(Asset Management Company)

Japan Excellent Asset Management Co., Ltd.



Japan Excellent, Inc.

Positioning of the Transfer and Future Policy

December 22, 2015

(TSE: 8987)

This presentation material is the summary of various measures announced in “Notice Concerning Transfer of Investment Assets and Cancellation of Lease Agreements (No. 32 Kowa Building and No. 35 Kowa Building)” and “Notice Concerning Early Repayment of Short-term Borrowing” dated December 22, 2015.

Positioning of the Transfer and Future Policy

Japan Excellent, Inc.

☐ The transfer is part of measures announced on March 27, 2015.

	Measures Announced as of March 27, 2015 (Note 1)
(1) Acquisition of Nisseki Yokohama Building (Note 2)	● Executed the purchase agreement on March 27, 2015 and acquired on April 1, 2015 for 24.5 billion yen ● Proceeds from issuance of new investment units (primary offering), debt financing and funds on hand are used as funds for the acquisition
(2) Filing of a shelf registration statement (Note 3)	● March 27, 2015: Set 5.0 billion yen of total issued price and period of one year (June 24, 2015: Withdrew the shelf registration statement on June 24, 2015 in line with the resolution on the issuance of new investment units)
(3) Short-term borrowings (Note 4)	● March 31, 2015: Borrowed 24.5 billion yen as funds for acquisition of Nisseki Yokohama Building
(4) Resolution on issuance of new investment units (Note 5)	● June 24, 2015: (Resolution on issuance) Proceeds to be allocated for part of the repayment of borrowings made in line with acquisition of Nisseki Yokohama Building
(5) Transfer of owned properties (Note 6) (Measure taken this time around)	● Transfer of owned properties (to repay short-term borrowings)

Implementation of measures



(1) Acquisition of Nisseki Yokohama Building

March 27, 2015

Acquisition date: April 1, 2015

Shelf registration for 5.0 billion yen of total issued price

(2) Filing of a shelf registration statement

March 27, 2015

Conducted 24.5 billion yen of bridge finance

(3) Short-term borrowings

March 31, 2015

Conducted fund procurement with total offer price of 6.7 billion yen

(4) Resolution on issuance of new investment units

June 24, 2015

Transfer this time around

No. 32 Kowa Building



No. 35 Kowa Building



(5) Transfer of owned properties (asset replacement)

December 22, 2015

Transfer date: December 24, 2015

- Proceeds from the transfer to be allocated for the repayment of short-term borrowings
- Expansion of asset size and improvement of portfolio quality through utilization of property acquisition capacity

(Properties to be replaced/acquired are currently under consideration) (Note 7)

18th fiscal period

19th fiscal period

20th fiscal period and after

Notes and Disclaimer

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[Notes]

Note 1: Please refer to “Concerning Measures Announced as of March 27, 2015” dated March 27, 2015.

Note 2: Please refer to “Notice Concerning “Notice Concerning Acquisition and Leasing of Investment Asset (Nisseki Yokohama Building)” dated March 27, 2015.

Note 3: Please refer to “Notice Concerning the Filing of Shelf Registration Statement of the Investment Units” dated March 27, 2015.

Note 4: Please refer to “Notice Concerning Debt Financing” dated March 27, 2015.

Note 5: Please refer to “Notice Concerning the Issue of New Investment Units and Secondary Offering and Withdrawal of Shelf Registration Statement of the Investment Units” dated June 24, 2015.

Note 6: Please refer to “Notice Concerning Transfer of Investment Assets and Cancellation of Lease Agreements (No. 32 Kowa Building and No. 35 Kowa Building)” and “Notice Concerning Early Repayment of Short-term Borrowing” dated December 22, 2015.

Note 7: As for the measures under consideration, no items have been decided as of the date of this document. Notice will be issued once a determination is made.

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