

February 20, 2026

Japan Excellent, Inc. (TSE: 8987)
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**Notice Concerning Acquisition and Transfer of Domestic Real Estate Trust Beneficiary Rights
(Acquisition of AKASAKA INTERCITY AIR (Acquisition of Additional Interest) and Aqua Town Naya-bashi, and Transfer of BIZCORE AKASAKA-MITSUKE)**

Japan Excellent, Inc. (hereinafter “JEI”) hereby announces that Japan Excellent Asset Management Co., Ltd. (hereinafter “JEAM”), to which JEI entrusts asset management, made a decision today regarding the acquisition and transfer (hereinafter the “Transaction”) of assets (domestic real estate trust beneficiary rights) as described below.

1. Overview of the Transaction

(1) Properties to Be Acquired

(a) Property Name	AKASAKA INTERCITY AIR (Additional acquisition of ownership interest)	Aqua Town Naya-bashi
(b) Property to Be Acquired	Trust beneficiary rights in real estate	
(c) Planned Acquisition Price ^(Note 1)	¥5,545 million	¥6,000 million
(d) Date of Execution of Purchase Agreement	February 20, 2026	
(e) Date of Acquisition (Planned)	March 19, 2026	February 27, 2026
(f) Seller	Nippon Steel Kowa Real Estate Co., Ltd. ^(Note 2)	GK Orient No. 1 ^(Note 2)
(g) Brokerage	None	
(h) Funding for Acquisition	Loan and funds on hand	
(i) Payment Method	Lump-sum payment upon delivery	

(Note 1) “Planned Acquisition Price” does not include consumption tax, local consumption tax or fees required for the acquisition.



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(Note 2) For details of the Seller, please refer to the section “(4) Overview of the Seller” in the item for each property in “3. Details of the Properties to Be Acquired” later in this document.

(2) Property to Be Transferred

(a) Name of the Property to Be Transferred	BIZCORE AKASAKA-MITSUKE
(b) Property to Be Transferred	Trust beneficiary rights in real estate
(c) Planned Transfer Value ^(Note 1)	¥6,450 million
(d) Book Value ^{(Note 2)(Note 3)}	¥6,065 million
(e) Difference Between Planned Transfer Value and Book Value (c) - (d) ^{(Note 2)(Note 3)(Note 4)}	¥384 million
(f) Date of Execution of Purchase Agreement	February 20, 2026
(g) Transfer Date (planned)	July 3, 2026
(h) Date of Receipt of Proceeds (planned)	July 3, 2026
(i) Party Receiving Transfer	Nippon Steel Kowa Real Estate Co., Ltd. ^(Note 5)
(j) Brokerage	None
(k) Payment Method	Payment in full on the transfer date

(Note 1) “Planned transfer value” does not include fees related to the transfer, the JEI share of the real estate tax and city planning tax, the consumption tax or the local consumption tax.

(Note 2) Figures under one million yen are rounded down.

(Note 3) “Book value” indicates the book value as of December 31, 2025.

(Note 4) This is a reference figure calculated as the difference between planned transfer value and the book value as of December 31, 2025 and differs from the gain/loss on sale in accounting.

(Note 5) An overview of the party receiving transfer is as stated in “4. Details of the Property to Be Transferred / (2) Overview of the Party Receiving Transfer” below.

2. Background of the Transaction

AKASAKA INTERCITY AIR, which is a Property to Be Acquired, is a large-scale building with advanced specifications that is highly competitive in the Akasaka area, and because it can be expected to have greater growth in rent revenue than BIZCORE AKASAKA-MITSUKE, which will be transferred, it was determined that it would contribute to the improvement of the growth potential of the portfolio and a decision was made to replace the latter with the former property.

Additionally, regarding Aqua Town Naya-bashi, the other Property to Be Acquired, we have decided to proceed with the acquisition to enhance our portfolio.

For aspects that JEI recognized upon deciding the acquisition of the Properties to Be Acquired, please refer to “(1) Evaluation of the Property to Be Acquired” in each property “3. Details of the Properties to Be Acquired” below.

3. Details of the Properties to Be Acquired

[AKASAKA INTERCITY AIR]

(1) Evaluation of the Property to Be Acquired

A. Location

The Property offers excellent transportation convenience, with access to three stations and five lines, including Tameike-Sanno Station on the Tokyo Metro Ginza Line and Namboku Line (directly connected via underground passage). The Property faces Roppongi-dori and has high visibility. It is a landmark in the Akasaka area.

Akasaka 1-chome, where the Property is located, is an international area with a concentration of embassies and foreign companies. Furthermore, the surrounding area is undergoing continuous urban redevelopment in various locations, making it an area with promising growth potential.

B. Building and Facilities

The Property's standard floor office space is approximately 780 tsubos and it has advanced specifications with a ceiling height of 2,850 mm, OA floor of 150 mm, LED lights, etc. In addition, it has a comfortable working environment for office workers by having a large-scale green space with an area of 5,000 m² or more (green coverage ratio of 50% or more), conference hall and medical and childcare facilities.

Furthermore, the Property has secured seismic performance that takes into consideration a safety factor 1.5 times higher than that in the Building Standards Act with three types of anti-seismic devices, etc. including a technology that was put into practical use for the first time in Japan. In addition, the Property has high business continuity in case of a disaster, and even when disaster or trouble in power transmission occurs, 45VA/m² of electricity will be supplied to the exclusive area for a maximum of 200 hours through an emergency generator adopting medium-pressure gas and heavy oil with high seismic resistance. It was certified with S rank in the CASBEE for Real Estate Certification^(Note 1) in June 2024 and Platinum rank in LEED Certification^(Note 2) in July 2025, making it an environmentally conscious building.

(Note 1) CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a system for comprehensively assessing and ranking the environmental performance of buildings with regard to aspects such as the enhancement of environmental quality and performance including indoor comfort and consideration for the landscape, in addition to the aspect of environmental consideration such as energy-saving and the use of materials and equipment with a lower environmental burden. CASBEE for Real Estate Certification is rated in four tiers consisting of rank S, rank A, rank B+, and rank B for buildings where one year or more has elapsed since completion.

(Note 2) LEED (Leadership in Energy and Environmental Design) is an environmental performance rating system for the built environment (architecture and urban environments) developed and operated by the U.S. Green Building Council (USGBC) and assessed for certification by Green Business Certification Inc. (GBCI). Certification is awarded at four the levels of "Platinum," "Gold," "Silver" and "Certified" based on the total points earned for evaluation indicators in each assessment category.

(2) Overview of the Property to Be Acquired

Property Name		AKASAKA INTERCITY AIR
Type of Specified Asset ^(Note 1)		Trust beneficiary interest in real estate (quasi co-ownership)
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Establishment Date		August 31, 2017
Trust Expiry Date		August 31, 2037
Location	Lot Number ^(Note 2)	1-1600-1 Akasaka, Minato-ku, Tokyo
	Address	1-8-1 Akasaka, Minato-ku, Tokyo
Use ^(Note 3)		Office, retail, parking, and machine room
Area	Land ^(Note 4)	16,088.32 m ²
	Building ^(Note 5)	176,536.75 m ²



Structure ^(Note 2)		S, SRC with flat roof, B3/39F
Completion Date ^(Note 2)		August 31, 2017
Building Designer		Nihon Sekkei, Inc.
Constructor		Obayashi Corporation
Building Certification Agency		The Building Center of Japan
Type of Ownership ^(Note 6)	Land	Ownership (co-ownership) ^(Note 7)
	Building	Compartmentalized ownership (co-ownership) ^(Note 8)
Appraisal Value		¥5,940 million
Appraisal Date		February 1, 2026
Appraiser		Japan Real Estate Institute
PML		1.9% (Based on the Building Survey Report on PML Assessment prepared by Sampo Risk Management Inc.)
Collateral		None
Property Management Company		Akasaka Intercity Management Co., Ltd. ^(Note 9)
Master Lease Company ^(Note 10)		Akasaka Intercity Management Co., Ltd. ^(Note 9)
Other Relevant Information		<p>1. The exclusively-owned space to be acquired in the Property (hereinafter the “Exclusively-Owned Space”) is held under co-ownership or quasi co-ownership by multiple right holders via trust or directly. An agreement concerning management and operation of the Exclusively-Owned Space (hereinafter the “Agreement”) has been concluded with the said co-owners and quasi co-owners and leasing of the Exclusively-Owned Space and management and operation including property management have been entrusted to Nippon Steel Kowa Real Estate Co., Ltd. (hereinafter the “Executor”) based on the Agreement and trust contract.</p> <p>2. In the Agreement, it is stipulated that co-owners or quasi co-owners shall, in principle, discuss with other co-owners and quasi co-owners in preference to third parties when they intend to transfer the ownership interest.</p>

(Note 1) The type of the Property to Be Acquired. The trust asset is the co-ownership interest in the Exclusively-Owned Space and the co-ownership interest in the site and common area corresponding to it. Quasi co-ownership indicates joint ownership of trust beneficiary interests with other beneficiaries. The quasi co-ownership interest to be acquired by JEI is 13,065,600/598,616,700. The combined ownership ratio with the existing quasi-co-ownership interest (ratio: 17,510,400/598,616,700) will be 30,576,000/598,616,700.

(Note 2) The descriptions of “Lot Number,” “Structure,” and “Completion Date” are based on information in the land registry and “Structure” indicates that of the entire building.

(Note 3) “Use” indicates only the use of the exclusively-owned space of the Property to be Acquired based on the indication on the land registry or the completion drawing. The use of the entire building including the Property to be Acquired is for office, retail, apartment, machine room, and parking, but apartment is not included in the use of the Property to be Acquired.

(Note 4) The total area for the site of the Property indicated on the land registry is stated.

(Note 5) The total floor area for the entire building indicated on the land registry is stated.

(Note 6) “Type of Ownership” indicates the type of ownership by the trustee. “Compartmentalized ownership” means ownership of exclusively-owned spaces of a compartmentalized ownership building.

(Note 7) JEI will hold the right of site calculated by multiplying the right of site pertaining to the Exclusively-Owned Space (993,356,000,000/1,000,000,000,000) by the total (5.096%) of the ownership interest in the exclusively-owned space to be acquired (2.1776%) and the existing ownership interest in the exclusively-owned space (2.9184%).

(Note 8) The co-ownership interest in the Exclusively-Owned Space held by the trustee is 598,616,700/600,000,000. JEI will acquire 2.1776% of ownership interest in the Exclusively-Owned Space via trust. Together with the 2.9184% ratio of exclusively-owned space already held, it will hold 5.096% of the exclusively-owned space.

(Note 9) The contract with the property management company and the master lease company has been concluded with Nippon Steel Kowa Real Estate Co., Ltd., the Executor.

(Note 10) A pass-through type master lease agreement will be concluded.

(3) Tenant Summary

Leasable Floor Space ^(Note 1)	1,925.28 m ²				
Leased Floor Space ^(Note 1)	1,689.41 m ²				
Number of Tenants ^(Note 2)	1 (42)				
Monthly Rent	Not disclosed ^(Note 3)				
Security Deposits and Guarantees ^(Note 4)	Not disclosed ^(Note 3)				
Occupancy Rate	End of Dec. 2023	End of Jun. 2024	End of Dec. 2024	End of Jun. 2025	End of Dec. 2025
	92.0%	96.1%	100.0%	100.0%	87.7%

(Note 1) “Leasable Floor Space” and “Leased Floor Space” indicate the figure calculated by multiplying the “Leasable Floor Space” and “Leased Floor Space” of the exclusively-owned space to be acquired (excluding attached buildings and facilities such as storage rooms) by the co-ownership ratio to be acquired (2.1776%). The figures are rounded at the second decimal point.

(Note 2) A master lease agreement between the master lease company and the Executor of the Property, with the master lease company as the lessee, has been concluded, and there is one tenant. The figures in parentheses represent the total number of end tenants (including subtenants) as of December 31, 2025.

(Note 3) The figures for “Monthly Rent” and “Leaseholds and Security Deposits” are not disclosed as the consent of other co-owners on disclosure has not been obtained.

(4) Overview of the Seller

Name	Nippon Steel Kowa Real Estate Co., Ltd.	
Location	1-8-1 Akasaka, Minato-ku, Tokyo	
Representative	Masahiro Miwa, President and CEO	
Capital	¥19,824 million (as of March 31, 2025)	
Net Assets	¥306,955 million (as of March 31, 2025)	
Total Assets	¥1,280,646 million (as of March 31, 2025)	
Main Business	Real estate business	
Established	March 24, 1997	
Major Shareholders	Nippon Steel Corporation ML Estate Company, Limited The Dai-ichi Life Insurance Company, Limited Nippon Life Insurance Company	
Relationship with JEI/JEAM	Capital Relationship	As of December 31, 2025, the Seller holds 134,427 units of JEI’s investment unit (10.4% of the total number of outstanding units). The Seller also holds 4,860 shares of JEAM (54.0% of the total number of outstanding shares) and falls under the category of “related party” as defined in the “Investment Trusts Act.” The Seller is also a “sponsor company” as defined in the Regulations for Transactions with Sponsor Companies.
	Personnel Relationship	As of December 31, 2025, seven JEAM officers and employees are seconded from the Seller.
	Business Relationship	In the fiscal period ended December 2025, there were no transactions involving the acquisition or transfer of assets between the Seller and the JEI or JEAM.
	Status as Related Party	The Seller is a related party of JEI. It is also the parent company of JEAM.

(5) Status of Owners of Property

Status of Owners of Property	Current Owner/Beneficiary	Previous Owner/Beneficiary
Company Name	Nippon Steel Kowa Real Estate Co., Ltd.	Person other than a person with a special interest
Relationship with JEI/JEAM	Please refer to “(4) Overview of the Seller” above.	
Background/Reasons for Acquisition	For the purpose of warehousing	
Date of Acquisition	December 19, 2025	
Acquisition Price	¥5,545 million	

(6) Details of Brokerage

Not applicable

(7) Conflicts of Interest of JEAM with Regard to the Property to Be Acquired

Nippon Steel Kowa Real Estate Co., Ltd., which is the Seller for the Property to Be Acquired, falls under the category of “related party” as defined in the Investment Trusts Act. The Seller is also a “sponsor company” as defined in the Regulations for Transactions with Sponsor Companies. Upon concluding the purchase agreement with said related party and sponsor company, JEAM, in compliance with the said Regulations, has had the transaction approved at a meeting of its Compliance Committee, which includes outside experts, and deliberated and approved at a meeting of its Investment Committee.

[Aqua Town Naya-bashi]

(1) Evaluation of the Property to Be Acquired

A. Location

The Property offers excellent transportation convenience, a 6-minute walk from Fushimi Station on the Higashiyama and Tsurumai subway lines, a 6-minute walk from Kokusai Center Station on the Sakura-dori subway line, an 8-minute walk from Kintetsu Nagoya Station on the Kintetsu Nagoya Line and Meitetsu Nagoya Station on the Meitetsu Nagoya Main Line, and a 9-minute walk from Nagoya Station on the JR Tokaido Shinkansen, Tokaido Main Line, and other lines. In addition, it is surrounded on all sides by roads, including Hirokoji-dori, Nagoya’s main thoroughfare with a width of approximately 30 meters, and offers excellent visibility.

B. Building and Facilities

The Property is a complex consisting of two buildings: a “business facility building” consisting of office and retail facilities, and a “residential building” consisting of residential, living support facilities, and car parking. The trust asset regarding the trust beneficiary right subject to the Acquisition consists of the office section, the car parking section, and part of the retail section. The standard floor size of the office section is a roughly 243-tsubo rectangular floor plan that can be subdivided, with specifications including a ceiling



height of 2,700 mm, a 50 mm OA floor, 60 VA/m² power capacity and individual air conditioning. In addition, the property has consideration for disaster preparedness with emergency generators and storage batteries.

(2) Overview of the Property to Be Acquired

Property Name		Aqua Town Naya-bashi
Type of Specified Asset ^(Note 1)		Trust beneficiary rights in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Establishment Date		October 27, 2016
Trust Expiry Date		October 31, 2026
Location	Lot Number ^(Note 2)	5-3308 Meieki, Nakamura-ku, Nagoya-shi, Aichi
	Address	5-33-10 Meieki, Nakamura-ku, Nagoya-shi, Aichi (business facility building) 5-33-21 Meieki, Nakamura-ku, Nagoya-shi, Aichi (residential building)
Use ^(Note 3)		Office, retail and parking
Area	Land ^(Note 4)	4,604.28 m ²
	Building ^(Note 5)	7,299.57 m ² (business facility building) 35,056.22 m ² (residential building)
Structure ^(Note 2)		SRC, S with flat roof, 7F (business facility building) RC, S with flat roof, B1/33F (residential building)
Completion Date ^(Note 2)		November 10, 2006
Building Designer		Chubu Branch Office, Urban Renaissance Agency Nishimatsu Construction Co., Ltd. First-Class Architect Office
Constructor		Nishimatsu-Meiko-Kondo Construction Work Joint Venture
Building Certification Agency		Nagoya City
Type of Ownership ^(Note 6)	Land ^(Note 7)	Ownership (Co-ownership)
	Building ^(Note 8)	Compartmentalized ownership
Appraisal Value		¥6,200 million
Appraisal Date		February 1, 2026
Appraiser		Japan Real Estate Institute
PML		4.3% (Based on the Building Survey Report on PML Assessment prepared by Sompo Risk Management Inc.)
Collateral		None
Property Management Company ^(Note 9)		Toyo Real Estate Property Management Co., Ltd.
Master Lease Company ^(Note 10)		Toyo Real Estate Property Management Co., Ltd.
Other Relevant Information		None

(Note 1) The type of the Property to Be Acquired.

(Note 2) The descriptions of “Lot Number,” “Structure,” and “Completion Date” are based on information in land registry.

(Note 3) “Use” indicates the use of the space exclusively-owned by the trustee based on the indication on the land registry.

(Note 4) The total area for the site of the Property indicated on the land registry is stated.

(Note 5) The total floor area for the entirety of each building indicated on the land registry is stated.

(Note 6) “Type of Ownership” indicates the type of ownership by the trustee. “Compartmentalized ownership” means ownership of exclusively-owned spaces of a compartmentalized ownership building.

(Note 7) A right of site has been established on the site of the Property. JEI will hold a 262,132/1,000,000 share of the right of site through trust.

(Note 8) The trustee holds separate ownership of part of the first floor (retail section) and the second through seventh floors (office section) of the business facility building, as well as the car parking section of the residential building.



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(Note 9) The property management company after acquisition is indicated.

(Note 10) The master lease company after acquisition is indicated. A pass-through type master lease agreement will be concluded after the acquisition.

(3) Tenant Summary

Leasable Floor Space ^(Note 1)	5,230.60 m ²				
Leased Floor Space ^(Note 1)	5,028.96 m ²				
Number of Tenants ^(Note 2)	1 (4)				
Monthly Rent ^(Note 3)	¥22,795 thousand				
Security Deposits and Guarantees ^(Note 4)	¥131,414 thousand				
Occupancy Rate ^(Note 5)	End of Dec. 2023	End of Jun. 2024	End of Dec. 2024	End of Jun. 2025	End of Dec. 2025
	100.0%	100.0%	100.0%	76.7%	96.1%

(Note 1) “Leasable Floor Space” and “Leased Floor Space” indicate the leasable area within the business facility building that is part of the exclusively-owned spaces to be acquired. The figures are rounded at the second decimal point. The residential buildings (car parking) and associated storage rooms, etc., are not included. As of December 31, 2025, the residential building (car parking) has a capacity of 176 parking spaces, of which car parking usage contracts have been concluded for 171 spaces.

(Note 2) A master lease agreement will be executed after the acquisition with the master lease company with the said master lease company as the tenant. Therefore, the number of tenants is indicated as one with the total number of end tenants with which a valid lease agreement has been executed as of December 31, 2025 indicated in brackets.

(Note 3) The “Monthly Rent” amount (excluding consumption taxes and rounded down to the nearest thousand) indicates the total sum of the monthly rents indicated on the lease agreements executed between the master lease company and the end tenants for the business facility building (the amount includes common-area charges but excludes user fees for storage rooms, etc.). As of December 31, 2025, the total monthly usage fees based on car parking usage contracts for the residential building (car parking) amount to ¥5,050,000 (rounded down to the nearest thousand yen).

(Note 4) “Security Deposits and Guarantees” is the total amount of the balance (after deducting the amount of any portion that does not need to be returned) of the security deposits and guarantees of end tenants (excluding those for storage rooms, etc.) based on lease agreements executed with end tenants for the business facility building, rounded down to the nearest thousand yen. As of December 31, 2025, the total balance of security deposits and guarantees related to car parking usage contracts for the residential building (car parking) (after deducting the amount of any portion that does not need to be returned) is ¥7,743,000 (rounded down to the nearest thousand yen).

(Note 5) “Occupancy Rate” refers solely to the business facility building.

(4) Overview of the Seller

Name	GK Orient No. 1	
Location	Within AOJ Tax Co., 4-2-10 Hatchobori, Chuo-ku, Tokyo	
Representative	Representative Partner: Orient No. 1 Holdings General Incorporated Association Executive Officer: Takahito Idesawa	
Capital	¥100 thousand (as of December 31, 2025)	
Main Business	1. Acquisition, holding and disposal of real estate trust beneficiary rights; 2. Acquisition, holding, disposal, leasing, and management of real estate; 3. All other businesses incidental or related to the businesses stated in each of the preceding items.	
Established	September 27, 2016	
Relationship with JEI/JEAM	Capital Relationship	There is no capital relationship with JEI or JEAM to be noted.
	Personnel Relationship	There are no personnel relationship with JEI or JEAM to be noted.
	Business Relationship	There is no business relationship with JEI or JEAM to be noted.
	Status as Related Party	Not applicable



(5) Status of Owners of Property

The acquisition of the Property to Be Acquired is not from a person with a special interest relationship with JEI/JEAM.

(6) Details of Brokerage

Not applicable

(7) Conflicts of Interest of JEAM with Regard to the Property to Be Acquired

The Seller does not fall under the category of “related party” as defined in the Investment Trusts Act or the category of “sponsor company” under the Regulations for Transactions with Sponsor Companies, which are internal regulations of JEAM.

4. Details of the Property to Be Transferred

(1) Overview of the Property to Be Transferred

Property Name		BIZCORE AKASAKA-MITSUKE Building (Property Number: I-17)				
Type of Specified Asset		Trust beneficiary rights in real estate				
Trustee		Mizuho Trust & Banking Co., Ltd.				
Trust Establishment Date		October 1, 2019				
Trust Expiry Date		September 30, 2029				
Location	Lot Number	3-101-1 (and other lot numbers) Akasaka, Minato-ku, Tokyo				
	Address	3-1-2 Akasaka, Minato-ku, Tokyo				
Use ^(Note 1)		Office, car parking				
Type of Ownership ^(Note 2)	Land	Ownership				
	Building	Ownership				
Appraisal Value		¥5,910 million				
Appraisal Date		December 31, 2025				
Appraiser		Japan Real Estate Institute				
Details of Leasing						
Leasable Floor Space ^(Note 3)		2,387.43 m ²				
Leased Floor Space ^(Note 4)		2,122.16 m ²				
Number of Tenants ^(Note 5)		1 (7)				
Monthly Rent ^(Note 6)		¥19,574 thousand				
Security Deposits and Guarantees ^(Note 7)		¥219,492 thousand				
Occupancy Rate		End of Dec. 2023	End of Jun. 2024	End of Dec. 2024	End of Jun. 2025	End of Dec. 2025
		100.0%	100.0%	100.0%	100.0%	88.9%

(Note 1) “Use” is indicated as presented in the land registry.



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- (Note 2) The “Type of Ownership” indicates the type of rights held by the trustee for the Property to Be Transferred.
- (Note 3) “Leasable Floor Space” indicates leasable room area (excluding car parking, etc.) as of December 31, 2025.
- (Note 4) “Leased Floor Space” is the leased floor space indicated in the lease agreement with the end-tenant as of December 31, 2025.
- (Note 5) The total number of tenants is listed as 1 because a master lease agreement has been concluded with Nippon Steel Kowa Real Estate Co., Ltd. as the lessee, and the total number of end tenants as of December 31, 2025 is listed in parentheses.
- (Note 6) “Monthly Rent” is the total amount (excluding consumption tax, etc.) of the monthly rent (including common service charges but excluding usage fees for car parking, etc.) indicated in the lease agreements (in which the rent is stipulated on a monthly basis) that have been executed with the end tenants as of December 31, 2025, rounded down to the nearest thousand yen.
- (Note 7) “Security Deposits and Guarantees” is the total amount of the balance (after deducting the amount of any portion that does not need to be returned) of the security deposits and guarantees of lessees (excluding those for car parking, etc.) based on lease agreements executed with end tenants as of December 31, 2025, rounded down to the nearest thousand yen.

(2) Overview of the Party Receiving Transfer

For an overview of Nippon Steel Kowa Real Estate Co., Ltd., which is the Party Receiving Transfer for the Property to Be Transferred, see “3. Details of the Properties to Be Acquired / [AKASAKA INTERCITY AIR] / (4) Overview of the Seller.”

(3) Details of Brokerage

Not applicable

(4) Conflicts of Interest of JEAM with regard to the Property to Be Transferred

Nippon Steel Kowa Real Estate Co., Ltd., which is the Party Receiving Transfer for the Property to Be Transferred, falls under the category of “related party” as defined in the Investment Trusts Act. The Seller is also a “sponsor company” as defined in the Regulations for Transactions with Sponsor Companies. Upon concluding the transfer agreement with said related party and sponsor company, JEAM, in compliance with the said Regulations, has had the transaction approved at a meeting of its Compliance Committee, which includes outside experts, and deliberated and approved at a meeting of its Investment Committee.

5. Outlook

For the impact of said acquisition on JEI’s operating results for the periods ending June 2026 (from January 1, 2026 to June 30, 2026) and ending December 2026 (from July 1, 2026 to December 31, 2026), please refer to the “Japan Excellent, Inc. Reports 39th Period Financial Results(From July 1, 2025 to December 31, 2025)” separately announced today.



6. Overview of Appraisal Report

(1) Properties to Be Acquired

[AKASAKA INTERCITY AIR]

Property Name	AKASAKA INTERCITY AIR
Appraisal Value	¥5,940 million
Appraiser	Japan Real Estate Institute
Appraisal Date	February 1, 2026

(Thousands of yen^(Note 1))

Appraisal Item	Appraisal Value	Remarks, etc.
Income Approach Value	5,940,000	
Direct Capitalization Price	6,010,000	
Operating Revenue	265,301	
Gross Potential Revenue	275,376	Recorded by assessing potential rent and other stable medium- and long- term revenue
Vacancy Loss, etc.	10,075	Recorded by assessing the occupancy rate level that is stable over the medium- to long-term
Operating Expenses	94,405	
Maintenance and Management Fees Property Management Fees ^(Note 2)	41,532	Maintenance and Management Fees are recorded taking into account the individual characteristics of the property by referring to actual amounts from prior years and maintenance and management fees for comparable properties. Furthermore, Property Management Fees are recorded taking into account fee rates for similar properties with reference to fee rates based on contract terms and the individual characteristics of the property
Utility costs	15,195	Recorded taking into account the occupancy rate for rental space and other factors based on past results
Repair costs	6,324	Recorded by considering the future management and operation plans, the level of repair costs of similar properties, the annual average amount of repair and update costs stated in the Engineering Report, among other factors, by referring to past results
Advertisement for Leasing, etc.	1,911	Recorded the annual average amount of costs assessed based on the presumed turnover period of the lessee
Taxes and Public Dues	26,601	Recorded considering public taxes and dues-related materials, burden adjustment measures, and age-related depreciation adjustment rates
Insurance	556	Recorded taking into account insurance premiums based on insurance policies and insurance premium rates, etc. for similar buildings
Other Expenses	2,286	Recorded lease expenses, etc. for emergency generators
Net Operating Income	170,896	
Interest Income	0	The security deposits received from final tenants not recorded because they are retained by the original tenants
Capital Expenditures	14,758	Assessed by taking into account the capital expenditure levels of similar properties, the building age and the average amount of repair and replacement expenses, etc. stated in the Engineering Report, based on the assumption leveled reserve will be accumulated each fiscal period for the anticipated future expenditure
Net Cash Flow	156,138	
Cap Rate	2.6%	Assessed by adjusting the yield used as the standard for each district by the spread based on the property site, building or other conditions, while considering future uncertainties and transaction yields of similar properties
Discounted Cash Flow Value	5,870,000	
Discount Rate	2.3%	Assessed by considering factors such as projected net cash flow



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		and that anticipated fluctuations in sale price are factored into the cash flow, based on analysis of the capitalization rate under the direct capitalization approach, and comprehensively considering the individual characteristics of the property with reference to the investment yield of similar real estate transactions
Terminal Cap Rate	2.7%	Assessed by considering factors such as the potential for increased capital expenditures after the analysis period, uncertainties in real estate market trends, and the impact of the property's age on liquidity, after comprehensively taking into account future trends in investment yields, risks associated with the property as an investment, general projections for future economic growth rates, and trends in real estate prices and rents, etc., with reference to the transaction yield of comparable properties
Cost Approach Value	5,800,000	
Ratio of Land Value	81.5%	
Ratio of Building Value	18.5%	
Other matters noted by the appraiser in conducting appraisal	None	

(Note 1) Amounts are rounded down to the nearest thousand yen.

(Note 2) The amounts of property management expenses and property management fees of the Property to Be Acquired are disclosed in aggregate because there is a risk that disclosing the amounts of each fee individually could affect the other transactions of the contractors for building management operations and property management operations, thereby hindering the efficient operations of JEI and harming the interests of unitholders.



[Aqua Town Naya-bashi]

Property Name	Aqua Town Naya-bashi
Appraisal Value	¥6,200 million
Appraiser	Japan Real Estate Institute
Appraisal Date	February 1, 2026

(Thousands of yen^(Note 1))

Appraisal Item	Appraisal Value	Remarks, etc.
Income Approach Value	6,200,000	
Direct Capitalization Price	6,270,000	
Operating Revenue	372,600	
Gross Potential Revenue	394,052	Recorded by assessing potential rent and other stable medium- and long- term revenue
Vacancy Loss, etc.	21,452	Recorded by assessing the occupancy rate level that is stable over the medium- to long-term
Operating Expenses	113,283	
Maintenance and Management Fees Property Management Fees ^(Note 2)	27,877	Maintenance and Management Fees are recorded taking into account the individual characteristics of the property by referring to actual amounts from prior years and maintenance and management fees for comparable properties. Furthermore, Property Management Fees are recorded taking into account fee rates for similar properties with reference to fee rates based on contract terms and the individual characteristics of the property
Utility costs	13,400	Recorded taking into account the occupancy rate for rental space and other factors based on past results
Repair costs	12,107	Recorded by considering the future management and operation plans, the level of repair costs of similar properties, the annual average amount of repair and update costs stated in the Engineering Report, among other factors, by referring to past result
Advertisement for Leasing, etc.	2,993	Recorded the annual average amount of costs assessed based on the presumed turnover period of the lessee
Taxes and Public Dues	29,863	Recorded considering public taxes and dues-related materials, burden adjustment measures, and age-related depreciation adjustment rates
Insurance	883	Recorded taking into account insurance premiums based on insurance policies and insurance premium rates, etc. for similar buildings
Other Expenses	26,160	Recorded management association fees and residents' association membership fees
Net Operating Income	259,317	
Interest Income	1,555	Assessed interest income with the yield on investment at 1.0%
Capital Expenditures	28,898	Assessed by taking into account the capital expenditure levels of similar properties, the building age and the average amount of repair and replacement expenses, etc. stated in the Engineering Report, based on the assumption leveled reserve will be accumulated each fiscal period for the anticipated future expenditure
Net Cash Flow	231,974	
Cap Rate	3.7%	Assessed by adjusting the yield used as the standard for each district by the spread based on the property site, building or other conditions, while considering future uncertainties and transaction yields of similar properties
Discounted Cash Flow Value	6,120,000	
Discount Rate	3.3%	Assessed by considering factors such as projected net cash flow and that anticipated fluctuations in sale price are factored into the cash flow, based on analysis of the capitalization rate under the direct capitalization approach, and comprehensively considering



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		the individual characteristics of the property with reference to the investment yield of similar real estate transactions
Terminal Cap Rate	3.8%	Assessed by considering factors such as the potential for increased capital expenditures after the analysis period, uncertainties in real estate market trends, and the impact of the property's age on liquidity, after comprehensively taking into account future trends in investment yields, risks associated with the property as an investment, general projections for future economic growth rates, and trends in real estate prices and rents, etc., with reference to the transaction yield of comparable properties
Cost Approach Value	6,690,000	
Ratio of Land Value	82.0%	
Ratio of Building Value	18.0%	
Other matters noted by the appraiser in conducting appraisal	None	

(Note 1) Amounts are rounded down to the nearest thousand yen.

(Note 2) The amounts of property management expenses and property management fees of the Property to Be Acquired are disclosed in aggregate because there is a risk that disclosing the amounts of each fee individually could affect the other transactions of the contractors for building management operations and property management operations, thereby hindering the efficient operations of JEI and harming the interests of unitholders.



(2) Property to Be Transferred

Property Name	BIZCORE AKASAKA-MITSUKE
Appraisal Value	¥5,910 million
Appraiser	Japan Real Estate Institute
Appraisal Date	December 31, 2025

(Thousands of yen^(Note 1))

Appraisal Item	Appraisal Value	Remarks, etc.
Income Approach Value	5,910,000	
Direct Capitalization Price	5,980,000	
Operating Revenue	272,878	
Gross Potential Revenue	284,715	Recorded by assessing potential rent and other stable medium- and long- term revenue
Vacancy Loss, etc.	11,837	Recorded by assessing the occupancy rate level that is stable over the medium- to long-term
Operating Expenses	90,649	
Maintenance and Management Fees Property Management Fees ^(Note 2)	26,325	Maintenance and Management Fees are recorded taking into account the individual characteristics of the property by referring to actual amounts from prior years and maintenance and management fees for comparable properties. Property Management Fees are recorded taking into account fee rates for similar properties with reference to fee rates based on agreements and the individual characteristics of the property
Utility costs	12,500	Recorded taking into account the occupancy rate for rental space and other factors based on past results
Repair costs	2,148	Recorded by considering the future management and operation plans, the level of repair costs of similar properties, the annual average amount of repair and update costs stated in the Engineering Report, among other factors, by referring to past results
Advertisement for Leasing, etc.	3,932	Recorded the annual average amount of costs needed for brokerage services, advertising, etc., based on the estimated turnover period of lessees
Taxes and Public Dues	45,233	Recorded, giving considering documents relating to taxes and public dues, the details of measures to adjust payments and the age-related depreciation adjustment rate, etc.
Insurance	273	Recorded taking into account insurance premiums based on insurance policies and insurance premium rates, etc. for similar buildings
Other Expenses	238	Recorded advertising and other expenses
Net Operating Income	182,229	
Interest Income	2,433	Assessed interest income with the yield on investment at 1.0%.
Capital Expenditures	5,170	Assessed by taking into account the capital expenditure levels of similar properties, the building age and repair and replacement expenses stated in the Engineering Report, based on the assumption leveled reserve will be accumulated each fiscal period for the anticipated future expenditure
Net Cash Flow	179,492	
Cap Rate	3.0%	Assessed by adjusting the yield used as the standard for each district by the spread based on the conditions for the property, while considering future uncertainties and transaction yields of similar properties
Discounted Cash Flow Value	5,840,000	
Discount Rate	2.8%	Assessed by considering factors such as projected net cash flow and that anticipated fluctuations in sale price are factored into the cash flow, based on analysis of the capitalization rate under the direct capitalization approach, taking into account the investment yield of comparable properties and comprehensively



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		considering the individual characteristics of the property
Terminal Cap Rate	3.1%	Assessed by considering factors such as the potential for increased capital expenditures after the analysis period, uncertainties in real estate market trends, and the impact of the property's age on liquidity, after comprehensively taking into account future trends in investment yields, risks associated with the property as an investment, general projections for future economic growth rates, and trends in real estate prices and rents, etc., with reference to the transaction yield of comparable properties
Cost Approach Value	6,370,000	
Ratio of Land Value	86.2%	
Ratio of Building Value	13.8%	
Other matters noted by the appraiser in conducting appraisal		None

(Note 1) Amounts are rounded down to the nearest thousand yen.

(Note 2) The amounts of property management expenses and property management fees are disclosed in aggregate because there is a risk that disclosing the amounts of each fee individually could affect the other transactions of the contractors for building management operations and property management operations, thereby hindering the efficient operations of JEI and harming the interests of unitholders.



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[Attachments]

Appendix 1: Income and Expense Outlook for the Properties to Be Acquired

Appendix 2: Portfolio After Acquisition of the Properties to Be Acquired

Appendix 3: Exterior View, Etc. of the Properties to Be Acquired

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[Appendix 1] Income and Expense Outlook for the Properties to Be Acquired

Property Name	AKASAKA INTERCITY AIR	Aqua Town Naya-bashi
NOI	¥182 million	¥258 million
NOI yield	3.3%	4.3%
NOI yield after depreciation	2.8%	3.5%

Assumptions for Income and Expense Outlook:

The above figures for “NOI” are the annual average of JEI’s estimated figures for the first five years after acquisition of the Properties to Be Acquired by JEI, excluding special factors that may arise during the first fiscal year of the acquisition of the Properties to Be Acquired (i.e., not forecast for the current fiscal period).

NOI yield is the figure calculated with the following formula:

$$\text{NOI yield} = \text{NOI} / \text{planned acquisition price}$$

NOI yield after depreciation is the figure calculated with the following formula:

$$\text{NOI yield after depreciation} = (\text{NOI} - \text{depreciation}) / \text{planned acquisition price}$$

Furthermore, depreciation is calculated with the straight-line method for the useful life of the Properties to Be Acquired, which is in the same manner applied to the other properties already owned by JEI, after considering various information including the Engineering Report.



[Appendix 2]: Portfolio Overview (Planned) After the Transaction

Classification	Property Number	Name	Date of Acquisition	(Planned) Acquisition Price (Millions of yen) (Note 1)	Investment ratio (%) (Note 2)	Investment Ratio by Area (%) (Note 2)
Area I: 6 central wards of Tokyo (Note 3)	I-1	Omori Bellport D	June 29, 2006	22,552	7.7	62.8
	I-2	Shiba 2-Chome Building	June 29, 2006	9,450	3.2	
	I-8	AKASAKA INTERCITY	October 26, 2007	17,857	6.1	
			February 5, 2013	10,289	3.5	
		Total		28,146	9.7	
	I-10	Daiba Garden City Building	February 4, 2011	11,000	3.8	
	I-12	HAMARIKYU INTERCITY	December 20, 2011	7,080	2.4	
			February 4, 2014	12,000	4.1	
			Total	19,080	6.6	
	I-14	Kowa Nishi-Shimbashi Building	March 28, 2013	3,931	1.3	
			August 1, 2017	7,500	2.6	
		Total		11,431	3.9	
	I-15	Mansard Daikanyama	July 1, 2016	11,420	3.9	
	I-16	AKASAKA INTERCITY AIR	July 2, 2018	6,590	2.3	
			March 19, 2026 (planned)	5,545	1.9	
	Total		12,135	4.2		
I-18	BIZCORE JIMBOCHO	June 25, 2021	10,200	3.5		
		September 29, 2025	660	0.2		
	Total		10,860	3.7		
I-19	BIZCORE SHIBUYA	August 1, 2022	6,640	2.3		
I-20	BIZCORE TSUKIJI	July 4, 2023	9,800	3.4		
I-21	OSAKI BRIGHT TOWER/OSAKI BRIGHT PLAZA	April 26, 2024	13,100	4.5		
I-22	ARK Hills Front Tower	April 15, 2025	17,250	5.9		
Area II: Central Osaka City Central Nagoya City Central Fukuoka City (Note 4)	II-1	NHK Nagoya Housou-Center Building	June 27, 2006	4,300	1.5	9.9
			March 24, 2014	1,310	0.4	
			Total	5,610	1.9	
	II-4	GRAND FRONT OSAKA (South Building/Umekita Plaza)	February 3, 2020	4,868	1.7	
			December 8, 2023	4,650	1.6	
		Total		9,518	3.3	
II-5	GRAND FRONT OSAKA (North Building)	February 3, 2020	3,982	1.4		
		December 8, 2023	3,650	1.3		
	Total		7,632	2.6		
II-6	Aqua Town Naya-bashi	February 27, 2026 (planned)	6,000	2.1		
Area III: Tokyo other than Area I, and its vicinity (Kanagawa, Saitama, and Chiba prefectures)	III-1	Musashikosugi Tower Place	June 27, 2006	13,890	4.8	19.4
			June 27, 2006	3,775	1.3	
			November 30, 2006	130	0.0	
			October 17, 2008	300	0.1	
			April 17, 2013	520	0.2	
		Total		4,725	1.6	
	III-7	JEI Ryogoku Building	June 27, 2006	2,550	0.9	
	III-11	Core City Tachikawa	February 5, 2013	6,500	2.2	
III-12	Nisseki Yokohama Building	April 1, 2015	24,500	8.4		
III-13	Yokohama Bentendori Dai-ichi Seimei Building	June 15, 2018	640	0.2		
III-14	Shinyokohama Arena dori Building	March 31, 2023	2,077	0.7		
III-15	Urawa SH Building	October 31, 2025	1,760	0.6		
Area IV: Osaka, Nagoya and Fukuoka (excl. Area II), other government-decreed cities, etc.	IV-3	JEI Hiroshima Hacchobori Building	May 22, 2012	2,760	0.9	7.9
	IV-4	SE Sapporo Building	March 1, 2013	5,500	1.9	
	IV-5	Aoba-dori Plaza	February 4, 2014	2,120	0.7	
	IV-6	Daiwa Minami-morimachi Building	February 4, 2014	4,410	1.5	
	IV-7	JEI Naha Building	December 7, 2015	1,380	0.5	
	IV-8	Hiroshima Dai-ichi Seimei OS Building	June 15, 2018	2,780	1.0	
IV-10	Sapporo Otemachi Building	December 1, 2021	4,069	1.4		
	Total		291,286	100.0	100.0	

(Note 1) “(Planned) Acquisition Price” is the purchase price stated on the purchase agreement of each property (excluding consumption taxes). Amounts are rounded down to the nearest specified unit.

(Note 2) “Investment Ratio” and “Investment Ratio by Area” are rounded to the first decimal place.

(Note 3) “Tokyo’s 6 Central Wards” are Chiyoda, Chuo, Minato, Shinjuku, Shinagawa, and Shibuya wards.

(Note 4) “Central Osaka” refers to the Umeda, Dojima, Nakanoshima, Yodoyabashi, and Honmachi districts, etc., “Central Nagoya” refers to the Meieki, Fushimi, and Sakae districts, etc., and “Central Fukuoka” refers to the Tenjin and Hakata Terminal Peripheral districts, etc.



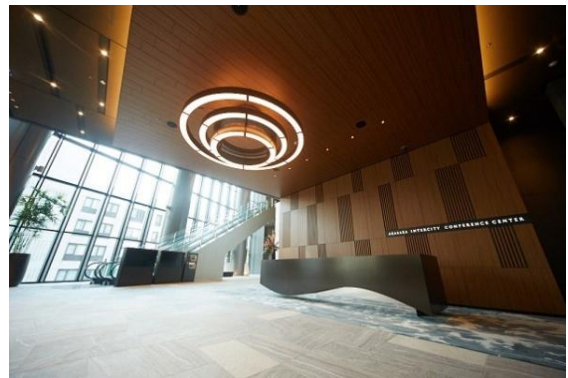
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[Appendix 3]: Exterior View, Etc. of the Properties to Be Acquired

[AKASAKA INTERCITY AIR]



Office Entrance (1F)



Conferences Hall Entrance (3F)





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[Aqua Town Naya-bashi]

