

February 10, 2026

To All Concerned Parties

Real Estate Investment Trust Securities Issuer  
ESCON JAPAN REIT Investment Corporation  
Representative: Tadashi Ebihara  
Executive Director  
(Securities Code:2971)

Asset Manager  
ES-CON ASSET MANAGEMENT Ltd.  
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Notice Concerning Acquisition, Transfer (Asset Replacement) and Leasing  
of Domestic Real Estate Trust Beneficial Interests

ES-CON ASSET MANAGEMENT Ltd. (hereinafter, the “Asset Manager”), to which ESCON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) entrusts the management of its assets, decided on the acquisition, transfer (hereinafter referred to individually as the “Acquisition” and the “Transfer” and collectively as the “Transaction.” Additionally, among the target assets of this Transaction, the asset to be acquired is referred to as the “Asset to be Acquired,” and the assets to be transferred are referred to as the “Assets to be Transferred.”) and leasing of asset as described below. The Asset Manager hereby announces this decision.

1. Reason for the Transaction

The Transaction constitutes the concrete execution of the portfolio replacement strategy set forth as a basic policy in “Phase III” (the fiscal periods ended July 31, 2025 and January 31, 2026) of ESCON REIT’s roadmap, which was disclosed at the time of the announcement of the financial results for the fiscal period ended January 31, 2025. The strategy is based on “transferring stabilized properties in the existing portfolio” and “utilizing acquired funds, making selective acquisitions of properties with strong NOI growth potential.”

Following the acquisition of “Nine hours woman Shinjuku” on December 1, 2025 (acquisition price: JPY 2,700 million; appraisal value: JPY 3,100 million), the Transaction will be promoted in consideration of ESCON REIT’s future growth potential. Through the Transaction, it will transfer a portion of its existing assets and, by utilizing additional borrowing capacity, will invest in “hotel assets” that are expected to generate upside (revenue growth) in an inflationary environment.

Upon completion of the Transaction, ESCON REIT will aim to maintain stable portfolio cash flow while further enhancing inflation resilience, improving NOI, achieving sustainable revenue growth, and maximizing shareholder value. In addition, it will newly incorporate hotel assets into the portfolio, which has previously been centered on commercial facilities and leasehold land interests, thus promoting “asset-type diversification.” Furthermore, it will acquire the Asset to be Acquired located in the Chubu region to “expand its investment ratio in the Chubu region (geographic diversification),” thereby advancing diversification and qualitative enhancement of the portfolio.

## 2. Overview of the Asset to be Acquired

Property Name	Compass Hotel Nagoya
Location	Nagoya City, Aichi
Asset Type	Other (accommodation-focused hotel)
Type of Specified Asset	Real estate trust beneficial interests (land and buildings)
Anticipated Acquisition Price	4,400 million yen <sup>*1</sup>
Appraisal Value	4,910 million yen <sup>*2</sup>
Prospective Seller	Nagoya-based hotel investments special purpose company
Brokerage	Jones Lang LaSalle K.K. <sup>*3</sup>
Decision of Acquisition	February 10, 2026
Contract Date	February 10, 2026
Scheduled Acquisition Date	February 27, 2026
Settlement Method	Lump-sum payment upon delivery
Acquisition Funds	Borrowings <sup>*4</sup> and cash on hand

\*1 “Anticipated Acquisition Price” states the sales price (rounded down to the nearest million yen) of the real estate trust beneficial interest stated in the relevant sales agreement of the Asset to be Acquired, and excluding consumption tax, local consumption tax and other acquisition-related costs.

\*2 For details on the appraisal value, please refer to “8. Overview of the Real Estate Appraisal Report” below.

\*3 The intermediary does not fall under any category of a special related party of ESCON REIT or the Asset Manager.

\*4 Please refer to “Notice Concerning Debt Financing” disclosed today.

## 3. Reason for the Acquisition and Leasing

The Asset to be Acquired is an accommodation-focused hotel located in close proximity to JR Nagoya Station. The property is situated in a prime location, approximately an eight-minute walk from the Sakuradori Exit of JR Nagoya Station. The surrounding area lies at the intersection of the high-rise redevelopment zone in front of Nagoya Station and the neighborhood centered around Yanagibashi Central Market. This area combines a high level of convenience resulting from the concentration of urban functions with an environment that retains a sense of traditional downtown culture. Based on these locational characteristics, ESCON REIT has determined that the property is well positioned to capture strong demand from both leisure and business segments. In addition, the acquisition of assets in the Chubu region, which has been underrepresented in its portfolio, is considered highly beneficial from the perspective of geographic diversification.

ESCON REIT plans to renovate the Asset to be Acquired, including its guest rooms, the front desk, and other areas (hereinafter referred to as the “Renovations”), during the fiscal period ending July 31, 2026, following the termination of operations under the current brand. In order to maximize the growth potential of the asset, ESCON REIT aims to enhance its revenue capacity to a maximum extent through the implementation of the measures described below.

- Optimization of the guest room configuration (room mix) through the implementation of the Renovations to accommodate multi-occupancy use by inbound travelers, families, and other guest segments, together with a corresponding increase in ADR<sup>\*1</sup> and occupancy rates.
- A change to an operator best suited to the characteristics of the Asset to be Acquired (meaning the hotel operator; the same shall apply hereinafter).
- A change in the rent structure to a variable rent scheme that enables the capture of upside (revenue growth).

The lessee under the fixed-term building lease contract for the Asset to be Acquired has, as of today, been selected as Polaris Holdings Co., Ltd. (Tokyo Stock Exchange Standard Market, Securities Code: 3010; hereinafter referred to

as “Polaris”), which has extensive experience in hotel operations in Japan and possesses strong revenue capability that enables it to accommodate a transition to a variable rent structure.

Furthermore, Polaris has entered into a hotel management contract with SONO Hospitality (Thailand) Ltd. (hereinafter referred to as “SONO”), a member of the SONO Group, which operates hotel businesses globally with its roots in South Korea, and SONO will be appointed as the operator of the Asset to be Acquired.

ESCON REIT will combine the establishment of a multi-occupancy accommodation framework through the Renovations (the “hard” aspect) with a shift to hotel operations that fully leverage the distinctive strengths of SONO described on the following page (the “soft” aspect), thus implementing a rebranding\*<sup>2</sup> to realize a highly distinctive urban lifestyle hotel in the vicinity of Nagoya Station that is capable of capturing not only domestic demand but also inbound demand. The rent structure adopted will be a variable rent scheme that enables ESCON REIT to capture maximum upside (revenue growth).

Following the rebranding, the name of the Asset to be Acquired is scheduled to be changed to “SONO MOON Nagoya (tentative name),” which is one of the hotel brands operated by SONO.

ESCON REIT has determined that it will be able to enhance its revenue capacity and maximize shareholder value by implementing the above measures during the fiscal period ending July 31, 2026 and has decided to proceed with the Acquisition, as well as the selection of the lessee and the operator.

\*1 “ADR” means “Average Daily Rate,” and refers to the amount obtained by dividing the total accommodation revenue (including service charges) for a given period by the total number of rooms sold during the same period.

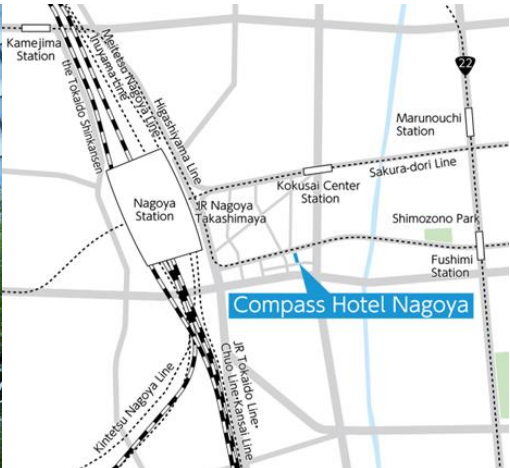
\*2 “Rebranding” means the rebuilding or repositioning of a brand through a combination of measures such as a change in the hotel name, a change of operator, and the implementation of strategic capital expenditures (CAPEX). The same shall apply hereinafter.

\*3 The details of the Renovations and rebranding described above are based on plans as of today and are subject to change without prior notice. The same shall apply hereinafter.

#### (Features of SONO)

SONO is a company engaged in hotel management operations and possesses specialized expertise in hotel operations. It provides not only its operational know-how but also integrated services ranging from hospitality management, planning in the early stages of development, technical services during construction, and pre-opening services, to professional post-opening operations. These services are supported by its design capabilities and strong customer network, and particularly the robust travel market in and out of South Korea. A key feature of SONO is its emphasis on delivering a “lifestyle”-oriented hotel experience, rather than merely providing accommodation. Through its guest rooms, public spaces, and overall services, it offers sophisticated, design-driven spaces incorporating local culture and trends, as well as experiences that appeal to guests’ emotions. Furthermore, it has corporate and individual customer networks primarily in South Korea and other parts of Asia, as well as both online and offline sales channels. Accordingly, it is expected to capture not only domestic demand in the Nagoya area but also inbound demand.

There are no special relationships of interest between ESCON REIT and the Asset Manager, on the one hand, and Polaris and SONO, on the other hand.



#### 4. Overview of the Assets to be Transferred

Property name	Location	Asset Type	Anticipated Transfer Price (million yen) <sup>*1</sup>	Book Value (million yen) <sup>*2</sup>	Transfer Gain/Loss (Estimated) (million yen) <sup>*3</sup>	Appraisal Value (million yen) <sup>*4</sup>
DRUG Yutaka Mukokamiueno (leasehold land)	Muko City, Kyoto	Commercial Facility	2,400 <sup>*5</sup>	472	89 <sup>*5</sup>	477
WELCIA Amagasaki Mukomotomachi (leasehold land)	Amagasaki City, Hyogo	Commercial Facility		577		579
Cocokara Fine Neyagawakoen (leasehold land)	Neyagawa City, Osaka	Commercial Facility		718		721
ENEOS Ikawadani SS (leasehold land)	Kobe City, Hyogo	Commercial Facility		541		531
Total			2,400	2,310	89	2,308

\*1 “Anticipated Transfer Price” is the total purchase price for the trust beneficial interests (four properties) as set forth in the trust beneficial interest sales contract relating to the Assets to be Transferred (hereinafter referred to as the “Contract”), with amounts less than one million yen rounded down. The transfer price does not include consumption tax, local consumption tax, or various expenses required for the transfer.

\*2 The “Book Value” is the book value as of the scheduled transfer date (including related costs for the transfer), rounded down to the nearest million yen.

\*3 The “Transfer Gain/Loss (Estimated)” is a reference figure calculated as the difference between the “Anticipated Transfer Price” and the “Book Value”, which may differ from the actual transfer gain/loss. Values are rounded down to the nearest million yen.

\*4 Appraisal Value is set forth in the real estate appraisal report with a valuation date of July 31, 2025.

\*5 As consent has not been obtained from the anticipated transferee for the disclosure of the individual anticipated transfer prices, “Anticipated Transfer Price” and “Transfer Gain/Loss (Estimated)” are presented as the total amount for the four properties. Each individual anticipated transfer price exceeds both the book value as of the scheduled transfer date and the appraisal value as of the most recent fiscal year-end (July 31, 2025).

\*6 The transfer of the Assets to be Transferred constitutes a forward commitment, etc., as described below.

- |   |                          |   |
|---|--------------------------|---|
| ① | Date of Contract Signing | February 10, 2026   |
| ② | Scheduled Transfer Date  | March 27, 2026  |
| ③ | Anticipated Transferee   | Not disclosed*  |
| ④ | Use of Transfer Proceeds | The proceeds will be used to repay short-term borrowings.     |
| ⑤ | Payment Method           | The full amount will be received in a lump sum upon delivery. |

\* The anticipated transferee is a domestic operating company. However, its name is not disclosed as ESCON REIT has not obtained its consent for disclosure.

#### 5. Reason for the Transfer

The Transfer will be executed pursuant to the policy of “transferring stabilized properties in the existing portfolio,” as part of the asset replacement strategy in response to the inflationary environment set forth in the Phase III (the fiscal periods ended July 31, 2025 and January 31, 2026) of ESCON REIT’s roadmap, which was disclosed at the time of the announcement of the financial results for the fiscal period ended January 31, 2025.

In selecting the Assets to be Transferred, ESCON REIT comprehensively considered factors including the actual NOI yields of the assets, the appraisal values in the most recent continued appraisal, the likelihood of realizing unrealized profits, and the impact on the overall portfolio, and accordingly decided to proceed with the Transfer.

## 6. Effects of the Transaction

The acquisition of “Nine hours woman Shinjuku” as of December 1, 2025, together with the Transaction and the Lease, which involve diversification by region and asset type, is expected to simultaneously enhance ESCON REIT’s inflation resilience and profitability, thereby significantly contributing to the strengthening of its portfolio.

### (1) Enhancement of inflation resilience

ESCON REIT will transform its portfolio into a more “growth-oriented portfolio” that can maximize upside opportunities in an inflationary environment by replacing fixed-rent leasehold land assets with variable-rent hotel assets and expanding the ratio of variable-rent assets in its overall portfolio from 2.2% to 9.5% (approximately fourfold).

### (2) Diversification of the portfolio

Through the first-ever inclusion of “hotel assets (investment ratio: 9.3%)” and full-scale entry into the “Chubu region (6.4%),” ESCON REIT will strategically diversify asset types and investment areas and enhance risk dispersion and diversification of its portfolio.

### (3) Expansion of asset scale and improvement of profitability

ESCON REIT will simultaneously achieve quantitative growth through the expansion of asset size (up JPY 4.84 billion) as well as qualitative improvements through increases in unrealized profits (up JPY 0.59 billion) and NOI after depreciation (up JPY 0.22 billion), thereby aiming to maximize shareholder value.

\*For further details, please refer to pages 6 and 11 of the “Supplementary Material for Asset Replacement” announced today.

## 7. Details of the Asset to be Acquired and Assets to be Transferred

The table below shows the individual summary of the overview for each Asset to be Acquired and Assets to be Transferred (hereinafter, “Individual Property Table”). The terms used in the Individual Property Table are as follows. The situation as of July 31, 2025 is stated unless otherwise noted.

- a. Explanation of “Overview of Specified Asset”
  - “Type of Specified Asset” states the type of the Asset to be Acquired and Assets to be Transferred at the time of acquisition and transfer.
  - “Acquisition Price” means the purchase price for each trust beneficial interest as set forth in each purchase and sale contract relating to the Assets to be Transferred, excluding consumption tax, local consumption tax, and various expenses such as brokerage fees, with amounts less than one million yen rounded down.
  - “Scheduled Acquisition Date” states the date scheduled for the acquisition of the Asset to be Acquired specified in the relevant sales agreements.
  - “Anticipated Acquisition Price” states the sales price (excluding consumption tax, local consumption tax and expenses such as sales commission, rounded down to the nearest million yen) of the real estate trust beneficial interest stated in the relevant sales agreements of the Asset to be Acquired.
  - “Acquisition Date” indicates the date on which the Assets to be Transferred were acquired.
  - “Location” of land states the location of the building in the registration (if there is more than one location, one lot number among them).
  - “Residence Indication” states the residence indication of each property. If the residence indication is not implemented, the location of the building in the registration (if there is more than one location, one lot number among them) is stated.
  - “Area” of land is stated based on the description in the registration.
  - “Use District” of land states the type of use districts set forth in Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, as amended; hereinafter, the “City Planning Act”).
  - “Building Coverage Ratio” of land is the ratio of the building area to the site area as provided for in Article 53 of the Building Standards Act (Act No. 201 of 1950, as amended; hereinafter, the “Building Standards Act”), and the upper limit of the building coverage ratio determined in city planning according to use districts, etc. (designated building coverage ratio) is stated. The designated building coverage ratio may be eased or restricted on the grounds that the building is a fireproof building in a fire prevention district or other reasons and may differ from the actually applied building coverage ratio.
  - “Floor-area Ratio” of land is the ratio of the total floor-area of buildings to the site area as provided for in Article 52 of the Building Standards Act and the upper limit of the floor-area ratio determined in city planning according to use districts, etc. (designated floor-area ratio; if there is more than one designated floor-area ratio, all of them) is stated. The designated floor-area ratio may be eased or restricted for the reason that a road is connecting with the site or other reasons and may be different from the actually applied floor-area ratio.
  - “Type of Ownership” of land and building states the type of rights owned (or to be owned) by the trustee.
  - “Construction Period” of building states the date of new construction of each building in the registration. If the Assets to be Transferred is leasehold land, the construction period of the building existing on the leasehold land is stated. If there is more than one major building, the completion date of each building is stated.
  - “Structure and the Number of Stories” of building is based on the description in the registration. If the Assets

to be Transferred is leasehold land, the structure and the number of stories of the building existing on the leasehold land are stated.

- “Total Floor Area” of the building is stated based on the description in the registration. If the Assets to be Transferred is leasehold land, the total floor area of the building existing on the leasehold land is stated.
  - “Use” states the use of the major building among those in the registration. If the Assets to be Transferred is leasehold land, the use of the building existing on the leasehold land is stated.
  - “Master Lease Company,” “PM Company,” and “Trustee” refer to the parties that are or will become the master lease company, PM company, and trustee, respectively, for each of the Asset to be Acquired and the Assets to be Transferred. “Type of Master Lease” indicates the type of master lease contract that has been executed or is scheduled to be executed (pass-through type or fixed-rent type) for the respective Asset to be Acquired and Assets to be Transferred.
  - “Architect” and “Contractor” of the buildings are indicated using the corporate names at the time the design and construction of the principal building were carried out.
- b. Explanation of “Status of Leasing”
- “Status of Leasing” indicates, with respect to the Asset to be Acquired, the details of the lease contract to be executed as of today, and with respect to the Assets to be Transferred, the details of the lease contract that is valid and in effect as of January 31, 2026.
  - “Name of Lessee” indicates, with respect to the Asset to be Acquired, the lessee under the lease contract to be executed as of today, and with respect to the Assets to be Transferred, the lessee under the lease contract for the relevant building (or, in the case of leasehold land, the relevant land) as of January 31, 2026.
  - “Type of Contract / Number of Tenants” indicates, with respect to the Asset to be Acquired, the total number of lease contracts to be executed as of today, and with respect to the Assets to be Transferred, the total number of lease contracts indicated in the respective lease contracts for the relevant buildings as of January 31, 2026.
  - “Leasable Area” indicates, with respect to the Asset to be Acquired, the total leasable area under the lease contract to be executed as of today, and with respect to the Assets to be Transferred, the total area under the lease contract as of January 31, 2026, in each case rounded to the nearest second decimal place. “Leasable Area” of assets under the master lease contract represents the total area actually subleased to end tenants under sublease contracts, rounded to the nearest second decimal place.
  - “Leased Area” indicates, with respect to the Asset to be Acquired, the total leased area set forth in the lease contract to be executed as of today, and with respect to the Assets to be Transferred, the total leased area set forth in each lease contract as of January 31, 2026, in each case rounded to the nearest second decimal place. “Leased Area” of assets under the master lease contract represents the total area actually subleased to end tenants under sublease contracts, rounded to the nearest second decimal place.
  - “Term of Contract” indicates, with respect to the Asset to be Acquired, the term of contract specified in the lease contract to be executed as of today, and with respect to the Assets to be Transferred, the term of contract specified in the lease contract under which the lease has commenced as of January 31, 2026. The Term of Contract for the Asset to be Acquired represents the period from the commencement date to the expiration date of the lease prescribed in the contract, and it is different from the remaining period of lease as of the date of acquisition by ESCON REIT.
  - “Monthly Rent (including common area maintenance charge)” indicates, with respect to the Asset to be

Acquired, the total amount of the monthly rent (including common area maintenance charge) specified in the lease contract to be executed as of today, and with respect to the Assets to be Transferred, the total amount of the monthly rent (including common area maintenance charge) specified in each lease contract as of January 31, 2026, in each case rounded down to the nearest million yen.

- “Occupancy Rate” indicates, with respect to the Asset to be Acquired, the percentage of leased area to total leasable area as specified in the lease contract to be executed as of today, and with respect to the Assets to be Transferred, the percentage of leased area to total leasable area as of January 31, 2026, in each case rounded to the nearest first decimal place.
  - “Number of Guest Rooms” indicates, with respect to the Asset to be Acquired, the number of guest rooms available for accommodation use.
  - “Lease Deposit / Guarantee Deposit” indicates, with respect to the Assets to be Transferred, the total amount of outstanding balances of lease deposits and guarantee deposits specified in each lease contract as of January 31, 2026 (if more than one lease is contracted, the total amount), rounded down to the nearest million yen. With respect to the Asset to be Acquired, there are no “Lease Deposit / Guarantee Deposit.”
  - “Rent Revision,” “Renewal” and “Termination” are described, with respect to the Asset to be Acquired, based on the lease contract to be executed as of today, and with respect to the Assets to be Transferred, based on each lease contract in effect as of January 31, 2026.
- c. Explanation of “Status of Fulfillment of Standards for Selecting Tenants”
- “Status of Fulfillment of Standards for Selecting Tenants” describes ESCON REIT’s determination as to whether the lessee that will lease the property from ESCON REIT or the trustee pursuant to the lease contract to be executed as of today regarding the Asset to be Acquired satisfy the tenant selection standards set forth in the “Tenants” column of the table under “Chapter 1. Information on the Fund / Section 1. Status of the Fund / 2. Investment Policy / (1) Investment Policy / (3) Investment Policy / (d) Individual Investment Standards / Investment Standards (Common)” in the securities report submitted on October 27, 2025.
- d. Explanation of “Special Comment”
- “Special Comment” states any matters that are deemed important in terms of the rights to and the use of the Asset to be Acquired and Assets to be Transferred as of today, and any matters that are deemed important in consideration of the impact on the assessed value, profitability and disposability of the Asset to be Acquired and Assets to be Transferred.
- e. Explanation of “Characteristics of Property”
- “Characteristics of Property” states the basic nature, characteristics of the Asset to be Acquired and the features of the location based on the description of market reports prepared by JLL Morii Valuation & Advisory K.K. and data from administrative agencies. The report represents the judgment and opinions at a certain point in time of the outside experts who have prepared them, and does not guarantee the reasonableness and accuracy of the details thereof. Environmental changes, etc. occurred after the report was prepared are not reflected. In addition, there are no special interests between ESCON REIT and the Asset Manager and these outside experts.

**(1) Overview of the Asset to be Acquired**

Compass Hotel Nagoya		Property Number	35101	Use	Others
<b>Overview of Specified Asset</b>					
Type of Specified Asset		Real estate trust beneficial interest		Scheduled Acquisition Date	February 27, 2026
				Anticipated Acquisition Price	4,400 million yen
Land	Location	4-2207 Meieki, Nakamura-ku, Nagoya-shi, Aichi		Construction Period	January 25, 2019
	Residence Indication	4-22-21 Meieki, Nakamura-ku, Nagoya-shi, Aichi		Structure and Number of Stories	A 10-story steel-framed building with a flat roof
	Area	303.86m <sup>2</sup>		Total Floor Area	2,531.18m <sup>2</sup>
	Use District	Commercial district		Use	Hotel
	Building Coverage Ratio	80%		Type of Ownership	Ownership
	Floor-area Ratio	800%		Architect	KATOU ARCHITECTS INC.
	Type of Ownership	Ownership		Contractor	MEITETSU Rokugo CO., LTD.
Master Lease Company		ESCON JAPAN REIT Investment Corporation		Type of Master Lease	Pass-through type
PM Company		Tokyo Capital Management Co., Ltd.		Trustee	Mitsubishi UFJ Trust and Banking Corporation
<b>Status of Leasing</b>					
Name of Lessee		Polaris Holdings Co., Ltd.		Leasable Area	2,531.18m <sup>2</sup>
Type of Contract / Number of Tenants		Fixed-term building lease contract / 1		Leased Area	2,531.18m <sup>2</sup>
Term of Contract		From February 27, 2026 through January 31, 2041			
Rent		The rent shall be calculated in accordance with the following formula, and if the calculated amount is a negative figure, it shall be deemed to be zero yen. Actual AGOP for the relevant rent calculation period (one month) – JPY 2.6 million per month* <sup>1</sup>			
Number of Guest Rooms		130	Occupancy Rate	100.0%	
Lease Deposit/ Guarantee Deposit		-			
Rent Revision		The agreement shall terminate upon expiration of the term and shall not be renewed.			
Termination		Not disclosed* <sup>2</sup>			
Renewal		Not disclosed* <sup>2</sup>			
<b>Status of Fulfillment of Standards for Selecting Tenants</b>					
ESCON REIT has determined that the lessee has fulfilled the standards for selecting tenants and has sufficient creditworthiness as a tenant as of today.					
<b>Special Comment</b>					
Not applicable					
<b>Characteristics of Property</b>					
<p>&lt;Location advantages&gt;</p> <ul style="list-style-type: none"> <li>The property is located in Meieki 4-chome, Nakamura-ku, Nagoya City, approximately an eight-minute walk from the Sakuradori Exit of JR Nagoya Station and approximately a two-minute walk from Exit 4 of the Miyako Underground Mall connected to Nagoya Station, offering excellent accessibility. Given its proximity to the largest terminal station in the Chubu region, the property is well positioned to stably capture strong accommodation demand from both business and sightseeing travelers and enjoys a competitive advantage as an accommodation-focused hotel.</li> <li>Nagoya City is situated in the center of Japan and serves as a major hub on the Tokaido Shinkansen line connecting Tokyo and Osaka. In addition,</li> </ul>					

with Chubu Centrair International Airport, the city offers high transportation convenience for both domestic and international travel. Nagoya also provides convenient access to the Hokuriku region and the Ise-Shima area and functions as a transit hub within broader sightseeing routes. In particular, for inbound tourism, Nagoya is frequently used as a stopover point between Tokyo and the Kansai region. The property's location, which enables it to steadily capture demand from both business and tourist segments, underpins its competitive strength.

<Tenant features>

- Polaris is a hotel operating group listed on the Standard Market of the Tokyo Stock Exchange that engages in both hotel management and real estate investment businesses. By combining its strengths as a professional hotel operator with its expertise in real estate investment, it aims to achieve growth while maintaining a controlled risk profile. In addition, Polaris entered into a hotel management contract with SONO as of February 10, 2026, which will become effective on April 1, 2026.
- The SONO Group, to which SONO belongs, is one of the largest hospitality groups in South Korea and operates approximately 48 hotels and resorts. Through the appointment of SONO as hotel manager, the property is expected to capture new travel and leisure demand originating from the South Korean market, thereby contributing to the enhancement of not only domestic demand but also inbound demand as well as the diversification of the customer base.

\* 1 "AGOP" means the profit calculated by deducting operating expenses from the gross revenues of the hotel comprising the property. Both revenues and expenses are calculated exclusive of consumption tax.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.

(1) Overview of the Assets to be Transferred

DRUG Yutaka Mukokamiueno (leasehold land)		Property Number	16208	Use	Commercial
<b>Overview of Specified Asset</b>					
Type of Specified Asset		Real estate trust beneficial interest* <sup>1</sup>	Acquisition Date	August 3, 2021	
			Acquisition Price	460 million yen	
Land	Location	1-8 Shimogahara, Kamiueno-cho, Muko-shi, Kyoto	Building	Construction Period	May 31, 2019
	Residence Indication	1-8 Shimogahara, Kamiueno-cho, Muko-shi, Kyoto		Structure and Number of Stories	A single-story steel-framed building with alloy-coated steel sheet roofing
	Area	1,839.21m <sup>2</sup>		Total Floor Area	880.30m <sup>2</sup>
	Use District	Category 1 residential zone Category 2 residential zone		Use	Store
	Building Coverage Ratio	60%		Type of Ownership	Ownership (Building owned by land lessee)
	Floor-area Ratio	200%			
	Type of Ownership	Ownership			
Master Lease Company		-	Type of Master Lease	-	
PM Company		ES-CON PROPERTY Ltd.	Trustee	Mizuho Trust & Banking Co., Ltd.	
<b>Status of Leasing</b>					
Name of Lessee	Yutaka Pharmacy Co.,Ltd.		Leasable Area	1,839.21m <sup>2</sup>	
Type of Contract / Number of Tenants	Fixed-term business land lease contract / 1		Leased Area	1,839.21m <sup>2</sup>	
Term of Contract	Not disclosed* <sup>2</sup>		Monthly Rent (including common area maintenance charge)	Not disclosed* <sup>2</sup>	
Occupancy rate	100.0%		Lease Deposit/ Guarantee Deposit	Not disclosed* <sup>2</sup>	
Rent Revision	Not disclosed* <sup>2</sup>				
Renewal	Not disclosed* <sup>2</sup>				
Termination	Not disclosed* <sup>2</sup>				
<b>Special Comment</b>					
Not applicable					

\* 1 This trust beneficial interest primarily represents a trust beneficial interest in leasehold land as the trust property, and the buildings and other facilities existing on such land are not included in the trust property.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.

WELCIA Amagasaki Mukomotomachi (leasehold land)		Property Number	16209	Use	Commercial
<b>Overview of Specified Asset</b>					
Type of Specified Asset		Real estate trust beneficial interest* <sup>1</sup>	Acquisition Date	August 3, 2021	
			Acquisition Price	565 million yen	
Land	Location	1-97-3 Mukomotomachi, Amagasaki-shi, Hyogo	Building	Construction Period	October 21, 2019
	Residence Indication	1-24-6 Mukomotomachi, Amagasaki-shi, Hyogo		Structure and Number of Stories	A single-story steel-framed building with alloy-coated steel sheet roofing
	Area	1,491.47m <sup>2</sup>		Total Floor Area	730.75m <sup>2</sup>
	Use District	Category 2 mid/high-rise oriented residential zone		Use	Store
	Building Coverage Ratio	60%		Type of Ownership	Ownership (Building owned by land lessee)
	Floor-area Ratio	200%			
	Type of Ownership	Ownership			
Master Lease Company	-	Type of Master Lease	-		
PM Company	ES-CON PROPERTY Ltd.	Trustee	Mitsubishi UFJ Trust and Banking Corporation		
<b>Status of Leasing</b>					
Name of Lessee	WELCIA YAKKYOKU CO.,LTD.	Leasable Area	1,491.47m <sup>2</sup>		
Type of Contract / Number of Tenants	Fixed-term business land lease contract / 1	Leased Area	1,491.47m <sup>2</sup>		
Term of Contract	Not disclosed* <sup>2</sup>	Monthly Rent (including common area maintenance charge)	Not disclosed* <sup>2</sup>		
Occupancy rate	100.0%	Lease Deposit/ Guarantee Deposit	Not disclosed* <sup>2</sup>		
Rent Revision	Not disclosed* <sup>2</sup>				
Renewal	Not disclosed* <sup>2</sup>				
Termination	Not disclosed* <sup>2</sup>				
<b>Special Comment</b>					
Not applicable					

\* 1 This trust beneficial interest primarily represents a trust beneficial interest in leasehold land as the trust property, and the buildings and other facilities existing on such land are not included in the trust property.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.

Cocokara Fine Neyagawakoen (leasehold land)		Property Number	16210	Use	Commercial
<b>Overview of Specified Asset</b>					
Type of Specified Asset		Real estate trust beneficial interest* <sup>1</sup>		Acquisition Date	August 3, 2021
				Acquisition Price	702 million yen
Land	Location	2523 Uchiagetakatsuka-cho, Neyagawa-shi, Osaka and other six lots		Construction Period	August 31, 2020
	Residence Indication	3-16 Uchiagetakatsuka-cho, Neyagawa-shi, Osaka		Structure and Number of Stories	A single-story steel-framed building with galvanized steel sheet roofing
	Area	2,743.65m <sup>2</sup>		Total Floor Area	1,145.67m <sup>2</sup>
	Use District	Neighborhood commercial zone		Use	Store
	Building Coverage Ratio	80%		Type of Ownership	Ownership (Building owned by land lessee)
	Floor-area Ratio	300%			
	Type of Ownership	Ownership			
Master Lease Company		-		Type of Master Lease	-
PM Company		ES-CON PROPERTY Ltd.		Trustee	Mitsubishi UFJ Trust and Banking Corporation
<b>Status of Leasing</b>					
Name of Lessee		Cocokarafine Healthcare Inc.		Leasable Area	2,728.00m <sup>2</sup>
Type of Contract / Number of Tenants		Fixed-term business land lease contract / 1		Leased Area	2,728.00m <sup>2</sup>
Term of Contract		Not disclosed* <sup>2</sup>		Monthly Rent (including common area maintenance charge)	Not disclosed* <sup>2</sup>
Occupancy rate		100.0%		Lease Deposit/ Guarantee Deposit	Not disclosed* <sup>2</sup>
Rent Revision		Not disclosed* <sup>2</sup>			
Renewal		As this is a fixed-term business land lease contract, there is no renewal of contract, nor is there any extension of the lease term due to the reconstruction of the building.			
Termination		Not disclosed* <sup>2</sup>			
<b>Special Comment</b>					
Not applicable					

\* 1 This trust beneficial interest primarily represents a trust beneficial interest in leasehold land as the trust property, and the buildings and other facilities existing on such land are not included in the trust property.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.

ENEOS Ikawadani SS (leasehold land)		Property Number	16211	Use	Commercial
<b>Overview of Specified Asset</b>					
Type of Specified Asset		Real estate trust beneficial interest* <sup>1</sup>		Acquisition Date	August 3, 2021
				Acquisition Price	530 million yen
Land	Location	4-30-20 Ikegami, Nishi-ku, Kobe-shi, Hyogo and other five lots		Construction Period	November 14, 2019
	Residence Indication	4-30-20 Ikegami, Nishi-ku, Kobe-shi, Hyogo and other lots		Structure and Number of Stories	A single-story steel-framed building with alloy-coated steel sheet roofing
	Area	2,634.83m <sup>2</sup>		Total Floor Area	175.29m <sup>2</sup>
	Use District	Quasi-industrial zone		Use	Gas station
	Building Coverage Ratio	60%		Type of Ownership	Ownership (Building owned by land lessee)
	Floor-area Ratio	200%			
	Type of Ownership	Ownership			
Master Lease Company		-		Type of Master Lease	-
PM Company		ES-CON PROPERTY Ltd.		Trustee	Mitsubishi UFJ Trust and Banking Corporation
<b>Status of Leasing</b>					
Name of Lessee	ENEOS Corporation		Leasable Area	2,634.83m <sup>2</sup>	
Type of Contract / Number of Tenants	Fixed-term business land lease contract / 1		Leased Area	2,634.83m <sup>2</sup>	
Term of Contract	From August 1, 2019 through July 31, 2039		Monthly Rent (including common area maintenance charge)	Not disclosed* <sup>2</sup>	
Occupancy rate	100.0%		Lease Deposit/ Guarantee Deposit	Not disclosed* <sup>2</sup>	
Rent Revision	If the rent is deemed to have become significantly unreasonable due to increases or decreases in taxes and public dues or other changes in economic conditions, the lessor and the lessee may revise the rent upon mutual consultation.				
Renewal	As this is a fixed-term business land lease contract, there is no renewal of contract, nor is there any extension of the lease term due to the reconstruction of the building.				
Termination	The lessee may not terminate the lease contract for a period of ten years from the commencement date of the lease. If the lessee designates a date falling after the expiration of such ten-year period as the termination date, the lessee may terminate the lease contract without penalty by giving the lessor at least six months' prior written notice.				
<b>Special Comment</b>					
Not applicable					

\* 1 This trust beneficial interest primarily represents a trust beneficial interest in leasehold land as the trust property, and the buildings and other facilities existing on such land are not included in the trust property.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.

8. Overview of the Real Estate Appraisal Report

Overview of the Real Estate Appraisal Report		
Property Name	Compass Hotel Nagoya	
Appraisal Value	4,910,000 thousand yen	
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.	
Date of Value	December 1, 2025	
Items	Details (thousand yen)	Remarks
Value Based on Income Approach	4,910,000	
Value Based on DC Method	5,080,000	
(1) Operating Income (a) – (b) – (c)	239,021	
(a) Effective Gross Income	239,021	Based mainly on the lease agreement and related contracts, the gross operating profit (GOP) for the hotel during its stabilized operating period was assessed, and the corresponding rental income has been calculated.
(b) Vacancy Losses	-	Since hotel building leases are generally structured on the premise of long-term operations, it is deemed appropriate to reflect risks such as potential vacancy upon tenant departure in the capitalization rate. Accordingly, no vacancy loss has been recorded.
(c) Bad Debt Losses	-	Considering the tenant's situation and other relevant factors, it was determined that no bad debt loss was necessary.
(2) Operating Expenses (d) + (e) + (f) + (g) + (h) + (i) + (j) + (k)	19,275	
(d) Maintenance Cost	-	As it is assumed to be borne by the lessee, it is not included.
(e) Utility Expenses	-	As it is assumed to be borne by the lessee, it is not included.
(f) Repair Expenses	2,140	The amount was recorded taking into consideration the expense levels of comparable properties and the annual estimated repair and replacement costs indicated in the engineering report (ER).
(g) Property Management Fee	1,560	Property management fees are based on the contractual fee amounts, taking into account factors such as the fee rates for comparable properties.
(h) Tenant Solicitation Expenses, etc.	-	Tenant solicitation expenses are deemed unnecessary due mainly to the nature of the business, tenant attributes, and contract terms.
(i) Property Tax and Public Dues	14,042	The tax amount was recorded based on the tax basis amount set forth in the materials relating to taxes and public dues, taking into account the applicable burden adjustment measures.
(j) Insurance Premium	1,293	Insurance premiums are based mainly on insurance premiums under the insurance contract and the insurance rates of comparable buildings.
(k) Other Expenses	239	The amount was recorded based on comparable cases and other relevant examples.
(3) Net Operating Income (NOI = (1) - (2))	219,746	
(4) Financial Interests on Refundable Deposits	-	
(5) Capital Expenditure	5,350	The assessment was made assuming that anticipated future expenditures will be accrued evenly each period, taking into account factors such as the level of capital expenditures for comparable properties, the building's age, and the annual average repair and renewal costs indicated in the engineering report.
(6) FF&E Reserve	11,390	The amount was recorded 2.0% of total sales based on comparable cases and other relevant examples.
(7) Net Cash Flow (NCF = (3) + (4) - (5) - (6))	203,006	



	(8) Capitalization Rate	4.0%	The capitalization rate was assessed after comparing and examining multiple transaction yield rates in the neighboring area and in similar areas within the same supply and demand zone, and taking into account projections of future fluctuations in net operating income.
	Value Based on DCF Method	4,840,000	
	Discount Rate	4.1%	The rate was assessed with reference to investment yields of comparable properties, after comprehensively taking into account the individual characteristics of the subject property.
	Terminal Capitalization Rate	4.2%	The rate was assessed with reference to transaction yields of comparable properties, after comprehensively taking into account uncertainties in future projections.
	Value Based on Cost Approach	4,750,000	
	Percentage of Land	73.5%	The ratio obtained by dividing the estimated value of the land by the aggregate of the estimated values of the land, building, and furniture and equipment is presented.
	Percentage of Building	26.5%	The ratio is calculated by dividing the sum of the building's cost approach value and the FF&E cost approach value by the sum of the land's cost approach value, the building's cost approach value, and the FF&E cost approach value.
Other Matters to Which the Appraiser Paid Attention for Appraisal	Not applicable.		

Overview of the Real Estate Appraisal Report			
Property Name	DRUG Yutaka Mukokamiueno (leasehold land)		
Appraisal Value	477,000 thousand yen <sup>*1</sup>		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Date of Value	July 31, 2025		
Items	Details (thousand yen)	Remarks	
Value Based on Income Approach	477,000		
Value Based on DCF Method	477,000		
(1) Operating Income (a) – (b) – (c)	Not disclosed <sup>*2</sup>		
(a) Effective Gross Income	-		
(b) Vacancy Losses	-		
(c) Bad Debt Losses	-		
(2) Operating Expenses (d) + (e) + (f) + (g) + (h) + (i) + (j) + (k)	Not disclosed <sup>*2</sup>		
(d) Maintenance Cost	-	Not recorded as it relates to leasehold land.	
(e) Utility Expenses	-	Not recorded as it relates to leasehold land.	
(f) Repair Expenses	-	Not recorded as it relates to leasehold land.	
(g) Property Management Fee	Not disclosed <sup>*2</sup>	The terms of the contract were assessed as reasonable and applied, based on the levels observed in comparable properties.	
(h) Tenant Solicitation Expenses, etc.	-	Not recorded as it relates to leasehold land.	
(i) Property Tax and Public Dues	Not disclosed <sup>*2</sup>	The rate of change was assessed based on actual value as well as trends in land prices	
(j) Insurance Premium	-	Not recorded as it relates to leasehold land.	
(k) Other Expenses	-	Not recorded as it relates to leasehold land.	
(3) Net Operating Income (NOI = (1) - (2))	20,791		
(4) Financial Interests on Refundable Deposits	120	Assessed based on actual performance and the lease contract	
(5) Capital Expenditure	-	Not recorded as it relates to leasehold land.	
(6) Net Cash Flow (NCF = (3) + (4) - (5))	20,911		
(7) Discount Rate	4.4%		
(8) Capitalization Rate	-		
Value Based on DC Method	-	Only the DCF method is adopted.	
Capitalization Rate	-		
Value Based on Cost Approach	-	Only the DCF method is adopted.	
Percentage of Land	-		
Percentage of Building	-		
Other Matters to Which the Appraiser Paid Attention for Appraisal	Not applicable.		

\* 1 Although the appraisal value of leasehold land is generally determined by correlating the comparative price under the sales comparison approach with the income value under the DCF method in accordance with the Japan Real Estate Appraisal Standards, leasehold land subject to a fixed-term business leasehold has unique characteristics that make valuation under the sales comparison approach difficult. Therefore, such land is appraised based on the DCF method.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.

Overview of the Real Estate Appraisal Report			
Property Name	WELCIA Amagasaki Mukomotomachi (leasehold land)		
Appraisal Value	579,000 thousand yen <sup>*1</sup>		
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.		
Date of Value	July 31, 2025		
Items	Details (thousand yen)	Remarks	
Value Based on Income Approach	579,000		
Value Based on DCF Method	579,000		
(1) Operating Income (a) – (b) – (c)	Not disclosed <sup>*2</sup>		
(a) Effective Gross Income	-		
(b) Vacancy Losses	-		
(c) Bad Debt Losses	-		
(2) Operating Expenses (d) + (e) + (f) + (g) + (h) + (i) + (j) + (k)	Not disclosed <sup>*2</sup>		
(d) Maintenance Cost	-	Not recorded as it relates to leasehold land.	
(e) Utility Expenses	-	Not recorded as it relates to leasehold land.	
(f) Repair Expenses	-	Not recorded as it relates to leasehold land.	
(g) Property Management Fee	Not disclosed <sup>*2</sup>	The terms of the contract were assessed as reasonable and applied, based on the levels observed in comparable properties.	
(h) Tenant Solicitation Expenses, etc.	-	Not recorded as it relates to leasehold land.	
(i) Property Tax and Public Dues	Not disclosed <sup>*2</sup>	The rate of change was assessed based on actual value as well as trends in land prices	
(j) Insurance Premium	-	Not recorded as it relates to leasehold land.	
(k) Other Expenses	-	Not recorded as it relates to leasehold land.	
(3) Net Operating Income (NOI = (1) - (2))	23,916		
(4) Financial Interests on Refundable Deposits	138	Assessed based on actual performance and the lease contract	
(5) Capital Expenditure	-	Not recorded as it relates to leasehold land.	
(6) Net Cash Flow (NCF = (3) + (4) - (5))	24,054		
(7) Discount Rate	4.0%		
(8) Capitalization Rate	-		
Value Based on DC Method	-	Only the DCF method is adopted.	
Capitalization Rate	-		
Value Based on Cost Approach	-	Only the DCF method is adopted.	
Percentage of Land	-		
Percentage of Building	-		
Other Matters to Which the Appraiser Paid Attention for Appraisal	Not applicable.		

\* 1 Although the appraisal value of leasehold land is generally determined by correlating the comparative price under the sales comparison approach with the income value under the DCF method in accordance with the Japan Real Estate Appraisal Standards, leasehold land subject to a fixed-term business leasehold has unique characteristics that make valuation under the sales comparison approach difficult. Therefore, such land is appraised based on the DCF method.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.



Overview of the Real Estate Appraisal Report		
Property Name	Cocokara Fine Neyagawakoen (leasehold land)	
Appraisal Value	721,000 thousand yen* <sup>1</sup>	
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.	
Date of Value	July 31, 2025	
Items	Details (thousand yen)	Remarks
Value Based on Income Approach	721,000	
Value Based on DCF Method	721,000	
(1) Operating Income (a) – (b) – (c)	Not disclosed* <sup>2</sup>	
(a) Effective Gross Income	-	
(b) Vacancy Losses	-	
(c) Bad Debt Losses	-	
(2) Operating Expenses (d) + (e) + (f) + (g) + (h) + (i) + (j) + (k)	Not disclosed* <sup>2</sup>	
(d) Maintenance Cost	-	Not recorded as it relates to leasehold land.
(e) Utility Expenses	-	Not recorded as it relates to leasehold land.
(f) Repair Expenses	-	Not recorded as it relates to leasehold land.
(g) Property Management Fee	Not disclosed* <sup>2</sup>	The terms of the contract were assessed as reasonable and applied, based on the levels observed in comparable properties.
(h) Tenant Solicitation Expenses, etc.	-	Not recorded as it relates to leasehold land.
(i) Property Tax and Public Dues	Not disclosed* <sup>2</sup>	The rate of change was assessed based on actual value as well as trends in land prices
(j) Insurance Premium	-	Not recorded as it relates to leasehold land.
(k) Other Expenses	-	Not recorded as it relates to leasehold land.
(3) Net Operating Income (NOI = (1) - (2))	30,142	
(4) Financial Interests on Refundable Deposits	171	Assessed based on actual performance and the lease contract
(5) Capital Expenditure	-	Not recorded as it relates to leasehold land.
(6) Net Cash Flow (NCF = (3) + (4) - (5))	30,313	
(7) Discount Rate	4.1%	
(8) Capitalization Rate	-	
Value Based on DC Method	-	Only the DCF method is adopted.
Capitalization Rate	-	
Value Based on Cost Approach	-	Only the DCF method is adopted.
Percentage of Land	-	
Percentage of Building	-	
Other Matters to Which the Appraiser Paid Attention for Appraisal	Not applicable.	

\* 1 Although the appraisal value of leasehold land is generally determined by correlating the comparative price under the sales comparison approach with the income value under the DCF method in accordance with the Japan Real Estate Appraisal Standards, leasehold land subject to a fixed-term business leasehold has unique characteristics that make valuation under the sales comparison approach difficult. Therefore, such land is appraised based on the DCF method.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.



Overview of the Real Estate Appraisal Report			
Property Name	ENEOS Ikawadani SS (leasehold land)		
Appraisal Value	531,000 thousand yen <sup>*1</sup>		
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.		
Date of Value	July 31, 2025		
Items	Details (thousand yen)	Remarks	
Value Based on Income Approach	531,000		
Value Based on DCF Method	531,000		
(1) Operating Income (a) – (b) – (c)	Not disclosed <sup>*2</sup>		
(a) Effective Gross Income	-		
(b) Vacancy Losses	-		
(c) Bad Debt Losses	-		
(2) Operating Expenses (d) + (e) + (f) + (g) + (h) + (i) + (j) + (k)	Not disclosed <sup>*2</sup>		
(d) Maintenance Cost	-	Not recorded as it relates to leasehold land.	
(e) Utility Expenses	-	Not recorded as it relates to leasehold land.	
(f) Repair Expenses	-	Not recorded as it relates to leasehold land.	
(g) Property Management Fee	Not disclosed <sup>*2</sup>	The terms of the contract were assessed as reasonable and applied, based on the levels observed in comparable properties.	
(h) Tenant Solicitation Expenses, etc.	-	Not recorded as it relates to leasehold land.	
(i) Property Tax and Public Dues	Not disclosed <sup>*2</sup>	The rate of change was assessed based on actual value as well as trends in land prices	
(j) Insurance Premium	-	Not recorded as it relates to leasehold land.	
(k) Other Expenses	-	Not recorded as it relates to leasehold land.	
(3) Net Operating Income (NOI = (1) - (2))	24,798		
(4) Financial Interests on Refundable Deposits	50	Assessed based on actual performance and the lease contract	
(5) Capital Expenditure	-	Not recorded as it relates to leasehold land.	
(6) Net Cash Flow (NCF = (3) + (4) - (5))	24,848		
(7) Discount Rate	4.2%		
(8) Capitalization Rate	-		
Value Based on DC Method	-	Only the DCF method is adopted.	
Capitalization Rate	-		
Value Based on Cost Approach	-	Only the DCF method is adopted.	
Percentage of Land	-		
Percentage of Building	-		
Other Matters to Which the Appraiser Paid Attention for Appraisal	Not applicable.		

\* 1 Although the appraisal value of leasehold land is generally determined by correlating the comparative price under the sales comparison approach with the income value under the DCF method in accordance with the Japan Real Estate Appraisal Standards, leasehold land subject to a fixed-term business leasehold has unique characteristics that make valuation under the sales comparison approach difficult. Therefore, such land is appraised based on the DCF method.

\* 2 This is not disclosed because the consent of the lessee has not been obtained.

## 9. Overview of Prospective Seller and Transferee

### (1) Overview of Prospective Seller

- |     |   |  |
|-----|---|--|
| (a) | Name  | Nagoya-based hotel investments special purpose company   |
| (b) | Location  | 3-22-10-201, Toranomon, Minato-ku, Tokyo   |
| (c) | Position and Name of Representative   | Director: Masaki Aguni   |
| (d) | Business Lines  | <ol style="list-style-type: none"> <li>1. Acquisition of specified assets, and the management and disposition thereof, in accordance with an asset securitization plan based on the Act on the Securitization of Assets.</li> <li>2. All other businesses incidental or related to the securitization of the aforementioned specified assets.</li> </ol> |
| (e) | Capital   | 100,000 yen (Specified Capital)  |
| (f) | Establishment   | November 9, 2021   |
| (g) | Net Assets  | Not disclosed as consent from the anticipated acquisition source has not been obtained.  |
| (h) | Total Assets  | Not disclosed as consent from the anticipated acquisition source has not been obtained.  |
| (i) | Major Shareholder   | Not disclosed as consent from the anticipated acquisition source has not been obtained.  |
| (j) | Relationships Between ESCON REIT and the Asset Manager and the Prospective Seller |  |
|     | Capital Relationship  | Not applicable   |
|     | Personnel Relationship  | Not applicable   |
|     | Business Relationship   | Not applicable   |
|     | Status as a Related Party   | Not applicable   |

### (2) Overview of Prospective Transferee

The anticipated transferee is a domestic operating company. Some information regarding the company has not been disclosed because ESCON REIT has not obtained the company's consent for disclosure. This domestic corporation does not fall under an interested party as defined in Article 201, Paragraph 1 of the Investment Trust Act. It is not an interested party under the Interested Party Transaction Rules of the Asset Manager. Furthermore, there are no capital, personnel, or business relationships to be noted between the company and ESCON REIT or the Asset Manager, nor does it fall under a related party of ESCON REIT or the Asset Manager.

## 10. Status of Property Acquirers

Status of property owners etc.	Previous Owner	Second Previous Owner
Company Name	Other than those with special interests	-
Relationship with a Person with Special Interest	-	-
Background and Reason for the Acquisition	-	-
Acquisition Price	-	-
Time of Acquisition	-	-

## 11. Transaction with Interested Parties

Not applicable

## 12. Overview of Brokerage

### (1) One Asset to be Acquired

The acquisition of the asset is an intermediary transaction, but the details are omitted since the intermediary does not fall under an interested party.

### (2) Four Assets to be Transferred

The transfer of the assets are not intermediary transactions.

## 13. Matters Relating to a Forward Commitment, etc.

The scheduled date for the Transfer is March 27, 2026. The payment for the assets and delivery of the trust beneficial interests are to occur more than one month after the execution date of the Contract. Therefore, the Contract falls under the category of a forward commitment, etc., by an investment corporation as defined in the FSA's Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. (i.e., a contract executed in advance where payment for and delivery of the property occur after more than one month from the contract execution date, and other similar contracts).

Under the Contract, if a breach of agreed terms by either party is discovered and the breach is not remedied within a reasonable period, the Contract may be terminated in whole or in part. In the event of such termination, the party in breach shall pay a penalty equal to 5% of the total sales price (or, in the case of partial termination, 5% of the sales price of the trust beneficial interests subject to termination). Even if the non-breaching party elects to claim damages instead of terminating the Contract, the maximum liability is limited to 5% of the sales price.

However, ESCON REIT acts as the seller under the Contract. Therefore, there is no material risk associated with financing for payment or other execution concerns. Given that the possibility of bearing the above penalties, etc., is limited, the Contract is considered unlikely to have a material impact on the financial position of ESCON REIT.

## 14. Schedule of the Transaction

### (1) One Asset to be Acquired

February 10, 2026	Acquisition decision
	Execution of trust beneficial interests sales contract
February 27, 2026	Acquisition of trust beneficial interests (Scheduled)
	Payment for acquisition (Scheduled)

### (2) Four Assets to be Transferred

February 10, 2026	Transfer decision
	Execution of trust beneficial interests sales contract
March 27, 2026	Transfer of trust beneficial interests (Scheduled)
	Payment for transfer (Scheduled)

## 15. Settlement Methods

For the Asset to be Acquired, the acquisition price will be paid in a lump sum on the scheduled acquisition date. For the Assets to be Transferred, the transfer price is scheduled to be received in a lump sum on the scheduled transfer date.

#### 16. Future Forecast

The Transaction and the Lease are initiatives that contribute to enhancing resilience against inflation. Given their expected high profitability and sustainable growth potential, they are considered likely to contribute to the improvement of ESCON REIT's medium- to long-term revenues and distributions.

The scheduled date for the Acquisition is February 27, 2026, and the scheduled date for the Transfer is March 27, 2026. Accordingly, there will be no impact on the forecast of operating results or distribution forecast for the fiscal period ended January 31, 2026 (the 18th fiscal period: August 1, 2025 to January 31, 2026). In addition, the impact on the forecast of operating results and distribution forecast for the fiscal period ending July 31, 2026 (the 19th fiscal period: February 1, 2026 to July 31, 2026) is expected to be minimal, and no revisions have been made. The forecast of operating results and distribution forecast for the fiscal period ending January 31, 2027 (the 20th fiscal period: August 1, 2026 to January 31, 2027), including the impact of the Transaction and the Lease, are scheduled to be announced in the “Financial Report for the Fiscal Period Ended January 31, 2026 (REIT),” which is planned to be released on March 17, 2026.

【URL of ESCON REIT : <https://www.escon-reit.jp/en/>】

#### [Reference]

Other press release, etc. issued as of today.

- “Notice Concerning Debt Financing”
- “Supplementary Material for Asset Replacement”

<Attachment>

Reference Material: Portfolio List after the Transaction

	Property No.	Property Name	Appraiser	(Anticipated) Acquisition Price*1 (million yen)	Appraisal Value*2 (million yen)	Investment Ratio*3 (%)
Assets Acquired	11201	YAMADA DENKI Tecc Land Sapporo Shiroishi	The Tanizawa Sogo Appraisal Co., Ltd.	1,300	1,350	1.7
	13101	Asumigaoka Brand-New Mall*4	The Tanizawa Sogo Appraisal Co., Ltd.	3,200	(i) 2,220	4.2
		Asumigaoka Brand-New Mall (leasehold land) *5			(ii) 164	
	13102	Nishi-shiroi Ekimae Plaza	DAIWA REAL ESTATE APPRAISAL CO., LTD.	451	471	0.6
	13103	fab Minamiosawa	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,600	4,390	4.7
	13201	K's Denki Oyumino (leasehold land)	JLL Morii Valuation & Advisory K.K.	2,710	2,890	3.5
	13202	Nitori Tsuchiura (leasehold land)	JLL Morii Valuation & Advisory K.K.	999	1,100	1.3
	13203	Nitori Imaichi (leasehold land)	JLL Morii Valuation & Advisory K.K.	363	412	0.5
	15201	MaxValu Kikyogaoka- higashi (leasehold land)	JLL Morii Valuation & Advisory K.K.	477	556	0.6
	16101	tonarie Minami-senri	The Tanizawa Sogo Appraisal Co., Ltd.	7,200	10,900	9.4
	16102	tonarie Seiwadai	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,290	3,290	4.3
	16103	tonarie Yamatotakada	JLL Morii Valuation & Advisory K.K.	8,208	8,130	10.7
	16104	tonarie Toga ・ Mikita	DAIWA REAL ESTATE APPRAISAL CO., LTD.	6,986	7,210	9.1
	16201	LAMU Kitatsumori (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,270	1,480	1.7
	16202	K's Denki Nishi-kobe (leasehold land)	JLL Morii Valuation & Advisory K.K.	2,133	2,470	2.8
	16203	Sanyo Marunaka Mitani (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,430	1,560	1.9
	16206	TRIAL Omihachiman (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,010	1,120	1.3
	16207	Kusuri no Aoki Ikaruga (leasehold land) *6	JLL Morii Valuation & Advisory K.K.	711	(i) 701 (ii) 30	0.9
	16212	GEO Hikone Takamiya (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	300	301	0.4
	16213	Kohnan tonarie Yamatotakada (leasehold land)	JLL Morii Valuation & Advisory K.K.	1,145	1,180	1.5
	18101	SUROY MALL Nagamine	JLL Morii Valuation & Advisory K.K.	4,600	4,190	6.0
	18201	MrMAX Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	3,387	4,090	4.4
	18202	UNIQLO Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	595	696	0.8
18203	Avail.Shimamura Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	863	1,140	1.1	
18204	au-Softbank Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	143	164	0.2	
18205	Kura Sushi Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	261	311	0.3	
18206	docomo Shop Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	160	186	0.2	



	Property No.	Property Name	Appraiser	(Anticipated) Acquisition Price <sup>*1</sup> (million yen)	Appraisal Value <sup>*2</sup> (million yen)	Investment Ratio <sup>*3</sup> (%)
	18207	Konpira Maru Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	236	270	0.3
	18208	One-Karubi Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	236	271	0.3
	18209	Suke-san Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	401	429	0.5
	18210	NAFCO Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	2,631	3,600	3.4
	18211	K's Denki Kasuga (leasehold land)	The Tanizawa Sogo Appraisal Co., Ltd.	1,487	1,960	1.9
	19101	Fuji Grand Natalie	DAIWA REAL ESTATE APPRAISAL CO., LTD.	3,950	4,190	5.2
	19201	K's Denki Kurashiki (leasehold land)	JLL Morii Valuation & Advisory K.K.	2,121	2,460	2.8
	33101	Nine hours woman Shinjuku	Japan Real Estate Institute	2,700	3,100	3.5
	39101	Hasekura Medical Building	Japan Real Estate Institute	1,400	1,480	1.8
Asset to be Acquired	35101	Compass Hotel Nagoya	The Tanizawa Sogo Appraisal Co., Ltd.	4,400	4,910	5.8
	Total		—	76,361	85,525	100.0

\* 1 The “(Anticipated) Acquisition Price” includes the purchase price of each trust beneficial interest as stated in each trust beneficial interests sales contract related to the Assets Acquired and Asset to be Acquired, rounded down to the nearest million yen. Therefore, the “(Anticipated) Acquisition Price” may not match the overall total. The purchase price does not include consumption tax, local consumption tax, and other acquisition-related costs.

\* 2 “Appraisal Value” is listed in the real estate appraisal report prepared by a real estate appraiser based on the asset evaluation methods and standards defined in the regulations of ESCON REIT and the rules set by the Investment Trusts Association, Japan. For the acquired asset “Nine hours woman Shinjuku,” the appraisal is based on a valuation date of November 1, 2025, and for the other acquired assets, the appraisal is based on a valuation date of July 31, 2025. The figures are presented with amounts less than one million yen rounded down. For the asset to be acquired “Compass Hotel Nagoya,” the appraisal is based on a valuation date of December 1, 2025, and rounded down to the nearest million yen. Therefore, the total of the “Appraisal Value” may not match the overall total.

\* 3 The “Investment Ratio” indicates the ratio of the (Anticipated) Acquisition Price of each asset to the total acquisition price, rounded to first decimal place. Therefore, the total of the Investment Ratio may not be in conformity with the total investment ratio.

\* 4 The “Appraisal Value” of “Asumigaoka Brand New Mall” indicates the value of the retail building as (i) and the separate building (the building acquired free of charge from Akindo Sushiro Co. on April 30, 2024.) as (ii), respectively.

\* 5 “Asumigaoka Brand-New Mall (leasehold land)” is subject to fixed-term business-use land lease agreements with McDonald's Holdings Company (Japan), Ltd.

\* 6 “Kusuri no Aoki Ikaruga (leasehold land)” is subject to fixed-term business-use land lease agreements with two tenants, Kusuri no Aoki Co., Ltd. and Ikaritombo Co., Ltd.. The “(Anticipated) Acquisition Price” and “Investment Ratio” are stated as the combined amounts and figures for the two tenants. In addition, the “Appraisal Value” is stated for each portion related to Kusuri no Aoki Co. as (i) and Ikaritombo Co. as (ii).