 2025

This translation of the original Japanese Presentation Material is provided solely for information purposes. Should there be any discrepancy between this translation and the Japanese original, the latter shall prevail.

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*The distribution per unit described in this document includes excess profit distributions unless otherwise noted.

*Unless otherwise noted, the figures, ratios, and years described in this document are rounded down to the second decimal place. Therefore, the sum of the numbers or ratios for each field may not match the numbers listed in the Totals column.

*Figures listed in units of 100 million yen in this document are rounded to the nearest unit, unless otherwise noted.

*The property names described in this document are the property names as of the end of the fiscal year ending May 2025.

1. Reflection after the the change of sponsor

Reflection after the change of sponsor



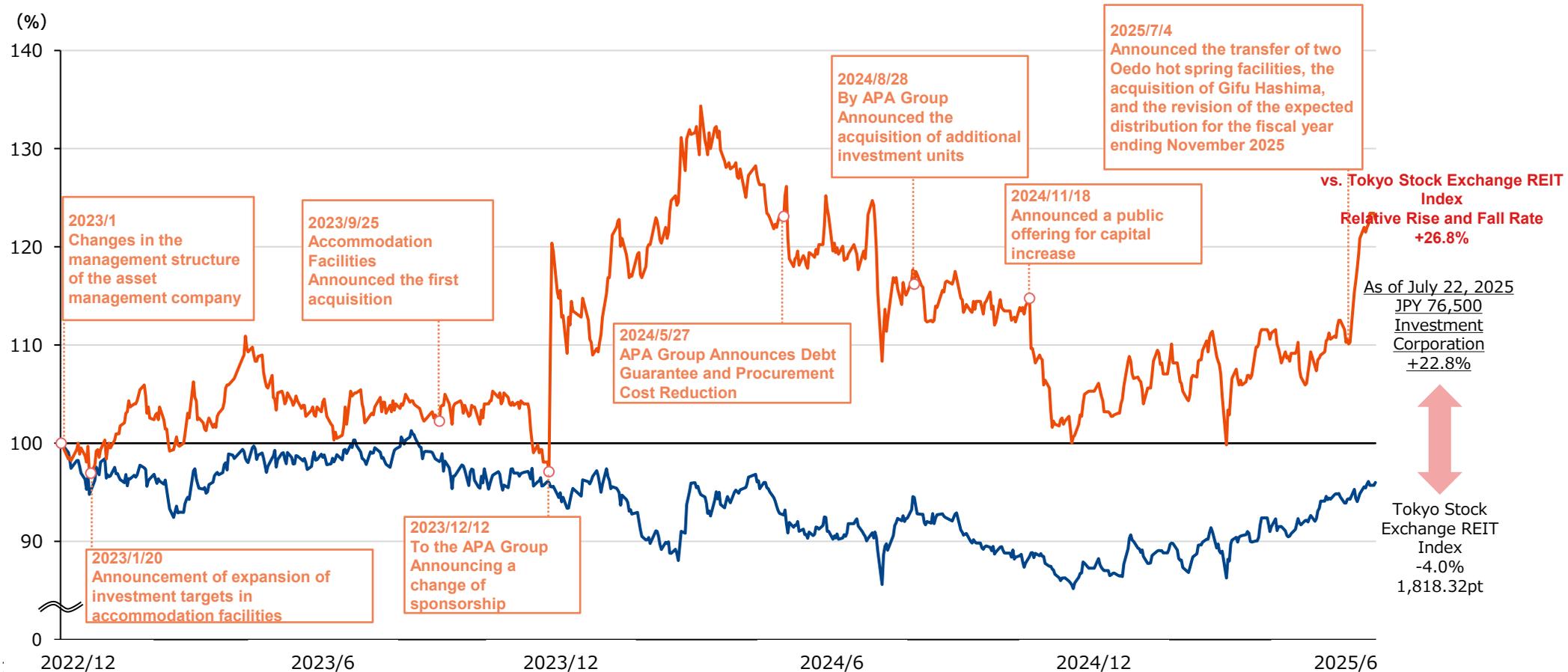
決算期	Implementation Measures	possession Number of properties	acquisition on total amount	Per bite Distribution
Fiscal Year Ended May 2023	January: Change of the management structure of the asset management company February: Added accommodation facilities to investment targets	11	31.0 billion yen	1,444 Yen
Fiscal Year Ended November 2023	September: Acquired 4 accommodation facilities	15	35.9 billion yen	1,464 Yen
Fiscal Year Ended May 2024	December: APA Group becomes a sponsor of NHR February: Changed to current trade name May: Debt guarantee by APA Group : Improvement of debt procurement costs, cancellation of all existing security interests : Aozora Bank and Resona Bank join the syndicate	15	35.9 billion yen	1,575 Yen
Fiscal Year Ended November 2024	August: Acquisition of additional investment units by sponsors, commencement of investment in Seimbot by representatives of asset management companies November: Resolution of the 2nd Public Offering	15	35.9 billion yen	1,837 Yen
Fiscal Year Ended May 2025	December: Acquired APA Hotel (Asakusabashi Station), APA Hotel (Namba Minami Daikokucho Station), and 6 accommodation facilities through the 2nd public offering of capital increase : Suruga Bank, Ikeda Senshu Bank, Minato Bank, Kansai Mirai Bank, and West Japan City Bank joined the syndicate group, and the bank formation expanded to 13 banks. February: Obtained a long-term issuer rating of "A-" (stable) from the Japan Credit Rating Institute (JCR)	23	49.1 billion yen	2,013 yen
Fiscal Year Ending November 2025	August: Transferred two Oedo-onsen facilities (Kimitsu and Kounkaku) and returned the sale gain of 149 million yen to unitholders as distributions for the period. September: APA Hotel (Gifu Hashima Ekimae) is scheduled to be acquired with its own funds.	-	-	2,356 yen (estimate)

Trends in investment unit prices



◆ Performance of investment unit prices from the beginning of 2023 to the most recent period: +26.8% relative to the Tokyo Stock Exchange REIT Index

*Calculation period: January 4, 2023 ~ July 22, 2025 (Calculation start date is indexed as 100)



2. Executive Summary

Executive Summary(1)



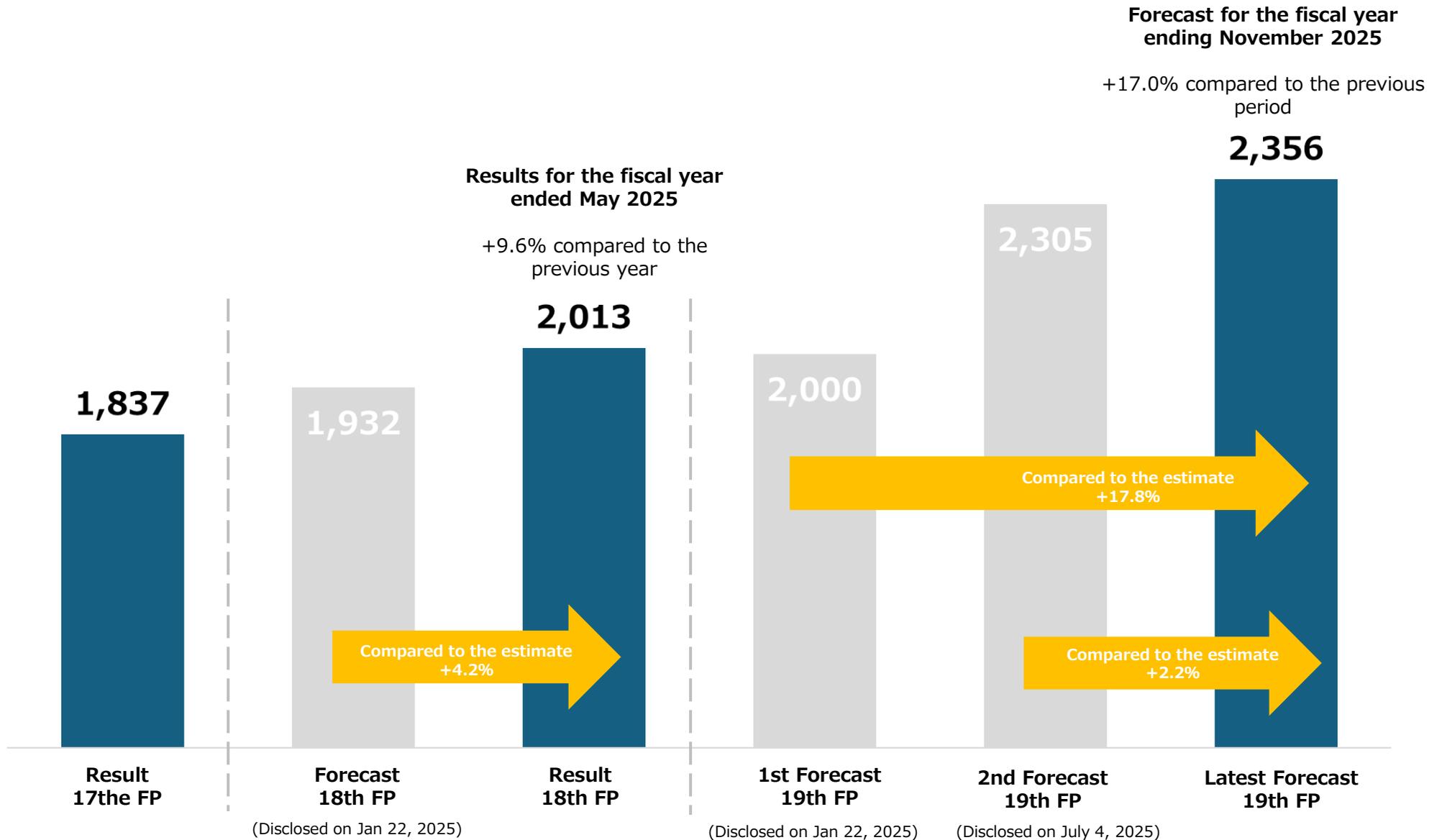
	Highlights for the fiscal year ending May 2025	Future Measures
Distribution Results and Outlook	<p>Actual DPU (including excess cash distribution) 18th fiscal period ended May. 2025 ("FP18") : 2,013 yen (+176 yen/+9.6% compared to the previous period) (+81yen/+4.2% compared to the forecast)</p> <p>Key Factors Differentiating Factors Compared to the Previous Quarter</p> <ul style="list-style-type: none"> •Increase in operating income due to the acquisition of 8 new properties through the second public offering •Increase in variable rent from Oedo hot spring facilities 	<p>Forecast DPU (including excess cash distribution) 19th fiscal period ending Nov. 2025 ("FP19") : 2,356 yen (+343 yen/+17.0% compared to the previous period) (+356 yen/+17.8% compared to the forecast)</p> <p>20th fiscal period ending May. 2026 ("FP20"): 1,968 yen (▲388 yen/▲16.5% compared to the previous period)</p> <p>Key Factors Differentiating Factors Compared to the Previous Quarter</p> <ul style="list-style-type: none"> •Fiscal year ending November 2025: Recorded profit from the sale of two Oedo-Onsen facilities (Kimitsu and Kounkaku) •Fiscal year ended May 2026: Loss of profit from the sale and incurred expenses related to the general meeting of unitholders (scheduled to be held in February 2026)
External growth	<p>◆December 2024 The second public offering of capital increase</p> <ul style="list-style-type: none"> •Acquired an additional 8 properties for a total of 13.1 billion yen •Expansion of asset size to 49.1 billion yen and appraisal value of 53.4 billion yen 	<p>◆Asset replacement for the fiscal year ending November 2025•Sales gain of 149 million yen will be recorded due to the transfer of two properties in Oedo (Kimitsu and Kounkaku)</p> <ul style="list-style-type: none"> •APA Hotel (Gifu Hashima Ekimae) scheduled to be acquired <p>◆ Aim to accumulate assets under management with a goal of about 20 billion yen per year</p>
Internal growth (Facilities for utilizing leisure time)	<p>◆Variable rent 99 million yen(+61 million yen compared to the previous fiscal year)</p> <p>Key Factors Differentiating Factors Compared to the Previous Quarter</p> <ul style="list-style-type: none"> •Variable rent incurred at Leoma •Increase in variable rent ratio due to the transition to a new rent system •Variable rent at APA Hotel <p>◆Value up construction of Oedo-Onsen facilities</p> <ul style="list-style-type: none"> •Completion of value-up construction in Ito and Ikaho, reopened as "Oedo-Onsen Monogatari Premium" •The value-up instruction of the Oedo-Onsen facility ends with the above two properties. 	<p>◆Fiscal year ending November 2025 Expected variable rent 77 million yen</p> <p>◆Fiscal year ending May 2026 Expected variable rent 87 million yen</p> <p>Major Factors of Difference in the Previous Period</p> <ul style="list-style-type: none"> •Expected to increase variable rents from 5 Oedo-Onsen facilities after value-up construction •Reoma is conservative and does not expect variable rents to occur •APA Hotel expects an increase in variable rents

Executive summary (2)



	Highlights for the fiscal year ending May 2025	Future Measures
Internal growth (Accommodation facilities)	<p>◆ Occupancy rate 97.8 %(+0.3% pt compared to the previous period)</p> <p>Key Factors Differentiating Factors Compared to the Previous Period ・Steady growth, including newly acquired properties due to the second capital increase</p> <p>◆ Rent unit price 7,082 yen/tsubo(+2.9% compared to the previous quarter) Key Factors Differentiating Factors Compared to the Previous Period ・In addition to the increase in average unit price due to the acquisition of new properties, Shin-Osaka +1.5%</p> <p>◆ Rent change rate at the time of replacement +3.2%</p>	<p>◆ Expected occupancy rate Fiscal period ending November 2025 : 97.3% Fiscal period ending May 2026 : 97.4% ・Continue to operate stably</p> <p>◆ Estimated rent : Fiscal period ending November 2025 : 7,228 yen/tsubo Fiscal period ending May 2026 : 7,266 yen/tsubo ・Aim to increase rent when replacing tenants or renewing contracts for properties with rent gaps</p>
Financial affairs	<p>◆ New borrowing ・Newly borrowed 8,848 million yen at the time of the second public offering ・Render formation expanded to 13 banks (5 new financial institutions)</p> <p>◆ Total assets LTV at the end of the fiscal year : 43.4% (Appraisal based LTV : 37.7%)</p> <p>◆ Obtained a credit rating of "A-" (stable) from the Japan Credit Rating Institute (JCR)</p>	<p>◆ Compression of debt costs ◆ Expected cruising LTV of about 40-50%</p>
ESG	<p>◆ INSURANCE BLDG Ⅷ(Toyoshiki) : CASBEE</p>	<p>◆ Promotion of Acquisition of Individual Environmental Certifications ◆ Promoting the establishment of a system for future GRESB acquisition</p>
その他	<p>◆ Sponsor investment in Same Boat Sponsorship ratio 4.3%</p> <p>◆ Same-Boat investment by asset management company management Representative of an asset management company continuously invests on the same boat using the cumulative investment system.</p> <p>◆ Unitholder Preferential Treatment System Preferential points that can be used when staying at APA Hotels are granted according to the number of investments held.</p>	

Reference: Distribution for the fiscal year ending May 2025 and November 2025 Comparison with previous forecasts



3. Financial results for the fiscal year ending May 2025 and future earnings forecasts

Distribution Results and Forecast



18th Fiscal Period Ended May 2024

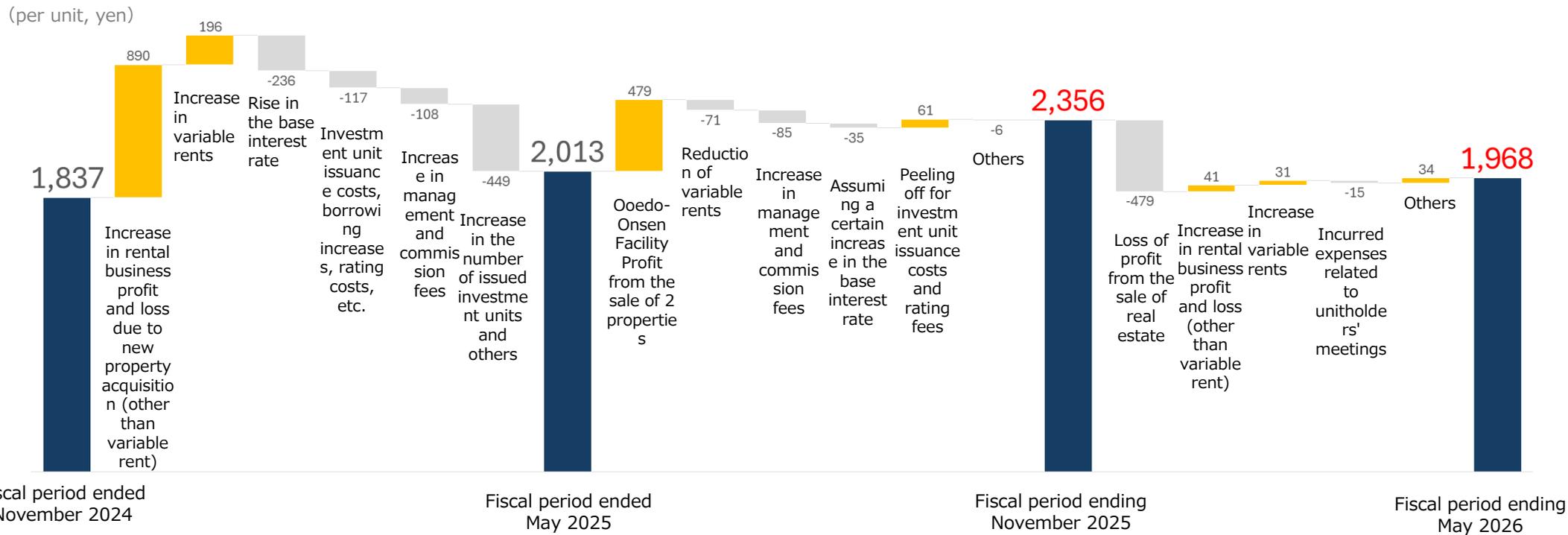
Actual DPU 2,013 yen
 (+176 yen/+9.6% compared to the previous period)

19th Fiscal Period Ending November 2025

Forecast DPU 2,356 yen
 (+343 yen/+17.0% compared to the previous period)

20th Fiscal Period Ending May 2026

Forecast DPU 1,968 yen
 (▲388 yen/▲16.5% compared to the previous period)



Financial Results for the Fiscal Year Ended May 2025



APA Investment Management

(million yen)

	24/11	25/5		25/5	
	FP17 Actual	FP18 Actual	vsFP17	FP18 Forecast	vsForecast
	(A)	(B)	Change(B-A)	(C)	Change(B-C)
Operating revenue	1,287	1,714	426	1,682	31
Facilities for utilizing leisure	1,137	1,349	211	1,320	28
Fixed Rent	1,006	1,161	154	1,161	0
Variable Rent	38	99	61	71	28
Other(incl.Secondary Rent)	92	88	▲3	88	0
Accommodation facilities	150	365	215	362	3
Rent	145	351	206	351	0
Other(incl. Utilities)	4	14	9	10	3
Gains on sales of properties	-	-	-	-	-
Operating expenses	135	194	58	187	6
Depreciation	431	461	30	465	▲3
SG & A	159	193	33	199	▲6
Operating income	560	865	304	829	35
Non-operating income	2	1	0	0	0
Non-operating expenses	132	242	110	231	11
Interest expenses	67	140	73	132	8
Borrowing-related expenses, etc.	65	102	36	98	3
Ordinary income	430	623	193	598	25
Net income	429	623	193	597	25
Distribution per Unit (yen)	1,837	2,013	176	1,932	81
Of which, excess cash distribution (yen)	13	10	▲3	10	0
NOI	1,151	1,520	368	1,494	25
Rental business profit and loss	720	1,058	338	1,029	28
Capex	189	164	▲24		
Total units outstanding (units)	235,347	311,023	75,676		
Book Value per unit (yen)	89,439	83,436	▲6,003		
Net Asset Value per unit (yen)	114,423	107,372	▲7,051		

Main causes of variance

◆ Comparing to the previous period

<Operating revenue>	+426
Increase in Fixed rent and rent (new acquisition)	+360
Increase in variable rent	+61
<Operating profit>	+304
Increase in rental business expenses and depreciation expenses (new acquisitions)	▲88
Increase in SG&A expenses (increase in management fees and commission fees due to new acquisitions)	▲33
<Net income>	+193
Increase in interest expense (increase in borrowings, increase in base interest rate)	▲73
Increase in loan-related expenses (increase in borrowings, cost of issuing investment units, rating costs, etc.)	▲36

◆ Comparing to Forecast announced on January 22, 2025)

<Operating revenue>	+31
Increase in variable rent	+28
<Net income>	+25
Increase in interest expense (increase in base interest rate)	▲8
Increase in loan-related expenses (rating costs, etc.)	▲3

Earnings forecast for the fiscal year ending November 2025 and May 2026



APA Investment Management

(million yen)

	25/5	25/11		26/5	
	FP18 Actual (A)	FP19 Forecast (B)	vsFP18 Change(B-A)	FP20 Forecast (C)	vsFP19 Change(C-B)
Operating revenue	1,714	1,841	126	1,703	▲138
Facilities for utilizing leisure	1,349	1,304	▲44	1,293	▲10
Fixed Rent	1,161	1,143	▲17	1,127	▲15
Variable Rent	99	77	▲22	87	9
Other(incl. Secondary Rental)	88	83	▲5	78	▲4
Accommodation facilities	365	387	22	409	21
Rent	351	374	22	396	21
Other(incl. Utilities)	14	13	0	13	0
Gains on sales of properties	-	149	149	-	▲149
Operating expenses	194	203	8	202	▲1
Depreciation	461	453	▲8	443	▲10
SG & A	193	219	26	211	▲7
Operating income	865	964	99	845	▲118
Non-operating income	1	1	0	1	0
Non-operating expenses	242	234	▲8	236	2
Interest expenses	140	151	11	151	0
Borrowing-related expenses, etc.	102	82	▲19	85	2
Ordinary income	623	730	106	609	▲121
Net income	623	729	106	608	▲121
Distribution per Unit (yen)	2,013	2,356	343	1,968	▲388
Of which, excess cash distribution (yen)	10	10	0	10	0
NOI	1,520	1,488	▲31	1,500	12
Rental business profit and loss	1,058	1,035	▲23	1,057	22
Capex	164	175	10	148	▲26
Total units outstanding (units)	311,023	311,023	0	311,023	0

Main causes of variance	
◆Fiscal year ending Nov. 2025	
<Operating revenue>	+126
Gain on the sale of 2 Ooedo-Onsen facilities	+149
Increase in fixed rent and rent (2 Ooedo-Onsen facilities ▲34, Gifu Hashima +15, Asset to be acquired (Note) +18)	+5
Reduction of variable rent	▲22
<Operating profit>	+99
Increase in SG&A expenses (increase in management fees and commission fees due to asset replacement)	▲26
<Net income>	+106
Increase in interest expense (expectation of a certain increase in the base interest rate)	▲11
Reduction in loan-related expenses, etc. (loss of investment unit issuance costs, rating fees, etc.)	+19
◆Fiscal Year Ending May 2026	
<Operating revenue>	▲138
Loss of profit from the sale of properties	▲149
Increase in fixed rent and rent (+2 existing properties, 2 Oedo-Onsen facilities ▲32, Gifu Hashima +16, Assets to be acquired +20)	+6
Increase in variable rent	+9
<Operating profit>	▲118
Decrease in depreciation expense (impact of asset replacement)	+10
SG&A expenses related to unitholders' meetings	▲4
SG&A expenses reduction in expenses other than expenses related to the general meeting of unitholders	+12
<Net income>	▲121
Increase in loan-related expenses (refinancing expenses)	▲2

*In the earnings forecast for the fiscal year ending November 2025 and the fiscal year ending May 2026, apart from the acquisition of APA Hotel (Gifu Hashima Ekimae) announced on July 4, 2025, although it is not a matter decided as of the date of this document, one new property (referred to as the "Expected Acquisition Asset" in the fiscal year ending November 2025) (referred to as the "Expected Acquisition Assumption Asset" in this paragraph) is not a matter that has been decided as of the date of this document. The Company expects operating revenue related to the property to be 18 million yen in the fiscal year ending November 2025 (19th fiscal year) and 38 million yen in the fiscal year ending May 2026 (20th fiscal year).

4. External growth

2nd Public Offering (December 2024)



The 2nd Public Offering		
Background of implementation	Management Issues: ① Expansion of asset size and market capitalization ② Increased liquidity of investment units ③ Portfolio risk diversification <div style="border: 1px solid gray; padding: 5px; text-align: center;"> "External growth with public offering and capital increase" is recognized as essential </div>	
Overview of the public offering	Issuance Resolution : November 18, 2024 General Offering Payment Due Date : December 2, 2024 Property acquisition date : December 3, 2024 Number of Units Issued : 75,676□ Total Procurement : 4.7 billion yen	
Acquisition property	Total acquisition price: 13.1 billion yen Acquisition Properties : 8 properties (APA HOTEL (ASAKUSABASHI EKIMAE)、APA HOTEL (NAMBAMINAMI DAIKOKUCHO EKIMAE)、Accommodation facilities 6 properties)	
Effect	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> Before execution (End of fiscal year ended November 2024) </div> <div style="font-size: 2em;">➔</div> <div style="text-align: center;"> The 2nd Public Offering </div> <div style="font-size: 2em;">➔</div> <div style="text-align: center;"> Present (As of July 23, 2025) </div> </div>	
Number of Properties	15	+ 8
Acquisition price	36.0 billion yen	+13.1 billion yen
Appraisal value	38.7 billion yen	+146 billion yen
Number of Units Issued	235,347	+75,676
Portfolio	Ooedo Onsen Facilities 86.4% Accommodation Facilities 13.6%	Acquisition : APA HOTEL (ASAKUSABASHI EKIMAE) APA HOTEL (NAMBAMINAMI DAIKOKUCHO EKIMAE)、Accommodation facilities 6 properties Ooedo Onsen Facilities 63.3% Business / City Hotel 11.7% Accommodation Facilities 25.0%
Market Cap	156 億円	-
		23.8 billion yen

*The number of units issued and the total amount of procurement are shown in the general offering and the third-party allotment of capital.

*The appraisal values listed in the column of the 2nd Public Offering are the appraisal values of the eight newly acquired properties as of December 3, 2024.

*The current market capitalization is calculated based on the closing price of 76,500 yen on the Tokyo Stock Exchange on July 22, 2025.

Asset replacement scheduled to be implemented in the fiscal year ending November 2025 (1)



Asset replacement scheduled to be implemented in the fiscal year ending November 2025			
Background of implementation	Policy: Promote portfolio risk diversification by replacing assets to increase unitholder value Specifically (1) Sale of Oedo Onsen Facility (2) Acquisition of new business hotels, city hotels, and accommodation facilities		
Transfer Overview	Scheduled to be transferred on August 29, 2025 Transfer property: Oedo Onsen Monogatari Kimitsu no Mori, Oedo Onsen Monogatari Kounkaku Planned transfer price: 1,897 million yen (total) Gain on transfer: 149 million yen (total) Reason for transfer: Since the depreciated NOI yield is below the portfolio average, it was selected as a transfer target for asset replacement.		
Acquisition Overview	Scheduled to be retrieved September 4, 2025 Acquired property: APA Hotel Planned acquisition price: 920 million yen Funds Acquired: Own funds Acquisition destination: APA Home Co., Ltd. (bridge function by APA Group)		
Effect	Before execution (End of the fiscal year ended May 2025)	Scheduled to be implemented in the fiscal year ending November 2025 Asset replacement	After execution (Scheduled for September 4, 2025)
Number of Properties	23	2 properties transferred, 1 property acquired	22
Acquisition price	49.1 billion yen	Transfer 1,859 million yen, acquisition 920 million yen	48.1 billion yen
Transfer gains and losses	-	Transfer gain 149 million yen	The remaining funds on hand are used for new property acquisitions, etc. Utilization for unitholder value enhancement measures
portfolio	Oedo Onsen Facilities 63.3% Business City Hotels 11.7% Accommodation Facilities 25.0%	Transfer Oedo Onsen Monogatari Kimitsu no Mori Transfer Oedo Onsen Monogatari Kounkaku Acquisition APA Hotel	Oedo Onsen Facilities 60.7% Business City Hotels 13.8% Accommodation Facilities 25.5%

Asset replacement scheduled to be implemented in the fiscal year ending November 2025 (2)



Selling Assets (Scheduled on August 29, 2025)



Property Name	Ooedo-Onsen Monogatari Kimitsu no Mori	Ooedo-Onsen Monogatari Kounkaku	Total
Address	Kimitsu City, Chiba	Osaki City, Miyagi	
Appraisal value	829 million yen	1,050 million yen	1,879 million yen
Book value	782 million yen	886 million yen	1,669 million yen
Actual NOI after amortization	28 million yen	34 million yen	61 million yen
Planned transfer price	847 million yen	1,050 million yen	1,897 million yen
Actual NOI yield after amortization	3.3%	3.2%	3.2%
Profit on sales	29 million yen	120 million yen	149 million yen

Acquisition (Scheduled on September 4, 2025)



Property Name	APA Hotel (GIFU HASHIMA EKIMAE)
Address	Hashima City, Gifu
Appraisal value	926 million yen
Assume NOI after amortization	47 million yen
Planned acquisition price	920 million yen
Expected NOI yield after amortization	5.1%

*Book value: This is the estimated book value estimated by the asset management company as of the scheduled transfer date.

*Actual NOI after amortization: The total value of actual NOI after amortization for the fiscal year ending November 2024 and May 2025.

*Estimated NOI after depreciation: This is the estimated value estimated by the asset management company.

*Transfer gain/loss: This is a reference figure estimated by the asset manager as the difference between the planned transfer price, the book value, and transfer-related expenses, and may differ from the actual transfer profit or loss.

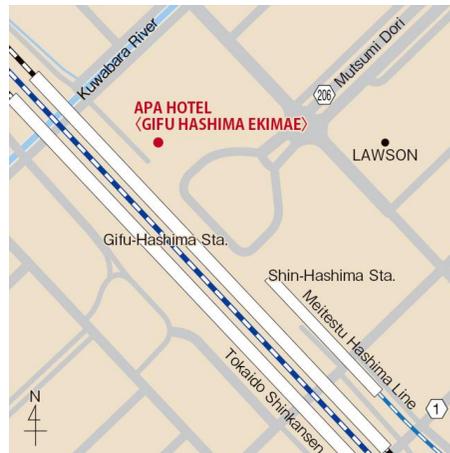
Assets scheduled to be acquired in September 2025



APA HOTEL <GIFU HASHIMA EKIMAE>



location	1-72, Asahira, Fukujucho, Hashima-city, Gifu
Site area	1,024.78㎡
Total floor area	2,980.60㎡
Operator	Nishimachi Co., Ltd.
Year of completion	1996
Number of rooms	146
Rent form	Fixed Rent + Variable Rent (Sales-Linked)



Location Features

- 1 minute walk from the north exit of Tokaido Shinkansen "Gifu Hashima" station.
- Gifu Hashima Station is one stop from Nagoya Station on the Tokaido Shinkansen (10 minutes).
- In addition to tourism demand for tourist destinations such as Gifu Castle, Ogaki Castle, and Sekigahara Ancient Battlefield, it also captures business demand due to good access to central Nagoya by the Tokaido Shinkansen and the closest Shinkansen station to Gifu Hashima Interchange and Anhachi Smart Interchange Industrial Park

Features of the property

- Number of rooms: 146 (94 singles, 32 semi-doubles, 1 double, 16 twins, 2 triples, 1 force)

Overview of the lease agreement

- Contract period: August 21, 2025 ~ August 20, 2045 (20 years)
- Rent type: Fixed rent + variable rent (sales-linked)
- Lessee: Nishimachi Co., Ltd. (a member of the APA Hotels & Resorts franchise)

Operational results: Occupancy rate, ADR, and RevPAR trends

	In 2024	In 2025				
	12月	January	February	March	April	May
Room occupancy	84.0%	76.1%	78.5%	87.6%	89.3%	77.7%
ADR	6,627	5,649	5,895	6,143	6,986	6,873
RevPAR	5,567	4,299	4,628	5,413	5,023	4,971
	June	July	August	September	October	November
Room occupancy	73.9%	81.1%	86.5%	80.7%	86.2%	89.7%
ADR	5,905	6,534	7,138	6,027	6,215	7,848
RevPAR	4,364	5,297	6,171	4,862	5,355	7,043

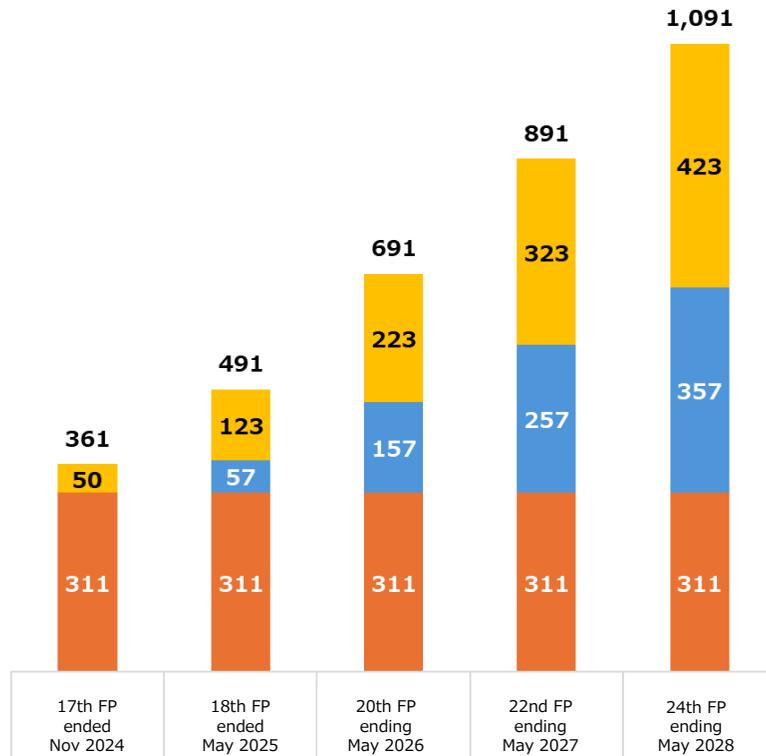
Portfolio Building Policy and Asset Size Expansion Image



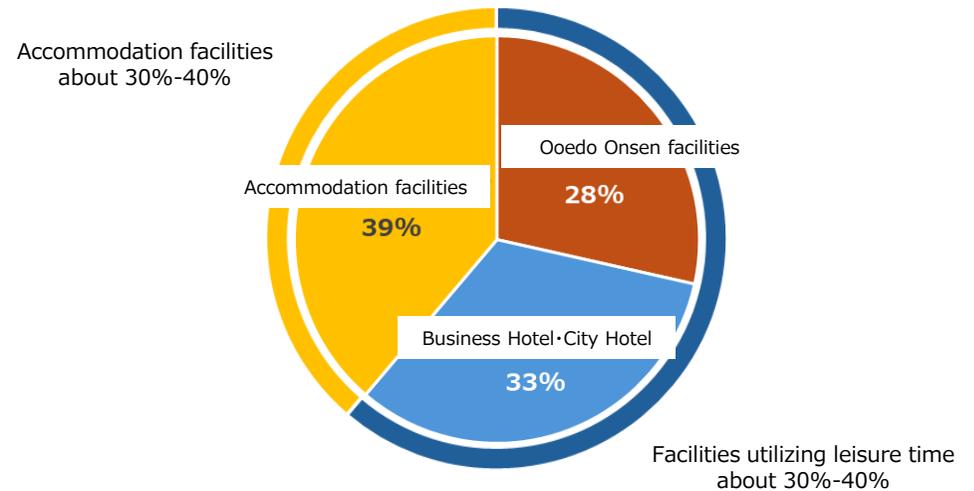
Portfolio Building Policy

- ◆ In order to maintain and grow stable distributions, we will expand the scale of assets, replace assets, and reduce the proportion of Ooedo-Onsen facilities.
- ◆ We will combine business hotels city hotels and accommodation facilities in a well-balanced manner, and aim to accumulate assets under management with a goal of about 20 billion yen per year.
- ◆ Business hotels and city hotels: In addition to the network of asset management companies, we proceed with property acquisition with the cooperation of sponsors.
- ◆ Accommodation facilities: Utilize the network of asset management companies to acquire properties with rent levels that are expected to have stable rental demand.

Image of asset scale expansion (million yen)



Portfolio image at the time of asset size of 100 billion yen



5. Internal growth

Operational status of Facilities for utilizing leisure time

(1) Main indicators



Fiscal Period Ended May 2025

◆ Ooedo-Onsen Facilities

- RevPAR +7.7% year-on-year (fiscal period ended May 2024)
- In July, the value up work of Ito and Ikaho was completed, and it was reopened as "Oedo Onsen Monogatari Premium"

◆ APA Hotel:

- RevPAR +20.0% in Asakusabashi, +27.7% in Daikokucho compared to the same period last year (fiscal year ended May 2024)

Future Policies and Measures

◆ Ooedo-Onsen Facilities

- Increase variable rents from 5 properties that have already been value-added (Ise-Shima, Atami, Kinugawa, Ito, and Ikaho)

◆ APA Hotel

- Increase variable rent

	24/5 FP16 Actual	24/11 FP17 Actual	25/5 FP18 Actual		25/11 FP19 Forecast		26/5 FP20 Forecast		
			YoY	vsFP17		vsFP18		vsFP19	
Ooedo-Onsen facilities									
Occupancy	72.3%	83.2%	78.0%	+5.7%pt	▲5.2%pt	83.1%	+5.1%pt	78.6%	▲4.5%pt
ADR	34,622 yen	35,141 yen	34,537 yen	▲0.2%	▲1.7%	37,114 yen	+7.5%	36,460 yen	▲1.8%
RevPAR	25,020 yen	29,244 yen	26,938 yen	+7.7%	▲7.9%	30,842 yen	+14.5%	28,658 yen	▲7.1%
H-1 APA Hotel (ASAKUSABASHI EKIMAE)									
Occupancy	97.3%	99.3%	99.7%	+2.4%pt	+0.4%pt	99.7%	+0.0%pt	99.7%	+0.0%pt
ADR	10,866 yen	10,665 yen	12,722 yen	+17.1%	+19.3%	12,722 yen	+0.0%	12,722 yen	+0.0%
RevPAR	10,573 yen	10,589 yen	12,688 yen	+20.0%	+19.8%	12,688 yen	+0.0%	12,688 yen	+0.0%
H-2 APA Hotel (NAMBAMINAMI DAIKOKUCHO EKIMAE)									
Occupancy	89.3%	89.1%	91.0%	+1.7%pt	+1.9%pt	91.0%	+0.0%pt	91.0%	+0.0%pt
ADR	8,289 yen	8,983 yen	10,392 yen	+25.4%	+15.7%	10,392 yen	+0.0%	10,392 yen	+0.0%
RevPAR	7,406 yen	8,064 yen	9,458 yen	+27.7%	+17.3%	9,458 yen	+0.0%	9,458 yen	+0.0%

Operation status of Facilities for utilizing leisure time

(2) Variable rent



Fiscal Period ended May 2025 (18th period)	Fiscal Period Ending November 2025 (19th Period)	Fiscal Period Ending May 2026 (20th Period)
Results: 99 million yen Major year-on-year fluctuations ・Leoma: Variable rents are incurred due to the strong performance of "Hotel Leoma no Mori" ・Ise-Shima, Atami, Kinugawa: Value-up construction contributes to profits ・Awara: Transition to a new rent system and increase in variable rent ratio ・APA Hotel: Variable rent incurred	Assumptions for earnings forecasts: 77 million yen Major year-on-year fluctuations ・Leoma: Conservatively do not expect variable rents to occur ・5 properties that have already undergone value-up construction: Expected to contribute to the profit of value-up construction ・APA Hotel: Expected to increase based on recent results	Assumptions for earnings forecasts: 87 million yen Major year-on-year fluctuations ・Leoma: Conservatively do not expect variable rents to occur ・5 properties that have already undergone value-up construction: Expected to contribute to the profit of value-up construction ・APA Hotel: Expected to increase based on recent results

(thousand yen)	23/11 FP15 Actual	24/5 FP16 Actual	24/11 FP17 Actual	25/5 FP18 Actual	Forecast on Jan. 2025	25/11 FP19 Forecast	26/5 FP20 Forecast	Fiscal Year in which VU Contributes to Full-Year Revenue	Main causes of variance
Ooedo-Onsen facilities									
S-1 Reoma Resort	-	6,933	-	21,102	6,439	-	-	-	Variable rents are not expected in the 19th and 20th periods
S-2 Ise-shima (Premium)	5,925	7,691	7,869	8,323	8,592	8,787	9,807	FP19~	Profit contribution of value-added construction
S-3 Ito (Premium)	-	8,734	8,804	8,259	7,543	9,756	12,986	FP21~	Profit contribution of value-added construction
S-4 Atami (Premium)	5,312	6,273	7,143	8,541	7,646	9,796	9,518	FP21~	Profit contribution of value-added construction
S-5 Toi	5,422	6,355	-	-	-	-	-	-	Variable rents are not expected in the 19th and 20th periods
S-6 Awara	-	3,806	5,037	34,176	24,927	28,509	32,627	-	Transition to a new rent system after FP18 (increase in variable rent ratio)
S-8 Ikaho (Premium)	-	4,447	4,016	4,087	-	4,640	5,006	FP21~	Profit contribution of value-added construction
S-9 Kimitsu	-	2,384	-	-	-	-	-	-	Scheduled to be transferred in August 2025
S-11 Kounkaku	-	-	-	-	-	-	-	-	Scheduled to be transferred in August 2025
S-12 Knugawa (Premium)	-	-	-	8,096	8,158	8,667	9,197	FP19~	Profit contribution of value-added construction
S-14 Higashiyama	-	5,665	5,414	5,323	6,384	-	-	-	Variable rents are not expected in the 19th and 20th periods
Sub total	16,660	52,291	38,286	97,911	69,691	70,157	79,144		
Business Hotel・City Hotel									
H-1 Asakusabashi	-	-	-	646	646	4,029	4,137	-	Based on recent results
H-2 Daikokucho	-	-	-	998	998	3,228	3,839	-	Based on recent results
H-3 Gifu Hashima	-	-	-	-	-	-	-	-	Scheduled to be acquired in September 2025
Sub total	-	-	-	1,645	1,645	7,258	7,976		
Total variable rent	16,660	52,291	38,286	99,556	71,336	77,416	87,121		
vs previous FP	-	35,631	38,233	61,270	33,050	▲22,140	9,705		

*The expected value of variable rent is independently calculated by the asset management company based on the actual results and business plan obtained from the tenant, and does not guarantee its realization.

Operation status of Facilities for utilizing leisure time (3) Ooedo-Onsen facilities that have been value-added



APA Investment Management

Ooedo-Onsen Monogatari Premium Ise-Shima



Ooedo-Onsen Monogatari Premium Atami



Ooedo-Onsen Monogatari Premium kinugawa



Ooedo-Onsen Monogatari Premium Ikaho
(Reopened on July 7, 2025)



Ooedo-Onsen Monogatari Premium Ito Hotel New Okabe
(Reopened on July 11, 2025)



Operational status of Accommodation facilities



Fiscal Period Ended May 2025

- ◆ Portfolio Utilization Ratio: 97.8% (+0.3%pt compared to the previous period)
- ◆ Steady growth, including newly acquired properties in December 2024
- ◆ Rent : 7,082 yen/tsubo (+2.9% compared to the previous period)
- ◆ In addition to the increase in average rent to the incorporation of newly acquired properties, Shin-Osaka +1.5%

Future Policies and Measures

- ◆ Continue to operate stably
- ◆ K.Ryokuchi: The lease contract for one building ends at the end of March 2025. From the fiscal period ending November 2025, the rent is expected to exceed the time of the lease contract for one building.
- ◆ For properties with rent gaps, aim to increase rents at the time of tenant replacement and contract renewal

		24/11 FP17 Actual	25/5 FP18 Actual	25/11 FP19 Forecast	26/5 FP20 Forecast
Occupancy					
A-1	L Place Miyazakidai (Whole Building Rental)	100.0%	100.0%	100.0%	100.0%
A-2	JMR Residence Shin-Osaka	98.4%	99.3%	97.1%	97.2%
A-3	K.Ryokuchi	100.0%	99.5%	97.0%	97.0%
A-4	Fiel Hakusankoen Niigata Hakusankoen building	94.6%	94.7%	95.9%	96.2%
A-5	INSURANCE BLDG Ⅷ (Toyoshiki)	-	98.0%	97.0%	97.0%
A-6	Urban Flats Shin-Kawasaki (Whole Building Rental)	-	100.0%	100.0%	100.0%
A-7	Oshiage Park Square	-	95.7%	97.4%	97.4%
A-8	U residence Kitami	-	95.6%	95.0%	95.0%
A-9	U residence Musashi-Koganei	-	98.0%	95.0%	95.0%
A-10	T's eco Kawasaki	-	97.1%	96.8%	97.4%
Total		97.5%	97.8%	97.3%	97.4%
Average Rent (yen/Tsubo)					
A-1	L Place Miyazakidai (Whole Building Rental)	7,340	7,340	7,340	7,340
A-2	JMR Residence Shin-Osaka	7,218	7,328	7,360	7,379
A-3	K.Ryokuchi	7,164	6,891	7,772	7,801
A-4	Fiel Hakusankoen Niigata Hakusankoen building	6,307	6,290	6,254	6,344
A-5	INSURANCE BLDG Ⅷ (Toyoshiki)	-	6,003	6,003	6,003
A-6	Urban Flats Shin-Kawasaki (Whole Building Rental)	-	4,690	4,690	4,690
A-7	Oshiage Park Square	-	9,792	9,815	9,850
A-8	U residence Kitami	-	8,710	8,785	8,785
A-9	U residence Musashi-Koganei	-	7,994	8,110	8,110
A-10	T's eco Kawasaki	-	10,454	10,474	10,475
Total		6,883	7,082	7,221	7,266

Rent Gap (Residential Part)

+6.8%

*Rent gap: The difference between the current rent and the market rent
 *Current rent: Rent unit price listed on the rental roll at the end of May 2025 (based on exclusive area)
 *Market rent: New rent as stated in the appraisal report at the end of the fiscal year ending May 2025

Rent change rate at the time of replacement (Residential part)

+3.2%

*Rate of change between the total amount of new rent and the total amount of old rent for all rental rooms that have been replaced

*For K.Ryokuchi, the lease agreement with the lessee who had leased the building in one lump sum and subleased it to individual sub-lessee ended at the end of March 2025, so the unit rent price from the 17th to the 20th period is calculated based on the exclusive area of the property.

6. Financial Situation

Financial Situation (1)



Fiscal Period Ended May 2025

- ◆ In December 2024, the company borrowed 8,848 million yen in new loans during the second public offering, and five new financial institutions joined the syndicate, expanding the bank formation to 13 banks.
- ◆ Total assets LTV at the end of the period: 43.4% (Appraisal based LTV 37.7%)
- ◆ Average All-In Spread: 1.0%
- ◆ Acquired a credit rating of "A-" from the Japan Credit Rating Institute (JCR) (outlook: stable)

Future Policies and Measures

- ◆ Debt cost compression
- ◆ Expected cruising LTV of about 40-50%
- ◆ Acquisition capacity up to 50% LTV Approximately 6.5 billion yen (assumed by the end of the fiscal year ending May 2025)

Borrowings Implemented in the Fiscal Period Ended May 2025

Borrowing date	Use of funds	Borrowing Period	Base Interest Rate	Spread	Borrowing amount	Borrow it first
2024/12/3	Property Acquisition	3 years	JPY TIBOR	0.800%	8,748 million yen	A syndicate with Sumitomo Mitsui Banking Corporation as an arranger
		1 year	JPY TIBOR	0.600%	100 million yen	Sumitomo Mitsui Banking Corporation
2025/2/28	Repayment of existing loans	1 year	JPY TIBOR	0.600%	195 million yen	Sumitomo Mitsui Banking Corporation
2025/5/30	Repayment of existing loans	1 year 9 months	JPY TIBOR	0.675%	728million yen	Sumitomo Mitsui Trust Banking Corporation

Interest-bearing debt situation

	End of November 2023	End of May 2024	End of November 2024	End of fiscal period ending May 2025
Interest-bearing liabilities	12,888 million yen	12,736 million yen	12,589 million yen	21,290 million yen
Total Assets LTV	36.4 %	36.0 %	35.6 %	43.4 %
Average loan-term	1.5 years	2.5 years	2.5 years	2.7 years
Average Remaining Life	0.9 years	2.2 years	1.7 years	1.8 years
Average all-in spread	1.9 %	1.1 %	1.1 %	1.0 %

*Average all-in spread: The sum of the spread for each interest-bearing debt (the value that does not include the base interest rate in the applicable interest rate) and the value of the loan fee (upfront fee) converted to an annualized rate, is calculated by the weighted average of the interest-bearing debt balance at the end of the fiscal year.

Financial Situation (2)



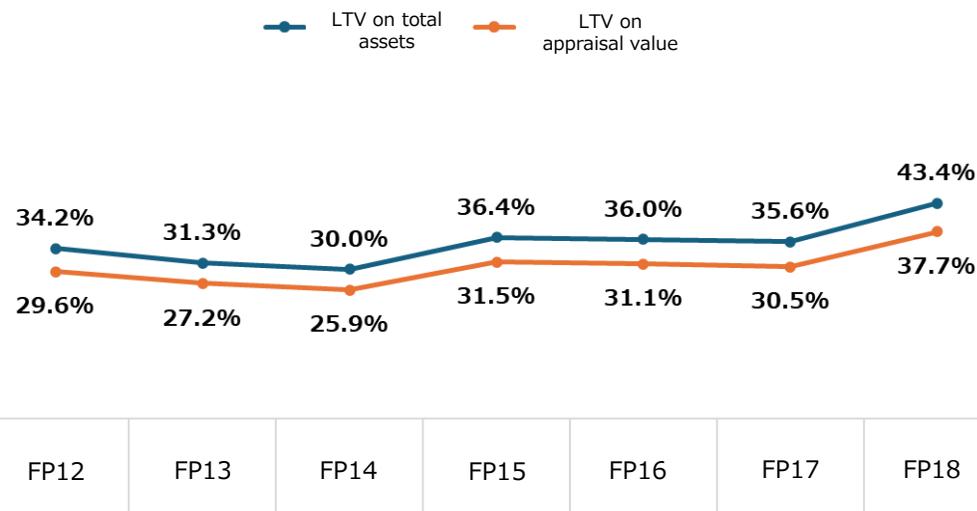
Lender Formation (million Yen)

Lender	As of Nov.30, 2024		As of May 31, 2025	
	Borrowing Amount	Share	Borrowing Amount	Share
1 Sumitomo Mitsui Banking Corporation	5,921	47.0%	8,600	40.4%
2 The Tokyo Star Bank	2,189	17.4%	3,778	17.7%
3 San ju San Bank	1,372	10.9%	1,850	8.7%
4 Sumitomo Mitsui Trust Bank	739	5.9%	1,728	8.1%
5 Aozora Bank	983	7.8%	967	4.5%
6 The Ogaki Kyoritsu Bank	390	3.1%	880	4.1%
7 Kiraboshi Bank	500	4.0%	500	2.3%
8 Suruga Bank *New	-	-	500	2.3%
9 The Senshu Ikeda Bank *New	-	-	500	2.3%
10 The Minato Bank *New	-	-	500	2.3%
11 Kansai Mirai Bank *New	-	-	500	2.3%
12 The Nishi-Nippon City Bank *New	-	-	500	2.3%
13 Resona Bank	491	3.9%	483	2.3%
Total Interest-bearing Debt	12,589	100%	21,290	100%

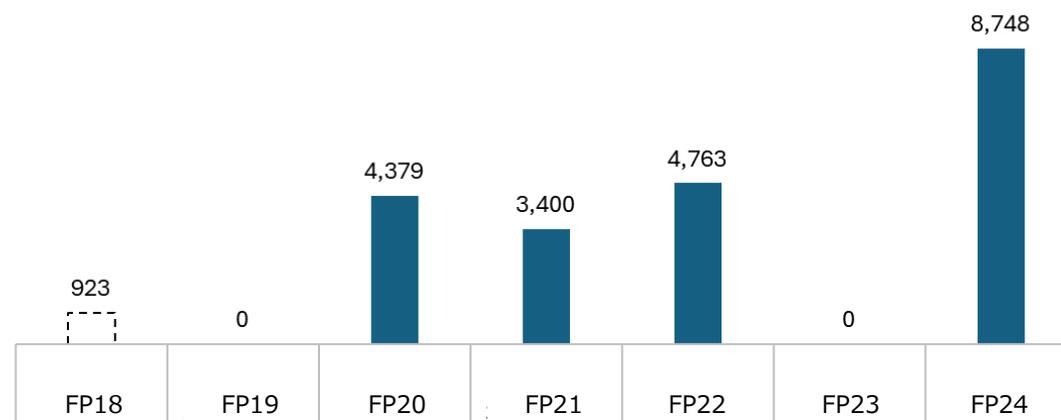
Credit Rating

JCR **A-** (Outlook : Stable)

LTV



Dispersion of repayment deadlines (as of the end of the fiscal year ending May 2025) (million yen)



*Distribution of repayment maturities: The balance of each interest-bearing liability as of the end of the fiscal year ending May 2025 and the fiscal year to which the repayment due falls is listed.

7. ESG

Status of Environmental Certification

INSURANCE BLDG Ⅷ(Toyoshiki)

Acquired CASBEE real estate appraisal certification (May 2025)



Percentage of assets that have obtained environmental certification
7.5%

(Based on total floor area at the end of the fiscal year ended May 2025)

- ◆ Fiel Hakusan Koen・Niigata Hakusan Koen Building (CASBEE)
- ◆ INSURANCE BLDG Ⅷ (Toyoshiki) (CASBEE)
- ◆ Toi Marine Hotel (BELS)

Status of Green Lease Agreements

Entire portfolio 92.2% (Leisure facilities 100%)
(Accommodation Facilities 39.6%)

(Based on leased area at the end of the fiscal year ending May 2025)

Energy Reduction Status (Applicable Period: April 1, 2024 ~ March 31, 2025)

◆ **Energy reduction targets** (established in August 2023)

By the fiscal year ending March 2031, the Oedo Onsen facility will be reduced by 10% per unit compared to the fiscal year ending March 2019.

Eligible items	unit	Fiscal period ended March 2019 Usage	Fiscal period ended March 2025 Usage	Reduction status (Difference)
electric power	GJ	269,598	236,205	▲12.4%
Fuel (gas, heavy oil, kerosene)	GJ	154,490	136,457	▲11.7%
Water	m ³	594	437	▲26.4%
Waste Emissions	kg	1,573,633	1,074,297	▲31.7%

Future ESG Policy

- ◆ Promotion of Acquisition of Individual Environmental Certifications
- ◆ Building a system for obtaining GRESB in the future

*CASBEE: Comprehensive Performance Evaluation System for the Built Environment

*BELS: Building Energy Saving Performance Labeling System

*GRESB: Global Real Estate Sustainability Benchmark

Appendix



Establishment	1971	
Capital	328.2billion yen	
Representative	Chairman CEO	Toshio Motoya Isshi Motoya

Consolidated Sales

226billion yen

*Results for the fiscal year ended
November 2024

Consolidated ordinary income

79.6billion yen

*Results for the fiscal year ended
November 2024

Domestic APA Hotel Brands

316Hotels **78,509**Rooms

*As of July 16, 2025 (under construction and design, including FC)

APA Hotel Network

990Hotels **138,394**rooms

*As of July 16, 2025, the total number of directly managed, FC, and APA hotels
(under construction, design, including overseas)

Portfolio as of the end of the fiscal year ended May 2025



APA Investment Management

(thousand yen)

No.	Property name	Address	Acquisition date	Construction Date	Age of building (year)	Rentable area (㎡)	Number of Guest rooms/ Rentable Room (room)	Acquisition Price	Share	Appraisal NOI yield before depreciation	Appraisal NOI yield after depreciation
Business Hotel / City Hotel											
H-1	APA HOTEL (ASAKUSABASHI EKIMAE)	Taito-ku, Tokyo	2024/12	2010/3	15.2	3,706.56	180	4,160,000	8.5%	4.2%	3.9%
H-2	APA HOTEL (NAMBAMINAMI DAIKOKUCHO EKIMAE)	Osaka-city, Osaka	2024/12	2018/11	6.5	2,504.70	118	1,581,000	3.2%	4.9%	4.1%
Subtotal					12.8	6,211.26	298	5,741,000	11.7%	4.4%	4.0%
Facilities for utilizing leisure time											
S-1	Ooedo-Onsen Monogatari Reoma Resort	Marugame city, Kagawa	2016/9	1991/3	34.2	63,838.25	241	9,697,869	19.8%	7.0%	5.0%
S-2	Ooedo-Onsen Monogatari Premium Ise-shima	Shima city, Mie	2016/9	1973/2	52.3	9,782.37	83	3,656,900	7.4%	6.2%	3.1%
S-3	Ito Hotel New Okabe	Ito city, Shizuoka	2016/9	1990/11	34.6	10,211.46	73	2,657,800	5.4%	6.1%	3.6%
S-4	Ooedo-Onsen Monogatari Premium Atami	Atami city, Shizuoka	2016/9	1959/2	66.3	8,469.22	76	3,000,900	6.1%	6.7%	4.3%
S-5	Ooedo-Onsen Monogatari Toi Marine Hotel	Izu city, Shizuoka	2016/9	1974/10	50.7	6,125.84	64	1,910,900	3.9%	6.3%	2.9%
S-6	Ooedo-Onsen Monogatari Awara	Awara city, Fukui	2016/9	1972/10	52.7	14,132.27	95	1,901,200	3.9%	7.3%	4.8%
S-8	Ooedo-Onsen Monogatari Ikaho	Shibukawa city, Gunma	2016/9	1983/11	41.6	5,177.18	40	1,299,800	2.6%	6.2%	4.0%
S-9	Ooedo-Onsen Monogatari Kimitsu-no-mori	Kimitsu city, Chiba	2016/9	1996/3	29.2	8,660.20	41	819,650	1.7%	6.5%	4.1%
S-11	Ooedo-Onsen Monogatari Kounkaku	Osaki city, Miyagi	2017/12	1965/12	59.5	10,843.89	98	1,040,000	2.1%	7.9%	3.1%
S-12	Ooedo-Onsen Monogatari Premium Kinugawa Kanko Hotel	Nikko city, Tochigi	2017/12	1981/8	43.8	22,402.38	172	3,870,000	7.9%	9.3%	5.8%
S-14	Ooedo-Onsen Monogatari Higashiyama Grand Hotel	Aizuwakamatsu city, Fukushima	2017/12	1964/9	60.7	16,602.03	123	1,230,000	2.5%	9.2%	4.1%
Subtotal					44.9	176,245.09	1,106	31,085,019	63.3%	7.1%	4.4%
Accommodation facilities											
A-1	L Place Miyazakidai	Kawasaki city, Kanagawa	2023/9	1992/1	33.4	1,993.01	85	1,053,000	2.1%	4.4%	4.3%
A-2	JMR Residence Shin-Osaka	Osaka city, Osaka	2023/9	1994/4	31.1	2,911.95	70	1,255,000	2.6%	4.7%	4.4%
A-3	K.Ryokuchi	Suita city, Osaka	2023/9	1998/3	27.2	1,992.30	88	990,000	2.0%	4.5%	4.2%
A-4	Fiel Hakusankoen Niigata Hakusankoen building	Niigata city, Niigata	2023/9	2004/10	20.6	4,446.05	97	1,600,000	3.3%	5.2%	4.3%
A-5	INSURANCE BLDG VIII (Toyoshiki)	Kashiwa-city, Chiba	2024/12	2007/1	18.3	4,611.03	60	1,590,000	3.2%	5.1%	4.3%
A-6	Urban Flats Shin-Kawasaki	Kawasaki-city, Kanagawa	2024/12	1999/3	26.3	3,758.77	54	1,259,000	2.6%	5.2%	4.7%
A-7	Oshiage Park Square	Sumida-ku, Tokyo	2024/12	1991/9	33.7	2,882.83	97	2,163,000	4.4%	4.0%	3.9%
A-8	U residence Kitami	Komae-city, Tokyo	2024/12	1986/7	38.9	982.86	52	510,000	1.0%	4.4%	4.1%
A-9	U residence Musashi-Koganei	Koganei-city, Tokyo	2024/12	1988/5	37.1	1,249.08	41	595,000	1.2%	4.4%	4.2%
A-10	T's eco Kawasaki	Kawasaki-city, Kanagawa	2024/12	1991/4	34.2	1,906.59	69	1,250,000	2.5%	4.6%	4.3%
Subtotal					28.8	26,734.47	713	12,265,000	25.0%	4.7%	4.2%
Total					37.1	209,190.82	-	49,091,019	100.0%	6.2%	4.3%

*Building age: For properties with multiple acquisition and construction dates, the oldest year is listed, and the total column lists the average age of the building (the sum of the weighted average value of the acquisition price of each property).

*Pre-amortization appraisal NOI yield: The acquisition price ÷ the annual NOI stated in the appraisal report. The total column lists the average value.

*Appraisal NOI yield after depreciation: (annual NOI stated in the appraisal report - depreciation expense for the fiscal years ending November 2025 and May 2026 estimated by the asset management company) ÷ acquisition price. The total column lists the average value.

Appraisal status as of the end of the fiscal year ended May 2025



APA Investment Management

(thousand yen)

No.	Property name	AcquisitionPrice	November 2024 (17th Fiscal Period)			May 2025 (18th Fiscal Period)			Change	
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate
Business Hotel / City Hotel										
H-1	APA HOTEL (ASAKUSABASHI EKIMAE)	4,160,000	-	-	-	4,184,143	4,800,000	3.60%	-	-
H-2	APA HOTEL (NAMBAMINAMI DAIKOKUCHO EKIMAE)	1,581,000	-	-	-	1,590,817	1,850,000	4.10%	-	-
	Subtotal	5,741,000	-	-	-	5,774,961	6,650,000	-	-	-
Facilities for utilizing leisure time										
S-1	Ooedo-Onsen Monogatari Reoma Resort	9,697,869	9,143,820	8,700,000	6.00%	9,046,561	8,700,000	6.00%	0	0.00%
S-2	Ooedo-Onsen Monogatari Premium Ise-shima	3,656,900	2,993,430	3,830,000	5.60%	2,964,107	3,830,000	5.60%	0	0.00%
S-3	Ito Hotel New Okabe	2,657,800	2,413,084	2,820,000	5.10%	2,442,792	2,820,000	5.10%	0	0.00%
S-4	Ooedo-Onsen Monogatari Premium Atami	3,000,900	2,620,843	3,470,000	5.10%	2,585,820	3,470,000	5.10%	0	0.00%
S-5	Ooedo-Onsen Monogatari Toi Marine Hotel	1,910,900	1,614,483	2,020,000	5.60%	1,603,802	2,020,000	5.60%	0	0.00%
S-6	Ooedo-Onsen Monogatari Awara	1,901,200	1,863,237	2,020,000	5.90%	1,812,427	2,020,000	5.90%	0	0.00%
S-8	Ooedo-Onsen Monogatari Ikaho	1,299,800	1,191,576	1,360,000	5.30%	1,177,167	1,360,000	5.30%	0	0.00%
S-9	Ooedo-Onsen Monogatari Kimitsu-no-mori	819,650	796,532	829,000	5.30%	787,458	829,000	5.30%	0	0.00%
S-11	Ooedo-Onsen Monogatari Kounkaku	1,040,000	899,800	1,050,000	5.50%	890,897	1,050,000	5.50%	0	0.00%
S-12	Ooedo-Onsen Monogatari Premium Kinugawa Kanko Hotel	3,870,000	3,235,222	6,070,000	5.20%	3,169,140	6,070,000	5.20%	0	0.00%
S-14	Ooedo-Onsen Monogatari Higashiyama Grand Hotel	1,230,000	1,045,888	1,420,000	5.90%	1,033,088	1,420,000	5.90%	0	0.00%
	小計	31,085,019	27,817,919	33,589,000	-	27,513,265	33,589,000	-	0	-
Accommodation facilities										
A-1	L Place Miyazakidai	1,053,000	1,077,971	1,120,000	3.90%	1,077,125	1,120,000	3.90%	0	0.00%
A-2	JMR Residence Shin-Osaka	1,255,000	1,286,285	1,370,000	3.70%	1,284,647	1,420,000	3.70%	50,000	0.00%
A-3	K.Ryokuchi	990,000	1,021,801	1,050,000	3.70%	1,022,379	1,050,000	3.70%	0	0.00%
A-4	Fiel Hokusankoen Niigata Hokusankoen building	1,600,000	1,645,090	1,600,000	4.60%	1,640,138	1,600,000	4.60%	0	0.00%
A-5	INSURANCE BLDG VIII (Toyoshiki)	1,590,000	-	-	-	1,661,042	1,820,000	4.00%	-	-
A-6	Urban Flats Shin-Kawasaki	1,259,000	-	-	-	1,310,091	1,430,000	3.90%	-	-
A-7	Oshiage Park Square	2,163,000	-	-	-	2,260,071	2,210,000	3.50%	-	-
A-8	U residence Kitami	510,000	-	-	-	525,507	534,000	3.90%	-	-
A-9	U residence Musashi-Koganei	595,000	-	-	-	611,109	608,000	3.90%	-	-
A-10	T's eco Kawasaki	1,250,000	-	-	-	1,282,816	1,390,000	3.80%	-	-
	Subtotal	12,265,000	5,031,148	5,140,000	-	12,674,929	13,182,000	-	0	-
Total		49,091,019	32,849,068	38,729,000	-	45,963,156	53,421,000	-	50,000	-

*Reduction yield: The reduction yield in the direct reduction method is described.

Oedo-Onsen facilities Operation Results



Oedo-Onsen facilities Total

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	75.9%	80.1%	72.3%	83.2%	78.0%
ADR	31,716	34,301	34,622	35,141	34,537
RevPAR	24,065	27,467	25,020	29,244	26,938

S-1 Oedo-Onsen Monogatari Reoma Resort

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	70.6%	79.0%	72.4%	78.3%	75.6%
ADR	34,465	36,541	36,516	37,138	33,631
RevPAR	24,343	28,867	26,437	29,079	25,425

S-2 Oedo-Onsen Monogatari Premium Ise-shima

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	82.7%	84.4%	85.0%	79.3%	83.1%
ADR	35,475	37,569	40,541	45,743	42,965
RevPAR	29,348	31,708	34,459	36,274	35,703

S-3 Ito Hotel New Okabe

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	82.5%	84.4%	79.7%	85.2%	96.9%
ADR	33,742	34,824	36,442	32,973	35,330
RevPAR	27,829	29,391	29,044	28,092	34,234

S-4 Oedo-Onsen Monogatari Premium Atami

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	87.1%	82.7%	82.4%	89.2%	89.5%
ADR	34,382	39,960	39,748	43,507	48,286
RevPAR	29,959	33,046	32,752	38,808	43,215

S-5 Oedo-Onsen Monogatari Toi Marine Hotel

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	78.3%	77.9%	74.6%	80.2%	80.6%
ADR	29,929	34,957	32,106	31,687	29,240
RevPAR	23,448	27,231	23,951	25,412	23,567

S-6 Oedo-Onsen Monogatari Awara

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	74.1%	76.1%	67.4%	83.9%	71.1%
ADR	26,895	33,512	35,407	36,341	32,633
RevPAR	19,931	25,502	23,864	30,490	23,202

S-8 Oedo-Onsen Monogatari Ikaho

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	87.6%	91.5%	83.5%	96.8%	92.1%
ADR	34,121	35,596	34,696	34,818	34,752
RevPAR	29,889	32,570	28,971	33,703	32,006

S-9 Oedo-Onsen Monogatari Kimitsu-no-mori

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	87.7%	82.1%	84.7%	91.0%	91.3%
ADR	30,474	31,735	31,445	29,674	30,245
RevPAR	26,726	26,054	26,633	27,003	27,613

S-11 Oedo-Onsen Monogatari Kounkaku

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	64.3%	65.7%	60.9%	69.8%	67.6%
ADR	27,350	27,437	27,591	26,714	25,968
RevPAR	17,579	18,026	16,802	18,646	17,554

S-12 Oedo-Onsen Monogatari Premium Kinugawa Kanko Hotel

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	76.0%	84.2%	59.5%	91.8%	70.9%
ADR	31,478	33,650	37,303	38,356	38,448
RevPAR	23,921	28,333	22,195	35,210	27,259

S-14 Oedo-Onsen Monogatari Higashiyama Grand Hotel

Fiscal Period	23/5 FP14	23/11 FP15	24/5 FP16	24/11 FP17	25/5 FP18
Occupancy	71.4%	80.6%	69.9%	88.1%	75.6%
ADR	27,768	30,342	30,069	29,187	27,476
RevPAR	19,815	24,455	21,081	25,713	20,771

Overview : Business Hotels & City Hotels



(Acquired in December 2024)

H-1 APA Hotel (Asakusabashi Ekimae)



- Location: Taito-ku, Tokyo
- Number of rooms : 180
- 2 minutes walk from "Asakusabashi" station on Toei Subway Asakusa Line
- Access from the Toei Subway Asakusa Line to Narita Airport and Haneda Airport without transfer
- Since it is possible to access Ryogoku Kokugikan ("Ryogoku" station), Tokyo Dome ("Suidobashi" station), and "Shinjuku" station without transfer, it is possible to capture a wide range of accommodation demands such as domestic leisure and inbound tourism as well as business purpose

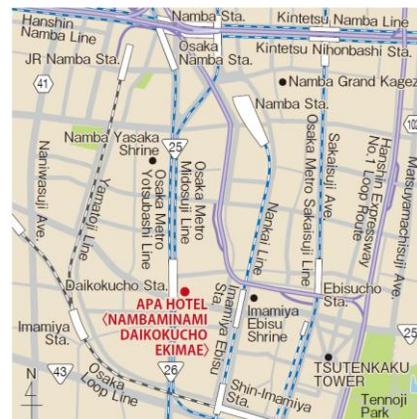


(Acquired in December 2024)

H-2 APA Hotel (Namba Minami Daikokucho Ekimae)



- Location: Naniwa-ku, Osaka
- Number of cabins : 118
- 1 minute walk from "Daikokucho" Station" on Midosuji Line or Yotsubashi Line
- There is a "king bedroom" with a 1,800 mm wide bed and a "connecting room" that can be used by connecting adjacent rooms
- In addition to being close to the Namba area which is one of Osaka's leading tourist destinations, it is possible to access "Shin-Osaka" station in about 20 minutes and "Umeda Station" in about 15 minutes by the Midosuji Line. We expect a wide range of accommodation demand not only for business but also for domestic leisure and inbound tourism



Overview : Oedo Onsen Facilities

S-1 Oedo-Onsen Monogatari Reoma Resort



- Location: Marugame City, Kagawa
- Number of rooms : 241
- It consists of the hotel "Reoma no Mori" and one of the largest theme parks in Shikoku, "NEW Reoma World"
- In addition to the botanical garden "Reoma Flower World" and the "Oriental Trip" that reproduces Asian World Heritage sites, the outdoor pool "Reoma Water Land" with a 260-meter-long flowing water pool, one of the largest in Shikoku, is in strong demand for summer vacation
- There are plenty of sightseeing spots in the area, such as Marugame Castle and Kotohira Shrine



S-2 Oedo-Onsen Monogatari Premium Ise-shima



- Location: Shima City, Mie
- Number of rooms : 83
- Shima City is a major tourist destination called the Ise-Shima area, which includes Ise Jingu Shrine and Rias Beach.
- In Ago Bay, where this facility is located, there are many resort hotels and hot spring inns, facing the coast with gentle waves while the mountains are behind it
- Reopened in June 2024 as "Oedo-Onsen Monogatari Premium Ise-Shima"



S-3 Ito Hotel New Okabe



- Location: Ito City, Shizuoka
- Number of rooms : 73
- Ito City has been designated as an International Tourism and Hot Spring Cultural City, and is crowded with the "Izu Kogen Cherry Blossom Festival" and the "Needle Festival", especially the "Sea Fireworks Festival" on the last day of the Needle Festival, an event that attracts about 170,000 visitors
- Ito Onsen, where this facility is located, was opened during the Heian period and is one of Japan's leading hot spring tourist destinations
- Value-up construction scheduled in 2025



Overview : Ooedo Onsen Facilities

S-4 Ooedo-Onsen Monogatari Premium Atami



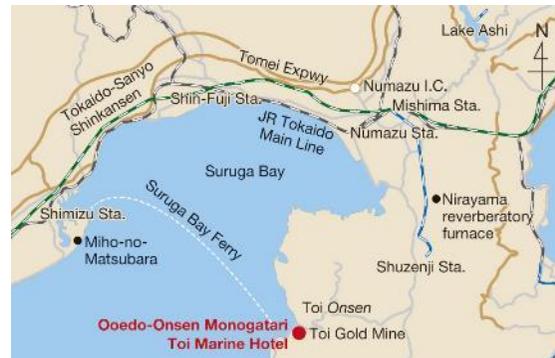
- Location: Atami City, Shizuoka
- Number of rooms : 76
- Atami City is located at the base of the Izu Peninsula and has many tourism resources such as Sun Beach, which is famous for the "Atami Sea Fireworks Festival", and "Omiya no Matsu", and has been designated as an International Tourism Hot Spring Cultural City
- As a "reasonable, close, and short" hot spring resort from the Tokyo metropolitan area, it captures inbound demand in addition to domestic tourists.
- Reopened in July 2024 as "Ooedo-Onsen Monogatari Premium Atami"



S-5 Ooedo-Onsen Monogatari Toi Marine Hotel



- Location: Izu City, Shizuoka
- Number of rooms : 64
- Izu City is the largest city on the Izu Peninsula, located in the western part of the centre of the Izu Peninsula. Facing Suruga Bay on the west side and the Amagi Mountains on the south side, it is rich in tourism resources of nature, history, and hot springs
- Doi Onsen, where this facility is located, is the oldest hot spring town in the Nishi-Izu region, flourished in the Edo period at the Toi Gold Mine, and now the mine tunnel is a tourist attraction



S-6 Ooedo-Onsen Monogatari Awara



- Location: Awara City, Fukui
- Number of rooms : 95
- Awara City is a scenic area facing the Sea of Japan with abundant nature, and is close to nationally famous tourist destinations such as Tojinbo, Eihei-ji Temple, and Mikuni Port, famous for Echizen crabs, and the tourism industry is thriving centered on Awara Onsen
- Awara Onsen, where this facility is located, is said to be "the back room of the Kansai region" along with Kaga Onsen Area such as Yamashiro Onsen, Yamanaka Onsen, and Katayamazu Onsen, which are located in neighboring Kaga City



Overview : Ooedo Onsen Facilities

S-8 Ooedo-Onsen Monogatari Ikaho



- Location: Shibukawa City, Gunma
- Number of rooms : 40
- Shibukawa City is a regional city located in the central part of Gunma Prefecture, and has prospered as a transportation hub since ancient times, and its main industry is tourism that takes advantage of nature and hot spring resorts
- Ikaho, where this facility is located, is a famous hot spring with a long history, and is one of the leading hot spring resorts in the northern Kanto region as a back room in the Tokyo metropolitan area, and is famous for its "golden hot water" in turbid water and "white silver hot spring" that is colorless and transparent
- Value-up construction scheduled in 2025



S-9 Ooedo-Onsen Monogatari Kimitsu-No-Mori



- Location: Kimitsu City, Chiba
- Number of rooms : 41
- Kimitsu City is located in the center of Chiba Prefecture, and is convenient for cars from Chiba, Tokyo, and Yokohama by the Tateyama Expressway and the Tokyo Bay Aqua Line
- The "Boso Peninsula Inland Area" where this facility is located is an area where demand as a tourist destination is expected due to popular tourist spots in the vicinity



S-11 Ooedo-Onsen Monogatari Kounkaku



- Location: Osaki City, Miyagi
- Number of rooms : 98
- Naruko Onsen Town, where this facility is located, has nearly 400 hot springs, 9 of the 11 types of hot springs in Japan, and is a hot spring resort with an abundant amount of hot water
- Every year during the autumn foliage season, a special bus "Momiji-go" runs from "Naruko Onsen" station to "Nakayamadaira Onsen" station via Naruko Gorge



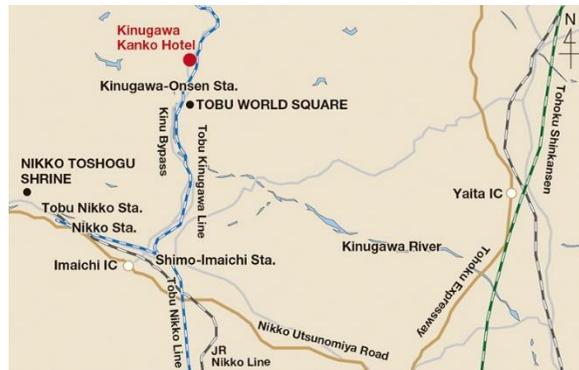
Overview : Ooedo Onsen Facilities



S-12 Ooedo-Onsen Monogatari Premium Kinugawa Kanko Hotel



- Location: Nikko City, Tochigi
- Number of rooms : 172
- Nikko City is located in the northwestern part of Tochigi Prefecture and is a hot spring tourist destination with well-known tourism resources in Japan and abroad, such as Nikko Toshogu Shrine and Lake Chuzenjiko
- Kinugawa Onsen, where this facility is located, is a hot spring area that has developed rapidly since the period of high economic growth as a back room in Tokyo
- Reopened in July 2024 as "Ooedo-Onsen Monogatari Premium Kinugawa Kanko Hotel"



S-14 Ooedo-Onsen Monogatari Higashiyama Grand Hotel



- Location: Aizuwakamatsu City, Fukushima
- Number of rooms : 123
- Aizuwakamatsu City is a regional city blessed with natural scenery, located in the western part of Fukushima Prefecture and surrounded by Mt. Bandai and Lake Inawashiro
- From JR Aizuwakamatsu Station, there is a tour bus that goes around the city's main sightseeing spots such as Higashiyama Onsen and Tsuruga Castle



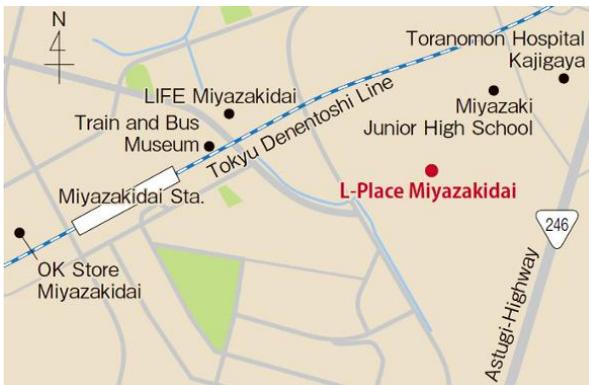
Overview : Accommodation Facilities



A-1 L Place Miyazakidai



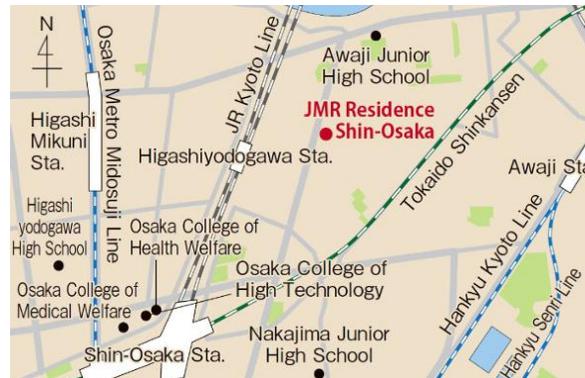
- Location: Miyamae-ku, Kawasaki City, Kanagawa
- About 8 minutes walk from "Miyazakidai" station on the Tokyu Denentoshi Line
- Number of units available for rent 85
- Single Type
- There are supermarkets, banks, clinics, and natural hot spring hot spring hot bath facilities within walking distance, making life convenient.
- Miyazakidai Station has excellent access to the city center, with about 25 minutes to Shibuya Station without transfers.



A-2 JMR Residence Shin-Osaka



- Location: Higashi-Yodogawa-ku, Osaka-cit, Osaka
- About a 4-minute walk from "Higashi Yodogawa" station on the JR Kyoto Line
- Number of units available for rent 70
- Single, compact family type
- Since it is within walking distance to Shin-Osaka Station and Higashi-Mikuni Station on the Osaka Metro Midosuji Line, there is high demand for people who commute by train to central Osaka and the suburbs.
- There is a shopping street around Awaji Station on the Hankyu Kyoto Line, and it is convenient to live



A-3 K.Ryokuchi



- Location: Suita City, Osaka
- About 11 minutes walk from "Ryokuchi Koen" station on Kita-Osaka Kyuko Electric Railway
- Number of units available for rent 88
- Single Type
- There are parks and supermarkets in the vicinity, and the convenience of living is generally good
- "Ryokuchi Koen" station has excellent access to central Osaka, with about 15~20 minutes to "Umeda" station and "Shinsaibashi" station without transferring



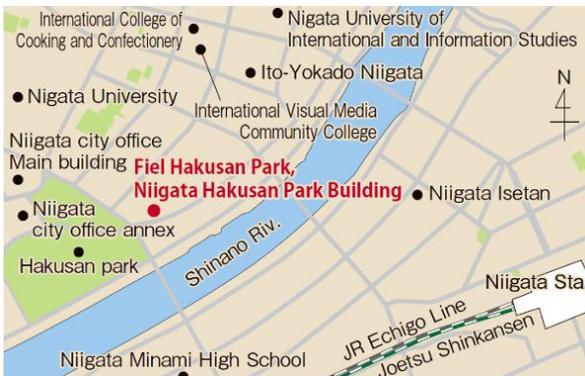
Overview : Accommodation Facilities



A-4
Fiel Hakusankoen Niigata Hakusankoen building



- Location: Chuo-ku, Niigata City, Niigata
- About 20 minutes by bus from JR Niigata station
- Number of units available for rent 97
- 1K, 1LDK, 2LDK, Office (1st to 2nd floor)
- In addition to the Niigata University School of Medicine, this area is home to administrative agencies such as Niigata City Hall and Niigata District Court
- High demand for students, professionals, and DINKS

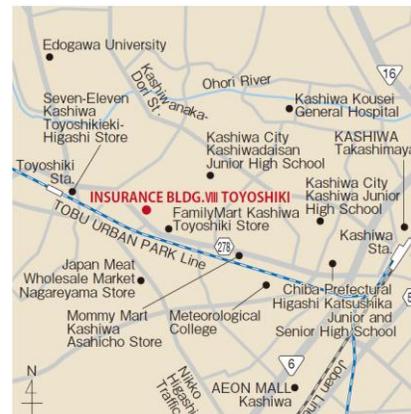


(Acquired in December 2024)

A-5
INSURANCE BLDG Ⅷ (Toyoshiki)



- Location: Kashiwa City, Chiba
- About 11 minutes walk from "Toyoshiki" station of Tobu Urban Park Line
- Number of units available for rent 60
- 3LDK and 4LDK family types for sale
- There are large commercial facilities such as Aeon Town and LaLaport in the suburbs.

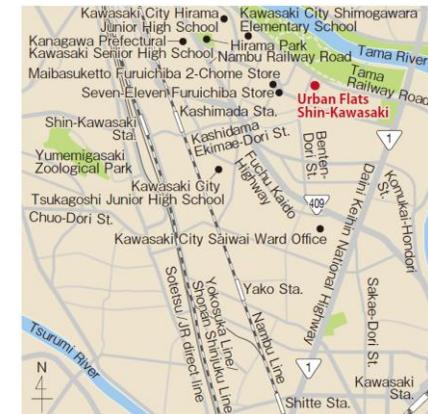


(Acquired in December 2024)

A-6
Urban Flats Shin-Kawasaki



- Location: Saiwai-ku, Kawasaki City, Kanagawa
- About 20 minutes by bus from JR "Kawasaki" station
- Number of units available for rent 54
- 3LDK family type
- There are many bus services to Kawasaki Station, and it is a highly convenient area for workers at offices and factories.



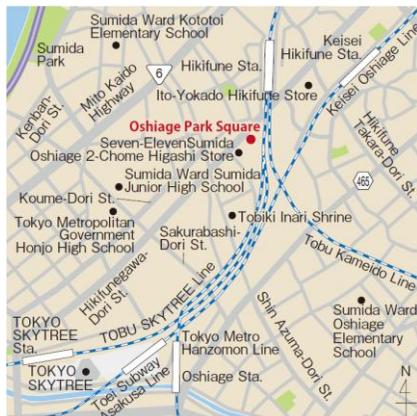
Overview : Accommodation Facilities

(Acquired in December 2024)

A-7 Oshiage Park Square



- Location: Sumida-ku, Tokyo
- 2-minute walk from "Hikifune" station on the Tobu Skytree Line and Tobu Kameido Line, 6-minute walk from "Keisei Hikifune" station on the Keisei Oshiage Line
- Number of units available for rent 97
- 1R/2LDK compact type
- There are Ito-Yokado, Komodi-Iida, etc. in the vicinity

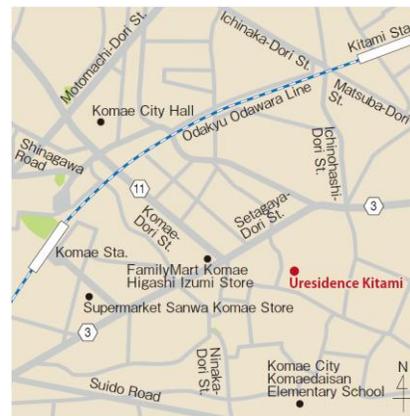


(Acquired in December 2024)

A-8 U residence Kitami



- Location: Komae City, Tokyo
- 11 minutes walk from "Komae" station on the Odakyu Line
- Number of units available for rent 52
- Single Type
- There are supermarkets in front of the station and along Setagaya Street.

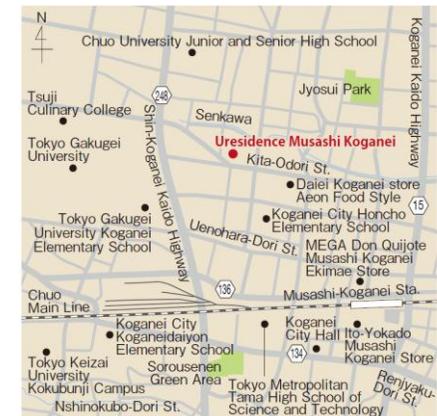


(Acquired in December 2024)

A-9 U residence Musashi-Koganei



- Location: Koganei City, Tokyo
- 14 minutes walk from "Musashi-Koganei" station on JR Chuo Line
- Number of units available for rent 41
- We have a variety of room types such as 1R, 1K, 1LDK, 2K, and 2DK to meet various needs.
- There are many universities in the neighborhood, and there is a strong demand for student rentals.



Overview : Accommodation Facilities

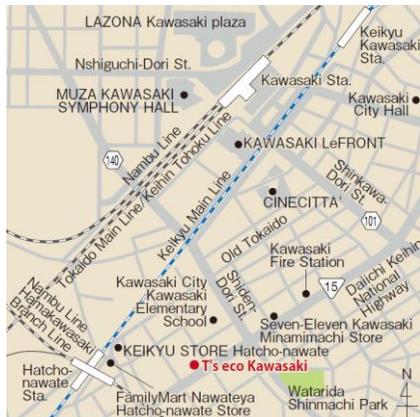


(Acquired in December 2024)

A-10 T's eco Kawasaki



- Location: Kawasaki City, Kanagawa
- 6-minute walk from "Hatchohate" station on JR Nambu Line and Keikyu Line, 15-minute walk from JR "Kawasaki" Station
- Number of units available for rent 69
- Single type centered on 1R, Office
- 52 solar panels were installed on the rooftop, which were used to generate electricity in common areas together with an energy storage system.



Overview of Unitholders



Major Unitholders (Top 10)

November 2024 (17th Fiscal Period)

Rank	Name	Units held	
		Units	Share
1	The Master Trust Bank of Japan, Ltd. (Trust Account)	31,229	13.3%
2	Custody Bank of Japan, Ltd. (Trust Account)	27,807	11.8%
3	APA Holdings Co.,Ltd.	13,246	5.6%
4	The Nomura Trust and Banking Co., Ltd. (Trust Account)	13,098	5.6%
5	Fuji-Izu Japan Agricultural Cooperatives	2,250	1.0%
6	Osaka Shoko Shinkin Bank	2,000	0.8%
7	WU ASSETS PTE.LTD.	1,880	0.8%
8	SMBC Nikko Securities Inc.	1,827	0.8%
9	SBI SECURITIES Co.,Ltd.	1,435	0.6%
10	MORGAN STANLEY & CO. INTERNATIONAL PLC	1,080	0.5%
Total (Top 10)		95,852	40.7%

Total number of units issued and outstanding 235,347

May 2025 (18th Fiscal Period)

Rank	Name	Units held	
		Units	Share
1	Custody Bank of Japan, Ltd. (Trust Account)	33,543	10.8%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	27,032	8.7%
3	The Nomura Trust and Banking Co., Ltd. (Trust Account)	14,307	4.6%
4	APA Holdings Co.,Ltd.	13,246	4.3%
5	Nomura Securities Co., Ltd.	3,148	1.0%
6	SBI SECURITIES Co.,Ltd.	3,006	1.0%
7	Fuji-Izu Japan Agricultural Cooperatives	2,500	0.8%
8	Osaka Shoko Shinkin Bank	2,000	0.6%
9	THE NOMURA TRUST AND BANKING Co., LTD. AS THE TRUSTEE OF REPURCHASE AGREEMENT MOTHER FUND	1,827	0.6%
10	Morgan Stanley MUFG Securities Co., Ltd.	1,768	0.6%
Total (Top 10)		102,377	32.9%

Total number of units issued and outstanding 311,023

Composition ratio of unitholders

November 2024 (17th Fiscal Period)

Owner distinction	Unit Holders		Units	
	Number	Share	Number	Share
Individual and others	17,123	97.7%	111,096	47.2%
Financial institutions (including securities companies)	37	0.2%	88,868	37.8%
Other domestic companies	187	1.1%	20,074	8.5%
Foreign companies and individuals	188	1.1%	15,309	6.5%
Total	17,535	100.0%	235,347	100.0%

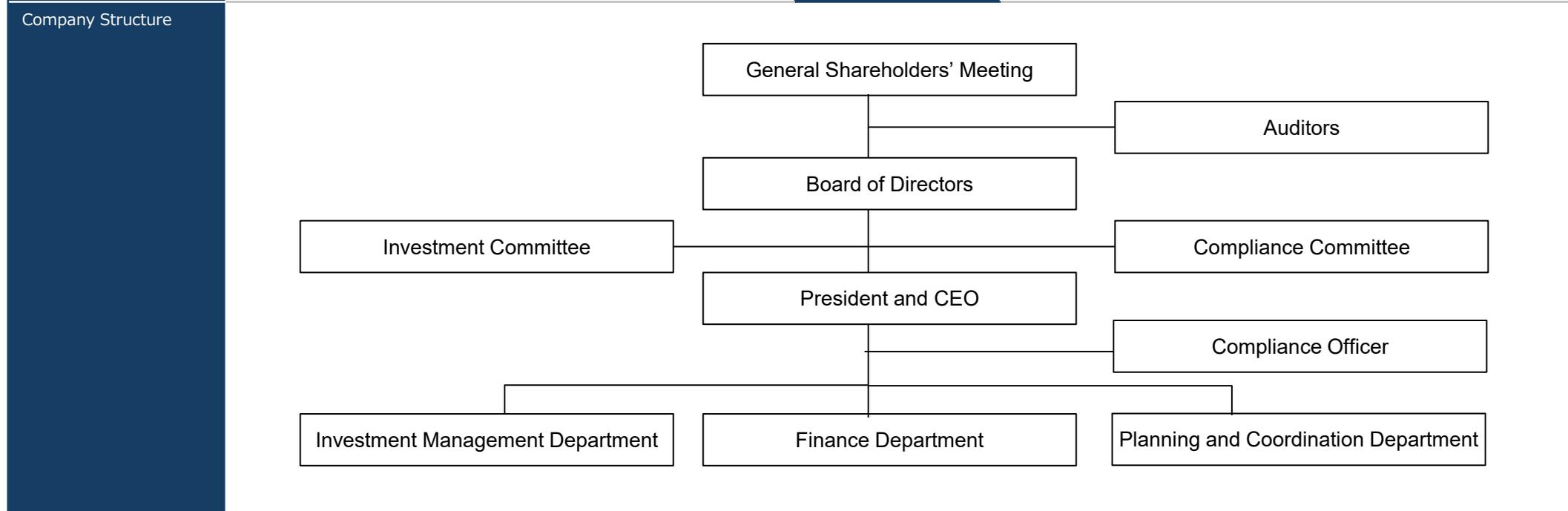
May 2025 (18th Fiscal Period)

Owner distinction	Unit Holders		Units	
	Number	Share	Number	Share
Individual and others	24,127	97.9%	176,274	56.7%
Financial institutions (including securities companies)	41	0.2%	97,292	31.3%
Other domestic companies	269	1.1%	25,336	8.1%
Foreign companies and individuals	212	0.9%	12,121	3.9%
Total	24,649	100.0%	311,023	100.0%

Overview of Asset Management Company



Name	APA Investment Management Co., Ltd.	Registration and Permission	Real estate brokerage, Governor of Tokyo (3) No. 98032
Address	2-12-7, Akasaka, Minato-ku, Tokyo		Discretionary transaction agent, Minister of Land, Infrastructure, Transport and Tourism License No. 102
Established	April 24, 2015		Financial instruments business, Director of Kanto Local Finance Bureau (Kinsho) No. 2906
Capital	50 million yen		Member of the Investment Trusts Association, Japan
Representative	Takeshi Kirihara, CEO		
Shareholder	APA Holdings Co., Ltd. 100%		



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