

## ● Transactions with Related Parties of Asset Management Company

### (1) Ongoing Transactions

There are no relevant matters regarding the buying and selling of Specified Assets.

### (2) Fees Paid for the Period from July 1, 2023 to December 31, 2023

Category		Total fees paid (A) (Yen in thousands)	Description of transactions with related parties		B/A
			Paid to	Amount of payment (B) (Yen in thousands)	
Office management fees, etc. (Note 4)	Office management fees	1,330,116	Mitsui Fudosan Co., Ltd.	1,266,926	95.2%
	Control/coordination service fees		NBF Office Management Co., Ltd.	63,000	4.7%
Property maintenance fees		5,461,030	Mitsui Fudosan Co., Ltd.	1,504,281	27.5%
			Mitsui Fudosan Facilities Co., Ltd.	544,096	10.0%
			Mitsui Fudosan Building Management Co., Ltd.	359,514	6.6%
			Mitsui Fudosan Facilities West Co., Ltd.	205,842	3.8%
			Mitsui Fudosan Residential Lease Co., Ltd.	588	0.0%
Leasing-related service fees		145,699	Mitsui Fudosan Co., Ltd.	64,656	44.4%
			NBF Office Management Co., Ltd.	28,105	19.3%
			Mitsui Fudosan Realty Co., Ltd.	4,025	2.8%

#### Notes:

- “Related parties” are defined as related parties of the asset management company under asset management agreement with NBF as defined in Article 123 of Order for Enforcement of the Law Concerning Investment Trusts and Investment Corporations, and Article 26, Paragraph 1, Section 27 of the Regulations regarding management report of the Investment trusts and Investment corporations set by the Investment Trusts Association, Japan.
- The above figures are the sale prices stated in the sale and purchase agreement.
- Figures indicate percentages of total prices.
- As for the properties for which NBF has not entrusted office management businesses to Mitsui Fudosan Co., Ltd. due to its master leasing (20 properties: 1.Shinjuku Mitsui Bldg., 2.Iidabashi Grand Bloom.,3.Roppongi T-CUBE, 4.Nishi-Shinjuku Mitsui Bldg., 5.Celestine Shiba Mitsui Bldg., 6.Toranomon Kotohira Tower, 7.Yotsuya Medical Bldg., 8.NBF Ogawamachi Bldg., 9.Panasonic Tokyo Shiodome Bldg.,10.Gate City Ohsaki, 11.Osaki Bright Core – Bright Plaza, 12.Nakameguro GT Tower, 13.Toyosu Bayside Cross Tower 14.OSAKI BRIGHT TOWER, 15.Higashi Gotanda Square, 16. Parale Mitsui Bldg., 17.Nagoya Mitsui New Building., 18.Nagoya Mitsui Main Building. 19.Nakanoshima Mitsui Building., and 20.Shinanobashi Mitsui Bldg.), NBF has entrusted NBF Office Management Co., Ltd. with provision of services as the property owners or lessors of said properties (building management consignor) based on the Control/Coordination Service Agreement with the company.
- In addition to the above fees paid, the following have been paid to related parties for repair and maintenance work, etc. during the fiscal period under review.

(Yen in thousands)

Mitsui Fudosan Building Management Co., Ltd.	1,568,602
Mitsui Fudosan Co., Ltd.	1,350,144
Mitsui Fudosan Facilities West Co., Ltd.	73,917
Mitsui Fudosan Facilities Co., Ltd.	41,582
Mitsui Fudosan Realty Co., Ltd.	10,255
MITSUI Designtec Co., Ltd.	4,420
Harajuku-no-mori Co., Ltd.	4,165
Mitsui Fudosan Residential Lease Co., Ltd.	809