

Portfolio Properties



As of November 30, 2024

(thousand yen)

Property No.	Property name	Address	Acquisition date	Construction date	Age of building (year)	Rentable area m	Guest rooms	Rentable Rooms	Acquisition Price		Appraisal NOI yield before depreciation	Appraisal NOI yield after depreciation
									share			
S-1	Ooedo-Onsen Monogatari Reoma Resort	Marugame city, Kagawa	2016/9	1991/3	33.7	63,896.05	241		9,697,869	27.0%	7.0%	5.0%
S-2	Ooedo-Onsen Monogatari Premium Ise-shima	Shima city, Mie	2016/9	1973/2	51.8	9,782.37	83		3,656,900	10.2%	6.2%	3.2%
S-3	Ito Hotel New Okabe	Ito city, Shizuoka	2016/9	1990/11	34.1	10,211.46	73		2,657,800	7.4%	6.1%	3.8%
S-4	Ooedo-Onsen Monogatari Premium Atami	Atami city, Shizuoka	2016/9	1959/2	65.8	8,469.22	76		3,000,900	8.3%	6.7%	4.3%
S-5	Ooedo-Onsen Monogatari Toi Marine Hotel	Izu city, Shizuoka	2016/9	1974/10	50.2	6,125.84	64		1,910,900	5.3%	6.3%	2.9%
S-6	Ooedo-Onsen Monogatari Awara	Awara city, Fukui	2016/9	1972/10	52.2	14,132.27	95		1,901,200	5.3%	7.3%	4.5%
S-8	Ooedo-Onsen Monogatari Ikaho	Shibukawa city, Gunma	2016/9	1983/11	41.1	5,177.18	40		1,299,800	3.6%	6.2%	4.0%
S-9	Ooedo-Onsen Monogatari Kimitsu-no-mori	Kimitsu city, Chiba	2016/9	1996/3	28.7	8,660.20	41		819,650	2.3%	6.5%	4.1%
S-11	Ooedo-Onsen Monogatari Kounkaku	Osaki city, Miyagi	2017/12	1965/12	59.0	10,843.89	98		1,040,000	2.9%	7.9%	3.2%
S-12	Ooedo-Onsen Monogatari Premium Kinugawa Kanko Hotel	Nikko city, Tochigi	2017/12	1981/8	43.3	22,402.38	172		3,870,000	10.8%	9.3%	5.8%
S-14	Ooedo-Onsen Monogatari Higashiyama Grand Hotel	Aizuwakamatsu city, Fukushima	2017/12	1964/9	60.2	16,602.03	123		1,230,000	3.4%	9.2%	4.2%
Subtotal: Facilities for utilizing leisure time					44.4	176,302.89	1,106		31,085,019	86.4%		
A-1	L Place Miyazakidai	Kawasaki city, Kanagawa	2023/9	1992/1	32.9	1,993.01		85	1,053,000	2.9%	4.5%	4.3%
A-2	JMR Residence Shin-Osaka	Osaka city, Osaka	2023/9	1994/4	30.6	2,911.95		70	1,255,000	3.5%	4.6%	4.2%
A-3	K.Ryokuchi	Suita city, Osaka	2023/9	1998/3	26.7	2,153.58		88	990,000	2.8%	4.5%	4.2%
A-4	Fiel Hokusankoen Niigata Hokusankoen building	Niigata city, Niigata	2023/9	2004/10	20.1	4,446.05		97	1,600,000	4.4%	5.2%	4.2%
Subtotal: Accomodation facilities					26.9	11,504.59		340	4,898,000	13.6%		
Portfolio as of November 30, 2024					42.0	187,807.48	1,106	340	35,983,019	100%		

Properties newly acquired in December 2024

H-1	APA Hotel (Asakusabashi Ekimae)	Taito-ku, Tokyo	2024/12	2010/3	14.7	3,706.56	180		4,160,000	-	4.2%	3.9%
H-2	APA Hotel (Namba Minami Daikokucho Ekimae)	Osaka-city, Osaka	2024/12	2018/11	6.0	2,504.70	118		1,581,000	-	4.9%	4.0%
A-5	INSURANCE BLDG Ⅲ (Toyoshiki)	Kashiwa-city, Chiba	2024/12	2007/1	17.8	4,614.46		60	1,590,000	-	5.1%	4.4%
A-6	Urban Flats Shin-Kawasaki	Kawasaki-city, Kanagawa	2024/12	1999/3	25.8	3,758.77		54	1,259,000	-	5.2%	4.8%
A-7	Oshiage Park Square	Sumida-ku, Tokyo	2024/12	1991/9	33.2	2,824.51		97	2,163,000	-	3.9%	3.8%
A-8	U residence Kitami	Komae-city, Tokyo	2024/12	1986/7	38.4	982.93		52	510,000	-	4.4%	4.1%
A-9	U residence Musashi-Koganei	Koganei-city, Tokyo	2024/12	1988/5	36.6	1,268.68		41	595,000	-	4.4%	4.2%
A-10	T's eco Kawasaki	Kawasaki-city, Kanagawa	2024/12	1991/4	33.7	1,838.13		69	1,250,000	-	4.6%	4.3%
Total					21.9	21,498.74	298	373	13,108,000	-		
Portfolio as of January 22, 2024					36.6	209,306.22	1,404	713	49,091,019			

* "Age of construction" indicates the oldest date for properties with multiple acquisition dates and construction dates. The total column shows the average age of the building (the sum of the weighted average of the age of each property by the acquisition price).