

Management Fee System

NAF will pay asset management fees to the Company in accordance with the asset management agreement entered into with the Company. The remuneration is as follows (Article 36 of the articles of incorporation).

(1)Management Fee 1

The Company shall pay the amount provided for in the asset management agreement. The maximum amount thereof shall be equivalent to five percent (5%) of (i) rent, (ii) key money, (iii) common-area charges, (iv) parking lot usage charges, (v) incidental earnings, (vi) facilities charges, (vii) facilities establishment charges, (viii) delinquent charges, (ix) exit penalty or any other similar earnings caused by the cancellation of a lease agreement, and (x) any other amount of earnings resulting from the lease business, all of which are calculated at every Settlement Date of the Company, and result from the real estate (here and hereinafter, including the leaseholds and surface rights) that is included in the Investment Assets of the Company or the real estate backing the Investment Assets, during the fiscal period in which the relevant Settlement Date falls (excluding the earnings from the sale of real estate or any other assets included in the Investment Assets; provided, however, that if the Investment Assets are Equity Interests in Anonymous Partnerships (tokumei kumiai) relating to Real Estate or Real Estate-Backed Securities, the maximum amount shall be equivalent to five percent (5%) of the amount of dividends on the relevant Investment Assets and other similar proceeds, which is calculated at every Settlement Date of the Company.).

Management Fee 1 shall be paid after the settlement of accounts without delay.

(2)Management Fee 2

The Company shall pay the amount provided for in the asset management agreement. The maximum amount thereof shall be equivalent to five percent (5%) of the Amount Available for Distribution.

The “Amount Available for Distribution” means pre-tax net income (excluding gain on negative goodwill) before deducting the Management Fees 1 and 2, which is calculated in accordance with the generally accepted corporate accounting principles.

Management Fee 2 shall be paid after the settlement of accounts without delay.

(3)Management Fee 3

In the case where the Investment Assets are newly acquired, the Company shall pay the amount provided for in the asset management agreement, up to the amount equivalent to

that obtained by multiplying the acquisition price of the relevant Investment Assets (excluding the consumption tax and local consumption tax thereon and expenses pertaining to the acquisition) by one percent (1%); provided, however, that, with respect to the acquisition of the Investment Assets from the Sponsor Related Parties, the Company shall pay the amount provided for in the asset management agreement, up to the amount equivalent to that obtained by multiplying the acquisition price of the relevant Investment Assets (excluding the consumption tax and local consumption tax thereon and expenses pertaining to the acquisition) by zero point five percent (0.5%).

In this Article, the "Sponsor Related Parties" means (i) the Interested Persons, etc., as defined in the Investment Trust Act, (ii) shareholders of the Asset Management Company and subsidiaries and affiliated companies of shareholders of the Asset Management Company on a consolidated basis, and (iii) special purpose companies in which shareholders of the Asset Management Company and subsidiaries and affiliated companies of shareholders of the Asset Management Company, on a consolidated basis, hold fifteen percent (15%) or more of shares, equity investments in anonymous partnerships, or preferred shares (including specific purpose companies under the Asset Securitization Act and stock companies, etc.).

Management Fee 3 shall be paid by the end of the month immediately following the month in which the date of acquisition falls.

(4)Management Fee 4

In the case where the Investment Assets are transferred, the Company shall pay the amount provided for in the asset management agreement, up to the amount equivalent to that obtained by multiplying the sale price of the relevant Investment Assets (excluding the consumption tax and local consumption tax thereon) by one percent (1%); provided, however, that, with respect to the sale of the Investment Assets to the Sponsor Related Parties, the Company shall pay the amount provided for in the asset management agreement, up to the amount equivalent to that obtained by multiplying the sale price of the relevant Investment Assets (excluding the consumption tax and local consumption tax thereon) by zero point five percent (0.5%).

Management Fee 4 shall be paid by the end of the month immediately following the month in which the date of the sale falls.

(5)Management Fee 5

In a consolidation-type merger or absorption-type merger with other investment corporation (excluding the absorption-type merger in which the Company is to be an investment

corporation surviving the absorption-type merger), if the Asset Management Company researches and evaluates assets etc. that such other investment corporation owns and conducts other businesses related thereto and such merger comes into effect, the Company shall pay the amount provided for in the asset management agreement, up to the amount equivalent to that obtained by multiplying the appraised price of Real Estate and Real Estate-Backed Securities at the time of the merger that such other investment corporation owns at such time by zero point five percent (0.5%).

Management Fee 5 shall be paid within three months from the effective date of the merger.

Amount of Asset Management Fees Paid

Asset management fees paid by NAF to the Company are as follows.

(JPY thousand)

37th Period (Ended August 31, 2024)	38th Period (Ended February 28,2025)
961,817	980,152