

## Occupancy Rate per Property

as of Jun 30 2026

| Area              | Name of Building                                    | Occupancy rate | Number of tenants | Area                | Name of Building                             | Occupancy rate | Number of tenants |
|-------------------|-----------------------------------------------------|----------------|-------------------|---------------------|----------------------------------------------|----------------|-------------------|
| 23 Wards of Tokyo | Shinjuku Mitsui Bldg.                               | 96.6%          | 102               | 23 Wards of Tokyo   | Osaki Bright Core - Bright Plaza             | 99.4%          | 22                |
|                   | IIDABASHI GRAND BLOOM                               | 100.0%         | 34                |                     | Nakameguro GT Tower                          | 100.0%         | 17                |
|                   | Roppongi T-CUBE                                     | 98.9%          | 72                |                     | Osaki Bright Tower                           | 100.0%         | 13                |
|                   | Nishi-Shinjuku Mitsui Bldg.                         | 97.7%          | 52                |                     | NBF Ikebukuro East                           | 97.9%          | 20                |
|                   | Celestine Shiba Mitsui Bldg.                        | 100.0%         | 11                |                     | Higashi Gotanda Square                       | 100.0%         | 16                |
|                   | NBF Shinagawa Tower                                 | 99.7%          | 11                |                     | NBF Ikebukuro Tower                          | 100.0%         | 18                |
|                   | Nihonbashi Honcho M-SQUARE                          | 91.3%          | 9                 |                     | NBF Ikebukuro City Bldg.                     | 100.0%         | 9                 |
|                   | NBF Platinum Tower                                  | 94.5%          | 7                 |                     |                                              | 98.9%          | 803               |
|                   | NBF COMODIO Shiodome                                | 100.0%         | 22                | Other Greater Tokyo | Chofu South Gate Bldg.                       | 100.0%         | 1                 |
|                   | G-BASE TAMACHI                                      | 100.0%         | 13                |                     | Yokohama Mitsui Bldg.                        | 97.4%          | 51                |
|                   | Toranomon Kotohira Tower                            | 100.0%         | 27                |                     | NBF Musashikosugi Bldg., N Bldg. and S Bldg. | 96.5%          | 28                |
|                   | NBF Shibuya Garden Front                            | 99.9%          | 4                 |                     | Yokohama ST Bldg.                            | 96.1%          | 94                |
|                   | NBF Ginza Street Bldg.                              | 100.0%         | 1                 |                     | Parale Mitsui Bldg.                          | 97.8%          | 33                |
|                   | Shinjuku Mitsui Bldg. No.2                          | 100.0%         | 45                |                     | S-ino Omiya North Wing                       | 99.8%          | 41                |
|                   | Kowa Nishi-Shinbashi Bldg. B                        | 98.9%          | 22                |                     | NBF Urawa Bldg.                              | 100.0%         | 15                |
|                   | River City M-SQUARE                                 | 100.0%         | 7                 |                     | NBF Matsudo Bldg.                            | 100.0%         | 31                |
|                   | Shinbashi M-SQUARE                                  | 100.0%         | 10                |                     |                                              | 97.8%          | 294               |
|                   | NBF Toranomon Bldg.(Land with leasehold interest) * | -              | -                 | Other Cities        | NBF CONNECT SAPPORO                          | 72.8%          | 11                |
|                   | GranTokyo South Tower                               | 96.1%          | 4                 |                     | Sapporo L-Plaza                              | 100.0%         | 14                |
|                   | NBF ALLIANCE                                        | 100.0%         | 5                 |                     | NBF Sapporo Minami Niijo Bldg.               | 100.0%         | 3                 |
|                   | Yotsuya Medical Bldg.                               | 97.8%          | 35                |                     | D-TOWER TOYAMA                               | 66.4%          | 17                |
|                   | NBF Shibuya East                                    | 100.0%         | 4                 |                     | Sumitomo Mitsui Banking Nagoya Bldg.         | 99.3%          | 11                |
|                   | NBF Takanawa Bldg.                                  | 100.0%         | 11                |                     | Nagoya Mitsui New Bldg.                      | 100.0%         | 31                |
|                   | NBF Akasaka Sanno Square                            | 73.3%          | 5                 |                     | Nagoya Mitsui Main Bldg.                     | 100.0%         | 66                |
|                   | NBF Kandasudacho Bldg.                              | 100.0%         | 10                |                     | NBF Nagoya Hirokoji Bldg.                    | 97.6%          | 24                |
|                   | NBF Ogawamachi Bldg.                                | 100.0%         | 18                |                     | Nakanoshima Mitsui Bldg.                     | 98.0%          | 54                |
|                   | Sumitomo Densetsu Bldg.                             | 100.0%         | 1                 |                     | Aqua Dojima NBF Tower                        | 95.0%          | 44                |
|                   | NBF Higashi-Ginza Square                            | 100.0%         | 8                 |                     | Nakanoshima Central Tower                    | 98.1%          | 29                |
|                   | Nihonbashi Kabuto-cho M-SQUARE                      | 100.0%         | 2                 |                     | Shinanobashi Mitsui Bldg.                    | 99.0%          | 62                |
|                   | NBF Hatchobori Terrace                              | 100.0%         | 1                 |                     | Sakaisuji-Honmachi Center Bldg.              | 99.1%          | 56                |
|                   | Ryukakusan Bldg.                                    | 100.0%         | 16                |                     | Yodoyabashi Flex Tower                       | 100.0%         | 13                |
|                   | Jingumae M-SQUARE                                   | 100.0%         | 8                 |                     | Hiroshima Fukuomachi Bldg.                   | 100.0%         | 19                |
|                   | Toyosu Bayside Cross Tower                          | 100.0%         | 4                 |                     | NBF Matsuyama Nichigin-mae Bldg.             | 100.0%         | 23                |
|                   | NBF Osaki Bldg.                                     | 100.0%         | 3                 |                     | Hakata Gion M-SQUARE                         | 98.3%          | 21                |
|                   | Gate City Ohsaki                                    | 99.9%          | 80                |                     | NBF Kumamoto Bldg.                           | 100.0%         | 13                |
|                   | NBF Toyosu Canal Front                              | 100.0%         | 17                |                     |                                              | 96.3%          | 511               |
|                   | Ueno East Tower                                     | 100.0%         | 2                 | Total               |                                              | 98.2%          | 1,608             |
|                   | NBF Toyosu Garden Front                             | 100.0%         | 5                 |                     |                                              |                |                   |

\* Due to the transfer of the building portion of the "NBF Toranomon Bldg." on January 6, 2025, the "NBF Toranomon Bldg." (land with leasehold interest) is not included in the occupancy rate, total rentable area and number of tenants after January 31, 2025.