

# **Invincible** Investment Corporation

## **Financial Summary for the December 2025 Fiscal Period (from July 1, 2025 to December 31, 2025)**

**February 26, 2026**

Name	: Invincible Investment Corporation (“INV”)
Representative	: Naoki Fukuda, Executive Director
Stock Listing	: Tokyo Stock Exchange
Securities Code	: 8963
URL	: <a href="https://www.invincible-inv.co.jp/en/">https://www.invincible-inv.co.jp/en/</a>
Contact	: Consonant Investment Management Co., Ltd. (Asset Manager of INV) Jun Komo, General Manager of Planning Department Tel. +81-3-5411-2731
Start date for dividend distribution	: March 25, 2026

This English language notice is a translation of the Japanese-language notice released on February 26, 2026 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.

(Figures are rounded down to the nearest JPY million)

1. Financial Results for the Fiscal Period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

(1) Operating Results

(Percentages indicate percentage change from the preceding period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	JPY million	%	JPY million	%	JPY million	%	JPY million	%
Fiscal period ended December 31, 2025	28,591	13.9	19,309	14.0	16,689	16.2	16,688	16.2
Fiscal period ended June 30, 2025	25,107	(1.8)	16,935	(4.6)	14,366	(5.1)	14,366	(5.1)

	Net Income per Unit	Net Income / Unitholders' Equity	Ordinary Income / Total Assets	Ordinary Income / Operating Revenues
	JPY	%	%	%
Fiscal period ended December 31, 2025	2,182	4.7	2.4	58.4
Fiscal period ended June 30, 2025	1,878	4.1	2.1	57.2

(2) Distributions

	Distribution (Excluding excess profit distribution)		Excess Profit Distribution		Dividend Payout Ratio	Distribution / Net Assets
	Per Unit	Total	Per Unit	Total		
	JPY	JPY million	JPY	JPY million	%	%
Fiscal period ended December 31, 2025	2,186	16,715	-	-	100.2	4.7
Fiscal period ended June 30, 2025	1,895	14,490	-	-	100.9	4.1

(Note 1) Dividend Payout Ratio is calculated in accordance with the following formula and is rounded to the nearest one decimal place:  
Dividend Payout Ratio = Distribution Amount (Excluding excess profit distribution) ÷ Net Income × 100

(Note 2) Distribution / Net Assets is calculated based on the figures excluding excess profit distribution.

(3) Financial Position

	Total Assets	Net Assets	Net Assets / Total	Net Assets per Unit
	JPY million	JPY million	%	JPY
Fiscal period ended December 31, 2025	709,095	354,587	50.0	46,372
Fiscal period ended June 30, 2025	675,146	351,363	52.0	45,951

(Note) Net Assets per Unit is calculated based on the number of investment units issued and outstanding at the end of each fiscal period.

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investment Activities	Cash Flows from Financing Activities	Closing Balance of Cash and Cash Equivalents
	JPY million	JPY million	JPY million	JPY million
Fiscal period ended December 31, 2025	19,864	(38,459)	15,190	39,400
Fiscal period ended June 30, 2025	22,840	(5,038)	(20,280)	42,804

2. Forecasts for the Fiscal Period ending June 30, 2026 (from January 1, 2026 to June 30, 2026) and the Fiscal Period ending December 31, 2026 (from July 1, 2026 to December 31, 2026)

(Percentages indicate percentage change from the preceding period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income		Distribution per Unit (excluding excess profit distribution)	Excess Profit Distribution per Unit
	JPY million	%	JPY million	%	JPY million	%	JPY million	%	JPY	JPY
Fiscal period ending June 30, 2026	26,581	(7.0)	17,212	(10.9)	14,355	(14.0)	14,354	(14.0)	1,895	-
Fiscal period ending December 31, 2026	29,077	9.4	19,476	13.2	16,370	14.0	16,369	14.0	2,186	-

(Reference) Estimated net income per unit for the fiscal periods ending June 30, 2026 and the fiscal periods ending December 31, 2026 are JPY 1,877 and JPY 2,140, respectively.

※Others

(1) Changes in Accounting Policies, Accounting Estimates or Restatements

- |   |      |
|---|------|
| (a) Changes in Accounting Policies due to Revisions to Accounting Standards and Other Regulations | None |
| (b) Changes in Accounting Policies due to Other Reasons   | None |
| (c) Changes in Accounting Estimates   | None |
| (d) Restatements  | None |

(2) Number of Investment Units Issued and Outstanding

- |  |                   |           |               |           |
|--|-------------------|-----------|---------------|-----------|
| (a) Number of Units Issued and Outstanding as of the End of the Fiscal Period (Including Treasury Units) | December 31, 2025 | 7,646,453 | June 30, 2025 | 7,646,453 |
| (b) Number of Treasury Units as of the End of the Fiscal Period  | December 31, 2025 | 0         | June 30, 2025 | 0         |

(Note) Please refer to "Notes Related to Per Unit Information" regarding the number of investment units which is the basis for the calculation of net income per unit.

- Financial Summary report is not subject to audit procedure by certified public accountants or audit corporations.
- Special Consideration

The forward-looking statements contained in this financial summary report are based on the information currently available to us and certain assumptions which we believe are reasonable. Actual operating performance may differ significantly due to factors we cannot predict as of the date of this document, including gains or losses from the disposition of properties, repayment of borrowings, decreases in rents and changes in operating conditions. Unless otherwise specified herein, amounts less than JPY 1 are rounded down, and ratios are rounded to the nearest one decimal place.

## 1. Operating Conditions

### (1) Operating Conditions

#### a Overview of the Fiscal Period Ended December 31, 2025

##### (a) Main Trends of INV

INV was established in January 2002 in accordance with the Investment Trust and Investment Corporation Act (Act No. 198 of 1951, as amended). In May 2004, INV was listed on the Osaka Securities Exchange (application for delisting was made in August 2007), and in August 2006 was listed on the Real Estate Investment and Trust Securities Section of the Tokyo Stock Exchange (Ticker Code: 8963).

After the absorption-type merger with LCP Investment Corporation (“LCP”) was implemented on February 1, 2010, INV issued new investment units through a third-party allotment on July 29, 2011 and refinanced its debt. Calliope Godo Kaisha (“Calliope”), an affiliate of the Fortress Investment Group LLC (“FIG” and together with Calliope and other affiliates of FIG, collectively the “Fortress Group”) was the main allottee, and the sponsor changed to the Fortress Group.

Ever since the commencement of sponsorship from the Fortress Group (Note 1), INV has been focusing its efforts on improving the profitability of its portfolio and establishing a revenue base in order to secure stable distributions, and has strengthened the lender formation through new borrowings and the refinancing of existing bank borrowings, thereby creating a financial base for external growth. With this platform as a base, in June 2014, Consonant Investment Management Co., Ltd., the asset manager to which INV entrusts the management of its assets (“CIM”) revised the Investment Guidelines for INV, positioned hotels as a core asset class alongside residential properties with a view towards expanding investments in the hotel sector in which demand is forecasted to rise going forward, and has expanded its portfolio.

In the Fiscal Period ended December 31, 2025 (“Reporting Period”), INV acquired 10 domestic hotels with borrowings and cash on hand on August 27, 2025. As a result, INV’s portfolio at the end of the Reporting Period is comprised of 156 properties (114 hotels (Note 2) (Note 3), 41 residential properties and one retail facility) with a total acquisition price of JPY 687,350 million (Note 4). INV’s hotel portfolio has the largest asset size (Note 5) of JPY 646,565 million (114 properties, 19,817 rooms) among all J-REITs (real estate investment corporations which are listed on the Tokyo Stock Exchange Real Estate Investment Trust Securities Market, hereinafter the same shall apply) hotel portfolios including Hotel J-REITs (Note 6) with continuous acquisition of assets through sponsor support.

(Note 1) Calliope transferred 80.0% of issued shares to Fortress CIM Holdings L.P., a subsidiary of SoftBank Group and 20.0% to SoftBank Group Corp. (“SoftBank Group”) on March 29, 2018, but the SoftBank Group transferred its issued shares of CIM to Fortress CIM Holdings L.P. on May 23, 2023. Further, on May 15, 2024, the SoftBank Group transferred its interest in the indirect parent company of Fortress CIM Holdings L.P. to Mubadala Capital, a wholly-owned subsidiary of Mubadala Investment Company, an Abu Dhabi sovereign wealth fund. As a result, the SoftBank Group no longer falls under the parent company and specified related corporation of CIM.

(Note 2) The preferred equity interest held by INV is counted as one property. Such preferred equity interest issued by a special purpose company (*tokutei mokuteki kaisha*) refers to the preferred equity interest issued by Kingdom Special Purpose Company (equivalent to 49.0% of the outstanding preferred equity interest), which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. The property is classified as a hotel, based on the use of Sheraton Grande Tokyo Bay Hotel, the underlying asset of the preferred equity interest, and INV’s investment amount of the preferred equity interest is used as the acquisition price of the preferred equity interest, unless otherwise stated. The “underlying asset” refers to the real estate or the real estate related assets owned by a TK operator of TK interest or a TMK relating to the preferred equity interest which INV owns, thus the real estate or the real estate related assets which will be the revenue source of INV. Hereinafter the same shall apply.

(Note 3) From September 28, 2018 (Cayman Island local time; September 29, 2018 in Japan local time), INV owned 100% of the TK interest in Seven Mile Resort Holdings Ltd. (the “Cayman SPC”), a Cayman Islands special purpose company that holds leasehold interests in Westin Grand Cayman Seven Mile

Beach Resort & Spa and The Sunshine Hotel & Suites (collectively, the “Cayman Hotels”) and ancillary assets as underlying assets. However, INV implemented the investment structure change (the “Structure Change” in some cases hereinafter) regarding the Cayman Hotels on May 9, 2019 (Cayman Island local time; May 10, 2019 in Japan local time) and has directly held the Leasehold Interests, etc. of the Cayman Hotels thereafter. Both TK interest and the Cayman Hotels are counted as two properties before and after the Structure Change. In addition, the “Leasehold Interests, etc.” means leasehold interests (rights equivalent to long-term real estate leases on land and buildings under the British Cayman laws) and furniture, fixtures, equipment, ornaments, kitchen instrument, and other assets required for hotel operations. Sunshine Suites Resort changed its name to “The Sunshine Hotel & Suites” on December 10, 2025. Hereinafter the same shall apply.

- (Note 4) Due to the Structure Change, the book value of the leasehold interests of the Cayman Hotels recorded by the Cayman SPC as of May 9, 2019 (Cayman Island local time; May 10, 2019 in Japan local time), when INV succeeded the leasehold interests of the Cayman Hotels from the Cayman SPC via distribution in kind in connection with the termination of TK agreement, is deemed as the acquisition price of the Cayman Hotels. The book value is converted into JPY amount via exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward contracts executed on July 26, 2018 and implemented on September 26, 2018 in connection with the investment in the TK interest by INV. Hereinafter the same shall apply.
- (Note 5) Hotel J-REIT is defined as the J-REIT whose majority part of portfolio consists of hotel assets.
- (Note 6) “The largest asset size ... among all J-REIT hotel portfolios” refers to the total acquisition price of 114 hotels owned by INV as compared with the total acquisition price of hotels (including inns and other accommodation facilities) owned by listed investment corporations other than INV as of December 31, 2025.

#### (b) Operational Performance

The portfolio NOI (Note 1) increased by 10.0% or JPY 2,348 million compared to the same period in the previous year (the December 2024 fiscal period) to JPY 25,800 million. Of which, the hotel portfolio NOI increased by JPY 2,329 million and the residential and retail portfolio NOI increased by JPY 19 million.

Commentary on hotel and residential performance is as described below.

As for the domestic hotel portfolio, all key performance indicators showed growth for the Reporting Period, supported by solid domestic demand, robust and continued growth in inbound demand, along with the increase in demand in the Osaka area toward the latter half of the Expo 2025 Osaka. Although inbound demand experienced a decline for some markets due to unfounded rumors suggesting a major disaster would occur in Japan on July 5, 2025, which had no scientific basis, and the deterioration of Japan-China relations stemming from the statement in the Diet in November, the overall performance remained strong. Among the 102 domestic hotels owned by INV at the beginning of the Reporting Period (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of the preferred equity interest of TMK owned by INV), the gross revenue of the 91 domestic hotels (Note 2) operated by the major tenant for the Reporting Period increased by 7.8% compared to the same period in the previous year and recorded an occupancy rate (Note 3) of 85.9%, ADR (Note 4) of JPY 15,612, and RevPAR (Note 5) of JPY 13,406.

The Cayman Hotels recorded an average occupancy rate of 46.3%, ADR of USD 530, and RevPAR of USD 245 for the Reporting Period. Although demand for The Westin Grand Cayman Seven Mile Beach Resort & Spa remained steady throughout the Period, the large-scale renovation work at The Sunshine Hotel & Suites took longer than expected. As a result, occupancy rate and RevPAR fell compared to the same period last year. During the Reporting Period, although travel demand declined due to the passage of a Category 5 hurricane “Melissa” through the Caribbean in late October 2025, and personal financial uncertainty due to the U.S. federal government shutdown, it recovered strongly during the Christmas holiday season in December 2025, resulting in an increase in ADR and robust gross revenues compared to the same period last year.

Regarding the residential portfolio (Note 7), the occupancy rate (Note 8) of 41 residential properties decreased by 1.1 points to 96.5% at the end of the Reporting Period from 97.6% at the end of the previous period. The average occupancy rate (Note 8) increased by 0.2 points YoY to 97.0%, driven by strong rental demand. The NOI (Note 9) for the Reporting Period increased by 1.7% YoY.

In the Reporting Period, INV realized a rent increase for 76.9% (based on the number of contracts) of the new residential lease contracts, and the new rent increased by 3.8% compared to the previous rent across all new leases (Note 10). INV achieved a rent increase for 56.8% (based on the number of contracts) of contract renewals with an average rent increase of 1.8% compared to the previous rent across all renewal leases, while maintaining a high contract renewal rate (Note 11) of 79.5%. Combined, new lease and renewal lease rents were signed at 2.5% higher than the previous leases. The average rent per tsubo per month (Note 12) for the Reporting Period increased by 1.0% YoY to JPY 9,386.

The total appraisal value of 155 properties was JPY 831,061 million (one out of the 156 properties owned by INV at the end of the Reporting Period is excluded from the appraisal calculation: Sheraton Grande Tokyo Bay Hotel (preferred equity interest) for which the appraisal value of such interest is not available). The portfolio has an unrealized gain of JPY 201,382 million (Note 13) and an unrealized gain ratio of 32.0% (Note 13). The total appraisal value of the 145 properties which were owned throughout the Reporting Period increased by 2.7% from JPY 775,647 million at the end of the June 2025 fiscal period to JPY 796,350 million at the end of the Reporting Period.

#### Key Performance Indicators of 91 Domestic Hotel Properties (Note 2)

	December 2025 fiscal period	Year-on-year change
Occupancy Rate (Note 3)	85.9%	+1.0pt
ADR (JPY) (Note 4)	15,612	+7.0%
RevPAR (JPY) (Note 5)	13,406	+8.2%
Gross Revenue (JPY million)	55,147	+7.8%
Room Revenue (JPY million)	38,949	+8.3%
Non-Room Revenue (JPY million)	16,198	+6.5%
GOP (JPY million) (Note 6)	21,707	+8.9%

#### Key Performance Indicators of Cayman Hotels

	December 2025 fiscal period	Year-on-year change
Occupancy Rate (Note 3)	46.3%	-6.4pt
ADR (USD) (Note 4)	530	+21.0%
RevPAR (USD) (Note 5)	245	+6.3%
Gross Revenue (USD thousand)	39,109	+7.5%
Room Revenue (USD thousand)	21,388	+6.3%
Non-Room Revenue (USD thousand)	17,720	+8.9%
GOP (USD thousand) (Note 6)	11,560	+8.3%

#### Key Performance Indicators of 41 Residential Properties (Note 7)

	December 2025 fiscal period	Year-on-year change
Average Occupancy Rate (Note 8)	97.0%	+0.2pt
Average Rent per Tsubo per Month (JPY) (Note 12)	9,386	+1.0%
NOI (JPY million) (Note 9)	1,160	+1.7%

(Note 1) "NOI" for the hotel properties is calculated in accordance with the following formula:

$$\text{NOI} = \text{Rental Revenues} - \text{Property Related Expenses} + \text{Depreciation Expenses} + \text{Dividend on the}$$

preferred equity interest (TMK dividend) + (Management Contract Revenue of the Cayman Hotels - Management Contract Expense)

- (Note 2) Of the 102 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) held as of the beginning of the December 2025 fiscal period, this refers to 91 hotels operated by Iconia Hospitality K.K. (MyStays Hotel Management changed its company name to Iconia Hospitality K.K. on July 1, 2025. Hereinafter "ICN") and its subsidiary. In addition, the figures for the properties acquired after January 2024 are calculated on the assumption INV had acquired those properties on January 1, 2024, using the actual figures provided by the sellers of such properties for the period before the acquisition. Hereinafter the same shall apply.
- (Note 3) "Occupancy rate" for the hotel properties is calculated in accordance with the following formula:  
Occupancy rate = total number of occupied rooms during a certain period ÷ total number of rooms available during the same period (number of rooms x number of days)  
Hereinafter the same shall apply.
- (Note 4) "ADR" means average daily rate, and is calculated by dividing total room sales (excluding service fees) for a certain period by the total number of days per room for which each room was occupied during the same period. Hereinafter the same shall apply.
- (Note 5) "RevPAR" means revenues per available room per day, and is calculated by dividing total room sales for a certain period by total number of rooms available (number of rooms x number of days) during the same period, and is the same as the figure obtained by multiplying ADR by occupancy rates. Hereinafter the same shall apply.
- (Note 6) "GOP" means the gross operating profit, and is the amount remaining after deducting costs of hotel operations (the personnel, utility and advertising expenses and other expenses) and the management services fee to operators (if any) from the hotel's revenues. In addition, GOP for the Sheraton Grande Tokyo Bay Hotel has been multiplied by 49%, or INV's ownership ratio of the preferred equity interest. Hereinafter the same shall apply.
- (Note 7) Based on the 41 residential properties owned as of the end of December 2025. Hereinafter the same shall apply.
- (Note 8) "Occupancy Rate" and "Average Occupancy Rate" for the portfolio or the residential properties are calculated by dividing the sum of total leased area by the sum of total leasable area at the end of each month during the relevant period. Hereinafter the same shall apply.
- (Note 9) For the comparison of NOI for the residential properties, one-off insurance-related revenues and expenses are excluded. Hereinafter the same shall apply.
- (Note 10) Increase or decrease in the sum of monthly rents on new or renewal contracts, or the total of both, compared with the sum of previous rents. Hereinafter the same shall apply.
- (Note 11) Renewal rate is calculated by the number of renewed contracts during the relevant period divided by the number of contracts due up for renewal during the relevant period.
- (Note 12) "Average Rent per Tsubo per Month" is calculated by dividing the total rental revenue (including common area charges) for each month by the sum of total leased area (tsubo) at the end of each month during the relevant period.
- (Note 13) The unrealized gain is calculated using the following formula: the appraisal value as of the end of the Reporting Period – book value as of the end of the Reporting Period.  
The unrealized gain ratio is calculated using the following formula: the unrealized gain ÷ book value as of the end of the Reporting Period.

(c) Overview of Fund Raising

As a result of the measures described below, INV's interest-bearing debt outstanding balance was JPY 348,654 million and the Interest-Bearing Debt ratio (Note 1) and LTV (appraisal value basis) (Note 2) were 49.2% and 42.4%, respectively, as of the end of the Reporting Period, with an average interest rate (Note 3) of 1.30%.

(Note 1) Interest-Bearing Debt ratio uses the calculation formula below:

Interest-Bearing Debt ratio = total outstanding interest-bearing debt (excluding short-term consumption tax loan) / total assets x 100

Short-term consumption tax loan is a loan which is to be repaid before maturity date with

refund of consumption taxes and regional consumption taxes on an acquisition of a property.

(Note 2) LTV (appraisal value basis) uses the calculation formula below:

$$\text{LTV} = \frac{\text{total outstanding interest-bearing debt (excluding short-term consumption tax loan)}}{\text{total appraisal value (*)}} \times 100$$

(\*) Since the appraisal value for Sheraton Grande Tokyo Bay Hotel (preferred equity interest) is not available, the acquisition price of the preferred equity interest (JPY 17,845 million) is deemed as the appraisal value of Sheraton Grande Tokyo Bay Hotel (preferred equity interest). For the appraisal value of the Cayman Hotels, USD is converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward contract entered into on July 26, 2018, and executed on September 26, 2018.

(Note 3) The average interest rate (annual rate) is calculated by the weighted average based on the outstanding balance of borrowings and rounded to two decimal places.

(i) Borrowing of Funds

INV borrowed New Syndicate Loan (018) (total amount borrowed: JPY 12,037 million; interest rate: floating interest rate of 1-month JPY TIBOR plus 0.60000% for a duration of six years, floating interest rate of 1-month JPY TIBOR plus 0.60000% for a duration of six years, floating interest rate of 1-month JPY TIBOR plus 0.50000% for a duration of five years, floating interest rate of 1-month JPY TIBOR plus 0.40000% for a duration of four years), which was arranged by Mizuho Bank, Ltd. on July 16, 2025 and July 22, 2025 in order to repay New Syndicate Loan (L) in the amount of JPY 4,942 million, New Syndicate Loan (M) in the amount of JPY 5,795 million and Term Loan (L) in the amount of JPY 700 million due on July 16, 2025, as well as Term Loan (005) in the amount of JPY 600 million due on July 20, 2025.

Moreover, INV borrowed New Syndicate Loan (019) on August 27, 2025 (total amount borrowed: JPY 30,200 million; interest rate: floating interest rate of 1-month JPY TIBOR plus 0.50000% for a duration of five years, floating interest rate of 1-month JPY TIBOR plus 0.45000% (by the interest swap agreement on August 25, 2025, it is fixed, in effect, at 1.75900%) for a duration of 4.5 years, floating interest rate of 1-month JPY TIBOR plus 0.45000% for a duration of 4.5 years, 1.74900% for a duration of 4.5 years, floating interest rate of 1-month JPY TIBOR plus 0.40000% (by the interest swap agreement on August 25, 2025, it is fixed, in effect, at 1.66400%) for a duration of four years, 1.65400% for a duration of four years), which was arranged by Mizuho Bank, Ltd. in order to pay a portion of the acquisition price and related expenses for the acquisition of the 10 domestic hotels described in “(d) Overview of Acquisition of Assets”

Furthermore, INV borrowed Term Loan (026) (amount borrowed: JPY 500 million; interest rate: floating interest rate of 1-month JPY TIBOR plus 0.45000% for a duration of 4.5 years) from MUFG Bank, Ltd. and Term Loan (027) (amount borrowed: JPY 500 million; interest rate: floating interest rate of 1-month JPY TIBOR plus 0.45000% for a duration of 4.5 years) from Sumitomo Mitsui Banking Corporation on October 15, 2025 in order to repay New Syndicate Loan (O) in the amount of JPY 1,000 million due on October 15, 2025.

(d) Overview of Acquisition of Assets

CIM decided on the acquisition of trust beneficiary interests in 10 domestic hotels as follows on August 25, 2025, and the acquisition of the assets was closed on August 27, 2025.

Property Number	Property Name	Acquisition Price (JPY million) (Note 1)	Appraisal Value (JPY million) (Note 2)	Seller
D102	Irago Ocean Resort	6,900	6,970	Nippori Tokutei Mokuteki Kaisha
D103	Kirishima Kokusai Hotel	6,534	6,600	Heijo Tokutei Mokuteki Kaisha
D104	Kamenoi Hotel Toba	4,732	4,780	Yakushima Tokutei Mokuteki Kaisha
D105	Kamenoi Hotel Kusatsu Yubatake	4,682	4,730	Baika Tokutei Mokuteki Kaisha

D106	Atagawa Ocean Resort	4,187	4,230	BaikaTokutei Mokuteki Kaisha
D107	Hotel MyStays Atsugi	3,177	3,210	Nippori Tokutei Mokuteki Kaisha
D108	Kamenoi Hotel Tsukubasan	2,999	3,030	Albula Tokutei Mokuteki Kaisha
D109	Kamenoi Hotel Kochi	446	451	Yakushima Tokutei Mokuteki Kaisha
D110	Kamenoi Hotel Chitamihama	372	376	Yakushima Tokutei Mokuteki Kaisha
D111	Kamenoi Hotel Yanagawa	255	258	Yakushima Tokutei Mokuteki Kaisha
Total		34,284	34,635	

(Note 1) “Acquisition Price” does not include adjustments for property taxes, city planning taxes, or national or local consumption taxes. Hereinafter the same shall apply.

(Note 2) “Appraisal Value” is based on appraisal value stated in the appraisal report by the Japan Real Estate Institute., JLL Morii Valuation & Advisory K.K., The Tanizawa Sōgō Appraisal Co., Ltd. or Daiwa Real Estate Appraisal Co., Ltd. on the valuation date of June 1, 2025.

(e) Results of Operations and Distributions

As a result of the operations mentioned above, operating revenues for the Reporting Period increased by JPY 3,483 million from the previous period (+13.9 %) to JPY 28,591 million, resulting in a net income of JPY 16,688 million, an increase of JPY 2,322 million from the previous period (+16.2%). Unappropriated retained earnings including the retained earnings carried forward from the preceding fiscal period (JPY 8,486 million) is JPY 25,175 million. INV has decided to set the distribution per unit (excluding excess profit distribution) of JPY 2,186, which is the net income per unit (JPY 2,182) plus the reversal of retained earnings (JPY 4 per unit).

b Outlook for the Fiscal Period Ending June 30, 2026

The Japanese economy has been gradually recovering despite some effects from U.S. trade policies. The recovery is expected to be supported by steady growth in personal consumption and capital investment driven by improvements in the employment and income environment, as well as the effects of various government policies. On the other hand, there are various uncertainties such as the direction of U.S. trade and diplomatic policies, deterioration of Japan-China relations, concerns about heightened geopolitical risks including escalated tensions in the Middle East and Ukraine. If negative factors such as the slowdown in overseas economies becoming apparent and the deterioration of the export environment worsen, companies may restrain capital investment, potentially creating downward pressure on the overall economy.

In the hotel market, although there are concerns about declining demand from China due to deteriorating Japan-China relations, demand from other countries and regions remains strong. Consequently, coupled with solid domestic demand, demand for both leisure and business remain solid across all segments and is expected to continue performing steadily.

In the rental housing market, the supply of new properties has been significantly restricted due to the steep rise of construction costs and labor shortages. At the same time, urban migration trends are driving demand recovery, and the supply-demand balance is expected to continue titling strongly in favor of demand. Additionally, increased demand for rentals is anticipated due to more people abandoning home purchases driven by soaring housing prices, further fueling the rental market. In the Tokyo metropolitan area, the market remains solid with continued lease signings despite rising rents. However, some regional areas are experiencing sluggish rental demand and rising vacancies, so close monitoring of the supply-demand conditions remains necessary.

In Japan, there has been a significant rise in insurance premiums, and an increase in insurance premiums is also expected for INV’s domestic portfolio regardless of asset type.

(a) Future operational policy and issues to be addressed

Since July 2011, INV has focused on improving the profitability of its portfolio and strengthening its financial

base in order to enhance unitholder value with the Fortress Group as its sponsor. In addition to access to Fortress' global real estate expertise, INV will actively promote efforts to acquire new demand under the environment where inbound demand becomes more sophisticated (i.e. inbound tourists seeking more experiential and higher-value travel experiences) and flexibly respond to changes in the external environment while emphasizing customer safety and security. Going forward, INV will continue to implement various strategies for further growth and financial stability, including the following measures.

- Further external growth utilizing sponsor support
- Asset recycling: property acquisitions using the proceeds from sales
- Internal growth at hotels through reducing costs, stimulating existing demand and creating new demand by collaborating with hotel operators
- Further internal growth at residential properties
- Response to the risk of rising interest rates

Details of the future growth strategy are as follows.

(i) External growth strategy

New Property Acquisitions

As its basic strategy, INV had moved forward with the acquisition of new properties focusing on hotels, where continued growth in portfolio revenues would be anticipated, and residential properties, especially where rental growth could be achieved, to build a portfolio with a good balance between growth and stability.

In regard to hotels, INV will take into consideration demands of business and leisure customers in nearby areas, and leasing contract types when making investment decisions, with the aim of acquiring properties where growth and stability of GOP and rental revenue are forecasted to increase.

In regard to residential properties, INV will analyze occupancy rates, rental market trends, the presence of competing properties among other factors, and consider acquiring properties with strong competitiveness, in which it believes it can achieve increases in rent.

Properties Acquired from affiliates of the Fortress Group (as of the date of this document)

Year	Properties acquired	Total acquisition price
2012	24 residential properties (Note 1)	JPY 14,043 million (Note 1)
2014	20 hotels	JPY 45,373 million
2015	14 hotels and three residential properties (Note 2)	JPY 45,238 million (Note 2)
2016	11 hotels and two residential properties	JPY 92,804 million
2017	six hotels and two residential properties (Note 3)	JPY 90,006 million (Note 3)
2018	12 hotels (Note 4)	JPY 104,280 million (Note 4)
2019	18 hotels	JPY 82,646 million
2020	Two hotels	JPY 16,236 million
2023	Six hotels	JPY 57,230 million
2024	12 hotels	JPY 104,420 million
2025	10 hotels	JPY 34,284 million
Total	142 properties (of which 111 are hotels and 31 are residential properties)	JPY 686,562 million (of which hotels: JPY 634,924 million; residential: JPY 51,638 million)

(Note 1) Of the properties acquired from affiliates of the Fortress Group, 15 residential properties have been sold.

(Note 2) Of the properties acquired from affiliates of the Fortress Group, one residential property has been

sold.

- (Note 3) Of the properties acquired from affiliates of the Fortress Group, one residential property has been sold. Sheraton Grande Tokyo Bay Hotel was acquired through a special purpose company, of which INV owns the preferred equity interest, and is counted as one property and INV's investment amount of the preferred equity interest is counted as the acquisition price of the preferred equity interest.
- (Note 4) The Cayman Hotels were acquired by the Cayman SPC, of which INV owns the TK interest, are counted as two properties and INV's investment amount of the TK interest is used as the acquisition price of the TK interest. After the Structure Change, INV currently has direct ownership of the Leasehold of the Cayman Hotels.

### Property Sales

INV considers the possibility of portfolio optimization upon consideration of the portfolio sector composition, geographic distribution, and competitiveness of each property as appropriate.

- (ii) Strategy for internal growth

(Hotels)

Of the 112 domestic hotels (Note 1) owned by INV as of the end of the Reporting Period, 104 hotels use a variable rent scheme. In the variable rent scheme, in principle, INV receives all of the GOP after deducting payment of management fees for the hotel operator as rents. For 101 hotels of the 104 hotels, ICN and subsidiaries of ICN (hereinafter collectively "ICN Group") have implemented sophisticated revenue management initiatives seeking to maximize revenue through effectively capturing accommodation demand. As a result, INV can directly enjoy the hotel revenue upside through this variable rent scheme.

ICN is one of Japan's leading hotel operators, managing a wide range of properties across the country - including limited-service, full-service, and resort-type hotels—under numerous brands such as "Hotel MyStays", "Flexstay Inn", "Art Hotel", and "Kamenoi Hotel", among others. With a large membership base, ICN has established itself as a major player in the domestic hospitality sector. In May 2025, leveraging its scale and aiming to enhance member convenience, ICN launched a loyalty program called "GoTo Pass", which allows members to earn and redeem points at all facilities operated by the group. This loyalty program is also expected to contribute to increased sales at hotels owned by INV and operated by ICN, thereby potentially boosting rental income for INV.

The ICN Group has reviewed its operational strategy and made efforts to reduce hotel operating expenses and improve profitability. ICN will continue to strive to minimize the impact of rising costs such as labor costs, utility costs and food supplies by means of a thorough review of staffing and work shifts, continuous efforts to reduce fixed costs, and strategies to maximize GOPPAR (GOP per the number of rooms available for sale). As a part of such initiatives, ICN is gradually introducing systems tailored to the operational status of each hotel, such as automated check-in kiosks, mobile check-in systems, and a system for streamlining luggage storage at the reception desk.

For hotels, renovation of rooms and replacement of fixtures and fittings are indispensable to maintain and increase revenues and operate stably in a planned manner.

(Note 1) Including Sheraton Grande Tokyo Bay Hotel (the preferred equity interest).

(Residential properties and others)

INV will continue to strengthen its collaborative ties with property managers and brokers to further boost occupancy rates and earning capabilities of its properties. With respect to INV's residential properties, INV will focus on increasing the occupancy rates and rents for both new lease contracts and lease renewals for all its properties as well as formulating net leasing cost reduction policies in order to continue maximizing profits.

Further, the implementation of appropriate maintenance and repair plans is of the utmost importance in maintaining and enhancing the competitiveness and market value of the properties as well as ensuring

high tenant satisfaction. Therefore, INV will continue to monitor current strategic plans with flexible implementation as it sees fit.

(iii) Financial strategy

INV will continue to diversify the loan maturity dates and diversify financing measures while paying attention to fund procurement costs, as well as maintaining an appropriate average interest-bearing debt repayment periods and fixed interest rate ratio to mitigate the risk of rising interest rates.

By implementing these measures, INV will seek to improve the credit rating (the long-term issuer rating "A+" (Outlook: Positive)) obtained from Japan Credit Rating Agency, Ltd. (JCR).

(iv) Compliance risk management

While the executive director of INV concurrently serves as the representative director at CIM, two supervisory directors (an external attorney and an external certified public account) oversee the execution of the executive director's duties via the Board of Directors of INV.

CIM has a compliance officer who is responsible for compliance with laws, regulations and other relevant matters as well as overall management of transactions with sponsor related parties. Moreover, it has in place a compliance committee which, chaired by such compliance officer, is in charge of deliberating on compliance with laws, regulations and other relevant matters as well as transactions with sponsor related parties. Compliance committee meetings are attended by an outside expert (an attorney) who, sitting in as a compliance committee member, conducts rigorous deliberations on the existence of conflicts of interest in transactions with sponsor related parties as well as strict examinations with respect to INV's compliance with laws and regulations. No resolution will be adopted unless the outside expert agrees.

When INV conducts certain transactions such as an asset acquisition from sponsor related parties, prior approvals by the Board of Directors of INV are required to ensure objectivity in deliberation regarding conflicts of interests. In such agenda, only two supervisory directors (a lawyer and a certified public accountant) will participate in the vote, and the executive director who concurrently serves as the representative director of CIM will not participate in the vote as he is a special interested party.

CIM established on July 1, 2025, the Internal Audit Department in order to strengthen the internal audit system and further enhance governance. INV and CIM intend to continually take steps to strengthen its compliance structure.

(v) Initiatives for Sustainability

INV and CIM recognize the importance of environmental, social, and governance (ESG) considerations in real estate investment management from the viewpoint of sustainability such as economic and social development and contributing to global environmental conservation, and regard improvement of sustainability as an important management issue. INV and CIM believe that the incorporation of ESG considerations into the real estate investment management business, which is our primary business, is essential to maximizing unitholder value over the medium to long term and contributes to maximizing INV's investment returns.

Thus, INV and CIM have established a "Sustainability Policy" to set basic policies for sustainability and put them into practice in our daily operations.

Under this policy, CIM has formulated the "Energy Conservation Policy", the "Greenhouse Gas Emissions Reduction Policy", the "Water Saving Policy" and the "Waste Management Policy" which stipulate efforts to reduce environmental impact as initiatives for the environment. In addition, CIM has established the "Sustainable Procurement Policy" in order to promote initiatives for ESG throughout the value chain of INV's real estate portfolio and concluded the "Green Lease" contract with tenants to collaborate with tenants on measures related to the environmental consideration of real estate, such as proactive introductions of energy-saving equipment such as LED lighting.

Furthermore, as of the date of this document, INV acquired CASBEE Certification for Buildings (Existing Buildings) for five hotels, and Certification for CASBEE for Real Estate for three hotels and three residential properties. CASBEE is a method that comprehensively assesses the quality of a building, and evaluates features such as interior comfort and scenic aesthetics, in consideration of environment practices including use of materials and equipment that save energy or achieve smaller environmental loads. Also, as of the date of this document, 19 hotels owned by INV acquired the certification of Building-Housing Energy-efficiency Labeling System ("BELS"). In particular, Hotel MyStays Premier Akasaka, Hotel MyStays Fukuoka Tenjin, Hotel MyStays Yokohama Kannai, Hotel MyStays Oita, Hotel MyStays Haneda, and Hotel MyStays Matsuyama have been rated five stars "★★★★★" due to high energy conservation performance. Moreover, INV obtained a DBJ Green Building Certification for six hotels, which was launched by the Development Bank of Japan Inc., for the purpose of supporting the properties which give proper care to the environment and society.

In addition to the acquisition of environmental certifications for its properties, INV issued JPY 3,500 million in green bonds and refinanced a total of JPY 41,947 million through green loans as of the date of this document to further promote its sustainability initiatives and to strengthen its fund-raising base by expanding the investor base interested in ESG investment.

As initiatives for society, CIM is working on various measures for tenants, CIM's officers, and employees. CIM conducts the "Tenant Satisfaction Survey" for residents of INV's residential properties to collect opinions and requests of residents and utilize them for asset management and provides sustainability-focused training for all officers and employees at least once a year to help officers and employees acquire knowledge and raise awareness of sustainability considerations in line with business practices. Moreover, as initiatives for CIM's employees, CIM executes various initiatives such as the establishment of a DEI (Diversity, Equity and Inclusion) policy to nourish an inclusive organizational culture and to establish an inclusive value chain, as well as the introduction of a "Qualification Acquisition Support Program" to cover a certain amount of expenses required to acquire and maintain qualifications for employees to develop and maintain competitive human resources and support employees skill and productivity improvement. Furthermore, INV conducts an employee satisfaction survey once every three years with the aim of improving its working environment and provides a full subsidy for a comprehensive medical checkup without age restrictions.

As a result of other sustainability promotion activities, INV received a "3-Star" rating for the third consecutive year in the 2025 GRESB Real Estate Assessment, an international benchmark assessment that measures ESG integration of real estate companies and funds on a five-level rating scale, and an "A level" in the GRESB Public Disclosure assessment, the highest rating for the fifth consecutive year. Furthermore, INV participated in CDP (Note 1) Climate Change Program Assessment for the first time in 2025 and obtained a "B" rating for climate change.

INV will continue to recognize its social responsibility to the environment and local communities as a J-REIT with hotels and residences as our core assets and will proactively implement ESG-friendly investment management and sustainability initiatives that take advantage of asset characteristics and carry out social contribution activities.

(Note 1) CDP is a global non-profit that runs the world's only independent environmental disclosure system for companies, capital markets, cities, states and regions to manage their environmental impact. Scores range from A to D- with eight levels, based on their performance across four key areas: Disclosure, Awareness, Management, and Leadership, reflecting the degree of ambition, goal-setting and concrete action.

c Significant Subsequent Events

Not applicable. Reference information is stated below.

(Reference Information)

(a) Partial Redemption of Preferred Equity Interest

The Kingdom TMK ("TMK") decided on February 13, 2026, to make a partial redemption ("the

“Redemption”) of the preferred equity interest in connection with the preferred equity investment securities backed by the Sheraton Grande Tokyo Bay Hotel, the underlying real estate. The Redemption is scheduled to be made on March 27, 2026, with JPY 6.5 billion as the source of funds, allocated from the additional borrowing of JPY 10.0 billion borrowed at the time of refinancing of its existing loan due on September 2025.

As a result of the Redemption, INV will receive JPY 3.185 billion (Equivalent to 49.0% of the total JPY 6.5 billion redeemed by the TMK) and its preferred equity investment in the TMK will be reduced from the initial amount of JPY 17.845 billion to JPY 14.660 billion.

d Operational Outlook

The forecasts of financial results for the fiscal periods ending June 30, 2026 (from January 1, 2026 to June 30, 2026) and December 31, 2026 (from July 1, 2026 to December 31, 2026) are as follows.

	June 2026 Fiscal Period (Anticipated)	December 2026 Fiscal Period (Anticipated)
Operating Revenues	JPY 26,581 million	JPY 29,077 million
Operating Income	JPY 17,212 million	JPY 19,476 million
Ordinary Income	JPY 14,355 million	JPY 16,370 million
Net Income	JPY 14,354 million	JPY 16,369 million
Total Distribution Amount (Including excess profit distribution)	JPY 14,490 million	JPY 16,715 million
Net Income per Unit	JPY 1,877	JPY 2,140
Distribution per Unit (Excluding excess profit distribution)	JPY 1,895	JPY 2,186
Excess Profit Distribution per Unit	-	-
Distribution per Unit (Including excess profit distribution)	JPY 1,895	JPY 2,186

For the assumptions underlying the operational outlook for the fiscal periods ending June 30, 2026 and December 31, 2026, please see “Assumptions Underlying the Forecast of Financial Results and Distribution for the Fiscal Periods ending June 30, 2026 and December 31, 2026” as follows.

(Cautionary Note regarding Forward Looking Statements)

Forward looking statements such as the forecasts set forth herein are based on information currently available and certain assumptions that are deemed reasonable. Actual operating performance may vary significantly due to factors not foreseen as of the date of this document, such as the occurrence of gains and losses associated with the sale of properties, repayment of borrowings and a decrease in rent received. Also, this forecast is not a guarantee of distribution amounts.

< Assumptions Underlying the Forecast of Financial Results and Distribution for the Fiscal Periods ending June 30, 2026 and December 31, 2026 >

Item	Assumptions
Fiscal period	<p>The June 2026 Fiscal Period: from January 1, 2026 to June 30, 2026 (181 days)</p> <p>The December 2026 Fiscal Period: from July 1, 2026 to December 31, 2026 (184 days)</p>
Assets under management	<p>Properties held as of the end of the June 2026 Fiscal Period: 155 properties and preferred equity interests in one TMK</p> <p>Properties held as of the end of the December 2026 Fiscal Period: 155 properties and preferred equity interests in one TMK</p> <p>Based on the properties held as of today (155 properties and preferred equity interests in one TMK), INV assumes that there will be no change in the portfolio through the end of the fiscal period ending December 2026.</p>
Units outstanding	<p>As of the end of the June 2026 Fiscal Period: 7,646,453 units</p> <p>As of the end of the December 2026 Fiscal Period: 7,646,453 units</p> <p>INV assumes that there will be no change to the current 7,646,453 units issued and outstanding through the end of the fiscal period ending December 2026.</p>
Interest-bearing liabilities	<p>Balance as of the end of the June 2026 Fiscal Period: JPY 348,654 million (borrowing: JPY 324,554 million, investment corporation bonds: JPY 24,100 million)</p> <p>Balance as of the end of the December 2026 Fiscal Period: JPY 348,654 million (borrowing: JPY 324,554 million, investment corporation bonds: JPY 24,100 million)</p> <p>INV intends to refinance or issue investment corporation bonds of the same amount of loan and investment corporation bonds due through the end of fiscal period ending December 2026. INV assumes no other new loans, issuance of investment corporation bonds or prepayment of loans through the end of the fiscal period ending December 2026.</p>

Operating revenues	<p>INV expects to record operating revenues for each fiscal period as follows:</p> <p>With regard to domestic hotel demand, domestic demand is expected to remain stable, although the increase in demand due to the Osaka Expo in 2025 is expected to fade in 2026 for hotels in the Osaka area.</p> <p>As for inbound demand, projections are based on the assumption that the number of foreign visitors to Japan will reach approximately 47 million in 2026. However, this assumption does not factor in the impact of the deterioration in Japan-China relations since mid-November 2025.</p> <p>In addition to the demand forecasts above, INV has taken into account various factors including scheduled conferences, concerts and other events in the vicinity of each hotel, and situations of competitors and price trends, etc., to forecast hotel rents for the period ending June 30, 2026 and thereafter. The reservations for the period from January to April 2026 that have already been made as of the forecast are also taken into account.</p>																											
	<table border="0"> <thead> <tr> <th></th> <th style="text-align: center;">June 2026 Fiscal Period</th> <th style="text-align: center;">December 2026 Fiscal Period</th> </tr> </thead> <tbody> <tr> <td>• Rental revenues</td> <td style="text-align: right;">JPY 21,477 million</td> <td style="text-align: right;">JPY 26,733 million</td> </tr> <tr> <td>  (of these, hotel rents)</td> <td style="text-align: right;">(JPY 19,137 million)</td> <td style="text-align: right;">(JPY 24,437 million)</td> </tr> <tr> <td>    (Fixed hotel rents)</td> <td style="text-align: right;">(JPY 6,892 million)</td> <td style="text-align: right;">(JPY 8,952 million)</td> </tr> <tr> <td>    (Variable hotel rents)</td> <td style="text-align: right;">(JPY 12,245 million)</td> <td style="text-align: right;">(JPY 15,484 million)</td> </tr> <tr> <td>• Management contract revenue</td> <td style="text-align: right;">JPY 4,157 million</td> <td style="text-align: right;">JPY 1,821 million</td> </tr> <tr> <td>  (USD 29,283 thousand)</td> <td style="text-align: right;">(USD 29,283 thousand)</td> <td style="text-align: right;">(USD 12,966 thousand)</td> </tr> <tr> <td>• TMK dividend amount</td> <td style="text-align: right;">JPY 946 million</td> <td style="text-align: right;">JPY 522 million</td> </tr> <tr> <td style="border-top: 1px solid black;">Total operating revenues</td> <td style="text-align: right; border-top: 1px solid black;">JPY 26,581 million</td> <td style="text-align: right; border-top: 1px solid black;">JPY 29,077 million</td> </tr> </tbody> </table>		June 2026 Fiscal Period	December 2026 Fiscal Period	• Rental revenues	JPY 21,477 million	JPY 26,733 million	(of these, hotel rents)	(JPY 19,137 million)	(JPY 24,437 million)	(Fixed hotel rents)	(JPY 6,892 million)	(JPY 8,952 million)	(Variable hotel rents)	(JPY 12,245 million)	(JPY 15,484 million)	• Management contract revenue	JPY 4,157 million	JPY 1,821 million	(USD 29,283 thousand)	(USD 29,283 thousand)	(USD 12,966 thousand)	• TMK dividend amount	JPY 946 million	JPY 522 million	Total operating revenues	JPY 26,581 million	JPY 29,077 million
		June 2026 Fiscal Period	December 2026 Fiscal Period																									
	• Rental revenues	JPY 21,477 million	JPY 26,733 million																									
	(of these, hotel rents)	(JPY 19,137 million)	(JPY 24,437 million)																									
	(Fixed hotel rents)	(JPY 6,892 million)	(JPY 8,952 million)																									
	(Variable hotel rents)	(JPY 12,245 million)	(JPY 15,484 million)																									
	• Management contract revenue	JPY 4,157 million	JPY 1,821 million																									
	(USD 29,283 thousand)	(USD 29,283 thousand)	(USD 12,966 thousand)																									
	• TMK dividend amount	JPY 946 million	JPY 522 million																									
Total operating revenues	JPY 26,581 million	JPY 29,077 million																										
<p>INV estimates the amount of dividend income from preferred equity interests based on the performance of the underlying asset backing the cash flows and the assumed amount of expenses incurred by the TMK.</p>																												
<p>INV receives revenue and recognizes management contract revenues from Overseas Hotels. The forecast of management contract revenues is based on the estimated performance of the underlying assets and the assumed amount of expenses incurred by the hotel management company.</p>																												
<p>Also, as for the USD based management contract revenue, a large portion is hedged through foreign exchange forward contracts. For more details, please refer to the press releases “Notice concerning Execution of Foreign Exchange Forward” dated May 31, 2024 and June 18, 2025.</p>																												
<p>The management contract revenue for the fiscal periods ending June 2026 and December 2026 is calculated as follows (i) the rate of foreign exchange reserves for the hedged portion, (ii) the exchange rate of USD 1 = JPY 145 for the non-hedged portion.</p>																												
<p>In addition, as the major renovation work at The Sunshine Hotel &amp; Suites has been gradually completed since late November 2025, we are not incorporating any suspension of sales for the Fiscal Period ending June 2026 and onwards. Moreover, while INV is considering the expansion and renovation of the Westin Grand Cayman Seven Miles Beach &amp; Resort, details are yet to be determined. Therefore, INV does not anticipate or incorporate any particular impact of the expansion and renovation for the purpose of this forecast through the end of the Fiscal Period ending December 2026.</p>																												
<p>Rental revenues in the fiscal periods ending June 2026 and ending December 2026 are calculated based on estimates as of today. In addition, INV assumes there will be no delinquencies or non-payment of rent by tenants.</p>																												

Operating expenses	<p>INV expects to incur property related expenses and management contract expenses out of operating expenses for each fiscal period as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center;">June 2026 Fiscal Period</th> <th style="text-align: center;">December 2026 Fiscal Period</th> </tr> </thead> <tbody> <tr> <td>• Facility management fees (of these, repair costs)</td> <td style="text-align: right;">JPY 1,239 million (JPY 248 million)</td> <td style="text-align: right;">JPY 1,161 million (JPY 227 million)</td> </tr> <tr> <td>• Taxes and other public charges (Note 1)</td> <td style="text-align: right;">JPY 850 million</td> <td style="text-align: right;">JPY 1,137 million</td> </tr> <tr> <td>• Insurance expenses</td> <td style="text-align: right;">JPY 315 million</td> <td style="text-align: right;">JPY 317 million</td> </tr> <tr> <td>• Depreciation expenses</td> <td style="text-align: right;">JPY 5,893 million</td> <td style="text-align: right;">JPY 5,942 million</td> </tr> <tr> <td>• Other expenses</td> <td style="text-align: right;">JPY 140 million</td> <td style="text-align: right;">JPY 114 million</td> </tr> <tr> <td><b>Total property related expenses and management contract expenses</b></td> <td style="text-align: right;"><b>JPY 8,440 million</b></td> <td style="text-align: right;"><b>JPY 8,673 million</b></td> </tr> </tbody> </table> <p>(Note 1) Property taxes and city planning taxes for the assets acquired in 2025 are calculated on a pro-rata basis between the previous owner and settled at the time of acquisition. The amount equivalent to such settlement will be included in the acquisition cost, and therefore will not be recognized as an expense until the fiscal period ending December of the year of acquisition, and will be recognized as an expense starting from the fiscal period ending June of the following year. For the 10 properties acquired on August 27, 2025, INV expects to record the property taxes and city planning taxes of JPY 28 million as part of the total acquisition cost, and an annual amount of JPY 82 million of such taxes as expenses starting from the fiscal period ending June 2026.</p> <p>INV expects to incur other operating expenses besides the property-related expenses or management contract expenses for each fiscal period as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center;">June 2026 Fiscal Period</th> <th style="text-align: center;">December 2026 Fiscal Period</th> </tr> </thead> <tbody> <tr> <td>• Other operating expenses (of these, asset management fees)</td> <td style="text-align: right;">JPY 928 million (JPY 650 million)</td> <td style="text-align: right;">JPY 926 million (JPY 650 million)</td> </tr> </tbody> </table>		June 2026 Fiscal Period	December 2026 Fiscal Period	• Facility management fees (of these, repair costs)	JPY 1,239 million (JPY 248 million)	JPY 1,161 million (JPY 227 million)	• Taxes and other public charges (Note 1)	JPY 850 million	JPY 1,137 million	• Insurance expenses	JPY 315 million	JPY 317 million	• Depreciation expenses	JPY 5,893 million	JPY 5,942 million	• Other expenses	JPY 140 million	JPY 114 million	<b>Total property related expenses and management contract expenses</b>	<b>JPY 8,440 million</b>	<b>JPY 8,673 million</b>		June 2026 Fiscal Period	December 2026 Fiscal Period	• Other operating expenses (of these, asset management fees)	JPY 928 million (JPY 650 million)	JPY 926 million (JPY 650 million)
		June 2026 Fiscal Period	December 2026 Fiscal Period																									
• Facility management fees (of these, repair costs)	JPY 1,239 million (JPY 248 million)	JPY 1,161 million (JPY 227 million)																										
• Taxes and other public charges (Note 1)	JPY 850 million	JPY 1,137 million																										
• Insurance expenses	JPY 315 million	JPY 317 million																										
• Depreciation expenses	JPY 5,893 million	JPY 5,942 million																										
• Other expenses	JPY 140 million	JPY 114 million																										
<b>Total property related expenses and management contract expenses</b>	<b>JPY 8,440 million</b>	<b>JPY 8,673 million</b>																										
	June 2026 Fiscal Period	December 2026 Fiscal Period																										
• Other operating expenses (of these, asset management fees)	JPY 928 million (JPY 650 million)	JPY 926 million (JPY 650 million)																										
NOI	<p>INV expects to record net operating income for each fiscal period as follows::</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center;">June 2026 Fiscal Period</th> <th style="text-align: center;">December 2026 Fiscal Period</th> </tr> </thead> <tbody> <tr> <td>• NOI</td> <td style="text-align: right;">JPY 24,035 million</td> <td style="text-align: right;">JPY 26,345 million</td> </tr> <tr> <td>(of these, domestic hotel NOI)</td> <td style="text-align: right;">(JPY 18,923 million)</td> <td style="text-align: right;">(JPY 23,569 million)</td> </tr> <tr> <td>(of these, overseas hotel NOI)</td> <td style="text-align: right;">(JPY 3,885 million)</td> <td style="text-align: right;">(JPY 1,543 million)</td> </tr> <tr> <td>(of these, residential NOI)</td> <td style="text-align: right;">(JPY 1,148 million)</td> <td style="text-align: right;">(JPY 1,155 million)</td> </tr> </tbody> </table> <p>NOI calculation method in the above table is as follows  <math display="block">\text{NOI} = \text{Rental Revenues} - \text{Property Related Expenses} + \text{Depreciation Expenses} + \text{Dividends on the preferred equity interest (TMK dividend)} + \text{Management Contract Revenue} - \text{Management Contract Expense}</math></p>		June 2026 Fiscal Period	December 2026 Fiscal Period	• NOI	JPY 24,035 million	JPY 26,345 million	(of these, domestic hotel NOI)	(JPY 18,923 million)	(JPY 23,569 million)	(of these, overseas hotel NOI)	(JPY 3,885 million)	(JPY 1,543 million)	(of these, residential NOI)	(JPY 1,148 million)	(JPY 1,155 million)												
	June 2026 Fiscal Period	December 2026 Fiscal Period																										
• NOI	JPY 24,035 million	JPY 26,345 million																										
(of these, domestic hotel NOI)	(JPY 18,923 million)	(JPY 23,569 million)																										
(of these, overseas hotel NOI)	(JPY 3,885 million)	(JPY 1,543 million)																										
(of these, residential NOI)	(JPY 1,148 million)	(JPY 1,155 million)																										
Non-operating expenses	<p>INV expects to incur non-operating expenses for each fiscal period as follows:</p> <p>Considering the current trend of interest rates, INV calculates the interest expense of each fiscal period with the estimate of 1-month JPY TIBOR (Base Rate) to be 0.85% and 3-month JPY TIBOR (Base Rate) to be 1.05% for the Fiscal Periods ending June 2026 and December 2026.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center;">June 2026 Fiscal Period</th> <th style="text-align: center;">December 2026 Fiscal Period</th> </tr> </thead> <tbody> <tr> <td>• Interest expense</td> <td style="text-align: right;">JPY 2,118 million</td> <td style="text-align: right;">JPY 2,392 million</td> </tr> <tr> <td>• Finance related costs</td> <td style="text-align: right;">JPY 611 million</td> <td style="text-align: right;">JPY 559 million</td> </tr> <tr> <td>• Interest for investment corporation bonds</td> <td style="text-align: right;">JPY 147 million</td> <td style="text-align: right;">JPY 174 million</td> </tr> <tr> <td>• Depreciation of investment corporation bonds issuance expenses</td> <td style="text-align: right;">JPY 19 million</td> <td style="text-align: right;">JPY 19 million</td> </tr> <tr> <td><b>Total non-operating expenses</b></td> <td style="text-align: right;"><b>JPY 2,897 million</b></td> <td style="text-align: right;"><b>JPY 3,146 million</b></td> </tr> </tbody> </table>		June 2026 Fiscal Period	December 2026 Fiscal Period	• Interest expense	JPY 2,118 million	JPY 2,392 million	• Finance related costs	JPY 611 million	JPY 559 million	• Interest for investment corporation bonds	JPY 147 million	JPY 174 million	• Depreciation of investment corporation bonds issuance expenses	JPY 19 million	JPY 19 million	<b>Total non-operating expenses</b>	<b>JPY 2,897 million</b>	<b>JPY 3,146 million</b>									
	June 2026 Fiscal Period	December 2026 Fiscal Period																										
• Interest expense	JPY 2,118 million	JPY 2,392 million																										
• Finance related costs	JPY 611 million	JPY 559 million																										
• Interest for investment corporation bonds	JPY 147 million	JPY 174 million																										
• Depreciation of investment corporation bonds issuance expenses	JPY 19 million	JPY 19 million																										
<b>Total non-operating expenses</b>	<b>JPY 2,897 million</b>	<b>JPY 3,146 million</b>																										

Distribution per unit	<p>The distribution per unit is calculated in accordance with the cash distribution policy as set forth in INV's Articles of Incorporation.</p> <p>With respect to the distribution for the fiscal period ending June 2026, INV expects to distribute an aggregate amount of JPY 14,490 million (distribution per unit: JPY 1,895) from the net income for the fiscal period ending June 2026 (JPY 14,354 million), including a JPY 135 million reversal of retained earnings (internal reserve) in an aim to stabilize the level of DPU so that the amount of DPU will be the same level as that of the fiscal period ended June 2025.</p> <p>With respect to the distribution for the fiscal period ending December 2026, INV expects to distribute an aggregate amount of JPY 16,715 million (distribution per unit: JPY 2,186) from the net income for the fiscal period ending December 2026 (JPY 16,369 million), including a JPY 345 million reversal of retained earnings (internal reserve) in an aim to stabilize the level of DPU so that the amount of DPU will be the same level as that of the fiscal period ended December 2025.</p> <p>Distribution per unit may vary due to various factors, including changes in the assets under management, fluctuation of rent income associated with reasons such as the change of tenants and occurrences of unexpected repairs.</p> <p>Furthermore, should the deterioration of Japan-China relations since mid-November 2025 lead to a decrease in Chinese tourists, resulting in a reduction of variable rent from hotels and potentially causing INV's profit level to fall below forecasts, we plan to distribute retained earnings to maintain and stabilize the level of DPU.</p>
Excess profit distribution per unit	<p>INV believes maintaining the stability of cash distributions over the medium term is one of the most important factors in determining the amount of distribution for a given fiscal period. Therefore, INV has adopted a policy of making excess profit distribution, etc. in order to stabilize distributions in cases where dilution of investment units or significant expenses are to be recorded in connection with the acquisition of assets or the raising of capital, or other events leading to a temporary decrease in distribution per unit. When determining excess profit distribution, etc., INV takes into consideration the level of distribution per unit assuming such acquisition of assets, capital raising or other event would had contributed for a full fiscal period.</p> <p>INV may also consider making excess profit distribution, etc. for the purpose of decreasing the impact from corporate tax increase arising from different rules in tax and accounting practices, such as treatment on depreciation of fixed term land lease or asset retirement obligation.</p> <p>With respect to the fiscal period ending June 2026, INV plans to pay distributions through reversal of retained earnings (internal reserve) (JPY 19 per unit) as mentioned in "Distribution per unit" above, so that the DPU for the fiscal period ending June 2026 will be the same amount as the DPU for the fiscal period ended June 2025.</p> <p>With respect to the fiscal period ending December 2026, INV plans to pay distributions through reversal of retained earnings (internal reserve) (JPY 46 per unit) as mentioned in "Distribution per unit" above, so that the DPU for the fiscal period ending December 2026 will be the same amount as the DPU for the fiscal period ended December 2025.</p> <p>As mentioned in the preceding section "Distribution per unit", should INV's profit level to fall below forecasts due to the deterioration of Japan-China relations, we plan to distribute retained earnings to maintain and stabilize the level of DPU.</p>
Other	<p>INV assumes there will be no amendments to applicable laws and regulations, the taxation system, accounting standards and other regulations that would affect the foregoing forecasts.</p>

(2) Investment Risk

Disclosure is omitted because there have been no material changes in the "Investment Risk" section of the latest securities report (filed on September 25, 2025).

## 2. Financial Statements

### (1) Balance Sheet

	(Unit: JPY thousand)	
	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
<b>Assets</b>		
Current assets:		
Cash and bank deposits	29,949,793	24,637,567
Cash and bank deposits in trust	12,855,155	14,762,526
Rental receivables	7,722,980	9,269,773
Deposits paid	2,275,778	2,638,068
Prepaid expenses	1,438,177	1,349,918
Income taxes receivable	4,803	7,924
Consumption tax receivable	-	999,948
Others	856	52
<b>Total current assets</b>	<b>54,247,545</b>	<b>53,665,780</b>
Non-current assets:		
Property and equipment		
Buildings at cost	19,967,492	20,522,689
Accumulated depreciation	-2,686,513	-2,912,549
Buildings, net	17,280,978	17,610,139
Buildings and accompanying facilities, at cost	5,611,595	6,160,169
Accumulated depreciation	-1,875,494	-2,044,943
Buildings and accompanying facilities, net	3,736,101	4,115,226
Structures, at cost	15,194	20,632
Accumulated depreciation	-835	-1,299
Structures, net	14,358	19,332
Tools, furniture and fixtures, at cost	2,692,655	3,727,421
Accumulated depreciation	-872,134	-1,040,788
Tools, furniture and fixtures, net	1,820,520	2,686,633
Construction in progress	2,233,066	1,156,140
Buildings in trust, at cost	217,753,523	237,104,393
Accumulated depreciation	-40,090,982	-43,521,802
Buildings in trust, net	177,662,540	193,582,591
Buildings and accompanying facilities in trust, at cost	*3 46,218,864	*3 47,984,912
Accumulated depreciation	-17,850,816	-19,058,088
Buildings and accompanying facilities in trust, net	28,368,047	28,926,824
Structures in trust, at cost	389,172	2,137,734
Accumulated depreciation	-147,158	-187,633
Structures in trust, net	242,014	1,950,101
Tools, furniture and fixtures in trust, at cost	5,347,534	6,612,546
Accumulated depreciation	-2,981,225	-3,364,054
Tools, furniture and fixtures in trust, net	2,366,309	3,248,491
Land in trust	322,877,727	337,086,806
Construction in progress in trust	784,938	207,262
<b>Total property and equipment, net</b>	<b>557,386,604</b>	<b>590,589,550</b>
Intangible assets		
Leasehold rights	10,637,811	10,637,811
Leasehold rights in trust	29,724,915	29,815,326
<b>Total intangible assets</b>	<b>40,362,727</b>	<b>40,453,138</b>
Investments and other assets		
Investment securities	17,856,387	17,856,387
Guarantee deposits	1,431,014	1,431,014
Long-term prepaid expenses	2,114,611	2,019,532
Derivatives assets	1,603,889	2,955,495
Other	32,667	32,667

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
Total investments and other assets	23,038,571	24,295,097
Total non-current assets	620,787,903	655,337,786
Deferred assets		
Investment corporation bond issuance costs	110,578	92,187
Total deferred assets	110,578	92,187
Total assets	675,146,027	709,095,754
Liabilities		
Current liabilities:		
Accounts payable	824,238	1,136,347
Current portion of investment corporation bonds	5,000,000	5,000,000
Current portion of long-term loans payable	25,042,000	53,150,200
Accounts payable-other	10,321	10,935
Accrued expenses	467,500	503,315
Income taxes payable	605	605
Consumption taxes payable	1,409,971	-
Advances received	315,180	1,197,081
Deposits received	26,070	29,361
Total current liabilities	33,095,888	61,027,845
Non-current liabilities:		
Investment corporation bonds	19,100,000	19,100,000
Long-term loans payable	269,312,000	271,403,800
Tenant leasehold and security deposits in trust	1,594,607	1,603,121
Derivatives liabilities	-	433,342
Asset retirement obligations	679,929	940,424
Total non-current liabilities	290,686,536	293,480,688
Total liabilities	323,782,424	354,508,533
Net assets		
Unitholders' equity:		
Unitholders' capital	326,079,727	326,079,727
Surplus:		
Capital surplus	6,264,432	6,264,432
Deduction of capital surplus		
Allowance for temporary differences adjustment	*2 -6,130	*2 -6,130
Other deduction of capital surplus	-5,524,006	-5,524,006
Total deduction of capital surplus	-5,530,137	-5,530,137
Capital surplus (net)	734,294	734,294
Retained earnings	22,976,459	25,175,428
Total surplus	23,710,754	25,909,722
Total unitholders' equity	349,790,481	351,989,450
Valuation and translation adjustments:		
Deferred gains or losses on hedges	1,573,121	2,597,770
Total valuation and translation adjustments	1,573,121	2,597,770
Total net assets	*1 351,363,602	*1 354,587,220
Total liabilities and net assets	675,146,027	709,095,754

(2) Statement of Income and Retained Earnings

	(Unit: JPY thousand)	
	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
<b>Operating revenue</b>		
Rental revenue—real estate	*1 19,841,850	*1 26,062,113
Management contract revenue	*2 4,172,732	*2 1,870,955
Dividend income	1,093,248	658,504
<b>Total operating revenue</b>	<b>25,107,832</b>	<b>28,591,573</b>
<b>Operating expenses</b>		
Property related expenses	*1 6,575,459	*1 7,549,601
Management contract expenses	*2 788,087	*2 913,668
Asset management fees	550,000	550,000
Directors' compensation	4,800	4,800
Asset custody fees	33,752	34,685
Administrative service fees	53,077	76,619
Other	167,206	152,290
<b>Total operating expenses</b>	<b>8,172,382</b>	<b>9,281,665</b>
<b>Operating income</b>	<b>16,935,449</b>	<b>19,309,907</b>
<b>Non-operating income</b>		
Interest income	31,377	51,753
Foreign exchange gains	-	105,596
Interest on tax refund	3,639	2
Gain on derivatives	67,845	-
Other	311	234
<b>Total non-operating income</b>	<b>103,174</b>	<b>157,586</b>
<b>Non-operating expenses</b>		
Interest expenses	1,690,058	1,886,983
Foreign exchange losses	218,907	-
Interest expenses on investment corporation bonds	142,392	144,753
Amortization of investment corporation bond issuance costs	18,090	18,390
Loan-related costs	602,080	659,891
Derivative losses	-	67,873
Others	118	-
<b>Total non-operating expenses</b>	<b>2,671,649</b>	<b>2,777,891</b>
<b>Ordinary income</b>	<b>14,366,975</b>	<b>16,689,602</b>
<b>Extraordinary income</b>		
Subsidy income	99,854	-
<b>Total extraordinary income</b>	<b>99,854</b>	<b>-</b>
<b>Extraordinary losses</b>		
Loss on reduction entry of non-current assets	99,854	-
<b>Total extraordinary losses</b>	<b>99,854</b>	<b>-</b>
<b>Income before income taxes</b>	<b>14,366,975</b>	<b>16,689,602</b>
Income taxes	605	605
<b>Total income taxes</b>	<b>605</b>	<b>605</b>
<b>Net income</b>	<b>14,366,370</b>	<b>16,688,997</b>
Retained earnings carried forward	8,610,089	8,486,431
<b>Unappropriated retained earnings</b>	<b>22,976,459</b>	<b>25,175,428</b>

(3) Statement of Changes in Net Assets

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

(Unit: JPY thousand)

	Unitholders' equity					
	Unitholders' capital	Surplus				
		Capital surplus				Capital surplus (net)
		Capital surplus	Deduction of capital surplus			
	Allowance for temporary differences adjustment		Other deduction of capital surplus	Total deduction of capital surplus		
Balance at the beginning of the period	326,079,727	6,264,432	(6,130)	(5,524,006)	(5,530,137)	734,294
Changes during the period						
Distributions from surplus						
Net income						
Changes other than unitholders' equity (net)						
Total changes during the period	—	—	—	—	—	—
Balance at the end of the period	326,079,727	6,264,432	(6,130)	(5,524,006)	(5,530,137)	734,294

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Retained earnings (deficit)	Total surplus				
Balance at the beginning of the period	23,765,358	24,499,653	350,579,380	809,178	809,178	351,388,558
Changes during the period						
Distributions from surplus	(15,155,269)	(15,155,269)	(15,155,269)			(15,155,269)
Net income	14,366,370	14,366,370	14,366,370			14,366,370
Changes other than unitholders' equity (net)				763,942	763,942	763,942
Total changes during the period	(788,899)	(788,899)	(788,899)	763,942	763,942	(24,956)
Balance at the end of the period	22,976,459	23,710,754	349,790,481	1,573,121	1,573,121	351,363,602

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

(Unit: JPY thousand)

	Unitholders' equity					
	Unitholders' capital	Surplus				
		Capital surplus				
		Capital surplus	Deduction of capital surplus			Capital surplus (net)
Allowance for temporary differences adjustment	Other deduction of capital surplus		Total deduction of capital surplus			
Balance at the beginning of the period	326,079,727	6,264,432	(6,130)	(5,524,006)	(5,530,137)	734,294
Changes during the period						
Distributions from surplus						
Net income						
Changes other than unitholders' equity (net)						
Total changes during the period	-	-	-	-	-	-
Balance at the end of the period	326,079,727	6,264,432	(6,130)	(5,524,006)	(5,530,137)	734,294

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Retained earnings (deficit)	Total surplus				
Balance at the beginning of the period	22,976,459	23,710,754	349,790,481	1,573,121	1,573,121	351,363,602
Changes during the period						
Distributions from surplus	(14,490,028)	(14,490,028)	(14,490,028)			(14,490,028)
Net income	16,688,997	16,688,997	16,688,997			16,688,997
Changes other than unitholders' equity (net)				1,024,649	1,024,649	1,024,649
Total changes during the period	2,198,968	2,198,968	2,198,968	1,024,649	1,024,649	3,223,617
Balance at the end of the period	25,175,428	25,909,722	351,989,450	2,597,770	2,597,770	354,587,220

(4) Statement of Cash Distribution

(Unit: JPY)

	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
I Unappropriated retained earnings	22,976,459,537	25,175,428,184
II Distributions (Distribution per unit)	14,490,028,435 (1,895)	16,715,146,258 (2,186)
III Retained earnings (deficit) carried forward	8,486,431,102	8,460,281,926
Calculation method of distribution amount	In accordance with the distribution policy set forth in Article 17, Paragraph 1 of the Articles of Incorporation of INV, the distribution amount shall be the amount which does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Special Taxation Measures Act. However, in the event that any tax losses arise, or if no profits have been recorded for tax purposes due to tax losses carried forward, the distribution amount may be as reasonably determined by INV. Pursuant to this policy, INV determined the distribution amount to be JPY 14,490,028,435 which is a total of net income of JPY 14,366,370,509 and retained earnings carried forward of JPY 123,657,926.	In accordance with the distribution policy set forth in Article 17, Paragraph 1 of the Articles of Incorporation of INV, the distribution amount shall be the amount which does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Special Taxation Measures Act. However, in the event that any tax losses arise, or if no profits have been recorded for tax purposes due to tax losses carried forward, the distribution amount may be as reasonably determined by INV. Pursuant to this policy, INV determined the distribution amount to be JPY 16,715,146,258 which is a total of net income of JPY 16,688,997,082 and retained earnings carried forward of JPY 26,149,176.

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

(5) Statement of Cash Flows

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
<b>Cash flows from operating activities</b>		
Income before income taxes	14,366,975	16,689,602
Depreciation and amortization	5,172,471	5,672,219
Loss on reduction entry of non-current assets	99,854	-
Amortization of investment corporation bond issuance costs	18,090	18,390
Loan-related costs	602,080	659,891
Amortization of tenant leasehold and security deposits in trust	-489	-691
Interest income	-31,377	-51,753
Interest expenses	1,832,451	2,031,736
Foreign exchange losses (gains)	88	-89
Loss (gain) of derivatives	-67,845	-67,873
Decrease (increase) in rental receivables	-214,541	-1,546,793
Decrease (increase) in deposits paid	-319,731	-362,289
Decrease (increase) in receivable income taxes	-4,270	-3,120
Decrease (increase) in consumption taxes receivable	2,426,309	-999,948
Increase (decrease) in accounts payable	-111,512	72,124
Increase (decrease) in consumption taxes payable	1,409,971	-1,409,971
Increase (decrease) in accrued expenses	50,019	17,946
Increase (decrease) in advances received	-365,521	881,901
Increase (decrease) in deposits received	-92,528	5,179
Others, net	-120,164	84,648
Subtotal	24,650,329	21,826,856
Interest income received	31,377	51,753
Interest expenses paid	-1,840,670	-2,013,863
Income taxes paid	-605	-605
Net cash provided by operating activities	22,840,431	19,864,140
<b>Cash flows from investing activities</b>		
Purchases of property and equipment	-1,260,074	-1,065,534
Purchases of property and equipment in trust	-3,576,196	-37,269,914
Purchases of leasehold rights in trust	-	-129,647
Repayments of tenant leasehold and security deposits in trust	-51,156	-27,524
Proceeds from tenant leasehold and security deposits in trust	53,473	36,729
Others	-204,680	-3,224
Net cash used in investing activities	-5,038,634	-38,459,115
<b>Cash flows from financing activities</b>		
Repayments of short-term loans payable	-3,425,000	-
Proceeds from long-term loans payable	26,244,000	43,237,000
Repayments of long-term loans payable	-27,562,000	-13,037,000
Borrowing related expenses redemption	-382,691	-520,787
Payment of distributions of earnings	-15,154,760	-14,489,181
Net cash provided by (used in) financing activities	-20,280,451	15,190,031
Effect of exchange rate change on cash and cash equivalents	-88	89
Net increase (decrease) in cash and cash equivalents	-2,478,742	-3,404,854
Cash and cash equivalents at beginning of period	45,283,691	42,804,948
Cash and cash equivalents at end of period	*1 42,804,948	*1 39,400,094

(6) Notes Concerning Going Concerns Assumption

Not applicable

(7) Notes Concerning Significant Accounting Policies

(Notes Concerning Significant Accounting Policies)

1. Evaluation standards and evaluation method of assets

(a) Investment in affiliates

Cost method through moving-average method is used.

(b) Claims generated and debt incurred through derivative transactions

Market value method is used.

2. Method of depreciation of non-current assets

(a) Property and equipment (including assets in trust)

The straight-line method is used.

The useful lives of major property and equipment are as follows.

Buildings	16-50 years
Buildings and accompanying facilities	6-29 years
Structures	20 years
Tools, furniture and fixtures	2-18 years
Buildings in trust	5-67 years
Buildings and accompanying facilities in trust	3-33 years
Structures in trust	7-55 years
Tools, furniture and fixtures in trust	2-20 years

(b) Intangible assets

For fixed-term land lease for business purposes in Japan, the straight-line method based on the lease period is used.

(c) Long-term prepaid expenses

The straight-line method is used.

3. Accounting treatment of deferred assets

Investment corporation bond issuance costs

Investment corporation bond issuance costs are amortized using the straight-line method over a period up to redemption of the investment corporation bonds.

4. Method of calculating allowances

Allowance for doubtful accounts

To reserve for losses on doubtful accounts, allowances are provided for normal receivables using a rate determined based on past bad debt experiences, and specific allowances are provided for accounts with a possibility of default based on the estimated amounts considered to be uncollectible by considering the collectability of accounts on an individual basis.

5. Conversion of assets and liabilities in foreign currency into Japanese yen

Receivables and payables denominated in foreign currencies are translated into yen at the spot exchange rate at the end of the fiscal period date, and differences arising from the translation are treated as a profit or loss.

## 6. Revenue and expense recognition

### (a) Accounting treatment of property taxes and other taxes

With respect to property taxes, city planning taxes and depreciable asset taxes, of the tax amount assessed and determined, the amount corresponding to the Reporting Period is accounted for as property related expenses.

Of the amounts paid to the seller for acquisitions of real estate, the amount equivalent to property taxes is capitalized as part of the acquisition cost of the real estate instead of being charged as expense. The amount equivalent to property taxes that was capitalized as part of the acquisition cost of real estate during the Reporting Period is JPY 28,769 thousand.

### (b) Recognition of revenue

The following is the content of principal performance obligations related to revenue from contracts with INV's customers and the normal timing for the satisfaction of such obligations (normal timing for revenue recognition).

Sale of real estate, etc.

For the sale of real estate, etc., revenue will be recognized at the time the control of such real estate, etc. is obtained by the purchaser, who is the customer, as the transfer obligation will be fulfilled pursuant to the contract pertaining to the sale of real estate.

## 7. Method of hedge accounting

### (a) Method of hedge accounting

Deferred hedge accounting is used.

### (b) Hedging instrument and hedged item

(Borrowings)

Hedging instrument: interest rate swap

Hedged item: interest on borrowings

(Scheduled Foreign Currency Transaction)

Hedging instrument: foreign exchange forward

Hedged item: scheduled foreign currency transaction

### (c) Hedge policy

INV enters into derivative transactions for the purpose of hedging against the risks set forth in INV's Articles of Incorporation in accordance with its risk management policy.

### (d) Method of evaluating hedge effectiveness

Hedge effectiveness is evaluated by comparing the cumulative amount of changes in cash flows of the hedging instrument and the cumulative amount of changes in cash flows of the hedged item and verifying the difference in the amounts of change of both the hedged item and the hedging instrument.

## 8. Cash and cash equivalents as stated in Statement of Cash Flows

Cash and cash equivalents as stated in the Statement of Cash Flows consist of cash on hand and cash in trust, floating deposits, deposits in trust and short-term investments that are very liquid and realizable with a maturity of three months or less when purchased and that are not subject to significant risks of changes in value.

9. Other matters which constitute the basis for preparation of financial statements

(a) Accounting treatment of trust beneficiary interests in real estate

As to trust beneficiary interests in real estate, all accounts of assets and liabilities within assets in trust, as well as all income generated and expenses incurred from assets in trust, are recorded in the relevant balance sheets and income statement accounts. Of such items, the following significant trust assets and liabilities are shown separately on the balance sheet.

- (i) Cash and bank deposits in trust
- (ii) Buildings in trust
  - Buildings and accompanying facilities in trust
  - Structures in trust
  - Tools, furniture and fixtures in trust
  - Land in trust
  - Construction in progress in trust
- (iii) Leasehold rights in trust
- (iv) Tenant leasehold and security deposits in trust

(b) Accounting treatment of non-deductible consumption taxes

Non-deductible consumption taxes etc. regarding the acquisition of assets are capitalized as part of acquisition cost of each asset.

(8) Notes on Material Accounting Estimates

Not applicable

(9) Notes to the Financial Statements

(Notes to the Balance Sheet)

\*1. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations

(Unit: JPY thousand)	
Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
50,000	50,000

\*2. Allowance for temporary differences adjustment

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

1. Reasons, related assets and amounts

(Unit: JPY thousand)

Related assets, etc.	Reason	Initial amount	Balance at the beginning of the period	Allowance set aside during period	Reversal during period	Balance at the end of the period
Leasehold rights in trust	Amortization of leasehold rights in trust	-131,332	-6,130	-	-	-6,130
Total		-131,332	-6,130	-	-	-6,130

2. Method of reversal

(1) Leasehold rights in trust

The corresponding amount is scheduled to be reversed upon sale, etc. of the relevant property.

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

1. Reasons, related assets and amounts

(Unit: JPY thousand)

Related assets, etc.	Reason	Initial amount	Balance at the beginning of the period	Allowance set aside during period	Reversal during period	Balance at the end of the period
Leasehold rights in trust	Amortization of leasehold rights in trust	-131,332	-6,130	-	-	-6,130
Total		-131,332	-6,130	-	-	-6,130

2. Method of reversal

(1) Leasehold rights in trust

The corresponding amount is scheduled to be reversed upon sale, etc. of the relevant property.

\*3. Reduction entry of Property and equipment acquired with government subsidies, etc.

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
Buildings and accompanying facilities in trust	99,854	313,283

(Notes to Statement of Income and Retained Earnings)

\*1. Real estate rental revenues and expenses

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
A. Real estate rental revenues		
Rental revenue-real estate		
Rent/common area charges (Note)	19,153,841	25,362,336
Other revenues	688,009	699,777
Total	19,841,850	26,062,113
B. Real estate rental expenses		
Property related expenses		
Maintenance costs	946,563	1,109,931
Taxes and public dues	766,023	1,093,127
Non-life insurance premium	33,430	81,386
Depreciation expenses	4,697,178	5,146,387
Other expenses	132,263	118,767
Total	6,575,459	7,549,601
C. Real estate rental income (A-B)	13,266,391	18,512,512
(Note) Of which, revenue from variable hotel rents	10,911,456	14,928,970

\*2. Management contract income

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
A. Hotel operating revenue	9,181,996	5,928,825
B. Hotel operating expenses	5,029,597	4,192,313
C. Other revenue	-	656
D. Management contract revenue (A-B) (Note)	4,172,732	1,870,955
E. Management contract expenses		
Management contract loss (A-B) (Note)	20,333	133,787
Facility management fees	-	13,211
Non-life insurance premium	213,443	175,709
Depreciation expenses	475,293	525,831
Others	79,016	65,128
Total	788,087	913,668
E. Management contract income (D-E)	3,384,645	957,286

(Note) For each property, when hotel operating revenue exceeds hotel operating expenses, the excess revenue is recorded as management contract revenue. When hotel operating expenses exceed hotel operating revenue, the excess expenses are recorded as management contract loss.

(Notes to Statement of Changes in Net Assets)

Number of issuable investment units authorized and number of investment units issued and outstanding

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
Number of issuable investment units	20,000,000 units	20,000,000 units
Number of investment units issued and outstanding	7,646,453 units	7,646,453 units

(Notes to Statement of Cash Flows)

\*1. Relationship between cash and cash equivalents in statement of cash flows and amounts in accompanying balance sheet is as follows:

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
Cash and bank deposits	29,949,793	24,637,567
Cash and bank deposits in trust	12,855,155	14,762,526
Cash and cash equivalents	42,804,948	39,400,094

(Notes Related to Lease Transactions)

Operating lease transactions (as lessee)  
Unexpired lease fees

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
Due within one year	392,399	392,399
Due after one year	8,661,758	8,465,558
Total	9,054,157	8,857,957

Operating lease transactions (as lessor)  
Unexpired lease fees

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
Due within one year	13,774,668	14,446,345
Due after one year	51,925,651	59,535,608
Total	65,700,319	73,981,954

(Notes Related to Financial Instruments)

1. Status of financial instruments

(1) Policy for financial instruments

INV principally conducts its operations through investments in real estate and other specified assets to seek to ensure stable income in the medium to long term.

The policy for raising funds is principally through issuing new investment units, investment corporation bonds, etc. or borrowing loans.

Derivative transactions are to be entered into for the purpose of hedging against the risks of future interest rate fluctuations, exchange rate fluctuations, etc. and not for speculation.

Surplus funds are managed after carefully taking into account safety, liquidity, the interest rate environment and financing.

(2) Nature and extent of risks arising from financial instruments and risk management

The funds raised through borrowings and issuing investment corporation bonds are mainly used to acquire real estate properties or trust beneficiary interest in real estate (including related acquisition costs) and for the refinancing of existing loans. Liquidity risks relating to loans are managed by the finance department of CIM by preparing and updating plans for funds, and monitoring the financial covenants set forth in loan agreements.

(3) Supplemental information regarding fair value of financial instruments

Since certain assumptions, etc. are used in estimating the fair value of financial instruments, different assumptions, etc. may result in the variance of such value.

2. Estimated fair value of financial instruments

Book value, fair value and the difference between values are as follows. “Cash and bank deposits”, “Cash and bank deposits in trust” and “Short-term loans payable” are omitted because their fair values are close to their book values since they are settled in cash and in a short period of time. Moreover, “Tenant leasehold and security deposits in trust” is omitted because it is not material.

Fiscal period ended June 30, 2025 (as of June 30, 2025)

(Unit: JPY thousand)

	Book Value	Fair Value	Difference
(1) Investment securities	17,856,387	32,447,763	14,591,375
Total assets	17,856,387	32,447,763	14,591,375
(2) Current portion of Investment Corporation Bonds	(5,000,000)	(4,976,000)	24,000
(3) Current portion of long-term loans payable	(25,042,000)	(25,042,000)	-
(4) Investment corporation bonds	(19,100,000)	(18,535,870)	564,130
(5) Long-term loans payable	(269,312,000)	(269,312,000)	-
Total liabilities	(318,454,000)	(317,865,870)	588,130
(6) Derivatives	1,603,889	1,603,889	-

Fiscal period ended December 31, 2025 (as of December 31, 2025)

(Unit: JPY thousand)

	Book Value	Fair Value	Difference
(1) Investment securities	17,856,387	33,249,457	15,393,069
Total assets	17,856,387	33,249,457	15,393,069
(2) Current portion of Investment Corporation Bonds	(5,000,000)	(4,986,000)	14,000
(3) Current portion of long-term loans payable	(53,150,200)	(53,150,200)	-
(4) Investment corporation bonds	(19,100,000)	(18,381,830)	718,170
(5) Long-term loans payable	(271,403,800)	(271,403,800)	-
Total liabilities	(348,654,000)	(347,921,830)	732,170
(6) Derivatives	2,522,153	2,522,153	-

(Note 1) Items recorded in the Liabilities Section are shown in parenthesis.

(Note 2) Receivables and payables arising from derivative transactions are recorded in net amounts, and if the total net amount is a negative amount, such amount is shown in parenthesis.

(Note 1) Methods to calculate fair values of financial instruments

(1) Investment securities

For preferred equity interest, the assets and liabilities of the investee are valued at fair value, and the equity equivalent in the obtained net asset value is deemed as the fair value of the preferred equity interest.

(2) Current portion of Investment Corporation Bonds (4) Investment corporation bonds

Fair value is calculated using a method based on market price.

(3) Current portion of long-term loans payable (5) Long-term loans payable

Long-term loan with floating interest rates reflecting changes in market rates within a short-term period are stated at their book value as their book value approximate their fair value.

(6) Derivatives

Please refer to the “Notes Related to Derivative Transactions” below.

(Note 2) Repayment schedule of investment corporation bonds, long-term loans payable and other interest-bearing debts after the closing date of the fiscal period

Fiscal period ended June 30, 2025 (as of June 30, 2025)

(Unit: JPY thousand)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Current portion of investment corporation bonds	5,000,000	-	-	-	-	-
Current portion of long-term loans payable	25,042,000	-	-	-	-	-
Investment corporation bonds	-	-	2,200,000	9,500,000	7,400,000	-
Long-term loans payable	-	44,260,200	41,701,750	72,164,050	34,581,000	76,605,000
Total	30,042,000	44,260,200	43,901,750	81,664,050	41,981,000	76,605,000

Fiscal period ended December 31, 2025 (as of December 31, 2025)

(Unit: JPY thousand)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Current portion of investment corporation bonds	5,000,000	-	-	-	-	-
Current portion of long-term loans payable	53,150,200	-	-	-	-	-
Investment corporation bonds	-	-	5,700,000	12,200,000	1,200,000	-
Long-term loans payable	-	34,133,750	67,264,050	49,573,000	67,552,000	52,881,000
Total	58,150,200	34,133,750	72,964,050	61,773,000	68,752,000	52,881,000

(Notes Related to Investment Securities)

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

Investment in subsidiaries and affiliates

(Unit: JPY thousand)

	Book Value	Fair Value	Difference
Investment in affiliates	17,856,387	32,447,763	14,591,375
Total	17,856,387	32,447,763	14,591,375

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

Investment in subsidiaries and affiliates

(Unit: JPY thousand)

	Book Value	Fair Value	Difference
Investment in affiliates	17,856,387	33,249,457	15,393,069
Total	17,856,387	33,249,457	15,393,069

(Notes Related to Derivative Transactions)

1. Derivative transactions to which hedge accounting is not applied  
Fiscal period ended June 30, 2025 (as of June 30, 2025)

About derivative transactions for which hedge accounting is not applied, the contract amount or the amount equivalent to the notional principal prescribed in the contracts as of the settlement of accounts are as follows.

(Unit: JPY thousand)

Classification	Derivative transaction type, etc.	Contract amount, etc.		Fair value (Note 1)	Valuation gains/losses
			Amount due after one year		
OTC transaction	Foreign Exchange Forward, short USD	1,121,684	-	30,768	30,768

(Note 1) Estimation method for fair value

Foreign Exchange Forward Estimated based on the price, etc. presented by the correspondent financial institutions.

Fiscal period ended December 31, 2025 (as of December 31, 2025)

About derivative transactions for which hedge accounting is not applied, the contract amount or the amount equivalent to the notional principal prescribed in the contracts as of the settlement of accounts are as follows.

(Unit: JPY thousand)

Classification	Derivative transaction type, etc.	Contract amount, etc.		Fair value (Note 1)	Valuation gains/losses
			Amount due after one year		
OTC transaction	Foreign Exchange Forward, short USD	952,248	-	-75,617	-75,617

(Note 1) Estimation method for fair value

Foreign Exchange Forward Estimated based on the price, etc. presented by the correspondent financial institutions.

2. Derivative transactions to which hedge accounting is applied  
Fiscal period ended June 30, 2025 (as of June 30, 2025)

The contract amount or the amount equivalent to the notional principal prescribed in the contracts as of the closing date under each hedge-accounting method are as shown below.

(Unit: JPY thousand)

Method of hedge accounting	Derivative transaction type, etc.	Primary hedged item	Contract amount, etc. (Note 1)		Fair value (Note 2)
				Amount due after one year	
Principle accounting method	Interest rate swap Receive floating rate/pay fixed rate	Borrowings	171,314,000	162,047,000	1,530,798
	Foreign Exchange Forward, short USD	Scheduled Foreign Currency Transaction	4,691,932	1,765,856	42,322

(Note 1) The contract amount, etc. for interest rate swap are stated based on a notional principal.

(Note 2) Estimation method for fair value

Interest rate swap Estimated based on the price, etc. presented by the correspondent financial institutions.

Foreign Exchange Forward Estimated based on the price, etc. presented by the correspondent financial institutions

Fiscal period ended December 31, 2025 (as of December 31, 2025)

The contract amount or the amount equivalent to the notional principal prescribed in the contracts as of the closing date under each hedge-accounting method are as shown below.

(Unit: JPY thousand)

Method of hedge accounting	Derivative transaction type, etc.	Primary hedged item	Contract amount, etc. (Note 1)		Fair value (Note 2)
				Amount due after one year	
Principle accounting method	Interest rate swap Receive floating rate/pay fixed rate	Borrowings	185,314,000	141,021,800	2,955,495
	Foreign Exchange Forward, short USD	Scheduled Foreign Currency Transaction	3,477,028	904,266	-357,724

(Note 1) The contract amount, etc. for interest rate swap are stated based on a notional principal.

(Note 2) Estimation method for fair value

Interest rate swap Estimated based on the price, etc. presented by the correspondent financial institutions.

Foreign Exchange Forward Estimated based on the price, etc. presented by the correspondent financial institutions

(Notes Related to Retirements Payments)

Not applicable

(Notes Related to Asset Retirement Obligations)

- Summary of the asset retirement obligations for the period  
Part of INV's assets has recorded asset retirement obligations in regard to its obligation to restore the land to its original condition related to the fixed-term land lease agreement and contractual and legal obligation to remove the asbestos.
- Calculation method for asset retirement obligations for the period  
The amount of the asset retirement obligations has been calculated by estimating the period of use, based on the remaining period until the expiration of the fixed-term land lease agreement (43 years), the useful life of the buildings containing asbestos (seven to 42 years) and by using each discount rate of 1.342%, and 0.783 to 3.369%.
- Increase/decrease in the total amount of asset retirement obligations

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
Balance at the beginning of the period	675,199	679,929
Increase due to the acquisition of property and equipment	-	253,512
Accretion expense	4,729	6,982
Balance at the end of the period	679,929	940,424

(Notes Related to Revenue Recognition)

1. Breakdown of revenue from contracts with customers

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

(Unit: JPY thousand)

	Revenue from contracts with customers (Note 1)	Net sales to external customers
Sale of real estate, etc.	-	-
Other	243,769	25,107,832
Total	243,769	25,107,832

(Note 1) Revenue from the leasing business subject to the "Accounting Standard for Lease Transactions" (ASBJ Statement No. 13), dividend income subject to the "Accounting Standard for Financial Instruments" (ASBJ Statement No. 10) and the sale of real estate, etc. subject to the "Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies" (Accounting System Committee Report No. 15 of the Japanese Institute of Certified Public Accountants) are not included in "Revenue from contracts with customers" as they are not covered by the Accounting Standard for Revenue Recognition. Major revenue from contracts with customers is proceeds from sale of real estate properties.

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

(Unit: JPY thousand)

	Revenue from contracts with customers (Note 1)	Net sales to external customers
Sale of real estate, etc.	-	-
Other	291,686	28,591,573
Total	291,686	28,591,573

(Note 1) Revenue from the leasing business subject to the "Accounting Standard for Lease Transactions" (ASBJ Statement No. 13), dividend income subject to the "Accounting Standard for Financial Instruments" (ASBJ Statement No. 10) and the sale of real estate, etc. subject to the "Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies" (Accounting System Committee Report No. 15 of the Japanese Institute of Certified Public Accountants) are not included in "Revenue from contracts with customers" as they are not covered by the Accounting Standard for Revenue Recognition. Major revenue from contracts with customers is proceeds from sale of real estate properties.

2. Information utilized as the basis for understanding revenue from contracts with customers

The information is as described in "Notes Concerning Significant Accounting Policies" above.

3. Information on relationship of fulfillment of performance obligations based on contracts with customers with cashflow generated from said contracts as well as amount of revenue and period expected to be recognized in the next calculation period or thereafter from contracts with customers existing at the end of the Reporting Period

(1) Balance of contract assets and contract liabilities, etc.

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
Claims generated from contracts with customers (balance at the beginning of the period)	42,289	50,267
Claims generated from contracts with customers (balance at the end of the period)	50,267	39,230
Contract assets (balance at the beginning of the period)	-	-
Contract assets (balance at the end of the period)	-	-
Contract liabilities (balance at the beginning of the period)	-	-
Contract liabilities (balance at the end of the period)	-	-

(2) Transaction value allocated to remaining performance obligations

Not applicable

(Notes Related to Segment and Related Information)

I. Segment Information

Disclosure is omitted because the real estate investment business is INV's sole business and it has no reportable segments.

II. Related Information

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

1. Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category accounted for over 90% of the operating revenue on the statement of income.

2. Information about each geographic area

(1) Net sales

(Unit: JPY thousand)

Japan	The Cayman Islands	Total
20,935,099	4,172,732	25,107,832

(Note) Net sales are based on the location of the customer and categorized by country or territory.

(2) Property and equipment

Disclosure is omitted because the amount of property and equipment located in Japan accounted for over 90% of the amount of property and equipment on the balance sheet.

3. Information about each major customer

(Unit: JPY thousand)

Name of customer	Operating revenues	Related segment
MyStays Hotel Management Co., Ltd.	13,277,126	Real Estate Investment

(Note 1) MyStays Hotel Management Co., Ltd. changed its company name for Iconia Hospitality K.K. as of July 1, 2025. Herein after the same.

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

1. Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category accounted for over 90% of the operating revenue on the statement of income.

2. Information about each geographic area

(1) Net sales

(Unit: JPY thousand)

Japan	The Cayman Islands	Total
26,720,618	1,870,955	28,591,573

(Note) Net sales are based on the location of the customer and categorized by country or territory.

(2) Property and equipment

Disclosure is omitted because the amount of property and equipment located in Japan accounted for over 90% of the amount of property and equipment on the balance sheet.

3. Information about each major customer

(Unit: JPY thousand)

Name of customer	Operating revenues	Related segment
Iconia Hospitality K.K.	16,601,669	Real Estate Investment

(Notes Related to Rental Properties)

INV owns residential properties and hotels as core assets principally in the Tokyo area and major regional cities with an aim to establish a portfolio focusing on both stability and growth potential. The book value changed during the period, balance at the end of the period and the fair value are as follows.

(Unit: JPY thousand)

			Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
Residences	Book value	Balance at the beginning of the period	33,677,378	33,695,497
		Change during the period	18,119	-234,111
		Balance at the end of the period	33,695,497	33,461,385
	Fair value at the end of the period		49,198,000	49,418,000
Commercial facilities	Book value	Balance at the beginning of the period	1,558,613	1,541,557
		Change during the period	-17,055	-13,037
		Balance at the end of the period	1,541,557	1,528,520
	Fair value at the end of the period		2,380,000	2,150,000
Hotels	Book value	Balance at the beginning of the period	560,547,827	559,494,270
		Change during the period	-1,053,556	35,195,108
		Balance at the end of the period	559,494,270	594,689,379
	Fair value at the end of the period		724,069,651	779,493,856
Total	Book value	Balance at the beginning of the period	595,783,818	594,731,326
		Change during the period	-1,052,491	34,947,959
		Balance at the end of the period	594,731,326	629,679,286
	Fair value at the end of the period		775,647,651	831,061,856

(Note 1) Book value is the figure calculated by subtracting accumulated depreciation from acquisition price (including acquisition-related costs).

(Note 2) The major factors of increase in change during the previous fiscal period were construction work related to capital expenditures, and the major factors of decrease were depreciation. The major factors of increase in change during the Reporting Period were acquisition of hotels and construction work related to capital expenditures, and the major factor of decrease was depreciation.

(Note 3) The fair value as of the end of the period is determined based on the appraisal value or survey value provided by Asset Research and Development Inc., Japan Real Estate Institute, JLL Morii Valuation & Advisory K.K., Tanizawa Sogo Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd. and CBRE, Inc.

For information related to profits and losses from rental properties, please refer to “Notes to Statement of Income and Retained Earnings.”

(Notes Related to Tax Accounting)

1. Significant components of deferred tax assets and liabilities

(Unit: JPY thousand)

	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
(Deferred tax assets)		
Enterprise tax payable	615	615
Buildings and other (merger)	172,687	169,509
Land (merger)	116,724	116,724
Loss carried forward (Note 1)	1,271,430	1,271,430
Asset retirement obligations	213,905	295,857
Amortization of fixed-term leasehold rights	223,237	235,581
Adjustment of acquisition prices (overseas properties)	429,896	425,983
Excess depreciation	3,513	3,490
Deposits received	4,126	3,322
Subtotal	2,436,138	2,522,516
Valuation allowance for tax loss carried forward	-1,271,430	-1,271,430
Valuation allowance for the total of deductible temporary differences, etc.	-1,164,708	-1,251,086
Subtotal	-2,436,138	-2,522,516
Total	-	-

(Note 1) The amounts of tax loss carried forward and the deferred tax assets by carry-forward period are as follows.

Fiscal period ended June 30, 2025 (as of June 30, 2025)

(Unit: JPY thousand)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years	Total
Tax loss carried forward (a)	-	-	-	-	-	1,271,430	1,271,430
Valuation allowance	-	-	-	-	-	-1,271,430	-1,271,430
Deferred tax assets	-	-	-	-	-	-	-

(a) Tax loss carried forward is multiplied by statutory tax rate.

Fiscal period ended December 31, 2025 (as of December 31, 2025)

(Unit: JPY thousand)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years	Total
Tax loss carried forward (a)	-	-	-	-	-	1,271,430	1,271,430
Valuation allowance	-	-	-	-	-	-1,271,430	-1,271,430
Deferred tax assets	-	-	-	-	-	-	-

(a) Tax loss carried forward is multiplied by statutory tax rate.

2. Significant difference between statutory tax rate and the effective tax rate

(Unit: %)

	Fiscal period ended June 30, 2025 (as of June 30, 2025)	Fiscal period ended December 31, 2025 (as of December 31, 2025)
Statutory tax rate	31.46	31.46
Deductible cash distributions	-31.49	-31.50
Changes in valuation allowance	0.03	0.52
Others	0.00	-0.48
Effective tax rate	0.00	0.00

(Notes Related to Equity-Method Income)

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

Amount of investment in affiliates	JPY 17,856,387 thousand
Amount of investment when accounted for by the equity method	JPY 17,856,387 thousand
Amount of investment profit when accounted for by the equity method	JPY 1,093,248 thousand

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

Amount of investment in affiliates	JPY 17,856,387 thousand
Amount of investment when accounted for by the equity method	JPY 17,856,387 thousand
Amount of investment profit when accounted for by the equity method	JPY 658,504 thousand

(Notes Related to Transactions with Related Parties)

1. Transactions with Parent Company and Major Corporate Unitholders

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

Classification	Name	Address	Stated capital (JPY million)	Business or occupation	Percentage of voting rights owned (%)	Relationship		Type of transaction	Transaction amount (JPY thousand) (Note 1)	Account	Balance at the end of the period (JPY thousand) (Note 1)
						Common board member	Business relationship				
Interested party of CIM	Naqua Hotel & Resorts Management Co., Ltd. (Note 2)	Minato-ku, Tokyo	10	Hotel business	-	-	Lessee and operator of hotels	Rental revenues	509,987	Accounts receivable	244,325
	Island Co., Ltd. (Note 2)	Minato-ku, Tokyo	50	Hotel business	-	-	Lessee of hotels	Rental revenues	761,455	Accounts receivable	354,255
	Osaka Bay Tower LLC (Note 2)	Osaka-shi, Osaka	0.1	Hotel business	-	-	Lessee of hotels	Rental revenues	1,477,549	Accounts receivable	826,761
	MyStays Hotel Management Co., Ltd. (Note 2)	Minato-ku, Tokyo	100	Hotel business	-	-	Lessee and operator of hotels	Rental revenues	13,016,722	Accounts receivable	5,373,590

(Note 1) Consumption taxes, etc., are not included in transaction amounts, but are included in the balance at the end of the period.

(Note 2) Naqua Hotel & Resorts Management Co., Ltd., Island Co., Ltd., Osaka Bay Tower LLC and MyStays Hotel Management Co., Ltd. have no capital relationship to be disclosed with CIM. However, these tenants and operators have received an anonymous partnership investment or investment through funds that are managed by affiliates of FIG (a subsidiary of the parent company which indirectly holds 100% of the issued share of CIM). Accordingly, INV treats Naqua Hotel & Resorts Management Co., Ltd., Island Co., Ltd., Osaka Bay Tower LLC and MyStays Hotel Management Co., Ltd. as the equivalent to interested parties.

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

Classification	Name	Address	Stated capital (JPY million)	Business or occupation	Percentage of voting rights owned (%)	Relationship		Type of transaction	Transaction amount (JPY thousand) (Note 1)	Account	Balance at the end of the period (JPY thousand) (Note 1)
						Common board member	Business relationship				
Interested party of CIM	Nippori Tokutei Mokuteki Kaisha (Note 3)	Minato-ku, Tokyo	0.1	Investment management business	-	-	Seller of trust beneficiary interests in real estate	Purchase of trust beneficiary interests in real estate (Note 2) (Note 4)	10,077,000	-	-
	Heijo Tokutei Mokuteki Kaisha (Note 3)	Minato-ku, Tokyo	0.1	Investment management business	-	-	Seller of trust beneficiary interests in real estate	Purchase of trust beneficiary interests in real estate (Note 2) (Note 4)	6,534,000	-	-
	Yakushima Tokutei Mokuteki Kaisha (Note 3)	Minato-ku, Tokyo	0.1	Investment management business	-	-	Seller of trust beneficiary interests in real estate	Purchase of trust beneficiary interests in real estate (Note 2) (Note 4)	5,805,000	-	-
	Baika Tokutei Mokuteki Kaisha (Note 3)	Minato-ku, Tokyo	0.1	Investment management business	-	-	Seller of trust beneficiary interests in real estate	Purchase of trust beneficiary interests in real estate (Note 2) (Note 4)	8,869,000	-	-
	Albula Tokutei Mokuteki Kaisha (Note 3)	Minato-ku, Tokyo	0.1	Investment management business	-	-	Seller of trust beneficiary interests in real estate	Purchase of trust beneficiary interests in real estate (Note 2) (Note 4)	2,999,000	-	-
	Naqua Hotel & Resorts Management Co., Ltd. (Note 3)	Minato-ku, Tokyo	10	Hotel business	-	-	Lessee and operator of hotels	Rental revenues	1,195,932	Accounts receivable	219,869
	Island Co., Ltd. (Note 3)	Minato-ku, Tokyo	50	Hotel business	-	-	Lessee of hotels	Rental revenues	1,692,098	Accounts receivable	33,880
	Osaka Bay Tower LLC (Note 3)	Osaka-shi, Osaka	0.1	Hotel business	-	-	Lessee of hotels	Rental revenues	1,808,487	Accounts receivable	631,676
	Iconia Hospitality K.K. (Note 3)	Minato-ku, Tokyo	100	Hotel business	-	-	Lessee and operator of hotels	Rental revenues	16,373,766	Accounts receivable	7,539,035

(Note 1) Consumption taxes, etc., are not included in transaction amounts, but are included in the balance at the end of the period.

(Note 2) The terms and conditions have been determined based on the Asset Manager's internal rules and manual regarding transactions with sponsor related parties.

(Note 3) Nippori Tokutei Mokuteki Kaisha, Heijo Tokutei Mokuteki Kaisha, Yakushima Tokutei Mokuteki Kaisha, Baika Tokutei Mokuteki Kaisha, Albula Tokutei Mokuteki Kaisha, Naqua Hotel & Resorts Management Co., Ltd., Island Co., Ltd., Osaka Bay Tower LLC and Iconia Hospitality K.K. have no capital relationship to be disclosed with CIM. However, these tenants and operators have received an anonymous partnership investment or investment through funds that are managed by affiliates of FIG (a subsidiary of the parent company which indirectly holds 100% of the issued share of CIM). Accordingly, INV treats Nippori Tokutei Mokuteki Kaisha, Heijo Tokutei Mokuteki Kaisha, Yakushima Tokutei Mokuteki Kaisha, Baika Tokutei Mokuteki Kaisha, Albula Tokutei Mokuteki Kaisha, Naqua Hotel & Resorts Management Co., Ltd., Island Co., Ltd., Osaka Bay Tower LLC and Iconia Hospitality K.K. as the equivalent to interested parties.

(Note 4) The purchase of trust beneficiary interests pertains to the following properties. The transaction amount is the purchase price stated in the trust beneficiary purchase agreement, to which other expenses for acquisition, property taxes, city planning taxes

and consumption taxes are not included.

Property Number	Name of Property	Counterparty	Purchase Price (JPY thousand)
D102	Irago Ocean Resort	Nippori Tokutei Mokuteki Kaisha	6,900,000
D103	Kirishima Kokusai Hotel	Heijo Tokutei Mokuteki Kaisha	6,534,000
D104	Kamenoi Hotel Toba	Yakushima Tokutei Mokuteki Kaisha	4,732,000
D105	Kamenoi Hotel Kusatsu Yubatake	Baika Tokutei Mokuteki Kaisha	4,682,000
D106	Atagawa Ocean Resort	BaikaTokutei Mokuteki Kaisha	4,187,000
D107	Hotel MyStays Atsugi	Nippori Tokutei Mokuteki Kaisha	3,177,000
D108	Kamenoi Hotel Tsukubasan	Albula Tokutei Mokuteki Kaisha	2,999,000
D109	Kamenoi Hotel Kochi	Yakushima Tokutei Mokuteki Kaisha	446,000
D110	Kamenoi Hotel Chitamihama	Yakushima Tokutei Mokuteki Kaisha	372,000
D111	Kamenoi Hotel Yanagawa	Yakushima Tokutei Mokuteki Kaisha	255,000
Total			34,284,000

2. Transactions with Affiliates

None for both the fiscal period ended June 30, 2025 and the fiscal period ended December 31, 2025.

3. Transactions with Companies under Common Control

None for both the fiscal period ended June 30, 2025 and the fiscal period ended December 31, 2025.

4. Transactions with Directors and Major Individual Unitholders

Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

Classification	Name	Business or occupation	Ratio of voting rights (%)	Details of transaction	Transaction amount (JPY thousand) (Note 3)	Account	Balance at the end of the period (JPY thousand) (Note 3)
Directors and close relatives	Naoki Fukuda	Executive Director of INV and President & CEO of CIM	-	Payment of asset management fees to CIM (Note 1)	550,000	Accrued expenses	302,500
Same as above	Same as above	Same as above	-	Payment of administrative agency fees for organizational management to CIM (Note 2)	600	Accrued expenses	330

(Note 1) Naoki Fukuda served as a representative of the third party (CIM), and the fee is as set forth in the Articles of Incorporation of INV.

(Note 2) Naoki Fukuda served as a representative of the third party (CIM), and the fee is as set forth in "Administrative Agency Agreement for Organizational Management," entered into by and between INV and CIM.

(Note 3) Consumption taxes, etc. are not included in the transaction amounts, but are included in the balance at the end of the period.

Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)

Classification	Name	Business or occupation	Ratio of voting rights (%)	Details of transaction	Transaction amount (JPY thousand) (Note 3)	Account	Balance at the end of the period (JPY thousand) (Note 3)
Directors and close relatives	Naoki Fukuda	Executive Director of INV and President & CEO of CIM	-	Payment of asset management fees to CIM (Note 1)	721,420	Accrued expenses	302,500
Same as above	Same as above	Same as above	-	Payment of administrative agency fees for organizational management to CIM (Note 2)	1,100	Accrued expenses	880

(Note 1) Naoki Fukuda served as a representative of the third party (CIM), and the fee is as set forth in the Articles of Incorporation of INV.

(Note 2) Naoki Fukuda served as a representative of the third party (CIM), and the fee is as set forth in "Administrative Agency Agreement for Organizational Management," entered into by and between INV and CIM.

(Note 3) Consumption taxes, etc. are not included in the transaction amounts, but are included in the balance at the end of the period.

(Notes Related to Parent Company or Any Material Affiliated Company)

1. Information of parent company

Not applicable

2. Summarized financial information of material affiliated company

Kingdom Special Purpose Company was the material affiliated company during the Reporting Period, and the summary of financial statements are as below:

(Unit: JPY thousand)

	Kingdom Special Purpose Company	
	From October 1, 2024 to March 31, 2025	From April 1, 2025 to September 30, 2025
Total specified assets	99,559,123	99,271,552
Total other assets	5,360,340	12,579,665
Total current liabilities	65,308,077	120,556
Total non-current liabilities	960,166	73,966,674
Total net assets	38,651,219	37,763,987
Operating revenue	3,242,557	2,465,985
Income before income taxes	2,232,009	1,344,841
Net income	2,231,119	1,343,887

(Notes Related to Per Unit Information)

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
Net assets per unit	JPY 45,951	JPY 46,372
Net income per unit	JPY 1,878	JPY 2,182

Net income per unit is calculated by dividing net income for the period by the average number of investment units during the period. Diluted net income per unit is not stated as there are no diluted units.

(Note 1) The basis for calculating net income per unit is as follows.

	Fiscal period ended June 30, 2025 (from January 1, 2025 to June 30, 2025)	Fiscal period ended December 31, 2025 (from July 1, 2025 to December 31, 2025)
Net income (JPY thousand)	14,366,370	16,688,997
Amounts not attributable to common unitholders (JPY thousand)	-	-
Net income attributable to common units (JPY thousand)	14,366,370	16,688,997
Average number of investment units during the period (units)	7,646,453	7,646,453

(Notes Related to Significant Subsequent Events)

Not applicable

(10) Changes in Total Number of Investment Units Issued and Outstanding

Changes in the number of investment units issued and outstanding and unitholders' capital for the past five years up to the end of the Reporting Period are as follows.

Date	Type of Issue	Total Number of Investment Units Issued and Outstanding (units)		Unitholders' Capital (JPY)		Reference
		Increase	Total	Increase	Total	
July 31, 2023	Public offering	609,792	6,706,632	32,761,684,992	268,463,197,161	(Note 1)
August 28, 2023	Third-party allotment	30,489	6,737,121	1,638,052,014	270,101,249,175	(Note 2)
July 30, 2024	Public offering	895,000	7,632,121	55,096,200,000	325,197,449,175	(Note 3)
August 27, 2024	Third-party allotment	14,332	7,646,453	882,277,920	326,079,727,095	(Note 4)

(Note 1) New investment units were issued in a public offering at a price of JPY 55,566 per unit (JPY 53,726 after deducting the underwriters' discount) to raise a part of the funds for the acquisition of new properties or repairs and capital expenditures to maintain and enhance the asset value of properties in the portfolio.

(Note 2) New investment units were issued in a third-party allotment at a price of JPY 53,726 per unit for the purpose of raising a part of the funds for the acquisition of specified assets.

(Note 3) New investment units were issued in a public offering at a price of JPY 63,602 per unit (JPY 61,560 after deducting the underwriters' discount) to raise a part of the funds for the acquisition of new properties or repairs and capital expenditures to maintain and enhance the asset value of properties in the portfolio.

(Note 4) New investment units were issued in a third-party allotment at a price of JPY 61,560 per unit for the purpose of raising a part of the funds for the acquisition of specified assets or repairs and capital expenditures to maintain and enhance the asset value of properties in the portfolio.

### 3. Reference Information

#### (1) Composition of INV's Assets

Type of asset	Purpose	Geographic area (Note 1)	Fiscal period ended June 30, 2025 (as of June 30, 2025)		Fiscal period ended December 31, 2025 (as of December 31, 2025)	
			Amount held (JPY million) (Note 2)	Percentage of total assets (%)	Amount held (JPY million) (Note 2)	Percentage of total assets (%)
Real estate	Hotels	Greater Tokyo area	-	-	-	-
		Major regional Cities	-	-	-	-
		Overseas (Note 3)	33,279	4.9	34,863	4.9
		Subtotal	33,279	4.9	34,863	4.9
Total real estate			33,279	4.9	34,863	4.9
Real estate in trust	Residences	Greater Tokyo area	28,024	4.2	27,858	3.9
		Major regional cities	5,670	0.8	5,602	0.8
		Subtotal	33,695	5.0	33,461	4.7
	Offices/Commercial facilities	Greater Tokyo area	-	-	-	-
		Major regional cities	1,541	0.2	1,528	0.2
		Subtotal	1,541	0.2	1,528	0.2
	Hotels	Greater Tokyo area	183,152	27.1	186,325	26.3
		Major regional cities	343,062	50.8	373,500	52.7
		Subtotal	526,214	77.9	559,826	78.9
	Total real estate in trust			561,452	83.2	594,815
Preferred equity interest (Note 4)			17,856	2.6	17,856	2.5
Deposits and other assets			62,558	9.3	61,560	8.7
Total assets (Note 5)			675,146 (594,731)	100.0 (88.1)	709,095 (629,679)	100.0 (88.8)

(Note 1) "Greater Tokyo area" refers to Tokyo, Kanagawa, Chiba and Saitama.

(Note 2) "Amount held" is from the balance sheet as of the end of the Reporting Period (book value after depreciation for real estate, leasehold and real estate in trust). The amounts held for hotels are calculated by including book value of accompanying FF&E, in principle. In addition, if the accompanying FF&E is held in kind for hotels held in the form of trust beneficiary interests, the book value of the FF&E is included in the amount of trust beneficiary interests in accordance with the ownership form of the hotel, regardless of the ownership form of the FF&E.

(Note 3) The Leasehold of the Cayman Hotels falls under the category of "Real estate" for "Overseas." The leasehold interests are the rights equivalent to long-term real estate leasehold rights for buildings and land under the laws of the Cayman Islands (Term: 99 years; annual lease payment: USD 1 or KYD 1). INV implemented an investment structure change regarding "Westin Grand Cayman Seven Mile Beach Resort & Spa" and "The Sunshine Hotel & Suites" on May 9, 2019 (Cayman Islands local time), a change from making investments based on the TK agreement to directly owning the Leasehold of the Cayman Hotels, which were the underlying assets of the TK.

(Note 4) Preferred equity interest issued by Kingdom Special Purpose Company, with the Sheraton Grande Tokyo Bay Hotel as an underlying asset (asset in trust of trust beneficiary interest acquired by Kingdom Special Purpose Company, which is the real estate that serves as the main source of revenue for Kingdom Special Purpose Company).

(Note 5) The figures indicated in parenthesis under "Total assets" show the amounts related to owned real estate (excluding the amount of preferred equity interest).

	Fiscal period ended June 30, 2025 (as of June 30, 2025)		Fiscal period ended December 31, 2025 (as of December 31, 2025)	
	Amount (JPY million)	Percentage of total assets (%)	Amount (JPY million)	Percentage of total assets (%)
Total Liabilities	323,782	48.0	354,508	50.0
Total Net Assets	351,363	52.0	354,587	50.0
Total Liabilities and Net Assets	675,146	100.0	709,095	100.0

(2) Real Estate Properties, Etc.

The following summarizes the real estate assets (real estate or trust beneficiary interest comprised mainly of real estate) as well as preferred equity interest held by INV as of the end of the Reporting Period.

a Price and investment percentage

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
A26	Nisshin Palacestage Daitabashi	1-31-2 Izumi, Sugunami-ku, Tokyo	Trust beneficiary interests (Note 8)	1,251	1,064	0.2	1,460	A
A28	Growth Maison Gotanda	2-26-6 Nishi-Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interests	888	807	0.1	1,220	A
A29	Growth Maison Kameido	6-58-16 Kameido, Koto-ku, Tokyo	Trust beneficiary interests	1,070	915	0.2	1,430	A
A30	Emerald House	3-27-18 Itabashi, Itabashi-ku, Tokyo	Trust beneficiary interests	1,505	1,298	0.2	1,580	A
A32	Suncrest Shakujii-Koen	3-15-35 Takanodai, Nerima-ku, Tokyo	Trust beneficiary interests (Note 8)	1,088	1,025	0.2	1,380	A
A33	Growth Maison Shin-Yokohama	3-16-2 Shin-Yokohama, Kohoku-ku, Yokohama-shi, Kanagawa	Trust beneficiary interests (Note 8)	1,059	915	0.2	1,460	A
A34	Belle Face Ueno-Okachimachi	1-27-10 Higashi-Ueno, Taito-ku, Tokyo	Trust beneficiary interests (Note 8)	1,023	874	0.1	1,300	A
A35	Grand Rire Kameido	3-39-12 Kameido, Koto-ku, Tokyo	Trust beneficiary interests (Note 8)	906	737	0.1	1,180	A
A37	Growth Maison Yoga	1-15-15 Okamoto, Setagaya-ku, Tokyo	Trust beneficiary interests (Note 8)	795	708	0.1	953	A
A38	Route Tachikawa	3-7-6 Nishikicho, Tachikawa-shi, Tokyo	Trust beneficiary interests	676	684	0.1	810	A
A39	Shibuya-Honmachi Mansion	2-35-2 Honmachi, Shibuya-ku, Tokyo	Trust beneficiary interests (Note 8)	651	743	0.1	850	A
A40	City Heights Kinuta	4-13-15 Kinuta, Setagaya-ku, Tokyo	Trust beneficiary interests	646	704	0.1	727	A

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
A41	Acseeds Tower Kawaguchi-Namiki	2-5-13 Namiki, Kawaguchi-shi, Saitama	Trust beneficiary interests (Note 8)	620	465	0.1	909	A
A43	College Square Machida	3-4-4 Nakamachi, Machida-shi, Tokyo	Trust beneficiary interests (Note 8)	589	541	0.1	532	A
A44	Belair Meguro	1-2-15 Meguro, Meguro-ku, Tokyo	Trust beneficiary interests (Note 8)	589	534	0.1	724	A
A45	Wacore Tsunashima I	2-7-47 Tarumachi, Kohoku-ku, Yokohama-shi, Kanagawa	Trust beneficiary interests (Note 8)	572	553	0.1	627	A
A46	Foros Nakamurabashi	1-6-6 Kouyama, Nerima-ku, Tokyo	Trust beneficiary interests (Note 8)	566	481	0.1	730	A
A47	Growth Maison Kaijin	5-29-51 Kaijin, Funabashi-shi, Chiba	Trust beneficiary interests (Note 8)	557	600	0.1	608	A
A48	College Square Machiya	7-3-1 Arakawa, Arakawa-ku, Tokyo	Trust beneficiary interests (Note 8)	510	427	0.1	686	A
A59	Towa City Coop Shinotsuka II	5-49-7 Higashi-Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interests	866	778	0.1	1,400	B
A61	Bichsel Musashiseki	1-22-7 Sekimachi-Kita, Nerima-ku, Tokyo	Trust beneficiary interests	577	583	0.1	842	C
A63	Towa City Coop Sengencho	4-338-2 Sengencho, Nishi-ku, Yokohama-shi, Kanagawa	Trust beneficiary interests	1,110	982	0.2	1,580	B
A64	Royal Park Omachi	2-11-10 Omachi, Aoba-ku, Sendai-shi, Miyagi	Trust beneficiary interests	415	423	0.1	607	B
A65	Lexington Square Haginomachi	1-15-18 Haginomachi, Miyagino-ku, Sendai-shi, Miyagi	Trust beneficiary interests	330	244	0.0	423	B
A66	Visconti Kakuozan	2-44 Otanacho, Chikusa-ku, Nagoya-shi, Aichi	Trust beneficiary interests	255	220	0.0	287	D
A72	Lexington Square Honjo Azumabashi	4-20-6 Higashikomagata, Sumida-ku, Tokyo	Trust beneficiary interests	511	412	0.1	834	D
A73	AMS TOWER Minami 6-Jo	2-5-15 Minami 6-Jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interests	1,180	834	0.2	1,320	D
A84	Revest Heian	2-13-17 Heian, Kita-ku, Nagoya-shi, Aichi	Trust beneficiary interests	595	452	0.1	854	B
A87	Excellente Kagurazaka	128-1 Yamabukicho Shinjuku-ku, Tokyo, and one other parcel	Trust beneficiary interests	543	468	0.1	895	B
A90	Queen's Court Fukuzumi	1-3-10 Fukuzumi, Koto-ku, Tokyo	Trust beneficiary interests	456	387	0.1	856	B

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
A92	Belair Oimachi	5-14-17 Higashi-Oi, Shinagawa-ku, Tokyo	Trust beneficiary interests	412	373	0.1	681	B
A93	Siete Minami-Tsukaguchi	3-18-29 Minami-Tsukaguchimachi, Amagasaki-shi, Hyogo	Trust beneficiary interests	374	322	0.1	586	B
A94	Prime Life Sannomiya Isogami Koen	4-3-23 Isogamidori, Chuo-ku, Kobe-shi, Hyogo	Trust beneficiary interests	373	315	0.1	567	B
A96	Century Park Shinkawa 1-bankan	4-1-2 Shinkawacho, Minato-ku, Nagoya-shi, Aichi	Trust beneficiary interests	335	272	0.0	536	B
A97	West Avenue	1-5-17 Nishi, Kunitachi-shi, Tokyo	Trust beneficiary interests	331	296	0.0	446	B
A99	Prime Life Mikage	2-25-11 Mikage Tsukamachi, Higashinada-ku, Kobe-shi, Hyogo	Trust beneficiary interests	297	246	0.0	438	B
A101	Lieto Court Mukojima	5-45-10 Mukojima, Sumida-ku, Tokyo	Trust beneficiary interests	1,683	1,526	0.2	2,430	B
A102	Lieto Court Nishi-Ojima	2-41-14 Ojima, Koto-ku, Tokyo	Trust beneficiary interests	1,634	1,479	0.2	2,260	B
A103	Royal Parks Momozaka	5-38 Fudegasakicho, Tennouji-ku, Osaka-shi, Osaka	Trust beneficiary interests	2,910	2,270	0.4	3,060	C
A104	Royal Parks Shinden	3-35-20 Shinden, Adachi-ku, Tokyo	Trust beneficiary interests	5,024	4,231	0.7	5,990	C
A106	Royal Parks Seair Minami-Senju	3-41-7 Minami-Senju, Arakawa-ku, Tokyo	Trust beneficiary interests	2,683	2,254	0.4	3,360	B
Subtotal (41 properties)				38,465	33,461	5.6	49,418	
B18	AEON TOWN Sukagawa	105 Furukawa, Sukagawa-shi, Fukushima	Trust beneficiary interests	2,320	1,528	0.3	2,150	C
Subtotal (1 property)				2,320	1,528	0.3	2,150	
D01	Hotel MyStays Kanda	1-2-2 Iwamotocho, Chiyoda-ku, Tokyo	Trust beneficiary interests	2,851	2,676	0.4	5,930	B
D02	Hotel MyStays Asakusa	1-21-11 Honjo, Sumida-ku, Tokyo	Trust beneficiary interests	2,584	2,400	0.4	5,310	B
D03	Hotel MyStays Kyoto-Shijo	52, Kasabokocho, Higashiiru, Aburanokoji, Shijiyodori, Shimogyo-ku, Kyoto-shi, Kyoto	Trust beneficiary interests	6,024	5,192	0.9	9,660	B
D04	MyStays Shin-Urayasu Conference Center	2-1-4 Akemi, Urayasu-shi, Chiba	Trust beneficiary interests	4,930	4,293	0.7	9,880	B
D05	Hotel MyStays Maihama	3-5-1 Tekkadori, Urayasu-shi, Chiba	Trust beneficiary interests	4,870	4,289	0.7	9,480	B
D06	Hotel MyStays Premier Dojima	2-4-1 Sonezakishinchi, Kita-ku, Osaka-shi, Osaka	Trust beneficiary interests	3,845	3,798	0.6	7,430	B
D07	Hotel MyStays Nagoya-Sakae	2-23-22 Higashi-Sakura, Naka-ku, Nagoya-shi, Aichi	Trust beneficiary interests	2,958	2,480	0.4	5,720	B

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
D08	Hotel MyStays Sakaisuji-Honmachi	1-4-8 Awaji-machi, Chuo-ku, Osaka-shi, Osaka	Trust beneficiary interests	2,514	2,124	0.4	3,850	B
D09	Hotel MyStays Yokohama	4-81 Sueyoshicho, Naka-ku, Yokohama-shi, Kanagawa	Trust beneficiary interests	2,119	1,973	0.3	4,740	B
D10	Hotel MyStays Nippori	5-43-7 Higashi-Nippori, Arakawa-ku, Tokyo	Trust beneficiary interests	1,898	2,070	0.3	4,480	B
D11	Hotel MyStays Fukuoka-Tenjin-Minami	3-14-20 Haruyoshi, Chuo-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interests	1,570	1,730	0.2	7,470	B
D12	Hotel MyStays Iidabashi (Note 9)	3-26 Shin-Ogawamachi, Shinjuku-ku, Tokyo	Trust beneficiary interests	1,381	1,586	0.2	4,710	B
D13	Hotel MyStays Ueno Inaricho	1-5-7 Matsugaya, Taito-ku, Tokyo	Trust beneficiary interests	1,331	1,120	0.2	2,470	B
D14	Flexstay Inn Shinagawa	1-22-19 Kita-Shinagawa, Shinagawa-ku, Tokyo	Trust beneficiary interests	1,242	1,150	0.2	2,190	B
D15	Flexstay Inn Tokiwadai	1-52-5 Tokiwadai, Itabashi-ku, Tokyo	Trust beneficiary interests	1,242	1,224	0.2	2,190	B
D16	Flexstay Inn Sugamo	3-6-16 Sugamo, Toshima-ku, Tokyo	Trust beneficiary interests	1,192	1,049	0.2	2,300	B
D17	Hotel MyStays Otemae	1-3-2 Tokuiicho, Chuo-ku, Osaka-shi, Osaka	Trust beneficiary interests	1,192	1,067	0.2	2,930	B
D18	Hotel MyStays Kiyosumi Shirakawa	1-12-16 Tokiwa, Koto-ku, Tokyo	Trust beneficiary interests	749	797	0.1	1,590	B
D19	Flexstay Inn Nakanobu P1	4-27-12 Futaba, Shinagawa-ku, Tokyo	Trust beneficiary interests	589	531	0.1	958	B
D20	Flexstay Inn Nakanobu P2	4-27-8 Futaba, Shinagawa-ku, Tokyo	Trust beneficiary interests	283	274	0.0	461	B
D21	APA Hotel Yokohama-Kannai	3-37-2 Sumiyoshicho, Naka-ku, Yokohama-shi, Kanagawa	Trust beneficiary interests	8,350	7,186	1.2	9,840	B
D22	Hotel MyStays Hakodate-Goryokaku	26-17 Honcho, Hakodate-shi, Hokkaido	Trust beneficiary interests	2,792	2,510	0.4	4,030	B
D23	Flexstay Inn Shirogane	5-10-15 Shirokane, Minato-ku, Tokyo	Trust beneficiary interests	2,119	2,043	0.3	2,530	B
D24	Hotel MyStays Haneda	5-1-13 Haneda, Ota-ku, Tokyo	Trust beneficiary interests	7,801	6,681	1.1	9,300	B
D25	Hotel MyStays Kameido P1	6-32-1 Kameido, Koto-ku, Tokyo	Trust beneficiary interests	5,594	5,111	0.8	8,680	B
D26	Hotel MyStays Ueno Iriyaguchi	5-5-13 Higashi-Ueno, Taito-ku, Tokyo	Trust beneficiary interests	3,821	3,462	0.6	4,660	B
D27	Hotel MyStays Kameido P2	6-7-8 Kameido, Koto-ku, Tokyo	Trust beneficiary interests	3,742	3,334	0.5	5,850	B
D28	Hotel MyStays Shimizu	1-23 Masagocho, Shimizu-ku, Shizuoka-shi, Shizuoka	Trust beneficiary interests	2,198	1,960	0.3	2,580	B

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
D29	Super Hotel Shinbashi/Karasumoriguchi	5-16-4 Shinbashi, Minato-ku, Tokyo	Trust beneficiary interests	1,624	1,533	0.2	1,930	B
D30	Hotel MyStays Higashi-Jujo (Note 9)	2-10-2 Nakajujo, Kita-ku, Tokyo	Trust beneficiary interests	1,277	1,643	0.2	1,790	B
D31	Hotel MyStays Utsunomiya	2-4-1 Higashi-Shukugo, Utsunomiya-shi, Tochigi	Trust beneficiary interests	1,237	1,176	0.2	2,490	B
D32	Flexstay Inn Kawasaki-Kaizuka	1-13-2 Kaizuka, Kawasaki-ku, Kawasaki-shi, Kanagawa	Trust beneficiary interests	980	821	0.1	1,150	B
D33	Comfort Hotel Toyama	1-3-2 Takara-machi, Toyama-shi, Toyama	Trust beneficiary interests	979	823	0.1	1,170	B
D34	Flexstay Inn Kawasaki-Ogawacho	15-9 Ogawacho, Kawasaki-ku, Kawasaki-shi, Kanagawa	Trust beneficiary interests	906	828	0.1	955	B
D35	Flexstay Inn Ekoda	8-6 Sakaecho, Nerima-ku, Tokyo	Trust beneficiary interests	5,069	4,599	0.7	4,960	B
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	2-21-9 Akebonocho, Tachikawa-shi, Tokyo	Trust beneficiary interests	1,170	1,004	0.2	1,230	E
D37	Super Hotel JR Ueno-iriyaguchi	7-9-14 Ueno, Taito-ku, Tokyo	Trust beneficiary interests	1,130	1,007	0.2	2,400	E
D38	Hotel MyStays Shinsaibashi	1-9-30 Nishi-Shinsaibashi, Chuo-ku, Osaka-shi, Osaka	Trust beneficiary interests	3,160	2,834	0.5	2,350	B
D39	Comfort Hotel Kurosaki	3-13-13 Kurosaki, Yahatanishi-ku, Kitakyusyu-shi, Fukuoka	Trust beneficiary interests	1,148	924	0.2	1,200	E
D40	Comfort Hotel Maebashi	2-18-14 Omotecho, Maebashi-shi, Gunma	Trust beneficiary interests	1,128	831	0.2	1,070	E
D41	Comfort Hotel Tsubame-Sanjo	2-115 Sugoro, Sanjo-shi, Niigata	Trust beneficiary interests	1,010	835	0.1	1,070	E
D42	Comfort Hotel Kitami	3-4 Ohdori-Nishi, Kitami-shi, Hokkaido	Trust beneficiary interests	851	759	0.1	885	E
D43	Hotel MyStays Gotanda Station (Note 10)	2-6-8 Nishi-Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interests	26,523	26,001	3.9	25,000	C
D44	Hotel Epinard Nasu (Note 11)	1-10 Kaidoue, Oaza-Takakuhei, Nasu-machi, Nasu-gun, Tochigi (and 59 other parcels)	Trust beneficiary interests	21,002	17,714	3.1	24,100	C
D45	Hotel MyStays Fukuoka Tenjin	3-5-7 Tenjin, Chuo-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interests	8,059	7,399	1.2	9,650	C
D46	Hotel MyStays Hamamatsucho	1-18-14 Hamamatsucho, Minato-ku, Tokyo	Trust beneficiary interests	7,959	7,607	1.2	6,750	C
D47	Hotel MyStays Premier Kanazawa	2-13-5 Hirooka, Kanazawa-shi, Ishikawa	Trust beneficiary interests	13,761	11,745	2.0	12,000	C
D48	Takamatsu Tokyu REI Hotel	9-9 Hyogomachi, Takamatsu-shi, Kagawa	Trust beneficiary interests	2,139	2,031	0.3	2,930	E
D49	Hotel MyStays Premier Hamamatsucho	1-8-5 Hamamatsucho, Minato-ku, Tokyo	Trust beneficiary interests	8,000	8,090	1.2	12,900	B

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
D50	Hotel MyStays Shin Osaka Conference Center	6-2-19 Nishinakashima, Yodogawa-ku, Osaka-shi, Osaka	Trust beneficiary interests	13,068	12,647	1.9	13,500	D
D51	Hotel MyStays Premier Omori	6-19-3 Minami Oi, Shinagawa-ku, Tokyo	Trust beneficiary interests	9,781	9,557	1.4	14,000	D
D52	Kamenoi Hotel Beppu	5-17 Chuo cho, Beppu-shi, Oita	Trust beneficiary interests	8,870	7,224	1.3	10,400	D
D53	Hotel MyStays Sapporo Station	4-15 Kita Hachijyo Nishi, Kita-ku, Sapporo-shi, Hokkaido	Trust beneficiary interests	7,880	7,693	1.1	9,460	D
D54	Hotel MyStays Yokohama Kannai	5-65, Onoe-cho, Naka-ku, Yokohama-shi, Kanagawa and 3 other lots	Trust beneficiary interests	5,326	4,878	0.8	6,380	D
D55	Art Hotel Joetsu	5-1-11, Hon-cho Joetsu-shi, Niigata	Trust beneficiary interests	2,772	2,623	0.4	2,880	D
D56	Art Hotel Hirosaki City	1-1-2, 1-1-6, 1-1-7, 1-2-1, Omachi, Hirosaki-shi, Aomori	Trust beneficiary interests	2,723	2,473	0.4	2,680	D
D57	Hotel MyStays Oita	1-32, Niagemachi Oita-shi, Oita	Trust beneficiary interests	1,604	1,330	0.2	1,760	D
D58	Hotel MyStays Gotanda	2-5-4, Higashigotanda Shinagawa-ku, Tokyo	Trust beneficiary interests	4,068	4,013	0.6	5,010	D
D59	Hotel MyStays Tachikawa	1-8-14, Nishiki-cho Tachikawa-shi, Tokyo	Trust beneficiary interests	3,257	3,117	0.5	3,870	E
D60	Hotel MyStays Premier Akasaka	2-17-54, Akasaka Minato-ku, Tokyo	Trust beneficiary interests	20,691	19,798	3.0	29,800	B
D61	Hotel MyStays Premier Sapporo Park	2-2-10, Minamikujonishi Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interests	16,731	15,549	2.4	17,200	D
D62	Hotel MyStays Ueno East	5-5-6, Higashi Ueno Taito-ku, Tokyo	Trust beneficiary interests	5,286	5,075	0.8	5,860	D
D63	Hotel MyStays Midosuji Honmachi	3-2-10, Honmachi, Chuo-ku, Osaka-shi, Osaka	Trust beneficiary interests	5,039	4,604	0.7	3,530	B
D64	Hotel MyStays Sapporo Aspen	5-1 Nishi 4-chome, Kita 8-jo, Kita-ku, Sapporo-shi, Hokkaido, and seven other lots	Trust beneficiary interests	15,543	14,997	2.3	15,900	D
D65	Art Hotel Ishigakijima	554-2 Nishimaji Okawa, Ishigaki-shi, Okinawa, and four other lots	Trust beneficiary interests	9,731	9,247	1.4	9,570	B
D66	Hotel MyStays Fuji Onsen Resort	2654 Arakura Deguchi, Fujiyoshida-shi, Yamanashi, and 15 other lots	Trust beneficiary interests	9,405	8,033	1.4	13,300	B
D67	Hotel Sonia Otaru	1-4-20 Ironai, Otaru-shi, Hokkaido	Trust beneficiary interests	5,930	5,252	0.9	7,480	D
D68	Hotel MyStays Kanazawa Castle	10-17 Konohana-machi, Kanazawa-shi, Ishikawa	Trust beneficiary interests	5,682	5,509	0.8	5,350	D
D69	Art Hotel Niigata Station	1-1 Sasaguchi, Chuo-ku, Niigata-shi, Niigata	Trust beneficiary interests	5,524	5,600	0.8	6,720	D
D70	Hotel MyStays Nagoya Nishiki	3-8-21 Nishiki, Naka-ku, Nagoya-shi, Aichi	Trust beneficiary interests	5,197	4,927	0.8	5,330	C

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
D71	Hotel Nord Otaru	1-4-16 Ironai, Otaru-shi, Hokkaido	Trust beneficiary interests	4,296	4,104	0.6	4,620	D
D72	Hotel MyStays Kagoshima Tenmonkan	2-7 Yamanokuchi-cho, Kagoshima-shi, Kagoshima	Trust beneficiary interests	3,445	3,212	0.5	3,490	E
D73	Art Hotel Asahikawa	6-29-2 7-jo-dori, Asahikawa-shi, Hokkaido	Trust beneficiary interests	3,197	2,828	0.5	3,330	D
D74	Hotel MyStays Matsuyama	1-10-10 Otemachi, Matsuyama-shi, Ehime	Trust beneficiary interests	3,098	2,734	0.5	3,270	E
D75	Hotel MyStays Sapporo Susukino	1-6 Nishi 5-Chome, Minami 7-jo, Chuo-ku, Sapporo-shi, Hokkaido, and one other lot	Trust beneficiary interests	3,059	2,923	0.4	2,910	C
D76	Hotel MyStays Sapporo Nakajima Park	1-20 Nishi 1-chome, Minami 14-jo, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interests	2,118	2,307	0.3	1,920	C
D77	Hotel MyStays Sapporo Nakajima Park Annex	4-3 Nishi 1-chome, Minami 11-jo, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interests	1,584	1,532	0.2	1,600	D
D78	Flexstay Inn Sakuragicho	2-72-2 Hanasaki-cho, Naka-ku, Yokohama-shi, Kanagawa, and four other lot	Trust beneficiary interests	1,425	1,359	0.2	1,580	E
D79	MyCUBE by MYSTAYS Asakusa Kuramae	2-6-7 Kuramae, Taito-ku, Tokyo	Trust beneficiary interests	1,287	1,235	0.2	1,430	E
D80	Hotel MyStays Kagoshima Tenmonkan Annex	1-20 Gofuku-machi, Kagoshima-shi, Kagoshima	Trust beneficiary interests	1,168	1,122	0.2	1,170	E
D81	Hotel MyStays Nayoro	11 Minami 5-chome, Nishi 3-jo, Nayoro-shi, Hokkaido, and one other lot	Trust beneficiary interests	957	805	0.1	878	C
D82	Hotel MyStays Premier Narita	40 Yokomine Oyama, Narita-shi, Chiba	Trust beneficiary interests	10,593	9,381	1.5	9,060	D
D83	Art Hotel Morioka	3-3-18 Odori, Morioka-shi, Iwate	Trust beneficiary interests	5,643	4,993	0.8	4,810	C
D84	Fusaki Beach Resort Hotel & Villas	1625-6 Arakawa Fusaki, Ishigaki-shi, Okinawa, and sixty other lots	Trust beneficiary interests	40,293	39,275	5.9	42,100	B
D85	Tateshina Grand Hotel Takinoyu	4035-187 Minamiyama Kuridaira yori Mimuro Oogaya made, Kitayama, Chino-shi, Nagano, and sixteen other lots	Trust beneficiary interests	8,365	7,940	1.2	8,790	D
D86	Hotel MyStays Okayama	9-16, Honmachi, Kita-ku, Okayama-shi, Okayama	Trust beneficiary interests	2,613	2,625	0.4	2,840	B
D87	Hotel MyStays Aomori Station	1-8-6 Shinmachi, Aomori-shi, Aomori	Trust beneficiary interests	2,445	2,272	0.4	2,680	C
D88	Hotel MyStays Soga	2-7-13 Minamicho, Chuo Ward, Chiba-shi, Chiba	Trust beneficiary interests	2,039	2,026	0.3	2,280	D
D89	Tazawako Lake Resort & Onsen	82-117 Shimotakano, Tazawako Obonai, Senboku-shi, Akita, and forty-one other lots	Trust beneficiary interests	1,475	1,450	0.2	1,470	E
D90	Art Hotel Osaka Bay Tower & Solaniwa Onsen	1-2-1 Benten, Minato-ku, Osaka-shi, Osaka (Hotel) 1-2-3 Benten, Minato-ku, Osaka-shi, Osaka (Solaniwa Onsen)	Trust beneficiary interests	31,185	30,664	4.5	31,600	B

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
D91	Hakodate Kokusai Hotel	5-10 Otemachi, Hakodate-shi, Hokkaido	Trust beneficiary interests	16,830	16,658	2.4	17,100	E
D92	Art Hotel Nippori Lungwood	5-50-5 Higashinippori, Arakawa-ku, Tokyo	Trust beneficiary interests	16,335	16,287	2.4	16,500	C
D93	Hotel MyStays Kumamoto Riverside	4-12 Koyaima-machi Chuo-ku, Kumamoto-shi, Kumamoto	Trust beneficiary interests	6,831	6,779	1.0	6,900	C
D94	Art Hotel Aomori	2-1-26 Hon-cho, Aomori-shi, Aomori	Trust beneficiary interests	5,672	5,502	0.8	5,810	E
D95	Kamenoi Hotel Izukogen	1104-5 Futazuka, Yawatano, Ito-shi, Shizuoka, and two other lots	Trust beneficiary interests	5,563	5,586	0.8	5,860	D
D96	Art Hotel Oita	2-7-1 Miyako-machi, Oita-shi, Oita, and two other lots	Trust beneficiary interests	5,484	5,425	0.8	5,540	C
D97	Art Hotel Kokura New Tagawa	3-46 Furusembe-machi, Kokurakita-ku, Kitakyushu-shi, Fukuoka	Trust beneficiary interests	4,672	4,780	0.7	4,680	E
D98	Art Hotel Miyazaki Sky Tower	2-1-26 Takachiho-dori, Miyazaki-shi, Miyazaki	Trust beneficiary interests	3,821	3,713	0.6	3,870	B
D99	Art Hotel Kagoshima	22-1 Kamoike Shin-machi, Kagoshima-shi, Kagoshima	Trust beneficiary interests	3,395	3,429	0.5	3,450	D
D100	Kamenoi Hotel Hikone	3759 Oguro, Matsubara-cho, Hikone-shi, Shiga	Trust beneficiary interests	2,603	2,586	0.4	2,690	D
D101	Kamenoi Hotel Nara	3-9-1 Nijo-cho, Nara-shi, Nara	Trust beneficiary interests	2,029	2,057	0.3	2,120	B
D102	Irago Ocean Resort	1460-36, Honeyama, Hiicho, Tahara-shi, Aichi, and 13 other lots	Trust beneficiary interests	6,900	6,967	1.0	6,990	D
D103	Kirishima Kokusai Hotel	3912-1, Tonoyu, Takachiho, Makizono-cho, Kirishima-shi, Kagoshima, 45 other lots	Trust beneficiary interests	6,534	5,835	1.0	6,610	E
D104	Kamenoi Hotel Toba	1200-7, Utsubodani, Arashima-cho, Toba-shi, Mie, one other lot	Trust beneficiary interests	4,732	4,740	0.7	4,780	B
D105	Kamenoi Hotel Kusatsu Yubatake	489-1, Sensui, Kusatsu, Kusatsu-machi, Agatsuma-gun, Gunma, and nine other lots	Trust beneficiary interests	4,682	4,680	0.7	4,750	E
D106	Atagawa Ocean Resort	989-1, Atagawa, Naramoto, Higashiizu-cho, Kamo-gun, Shizuoka, and four other lots	Trust beneficiary interests	4,187	4,171	0.6	4,240	B
D107	Hotel MyStays Atsugi	1-1-8 Sakae-cho, Atsugi-shi, Kanagawa	Trust beneficiary interests	3,177	3,197	0.5	3,210	C
D108	Kamenoi Hotel Tsukubasan	1050-1, Nishizawa, Tsukuba, Tsukuba-shi, Ibaraki, and other 14 lots	Trust beneficiary interests	2,999	2,995	0.4	3,030	C
D109	Kamenoi Hotel Kochi	538, Hanabatakeyama, Kamata, Ino-cho, Agawa-gun, Kochi, and six other lots	Trust beneficiary interests	446	453	0.1	458	B
D110	Kamenoi Hotel Chitamihama	39-108, Sunahara, Okuda, Mihama-cho, Chita-gun, Aichi, and three other lots	Trust beneficiary interests	372	408	0.1	385	D
D111	Kamenoi Hotel Yanagawa	10-1, Banzen, Yashiro-machi, Yanagawa-shi, Fukuoka	Trust beneficiary interests	255	278	0.0	258	D

Financial Summary for the December 2025 Fiscal Period  
(from July 1, 2025 to December 31, 2025)

Property number (Note 1)	Name of property	Location (Note 2)	Legal form of asset	Acquisition price (JPY million) (Note 3)	Balance sheet carrying value (JPY million)	Investment percentage (%) (Note 4)	Appraisal value at the end of the period (JPY million) (Note 5)	Appraiser (Note 7)
D200	Westin Grand Cayman Seven Mile Beach Resort & SPA	30620 Seven Mile Beach Road, Grand Cayman, Cayman Islands	The Leasehold (Note 12)	30,061 (USD 272,171 thousand)	26,954	4.4	76,041 (USD 485,700 thousand) (Note 13)	F
D201	The Sunshine Hotel & Suites	1465 Esterley Tibbetts Highway, Grand Cayman, Cayman Islands	The Leasehold (Note 12)	5,842 (USD 52,898 thousand)	7,908	0.9	13,213 (USD 84,400 thousand) (Note 13)	F
Subtotal (113 properties)				628,719	594,689	91.5	779,493	-
Total (155 properties)				669,504	629,679	97.4	831,061	-
-	Sheraton Grande Tokyo Bay Hotel (preferred equity interest)	-	Preferred equity interest issued by special purpose company (Note 14)	17,845	17,856	2.6	- (Note 5)	
Subtotal of preferred equity interest issued by special purpose company (1 property)				17,845	17,856	2.6	-	-
Total (156 properties)				687,350	647,535	100.0	-	-

(Note 1) "Property number" indicates the use categorization of properties owned by INV, with "A" standing for residence, "B" standing for office and commercial facility, "C" standing for parking lots and "D" standing for hotel, and the number assigned for each property. The number following "A", "B", "C" and "D" is assigned based on how early the acquisition was made, except for acquisitions made at the same time a lower number is assigned to the property with a greater acquisition price.

(Note 2) "Location" is, in principle, based on the indicated address (*gyukyochoji*), except that if the *gyukyochoji* system has not been implemented for such property, the location is based on the land number (*chiban*).

(Note 3) "Acquisition price" is the purchase price indicated in the real estate or trust beneficiary purchase agreement except for Sheraton Grande Tokyo Bay Hotel (preferred equity interest), Westin Grand Cayman Seven Mile Beach Resort & SPA and The Sunshine Hotel & Suites. For Sheraton Grande Tokyo Bay Hotel (preferred equity interest), "Acquisition price" indicates the amount invested by INV for the preferred equity interest, excluding investment in the specified equity interests in the Kingdom Tokutei Mokuteki Kaisha and the acquisition price of the equity interest held by the employees in a G.K., which is a master lease company. For Westin Grand Cayman Seven Mile Beach Resort & SPA and The Sunshine Hotel & Suites, the book value of the Leasehold of each of the Cayman Hotels is stated by the Cayman SPC as of May 9, 2019 (Cayman Islands local time; May 10, 2019 in Japan local time), which is the date when INV succeeded the Leasehold from the Cayman SPC as dividend in kind in line with the agreed termination of the TK agreement. The amounts in USD are converted into JPY as shown. Such price excludes consumption tax and other taxes, and has been rounded down to the nearest million yen.

(Note 4) "Investment percentage" is the ratio of the acquisition price to the aggregate acquisition price of INV's portfolio, and has been rounded to the first decimal place.

(Note 5) "Appraisal value at the end of the period" is the value appraised or determined based on research by the real estate appraiser as of the end of the fiscal period in accordance with the Articles of Incorporation of INV and the regulations of The Investment Trust Association, Japan. As to appraisal of Westin Grand Cayman Seven Mile Beach Resort & SPA and The Sunshine Hotel & Suites, the local appraiser verification method (Note 6) is adopted. The appraisal value for The Sunshine Hotel & Suites includes the unused land adjacent to the hotel. Appraisal is entrusted to those described in (Note 7) below. For Sheraton Grande Tokyo Bay Hotel (preferred equity interest), there is no appraisal value at the end of the period due to it being preferred equity interest. An appraisal value for the underlying asset as of the closing date of the Reporting Period is as follows.

Name of property	Appraisal value	Appraiser (Note 7)
Sheraton Grande Tokyo Bay Hotel	JPY 127,000 million	D

(Note 6) Under the "local appraiser verification method," a real estate appraiser licensed in Japan determines appraisal value based on the understanding and analyses of basic data and information necessary for real estate appraisal, including appraisal methods employed by local appraisers, and transaction examples and trends in local markets that are used for real estate appraisal, and by verifying the validity of decisions made in appraisal reports and appropriateness of appraisal value prepared by local appraisers. INV appoints CBRE, Inc., a professional appraiser licensed and certified in the Cayman Islands, as a local appraiser to engage in appraisal of the Underlying Asset and prepare a local appraisal report. INV then engages CBRE K.K., a company appointed as a real estate appraiser in Japan, to verify the local appraisal report and then obtains a report on verification of appraisal performed by local appraiser.

(Note 7) “Appraiser” is shown in code in the table above. The code used to represent the appraisers is as follows:

Appraiser
A: Assets Research and Development Inc.
B: Japan Real Estate Institute
C: JLL Morii Valuation & Advisory K.K.
D: The Tanizawa Sogo Appraisal Co., Ltd.
E: Daiwa Real Estate Appraisal Co., Ltd.
F: CBRE K.K.

As to the appraisal of Westin Grand Cayman Seven Mile Beach Resort & SPA and The Sunshine Hotel & Suites, the local appraiser verification method is adopted and CBRE K.K. has entrusted such appraisal to CBRE, Inc. The appraisal value for The Sunshine Hotel & Suites includes the acquisition price of the unused land adjacent to the hotel.

(Note 8) These trust beneficiary interests were integrated into three groups with other trust beneficiary interests when INV procured funds through debt financing backed by trust assets in July 2011. The grouping of trust beneficiary interests at the end of the Reporting Period is as follows:

Group 1

Nisshin Palacestage Daitabashi, Growth Maison Shin-Yokohama, Belle Face Ueno-Okachimachi, Growth Maison Yoga, Shibuya-Honmachi Mansion, and Foros Nakamurabashi

Group 2

College Square Machida, Belair Meguro, and Wacore Tsunashima I

Group 3

Suncrest Shakujii-Koen, Grand Rire Kameido, Acseeds Tower Kawaguchi-Namiki, Growth Maison Kaijin, and College Square Machiya

(Note 9) The property name was changed from “Flexstay Inn Higashi-Jujo” to “Hotel MyStays Higashi-Jujo” on November 10, 2025 along with the change of the hotel name. Herein after the same.

(Note 10) Acquisition price includes the floor expansion portion. Appraisal value at the end of the period indicates appraisal value calculated deeming the owned portion and the floor expansion portion as one.

(Note 11) Acquisition price includes the adjacent land portion. Appraisal value at the end of the period indicates appraisal value calculated deeming the owned portion and the adjacent land portion as one.

(Note 12) The leasehold interests are the rights equivalent to long-term real estate leasehold rights for buildings and land under the laws of the Cayman Islands (Term: 99 years; annual lease payment: USD 1 or KYD 1). INV implemented an investment structure change regarding “Westin Grand Cayman Seven Mile Beach Resort & Spa” and “The Sunshine Hotel & Suites” on May 9, 2019 (Cayman Islands local time), a change from making investments based on the TK agreement to directly owning the movable assets such as leasehold and FF&E of the Cayman Hotels (the Leasehold, etc.), which were the underlying assets of the TK.

(Note 13) Appraisal value at the end of the period is converted into JPY using the exchange rate of USD 1 = JPY 156.56, which is the exchange rate on the closing date of the Reporting Period (December 31, 2025).

(Note 14) Preferred equity interest issued by special purpose company refers to units of preferred equity interest issued by Kingdom Special Purpose Company (equivalent to 49.0% of preferred equity interest issued and outstanding after the issuance of the said preferred equity interest), with the Sheraton Grande Tokyo Bay Hotel as an underlying asset, and is recorded as one property.

b Capital expenditures for assets under management

(a) Schedule for capital expenditures

The schedule for the principal capital expenditures for property maintenance construction, etc., as of the end of the Reporting Period for the real estate assets is as follows.

Name of Property	Location	Purpose	Scheduled Time of Implementation	Estimated Cost (JPY thousand)			
				Total	Payment for the Reporting Period	Advance Payments	
D201	The Sunshine Hotel & Suites	Grand Cayman, Cayman Islands	Renovation work	From August 2024 To June 2026	4,082,781	850,043	2,680,795
D48	Takamatsu Tokyo REI Hotel	Takamatsu-shi, Kagawa	Renovation work for Rebrand	From April 2026 To June 2026	454,102	-	-
D02	Hotel MyStays Asakusa	Sumida-ku, Tokyo	Renovation work	From April 2026 To June 2026	373,617	-	-
D07	Hotel MyStays Nagoya-Sakae	Nagoya-shi, Aichi	Renovation work	From January 2026 To June 2026	348,619	-	-
D04	MyStays Shin-Urayasu Conference Center	Urayasu-shi, Chiba	Renovation work	From May 2026 To June 2026	180,139	-	-

(b) Capital expenditures for the Reporting Period

The principal construction work constituting capital expenditures for the real estate assets for the Reporting Period is as follows. Capital expenditures for the Reporting Period totaled JPY 6,652,058 thousand, and together with JPY 259,158 thousand in repair costs included in this fiscal period's expenses, construction work totaling JPY 6,911,217 thousand was implemented.

Name of property		Location	Purpose	Time of implementation	Payment (JPY thousand)
D201	The Sunshine Hotel & Suites	Grand Cayman, Cayman Islands	Renovation work	From August 2024 To December 2025	1,735,394
D69	Art Hotel Niigata Station	Niigata-shi, Niigata	Renovation work	From January 2025 To July 2025	582,632
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Fukuoka-shi, Fukuoka	Renovation work	From March 2025 To November 2025	415,661
D30	Hotel MyStays Higashi-Jujo	Kita-ku, Tokyo	Renovation work	From July 2024 To December 2025	401,510
D84	Fusaki Beach Resort Hotel & Villas	Ichigaki-shi, Okinawa	Renovation of Terrace Villa	From March 2025 To July 2025	259,248
Other construction					3,257,610
Total					6,652,058

(3) Tenant Summary

a Summary of lease conditions by property

Disclosure is omitted because the information is described in the presentation material, "December 2025 Fiscal Period Results (July 1, 2025 to December 31, 2025)" separately announced on February 26, 2026.

b Occupancy trend

Disclosure is omitted because the information is described in the presentation material, "December 2025 Fiscal Period Results (July 1, 2025 to December 31, 2025)" separately announced on February 26, 2026.