Ocotober 30, 2018

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Code number: 3003
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Notice of Revisions to Annual Performance and Dividend Forecast【SUMMARY】

1 .Revisions to the consolidated results forecast for FY2018
（from January 1, 2018 to December 31, 2018）

（Million of yen, %）

	Revenues from Operations	Operating Income	Ordinary Income	Net Income	Net Income per Share (yen)
Forecast previously announced (A)	Not announced	72,000	68,500	46,500	70.60
Revised forecast (B)	290,000	74,000	71,000	48,000	72.88
Change (B-A)	—	2,000	2,500	1,500	2.28
Rate of change (%)	—	2.7%	3.6%	3.2%	3.2%
(For reference) Results for FY 2017	289,618	64,249	61,870	42,402	64.38

[Reasons for the revisions]

- After fixing the 3rd quarter result, we decided to revise up annual income forecasts due to good property sales results and better leasing environment. We also announced annual Revenue from Operations forecast by reflecting the latest information possible.
- Even this estimation depends on the best possible information we can get at this point, may change in the future for various reasons.

2. Revisions to the dividend forecast for FY2018

(Yen)

	Annual dividends		
	2Q-end	Year-end	Total
Forecast previously announced		12.00	23.50
Revised forecast		13.50	25.00
Result for mid-term FY2017	11.50		
Result for FY2017	9.00	12.00	21.00

[Reasons for the revisions]

- As Net Income forecast has changed to the upside and the Company’s policy is to contribute appropriate return of profits to shareholders, we change the forecast of Year-end Dividend of 13.50 Yen per share. Since mid-year dividend (11.50 Yen per share) has already paid out, FY2018 annual Dividend forecast is now revised to 25 Yen per share.

END