

## ●Transactions with Related Parties of Asset Management Company (2H/2025 (49th period))

### (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, 2025 to December 31, 2025

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 2)	Office management fees	1,335,732	Mitsui Fudosan Co., Ltd.	1,271,398	95.2
	Control/coordination service fees		NBF Office Management Co., Ltd.	64,231	4.8
Property maintenance fees		6,361,730	Mitsui Fudosan Co., Ltd.	1,874,792	29.5
			Mitsui Fudosan Facilities Co., Ltd.	433,427	6.8
			Mitsui Fudosan Building Management Co., Ltd.	385,800	6.1
			Mitsui Fudosan Facilities West Co., Ltd.	225,556	3.5
			Mitsui Fudosan Residential Lease Co., Ltd.	307	0.0
Leasing-related service fees		93,259	Mitsui Fudosan Co., Ltd.	62,540	67.1
			NBF Office Management Co., Ltd.	13,150	14.1

#### 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.
- 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.Toyosu Bayside Cross Tower, 10.Gate City Ohsaki, 11.Osaki Bright Core – Bright Plaza, 12.Nakameguro GT Tower, 13.Osaki Bright Tower, 14.Higashi Gotanda Square, 15.Yokohama Mitsui Bldg., 16.Parale Mitsui Bldg., 17.Nagoya Mitsui New Bldg., 18.Nagoya Mitsui Main Bldg. 19.Nakanoshima Mitsui Bldg., 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 Co., Ltd.	1,932,740
Mitsui Fudosan Building Management Co., Ltd.	758,460
Mitsui Fudosan Facilities West Co., Ltd.	200,876
Mitsui Designtec Co., Ltd.	128,515
Mitsui Fudosan Facilities Co., Ltd.	31,533
Daiichi Engei Co., Ltd	15,949
Harajuku-no-mori Co., Ltd.	4,165
Mitsui Fudosan Realty Co., Ltd.	388
Mitsui Fudosan Residential Lease Co., Ltd.	308