

DISCLAIMER

This document has been prepared solely for the purpose of providing U.K. and Dutch investors with certain information under Article 23 of the European Alternative Investment Fund Managers Directive (European Directive 2011/61/EU) (the “AIFMD”) as implemented in their respective jurisdictions. Accordingly, you should not use this document for any other purpose.

Netherlands

The units of Japan Real Estate Investment Corporation (“JRE” or the “AIF”) are being marketed in the Netherlands under Section 1:13b of the Netherlands Financial Supervision Act (*Wet op het financieel toezicht*, or the “Wft”). In accordance with this provision, Japan Real Estate Asset Management Co., Ltd. (the “AIFM”) has notified the Dutch Authority for the Financial Markets (*Authoriteit Financiële Markten*, the “AFM”) of its intention to offer these units in the Netherlands. The units of JRE will not, directly or indirectly, be offered, sold, transferred or delivered in the Netherlands, except to or by individuals or entities that are qualified investors (*gekwalficeerde beleggers*) within the meaning of Article 1:1 of the Wft. As a consequence, neither the AIFM nor JRE is subject to the license requirement for investment institutions (*beleggingsinstellingen*) or their managers pursuant to the Wft. Consequently, the AIFM and JRE are only subject to the supervision of the Dutch Central Bank (*De Nederlandsche Bank*, “DNB”) or the AFM for the compliance with the ongoing regulatory requirements as referred to in the Dutch law implementation of article 42 of the AIFMD. According to Article 23 prospectus is not subject to approval by the AFM. No approved prospectus is required to be published in the Netherlands pursuant to Article 3 of the Regulation (EU) 2017/1129 (the “Prospectus Regulation”) as amended and applicable in the Netherlands.

United Kingdom

Units of JRE are being marketed in the United Kingdom pursuant to Article 59 of the United Kingdom Alternative Investment Fund Managers Regulations 2013. In accordance with this provision, the AIFM has notified the Financial Conduct Authority (the “FCA”) of its intention to offer these units in the United Kingdom.

For the purposes of the United Kingdom Financial Services and Markets Act 2000 (“FSMA”) JRE is an unregulated collective investment scheme which has not been authorized by the FCA.

Accordingly, any communication of an invitation or inducement to invest in JRE may only be made to (i) investment professionals falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended, or “the Order”; or (ii) high net worth companies falling within Articles 49(2)(a) to (d) of the Order and other persons to whom it may lawfully be communicated (all such persons referred to under (i) and (ii) of this paragraph, together being referred to as “Relevant Persons”).

In the United Kingdom, this document and its contents are directed only at Relevant Persons and must not be acted on or relied on by persons who are not Relevant Persons. The transmission of this document and its contents in the United Kingdom to any person other than a Relevant Person is unauthorized and may contravene the FSMA and other United Kingdom securities laws and regulations.

Prohibition of Sales to UK Retail Investors

In addition to the restrictions under the AIFMD, as retained by the United Kingdom in its domestic laws, the Units of JRE are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom. For these purposes of this provision, a “retail investor” means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“EUWA”); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129, as it forms part of domestic law by virtue of the EUWA; and the expression “offer” includes the communication in any form and by any means of sufficient information on the terms of the offer and the international units to be offered so as to enable an investor to decide to purchase or subscribe the international units. Consequently no key information document required by Regulation (EU) No 1286/2014, as it forms part of domestic law by virtue of the EUWA (the “UK PRIIPs Regulation”), for offering or selling the international units or otherwise making them available to retail investors in the United Kingdom has been prepared and therefore offering or selling the international units or otherwise making them available to any retail investor in the United Kingdom may be unlawful under the UK PRIIPs Regulation.

European Economic Area

In addition to the restrictions under the AIFMD, the Units of JRE are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “MiFID II”); (ii) a customer within the meaning of Directive (EU) 2016/97, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in the Prospectus Regulation, as amended. Consequently no key information document required by Regulation (EU) No 1286/2014 (the “PRIIPs Regulation”) for offering or selling the Units of JRE or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Units of JRE or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

Article 23 (1)(a)	
Objectives of the AIF	Japan Real Estate Investment Corporation (“JRE” or the “AIF”) invests in office buildings, and it aims to maintain geographical diversity while seeking stable growth and dividends in the medium to long term.
Investment strategy	The investment strategy of JRE aims to assure stable growth and dividends in the medium to long term. JRE was the first listed J-REITs on the Tokyo Stock Exchange, and is able to fully utilize the expertise of its sponsor, Mitsubishi Estate Co., Ltd., as well as the industry knowledge and familiarity that it has cultivated itself, in order to support external growth. JRE investment strategy focuses on steadily expanding its asset portfolio based on external growth strategies that aim to increase earnings through the acquisition and transfer of properties as well as internal growth strategies that seek to optimize earnings from properties already held through methods such as focusing on occupancy rates, enhancing rental incomes and enhancing the value of properties. JRE conducts these strategies while maintaining a sound financial base through its financial strategies of maintaining conservative LTV ratios and high credit ratings.
Types of assets the AIF may invest in	Real estate, leasehold rights, surface rights, trust beneficiary interests only in the foregoing assets, real estate securities, specified assets and other assets.
Techniques it may employ and all associated risks	<p>JRE achieves its objective by investing in real estate consisting of buildings primarily used for offices. JRE also invests in securities, beneficiary certificates representing beneficial interests in trusts and other assets backed by office properties. Although JRE may invest in major cities nationwide, including in government-designated cities, it maintains a ratio of more than 70% of assets being located in the Tokyo metropolitan area (Tokyo, Kanagawa, Chiba and Saitama Prefectures).</p> <p>The principal risks with respect to investment in JRE are as follows:</p> <ul style="list-style-type: none"> • any adverse conditions in the Japanese economy could adversely affect JRE; • JRE may not be able to acquire properties to execute the growth and investment strategy in a manner that is accretive to earnings; • illiquidity in the real estate market may limit the ability to grow or adjust the portfolio; • the past experience of the asset manager (the “AIFM”) in the Japanese real estate market is not an indicator or guarantee of future results; • JRE’s reliance on its sponsor company, the AIFM and other third-party service providers could have a material adverse effect on business; • there are potential conflicts of interest between JRE and its sponsor company as well as the AIFM; • JRE’s revenues largely comprise leasing revenues from the portfolio properties, which may be negatively affected by vacancies, decreases in rent and late or missed payments by tenants; • JRE faces significant competition in seeking tenants and it may be difficult to find replacement tenants;

- increases in interest rates may increase the interest expense and may result in a decline in the market price of the units;
- JRE may suffer large losses if any of the properties incurs direct or indirect damage from a natural or man-made disaster;
- most of the properties in the portfolio are concentrated in Tokyo and the Tokyo metropolitan area;
- any inability to obtain financing for future acquisitions could adversely affect the growth of the portfolio;
- JRE's failure to satisfy a complex series of requirements pursuant to Japanese tax regulations would disqualify JRE from certain taxation benefits and significantly reduce the cash distributions to the unitholders; and
- ownership rights in some of JRE's properties may be declared invalid or limited.

In addition, JRE is subject to the following risks:

- risks related to increasing operating costs;
- risks related to JRE's dependence on the efforts of the AIFM's key personnel;
- risks related to the restrictive covenants under debt financing arrangement;
- risks related to entering into forward commitment contracts;
- risks related to third-party leasehold interests in the land underlying JRE properties;
- risks related to holding the property in the form of stratified ownership (*kubun shoyū*) interests or co-ownership interests (*kyōyū-mochibun*);
- risks related to holding the property through trust beneficiary interests;
- risks related to properties not in operation (including properties under development);
- risks related to the defective title, design and construction, other defects, non-conformity to the agreement or problems in the properties;
- risks related to impairment losses relating to the properties;
- risks related to tenant leasehold deposits and/or security deposits;
- risks related to tenant's default as a result of financial difficulty or insolvency;
- risks related to the insolvency of master lessee;
- risks related to the insolvency of a property seller following the purchase of a property by JRE;
- risks related to relying on expert appraisals and engineering, environmental and seismic reports as well as industry and market data;
- risks related to the presence of hazardous or toxic substances in the properties, or the failure to properly remediate such substances;
- risks related to strict environmental liabilities for the properties;
- risks related to the amendment of applicable administrative laws and local ordinances;
- risks related to infringing third party's intellectual property rights;
- risks related to holding interests in properties through preferred shares of special purpose companies (*tokutei mokuteki kaisha*);
- risks related to holding Japanese anonymous association (*tokumei kumiai*) interests;

	<ul style="list-style-type: none"> • risks related to investments in trust beneficiary interests; • risks related to the tight supervision by regulatory authorities and compliance with applicable rules and regulations; • risks related to tax authority disagreement with the AIFM’s interpretations of the Japanese tax laws and regulations; • risks related to being unable to benefit from reductions in certain real estate taxes enjoyed by qualified J-REITs; • risks related to changes in Japanese tax laws; • risk of dilution as a result of further issuances of units; • risks related to unexpected repair costs; and • risks related to epidemics, natural disasters and wars.
Any applicable investment restrictions	<p>JRE is subject to investment restrictions under Japanese laws and regulations (e.g., the Act on Investment Trusts and Investment Corporations (the “ITA”), the Financial Instruments and Exchange Act (the “FIEA”)) as well as its articles of incorporation.</p> <p>JRE must invest primarily in specified assets as defined in the ITA. Specified assets include, but are not limited to, securities, real estate, leaseholds of real estate, surface rights (<i>chijō-ken</i>) (i.e., right to use land for the purpose of having a structure on it) or trust beneficiary interests for securities or real estate, leaseholds of real estate or surface rights. A listed J-REIT must invest substantially all of its assets in real estate, real estate-related assets and liquid assets as provided by the listing requirements. Real estate in this context includes, but is not limited to, real estate, leaseholds of real estate, surface rights, and trust beneficiary interests for these assets, and real estate-related assets in this context include, but are not limited to, anonymous association (<i>tokumei kumiai</i>) interests for investment in real estate. Pursuant to the ITA, investment corporations may not independently develop land for housing or to construct buildings, but may outsource such activities in certain circumstances.</p>
Circumstances in which the AIF may use leverage	<p>JRE may take out loans or issue long-term or short-term corporate bonds for the purpose of investing in properties, conducting repairs and related work, funds for debt repayments (including security deposits and guarantees, and funds for debt repayments such as borrowings and corporate bonds (including short-term bonds)), as well as for operating capital, etc.; provided, however, that the utilization or purpose of funds through issuances of short-term bonds shall be limited to the extent permitted under Japanese laws and regulations.</p>
The types and sources of leverage permitted and associated risks	<p>Loans or investment corporation bonds. Currently, all of JRE’s outstanding long- and short-term loans as well as outstanding bonds are unsecured and unguaranteed.</p> <p>Loans or investment corporation bonds in which JRE enters or JRE issues may be subject to restrictive covenants in connection with any future indebtedness that may restrict operations and limit its ability to make cash distributions to unitholders, to dispose of properties or to acquire additional properties. Furthermore, if JRE were to violate such restrictive covenants, such as with regard to debt service coverage or loan-to-value ratios, lenders may be entitled to</p>

	<p>require JRE to collateralize portfolio properties or demand that the entire outstanding balance be paid ahead of the scheduled payments.</p> <p>In the event of an increase in interest rates, to the extent that JRE has any debt with unhedged floating rates of interest or JRE incurs new debt, interest payments may increase, which in turn could reduce the amount of cash available for distributions to unitholders. Higher interest rates may also limit the capacity for short- and long-term borrowings, which would in turn limit JRE's ability to acquire properties, and could cause the market price of the units to decline.</p>
Any restrictions on leverage	The aggregate amount of loan and corporate bond issuance will not exceed ¥1 trillion.
Any restrictions on collateral and asset reuse arrangements	No applicable arrangements.
Maximum level of leverage which the AIFM is entitled to employ on behalf of the AIF	JRE has set an upper limit of 65% as a general rule for its loan-to-value, or LTV, ratio, which is the ratio of (x) the aggregate principal amount of borrowings and investment corporation bonds to (y) the total assets of JRE's portfolio, although it strives to maintain a ratio of approximately 30% – 40%. JRE may, however, temporarily exceed such levels as a result of property acquisitions or other events.
Article 23(1) (b)	
Procedure by which the AIF may change its investment strategy / investment policy	<p>Amendment of the articles of incorporation. Amendment requires a quorum of a majority of the total issued units and at least a two-thirds vote of the voting rights represented at the meeting. Unitholders should note, however that under the ITA and our articles of incorporation, unitholders who do not attend and exercise their voting rights at a general meeting of unitholders are deemed to be in agreement with proposals submitted at the meeting, except in cases where contrary proposals are also being submitted.</p> <p>Additionally, the guidelines of the AIFM, which provide more detailed policies within JRE's overall investment strategy and policy, can be modified without such formal amendment of the articles of incorporation</p>

Article 23(1) (c)	
<p>Description of the main legal implications of the contractual relationship entered into for the purpose of investment, including jurisdiction, applicable law, and the existence or not of any legal instruments providing for the recognition and enforcement of judgments in the territory where the AIF is established</p>	<p>JRE is a corporate-type investment trust in the form of investment corporation (<i>toshi hojin</i>) provided for under the ITA. Therefore, the relationship between JRE and its unitholders is governed by JRE’s articles of incorporation (as opposed to individual agreements), which can be amended from time to time upon resolution of a general unitholders’ meeting. JRE’s articles of incorporation stipulate rules relating to general unitholders meetings, including the convocation, setting of record date, exercise of voting rights, resolutions and election of JRE’s directors. The relationship between JRE and its unitholders is also governed by, and is subject to the provisions of, Japanese law, including the ITA.</p> <p>The courts in Japan would recognize as a valid judgment any final and conclusive civil judgment for monetary claims (which, for this purpose, are limited to those of a purely civil nature and do not include monetary claims of the nature of criminal or administrative sanction, such as punitive damages, even though they take the form of civil claims) against JRE obtained in a foreign court provided that (i) the jurisdiction of such foreign court is admitted under the laws of Japan, (ii) JRE has received service of process for the commencement of the relevant proceedings, otherwise than by a public notice or any method comparable thereto, or has appeared without any reservation before such foreign court, (iii) neither such judgment nor the relevant proceeding is repugnant to public policy as applied in Japan, (iv) there exists reciprocity as to the recognition by such foreign court of a final judgment obtained in a Japanese court and (v) there is no conflicting judgement on the subject matter by any Japanese court.</p> <p>JRE has entered into the following agreements with Mitsubishi Estate Co., Ltd.:</p> <ul style="list-style-type: none"> • Master lease agreement under which JRE leases properties to Mitsubishi Estate Co., Ltd., and Mitsubishi Estate Co., Ltd. subleases such properties to subtenants; • Direct lease agreements with Mitsubishi Estate Co., Ltd. as tenant; and • Purchase and sale agreements regarding certain JRE assets originally held by the sponsor, and other contracts with regard to such assets. <p>All of the above agreements are governed by Japanese law.</p> <p>JRE is not involved in or threatened by any legal arbitration, administrative or other proceedings, the results of which might, individually or in the aggregate, be material.</p>
Article 23(1) (d)	
<p>The identity of the AIFM, AIF's depository, auditor and any other service providers and a description of</p>	<ul style="list-style-type: none"> • AIFM (Asset Manager): Japan Real Estate Asset Management Co., Ltd. The AIFM manages and operates the operating assets. • Auditor: Ernst & Young ShinNihon LLC The auditor audits financial statements and prepare audit reports. • Custodian: Mitsubishi UFJ Trust and Banking Corporation The custodian provides administrative services related to custody of assets. • Transfer Agent: Mitsubishi UFJ Trust and Banking Corporation

<p>their duties and the investors' rights thereto</p>	<p>The transfer agent provides administrative services related to unitholders' register, issuance of investment securities, management of institutions and addressing unitholders' claims, offers and notices.</p> <ul style="list-style-type: none"> • Special Accounts Administrator: Mitsubishi UFJ Trust and Banking Corporation The special accounts administrator provides administrative services including the preparation, management and custody of the transfer account book and opening, closing and management of the special accounts under the Act on Book-Entry of Company Bonds, Shares, etc. • General administrator for operation of administrative instruments and accounting: Mitsubishi UFJ Trust and Banking Corporation The general administrator provides administrative services including the services related to accounting and tax payment, preparation of accounting books and management of JRE's administrative instrument. <p>Service providers owe contractual obligations under their respective agreements with the AIF or AIFM, as the case may be. In addition, the FIEA provides that an asset manager owes a J-REIT a fiduciary duty and must conduct its activities as the asset manager in good faith. The FIEA also prohibits an asset manager from engaging in certain specified conduct, including entering into transactions outside the ordinary course of business or with related parties of the asset manager that are contrary to or violate the J-REIT's interests. Pursuant to the ITA, the unitholders have the right to approve the execution or termination of the asset management agreement at a general meeting of unitholders.</p>
<p>Article 23(1) (e)</p>	
<p>Description of how the AIFM complies with the requirements to cover professional liability risks (own funds / professional indemnity insurance)</p>	<p>Not applicable.</p>
<p>Article 23(1) (f)</p>	
<p>Description of any delegated management function such as</p>	<p>Not applicable. There is no delegation of such functions beyond the AIFM, which is responsible for portfolio and risk management, and the Custodian, which is responsible for safekeeping activities.</p>

portfolio
management or
risk
management
and of any
safekeeping
function
delegated by the
depository, the
identification of
the delegate and
any conflicts of
interest that
may arise from
such delegations

Article 23(1) (g)	
<p>Description of the AIF's valuation procedure and pricing methodology, including the methods used in valuing hard-to-value assets</p>	<p>JRE makes investment decisions based on its investment strategies and in accordance with its articles of incorporation and based on the results of due diligence, including the valuation of properties and consideration of the property appraisal value. The methods and standards that JRE uses for the evaluation of assets are based on the Regulations Concerning the Calculations of Investment Corporations, as well as the Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations and other regulations stipulated by ITA, in addition to Japanese GAAP. J-REITs may only use the valuation methods prescribed in the rules of the Investment Trusts Association, Japan, which emphasize market price-based valuation.</p> <p>Hard-to-value assets, include tenant security deposits, which are not subject to fair value disclosure because they are not marketable, and actual deposit period is not estimable as leases may be cancelled, renewed or re-signed even if a lease term is set in the lease contract. This makes a reasonable estimate of future cash flows difficult. Valuation of such hard-to-value assets is included in the notes to JRE's financial statements.</p> <p>If asset valuation methods other than those mentioned in the paragraphs above are to be used in order to determine values for asset management reports, etc., valuation shall be conducted in the following manner.</p> <p>(1) Real estate, real estate leasehold rights and surface rights In principle, valuation shall be based on the appraisal by a real estate appraiser.</p> <p>(2) Trust beneficiary interests and equity interests in anonymous associations and voluntary associations Valuation shall be made by calculating the value of the equity interests in anonymous associations or voluntary associations in relation to real estate, real estate leasehold rights or surface rights, or the value of the trust beneficiary interests obtained by subtracting the amount of liabilities from the aggregate value of assets after (i) determining valuation as described in (1) above with respect to trust assets or the assets of anonymous associations composed of real estate, real estate leasehold rights or surface rights and (ii) determining valuation in accordance with general accepted accounting principles in Japan with respect to trust assets or the assets of anonymous associations or voluntary associations composed of financial assets</p>
Article 23(1) (h)	
<p>Description of the AIF's liquidity risk management, including redemption rights in normal and</p>	<p>JRE seeks to manage the capital resources and liquidity sources to provide adequate funds for current and future financial obligations and other cash needs and acquisitions. JRE has existing credit lines in the amount of ¥60 billion as of September 30, 2024, and has entered into loans and has issued investment corporation bonds in the past. While loans and bonds are exposed to liquidity risk, such risk is managed in ways such as by diversifying the means</p>

<p>exceptional circumstances and existing redemption arrangements with investors</p>	<p>of funding and lending institutions, dispersing repayment dates, establishing committed credit lines, and keeping sufficient liquidity in hand.</p> <p>JRE is a closed-end investment corporation, and unitholders are not entitled to request the redemption of their investment.</p>
<p>Article 23(1) (i)</p>	
<p>Description of all fees, charges and expenses and a maximum amount which is directly / indirectly borne by the investors</p>	<ul style="list-style-type: none"> • Compensation: The articles of incorporation provide that the AIF may pay its executive and supervisory officers up to ¥800,000 and up to ¥300,000 per month, respectively. The board of officers is responsible for determining a reasonable compensation amount for the executive officer and each of the supervisory officers. • Asset Management Fee: The AIF will pay the Asset Manager asset management fees comprising NOI-linked fee, distribution-linked fee I, distribution-linked fee II, acquisition fee, disposition fee and merger fee as follows: <p>NOI-linked fee – An amount equivalent to NOI (Net Operating Income) for the current fiscal period multiplied by 4.0%.</p> <p>Distribution-linked fee I – With respect to each fiscal period, the distributable amount before recognition of gains or losses on sales of real estate (the “adjusted distributable amount”) for such fiscal period, multiplied by 2.5%, multiplied by dividend per unit for such fiscal period calculated using the adjusted distributable amount, divided by the average of dividend per unit calculated using the adjusted distributable amount with respect to the most recent six fiscal periods, including such fiscal period.</p> <p>In calculating the foregoing dividend per unit, certain adjustments for unit-consolidation, unit-splits, unit repurchases and other events affecting the outstanding number of units will be made.</p> <p>Distribution-linked fee II – An amount equal to gains on sales of real estate, minus losses on sales of real estate, multiplied by 12.5% (unless the result is a negative amount, in which case, the distribution-linked fee II shall be zero).</p> <p>Acquisition/disposition/merger fee – In the event that Real Estate is newly acquired or disposed of, compensation equivalent to the total amount of the acquisition or disposition price of said Real Estate (excluding the acquisition or disposition of interests in <i>tokumei kumiai</i>) multiplied by up to 0.5%, will in principle, be payable. In the case of a merger, an amount equal to the fair value of the assets obtained through the merger multiplied by 0.5% will be payable.</p>

- Custodian Fee: The AIF will pay the Custodian as follows:

JRE will pay the Custodian up to the amount calculated according to the table below per fiscal period.

Total Assets:	Annual Fee
¥10 billion or less	¥4.2 million
over ¥10 billion to ¥50 billion	¥4.2 million + (total assets – ¥10 billion) x 0.030%
over ¥50 billion to ¥100 billion	¥16.2 million + (total assets – ¥50 billion) x 0.024%
over ¥100 billion to ¥200 billion	¥28.2 million + (total assets – ¥100 billion) x 0.021%
over ¥200 billion to ¥300 billion	¥49.2 million + (total assets – ¥200 billion) x 0.018%
over ¥300 billion to ¥500 billion	¥67.2 million + (total assets – ¥300 billion) x 0.015%
over ¥500 billion	¥97.2 million + (total assets – ¥500 billion) x 0.012%

“Total assets” in the table above means total assets listed on JRE’s balance sheet of the immediately preceding fiscal period.

- Auditor Fee:

JRE may pay the accounting auditor up to ¥20 million per fiscal period. The board of officers is responsible for determining the compensation amount for the accounting auditor.

- General Administrator fees (including Transfer Agent Fee and Special Accounts Administrator Fee)

JRE will pay the General Administrator fees as follows:

- Fee for administration of the unitholders list. The monthly standard fee is one sixth of the total fee calculated according to the table below, provided that the minimum monthly fee is set at ¥220,000.

Number of unitholders	Fee per unitholder
first 5,000 unitholders	¥390
over 5,000 to 10,000	¥330
over 10,000 to 30,000	¥280
over 30,000 to 50,000	¥230
over 50,000 to 100,000	¥180
over 100,000	¥150

- Fee for dividends up to the amount determined based on the total number of unitholders and calculated according to the table below, provided that the minimum amount is set at ¥350,000.

Number of unitholders	Fee per unitholder*
first 5,000 unitholders	¥120
over 5,000 to 10,000	¥105
over 10,000 to 30,000	¥90
over 30,000 to 50,000	¥75
over 50,000 to 100,000	¥60
over 100,000	¥50

*Additional charge of ¥130 per dividend made to a specified bank account

- Fee for dividend payment up to ¥500 per receipt of dividends;
- Fee for confirmation of unpaid dividends up to ¥5 per unpaid unitholder as of the end of each month;
- Fee for receipt of requests from unitholders up to ¥250 per request;
- Fee for registry of individual or corporate numbers (*kojinbango*) up to ¥250 for units included in the book-entry system or ¥550 for those that are not included;
- Fee for maintenance of individual or corporate numbers up to ¥5 per number as of the end of each month;
- Fee for mailing of notices up to a certain amount determined based on the number, size, and type of notices;
- Fee for handling of returned mail up to ¥250 per mail;
- Fee related to voting ballots up to ¥18 per ballot preparation and ¥50 per ballot count with a minimum fee of ¥100,000 per one count, in each case with an additional charge up to ¥50 per ballot where there is a competing unitholder proposal or non-unified ballot;
- Fee for preparation of certificates or investigation of transfer account books up to ¥1,600 per certificate or investigation regarding unit transfers and ¥800 per certificate or investigation regarding units outstanding;
- Fee related to the transfer system up to ¥100 per receipt of general unitholder notification data, ¥250 per receipt of individual unitholder notification data and ¥250 per receipt of a request for provision of information;
- Fee for administration of special accounts. The monthly fee is the total fee calculated according to the table below, provided that the minimum monthly fee is set at ¥20,000.

Number of unitholders using a special account	Fee per unitholder using a special account
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first 3,000 unitholders	¥150
over 3,000 to 10,000	¥125
over 10,000 to 30,000	¥100
over 30,000	¥75

- Fees up to the amount calculated according to the table below in connection with:
 - Business affairs related to the administration of the administrative instruments (excluding dispatch of documents related to general meetings of unitholders and counting of voting ballots and proxy statements);
 - Accounting and book-keeping administration; and
 - Tax administration

Total Assets:	Annual Fee
¥10 billion or less	¥11 million
over ¥10 billion to ¥50 billion	¥11 million + (total assets – ¥10 billion) x 0.080%
over ¥50 billion to ¥100 billion	¥43 million + (total assets – ¥50 billion) x 0.060%
over ¥100 billion to ¥200 billion	¥73 million + (total assets – ¥100 billion) x 0.055%
over ¥200 billion to ¥300 billion	¥128 million + (total assets – ¥200 billion) x 0.040%
over ¥300 billion to ¥500 billion	¥168 million + (total assets – ¥300 billion) x 0.035%
over ¥500 billion to ¥900 billion	¥238 million + (total assets – ¥500 billion) x 0.030%
over ¥900 billion	¥358 million + (total assets – ¥900 billion) x 0.020%

“Total assets” in the table above means total assets listed on JRE’s balance sheet of the immediately preceding fiscal period.

The AIF may also incur other miscellaneous fees in connection with the issuance of units, as well as the operation, acquisition or disposition of properties.

Article 23(1) (j)

Description of the AIFM's procedure to ensure fair treatment of investors and details of any

Under Article 77 paragraph 4 of the ITA, which applies the requirements of Article 109 paragraph 1 of the Companies Act to investment corporations, investment corporations are required to treat unitholders equally depending on the number and content of units held. In addition, upon liquidation, the allotment of residual assets to unitholders is

preferential treatment received by investors, including detailing the type of investors and their legal or economic links with the AIF or AIFM	required to be made equally depending on the number units held under Article 77 paragraph 2 item 2 and Article 158 of the ITA.																								
Article 23(1) (k)																									
The latest annual report referred to in Article 22(1)	Additional information may be found in our most recent semi-annual report prepared in accordance with Article 22 of the AIFMD, which is available at JRE's website.																								
Article 23(1) (l)																									
The procedure and conditions for the issue and sale of the units	JRE is authorized under the articles of incorporation to issue up to 4 million units. Its units have been listed on the Tokyo Stock Exchange since September 10, 2001. Secondary market sales and transfers of units will be conducted in accordance with the rules of the Tokyo Stock Exchange. Unit prices on the Tokyo Stock Exchange are determined on a real-time basis by the equilibrium between bids and offers. The Tokyo Stock Exchange sets daily price limits, which limit the maximum range of fluctuation within a single trading day. Daily price limits are set according to the previous day's closing price or special quote.																								
Article 23(1) (m)																									
Latest net asset value of the AIF or latest market price of the unit or share of the AIF	JRE's unit's latest market price is publicly available at the Tokyo Stock Exchange or from financial information vendors at https://www.reuters.com/markets/quote/8952.T																								
Article 23(1) (n)																									
Details of the historical performance of the AIF, where available	The units of JRE were listed on the Tokyo Stock Exchange on September 10, 2001. The most recent five fiscal period performance of the units is as follows.																								
	<table border="1"> <thead> <tr> <th>Fiscal period (six months ended)</th> <th>Total Assets (JPY million)</th> <th>Total Net Assets (JPY million)</th> <th>Net Assets per unit (base value) (JPY)</th> </tr> </thead> <tbody> <tr> <td>September 30, 2024</td> <td>1,069,551</td> <td>541,423</td> <td>380,516</td> </tr> <tr> <td>March 31, 2024</td> <td>1,090,912</td> <td>539,965</td> <td>379,491</td> </tr> <tr> <td>September 30, 2023</td> <td>1,057,291</td> <td>538,402</td> <td>378,393</td> </tr> <tr> <td>March 31, 2023</td> <td>1,047,158</td> <td>517,993</td> <td>373,945</td> </tr> <tr> <td>September 30, 2022</td> <td>1,008,970</td> <td>517,761</td> <td>373,778</td> </tr> </tbody> </table>	Fiscal period (six months ended)	Total Assets (JPY million)	Total Net Assets (JPY million)	Net Assets per unit (base value) (JPY)	September 30, 2024	1,069,551	541,423	380,516	March 31, 2024	1,090,912	539,965	379,491	September 30, 2023	1,057,291	538,402	378,393	March 31, 2023	1,047,158	517,993	373,945	September 30, 2022	1,008,970	517,761	373,778
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Article 23(1) (o)																									
Identity of the prime broker, any material	Not applicable.																								

<p>arrangements of the AIF with its prime brokers, how conflicts of interest are managed with the prime broker and the provision in the contract with the depositary on the possibility of transfer and reuse of AIF assets, and information about any transfer of liability to the prime broker that may exist</p>	
<p>Article 23(1) (p)</p>	
<p>Description of how and when periodic disclosures will be made in relation to leverage, liquidity and risk profile of the assets, pursuant to Articles 23(4) and 23(5)</p>	<p>The AIFM will disclose the matters described in Articles 23(4) and 23(5) periodically through the AIF Internet website and semi-annual report.</p>
<p>Article 23(2)</p>	
<p>The AIFM shall inform the investors before they invest in the AIF of any arrangement made by the depositary to contractually discharge itself of liability in accordance with Article 21(13)</p>	<p>Not applicable.</p>
<p>The AIFM shall also inform investors of any changes with</p>	<p>Not applicable.</p>

respect to depositary liability without delay	
Article 23(4)(a)	
Percentage of the AIF's assets which are subject to special arrangements arising from their illiquid nature. The percentage shall be calculated as the net value of those assets subject to special arrangements divided by the net asset value of the AIF concerned	There are no assets that are subject to special arrangements arising from their illiquid nature.
Overview of any special arrangements, including whether they relate to side pockets, gates or other arrangements	There are no such special arrangements.
Valuation methodology applied to assets which are subject to such arrangements	There are no such special arrangements.
How management and performance fees apply to such assets	There are no such special arrangements.
Article 23(4)(b)	
Any new arrangements for managing the liquidity of the AIF	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
For each AIF that the AIFM manages that is not an unleveraged closed-end AIF, notify to investors whenever they make changes to its liquidity management systems (which enable an AIFM to monitor the liquidity risk of the AIF and to ensure the liquidity profile of the investments of the AIF complies with its underlying obligations) that are material in accordance with Article 106(1) of Regulation (EU) No 231/2013 (ie. there is a substantial likelihood that a reasonable investor, becoming aware of such information, would reconsider its investment in the AIF, including because such information could impact an investor's ability to exercise its rights in relation to its investment, or otherwise prejudice the interests of one or more investors in the AIF).	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.

Immediately notify investors where they activate gates, side pockets or similar special arrangements or where they decide to suspend redemptions	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
Overview of changes to liquidity arrangements, even if not special arrangements	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
Terms of redemption and circumstances where management discretion applies, where relevant	JRE is a closed-end investment corporation, and unitholders are not entitled to request the redemption of their investment.
Also any voting or other restrictions exercisable, the length of any lock-up or any provision concerning 'first in line' or 'pro-rating' on gates and suspensions shall be included	There are no voting or other restrictions on the rights attaching to units.
Article 23(4)(c)	
The current risk profile of the AIF and the risk management systems employed by the AIFM to manage those risks	<p>The appropriateness and effectiveness of the risk management structure are regularly evaluated and enhanced by the AIFM.</p> <p>Deposits are exposed to risks of failure of the financial institution holding the deposit and other credit risks, but JRE manages credit risk by restricting the term of the deposit to relatively short periods and setting a minimum credit rating requirement for the deposit-taking financial institutions.</p> <p>Funds from debts and investment corporation bonds are mainly used for asset acquisition or debt repayment, etc. While floating-rate short-term and long-term loans are exposed to the risk of interest rate hike, such risk is mitigated by the Company's low LTV and relatively high percentage of long-term fixed-rate debts within the total borrowing. Loans and investment corporation bonds involve liquidity risk at the time of maturity. To manage such liquidity risk, the Company implements measures such as (i) maintaining and strengthening its ability to access equity markets to secure funds, (ii) maintaining commitment lines with major financial institutions, and (iii) preparing monthly financial plans. The Company also utilizes derivative transactions (interest-rate swap transactions) as a hedge against interest-rate risk derived from floating-rate long-term loans, thereby maintaining the overall interest rates on the loans at an effectively fixed level.</p>

	Tenant security deposits are exposed to liquidity risk arising from vacating of properties by tenants due to the termination of contract. JRE manages this risk by monitoring forecasted cash flows on a monthly basis to ensure it has sufficient funds.
Measures to assess the sensitivity of the AIF's portfolio to the most relevant risks to which the AIF is or could be exposed	No such measures have been implemented.
If risk limits set by the AIFM have been or are likely to be exceeded and where these risk limits have been exceeded a description of the circumstances and the remedial measures taken	No such situation has occurred.
Article 23(5)(a)	
Any changes to the maximum amount of leverage which the AIFM may employ on behalf of the AIF, calculated in accordance with the gross and commitment methods. This shall include the original and revised maximum level of leverage calculated in accordance with Articles 7 and 8 of Regulation (EU) No 231/2013, whereby the level of leverage shall be calculated as the relevant exposure divided by the net asset value of the AIF.	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
Any right of the reuse of collateral or any guarantee granted under the leveraging agreement, including the nature of the rights granted for the reuse of collateral and the nature of the guarantees granted	No such right or guarantee exists.
Details of any change in service providers relating to the above.	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
Article 23(5)(b)	
Information on the total amount of leverage employed by the AIF calculated in accordance with the gross and commitment methods	The aggregate amount of debt with interest is ¥457,893 million as of September 30, 2024.