Invincible Investment Corporation

December 2017 Fiscal Period Results
(July 1, 2017 to December 31, 2017)

TSE Code : 8963

February 20, 2018

Executive Summary

Invincible Investment Corporation

Invincible accomplished the following key achievements in 2017 and first two months of 2018

Earnings Distribution	■ 2017 DPU of ¥2,828 is 6.2% above 2016 DPU ■ 2018 projected DPU of ¥2,945 is 4.1% above 2017
Retained Earnings	■ Japanese REITs are required to pay out at least 90% of income to maintain tax deductibility status ■ INV will retain earnings of ¥740 million or ¥154 per unit[1] at the end of fiscal period June 2018 ■ The Retained Earnings will serve as a reserve that could be used as a cushion to help insure that projected DPU targets are met
Dispositions	■ Initiated Asset Recycling Program in July 2017. In total, sold 12 assets for ¥16,397 million at a 4.1% NOI cap rate[2] ■ The total sales price is ¥2,799 million or 20.6% above book value[3] and ¥2,503 million or 18.0% above appraisal value[4]
Recent And Future Acquisitions	■ INV used the sale proceeds to acquire four hotels from the Sponsor for ¥12,425 million at an average 6.2% NOI cap rate[5] ■ INV will have another ¥4.7 billion of excess cash on hand to acquire additional assets making the Asset Recycling Program more accretive. No additional equity or debt would need to be issued
Additional Asset Recycling Potential	■ INV owns an additional 64 residential properties and 2 commercial properties with a combined book value of ¥92,193 million[6] and an appraised value of ¥105,531 million[6] ■ 2017 NOI for 66 properties[7] was ¥5,090 million such that the NOI yield to book value was 5.5%[8] and the NOI yield to appraisal value was 4.8%[8]

(Note 1) Based on the total number of investment units issued and outstanding as of today (4,793,181 units)
(Note 2) Calculated by dividing actual NOI from July 2016 to June 2017 for the two properties sold in July 2017, or NOI for 2017 full year (up to December 28, 2017 for three properties sold on that date) for the other 10 properties by total (anticipated) sales price
(Note 3) Based on book value as of the sales date for the six properties sold in 2017, or as of December 31, 2017 for the other six properties. The difference between the sales price and book value indicates estimate for reference purpose and are not actual gain on sale
(Note 4) Based on the appraisal reports as of the most recent state prior to sale
(Note 5) Calculated by dividing the total NOI derived from the direct capitalization method stated in the appraisal reports obtained for the acquisition by the acquisition price
(Note 6) As of December 31, 2017
(Note 7) The 66 assets are potential candidates for the Asset Recycling Program. Some assets are under consideration for sale at this time
(Note 8) Calculated by dividing the total amount of actual NOI for 2017 full year by total amount of book value or appraisal value as of December 31, 2017 for the same properties

Executive Summary (continued)

Invincible Investment Corporation

Invincible accomplished the following key achievements in 2017 and first two months of 2018

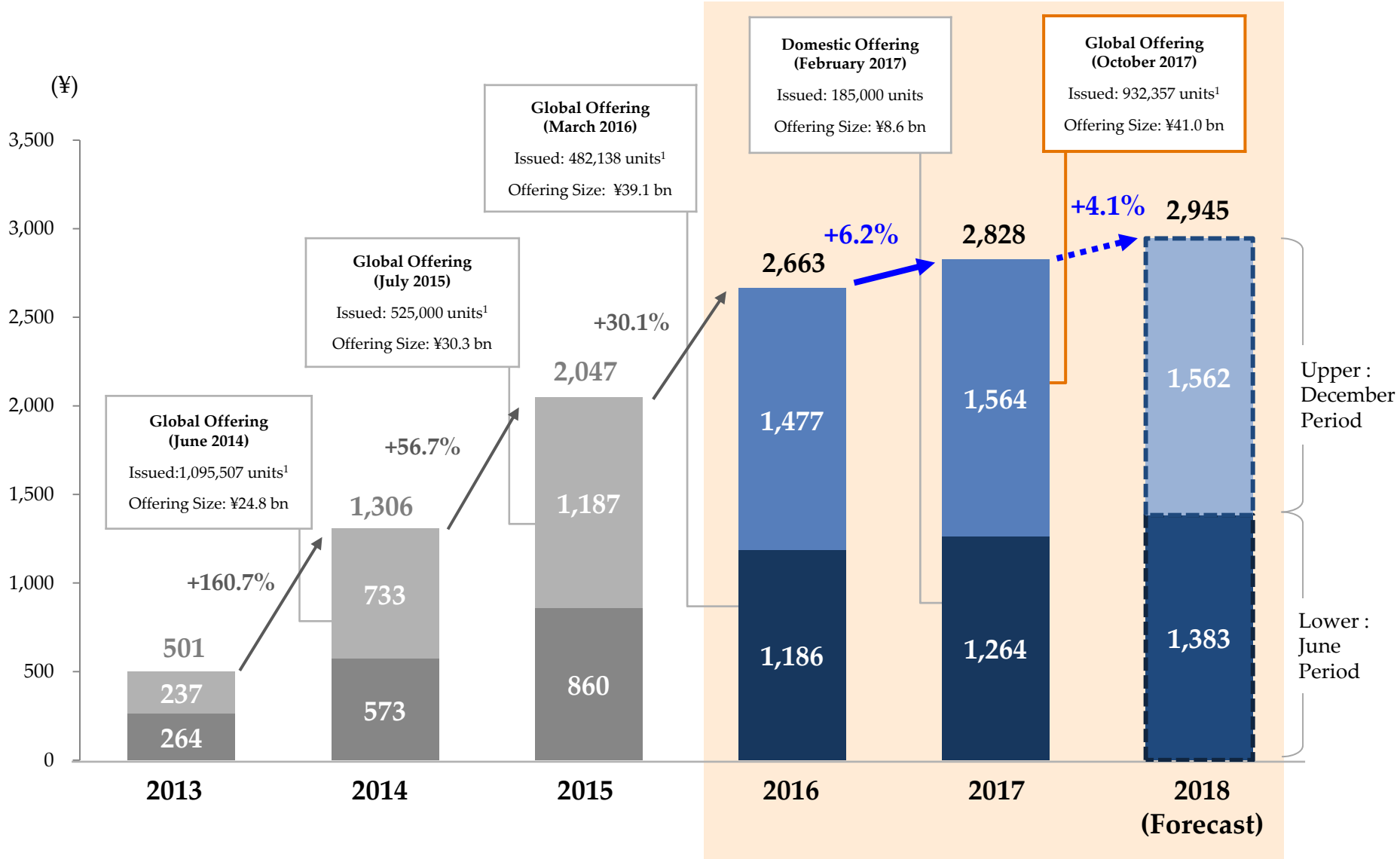
NOI Growth	■ The combined NOI for the full year 2017 for the hotel and residential portfolio[1,2] increased by 2.4% compared to the full year 2016 ■ Even excluding gain on sales, INV's property portfolio has continued to produce annual per unit net income growth[3]
Hotels	■ 2017 Actual (YoY) [1]: Occupancy -0.3pt, ADR +0.7%, RevPAR +0.4%, GOP +2.5%, NOI +2.8%
Residential	■ 2017 Actual[2] : NOI increased by 1.7% over 2016 result. The rent increase program continues to produce positive results, as INV achieved a rent increase for 55.0% of new lease contracts with an average rent increase of 2.8%, and a rent increase for 54.7% of contract renewals for an average rent increase of 2.0%, and total rent increase of 2.4%
External Growth	■ During 2017, INV acquired two large scale residential properties for ¥24,562 million at a 5.4% appraisal NOI cap rate[4]. In three separate transactions, acquired 10 hotels[5] for ¥61,873 million at a 5.7% appraisal NOI cap rate[4], in addition to a 49% preferred equity interest of a special purpose company that owns the Sheraton Grande Tokyo Bay Hotel at a 8.8% dividend yield[6]
Sponsor	■ SoftBank acquired Fortress Investment Group, the Sponsor, helping to improve INV's relationships with Japanese banks and companies, and is working with MyStays Hotel Management (MHM) on several technology, online, and distribution initiatives which MyStays believes will provide benefits to the hotels
MyStays	■ MHM recently launched its new website and is in the process of launching a new online reservation system in order to increase bookings. MHM will launch a new revenue management system based on machine learning to improve the overbooking algorithms to help offset cancellations and improve revenue at the hotels overall

(Note 1) Based on 40 hotel properties. Please refer to the notes on page 17 for details
(Note 2) Based on 70 residential properties. Please refer to the notes on page 17 for details
(Note 3) See analysis and description on page 3
(Note 4) Calculated by dividing the total NOI derived from the direct capitalization method stated in the appraisal reports obtained for the acquisition by the acquisition price
(Note 5) Including the acquisition of the additional floors of Hotel MyStays Gotanda Station
(Note 6) Calculated by dividing "the amount of the estimated annual dividend by JV TMK which holds 100% of Sheraton Grande Tokyo Bay Hotel" by "the amount of preferred equity interest contribution by Invincible to the JV TMK"

DPU Growth

Invincible Investment Corporation

- 2017 DPU of ¥2,828 (+6.2% YoY), with forecasted 2018 DPU of ¥2,945 (+4.1% YoY), signifying continued DPU growth



(Note 1) The figures include third-party allotment which was announced in tandem with the public offering

Core Earnings Analysis (1)

Invincible Investment Corporation

- INV core earnings estimates from property portfolio NOI excluding any gains on sales or one-time offering costs
- The table below shows INV's adjusted net income per unit growth from 2016 to 2018[1]

Adjusted Net Income per unit

(¥ million)	2016			2017				2018			
	1H	2H	Full Year	1H	2H	Full Year	*FY YOY*	1H	2H	Full Year	*FY YOY*
Property Portfolio NOI	7,136	8,414	**15,551**	8,024	10,008	**18,032**	***16.0%***	9,450	10,604	**20,054**	***11.2%***
(-) Depreciation	(1,676)	(2,065)	(3,741)	(2,281)	(2,567)	(4,848)		(2,842)	(2,871)	(5,713)	
NOI after Depreciation	5,460	6,349	**11,809**	5,742	7,441	**13,183**	***11.6%***	6,607	7,733	**14,340**	***8.8%***
(+) Sheraton TMK Income[1]					481	481		672	1,129	1,802	
(-) Debt Finance Costs	(575)	(545)	(1,121)	(600)	(749)	(1,350)		(711)	(719)	(1,430)	
(-) AM Fees	(250)	(250)	(500)	(250)	(250)	(500)		(275)	(275)	(550)	
(-) Other Operating Expenses[2]	(136)	(165)	(301)	(148)	(195)	(343)		(206)	(204)	(411)	
Adjusted Net Income	4,498	5,388	**9,886**	4,743	6,726	**11,470**	***16.0%***	6,087	7,663	**13,750**	***19.9%***
Average units outstanding	3,436,572	3,675,824	3,565,386	3,788,254	4,266,437	4,055,985	*13.8%*	4,793,181	4,793,181	4,793,181	*18.2%*
Adjusted Net Income per unit (¥)	1,308	1,465	**2,773**	1,252	1,576	**2,828**	***2.0%***	1,270	1,598	**2,868**	***1.4%***

(Note 1) Based on actual figures for the term from January 2016 to June 2017 and forecasted figures for the term from July 2017 to December 2018 except for dividends from preferred equity interest of TMK that owns Sheraton Grande Tokyo Bay Hotel. The dividends are recorded on an accrual basis for TMK income for each fiscal period instead of the amount INV will receive as a TMK dividend. Moreover, it is a simulation showing the earnings obtained from INV's portfolio for each year (period) and not indicating actual or forecasted net income. Therefore, the figures are not consistent with the actual results and does not guarantee the adjusted net income in the future

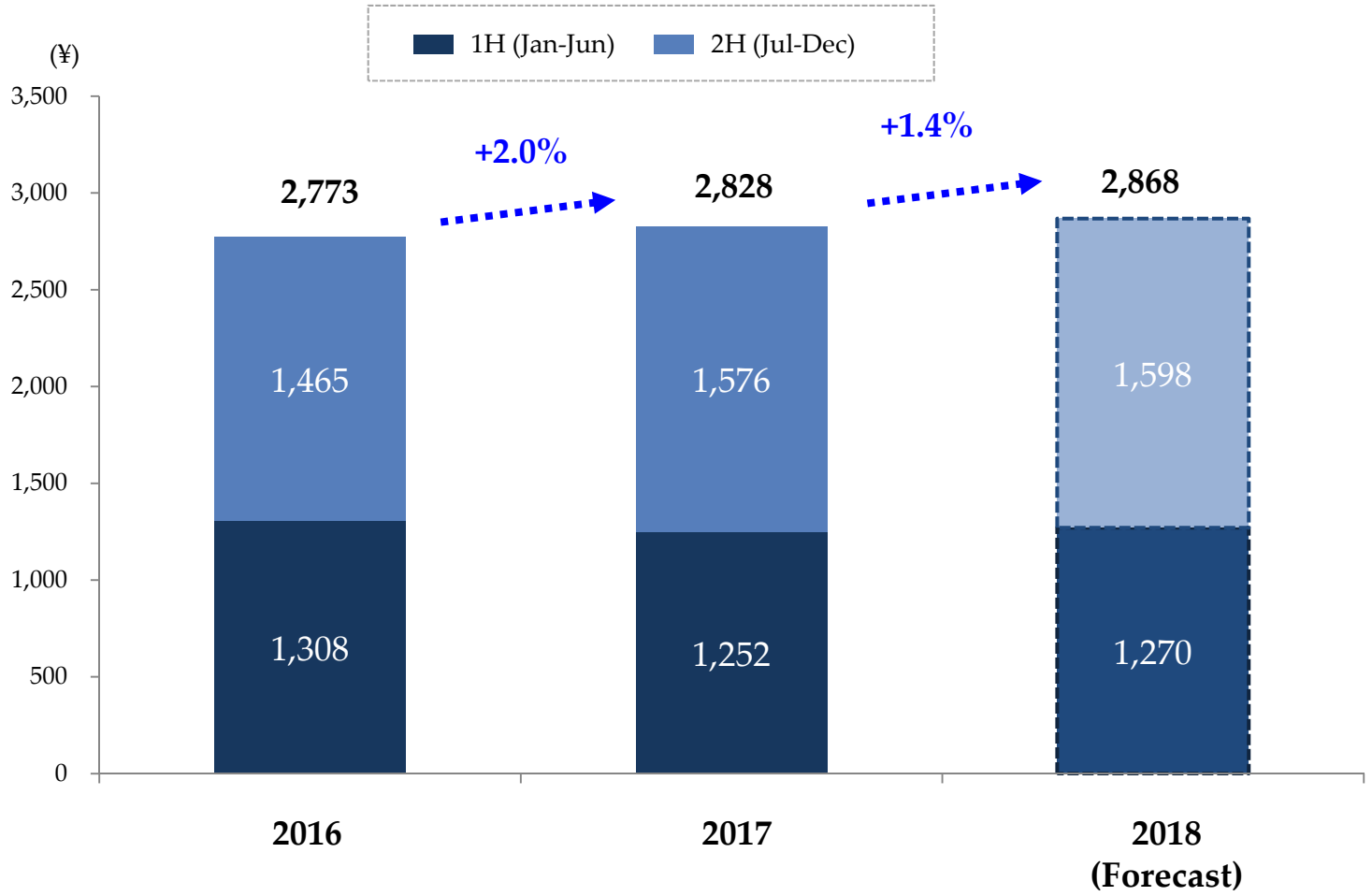
(Note 2) Includes property appraisal fees, administrative service fees, taxes and dues, professional fees and other operating expanses

Core Earnings Analysis (2)

Invincible Investment Corporation

- Even excluding gain on sales, INV's property portfolio has continued to produce annual per unit net income growth[1]

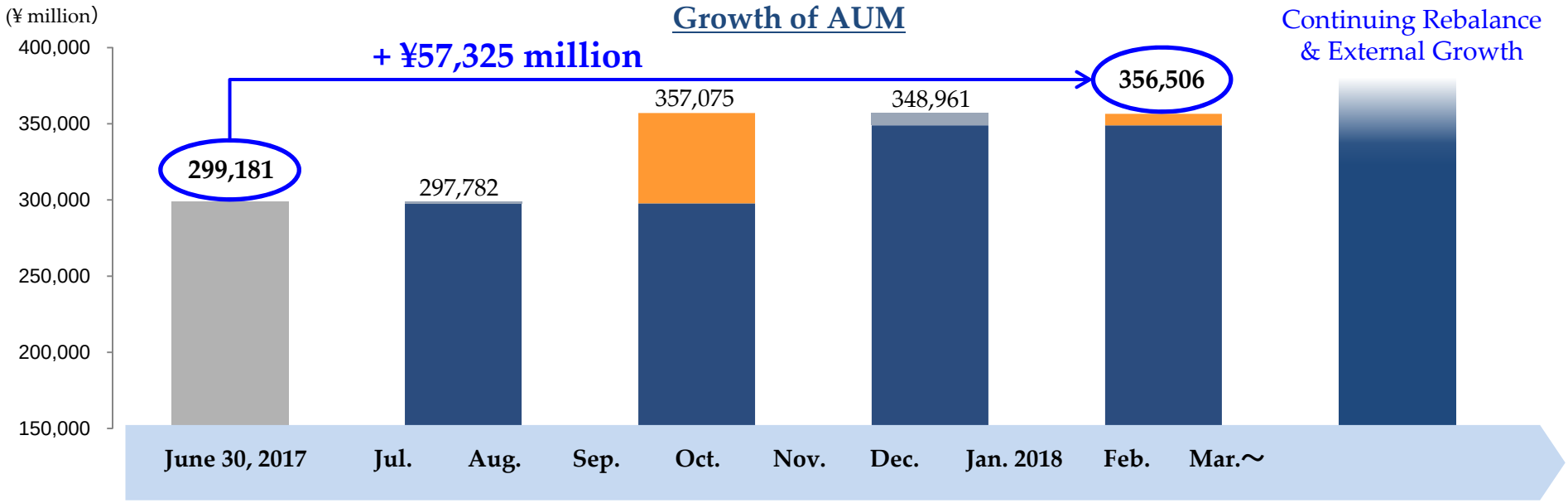
Adjusted Net Income per unit



(Note 1) See analysis and description on the previous page

Major Events in December 2017 Fiscal Period and Recent Months

Invincible Investment Corporation



Properties	Acquisition	Asset Recycling Program	TMK preferred equity(Sheraton) 4 hotels newly acquired Acquired additional floors of MS Gotanda Station		Acquired 4 hotel properties	
	Disposition	Sold 2 properties (1 office,1 car park)			Sold 9 properties (Residential 6, Office 3)	Sold 1 property (Office)
	Other	PM change(Shinden ,Momozaka) OP change（Dojima）		PM change (2 Minami-Senju properties)		
Finances	PO		Global Offering			
	Borrowings	Registered Investment Corporation Bonds	New borrowing		Loan Transfer	
Others					FIG became 100% subsidiary of SoftBank Group	Unitholder benefit Program in effect (From April)

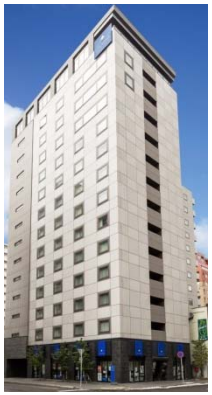
Overview of Acquired Properties in October 2017

Invincible Investment Corporation

Property Name	Location	Rooms/Units	Acquisition Price[1] (¥ mn)	Appraisal Value[2] (¥ mn)	Appraisal NOI[3] (¥ mn)	Appraisal NOI Yield[3]
Invincible's ownership ratio of TMK's Preferred Equity						
Sheraton Grande Tokyo Bay Hotel	Urayasu-shi, Chiba	1,016	17,845	N/A	1,562[4]	8.8%[5]
MHM Managed Hotels						
Hotel MyStays Sapporo Station	Sapporo-shi, Hokkaido	242	7,880	7,960	419	5.3%
Beppu Kamenoi Hotel	Beppu-shi, Oita	322	8,870	8,960	642	7.2%
Hotel MyStays Premier Omori	Shinagawa-ku, Tokyo	232 / 24	9,781	9,880	483	4.9%
Hotel MyStays Shin Osaka Conference Center	Osaka-shi, Osaka	397	13,068	13,200	685	5.2%
Hotel MyStays Gotanda Station (Additional Acquisition)	Shinagawa-ku, Tokyo	49	1,849	2,600	136	7.4%
Subtotal / Average			41,448	42,600	2,366	5.7%
Grand Total / Average			59,293	N/A	3,928	6.6%



Sheraton Grande Tokyo Bay Hotel



Hotel MyStays Sapporo Station



Beppu Kamenoi Hotel



Hotel MyStays Premier Omori



Hotel MyStays Shin Osaka Conference Center



Hotel MyStays Gotanda Station (Annex)

(Note 1) The acquisition price of Sheraton Grande Tokyo Bay Hotel (SGTB) interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK
(Note 2) Based on the appraisal reports obtained for the acquisition by the acquisition price
(Note 3) Appraisal NOI is based on the NOI derived from the direct capitalization method stated in the appraisal reports above. Appraisal NOI Yield is calculated by dividing the NOI by the total of Acquisition Price
(Note 4) Indicates the annual dividend by JV TMK which holds 100% of Sheraton Grande Tokyo Bay Hotel estimated by INV
(Note 5) Calculated by dividing the estimated dividend above by the amount of preferred equity interest contribution by INV to the JV TMK

Sheraton Grande Tokyo Bay Hotel

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Characteristics

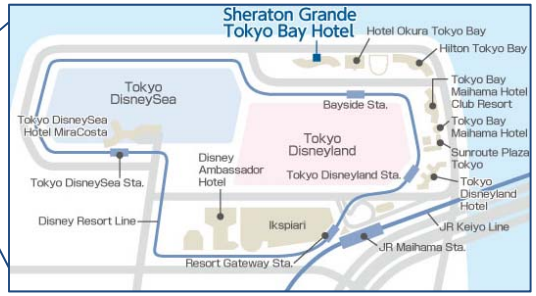
- The largest Tokyo Disney Resort Official Hotel with 1,016 rooms including the 175 room Annex which opened in December 2016
- Operated by Starwood Hotel & Resorts (now part of Marriott International, Inc., hereafter Marriott)
- Supported by strong demand by 30 million visitors to Tokyo Disney Resort annually(TDR)(Note1). Its 35th anniversary will attract more visitors in 2018

Address	1-9 Maihama, Urayasu-shi, Chiba
Access	1 minute walk from Bayside Station (Disney Resort Line)
Completion Date	March 1988 / October 2016 (Annex)
Renovation Period	September 2014 – July 2015
No. of Rooms	1,016 rooms
Rentable Space	118,186.86 m^2
Land Area	51,263.00 m^2
Map	











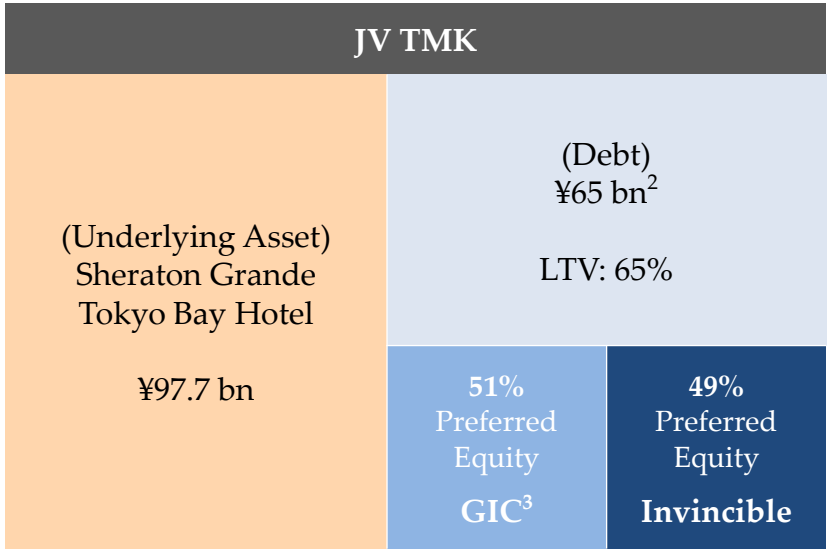
(Note1) "Tokyo Disney Resort"(hereafter TDR) refers to Tokyo Disney Land (hereafter "TDL") and Tokyo Disney Sea (hereafter "TDS")."Disney Hotel" defines four hotels directly branded by Tokyo Disney Resort operator Oriental Land Co., Ltd. ,"Tokyo Disney Resort Official Hotels" or "Official Hotels" defines six partner hotels located within Tokyo Disney Resort ,"Partner Hotel" is consisted of four partner hotels conveniently located in the vicinity of Tokyo Disney Resort(waterfront area near JR Keiyo Line Maihama Station and Shin Urayasu Station) which named based on Tokyo Disney Resort Hotel Partner Program . Hereafter the same

Sheraton Grande Tokyo Bay Hotel Joint Venture Investment

Invincible Investment Corporation

Joint Venture with Government of Singapore Investment Corporation

- Invincible acquired Sheraton Grande Tokyo Bay Hotel with an affiliate of Government of Singapore Investment Corporation ("GIC") through a joint investment structure (GIC 51%/ Invincible 49%)[1]
- The JV structure enables Invincible to secure the long-term, stable management of Sheraton Grande Tokyo Bay Hotel with GIC



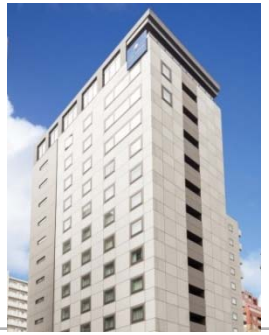
Overview of GIC (As of January 31, 2018)

- A sovereign wealth fund established by the Government of Singapore in 1981 to manage Singapore's foreign reserves
- Has 10 offices in key financial centers worldwide and more than 1,400 employees of over 30 different nationalities. The fund deals in a wide range of products, including equity, bonds, and real estate
- Began investing in real estate in Japan in 1997

(Note 1) In addition to preferred equity interest, Invincible invested in 49% of the specified equity (*tokutei shusshi mochibun*) in the JV TMK and 49% of the equity of the master lessee
(Note 2) Excludes C-tax loan amount
(Note 3) An affiliate of GIC

4 Additional Hotels Acquired in October 2017

Invincible Investment Corporation

Property	Hotel MyStays Shin Osaka Conference Center	Hotel MyStays Premier Omori	Beppu Kamenoi Hotel	Hotel MyStays Sapporo Station
Hotel Type[1]	Limited Service	Limited Service	Resort	Limited Service
Exterior				
Location	Osaka-shi, Osaka	Shinagawa-ku, Tokyo	Beppu-shi, Oita	Sapporo-shi, Hokkaido
Access	7 minute walk from Shin Osaka Station (JR Tokaido Shinkansen/Sanyo Shinkansen/Tokaido Main Line) 4 minute walk from Shin Osaka Station (Osaka Municipal Subway Midosuji Line)	7 minute walk from Omori Station (JR Keihin Tohoku Line) 8 minute walk from Omori Kaigan Station(Keihin Kyuko Line)	4 minute walk from Beppu Station (JR Nippo Main Line) 12 minute by car from Beppu I.C. (Oita Expressway)	4 minute walk from Sapporo Station (JR Line)
Completion Date	June 1974	February 1995	May 1997	October 2007
Renovation Period	November 2015 - March 2016	August - November 2016	May - July 2015	-
No. of Rooms	397 rooms	Hotel: 232 rooms Serviced Apartment: 24 units	322 rooms	242 rooms
Map				
Characteristics	Perfect location and specifications to capture MICE demand. A 7 minute walk from the Shinkansen stop at Shin-Osaka Station	Large room sizes of over 22.5 m^2 for all rooms offers strong product differentiation in Tokyo. Excellent access to Shinagawa Station, Haneda Airport and Yokohama	Located in Beppu, one of Japan's most famous hot spring resort areas. The hotel has a conference room and spacious rooms that can accommodate up to six guests	Located in the heart of Sapporo, and walking distance to Odori Park, home of the famous Snow Festival

(Note 1) Refers to Note 1 on page 24

Asset Recycling Program - Dispositions

Invincible Investment Corporation

- Initiated Asset Recycling Program in July 2017. In total, INV has sold 12 properties for ¥16.4 billion at a 4.1%[1] NOI cap rate
- These sales prices are ¥2,799 million (or 20.6%) greater than book value[2] and ¥2,503 million (or 18.0%) greater than appraisal value[3]

(¥ million)

Property Name	Property Type	Sale Date	Sales Price	Actual NOI[1]	Exit NOI Cap Rate[1]	Book Value[2]	Gain on Sale	Gain as % of Book	Appraisal Value[3]	Sales Price above Appraisal	As % of Appraisal
Kindai Kagaku Sha Building	Office	Jul.-17	1,361	48	4.2%	1,197	163	13.6%	1,060	301	28.4%
Times Kanda-Sudacho 4th	Parking	Jul.-17	130	4	3.8%	100	29	28.9%	113	17	15.0%
Shinjuku Island	Office	Dec.-17	705	19	3.9%	701	3	0.4%	558	147	26.3%
Casa Eremitaggio	Residential	Dec.-17	1,312	52	3.8%	948	363	38.4%	1,120	192	17.1%
Lexel Mansion Ueno Matsugaya	Residential	Dec.-17	1,329	51	4.2%	853	475	55.8%	1,230	99	8.1%
Sun Terrace Minami-Ikebukuro	Residential	Dec.-17	934	32	3.9%	591	343	58.1%	761	173	22.9%
2017 subtotal			**5,772**	**210**	**3.6%**	**4,393**	**1,378**	**31.4%**	**4,842**	**930**	**19.2%**
Harmonie Ochanomizu	Residential	Jan.-18	1,603	65	4.2%	1,346	256	19.1%	1,420	183	12.9%
Growth Maison Ikebukuro	Residential	Jan.-18	1,057	41	4.0%	743	314	42.3%	915	142	15.6%
Capital Heights Kagurazaka	Residential	Jan.-18	732	30	4.1%	623	108	17.5%	587	145	24.8%
Cross Square NAKANO	Office	Jan.-18	1,350	66	4.7%	1,125	224	19.9%	1,170	180	15.4%
Ohki Aoba Building	Office	Jan.-18	721	41	6.5%	725	-4	-0.6%	710	11	1.5%
Lexington Plaza Nishi-Gotanda	Office	Mar.-18	5,160	217	4.0%	4,639	520	11.2%	4,250	910	21.4%
2018 subtotal			**10,624**	**462**	**4.4%**	**9,204**	**1,420**	**15.4%**	**9,052**	**1,572**	**17.4%**
Total			**16,397**	**672**	**4.1%**	**13,597**	**2,799**	**20.6%**	**13,894**	**2,503**	**18.0%**


Lexington Plaza Nishi-Gotanda


Harmonie Ochanomizu


Kindai Kagaku Sha Building


Casa Eremitaggio


Cross Square NAKANO


Lexel Mansion Ueno Matsugaya


Growth Maison Ikebukuro


Ohki Aoba Building


Shinjuku Island


Sun Terrace Minami-Ikebukuro


Capital Heights Kagurazaka


Times Kanda-Sudacho 4th

(Note 1) "Actual NOI" indicates actual NOI from July 2016 to June 2017 for the two properties sold in July 2017, or NOI for 2017 full year for the other ten properties (NOI of four properties sold in December 2017 indicates actual NOI from January 1, 2017 to the disposition date). NOI yield is calculated by dividing "Actual NOI" by total sales price
(Note 2) Based on book value as of the sales date for the six properties sold in 2017, or as of December 31, 2017 for the other six properties. The difference between the sales price and book value indicates estimate for reference purpose and are not actual gain on sale
(Note 3) Based on the appraisal reports as of the most recent state prior to sale

Asset Recycling Program - Accretive Acquisitions and Additional Dry Powder

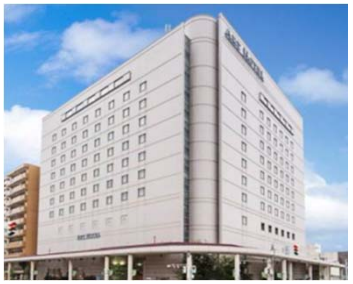
Invincible Investment Corporation

- INV acquired four hotels from the Sponsor in February 2018 for ¥12,425 million or a 6.2% appraisal cap rate[1]. The four hotels were acquired with funds from sales of assets, without issuing equity or new bank lending
- INV still has ¥4.7 billion to actively pursue acquisitions from the Sponsor pipeline, which provides ¥38 per unit in annual DPU increase[2], assuming a 6.0% NOI and a 4.0% NOI after depreciation[3]
- The acquisitions are consistent with INV's strategy in acquiring well located hotels in order to improve earnings growth given the increasing tourism in these areas, further diversify the revenue base, and acquire assets on an accretive basis at attractive cap rates

Property Name	Acquisition Price (¥ mn)	Appraisal Value (¥ mn)	Appraisal NOI[1]		Appraisal NOI after Depresciation[1]	
			(¥ mn)	(NOI Yield)	(¥ mn)	(NOI Yield)
Hotel MyStays Yokohama Kannai	5,326	5,380	259	4.9%	193	3.6%
Art Hotel Joetsu	2,772	2,800	202	7.3%	133	4.8%
Art Hotel Hirosaki City	2,723	2,750	198	7.3%	108	4.0%
Hotel MyStays Oita	1,604	1,620	107	6.7%	62	3.9%
Total	**12,425**	**12,550**	**767**	**6.2%**	**497**	**4.0%**



Hotel MyStays Yokohama Kannai



Art Hotel Joetsu



Art Hotel Hirosaki City



Hotel MyStays Oita

(Acquisition date : February 7, 2018)

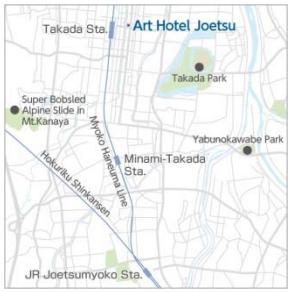
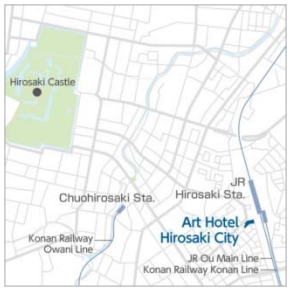
(Note 1) Appraisal NOI of the newly acquired properties is based on the NOI derived from the direct capitalization method stated in the appraisal reports on the valuation date of January 1, 2018. The appraisal NOI after depreciation is calculated by deducting the depreciation amount from the Appraisal NOI. The depreciation amount is based on the estimate by CIM. Appraisal NOI Yield is calculated by dividing the NOI by the Acquisition Price

(Note 2) Calculated by dividing the simulated increase in NOI after depreciation assuming the acquisition in condition above by the total number of investment units issued and outstanding as of today (4,793,181 units) .This figure does not show the actual impact on distribution per unit, and INV does not guarantee that such amount will increase in the distribution amount per unit

(Note 3) There is no assurance that INV will acquire properties under such conditions

Overview of 4 Hotels Acquired in February 2018

Invincible Investment Corporation

Property	Hotel MyStays Yokohama Kannai	Art Hotel Joetsu	Art Hotel Hirosaki City	Hotel MyStays Oita
Hotel Type[1]	Limited Service	Full Service	Full Service	Limited Service
Exterior				
Location	Yokohama-shi, Kanagawa	Joetsu-shi, Niigata	Hirosaki-shi, Aomori	Oita-shi, Oita
Access	1 minute walk from Kannai Station (Yokohama Municipal Subway Blue Line) 4 minute walk from Kannai Station (JR Keihin-Tohoku Line)	4 minute walk from Takada Station (Myoko-Haneuma-Line) 15 minutes by car from Joetsu Takada I.C. (Joshinetsu Expressway)	1 minute walk from JR Hirosaki Station (JR Ou Main Line and Konan Railway Konan Line) 15 minutes by car from Owani/Hirosaki I.C. (Tohoku Expressway)	10 minute walk from Oita Station (JR Nippo Line, Kyudai Main Line and Hohi Main Line) 15 minute by car from Oita I.C. (Oita Expresway)
Completion Date	August 2016	November 1993	August 1989	July 2007
Renovation Period	-	-	March 2008	-
No. of Rooms	165 rooms	198 rooms	134 rooms	145 rooms
Map				
Characteristics	Newly opened in October 2016, the stylish hotel is a one minute walk to Kannai Station and five minutes by train to Yokohama Station	This 198 room hotel offers a variety of services to fit the needs of business or leisure travelers alike, with conference space, a wedding chapel, beer garden, and two restaurants	Located in northern Japan's beautiful Hirosaki City, the hotel offers a wide variety of room types, with ample space for travelling families, and is situated directly opposite JR Hirosaki Station	Conveniently located a 10 minute walk from Oita Station, on the coast of Kyushu Island. The hotel features high ceilings and large windows providing spatial comfort

(Note 1) Refers to Note 1 on page 24

Disposition Case Study

Invincible Investment Corporation

- At Cross Square NAKANO, INV renovated the property to meet the office needs of IT, online sales and other companies in the Nakano area. As a result, INV raised occupancy rate from 54% to 95% and increased NOI by 2.3 x
- INV sold the asset for 20% above book value

Cross Square NAKANO





Property Type	Office
Location	Nakano-ku, Tokyo
Access	10 minutes' walk from Nakano Station on JR Line
Completion Date	January 1993
Leasable area	2,145.00m²
No. of Units	45

Sales Price

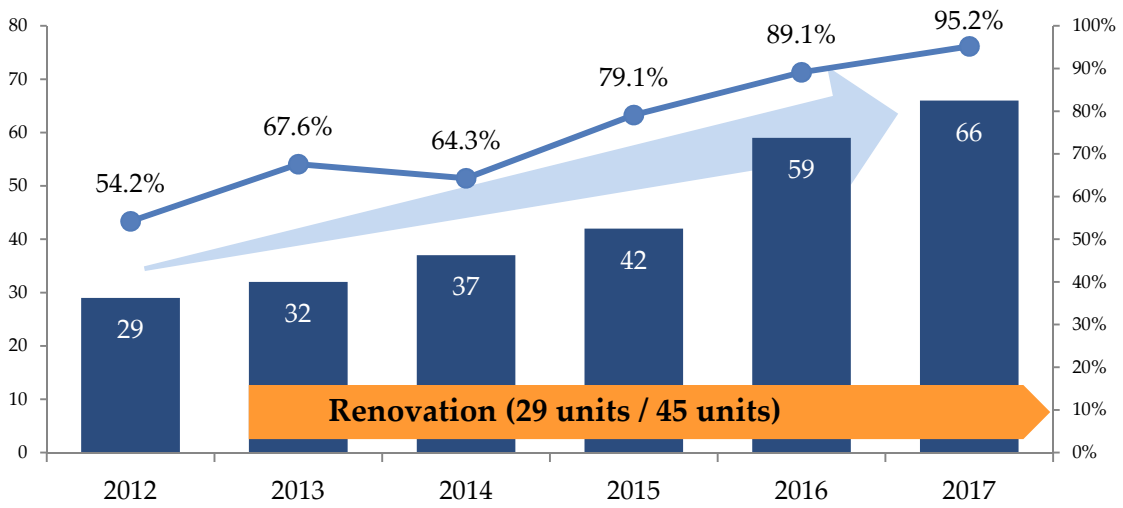
¥1,350 million

Book Value	Appraisal Value
¥1,125 million	¥1,170 million

Eliminated unrealized loss, made gains on sale

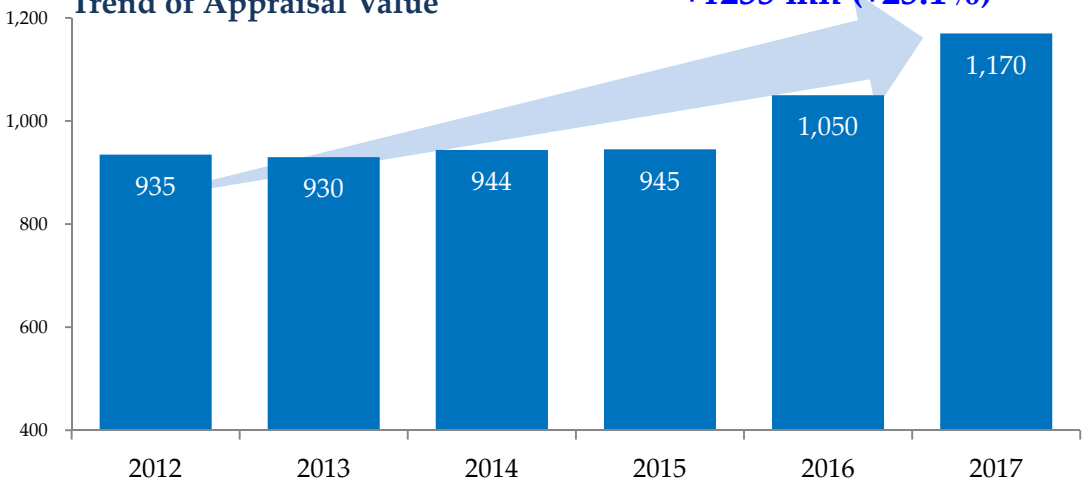
Trend of NOI and Occupancy

NOI : +¥36 mn (approx. 2.3x)



Trend of Appraisal Value

+¥235 mn (+25.1%)



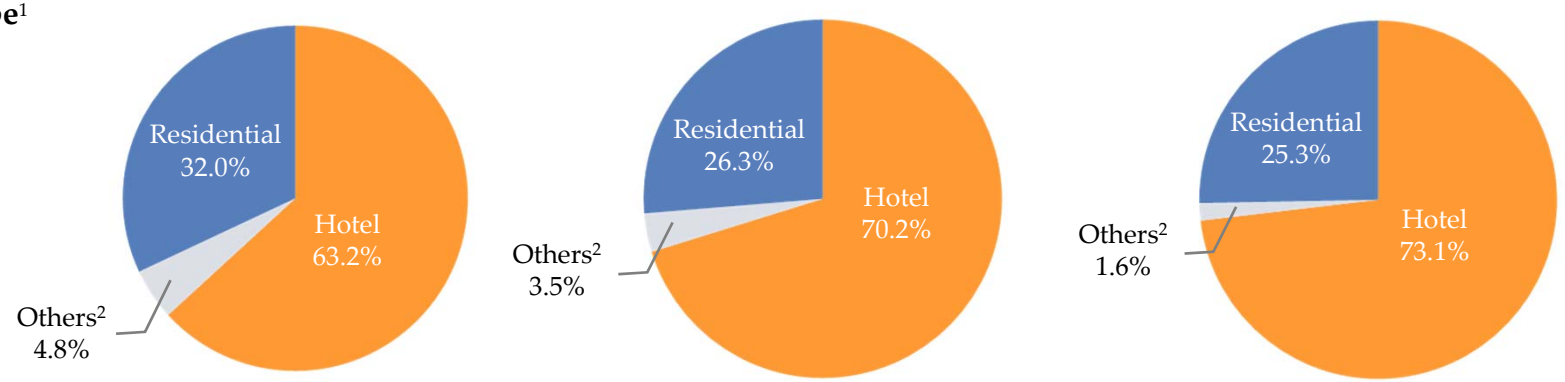
Portfolio Growth

Invincible Investment Corporation

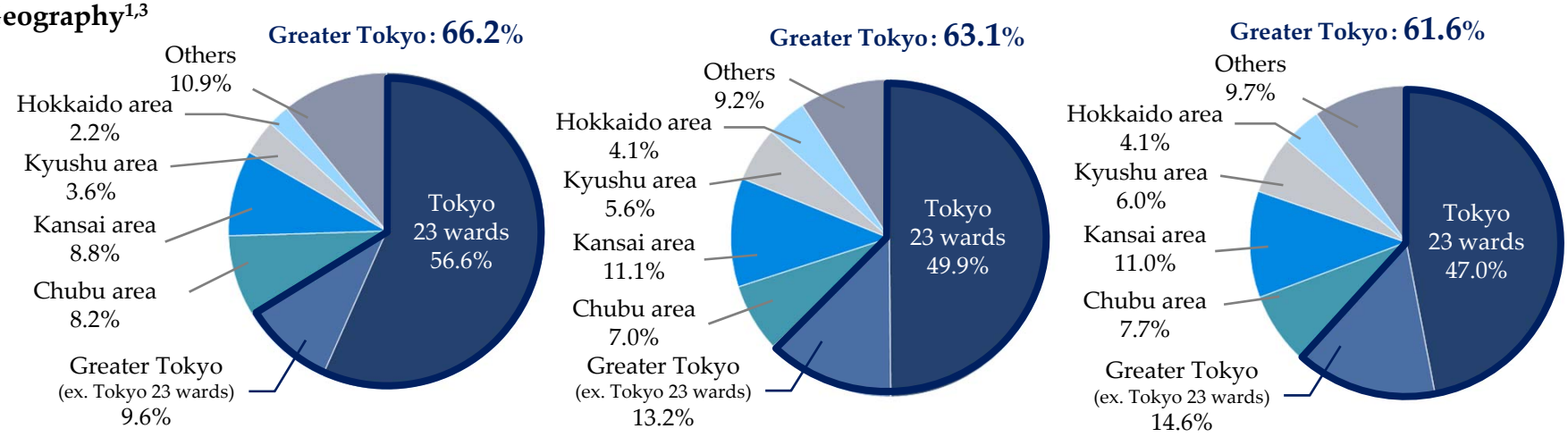
- The portfolio rebalance increases the portfolio composition of core assets, both hotels and residential properties

Portfolio Composition by Property Type[1]

As of June 2017	As of December 2017	As of March 9, 2018
127 properties	126 properties	124 properties



Portfolio Composition by Geography[1,3]

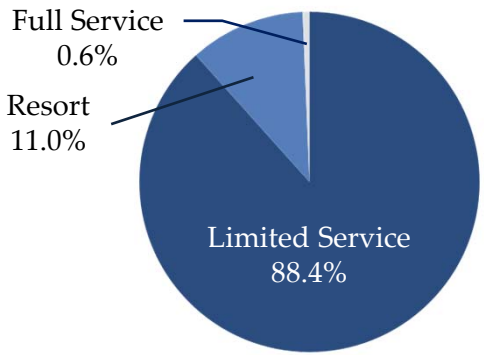
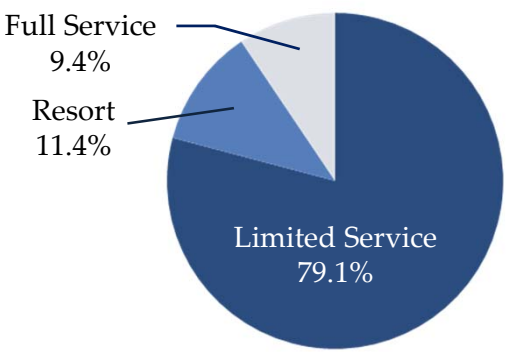
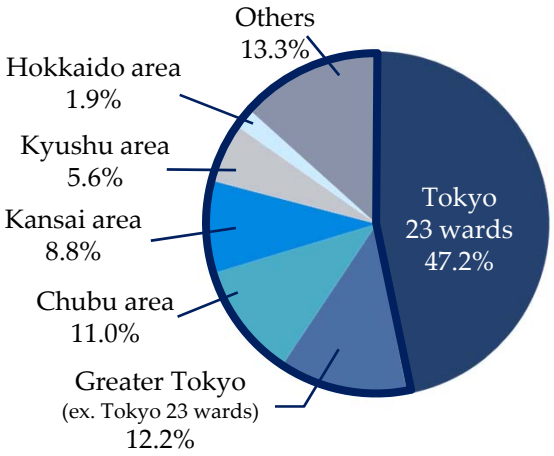
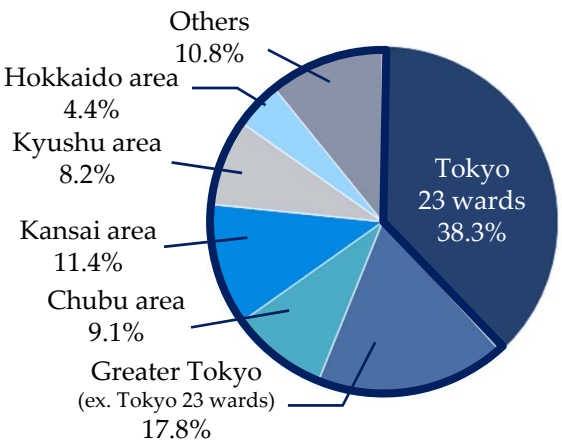


(Note 1) Based on acquisition price. Preferred equity interest in the JV TMK which holds Sheraton Grande Tokyo Bay Hotel (SGTB) is counted as one hotel property in Greater Tokyo (ex. Tokyo 23 wards) based on the property type and location of SGTB for Invincible's portfolio. Calculated by applying the amount of preferred equity contribution by Invincible to the JV TMK for the acquisition price of SGTB in Invincible's portfolio
(Note 2) "Others" includes Offices, Commercial facilities and Parking lots
(Note 3) Defined as follows: "Greater Tokyo" is Tokyo, Kanagawa, Chiba and Saitama. Greater Tokyo (ex, Tokyo 23 wards) is Tokyo (ex. Tokyo 23 Wards), Kanagawa, Chiba and Saitama. Kansai area is Osaka, Hyogo ,Kyoto, Shiga, Wakayama and Nara. Chubu area is Aichi, Gifu, Mie, Shizuoka, Nagano, Yamanashi, Niigata, Toyama, Ishikawa and Fukui

Diversity of Hotel Portfolio

Invincible Investment Corporation

- The acquisition of hotels in 2H 2017 and February 2018, including Sheraton Grande Tokyo Bay Hotel, provides further diversification in hotel type and geographic footprint

	As of June 30, 2017	As of March 9, 2018
No. of Hotels[1]	**49** properties	**58** properties
Portfolio Composition by Hotel Type[1]		
Portfolio Composition by Geography[1,2]	**Other than Tokyo 23 wards : 52.8%** 	**Other than Tokyo 23 wards : 62.7%** 

(Note 1) Based on acquisition price. The 49% preferred equity interest in the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB) is counted as one property for INV's portfolio, and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by Invincible to the JV TMK

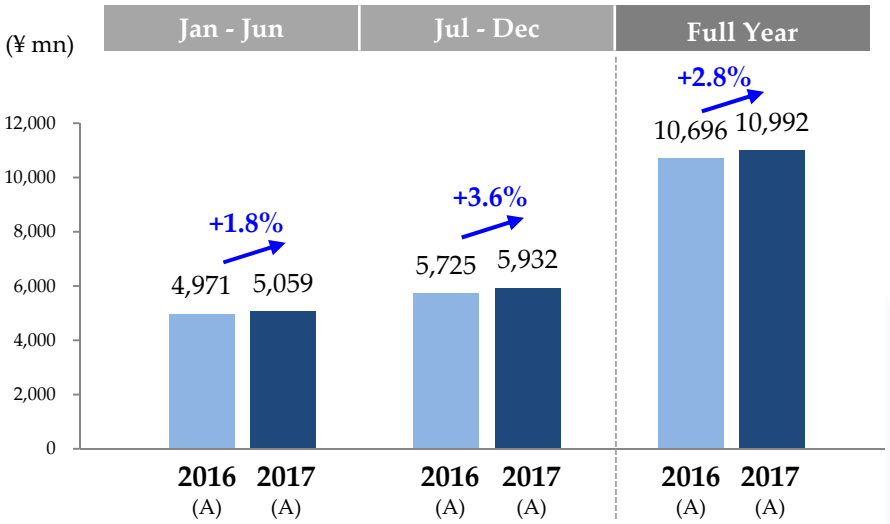
(Note 2) Defined as follows: "Greater Tokyo" is Tokyo, Kanagawa, Chiba and Saitama. Greater Tokyo (ex, Tokyo 23 wards) is Tokyo (ex. Tokyo 23 Wards), Kanagawa, Chiba and Saitama. Kansai area is Osaka, Hyogo ,Kyoto, Shiga, Wakayama and Nara. Chubu area is Aichi, Gifu, Mie, Shizuoka, Nagano, Yamanashi, Niigata, Toyama, Ishikawa and Fukui

2017 Actual NOI (vs 2016 Actual NOI)

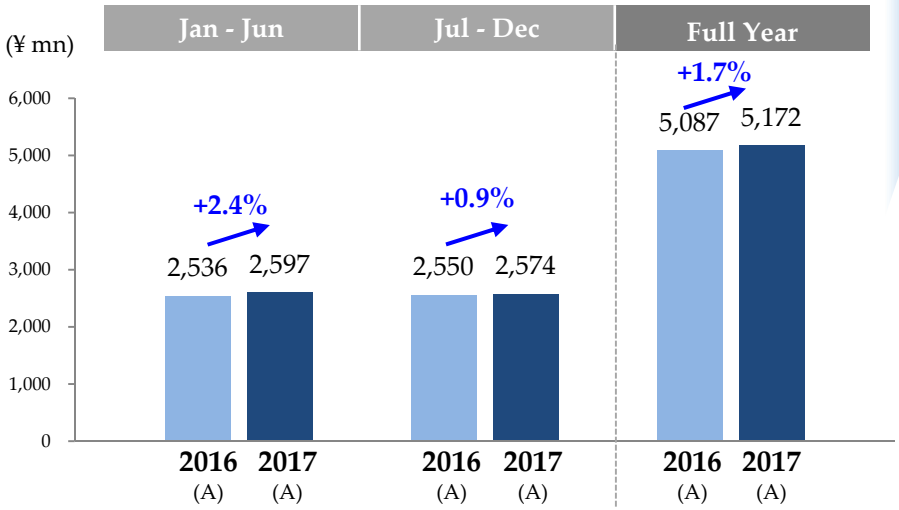
Invincible Investment Corporation

- A nationwide hotel portfolio combined with a diversified residential portfolio mitigates earnings fluctuations at any single property

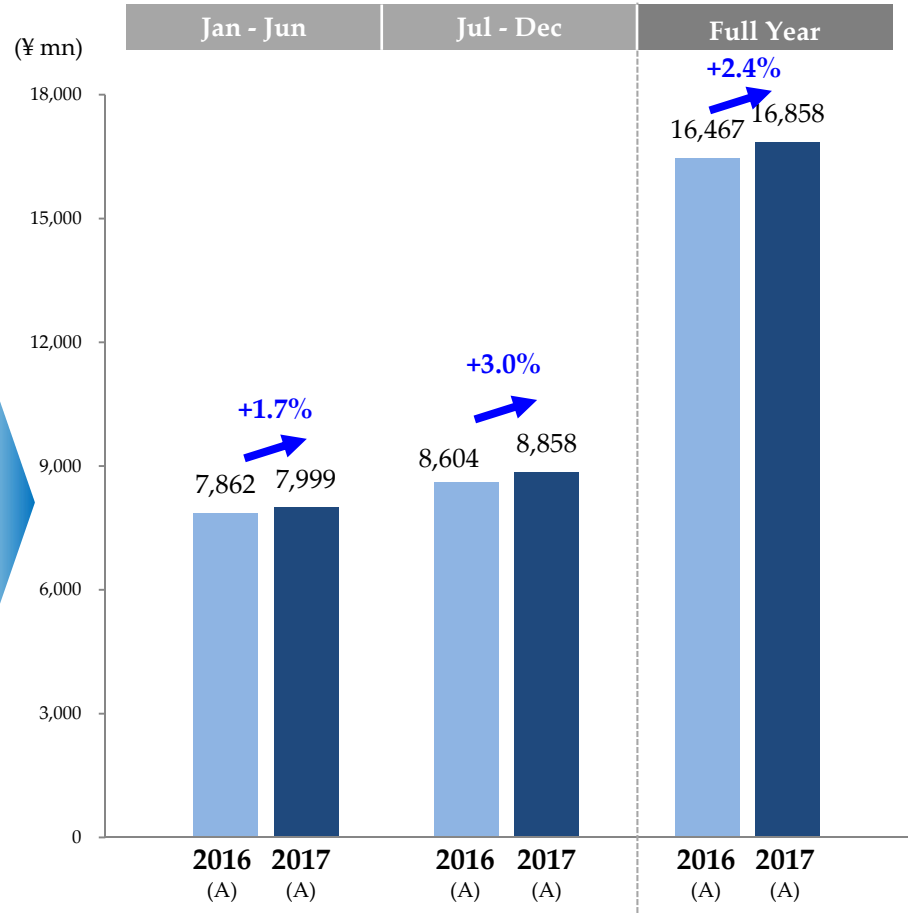
Hotel NOI[1]



Residential NOI[2]



Total NOI (Hotel + Residential + Others[3])



(Note 1) Based on 40 hotel properties; of the 49 hotel properties in our portfolio as of the beginning of December 2017 Fiscal period, 9 hotels with fixed-rent lease agreements are excluded

(Note 2) Based on 70 properties owned as of the beginning of December 2017 Fiscal Period (Of the 70 properties, three properties (Casa Eremitaggio, Lexel Mansion Ueno-Matsugaya and Sun Terrace Minami-Ikebukuro) were sold on December 28, 2017. Therefore, for the three properties, January 1, 2017 through December 28, 2017, or the disposition date, is deemed the operating period for the 2017 full year to calculate each number). Excludes one-off insurance-related revenues and expenses

(Note 3) Based on offices and commercial properties owned by INV as of the end of 2017

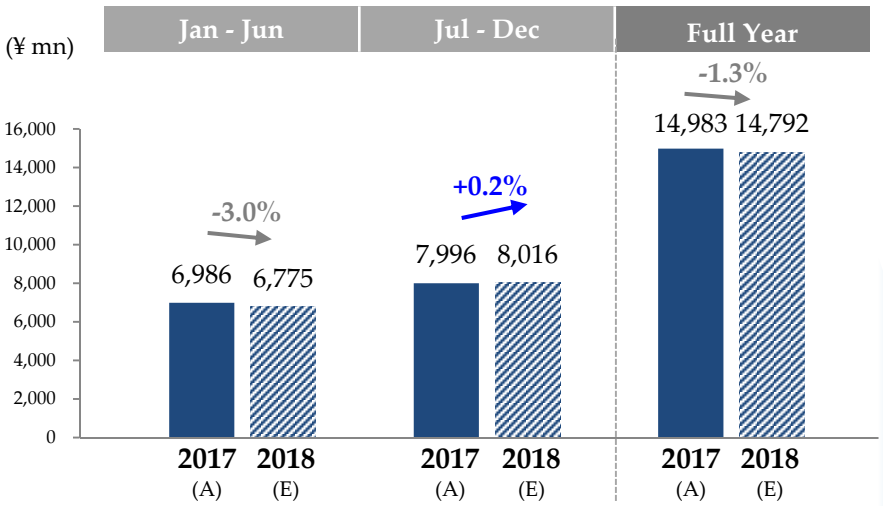
(Note 4) For all properties, the pre-acquisition period of the properties acquired between January 2017 and February 2018 is based on actual results provided by sellers

2018 Forecasted NOI (vs 2017 Actual NOI)

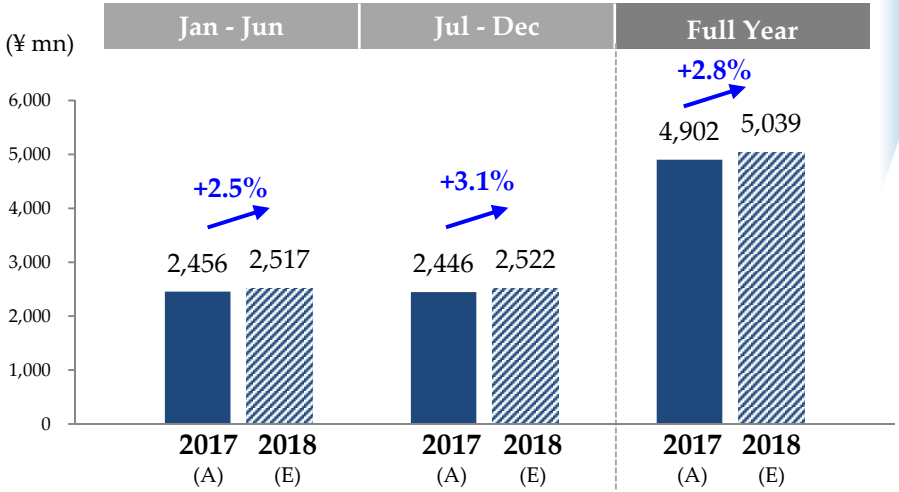
Invincible Investment Corporation

- Below is the forecasted NOI growth for 2018 compared to 2017
- The 2018 forecast includes downtime from 5 hotels (MS Kyoto-Shijo, MS Shin-Urayasu CC., MS Maihama, MS Dojima and Hotel Nets Hakodate) in which INV will renovate the rooms and other areas to improve ADR growth, impacting 1H forecasted results. If those 5 hotels were not included, the Total NOI Growth would be 0.7%

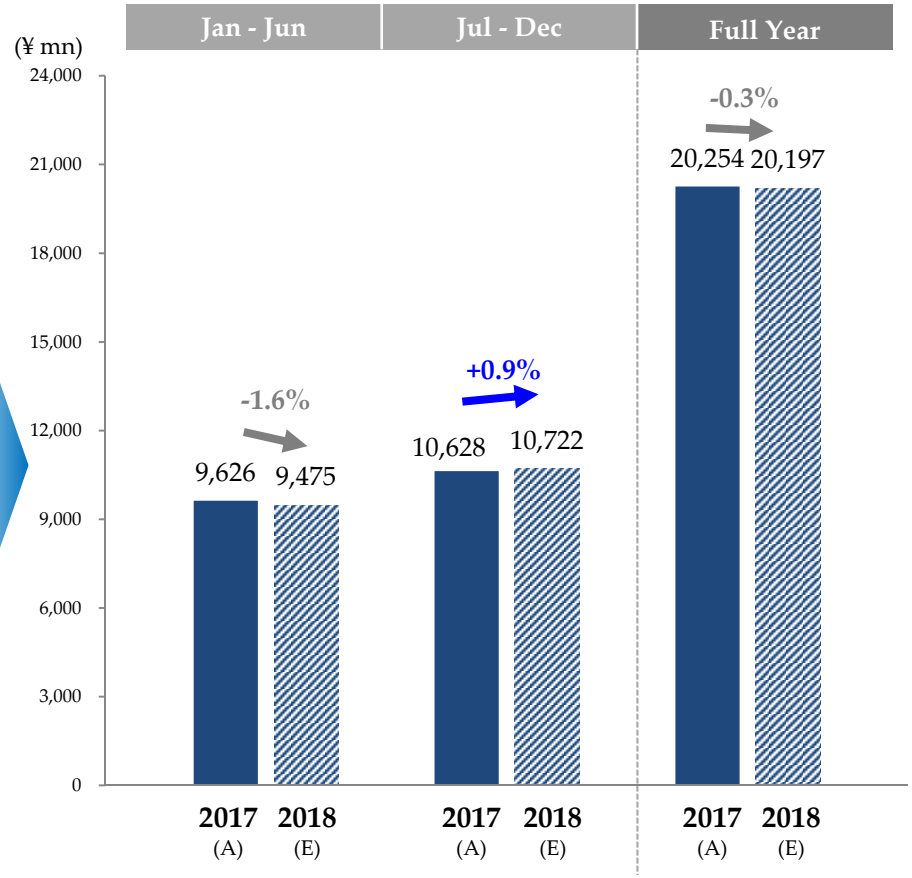
Hotel NOI[1] + Sheraton[2]



Residential NOI[3]



Total NOI (Hotel + Sheraton + Residential + Others[4])



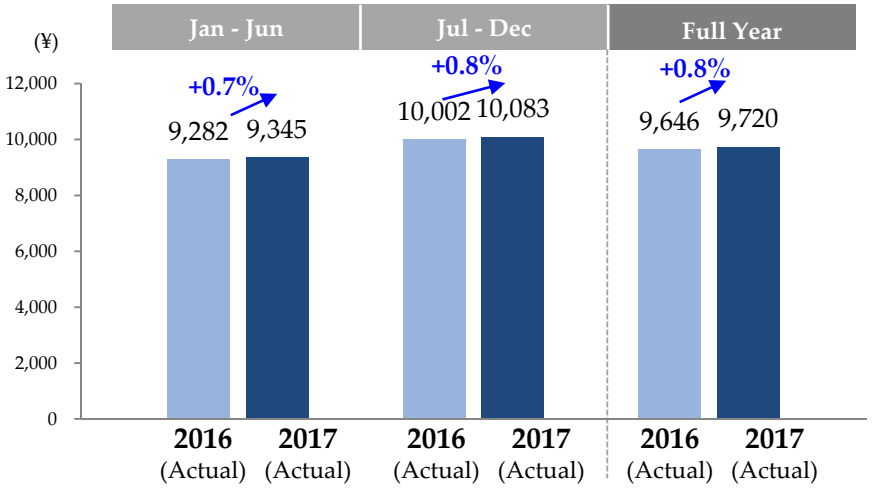
(Note 1) Based on 44 hotel properties; of the 53 hotel properties in our portfolio as of December 31, 2017, 9 hotels with fixed-rent lease agreements are excluded
(Note 2) Includes the dividends from preferred equity interest of TMK that owns Sheraton Grande Tokyo Bay Hotel, assuming INV owned the preferred equity interest of TMK from the beginning of 2017
(Note 3) Based on the 64 residential properties owned as of today. Excludes one-off insurance-related revenues and expenses
(Note 4) Based on 2 commercial properties owned by INV as of March 9, 2018, after the sale of Lexington Plaza Nishi-Gotanda
(Note 5) For all properties, the pre-acquisition period of the properties acquired between January 2017 and February 2018 is based on actual results provided by sellers

Hotel Property Performance Indicators (2017 Actual)

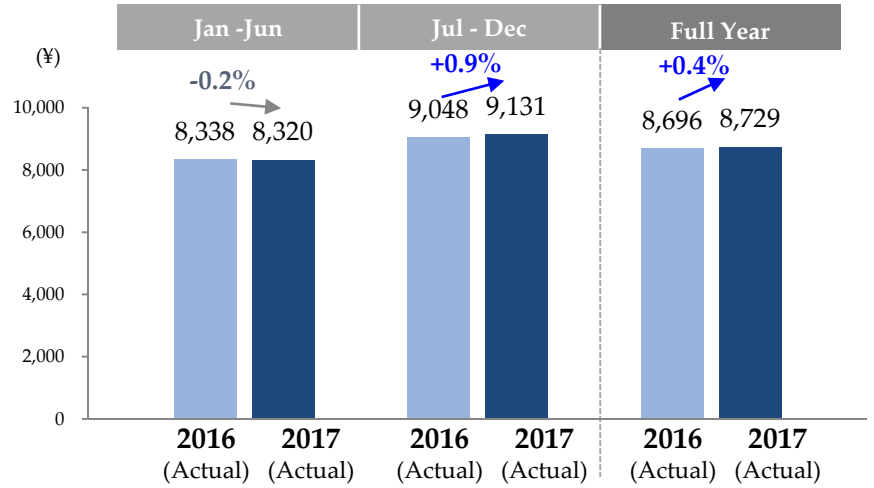
Invincible Investment Corporation

- In 2017 INV achieved ADR growth of 0.8%, RevPAR growth of 0.4%, GOP growth of 2.5% compared with 2016

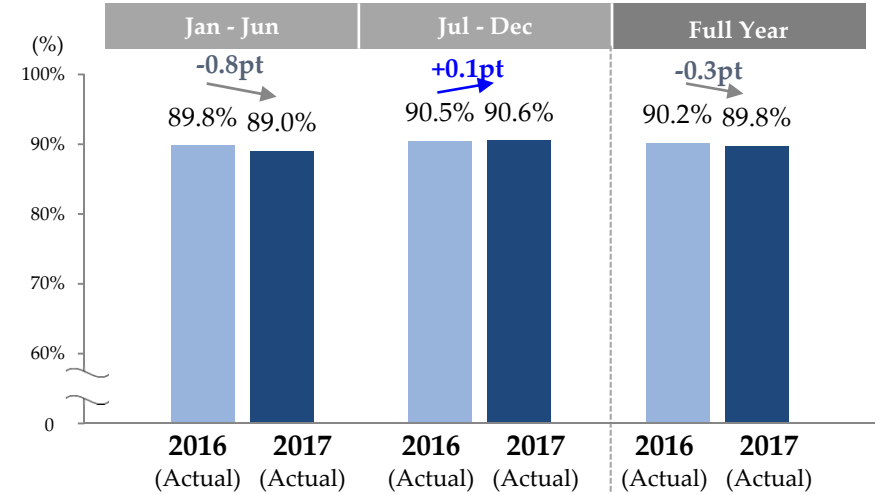
ADR[1]



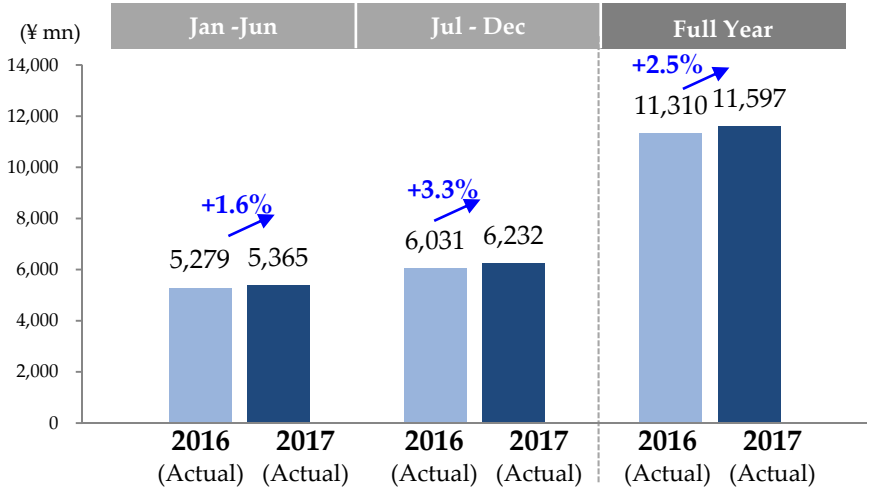
RevPAR[1]



Occupancy[1]



GOP[1,2]



(Note 1) Based on 40 hotel properties; of the 49 hotel properties in our portfolio as of the beginning of December 2017 Fiscal Period, 9 hotels with fixed-rent lease agreements are excluded. The pre-acquisition period of the properties acquired between January 2016 and June 2017 is based on actual results provided by sellers

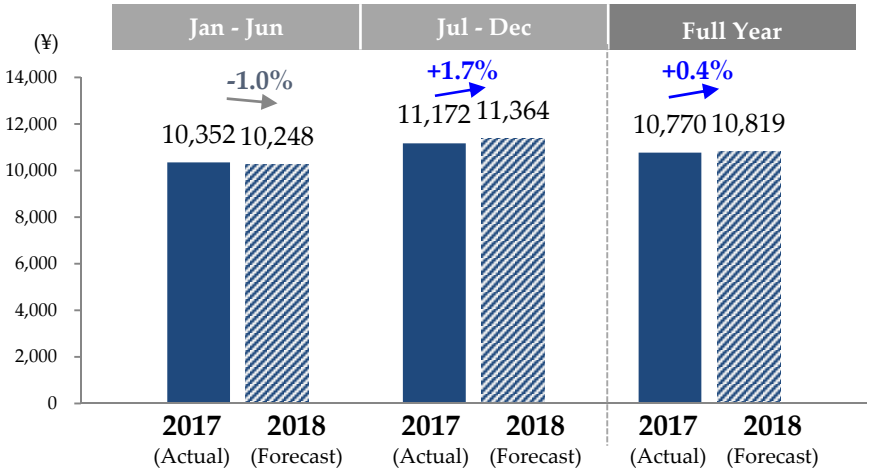
(Note 2) In calculating the GOP, the rent paid for APA Hotel Yokohama-Kannai, is regarded as GOP of the hotel

Performance Indicators of Hotel Properties (2018 Forecast)

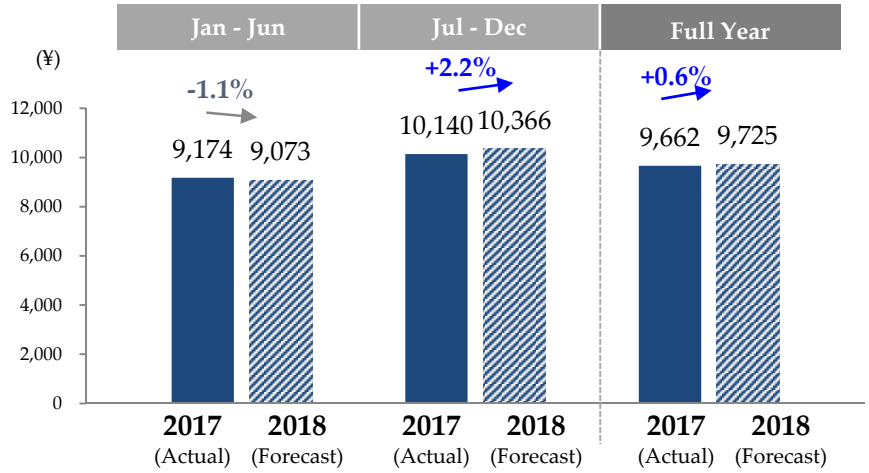
Invincible Investment Corporation

- For the full year 2018 forecast, Occupancy, ADR and RevPAR are estimated to increase by 0.2pt, 0.4%, and 0.6% respectively while GOP will decline by 1.3%
- The 2018 forecast includes downtime from 5 hotels (MS Kyoto-Shijo, MS Shin-Urayasu CC., MS Maihama, MS Dojima and Hotel Nets Hakodate) in which INV will renovate the rooms and other areas to improve ADR growth, impacting 1H forecasted results. If those 5 hotels were not included, the GOP growth would be flat

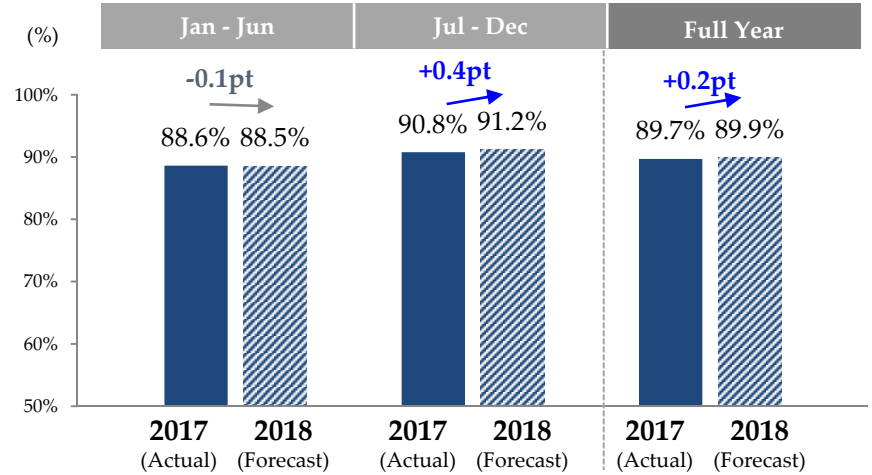
ADR[1]



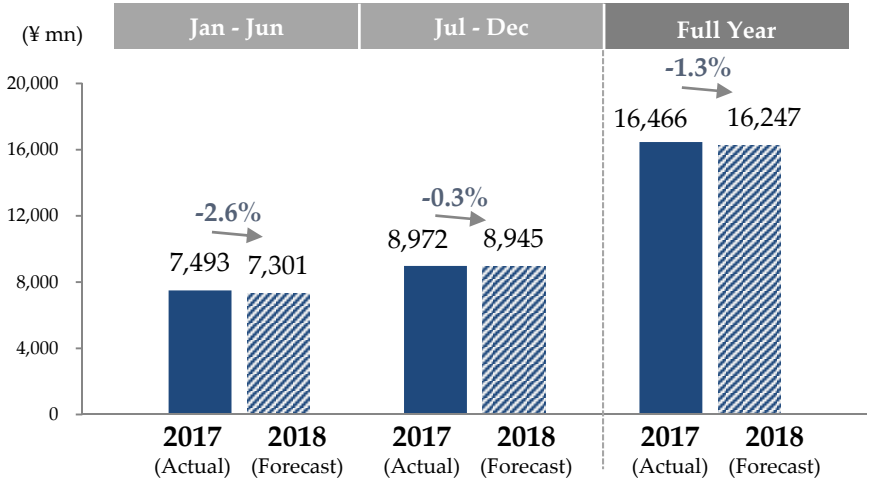
RevPAR[1]



Occupancy[1]



GOP[1,2]



(Note 1) Based on 45 hotel properties; of the 54 hotel properties in our portfolio (including Sheraton Grande Tokyo Bay Hotel) as of the end of December 2017 Fiscal Period, 9 hotels with fixed-rent lease agreements are excluded. The pre-acquisition period of the properties acquired between January 2016 and June 2017 is based on actual results provided by sellers

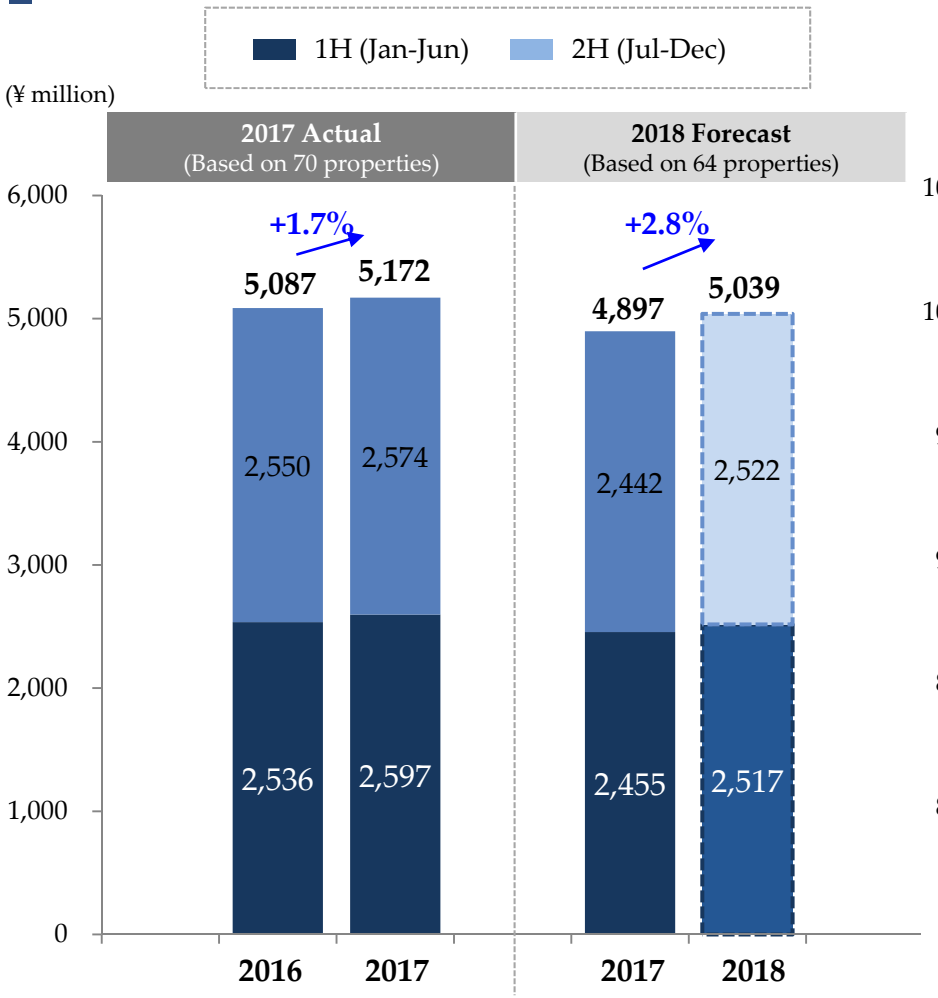
(Note 2) In calculating the GOP, added the 49% of GOP for Sheraton Grande Tokyo Bay Hotel, which means INV's pro rata portion of the amount of JV TMK's preferred equity owned by INV. The rent paid for APA Hotel Yokohama-Kannai, is regarded as GOP of the hotel

Internal Growth in Residential Portfolio (2017 Actual and 2018 Forecast)

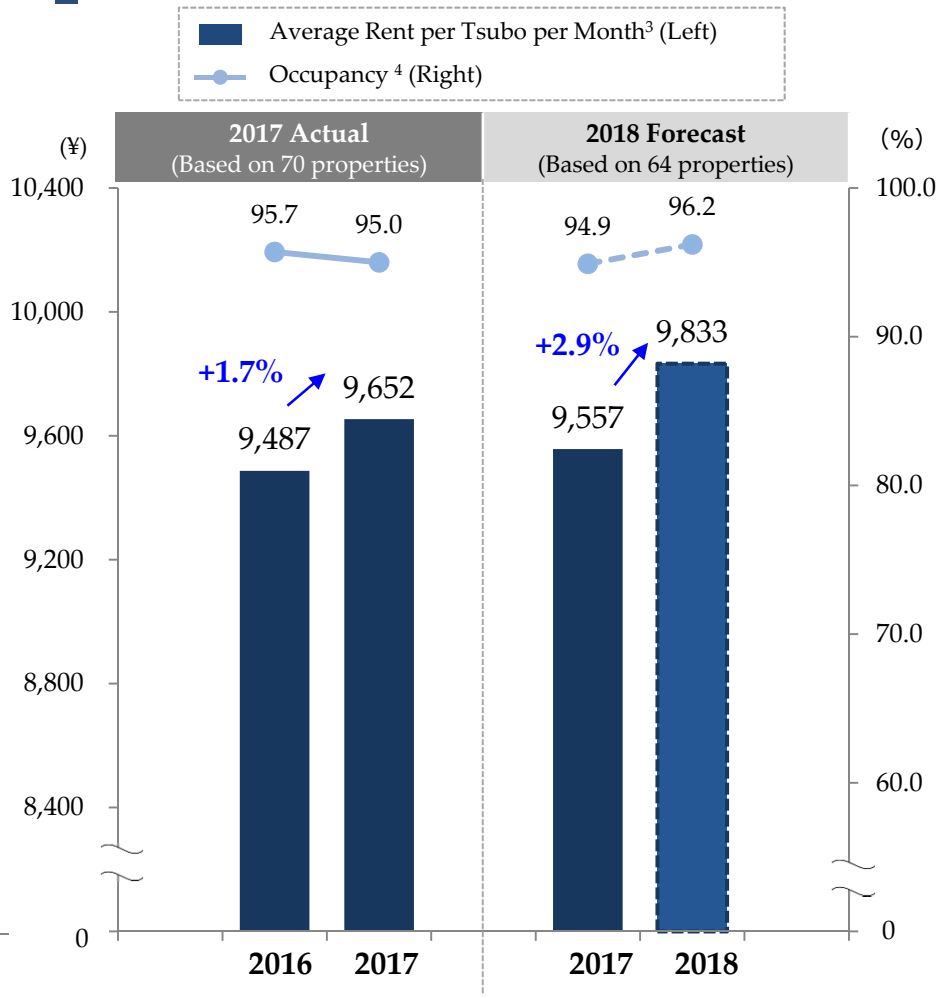
Invincible Investment Corporation

- Sustained proactive asset management resulted in 2017 residential NOI and rents up by 1.7% respectively
- Persistent focus on the rent increase program, INV forecasts 2.8% YoY growth in NOI and 2.9% YoY growth in monthly rent per tsubo in 2018

NOI[1,2]



Occupancy and Average Rent per Tsubo per Month[1]



(Note 1) 2017 Actual: Based on 70 properties owned as of the beginning of December 2017 Fiscal Period (Of the 70 properties, three properties (Casa Eremitaggio, Lexel Mansion Ueno-Matsugaya and Sun Terrace Minami-Ikebukuro) were sold on December 28, 2017. Therefore, for the three properties, January 1, 2017 through December 28, 2017, or the disposition date, is deemed the operating period for the 2017 full year, and the leased area and the leasable area as of December 28, 2017 is deemed as the leased area and the leasable area as of the end of December 2017 to calculate each number). 2018 Forecast: Based on 64 properties owned by INV as of today. The pre-acquisition period of the properties acquired between January 2016 and February 2018 is based on actual results provided by sellers
(Note 2) Excludes one-off insurance-related revenues and expenses
(Note 3) Average Rent per Tsubo is calculated by dividing the total residential rental revenue including common area charges for each month by the sum of total residential leasable area at the end of each month
(Note 4) Occupancy is calculated by dividing the sum of total residential leased area by the sum of total residential leasable area at the end of each month of each year

Successive Rent Increase Implementation for Residential Portfolio

Invincible Investment Corporation

- The acquisition of the two Minami-Senju assets added two substantial Tokyo residential assets and further stability to the portfolio which enhanced borrowing capacity
- Since acquisition of these two assets, Invincible has been able to achieve a rent increase of 11.0%, higher than the appraisal rent gap[1] of 7.7%
- Royal Parks Tower Minami-Senju is the largest residential asset in the portfolio. Due to the scale of the asset, strong rental growth is expected to continue to contribute to NOI growth
- Royal Parks Tower Minami-Senju is a flagship residential asset where the role of the property manager is highly sought after. Invincible was therefore able to leverage this assignment to reduce the property management fees (% of rental revenue) of the property from 2.7% to 1.5%[2], as well as improve the economics at Royal Parks Seasir Minami-Senju and Royal Parks Momozaka by changing the lease agreement structure

Performance of Royal Parks Tower Minami-Senju After Acquisition (March 14, 2017 – December 31, 2017)

◆ Change in Rent for Lease Contracts

		New (A)	Renewal (B)	Total (A) + (B)
No. of Contracts		113	25	138
Change in Rent for All Contracts	Increase	**91.2%**	**84.0%**	**89.9%**
	Flat	6.2%	16.0%	8.0%
	Decrease	2.7%	0.0%	2.2%
Average Rent Increase		**+11.2%**	**+9.6%**	**+11.0%**

Initial Rent Gap[1] Comparing with Appraisal Rent : 7.7%

Estimated Impact of Change of ML/PM[3] at each of Four Royal Parks Residential Assets to Good Works Co., Ltd.

Royal Parks Tower Minami-Senju



Type of Master Lease: Pass-through

PM Fee (% of rental revenue): 2.7% → **1.5%**

Royal Parks Seasir Minami-Senju



Type of Master Lease: Rent Guarantee → **Pass-through**

PM Fee (% of rental revenue): N/A → **1.5%**

Royal Parks Momozaka



Type of Master Lease: Rent Guarantee → **Pass-through**

PM Fee (% of rental revenue): N/A → **1.5%**

Royal Parks Shinden



Type of Master Lease: Rent Guarantee

PM Fee (% of rental revenue): N/A

Change in Simulated NOI[4] +¥39.0 million

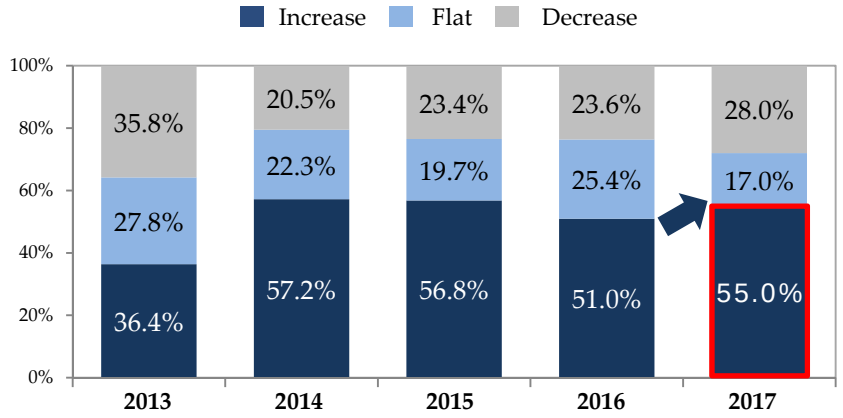
(Note 1) The rent gap between in-place rent and appraisal rent provided by appraiser as of the acquisition of Royal Parks Tower Minami-Senju
(Note 2) The change in property management fee will be effective as of December 1, 2017
(Note 3) ML and PM stand for "master lessees" and "property managers" respectively
(Note 4) Annualized sum of total reductions of PM fee and revenue increase due to the change to pass-through lease, based on assumption in 2017 simulation model

Residential Rent Increase Initiative

Invincible Investment Corporation

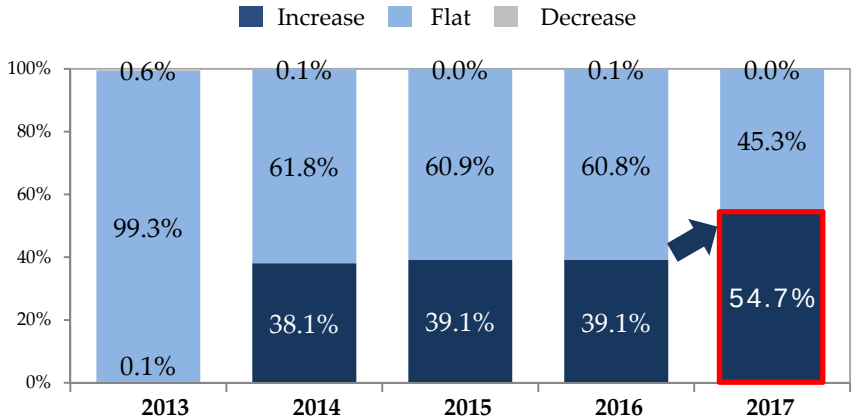
- In 2014, Invincible initiated a Rent Increase Program to increase rents on new and renewal contracts
- Invincible replaced the property managers at 16 properties in December 2016 and at four properties in June 2017, focusing on property managers who have performed well

Change in Rent for New Contracts[1]



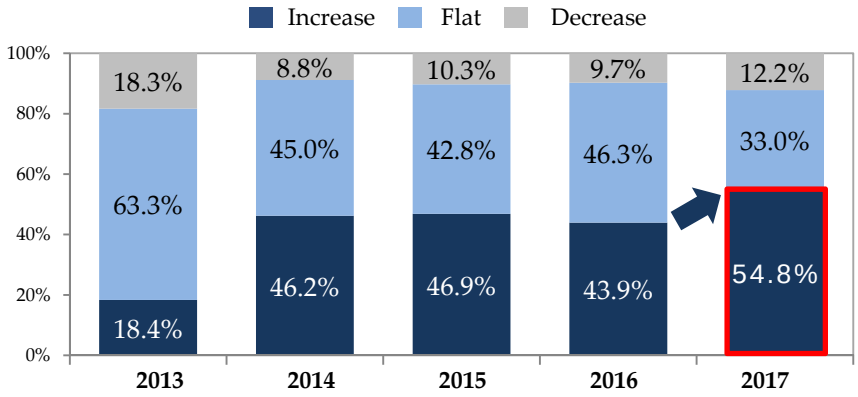
	2013	2014	2015	2016	2017
No. of New Contracts	827	649	943	783	1,030
Occupancy[2] (%)	**95.5**	**94.0**	**94.7**	**95.9**	**95.0**
Net Leasing Cost (No. of months)[3]	**1.15**	**1.01**	**1.23**	**1.15**	**1.02**

Change in Rent for Renewal Contracts[1]

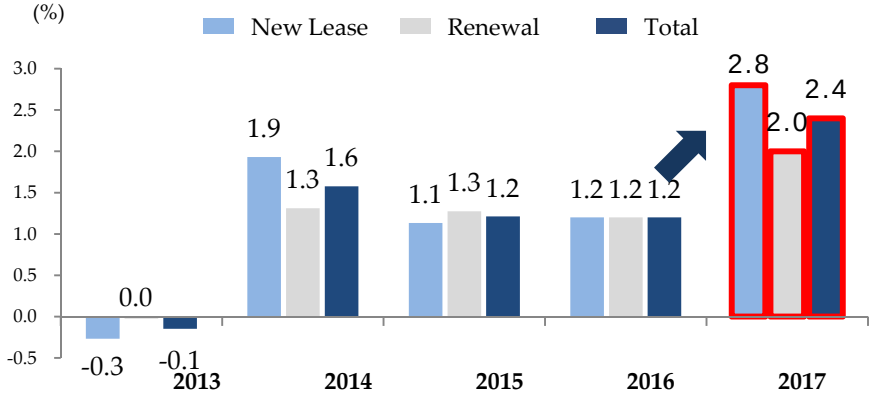


	2013	2014	2015	2016	2017
No. of Renewals	818	872	1,209	1,126	1,337
Renewal Rate[4] (%)	**81.2**	**84.7**	**85.4**	**83.7**	**82.8**

Change in Rent for All Contracts[1]



Average Rent Increase / Decrease[5]



(Note 1) Based on the properties owned at the end of period. 63 properties for 2013, 63 properties for 2014, 66 properties for 2015, and 68 properties for 2016, 70 properties for 2017 (including the properties sold in December 2017)
(Note 2) Occupancy is calculated by dividing the sum of total residential leased area by the sum of total residential leasable area at the end of each month of each year
(Note 3) Net Leasing Cost (Multiple of Monthly Rent) = Advertising Expenses (Multiple of Monthly Rent) + Free Rent (Multiple of Monthly Rent) – Key Money (Multiple of Monthly Rent)
(Note 4) Renewal rate is calculated by "Number of Renewals during the Period" ÷ "Number of Cases Targeted for Renewal during the Period"
(Note 5) Weighted average of monthly rent increase or decrease (%) of new or renewal contracts, or the total of both, compared with previous contracts of properties owned at the end of period

Sponsor Pipeline

Invincible Investment Corporation

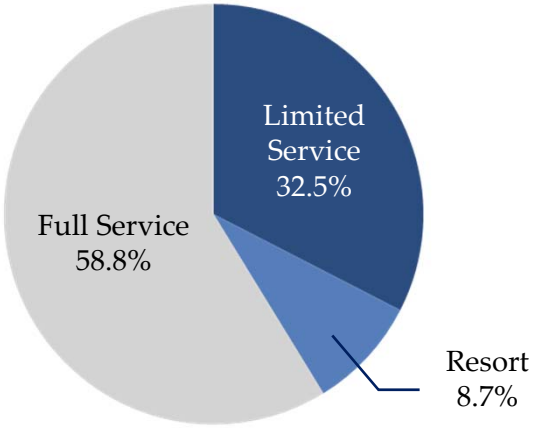
- Robust pipeline of 26 assets (17 Hotels and 9 Residential assets) provides opportunity for growth and stability, even after the rebalance

Properties Covered by the MOU (Hotels)[1,2]

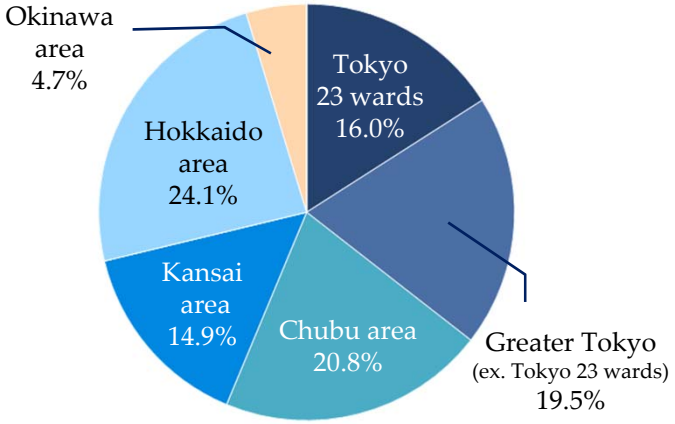
No.	Property name	Location	Type[3]	No. of Rooms
1	Hotel MyStays Premier Akasaka	Minato-ku, Tokyo	Limited	327
2	Rihga Royal Hotel Kyoto	Kyoto, Kyoto	Full	489
3	Hotel MyStays Premier Narita	Narita, Chiba	Full	711
4	Hotel MyStays Premier Sapporo Park	Sapporo, Hokkaido	Full	418
5	Fusaki Resort Village	Ishigaki, Okinawa	Resort	188
6	Art Hotel Asahikawa	Asahikawa, Hokkaido	Full	265
7	Hotel MyStays Kanazawa Castle	Kanazawa, Ishikawa	Limited	206
8	Hotel MyStays Matsuyama	Matsuyama, Ehime	Full	161
9	Hotel MyStays Ueno East	Taito-ku, Tokyo	Limited	150
10	Hotel MyStays Midosuji Honmachi	Osaka, Osaka	Limited	108
11	Hotel Mystays Sapporo Nakajima Park	Sapporo, Hokkaido	Limited	86
12	Flexstay Inn Sakuragicho	Yokohama, Kanagawa	Limited	70
13	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	Limited	161
14	Hotel MyStays Fuji Onsen Resort	Fujiyoshida, Yamanashi	Resort	159
15	Hotel Nord Otaru	Otaru, Hokkaido	Limited	98
16	Hotel Sonia Otaru	Otaru, Hokkaido	Limited	94
17	Art Hotel Niigata Station	Niigata, Niigata	Full	304
	Total			**3,995**

Hotel Composition (*Based on No. of rooms)

By Property Type



By Geography



(Note 1) MOU providing preferential negotiation rights
(Note 2) We have not decided to acquire any of the properties listed above as of the date of this material and there is no assurance that we will acquire any of these properties in the future
(Note 3) "Limited" refers to "Limited Service Hotel, which means a hotel focusing on revenues from room stay and offer limited service regarding foods and beverages, banquet, spa or gymnasium facilities", "Full" refers to "Full Service Hotel, which means a hotel having segments of stay, foods and beverages, and banquet", and "Resort" refers to "Resort Hotel, which means a hotel located at tourist destinations or recreational lots, having segments of stay, foods and beverages, and incidental facilities"

Unitholder Benefit Program for Invincible Unitholders

Invincible Investment Corporation

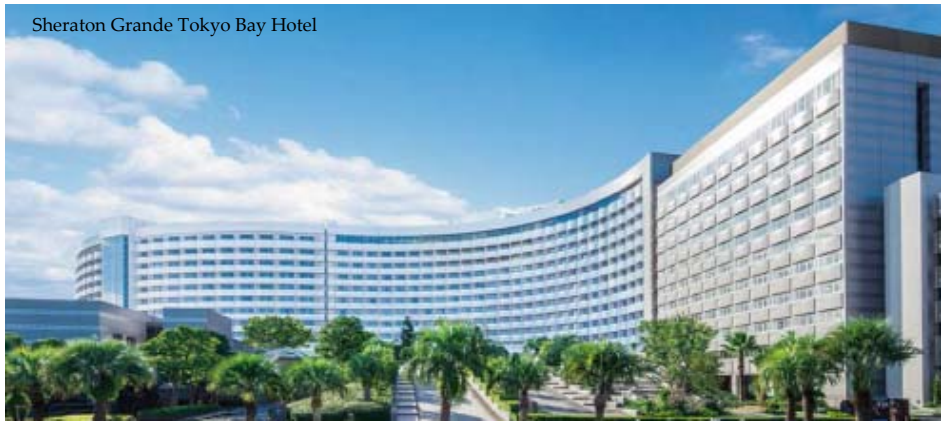
- Invincible is proud to introduce the Unitholder Benefit Program to celebrate the acquisition of Sheraton Grande Tokyo Bay Hotel as the flagship asset in the portfolio, and to showcase the nationwide reach of the Hotel MyStays brand
- Invincible unitholders will receive 10% off the Best Available Rate at the Sheraton Grande Tokyo Bay Hotel and at all 82 MyStays hotels

Overview of Unitholder Special Benefit Program[1]

Applicable Hotels	■ Sheraton Grande Tokyo Bay Hotel ■ All hotels managed by MyStays	
Eligible Unitholders	Unitholders who hold 10 or more Invincible units and whose names are on Invincible's Unitholders' Registry as of these record dates: ✓ June 30 and December 31 of each year (The first applicable record date will be December 31, 2017)	
Benefit Program	①	②
Eligible Hotels	Sheraton Grande Tokyo Bay Hotel	All MyStays Hotels[2]
Details	10% discount from BAR[3]	10% discount from BAR[3]
Hotel Reservation	via dedicated website of Sheraton Grande Tokyo Bay Hotel or MyStays	
Available Period[4]	■ From April 1 to September 30 (eligible unitholders as of December 31) ■ From October 1 to March 31 (eligible unitholders as of June 30)	

(Note 1) The details of the unitholder benefit program described above is what Invincible plans as of today, and the program may be changed or abolished even after it is actually introduced
(Note 2) MHM operates 82 hotels with the MyStays brand as of February 7, 2018
(Note 3) BAR (Best Available Rate) refers to the lowest price at the time of booking
(Note 4) Available Period represents a period during which you can lodge by using the unitholder benefit program. To enjoy the unitholder benefit program, you actually need to lodge during the availability period

Eligible Hotels: Sheraton Grande Tokyo Bay Hotel and All 82 MyStays Hotels


Sheraton Grande Tokyo Bay Hotel

HOTEL MYSTAYS


Hotel MyStays Premier Kanazawa


Fusaki Resort Village


Hotel Epinard Nasu


Hotel MyStays Premier Akasaka


Beppu Kamenoi Hotel

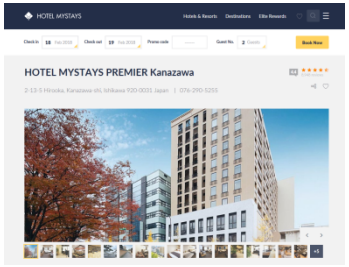
MyStays Hotel Operations and Initiatives

Invincible Investment Corporation

MyStays Uniquely Caters to Inbound Tourists

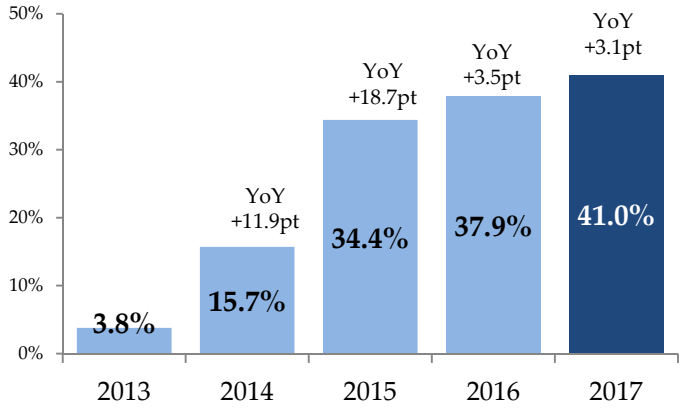
MYSTAYS HOTEL MANAGEMENT CO.,LTD.

- MHM manages **45 hotels** owned by INV and overall manages **84 hotels** in Japan (as of today)
- MHM recently launched its new website and is in the process of launching a new online reservation system in order to increase direct bookings



MHM Websites

Increased revenue from foreign guests[1]



Major Recent Initiatives to Capitalize on Updated Customer Preferences & Market Trends

Non-smoking Rooms

- ✓ RevPAR has increased by 5.4%[2] on average. 650 rooms were converted to non-smoking rooms, reflecting customer preferences



Hotel MyStays Hamamatsucho

Revenue Management Expertise

- ✓ New revenue management system based on machine learning to improve the overbooking algorithms to help offset cancelation and improve revenue at the hotels overall
- ✓ Increased 99%+ occupied nights from 1,171 to 1,658 YoY for 2017[3]
- ✓ Implementation of new AI revenue management software

Extensive Online Marketing

- ✓ Affiliate marketing program with CTBC Bank Co., Ltd. (Taiwan's largest credit card issuer)
- ✓ Joint marketing programs with Hong Kong Airlines and ANA / Union Pay



CTBC campaign

Alliance with Alibaba Group (Fliggy)

- ✓ 42 MHM hotels on the Fliggy platform, of which 26 hotels are owned by INV
- ✓ Won "Most Popular Store of W11 2017" during the 11.11 Global Online Shopping Festival held on November 11, known as Single's Day in China

(Note 1) Overseas Sales Ratio refers to the sales revenue booked through overseas Online Travel Agents as a percent of the total room revenue, and is calculated based on the 29 hotels out of the 41 hotels managed by MHM for Invincible's portfolio as of the end of 2017, and does not include the following 12 hotels which have no data for the period from 2013 through 2017 due to rebrand etc. (Excluded properties: Hotel MyStays Nagoya-Sakae, Hotel MyStays Haneda, Hotel MyStays Utsunomiya, Hotel MyStays Gotanda Station, Hotel Epinard Nasu, Hotel MyStays Hamamatsucho, Hotel MyStays Premier Kanazawa, Hotel MyStays Premier Hamamatsucho, Hotel MyStays Dojima, Hotel MyStays Shin-osaka CC, Hotel MyStays Premier Omori, Beppu Kamenoi Hotel, Hotel MyStays Sapporo Station)

(Note 2) Based on the hotels owned by Invincible as of the end of December 2017 that completed such conversion by the end of December 2017, and have both smoking room and non-smoking room after such conversion. The percentage is calculated by comparing (i) with (ii); (i) the average of the RevPAR from March 2017 to December 2017 of smoking room multiplied by the number of rooms converted at each hotel (ii)the average of RevPAR for the same term of non-smoking room multiplied by the same number of rooms at each hotel

(Note 3) Based on 35 hotel properties; of the 41 MHM operating hotels owned by INV as of the end of December 2017, excluding properties that include the period under renovation in 2016 or 2017

Potential Synergies with SoftBank Group

Invincible Investment Corporation

- SoftBank, including its group companies, focuses on multiple telecommunication and technology fields including advanced telecommunications, internet services, AI (artificial intelligence), smart robotics, IoT and clean energy technology providers. SoftBank has 68,402 employees globally[1]
- MyStays and SoftBank are working to introduce SoftBank's Pepper robot to MyStays hotels in order to sign up more MyStays members and provide multilingual concierge services such as introducing hotel services and local attractions
- MyStays and SoftBank are discussing other areas of potential cooperation around AI, robotics, and marketing

Introduction of Pepper as remote concierge in MyStays hotels

- Pepper was introduced in three MyStays hotels from July 2017
- Pepper provides multilingual concierge services







Major Companies in SoftBank Group

SoftBank Group

- Sprint Corporation
- Yahoo Japan Corporation
- Brightstar Corp.
- SoftBank Commerce & Service Corp.
- Arm Holdings plc
- SoftBank Vision Fund L.P.

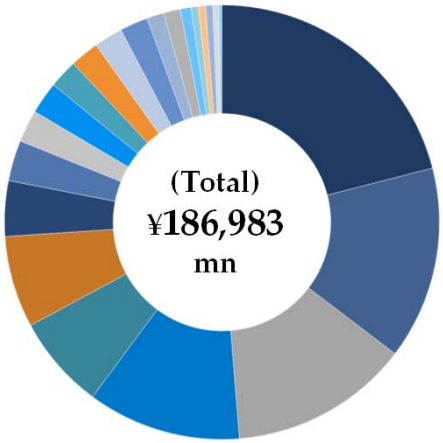
(Note 1) As of March 31, 2017

Financial Condition

Invincible Investment Corporation

- Continued strong support from main lenders
- Work on diversifying financing measures including issuing investment corporation bonds

Lender Formation (as of February 20, 2018)

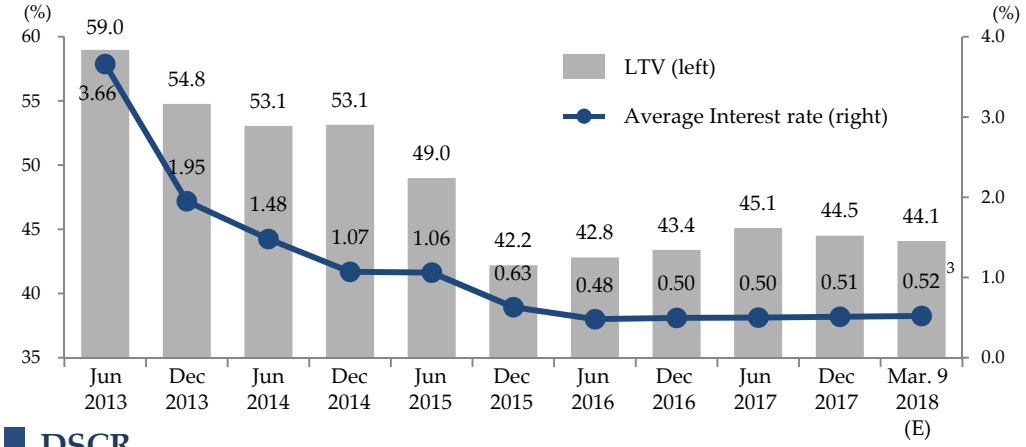


Mizuho Bank	21.0%
SMBC	14.4%
SMTB	13.4%
BTMU	11.4%
Citibank	7.0%
Shinsei Bank	6.8%
Resona Bank	4.1%
MUTB	3.0%
DBJ	2.4%
Aeon Bank	2.4%
Japan Post Bank	2.1%
Tokyo Star Bank	2.1%
Dai-ichi Life Insurance	2.1%
Fukuoka Bank	2.1%
Shizuoka Bank	1.3%
Nomura TB	1.2%
Hiroshima Bank	0.8%
Kagawa Bank	0.5%
Daishi Bank	0.5%
Hyakugo Bank	0.5%
Towa Bank	0.4%
Gunma Bank	0.3%

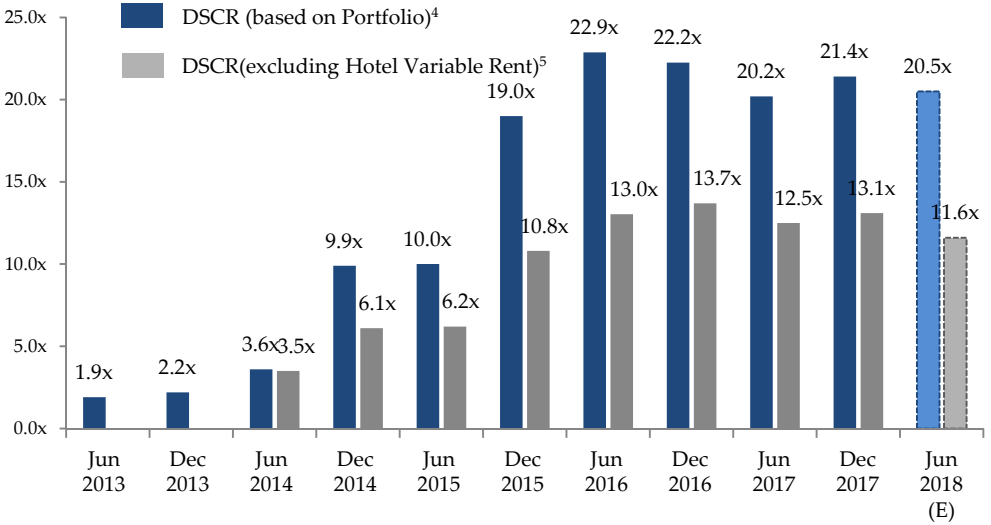
Rating

Rating Agency	Rating Object	Rating	Outlook
JCR	Long-term Issuer Rating	A	Positive

LTV(Appraisal Value Base)[1] and Weighted Average Interest Rate[2]



DSCR



(Note 1) LTV (Appraisal Value Base) is calculated by the following formula: (Interest-bearing debts at the end of the relevant fiscal period, excluding short-term consumption tax loan of ¥1,068 million) / (Total appraisal value as of the end of the same period). For the calculation of LTV after the acquisition of the preferred equity interest in the JV TMK which holds Sheraton Grande Tokyo Bay Hotel, "total appraisal value" includes the amount of preferred equity interest contribution by INV to the JV TMK of ¥17,845 million

(Note 2) The average interest rate is calculated by the following formula: (Total loan amount outstanding at the end of each fiscal period or as of March 9, 2018 multiplied by applicable interest rate at the end of each fiscal period for each loans) / (The loan amount outstanding at the end of each fiscal period or as of March 9, 2018)

(Note 3) Assuming 1 month TIBOR as of January 31, 2018 was applied as base rate

(Note 4) DSCR is calculated by dividing operating income, as adjusted for depreciation expenses from property rental business and any loss (gain) on sales of property by scheduled prepayments of loans payable and interest expense for the relevant period

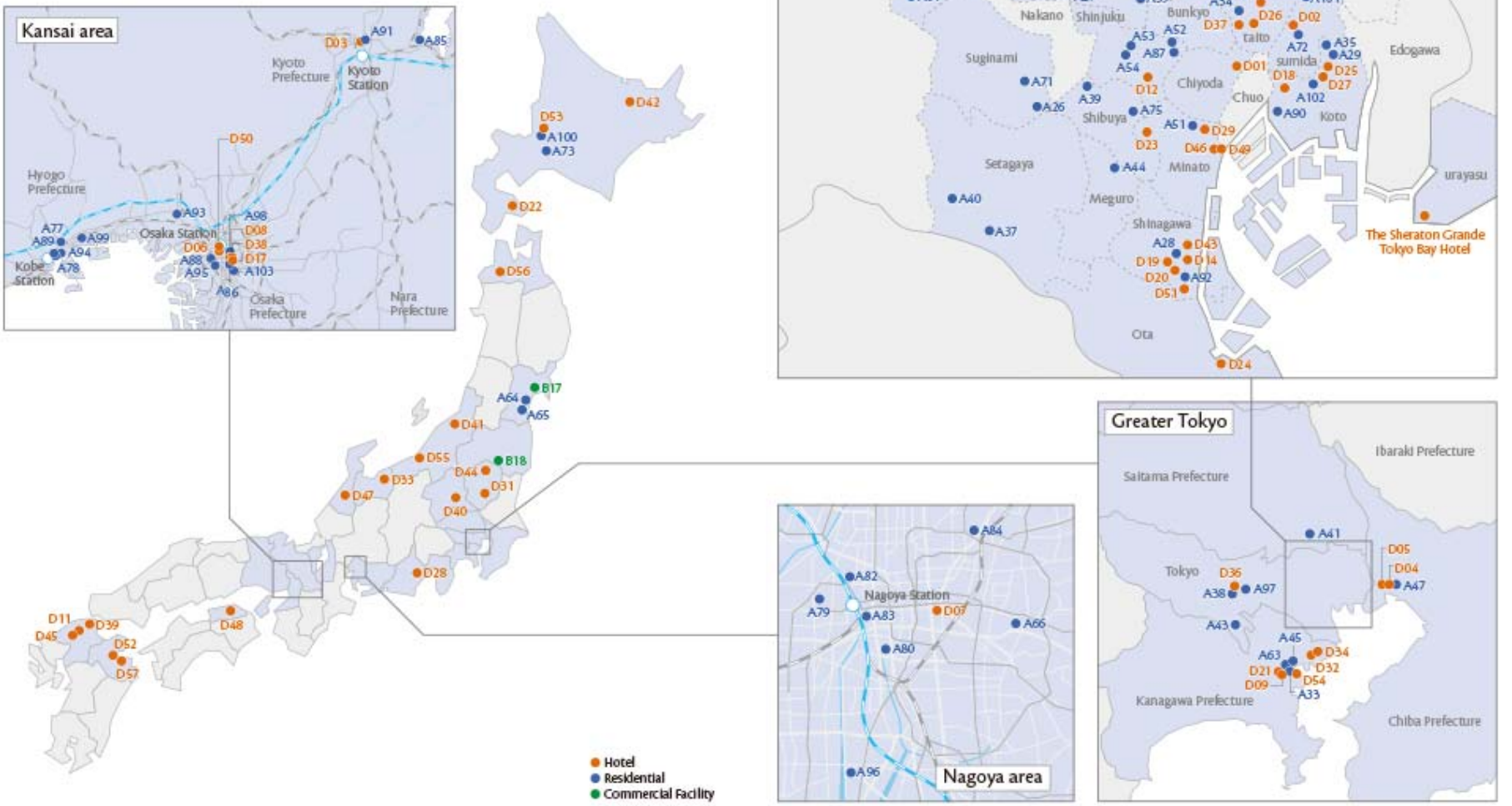
(Note 5) DSCR (excluding hotel variable rent) is in the same manner as DSCR, except for excluding hotel variable rent from operating income

Appendix

Portfolio Map (as of March 9, 2018)

Invincible Investment Corporation

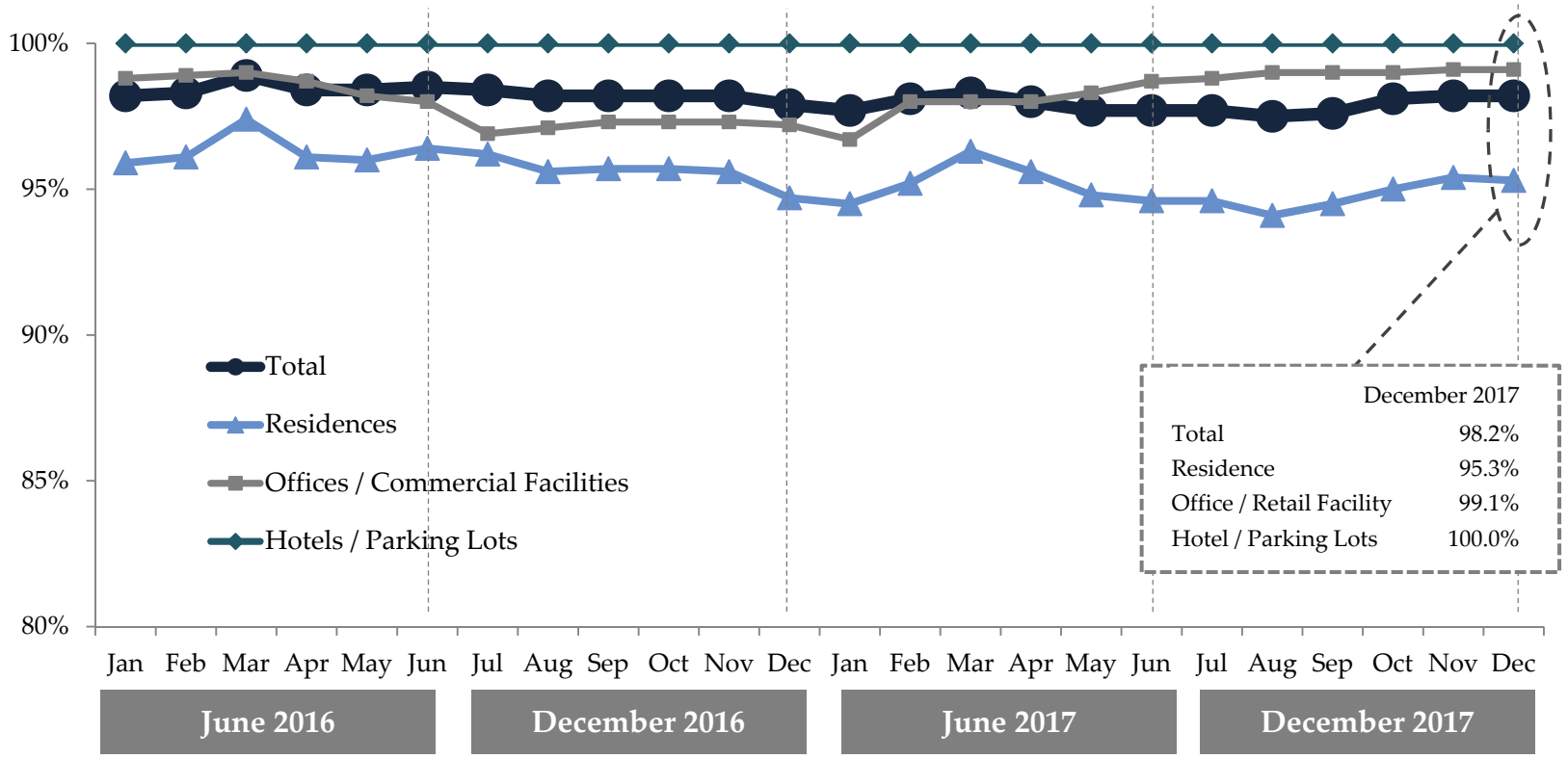
No. of Properties	No. of Residential	No. of Hotels	No. of Others
124	64	58	2



Portfolio Occupancy

Invincible Investment Corporation

Monthly Occupancy Rate



Average Occupancy Rate

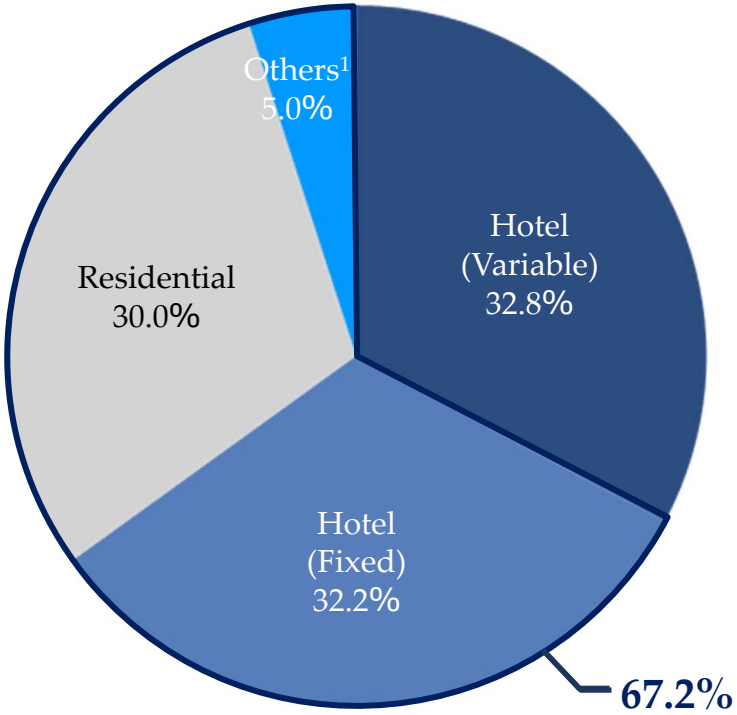
June 2016	December 2016	June 2017	December 2017
Total 98.5%	Total 98.2%	Total 97.9%	**Total 97.9%**
Residence 96.3%	Residence 95.6%	Residence 95.2%	**Residence 94.8%**
Office/Retail Facility 98.6%	Office/Retail Facility 97.2%	Office/Retail Facility 98.0%	**Office/Retail Facility 99.0%**
Hotel/Parking Lots 100.0%	Hotel/Parking Lots 100.0%	Hotel/Parking Lots 100.0%	**Hotel/Parking Lots 100.0%**

Balanced Source of Revenue

Invincible Investment Corporation

- Residential rents, hotel fixed rents, and office/retail rents comprise 67.2% of actual rent revenue for December 2017 fiscal period

Portfolio Composition by Rental Revenue (in December 2017 Fiscal Period)



(¥ million)

2017 Rent Revenue			
Hotel	**Variable**	3,742	32.8%
	Fixed	3,676	32.2%
Residential		3,416	30.0%
Others[1]		567	5.0%
Total		11,403	100.0%

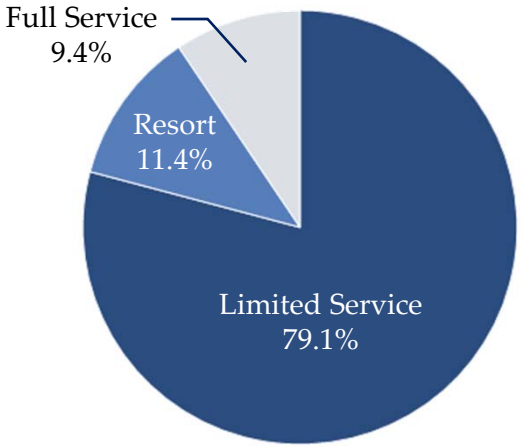
(Note 1) Includes offices, commercial facilities and parking lots

Hotel Portfolio Summary

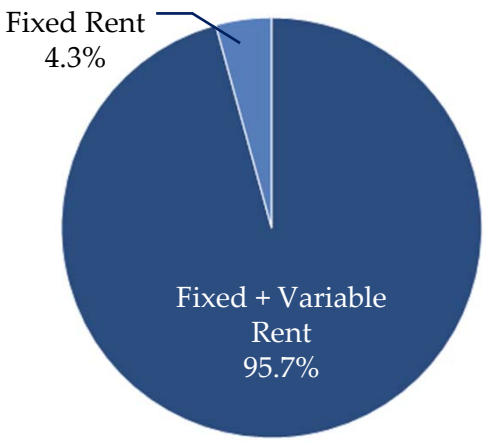
Invincible Investment Corporation

- Hotel portfolio comprises 54 properties, of which 79.1% are limited-service hotels, and 95.7% are variable-rent hotels[1]
- 56.1% of the portfolio is located in the Greater Tokyo area (including the Tokyo 23 wards) and 11.4% in Kansai area[1]
- Revenues from the hotels are approximately split between 50% variable rents and 50% fixed rents (total hotel revenue basis)

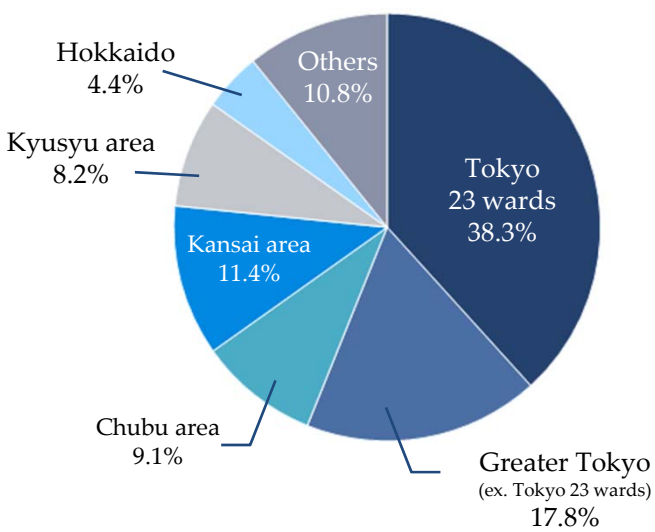
Hotel Type[1]



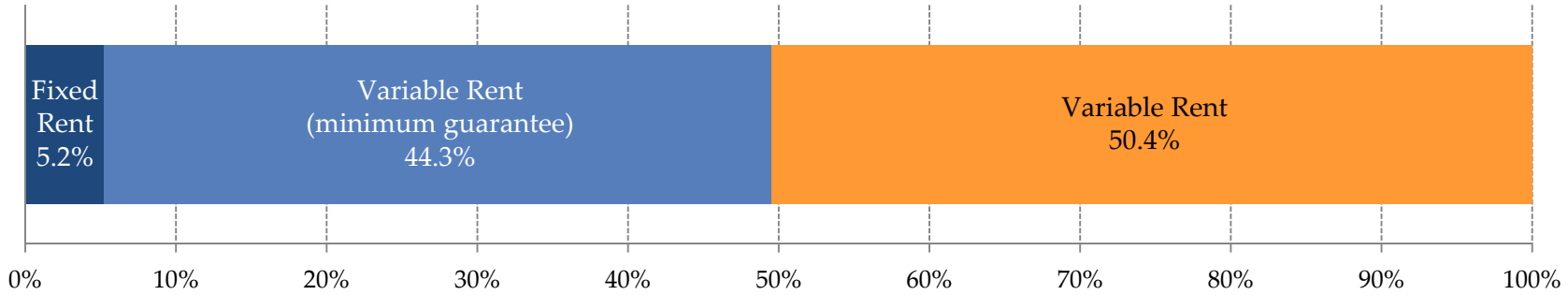
Rent Structure[1]



Location[1]



Composition by Rental Revenue (in June 2017 Fiscal Period)



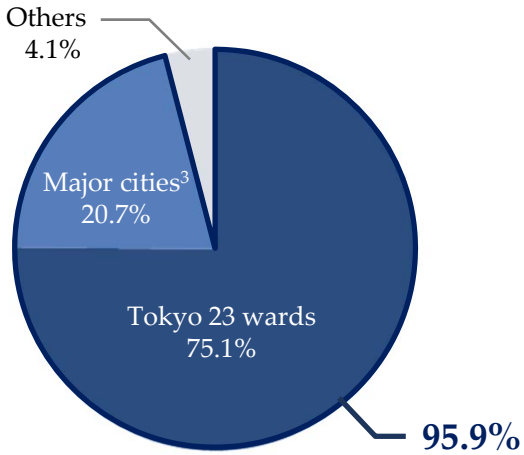
(Note 1) Based on acquisition price. The 49% preferred equity interest in the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB) is counted as one property for INV's portfolio, and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by Invincible to the JV TMK

Residential Portfolio Summary

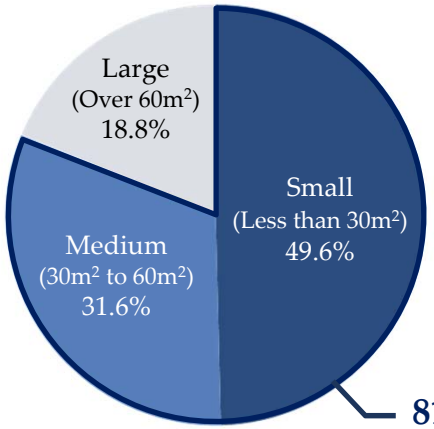
Invincible Investment Corporation

- Residential Portfolio consists of 64 properties and 4,561[1] units as of today
  - 95.9%[2] of the residential portfolio is concentrated in Tokyo 23 wards and other major cities[3]
  - 81.2%[5] of the residential units are smaller than 60m², suitable for singles or small households
  - 77.3%[5] of the residential units are affordable with the rent of ¥ less than 150k per month

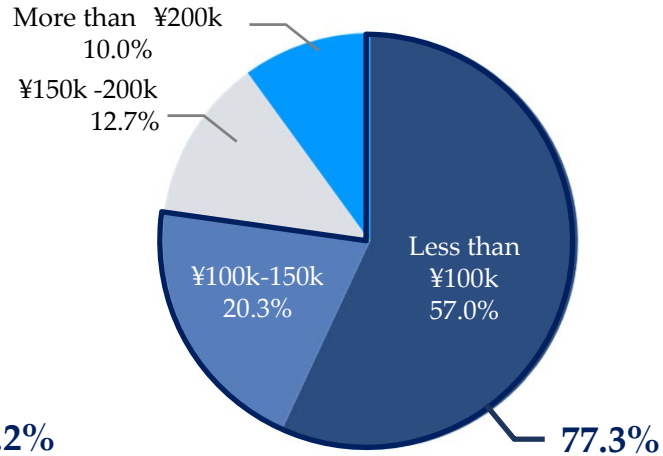
Location[2]



Room Type[4,5]



Rent Range (Monthly)[5,6]





City House
Tokyo Shinbashi



Royal Parks
Momozaka



Royal Parks
Shinden



Royal Parks Seasir
Minami-Senju



Royal Parks Tower
Minami-Senju

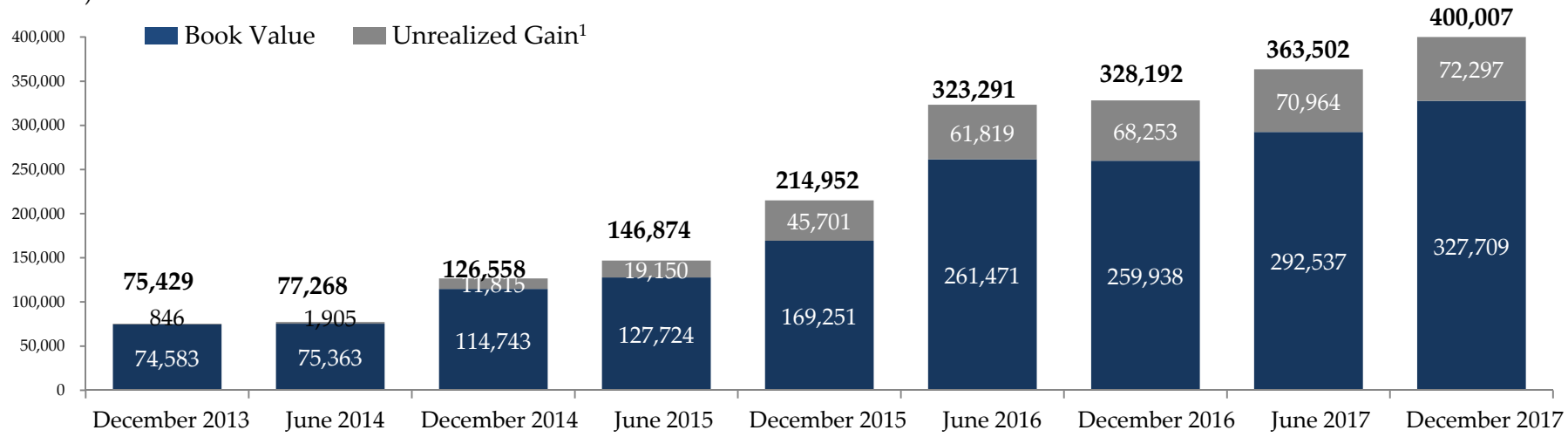
(Note 1) The number includes shops, offices and nursing homes in the assets, which are counted as one unit by each compartment
(Note 2) Based on acquisition price of the properties owned by INV as of today
(Note 3) Major cities refers to "Government ordinance cities" in Japan with a population of 500 thousand or more.
(Note 4) Based on the number of units excluding unit of shops, offices and nursing homes at the end of December 2017 for the properties as of today
(Note 5) INV defines "Small" as a rentable unit with an area of less than 30m², "Medium" as a rentable unit with an area of 30m² to 60m² and "Large" as a rentable unit with an area of 60m² or more
(Note 6) The amount of rent is based on monthly rent plus common-area charge for each unit at the end of December 2017 for the properties as of today

Summary of Appraisal Value

Invincible Investment Corporation

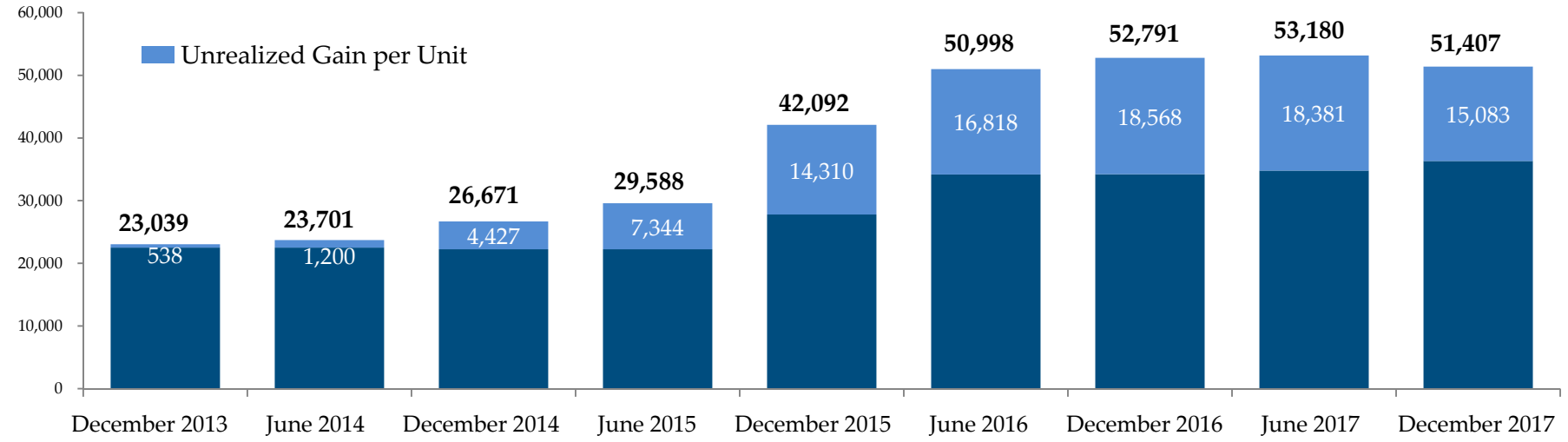
Trend of Appraisal Value

(¥ million)



Trend of NAV per Unit[3]

(¥)



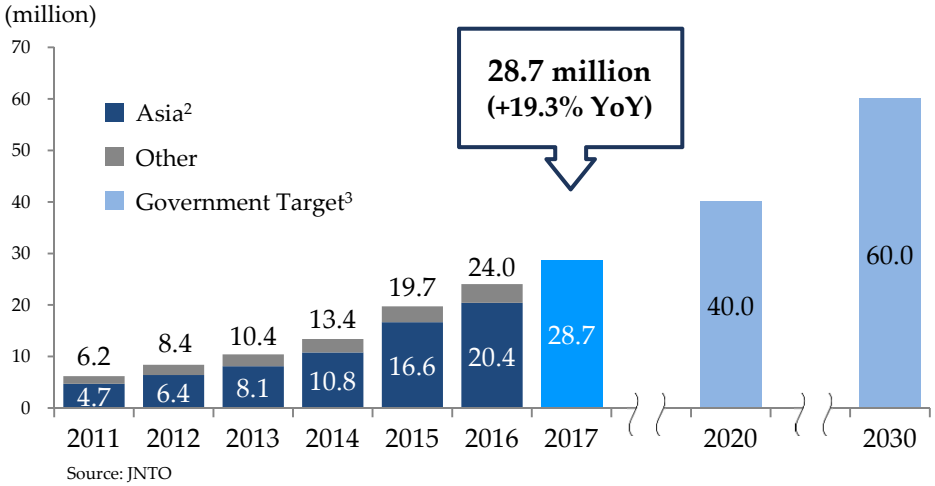
(Note 1) Unrealized Gain = End-of-period Appraisal Value – End-of-period Book Value
(Note 2) NAV per unit is calculated by the following formula: (End-of-period Amount of Net Assets - Undistributed Profit + End-of-period Appraisal Value - Tangible property (including leasehold rights in trust)) ÷ Investment Units outstanding as of the end of each fiscal period; and NAV per unit for the end of December 2016 is calculated based on unaudited financial data

Inbound Market (1)

Invincible Investment Corporation

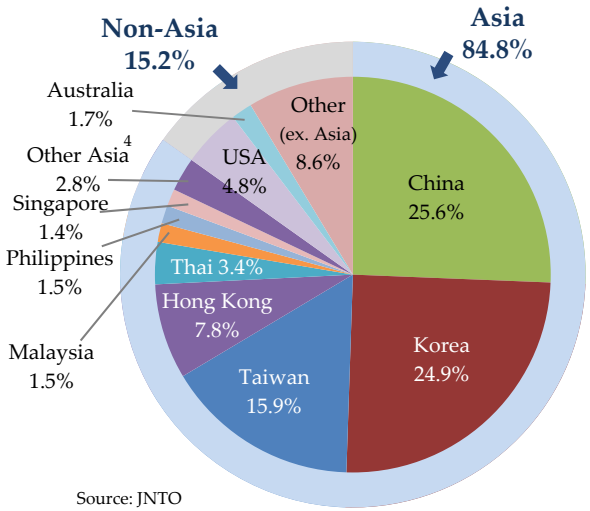
- Inbound visitors reached an annual record high of 28.7 million (+19.3% YoY) in 2017
- By region, record highs are recorded for all 20 major regions[1]. Among them, the four major Asian regions (Korea, China, Taiwan, Hong Kong) increased by 21.9% to 21.29 million, accounting for over 70% of the total inbound
- Japan still has a low number of foreign tourists compared to its population, indicating room for more growth

No. of Inbound Visitors to Japan



Source: JNTO

Inbound Visitors Composition by Country (2017)

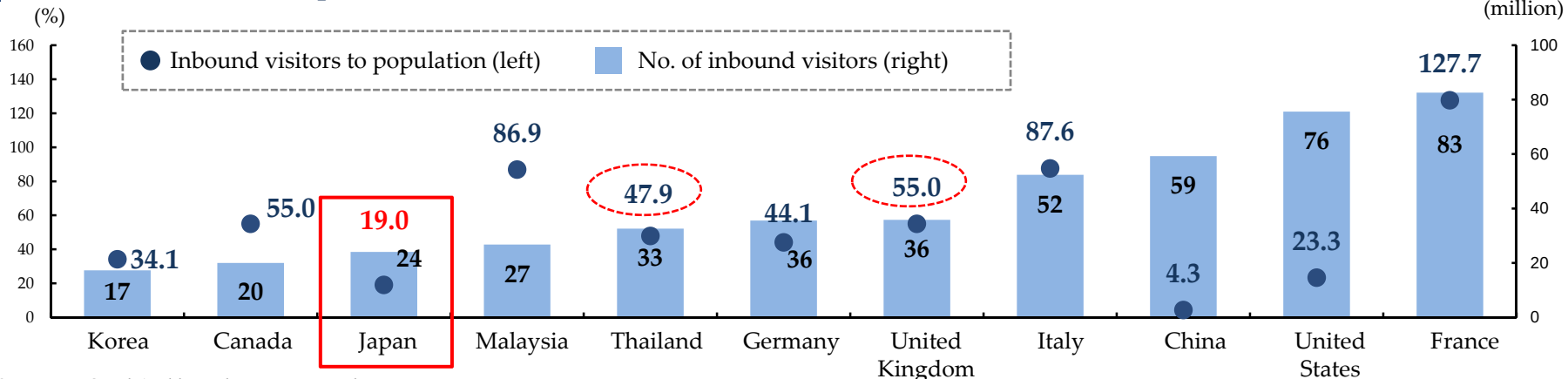


Source: JNTO

Top 5 Countries by Inbound Growth Rate

#1	Russian	+ 40.8%
#2	South Korea	+ 40.3%
#3	Vietnam	+ 32.1%
#4	Indonesia	+ 30.0%
#5	Hong Kong	+ 21.9%

Inbound Visitors vs. Population (2016)



Source : JNTO and World Population Prospects, the 2015 Revision

(Note 1) 20 areas announced by JNTO : Korea, China, Taiwan, Hong Kong, Thailand, Singapore, Malaysia, Indonesia, Philippines, Vietnam, India, Australia, USA, Canada, UK, France, Germany, Italy, Russia, Spain
(Note 2) Asia includes China, South Korea, Taiwan, Hong Kong, Thailand, Singapore, Malaysia, Indonesia, Philippines, Vietnam, and India
(Note 3) Government targets are figures announced by the Government of Japan, and there is no assurance that such targets will be achieved
(Note 4) Other Asia includes Indonesia, Vietnam and India

Inbound Market (2)

Invincible Investment Corporation

- Japanese government initiatives focusing on increasing the number of inbound visitors has paid off, growth in inbound tourism has continued double-digit growth in the last five years
- While inbound from Asia continues to grow highly, inbound from Europe, the United States and Australia is also steadily growing
- Southeast Asian countries sustain strong growth momentum

Inbound Visitors to Japan by Country

(thousand of persons)

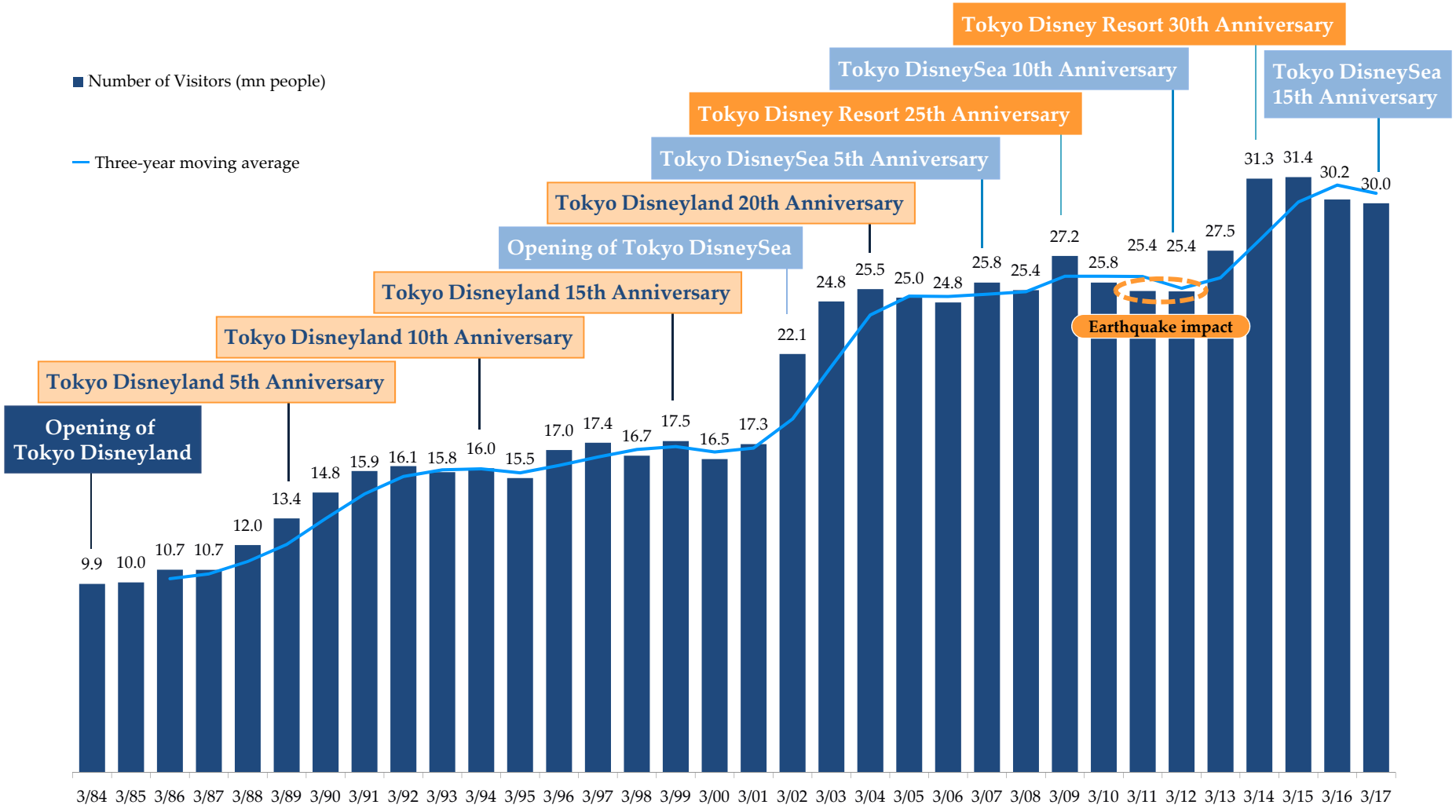
	2012	YoY	2013	YoY	2014	YoY	2015	YoY	2016	YoY	2017	YoY
China	1,425	+36.6%	1,314	-7.8%	2,409	+83.3%	4,994	+107.3%	6,373	+27.6%	7,356	+15.4%
South Korea	2,043	+23.2%	2,456	+20.2%	2,755	+12.2%	4,002	+45.3%	5,090	+27.2%	7,140	+40.3%
Taiwan	1,466	+47.5%	2,211	+50.8%	2,830	+28.0%	3,677	+29.9%	4,167	+13.3%	4,564	+9.5%
Hong Kong	482	+32.0%	746	+54.9%	926	+24.1%	1,524	+64.6%	1,839	+20.7%	2,232	+21.3%
Thailand	261	+79.8%	454	+74.0%	658	+45.0%	797	+21.2%	901	+13.1%	987	+9.5%
Malaysia	130	+59.7%	177	+35.6%	250	+41.4%	305	+22.4%	394	+29.1%	440	+11.5%
Indonesia	101	+63.9%	137	+34.8%	159	+16.0%	205	+29.2%	271	+32.1%	352	+30.0%
Philippines	85	+34.8%	108	+27.4%	184	+70.0%	268	+45.7%	348	+29.6%	424	+21.9%
Vietnam	55	+34.4%	84	+53.1%	124	+47.1%	185	+49.2%	234	+26.1%	309	+32.1%
USA	717	+26.7%	799	+11.5%	892	+11.6%	1,033	+15.9%	1,243	+20.3%	1,375	+10.6%
UK	174	+24.2%	192	+10.2%	220	+14.7%	258	+17.5%	293	+13.2%	311	+6.2%
France	130	+36.6%	155	+18.8%	179	+15.3%	214	+20.0%	253	+18.3%	269	+5.9%
Canada	135	+33.6%	153	+12.9%	183	+19.7%	231	+26.5%	273	+18.0%	306	+11.9%
Australia	206	+27.0%	245	+18.5%	303	+23.8%	376	+24.3%	445	+18.4%	495	+11.2%
Other	947	+35.2%	1,134	+19.6%	1,343	+18.5%	1,666	+24.0%	1,914	+14.9%	2,133	+11.4%
Total	**8,358**	**+34.4%**	**10,364**	**+24.0%**	**13,413**	**+29.4%**	**19,737**	**+47.1%**	**24,039**	**+21.8%**	28,691	+19.3%

Source: JNTO

Sustainable Growth of Tokyo Disney Resort

Invincible Investment Corporation

- Tokyo Disney Resort has a proven track record of growth since the opening of Tokyo Disneyland in 1983. The number of guests is expected to grow further through the continuation of large-scale investments in Tokyo Disney Resort



Source: Corporate disclosure from OLC

Sheraton Grande Tokyo Bay Hotel: Attractive Tokyo Disney Resort Market

Invincible Investment Corporation

- Expect strong visitor growth due to a significant expansion for Tokyo Disney Resort (Oriental Land previously announced a ¥500 billion plan for FY 3/2015 through FY3/2024)[1] and increased inbound tourism
- Oriental Land's proposed plan will increase the surface area in Tokyo Disney Resort, including an additional theme port based on the movie "Beauty and the Beast"

Recent new attractions in TDR

Nemo & Friends SeaRider
Opened on May 12, 2017 (Investment value: approx. ¥5.0 billion)

Turtle Talk to be refurbished
Reopened on May 12, 2017

Tokyo Disneyland Electrical Parade Dreamlights to be redesigned
Restarted on July 11, 2017

It's a Small World to be refurbished
Scheduled to reopen in FY3/19

New daytime parade
Scheduled to start in FY3/19 (Investment value: approx. ¥2.4 billion)

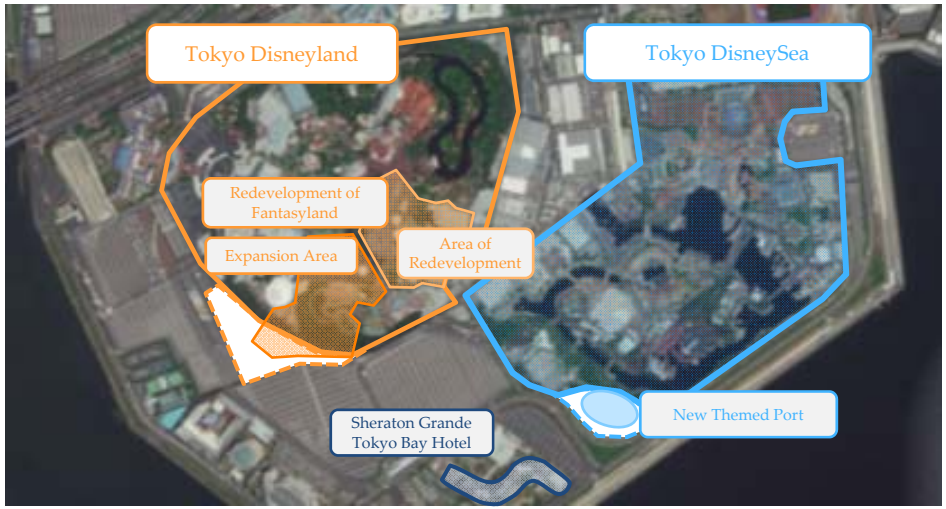
Soarin' (tentative name)
Scheduled to open in FY3/20

Large-scale investment project
Scheduled to open in spring 2020

Tokyo Disneyland
Tokyo DisneySea
2018 Tokyo Disney Resort 35th Anniversary

Large-scale investment projects at Tokyo Disneyland and Tokyo DisneySea

Theme park	Projects	Time of introduction / Investment value
Tokyo Disneyland	■ Beauty and the Beast Area (tentative name) −Major attraction	Spring 2020
	■ Live Entertainment Theater ■ New attraction based on the film, Big Hero 6 ■ New Disney Character Greeting Facility	¥75.0 bn level
Tokyo DisneySea	Major attraction	FY3/20
	Soarin' (tentative name)	Approx. ¥18.0 bn



Legends
Dotted lines mark the expansion sites for the large-scale development of the Parks (including "Backstage" areas)

(Note 1) As part of its 2016 Medium Term Plan, OLC announced in April 2014 a ten year, ¥500 billion investment plan, but such level has not been re-affirmed since April 2016, including in a subsequently announced 2020 Medium Term Plan. It has not been determined whether such investment level reflects OLC's current investment intentions
Source: Based on OLC press release as of April 28, 2015 and April 27, 2017

Appendix - Financial and Operational Data

Key Operational Data for Variable Rent Hotels (1)

	Property	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio[3]		Overseas Sales Ratio[4]	
				July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual	
					Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y
D1	MS Kanda	126	May 2014	95.2%	9.7	8,897	0.3%	8,469	11.7%	111	16.7%	100%	0.0	43.3%	8.3
D2	MS Asakusa	160	May 2014	94.2%	2.5	6,910	-9.6%	6,509	-7.1%	106	-7.2%	92.2%	-4.5	65.0%	6.9
D3	MS Kyoto-Shijo	224	Jul 2014	91.2%	1.3	13,293	-13.9%	12,129	-12.7%	315	-14.0%	100.0%	0.0	62.7%	-1.1
D4	MS Shin-Urayasu CC.	175	Jul 2014	90.2%	-3.0	10,773	-8.6%	9,717	-11.6%	187	-11.5%	100.0%	0.0	18.1%	5.2
D5	MS Maihama	90	Jul 2014	94.2%	1.3	16,956	-11.7%	15,975	-10.4%	160	-12.9%	100.0%	0.0	27.7%	6.4
D6	MS Dojima	141	Jul 2014	94.9%	4.0	11,917	-5.1%	11,312	-0.8%	231	7.5%	100.0%	-	28.7%	-
D7	MS Nagoya-Sakae	270	Jul 2014	94.8%	-2.1	8,267	9.6%	7,837	7.2%	220	11.5%	100.0%	0.1	40.1%	11.1
D8	MS Sakaisuji-Honmachi	190	Jul 2014	90.9%	-0.4	9,637	-8.7%	8,761	-9.0%	176	-12.5%	100.0%	0.0	40.1%	-9.5
D9	MS Yokohama	190	Jul 2014	86.3%	-1.4	8,238	5.2%	7,114	3.5%	127	7.6%	100.0%	0.0	26.9%	11.6
D10	MS Nippori	93	Jul 2014	92.6%	1.3	7,042	-9.3%	6,521	-8.1%	61	-6.9%	93.1%	-6.9	50.6%	0.5
D11	MS Fukuoka-Tenjin-Minami	177	Jul 2014	96.3%	2.6	9,439	10.8%	9,094	14.0%	167	22.2%	100.0%	0.0	40.4%	7.8
D13	MS Ueno-Inaricho	72	Jul 2014	92.5%	0.7	7,441	-6.3%	6,884	-5.6%	50	-2.6%	92.3%	-2.4	65.0%	-11.7
D17	MS Otemae	110	Jul 2014	92.2%	-2.6	11,959	-0.9%	11,023	-3.6%	127	-11.4%	100.0%	0.4	59.2%	2.0
D24	MS Haneda	174	Jul 2015	94.2%	-2.3	11,331	2.3%	10,673	-0.2%	187	5.2%	100.0%	0.0	40.2%	7.0
D25	MS Kameido P1	265	Jul 2015	91.4%	2.9	5,976	-5.8%	5,462	-2.7%	180	-2.9%	48.1%	-9.5	18.8%	-0.1
D26	MS Ueno-Iriyaguchi	97	Jul 2015	93.9%	-1.0	9,731	-2.3%	9,136	-3.3%	92	-6.6%	100.0%	0.0	65.8%	9.4
D27	MS Kameido P2	175	Jul 2015	93.6%	2.1	6,179	-7.3%	5,783	-5.2%	123	-5.0%	67.6%	-13.1	33.7%	4.4
D31	MS Utsunomiya	116	Jul 2015	97.2%	1.5	8,477	17.2%	8,244	19.1%	95	47.0%	100.0%	0.0	20.0%	6.9
D38	MS Shinsaibashi	54	Jan 2016	97.0%	0.5	14,280	-6.2%	13,846	-5.7%	88	-2.1%	100.0%	0.0	65.2%	-5.0
D43	MS Gotanda Station	333	Mar 2016	95.2%	-0.8	10,454	1.3%	9,952	0.4%	426	7.7%	100.0%	0.0	24.3%	6.0
D45	MS Fukuoka Tenjin	217	Mar 2016	95.3%	-0.1	9,862	16.6%	9,400	16.4%	237	24.7%	100.0%	0.0	46.5%	3.0
D46	MS Hamamatsucho	105	Mar 2016	96.2%	0.6	10,843	-1.7%	10,429	-1.1%	114	-1.0%	100.0%	0.0	49.9%	-3.3
D47	MSP Kanazawa	244	Jun 2016	92.5%	-1.4	12,696	9.4%	11,741	7.8%	368	14.6%	100.0%	0.0	26.5%	-0.8
D49	MSP Hamamatsucho[1]	120	May 2017	90.9%	-	17,855	-	16,237	-	228	-	100.0%	-	65.6%	-
D50	MS Shin Osaka CC[1,2]	397	Oct 2017	97.3%	-	9,065	-	8,822	-	267	-	100.0%	-	39.0%	-
D51	MSP Omori[1,2]	232	Oct 2017	93.5%	-	12,455	-	11,647	-	160	-	100.0%	-	42.9%	-
D53	MS Sapporo Station[1,2]	242	Oct 2017	91.8%	-	8,620	-	7,911	-	108	-	100.0%	-	36.0%	-
MyStays (27properties) Subtotal		4,789	-	93.4%	0.5	9,828	-1.0%	9,176	-0.5%	3,959	2.1%	96.3%	-1.0	38.8%	2.9

(Note 1) Comparison for year-on-year is not made if the days of operation for the same period in the previous year are less than six month
(Note 2) Based on the period for which each hotels owned by INV
(Note 3) There is no data for Hotel Epinard Nasu, Apahotel Yokohama-Kannai, Hotel Nets Hakodate and Hotel Vista Shimizu
(Note 4) The data for Apahotel Yokohama-Kannai is not disclosed
(Note 5) Excludes the data of the properties whose holding period in the December 2017 fiscal period of INV or the same period in the previous year is less than 6 months for the calculation of total or subtotal except for the number of rooms

Key Operational Data for Variable Rent Hotels (2)

Property		# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio[4]		Overseas Sales Ratio[5]	
				July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual		July.-Dec..2017 Actual	
					Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y
D12	FSI Iidabashi	59	Jul 2014	91.2%	1.6	9,617	-2.2%	8,771	-0.5%	52	1.3%	96.0%	-4.0	32.5%	5.4
D14	FSI Shinagawa	55	Jul 2014	95.3%	-1.6	8,734	-5.9%	8,322	-7.5%	42	-15.1%	100.0%	0.0	28.6%	-3.4
D15	FSI Tokiwadai	129	Jul 2014	72.2%	-4.2	5,358	-1.1%	3,866	-6.6%	53	-10.8%	54.6%	7.3	21.5%	-6.9
D16	FSI Sugamo	104	Jul 2014	76.2%	-2.3	5,904	0.9%	4,500	-2.0%	49	-9.5%	57.9%	11.1	14.9%	3.9
D18	FSI Kiyosumi-Shirakawa	55	Jul 2014	90.4%	4.9	7,112	-7.3%	6,431	-2.0%	36	-6.9%	84.0%	-11.7	42.4%	-2.9
D19	FSI Nakanobu P1	39	Jul 2014	86.9%	0.2	5,535	-11.2%	4,809	-11.0%	17	-19.8%	69.6%	-14.6	17.4%	-0.3
D20	FSI Nakanobu P2	22	Jul 2014	91.0%	0.3	5,338	-3.5%	4,857	-3.2%	10	-10.3%	79.4%	2.5	21.9%	8.1
D23	FSI Shirogane	84	Feb 2015	80.3%	-2.2	7,010	-0.4%	5,630	-3.0%	50	-6.7%	64.0%	0.6	21.7%	7.7
D30	FSI Higashi-Jujo	88	Jul 2015	91.0%	2.8	5,239	-9.2%	4,769	-6.3%	37	-5.9%	94.2%	-5.8	49.3%	-5.4
D32	FSI Kawasaki-Kaizuka	64	Jul 2015	86.7%	5.9	5,408	-4.1%	4,687	2.8%	32	0.9%	35.0%	2.3	7.0%	0.1
D34	FSI Kawasaki-Ogawacho	62	Jul 2015	88.7%	2.0	4,991	2.3%	4,428	4.7%	29	3.5%	36.5%	6.9	11.1%	3.1
D35	FSI Ekoda	210	Aug 2015	80.9%	-1.6	5,237	-0.2%	4,237	-2.1%	104	-5.4%	46.0%	2.5	18.5%	4.2
FlexStay Inn（12properties）Subtotal		971	-	83.4%	-0.3	6,106	-2.8%	5,095	-3.1%	518	-6.8%	67.2%	0.1	24.4%	0.9
D44	Hotel Epinard Nasu	310	Mar 2016	93.0%	0.3	27,596	8.8%	25,671	9.1%	1,103	6.5%	-	-	0.2%	0.1
D52	Beppu Kamenoi Hotel[1,2]	322	Oct 2017	94.1%	-	9,838	-	9,253	-	221	-	100.0%	-	22.7%	-
Others（2properties）Subtotal		310	-	93.0%	0.3	27,596	8.8%	25,671	9.1%	1,103	6.5%	-	-	0.2%	0.1
MHM Hotels Total		6,070	-	91.5%	0.4	10,268	0.1%	9,397	0.5%	5,802	6.1%	92.8%	-0.5	30.5%	2.3
D21	Apahotel Yokohama-Kannai	451	Feb 2015	85.4%	-9.0	7,325	-6.1%	6,258	-15.0%	229	-2.1%	-	-	-	-
D22	Hotel Nets Hakodate	202	Feb 2015	84.6%	-2.4	8,794	-0.9%	7,443	-3.6%	148	-7.7%	-	-	4.3%	-0.7
D28	Hotel Vista Shimizu	152	Jul 2015	83.0%	-2.0	6,935	2.9%	5,753	0.4%	81	-2.2%	-	-	11.6%	-0.4
Non-MHM Operators Total		805	-	84.8%	-6.0	7,621	-3.2%	6,460	-9.6%	460	-4.0%	-	-	7.0%	-0.5
Total		6,875	-	90.5%	-0.5	9,941	0.1%	9,000	-0.5%	6,041	1.5%	92.5%	-0.7	31.1%	3.0

(Note 1) Comparison for year-on-year is not made if the days of operation for the same period in the previous year are less than six month
(Note 2) Based on the period for which each hotels owned by INV
(Note 3) There is no data for Hotel Epinard Nasu, Apahotel Yokohama-Kannai, Hotel Nets Hakodate and Hotel Vista Shimizu
(Note 4) The data for Apahotel Yokohama-Kannai is not disclosed
(Note 5) Excludes the data of the properties whose holding period in the December 2017 fiscal period of INV or the same period in the previous year is less than 6 months for the calculation of total or subtotal except for the number of rooms

Financial Metrics

Items	December 2015	June 2016	December 2016	June 2017	December 2017
	Jul 1, 2015- Dec 31, 2015	Jan 1, 2016- Jun 30, 2016	Jul 1, 2016- Dec 31, 2016	Jan 1, 2017- Jun 30, 2017	Jul 1, 2017- Dec 31, 2017
Amount of Total Assets (JPY million)	185,918	284,106	277,361	306,421	371,758
Amount of Net Assets (JPY million)	91,758	130,005	131,455	139,062	181,320
Capital-to-Asset Ratio	49.4%	45.8%	47.4%	45.4%	48.8%
Total Amount of Investment (JPY million)	82,465	120,367	120,367	128,984	168,798
End-of-period total number of units issued	3,193,686	3,675,824	3,675,824	3,860,824	4,793,181
Amount of Net Assets per Unit (JPY)	28,731	35,368	35,762	36,019	37,829
Return on Asset (ROA) (annualized)	3.2%	3.6%	3.9%	3.2%	4.3%
Return on Equity (ROE) (annualized)	6.4%	7.5%	8.3%	7.0%	9.1%
Amount of interest-bearing debts (JPY million)	91,699	141,917	142,419	163,990	186,983
Weighted average interest rate	0.6%	0.5%	0.5%	0.5%	0.5%
Loan to Value (LTV 1)	50.8%	53.0%	53.1%	55.0%	51.8%
End-of-period Loan-to-Value based on Total Assets (LTV 2)	49.3%	50.0%	51.3%	53.5%	50.3%
Net Operating Income (NOI) (JPY million)	5,961	7,136	8,414	8,023	10,008
NOI yield (annualized)	7.0%	6.6%	6.3%	5.7%	6.3%
Depreciation Expenses (JPY million)	1,275	1,676	2,065	2,281	2,567
Funds From Operations (FFO) (JPY million)	4,228	6,040	7,496	6,983	8,626
NAV(JPY million)	134,430	187,461	194,049	205,318	246,404
NAV per Unit (JPY)	42,093	50,998	52,791	53,180	51,407
NAV ratio	1.7	1.3	1.0	0.9	0.9

(Note 1) Financial indicators calculation method in the above table are as follows

- ROA(annualized) = Ordinary Income / Weighted Average Total Assets during the period x 100/days during the period x 3
- ROE(annualized) = Net Income / Weighted Average Net Assets during the period x 100/days during the period x 365
- LTV(1) = End-of-period Interest-Bearing Debt / (End-of-period Interest-Bearing Debt + Unitholders' Capital + Unitholders' Capital Surplus)x100
- LTV(2) = End-of-period Interest-Bearing Debt / End-of-period Total Assets x 100
- NOI = Rental Revenues - Property-Related Expenses + Depreciation Expenses
- NOI yield (annualized) = ((Rental Revenues - Property-Related Expenses + Depreciation Expenses)/ days during the period x 365)/ Acquisition Price
- FFO = Net Income + Depreciation Expenses + Other Amortization – Gain on Sales of Properties + Loss from Sales of Properties
- NAV = End-of-period Amount of Net Assets – Undistributed Profit + End-of-period Appraisal Value - Tangible property (including leasehold rights in trust)
- NAV ratio = period-end unit price/ Amount of Net Assets per Unit

(Note 2) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place
In addition "Amount of Net Assets per Unit (¥)" and "NAV per Unit (¥)" are rounded to nearest yen

December 2017 Results — Comparison with June 2017

(¥ million, otherwise stated)

	Jun 2017 Period Jan 1, 2017- Jun 30, 2017	Dec 2017 Period Jul 1, 2017- Dec 31, 2017	Change		Reasons for changes
Operating revenues	9,260	**12,647**	**3,386**	+36.6%	・Rent, common area fees, etc. (2,132) (Residence +328, Retail (14), Hotel +1,818) ・Gain on sales of properties +1,244 ・Utilization income from parking lot +13 ・Renewal income (12) ・Key money income (1) ・Others +10
Rental revenues	9,260	**11,403**	**2,142**	+23.1%	
Operating expenses	3,916	**4,423**	**507**	+12.9%	・Depreciation expenses +285 ・Maintenance costs +47 (Building management fees +18 , Utility expenses +18 , Other building management fees +9 , PM Fee +4 , Restoration costs (3)) ・Property tax ,etc +79 ・Taxation and other public dues +29 ・Impairment +15 ・Advertisement cost, etc +13 ・Professional fees +7 ・Others +32
Repair costs	22	**21**	**0**	(1.2%)	
Operating Income	5,344	**8,223**	**2,879**	+53.9%	
Non-operating revenues	1	**0**	**0**	(38.6%)	
Non-operating expenses	643	**920**	**277**	+43.2%	
Interest Expenses	377	**445**	**68**	+18.1%	・Lended new loan on 29th Period.
Finance-related costs	223	**304**	**80**	+36.2%	・One time cost of new loan on 29th Period.
Other non-operating expenses	42	**170**	**128**	302.9%	・Investment unit issuance costs of global offering on 29th Period.
Net Income	4,702	**7,303**	**2,601**	+55.3%	
Net Income per Unit (JPY)	1,217	**1,523**	**306**	+25.1%	
Reversal of Surplus per Unit (JPY)	—	**—**	**—**	**—**	
Excess dividend per Unit (JPY)	21	**36**	**15**	+71.4%	
Distribution per Unit (JPY)	1,264	**1,564**	**300**	+23.7%	
NOI	8,023	**10,008**	**1,984**	+24.7%	
NOI yield	5.7%	**6.3%**	**0.6%**	—	

Income Statement

Items	Jun 2017 Period Jan 1, 2017- Jun 30, 2017		Dec 2017 Period Jul 1, 2017- Dec 31, 2017		Changes	
	JPY thousand	%	JPY thousand	%	JPY thousand	%
Operating revenues	9,260,917	100.0	12,647,270	100.0	3,386,352	36.6
Rental revenues (1)	9,260,917		11,403,236		2,142,318	
Gain on sales of properties	-		1,244,033		1,244,033	
Operating expenses	3,916,456	37.6	4,423,618	35.0	507,161	12.9
Property related expenses (2)	3,518,684		3,962,183		443,498	
Depreciation expenses (3)	2,281,374		2,567,215		285,840	
NOI (1)-(2)+(3)	**8,023,607**	**88.5**	**10,008,268**	**79.1**	**1,984,660**	24.7
Asset management fees	250,000		250,000		-	
Impairment	-		15,677		15,677	
Directors' compensation	4,800		4,800		-	
Asset custody fees	13,594		15,230		1,635	
Administrative service fees	29,983		37,347		7,364	
Provision of allowance for doubtful accounts	33		89		55	
Other	99,360		138,288		38,928	
Operating income	5,344,461	62.4	8,223,652	65.0	2,879,191	53.9
Non-operating income	1,297	0.5	796	0.0	(501)	-38.6
Interest income	70		54		(15)	
Interest on tax refund	150		234		84	
Other	1,077		507		(569)	
Non-operating expenses	643,080	5.7	920,746	7.3	277,665	43.2
Interest expenses	377,451		445,855		68,404	
Loan-related costs	223,228		304,073		80,845	
Investment unit issuance expenses	42,401		170,817		128,416	
Ordinary income	4,702,678	57.1	7,303,702	57.7	2,601,024	55.3
Income before income taxes	4,702,678	57.1	7,303,702	57.7	2,601,024	55.3
Income taxes	605		605		-	
Net income	4,702,073	57.1	7,303,097	57.7	2,601,024	55.3
Retained earnings / losses brought forward	6,414		(90,516)		(96,930)	
Unappropriated retained earnings / losses at the end of the period	4,708,487		7,212,580		2,504,093	

Balance Sheet - Assets

Items	Jun 2017 Period (As of Jun 30, 2017)		Dec 2017 Period (As of Dec 30, 2017)		Changes	
	JPY thousand	%	JPY thousand	%	JPY thousand	%
Assets						
Current assets						
Cash and bank deposits	3,532,405		14,367,140		10,834,735	
Cash and bank deposits in trust	6,065,755		6,326,653		260,897	
Accounts receivables	8,204		8		(8,196)	
Rental receivables	1,420,192		1,984,728		564,535	
Prepaid expenses	445,116		489,098		43,982	
Consumption tax receivable	20,823		613,566		592,742	
Others	0		0		-	
Allowance for doubtful accounts	(33)		(89)		(55)	
Total current assets	11,492,465	3.8	23,781,107	6.4	12,288,641	106.9
Non-current assets						
Property and equipment						
Buildings	74,883		-		(74,883)	
Buildings and accompanying facilities	15,937		-		(15,937)	
Structures	1,245		-		(1,245)	
Tools, furniture and fixtures	2,327		2,973		646	
Land	711,834		-		(711,834)	
Buildings in trust	110,037,378		119,455,782		9,418,403	
Buildings and accompanying facilities in trust	21,899,421		22,695,639		796,218	
Structures in trust	176,417		150,055		(26,361)	
Tools, furniture and fixtures in trust	625,143		730,651		105,508	
Land in trust	142,046,411		167,845,958		25,799,547	
Total property and equipment	275,591,001	89.9	310,881,062	83.6	35,290,060	12.8
Intangible assets						
Leasehold rights in trust	16,946,974		16,828,843		(118,131)	
Total intangible assets	16,946,974	5.5	16,828,843	4.5	(118,131)	(0.7)
Investment and other assets						
Investment securities	-		17,854,460		17,854,460	
Guarantee deposits	1,651,565		1,651,565		-	
Long-term prepaid expenses	601,737		587,753		(13,984)	
Derivatives assets	92,243		113,592		21,348	
Others	45,062		59,869		14,807	
Total investment and other assets	2,390,608	0.8	20,267,241	5.5	17,876,632	747.8
Total non-current assets	294,928,585	96.2	347,977,146	93.6	53,048,561	18.0
Total assets	306,421,050	100.0	371,758,254	100.0	65,337,203	21.3

Balance Sheet – Liabilities/Net Assets

Items	Jun 2017 Period (As of Jun 30, 2017)		Dec 2017 Period (As of Dec 30, 2017)		Changes	
	JPY thousand	%	JPY thousand	%	JPY thousand	%
Liabilities						
Current liabilities						
Accounts payable	170,911		254,936		84,024	
Short-term loans payable	-		3,068,000		3,068,000	
Current portion of long-term loans payable	-		28,979,000		28,979,000	
Accounts payable-other	175,062		51,836		(123,226)	
Accrued expenses	164,764		270,486		105,721	
Income taxes payable	605		605		-	
Consumption taxes payable	-		-		-	
Advances received	540,675		600,752		60,077	
Deposits received	15,932		29,190		13,257	
Total current liabilities	1,067,951	0.3	33,254,807	8.9	32,186,855	3,013.9
Non-current liabilities						
Long-term loans payable	163,990,000		154,936,000		(9,054,000)	
Tenant leasehold and security deposits in trust	2,240,373		2,215,299		(25,074)	
Tenant leasehold and security deposits	28,663		-		(28,663)	
Asset retirement obligations	31,468		31,680		212	
Total non-current liabilities	166,290,505	54.3	157,182,980	42.3	(9,107,524)	-5.5
Total liabilities	167,358,457	54.6	190,437,787	51.2	23,079,330	13.8
Net assets						
Unitholders' equity						
Unitholders' capital	128,984,946	42.1	168,798,455	45.4	39,813,508	30.9
Surplus						
Capital surplus	6,264,432		6,264,432		-	
Deduction of captial surplus						
Allowance for temporary differences adjustment	-		(46,329)		(46,329)	
Other deduction of capital surplus	(987,516)		(1,022,263)		(34,747)	
Total deduction of captial surplus	(987,516)		(1,068,593)		(81,077)	
Capital surplus (net)	5,276,915		5,195,838		(81,077)	
Voluntary retained earnings	-		-		-	
Retained earnings	4,708,487		7,212,580		2,504,093	
Total surplus	9,985,403	3.3	12,408,419	3.3	2,423,015	24.3
Total unitholders' equity	138,970,350	45.4	181,206,874	48.7	42,236,524	30.4
Valuation and translation adjustments						
Deferred gains or losses on hedges	92,243		113,592		21,348	
Total valuation and translation adjustments	92,243	0.0	113,592	0.0	21,348	23.1
Total net assets	139,062,593	45.4	181,320,466	48.8	42,257,873	30.4
Total liabilities and net assets	306,421,050	100.0	371,758,254	100.0	65,337,203	21.3

Cash Flow Statement and Dividend Distribution

Items	Jun 2017 Period Jan 1, 2017- Jun 30, 2017	Dec 2017 Period Jul 1, 2017- Dec 31, 2017
	JPY thousand	JPY thousand
Cash flows from operating activities		
Income before income taxes	4,702,678	7,303,702
Depreciation and amortization	2,281,374	2,567,215
Impairment	-	15,677
Investment unit issuance costs	42,401	170,817
Loan-related costs	223,228	304,073
Interest income	(70)	(54)
Interest expenses	377,451	445,855
Increase (decrease) in allowance for doubtful accounts	(1,301)	55
Decrease (increase) in rental receivables	(21,759)	(564,535)
Decrease (increase) in consumption taxes receivable	(20,823)	(640,464)
Increase (decrease) in accounts payable	81,748	(7,867)
Increase (decrease) in consumption taxes payable	(460,521)	47,721
Increase (decrease) in accounts payable-other	25,473	(67,922)
Increase (decrease) in accrued expenses	444	98,065
Increase (decrease) in advances received	18,602	60,077
Increase (decrease) in deposits received	(21,461)	(7,567)
Decrease in property and equipment, due to sale	-	802,750
Decrease in property and equipment, due to sale in trust	-	3,590,653
Others	(17,577)	(1,274)
Subtotal	7,209,888	14,116,980
Interest income received	70	54
Interest expenses paid	(379,198)	(439,861)
Income taxes paid	(605)	(605)
Cash flows from operating activities	6,830,155	13,676,568
Cash flows from investment activities		
Purchases of property and equipment	(2,395)	(797)
Purchases of property and equipment in trust	(26,684,589)	(42,111,738)
Purchases of leasehold rights in trust	(8,187,950)	-
Purchases of investment securities	-	(17,854,460)
Repayments of tenant leasehold and security deposits	-	(28,663)
Repayments of tenant leasehold and security deposits in trust	(79,334)	(139,629)
Proceeds from tenant leasehold and security deposits in trust	290,004	115,173
Payments of tenant leasehold and security deposits	(1,037,651)	-
Others	(2,211)	(14,807)
Cash flows from investment activities	(35,704,126)	(60,034,922)
Cash flows from financing activities		
Repayments of short-term loans payable	-	3,068,000
Proceeds from long-term loans payable	21,571,000	19,925,000
Payments for loan-related costs	(257,922)	(325,727)
Payments of distributions of earnings	(5,406,728)	(4,776,561)
Payments of distributions in excess of retained earnings from allowance for temporary differences adjustment	-	(46,329)
Payments of other distributions in excess of retained earnings	-	(34,747)
Proceeds from issuance of investment units	8,351,048	39,644,352
Cash flows from financing activities	24,257,397	57,453,986
Net increase (decrease) in cash and cash equivalents	(4,616,573)	11,095,633
Cash and cash equivalents at beginning of period	14,214,734	9,598,161
Cash and cash equivalents at end of period	9,598,161	20,693,794

Items		Jun 2017 Period Jan 1, 2017- Jun 30, 2017	Dec 2017 Period Jul 1, 2017- Dec 31, 2017
Unappropriated retained earnings	(JPY thousand)	4,708,487	7,212,580
Incorporation into unitholders' captital	(JPY thousand)	-	-
Of which, reversal of allowance for temporary differences adjustment	(JPY thousand)	-	-
Distributions in excess of retained earnings	(JPY thousand)	81,077	172,554
Of which, allowance for temporary differences adjustment	(JPY thousand)	46,329	-
Of which, deduction from unitholders capital surplus	(JPY thousand)	34,747	172,554
Distributions	(JPY thousand)	4,880,081	7,496,535
Of which, distributions of earnings	(JPY thousand)	4,799,004	7,323,980
Of which, allowance for adjustment of temporary differences	(JPY thousand)	46,329	-
Of which, deduction from unitholders capital surplus	(JPY thousand)	34,747	172,554
Distribution per unit	(JPY)	1,264	1,564
Of which, distributions of earnings per unit	(JPY)	1,243	1,528
Of which, allowance for adjustment of temporary differences per unit	(JPY)	12	-
Of which, deduction from unitholders capital surplus per unit	(JPY)	9	36
Retained earnings / losses carried forward	(JPY thousand)	(90,516)	(111,999)

Property Income (1/4)

(in ¥ thousand)

Property Number	A26	A27	A28	A29	A30	A31	A32	A33	A34	A35	A36	A37	A38	A39	A40	A41	A42
Property Name	Nisshin Palacestage Daitabashi	Nisshin Palacestage Higashi-Nagasaki	Growth Maison Gotanda	Growth Maison Kameido	Emerald House	Harmonie Ochanomizu	Suncrest Shakujii-Koen	Growth Maison Shin-Yokohama	Belle Face Ueno-Okachimachi	Grand Rire Kameido	Growth Maison Ikebukuro	Growth Maison Yoga	Route Tachikawa	Shibuya-Honmachi Mansion	City Heights Kinuta	Acseeds Tower Kawaguchi-Namiki	Capital Heights Kagurazaka
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	37,935	44,936	27,429	34,006	42,569	40,327	36,146	33,518	29,347	26,619	25,913	22,004	20,357	19,610	16,499	24,680	19,656
Rent, common area fees / GOP(Note 1)	35,043	40,318	26,844	31,322	39,737	38,406	33,582	31,399	28,266	26,619	24,142	20,579	18,549	18,671	15,359	24,079	18,859
Other revenue	2,892	4,617	585	2,684	2,832	1,921	2,564	2,118	1,081	-	1,770	1,424	1,808	938	1,140	600	796
② Property related expenses	18,821	26,303	8,447	14,795	17,538	16,501	17,782	16,349	13,487	8,053	11,504	10,595	9,034	6,078	8,555	10,873	7,751
Facility management fees (a)	5,249	7,040	2,118	4,256	4,997	3,774	4,334	4,177	5,828	276	3,444	3,061	1,765	1,980	3,002	2,865	2,425
(of which, repair cost)	197	360	118	39	193	446	186	227	212	216	224	98	200	494	212	67	159
(of which, utility expenses)	1,502	1,798	261	553	938	576	876	466	467	-	496	350	262	203	71	385	291
Tax and other public charges (b)	1,624	2,669	1,322	1,678	2,547	1,899	3,125	2,402	1,656	1,722	1,045	1,367	1,068	929	979	1,120	1,087
Insurance expenses (c)	44	68	27	38	71	40	65	48	35	39	26	26	28	23	21	29	25
Depreciation expenses (⑦)	9,303	13,757	4,457	5,994	9,263	7,755	8,884	6,237	5,368	5,510	5,356	4,196	4,426	1,954	2,066	5,069	2,716
Other expenses (d)	2,599	2,767	521	2,828	658	3,031	1,372	3,483	598	504	1,631	1,943	1,745	1,190	2,484	1,788	1,495
③ Rental income (①−②)	19,113	18,632	18,981	19,211	25,030	23,825	18,364	17,168	15,860	18,566	14,409	11,408	11,323	13,532	7,944	13,806	11,904
④ NOI (①−②+⑦)	28,417	32,390	23,438	25,205	34,294	31,581	27,249	23,406	21,228	24,076	19,766	15,605	15,750	15,487	10,011	18,875	14,621
⑤ Capital expenditure	6,622	12,928	466	1,281	592	2,168	3,452	2,373	442	631	2,045	1,302	2,258	8,232	5,443	559	343
⑥ NCF (④−⑤)	21,795	19,461	22,972	23,923	33,701	29,413	23,797	21,033	20,786	23,445	17,721	14,303	13,491	7,254	4,567	18,316	14,278

Property Number	A43	A44	A45	A46	A47	A48	A51	A52	A53	A54	A56	A59	A61	A62	A63	A64	A65
Property Name	College Square Machida	Belair Meguro	Wacore Tsunashima I	Foros Nakamura-bashi	Growth Maison Kaijin	College Square Machiya	City House Tokyo Shinbashi	Winbell Kagurazaka	Nishiwaseda Cresent Mansion	Lexington Square Akebonobashi	Casa Eremitaggio	Towa City Coop Shin-otsuka II	Bichsel Musashiseki	Lexel Mansion Ueno Matsugaya	Towa City Coop Sengencho	Royal Park Omachi	Lexington Square Haginomachi
number of operating days	184	184	184	184	184	184	184	184	184	184	180	184	184	180	184	184	184
① Rental revenues	17,484	15,462	17,879	18,730	23,510	14,706	91,869	106,463	73,034	50,044	32,725	35,011	23,557	33,795	54,095	26,790	16,671
Rent, common area fees / GOP(Note 1)	17,484	14,696	17,339	16,746	20,979	14,706	86,426	97,300	70,245	47,258	29,285	33,689	22,939	30,394	50,044	23,314	15,096
Other revenue	-	765	539	1,983	2,531	-	5,443	9,163	2,788	2,786	3,439	1,321	617	3,400	4,051	3,476	1,575
② Property related expenses	4,190	7,325	8,063	9,543	14,066	5,250	37,979	37,608	21,152	19,151	15,911	14,405	8,560	16,856	27,214	13,045	9,238
Facility management fees (a)	244	2,057	2,279	2,347	4,017	228	13,549	9,265	6,297	4,754	3,337	4,675	2,770	3,641	14,049	4,968	2,669
(of which, repair cost)	244	91	309	173	263	228	431	466	643	126	322	214	374	445	293	192	13
(of which, utility expenses)	-	164	462	271	836	-	13	1,449	610	402	613	6	454	507	44	1,645	635
Tax and other public charges (b)	1,517	875	880	985	2,090	930	4,949	6,369	3,639	2,217	2,423	1,398	1,179	2,755	2,997	1,591	1,142
Insurance expenses (c)	25	17	23	22	54	18	84	149	104	42	32	38	33	41	74	43	27
Depreciation expenses (⑦)	1,903	2,382	4,006	5,037	6,514	3,568	13,331	16,891	8,780	8,814	7,738	5,551	3,194	7,156	7,510	4,834	3,553
Other expenses (d)	500	1,993	872	1,150	1,388	504	6,063	4,932	2,330	3,321	2,378	2,740	1,382	3,261	2,581	1,608	1,845
③ Rental income (①−②)	13,293	8,136	9,816	9,187	9,444	9,455	53,890	68,854	51,881	30,893	16,814	20,606	14,996	16,938	26,880	13,745	7,433
④ NOI (①−②+⑦)	15,197	10,518	13,823	14,224	15,958	13,024	67,222	85,745	60,662	39,708	24,552	26,157	18,191	24,095	34,391	18,579	10,986
⑤ Capital expenditure	280	307	2,426	1,834	1,922	729	291	5,126	6,079	1,328	2,927	3,744	1,744	1,308	1,704	2,297	122
⑥ NCF (④−⑤)	14,916	10,210	11,396	12,389	14,036	12,295	66,930	80,619	54,582	38,379	21,624	22,413	16,447	22,786	32,686	16,282	10,864

(Note 1) Rent and common area fees are entered for residential, office building and retail facility. Rent is entered for parking lot. GOP is entered for hotel
(Note 2) Data show above is from July 1, 2017 to December 31, 2017.Data is not available except for MyStays and Flexstay Inn hotels as there is no partitioned number of stays data exists
(Note 3) As the consent for disclosure has not been obtained from the tenant, the figures are not disclosed
(Note 4) Due to the change of its operator, the property name was changed from Hotel Vista Premio Dojima on August 1, 2017
(Note 5) Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income.Rental business income in GOP column
(Note 6) As the consent for disclosure has not been obtained from the tenant, the figures are not disclosed.Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income
(Note 7) Expenses related to hotel sales (personnel expenses, utilities expenses, advertisement expenses, etc.) (hereinafter referred to as "hotel expenses") shall be charged to expenses in the month following expiration month based on cash basis on lease contract For the property, for a month after the acquisition, there will be a period during which GOP is calculated without deducting hotel expenses. Therefore, the GOP, NOI and GOP ratios in the project period including the acquisition date are higher than in normal cases
(Note 8) Kindai Kagaku Sha Building and Times Kanda-Sudacho 4th were sold on July 31, 2017, Shinjuku Island was on December 26, 2017 and Casa Eremitaggio, Lexel Mansion Ueno Matsugaya and Sun Terrace Minami Ikebukuro were sold on December 28, 2017

Property Income (2/4)

(in ¥ thousand)

Property Number	A66	A71	A72	A73	A75	A76	A77	A78	A79	A80	A81	A82	A83	A84	A85	A86	A87
Property Name	Visconti Kakuozan	Lexington Square Daitabashi	Lexington Square Honjo-Azumabashi	AMS TOWER Minami 6-Jo	Spacia Ebisu	Neo Prominence	Invoice Shin-Kobe Residence	Cosmo Court Motomachi	Revest Honjin	Revest Matsubara	Sun Terrace Minami Ikebukuro	Alba Noritake Shinmachi	Revest Meieki Minami	Revest Heian	Vendir Hamaotsu Ekimae	Salvo Sala	Excellente Kagurazaka
number of operating days	184	184	184	184	184	184	184	184	184	184	180	184	184	184	184	184	184
① Rental revenues	10,327	31,873	18,108	42,888	208,979	64,935	49,889	37,732	29,712	28,388	22,533	25,132	24,979	23,656	33,279	25,620	17,974
Rent, common area fees / GOP(Note 1)	9,419	30,871	17,192	40,227	185,537	55,857	46,046	37,061	27,833	26,596	20,436	23,525	23,232	23,121	31,055	24,426	17,652
Other revenue	907	1,001	916	2,660	23,441	9,077	3,842	670	1,879	1,792	2,097	1,606	1,747	534	2,224	1,193	322
② Property related expenses	6,235	14,928	10,378	31,738	72,953	25,576	26,592	20,847	14,011	14,271	12,029	12,942	13,600	10,870	15,578	11,381	8,204
Facility management fees (a)	2,510	2,573	2,311	6,357	13,359	8,845	4,476	3,495	3,460	3,733	2,967	2,910	3,317	2,347	5,271	2,975	1,989
(of which, repair cost)	28	145	17	396	1,089	256	83	128	233	52	328	125	209	154	129	38	-
(of which, utility expenses)	136	446	314	811	1,963	3,734	450	541	330	304	357	282	453	265	2,420	904	231
Tax and other public charges (b)	897	1,545	817	6,425	8,827	3,547	2,700	2,305	1,802	1,868	1,378	1,735	1,664	1,400	1,961	1,548	767
Insurance expenses (c)	15	30	21	86	170	109	63	64	47	43	26	44	44	32	60	37	23
Depreciation expenses (⑦)	1,733	8,056	5,037	14,199	38,185	10,259	11,526	9,989	7,464	7,072	4,351	6,960	6,982	6,423	7,037	5,444	4,204
Other expenses (d)	1,077	2,721	2,190	4,669	12,409	2,814	7,825	4,993	1,237	1,552	3,304	1,292	1,592	666	1,249	1,376	1,219
③ Rental income (①−②)	4,092	16,945	7,729	11,149	136,026	39,358	23,296	16,884	15,700	14,117	10,504	12,189	11,379	12,786	17,700	14,238	9,770
④ NOI (①−②+⑦)	5,825	25,001	12,767	25,349	174,212	49,618	34,822	26,873	23,165	21,189	14,855	19,150	18,361	19,209	24,737	19,682	13,974
⑤ Capital expenditure	-	1,588	-	1,171	9,010	9,023	1,370	855	-	378	336	397	-	169	629	-	739
⑥ NCF(④−⑤)	5,825	23,412	12,767	24,178	165,201	40,594	33,452	26,018	23,165	20,811	14,518	18,752	18,361	19,040	24,107	19,682	13,234

Property Number	A88	A89	A90	A91	A92	A93	A94	A95	A96	A97	A98	A99	A100	A101	A102	A103	A104
Property Name	Luna Court Edobori	Winntage Kobe Motomachi	Queen's Court Fukuzumi	Corp Higashinotoin	Belair Oimachi	Siete Minami-Tsukaguchi	Prime Life Sannomiya Isogami Koen	HERMITAGE NANBA WEST	Century Park Shinkawa 1-bankan	West Avenue	Little River Honmachi-bashi	Prime Life Mikage	City Court Kitaichijo	Lieto Court Mukojima	Lieto Court Nishi-Ojima	Royal Parks Momozaka	Royal Parks Shinden
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	20,768	20,880	17,200	19,847	14,697	16,625	15,321	15,767	17,018	10,715	12,838	12,209	66,200	54,091	48,298	148,512	215,752
Rent, common area fees / GOP(Note 1)	20,015	20,684	16,361	17,239	14,113	15,470	14,354	15,599	14,170	10,305	12,690	11,958	61,320	51,317	47,825	134,870	200,266
Other revenue	753	196	839	2,608	583	1,155	966	168	2,847	409	147	250	4,880	2,773	472	13,641	15,485
② Property related expenses	10,660	12,813	6,506	8,901	6,533	7,619	8,974	7,333	8,828	6,462	7,429	6,557	38,697	26,415	19,905	111,218	116,362
Facility management fees (a)	2,903	2,975	1,606	2,469	2,058	2,108	1,963	1,710	2,396	1,663	2,284	1,427	5,951	6,606	4,695	51,278	30,902
(of which, repair cost)	425	86	192	-	102	9	-	109	167	178	77	8	397	134	58	330	1,111
(of which, utility expenses)	708	421	186	529	148	273	184	275	241	233	258	133	1,133	562	617	970	-
Tax and other public charges (b)	1,186	1,587	747	922	672	982	847	1,003	873	565	950	762	7,717	2,502	2,168	7,796	14,173
Insurance expenses (c)	31	38	22	28	18	27	20	24	32	17	22	18	128	70	55	195	386
Depreciation expenses (⑦)	5,081	5,836	3,210	3,802	2,675	3,244	3,428	3,446	4,190	3,125	2,874	2,971	22,602	15,422	12,276	45,200	70,469
Other expenses (d)	1,456	2,375	920	1,679	1,108	1,256	2,714	1,148	1,334	1,089	1,298	1,378	2,297	1,812	710	6,748	430
③ Rental income (①−②)	10,108	8,067	10,693	10,945	8,163	9,006	6,346	8,434	8,189	4,252	5,408	5,651	27,502	27,676	28,392	37,293	99,390
④ NOI (①−②+⑦)	15,190	13,903	13,904	14,748	10,839	12,251	9,775	11,881	12,379	7,378	8,282	8,622	50,105	43,098	40,669	82,493	169,859
⑤ Capital expenditure	244	639	248	608	-	761	457	-	1,432	2,222	-	335	622	2,290	170	2,164	9,389
⑥ NCF(④−⑤)	14,945	13,263	13,656	14,139	10,839	11,489	9,317	11,881	10,947	5,155	8,282	8,287	49,482	40,808	40,498	80,329	160,470

(Note 1) Rent and common area fees are entered for residential, office building and retail facility. Rent is entered for parking lot. GOP is entered for hotel
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(Note 3) As the consent for disclosure has not been obtained from the tenant, the figures are not disclosed
(Note 4) Due to the change of its operator, the property name was changed from Hotel Vista Premio Dojima on August 1, 2017
(Note 5) Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income.Rental business income in GOP column
(Note 6) As the consent for disclosure has not been obtained from the tenant, the figures are not disclosed.Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income
(Note 7) Expenses related to hotel sales (personnel expenses, utilities expenses, advertisement expenses, etc.) (hereinafter referred to as "hotel expenses") shall be charged to expenses in the month following expiration month based on cash basis on lease contract For the property, for a month after the acquisition, there will be a period during which GOP is calculated without deducting hotel expenses. Therefore, the GOP, NOI and GOP ratios in the project period including the acquisition date are higher than in normal cases
(Note 8) Kindai Kagaku Sha Building and Times Kanda-Sudacho 4th were sold on July 31, 2017, Shinjuku Island was on December 26, 2017 and Casa Eremitaggio, Lexel Mansion Ueno Matsugaya and Sun Terrace Minami Ikebukuro were sold on December 28, 2017

Property Income (3/4)

(in ¥ thousand)

Property Number	A105	A106	subtotal	B08	B09	B14	B15	B16	B17	B18	subtotal	C01	subtotal	D01	D02	D03	D04
Property Name	Royal Parks Tower Minami-Senju	Royal Parks Seasir Minami-Senju		Kindai Kagaku Sha Building (Note 8)	Shinjuku Island (Note 8)	Lexington Plaza Nishigotanda	Cross Square NAKANO	Ohki Aoba Building	Lexington Plaza Hachiman	AEON TOWN Sukagawa		Times Kanda-Sudacho 4th (Note 8)		Hotel MyStays Kanda	Hotel MyStays Asakusa	Hotel MyStays Kyoto-Shijo	MyStays Shin-Urayasu Conference Center
number of operating days	184	184	-	30	179	184	184	184	184	184	-	30	-	184	184	184	184
① Rental revenues	744,215	96,186	3,416,550	6,827		152,362	46,566	35,318	165,805	141,886	567,259	435	435	111,117	106,946	315,937	187,712
Rent, common area fees / GOP(Note 1)	686,817	89,442	3,174,647	5,626		133,985	39,594	27,817	131,885	141,886	499,289	435	435	111,117	106,946	315,937	187,712
Other revenue	57,398	6,743	241,902	1,200		18,376	6,971	7,501	33,920	-	67,970	-	-	-	-	-	-
② Property related expenses	442,349	58,069	1,725,818	5,470		66,940	17,742	21,016	79,968	93,716	294,015	384	384	29,150	20,879	61,117	51,272
Facility management fees (a)	112,417	15,935	468,015	1,227		27,042	6,444	9,273	46,045	56,124	150,992	-	-	-	-	-	-
(of which, repair cost)	1,569	729	17,589	154		205	69	62	397	-	888	-	-	-	-	-	-
(of which, utility expenses)	20,408	2	58,862	565		17,503	2,457	4,607	34,797	-	59,931	-	-	-	-	-	-
Tax and other public charges (b)	-	-	152,842	2,948	(Note 3)	12,210	3,862	4,056	11,263	7,334	44,778	384	384	4,998	3,855	10,364	8,161
Insurance expenses (c)	993	256	4,807	10		140	59	73	152	203	714	-	-	62	76	226	138
Depreciation expenses(⑦)	308,023	40,282	926,188	-		26,618	5,065	6,861	21,558	29,438	90,694	-	-	23,582	16,428	50,011	42,462
Other expenses (d)	20,915	1,594	173,964	1,283		928	2,309	750	948	615	6,835	-	-	507	518	515	509
③ Rental income (①−②)	301,865	38,116	1,690,732	1,356		85,422	28,824	14,302	85,837	48,169	273,243	51	51	81,967	86,066	254,820	136,440
④ NOI (①−②+⑦)	609,889	78,399	2,616,920	1,356		112,040	33,890	21,164	107,396	77,608	363,937	51	51	105,549	102,495	304,831	178,902
⑤ Capital expenditure	20,182	2,782	155,515	-		3,735	1,021	512	7,020	-	12,288	-	-	1,829	17,576	8,246	3,923
⑥ NCF(④−⑤)	589,707	75,617	2,461,374	1,356		108,305	32,869	20,652	100,375	77,608	351,649	51	51	103,719	84,918	296,585	174,979

Property Number	D05	D06	D07	D08	D09	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21
Property Name	Hotel MyStays Maihama	Hotel MyStays Dojima (Note 4)	Hotel MyStays Nagoya-Sakae	Hotel MyStays Sakaisuji-Honmachi	Hotel MyStays Yokohama	Hotel MyStays Nippori	Hotel MyStays Fukuoka-Tenjin-Minami	Flexstay Inn Iidabashi	Hotel MyStays Ueno Inaricho	Flexstay Inn Shinagawa	Flexstay Inn Tokiwadai	Flexstay Inn Sugamo	Hotel MyStays Otemae	Flexstay Inn Kiyosumi Shirakawa	Flexstay Inn Nakanobu P1	Flexstay Inn Nakanobu P2	APA Hotel Yokohama-Kannai (Note 5)
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	160,018	231,470	220,601	176,288	127,889	61,152	167,915	52,682	50,462	42,955	53,861	49,654	127,898	36,933	17,374	10,199	229,958
Rent, common area fees / GOP(Note 1)	160,018	231,470	220,601	176,288	127,889	61,092	167,915	52,682	50,462	42,955	53,861	49,654	127,898	36,933	17,374	10,199	229,958
Other revenue	-	-	-	-	-	60	-	-	-	-	-	-	-	-	-	-	-
② Property related expenses	39,824	58,855	69,921	27,892	29,864	16,590	20,005	14,755	13,115	8,308	11,270	13,442	13,239	11,463	5,112	2,860	88,632
Facility management fees (a)	-	8,208	17,163	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	3,192	11,618	4,583	6,399	4,477	1,756	5,079	4,498	1,470	1,660	3,416	2,867	3,600	3,386	951	526	11,794
Insurance expenses (c)	72	190	166	86	135	42	73	61	31	26	56	46	84	53	17	10	212
Depreciation expenses(⑦)	36,046	37,305	47,500	20,900	24,739	14,286	14,348	9,688	11,107	6,116	7,292	10,022	9,047	7,516	3,637	1,817	76,121
Other expenses (d)	512	1,532	508	505	512	505	504	506	505	505	504	506	506	506	505	505	504
③ Rental income (①−②)	120,194	172,615	150,679	148,395	98,025	44,562	147,909	37,926	37,346	34,647	42,591	36,212	114,659	25,470	12,261	7,338	141,326
④ NOI (①−②+⑦)	156,240	209,921	198,180	169,296	122,765	58,848	162,257	47,615	48,454	40,763	49,883	46,234	123,707	32,986	15,899	9,156	217,448
⑤ Capital expenditure	4,594	23,352	41,975	6,876	10,869	10,457	2,393	18,280	2,737	5,041	3,795	2,385	3,798	7,217	3,137	7,479	6,231
⑥ NCF(④−⑤)	151,646	186,569	156,204	162,420	111,895	48,391	159,864	29,334	45,717	35,721	46,088	43,849	119,909	25,769	12,762	1,676	211,217

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(Note 2) Data show above is from July 1, 2017 to December 31, 2017.Data is not available except for MyStays and Flexstay Inn hotels as there is no partitioned number of stays data exists
(Note 3) As the consent for disclosure has not been obtained from the tenant, the figures are not disclosed
(Note 4) Due to the change of its operator, the property name was changed from Hotel Vista Premio Dojima on August 1, 2017
(Note 5) Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income.Rental business income in GOP column
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(Note 8) Kindai Kagaku Sha Building and Times Kanda-Sudacho 4th were sold on July 31, 2017, Shinjuku Island was on December 26, 2017 and Casa Eremitaggio, Lexel Mansion Ueno Matsugaya and Sun Terrace Minami Ikebukuro were sold on December 28, 2017

Property Income (4/4)

(in ¥ thousand)

Property Number	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32	D33	D34	D35	D36	D37	D38
Property Name	Hotel Nets Hakodate	Flexstay Inn Shirogane	Hotel MyStays Haneda	Hotel MyStays Kameido P1	Hotel MyStays Ueno Iriyaguchi	Hotel MyStays Kameido P2	Hotel Vista Shimizu	Super Hotel Shinbashi/ Karasumoriguchi (Note 6)	Flexstay Inn Higashi-Jujo	Hotel MyStays Utsunomiya	Flexstay Inn Kawasaki-Kaizuka	Comfort Hotel Toyama (Note 6)	Flexstay Inn Kawasaki-Ogawacho	Flexstay Inn Ekoda	Super Hotel Tokyo-JR Tachikawa Kitaguchi (Note 6)	Super Hotel JR Ueno-iriyaguchi (Note 6)	Hotel MyStays Shinsaibashi
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	148,450	50,788	187,483	180,675	92,202	123,808	82,140	39,426	37,747	95,975	32,833	35,928	29,409	104,046	31,787	27,275	88,880
Rent, common area fees / GOP(Note 1)	148,450	50,788	187,483	180,675	92,202	123,808	82,140	39,426	37,747	95,975	32,833	35,928	29,409	104,046	31,787	27,275	88,880
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
② Property related expenses	47,871	9,983	67,929	40,561	24,828	30,575	26,648	8,959	8,186	32,719	11,878	13,153	7,199	37,748	13,120	9,993	22,149
Facility management fees (a)	-	-	-	-	2,455	-	480	706	-	-	889	-	-	-	1,391	1,070	-
(of which, repair cost)	-	-	-	-	-	-	-	702	-	-	-	-	-	-	1,091	770	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	15,501	1,903	8,076	6,373	1,224	3,827	4,100	3,097	1,940	13,735	823	3,770	967	4,663	2,798	2,140	2,544
Insurance expenses (c)	134	38	155	128	61	80	69	29	36	239	29	60	20	83	39	27	44
Depreciation expenses(⑦)	31,727	7,534	59,288	33,652	20,679	26,260	21,595	4,717	5,804	18,330	9,729	8,913	5,806	32,596	8,482	6,346	19,155
Other expenses (d)	508	506	409	406	407	407	404	407	404	414	407	409	404	406	408	408	404
③ Rental income (①－②)	100,579	40,805	119,553	140,114	67,374	93,233	55,491	30,467	29,560	63,256	20,954	22,774	22,210	66,297	18,666	17,282	66,731
④ NOI (①－②+⑦)	132,306	48,339	178,842	173,766	88,054	119,493	77,086	35,185	35,365	81,587	30,684	31,687	28,017	98,893	27,149	23,628	85,887
⑤ Capital expenditure	4,027	7,888	1,841	28,930	5,235	37,272	-	-	2,887	15,470	2,053	1,589	3,124	30,774	-	-	3,901
⑥ NCF(④－⑤)	128,279	40,451	177,001	144,836	82,818	82,220	77,086	35,185	32,477	66,116	28,630	30,098	24,892	68,119	27,149	23,628	81,985

Property Number	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	subtotal	Total
Property Name	Comfort Hotel Kurosaki (Note 6)	Comfort Hotel Maebashi (Note 6)	Comfort Hotel Tsubamesanjo (Note 6)	Comfort Hotel Kitami (Note 6)	Hotel MyStays Gotanda Station	Hotel Epinard Nasu	Hotel MyStays Fukuoka Tenjin	Hotel MyStays Hamamatsucho	Hotel MyStays Kanazawa	Takamatsu Tokyu REI Hotel (Note 6)	Hotel MyStays Premier Hamamatsu-cho (Note 7)	Hotel MyStays Shin Osaka Conference Center	Hotel MyStays Premier Omori	Beppu Kamenoi Hotel	Hotel MyStays Sapporo Station		
number of operating days	184	184	184	184	184	184	184	184	184	184	184	80	80	80	80	-	-
① Rental revenues	37,894	43,811	34,949	30,300	427,047	1,103,226	237,370	114,084	368,625	106,156	228,976	267,910	160,256	221,531	108,954	7,418,990	11,403,236
Rent, common area fees / GOP(Note 1)	37,894	43,811	32,861	30,300	426,068	1,103,226	237,370	114,084	368,625	76,200	228,857	267,910	160,223	221,531	108,954	7,385,756	11,060,128
Other revenue	-	-	2,088	-	978	-	-	-	-	29,956	118	-	32	-	-	33,234	343,107
② Property related expenses	18,132	29,534	15,420	17,575	58,360	367,377	50,052	34,972	125,407	60,119	22,998	15,177	17,102	64,216	24,434	1,941,964	3,962,183
Facility management fees (a)	650	5,719	570	659	4,254	9,335	-	-	-	34,878	-	-	18	-	-	88,450	707,458
(of which, repair cost)	-	-	144	-	-	-	-	-	-	581	-	-	-	-	-	3,290	21,767
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	20,529	-	-	-	-	-	20,529	139,322
Tax and other public charges (b)	3,418	5,029	3,836	4,917	15,378	28,295	7,036	6,611	13,231	8,681	-	-	-	9	-	272,595	470,600
Insurance expenses (c)	54	76	66	53	342	852	105	53	251	148	168	165	128	268	91	5,976	11,499
Depreciation expenses(⑦)	13,600	18,294	10,534	11,534	37,942	328,458	42,503	27,902	111,520	15,472	22,420	14,835	16,778	63,762	24,168	1,550,332	2,567,215
Other expenses (d)	409	414	413	410	442	434	406	405	404	938	409	176	176	176	174	24,608	205,408
③ Rental income (①－②)	19,761	14,276	19,528	12,725	368,686	735,849	187,318	79,112	243,217	46,036	205,978	252,732	143,153	157,314	84,520	5,477,025	7,441,052
④ NOI (①－②+⑦)	33,362	32,570	30,063	24,259	406,629	1,064,307	229,821	107,015	354,738	61,509	228,398	267,568	159,932	221,077	108,688	7,027,358	10,008,268
⑤ Capital expenditure	2,128	415	-	1,732	6,209	60,636	6,131	3,539	829	5,243	7,027	740	107	-	-	431,917	599,771
⑥ NCF(④－⑤)	31,234	32,155	30,063	22,527	400,420	1,003,671	223,689	103,475	353,909	56,265	221,370	266,828	159,825	221,077	108,688	6,595,421	9,408,497

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Appraisal Value (1/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2017			As of the end of December 2017			Change[1]		Appraiser[2]
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A26	Nisshin Palacestage Daitabashi	1,251,830	1,118,627	1,180,000	4.7%	1,115,946	1,180,000	4.7%	-	0.0pt	Assets R&D
A27	Nisshin Palacestage Higashi-Nagasaki	1,229,070	1,084,595	1,290,000	4.8%	1,083,767	1,300,000	4.8%	10,000	-0.1pt	Assets R&D
A28	Growth Maison Gotanda	888,200	825,488	1,020,000	4.4%	821,497	1,030,000	4.4%	10,000	0.0pt	Assets R&D
A29	Growth Maison Kameido	1,070,850	978,839	1,130,000	4.5%	974,127	1,130,000	4.5%	-	0.0pt	Assets R&D
A30	Emerald House	1,505,161	1,366,370	1,410,000	4.7%	1,357,700	1,410,000	4.7%	-	0.0pt	Assets R&D
A31	Harmonie Ochanomizu	1,428,024	1,351,960	1,400,000	4.4%	1,346,373	1,420,000	4.3%	20,000	-0.1pt	Assets R&D
A32	Suncrest Shakujii-Koen	1,088,979	1,086,475	1,090,000	4.6%	1,081,043	1,090,000	4.6%	-	0.0pt	Assets R&D
A33	Growth Maison Shin-Yokohama	1,059,457	960,550	1,180,000	4.6%	956,686	1,180,000	4.6%	-	0.0pt	Assets R&D
A34	Belle Face Ueno-Okachimachi	1,023,074	950,992	1,050,000	4.4%	946,067	1,070,000	4.3%	20,000	-0.1pt	Assets R&D
A35	Grand Rire Kameido	906,121	824,372	999,000	4.6%	819,494	999,000	4.6%	-	0.0pt	Assets R&D
A36	Growth Maison Ikebukuro	825,411	746,971	910,000	4.4%	743,660	915,000	4.4%	5,000	0.0pt	Assets R&D
A37	Growth Maison Yoga	795,986	746,970	722,000	4.5%	744,076	730,000	4.4%	8,000	-0.1pt	Assets R&D
A38	Route Tachikawa	676,951	642,115	657,000	4.7%	639,947	660,000	4.7%	3,000	0.0pt	Assets R&D
A39	Shibuya-Honmachi Mansion	651,474	655,528	633,000	4.6%	661,807	638,000	4.6%	5,000	0.0pt	Assets R&D
A40	City Heights Kinuta	646,337	652,562	498,000	4.6%	655,939	499,000	4.6%	1,000	0.0pt	Assets R&D
A41	Acseeds Tower Kawaguchi-Namiki	620,893	541,359	725,000	5.3%	536,850	726,000	5.3%	1,000	0.0pt	Assets R&D
A42	Capital Heights Kagurazaka	604,858	626,241	587,000	4.5%	623,868	587,000	4.5%	-	0.0pt	Assets R&D
A43	College Square Machida	589,553	560,327	534,000	5.2%	558,705	535,000	5.2%	1,000	0.0pt	Assets R&D
A44	Belair Meguro	589,004	559,975	607,000	4.2%	557,901	607,000	4.2%	-	0.0pt	Assets R&D
A45	Wacore Tsunashima Ⅰ	572,914	527,542	515,000	4.9%	525,962	515,000	4.9%	-	0.0pt	Assets R&D
A46	Foros Nakamurabashi	566,980	521,943	569,000	4.5%	518,740	570,000	4.5%	1,000	0.0pt	Assets R&D
A47	Growth Maison Kaijin	557,256	520,123	465,000	5.2%	515,531	476,000	5.1%	11,000	-0.1pt	Assets R&D
A48	College Square Machiya	510,721	456,536	547,000	4.6%	453,697	548,000	4.6%	1,000	0.0pt	Assets R&D
A51	City House Tokyo Shinbashi	2,520,000	2,329,742	3,250,000	4.3%	2,316,703	3,260,000	4.3%	10,000	0.0pt	JREI
A52	Winbell Kagurazaka	3,260,000	3,052,169	3,940,000	4.1%	3,040,404	4,030,000	4.0%	90,000	-0.1pt	Morii
A53	Nishiwaseda Cresent Mansion	1,880,000	1,883,141	2,480,000	4.4%	1,880,441	2,540,000	4.3%	60,000	-0.1pt	Morii
A54	Lexington Square Akebonobashi	1,450,000	1,329,604	1,820,000	4.3%	1,322,118	1,860,000	4.2%	40,000	-0.1pt	Tanizawa
A56	Casa Eremitaggio	1,070,000	953,098	1,110,000	4.2%	-	-	-	-	-	JREI
A59	Towa City Coop Shin-otsuka Ⅱ	866,000	822,867	1,070,000	4.8%	821,060	1,080,000	4.8%	10,000	0.0pt	JREI
A61	Bichsel Musashiseki	577,000	555,585	713,000	4.6%	554,135	719,000	4.5%	6,000	-0.1pt	Morii
A62	Lexel Mansion Ueno Matsugaya	970,000	859,112	1,200,000	4.4%	-	-	-	-	-	Tanizawa
A63	Towa City Coop Sengencho	1,110,000	1,019,363	1,350,000	5.4%	1,013,558	1,350,000	5.4%	-	0.0pt	JREI
A64	Royal Park Omachi	415,000	393,231	559,000	5.6%	390,695	560,000	5.6%	1,000	0.0pt	JREI
A65	Lexington Square Haginomachi	330,000	285,706	450,000	5.7%	282,275	446,000	5.7%	-4,000	0.0pt	JREI

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(Note 4) Includes JPY1,849million for acquisition of additional floor as of October 31 2017

Appraisal Value (2/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2017			As of the end of December 2017			Change[1]		Appraiser[2]
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A66	Visconti Kakuozan	255,000	231,994	271,000	5.2%	230,261	273,000	5.1%	2,000	-0.1pt	Tanizawa
A71	Lexington Square Daitabashi	977,000	859,123	1,170,000	4.3%	852,656	1,200,000	4.2%	30,000	-0.1pt	Tanizawa
A72	Lexington Square Honjo-Azumabashi	511,000	441,462	605,000	4.4%	436,424	624,000	4.3%	19,000	-0.1pt	Tanizawa
A73	AMS TOWER Minami 6-Jo	1,180,000	973,126	1,250,000	5.3%	960,098	1,270,000	5.2%	20,000	-0.1pt	Tanizawa
A75	Spacia Ebisu	7,010,000	6,517,030	8,010,000	4.2%	6,487,856	8,060,000	4.2%	50,000	0.0pt	JREI
A76	Neo Prominence	1,660,000	1,614,934	1,980,000	4.7%	1,613,699	1,980,000	4.7%	-	0.0pt	JREI
A77	Invoice Shin-Kobe Residence	1,260,000	1,182,992	1,420,000	4.9%	1,172,837	1,430,000	4.9%	10,000	0.0pt	JREI
A78	Cosmo Court Motomachi	973,000	908,030	1,080,000	4.8%	898,896	1,090,000	4.8%	10,000	0.0pt	JREI
A79	Revest Honjin	674,000	628,396	809,000	5.5%	620,933	813,000	5.5%	4,000	0.0pt	JREI
A80	Revest Matsubara	657,000	616,250	793,000	5.1%	609,557	797,000	5.1%	4,000	0.0pt	JREI
A81	Sun Terrace Minami Ikebukuro	625,000	595,350	755,000	4.4%	-	-	-	-	-	JREI
A82	Alba Noritake Shinmachi	608,000	566,578	733,000	5.0%	560,015	733,000	5.0%	-	0.0pt	JREI
A83	Revest Meieki Minami	597,000	557,472	746,000	4.8%	550,490	715,000	4.8%	-31,000	0.0pt	JREI
A84	Revest Heian	595,000	555,456	693,000	5.0%	549,202	694,000	5.0%	1,000	0.0pt	JREI
A85	Vendir Hamaotsu Ekimae	581,000	535,493	726,000	5.8%	529,086	738,000	5.8%	12,000	0.0pt	JREI
A86	Salvo Sala	544,000	510,226	642,000	5.1%	504,782	648,000	5.1%	6,000	0.0pt	JREI
A87	Excellente Kagurazaka	543,000	517,205	635,000	4.2%	513,741	635,000	4.2%	-	0.0pt	JREI
A88	Luna Court Edobori	525,000	492,031	570,000	4.9%	487,195	570,000	4.9%	-	0.0pt	JREI
A89	Winntage Kobe Motomachi	512,000	475,652	606,000	4.9%	470,455	609,000	4.9%	3,000	0.0pt	JREI
A90	Queen's Court Fukuzumi	456,000	436,061	603,000	4.3%	433,098	604,000	4.3%	1,000	0.0pt	JREI
A91	Corp Higashinotoin	446,000	421,981	514,000	4.8%	418,788	516,000	4.8%	2,000	0.0pt	JREI
A92	Belair Oimachi	412,000	395,545	505,000	4.3%	392,870	511,000	4.3%	6,000	0.0pt	JREI
A93	Siete Minami-Tsukaguchi	374,000	354,084	446,000	5.1%	351,601	449,000	5.1%	3,000	0.0pt	JREI
A94	Prime Life Sannomiya Isogami Koen	373,000	350,977	434,000	4.8%	348,006	438,000	4.8%	4,000	0.0pt	JREI
A95	HERMITAGE NANBA WEST	355,000	336,108	433,000	5.0%	332,662	433,000	5.0%	-	0.0pt	JREI
A96	Century Park Shinkawa 1-bankan	335,000	324,113	428,000	5.4%	321,356	425,000	5.4%	-3,000	0.0pt	JREI
A97	West Avenue	331,000	313,921	323,000	5.2%	313,018	313,000	5.2%	-10,000	0.0pt	JREI
A98	Little River Honmachibashi	310,000	295,400	395,000	4.8%	292,526	398,000	4.8%	3,000	0.0pt	JREI
A99	Prime Life Mikage	297,000	279,156	337,000	5.1%	276,521	337,000	5.1%	-	0.0pt	JREI
A100	City Court Kitaichijo	1,782,000	1,813,138	1,930,000	5.1%	1,791,159	1,950,000	5.1%	20,000	0.0pt	JREI
A101	Lieto Court Mukojima	1,683,000	1,718,246	1,730,000	4.6%	1,705,114	1,730,000	4.6%	-	0.0pt	JREI
A102	Lieto Court Nishi-Ojima	1,634,000	1,661,111	1,720,000	4.4%	1,649,005	1,720,000	4.4%	-	0.0pt	JREI
A103	Royal Parks Momozaka	2,910,000	2,951,802	3,050,000	4.7%	2,908,767	3,080,000	4.6%	30,000	-0.1pt	Morii
A104	Royal Parks Shinden	5,024,000	5,133,814	5,440,000	4.9%	5,072,734	5,490,000	4.8%	50,000	-0.1pt	Morii

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(Note 4) Includes JPY1,849million for acquisition of additional floor as of October 31 2017

Appraisal Value (3/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2017			As of the end of December 2017			Change[1]		Appraiser[2]
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A105	Royal Parks Tower Minami-Senju	21,879,000	22,933,482	22,600,000	0	22,645,641	22,700,000	5.1%	100,000	0	JREI
A106	Royal Parks Seasir Minami-Senju	2,683,000	2,825,341	2,710,000	0	2,787,842	2,720,000	5.2%	10,000	0	JREI
	Subtotal of Residential	95,678,104	93,113,195	104,752,000	-	89,949,664	102,353,000	-	666,000	-	-
B08	Kindai Kagaku Sha Building	1,301,357	1,197,764	1,060,000	4.7%	-	-	-	-	-	Assets R&D
B09	Shinjuku Island	715,000	703,082	545,000	4.5%	-	-	-	-	-	Morii
B14	Lexington Plaza Nishigotanda	4,880,000	4,662,541	4,250,000	4.5%	4,639,658	4,250,000	4.5%	-	0.0pt	JREI
B15	Cross Square NAKANO	1,060,000	1,129,713	1,090,000	4.7%	1,125,669	1,170,000	4.7%	80,000	0.0pt	JREI
B16	Ohki Aoba Building	816,000	731,632	691,000	5.6%	709,605	710,000	5.5%	19,000	-0.1pt	Tanizawa
B17	Lexington Plaza Hachiman	3,280,000	3,086,713	3,610,000	5.7%	3,072,175	3,690,000	5.6%	80,000	-0.1pt	Morii
B18	AEON TOWN Sukagawa	2,320,000	1,914,556	2,370,000	6.3%	1,885,118	2,410,000	6.2%	40,000	-0.1pt	Morii
	Subtotal of Offices and Commercial Facilities	14,372,357	13,426,004	13,616,000	-	11,432,223	12,230,000	-	219,000	-	-
C01	Times Kanda-Sudacho 4th	97,978	100,818	113,000	4.2%	-	-	-	-	-	Assets R&D
	Subtotal of Parking Lots	97,978	100,818	113,000	-	-	-	-	-	-	-
D01	Hotel MyStays Kanda	2,851,000	3,043,827	5,260,000	4.8%	3,022,075	5,020,000	5.0%	-240,000	0.2pt	JREI
D02	Hotel MyStays Asakusa	2,584,000	2,568,405	5,340,000	5.7%	2,569,554	4,970,000	6.1%	-370,000	0.4pt	JREI
D03	Hotel MyStays Kyoto-Shijo	6,024,460	5,799,092	15,600,000	4.9%	5,757,328	15,100,000	5.0%	-500,000	0.1pt	JREI
D04	MyStays Shin- Urayasu Conference Center	4,930,200	4,740,530	7,140,000	4.9%	4,701,991	7,140,000	4.9%	-	0.0pt	JREI
D05	Hotel MyStays Maihama	4,870,312	4,697,808	6,690,000	4.9%	4,666,356	6,580,000	5.0%	-110,000	0.1pt	JREI
D06	Hotel MyStays Dojima[3]	3,845,400	3,677,480	7,370,000	4.9%	3,663,527	7,340,000	4.9%	-30,000	0.0pt	JREI
D07	Hotel MyStays Nagoya-Sakae	2,958,000	2,756,871	5,850,000	5.8%	2,751,346	5,950,000	5.7%	100,000	-0.1pt	JREI
D08	Hotel MyStays Sakaisuji-Honmachi	2,514,820	2,445,242	8,430,000	5.8%	2,431,218	7,750,000	6.3%	-680,000	0.5pt	JREI
D09	Hotel MyStays Yokohama	2,119,900	2,031,860	3,500,000	5.5%	2,017,990	3,500,000	5.5%	-	0.0pt	JREI
D10	Hotel MyStays Nippori	1,898,540	1,834,553	3,450,000	5.9%	1,830,724	3,100,000	6.5%	-350,000	0.6pt	JREI
D11	Hotel MyStays Fukuoka-Tenjin-Minami	1,570,520	1,530,707	4,720,000	5.2%	1,518,752	5,060,000	5.0%	340,000	-0.2pt	JREI
D12	Flexstay Inn Iidabashi	1,381,660	1,362,469	2,130,000	5.0%	1,371,063	2,020,000	5.3%	-110,000	0.3pt	JREI
D13	Hotel MyStays Ueno Inaricho	1,331,960	1,279,229	2,480,000	5.4%	1,270,859	2,350,000	5.7%	-130,000	0.3pt	JREI
D14	Flexstay Inn Shinagawa	1,242,500	1,216,367	2,130,000	5.0%	1,215,293	2,040,000	5.2%	-90,000	0.2pt	JREI
D15	Flexstay Inn Tokiwadai	1,242,500	1,224,238	2,260,000	5.2%	1,220,741	2,210,000	5.3%	-50,000	0.1pt	JREI
D16	Flexstay Inn Sugamo	1,192,800	1,151,012	2,170,000	5.3%	1,143,376	2,140,000	5.4%	-30,000	0.1pt	JREI
D17	Hotel MyStays Otemae	1,192,800	1,163,306	4,710,000	4.9%	1,158,056	4,700,000	4.9%	-10,000	0.0pt	JREI
D18	Flexstay Inn Kiyosumi Shirakawa	749,476	733,191	1,320,000	5.2%	732,893	1,300,000	5.3%	-20,000	0.1pt	JREI
D19	Flexstay Inn Nakanobu P1	589,442	575,428	837,000	5.3%	574,928	810,000	5.5%	-27,000	0.2pt	JREI
D20	Flexstay Inn Nakanobu P2	283,290	283,122	403,000	5.3%	288,784	390,000	5.5%	-13,000	0.2pt	JREI
D21	APA Hotel Yokohama-Kannai	8,350,000	8,041,740	9,650,000	4.4%	7,971,850	9,650,000	4.4%	-	0.0pt	JREI

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(Note 4) Includes JPY1,849million for acquisition of additional floor as of October 31 2017

Appraisal Value (4/4)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2017			As of the end of December 2017			Change[1]		Appraiser[2]
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D22	Hotel Nets Hakodate	2,792,000	2,682,873	3,720,000	5.1%	2,655,174	3,790,000	5.0%	70,000	-0.1pt	JREI
D23	Flexstay Inn Shirogane	2,119,000	2,104,434	2,310,000	5.1%	2,104,789	2,310,000	5.1%	-	0.0pt	JREI
D24	Hotel MyStays Haneda	7,801,000	7,585,110	8,490,000	4.8%	7,527,663	8,320,000	4.9%	-170,000	0.1pt	JREI
D25	Hotel MyStays Kameido P1	5,594,000	5,490,766	7,140,000	5.4%	5,486,044	7,020,000	5.5%	-120,000	0.1pt	JREI
D26	Hotel MyStays Ueno Iriyaguchi	3,821,000	3,760,260	4,370,000	5.7%	3,744,816	4,130,000	6.0%	-240,000	0.3pt	JREI
D27	Hotel MyStays Kameido P2	3,742,000	3,660,934	4,840,000	5.5%	3,671,948	4,750,000	5.6%	-90,000	0.1pt	JREI
D28	Hotel Vista Shimizu	2,198,000	2,124,941	2,450,000	5.8%	2,103,346	2,450,000	5.8%	-	0.0pt	JREI
D29	Super Hotel Shinbashi/ Karasumoriguchi	1,624,000	1,613,664	1,790,000	3.9%	1,608,947	1,790,000	3.9%	-	0.0pt	JREI
D30	Flexstay Inn Higashi-Jujo	1,277,000	1,271,988	1,430,000	5.6%	1,269,071	1,390,000	5.8%	-40,000	0.2pt	JREI
D31	Hotel MyStays Utsunomiya	1,237,000	1,235,735	1,380,000	6.1%	1,232,875	1,430,000	5.9%	50,000	-0.2pt	JREI
D32	Flexstay Inn Kawasaki-Kaizuka	980,000	953,048	1,180,000	5.0%	945,373	1,180,000	5.0%	-	0.0pt	JREI
D33	Comfort Hotel Toyama	979,000	956,063	1,090,000	5.3%	948,740	1,090,000	5.3%	-	0.0pt	JREI
D34	Flexstay Inn Kawasaki-Ogawacho	906,000	891,746	1,060,000	5.2%	889,064	1,050,000	5.2%	-10,000	0.0pt	JREI
D35	Flexstay Inn Ekoda	5,069,000	4,971,061	5,030,000	5.6%	4,969,240	4,880,000	5.8%	-150,000	0.2pt	JREI
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	1,170,000	1,148,288	1,230,000	4.3%	1,139,806	1,230,000	4.3%	-	0.0pt	Daiwa
D37	Super Hotel JR Ueno-iriyaguchi	1,130,000	1,115,334	1,220,000	3.8%	1,108,989	1,220,000	3.8%	-	0.0pt	Daiwa
D38	Hotel MyStays Shinsaibashi	3,160,000	3,124,659	3,410,000	5.5%	3,109,405	3,410,000	5.5%	-	0.0pt	JREI
D39	Comfort Hotel Kurosaki	1,148,000	1,121,782	1,210,000	5.3%	1,110,310	1,220,000	5.2%	10,000	-0.1pt	Daiwa
D40	Comfort Hotel Maebashi	1,128,000	1,119,141	1,170,000	4.9%	1,101,475	1,170,000	4.8%	-	-0.1pt	Daiwa
D41	Comfort Hotel Tsubamesanjo	1,010,000	995,959	1,060,000	5.3%	985,425	1,070,000	5.2%	10,000	-0.1pt	Daiwa
D42	Comfort Hotel Kitami	851,000	832,478	901,000	5.5%	822,677	904,000	5.4%	3,000	-0.1pt	Daiwa
D43	Hotel MyStays Gotanda Station	26,523,000	24,626,575	24,800,000	4.9%	26,493,832	27,400,000	4.9%	2,600,000	0.0pt	Morii
D44	Hotel Epinard Nasu	20,981,000	20,744,564	22,000,000	6.1%	20,476,742	22,400,000	6.0%	400,000	-0.1pt	Morii
D45	Hotel MyStays Fukuoka Tenjin	8,059,000	7,989,402	8,280,000	4.9%	7,953,031	8,450,000	4.8%	170,000	-0.1pt	Morii
D46	Hotel MyStays Hamamatsucho	7,959,000	7,916,416	7,760,000	4.6%	7,892,054	7,760,000	4.6%	-	0.0pt	Morii
D47	Hotel MyStays Premier Kanazawa	13,761,000	13,561,605	14,000,000	5.4%	13,450,915	14,200,000	5.3%	200,000	-0.1pt	Morii
D48	Takamatsu Tokyu REI Hotel	2,139,000	2,126,384	2,170,000	5.2%	2,116,155	2,210,000	5.1%	40,000	-0.1pt	Daiwa
D49	Hotel MyStays Premier Hamamatsucho	8,000,000	8,016,247	8,090,000	4.4%	8,000,855	8,080,000	4.4%	-10,000	0.0pt	JREI
D50	Hotel MyStays Shin Osaka Conference Center	13,068,000	-	-	-	13,066,970	13,200,000	4.7%	-	-	Tanizawa
D51	Hotel MyStays Premier Omori	9,781,000	-	-	-	9,777,628	9,880,000	4.4%	-	-	Tanizawa
D52	Beppu Kamenoi Hotel	8,870,000	-	-	-	8,818,674	8,960,000	6.1%	-	-	Tanizawa
D53	Hotel MyStays Sapporo Station	7,880,000	-	-	-	7,867,283	7,960,000	4.7%	-	-	Tanizawa
	Subtotal of Hotels	230,480,580	185,897,957	245,021,000	-	226,328,017	285,424,000	-	403,000	-	
	Total	340,629,019	292,537,976	363,502,000	-	327,709,905	400,007,000	-	1,288,000	-	

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Portfolio Properties (as of March 9, 2018) (1/3)

Property Number[1]	Property Name	Address	Acquisition Date	Completion Date	Acquisition Price[2] (JPY mn)	Investment Ratio[3] (%)	Rentable Unit[4,5]	Leasable Area[5] (m^2)	Leased Area[5] (m^2)	Occupancy Rate[5] (%)
A86	Salvo Sala	Osaka, Osaka	Sep 28, 2012	Jan 2007	544	0.2	54	1428.12	1428.12	100.0
A87	Excellente Kagurazaka	Shinjuku-ku,Tokyo	Sep 28, 2012	Jan 2007	543	0.2	33	701.92	660.73	94.1
A88	Luna Court Edobori	Osaka, Osaka	Sep 28, 2012	Feb 2004	525	0.1	50	1185.50	1114.09	94.0
A89	Winntage Kobe Motomachi	Kobe, Hyogo	Sep 28, 2012	May 2007	512	0.1	57	1433.35	1358.70	94.8
A90	Queen's Court Fukuzumi	Koto-ku, Tokyo	Sep 28, 2012	Sep 2006	456	0.1	25	765.18	686.31	89.7
A91	Corp Higashinotoin	Kyoto, Kyoto	Sep 28, 2012	Feb 2004	446	0.1	42	1029.05	1005.61	97.7
A92	Belair Oimachi	Shinagawa-ku, Tokyo	Sep 28, 2012	Apr 2006	412	0.1	26	530.60	492.80	92.9
A93	Siete Minami-Tsukaguchi	Amagasaki, Hyogo	Sep 28, 2012	Jan 2007	374	0.1	40	1020.86	919.52	90.1
A94	Prime Life Sannomiya Isogami Koen	Kobe Hyogo	Sep 28, 2012	Nov 2006	373	0.1	32	789.12	789.12	100.0
A95	HERMITAGE NANBA WEST	Osaka, Osaka	Sep 28, 2012	Dec 2006	355	0.1	21	992.76	992.76	100.0
A96	Century Park Shinkawa 1-bankan	Nagoya, Aichi	Sep 28, 2012	Sep 2001	335	0.1	44	1477.62	1410.28	95.4
A97	West Avenue	Kunitachi, Tokyo	Sep 28, 2012	Oct 1991	331	0.1	40	794.80	695.46	87.5
A98	Little River Honmachibashi	Okasa, Osaka	Sep 28, 2012	Jun 2007	310	0.1	31	974.81	884.50	90.7
A99	Prime Life Mikage	Kobe, Hyogo	Sep 28, 2012	Jan 2007	297	0.1	28	761.18	736.22	96.7
A100	City Court Kitaichijo	Sapporo, Hokkaido	Jul 16, 2015	Nov 2007	1,782	0.5	127	5230.18	5027.65	96.1
A101	Lieto Court Mukojima	Sumida-ku, Tokyo	Jul 16, 2015	Feb 2008	1,683	0.5	82	2940.20	2911.22	99.0
A102	Lieto Court Nishi-Ojima	Koto-ku, Tokyo	Jul 16, 2015	Feb 2008	1,634	0.5	91	2048.28	2027.36	99.0
A103	Royal Parks Momozaka	Okasa, Osaka	Jan 22, 2016	Jun 2007	2,910	0.8	147	8776.26	8214.88	93.6
A104	Royal Parks Shinden	Adachi-ku, Tokyo	Mar 31, 2016	Jun 2007	5,024	1.4	248	15797.29	15797.29	100.0
A105	Royal Parks Tower Minami-Senju	Arakawa-ku, Tokyo	Mar 14, 2017	May 2008	21,879	6.1	557	39113.46	36814.84	94.1
A106	Royal Parks Seasir Minami-Senju	Arakawa-ku, Tokyo	Mar 14, 2017	Aug 2006	2,683	0.8	113	6496.86	6215.24	95.7
	Subtotal of Residential				90,154	25.3	4,561	182093.86	173463.28	95.3
B17	Lexington Plaza Hachiman	Sendai, Miyagi	Feb 1, 2010	Dec 2005	3,280	0.9	18	8419.15	8419.15	100.0
B18	AEON TOWN Sukagawa	Sukagawa, Fukushima	Feb 1, 2010	Oct 2005	2,320	0.7	1	18440.58	18440.58	100.0
	Subtotal of Offices and Commercial Facilities				5,600	1.6	19	26859.73	26859.73	99.1
D01	Hotel MyStays Kanda	Chiyoda-ku, Tokyo	May 23, 2014	Dec 2005	2,851	0.8	126	2585.72	2585.72	100.0
D02	Hotel MyStays Asakusa	Sumida-ku, Tokyo	May 23, 2014	Jan 1990	2,584	0.7	161	3327.38	3327.38	100.0
D03	Hotel MyStays Kyoto-Shijo	Kyoto, Kyoto	Jul 17, 2014	Jan 2008	6,024	1.7	225	7241.51	7241.51	100.0
D04	MyStays Shin- Urayasu Conference Center	Urayasu, Chiba	Jul 17, 2014	Mar 2009	4,930	1.4	175	6232.30	6232.30	100.0
D05	Hotel MyStays Maihama	Urayasu, Chiba	Jul 17, 2014	Jun 2005	4,870	1.4	90	2456.36	2456.36	100.0
D06	Hotel MyStays Dojima[6]	Osaka, Osaka	Jul 17, 2014	Aug 1990	3,845	1.1	153	9445.32	9445.32	100.0
D07	Hotel MyStays Nagoya-Sakae	Nagoya, Aichi	Jul 17, 2014	Nov 1979	2,958	0.8	279	9064.71	9064.71	100.0
D08	Hotel MyStays Sakaisuji-Honmachi	Osaka, Osaka	Jul 17, 2014	Jul 2008	2,514	0.7	191	4188.83	4188.83	100.0
D09	Hotel MyStays Yokohama	Yokohama, Kanagawa	Jul 17, 2014	Oct 1974	2,119	0.6	190	7379.43	7379.43	100.0
D10	Hotel MyStays Nippori	Arakawa-ku, Tokyo	Jul 17, 2014	Apr 1987	1,898	0.5	93	1719.29	1719.29	100.0
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	Jul 17, 2014	Feb 2008	1,570	0.4	177	3412.71	3412.71	100.0
D12	Flexstay Inn Iidabashi	Shinjuku-ku, Tokyo	Jul 17, 2014	Dec 1990	1,381	0.4	62	2953.38	2953.38	100.0
D13	Hotel MyStays Ueno Inaricho	Taito-ku, Tokyo	Jul 17, 2014	Dec 1986	1,331	0.4	72	1150.76	1150.76	100.0
D14	Flexstay Inn Shinagawa	Shinagawa-ku, Tokyo	Jul 17, 2014	Oct 1986	1,242	0.3	55	1134.52	1134.52	100.0
D15	Flexstay Inn Tokiwadai	Itabashi-ku, Tokyo	Jul 17, 2014	Dec 1989	1,242	0.3	130	2539.75	2539.75	100.0
D16	Flexstay Inn Sugamo	Toshima-ku, Tokyo	Jul 17, 2014	Jan 1992	1,192	0.3	105	2089.86	2089.86	100.0
D17	Hotel MyStays Otemae	Osaka, Osaka	Jul 17, 2014	Dec 1986	1,192	0.3	111	4956.66	4956.66	100.0
D18	Flexstay Inn Kiyosumi Shirakawa	Koto-ku, Tokyo	Jul 17, 2014	May 1992	749	0.2	56	2673.64	2673.64	100.0

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(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen
(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place
(Note 4) "Rentable units" includes shops, offices and nursing homes which are counted as one unit by each compartment
(Note 5) "Rentable Unit","Leasable Area","Leased Area"and "Occupancy Rate"are data as of December 31, 2017
(Note 6) Due to the change of its operator, the property name was changed from Hotel Vista Premio Dojima on August 1, 2017

Portfolio Properties (as of March 9, 2018) (2/3)

Property Number[1]	Property Name	Address	Acquisition Date	Completion Date	Acquisition Price[2] (JPY mn)	Investment Ratio[3] (%)	Rentable Unit[4,5]	Leasable Area[5] (m^2)	Leased Area[5] (m^2)	Occupancy Rate[5] (%)
D19	Flexstay Inn Nakanobu P1	Shinagawa-ku, Tokyo	Jul 17, 2014	Sep 1986	589	0.2	39	770.56	770.56	100.0
D20	Flexstay Inn Nakanobu P2	Shinagawa-ku, Tokyo	Jul 17, 2014	Mar 1989	283	0.1	22	391.49	391.49	100.0
D21	APA Hotel Yokohama-Kannai	Yokohama, Kanagawa	Feb 6, 2015	Apr 2005	8,350	2.3	452	6568.51	6568.51	100.0
D22	Hotel Nets Hakodate	Hakodate, Hokkaido	Feb 6, 2015	Feb 2008	2,792	0.8	205	7961.26	7961.26	100.0
D23	Flexstay Inn Shirogane	Minato-ku, Tokyo	Feb 6, 2015	Dec 1984	2,119	0.6	84	1754.06	1754.06	100.0
D24	Hotel MyStays Haneda	Ota-ku, Tokyo	Jul 16, 2015	Apr 2001	7,801	2.2	174	5400.16	5400.16	100.0
D25	Hotel MyStays Kameido P1	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	5,594	1.6	266	4349.67	4349.67	100.0
D26	Hotel MyStays Ueno Iriyaguchi	Taito-ku, Tokyo	Jul 16, 2015	Nov 1985	3,821	1.1	97	2247.92	2247.92	100.0
D27	Hotel MyStays Kameido P2	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	3,742	1.0	177	2793.99	2793.99	100.0
D28	Hotel Vista Shimizu	Shimizu, Shizuoka	Jul 16, 2015	Jan 2007	2,198	0.6	152	3559.81	3559.81	100.0
D29	Super Hotel Shinbashi/ Karasumoriguchi	Minato-ku, Tokyo	Jul 16, 2015	Feb 2008	1,624	0.5	74	1403.89	1403.89	100.0
D30	Flexstay Inn Higashi-Jujo	Kita-ku, Tokyo	Jul 16, 2015	Jun 1986	1,277	0.4	89	1714.53	1714.53	100.0
D31	Hotel MyStays Utsunomiya	Utsunomiya, Tochigi	Jul 16, 2015	Jan 1990	1,237	0.3	126	11733.23	11733.23	100.0
D32	Flexstay Inn Kawasaki-Kaizuka	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1990	980	0.3	64	1190.57	1190.57	100.0
D33	Comfort Hotel Toyama	Toyama, Toyama	Jul 16, 2015	Mar 2007	979	0.3	150	3305.64	3305.64	100.0
D34	Flexstay Inn Kawasaki-Ogawacho	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1989	906	0.3	62	725.60	725.60	100.0
D35	Flexstay Inn Ekoda	Nerima-ku, Tokyo	Aug 28, 2015	Jan 1989	5,069	1.4	210	3932.93	3932.93	100.0
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Tachikawa, Tokyo	Aug 28, 2015	Nov 2007	1,170	0.3	96	1832.97	1832.97	100.0
D37	Super Hotel JR Ueno-iriyaguchi	Taito-ku, Tokyo	Aug 28, 2015	Mar 2006	1,130	0.3	69	1279.16	1279.16	100.0
D38	Hotel MyStays Shinsaibashi	Osaka, Osaka	Jan 22, 2016	Sep 1984	3,160	0.9	57	1942.01	1942.01	100.0
D39	Comfort Hotel Kurosaki	Kitakyusyu, Fukuoka	Jan 22, 2016	Feb 2009	1,148	0.3	151	3207.60	3207.60	100.0
D40	Comfort Hotel Maebashi	Maebashi, Gunma	Jan 22, 2016	Mar 2009	1,128	0.3	154	3660.96	3660.96	100.0
D41	Comfort Hotel Tsubamesanjo	Sanjyo, Niigata	Jan 22, 2016	Jun 2007	1,010	0.3	133	3099.90	3099.90	100.0
D42	Comfort Hotel Kitami	Kitami, Hokkaido	Jan 22, 2016	Mar 2008	851	0.2	127	3009.50	3009.50	100.0
D43	Hotel MyStays Gotanda Station	Shinagawa-ku, Tokyo	Mar 31, 2016	Mar 1974, Aug 1984	26,523	7.4	385	10137.88	10137.88	100.0
D44	Hotel Epinard Nasu	Nasu-gun, Tochigi	Mar 31, 2016	Feb 1992, Jun 1995	20,981	5.9	310	37702.33	37702.33	100.0
D45	Hotel MyStays Fukuoka Tenjin	Fukuoka, Fukuoka	Mar 31, 2016	Aug 2008	8,059	2.3	217	5083.06	5083.06	100.0
D46	Hotel MyStays Hamamatsucho	Minato-ku, Tokyo	Mar 31, 2016	Oct 2008	7,959	2.2	105	1951.90	1951.90	100.0
D47	Hotel MyStays Premier Kanazawa	Kanazawa, Ishikawa	Jun 15, 2016	Oct 2014	13,761	3.9	261	13250.03	13250.03	100.0
D48	Takamatsu Tokyu REI Hotel	Takamatsu, Kagawa	Jun 15, 2016	Apr 1982	2,139	0.6	193	7148.17	7148.17	100.0
D49	Hotel MyStays Premier Hamamatsucho	Minato-ku, Tokyo	May 29, 2017	Jun 1994	8,000	2.2	134	6151.93	6151.93	100.0
D50	Hotel MyStays Shin Osaka Conference Center	Osaka, Osaka	Oct 13, 2017	Jun 1974	13,068	3.7	397	13026.99	13026.99	100.0
D51	Hotel MyStays Premier Omori	Shinagawa-ku, Tokyo	Oct 13, 2017	Feb 1995	9,781	2.7	232	11849.61	11849.61	100.0
D52	Beppu Kamenoi Hotel	Beppu, Oita	Oct 13, 2017	May 1997	8,870	2.5	322	19422.08	19422.08	100.0
D53	Hotel MyStays Sapporo Station	Sapporo, Hokkaido	Oct 13, 2017	Oct 2007	7,880	2.2	242	7267.88	7267.88	100.0
D54	Hotel MyStays Yokohama Kannai	Yokohama, Kanagawa	Feb 7, 2018	Aug 2016	5,326	1.5	165	4501.18	4501.18	100.0
D55	Art Hotel Joetsu	Joetsu, Niigata	Feb 7, 2018	Nov 1993	2,772	0.8	198	7563.60	7563.60	100.0
D56	Art Hotel Hirosaki City	Hirosaki, Aomori	Feb 7, 2018	Aug 1989	2,723	0.8	134	14826.30	14826.30	100.0
D57	Hotel MyStays Oita	Oita , Oita	Feb 7, 2018	Jul 2007	1,604	0.4	145	3254.69	3254.69	100.0
-	Sheraton Grande Tokyo Bay Hotel (preferred equity interest)	Urayasu-shi, Chiba	Oct 13, 2017	Mar 1988	17,845	5.0	-	-	-	-
	Subtotal of Hotels				260,751	73.1	9,121	315525.68	315525.68	100.0
	Total				356506	100.0	13701	524479.27	499438.86	98.2

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(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen
(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place
(Note 4) "Rentable units" includes shops, offices and nursing homes which are counted as one unit by each compartment
(Note 5) "Rentable Unit","Leasable Area","Leased Area"and "Occupancy Rate"are data as of December 31, 2017
(Note 6) Due to the change of its operator, the property name was changed from Hotel Vista Premio Dojima on August 1, 2017

Portfolio Properties (as of March 9, 2018) (3/3)

Property Number[1]	Property Name	Address	Acquisition Date	Completion Date	Acquisition Price[2] (JPY mn)	Investment Ratio[3] (%)	Rentable Unit[4,5]	Leasable Area[5] (m^2)	Leased Area[5] (m^2)	Occupancy Rate[5] (%)
A26	Nisshin Palacestage Daitabashi	Suginami-ku, Tokyo	Jul 28, 2005	Dec 1992	1,251	0.4	98	1771.13	1645.50	92.9
A27	Nisshin Palacestage Higashi-Nagasaki	Toshima-ku, Tokyo	Jul 28, 2005	Mar 1989	1,229	0.3	60	2681.94	2607.30	97.2
A28	Growth Maison Gotanda	Shinagawa-ku, Tokyo	Jan 30, 2006	Jul 2005	888	0.2	48	1051.50	1051.50	100.0
A29	Growth Maison Kameido	Koto-ku, Tokyo	Mar 30, 2006	Oct 2005	1,070	0.3	66	1367.96	1286.12	94.0
A30	Emerald House	Itabashi-ku, Tokyo	Aug 1, 2006	Feb 1995	1,505	0.4	96	2152.31	2084.15	96.8
A32	Suncrest Shakujii-Koen	Nerima-ku, Tokyo	Aug 3, 2006	Mar 1990	1,088	0.3	29	3029.16	3029.16	100.0
A33	Growth Maison Shin-Yokohama	Yokohama, Kanagawa	Aug 3, 2006	Mar 2006	1,059	0.3	68	1858.44	1774.64	95.5
A34	Belle Face Ueno-Okachimachi	Taito-ku, Tokyo	Aug 1, 2006	Feb 2006	1,023	0.3	64	1351.11	1182.08	87.5
A35	Grand Rire Kameido	Koto-ku, Tokyo	Aug 3, 2006	Mar 2006	906	0.3	72	1562.26	1562.26	100.0
A37	Growth Maison Yoga	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 2006	795	0.2	39	1015.34	989.41	97.4
A38	Route Tachikawa	Tachikawa, Tokyo	Aug 3, 2006	Mar 1997	676	0.2	24	1368.57	1368.57	100.0
A39	Shibuya-Honmachi Mansion	Shibuya-ku, Tokyo	Aug 3, 2006	Dec 1986	651	0.2	25	1167.50	1065.72	91.3
A40	City Heights Kinuta	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 1983	646	0.2	19	1235.93	1169.33	94.6
A41	Acseeds Tower Kawaguchi-Namiki	Kawaguchi, Saitama	Aug 3, 2006	Feb 2006	620	0.2	57	1210.74	1168.46	96.5
A43	College Square Machida	Machida, Tokyo	Aug 1, 2006	Mar 1984	589	0.2	62	1047.75	1047.75	100.0
A44	Belair Meguro	Meguro-ku, Tokyo	Aug 1, 2006	Oct 2005	589	0.2	25	557.05	513.03	92.1
A45	Wacore Tsunashima Ⅰ	Yokohama, Kanagawa	Aug 3, 2006	Feb 1991	572	0.2	50	907.46	853.61	94.1
A46	Foros Nakamurabashi	Nerima-ku, Tokyo	Aug 3, 2006	Sep 2001	566	0.2	37	815.77	795.58	97.5
A47	Growth Maison Kaijin	Funabashi, Chiba	Aug 1, 2006	Oct 1993	557	0.2	34	2040.27	1973.84	96.7
A48	College Square Machiya	Arakawa-ku, Tokyo	Aug 3, 2006	Mar 2006	510	0.1	43	871.35	871.35	100.0
A51	City House Tokyo Shinbashi	Minato-ku, Tokyo	Feb 1, 2010	Aug 2004	2,520	0.7	86	3364.00	3246.48	96.5
A52	Winbell Kagurazaka	Shinjuku-ku, Tokyo	Feb 1, 2010	Feb 2004	3,260	0.9	118	4032.70	3947.05	97.9
A53	Nishiwaseda Cresent Mansion	Shinjuku-ku, Tokyo	Feb 1, 2010	Jul 1987	1,880	0.5	69	4310.77	4259.47	98.8
A54	Lexington Square Akebonobashi	Shinjuku-ku, Tokyo	Feb 1, 2010	Dec 2004	1,450	0.4	88	1987.88	1918.95	96.5
A59	Towa City Coop Shin-otsuka Ⅱ	Toshima-ku, Tokyo	Feb 1, 2010	May 1993	866	0.2	58	1627.13	1607.75	98.8
A61	Bichsel Musashiseki	Nerima-ku, Tokyo	Feb 1, 2010	Feb 1992	577	0.2	70	1220.24	1151.99	94.4
A63	Towa City Coop Sengencho	Yokohama, Kanagawa	Feb 1, 2010	Oct 1992	1,110	0.3	154	3426.36	2884.56	84.2
A64	Royal Park Omachi	Sendai, Miyagi	Feb 1, 2010	Feb 1993	415	0.1	51	1929.59	1823.47	94.5
A65	Lexington Square Haginomachi	Sendai, Miyagi	Feb 1, 2010	Aug 2005	330	0.1	39	1528.58	1448.48	94.8
A66	Visconti Kakuozan	Nagoya, Aichi	Feb 1, 2010	Sep 2003	255	0.1	8	705.75	591.49	83.8
A71	Lexington Square Daitabashi	Suginami-ku, Tokyo	Feb 1, 2010	Nov 2006	977	0.3	43	1430.64	1430.64	100.0
A72	Lexington Square Honjo-Azumabashi	Sumida-ku, Tokyo	Feb 1, 2010	Oct 2006	511	0.1	33	784.74	761.50	97.0
A73	AMS TOWER Minami 6-Jo	Sapporo, Hokkaido	Feb 1, 2010	Feb 2007	1,180	0.3	120	4460.56	3620.74	81.2
A75	Spacia Ebisu	Shibuya-ku, Tokyo	Feb 1, 2010	Feb 2003	7,010	2.0	109	7794.91	7110.97	91.2
A76	Neo Prominence	Kita-ku, Tokyo	Sep 28, 2012	Apr 1994	1,660	0.5	52	3574.70	3574.70	100.0
A77	Invoice Shin-Kobe Residence	Kobe, Hyogo	Sep 28, 2012	Jan 2007	1,260	0.4	81	2773.71	2773.71	100.0
A78	Cosmo Court Motomachi	Kobe, Hyogo	Sep 28, 2012	Mar 2007	973	0.3	82	2310.49	2281.50	98.7
A79	Revest Honjin	Nagoya, Aichi	Sep 28, 2012	Mar 2007	674	0.2	80	1933.80	1764.38	91.2
A80	Revest Matsubara	Nagoya, Aichi	Sep 28, 2012	Mar 2007	657	0.2	70	1955.40	1845.67	94.4
A82	Alba Noritake Shinmachi	Nagoya, Aichi	Sep 28, 2012	Nov 2006	608	0.2	64	1731.68	1623.10	93.7
A83	Revest Meieki Minami	Nagoya, Aichi	Sep 28, 2012	Feb 2007	597	0.2	61	1634.60	1485.44	90.9
A84	Revest Heian	Nagoya, Aichi	Sep 28, 2012	Nov 2006	595	0.2	40	1554.03	1479.03	95.2
A85	Vendir Hamaotsu Ekimae	Otsu, Shiga	Sep 28, 2012	Feb 2007	581	0.2	81	2670.66	2610.15	97.7

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(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen
(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place
(Note 4) "Rentable units" includes shops, offices and nursing homes which are counted as one unit by each compartment
(Note 5) "Rentable Unit","Leasable Area","Leased Area"and "Occupancy Rate"are data as of December 31, 2017
(Note 6) Due to the change of its operator, the property name was changed from Hotel Vista Premio Dojima on August 1, 2017

Borrowing (as of February 20, 2018) (1/2)

Name	Lender	Borrowing Amount (JPY million)	Interest Rate (annual rate)	Fixed / Floating	Borrowing Date	Maturity Date
New Syndicate Loan (E)	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mizuho Bank, Ltd. Shinsei Bank, Limited Citibank, N.A., Tokyo Branch Sumitomo Mitsui Trust Bank, Limited Resona Bank, Limited. Mitsubishi UFJ Trust and Banking Corporation	28,979	0.37500% [1]	Fixed interest rate (swap)	July 16, 2015	July 16, 2018
		28,979	0.48000% [1]	Fixed interest rate (swap)	July 16, 2015	July 16, 2019
		28,979	0.59000% [1]	Fixed interest rate (swap)	July 16, 2015	July 16, 2020
Term Loan (A)	Mizuho Bank, Ltd.	3,682	0.48000% [1]	Fixed interest rate (swap)	August 28, 2015	August 28, 2019
Term Loan (B)	Sumitomo Mitsui Trust Bank, Limited Mitsubishi UFJ Trust and Banking Corporation	4,250	0.34300% [1]	Fixed interest rate (swap)	January 22, 2016	January 22, 2019
		4,250	0.60000% [1]	Fixed interest rate (swap)	January 22, 2016	January 22, 2021
New Syndicate Loan (F)	Sumitomo Mitsui Trust Bank, Limited Japan Post Bank Co., Ltd. Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Bank of Fukuoka, Ltd. Mitsubishi UFJ Trust and Banking Corporation The Shizuoka Bank, Ltd. Shinsei Bank, Limited Resona Bank, Limited Development Bank of Japan, Inc. The Kagawa Bank, Ltd. The Daishi Bank, Ltd. The Hyakugo Bank, Ltd. The Hiroshima Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	11,434	0.45545% [2]	Floating interest rate (JPY 1 month TIBOR+0.40%)	March 31, 2016	March 30, 2019
		10,433	0.55545% [2]	Floating interest rate (JPY 1 month TIBOR+0.50%)	March 31, 2016	March 30, 2020
		10,433	0.65545% [2]	Floating interest rate (JPY 1 month TIBOR+0.60%)	March 31, 2016	March 30, 2021
Term Loan (C)	Citibank, N.A., Tokyo Branch	1,000	0.45545% [2]	Floating interest rate (JPY 1 month TIBOR+0.40%)	June 15, 2016	June 15, 2019
		1,000	0.55545% [2]	Floating interest rate (JPY 1 month TIBOR+0.50%)	June 15, 2016	June 15, 2020
		1,000	0.65545% [2]	Floating interest rate (JPY 1 month TIBOR+0.60%)	June 15, 2016	June 15, 2021
Term Loan (D)	Development Bank of Japan Inc.	1,000	0.45545% [2]	Floating interest rate (JPY 1 month TIBOR+0.40%)	June 30, 2016	June 30, 2019
	AEON Bank, Ltd.	3,000	0.65545% [2]	Floating interest rate (JPY 1 month TIBOR+0.60%)	June 30, 2016	June 30, 2021

(Note 1) The interest rates are after reflecting interest rate swap
(Note 2) The interest rates are applicable for the period from January 31, 2018 to February 27, 2018.
(Note 3) The average interest rate (annual) is the weighted average, and is rounded to five decimal places
(Note 4) Borrowing amount is rounded down to indicated unit

Borrowing (as of February 20, 2018) (2/2)

Name	Lender	Borrowing Amount (JPY million)	Interest Rate (annual rate)	Fixed / Floating	Borrowing Date	Maturity Date
Term Loan (E)	The Tokyo Star Bank, Limited	700	0.45545% [2]	Floating interest rate (JPY 1 month TIBOR+0.40%)	July 20, 2016	July 20, 2019
		1,600	0.55545% [2]	Floating interest rate (JPY 1 month TIBOR+0.50%)	July 20, 2016	July 20, 2020
		1,700	0.65545% [2]	Floating interest rate (JPY 1 month TIBOR+0.60%)	July 20, 2016	July 20, 2021
New Syndicate Loan (G)	Mizuho Bank, Ltd. Development Bank of Japan, Inc. Resona Bank, Limited The Bank of Fukuoka, Ltd. The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd. The Towa Bank, Ltd. The Shizuoka Bank, Ltd. The Dai-ichi Life Insurance Company, Limited The Gunma Bank, Ltd.	3,250	0.45545% [2]	Floating interest rate (JPY 1 month TIBOR+0.40%)	March 14, 2017	March 14, 2020
		3,250	0.55545% [2]	Floating interest rate (JPY 1 month TIBOR+0.50%)	March 14, 2017	March 14, 2021
		4,750	0.65545% [2]	Floating interest rate (JPY 1 month TIBOR+0.60%)	March 14, 2017	March 14, 2022
Term Loan (F)	Sumitomo Mitsui Banking Corporation	3,000	0.50545% [2]	Floating interest rate (JPY 1 month TIBOR+0.45%)	March 14, 2017	September 14, 2020
Term Loan (G)	Mizuho Bank, Ltd. The Dai-ichi Life Insurance Company, Limited	7,321	0.60545% [2]	Floating interest rate (JPY 1 month TIBOR+0.55%)	May 29, 2017	November 29, 2021
New Syndicate Loan (H)	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited Resona Bank, Limited Development Bank of Japan, Inc. AEON Bank, Ltd. The Bank of Fukuoka, Ltd. The Nomura Trust and Banking Co., Ltd. The Hiroshima Bank, Ltd. The Dai-ichi Life Insurance Company, Limited	1,068	0.25545% [2]	Floating interest rate (JPY 1 month TIBOR+0.20%)	October 13, 2017	October 13, 2018
		2,000	0.25545% [2]	Floating interest rate (JPY 1 month TIBOR+0.20%)	October 13, 2017	October 13, 2018
		3,700	0.30545% [2]	Floating interest rate (JPY 1 month TIBOR+0.25%)	October 13, 2017	October 13, 2019
		1,868	0.35545% [2]	Floating interest rate (JPY 1 month TIBOR+0.30%)	October 13, 2017	October 13, 2020
		1,867	0.45545% [2]	Floating interest rate (JPY 1 month TIBOR+0.40%)	October 13, 2017	October 13, 2021
		5,365	0.65545% [2]	Floating interest rate (JPY 1 month TIBOR+0.60%)	October 13, 2017	October 13, 2022
		3,565	0.75545% [2]	Floating interest rate (JPY 1 month TIBOR+0.70%)	October 13, 2017	October 13, 2023
		3,560	0.85545% [2]	Floating interest rate (JPY 1 month TIBOR+0.80%)	October 13, 2017	October 11, 2024
Subtotal of Short Term Debt		3,068				
Subtotal of Long Term Debt		183,915				
Total Debt		186,983	0.51840% [3]			

(Note 1) The interest rates are after reflecting interest rate swap
(Note 2) The interest rates are applicable for the period from January 31, 2018 to February 27, 2018.
(Note 3) The average interest rate (annual) is the weighted average, and is rounded to five decimal places
(Note 4) Borrowing amount is rounded down to indicated unit

Overview of Unitholders

Major Unitholders (TOP 10)

As of June 30, 2017

	Name	Number of units held	(%)
1	Calliope Godo Kaisha	609,942	15.79
2	The Master Trust Bank of Japan, Ltd. (trust account)	393,161	10.18
3	Japan Trustee Services Bank, Ltd. (trust account)	381,808	9.88
4	Trust & Custody Services Bank, Ltd. (securities investment trust account)	347,515	9.00
5	Rayo Godo Kaisha	149,925	3.88
6	The Nomura Trust and Banking Co., Ltd. (investment trust account)	131,026	3.39
7	THE BANK OF NEW YORK 133970	76,487	1.98
8	THE BANK OF NEW YORK MELLON SA/NV 10	62,156	1.60
9	STATE STREET BANK AND TRUST COMPANY 505012	50,939	1.31
10	JP MORGAN CHASE BANK 385628	47,626	1.23
	Total	2,250,585	58.29

*Percentages are rounded down to the second decimal place

Issued investment units: 3,860,824

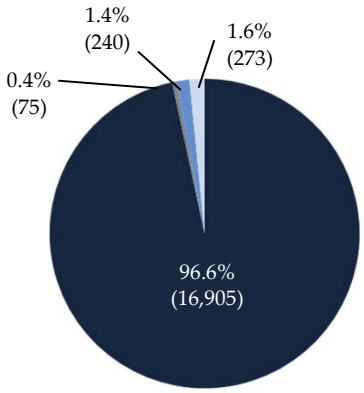
As of December 31, 2017

	Name	Number of units held	(%)
1	Calliope Godo Kaisha	609,942	12.72
2	The Master Trust Bank of Japan, Ltd. (trust account)	599,567	12.50
3	Japan Trustee Services Bank, Ltd. (trust account)	464,824	9.69
4	Trust & Custody Services Bank, Ltd. (securities investment trust account)	194,917	4.06
5	Rayo Godo Kaisha	149,925	3.12
6	The Nomura Trust and Banking Co., Ltd. (investment trust account)	146,937	3.06
7	THE BANK OF NEW YORK MELLON SA/NV 10	130,716	2.72
8	JP MORGAN CHASE BANK 385628	74,626	1.55
9	STATE STREET BANK - WEST PENSION FUND CLIENTS -EXEMPT 505233	61,082	1.27
10	STATE STREET BANK AND TRUST COMPANY 505223	57,916	1.20
	Total	2,490,452	51.95

Issued investment units: 4,893,181

Unitholders Composition

<Number of Unitholders>



(Total : 17,493)

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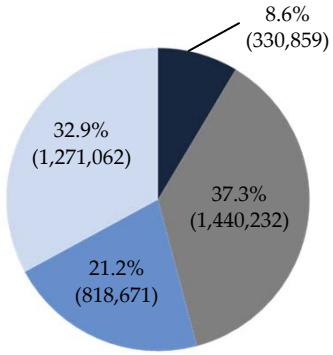
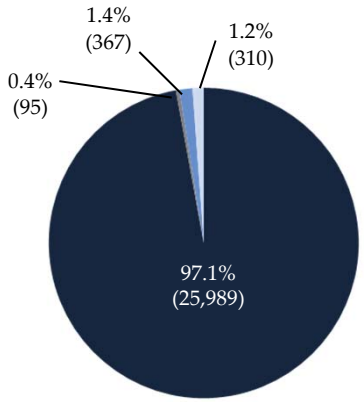


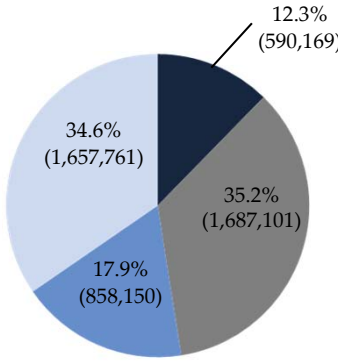
(Total : 3,860,824 units)

<Number of Unitholders>



(Total : 26,761)

<Number of Units held by Unitholders>

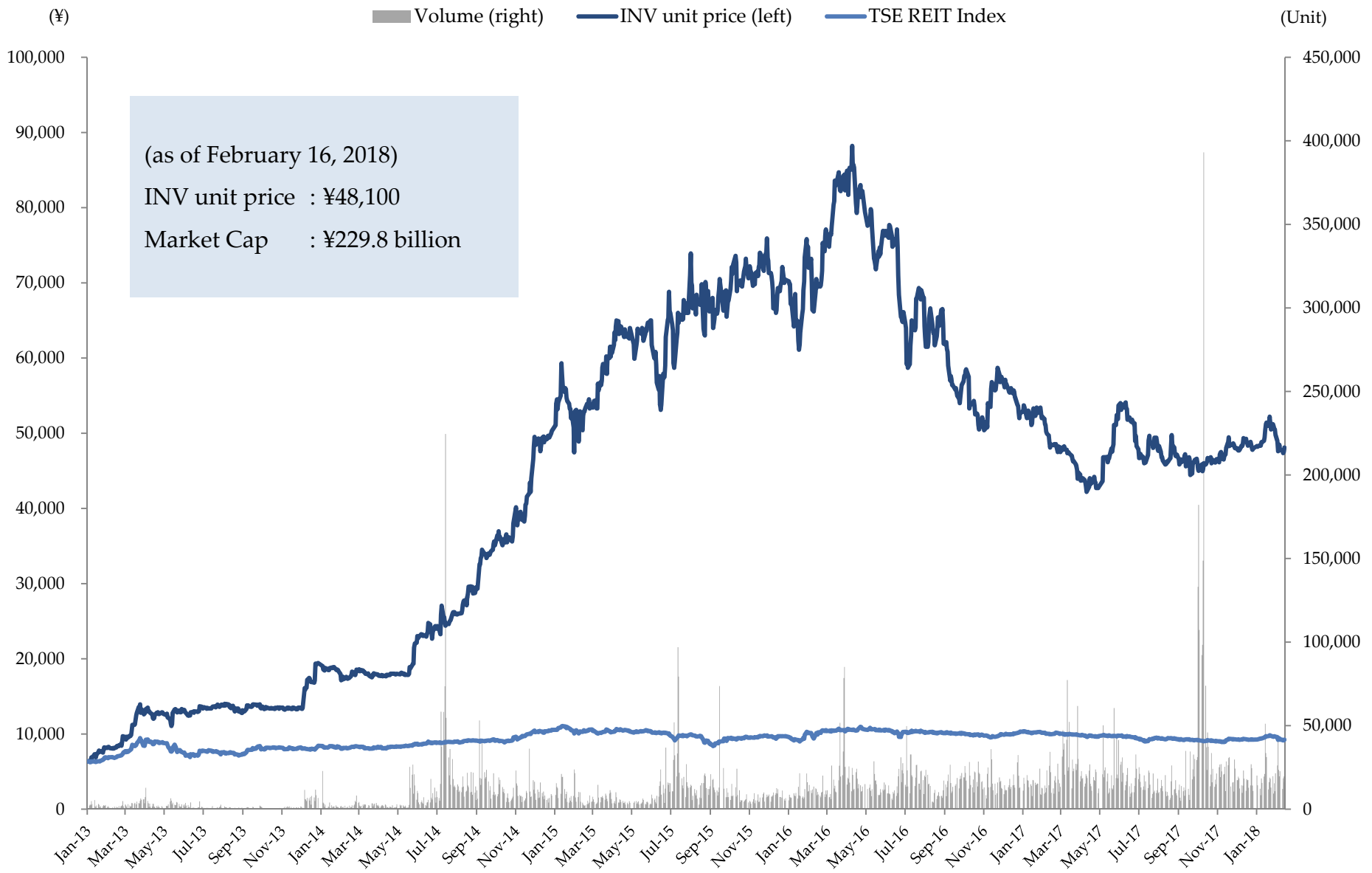


(Total : 4,793,181 units)

Individuals | Financial Institutions (incl. Securities Companies) | Other Domestic Corporations | Foreign Companies, etc.

*Percentages are rounded to one decimal place

Unit Price Information



(as of February 16, 2018)
INV unit price : ¥48,100
Market Cap : ¥229.8 billion

Source: TSE and Bloomberg

(Note 1) It shows the change in the price from January 4, 2013 until February 16, 2018
(Note 2) TSE REIT Index has been indexed, assuming the closing price of TSE REIT Index as of January 4, 2013 was the same as the closing price of INV unit on the same day

Disclaimer

Invincible
Investment Corporation

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Consonant
Investment Management

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