

## ●Transactions with Related Parties of Asset Management Company (2H/2024 (47th 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, 2024 to December 31, 2024

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	1,258,389	Mitsui Fudosan Co., Ltd.	1,198,464	95.2
	Control/coordination service fees		NBF Office Management Co., Ltd.	59,850	4.8
Property maintenance fees		5,928,477	Mitsui Fudosan Co., Ltd.	1,525,538	25.7
			Mitsui Fudosan Facilities Co., Ltd.	555,427	9.4
			Mitsui Fudosan Building Management Co., Ltd.	365,905	6.2
			Mitsui Fudosan Facilities West Co., Ltd.	216,890	3.7
			Mitsui Fudosan Residential Lease Co., Ltd.	394	0.0
Leasing-related service fees		55,349	Mitsui Fudosan Co., Ltd.	28,939	52.3
			NBF Office Management Co., Ltd.	13,640	24.6

#### 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 (19 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.Parale Mitsui Bldg., 16.Nagoya Mitsui New Building., 17.Nagoya Mitsui Main Building. 18.Nakanoshima Mitsui Building., and 19.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.	1,629,257
Mitsui Fudosan Building Management Co., Ltd.	728,268
Mitsui Fudosan Facilities West Co., Ltd.	369,546
Mitsui Fudosan Facilities Co., Ltd.	47,248
MITSUI Designtec Co., Ltd.	26,137
Mitsui Fudosan Residential Co., Ltd	13,291
Mitsui Fudosan Realty Co., Ltd	5,817
Daiichi Engei Co., Ltd	5,269
Harajuku-no-mori Co., Ltd.	4,165
Mitsui Fudosan Residential Lease Co., Ltd.	1,397