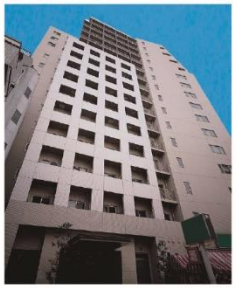
日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

8986 | http://www.jrhi.co.jp/en

Financial Results for the 22nd Fiscal Period
(Ended March 31, 2017)

May 16, 2017






株式会社ミカサ・アセット・マネジメント
Mi-Casa Asset Management Inc.

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I. Executive Summary for the 21st Fiscal Period

Executive Summary for the 22nd Fiscal Period

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Japan Rental Housing Investments Inc.

1. Disposition of Owned Properties and Acquisition of New Properties

(Dispositions)

・Disposed 5 small-scale properties (4 in Kinki, 1 in Sapporo; book value as of September 2016: JPY 1.36 billion) for JPY 1.35 billion (disposition of 30 properties in total since 2010) → Eliminated unrealized loss of JPY 180 million before the disposition; distribution reserves allocated to loss on sale of real estate of JPY 90 million, (thus no impact on the distributions)

(Acquisitions)

・Acquired a tower condominium in Sapporo for JPY 4.53 billion on October 3, 2016 (with own funds)

・Executed a purchase and sale agreement for 3 newly-built properties in Osaka, totaling JPY 4 billion on May 15, 2017 (scheduled to acquire on June 1 with own funds)

(Occupancy rate of Chijikoukanmae Tower Residence)
Before acquisition 90.2% → After acquisition 97.8%
(September 5, 2016) (March 31, 2017)

(3 new properties to be acquired on June 1)

HS Umeda EAST	JPY 2.15 bn
Serenite Umeda EST	JPY 1.06
Serenite Yuhigaoka EST	JPY 0.81
Total of 3 properties	JPY 4.02

2. Operation

・Occupancy rate: 98.3% (+0.7 points compared to the initial forecast), remaining at over 98% (occupancy rate as of the end of the fiscal period: 98.7%)

・Long-term (over 60 days) vacancy units: 11 units at the end of the fiscal period (0.01%)

・Rent: For 1,334 new contracts, rent increase 47.2% (+12.1 points from the previous fiscal period) / rent decrease 39.9% (-6.7 points from the previous fiscal period); For 2,062 renewals, rent increase 7.0% (+1.4 points from the previous fiscal period)

・Parking occupancy rate: 94.3% at the end of the fiscal period (historical high)

・BM fees: Reduced by JPY 37 million (targeted reduction amount of JPY 35 million in the mid-term target, disclosed on November 15, 2016)

・Trust fees: Reduced by JPY 15 million (as in mid-term target)

(Comparison of average occupancy rates for Oct.-Mar. period)
22nd FP (2017): 98.3% ↑ (+0.1P)
20th FP (2016): 98.2% ↓ (-0.2P)
18th FP (2015): 98.4% ↑ (+1.1P)
16th FP (2014): 97.3% –
(End of Mar. 2017)
Long-term vacancy units (over 60 days): 11 units
Parking occupancy rate: 94.3% (record high)

3. Finance

・JPY 11.3 billion (average borrowing period: 2.9 years, all-in financing costs: 0.94%) due in 22nd fiscal period *All-in financing costs are before allocation of cost for fixing interest rates

→ Refinanced with JPY 4.0 billion (8 years) and JPY 7.3 billion (3.5 years) (average borrowing period: 5 years, all-in financing costs: 0.57%)

→ All-in financing costs of total interest bearing debt costs reduced to 1.33% from 1.47% in the 21st fiscal period

(Breakdown of financing in 22nd FP)

BTMU	2,757	mn
Shinsei	2,739	
SMBC	1,824	
Resona	1,315	
MUTB	951	
Aozora	758	
Norinchukin	505	
Fukuoka	500	
Bank borrowings - Total	11,349	mn

4. Credit Rating

・JCR's rating changed from "A (positive)" to "A+ (stable)" (as of February 28, 2017)

・R&I's rating remains unchanged at "A (stable)" (as of February 3, 2017)

(Ratio of major unitholders as of March 31, 2017: Numbers in ○ indicate ranking)

①Japan Trustee Services Bank, Ltd.	15.0%
②The Master Trust Bank of Japan	13.9
③Trust & Custody Services Bank	8.7
④Nomura Bank (Luxembourg) S.A.	7.2
⑤Nomura Trust and Banking Company	5.5
⑥Daiwa Securities Group Inc.	3.3
⑦STATE STREET BANK AND TRUST	1.6
⑧THE BANK OF NYM	1.4
⑨Mizuho Trust & Banking	1.4
⑩Mitsubishi UFJ Trust & Banking	1.4

*Please refer to page 45 for details.

5. IR

・Visited 61 institutional investors (41 companies in Tokyo and 20 regional financial institutions outside of Tokyo)

・Conducted overseas IR activities in Asia and Australia (Had one-on-one meetings with 18 overseas investors)

・Participated in conferences in Japan organized by securities companies (Had one-on-one meetings with 10 investors)

・Participated in four presentation meetings for individual investors organized by securities companies

・Held regular briefing sessions for JRH unitholders in Tokyo, Nagoya, Osaka and Fukuoka (with attendance of 329 unitholders in total).

6. Progress of Medium-term Plans (Please refer to page 5.)

Comparison between the 21st and the 22nd Fiscal Period

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Japan Rental Housing Investments Inc.

	21st Fiscal Period	22nd Fiscal Period [Changes from Previous Period]
1. Portfolio		
Asset Size:	JPY 220.2 bn	JPY 223.2 bn [+JPY 3 bn]
NOI Yield:	5.65% (201 properties based)	5.73% [+0.08P] (196 properties based)
Appraisal Value:	JPY 238.2 bn	JPY 243.2 bn [+JPY 5.0 bn] (196 properties based)
Unrealized Gain:	JPY 25.7 bn	JPY 31.6 bn [+JPY 5.8 bn] (197 properties based)
(appraisal / book value:	112.0%)	114.6% [+2.6P])
2. Operations		
Number of Properties:	201	197 [-4]
Net Rentable Area:	524 thousand m²	532 thousand m² [+7 thousand m²]
Average Occupancy Rate:	98.1%	98.3% [+0.2P]
(September 2016:	98.4%)	(March 2017: 98.7% [+0.3P])
Average Rent at the end of the Period:	JPY 97,494	JPY 98,432 [+JPY 938]
3. Finance		
Loan Balance:	JPY 117.1 bn	JPY 117.1 bn [-]
Ratio of Long-Term Interest Bearing Debt:	81.1% (Note1)	84.3% [+3.2P] (Note1)
Average Loan Period:	5.34 years	5.54 years [+0.20 years]
Average Remaining Loan Period:	3.16 years	3.14 years [-0.01 years]
Appraisal Value Based LTV:	48.9%	47.3% [-1.6P]
Total Assets Based LTV:	51.2%	51.2% [-]
Total Unitholders' Capital:	JPY 91.7 bn	JPY 91.7 bn [-]
Total Units in Issue:	1,640,060 units	1,640,060 units [-]
Credit Rating:	A Positive (JCR) A Stable (R&I)	A+ Stable (JCR) A Stable (R&I)

(Note1) Interest-bearing debt that is due for repayment within one year is excluded from long-term interest bearing debt.
(Note2) Appraisal value based LTV is expected to be down to 46.5% on June 1, 2017, after the 3 properties acquisitions.
(Note3) Unit; rounded down, %; rounded

Progress of Medium-Term Plan of Distribution per Unit (3 years from 22nd FP to 27th FP)

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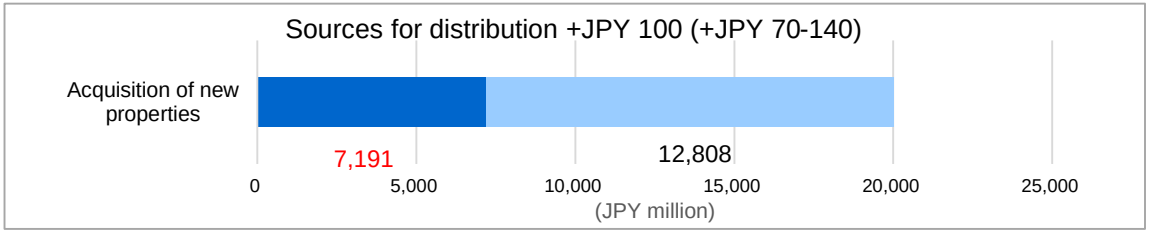
Overall progress rate
22nd FP 35.9%

1. Acquisition of new properties

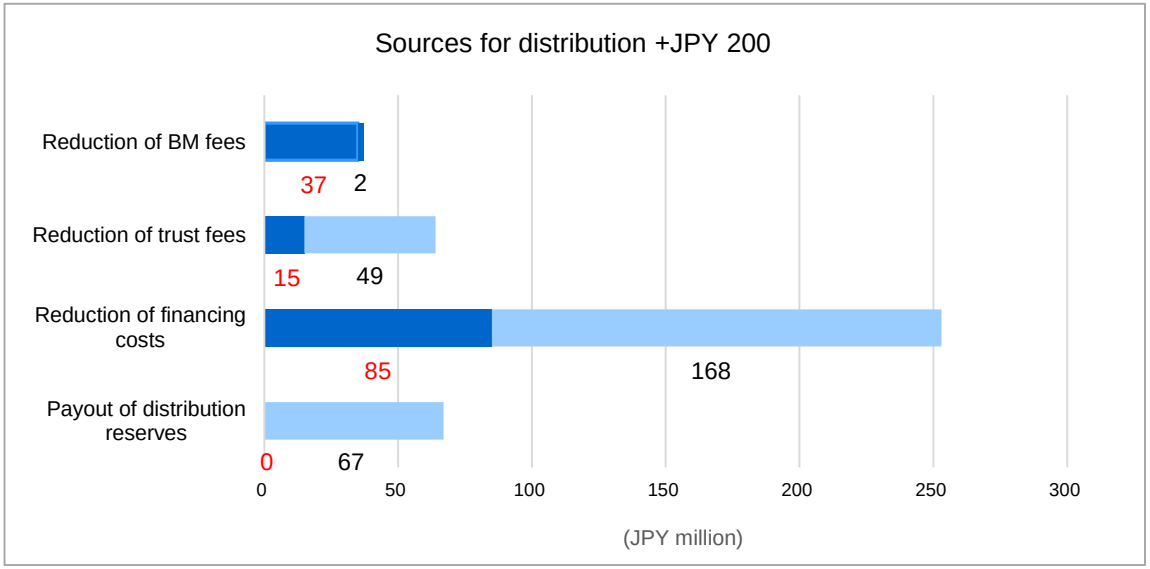
Target (JPY million)	Expected amount to be achieved in 22nd and 23rd FPs (JPY million)	Progress rate (%)
(10,000-) 20,000	7,191 (Note 1)	36.0

(Note 1) Acquisition of JPY 8,549 million (1 property in 22nd FP of JPY 4,530 million + Planned acquisition in 23rd FP of JPY 4,019 million) – Disposition of 5 properties in 22nd FP of JPY 1,357 million



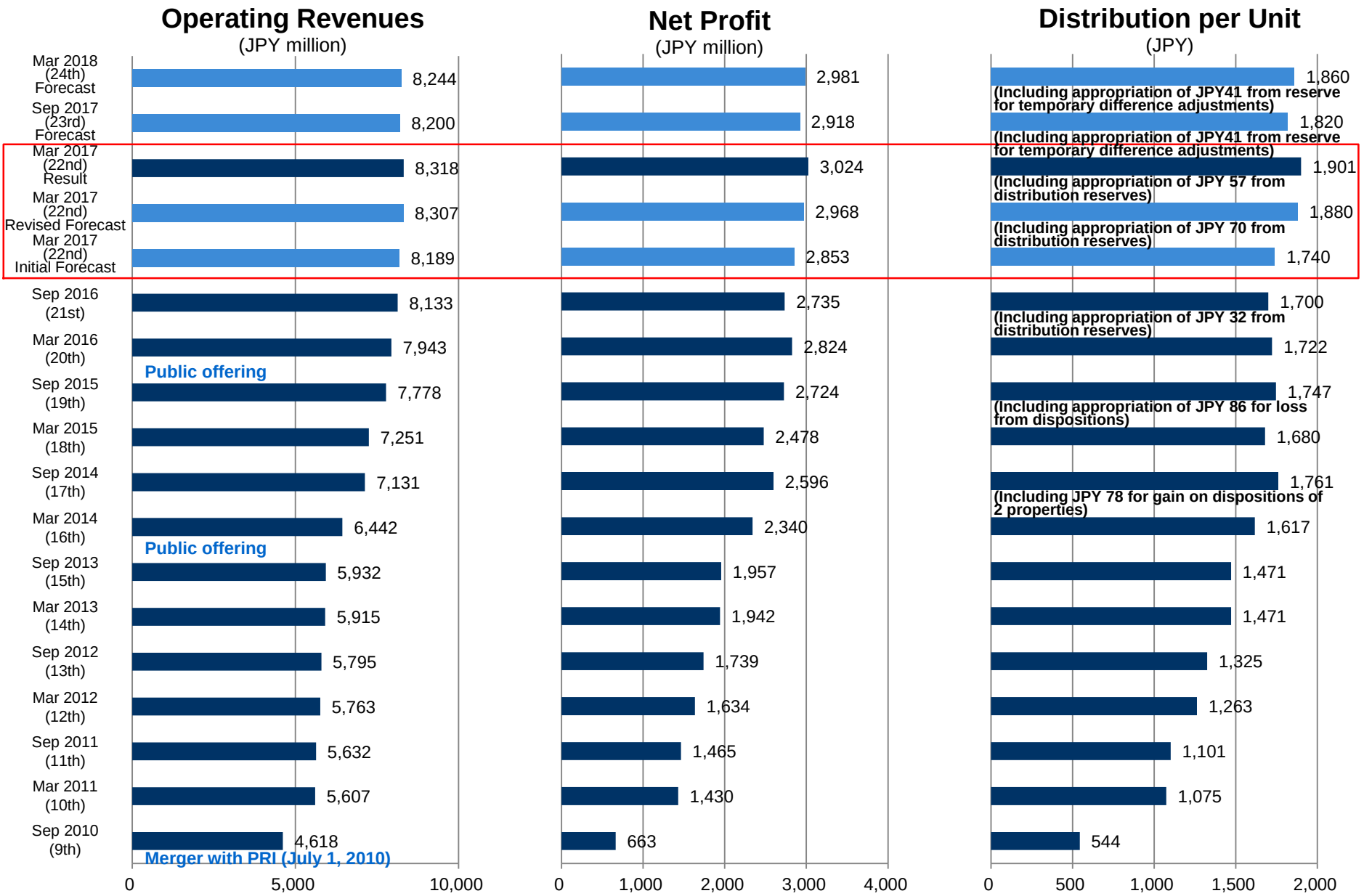
2. Reduction of costs and payout of distribution reserves

Target (JPY million)	Amount achieved in 22nd FP (JPY million)	Progress rate (%)
Reduction of BM fees 35.0	37.6	107.5
Reduction of trust fees 65.0	15.4	23.8
Reduction of financing costs 253.9 (Note 2, 3)	85.1 (Note 2)	33.5
Payout of distribution reserves 67.3 (Note 4)	0	0



(Note 2) Balance of interest bearing debt at the end of 21st FP (JPY 117,132 million) x (All-in financing costs for 21st FP (1.47%) – target all-in costs for 27th FP (1.04%)) / 2.
(Note 3) Balance of interest bearing debt at the end of 22nd FP (JPY 117,132 million) x (All-in financing costs for 21st FP (1.47%) – All-in costs for 22nd FP (1.33%)) / 2.
(Note 4) Expected balance after distributing period-end distribution for 22nd FP (JPY 6,733 million) / 50 years / 2.

Key Figures Trend



(Note) Figures on the 9th Fiscal Period do not include gains from negative goodwill. Performance figures on the 10th, 12th and 13th Fiscal Periods are real-term figures that exclude losses from property dispositions, etc. during the relevant period.

Portfolio Growth (Acquisition Price based)

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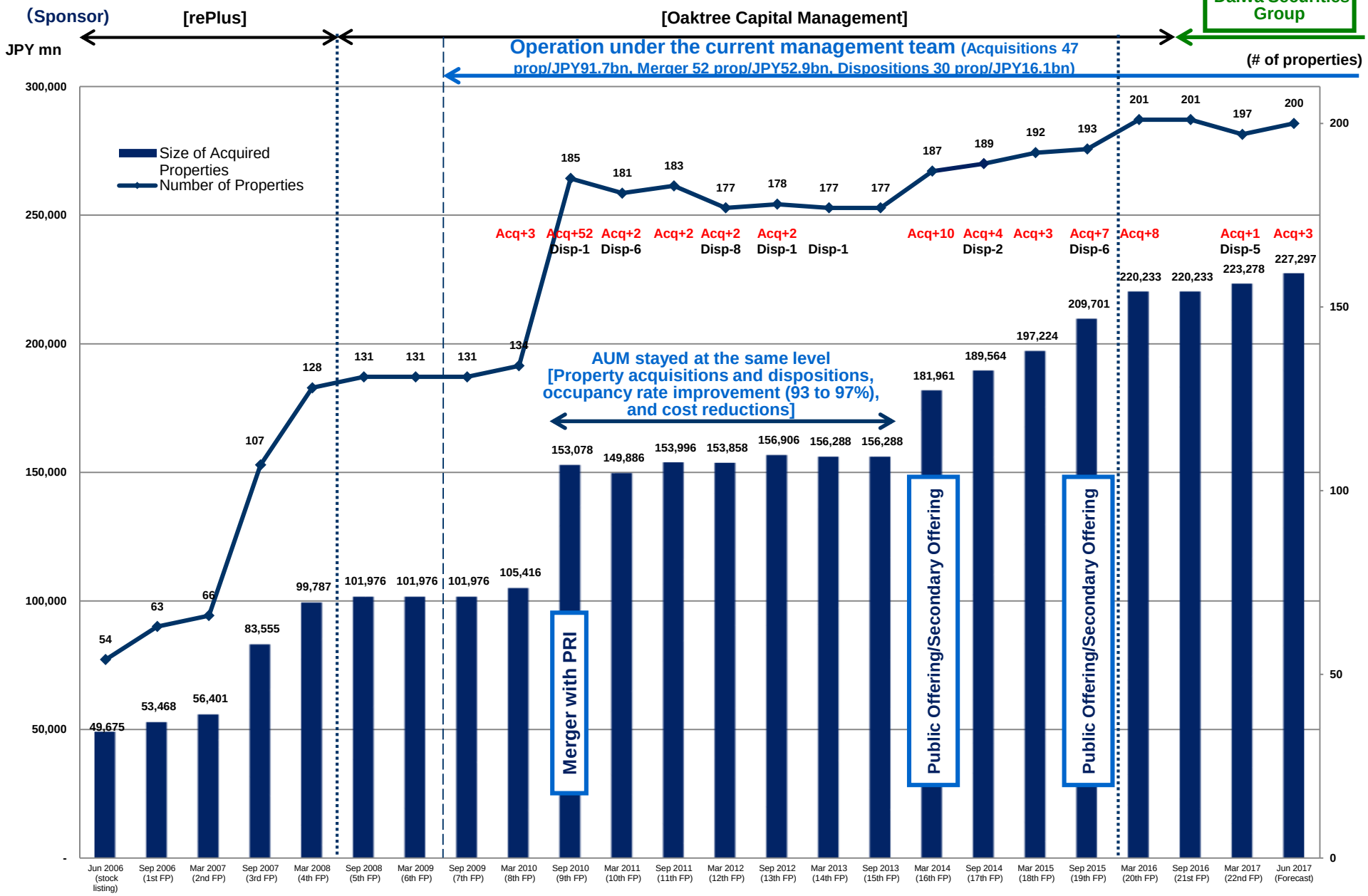
Daiwa Securities Group



Portfolio Overview (as of March 31, 2017)

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Total: **197** properties

Total asset: **¥223.2** bn
(based on the acquisition price)

Total unit: **13,151**


Granpark Tenjin
(Fukuoka, Fukuoka)


Forest Hill
SendaiAoba
(Sendai, Miyagi)


Chijikoukanmae
Towrer Residence
(Sapporo, Hokkaido)



Hokkaido area (Sapporo)
# of properties: 17

Tohoku / Shinetsu area
(Sendai / Morioka / Niigata)
# of properties: 16

Kyushu / Chugoku area
(Fukuoka / Okayama)
# of properties: 5

Tokyo area
# of properties: 97

Osaka area
# of properties: 36

Nagoya area
# of properties: 26


Serenite Honmachi
Grande
(Osaka, Osaka)


Gransys Tenmabashi
(Osaka, Osaka)


Serenite ShinOsaka
Nibankan
(Osaka, Osaka)


Serenite Koshien
(Nishinomiya, Hyogo)


willDo Hamasaki dori
(Kobe, Hyogo)


Lietocourt
Marunouchi
(Nagoya, Aichi)


Gran Casa
Kamimaezu
(Nagoya, Aichi)

Studio rental apartment ● Family rental apartment


The Residence
Honmoku
Yokohama Bayside
(Yokohama, Kanagawa)


willDo Kiyosumi
(Koto-ku, Tokyo


TK Flats Shibuya
(Shibuya-ku, Tokyo)


Gran Casa Minami
Aoyama
(Minato-ku, Tokyo)


Prospect Glarsa
Hiroo
(Shibuya-ku, Tokyo)


Storia Jingumae
(Shibuya-ku, Tokyo)


Colonnade Kasuga
(Bunkyo-ku, Tokyo)


Prospect
Shinonomebashi
(Koto-ku, Tokyo)


Joyce Court
(Ota-ku, Tokyo)


Prospect
Kiyosumi-Teien
(Koto-ku, Tokyo)


Gran Casa
Shinjuku Gyoen
(Shinjuku-ku, Tokyo)


Gala Place
Shinjuku Gyoen
(Shinjuku-ku, Tokyo)


Libest Nishi-chiba
(Chiba, Chiba)

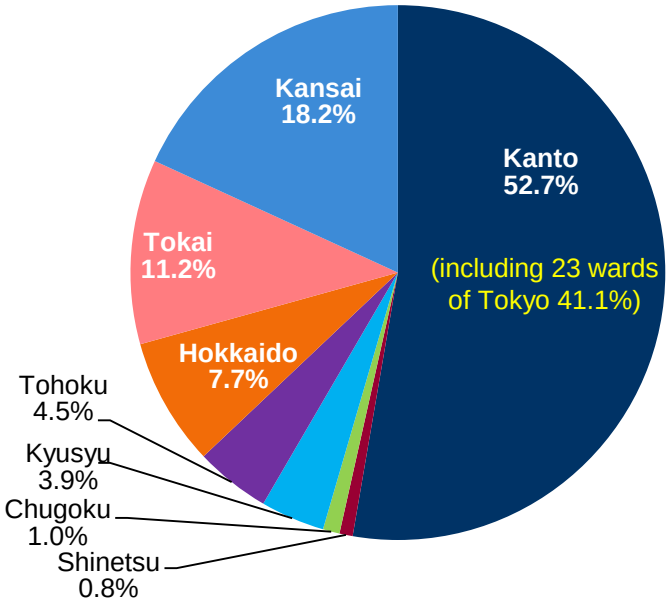

Park Terrace Ebisu
(Shibuya-ku,Tokyo)


Gran Casa Ginza East
(Chuo-ku, Tokyo)


willDo Todoroki
(Setagaya-ku,
Tokyo)

Portfolio (as of March 31, 2017)

<Geographical Allocation>



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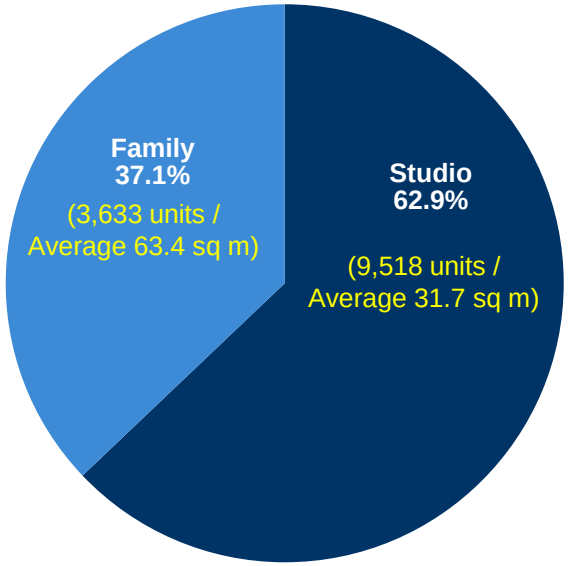

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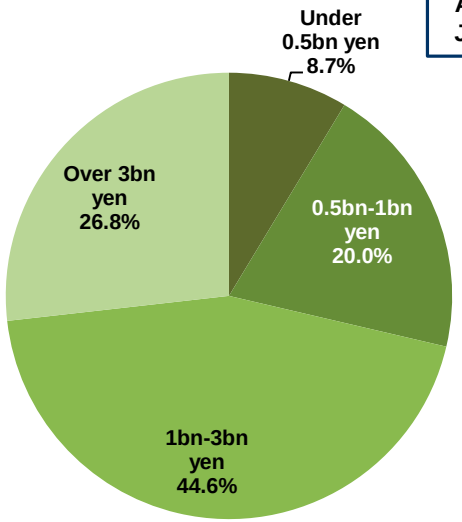
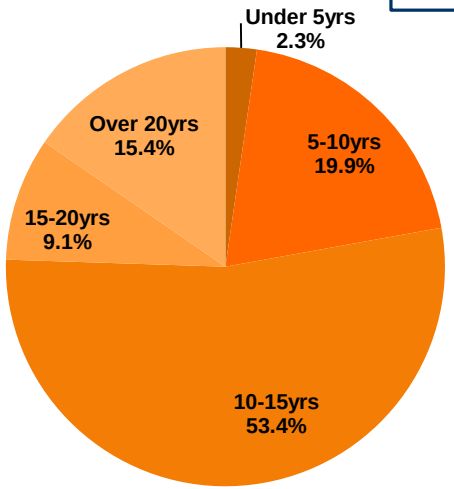
Average size JPY1,133 mn



JPY 1 bn or more per property in general for the new acquisitions

<Age>

Average age 13.5 yrs

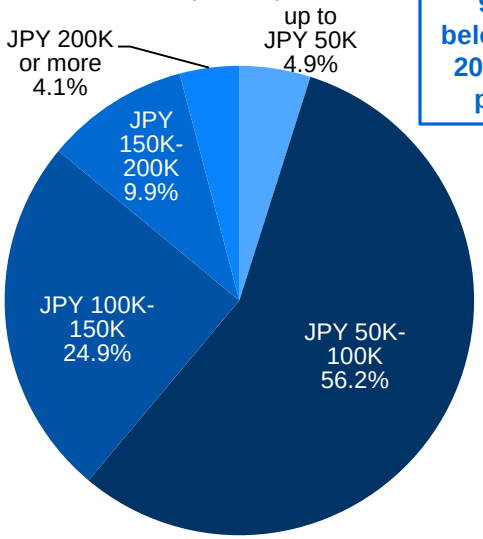


Building age less than 10 years in general for the new acquisitions

(Note) Each percentage is calculated based on the acquisition price (rounded off to one decimal place)

Monthly Rent per Unit

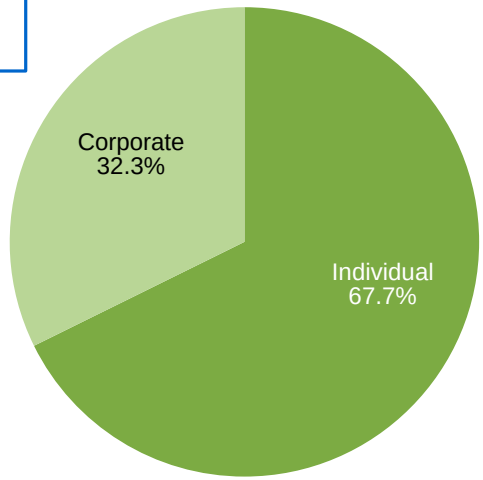
(Note1, 2)



95.9% are below than JPY 200 thousand per month

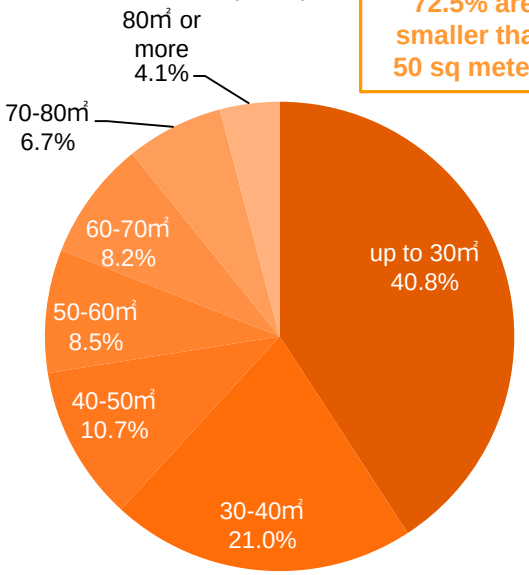
Lessee Type

(Note 1, 3)



Unit Size

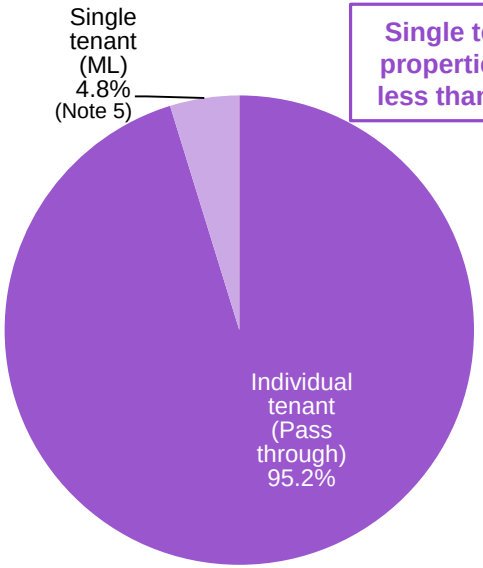
(Note 1)



72.5% are smaller than 50 sq meters

Lease Type

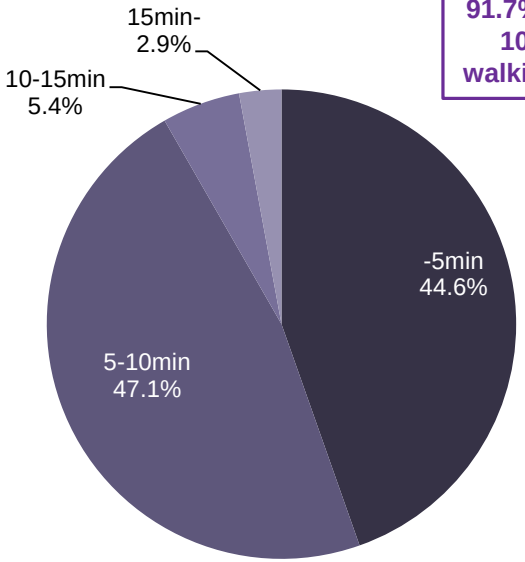
(Note 4)



Single tenant properties are less than 4.8%

Waling Distance from Stations

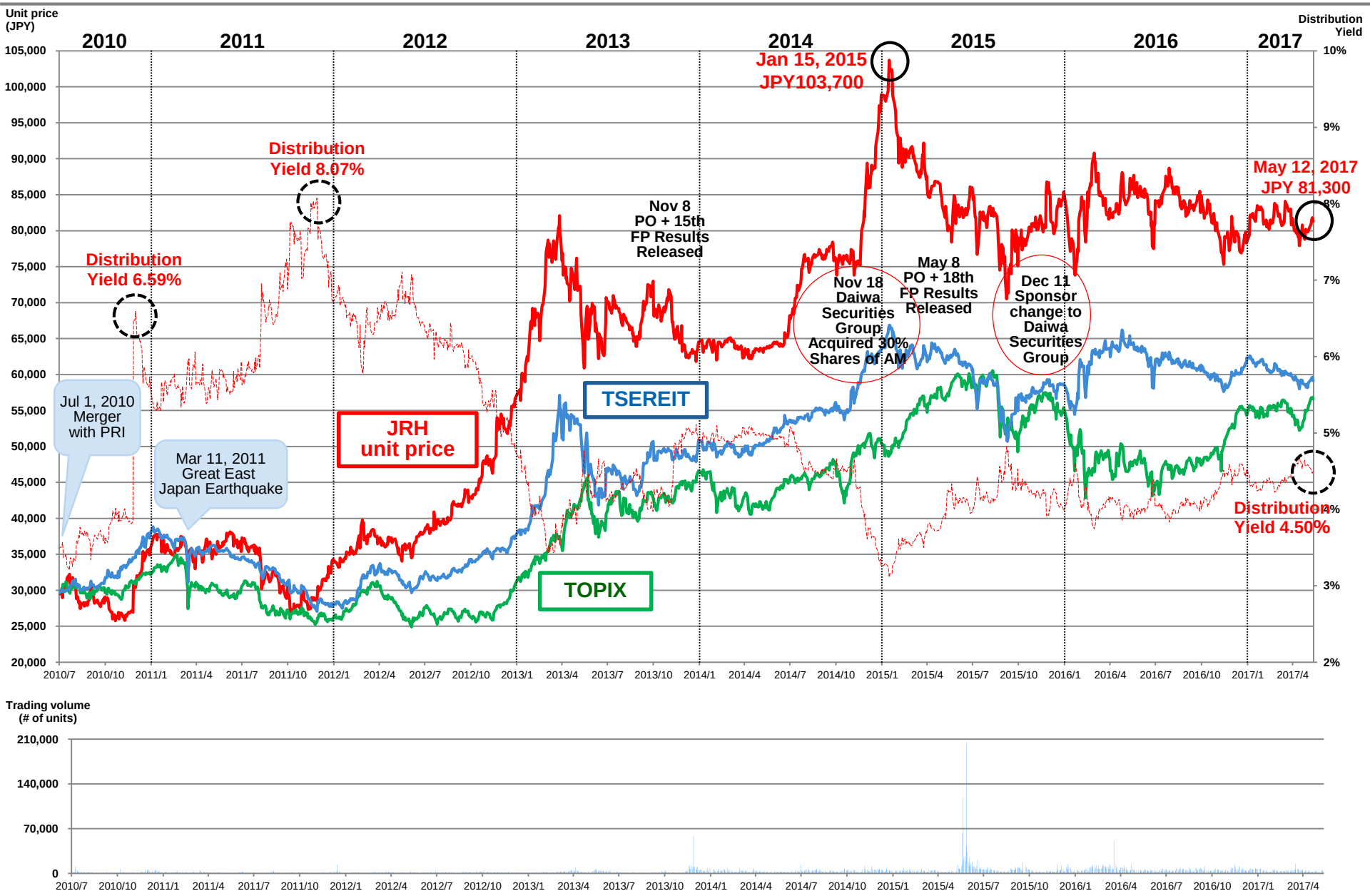
(Note 4)



91.7% are within 10 minutes walking distance

(Note1) Calculation excludes subleased properties and non-residential units (i.e. office, retail).
(Note 2) Calculation based on the total amount of monthly rent and common area fee as of March 31, 2017. For the vacant units, calculation based on the total amount of the asking rent and common area fee.
(Note 3) Calculation excludes the vacant units as of March 31, 2017.
(Note 4) Calculation based on the acquisition price.
(Note 5) Out of 4.8% (17 buildings with a total acquisition price of JPY 10.6 billion), 2.8% is leased by Mainichicomnet Co., Ltd. (10 student apartments in Tokyo with a total acquisition price of JPY 6.3 billion) and the remaining 1.9% is leased by a general business company (7 buildings with a total acquisition price of JPY 4.3 billion). Since leasing an entire building to a single tenant accompanies a risk of having only one tenant, it is our policy not to newly make such investment in principle.

JRH Unit Price/Distribution Yield/Trading Volume



(Note) TOPIX,TSEREIT: Indexed based on JRH's investment unit price as of July 1, 2010

Source: Bloomberg

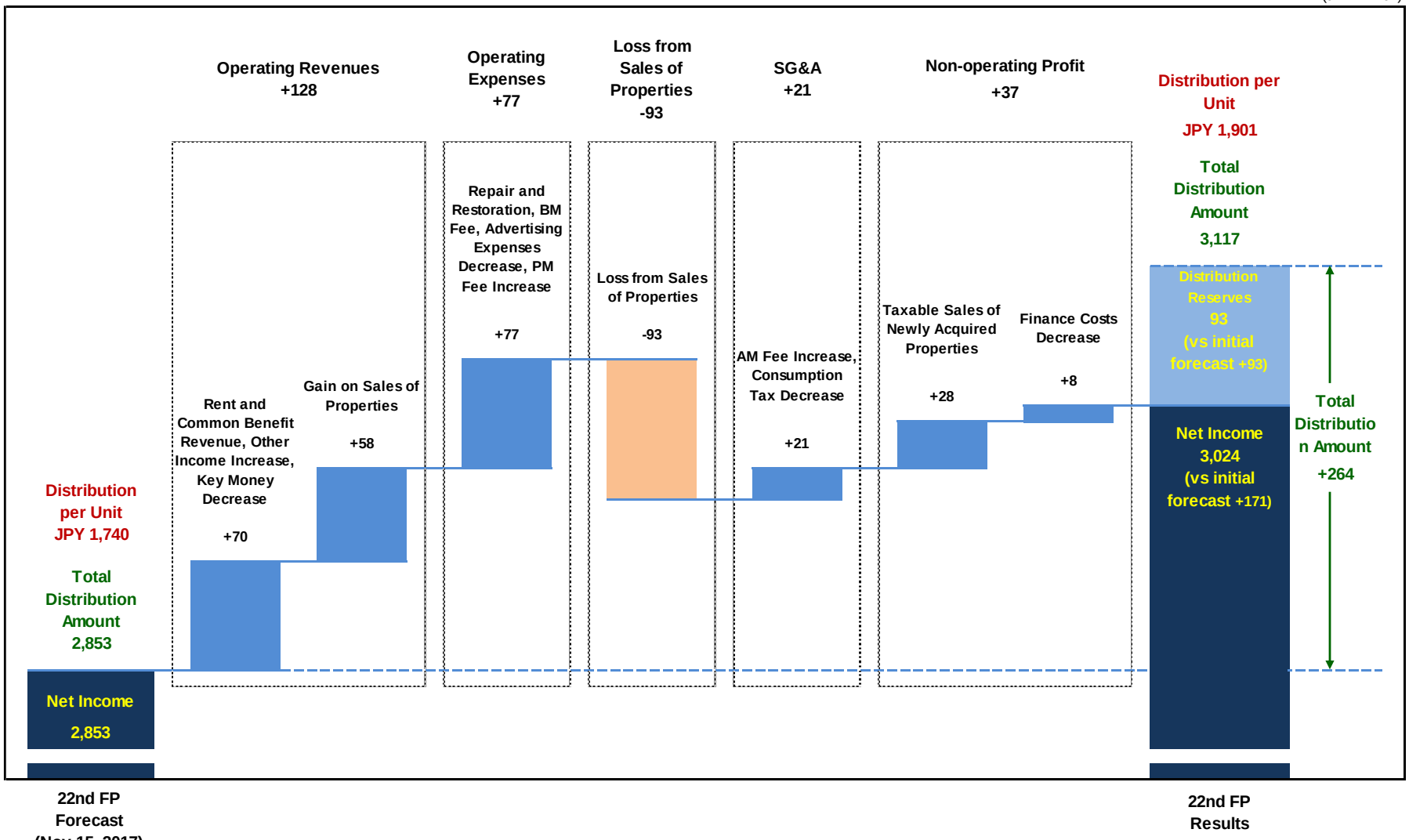
II. Overview of Financial Results for the 22nd Fiscal Period

Initial Forecast (as of May 13, 2016) vs. Results for the 21st Fiscal Period

JPY million

	(1) Initial Forecast (November 15, 2016)	Revised Forecast (March 15, 2017)	(2) Results	Difference (2) – (1)	Key Factors of the Difference
Operating Revenues	8,189	8,307	8,318	+128	Rent and Common Benefit Revenue Increase +42 Key Money Decrease -16 Other Revenue Increase +28 Gain on Sales of Properties +58 Other Increase +16
Operating Income	3,607	3,691	3,742	+134	**(Operating Expenses Decrease 77)** Repair and Restoration Decrease +13 PM Fee Increase -29 BM Fee Decrease +37 Utility Expenses Decrease +15 Advertising Expenses Decrease +31 Other Decrease +8 Loss from Sales of Properties -93 **(SG&A Decrease 21)** AM Fee Increase -5 Tax (Consumption Tax) Decrease +18 Other Decrease +8
Ordinary Income	2,853	2,969	3,025	+171	Taxable Sales of Newly Acquired Properties Increase +28 Finance Costs Decrease +8
Net Income	2,853	2,968	3,024	+171	Net Income per Unit: Initial Forecast JPY 1,739; Revised Forecast JPY 1,810; Result JPY 1,844
Reversal of Distribution Reserve	-	114	93	+93	—
Total Distribution Amount	2,853	3,083	3,117	+264	—
Distribution per Unit (JPY)	**1,740**	**1,880**	**1,901**	**+161**	Number of investment units in issue as of the end of the fiscal period : 1,640,060

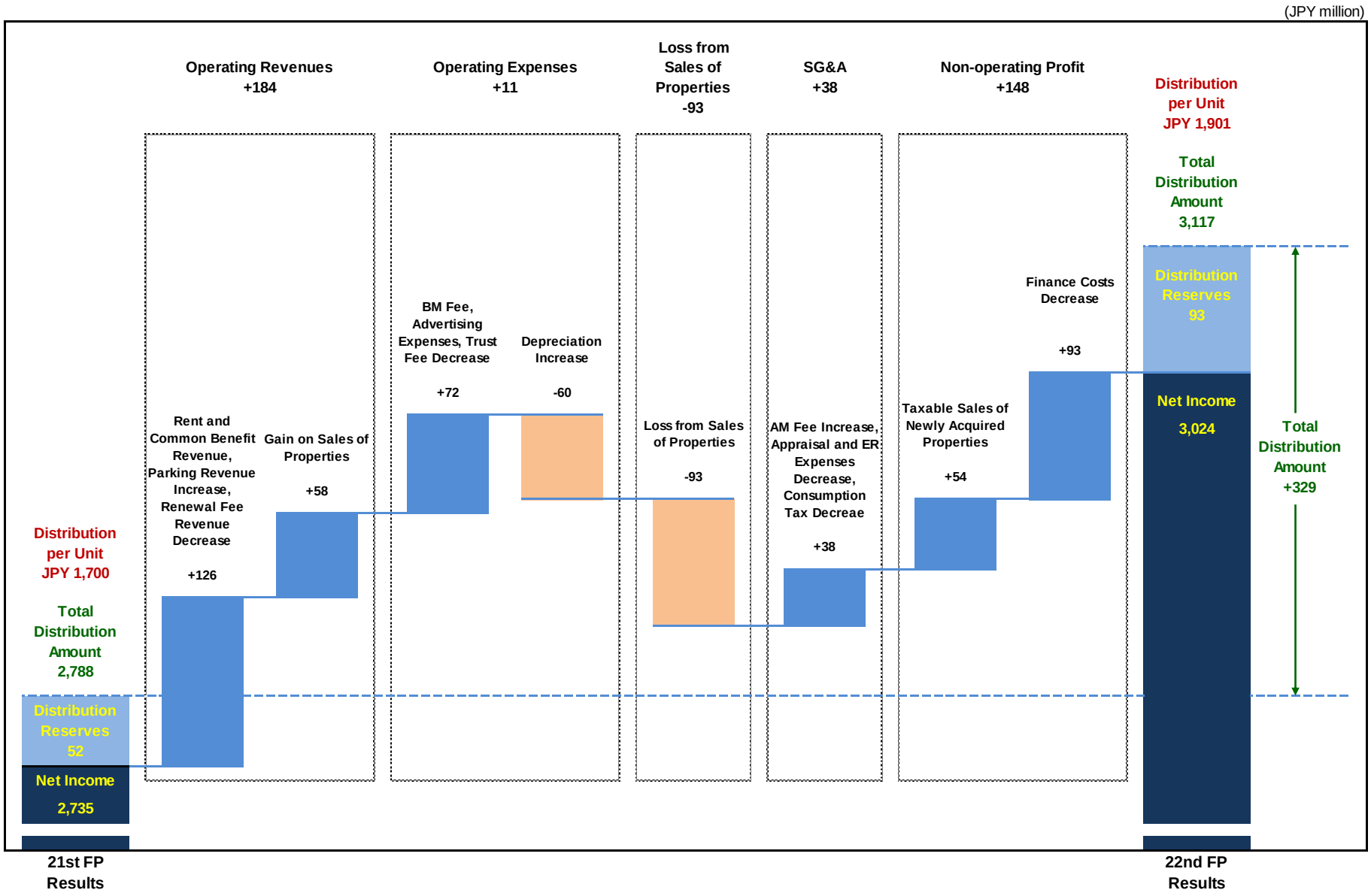
(JPY million)


Operating Revenues +128
Operating Expenses +77
Loss from Sales of Properties -93
SG&A +21
Non-operating Profit +37
Distribution per Unit JPY 1,901
Total Distribution Amount 3,117
Distribution per Unit JPY 1,740
Total Distribution Amount 2,853
Rent and Common Benefit Revenue, Other Income Increase, Key Money Decrease +70
Gain on Sales of Properties +58
Repair and Restoration, BM Fee, Advertising Expenses Decrease, PM Fee Increase +77
Loss from Sales of Properties -93
AM Fee Increase, Consumption Tax Decrease +21
Taxable Sales of Newly Acquired Properties +28
Finance Costs Decrease +8
Distribution Reserves 93 (vs initial forecast +93)
Net Income 3,024 (vs initial forecast +171)
Total Distribution Amount +264
Net Income 2,853
22nd FP Forecast (Nov 15, 2017)
22nd FP Results

Results for the 21st Fiscal Period vs. the 22nd Fiscal Period

JPY million

	(1) 21st FP Results	(2) 22nd FP Results	Difference (2) – (1)	Key Factors of the Difference
Operating Revenues	8,133	8,318	+184	Rent and Common Benefit Revenue Increase +139 Parking Revenue Increase +10 Renewal Fee Revenue Decrease -17 Gain on Sales of Properties +58 Other Decrease -5
Operating Income	3,600	3,742	+141	**(Operating Expenses Decrease 72)** Repair and Restoration Decrease +9 BM Fee Decrease +30 Advertising Expenses Decrease +17 Trust Fee Decrease +15 Depreciation Increase -60 Loss from Sales of Properties -93 **(SG&A Decrease 38)** AM Fee Increase -6 Appraisal and ER Expenses Decrease +13 Tax (Consumption Tax) Decrease +18 Other Decrease +11
Ordinary Income	2,735	3,025	+289	Taxable Sales of Newly Acquired Properties Increase +58 Finance Costs Decrease +88 Amortization of Issuance Costs of New Units Decrease +5 Other Decrease -3
Net Income	2,735	3,024	+289	Net Income per Unit 21st FP JPY 1,667 22nd FP JPY 1,844
Reversal of Distribution Reserve	52	93	+40	—
Total Distribution Amount	2,788	3,117	+329	—
Distribution per Unit (JPY)	**1,700**	**1,901**	**+201**	Number of investment units in issue as of the end of the 20th and 21st fiscal period : 1,640,060


(JPY million)
Operating Revenues +184
Operating Expenses +11
Loss from Sales of Properties -93
SG&A +38
Non-operating Profit +148
Distribution per Unit JPY 1,901
Total Distribution Amount 3,117
Distribution per Unit JPY 1,700
Total Distribution Amount 2,788
Distribution Reserves 52
Net Income 2,735
Rent and Common Benefit Revenue, Parking Revenue Increase, Renewal Fee Revenue Decrease +126
Gain on Sales of Properties +58
BM Fee, Advertising Expenses, Trust Fee Decrease +72
Depreciation Increase -60
Loss from Sales of Properties -93
AM Fee Increase, Appraisal and ER Expenses Decrease, Consumption Tax Decreae +38
Taxable Sales of Newly Acquired Properties +54
Finance Costs Decrease +93
Distribution Reserves 93
Net Income 3,024
Total Distribution Amount +329
21st FP Results
22nd FP Results

III. Forecast for the 23rd and the 24th Fiscal Periods

Forecast for the 23rd Fiscal Period (April 1, 2017 – September 30, 2017) and the 24th Fiscal Period (October 1, 2017 – March 31, 2018)

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Japan Rental Housing Investments Inc.

JPY million

	(1) 22nd FP Results	(2) 23rd FP Forecast	Difference (2) – (1)	Key Factors of the Difference	(3) 24th FP Forecast	Difference (3) – (2)	Key Factors of the Difference
Operating Revenues	8,318 Results: Ave. Occ. 98.3% Rent/tsubo JPY 8,061	8,200 Forecast: 97.8% JPY 8,081	-117	Rent and Common Benefit Revenue Decrease -3 Key Money Increase +9 Renewal Fee Revenue Decrease -22 Other Revenue Decrease -31 Gain on Sales of Properties Decrease -58 Other Decrease -10	8,244 Forecast: 97.7% JPY 8,086	+43	Rent and Common Benefit Revenue Increase +22 Renewal Fee Revenue Increase +13 Other Increase +6
Operating Income	3,742	3,651	-90	**(Operating Expense Increase 3)** Repair and Restoration Increase -20 PM Fee Decrease +29 Advertising Expenses Increase -23 Trust Fee Decrease +23 Property Tax Increase -11 Other Increase -1 Depreciation Increase -22 Loss from Sales of Properties Decrease +93 **(SG&A Increase 39)** Legal Fee Increase -7 Appraisal and ER Expenses Increase -17 Tax (Consumption Tax) Increase -13 Other Increase -0.5	3,695	+43	**(Operating Expense Increase 12)** Repair and Restoration Increase -2 Advertising Expenses Increase -12 Trust Fee Decrease +22 Renewal Fee Expenses Increase -7 Other Increase -11 Depreciation Increase -13 **(SG&A Decrease 25)** Legal Fee Decrease -4 Appraisal and ER Expenses Decrease +20 Other Decrease +0.7
Ordinary Income	3,025	2,919	-106	Taxable Sales of Newly Acquired Properties Decrease -38 Finance Costs Decrease +21 Other Increase +1	2,982	+63	Taxable Sales of Newly Acquired Properties Decrease -17 Finance Costs Decrease +37
Net Income	3,024	2,918	-106	Net Income per Unit 22nd FP JPY 1,844 / 23rd FP JPY 1,779	2,981	+63	Net Income per Unit 24th FP JPY 1,818
Reversal of Distribution Reserve	93	67	-25	Start equal amortization of reserve for temporary difference adjustments	67	-	—
Total Distribution Amount	3,117	2,984	-132	—	3,050	+65	—
Distribution per Unit (JPY)	**1,901**	**1,820**	**-81**	Number of investment units in issue as of the end of the fiscal period : 1,640,060	**1,860**	**+40**	Number of investment units in issue as of the end of the fiscal period : 1,640,060

IV. The 22nd Fiscal Period (details)

Acquired Property in the 21st FP (Acquired on Oct. 3, 2016)

日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

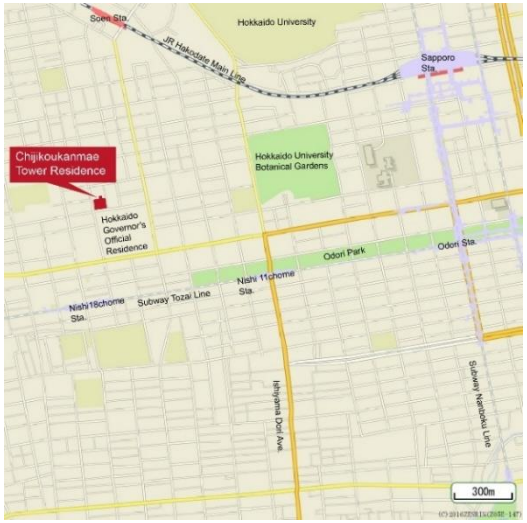
Chijikoukanmae Tower Residence <Sapporo, Hokkaido>



Acquired at JPY 4.53 billion by cash on hand

- **High quality, originally developed as condominium for sales**
- **Targeting family households. Main units are 2-3 bedrooms (Total number of unit: 141)**
- **Occupancy rate as of March 2017: 97.8%**

***Acquired with fund on hand**







Location	16-1-1, Kita3jo Nishi, Chuo-ku, Sapporo-city, Hokkaido 7-minute walk from Nishi 18chome Station on the Sapporo City Subway Tozai Line
Type	Family (1LDK:1, 2LDK:43, 2LDK+S:1, 3LDK:78, 3LDK+S:1, 4LDK:17)
Use Zoning	Condominium
Number of Leasable Units	141
Leasable Floor Area	11,705.28㎡
Construction/No. of Floors	RC B1F/31F
Construction Completion Date	May 19, 2006
Acquisition Price (Note)	JPY 4,530,000 thousand
Appraisal Value (as of Mar 31, 2017)	JPY 4,630,000 thousand
Occupancy Rate (as of Mar 31, 2017)	97.8%

(Note) Exclude acquisition-related expenses, fixed asset tax, city planning tax, and consumption tax and local consumption tax.

Contracted Property in the 22nd FP (Contracted on May 15, 2017)

日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

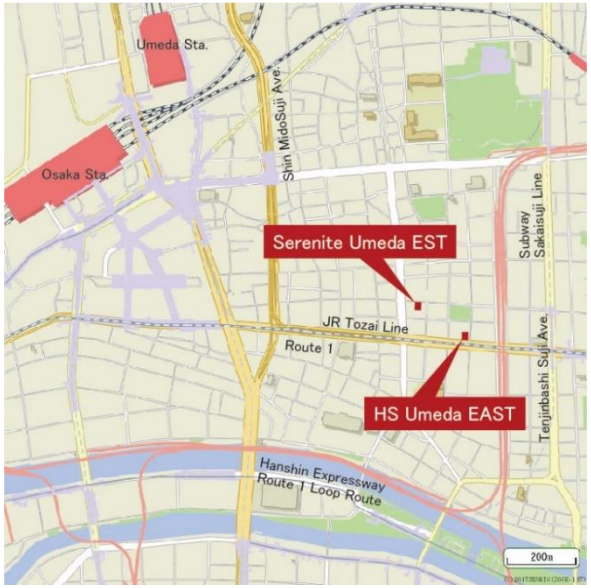
HS Umeda EAST <Osaka, Osaka>



To be acquired at JPY 2.15 billion

- **Newly constructed in February 2017, targeting single households**
- **Highly convenient, close to Umeda area**

***To be acquired with fund on hand**



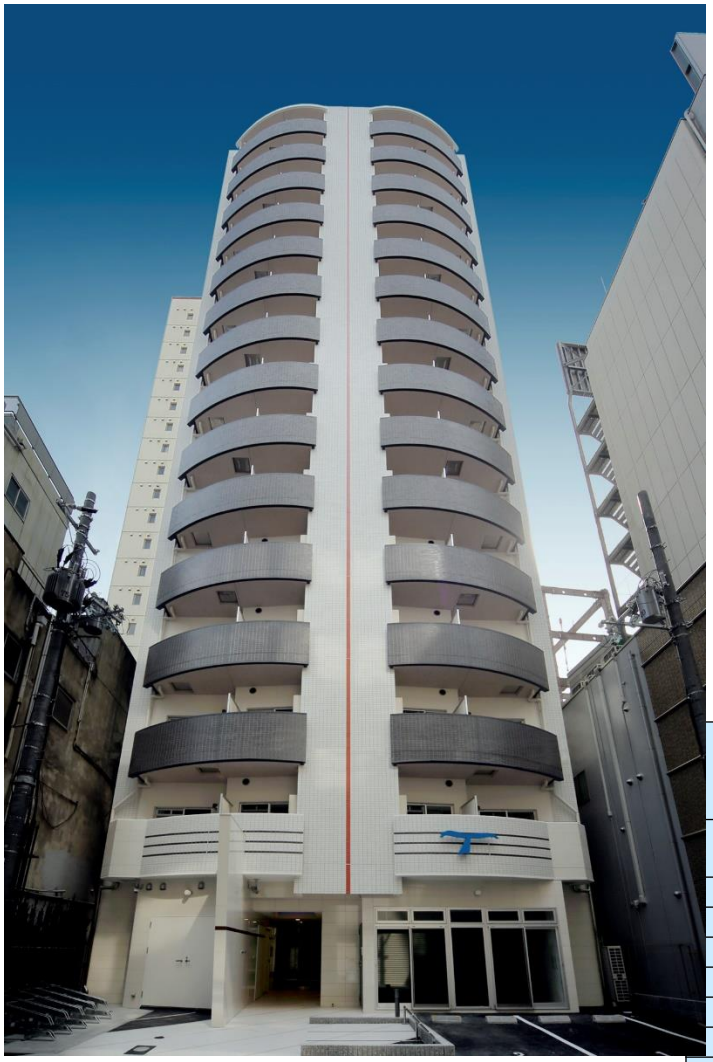
Location	5-8-2, NishiTenma, Kita-ku, Osaka-city, Osaka 3-minute walk from MinamiMorimachi Station on the Osaka City Subway Tanimachi Line and Sakaisuji Line
Type	Studio (1K:84 units, 1DK:14 units, 1LDK:28 units, Office:1 unit)
Use Zoning	Condominium
Number of Leasable Units	127
Leasable Floor Area	3,356.62㎡
Construction/No. of Floors	RC 15F
Construction Completion Date	February 22, 2017
Acquisition Price (Note)	JPY 2,151,000 thousand
Appraisal Value (as of April 1, 2017)	JPY 2,290,000 thousand
Occupancy Rate (as of May 8, 2017)	93.1%

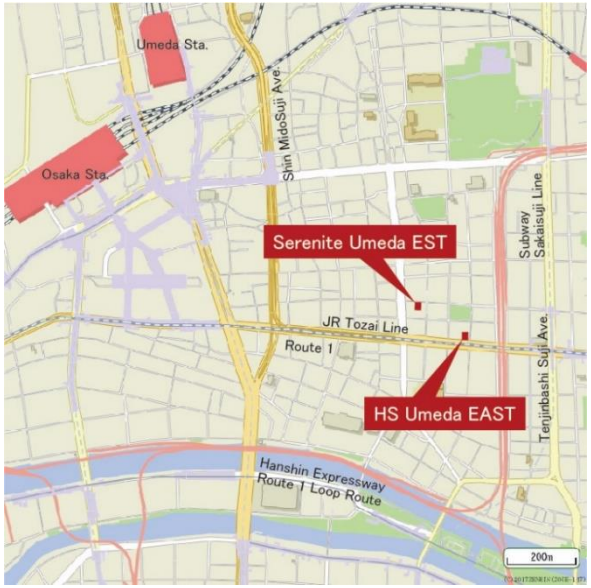
(Note) Exclude acquisition-related expenses, fixed asset tax, city planning tax, and consumption tax and local consumption tax.

Serenite Umeda EST <Osaka, Osaka>

To be acquired at JPY 1.05 billion
- **Newly constructed in February 2017, targeting single households**
- **Convenient location, close to Umeda area**

***To be acquired with fund on hand**





Location	5-15-12, NishiTenma, Kita-ku, Osaka-city, Osaka 6-minute walk from MinamiMorimachi Station on the Osaka City Subway Tanimachi Line and Sakaisuji Line
Type	Studio (1K:1 unit, 1DK:56 units, Office:1 unit)
Use Zoning	Condominium, Office
Number of Leasable Units	58
Leasable Floor Area	1,715.35㎡
Construction/No. of Floors	RC 15F
Construction Completion Date	February 7, 2017
Acquisition Price (Note)	JPY 1,057,000 thousand
Appraisal Value (as of April 1, 2017)	JPY 1,120,000 thousand
Occupancy Rate (as of May 8, 2017)	81.0%

(Note) Exclude acquisition-related expenses, fixed asset tax, city planning tax, and consumption tax and local consumption tax.

Serenite Yuhigaoka EST <Osaka, Osaka>

To be acquired at JPY 0.81 billion

- **Newly constructed in February 2017, targeting single households, located quiet resident area**
- **Good access to Nanba and Umeda areas**

***Acquired with fund on hand**





Location	5-4-8, Ueshio, Tennoji-ku, Osaka-city, Osaka 4-minute walk from Shitennoji-mae Yuhigaoka Station on the Osaka City Subway Tanimachi Line
Type	Studio (1K:28 units, 1DK:28 units)
Use Zoning	Condominium
Number of Leasable Units	56
Leasable Floor Area	1,397.20㎡
Construction/No. of Floors	RC 15F
Construction Completion Date	February 7, 2017
Acquisition Price (Note)	JPY 811,500 thousand
Appraisal Value (as of April 1, 2017)	JPY 872,000 thousand
Occupancy Rate (as of May 8, 2017)	60.5%

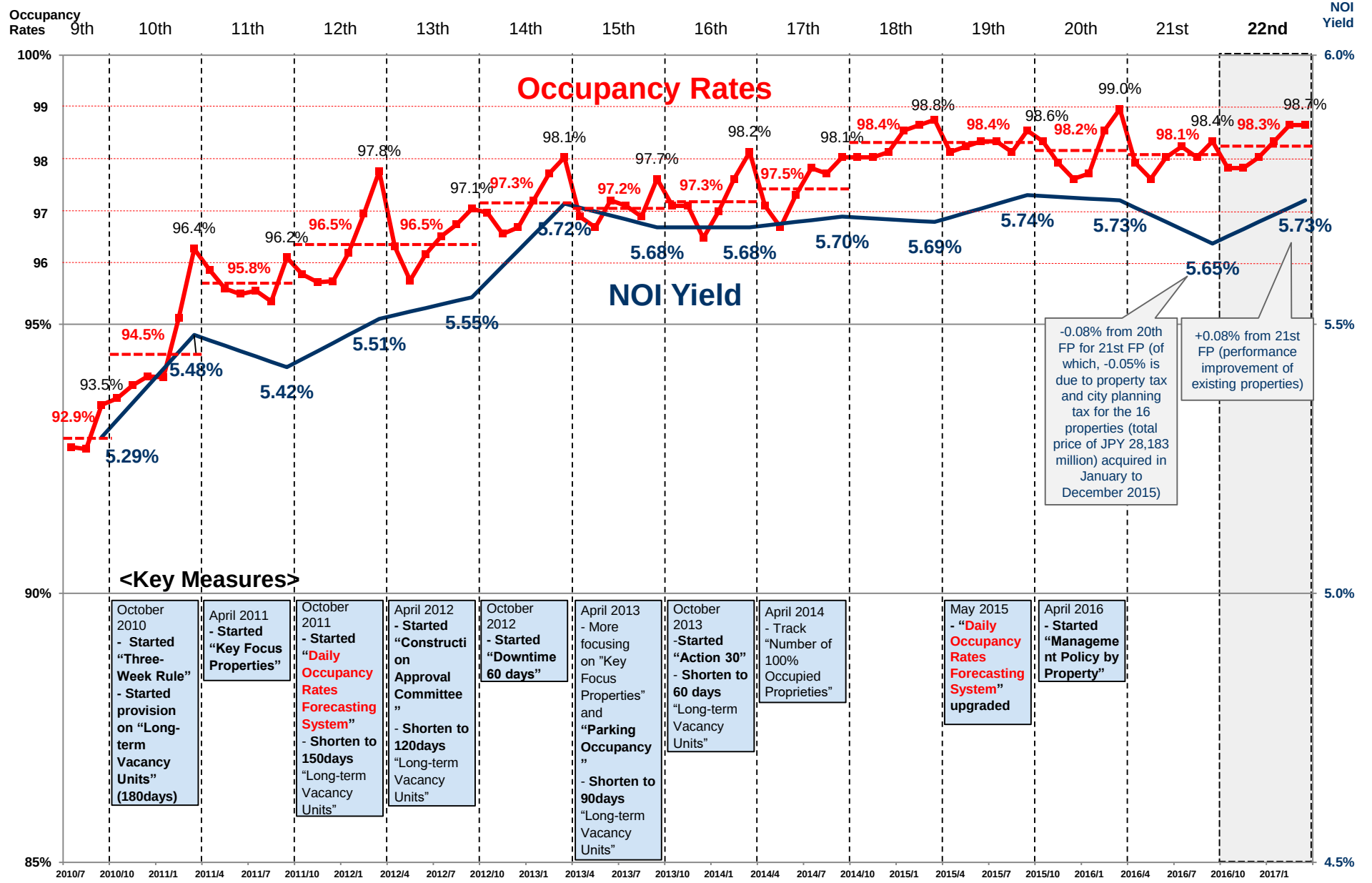
(Note) Exclude acquisition-related expenses, fixed asset tax, city planning tax, and consumption tax and local consumption tax.

Dispositions in the 22nd Fiscal Period

Property Name	Pictures	Location (Acquisition)	Building Age (Note1)	Acquisition Price (JPY thousand) (Acquisition price based NOI yield) (Note3)	(A) Disposition Price (JPY thousand) (Note2) (Disposition price based NOI yield) (Note3)	As of the end of September 2016				Gain/Loss on Sales (JPY thousand)
						(B) Book Value (JPY thousand) (Book value based NOI yield) (Note3)	(C) Appraisal Value (JPY thousand)	Difference; Appraisal Value and Book Value ((C)−(B)) (JPY thousand)	Difference; Disposition Price and Appraisal Value ((A)−(C)) (JPY thousand)	
Flat Carerra		Sapporo, Hokkaido (May 2007)	15.2	290,000 (4.47%)	305,000 (4.25%)	262,396 (5.00%)	221,000	-41,396	84,000	34,480
Wind Four MinamiHommachi		Itami, Kyogo (Dec 2005)	25.7	307,142 (4.72%)	240,000 (6.04%)	282,882 (5.17%)	213,000	-69,882	27,000	-47,968
willDo ShinOsaka sl		Osaka, Osaka (Aug 2006)	11.4	285,723 (4.86%)	293,520 (4.73%)	261,339 (5.25%)	238,000	-23,339	55,520	23,645
Grand Mer HigashiYodogawa		Osaka, Osaka (Aug 2006)	12.0	236,069 (4.96%)	194,000 (6.04%)	221,288 (5.25%)	194,000	-27,288	0	-31,063
willDo Kamishinjo wl		Suita, Osaka (Dec 2007)	9.7	366,000 (4.74%)	325,000 (5.33%)	339,224 (5.07%)	312,000	-27,224	13,000	-14,199
Total			14.8	1,484,935 (4.74%)	1,357,520 (5.18%)	1,367,131 (5.14%)	1,178,000	-189,131	179,520	-35,106

(Note1) The building age as of the each closing date is indicated. Furthermore, the total building age is calculated using the weighted average of the acquisition price.
(Note2) Disposition Price excludes sales expenses, fixed asset tax and city planning tax adjustments, and consumption tax and local consumption tax; hereinafter the same.
(Note3) NOI yield calculated as total NOI of 21st fiscal period and 22nd fiscal period divided by each of disposition price and acquisition price.

Occupancy and NOI Yield since the Merger with PRI in July 2010



Track Records of Key Asset Management Measures

"Daily Occupancy Rates Forecasting System"
Forecasting monthly occupancy rates and tracking vacancy conditions of each property (both units and parking) every two hours on daily basis.

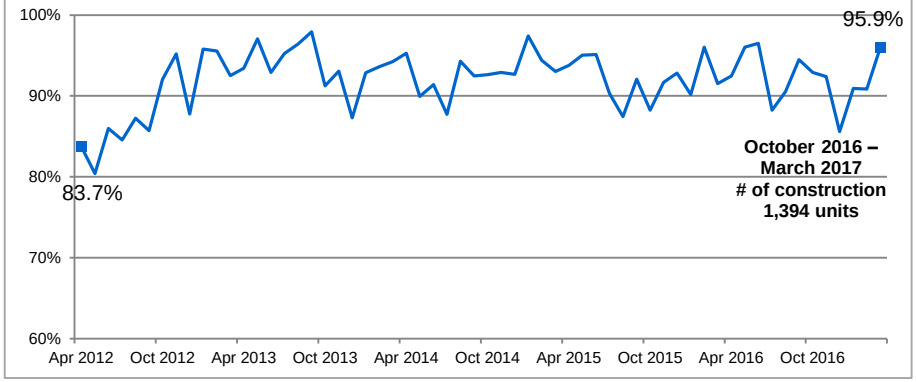
197 properties as of the end of March 2017
13,151 units
Occupancy 98.7%
(140 units were vacant)

Move-in/out during the 22nd FP (6 months)

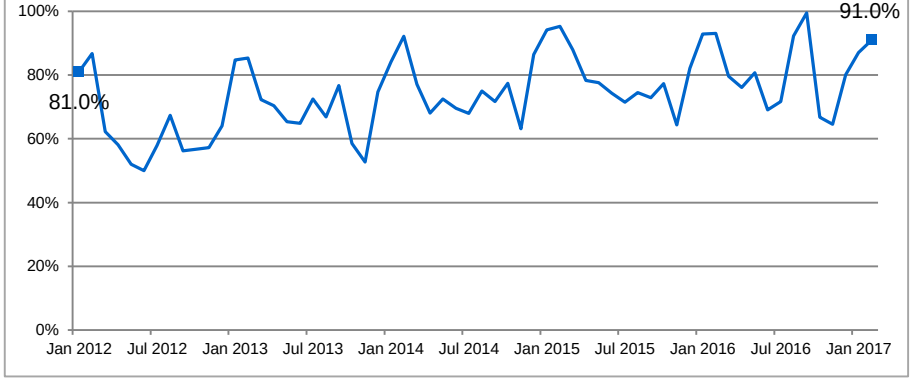
Move-in **1,354 units**

Move-out **1,425 units**

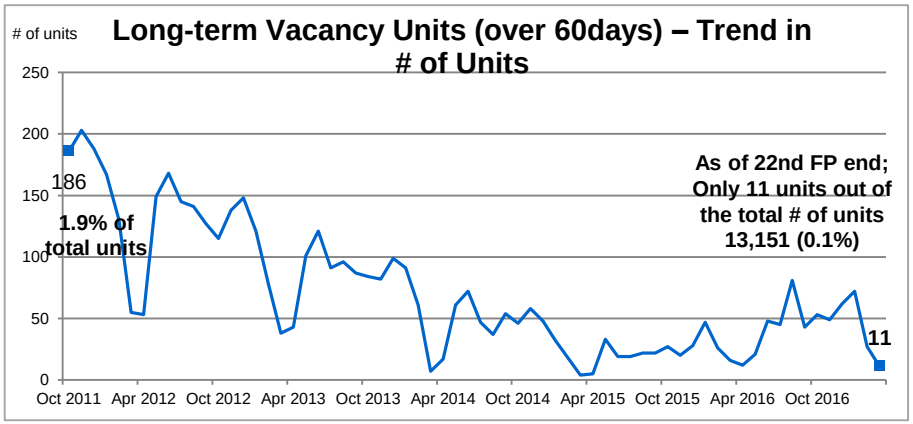
Three-Week Rule - Trends in Achieved Rate



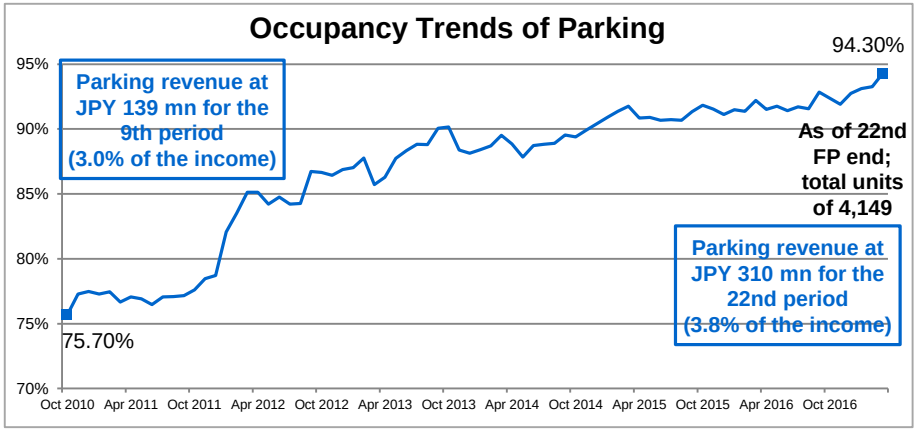
Downtime 60 days – Trends in Achieved Rates



Long-term Vacancy Units (over 60days) – Trend in # of Units

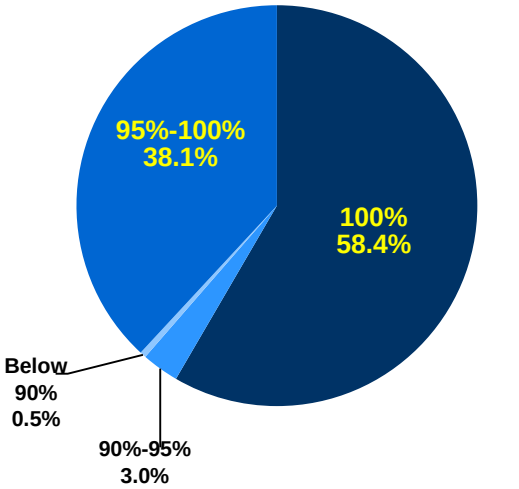


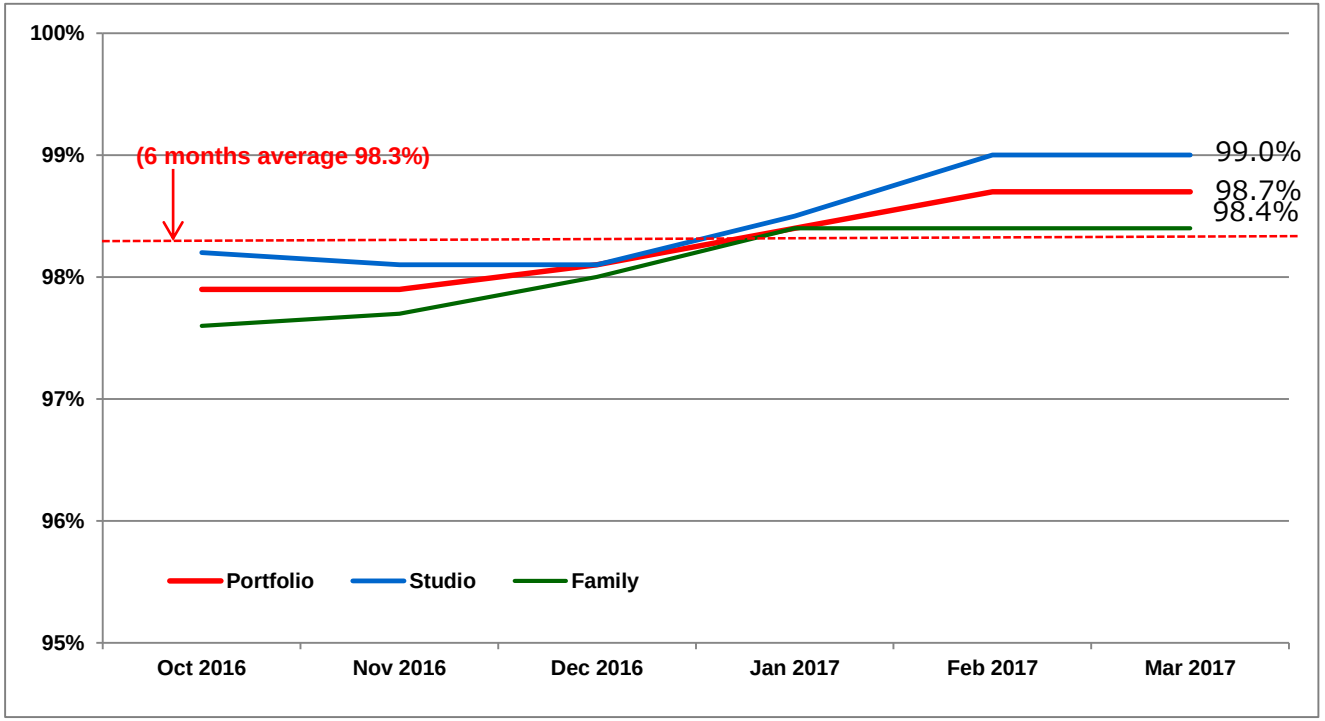
Occupancy Trends of Parking



(Note) Parking revenue includes revenues from bike parking and bicycle lots

Monthly Occupancy Rates – by Type





Occupancy Rate	# of Property	Share
100%	115	58.4%
95%-100%	75	38.1%
90%-95%	6*	3.0%
Below 90%	1*	0.5%
Total	197	100.0%

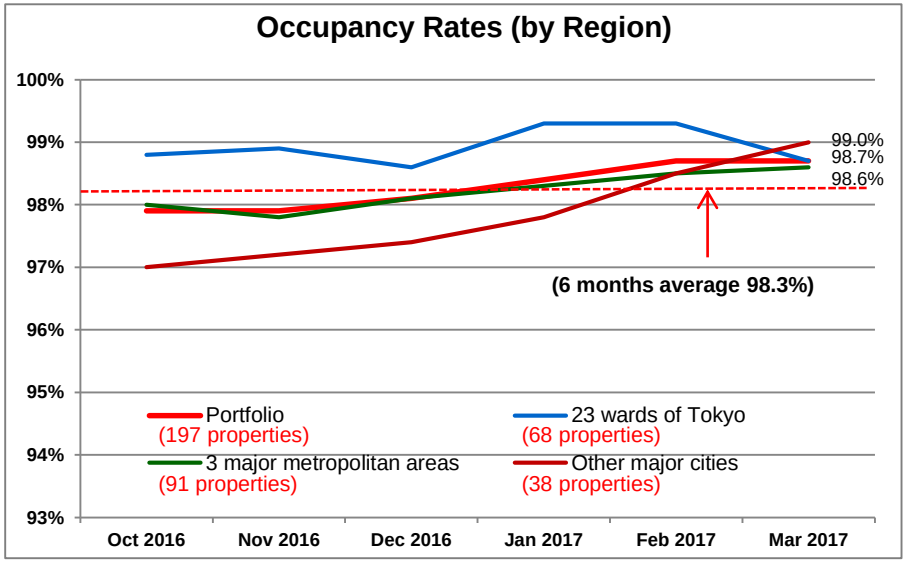
* 7 properties under 95% occupancy rate

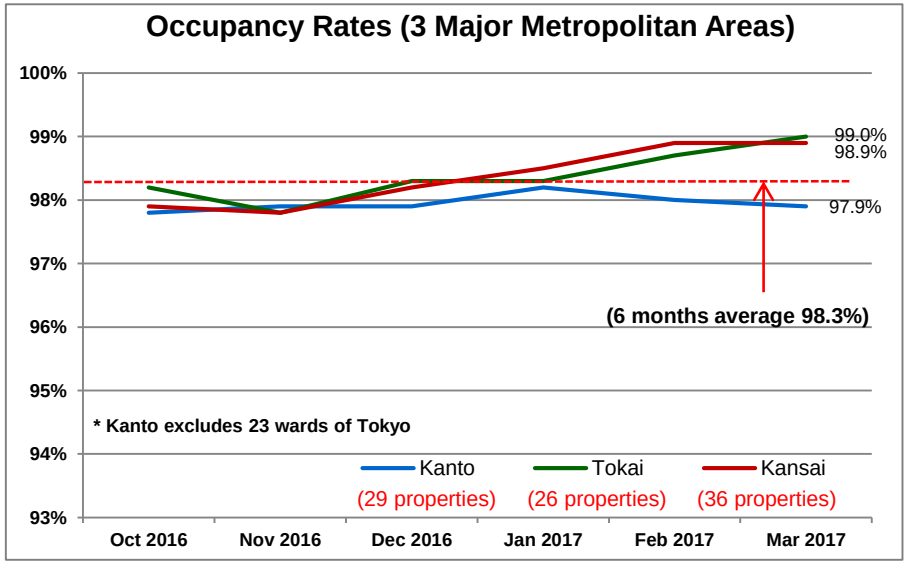
Joy Oyamadai	78.05%
Joyful Sayama	90.39%
Takasagoseki Nibankan	92.49%
Chez Moi Sakuragaoka	92.79%
Dream Heights	94.11%
willDo Temmacho	94.43%
Prospect Dogenzaka	94.73%

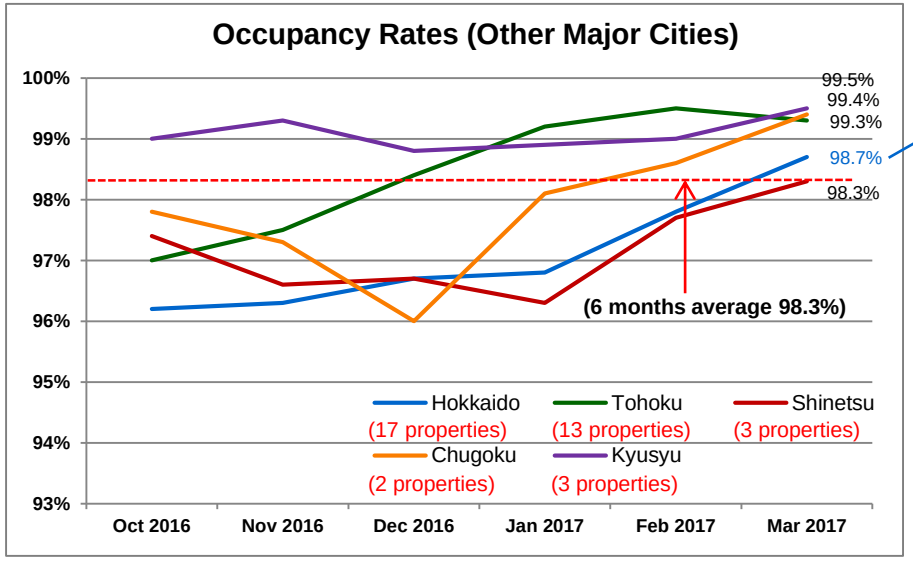
	October 2016	November 2016	December 2016	January 2017	February 2017	March 2017
Studio	98.2%	98.1%	98.1%	98.5%	99.0%	99.0%
Family	97.6%	97.7%	98.0%	98.4%	98.4%	98.4%
Portfolio	97.9%	97.9%	98.1%	98.4%	98.7%	98.7%

(Note) Occupancy Rate = Total Rented Area at each Month End / Total Rentable Area

Monthly Occupancy Rates – by Region



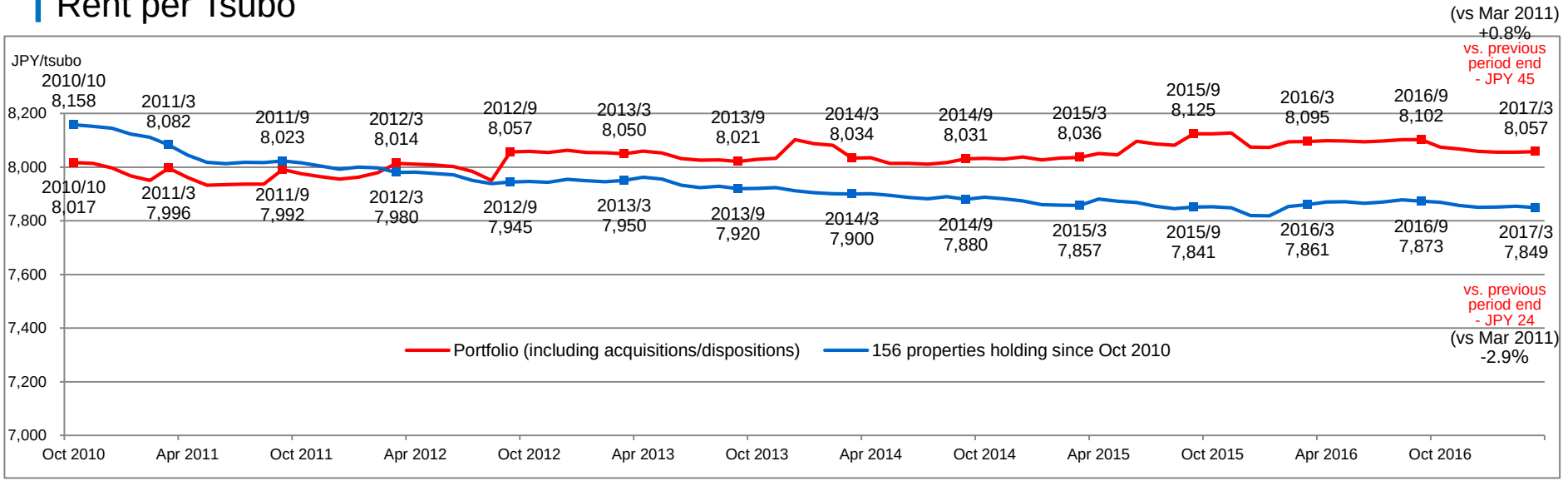


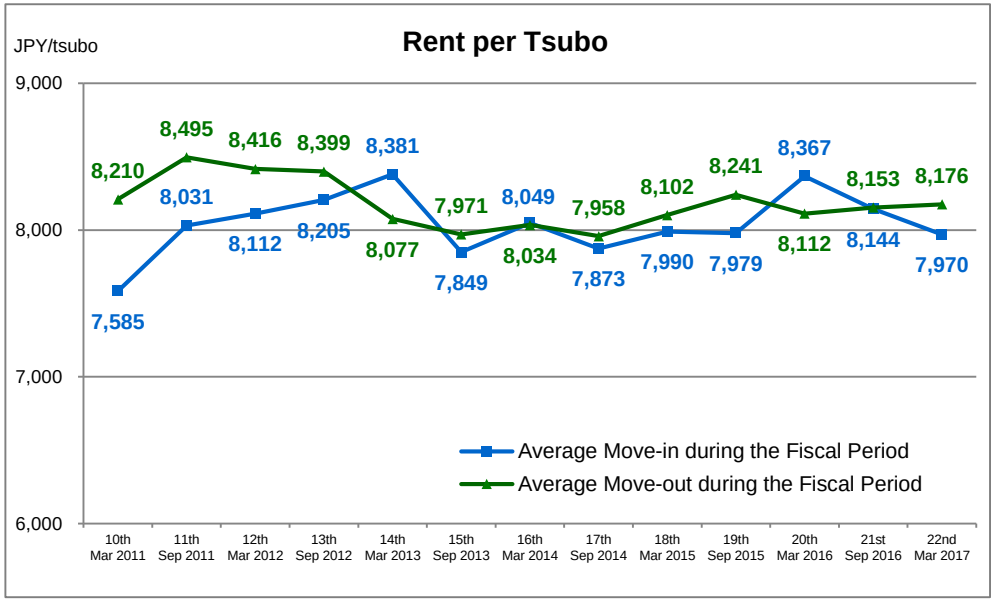


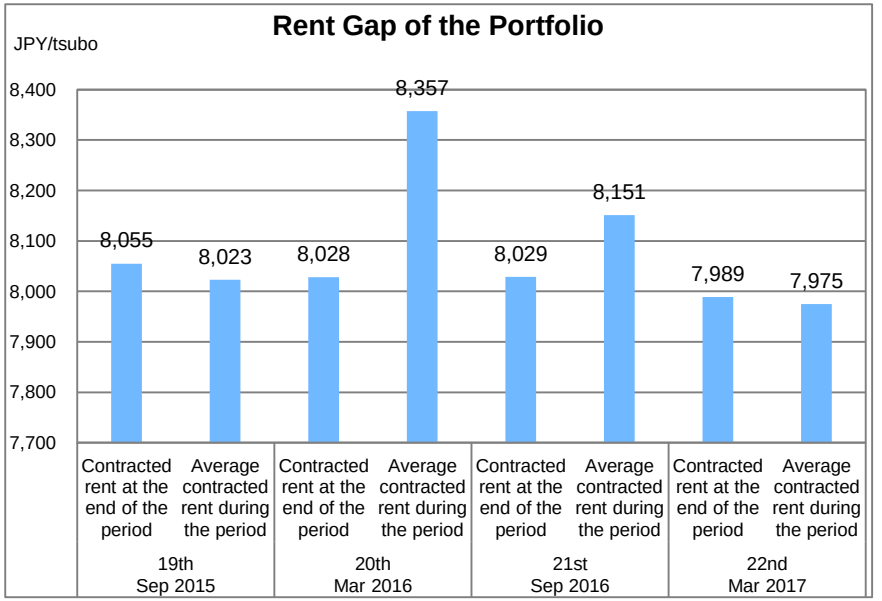
(Hokkaido) Period-end occupancy rate of Chijikoukanmae Tower Residence acquired in October 2016 was 97.8% (3 vacant units/total of 141 units), improving 8.4 points since the acquisition

Rent Trend

Rent per Tsubo

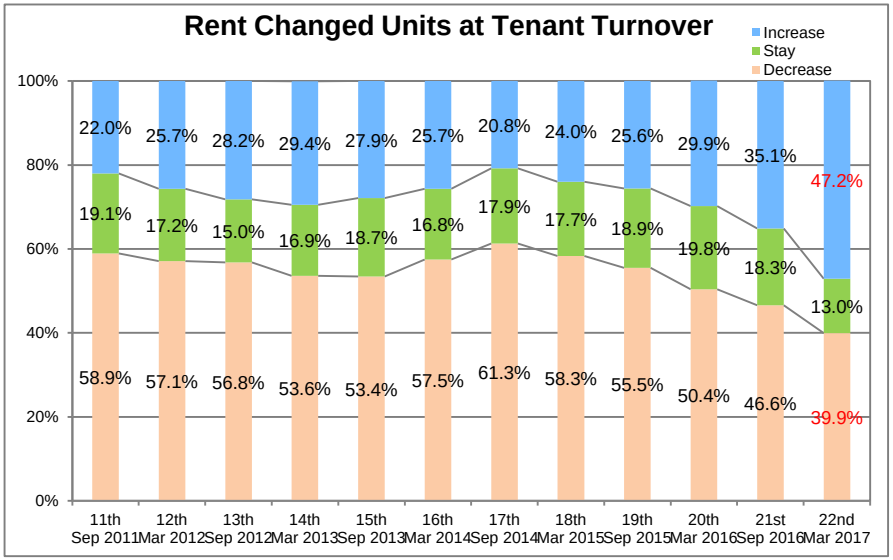


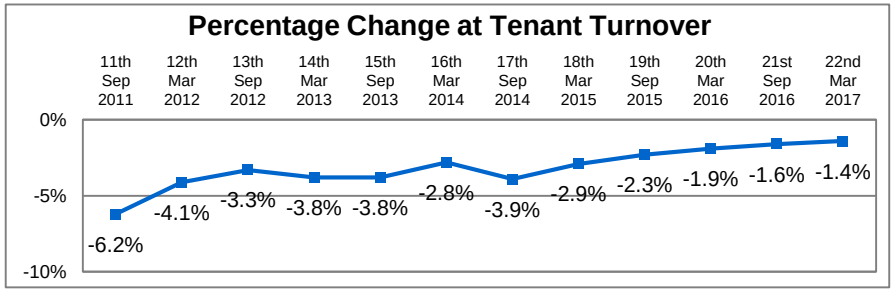




(Note) Calculation excludes non-residential units. Contracted rent included only contracted units as of the each fiscal period end.

Rent Trends at Tenant Turnover　　Increase rate (47.2%) rose by 12.1P, Change in rent rose by 0.2P



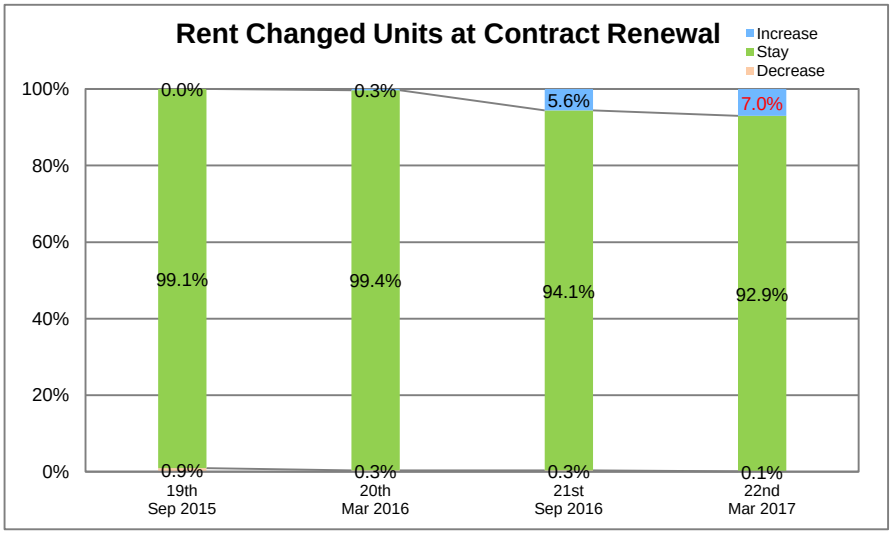


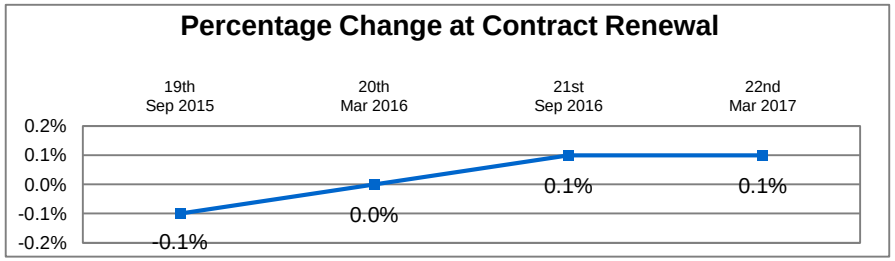
[Change in Rent at Tenant Turnover]

	# of units	Share	Previous rent (JPY)	Previous rent (JPY)	Change (JPY)	Change
Increase	629	47.2%	63,168,030	64,698,212	1,530,182	2.4%
Stay	173	13.0%	16,034,800	16,034,800	-	-
Decrease	532	39.9%	45,920,380	42,674,948	-3,245,432	-7.1%
Total	1,334	100.0%	125,123,210	123,407,960	-1,715,250	-1.4%

(Note) Calculated by excluding residential units for which prior rents are unknown due to cancellation of the sublease agreement and other factors among the newly acquired properties, and rental units with usages other than residential.

Rent Trends at Contract Renewal　　Increase rate (7.0%) rose by 1.4P





[Change in Rent at Contract Renewal]

	# of units	Share	Previous rent (JPY)	Previous rent (JPY)	Change (JPY)	Change
Increase	144	7.0%	15,117,966	15,384,060	266,094	1.76%
Stay	1,915	92.9%	190,469,625	190,469,625	-	-
Decrease	3	0.1%	379,000	372,000	-7,000	-1.85%
Total	2,062	100.0%	205,966,591	206,225,685	259,094	0.13%

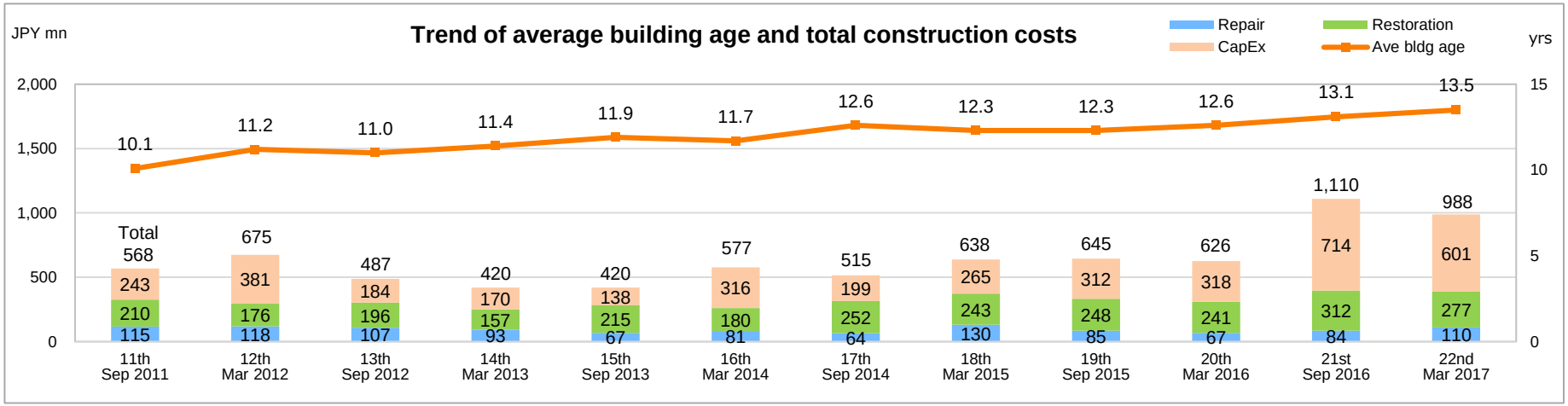
Construction Costs

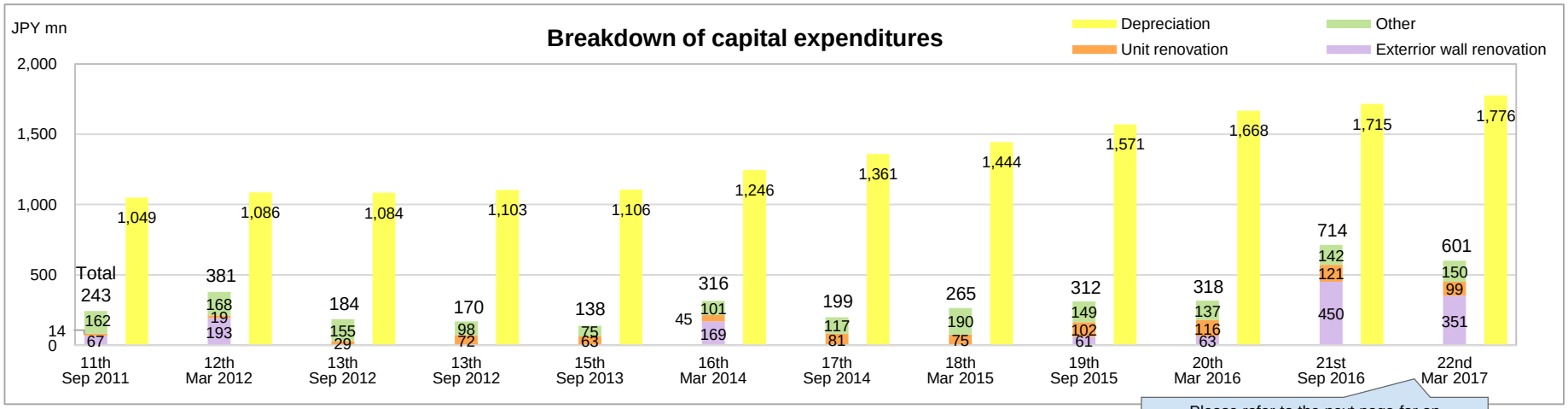
- **Implemented efficient and effective operations (repairs and capital expenditures) with diversified timing**

➢ Unit renovations: Implemented renovations to maintain leasing competitiveness while paying attention to the relationship between building age and rent

➢ Exterior wall renovation: For properties over 10 years old, conducted regular inspections and implemented repairs as needed

➢ Capital expenditure for each fiscal year remained within the amount of depreciation
(Has secured JPY 1 billion or more in post-capital expenditure free cash every fiscal period from the 17th period and after)





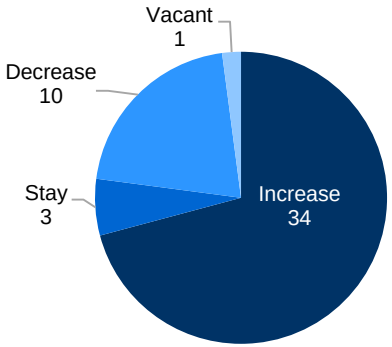
Please refer to the next page for an overview of renovations (JPY 99 million) and exterior wall repairs (JPY 351 million).

Cases of Unit Renovation and Exterior Wall Renovation in the 22nd Fiscal Period

日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

Unit renovations (Total: JPY 99 million)

Enhancement of property value through dwelling unit renovation
48 rooms (Total: JPY 99 million, average cost: JPY 2 million)
Out of units renovated during the 22nd fiscal period, effect on monthly rents of 47 units under contract: Rent increased for 34 units, rent remained unchanged for 3 units and rent decreased for 10 units (Increase of JPY 112 thousand per month in total)



*Breakdown of 7 units with rent decrease
① Rent gap (8 units)
(All of them moved in before the Global Financial Crisis with the oldest in 1990)
② Other (2 units)
(adjusted with collection of key money)

Unit renovation case

Joy Oyamadai Completed in 1985 (Setagaya-ku, Tokyo)
Room 401 renovation cost: JPY 2.3 million
Rent including common area fee: JPY 99,000 → JPY 105,000 after renovation



Exterior wall renovation, etc. (Total: JPY 351 million)

■ **Exterior wall repairs** (Total: JPY 297 million)
Prospect Shinonomebashi (Koto-ku, Tokyo/Completed in 2004) JPY 98 million
Iruma Ekimae Building (Iruma city, Saitama/Completed in 1986) JPY 78 million
Iruma Ekimae Building No.II (Iruma city, Saitama/Completed in 1988) JPY 55 million
willDo Nishishitadaicho (Morioka city, Iwate/Completed in 2006) JPY 33 million
SK Residence (Toshima-ku, Tokyo/Completed in 1990) JPY 30 million

■ **Common area renovations** (JPY 54 million)
Gran Casa Daikancho (Nagoya city, Aichi/Completed in 1986) JPY 53 million

Prospect Shinonomebashi Exterior wall renovation



Studio 171 units
Acquired through merger in July 2010
Acquisition price: JPY 3.04 billion
(Appraisal value at the end of 22th fiscal period: JPY 3.83 billion)
Occupancy rate at the end of March 2017: 98.8%)

Gran Casa Daikancho (Nagoya city) Common area renovation



Family-type 96 units
Acquired through merger in July 2010
Acquisition price: JPY 1.08 billion
(Appraisal value at the end of 22th fiscal period: JPY 1.39 billion)
Occupancy rate at the end of March 2017: 100.0%

Policy Regarding ESG

Policy Regarding ESG (Adopted on August 22, 2016)

Japan Rental Housing Investments Inc. (the "Investment Corporation") and Mi-Casa Asset Management Inc. (the "Asset Manager") will focus on the following items in asset management for the Investment Corporation with the judgment that emphasizing ESG (Environment, Social and Governance) contributes to the enhancement of the Investment Corporation's medium- to long-term corporate value.

1. Initiatives on Environmental Protection (Environment)
We will proactively promote initiatives on environmental protection such as resource and energy-saving measures through the introduction of facilities and equipment contributing to environmental protection at properties owned by the Investment Corporation.

2. Connection to Society (Social)
We will proactively disclose information and fulfill accountability to all stakeholders including investors in the Investment Corporation and correspondent banks through IR activities, etc. We will accomplish the social missions of a listed investment corporation and its asset manager by providing high-quality and comfortable residential spaces in partnership with the property management companies to all of the tenants occupying the Investment Corporation's properties. In addition, the Asset Manager aims to achieve an ideal working environment that places importance on the work-life balance of officers and employees while endeavoring to develop human resources such as through training inside and outside the company, to contribute to society through excellent asset management.

3. Corporate Governance (Governance)
The Asset Manager and the Investment Corporation will conduct highly transparent and reasonable decision making by observing the laws and regulations and various rules while being aware of the importance of corporate ethics and compliance. Furthermore, the Asset Manager will make efforts to enhance the internal control environment such as in preventing conflicts of interests and implementing risk management as well as conducting educational and enlightenment activities for officers and employees, etc. to fulfill obligations to the care of good management and its fiduciary duty (fiduciary liability).

Continuous Efforts for Sustainability

■ Considerations for environment and energy-saving

- Installation of LED lighting (1,204 units)
- Saving on electricity bills by installing electronic breakers at 10 properties
→ Annual savings of approximately JPY 1.3 million
- Installation of energy-saving air-conditioners (265 units)
- Changing to eco-friendly wall papers upon refurbishment for next tenant (Approximately 68,400 m^2)
→ Reducing CO_2 emissions by approximately 13,000 kg
- Posting a notice in buildings calling for energy/water conservation

■ Disaster prevention measures

- Installation of vending machines corresponding to earthquake disasters (8 units)
- Installation of emergency supplies kit cabinets in elevators (1 unit)

■ Enhancement of tenant satisfaction

- Raising tenant satisfaction by introducing delivery boxes
→ Quality enhancement

DBJ Green Building Certification



Serenite Honmachi Grande
Property with high environmental & social awareness

DBJ Green Building 2016

Property with 268 studio units in Osaka city
Completed in February 2015
Newly acquired in June 2015
Acquisition price: JPY 4.28 billion
(Appraisal value at the end of 22nd fiscal period: JPY 5.05 billion)

Appraisal (as of March 31, 2017)

Total appraisal value of 197 properties JPY 247.8 bn
(+JPY 8.4 bn from end of 21st FP; +JPY 5.0 bn from end of 21st FP excluding 1 property newly acquired in 22nd FP and 5 properties disposed in 22nd FP)

Unrealized gain JPY 31.6 bn
(vs. 21st FP +JPY 5.8 bn)

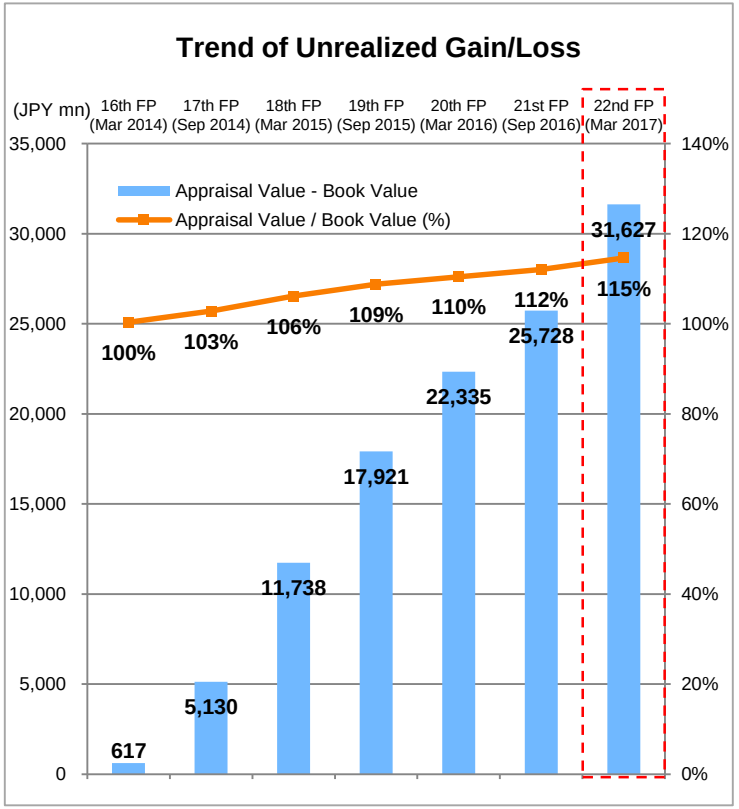
	# of Properties	Appraisal Value 21st FP (JPY million)	Appraisal Value 22nd FP (JPY million)	Change	Appraisal NOI Cap Rate		
					21st FP	22nd FP	Change
Properties held since 21st FP end	196	238,246	243,256	2.1%	5.2%	5.1%	-0.1%
by Type							
Studio	128	149,957	152,878	1.9%	5.2%	5.1%	-0.1%
Family	68	88,289	90,378	2.4%	5.3%	5.2%	-0.1%
by Region							
23 wards of central Tokyo	68	101,169	103,529	2.3%	4.8%	4.7%	-0.1%
The 3 major metropolitan areas	91	98,399	100,312	1.9%	5.4%	5.3%	-0.1%
Other major cities	37	38,678	39,415	1.9%	5.9%	5.8%	-0.1%
Acquired 1 property in the 22nd FP	1	4,560	4,630	1.5%	5.3%	5.2%	-0.1%

(Note) 85 properties were appraised by Tanizawa Sōgō Appraisal Co., Ltd., 40 properties were appraised by Daiwa Real Estate Appraisal Co.,Ltd., and 72 properties were appraised by Japan Real Estate Institute.

a. Appraisal Value
Increased (JPY 1 mn - 160 mn): 186 properties
Stayed: 8 properties,
Decreased (JPY -10 mn - -40 mn): 3 properties

b. Cap Rate
Decreased (10 bps): 181 properties
Stayed: 16 properties
Increased: None

c. Operations
Operating income: Decreased by 0.2% from the previous period
(Rent income -0.2%, Parking income -0.2%)
Operating expense: Decreased by 1.9% from the previous period
(BM fee -12.3%, Restoration expense +3.2%, Insurance -8.3%)
NOI: Increased by 0.3% from the previous period



➢ Refinanced JPY 11.3 billion of bank borrowings due in the 22nd fiscal period

Extended borrowing periods and reduced financing costs after considering maturity ladder, etc. of existing borrowings

◆Before Refinancing

	Principle (JPY mn)	Borrowing period (years)	Interest rate spread
Term Loan G	4,000	5.0	1M Tibor +0.800%
Term Loan Q (1st)	7,349	1.8	1M Tibor +0.275%
Total	11,349	Average 2.9 years, 0.94% (Note)	

◆After Refinancing

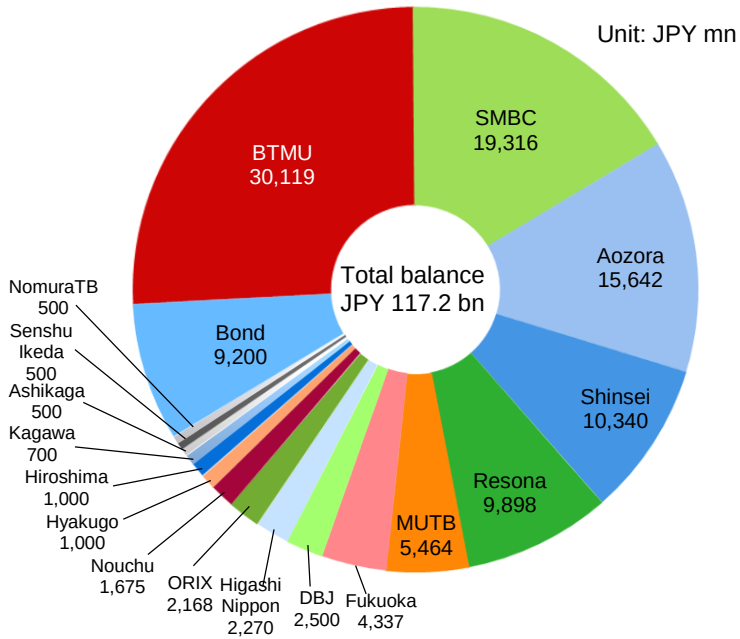
	Principle (JPY mn)	Borrowing period (years)	Interest rate spread
Term Loan X	4,000	8.0	1M Tibor +0.525%
Term Loan W	7,349	3.3	1M Tibor +0.320%
Total	11,349	Average 5.0 years, 0.57% (Note)	

(Note) The average costs are calculated by adding base interest rate (1M Tibor) at the end of the 22nd FP (0.03%) to the financing costs during the fiscal period (excluding costs for fixing interest rates).

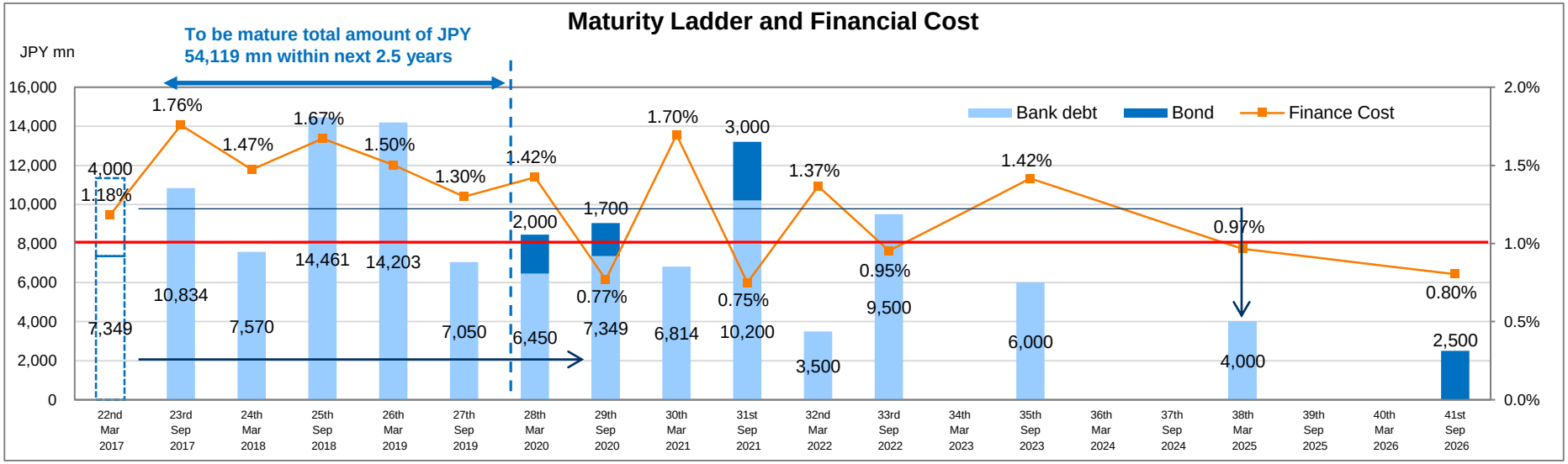
➢ Trends in major financial indicators of interest-bearing debt

	20th Fiscal Period	21st Fiscal Period	22nd Fiscal Period
Balance of interest bearing debt	JPY 117,235 mn	JPY 117,132 mn	JPY 117,132 mn
(Of which, balance of investment corporation bonds)	（JPY 3,700 mn）	（JPY 9,200 mn）	（JPY 9,200 mn）
Average loan period	4.87 years	5.34 years	5.54 years
Average remaining loan period	2.53 years	3.16 years	3.14 years
All-in financing costs	1.52%	1.47%	1.33%
Total assets based LTV	51.3%	51.2%	51.2%
Appraisal based LTV	49.5%	48.9%	47.3%
Ratio of debt with fixed interest rates	74.7%	79.5%	79.5%
Credit rating（JCR）	A (positive)	A (positive)	A+（stable）
Credit rating（R&I）	A（stable）	A（stable）	A（stable）

➢ Breakdown of interest-bearing debt (as of March 31, 2017)

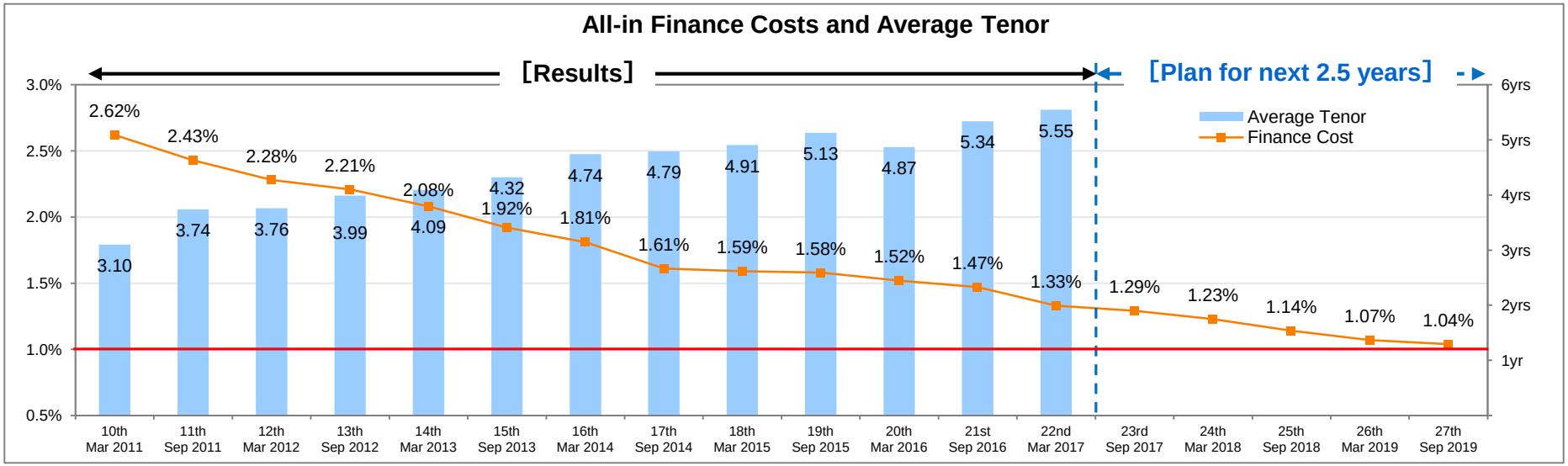


Maturity Ladder and Financial Cost



(Note) Finance costs are the total of interest expenses, finance-related costs and costs for fixing interest rates for the loans due in the respective fiscal period. The costs for fixing interest rates are calculated by multiplying the amount of loans due in respective fiscal period by an interest rate obtained by weighted averaging the total of fixed interest rates based on each interest rate swap agreement with notional principal.

All-in Finance Costs and Average Tenor



(Note) Finance costs for the 23rd and 24th FPs are estimated as assumptions for business results forecast announced on May 15, 2017; and finance costs for the 24th FP and onward are estimated under a condition that the existing loans due in the respective fiscal period are refinanced at 1% (total of interest expenses, finance related costs and amortization of bond issuance costs).

This is a target set by the Asset Manager as of today and is not a guaranteed amount.

V. Future Growth Strategy

Growth Strategy (Summary)

日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

Aim to increase net profit through (1) new property acquisitions (on selective basis, given market conditions) (2) maximization of income from each property based on “Management Policy by Property” and (3) reduction of costs/expenses.

① New Properties Acquisitions
(Targeting AUM: JPY 250 bn)

② Operation of properties held
Maximization of income, etc. from each property

③ Cost Reduction
(Reductions of BM fees, trust banks fees (by shifting the existing properties from the form of Trust Beneficiary Interest to real estate properties) and financing costs)

(1) Properties with fewer competitive bidders or bilaterally negotiable transactions due to a rational reason
(2) Undervalued properties (properties of which NOI can be improved in terms of rent, occupancy rate, operating expenses, etc. upon acquisition)
(3) Not-for-sale properties (properties that are not on the market)

Acquisitions: Properties in the Tokyo metropolitan area, Sapporo, Sendai, Nagoya, Osaka and Fukuoka that are JPY 1 bn or more per property in general
Dispositions: Properties in other areas than the Tokyo metropolitan area are JPY 0.5 bn or less per property in general (continue gradual shuffling)

Finance Strategy

(Financing with Bank Loans)

Maintaining and expanding relationships with existing banks (Contemplate to further reduce financing costs and extend borrowing tenors)

Use of Bridge Facility (Secured first refusal right to acquire the subject properties)

(Fund Procurement from Financial Market)

Issuance of investment corporation bonds (Diversify sources of finance, improve fixed rate borrowing ratios)

Further increase of fixed rates borrowings

Public offering (Subject to LTV, amount of property acquisitions, etc.)

(Use of JPY 6.7 Billion Distribution Reserve)

Payout for unitholders scheduled starting from the 23rd FP based on equal amortization over 50 years (When temporary dilution and such occur in line with loss on sale of real estate*, impairment loss, one-time depreciation and capital increase, appropriation will continue to be made.)

* A loss on the disposition of properties is posted; (for cases when disposition of more than one property is conducted and the total gain/loss on the disposition is in the negative (hereinafter, the “net loss”), the policy will be changed to make the appropriation to the net loss. (Before the change, distribution reserves were appropriated to the individual property incurring a loss, without totaling the gain/loss on disposition of all properties even if there were properties with gain on disposition. This will be changed from the perspective of leveling of impact on distributions.)

(1) External Growth

Expand the asset size

Targeting AUM: JPY250 billion

Direct acquisition by JRH as well as indirect acquisitions using the Bridge Facility

Investment Criteria

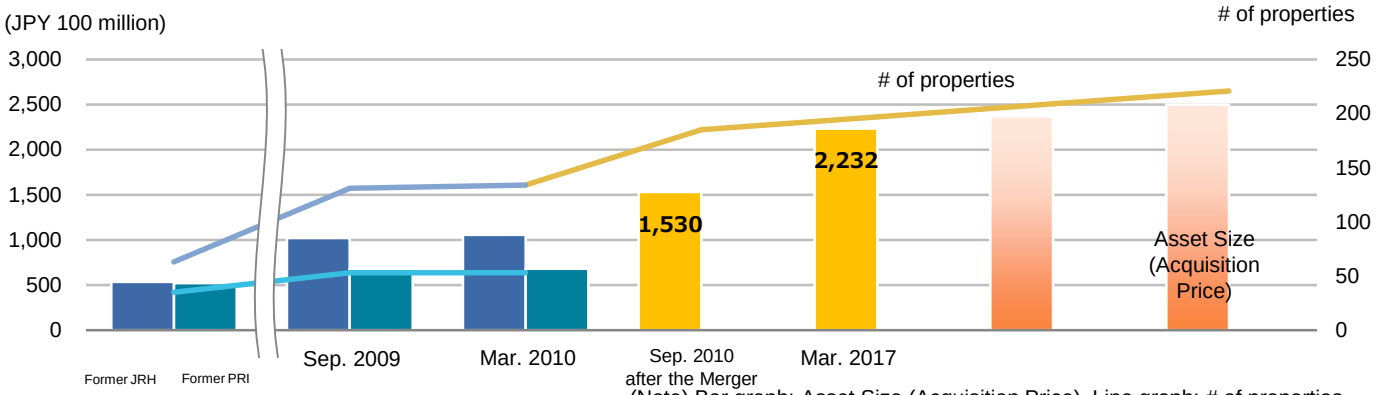
- Profitability: Acquisition price and NOI yield after depreciation (earning capacity based on analysis of financing and JRH costs)
- Superiority: Location, building age and size of property
- Potential: Rent level and occupancy rate, volatility after passage of time (building age), supply of and demand for competing properties, location and household trends
- Liquidity: Past record of acquisitions and sales, price per property, and appraisal value

Acquisition Policy

- Promote acquisition through negotiated transactions (actively avoid competitive bidding where there are a large number of participants) and independent approach methods
- Making use of the accumulated property information since 2010, monthly flow information, independently acquired information, etc.
- Invest in high-quality assets in metropolises such as Tokyo (mainly in the 23 wards), Sapporo, Sendai, Osaka, Nagoya, and Fukuoka
- Basic benchmark for acquisitions: Studio and family apartments in the price range of over JPY1 bn per property (avoid premium rental properties)
- In areas other than Tokyo, the Investment Corporation will decide upon the investment amount after taking into account factors such as market size (assuming portfolio reshuffle of low-interest yield properties)
- Building age: Less than 10 years, in principle
- Average NOI yield: 5% or above, in principle

Disposition Policy

- Strategic decision-making from the viewpoint of real estate market trends and the entire portfolio
- Based on analysis of profitability, local characteristics, size of property, operational efficiency, etc.
- Utilize reserve for temporary difference adjustment for realized losses arising from disposed properties and etc. (balance following dividend disbursement in the 22nd fiscal period (forecast): JPY 6.73 bn)
- Disposition based on leveraging the network and knowhow of the asset management company



(Note) Bar graph: Asset Size (Acquisition Price), Line graph: # of properties

(2) Internal Growth

“Daily Occupancy Rate Forecasting System” enable us to grasp on-the-ground conditions, engage in studying issues based on a hands-on approach, and undertake the actions outlined here in a swift manner.

■ Improvement in Profitability

- Maximization of income from each property based on “Management Policy by Property”
- Challenges to raising rents and stemming the downfall, others revenue growth
  - Improvement in product marketability as a result of upgrade of restoration
  - Improvement of parking occupancy rates
- Maintaining high occupancy rates
  - Eliminating long-term vacancies and preventing future occurrences
  - Presales before cancellation of contract, stronger management of mockups
- Cutting downtime
  - Systematic implementation of “Three-Week Rule”
  - Stronger efforts on “Key Focus Properties”
  - Shorten downtime (“Downtime 60 days”)
  - “Action 30 days” (Focusing on the units that has been vacant for 30 days since the leasing started)

■ Cost Reduction

- Review of PM companies as part of sustained efforts to reducing costs
- Reducing costs by obtaining volume discounts by engaging with suppliers with a countrywide presence
- Maintain outflows at appropriate levels by closely monitoring high-cost work orders

(3) Finance Strategy

Will flexibly implement financial strategies depending on the financial condition of JRH and borrowing circumstances.

Will aim to diversify financing sources by increasing the number of lenders, ongoing public offerings and issuance of investment corporation bonds.

■ Leverage Ratio

- LTV (interest-bearing debt / total assets) up to 55%

■ Debt-financing Strategy

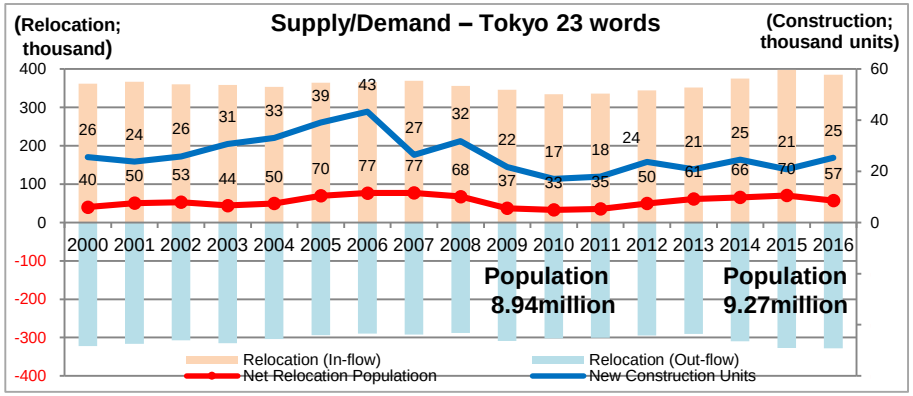
- Expand the number of correspondent financial institutions based on the concept of achieving a stable bank formation
- Continue to reduce all-in financing costs
- Extend borrowing periods and diversify payment due dates
- Continue to issue investment corporation bonds
- New property acquisitions using a mix of cash (depreciation – capital expenditure) and bank debt

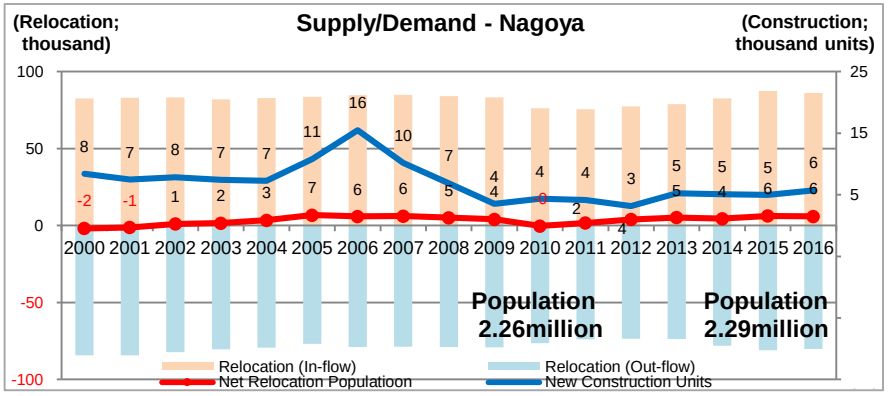
■ Equity-financing Strategy

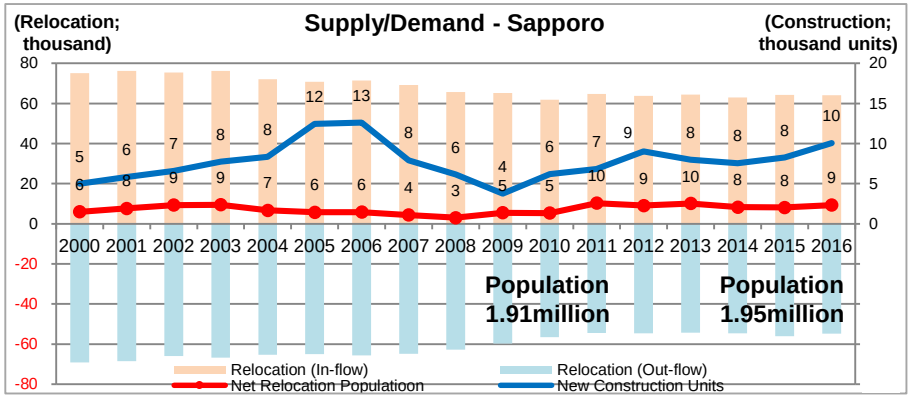
- Investment unit price per unit shall in principle exceed net assets per unit (NAV higher than 1)
- Make decisions upon comprehensively considering capital market trends, impact on distributions, acquisition capacity after public offering, etc.
- Consider public offering taking total assets based LTV into account

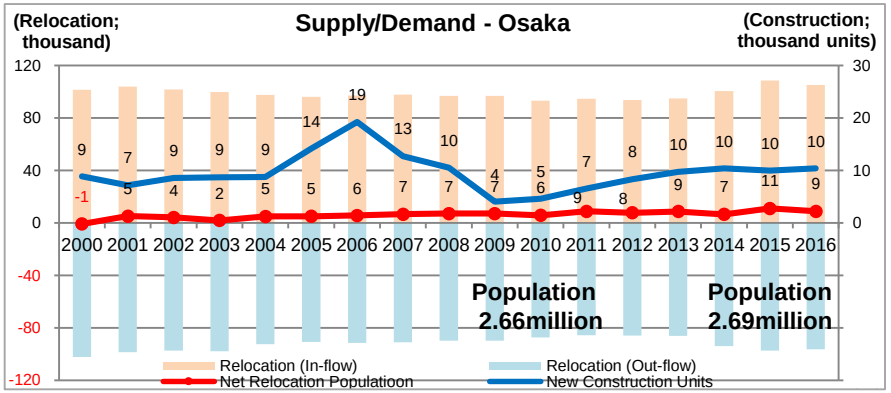
Appendices

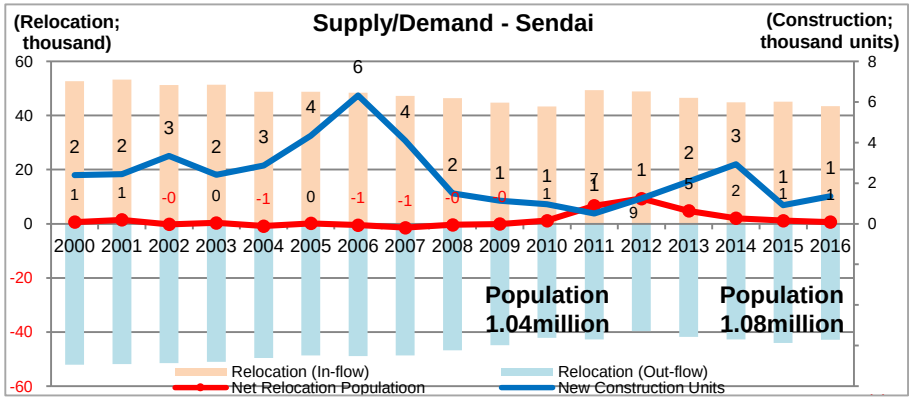
Lease Supply/Demand

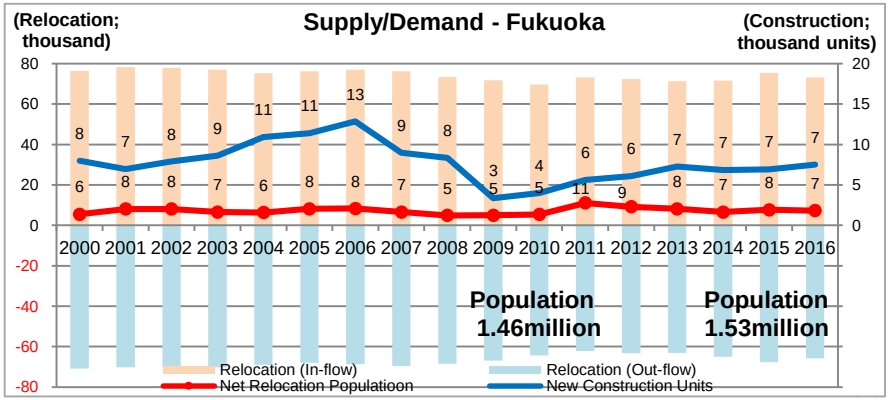






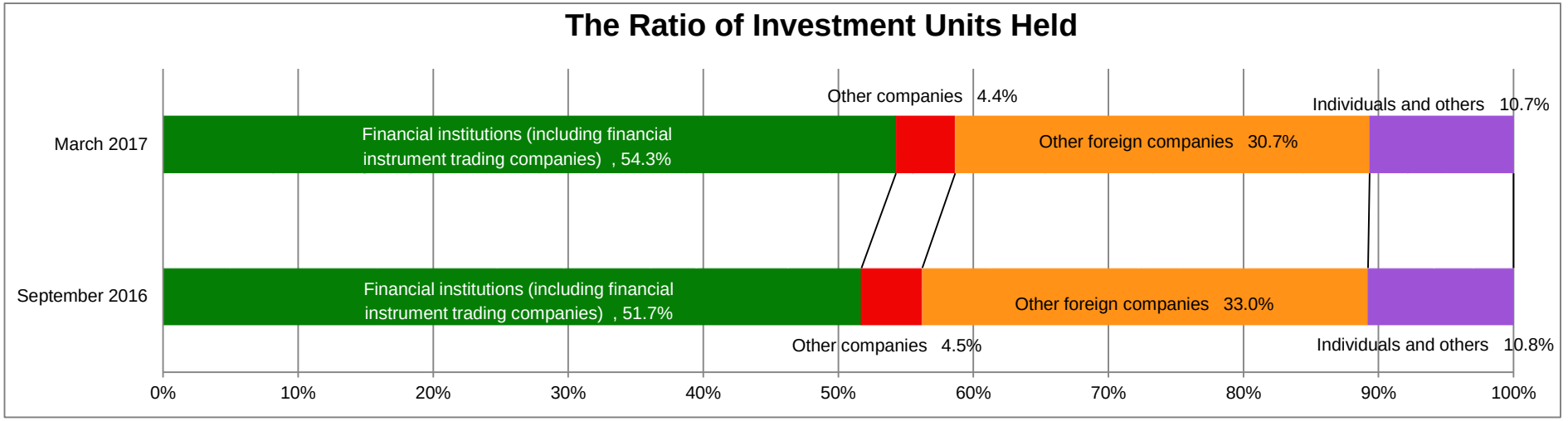






(Source) Relocation balance: Population Movement from Basic Resident Register, MIC
Construction work on new rental apartments: Survey on Construction Works by the MLIT (construction of rental units and SRC/RC apartments complexes)

Unitholders as of the 22nd Fiscal Period End (as of March 31, 2017)



<Top Unitholders >

Ranking	Unitholders (Top 10)	March 2017			Number of Units Held as of September 2017 (Note2)
		Number of Units Held	% of Total Units in Issue (Note 1)	Change	
1	Japan Trustee Services Bank, Ltd. (Trust account)	247,328	15.0%	-30,033	277,361
2	The Master Trust Bank of Japan (Trust account)	229,055	13.9%	+50,172	178,883
3	Trust & Custody Services Bank (Securities investment trust account)	143,043	8.7%	-8,626	151,669
4	Nomura Bank (Luxembourg) S.A.	119,689	7.2%	-9,100	128,789
5	Nomura Trust and Banking Company (Trust account)	91,633	5.5%	+8,909	82,724
6	Daiwa Securities Group Inc.	55,014	3.3%	-	55,014
7	STATE STREET BANK AND TRUST COMPANY 505012	26,405	1.6%	+5,860	20,545
8	THE BANK OF NEW YORK MELLON SA/NV 10	23,778	1.4%	-	-
9	Mizuho Trust & Banking Co., Ltd.	23,362	1.4%	-	-
10	Mitsubishi UFJ Trust and Banking Corporation	23,136	1.4%	-	-
Subtotal		982,443	59.9%		

<Number of Unitholders by Investor Type>

	September 2016	March 2017	Change
Financial Institutions (including financial instrument trading companies)	74	81	+7
Other Domestic Companies	236	219	-17
Other Foreign Companies	231	211	-20
Individuals and Others	18,491	18,219	-272
Total	19,032	18,730	-302

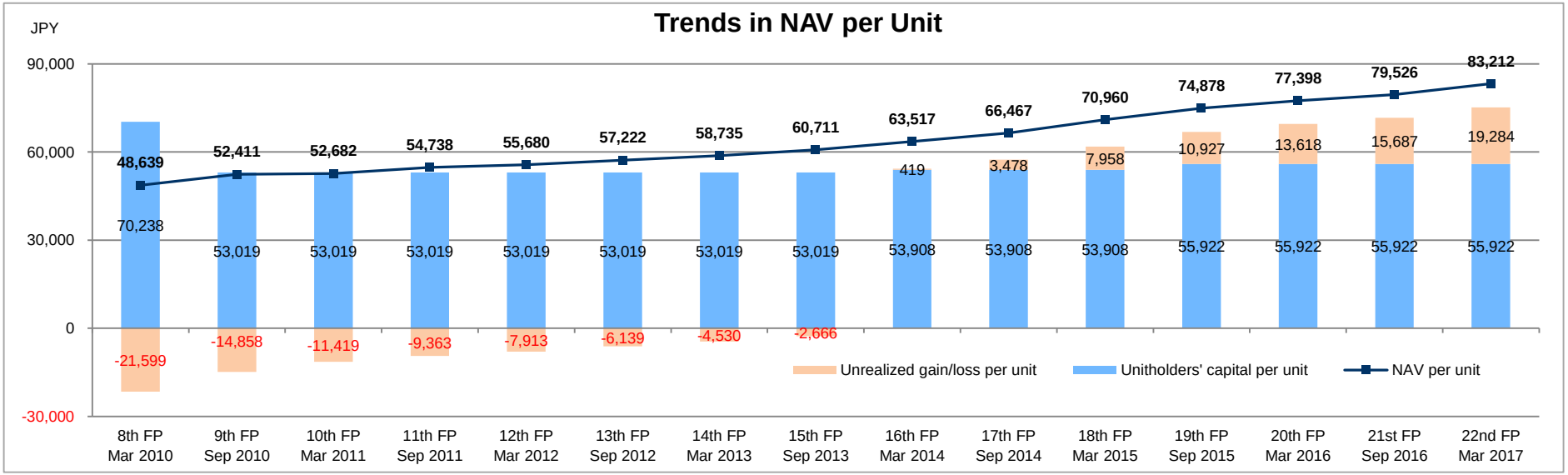
(Note1) The ratio of investment units held in comparison to the total units in issue is rounded down to the second decimal point.
(Note2) Indicate top 10 unitholders as of the end of September 2016.

Equity Position

Date	Details	Total Investment (JPY)		Total Units in Issue		Note
		Change	Balance	Change	Number of Units	
October 7, 2005	Private placement	100,000,000	100,000,000	200	200	
December 13,2005	Third-party allotment	8,900,000,000	9,000,000,000	17,800	18,000	
June 21, 2006	Public offering of new equity	18,748,800,000	27,748,800,000	43,400	61,400	
April 26, 2007	Public offering of new equity	18,595,161,900	46,343,961,900	34,300	95,700	
May 24, 2007	Third-party allotment	963,370,341	47,307,332,241	1,777	97,477	
August 28, 2008	Third-party allotment	12,250,000,000	59,557,332,241	70,000	167,477	
October 2, 2009	Third-party allotment	6,000,119,300	65,557,451,541	65,863	233,340	
June 30, 2010	Third-party allotment	5,000,236,650	70,557,688,191	43,035	276,375	(Note1)
July 1, 2010	Investment unit split	-	70,557,688,191	829,125	1,105,500	(Note2)
July 1, 2010	Merger	-	70,557,688,191	225,300	1,330,800	(Note3)
November 26, 2013	Public offering of new equity	8,148,307,200	78,705,995,391	131,200	1,462,000	
December 18, 2013	Third-party allotment	811,104,360	79,517,099,751	13,060	1,475,060	
May 27, 2015	Public offering of new equity	12,198,615,000	91,715,714,751	165,000	1,640,060	

Total Investment	JPY 91,715,714,751
Total Number of Investment Units Authorized	5,000,000 units
Total Number of Investment Units Outstanding	1,640,060 units

(Note1) Third party allotment of new investment units done at an issue price of 116,190 yen per unit with the purpose of repaying a part of the loans that were transferred as part of the merger with PRI
(Note2) Conducted a four-to-one investment unit split
(Note3) With the absorption-type merger, the merger was conducted with PRI treated as the Investment Corporation Extinguished in Absorption-Type Merger in accordance with article 147 of the Act on Investment Trusts and Investment Corporations



Occupancy Rates

Type	Sep 2006	Mar 2007	Sep 2007	Mar 2008	Sep 2008	Mar 2009	Sep 2009	Mar 2010	Sep 2010	Mar 2011	Sep 2011	Mar 2012	Sep 2012	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017
Studio	94.45%	95.17%	94.66%	96.29%	94.43%	94.57%	94.23%	96.54%	95.67%	97.71%	96.69%	98.25%	97.05%	98.44%	97.84%	98.83%	98.35%	99.20%	98.54%	99.23%	98.65%	98.99%
Family	98.02%	97.01%	94.82%	95.02%	93.70%	93.07%	91.27%	95.36%	92.09%	95.43%	95.97%	97.71%	97.27%	97.74%	97.57%	97.42%	97.89%	98.26%	98.61%	98.79%	97.95%	98.43%
Premium (Note1)	94.20%	97.61%	96.78%	96.68%	90.07%	78.06%	71.29%	77.51%	77.31%	79.76%	88.23%	87.58%	-	-	-	-	-	-	-	-	-	-
Portfolio	96.83%	96.56%	94.82%	95.70%	93.91%	93.20%	91.91%	95.23%	93.50%	96.40%	96.24%	97.84%	97.15%	98.14%	97.72%	98.20%	98.14%	98.80%	98.57%	99.05%	98.36%	98.75%

Area (Note2)	Sep 2006	Mar 2007	Sep 2007	Mar 2008	Sep 2008	Mar 2009	Sep 2009	Mar 2010	Sep 2010	Mar 2011	Sep 2011	Mar 2012	Sep 2012	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017
Seven wards of central Tokyo	94.99%	97.43%	97.11%	96.40%	92.70%	84.26%	80.45%	87.47%	91.13%	94.57%	93.50%	95.89%	95.08%	96.84%	96.78%	97.87%	97.05%	-	-	-	-	-
23 wards of Tokyo	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98.74%	98.78%	98.86%	99.20%	98.71%
Three major metropolitan areas	98.04%	97.81%	96.35%	96.89%	95.33%	94.93%	93.34%	96.67%	94.12%	96.80%	96.32%	98.04%	97.27%	98.41%	97.84%	98.24%	98.36%	98.60%	98.24%	99.08%	98.02%	98.62%
Other major cities	92.49%	90.36%	89.06%	91.90%	90.12%	90.55%	90.83%	93.68%	93.15%	96.22%	97.32%	98.27%	97.90%	98.03%	97.88%	98.23%	98.11%	99.20%	98.92%	99.18%	98.09%	99.01%
Portfolio	96.83%	96.56%	94.82%	95.70%	93.91%	93.20%	91.91%	95.23%	93.50%	96.40%	96.24%	97.84%	97.15%	98.14%	97.72%	98.20%	98.14%	98.80%	98.57%	99.05%	98.36%	98.75%

Building Age	Sep 2006	Mar 2007	Sep 2007	Mar 2008	Sep 2008	Mar 2009	Sep 2009	Mar 2010	Sep 2010	Mar 2011	Sep 2011	Mar 2012	Sep 2012	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017
5 yrs or less	99.05%	98.84%	95.89%	96.53%	95.03%	94.91%	94.35%	97.29%	95.76%	97.28%	97.78%	99.61%	99.02%	98.27%	93.32%	99.75%	95.91%	-	99.45%	96.80%	98.96%	97.92%
5 yrs to 10 yrs	96.94%	98.08%	95.97%	97.28%	93.39%	92.97%	93.17%	90.79%	95.49%	97.55%	96.53%	98.19%	97.26%	98.97%	98.15%	97.94%	98.56%	98.88%	98.49%	99.22%	98.54%	98.65%
10 yrs to 15 yrs	94.16%	91.23%	91.25%	96.41%	94.04%	94.52%	90.17%	96.92%	92.70%	97.83%	96.56%	98.10%	98.28%	97.96%	98.57%	99.25%	98.58%	98.83%	98.50%	98.97%	98.77%	98.98%
15 yrs to 20 yrs	97.09%	96.90%	94.05%	94.21%	92.62%	90.85%	89.94%	94.90%	90.62%	93.23%	93.71%	95.34%	94.70%	95.27%	95.47%	98.60%	97.15%	98.26%	98.09%	98.97%	98.69%	98.90%
Excess 20 yrs	97.25%	94.56%	95.22%	92.75%	92.80%	90.26%	87.76%	90.30%	89.82%	94.84%	95.49%	97.45%	96.78%	97.83%	97.29%	97.72%	97.47%	98.84%	98.88%	99.12%	97.20%	98.35%
Portfolio	96.83%	96.56%	94.82%	95.70%	93.91%	93.20%	91.91%	95.23%	93.50%	96.40%	96.24%	97.84%	97.15%	98.14%	97.72%	98.20%	98.14%	98.80%	98.57%	99.05%	98.36%	98.75%

Size	Sep 2006	Mar 2007	Sep 2007	Mar 2008	Sep 2008	Mar 2009	Sep 2009	Mar 2010	Sep 2010	Mar 2011	Sep 2011	Mar 2012	Sep 2012	Mar 2013	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017
0.5 bn yen or less	96.42%	96.03%	94.05%	95.18%	93.00%	93.31%	91.91%	95.48%	93.66%	97.61%	97.40%	98.15%	97.73%	98.39%	97.62%	98.56%	97.75%	98.95%	98.55%	99.22%	98.09%	99.17%
0.5 to 1.0 bn yen	94.88%	93.60%	94.44%	94.20%	92.68%	90.97%	90.44%	94.46%	93.46%	95.56%	96.76%	98.18%	97.54%	98.23%	98.13%	98.71%	98.70%	99.22%	98.69%	98.91%	97.69%	98.45%
1.0 to 3.0 bn yen	98.01%	98.09%	93.32%	95.77%	94.77%	95.84%	93.88%	95.84%	93.97%	96.68%	95.65%	97.68%	96.88%	97.92%	97.64%	98.64%	97.93%	98.49%	98.54%	99.06%	98.63%	98.92%
Excess 3.0 bn yen	98.67%	99.70%	99.75%	99.33%	96.34%	93.18%	91.62%	95.33%	91.52%	95.37%	94.09%	96.78%	95.74%	98.18%	96.92%	95.94%	98.19%	98.81%	98.49%	99.06%	98.77%	98.47%
Portfolio	96.83%	96.56%	94.82%	95.70%	93.91%	93.20%	91.91%	95.23%	93.50%	96.40%	96.24%	97.84%	97.15%	98.14%	97.72%	98.20%	98.14%	98.80%	98.57%	99.05%	98.36%	98.75%

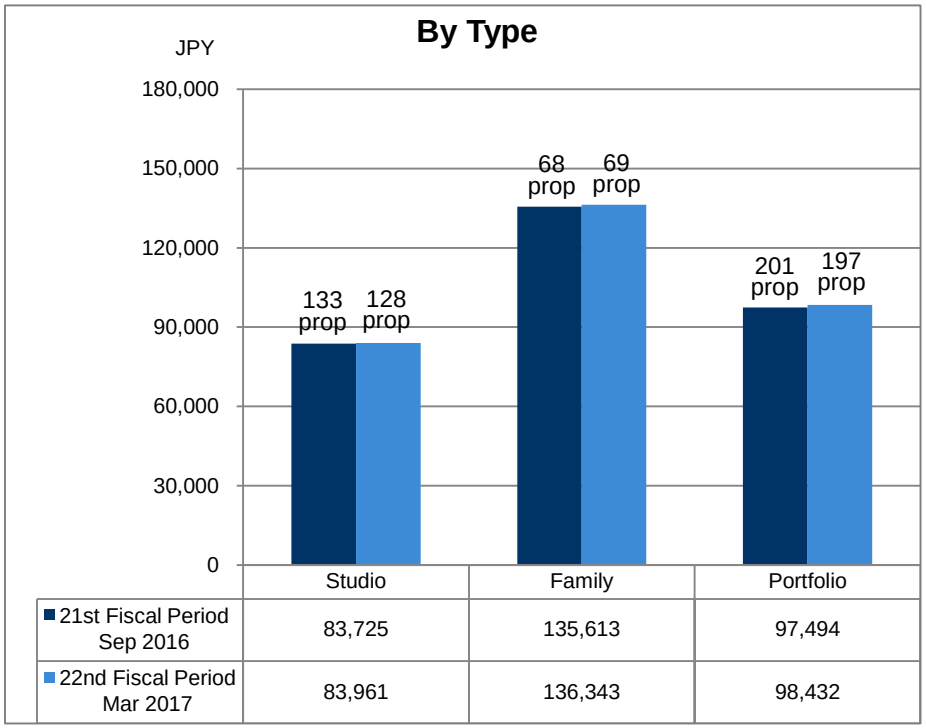
(Note1) On May 24, 2012, the categories of rental residential properties were changed from studio type, family type and premium type into studio type and family type.
(Note2) On January 29, 2015, the investment areas were changed from Seven wards of central Tokyo, Three major metropolitan areas and Other major cities to 23 wards of Tokyo, Three major metropolitan areas and Other major cities.

Portfolio Overview (as of March 31, 2017)

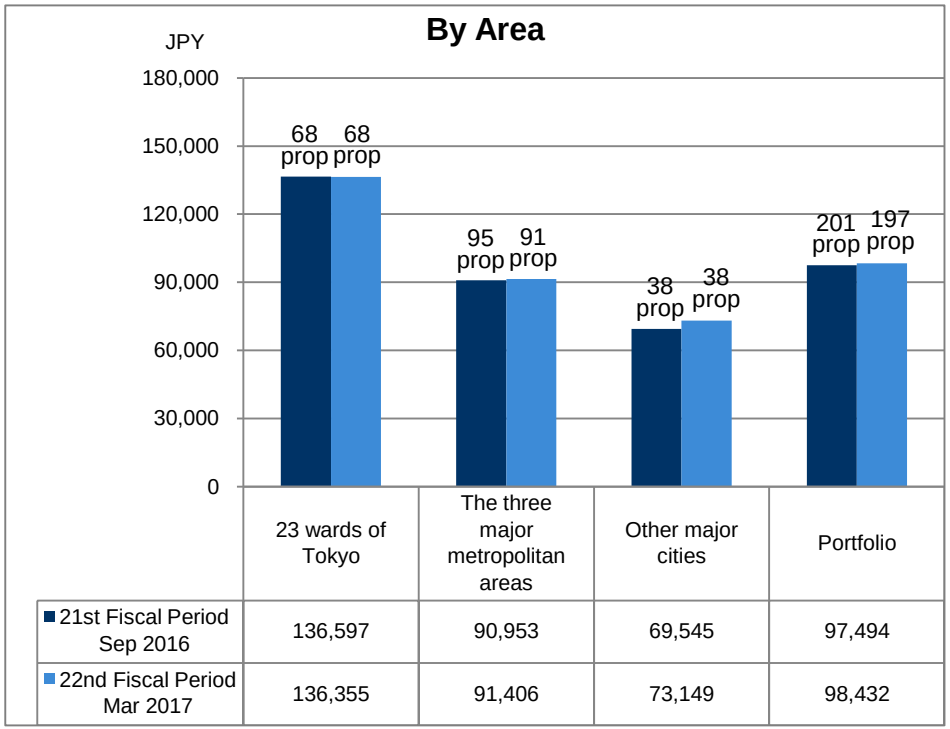
Category of Properties	Number of Properties	Average Acquisition Price (Thousand yen)	Number of Rentable Units	Average Number of Rentable Units per Property	Average Rentable Floor Area per Unit (sq. meter)
Studio	128	1,096,554	9,518	74	31.7
Family	69	1,201,726	3,633	52	63.4
Total (Average)	197	1,133,391	13,151	66	40.4

Category of Properties	Number of Properties	Average Acquisition Price (Thousand yen)	Number of Rentable Units	Average Number of Rentable Units per Property	Average Rentable Floor Area per Unit (sq. meter)
23 wards of Tokyo	68	1,348,641	3,502	51	40.5
The three major metropolitan areas	91	1,004,774	6,088	66	40.1
Other major cities	38	1,056,209	3,561	93	41.0
Total (Average)	197	1,133,391	13,151	66	40.4

Rent per Unit



	Studio	Family	Portfolio
21st Fiscal Period Sep 2016	83,725	135,613	97,494
22nd Fiscal Period Mar 2017	83,961	136,343	98,432

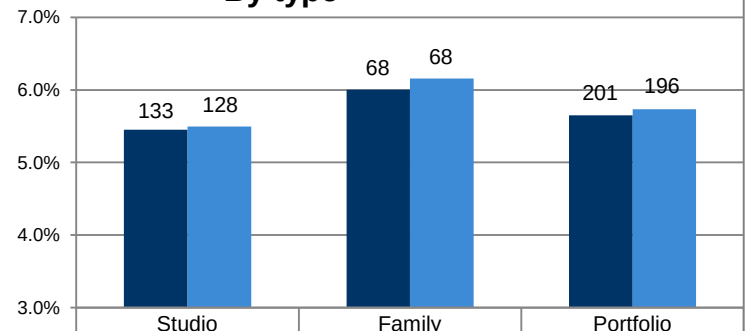


	23 wards of Tokyo	The three major metropolitan areas	Other major cities	Portfolio
21st Fiscal Period Sep 2016	136,597	90,953	69,545	97,494
22nd Fiscal Period Mar 2017	136,355	91,406	73,149	98,432

(Note) Average rent per unit calculations: rental revenue (rent + common-service charges) / total contracted area

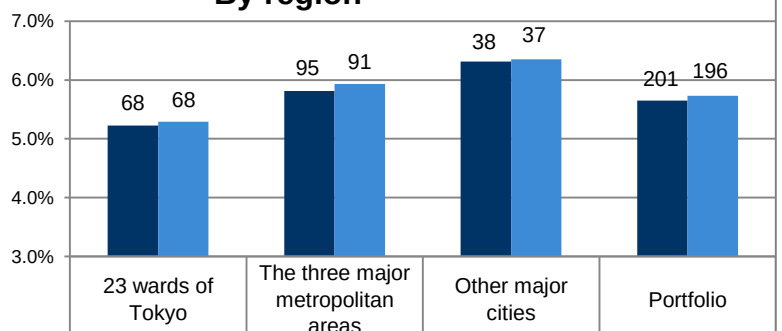
NOI Yield (by Type and Region)

By type



	Studio	Family	Portfolio
21st Fiscal Period Sep 2016	5.45%	6.00%	5.65%
22nd Fiscal Period Mar 2017	5.50%	6.16%	5.73%

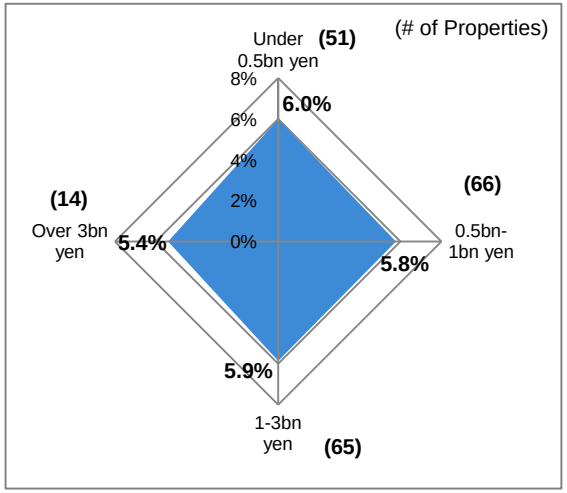
By region



	23 wards of Tokyo	The three major metropolitan areas	Other major cities	Portfolio
21st Fiscal Period Sep 2016	5.22%	5.81%	6.31%	5.65%
22nd Fiscal Period Mar 2017	5.29%	5.93%	6.35%	5.73%

(Note1) Number of properties: 196 in the 22nd fiscal period exclude 1 newly acquired property (numbers of properties indicated on top of the bar graphs)
(Note2) NOI yield: Annual income and expenditure in the rental business / acquisition price of property excluding tax

<By size>



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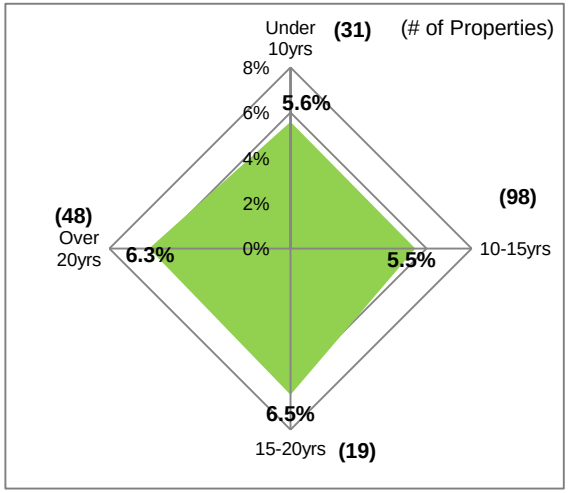

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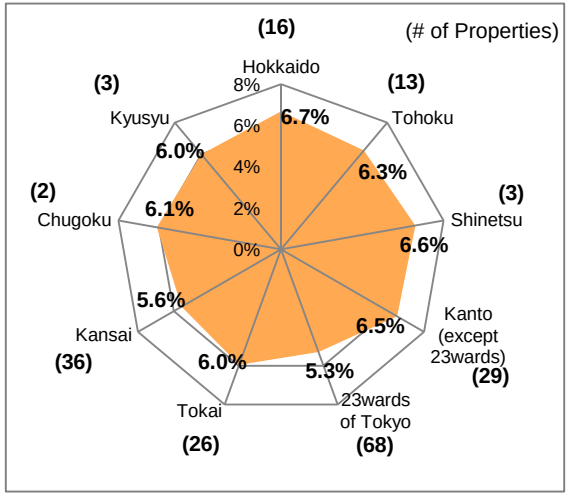


Interest Bearing Debt (as of September 30, 2016)

日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

Lender	Borrowing Amount (million yen) (Note)	Interest Rate (%) (Note)	Loan Origination Date	Repayment Date	Remarks
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,960	0.78%	Jun 22, 2012	Jun 22, 2017	Unsecured /Unguaranteed
	1,372	0.78%	Jun 22, 2012	Jun 22, 2017	
	1,000	0.78%	Sep 21, 2012	Sep 21, 2017	
	1,550	0.78%	Mar 25, 2013	Mar 23, 2018	
	1,459	0.78%	Jun 24, 2013	Jun 22, 2018	
	1,400	0.73%	Oct 18, 2013	Mar 23, 2018	
	430	0.78%	Dec 25, 2013	Dec 25, 2018	
	630	0.78%	Jan 31, 2014	Dec 25, 2018	
	1,050	0.88%	Mar 6, 2014	Mar 22, 2020	
	1,050	0.98%	Mar 6, 2014	Mar 22, 2021	
	808	0.63%	Mar 26, 2014	Dec 25, 2018	
	1,000	0.78%	Mar 26, 2014	Mar 23, 2020	
	1,544	0.88%	Mar 26, 2014	Mar 22, 2021	
	550	0.63%	Jul 1, 2014	Jun 28, 2019	
	500	0.63%	Sep 1, 2014	Aug 30, 2019	
	1,300	0.63%	Sep 22, 2014	Sep 30, 2019	
	1,000	0.78%	Dec 24, 2014	Jun 30, 2022	
	500	0.73%	Feb 2, 2015	Feb 28, 2022	
	500	0.78%	Jun 1, 2015	Jun 30, 2023	
	688	0.78%	Jun 22, 2015	Jun 30, 2023	
	600	0.68%	Mar 25, 2016	Jun 22, 2021	
	4,470	0.43%	Jun 22, 2016	Jun 22, 2021	
	2,000	0.46%	Sep 20, 2016	Sep 22, 2022	
	757	0.35%	Mar 22, 2017	Jul 22, 2020	
	2,000	0.56%	Mar 22, 2017	Mar 24, 2025	
Subtotal	30,119				
Sumitomo Mitsui Banking Corporation	685	0.78%	Jun 22, 2012	Jun 22, 2017	Unsecured /Unguaranteed
	566	0.78%	Jun 22, 2012	Jun 22, 2017	
	400	0.78%	Mar 25, 2013	Mar 23, 2018	
	4,612	0.78%	Jun 24, 2013	Jun 22, 2018	
	770	0.78%	Dec 25, 2013	Dec 25, 2018	
	230	0.78%	Jan 31, 2014	Dec 25, 2018	
	500	0.88%	Mar 6, 2014	Mar 22, 2020	
	500	0.98%	Mar 6, 2014	Mar 22, 2021	
	500	0.63%	Mar 26, 2014	Dec 25, 2018	
	1,000	0.78%	Mar 26, 2014	Mar 23, 2020	
	1,666	0.88%	Mar 26, 2014	Mar 22, 2021	
	500	0.73%	Feb 2, 2015	Feb 28, 2022	
	500	0.78%	Jun 1, 2015	Jun 30, 2023	
	993	0.78%	Jun 22, 2015	Jun 30, 2023	
	600	0.68%	Mar 25, 2016	Jun 22, 2021	
	1,970	0.43%	Jun 22, 2016	Jun 22, 2021	
	1,500	0.46%	Sep 20, 2016	Sep 22, 2022	
	1,824	0.35%	Mar 22, 2017	Jul 22, 2020	
Subtotal	19,316				
Aozora Bank,Ltd.	1,222	0.78%	Jun 22, 2012	Jun 22, 2017	Unsecured /Unguaranteed
	1,342	0.78%	Jun 22, 2012	Jun 22, 2017	
	300	0.78%	Mar 25, 2013	Mar 23, 2018	
	7,154	0.78%	Jun 24, 2013	Jun 22, 2018	
	400	0.88%	Mar 6, 2014	Mar 22, 2020	
	400	0.98%	Mar 6, 2014	Mar 22, 2021	
	1,000	0.63%	Mar 26, 2014	Dec 25, 2018	
	1,000	0.78%	Mar 26, 2014	Mar 23, 2020	
	1,154	0.88%	Mar 26, 2014	Mar 22, 2021	
	500	0.73%	Feb 2, 2015	Feb 28, 2022	
	412	0.78%	Jun 22, 2015	Jun 30, 2023	
	758	0.35%	Mar 22, 2017	Jul 22, 2020	
Subtotal	15,642				

Lender	Borrowing Amount (million yen) (Note)	Interest Rate (%) (Note)	Loan Origination Date	Repayment Date	Remarks
Shinsei Bank, Limited	685	0.78%	Jun 22, 2012	Jun 22, 2017	Unsecured /Unguaranteed
	770	0.78%	Dec 25, 2013	Dec 25, 2018	
	230	0.78%	Jan 31, 2014	Dec 25, 2018	
	500	0.88%	Mar 6, 2014	Mar 22, 2020	
	500	0.98%	Mar 6, 2014	Mar 22, 2021	
	1,000	0.78%	Mar 26, 2014	Mar 23, 2020	
	500	0.73%	Feb 2, 2015	Feb 28, 2022	
	500	0.78%	Jun 1, 2015	Jun 30, 2023	
	674	0.78%	Jun 22, 2015	Jun 30, 2023	
	1,242	0.43%	Jun 22, 2016	Jun 22, 2021	
	1,000	0.46%	Sep 20, 2016	Sep 22, 2022	
	1,239	0.35%	Mar 22, 2017	Jul 22, 2020	
	1,500	0.56%	Mar 22, 2017	Mar 24, 2025	
Subtotal	10,340				
Resona Bank,Limited.	1,000	0.78%	Jun 22, 2012	Jun 22, 2017	Unsecured /Unguaranteed
	500	0.78%	Sep 21, 2012	Sep 21, 2017	
	1,000	0.78%	Mar 25, 2013	Mar 23, 2018	
	550	0.73%	Oct 18, 2013	Mar 23, 2018	
	770	0.78%	Dec 25, 2013	Dec 25, 2018	
	230	0.78%	Jan 31, 2014	Dec 25, 2018	
	500	0.63%	Mar 26, 2014	Dec 25, 2018	
	500	0.78%	Dec 24, 2014	Jun 30, 2022	
	500	0.78%	Jun 1, 2015	Jun 30, 2023	
	715	0.78%	Jun 22, 2015	Jun 30, 2023	
	1,318	0.43%	Jun 22, 2016	Jun 22, 2021	
	1,000	0.46%	Sep 20, 2016	Sep 22, 2022	
	1,315	0.35%	Mar 22, 2017	Jul 22, 2020	
Subtotal	9,898				
Mitsubishi UFJ Trust and Banking Corporation	200	0.78%	Mar 25, 2013	Mar 23, 2018	Unsecured /Unguaranteed
	1,160	0.78%	Dec 25, 2013	Dec 25, 2018	
	340	0.78%	Jan 31, 2014	Dec 25, 2018	
	1,295	0.63%	Mar 26, 2014	Dec 25, 2018	
	500	0.73%	Feb 2, 2015	Feb 28, 2022	
	518	0.78%	Jun 22, 2015	Jun 30, 2023	
	500	0.46%	Sep 20, 2016	Sep 22, 2022	
	951	0.35%	Mar 22, 2017	Jul 22, 2020	
Subtotal	5,464				
The Bank of Fukuoka, Ltd.	837	0.78%	Jun 24, 2013	Jun 22, 2018	Unsecured /Unguaranteed
	1,160	0.78%	Dec 25, 2013	Dec 25, 2018	
	340	0.78%	Jan 31, 2014	Dec 25, 2018	
	500	0.63%	Mar 26, 2014	Dec 25, 2018	
	500	0.73%	Feb 2, 2015	Feb 28, 2022	
	500	0.46%	Sep 20, 2016	Sep 22, 2022	
	500	0.56%	Mar 22, 2017	Mar 24, 2025	
Subtotal	4,337				
Development Bank of Japan Inc.	1,000	0.93%	Sep 22, 2014	Sep 30, 2019	Unsecured/Unguaranteed
	1,500	0.46%	Sep 20, 2016	Sep 22, 2022	
Subtotal	2,500				
The HIGASHI-NIPPON BANK, LIMITED	500	0.78%	Sep 21, 2012	Sep 21, 2017	Unsecured /Unguaranteed
	400	0.78%	Mar 25, 2013	Mar 23, 2018	
	600	0.73%	Oct 18, 2013	Mar 23, 2018	
	770	0.78%	Dec 25, 2013	Dec 25, 2018	
Subtotal	2,270				
ORIX Bank Corporation	398	0.78%	Jun 24, 2013	Jun 22, 2018	Unsecured /Unguaranteed
	770	0.78%	Dec 25, 2013	Dec 25, 2018	
	500	0.63%	Mar 26, 2014	Dec 25, 2018	
	500	0.73%	Feb 2, 2015	Feb 28, 2022	
Subtotal	2,168				

Lender	Borrowing Amount (million yen) (Note)	Interest Rate (%) (Note)	Loan Origination Date	Repayment Date	Remarks
The Norinchukin Bank	1,170	0.38%	Mar 22, 2016	Mar 23, 2018	Unsecured /Unguaranteed
	505	0.35%	Mar 22, 2017	Jul 22, 2020	
Subtotal	1,675				
The Hyakugo Bank, Ltd.	1,000	0.63%	Jul 1, 2014	Jun 28, 2019	Unsecured/Unguaranteed
Subtotal	1,000				
The Hiroshima Bank, Ltd.	500	0.63%	Jul 1, 2014	Jun 28, 2019	Unsecured /Unguaranteed
	500	0.63%	Sep 1, 2014	Aug 30, 2019	
Subtotal	1,000				
The Kagawa Bank, Ltd.	700	0.63%	Jul 1, 2014	Jun 28, 2019	Unsecured/Unguaranteed
Subtotal	700				
The Ashikaga Bank, Ltd.	500	0.63%	Mar 26, 2014	Dec 25, 2018	Unsecured/Unguaranteed
Subtotal	500				
The Senshu Ikeda Bank, Ltd.	500	0.63%	Sep 1, 2014	Aug 30, 2019	Unsecured/Unguaranteed
Subtotal	500				
The Nomura Trust and Banking Co., Ltd.	500	0.63%	Sep 1, 2014	Aug 30, 2019	Unsecured/Unguaranteed
Subtotal	500				
Total	107,932				

First Unsecured Investment Corporation Bond	2,000	0.69%	Feb 13, 2015	Feb 13, 2020	Unsecured /Unguaranteed
Second Unsecured Investment Corporation Bond	1,700	0.72%	Jul 28, 2015	Jul 28, 2020	
Third Unsecured Investment Corporation Bond	3,000	0.28%	Jun 15, 2016	Jun 15, 2021	
Fourth Unsecured Investment Corporation Bond	2,500	0.72%	Jun 15, 2016	Jun 15, 2026	
Total	9,200				

Total	117,132				

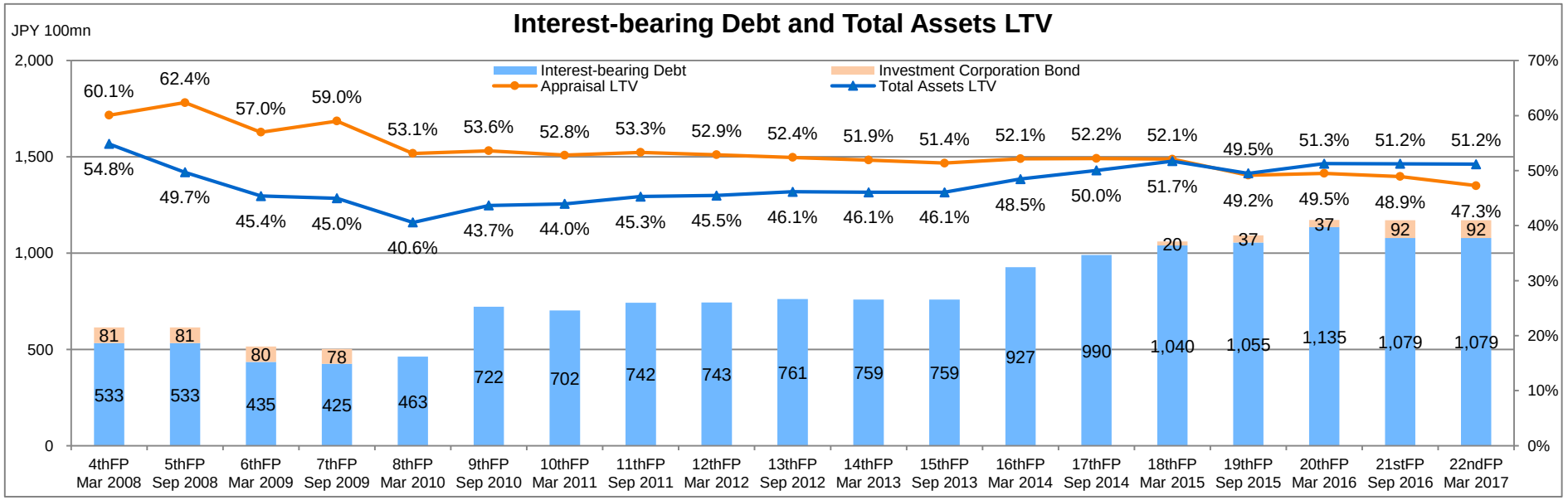
(Note)Figures rounded down to the nearest million. Interest rate rounded off to second decimal place

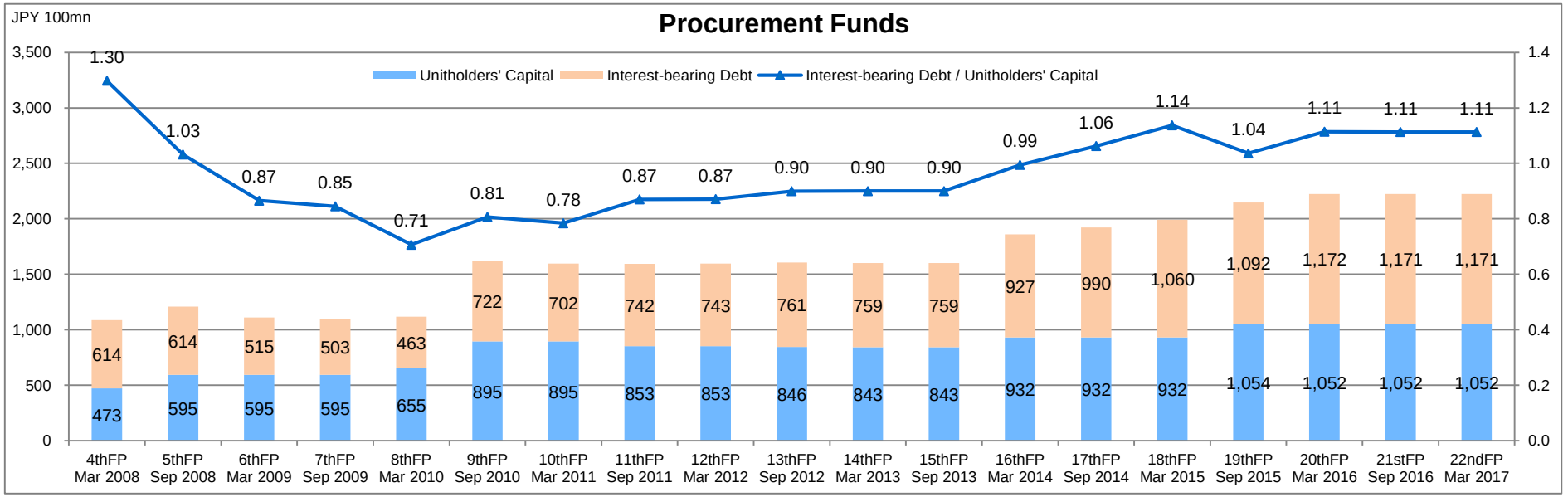
Outstanding Balance and shares of interest bearing debt by Lender

Lenders	9th FP		21st FP		22nd FP		
	Sep 30, 2010 (Merger with PRI)		Sep 30, 2016		Refinance (Mar 22, 2017)	Mar 31, 2017	
	Balance (JPY mn)	Share	Balance (JPY mn)	Share	Change (JPY mn)	Balance (JPY mn)	Share
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	12,692	17.6%	30,119	25.7%	±2,757	30,119	25.7
Sumitomo Mitsui Banking Corporation	11,278	15.6%	19,316	16.5%	±1,824	19,316	16.5
Aozora Bank, Ltd	22,751	31.5%	15,642	13.4%	±758	15,642	13.4
Shinsei Bank, Limited	2,689	3.7%	10,340	8.8%	±2,739	10,340	8.8
Resona Bank, Limited	4,075	5.6%	9,898	8.5%	±1,315	9,898	8.5
Mitsubishi UFJ Trust and Banking Corporation	1,987	2.8%	5,464	4.7%	±951	5,464	4.7
The Bank of Fukuoka, Ltd.	-	-	4,337	3.7%	±500	4,337	3.7
Development Bank of Japan Inc.	-	-	2,500	2.1%	-	2,500	2.1
THE HIGASHI-NIPPON BANK, LIMITED	-	-	2,270	1.9%	-	2,270	1.9
ORIX Bank Corporation	400	0.6%	2,168	1.9%	-	2,168	1.9
The Norinchukin Bank	4,850	6.7%	1,675	1.4%	±505	1,675	1.4
The Hyakugo Bank, Ltd.	-	-	1,000	0.9%	-	1,000	0.9
The Hiroshima Bank, Ltd.	-	-	1,000	0.9%	-	1,000	0.9
The Kagawa Bank, Ltd.	-	-	700	0.6%	-	700	0.6
The Ashikaga Bank, Ltd.	-	-	500	0.4%	-	500	0.4
The Senshu Ikeda Bank, Ltd.	-	-	500	0.4%	-	500	0.4
The Nomura Trust and Banking Co., Ltd.	-	-	500	0.4%	-	500	0.4
Total bank borrowings (Note1)	72,225	100.0%	107,932	92.1%	-11,349 +11,349	107,932	92.1
Investment corporation bond	-	-	9,200	7.9%	-	9,200	7.9
Total interest bearing debt	72,225	100.0%	117,132	100.0%	-11,349 +11,349	117,132	100.0
Total assets LTV (Note2)	43.7%	-	51.2%	-	-	51.2%	-
Appraisal LTV	53.6%	-	48.9%	-	-	47.3%	-

(Note1) Number of “9th FP Total” includes the balance of the borrowings from 4 financial institutions which is not on the list.
(Note2) Total Assets LTV = Interest-bearing Debt / Total Assets x 100

Financial Conditions





Financial Indicators

Item	21st Fiscal Period	22nd Fiscal Period	Reference
Number of actual days of operation	183	182	-
Return on assets (ROA)	1.2%	1.3%	Ordinary income/ (Total assets at the beginning of the period + Total assets at the end of the period) / 2) x 100
(annualized)	2.4%	2.7%	-
Return on equity (ROE)	2.5%	2.8%	Profit / ((Net assets at the beginning of the period + Net assets at the end of the period) / 2) x 100
(annualized)	5.1%	5.6%	-
Capital adequacy ratio as of the end of the fiscal term	47.0%	47.2%	Net assets at the end of the period / ((Total assets at the beginning of the period + Total assets at the end of the period) / 2) x 100
Depreciation	JPY 1,715 mn	JPY 1,776 mn	-
Rental NOI (Net Operating Income)	JPY 6,220 mn	JPY 6,419 mn	Rental revenues - property - related expenses + depreciation
FFO(Funds from Operation) per investment unit	JPY 2,890	JPY 3,104	FFO (Profit + Depreciation + Amortization - Gains on sales of property + Write off of accounts receivable) / Total number of investment units outstanding as of the end of the fiscal period
FFO (Funds from Operation) multiple	14.7 times	13.1 times	Unit price at the end of the fiscal term / Annualized FFO per unit
Debt service coverage ratio (DSCR)	10.2 times	11.3 times	(Profit before interest, Depreciation and Amortization - Gain or loss of the disposition of real estate + Impairment loss) / Interest expenses
Total interest-bearing debt	JPY 117,132 mn	JPY 117,132 Mn	Interest-bearing debt at the end of the period
Ratio of interest-bearing debt to total assets	51.2%	51.2%	(Interest-bearing debt at the end of the period / Total assets at the end of the period) x 100

Income Statements

(JPY thousand)

	21st Fiscal Period From April 1, 2016 to September 30, 2016	22nd Fiscal Period From October 1, 2016 to March 31, 2017
Operating revenues:		
Rental revenues	8,133,821	8,260,383
Gain on sales of properties	-	58,125
Total operating revenues	8,133,821	8,318,509
Operating expenses:		
Rental expenses	3,628,670	3,616,960
Losses from sales of properties	-	93,232
Asset management fees	543,100	549,500
Directors' remuneration	6,200	6,000
Asset custody fees	13,628	13,551
Administrative service fees	40,132	38,103
Audit fees	14,500	14,500
Provision for doubtful accounts	7,428	6,400
Write off of accounts receivable	78	-
Other operating expenses	279,223	238,182
Total operating expenses	4,532,962	4,576,431
Operating income	3,600,858	3,742,077
Non-operating income:		
Interest income	10	9
Miscellaneous income	11,663	66,439
Total non-operating income	11,673	66,448
Non-operating expenses:		
Interest expenses	513,813	496,111
Finance-related expenses	346,555	274,836
Amortization of issuance costs of new units	8,892	3,543
Amortization of bond issuance costs	5,883	6,985
Other non-operating expenses	1,582	1,611
Total non-operating expenses	876,727	783,088
Ordinary income	2,735,804	3,025,437
Income before income taxes	2,735,804	3,025,437
Income taxes – current	605	605
Total income taxes	605	605
Profit	2,735,199	3,024,832
Retained earnings at beginning of period	759	338
Unappropriated retained earnings	2,735,958	3,025,171

(JPY thousand)

21st Fiscal Period From April 1, 2016 to September 30, 2016		22nd Fiscal Period From October 1, 2016 to March 31, 2017	
Breakdown of Rental Revenues and Expenses		**Breakdown of Rental Revenues and Expenses**	
A. Rental revenues		A. Rental revenues	
(Rent income)	6,987,641	(Rent income)	7,113,807
(Common service fees)	458,549	(Common service fees)	471,844
(Parking fees)	299,700	(Parking fees)	310,257
(Incidental revenues)	54,469	(Incidental revenues)	54,197
(Other rental revenues)	333,459	(Other rental revenues)	310,276
Total	8,133,821	Total	8,260,383
B. Rental expenses:		B. Rental expenses:	
(Management fees)	473,821	(Management fees)	444,525
(Taxes and public dues) *2	504,610	(Taxes and public dues) *2	504,773
(Utilities)	143,163	(Utilities)	153,455
(Repairs) *3	397,175	(Repairs) *3	388,056
(Insurance expenses)	19,484	(Insurance expenses)	19,136
(Advertising expenses)	215,622	(Advertising expenses)	192,351
(Trust fees)	78,473	(Trust fees)	63,009
(Depreciation)	1,715,666	(Depreciation)	1,776,455
(Other rental expenses)	80,653	(Other rental expenses)	75,197
Total	3,628,670	Total	3,616,960
C. Rental income *1 (A - B)	4,505,150	C. Rental income *1 (A - B)	4,643,423

***1 Rental income**

(JPY million)

21st Fiscal Period		22nd Fiscal Period	
Rental revenues	8,133	Rental revenues	8,260
Rental expenses	3,628	Rental expenses	3,616
Rental income	4,505	Rental income	4,643
NOI	6,220	NOI	6,419

***2 Taxes and public dues**

Number of properties that fixed assets tax and city planning tax are charged

21st Fiscal Period	200	22nd Fiscal Period	200

***3 Repairs**

(JPY million)

21st Fiscal Period		22nd Fiscal Period	
Repair cost	397	Repair cost	388
Capital expenditures	714	Capital expenditures	601

Balance Sheets

(JPY thousand)

	21st Fiscal Period (September 30, 2016)	22nd Fiscal Period (March 31, 2017)
Assets:		
Current assets:		
Cash and bank deposits *1	11,121,948	9,006,692
Cash and bank deposits in trust *1	2,130,837	2,156,041
Rental receivables	148,409	183,680
Prepaid expenses	586,995	485,281
Other current assets	1	1
Allowance for doubtful accounts	- 13,150	-16,288
Total current assets	13,975,040	11,815,408
Fixed assets:		
Property and equipment: *2		
Buildings	61,434,343	64,556,754
Accumulated depreciation	- 8,874,733	-10,098,439
Buildings, net	52,559,610	54,458,315
Structures	274,804	289,962
Accumulated depreciation	-75,713	-91,097
Structures, net	199,090	198,865
Machinery and equipment	118,069	125,384
Accumulated depreciation	-45,544	-50,076
Machinery and equipment, net	72,525	75,308
Tools, furniture and fixtures	408,157	455,328
Accumulated depreciation	-208,732	-243,818
Tools, furniture and fixtures, net	199,425	211,509
Land	44,371,541	48,701,856
Construction in progress	4,519	3,559
Buildings in trust	70,419,195	71,010,798
Accumulated depreciation	-10,448,716	-10,657,832
Buildings in trust, net	59,970,478	60,352,966
Structures in trust	385,885	370,724
Accumulated depreciation	-119,291	-120,544
Structures in trust, net	266,593	250,180
Machinery and equipment in trust	394,682	394,682
Accumulated depreciation	-146,921	-156,081
Machinery and equipment in trust, net	247,761	238,601
Tools, furniture and fixtures in trust	170,190	173,871
Accumulated depreciation	-84,188	-82,100
Tools, furniture and fixtures in trust, net	86,002	91,771
Land in trust	55,175,980	51,132,739
Construction in progress in trust	7,628	5,704
Total property and equipment	213,161,157	215,721,379
Intangible assets:		
Right of using water facilities	-	241
Leasehold for land in trust	546,283	546,283
Right of using water facilities in trust	267	-
Trademark rights	621	538
Total intangible assets	547,173	547,064

(JPY thousand)

	21st Fiscal Period (September 30, 2016)	22nd Fiscal Period (March 31, 2017)
Investments and other assets:		
Guaranteed securities deposited	9,750	9,805
Lease deposits	743	743
Long-term prepaid expenses	747,675	622,343
Reserve fund for repair	122,509	120,095
Total investments and other assets	880,678	752,987
Total fixed assets	214,589,008	217,021,430
Deferred assets:		
Issuance costs of new units	8,902	5,359
Bond issuance costs	69,315	62,329
Total deferred assets	78,217	67,689
Total assets	228,642,267	228,904,528
Liabilities:		
Current liabilities:		
Accounts payable	542,556	567,636
Current portion of long-term debt *3	22,183,405	18,404,405
Other accounts payable	37,220	20,280
Accrued expenses	418,845	433,721
Income taxes payable	605	605
Consumption taxes payable	42,694	15,886
Rents received in advance	649,638	645,943
Other current liabilities	17,016	20,266
Total current liabilities	23,891,982	20,108,745
Long-term liabilities:		
Bonds	9,200,000	9,200,000
Long-term loans *3	85,748,660	89,527,660
Leasehold and security deposits received *1	917,679	977,014
Leasehold and security deposits received in trust *1	871,038	841,470
Derivatives liabilities	525,711	287,294
Total long-term liabilities	97,263,089	100,833,439
Total liabilities	121,155,071	120,942,184
Net assets:		
Unitholders' equity:		
Unitholders' capital *4	91,715,714	91,715,714
Surplus:		
Capital surplus	6,682,398	6,682,398
Reserves for distributions	6,878,836	6,826,354
Retained earnings	2,735,958	3,025,171
Total surplus	16,297,192	16,533,923
Total unitholders' equity	108,012,907	108,249,638
Valuation and translation adjustments		
Deferred gains or losses on hedges	-525,711	-287,294
Total valuation and translation adjustments	-525,711	-287,294
Total net assets	107,487,196	107,962,343
Total liabilities and net assets	228,642,267	228,904,528

(JPY million)

***1 Cash and deposits**	21st Fiscal Period	22nd Fiscal Period
Cash and bank deposits	11,121	9,006
Cash and bank deposits in trust	2,130	2,156
Total	13,252	11,162
Leasehold and security deposits received	917	977
Leasehold and security deposits received in trust	871	841
Balance	11,464	9,344

***2 Property and equipment**	21st Fiscal Period	22nd Fiscal Period
Total acquisition price	JPY 220,233 mn	JPY 223,278 mn

***3 Interest bearing debt**	22nd Fiscal Period
Balance of interest bearing debt	JPY 117,132 mn
Long-term interest bearing debt ratio (Long-term debt / Interest bearing debt)	84.3%

***4 Unitholders' capital**	(JPY million)
(1) 10/7/2005 Establishment through private placement	100
(2) 12/13/2005 Third-party allotment	8,900
(3) 6/21/2006 IPO	18,748
(4) 4/26/2007 PO	18,595
(5) 5/24/2007 Third-party allotment	963
(6) 8/28/2008 Third-party allotment	12,250
(7) 10/2/2009 Third-party allotment	6,000
(8) 2010/6/30 Third-party allotment	5,000
(9) 11/26/2013 PO	8,148
(10) 12/18/2013 Third-party allotment	811
(11) 5/27/2015 PO	12,198
22nd Fiscal Period end	91,175

Cash Flow Statements

(JPY thousand)

	21st Fiscal Period From April 1, 2016 to September 30, 2016	22nd Fiscal Period From October 1, 2016 to March 31, 2017
Cash flows from operating activities:		
Income before income taxes	2,735,804	3,025,437
Depreciation	1,715,666	1,776,455
Amortization of long-term prepaid expenses	274,579	244,645
Amortization of bond issuance costs	5,883	6,985
Amortization of issuance costs of new units	8,892	3,543
Interest income	-10	-9
Interest expenses	513,813	496,111
Increase (Decrease) in allowance for doubtful accounts	4,971	3,137
Decrease (Increase) in rental receivables	-6,601	-35,271
Decrease (Increase) in prepaid expenses	-61,623	52,181
Decrease (Increase) in Consumption taxes receivable	19,921	-
Increase (Decrease) in accounts payable	-36,775	59,332
Increase (Decrease) in other accounts payable	15,068	-26,808
Decrease (Increase) in consumption taxes payable	42,694	-15,804
Increase (Decrease) in accrued expenses	39	10,396
Increase (Decrease) in rents received in advance	-103,906	-3,694
Decrease from sales of property and equipment	-	1,017,527
Decrease from sales of property and equipment in trust	-	336,231
Long-term prepaid expenses paid	-113,571	-69,781
Other - net	-12,260	-2,858
Sub-total	5,002,585	6,877,759
Interest received	10	9
Interest paid	-513,288	-491,632
Income taxes paid	-604	-605
Net cash provided by operating activities	4,488,702	6,385,531

(JPY thousand)

	21st Fiscal Period From April 1, 2016 to September 30, 2016	22nd Fiscal Period From October 1, 2016 to March 31, 2017
Cash flows from investing activities:		
Purchase of property and equipment	-559,330	-596,662
Purchase of property and equipment in trust	-127,278	-5,119,450
Net increase (decrease) in leasehold and security deposits received	141,694	59,334
Net increase (decrease) in leasehold and security deposits received in trust	-188,232	-29,567
Cash used in investing activities	-733,146	-5,686,345
Cash flows from financing activities:		
Repayment of short-term loans	-8,000,000	-
Proceeds from long-term loans	17,000,000	11,349,000
Repayment of long-term loans	-14,603,757	-11,349,000
Proceeds from issuance of bonds	5,500,000	-
Payments for bond issuance costs	-44,935	-
Dividends paid	-2,824,551	-2,789,237
Net cash provided by (used in) financing activities	-2,973,245	-2,789,237
Net increase (decrease) in cash and cash equivalents	782,310	-2,090,051
Cash and cash equivalents at beginning of period	12,470,474	13,252,785
Cash and cash equivalents at end of period	13,252,785	11,162,733

List of Properties (as of March 31, 2017)

日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

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Property No.	Property Name	Area	Total Number of Rentable Unit	Total Rentable Floor Space (square meters)	Occupancy Rate (Mar 31, 2017)	(1) Acquisition Price (JPY thousand)	(2) Book Value 22nd fiscal period end (JPY thousand)	(3) Appraisal value 21st fiscal period (JPY thousand)	(4) Appraisal value 22nd fiscal period (JPY thousand)	(4) - (3) (JPY thousand)	(4) - (1) (JPY thousand)	(4) - (2) (JPY thousand)	Appraiser
O-1-001	Satella Kita 34jo	Sapporo city, Hokkaido	181	5,691.72	99.0%	1,133,714	1,040,567	1,130,000	1,170,000	40,000	36,285	129,432	1
O-1-004	Satella Nagayama	Asahikawa city, Hokkaido	79	2,904.83	100.0%	342,428	329,988	370,000	370,000	0	27,571	40,011	3
O-1-032	willDo Kita 24jo	Sapporo city, Hokkaido	36	1,279.89	97.2%	316,000	276,252	249,000	254,000	5,000	-62,000	-22,252	3
O-1-034	Gran Casa Minami13jo	Sapporo city, Hokkaido	48	1,836.38	100.0%	463,000	412,385	376,000	392,000	16,000	-71,000	-20,385	3
O-1-035	Gran Casa Minami9jo	Sapporo city, Hokkaido	55	2,246.01	100.0%	533,000	466,306	438,000	453,000	15,000	-80,000	-13,306	3
O-1-090	Sky Hills N15	Sapporo city, Hokkaido	111	3,524.83	98.2%	712,000	668,411	925,000	941,000	16,000	229,000	272,588	1
O-1-091	Sky Hills Sakaemachi	Chitose city, Hokkaido	134	5,335.70	100.0%	832,000	772,939	902,000	916,000	14,000	84,000	143,060	1
O-1-092	Dormy Chitose	Chitose city, Hokkaido	110	2,239.00	100.0%	476,000	444,039	487,000	493,000	6,000	17,000	48,960	1
O-1-093	Sky Hills Takadai I	Chitose city, Hokkaido	120	3,748.80	100.0%	448,000	437,789	480,000	494,000	14,000	46,000	56,210	1
O-1-128	Alpha Tower Sapporo Minami4jo	Sapporo city, Hokkaido	100	4,413.21	96.3%	1,185,000	1,163,294	1,400,000	1,400,000	0	215,000	236,705	3
O-1-132	Cresidence Sapporo Minami4jo	Sapporo city, Hokkaido	99	3,581.86	98.6%	1,140,000	1,137,441	1,340,000	1,340,000	0	200,000	202,558	3
O-1-146	Gran Casa NagayamaKoen Dori	Sapporo city, Hokkaido	92	3,921.77	98.5%	1,002,000	1,097,230	1,020,000	1,020,000	0	18,000	-77,230	3
O-1-151	Gran Casa Minami11jo	Sapporo city, Hokkaido	72	2,671.28	98.8%	830,000	917,979	861,000	867,000	6,000	37,000	-50,979	3
O-2-037	willDo Nishishitadaicho	Morioka city, Iwate	76	2,304.00	100.0%	512,000	482,098	511,000	532,000	21,000	20,000	49,901	3
O-2-054	willDo Kamisugi 3chome	Sendai city, Miyagi	46	1,517.81	100.0%	506,000	434,743	523,000	542,000	19,000	36,000	107,256	2
O-2-065	Grandmaison Shichifuku	Sendai city, Miyagi	38	1,083.70	100.0%	342,000	336,774	274,000	284,000	10,000	-58,000	-52,774	2
O-2-094	Living Stage Higashi-Sendai	Sendai city, Miyagi	52	1,596.53	100.0%	317,200	295,905	357,000	368,000	11,000	50,800	72,094	2
O-2-123	West Park Hasekura	Sendai city, Miyagi	138	5,150.62	100.0%	1,240,000	1,209,417	1,910,000	1,930,000	20,000	690,000	720,582	3
O-2-137	Forest Hill SendaiAoba	Sendai city, Miyagi	252	6,497.06	100.0%	2,750,000	2,807,275	3,000,000	3,030,000	30,000	280,000	222,724	2
O-2-140	Gran Casa Sendai Itsutsubashi	Sendai city, Miyagi	120	4,726.20	100.0%	2,100,000	2,167,211	2,140,000	2,180,000	40,000	80,000	12,788	2
O-3-079	willDo Ishizuecho	Niigata city, Niigata	48	1,868.64	97.9%	462,510	397,000	479,000	484,000	5,000	21,489	86,999	3
O-3-080	willDo Sasaguchi	Niigata city, Niigata	28	1,008.00	100.0%	266,000	235,680	263,000	273,000	10,000	7,000	37,319	3
O-4-005	willDo Koshigaya	Koshigaya city, Saitama	49	1,230.28	98.3%	499,333	446,723	499,000	511,000	12,000	11,666	64,276	1
O-4-006	Joyful Sayama	Sayama city, Saitama	52	870.97	90.4%	216,619	204,827	190,000	199,000	9,000	-17,619	-5,827	1
O-4-007	Lumiere Hachioji	Hachioji city, Tokyo	95	1,692.90	96.9%	480,761	460,659	418,000	425,000	7,000	-55,761	-35,659	1
O-4-008	willDo Kiyosumi	Koto ku, Tokyo	200	7,497.46	97.0%	5,024,619	4,727,403	5,870,000	6,010,000	140,000	985,380	1,282,596	3
O-4-009	Turkey's Denenchofu No.2	Ota ku, Tokyo	27	462.12	100.0%	281,523	273,187	303,000	312,000	9,000	30,476	38,812	1
O-4-010	willDo HonChiba	Chiba city, Chiba	30	1,903.82	98.2%	379,857	364,006	393,000	411,000	18,000	31,142	46,993	1
O-4-011	willDo Yokohama Minami	Yokohama city, Kanagawa	21	493.59	100.0%	233,142	208,407	248,000	257,000	9,000	23,857	48,592	1
O-4-012	Site Pia	Sagamihara city, Kanagawa	86	1,697.50	97.1%	506,142	497,335	487,000	490,000	3,000	-16,142	-7,335	3
O-4-024	VISTA Supreme	Machida city, Tokyo	37	892.88	97.4%	563,584	516,347	461,000	473,000	12,000	-90,584	-43,347	3
O-4-025	Joy Oyamadai	Setagaya ku, Tokyo	21	1,064.55	78.0%	624,265	646,388	594,000	609,000	15,000	-15,265	-37,388	3
O-4-031	willDo Otsuka	Toshima ku, Tokyo	27	1,091.54	100.0%	725,229	727,265	633,000	650,000	17,000	-75,229	-77,265	3
O-4-038	willDo Niiza	Niiza city, Saitama	56	1,260.00	100.0%	590,438	522,413	524,000	535,000	11,000	-55,438	12,586	3
O-4-039	Toshin Shoto Mansion	Shibuya ku, Tokyo	27	1,044.66	100.0%	912,000	956,339	853,000	880,000	27,000	-32,000	-76,339	3
O-4-055	Harmony Kamikitazawa	Setagaya ku, Tokyo	29	539.48	96.6%	400,000	400,685	332,000	332,000	0	-68,000	-68,685	3
O-4-062	willDo Minami Urawa	Saitama city, Saitama	29	725.62	100.0%	396,000	363,465	398,000	408,000	10,000	12,000	44,534	3
O-4-069	College Square Kitalkebukuro	Itabashi ku, Tokyo	50	1,065.00	100.0%	727,000	662,501	746,000	762,000	16,000	35,000	99,498	2
O-4-070	College Square TobuNerima	Itabashi ku, Tokyo	63	1,360.10	100.0%	892,000	830,205	897,000	915,000	18,000	23,000	84,794	2
O-4-071	College Square Akatsuka	Nerima ku, Tokyo	54	1,110.75	100.0%	734,000	666,767	748,000	764,000	16,000	30,000	97,232	2
O-4-072	College Square Higashikurume	HigashiKurume city, Tokyo	45	936.72	100.0%	523,000	454,966	526,000	548,000	22,000	25,000	93,033	1
O-4-073	College Square Waseda II	Toshima ku, Tokyo	14	297.24	100.0%	215,000	198,574	276,000	283,000	7,000	68,000	84,425	2
O-4-074	College Square Myogadani	Bunkyo ku, Tokyo	68	1,420.77	100.0%	1,060,000	984,694	1,190,000	1,220,000	30,000	160,000	235,305	1
O-4-075	College Square Shinkoiwa	Katsushika ku, Tokyo	54	1,139.10	100.0%	724,000	658,212	734,000	750,000	16,000	26,000	91,787	2
O-4-076	College Square Kiba	Koto ku, Tokyo	42	897.39	100.0%	639,000	583,723	701,000	718,000	17,000	79,000	134,276	1
O-4-077	College Square Kinshicho	Koto ku, Tokyo	31	667.36	100.0%	490,000	444,775	500,000	510,000	10,000	20,000	65,224	1
O-4-078	College Square Waseda	Shinjuku ku, Tokyo	19	392.03	100.0%	316,000	306,005	322,000	329,000	7,000	13,000	22,994	1
O-4-089	Lexington Square ShinjukuGyoen	Shinjuku ku, Tokyo	48	1,383.59	100.0%	1,010,000	1,024,352	1,250,000	1,280,000	30,000	270,000	255,647	2
O-4-095	Prospect NihonbashiHoncho	Chuo ku, Tokyo	50	1,295.76	100.0%	808,000	791,359	1,060,000	1,100,000	40,000	292,000	308,640	3
O-4-096	Maison de Ville Takanawa Gyoranzaka	Minato ku, Tokyo	70	1,778.37	98.6%	1,480,000	1,446,556	1,670,000	1,710,000	40,000	230,000	263,443	3

(Note) Numbers in the columns “Appraisal Value 21st fiscal period” of 1 property acquired during the 22nd Fiscal Period are appraisal values as of acquisition.
In column of "Appraiser", representation of "1" is for Tanizawa Sōgō Appraisal Co., Ltd., "2" for Daiwa Real Estate Appraisal Co.,Ltd., "3" for Japan Real Estate Institute.

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Property No.	Property Name	Area	Total Number of Rentable Unit	Total Rentable Floor Space (square meters)	Occupancy Rate (Mar 31, 2017)	(1) Acquisition Price (JPY thousand)	(2) Book Value 22nd fiscal period end (JPY thousand)	(3) Appraisal value 21st fiscal period (JPY thousand)	(4) Appraisal value 22nd fiscal period (JPY thousand)	(4) - (3) (JPY thousand)	(4) - (1) (JPY thousand)	(4) - (2) (JPY thousand)	Appraiser
O-4-097	Roppongi Rise House	Minato ku, Tokyo	34	1,242.23	97.6%	912,000	888,157	1,070,000	1,080,000	10,000	168,000	191,842	3
O-4-098	TK Flats Shibuya	Shibuya ku, Tokyo	194	6,984.28	98.0%	4,770,000	4,607,852	5,560,000	5,580,000	20,000	810,000	972,147	3
O-4-099	Maison de Ville NakaMeguro	Meguro ku, Tokyo	50	1,275.00	100.0%	1,050,000	1,019,801	1,270,000	1,310,000	40,000	260,000	290,198	3
O-4-100	Prospect KALON Minowa	Taito ku, Tokyo	82	3,075.70	100.0%	1,620,000	1,461,718	1,910,000	1,960,000	50,000	340,000	498,281	3
O-4-101	Prospect Shinonomebashi	Koto ku, Tokyo	171	4,919.31	98.8%	3,040,000	2,906,766	3,750,000	3,830,000	80,000	790,000	923,233	3
O-4-102	Prospect Monzennakacho	Koto ku, Tokyo	62	1,790.56	100.0%	1,080,000	1,017,540	1,350,000	1,390,000	40,000	310,000	372,459	2
O-4-103	Prospect Ogikubo	Suginami ku, Tokyo	40	1,123.59	97.6%	701,000	649,577	841,000	864,000	23,000	163,000	214,422	2
O-4-104	Exceria Ikebukuro West II	Toshima ku, Tokyo	48	1,379.52	100.0%	852,000	847,959	1,010,000	1,040,000	30,000	188,000	192,040	2
O-4-105	Prospect OmoriKaigan	Ota ku, Tokyo	89	2,506.04	100.0%	1,480,000	1,413,004	1,880,000	1,900,000	20,000	420,000	486,995	3
O-4-106	Prospect MusashiShinjo	Kawasaki city, Kanagawa	85	1,855.03	100.0%	1,050,000	965,397	1,240,000	1,270,000	30,000	220,000	304,602	2
O-4-107	Fragrance Kawasaki	Kawasaki city, Kanagawa	45	1,065.87	100.0%	548,900	501,825	657,000	674,000	17,000	125,100	172,174	3
O-4-108	Prospect ChuoRinkan	Yamato city, Kanagawa	48	1,121.28	97.9%	524,000	464,888	637,000	649,000	12,000	125,000	184,111	2
O-4-120	Gala Place Shinjuku Gyoen	Shinjuku ku, Tokyo	104	2,837.72	97.4%	2,170,000	2,129,052	2,720,000	2,760,000	40,000	590,000	630,947	1
O-4-121	Joyce Court	Ota ku, Tokyo	154	6,268.53	98.3%	3,010,000	2,969,074	3,730,000	3,740,000	10,000	730,000	770,925	3
O-4-122	Act Forme Asakusa	Taito ku, Tokyo	46	2,220.17	100.0%	1,216,000	1,202,142	1,710,000	1,750,000	40,000	534,000	547,857	1
O-4-125	Gran Casa Roppongi	Minato ku, Tokyo	17	1,407.63	100.0%	1,480,808	774,054	858,000	880,000	22,000	-600,808	105,945	2
O-4-126	Gran Casa MinamiAoyama	Minato ku, Tokyo	21	1,862.73	100.0%	3,750,000	2,300,817	2,010,000	2,100,000	90,000	-1,650,000	-200,817	2
O-4-127	Storia Jingumae	Shibuya ku, Tokyo	49	2,071.60	96.6%	3,160,000	3,184,251	2,370,000	2,450,000	80,000	-710,000	-734,251	2
O-4-129	Gran Casa Shinjuku Gyoen	Shinjuku ku, Tokyo	92	3,307.07	97.2%	2,525,000	2,604,879	3,140,000	3,200,000	60,000	675,000	595,120	1
O-4-133	Lietocourt Yotsuya	Shinjuku ku, Tokyo	49	2,397.81	100.0%	1,716,800	1,718,625	1,990,000	2,030,000	40,000	313,200	311,374	3
O-4-134	Lietocourt Motoakasaka	Minato ku, Tokyo	37	1,282.94	100.0%	1,095,700	1,097,506	1,330,000	1,350,000	20,000	254,300	252,493	3
O-4-138	Gran Casa Ginza East	Chuo ku, Tokyo	53	2,774.19	100.0%	2,000,000	2,134,767	2,110,000	2,130,000	20,000	130,000	-4,767	3
O-4-145	Gran Casa Minowa	Taito ku, Tokyo	28	1,241.22	100.0%	850,000	915,056	864,000	875,000	11,000	25,000	-40,056	3
O-5-013	willDo Kanayama masaki	Nagoya city, Aichi	48	1,192.32	100.0%	490,095	431,488	569,000	582,000	13,000	91,904	150,511	3
O-5-026	Excelsior Sakae	Nagoya city, Aichi	48	1,486.56	100.0%	641,767	608,618	522,000	534,000	12,000	-107,767	-74,618	3
O-5-027	willDo Hibino	Nagoya city, Aichi	31	767.25	100.0%	317,603	284,373	295,000	303,000	8,000	-14,603	18,626	3
O-5-040	willDo Chiyoda	Nagoya city, Aichi	60	1,445.80	98.3%	633,000	550,764	584,000	610,000	26,000	-23,000	59,235	2
O-5-041	willDo Taiko dori	Nagoya city, Aichi	98	3,127.32	100.0%	1,120,000	976,916	1,170,000	1,200,000	30,000	80,000	223,083	1
O-5-042	willDo Kanayama	Nagoya city, Aichi	36	892.44	100.0%	370,000	327,403	379,000	395,000	16,000	25,000	67,596	2
O-5-043	willDo Kanayama sawashita	Nagoya city, Aichi	36	970.80	100.0%	375,000	329,191	399,000	415,000	16,000	40,000	85,808	2
O-5-056	willDo Kachigawa	Kasugai city, Aichi	64	1,548.80	100.0%	503,000	435,375	606,000	625,000	19,000	122,000	189,624	1
O-5-057	Stagea Kogane	Nagoya city, Aichi	67	1,651.21	97.1%	600,000	526,346	555,000	567,000	12,000	-33,000	40,653	3
O-5-063	willDo Inaei	Nagoya city, Aichi	91	2,348.20	100.0%	641,000	544,830	672,000	682,000	10,000	41,000	137,169	2
O-5-066	willDo Higashibetsuin	Nagoya city, Aichi	66	1,640.76	100.0%	703,000	618,079	713,000	714,000	1,000	11,000	95,920	3
O-5-081	willDo Matsubara	Nagoya city, Aichi	54	1,344.60	100.0%	549,000	487,717	556,000	562,000	6,000	13,000	74,282	3
O-5-082	willDo Yokkaichi Unomori	Yokkaichi city, Mie	54	2,160.00	100.0%	529,150	452,240	564,000	574,000	10,000	44,850	121,759	3
O-5-086	willDo Daikancho	Nagoya city, Aichi	55	1,320.00	98.2%	655,000	586,422	635,000	645,000	10,000	-10,000	58,577	3
O-5-088	willDo Takabata	Nagoya city, Aichi	54	1,319.22	100.0%	494,115	434,573	502,000	504,000	2,000	9,884	69,426	3
O-5-147	Sakura Hills Riverside WEST	Nagoya city, Aichi	76	4,502.48	98.7%	1,920,000	2,044,576	2,040,000	2,130,000	90,000	210,000	85,423	1
O-5-148	Sakura Hills Riverside EAST	Nagoya city, Aichi	47	2,288.65	98.2%	1,030,000	1,095,239	1,130,000	1,170,000	40,000	140,000	74,760	1
O-5-149	Sakura Hills Meieki NORTH	Nagoya city, Aichi	34	1,685.16	97.1%	750,000	800,877	811,000	830,000	19,000	80,000	29,122	1
O-6-014	willDo Ichioka	Osaka city, Osaka	62	1,682.06	100.0%	722,761	642,437	658,000	666,000	8,000	-56,761	23,562	3
O-6-015	willDo Ebie	Osaka city, Osaka	28	763.63	100.0%	350,904	312,645	329,000	336,000	7,000	-14,904	23,354	3
O-6-016	willDo ImafukuNishi	Osaka city, Osaka	29	1,040.41	100.0%	413,857	372,375	355,000	366,000	11,000	-47,857	-6,375	1
O-6-017	Maison Flora	Kobe city, Hyogo	38	1,686.72	100.0%	584,285	579,270	452,000	462,000	10,000	-122,285	-117,270	3
O-6-046	willDo Tsukamoto	Osaka city, Osaka	66	1,711.17	100.0%	730,000	645,989	729,000	747,000	18,000	17,000	101,010	1
O-6-047	willDo Temmabashi	Osaka city, Osaka	20	678.00	100.0%	338,000	304,548	300,000	303,000	3,000	-35,000	-1,548	1
O-6-048	willDo SakaisujiHommachi	Osaka city, Osaka	21	740.28	100.0%	325,000	289,141	251,000	254,000	3,000	-71,000	-35,141	1
O-6-049	willDo Tanimachi	Osaka city, Osaka	54	1,927.80	98.1%	1,040,000	962,273	878,000	883,000	5,000	-157,000	-79,273	3
O-6-050	willDo Namba w II	Osaka city, Osaka	45	1,146.51	100.0%	486,000	426,909	417,000	427,000	10,000	-59,000	90	1

Studio

Property No.	Property Name	Area	Total Number of Rentable Unit	Total Rentable Floor Space (square meters)	Occupancy Rate (Mar 31, 2017)	(1) Acquisition Price (JPY thousand)	(2) Book Value 22nd fiscal period end (JPY thousand)	(3) Appraisal value 21st fiscal period (JPY thousand)	(4) Appraisal value 22nd fiscal period (JPY thousand)	(4) - (3) (JPY thousand)	(4) - (1) (JPY thousand)	(4) - (2) (JPY thousand)	Appraiser
O-6-051	willDo Namba w I	Osaka city, Osaka	66	1,699.50	100.0%	690,000	592,608	604,000	610,000	6,000	-80,000	17,391	1
O-6-059	willDo Hamasaki dori	Kobe city, Hyogo	199	5,886.70	100.0%	2,280,000	2,034,785	2,190,000	2,220,000	30,000	-60,000	185,214	2
O-6-060	willDo Minamimorimachi	Osaka city, Osaka	31	1,028.48	100.0%	493,000	453,369	451,000	464,000	13,000	-29,000	10,630	1
O-6-064	willDo Matsuyamachi	Osaka city, Osaka	60	1,865.64	98.4%	810,000	714,092	829,000	829,000	0	19,000	114,907	3
O-6-067	willDo ShinOsaka	Osaka city, Osaka	66	1,713.36	100.0%	861,000	764,417	935,000	954,000	19,000	93,000	189,582	1
O-6-083	willDo Sannomiya East	Kobe city, Hyogo	63	1,760.15	100.0%	731,000	625,610	762,000	765,000	3,000	34,000	139,389	3
O-6-085	willDo Kujo	Osaka city, Osaka	63	1,260.36	100.0%	537,000	513,348	541,000	556,000	15,000	19,000	42,651	3
O-6-111	Abreast ShinOsaka	Osaka city, Osaka	92	2,984.64	97.9%	1,391,000	1,365,590	1,420,000	1,460,000	40,000	69,000	94,409	1
O-6-112	Abreast Sakuragawa	Osaka city, Osaka	48	1,009.92	100.0%	385,800	354,633	472,000	475,000	3,000	89,200	120,366	3
O-6-113	Prospect Bishoen	Osaka city, Osaka	26	901.91	96.6%	277,000	258,317	304,000	312,000	8,000	35,000	53,682	3
O-6-114	Prospect Nakanoshima	Osaka city, Osaka	63	1,615.05	100.0%	734,000	661,767	813,000	839,000	26,000	105,000	177,232	1
O-6-116	Prospect Toyonaka Hattori	Toyonaka city, Osaka	34	981.12	100.0%	366,000	323,538	392,000	401,000	9,000	35,000	77,461	3
O-6-117	Prospect Shimogamo	Kyoto city, Kyoto	31	675.21	100.0%	281,000	262,474	287,000	294,000	7,000	13,000	31,525	2
O-6-118	Prospect Kawaramachi Gojo	Kyoto city, Kyoto	52	1,523.12	100.0%	583,000	533,175	671,000	687,000	16,000	104,000	153,824	2
O-6-119	Gransys Esaka	Suita city, Osaka	90	2,623.86	97.6%	1,260,000	1,239,979	1,650,000	1,680,000	30,000	420,000	440,020	1
O-6-131	Serenite Koshien	Nishinomiya city, Hyogo	197	5,615.79	100.0%	2,550,000	2,517,888	2,750,000	2,800,000	50,000	250,000	282,111	3
O-6-136	Pregio Miyakojima	Osaka city, Osaka	120	3,313.20	99.2%	1,610,000	1,682,820	1,770,000	1,790,000	20,000	180,000	107,179	3
O-6-139	Serenite ShinOsaka Nibankan	Osaka city, Osaka	224	6,173.16	98.3%	3,510,000	3,704,370	3,620,000	3,640,000	20,000	130,000	-64,370	1
O-6-141	Gran Casa UmedaKita	Osaka city, Osaka	126	3,451.14	98.4%	2,050,000	2,106,097	2,190,000	2,210,000	20,000	160,000	103,902	1
O-6-142	Serenite Honmachi Grande	Osaka city, Osaka	268	7,591.92	97.6%	4,286,000	4,416,994	4,890,000	5,050,000	160,000	764,000	633,005	3
O-6-143	Gransys Tenmabashi	Osaka city, Osaka	166	6,749.31	99.5%	4,050,000	4,194,206	4,380,000	4,410,000	30,000	360,000	215,793	3
O-6-144	DayGran Tsurumi	Osaka city, Osaka	79	2,470.36	98.8%	1,030,000	1,084,113	1,120,000	1,120,000	0	90,000	35,886	3
O-6-150	Runai Nippombashi anhelo	Osaka city, Osaka	113	3,114.19	96.7%	1,400,000	1,489,905	1,560,000	1,580,000	20,000	180,000	90,094	1
O-7-068	willDo Okayamaeki Nishiguchi	Okayama city, Okayama	109	3,794.40	98.9%	1,220,000	1,042,605	1,240,000	1,270,000	30,000	50,000	227,394	1
O-7-087	willDo Okayamadaiku	Okayama city, Okayama	98	3,446.94	100.0%	1,040,000	973,287	1,130,000	1,160,000	30,000	120,000	186,712	1
O-9-053	willDo Nakasu	Fukuoka city, Fukuoka	175	5,759.40	100.0%	2,460,000	2,254,534	2,410,000	2,470,000	60,000	10,000	215,465	3
O-9-130	Renaissance 21 Hakata	Fukuoka city, Fukuoka	109	4,010.95	98.7%	1,500,000	1,541,003	1,640,000	1,670,000	30,000	170,000	128,996	3
O-9-135	Granpark Tenjin	Fukuoka city, Fukuoka	341	14,299.21	99.6%	4,698,000	4,679,636	5,600,000	5,740,000	140,000	1,042,000	1,060,363	3
Studio type subtotal			9,518	301,756.55	99.0%	140,358,919	134,129,405	149,957,000	152,878,000	2,921,000	12,519,080	18,748,594	-

Family

Property No.	Property Name	Area	Total Number of Rentable Unit	Total Rentable Floor Space (square meters)	Occupancy Rate (Mar 31, 2017)	(1) Acquisition Price (JPY thousand)	(2) Book Value 22nd fiscal period end (JPY thousand)	(3) Appraisal value 21st fiscal period (JPY thousand)	(4) Appraisal value 22nd fiscal period (JPY thousand)	(4) - (3) (JPY thousand)	(4) - (1) (JPY thousand)	(4) - (2) (JPY thousand)	Appraiser
F-1-041	Palais d'or Maruyama	Sapporo city, Hokkaido	64	4,637.08	98.4%	559,000	609,427	904,000	934,000	30,000	375,000	324,572	1
F-1-069	Gran Casa Urasando	Sapporo city, Hokkaido	78	4,537.83	99.3%	1,510,000	1,600,391	1,700,000	1,720,000	20,000	210,000	119,608	1
F-1-070	Gran Casa Kita3jo	Sapporo city, Hokkaido	84	4,346.56	98.7%	1,265,880	1,388,506	1,390,000	1,410,000	20,000	144,120	21,493	3
F-1-075	Chijikoukanmae Tower Residence	Sapporo city, Hokkaido	141	11,705.28	97.8%	4,530,000	4,845,730	4,560,000	4,630,000	70,000	100,000	-215,730	3
F-2-001	Royal Garden Shinrin Koen	Sendai city, Miyagi	29	2,051.07	100.0%	396,190	371,193	273,000	278,000	5,000	-118,190	-93,193	2
F-2-002	Green Park Komatsujima	Sendai city, Miyagi	46	3,027.17	100.0%	550,523	507,287	401,000	413,000	12,000	-137,523	-94,287	2
F-2-003	Dia Palace Izumizaki	Sendai city, Miyagi	37	2,060.77	100.0%	355,095	371,961	317,000	327,000	10,000	-28,095	-44,961	2
F-2-004	willDo Takasago	Sendai city, Miyagi	32	1,623.68	100.0%	364,904	323,174	370,000	380,000	10,000	15,095	56,825	3
F-2-042	Living Stage MinamiSendai	Sendai city, Miyagi	27	1,330.83	100.0%	159,500	151,153	222,000	232,000	10,000	72,500	80,846	2
F-2-043	Takasagoseki Nibankan	Sendai city, Miyagi	41	3,336.52	92.5%	558,000	546,502	716,000	722,000	6,000	164,000	175,497	3
F-3-034	Ark Heim Niigata	Niigata city, Niigata	115	6,945.03	98.2%	1,060,000	1,046,758	930,000	956,000	26,000	-104,000	-90,758	3
F-4-005	Johanna Mansion	Maebashi city, Gunma	53	4,143.96	96.2%	556,714	529,677	363,000	351,000	-12,000	-205,714	-178,677	1
F-4-006	Iruma Ekimae Building	Iruma city, Saitama	68	4,359.31	97.6%	1,517,000	1,589,487	1,670,000	1,700,000	30,000	183,000	110,512	1
F-4-007	Iruma Ekimae Building No.II	Iruma city, Saitama	53	3,592.48	100.0%	687,666	782,698	618,000	628,000	10,000	-59,666	-154,698	1
F-4-008	Sereno Omiya	Saitama city, Saitama	102	6,710.68	98.0%	1,554,523	1,551,669	1,690,000	1,740,000	50,000	185,476	188,330	1
F-4-009	Suzuran-kan	Saitama city, Saitama	20	1,160.80	95.8%	441,190	409,677	522,000	537,000	15,000	95,809	127,322	1
F-4-010	Bonheur Tokiwa	Saitama city, Saitama	29	1,951.89	96.8%	752,904	745,183	720,000	728,000	8,000	-24,904	-17,183	3
F-4-011	Profit Link Takenotsuka	Adachi ku, Tokyo	46	2,431.33	96.3%	636,333	632,047	630,000	648,000	18,000	11,666	15,952	1
F-4-013	Dream Heights	Itabashi ku, Tokyo	19	1,100.31	94.1%	358,666	387,035	399,000	413,000	14,000	54,333	25,964	1
F-4-014	Green Hills Asukayama	Kita ku, Tokyo	28	1,477.38	100.0%	587,238	575,599	616,000	624,000	8,000	36,761	48,400	1
F-4-015	Oji Heights	Kita ku, Tokyo	20	986.52	100.0%	347,857	352,564	436,000	449,000	13,000	101,142	96,435	1
F-4-016	Sakagami Royal Heights No. II	Arakawa ku, Tokyo	28	1,173.65	100.0%	360,714	357,568	413,000	427,000	14,000	66,285	69,431	1
F-4-017	willDo Todoroki	Setagaya ku, Tokyo	26	2,422.06	100.0%	1,764,809	1,787,876	1,600,000	1,590,000	-10,000	-174,809	-197,876	3
F-4-018	Chez Moi Sakuragaoka	Tama city, Tokyo	31	1,911.36	92.8%	609,904	629,633	594,000	611,000	17,000	1,095	-18,633	1
F-4-019	Libest NishiChiba	Chiba city, Chiba	140	11,060.14	98.7%	2,152,476	2,011,456	2,420,000	2,450,000	30,000	297,523	438,543	1
F-4-020	Corinne Tsudanuma	Narashino city, Chiba	20	1,435.80	100.0%	352,761	365,528	328,000	337,000	9,000	-15,761	-28,528	3
F-4-022	Chigasaki Daikan Plaza	Chigasaki city, Kanagawa	34	1,838.43	100.0%	453,571	467,757	431,000	451,000	20,000	-2,571	-16,757	1
F-4-028	Winbell Chorus Hiratsuka No.13	Hiratsuka city, Kanagawa	33	1,533.82	97.0%	477,587	469,407	360,000	364,000	4,000	-113,587	-105,407	3
F-4-029	Libest Higashi Nakayama	Funabashi city, Chiba	76	6,011.80	97.1%	1,371,314	1,253,822	1,670,000	1,630,000	-40,000	258,685	376,177	1
F-4-031	MGA Kanamachi	Katsushika ku, Tokyo	26	1,522.89	100.0%	484,000	487,263	415,000	421,000	6,000	-63,000	-66,263	3
F-4-035	Greenhills Roka	Setagaya ku, Tokyo	22	1,199.95	97.1%	662,000	679,634	628,000	636,000	8,000	-26,000	-43,634	1
F-4-036	Lofty Hirai	Edogawa ku, Tokyo	19	939.95	100.0%	324,000	320,764	324,000	329,000	5,000	5,000	8,235	1
F-4-038	Colonnade Kasuga	Bunkyo ku, Tokyo	46	4,344.72	100.0%	3,115,277	3,183,779	2,520,000	2,600,000	80,000	-515,277	-583,779	2
F-4-039	The Palms Yoyogi Uehara Cosmo Terrace	Shibuya ku, Tokyo	30	1,804.69	96.9%	1,250,000	1,279,380	1,430,000	1,480,000	50,000	230,000	200,619	2
F-4-040	Sun Terrace Yoyogi Uehara	Shibuya ku, Tokyo	21	1,763.33	100.0%	1,180,000	1,227,351	1,480,000	1,520,000	40,000	340,000	292,648	2
F-4-044	Prospect NihombashiKoamicho	Chuo ku, Tokyo	37	1,364.02	100.0%	840,000	754,758	1,060,000	1,090,000	30,000	250,000	335,241	1
F-4-045	Park Terrace Ebisu	Shibuya ku, Tokyo	51	2,755.28	100.0%	2,060,000	2,065,706	2,620,000	2,700,000	80,000	640,000	634,293	1
F-4-046	Prospect Dogenzaka	Shibuya ku, Tokyo	47	2,081.54	94.7%	1,590,000	1,543,755	1,950,000	2,020,000	70,000	430,000	476,244	3
F-4-047	Prospect Glarsa Hiroo	Shibuya ku, Tokyo	112	3,861.29	98.5%	3,560,000	3,257,787	4,090,000	4,210,000	120,000	650,000	952,212	3
F-4-048	Prospect Hatsudai	Shibuya ku, Tokyo	22	817.43	100.0%	518,000	503,596	629,000	654,000	25,000	136,000	150,403	2
F-4-049	Prospect NishiSugamo	Kita ku, Tokyo	42	2,063.60	97.4%	1,110,000	1,029,519	1,230,000	1,270,000	40,000	160,000	240,480	3
F-4-050	Prospect Machiya	Arakawa ku, Tokyo	21	1,177.71	95.1%	484,000	427,311	551,000	570,000	19,000	86,000	142,688	3
F-4-051	Prospect KiyosumiTeien	Koto ku, Tokyo	77	5,601.46	100.0%	2,630,000	2,475,379	3,100,000	3,200,000	100,000	570,000	724,620	3
F-4-052	Prospect Morishita	Koto ku, Tokyo	45	2,399.23	100.0%	1,260,000	1,161,581	1,560,000	1,600,000	40,000	340,000	438,418	2
F-4-053	Prospect OnshiKoen	Koto ku, Tokyo	61	2,073.21	100.0%	1,110,000	1,008,190	1,520,000	1,590,000	70,000	480,000	581,809	1
F-4-054	BELNOS 34	Katsushika ku, Tokyo	100	5,328.66	99.1%	1,700,000	1,839,558	2,330,000	2,460,000	130,000	760,000	620,441	1
F-4-055	SK Residence	Toshima ku, Tokyo	30	1,624.73	97.3%	805,000	809,413	987,000	1,010,000	23,000	205,000	200,586	3
F-4-056	Angel Heim NishiRokugo No.2	Ota ku, Tokyo	40	2,776.64	97.6%	1,012,000	987,818	1,350,000	1,360,000	10,000	348,000	372,181	3
F-4-057	Deim Hashimoto	Sagamihara city, Kanagawa	92	3,134.24	100.0%	748,000	742,129	918,000	961,000	43,000	213,000	218,870	2
F-4-058	Prospect Kawasaki	Kawasaki city, Kanagawa	52	3,404.96	100.0%	1,520,000	1,392,212	2,070,000	2,120,000	50,000	600,000	727,787	1

Family

Property No.	Property Name	Area	Total Number of Rentable Unit	Total Rentable Floor Space (square meters)	Occupancy Rate (Mar 31, 2017)	(1) Acquisition Price (JPY thousand)	(2) Book Value 22nd fiscal period end (JPY thousand)	(3) Appraisal value 21st fiscal period (JPY thousand)	(4) Appraisal value 22nd fiscal period (JPY thousand)	(4) - (3) (JPY thousand)	(4) - (1) (JPY thousand)	(4) - (2) (JPY thousand)	Appraiser
F-4-059	Prospect UrawaTokiwa	Saitama city, Saitama	30	2,263.20	96.5%	717,000	664,198	888,000	915,000	27,000	198,000	250,801	1
F-4-064	Glana Ueno	Taito ku, Tokyo	36	2,147.40	97.4%	1,100,000	1,068,295	1,440,000	1,490,000	50,000	390,000	421,704	3
F-4-065	The Residence Honmoku Yokohama Bayside	Yokohama city, Kanagawa	159	13,584.07	97.4%	5,550,000	5,442,774	6,530,000	6,550,000	20,000	1,000,000	1,107,225	3
F-4-066	Lietocourt Asakusabashi	Taito ku, Tokyo	49	2,632.94	100.0%	1,615,800	1,610,201	1,930,000	1,970,000	40,000	354,200	359,798	3
F-4-071	Gran Casa ShinKoiwa	Katsushika ku, Tokyo	36	2,467.92	100.0%	1,510,000	1,569,803	1,550,000	1,590,000	40,000	80,000	20,196	2
F-4-072	Gran Casa Ryogoku Ichibankan	Sumida ku, Tokyo	33	2,136.53	100.0%	1,420,000	1,474,780	1,440,000	1,460,000	20,000	40,000	-14,780	2
F-4-073	Gran Casa Ryogoku Nibankan	Sumida ku, Tokyo	18	1,131.90	100.0%	770,000	803,360	789,000	795,000	6,000	25,000	-8,360	2
F-5-023	willDo Temmacho	Nagoya city, Aichi	40	2,185.20	94.4%	627,785	575,696	756,000	769,000	13,000	141,215	193,303	3
F-5-032	Stellato City Sakurayama	Nagoya city, Aichi	26	1,914.07	100.0%	735,000	659,941	751,000	767,000	16,000	32,000	107,058	1
F-5-037	willDo Kurokawa	Nagoya city, Aichi	26	1,933.37	100.0%	677,000	580,953	585,000	600,000	15,000	-77,000	19,046	1
F-5-060	Gran Casa Daikancho	Nagoya city, Aichi	96	5,962.18	100.0%	1,082,000	1,133,913	1,290,000	1,390,000	100,000	308,000	256,086	1
F-5-061	Gran Casa Gokiso	Nagoya city, Aichi	78	5,195.21	99.4%	932,500	966,746	1,270,000	1,310,000	40,000	377,500	343,253	1
F-5-067	Lietocourt Marunouchi	Nagoya city, Aichi	120	9,350.67	100.0%	3,756,800	3,737,956	4,700,000	4,790,000	90,000	1,033,200	1,052,043	1
F-5-068	Gran Casa Kamimaezu	Nagoya city, Aichi	70	5,365.64	96.9%	2,050,000	2,050,684	2,450,000	2,510,000	60,000	460,000	459,315	1
F-5-074	Sakura Hills Fujimi	Nagoya city, Aichi	119	6,769.82	98.4%	2,750,000	2,902,232	2,960,000	3,040,000	80,000	290,000	137,767	1
F-6-026	willDo NishiAkashi	Akashi city, Hyogo	64	4,703.40	95.3%	635,666	545,342	785,000	800,000	15,000	164,333	254,657	3
F-6-033	La Vita Nippombashi	Osaka city, Osaka	69	4,647.08	100.0%	1,860,000	1,664,963	1,770,000	1,830,000	60,000	-30,000	165,036	1
F-6-062	Crown Heim NishiTanabe	Osaka city, Osaka	22	1,536.03	100.0%	405,000	391,899	466,000	477,000	11,000	72,000	85,100	3
F-6-063	Prospect Katsura	Kyoto city, Kyoto	29	1,796.59	100.0%	470,000	447,816	474,000	474,000	0	4,000	26,183	2
Family type Subtotal			3,633	230,666.29	98.4%	82,919,158	82,129,234	92,849,000	95,008,000	2,159,000	12,088,841	12,878,765	-
Total			13,151	532,422.84	98.7%	223,278,078	216,258,640	242,806,000	247,886,000	5,080,000	24,607,921	31,627,359	-

F-4-065 The Residence Honmoku Yokohama Bayside



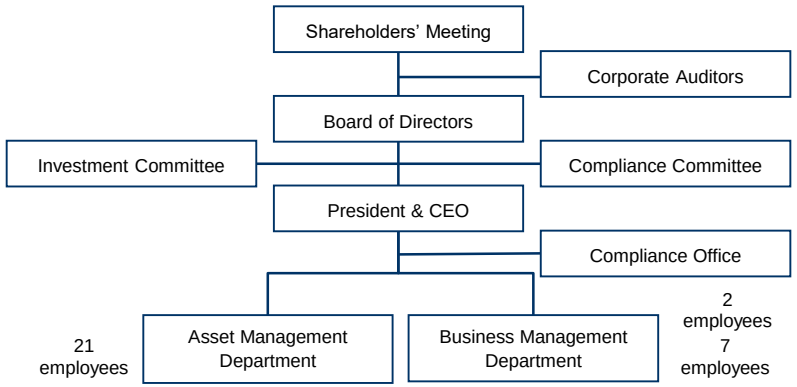
A 159-unit family-type condominium developed as a condo-for-sale, completed in 2008
Newly acquired in November 2013 for JPY 5.55 billion
〈Appraisal value at the end of 22nd fiscal period: JPY 6.55 billion〉

Organization of Asset Management Company

Name	Mi-Casa Asset Management Inc.	
Established	February 25, 2005	
Permits / Licenses	April 15, 2005	Obtained license as real estate transaction service (Governor of Tokyo (3), License No. 84345)
	July 15, 2005	Certified as discretionary transaction agent under the Building Lots and Building Transaction Business Law (Minister of Land, Infrastructure and Transport, License No. 40)
	October 4, 2005	Obtained certification to conduct businesses related to investment trust management (Prime Minister, License No. 53)
	September 30, 2007	Registered as financial instrument exchanger (Head of Kanto Local Finance Bureau (Kinsho) No. 416)
History	February 25, 2005	Established
	October 24, 2008	Corporate name changed to Mi-Casa Asset Management Inc. from re-plus REIT management inc.
	July 1, 2010	Merged with Prospect Reit Advisors Co., Ltd.
	November 28, 2014	Daiwa Securities Group Inc. took a stake (Acquired 30% of issued stocks)
	December 18, 2015	Daiwa Securities Group Inc. took a stake (Holding 98% of issued stocks)
President & CEO	Yutaka Higashino	
Officers	Koji Watanabe (Managing Director & General Manager of Business Management Department), Kazuhiko Ukaji (Auditor), Satoshi Nakamura (Asset Management)	
Location	6-16-12, Shinbashi, Minato-ku, Tokyo, Japan	
Business	Asset Management	
Capital	JPY 400 million	
Shareholders (holdings)	Daiwa Securities Group Inc.	98.1%
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1.0%
	Sumitomo Mitsui Banking Corporation	1.0%

March 31, 2017, the total number of executives and employees is 33 (full-time).

Organizational Chart



Mi-Casa Management Team

Yutaka Higashino

President & CEO

(Appointed as Executive Director of Japan Rental Housing Investments Inc. in May 2012)

Mr. Higashino joined Mi-Casa as President &CEO in 2009. Previously, he worked for *Morgan Stanley Japan Securities Co., Ltd.*, and was seconded as CEO of *MS Real Estate Advisors Co., Ltd.,* an asset manager for its real estate core fund. His previous real estate experience includes development, finance and investment management at *Orix Real Estate Corporation, Daikyo Inc.* and *The Sanwa Bank, Limited* (The Bank of Tokyo-Mitsubishi UFJ, Ltd.) where he had spent most of his career in Tokyo, Los Angeles and New York. He has more than 30 years of banking, finance and real estate experience as head of Corporate Banking / Structured Finance divisions in the New York branch, General Manager of the Structured Finance department and Higashi-Ebisu branch in Tokyo. Qualified as Licensed Real Estate Broker and ARES certified Master.

Koji Watanabe

Managing Director & General Manager of Business Management Department

Mr. Watanabe was seconded to Mi-Casa as Managing Director by *Daiwa Securities Co. Ltd.* in December 2015. Before joining Mi-Casa, he worked for *Daiwa Securities Co. Ltd.* as a Managing Director of Finance Department. Also he had spent his career and gained finance experience at *Daiwa International Trust Bank, Ltd.* (Currently *Sumitomo Mitsui Trust Banking, Limited*), *Credito Italiano S.p.A*, *The Bank of Nova Scotia,* and *The Long-Term Credit Bank of Japan, Ltd*.

Kazuhiko Ukaji

Auditor

Mr. Ukaji was seconded to Mi-Casa as Auditor by *Daiwa Securities Co. Ltd.* in April 2016. Before joining Mi-Casa, he worked for *Daiwa Securities Co. Ltd.* as a Managing Director of Compliance Department. Also he had spent five years as Managing Director of Fixed Income, Currency and Commodities (FICC) Bond Trading Department of *Daiwa Securities Co. Ltd.*

Satoshi Nakamura

Executive Officer

Asset Management Department

Mr. Nakamura joined Mi-Casa in April 2009 and he has led the asset management department. He has more than 25 years of experience in the real estate business. Before joining Mi-Casa, Mr. Nakamura worked for *GE Japan Corporation* as an asset manager, managing office and residential buildings ranging from 40 through ¥120 bn. Prior to that, Mr. Nakamura was at *Ken Corporation* as a property manager for his clients, such as MS, GS, GE. Mr. Nakamura started his career at *Daido Corporation* as a home developer of foreign-style houses. He is qualified as a Licensed Real Estate Broker.

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Registered Financial Instruments Firm (Registration Number: Director of the Kanto Local Finance Bureau No. 416)
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日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.