

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation

Name of representative:

Naoki Fukuda, Executive Director

Roppongi Hills Mori Tower

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(Securities code: 8963)

Asset manager:

Consonant Investment Management Co., Ltd.

Naoki Fukuda, CEO

Contact: Jun Komo

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Notice concerning Sale of Assets

Invincible Investment Corporation (“INV”) announced today the sale of assets (the “Sale”)(six residential properties; Hereafter, individually “Property to be Sold,” or collectively “Properties to be Sold”) decided by Consonant Investment Management Co., Ltd. (“CIM”), the asset manager of INV.

1. Overview of Sale

(in JPY million)

Use	Property number	Property name	Acquisition price	Book value ¹	Anticipated sales price ²	Expected gain on sale ¹	Transferee ³	Category of specified assets
Residential	A31	Harmonie Ochanomizu	1,428	1,351	1,603	251	Undisclosed	Trust Beneficiary Interest ⁴
	A36	Growth Maison Ikebukuro	825	746	1,057	310		
	A42	Capital Heights Kagurazaka	604	626	732	106		
	A56	Casa Eremitaggio	1,070	953	1,312	358		
	A62	Lexel Mansion Ueno Matsugaya	970	859	1,329	470		
	A81	Sun Terrace Minami-Ikebukuro	625	595	934	339		
	Total		5,523	5,132	6,970	1,837		

(Note 1) The difference between anticipated sales price and book value indicates estimate for reference purpose

calculated using the book values as of June 30, 2017; INV estimates to recognize a gain on sales of JPY1,099 million in the fiscal period ending December 2017, and JPY597 million for the fiscal period ending June 2018.

- (Note 2) Anticipated sales prices do not include adjustments for fixed asset taxes or city planning taxes, or national or local consumption taxes; hereinafter the same.
- (Note 3) The name of the transferee (a Japanese TMK (Tokutei Mokuteki Kaisha)) is not disclosed, as the transferee's consent has not been obtained for disclosure. For an overview of the relations between transferee, please refer to below "4. Overview of Transferee."
- (Note 4) Each of the trust beneficiary interest of Harmoni Ochanomizu, Growth Maison Ikebukuro and Capital Heights Kagurazaka was integrated in a single trust account with other trust accounts when INV procured funds through debt financing backed by trust assets (the "Trust Asset-Backed Borrowing") in July 2011. In transferring the sole trust beneficiary interest of the abovementioned three properties by itself, INV incurred some expenses to detach from the integrated trust account, effective as of December 22, 2017. For details of Trust Asset-Backed Borrowing and such integration of trust accounts, please refer to "Notice concerning Fund Procurement through Debt Financing Backed by Trust Assets and Repayment of Borrowings and Change in Trustee of Trust Assets" dated July 15, 2011.
- (Note 5) Amounts are rounded down to the nearest million yen; hereinafter the same.
- (Note 6) As set forth in "7. Schedules" below, the scheduled sale date for Casa Eremitaggio, Lexel Mansion Ueno Matsugaya and Sunterrace Minami-Ikebukuro (collectively the "December Transaction Properties") is December 28, 2017 and the scheduled sale date for Harmonie Ochanomizu, Growth Maison Ikebukuro and Capital Heights Kagurazaka (collectively the "January Transaction Properties"). As the sale of the six Properties to be Sold is made as an integrated transaction, if the completion of the sale of January Transaction Properties fails to occur for any reason other than those attributable to the transferee after the completion of the sale of the December Transaction Properties, the Transferee may elect to either (i) require INV to repurchase all of the December Transaction Properties at the price equal to their sales prices, or (ii) require INV to make a penalty payment in an amount equal to 10% of the sales prices of January Transaction Properties and reimburse cost incurred by the transferee in connection with the January Transaction Properties. Further, if the completion of the sale of January Transaction Properties fails to occur for any reason attributable to the transferee after the completion of the sale of the December Transaction Properties, INV may elect to require transferee to make a penalty payment in an amount equal to 10% of the sales prices of January Transaction Properties and reimburse cost incurred by INV in connection with the January Transaction Properties.

2. Reasons for Sale

Consistent with the portfolio repositioning transaction¹ announced in July 2017, Invincible is pleased to announce the sale of six residential properties at a NOI cap rate² of 4.2% or 3.1% after depreciation³ for JPY6,970 million. This sale is part of INV's effort to continuously improve its profitability for unitholders. Moreover, CIM is concurrently planning additional dispositions of its non-core assets⁴, or office properties (the "Follow-on Sale", and together with the Sale, the "Dispositions"), and the Follow-on Sale is anticipated to be agreed upon with the buyer(s) soon. INV is also working on several acquisitions to invest the cash to be obtained by Dispositions through utilizing the Sponsor pipeline⁵. The key highlights of the Sale are below:

- (1) Portfolio repositioning aimed at improving portfolio profitability
The sale of the six residential properties at a cap rate of 4.2% or 3.1% after depreciation is attractive, especially when compared to the higher NOI yields at which INV has been able to acquire assets in recent years. Thus, INV believes that it can successfully redeploy the capital into higher yielding properties.
- (2) Realization of profit on sale
The sale price exceeds book value by 36% and appraisal values as of December 1, 2017 by

15%, respectively and is expected to generate a profit on sale (approximately JPY 1,696 million, of which JPY1,099 million in the fiscal period ending December 2017 and JPY 597 million in the fiscal period ending June 2018); thus INV believes that the sale of these properties at this time is in the interest of INV's investors.

(3) Utilization of the Sponsor Pipeline

INV has the Memorandum of Understanding on Preferential Negotiation Rights⁶ with affiliates of its sponsor, Fortress Investment Group LLC, which covers 21 hotel properties (4,651 guest rooms) and nine residential properties (743 leasable residential units). INV plans to acquire properties from this acquisition pipeline, by utilizing the cash to be obtained from the Dispositions, without issuing new equity. INV intends to acquire properties which have higher yield and NOI after depreciation than the Properties to be Sold, and thus aims to improve the profitability of the entire portfolio and increase DPU.

(Note1) Please refer to "Notice concerning Acquisition and Sale of Assets" dated July 25, 2017 for details of such portfolio repositioning transaction.

(Note2) Calculated by dividing aggregated actual NOI for July 1, 2016 – June 30, 2017 of Properties to be Sold by the aggregated anticipated sales price.

(Note3) Calculated by dividing aggregated actual NOI (after deducting the depreciation expenses) for July 1, 2016 – June 30, 2017 of Properties to be Sold by the aggregated anticipated sales price.

(Note4) Properties other than Core Assets, i.e., hotels and residential properties

(Note5) Follow-on Sale and the abovementioned planned acquisitions will be announced at a later date, when they are determined. Although such sale and acquisition is under consideration as of today, INV may not determine or execute such sale or acquisition, and there is no assurance that INV will determine or execute such sale or acquisition.

(Note6) Please refer to the press release "Notice concerning Amendment to Memorandum of Understanding on Preferential Negotiation Rights" dated September 21, 2017 for details of the Memorandum of Understanding.

3. Details of Properties to be Sold

Details, profit and loss status and outline of appraisal report of the Properties to be Sold are as follows:

a. "Outline of Specified Assets and Properties" column:

- "Legal form of Asset" shows the type (the legal form) of real estate and other assets as specified asset.
- "Acquisition Date" shows the date when an acquisition is executed, which is specified in the purchase and sale agreement or the trust beneficiary interest purchase and sale agreement.
- "Acquisition Price" shows a purchase price of the Properties to be Sold specified in the purchase and sale agreement or the trust beneficiary interest purchase and sale agreement; consumption tax is not included, and the price is rounded down to the nearest million yen.
- The details in "Location" (excluding address), "Lot Area (m²)" of the "Land" and, "Total Floor

Area (m²), "Structure/No. of Stories," "Purpose of Use," and "Completion Date" of the "Building" are, unless otherwise specified, as shown in the property register. The "Total Floor Area" is the gross floor area (if no annotation in the context, an annex building would not be included), and with respect to "Purpose of Use," the primary ones of purposes shown in the property register are listed. Further, the "Completion Date" lists the time at which the building was newly constructed, as shown in the property register.

- "Transport" shows the time to walk to the nearest station based on the description in the Real Estate Appraisal Report (in case there is no description of time distance in the Real Estate Appraisal Report, "Transport" is calculated by assuming walking time on the road distance of 80 meters per minute in accordance with the Fair Competition Code on the Real Estate Representations (Fair Trade Commission Notification No.2 of 2003, including subsequent revisions) (hereinafter, referred to as the "Fair Competition Code") and the Ordinance for Enforcement of the Fair Competition Code. If unidentified, it is based on the description in other materials.
 - In "Zoning," the class of zoning under the respective items of Article 8(1) of the City Planning Act (Act No. 100 of 1968) is listed.
 - In "Building Coverage Ratio," the ratio of a building's area with regard to the land area as set forth under Article 53 of the Building Standards Act (Act No. 201 of 1950, as amended; the "Building Standards Act") is listed.
 - In "Floor Area Ratio," the ratio of a building's total floor area with regard to the land area as set forth under Article 52 of the Building Standards Act is listed.
 - In "Trustee," the current trustee as of today is listed.
 - In "Master Lease/Property Management Company," with respect to the properties for which a master lease agreement has been entered into, the type of lease (either a pass-through master lease or a fixed rent) is indicated. "Pass-through master lease" is defined as a lease under which, pursuant to the pass-through master lease agreement entered into between the master lease company and INV or the trustee, the amount equal to the rent under the sublease agreement between the master lease company and the end tenant shall be paid to INV or the trustee. "Guaranteed rent" is defined as a lease under which a specified rent shall be paid to INV or the trustee, regardless of the rent under the sublease agreement between the master lease company and the end tenant.
- b. "Outline of a Lease Contract" column:
- Based on the lease agreement effective as of June 30, 2017.
 - "Total No. of Tenant(s)" is calculated by counting a lessee who has directly concluded a lease agreement for each property as one tenant, and a tenant who has rented two or more rooms in a single property is calculated as one tenant.
 - In "Leasable Area," the total leasable floor area for guest room, residential, office, retail and others for the area owned by INV is listed.
 - In "Leased Area," the total sum of the leased area with respect to which a lease agreement with an end-tenant has actually been entered into and which are leased to the end-tenant (the area specified in the lease agreement) is listed.
 - In "Tenant Leasehold and Security Deposit," the amount of the security deposit/guarantee money after amortization pursuant to the lease agreement is listed.

- In “Occupancy Trend,” the ratio of the leased area to the leasable area is shown, rounded to the first decimal place.

c. Descriptions in the “Area Characteristics, etc.” field:

Descriptions in the “Area Characteristics, etc.” field are an abstract or summary of descriptions in the Real Estate Appraisal Report on the Properties to be Sold, prepared by appraisal agencies, or created by referring to such descriptions.

d. Descriptions in the “Special Notes”:

Descriptions in the “Special Notes” fields are matters that are deemed important in consideration of their impact on rights, appraisal value, profitability and disposability of each asset.

e. “Income and Expenditures, Etc.” column:

- Based on the information for operating period from January 1, 2017 to June 30, 2017.
- Amounts are rounded down to the nearest thousand yen. Therefore, the figures may not necessarily match the total value when added together. Unless otherwise specifically noted, the amounts do not include consumption tax, etc.
- “Taxes and Public Dues” include property tax and city planning tax, which are generally imposed on the owner on January 1 of each year.
- “Non-life Insurance Premiums” is the total amount of paid insurance premiums distributed proportionally over the relevant period.

f. “Summary of Real Estate Appraisal Report” column:

INV has requested real estate appraisal from appraisal agency for the Properties to be Sold based on the matters for consideration in a real estate appraisal under the Act on Investment Trust and Investment Corporations (the “Investment Trust Act”), the Act on Real Estate Appraisal (Act No. 152 of 1963, as amended; the “Act on Real Estate Appraisal”) and the real estate appraisal standards. An appraisal value of a property is merely an opinion of the real estate appraiser regarding the value of the appraised property at the time the appraisal was conducted in accordance with the Act on Real Estate Appraisal and real estate appraisal standards, etc. A real estate appraisal is neither a guarantee nor a promise that an asset can be sold or purchased at such appraisal value either now or in the future.

A31: Harmonie Ochanomizu

Outline of Specified Assets and Properties.					
Legal Form of Asset	Trust Beneficiary Interest			Trustee	Mizuho Trust & Banking Co., Ltd.
Location	(Lot Number)	2-94-4, 2-95-1, 2-95-2, 2-95-4, 2-95-5 Yushima, Bunkyo-ku, Tokyo			
	(Address)	2-5-5 Yushima, Bunkyo-ku, Tokyo			
Transport	7 minutes' walk from Ochanomizu Station on JR Line etc.				
Acquisition Date	August 3, 2006			Income and Expenditures, Etc. (JPY thousand)	
Acquisition Price	JPY 1,428 million			Operating Period	January 1, 2017 ~ June 30, 2017
Land	Property Right	Ownership		Rental revenues (a)	41,938
	Zoning	Commercial area / Neighborhood commercial area		Rent Income	38,784
	Lot Area (m ²)	588.79		Other income etc.	3,153
	Building Coverage / Ratio/Floor Area Ratio	80% / 600%, 80% / 400%		Total expenses (b)	15,747
Building	Property Right	Ownership		Maintenance and management expenses etc.	3,897
	Purpose of Use	Condominiums		Taxes and Public Dues	1,891
	Total Floor Area (m ²)	1,995.59		Non-Life Insurance Premiums	40
	Structure/No. of Stories	SRC 14F		Depreciation (c)	7,624
	Completion Date	March, 1997		Other expenses	2,293
Master Lease/Property Management Company	Pacific Development & Management Co., Ltd.			Profit and Loss (a) – (b)	26,191
				NOI (a) – (b) + (c)	33,815
Type of Agreement	Pass through master lease				
Outline of a Lease Contract					
Total number of tenants	1			Tenant Leasehold and security deposit	JPY 7,728 thousand
Leased area (m ²)	1,704.00			Leasable area (m ²)	1,748.24
Occupancy Trend	As of the end of Jun. 2015	As of the end of Dec. 2015	As of the end of Jun. 2016	As of the end of Dec. 2016	As of the end of Jun. 2017
	88.3%	90.8%	100.0%	100.0%	97.5%
Area Characteristics, etc.					
The subject property is a 65-unit condominium primarily for individual tenants, consisting of studios and 1 LDK units, located a 7 minute walk to the north of the JR Ochanomizu Station. Strong demand is expected from medical personnel due to the close proximity of Tokyo Medical and Dental University Hospital, and Juntendo University Hospital. In addition, stable leasing to single business people and corporate company housing is expected as the property has convenient access to the central business district.					
Special Notes					
None					

Invincible Investment Corporation

A31: Harmonie Ochanomizu

Summary of Real Estate Appraisal Report	
Appraisal Agency	Assets Research and Development Inc.
Appraisal Value (Specified Value)	JPY 1,420 million
Time of Valuation	December 1, 2017

1. Value of Profits using the Income Approach Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Rental Income	JPY 75,588 thousand	Based on current leasing conditions and market
(b) Common Area Maintenance Fee Income	4,344 thousand	Based on current leasing conditions and market
(c) Utility Income	-	Included in other income
(d) Parking Lot Income	3,756 thousand	Based on current leasing conditions and market
(e) Other Income	4,129 thousand	Based on turnover reflecting current leasing conditions, historical data and market and current income
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	87,817 thousand	
(f) Vacancy Allowance	5,450 thousand	Based on historical trend and market
(g) Irrecoverable Debt Losses	-	
(II) Operating Revenue = [(I) - (f) - (g)]	82,366 thousand	
(h) Maintenance and Management Costs	2,535 thousand	Based on historical data and leasing conditions
(i) Utility Costs	1,159 thousand	Based on historical data
(j) Repair Costs	3,223 thousand	Based on historical data, comparable assets and estimates in the engineering report
(k) Property Management Fee	1,564 thousand	Based on historical data, leasing conditions and market
(l) Tenant Solicitation Expenses	2,849 thousand	Based on turnover reflecting current leasing conditions, historical data and market
(m) Taxes and Public Dues	3,799 thousand	Actual amount
(n) Non-Life Insurance Premiums	142 thousand	Actual amount
(o) Other Costs	72 thousand	Based on historical data
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	15,346 thousand	
(IV) Net Operating Income = [(II) - (III)]	67,020 thousand	
(p) Investment Gains/Losses of Deposits	-	
(q) Capital Improvements and Expenses	3,854 thousand	Based on historical data and comparable assets and the estimates in the engineering report
(V) Net Income = [(IV) + (p) - (q)]	63,166 thousand	
(VI) Capitalization Yield	4.3%	Discount rate adjusted for volatility risk
(VII) Income Price using Direct Capitalization Method = [(V) / (VI)]	1,470,000 thousand	
(Reference) NOI Yield = [(IV) / (VII)]	4.6%	
(2) DCF Method	Contents	Overview
(I) Total of Present Value of Net Income during Analysis Period	376,349 thousand	
(a) Sale Price	1,403,691 thousand	
(b) Sale Costs	42,110 thousand	3% of the sale price
(c) Returning Price [(a) - (b)]	1,361,580 thousand	
(II) Returning Price, Present Value	1,020,913 thousand	
(III) Discount Rate	4.2%	Based on the standard rate which is risk-free rate adjusted for real estate investment risk, liquidity and safety and asset characteristics including building age, size and tenant profile
(IV) Final Capitalization Yield	4.5%	Based on risks such as uncertainty over future income, building age at the end of valuation period and market competitiveness and discount rate adjusted for volatility risk
(V) Income Price using DCF Method = [(I) + (II)]	1,400,000 thousand	
(3) Income Price using Income Capitalization Method	1,420,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 813,000 thousand	
(ii) Building Price	228,000 thousand	
(iii) Usual Incidental Costs	118,000 thousand	
(iv) Estimated Price using Cost Method = [(i) + (ii) + (iii)]	1,160,000 thousand	

Other Points to be Noted for Appraisal by Appraisal Agency
Adopted the appraisal value determined using the income capitalization method, after considering recent economic environment, especially real estate market trend and appropriateness of using data, pricing rule, relationship between unit price and gross price, with the cost approach value as a reference

A36: Growth Maison Ikebukuro

Outline of Specified Assets and Properties.					
Legal Form of Asset	Trust Beneficiary Interest			Trustee	Mizuho Trust & Banking Co., Ltd.
Location	(Lot Number)	3-31-2 Nishi-Ikebukuro, Toshima-ku, Tokyo			
	(Address)	3-31-14 Nishi-Ikebukuro, Toshima-ku, Tokyo			
Transport	5 minutes' walk from Ikebukuro Station on JR Line etc				
Acquisition Date	August 3, 2006			Income and Expenditures, Etc. (JPY thousand)	
Acquisition Price	JPY 825 million			Operating Period	January 1, 2017 ~ June 30, 2017
Land	Property Right	Ownership		Rental revenues (a)	26,872
	Zoning	Commercial area		Rent Income	25,238
	Lot Area (m ²)	209.65		Other income etc.	1,633
	Building Coverage / Ratio/Floor Area Ratio	80% / 600%			
Building	Property Right	Ownership		Total expenses (b)	10,035
	Purpose of Use	Condominiums		Maintenance and management expenses etc.	2,500
	Total Floor Area (m ²)	1,080.95		Taxes and Public Dues	1,046
	Structure/No. of Stories	RC 12F		Non-Life Insurance Premiums	26
	Completion Date	January 2006		Depreciation (c)	5,321
Master Lease/Property Management Company	Pacific Development & Management Co., Ltd.			Other expenses	1,139
				Profit and Loss (a) – (b)	16,836
Type of Agreement	Pass through master lease			NOI (a) – (b) + (c)	22,158
Outline of a Lease Contract					
Total number of tenants	1			Tenant Leasehold and security deposit	JPY 4,559 thousand
Leased area (m ²)	906.97			Leasable area (m ²)	952.89
Occupancy Trend	As of the end of Jun. 2015	As of the end of Dec. 2015	As of the end of Jun. 2016	As of the end of Dec. 2016	As of the end of Jun. 2017
	88.1%	97.6%	97.6%	100.0%	95.2%
Area Characteristics, etc.					
The subject property is a 42-unit apartment for individual tenants, located a 5 minute walk to the west of JR Ikebukuro Station. The subject property centrally located near Ikebukuro's commercial and retail district, one of the busiest downtown areas in Tokyo, making it convenient for shopping etc. Access from the Ikebukuro Station to various central business districts is excellent, creating steady demand from urban commuters who are oriented towards convenience, proximity to the city, and convenient transportation options, and a vibrant area for young single people.					
Special Notes					
None					

A36: Growth Maison Ikebukuro

Summary of Real Estate Appraisal Report	
Appraisal Agency	Assets Research and Development Inc.
Appraisal Value (Specified Value)	JPY 915 million
Time of Valuation	December 1, 2017

1. Value of Profits using the Income Approach Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Rental Income	JPY 48,698 thousand	Based on current leasing conditions and market
(b) Common Area Maintenance Fee Income	3,360 thousand	Based on current leasing conditions and market
(c) Utility Income	-	Included in other income
(d) Parking Lot Income	1,206 thousand	Based on current leasing conditions and market
(e) Other Income	2,729 thousand	Based on turnover reflecting current leasing conditions, historical data and market and current income
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	55,994 thousand	
(f) Vacancy Allowance	3,025 thousand	Based on historical trend and market
(g) Irrecoverable Debt Losses	-	
(II) Operating Revenue = [(I) - (f) - (g)]	52,969 thousand	
(h) Maintenance and Management Costs	2,001 thousand	Based on historical data and leasing conditions
(i) Utility Costs	1,177 thousand	Based on historical data
(j) Repair Costs	1,216 thousand	Based on historical data, comparable assets and estimates in the engineering report
(k) Property Management Fee	1,004 thousand	Based on historical data, leasing conditions and market
(l) Tenant Solicitation Expenses	1,836 thousand	Based on turnover reflecting current leasing conditions, historical data and market
(m) Taxes and Public Dues	2,090 thousand	Actual amount
(n) Non-Life Insurance Premiums	94 thousand	Actual amount
(o) Other Costs	703 thousand	Based on historical data
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	10,123 thousand	
(IV) Net Operating Income = [(II) - (III)]	42,845 thousand	
(p) Investment Gains/Losses of Deposits	-	
(q) Capital Improvements and Expenses	1,172 thousand	Based on historical data and comparable assets and the estimates in the engineering report
(V) Net Income = [(IV) + (p) - (q)]	41,673 thousand	
(VI) Capitalization Yield	4.4%	Discount rate adjusted for volatility risk
(VII) Income Price using Direct Capitalization Method = [(V) / (VI)]	947,000 thousand	
(Reference) NOI Yield = [(IV) / (VII)]	4.5%	
(2) DCF Method	Contents	Overview
(I) Total of Present Value of Net Income during Analysis Period	246,367 thousand	
(a) Sale Price	905,936 thousand	
(b) Sale Costs	27,178 thousand	3% of the sale price
(c) Returning Price [(a) - (b)]	878,758 thousand	
(II) Returning Price, Present Value	654,411 thousand	
(III) Discount Rate	4.3%	Based on the standard rate which is risk-free rate adjusted for real estate investment risk, liquidity and safety and asset characteristics including building age, size and tenant profile
(IV) Final Capitalization Yield	4.6%	Based on risks such as uncertainty over future income, building age at the end of valuation period and market competitiveness and discount rate adjusted for volatility risk
(V) Income Price using DCF Method = [(I) + (II)]	901,000 thousand	
(3) Income Price using Income Capitalization Method	915,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 287,000 thousand	
(ii) Building Price	198,000 thousand	
(iii) Usual Incidental Costs	79,600 thousand	
(iv) Estimated Price using Cost Method = [(i) + (ii) + (iii)]	565,000 thousand	

Other Points to be Noted for Appraisal by Appraisal Agency
Adopted the appraisal value determined using the income capitalization method, after considering recent economic environment, especially real estate market trend and appropriateness of using data, pricing rule, relationship between unit price and gross price, with the cost approach value as a reference

A42: Capital Heights Kagurazaka

Outline of Specified Assets and Properties.					
Legal Form of Asset	Trust Beneficiary Interest			Trustee	Mizuho Trust & Banking Co., Ltd.
Location	(Lot Number)	71-1 Enokicho, Shinjuku-ku, Tokyo & 10-4 Higashi-Enokicho, Shinjuku-ku, Tokyo			
	(Address)	71-1 Enokicho, Shinjuku-ku, Tokyo			
Transport	5 minutes' walk from Kagurazaka Station on Tokyo Metro Tozai Line				
Acquisition Date	August 3, 2006			Income and Expenditures, Etc. (JPY thousand)	
Acquisition Price	JPY 604 million			Operating Period	January 1, 2017 ~ June 30, 2017
Land	Property Right	Ownership		Rental revenues (a)	19,885
	Zoning	Commercial area / Semi-industrial area		Rent Income	17,917
	Lot Area (m ²)	360.50		Other income etc.	1,967
	Building Coverage / Ratio/Floor Area Ratio	80% / 500%, 60% / 400%		Total expenses (b)	7,126
Building	Property Right	Ownership		Maintenance and management expenses etc.	1,932
	Purpose of Use	Condominium, Office, Training center, Shop, Warehouse		Taxes and Public Dues	1,087
	Total Floor Area (m ²)	1,270.75		Non-Life Insurance Premiums	25
	Structure/No. of Stories	RC B1/7F		Depreciation (c)	2,630
	Completion Date	May 1987		Other expenses	1,450
Master Lease/Property Management Company	Misui Home Estate Co., Ltd.			Profit and Loss (a) – (b)	12,758
				NOI (a) – (b) + (c)	15,389
Type of Agreement	Pass through master lease				
Outline of a Lease Contract					
Total number of tenants	1			Tenant Leasehold and security deposit	JPY 6,971 thousand
Leased area (m ²)	939.75			Leasable area (m ²)	1,126.65
Occupancy Trend	As of the end of Jun. 2015	As of the end of Dec. 2015	As of the end of Jun. 2016	As of the end of Dec. 2016	As of the end of Jun. 2017
	94.4%	97.2%	97.2%	97.2%	83.4%
Area Characteristics, etc.					
The subject property is a condominium with two shops and offices located a 5 minute walk to the west of Tokyo metro Kagurazaka Station. The station adjacent to Kagurazaka Station is Iidabashi Station where the JR line and four Tokyo Metro lines intersect, providing excellent access to various destinations in Tokyo. Demand is expected from a diverse range of tenants such as students and young urban professionals.					
Special Notes					
None					

A42: Capital Heights Kagurazaka

Summary of Real Estate Appraisal Report	
Appraisal Agency	Assets Research and Development Inc.
Appraisal Value (Specified Value)	JPY 587 million
Time of Valuation	December 1, 2017

1. Value of Profits using the Income Approach Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Rental Income	JPY 36,619 thousand	Based on current leasing conditions and market
(b) Common Area Maintenance Fee Income	2,268 thousand	Based on current leasing conditions and market
(c) Utility Income	-	Included in other income
(d) Parking Lot Income	-	Based on current leasing conditions and market
(e) Other Income	1,011 thousand	Based on turnover reflecting current leasing conditions, historical data and market and current income
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	39,898 thousand	
(f) Vacancy Allowance	1,944 thousand	Based on historical trend and market
(g) Irrecoverable Debt Losses	-	
(II) Operating Revenue = [(I) - (f) - (g)]	37,953 thousand	
(h) Maintenance and Management Costs	1,798 thousand	Based on historical data and leasing conditions
(i) Utility Costs	691 thousand	Based on historical data
(j) Repair Costs	1,522 thousand	Based on historical data, comparable assets and estimates in the engineering report
(k) Property Management Fee	738 thousand	Based on historical data, leasing conditions and market
(l) Tenant Solicitation Expenses	1,184 thousand	Based on turnover reflecting current leasing conditions, historical data and market
(m) Taxes and Public Dues	2,175 thousand	Actual amount
(n) Non-Life Insurance Premiums	90 thousand	Actual amount
(o) Other Costs	-	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	8,201 thousand	
(IV) Net Operating Income = [(II) - (III)]	29,752 thousand	
(p) Investment Gains/Losses of Deposits	-	
(q) Capital Improvements and Expenses	2,448 thousand	Based on historical data and comparable assets and the estimates in the engineering report
(V) Net Income = [(IV) + (p) - (q)]	27,304 thousand	
(VI) Capitalization Yield	4.45%	Discount rate adjusted for volatility risk
(VII) Income Price using Direct Capitalization Method = [(V) / (VI)]	614,000 thousand	
(Reference) NOI Yield = [(IV) / (VII)]	4.8%	
(2) DCF Method	Contents	Overview
(I) Total of Present Value of Net Income during Analysis Period	161,782 thousand	
(a) Sale Price	574,825 thousand	
(b) Sale Costs	17,244 thousand	3% of the sale price
(c) Returning Price [(a) - (b)]	557,580 thousand	
(II) Returning Price, Present Value	413,891 thousand	
(III) Discount Rate	4.35%	Based on the standard rate which is risk-free rate adjusted for real estate investment risk, liquidity and safety and asset characteristics including building age, size and tenant profile
(IV) Final Capitalization Yield	4.75%	Based on risks such as uncertainty over future income, building age at the end of valuation period and market competitiveness and discount rate adjusted for volatility risk
(V) Income Price using DCF Method = [(I) + (II)]	576,000 thousand	
(3) Income Price using Income Capitalization Method	587,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 497,000 thousand	
(ii) Building Price	63,600 thousand	
(iii) Usual Incidental Costs	36,800 thousand	
(iv) Estimated Price using Cost Method = [(i) + (ii) + (iii)]	597,000 thousand	

Other Points to be Noted for Appraisal by Appraisal Agency
Adopted the appraisal value determined using the income capitalization method, after considering recent economic environment, especially real estate market trend and appropriateness of using data, pricing rule, relationship between unit price and gross price, with the cost approach value as a reference

A56: Casa Eremitaggio

Outline of Specified Assets and Properties.					
Legal Form of Asset	Trust Beneficiary Interest			Trustee	Mitsubishi UFJ Trust and Banking Corporation
Location	(Lot Number)	1-197-1 Nakane, Meguro-ku, Tokyo			
	(Address)	1-14-15 Nakane, Meguro-ku, Tokyo			
Transport	8 minutes' walk from Toritsudaigaku Station on Tokyu Toyoko Line				
Acquisition Date	February 1, 2010			Income and Expenditures, Etc. (JPY thousand)	
Acquisition Price	JPY 1,070 million			Operating Period	January 1, 2017 ~ June 30, 2017
Land	Property Right	Ownership		Rental revenues (a)	32,586
	Zoning	Class one residential area		Rent Income	29,840
	Lot Area (m ²)	433.31		Other income etc.	2,745
	Building Coverage / Ratio/Floor Area Ratio	70% / 300%		Total expenses (b)	14,713
Building	Property Right	Ownership		Maintenance and management expenses etc.	2,813
	Purpose of Use	Condominium / Shop		Taxes and Public Dues	1,652
	Total Floor Area (m ²)	1,523.48		Non-Life Insurance Premiums	32
	Structure/No. of Stories	RC B1/9F		Depreciation (c)	9,221
	Completion Date	December 2003		Other expenses	993
Master Lease/Property Management Company	Pacific Development & Management Co., Ltd.			Profit and Loss (a) – (b)	17,872
				NOI (a) – (b) + (c)	27,094
Type of Agreement	Pass through master lease				
Outline of a Lease Contract					
Total number of tenants	1			Tenant Leasehold and security deposit	JPY 8,209 thousand
Leased area (m ²)	1,124.81			Leasable area (m ²)	1,197.19
Occupancy Trend	As of the end of Jun. 2015	As of the end of Dec. 2015	As of the end of Jun. 2016	As of the end of Dec. 2016	As of the end of Jun. 2017
	84.2%	100.0%	100.0%	96.7%	94.0%
Area Characteristics, etc.					
The subject property is a condominium located an 8 minute walk to the southwest of Tokyu Line Toritsudaigaku Station. The Tokyu Toyoko Line provides a ten minute commute by train to Shibuya Station, a major retail and transportation hub. In addition, the building is a designer condominium consisting of 17 units including residential, stores and offices, which has been featured in various magazines and TV programs. The distinguished interior design and outer appearance has strong appeal compared to surrounding condominiums in the area.					
Special Notes					
None					

A56: Casa Eremitaggio

Summary of Real Estate Appraisal Report	
Appraisal Agency	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY 1,120 million
Time of Valuation	December 1, 2017

1. Value of Profits using the Income Approach Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Rental Income	JPY 57,068 thousand	Based on current leasing conditions and market
(b) Common Area Maintenance Fee Income	1,356 thousand	Based on current leasing conditions and market
(c) Utility Income	-	
(d) Parking Lot Income	4,302 thousand	Based on current leasing conditions and market
(e) Other Income	5,038 thousand	Based on turnover reflecting current leasing conditions, historical data and market and current income
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	67,764 thousand	
(f) Vacancy Allowance	4,240 thousand	Based on historical trend and market
(g) Irrecoverable Debt Losses	-	
(II) Operating Revenue = [(I) - (f) - (g)]	63,524 thousand	
(h) Maintenance and Management Costs	3,264 thousand	Based on historical data and leasing conditions
(i) Utility Costs	1,500 thousand	Based on historical data
(j) Repair Costs	1,508 thousand	Based on historical data, comparable assets and estimates in the engineering report
(k) Property Management Fee	1,172 thousand	Based on historical data, leasing conditions and market
(l) Tenant Solicitation Expenses	2,848 thousand	Based on turnover reflecting current leasing conditions, historical data and market
(m) Taxes and Public Dues	3,280 thousand	Actual amount
(n) Non-Life Insurance Premiums	57 thousand	Actual amount
(o) Other Costs	-	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	13,629 thousand	
(IV) Net Operating Income = [(II) - (III)]	49,895 thousand	
(p) Investment Gains/Losses of Deposits	72 thousand	
(q) Capital Improvements and Expenses	2,291 thousand	Based on historical data and comparable assets and the estimates in the engineering report
(V) Net Income = [(IV) + (p) - (q)]	47,676 thousand	
(VI) Capitalization Yield	4.2%	Discount rate adjusted for volatility risk
(VII) Income Price using Direct Capitalization Method = [(V) / (VI)]	1,140,000 thousand	
(Reference) NOI Yield = [(IV) / (VII)]	4.4%	
(2) DCF Method	Contents	Overview
(I) Total of Present Value of Net Income during Analysis Period	390,020 thousand	
(a) Sale Price	1,089,227 thousand	
(b) Sale Costs	32,677 thousand	3% of the sale price
(c) Returning Price [(a) - (b)]	1,056,550 thousand	
(II) Returning Price, Present Value	713,805 thousand	
(III) Discount Rate	4.0%	Based on the standard rate which is risk-free rate adjusted for real estate investment risk, liquidity and safety and asset characteristics including building age, size and tenant profile
(IV) Final Capitalization Yield	4.4%	Based on risks such as uncertainty over future income, building age at the end of valuation period and market competitiveness and discount rate adjusted for volatility risk
(V) Income Price using DCF Method = [(I) + (II)]	1,100,000 thousand	
(3) Income Price using Income Capitalization Method	1,120,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 490,000 thousand	
(ii) Building Price	197,000 thousand	
(iii) Correction Factor for Stabilized Asset	120%	
(iv) Estimated Price using Cost Method = [(i) + (ii) x (iii)]	824,000 thousand	

Other Points to be Noted for Appraisal by Appraisal Agency
Adopted the appraisal value determined using the income capitalization method, after considering recent economic environment, especially real estate market trend and appropriateness of using data, pricing rule, relationship between unit price and gross price, with the cost approach value as a reference

A62: Lexel Mansion Ueno Matsugaya

Outline of Specified Assets and Properties.					
Legal Form of Asset	Trust Beneficiary Interest			Trustee	Mitsubishi UFJ Trust and Banking Corporation
Location	(Lot Number)	3-409-2 Matsugaya, Taito-ku, Tokyo			
	(Address)	3-10-2 Matsugaya, Taito-ku, Tokyo			
Transport	8 minutes' walk from Iriya Station on Tokyo Metro Hibiya Line etc.				
Acquisition Date	February 1, 2010			Income and Expenditures, Etc. (JPY thousand)	
Acquisition Price	JPY 970 million			Operating Period	January 1, 2017 ~ June 30, 2017
Land	Property Right	Ownership		Rental revenues (a)	35,106
	Zoning	Commercial area		Rent Income	31,078
	Lot Area (m ²)	438.60		Other income etc.	4,027
	Building Coverage / Ratio/Floor Area Ratio	100% / 500%		Total expenses (b)	16,982
Building	Property Right	Ownership		Maintenance and management expenses etc.	4,381
	Purpose of Use	Condominium		Taxes and Public Dues	1,866
	Total Floor Area (m ²)	2,196.49		Non-Life Insurance Premiums	41
	Structure/No. of Stories	SRC 12F		Depreciation (c)	8,553
	Completion Date	January 2005		Other expenses	2,138
Master Lease/Property Management Company	Pacific Development & Management Co., Ltd.			Profit and Loss (a) – (b)	18,123
				NOI (a) – (b) + (c)	26,677
Type of Agreement	Pass through master lease				
Outline of a Lease Contract					
Total number of tenants	1			Tenant Leasehold and security deposit	JPY 6,713 thousand
Leased area (m ²)	1,826.63			Leasable area (m ²)	1,969.45
Occupancy Trend	As of the end of Jun. 2015	As of the end of Dec. 2015	As of the end of Jun. 2016	As of the end of Dec. 2016	As of the end of Jun. 2017
	100.0%	100.0%	100.0%	96.4%	92.7%
Area Characteristics, etc.					
The subject property is a family type rental apartment located an 8 minute walk to the south-east of Tokyo Metro Iriya Station. The property is conveniently located in the Matsugaya area, providing residents a close proximity to the downtown business district centering on Marunouchi and Otemachi. This area is popular among residents who prefer an area with a distinct local atmosphere.					
Special Notes					
None					

Invincible Investment Corporation

A62: Loxel Mansion Ueno Matsugaya

Summary of Real Estate Appraisal Report	
Appraisal Agency	The Tanizawa Sōgō Appraisal Co., Ltd.
Appraisal Value (Specified Value)	JPY 1,230 million
Time of Valuation	December 1, 2017

1. Value of Profits using the Income Approach Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Rental Income	JPY 63,290 thousand	Based on current leasing conditions and market
(b) Common Area Maintenance Fee Income	2,481 thousand	Based on current leasing conditions and market
(c) Utility Income	-	Included in other income
(d) Parking Lot Income	6,048 thousand	Based on current leasing conditions and market
(e) Other Income	2,759 thousand	Based on turnover reflecting current leasing conditions, historical data and market and current income
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	74,578 thousand	
(f) Vacancy Allowance	5,707 thousand	Based on historical trend and market
(g) Irrecoverable Debt Losses	-	
(II) Operating Revenue = [(I) - (f) - (g)]	68,871 thousand	
(h) Maintenance and Management Costs	1,937 thousand	Based on historical data and leasing conditions
(i) Utility Costs	1,063 thousand	Based on historical data
(j) Repair Costs	2,191 thousand	Based on historical data, comparable assets and estimates in the engineering report
(k) Property Management Fee	1,322 thousand	Based on historical data, leasing conditions and market
(l) Tenant Solicitation Expenses	1,392 thousand	Based on turnover reflecting current leasing conditions, historical data and market
(m) Taxes and Public Dues	3,749 thousand	Actual amount
(n) Non-Life Insurance Premiums	82 thousand	Actual amount
(o) Other Costs	1,239 thousand	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	12,979 thousand	
(IV) Net Operating Income = [(II) - (III)]	55,892 thousand	
(p) Investment Gains/Losses of Deposits	53 thousand-	
(q) Capital Improvements and Expenses	2,500 thousand	Based on historical data and comparable assets and the estimates in the engineering report
(V) Net Income = [(IV) + (p) - (q)]	53,445 thousand	
(VI) Capitalization Yield	4.3%	Discount rate adjusted for volatility risk
(VII) Income Price using Direct Capitalization Method = [(V) / (VI)]	1,240,000 thousand	
(Reference) NOI Yield = [(IV) / (VII)]	4.5%	
(2) DCF Method	Contents	Overview
(I) Total of Present Value of Net Income during Analysis Period	430,000 thousand	
(a) Sale Price	1,230,000 thousand	
(b) Sale Costs	20,000 thousand	2% of the sale price
(c) Returning Price [(a) - (b)]	1,210,000 thousand	
(II) Returning Price, Present Value	790,000 thousand	
(III) Discount Rate	4.3%	Based on the standard rate which is risk-free rate adjusted for real estate investment risk, liquidity and safety and asset characteristics including building age, size and tenant profile
(IV) Final Capitalization Yield	4.5%	Based on risks such as uncertainty over future income, building age at the end of valuation period and market competitiveness and discount rate adjusted for volatility risk
(V) Income Price using DCF Method = [(I) + (II)]	1,220,000 thousand	
(3) Income Price using Income Capitalization Method	1,230,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 570,000 thousand	
(ii) Building Price	470,000 thousand	
(iii) Estimated Price using Cost Method = [(i) + (ii)]	1,040,000 thousand	

Other Points to be Noted for Appraisal by Appraisal Agency
Adopted the appraisal value determined using the income capitalization method, after considering recent economic environment, especially real estate market trend and appropriateness of using data, pricing rule, relationship between unit price and gross price, with the cost approach value as a reference

A81: Sun Terrace Minami Ikebukuro

Outline of Specified Assets and Properties.					
Legal Form of Asset	Trust Beneficiary Interest			Trustee	Mitsubishi UFJ Trust and Banking Corporation
Location	(Lot Number)	2-96-6 Minami Ikebukuro, Toshima-ku, Tokyo and other 2 lots			
	(Address)	2-22-6 Minami-Ikebukuro, Toshima-ku, Tokyo			
Transport	4 minutes' walk from Ikebukuro Station on JR Line etc.				
Acquisition Date	September 28, 2012			Income and Expenditures, Etc. (JPY thousand)	
Acquisition Price	JPY 625 million			Operating Period	January 1, 2017 ~ June 30, 2017
Land	Property Right	Ownership		Rental revenues (a)	22,564
	Zoning	Commercial area		Rent Income	20,496
	Lot Area (m ²)	181.61		Other income etc.	2,068
	Building Coverage / Ratio/Floor Area Ratio	100% / 600%			
Building	Property Right	Ownership		Total expenses (b)	10,505
	Purpose of Use	Condominium		Maintenance and management expenses etc.	2,924
	Total Floor Area (m ²)	965.85		Taxes and Public Dues	919
	Structure/No. of Stories	SRC 11F		Non-Life Insurance Premiums	26
	Completion Date	February 1998		Depreciation (c)	5,212
Master Lease/Property Management Company	Goodworks Co., Ltd.			Other expenses	1,420
				Profit and Loss (a) – (b)	12,059
Type of Agreement	Pass through master lease			NOI (a) – (b) + (c)	17,272
Outline of a Lease Contract					
Total number of tenants	1			Tenant Leasehold and security deposit	JPY 3,620 thousand
Leased area (m ²)	780.45			Leasable area (m ²)	898.70
Occupancy Trend	As of the end of Jun. 2015	As of the end of Dec. 2015	As of the end of Jun. 2016	As of the end of Dec. 2016	As of the end of Jun. 2017
	97.4%	97.4%	100.0%	97.4%	86.8%
Area Characteristics, etc.					
<p>The subject property provides excellent access to Ikebukuro Station, a four minute walk to one of Tokyo's terminal stations serving 8 train lines from operators such as JR Lines, Tokyo Metro Lines, the Tobu Line and the Seibu Line. JR Ikebukuro Station is a vibrant area and is host to commercial facilities, centering on large department stores as well as electronic retail stores, specialty retail stores, and restaurants. The property is a rental apartment targeting individuals and consists of 38 1K units. Access from the Ikebukuro Station to various central business districts is excellent, creating steady demand from urban commuters who are oriented towards convenience, proximity to the city, and convenient transportation options, and a vibrant area for young single people.</p>					
Special Notes					
None					

A81: Sun Terrace Minami Ikebukuro

Summary of Real Estate Appraisal Report	
Appraisal Agency	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY 761 million
Time of Valuation	December 1, 2017

1. Value of Profits using the Income Approach Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Rental Income	JPY 42,933 thousand	Based on current leasing conditions and market
(b) Common Area Maintenance Fee Income	1,764 thousand	Based on current leasing conditions and market
(c) Utility Income	-	
(d) Parking Lot Income	720 thousand	Based on current leasing conditions and market
(e) Other Income	2,984 thousand	Based on turnover reflecting current leasing conditions, historical data and market and current income
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	48,401 thousand	
(f) Vacancy Allowance	2,432 thousand	Based on historical trend and market
(g) Irrecoverable Debt Losses	-	
(II) Operating Revenue = [(I) - (f) - (g)]	45,969 thousand	
(h) Maintenance and Management Costs	1,780 thousand	Based on historical data and leasing conditions
(i) Utility Costs	770 thousand	Based on historical data
(j) Repair Costs	1,717 thousand	Based on historical data, comparable assets and estimates in the engineering report
(k) Property Management Fee	885 thousand	Based on historical data, leasing conditions and market
(l) Tenant Solicitation Expenses	2,330 thousand	Based on turnover reflecting current leasing conditions, historical data and market
(m) Taxes and Public Dues	1,865 thousand	Actual amount
(n) Non-Life Insurance Premiums	47 thousand	Actual amount
(o) Other Costs	-	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	9,394 thousand	
(IV) Net Operating Income = [(II) - (III)]	36,575 thousand	
(p) Investment Gains/Losses of Deposits	35 thousand	
(q) Capital Improvements and Expenses	2,638 thousand	Based on historical data and comparable assets and the estimates in the engineering report
(V) Net Income = [(IV) + (p) - (q)]	33,972 thousand	
(VI) Capitalization Yield	4.4%	Discount rate adjusted for volatility risk
(VII) Income Price using Direct Capitalization Method = [(V) / (VI)]	772,000 thousand	
(Reference) NOI Yield = [(IV) / (VII)]	4.7%	
(2) DCF Method	Contents	Overview
(I) Total of Present Value of Net Income during Analysis Period	273,219 thousand	
(a) Sale Price	740,870 thousand	
(b) Sale Costs	22,226 thousand	3% of the sale price
(c) Returning Price [(a) - (b)]	718,644 thousand	
(II) Returning Price, Present Value	476,245 thousand	
(III) Discount Rate	4.2%	Based on the standard rate which is risk-free rate adjusted for real estate investment risk, liquidity and safety and asset characteristics including building age, size and tenant profile
(IV) Final Capitalization Yield	4.6%	Based on risks such as uncertainty over future income, building age at the end of valuation period and market competitiveness and discount rate adjusted for volatility risk
(V) Income Price using DCF Method = [(I) + (II)]	749,000 thousand	
(3) Income Price using Income Capitalization Method	761,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 265,000 thousand	
(ii) Building Price	141,000 thousand	
(iii) Correction Factor for Stabilized Asset	130%	
(iv) Estimated Price using Cost Method = [(i) + (ii) x (iii)]	528,000 thousand	

Other Points to be Noted for Appraisal by Appraisal Agency
Adopted the appraisal value determined using the income capitalization method, after considering recent economic environment, especially real estate market trend and appropriateness of using data, pricing rule, relationship between unit price and gross price, with the cost approach value as a reference

4. Overview of Transferee

Because consent for disclosure has not been obtained from the transferee (a Japanese TMK (*Tokutei Mokuteki Kaisha*)) of the Property to be Sold, disclosure is not made here.

As of today, there are no capital, personnel, or transactional relationships that should be noted between INV/CIM and the transferee. Further, the transferee is not a related party of INV or CIM, and as of today, the transferee is not an interested person etc. as provided in the Investment Trust Act or a sponsor-related person under the voluntary rules specified by CIM as countermeasures against conflicts of interests in the management of INV's investments.

5. Transactions with Interested Persons etc.

Not applicable.

6. Overview of Brokerage

Because consent for disclosure has not been obtained from the brokers, disclosure is not made here. The brokerage with regard to the Properties to be Sold has been jointly conducted by two companies.

As of today, there are no capital, personnel or transactional relationships that should be noted between INV/CIM and each of the brokers. Further, each of the brokers is not a related party of INV or CIM, and as of today, each of the brokers is not an interested person etc. as provided in the Investment Trust Act or a sponsor-related person under the voluntary rules specified by CIM as countermeasures against conflicts of interests in the management of INV's investments.

7. Schedules

Sale decision date:	December 21, 2017
Agreement execution date:	December 28, 2017 (Casa Eremitaggio, Lexel Mansion Ueno Matsugaya, Sun Terrace Minami-Ikebukuro)
Anticipated sales date:	January 31, 2018 (Harmonie Ochanomizu, Growth Maison Ikebukuro, Capital Heights Kagurazaka)
Anticipated sale proceeds payment method:	Lump-sum payment

(Note) As the sale of the six Properties to be Sold is made as an integrated transaction, if the completion of the sale of January Transaction Properties fails to occur for any reason other than those attributable to the transferee after the completion of the sale of the December Transaction Properties, the transferee may elect to require INV to repurchase all of the December Transaction Properties at the price equal to their sales prices or to pay certain penalties. Please refer to "1. Overview of Sale" above.

8. Use of Sale Proceeds

The sale proceeds that INV will obtain through the Sale is expected to be allocated to acquire new properties, in conjunction with the sale proceeds to be obtained through the Follow-on Sale.

9. Future Outlook

Through the Sale, INV will record a gain on sale of approximately JPY1,099 million in the fiscal period ending December 2017, and approximately JPY597 million in the fiscal period ending June 2018, respectively. Such gain on sale is subject to change, as INV anticipates some gain or loss on disposition through the Follow-on Sale which has been under consideration as of today.

In the press release “Notice concerning Revision of Forecast of Financial Results and Distribution for the 29th Fiscal Period Ending December 2017” dated September 21, 2017, INV stated that earnings per unit is expected to decrease due to one-off expenses in connection with the public offering and the new borrowings of funds and that INV intends to make distributions in excess of profits from the perspective of maintaining stable distributions. The gain on sale to be obtained from the Dispositions, however, will increase net income per unit, thus INV plans to reduce the amount of distribution in excess of profits by an amount equivalent to the gain on sale to be obtained from the Dispositions so that INV will be able to maximize an amount of future acquisitions utilizing the sale proceed from the Dispositions which we believe maximizes INV’s unitholders value. Therefore, INV does not make any changes to forecast of the total amount of distribution and distribution per unit at this stage.

INV intends to announce the detail of revision to the forecasts of the financial results for the fiscal period ending December 2017, once the Follow-on Sale and the detail thereof is determined.

Website of INV: <http://www.invincible-inv.co.jp/eng>