

Merger of Asset Management Company

Merger Effect of Asset Management Company

Change management structure to manage multiple funds through merger of asset management company* in June 2022. Steadily realizing the effects of merger to enhance unitholder value.

Aims of Merger	Specific Merger Effects
Expansion of investment opportunities / Acquisition of property information	<ol style="list-style-type: none">1. <u>Strengthen property information collection capabilities</u><ul style="list-style-type: none">• Expansion of number of property information due to sharing of the existing networks and launch of comprehensive fund (private placement REIT)• Enhancement of presence as an asset management company
Sharing know-how of each company	<ol style="list-style-type: none">2. <u>Strengthen operation structure by integrating back-office functions</u><ul style="list-style-type: none">• Cost efficiency through sharing and integrating suppliers.• Attract visitors and reduce costs by jointly hosting IR events, etc.3. <u>Utilize engineering unit functions (first-class registered architect office)</u><ul style="list-style-type: none">• Expansion of technical support through integration of business partners• Effective repair plan and quality/cost management of construction• Improve efficiency of building management costs, including utility/electricity cost.4. <u>Establish department specializing in ESG and reinforcement of initiatives</u><ul style="list-style-type: none">• Establish materiality, KPIs & targets based on mid/long-term business continuity.• Strengthening decarbonization efforts, external certification, climate change risks
Strengthen human resource development & recruitment capabilities	<ol style="list-style-type: none">5. <u>Human Resource Development</u><ul style="list-style-type: none">• Utilize specialized personnel in legal/risk management, internal audit etc.• Mutual utilization/succession of knowledge & expertise of many years experience• Increase employee motivation, diversity employment opportunities through management of multiple funds• Unified efforts to strengthen corporate culture and investor-oriented awareness.

*Former ITOCHU REIT Management Co.,Ltd. merged with AD Investment Co., Ltd