



Invincible Investment Corporation
December 2019 Fiscal Period Results
(July 1, 2019 to December 31, 2019)

TSE Code : 8963

February 20, 2020

2019 2H Results

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Recent Major Accomplishments

- 2H 2019 DPU increased by 2.5% year-on-year to ¥1,725, marking seven consecutive years of DPU growth (→P3)
- Top performing J-REIT in terms of DPU growth when compared to the broader J-REIT sector and peer group (→P4)
- The acquisition of 18 domestic hotels in July for ¥82.6 billion, provided further portfolio diversity and established INV as having the largest hotel portfolio among J-REITs (→P5, 6)
- Combined and simulated NOI for the overall domestic and overseas portfolio of 2H 2019 declined by 7.5% year-on-year mainly due to the prolonged trade and diplomatic dispute between Japan and South Korea as well as the large typhoons in this period (→P32)
- Overall RevPAR declined by 4.3% due to the reasons above, however the Cayman hotels exceeded expectations (+4.9% year-on-year) (→P34, 38)
- INV's proactive asset management via asset recycling, selling two residential assets at a 3.4% NOI yield and acquiring two hotels at a 5.8% NOI yield in January 2020, increased overall portfolio NOI by ¥624 million per year, without issuing new equity (→P7)
 - INV sold Winbell Kagurazaka in December for ¥5,135 million at a 3.5% NOI yield, and recorded a ¥1,970 million gain on sale (→P7)
 - INV sold City House Tokyo Shinbashi in January 2020 for ¥4,465 million at a 3.2% NOI yield, and recorded a ¥2,038 million gain on sale (→P7)
 - The two hotels acquired (Hotel MyStays Premier Narita and Art Hotel Morioka) are both in submarkets with limited or no new supply and growing tourism (→P9, 10, 12)
- INV now has 79.8% of its domestic hotels in the top 10 inbound destinations and 51.7% of its overall hotels are classified as full service or resort (as of February 20, 2020) (→P13, 14)
- Increased retained earnings to ¥12.7 billion (¥2,090 per unit) from ¥11.6 billion at the end of 1H 2019 which will provide further financial cushion to insure a DPU floor of ¥3,400 (→P7, 15)
- JCR upgraded the credit rating of INV to A+ / Stable from A / Positive on February 4, 2020 (→P41)

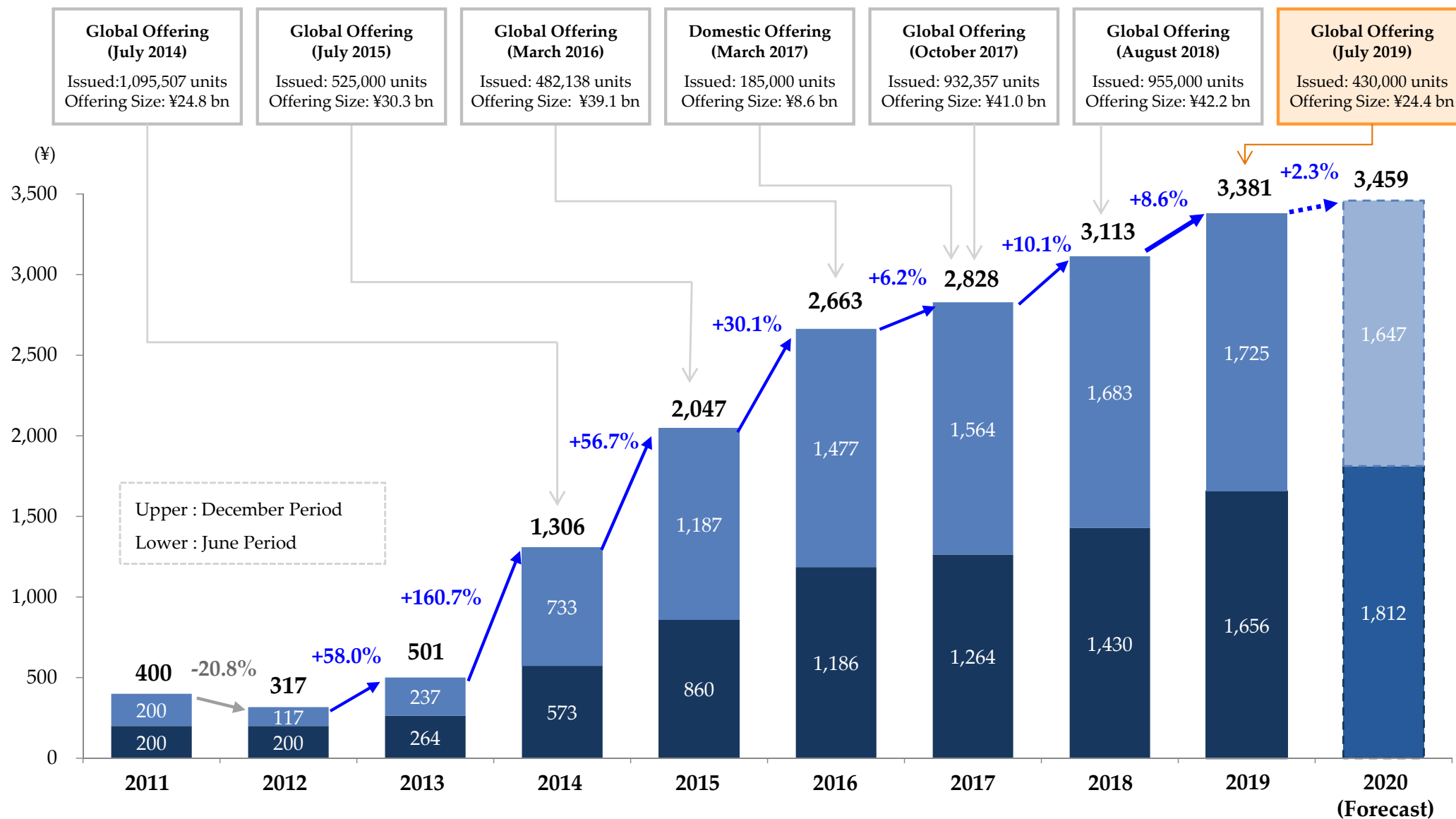
Cayman Westin Expansion (→P17 - 22)

- INV is close to finalizing plans and approvals to build a new Annex (the “Westin Expansion”), creating a net 189 new rooms, taking advantage of the hotels prime location on Seven Mile Beach as well as the increase in travel demand to the Cayman Islands
- Updated projections show construction costs of approximately US\$150-160 million and an estimated stabilized NOI yield of mid to high teens, which is very accretive to INV’s dividends in the future
- Once we complete the due diligence and approvals from relevant authorities are obtained, the construction on the Westin Expansion is expected to commence in early 2021 with a target completion in the summer of 2023
- Since the Westin Expansion will cause partial business interruption impacting revenue between 2020 and 2023, INV now believes it will take longer than the original plan to achieve DPU of ¥3,700
- INV management reiterates its DPU floor of ¥3,400 using retained earnings if required

2020 Full Year Forecast

- Full year DPU forecast of ¥3,459, a 2.3% increase over 2019 DPU, expecting to achieve eighth consecutive years of DPU growth (→P3)
- Overall, 2020 is projected to have a modest annual RevPAR growth of 0.4% for the domestic hotel portfolio (→P37)
- The corona virus has resulted in many cancelations in February and there should be a negative effect, although it is still early to tell
- INV believes that the residential portfolio will continue to achieve stable growth in 2020, and NOI is expected to grow by 0.5% year-on-year (→P33)
- Hotel development in Japan is expected to peak in 2020 and the total potential future supply showed the first decline in five years while elevated tourism demand can be expected even after 2020 Tokyo Olympics (→P23 - 29)

- 2H 2019 DPU increased to ¥1,725 (+2.5% year-on-year) and achieved ¥3,381 for 2019 full year (+8.6% year-on-year)
- Full year DPU is expected to grow by 2.3% to ¥3,459 in 2020; marking the eighth consecutive year of DPU growth



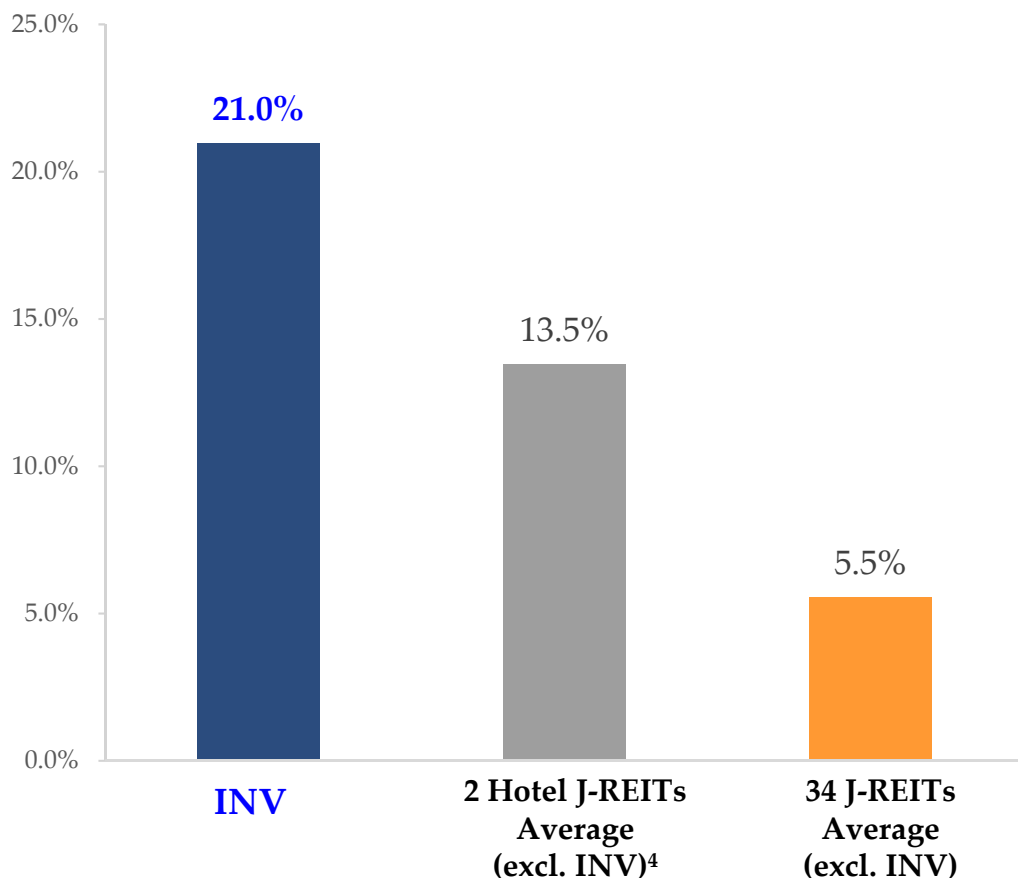
(Note 1) Issued Units: The figures include third-party allotment which was announced in tandem with the public offering
(Note 2) Offering Size: Sum of total issue value of each public offering and third party allotment

Comparison of DPU Growth Rate among Hotel J-REITs

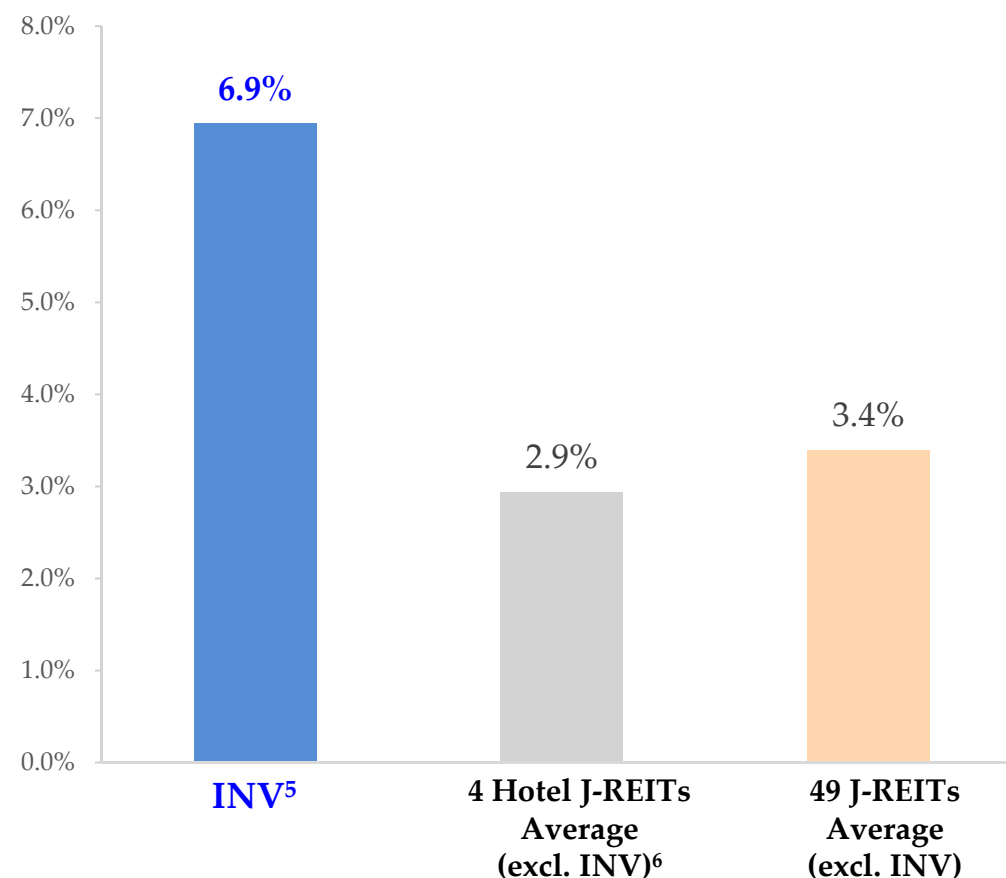
- INV's DPU growth has historically outpaced other Hotel J-REITs and the broader J-REITs constituency averaging annual growth rate of 21.0% between 2014 and 2019
- On a recent three-year view, INV expects to continue to outperform the competition with 6.9% growth rate (including 2020 forecast)

■ CAGR of DPU¹ in Comparable Different Period (% p.a.)

2014 — 2019 (5 years)²



2017 — 2020 (forecast) (3 years)³



(Note 1) Actual and forecasted DPU of other J-REITs set forth in this slide is presented for reference purposes only and is based on publicly available information reported by each J-REIT based on such J-REIT's fiscal periods, which in some cases differ from our fiscal periods. As such, DPU of other J-REITs are not directly comparable with our DPU. In addition, forecasted DPU has not been audited by each J-REIT's independent auditors and is based on the subjective assumptions and estimations of each J-REIT, which we have not independently verified. Accordingly, we make no representations as to the accuracy of any actual or forecasted DPU figures of other J-REITs. Source: Website of each J-REIT.

(Note 2) Average of the actual DPU compound annual growth rate (CAGR) of each J-REIT over a five year period as of January 25, 2020. A five year period from 2014 is shown to compare the DPU of other J-REITs against our DPU growth from 2014, when we first began acquiring hotels. Publicly listed J-REITs with six full years of actual DPU starting from the 2014 calendar year were included in the average, except that in some cases newly listed J-REITs in 2014 were excluded due to irregular operation periods.

(Note 3) Average of the compound annual growth rate (CAGR) of each J-REIT over a three year period using actual DPU for 2017 and the most recent forecasted DPU for two year period available as of January 25, 2020. A three year period from 2017 is shown in order to capture a larger sample of hotel J-REITs including more recently listed J-REITs. Publicly listed J-REITs with two full years of actual DPU starting from the 2017 calendar year were included in the average, except that in some cases newly listed J-REITs in 2017 were excluded due to irregular operation periods.

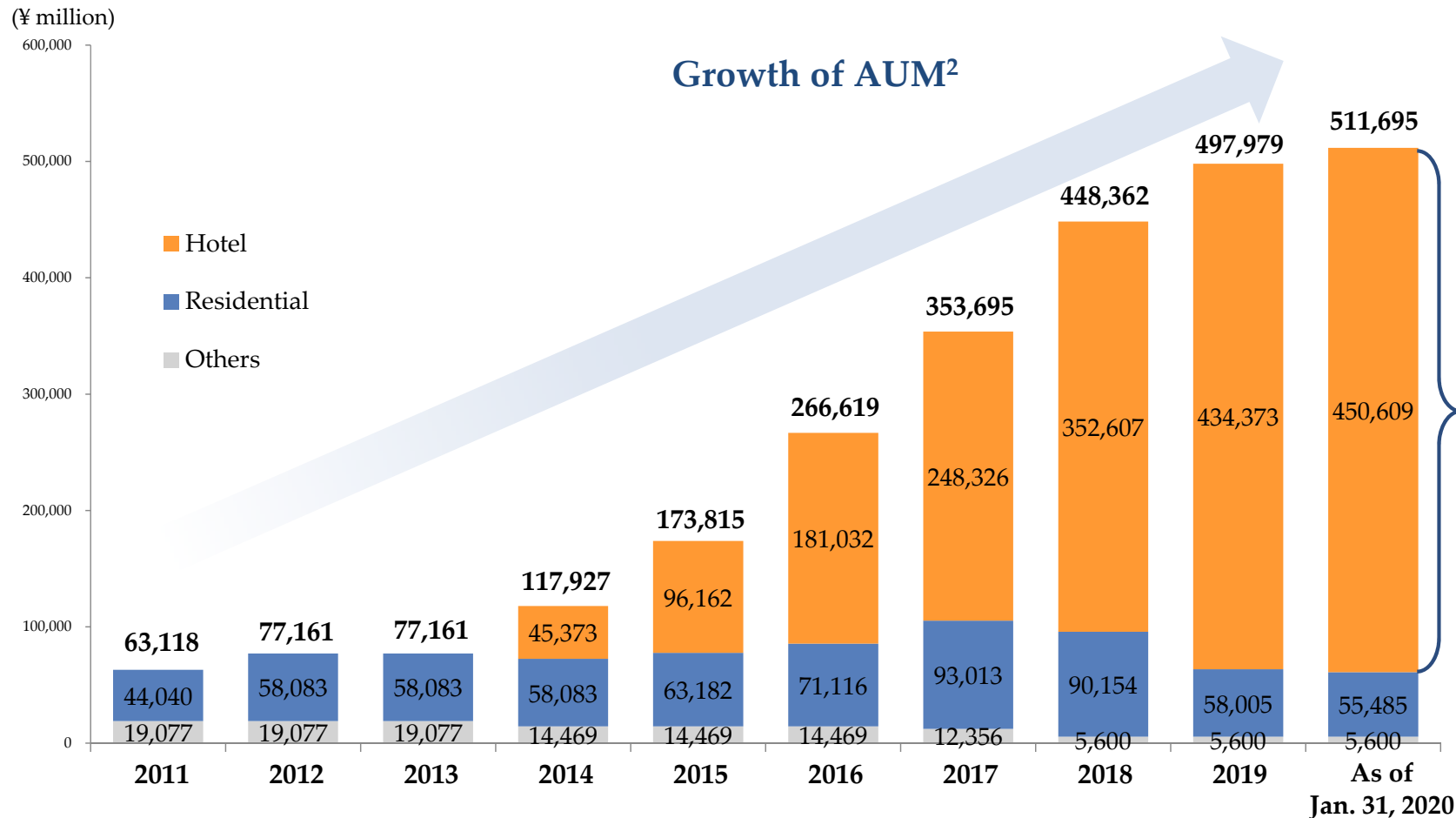
(Note 4) Average of Japan Hotel REIT and Hoshino Resort REIT

(Note 5) Based on forecast annual DPU for 2020 and actual annual DPU for three years from 2017 to 2019

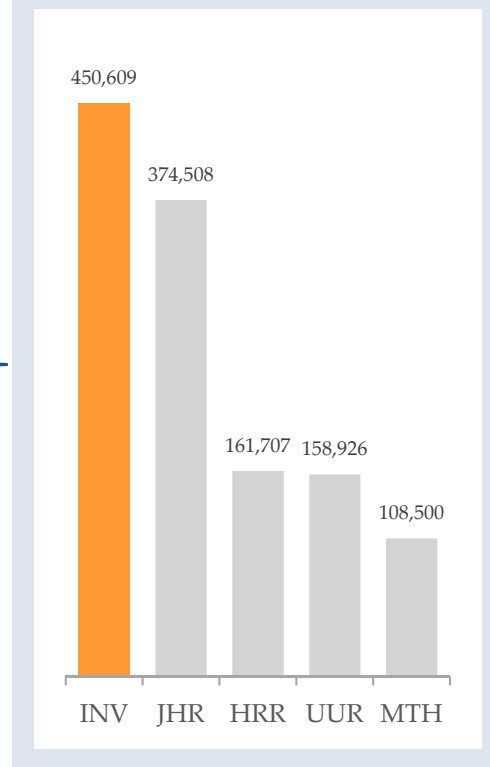
(Note 6) Average of Japan Hotel REIT, Hoshino Resort REIT, Ichigo Hotel REIT and Ooedo Onsen Reit

Track Record of External Growth

- Over the last six years, INV has built an irreplaceable diversified portfolio centered on both hotels and residential assets that have collectively demonstrated stable growth
- INV has the largest hotel portfolio amongst J-REITs¹



Top 5 J-REITs' Hotel Portfolio¹



No. of properties ³	54	78	78	91	111	124	126	132	147	148
Hotel	0	0	0	20	37	48	54	66	84	86
Residential	39	63	63	63	66	68	67	64	61	60
Others	15	15	15	8	8	8	5	2	2	2

(Note 1) As of January 31, 2020

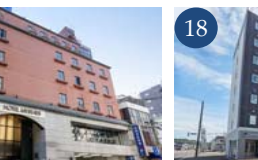
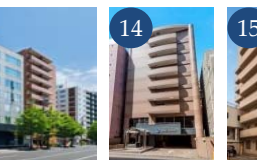
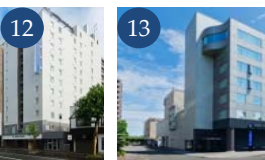
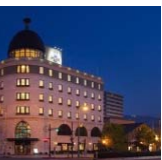
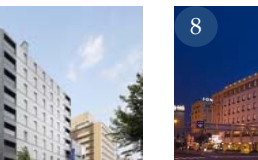
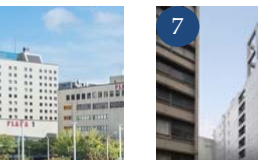
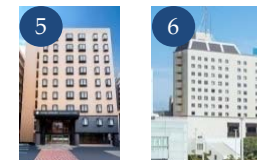
(Note 2) Based on acquisition price. The 49% preferred equity interest in the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB) is counted as one property for INV's portfolio, and the amount of preferred equity interest contribution by Invincible to the JV TMK is deemed as the acquisition price of SGTB interest. Also, Westin and Sunshine Resort are counted as two properties for INV's portfolio, and the amount of TK investment by INV to the SPC which holds the leasehold of these properties is deemed to be the acquisition price for such proportion, which is converted into JPY based on the foreign exchange forward executed on July 26, 2018, and the amount of TK investment has changed from the initial amount due to a partial refund of the TK investment on December 10, 2018

(Note 3) The amount of preferred equity interest contribution by INV to the JV TMK and the amount of TK investment by INV to the SPC are counted according to the number of properties of underlying assets and included the calculation which are based on the property type of the assets

Summary of Properties Acquired in July 2019

The acquisition of 18 domestic hotels for ¥82.6 billion at an average of 5.5% simulated NOI Yield provided further portfolio diversity

No.	Property Name	Location	Rooms	Acquisition Price ¹ (¥ mn)	Appraisal Value ² (¥ mn)	2019 NOI ³ (Simulated) (¥ mn)	2019 NOI Yield ³ (Simulated)
1	Hotel MyStays Sapporo Aspen	Sapporo-shi, Hokkaido	305	15,543	15,700	790	5.1%
2	Art Hotel Ishigakijima	Ishigaki-shi, Okinawa	245	9,731	9,830	494	5.1%
3	Hotel MyStays Fuji Onsen Resort	Fujiyoshida-shi, Yamanashi	159	9,405	10,100	557	5.9%
4	Hotel Sonia Otaru	Otaru-shi, Hokkaido	149	5,930	5,990	295	5.0%
5	Hotel MyStays Kanazawa Castle	Kanazawa-shi, Ishikawa	206	5,682	5,740	294	5.2%
6	Art Hotel Niigata Station	Niigata-shi, Niigata	304	5,524	5,590	402	7.3%
7	Hotel MyStays Nagoya Nishiki	Nagoya-shi, Aichi	169	5,197	5,260	242	4.7%
8	Hotel Nord Otaru	Otaru-shi, Hokkaido	98	4,296	4,340	241	5.6%
9	Hotel MyStays Kagoshima Tenmonkan	Kagoshima-shi, Kagoshima	196	3,445	3,540	190	5.5%
10	Art Hotel Asahikawa	Asahikawa-shi, Hokkaido	265	3,197	3,250	237	7.4%
11	Hotel MyStays Matsuyama	Matsuyama-shi, Ehime	162	3,098	3,190	198	6.4%
12	Hotel MyStays Sapporo Susukino	Sapporo-shi, Hokkaido	104	3,059	3,090	124	4.1%
13	Hotel MyStays Sapporo Nakajima Park	Sapporo-shi, Hokkaido	86	2,118	2,140	106	5.0%
14	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo-shi, Hokkaido	80	1,584	1,600	78	4.9%
15	Flexstay Inn Sakuragicho	Yokohama-shi, Kanagawa	70	1,425	1,470	77	5.4%
16	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	161	1,287	1,350	49	3.8%
17	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima-shi, Kagoshima	73	1,168	1,210	65	5.6%
18	Hotel MyStays Nayoro	Nayoro-shi, Hokkaido	70	957	969	59	6.2%
Total / Average			2,902	82,646	84,359	4,505	5.5%



(Note 1) The acquisition price shows purchase price set forth in the purchase and sale agreement and does not include adjustments for property taxes, city planning taxes, or national or local consumption taxes

(Note 2) As of the end of December 2019

(Note 3) Estimated by INV as of today. For the period prior to acquisition, using data from seller, and simulated NOI has been adjusted to reflect trust fees and insurance premiums that would have been incurred had the property been held by INV since the beginning of 2019

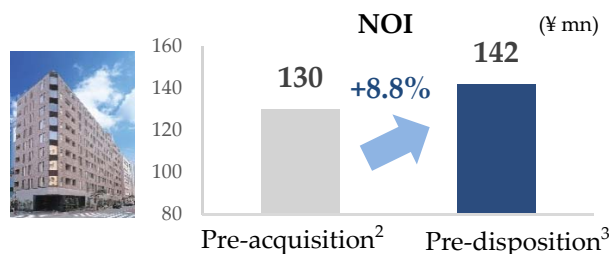
Additional Accretive Asset Recycling: Capital Gain Provides Cushion to Stabilize DPU

- Two properties sold for ¥9.6 billion resulting in a ¥4.0 billion capital gain, which provides an increase in retained earnings and further DPU stability if necessary
- NOI increased by 8.8% and 11.2% for City House Tokyo Shinbashi and Winbell Kagurazaka, respectively since acquisition¹

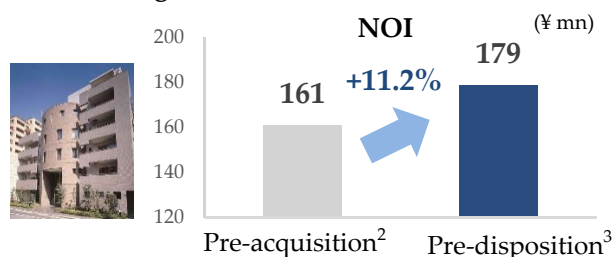
Dispositions

2 residential properties

City House Tokyo Shinbashi



Winbell Kagurazaka



Value-up initiatives (Rent increase program)
→ Achieved Increase of NOI

Asset sales
as a result of focused asset management

Asset Recycling

¥9,600 mn (Sales price)	Sales/ Acquisition Price	¥16,236 mn (Acquisition price)
3.4% ⁴ (Sales cap rate)	Sales cap rate/ NOI Yield	5.8% ⁵ (Appraisal NOI yield)
2.7% ⁴ (Sales cap rate)	After Dep. sales cap rate/ NOI Yield	3.4% ⁵ (Appraisal NOI yield)

- **Capital gain of ¥4.0 billion (¥658 per unit⁶)**
- The retained earnings at December 2019 FP increased by ¥1.1 billion from June 2019 FP
- Retained earnings due to capital gains, if needed, can be drawn upon to maintain an annual minimum DPU of ¥3,400 for 2020 through 2027

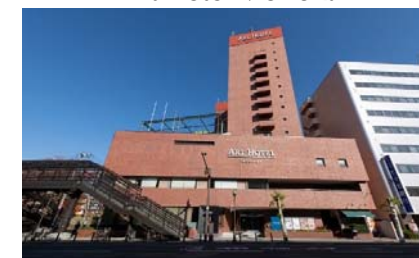
Acquisitions

2 hotels

Hotel MyStays Premier Narita



Art Hotel Morioka



Contribution to distributions
for medium to long-term growth

(Note 1) Calculated by comparing (i) actual NOI for the 12 months prior to the acquisition of each property with (ii) actual NOI of each properties for 2019 full year, assuming "Winbell Kagurazaka", which was sold on December 17, 2019, was owned by INV until the end of 2019. The same shall apply hereinafter
 (Note 2) Indicates actual NOI for the 12 months prior to the acquisition from February 2009 to January 2010
 (Note 3) Indicates actual NOI for 2019 full year
 (Note 4) Calculated by dividing the total amount of actual NOI (before and after depreciation) for 2019 full year by the sales price for the two disposed properties
 (Note 5) "Appraisal NOI Yield" and "After Depreciation NOI Yield" are calculated by dividing the total NOI derived from the direct capitalization method stated in the appraisal reports on the valuation date as of October 1, 2019 (and deducting estimated depreciation for After Depreciation NOI Yield) by the total of acquisition price, and rounded to the first decimal place
 (Note 6) Based on 6,096,840 units issued and outstanding

Characteristics

- Located a 10-minute drive from Narita International Airport, ideally positioned to service airport-related demand from both domestic and international travelers year round
- Reopened in February 2018 following extensive renovations and rebranding
- In addition to 711 guest rooms, the hotel offers facilities including 17 conference and meeting rooms (maximum capacity of 300 people), multiple restaurants and dining spaces, a gym, a Japanese-style public bath, an outdoor pool, a tennis court, a Japanese-style garden, and more
- Offers exclusive services to airline crews, including crew-only guest rooms, a private lounge and gym, specialty laundry facilities, and dedicated service staff; these offerings are expected to help capture growing demand from airline-related guests
- The hotel's first floor buffet restaurant is equipped with an outdoor barbecue, expected to attract local customers in addition to hotel guests

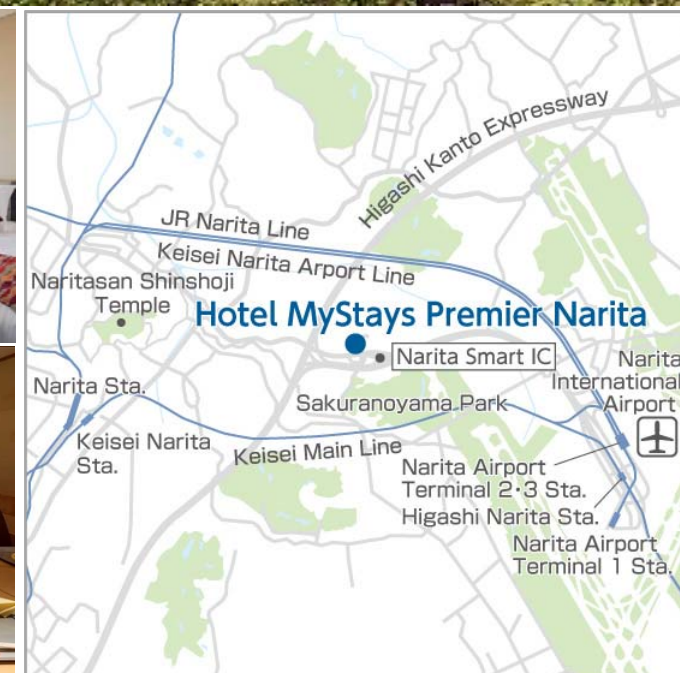
Hotel Type	Full Service
Address	40 Yokomine Oyama, Narita-shi, Chiba, and 14 other lots
Access	10-minute by car from Narita International Airport
Completion Date	May 1985
Renovation Period	August 2017 – January 2018
No. of Rooms	711 rooms
GFA ¹	36,519.70 m ²
Land Area	25,129.24 m ²

2020 Hotel KPIs (Forecast)²

Occupancy	ADR	RevPAR	Simulated NOI
86.6%	¥8,599	¥7,443	¥598 mn

(Note 1) Excludes three annex buildings used for storage (total 36.36 m²)

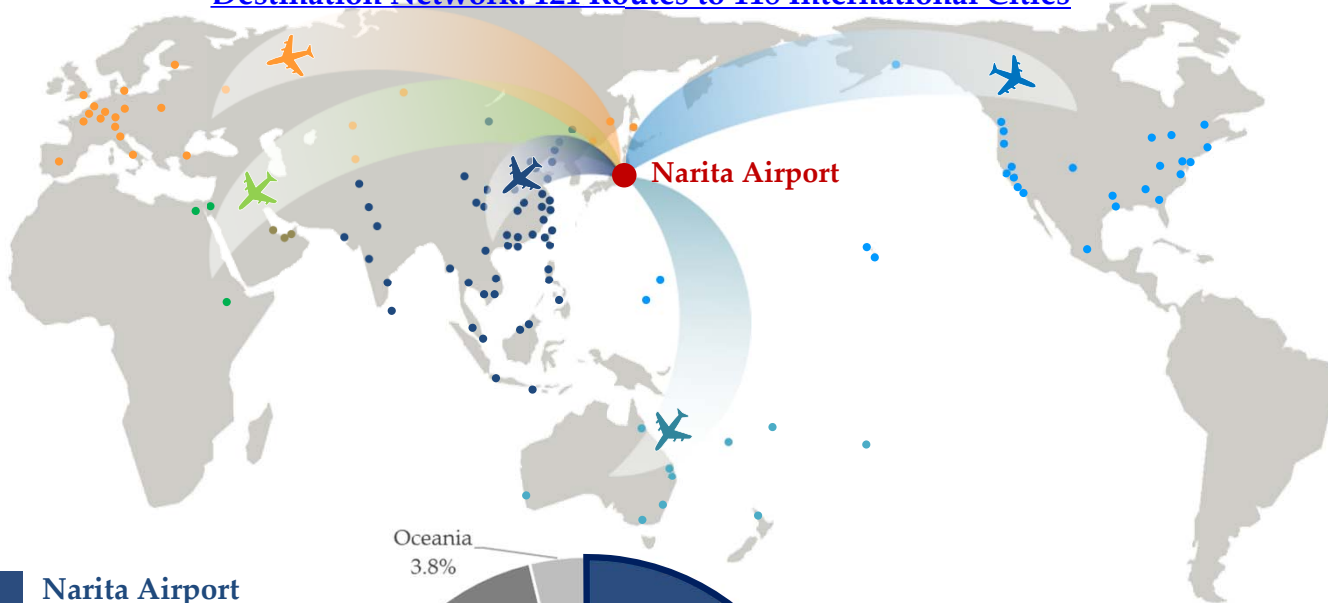
(Note 2) Estimated by INV as of today. For the period prior to acquisition, using data from seller, and simulated NOI has been adjusted to reflect trust fees and insurance premiums that would have been incurred had the property been held by INV since the beginning of 2020



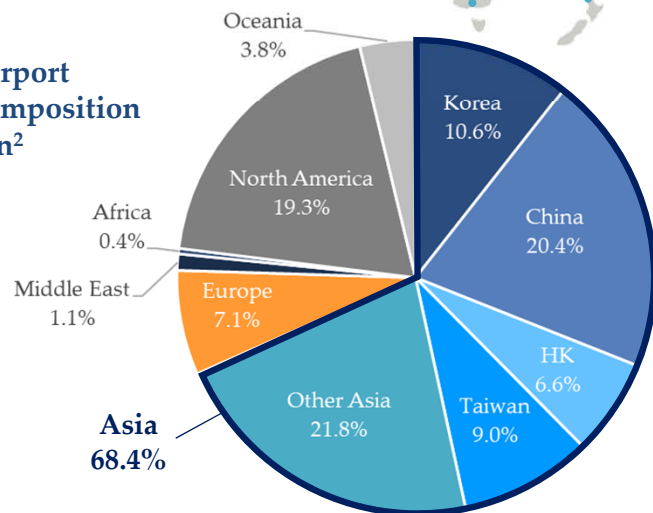
- Narita Airport is Japan's largest international gateway, servicing more passengers on international flights than any other airport in the country
- With the most diversified global network of any airport in Japan, Narita Airport is expected to see balanced demand from inbound travelers from around the world

Networks (As of Winter 2019)

Destination Network: 121 Routes to 118 International Cities



Narita Airport Route Composition by Region²

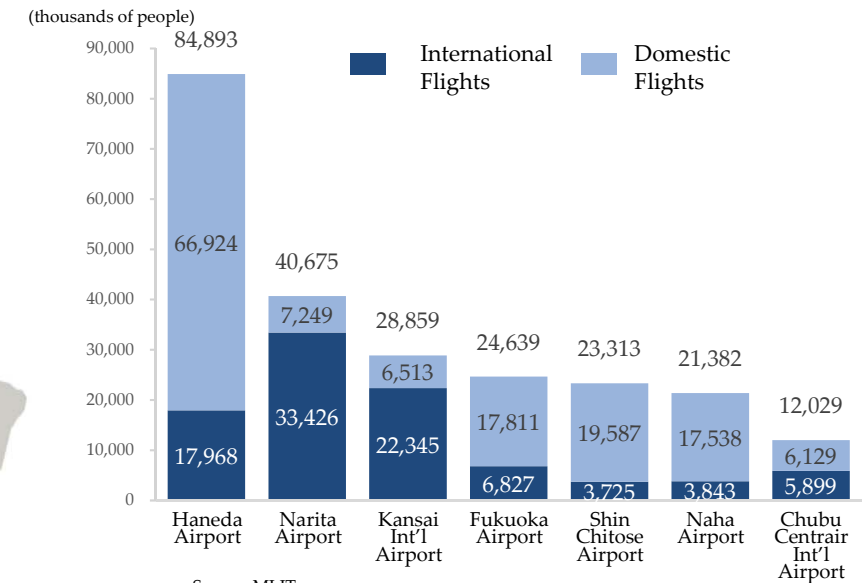


Source: Official website of each airport management company

(Note 1) Figures do not include passengers who did not disembark

(Note 2) Based on schedule for January 24 - 31, 2020. Each city is categorized by area based on the category by the Ministry of Foreign Affairs. Other Asia: Indonesia, Cambodia, Singapore, Sri Lanka, Thailand, Nepal, Pakistan, Philippines, Brunei, Vietnam, Malaysia, Myanmar and Mongolia

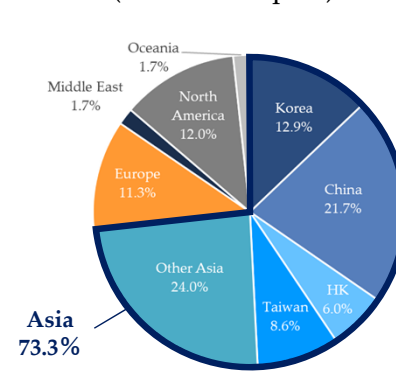
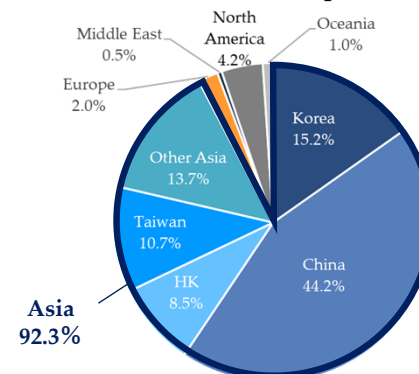
Number of Passengers by Airport in Japan¹ (2018)



※Reference²

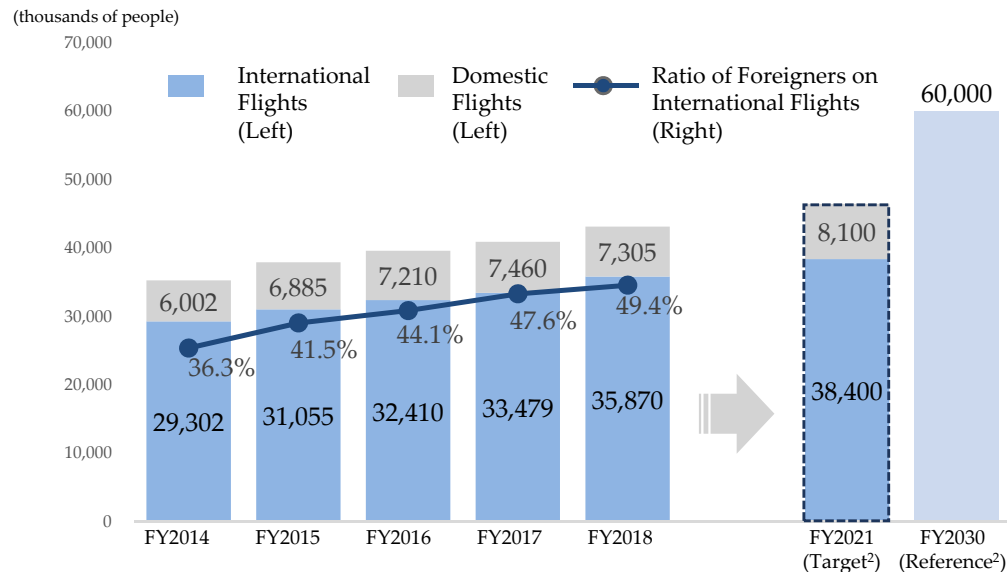
(Kansai Int'l Airport)

(Haneda Airport)



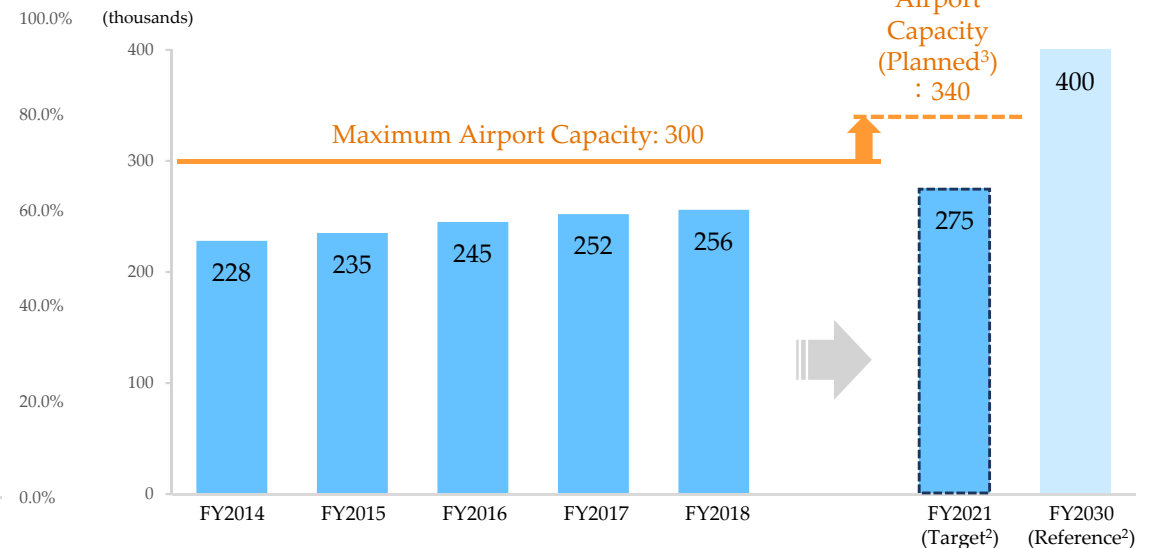
- Narita Airport expanded its terminal for low-cost carriers in September 2019 and extended its final arrival and departure time from 11 pm to 12 am in October 2019
- By expanding its network of service routes and constructing an additional runway as well as extending one of its existing runways, Narita Airport is expected to see growth in passengers using the airport, creating additional demand for nearby lodging
- The city of Narita is an attractive hotel market with no new supply and growing tourism

Number of Passengers using Narita Airport¹



Source: Narita International Airport Corporation

Number of Departures and Arrivals at Narita Airport



Source: MLIT, Narita International Airport Corporation

Planned New Routes and Additional Flights at Narita Airport in 2020⁴

Destination	Start
China (5 cities including Guangzhou)	Jan. or Mar.
Russia (Vladivostok)	Feb. or Mar.
India (Bengaluru)	Mar.
USA (San Francisco, Guam)	Mar. or Jul.

Source: Narita International Airport Corporation

Planned New Hotel Room Supply⁵

	2020	2021	2022 onward	TBD
Kanto Area	20,951	3,816	3,142	1,566
Chiba Pref.	1,771	870	1,000	252
Narita City	0	0	0	0

Source: HOTERES

No plans for new or additional rooms from 2020 onward in Narita City¹

(Note 1) Figures include passengers who did not disembark
 (Note 2) Figures are from disclosures in the NAA's "NAA Group Medium- to Long-Term Management Plan" and subject to change in the future
 (Note 3) Described in the "6th Metropolitan Airport Function Enhancement Technology Review Subcommittee Handouts" and subject to change in the future
 (Note 4) Stated in the press releases of Narita International Airport Corporation disclosed as of January 31, 2020, and subject to change in the future
 (Note 5) Based on a survey by HOTERES as of December 6, 2019, subject to change in the future

Characteristics

- Eight-minute walk from Morioka Station on the JR Tohoku Shinkansen and other railway lines, and conveniently located in the CBD of Morioka City, the capital of Iwate Prefecture, with convenient access to nearby shopping and business districts
- Proximity to Morioka Station on the Tohoku Shinkansen, as well as Hanamaki Airport, which services routes to Shanghai and Taipei, creates easy access for inbound travelers
- Rebranded to the Art Hotel brand in March 2019 following extensive renovations to the hotel guest rooms, lobbies, restaurants, and partial banquet halls
- Boasts multiple restaurants renowned locally for their high quality of food and service
- Features nine banquet halls with a maximum capacity of 300 people, including a "sky banquet" offering great views of Morioka City. The hotel is well positioned to attract business from local companies for hosting meetings and training seminars, and is also one of the only hotels in the city with venues for wedding ceremonies
- Offers suitable room mix for both business and leisure travelers as well as domestic and overseas guests; half of the guest rooms are twin layouts, and all guest rooms have a capacity of at least two people

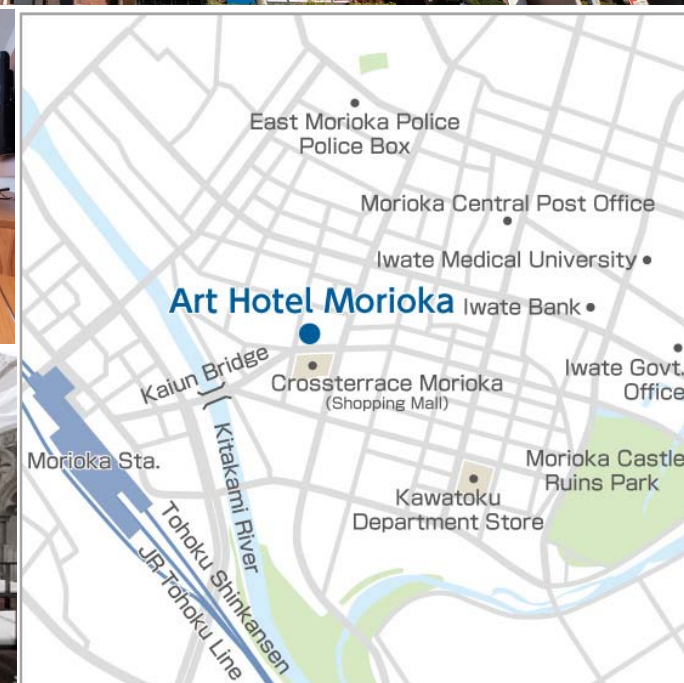
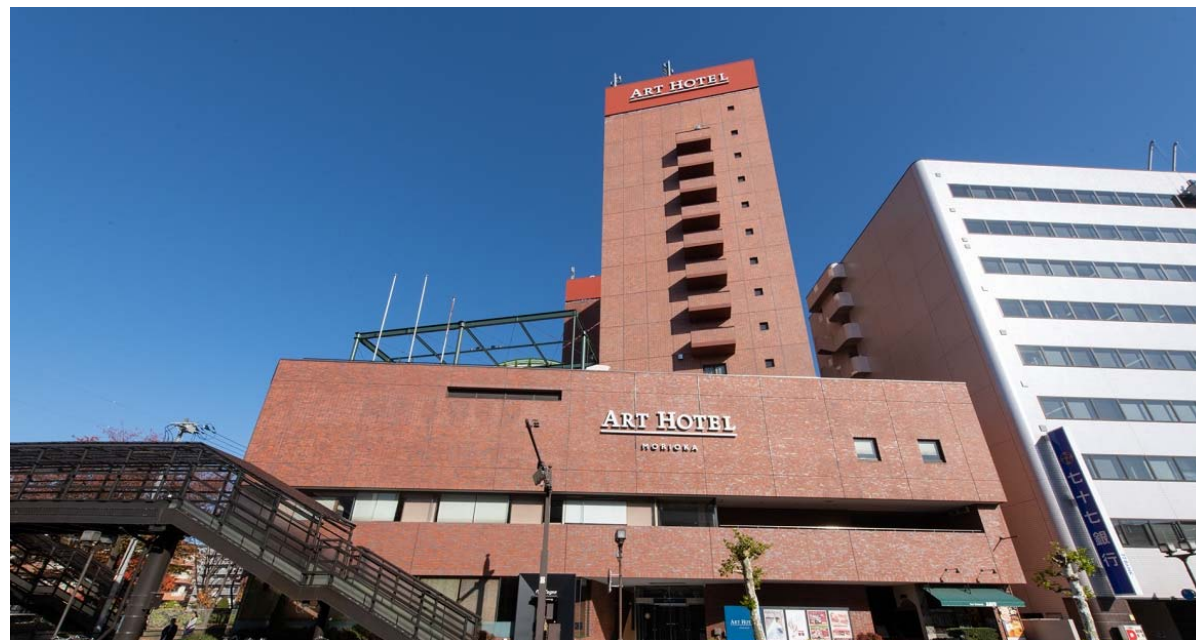
Hotel Type	Full Service
Address	3-3-18 Odori, Morioka-shi, Iwate
Access	8-minute walk from Morioka Station (JR Tohoku Shinkansen and other train lines)
Completion Date	March 1981
Renovation Period	December 2018 – April 2019
No. of Rooms	214 rooms
GFA ¹	16,727.08 m ²
Land Area	2,703.59 m ²

2020 Hotel KPIs (Forecast)²

Occupancy	ADR	RevPAR	Simulated NOI
87.0%	¥8,127	¥7,070	¥323 mn

(Note 1) Excludes annex buildings used for parking (80.50 m²)

(Note 2) Estimated by INV as of today. For the period prior to acquisition, using data from seller, and simulated NOI has been adjusted to reflect trust fees and insurance premiums that would have been incurred had the property been held by INV since the beginning of 2020



- Morioka has excellent access to major cities in Japan and is blessed with various tourism attractions. In recent years, there has been strong growth of foreign tourists, with further growth expected
- Morioka is an attractive hotel market with no new supply and growing tourism

Famous Events in Morioka

Chugchug
Mako Festival



Morioka
Sansa Dance



Shanghai
Taipei
Fukuoka
Osaka
Nagoya
Tokyo

The Three Great Noodles of Morioka



Wanko Soba

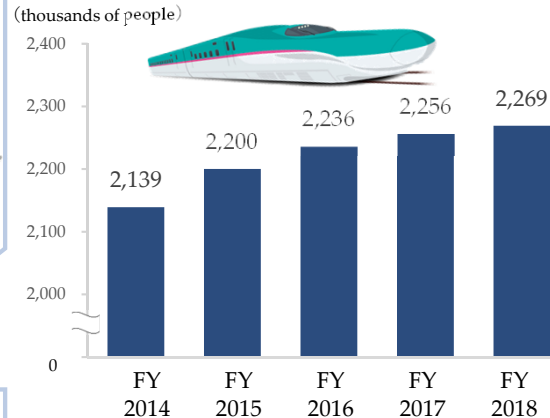


Morioka Cold
Noodles



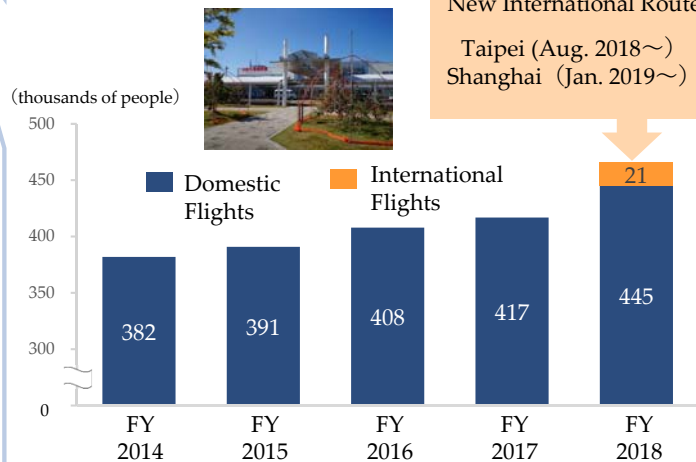
Morioka Jaja
Noodles

Number of Passengers using Shinkansen Morioka Station



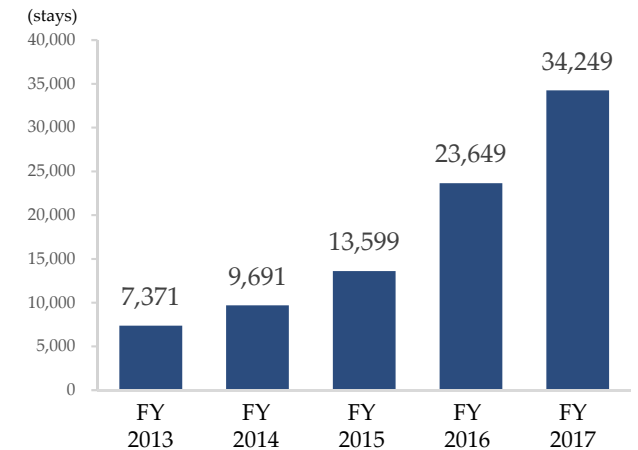
Source: JR-East

Number of Passengers using Iwate Hanamaki Airport



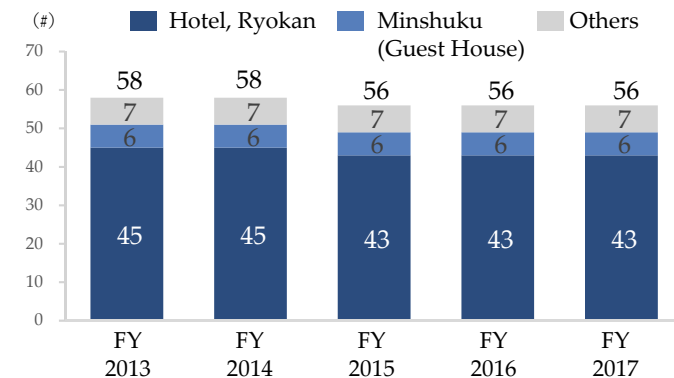
Source: Iwate Prefecture

Number of Foreign Visitor Stays in Morioka



Source: Morioka City

Number of Lodging Facilities in Morioka



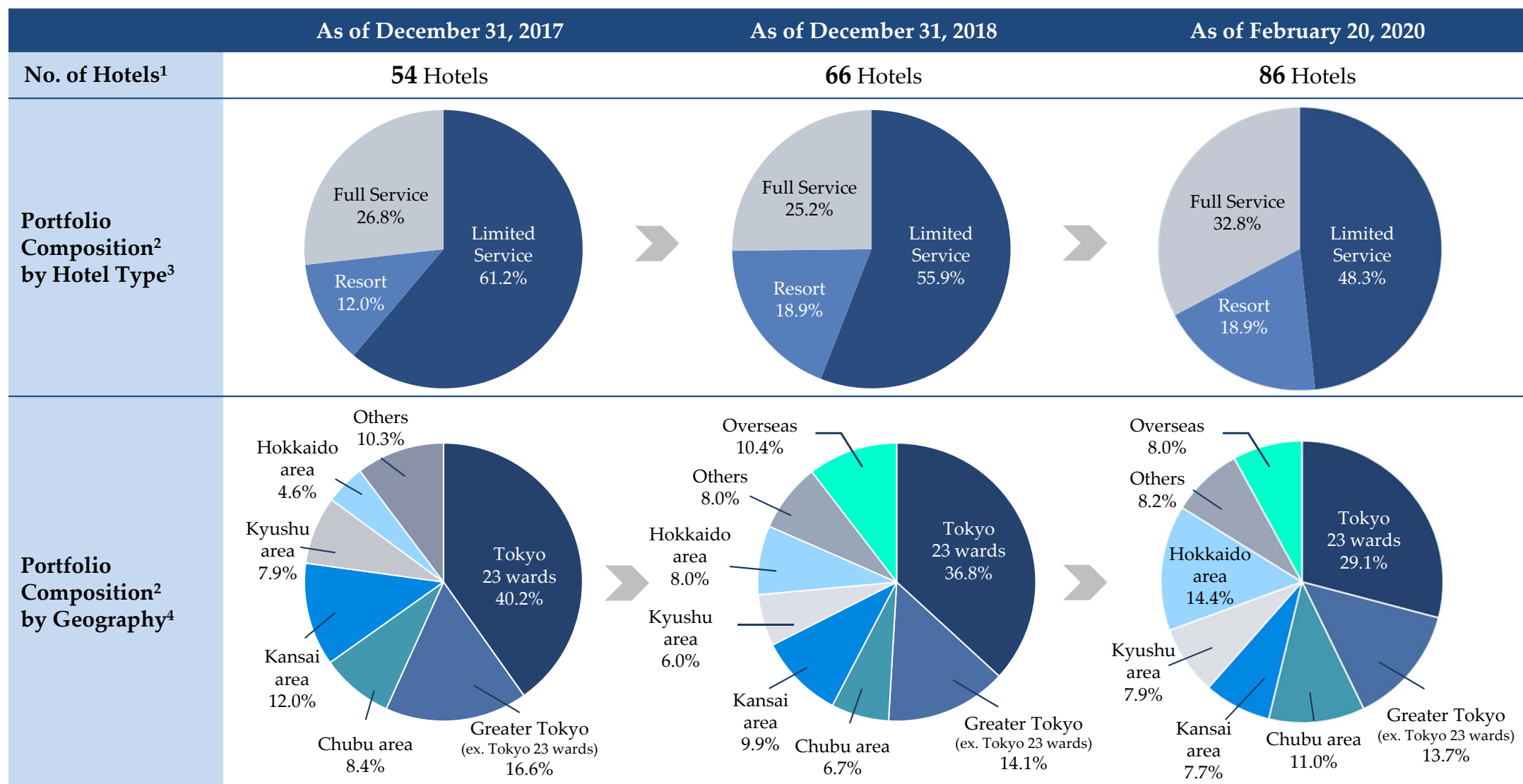
Source: Morioka City

▶ The number of lodging facilities is flat, with no plans for additional supply in the future¹

(Note 1) Based on a survey by HOTERES as of December 6, 2019, subject to change in the future.

Diversity of Overall Hotel Portfolio

The acquisition of hotels in 2019 and onward provides further diversification in hotel type and geographic footprint



(Note 1) The amount of preferred equity interest contribution by INV to the JV TMK and the amount of TK investment by INV to the SPC are counted according to the number of properties of underlying assets

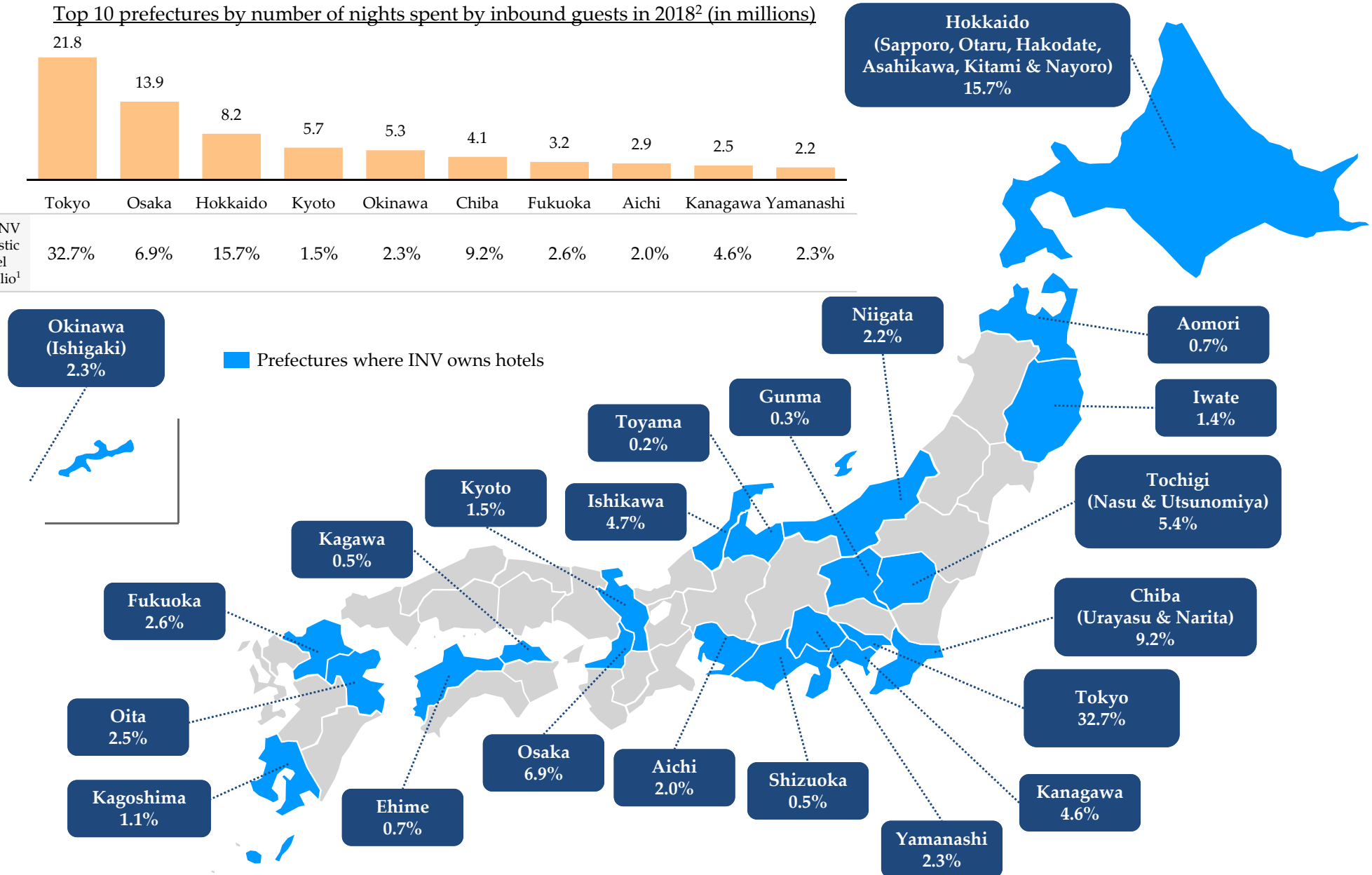
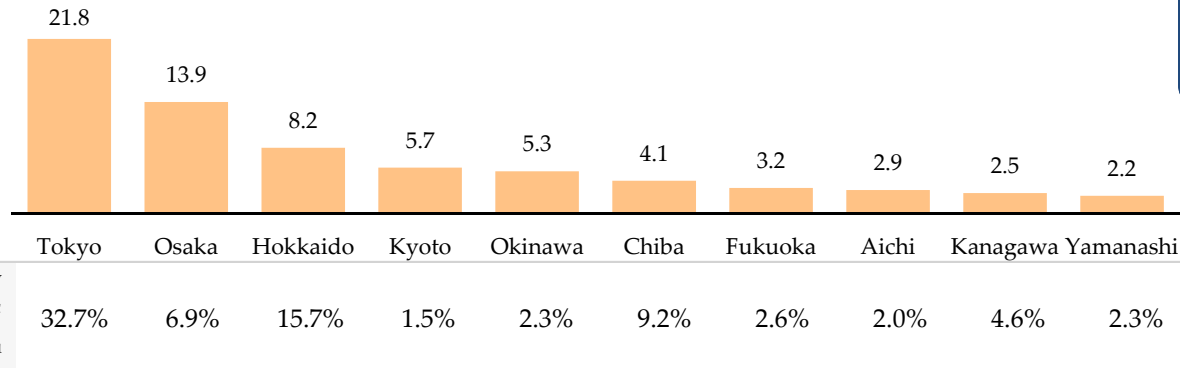
(Note 2) Based on acquisition price and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK. The acquisition price of overseas hotels (i) as of the end of December 2018 is the amount of TK investment to the SPC which held the leasehold of properties and (ii) as of February 20, 2020 is the book value of the hotels as of May 9, 2019, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018). The amount of preferred equity interest contribution by INV to the JV TMK and the amount of TK investment by INV to the SPC are included in the calculation, which are based on the property type or location of the underlying asset

(Note 3) Full service hotels are, in general, hotels that have both restaurant facilities providing breakfast, lunch and dinner (including meals provided by reservation) and meeting facilities that can be used for banquet services. We categorize all hotels other than full service hotels as limited service hotels (except for limited service hotels that are classified as resort hotels, as described below). Resort hotels are hotels located in areas where a substantial number of guests stay for sightseeing or recreational purposes and includes both full service hotels and limited service hotels. With respect to a hotel that falls within the definition of both a full service hotel and a resort hotel, we categorize the hotel as a resort hotel. The same shall apply hereafter

(Note 4) Defined as follows: 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. Kyushu area is Fukuoka, Kumamoto, Kagoshima, Nagasaki, Oita, Miyazaki, Saga and Okinawa. The same shall apply hereafter

79.8%¹ of domestic hotels in INV's portfolio are located in the 10 most popular prefectures among inbound tourists in Japan

Top 10 prefectures by number of nights spent by inbound guests in 2018² (in millions)



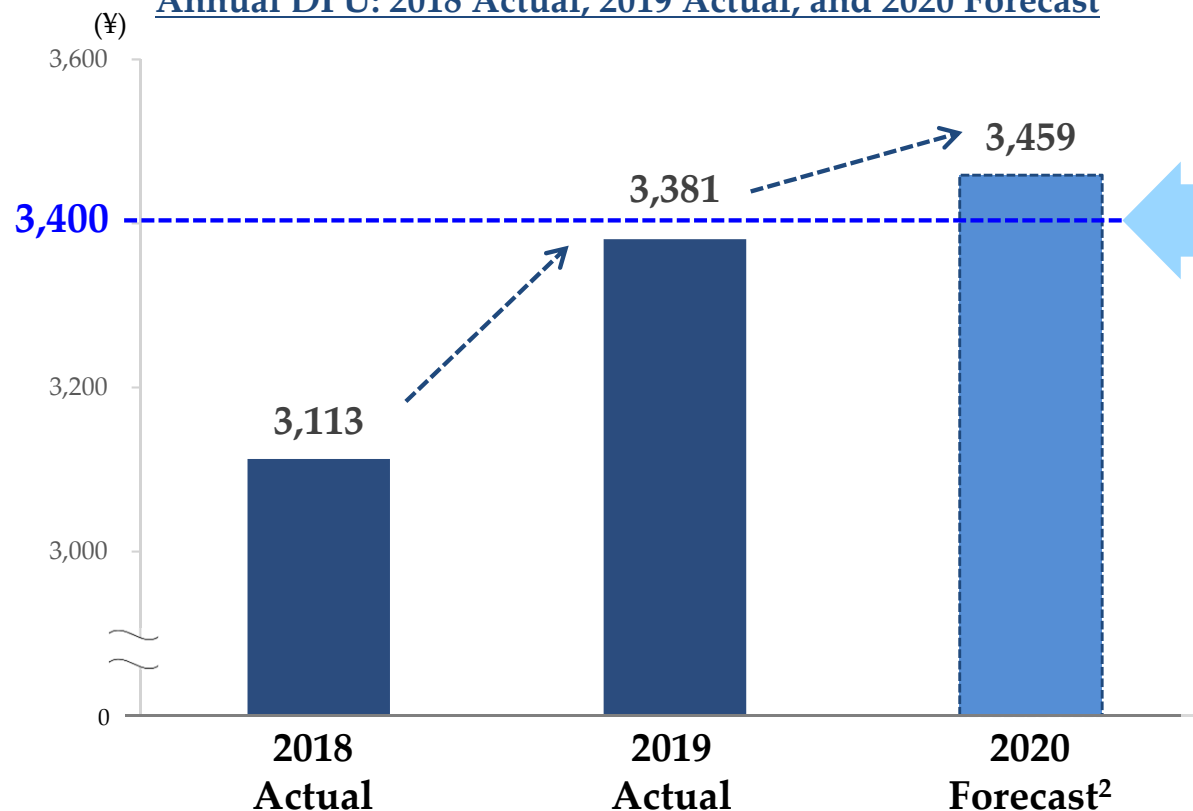
(Note 1) Based on the acquisition price of domestic hotels. Sheraton TMK is calculated based on the amount of preferred equity interest contribution by INV to the JV TMK
(Note 2) Source: Japan Tourism Agency

DPU Floor of ¥3,400 through 2027

- INV holds ¥12.7 billion of retained earnings, equivalent to ¥2,090 per unit, at the end of December 2019
- INV intends to use such retained earnings to achieve at least ¥3,400 DPU for 2020 through 2027 if required
- The combination of “Excess FFO”¹ and retained earnings provides the financial cushion to ensure a DPU floor of ¥3,400

Total Retention of Net Income (As of the end of December 2019)	÷	Outstanding Units	=	Total Retained Earnings per Unit Cushion
¥12.7 billion		6,096,840 units		¥2,090

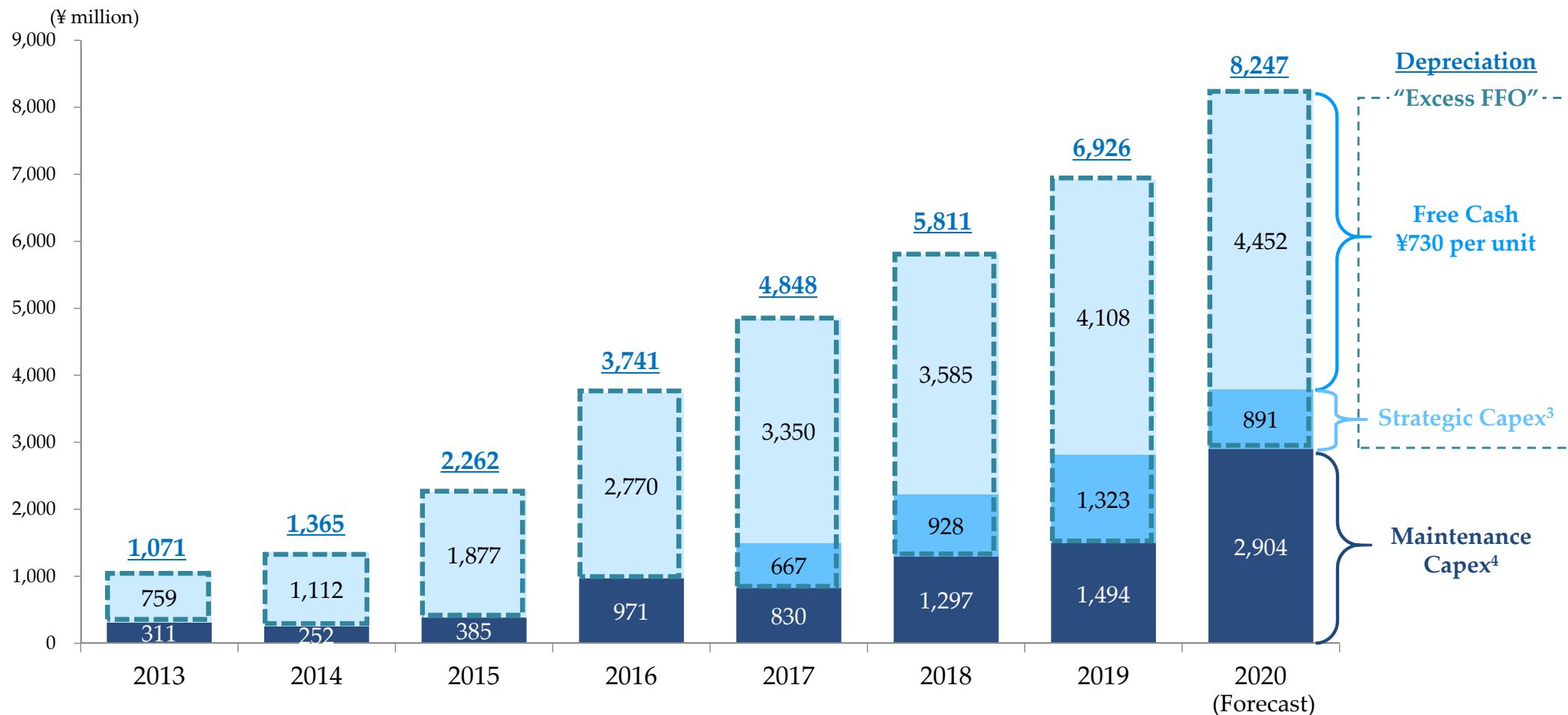
Annual DPU: 2018 Actual, 2019 Actual, and 2020 Forecast



- Maintain at least ¥3,400 DPU per annum through 2027
- Continue to ensure dividend stability

Capital Expenditures and Depreciation

- INV had a low payout ratio¹ of 83.3% of adjusted funds from operations
- “Excess FFO”² used for unit buybacks as well as the renovation with other value-add measures to existing hotel portfolio



Asset Size ⁵ (¥ million)	72,553	117,927	173,815	266,619	353,695	448,362	497,979	511,695
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(Note 1) Payout ratio is based on 2019 actual figures using the following calculation: Payout ratio = Distribution divided by AFFO, whereas AFFO equals net income minus gains on sales at properties plus depreciation minus capital expenditures

(Note 2) Excess FFO is defined as the amount of depreciation minus maintenance CAPEX. The same shall apply hereafter

(Note 3) Strategic capital investment for renovation including guest rooms, banquet rooms, restaurant and others in order to improve the competitiveness / profitability of the hotels

(Note 4) Capital investment which is required to maintain proper values of properties and capital investment for fixtures and furnishings that are necessary for operating hotels

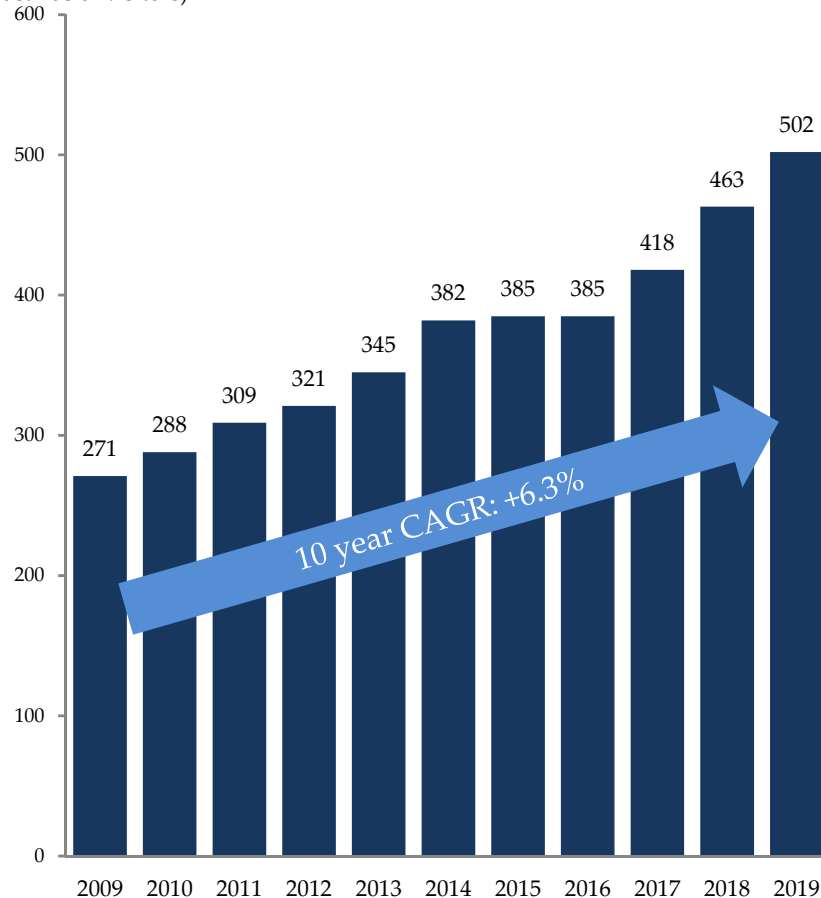
(Note 5) Based on the acquisition price as of the end of the relevant year. After 2017, includes the amount of preferred equity interest contribution by INV to the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB). “2020 (Forecast)” indicates the acquisition price as of February 20, 2020. The acquisition price of overseas hotels (i) is the amount of TK investment to the SPC which held the leasehold of properties for “2018” and (ii) is the book value of the hotels as of May 9, 2019 for “2019” and “2020 (Forecast)”, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018)

- Significant progress on the Cayman Annex Development Plan, which should cost \$150-160 million and result in an NOI yield of mid to high teens
 - Existing Cayman hotels continue to outperform forecasts; RevPAR increased by 11.8% and GOP increased by 6.6% in 2019 year-over-year
-
- ▣ Selected Autograph Collection, a higher tier brand in the Marriott family, for the branding of Annex (“New Tower”)
 - ▣ Completed Tortuga grill expansion with Cayman Coffee Exchange and Sushi restaurant scheduled to open by March 1, 2020
 - ▣ Completed adding 2 elevators for Sunshine Suites
 - ▣ Completed design development for the laundry relocation & banquet kitchen renovation and submitted for planning approval
 - ▣ Architects, engineers, and the designer team continue to refine the design schematics for the New Tower, spa, fitness, restaurant, and pool together
 - ▣ Received Marriott’s brand approval of the preliminary design and layout
 - ▣ Started in-depth discussions with Cayman government to obtain planning approval for the expansion project
 - ▣ The development is expected to add a net 189 rooms and be completed in the summer of 2023
 - ▣ Led RFP process for project general contractor, conducted extensive interviews with the top three, and are currently in the final stage of selection, subject to obtaining required government approvals
 - ▣ Scheduled government planning board approval hearing in February and again in May; planning approval from Cayman government will be obtained prior to starting any demolition or construction

- Airport capacity has quadrupled; increased to accommodate over 2 million passengers per year due to the expansion of Owen Roberts International Airport (ORIA) that was completed in March 2019
- The number of stay-over visitors continues to grow at a 6.3% CAGR over the last 10 years
- Cayman Island Airport Authority announced that they plan to extend the runway in order to better accommodate larger planes

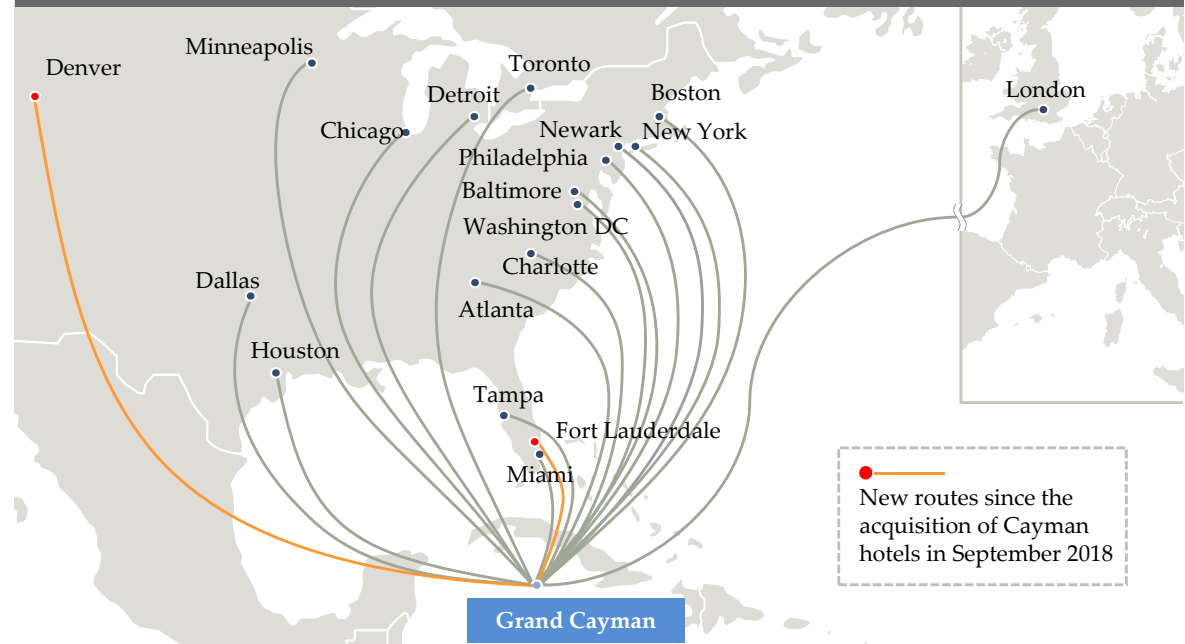
Number of Stay-over Visitors

(Thousands of visitors)



Source: The Cayman Islands Department of Tourism

Direct Flight Map for Grand Cayman



Country	City	Shortest Flight Time	Country	City	Shortest Flight Time
USA	Dallas	3h	USA	Washington DC	3h
	Houston	2.5h		Charlotte	2.5h
	Minneapolis	4h		Atlanta	2h
	Chicago	3.5h		Tampa	1.5h
	Detroit	3.5h		Miami	1h
	Boston	4.5h		Denver	5h
	New York	3h		Fort Lauderdale	1h
	Newark	4h	Canada	Toronto	3.5h
	Philadelphia	3h		London	12h
	Baltimore	3.5h			

- We plan to use the Autograph Collection for the branding of the new tower, while keeping the existing hotel as a Westin
 - Autograph Collection is a higher tier brand in the Marriott family that would help grow ADR premiums for the new tower
 - Autograph Collection is a member of Marriot Bonvoy (Marriott guest loyalty program) and the new tower will greatly benefit from the world's leading loyalty program to generate immediate demand



Lobby Front Desk



View from Pool Entrance



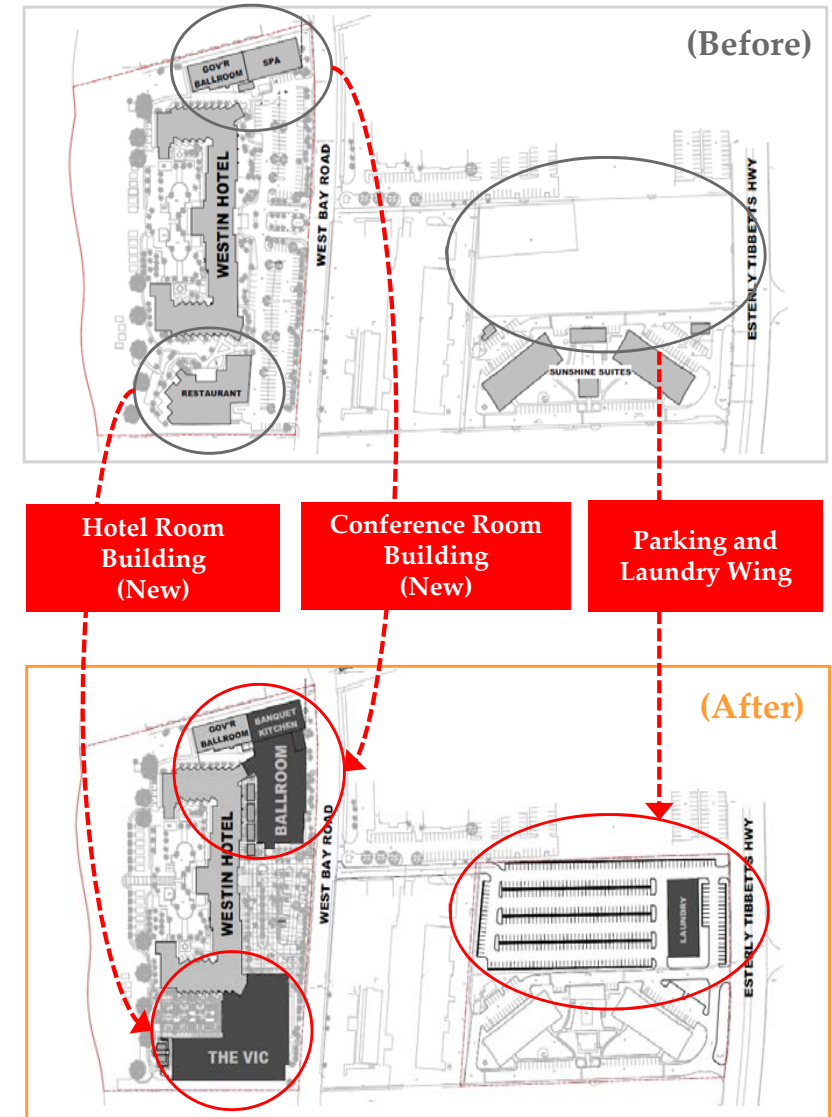
Vitality Pool



Outside Patio

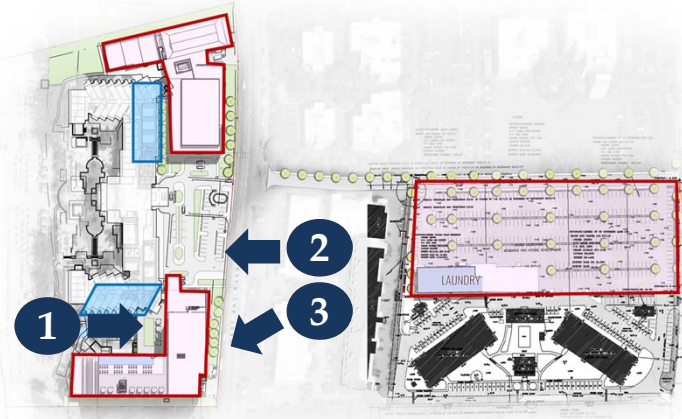
Overview of the Expansion Work for Cayman Hotels

- Architects, engineers, and the designer team continue to refine the design schematics together
- Started in-depth discussions with the Cayman government to obtain planning approval for the project



Conceptual Drawings

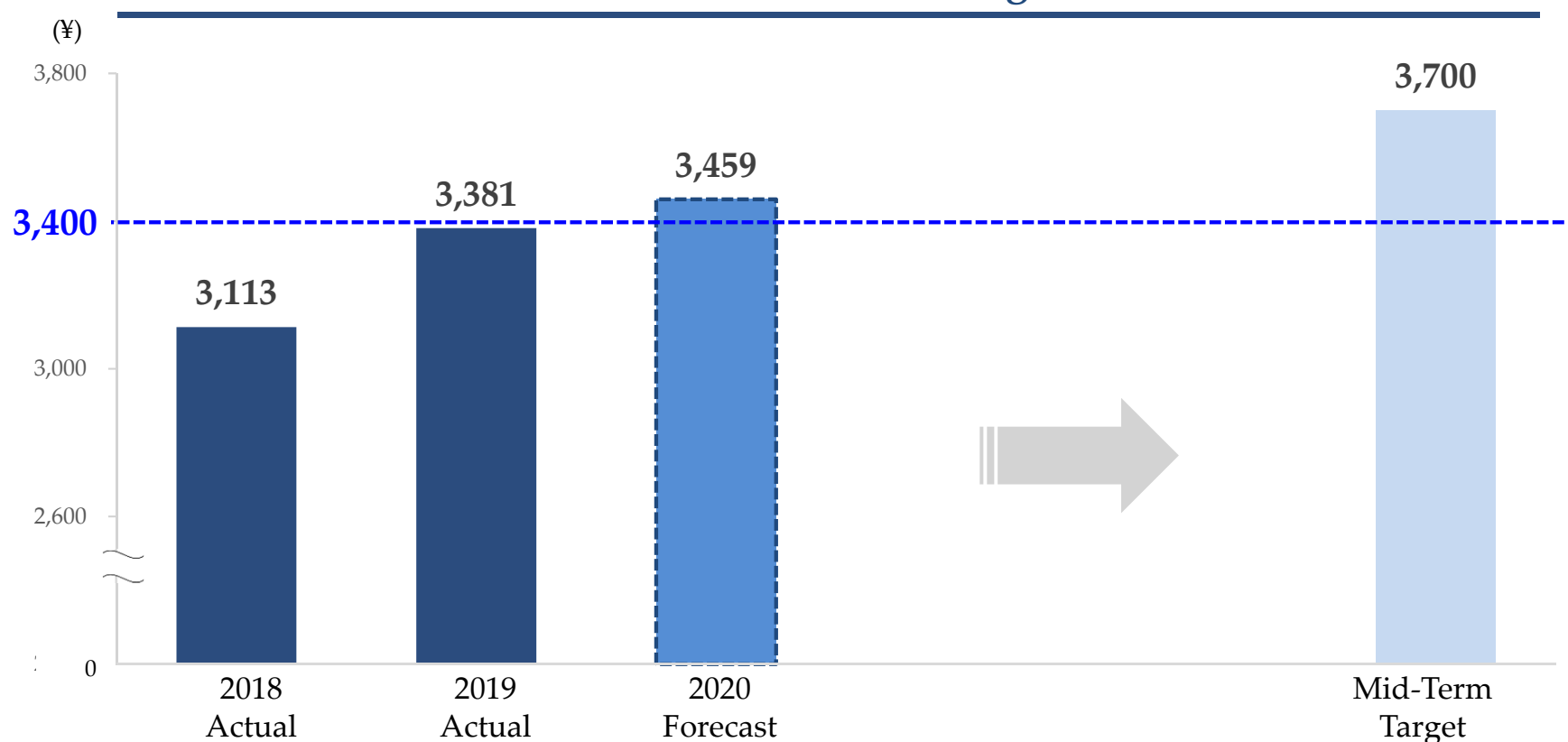
- Updated projections show a cost of approximately \$150-160 million and an estimated NOI yield in the mid to high teens upon stabilization
- The development is expected to add a net 189 rooms and be completed in the summer of 2023



*This is an image of expected completion, and may differ from the actual buildings after completion

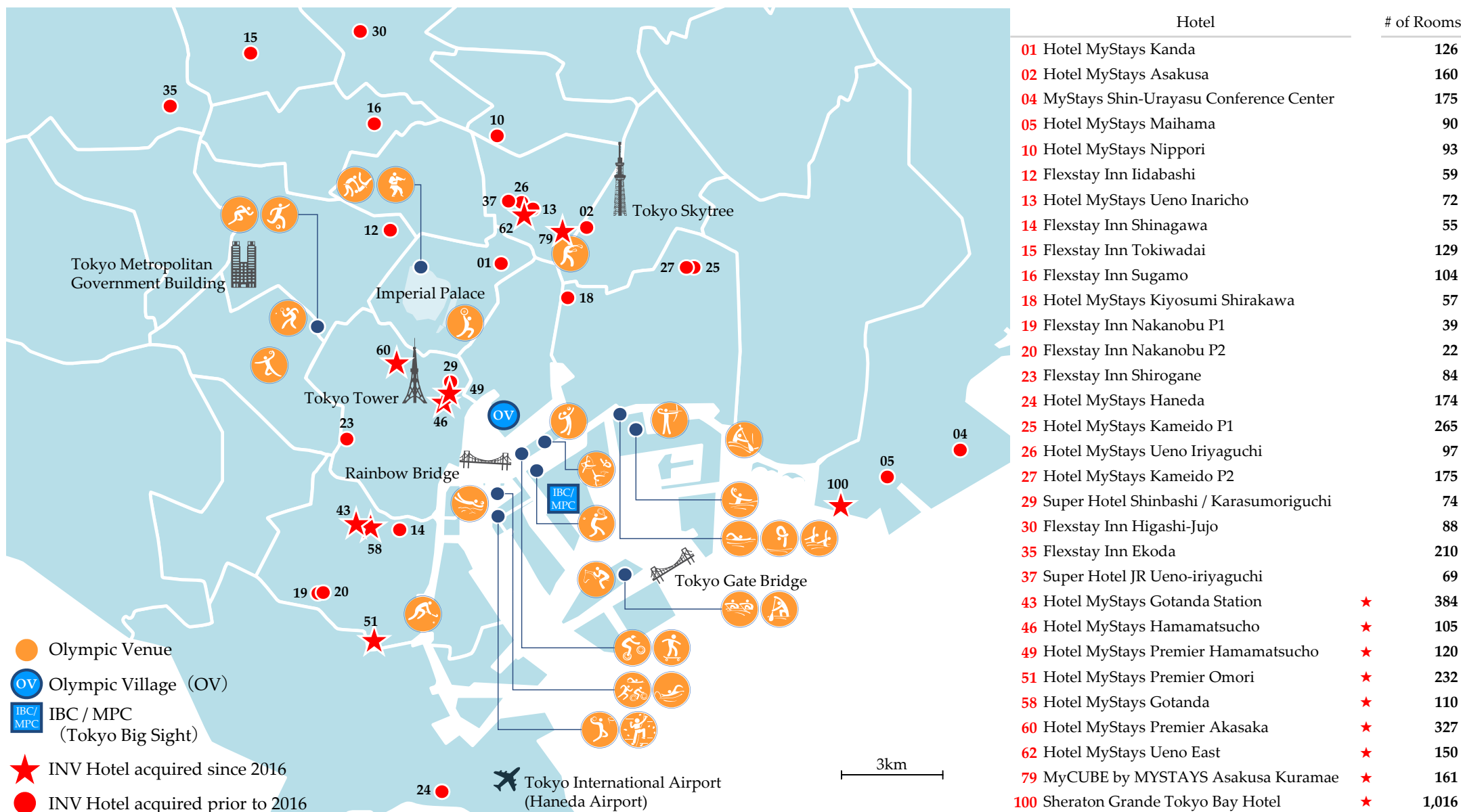
- INV expects to deliver ¥3,700 DPU after the completion and stabilization of the Cayman Annex Tower
 - In conjunction with updated analysis and ongoing discussions with regulatory agencies, projections show the Annex development can be completed in the summer of 2023
 - Adverse macro economic circumstances have impacted the original progress of INV's original mid-term targets
 - In addition to the contribution from Cayman Annex Tower, INV will try to achieve the Target DPU through internal growth of domestic hotels as well as external growth by utilizing the free cash from Excess FFO and asset recycling
 - Significant reduction of new hotel construction from 2021 is expected to improve domestic RevPAR
 - INV management reiterates its DPU floor of ¥3,400 using retained earnings if required

DPU Forecast and Target



Tokyo 2020 Olympic and Paralympic Venues and INV Hotel Portfolio

- Unique footprint where 34¹ of INV's domestic hotels surround major Tokyo Olympic and Paralympic venues
- These 34¹ INV hotels have a total room count of 5,950; 11 hotels (3,437 rooms) added since 2016









(Note 1) The total of 34 hotels that surround the Tokyo Olympic venues are located in Tokyo and Chiba prefectures among hotel properties owned by INV as of February 20, 2020. Due to space constraints, the following hotels are included in the count but do not appear on the map: Super Hotel Tokyo-JR Tachikawa Kitaguchi, Hotel MyStays Tachikawa and Hotel MyStays Premier Narita

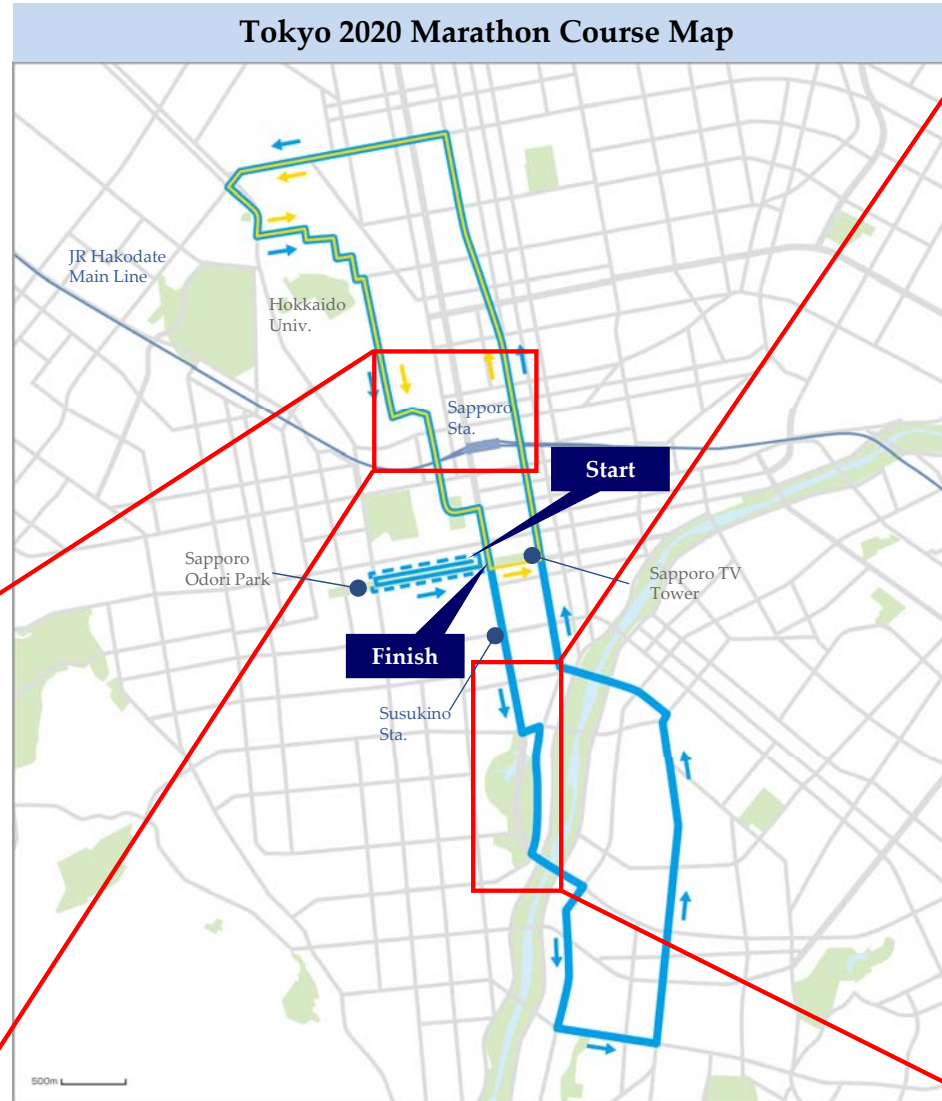
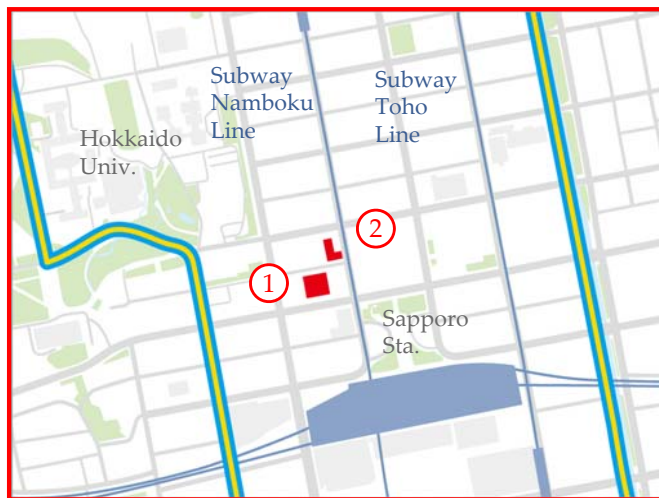
(Note 2) Source: Website of The Tokyo Organising Committee of the Olympic and Paralympic Games

Tokyo 2020 Marathon Course and INV Hotel Portfolio

- INV has 6 hotels (1,236 rooms) ¹ in Sapporo City where the Marathon and the Race Walk events will be hosted
- All of the above are located very close to the marathon course, making it very convenient for marathon viewing

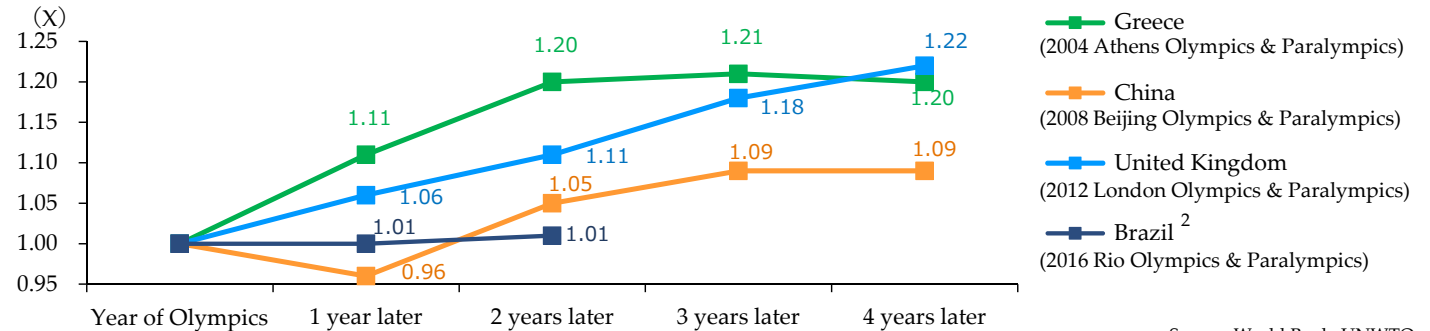
➤ INV Hotel Portfolio in Sapporo¹

1 Hotel MyStays Sapporo Aspen	2 Hotel MyStays Sapporo Station	3 Hotel MyStays Sapporo Susukino
		
4 Hotel MyStays Premier Sapporo Park	5 Hotel MyStays Sapporo Nakajima Park Annex	6 Hotel MyStays Sapporo Nakajima Park
		



- The Tokyo Olympic & Paralympic Games are expected to host 7.8 million and 2.3 million people respectively¹
- Elevated tourism demand can be expected even after the Tokyo Olympic & Paralympic Games
- Focused efforts on strategic long-term infrastructure improvements to provide strong platform for continued inbound growth

Change in Number of International Tourist Arrivals² after Olympic & Paralympic Games



	Major Events Drawing Tourism ³	Infrastructure Development ³
2020	<ul style="list-style-type: none"> • Tokyo Disneyland: Large-scale Development (Apr) • Universal Studios Japan: New attractions are planned to open (- Jul) • Tokyo 2020 Summer Olympic & Paralympic Games (Jul - Sep) 	<ul style="list-style-type: none"> • Expansion of international flights at Haneda Airport to increase by 65% in 2020 to approximately 99,000 annually (day time slots) • Add second runway at Naha Airport (Okinawa) • Tokyo International Cruise Terminal is planned to open in Odaiba
2021	<ul style="list-style-type: none"> • World Masters Games 2021 Kansai (May) • 19th FINA World Championships 2021 Fukuoka (Jul - Aug) 	
2022	<ul style="list-style-type: none"> • Tokyo DisneySea: Large-scale Expansion Project, adding 8th port and new attractions 	<ul style="list-style-type: none"> • Kyushu Shinkansen (Takeo Onsen – Nagasaki)
2023		<ul style="list-style-type: none"> • Hokuriku Shinkansen (Kanazawa – Tsuruga)
2025	<ul style="list-style-type: none"> • World Expo 2025 in Osaka (May - Nov) 	<ul style="list-style-type: none"> • Add second runway at Fukuoka Airport
2027		<ul style="list-style-type: none"> • Maglev Chuo Shinkansen line commences operation (Tokyo – Nagoya)
2028 onward		<ul style="list-style-type: none"> • Add third runway at Narita Airport (Completion date: FY2028) • JR Haneda Airport Access line is planned to open (Completion date: TBD)

■ Theme park facilities development / expansion

■ International events which INV believes will draw significant tourism

(Note 1) Source: The Tokyo Organising Committee of the Olympic and Paralympic Games

(Note 2) The number of international visitors who spent one or more nights in each country. Current figure for Brazil is provisional

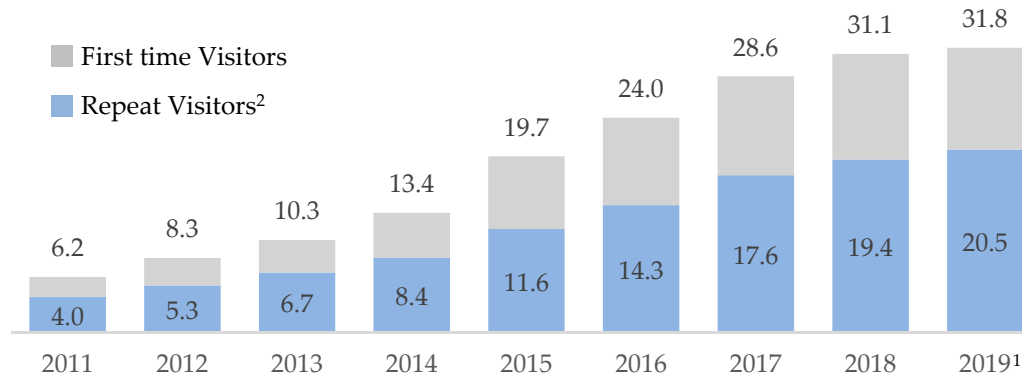
(Note 3) Events and infrastructure developments are those as of January 31, 2020 and subject to change

- The number of repeat visitors has been growing at a steady pace and represented 64.2% of all inbound visitors in 2019
- Overall expenditure has been growing at a higher pace than total visitor numbers, showing a continued increase in spending on leisure experiences especially in Hotel and Accommodations since 2015

Number of Inbound Visitors

(millions of people)

CAGR (2011-2019) : +22.7%

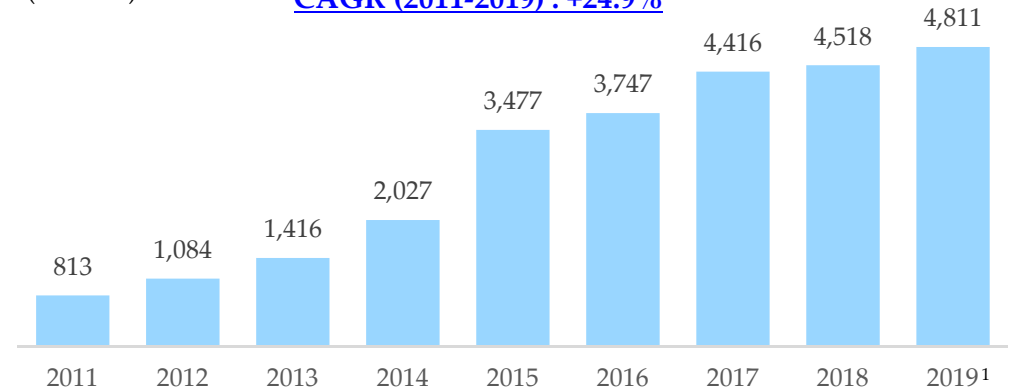


Source: Japan Tourism Agency, Japan National Tourism Organization

Inbound Tourist Expenditure

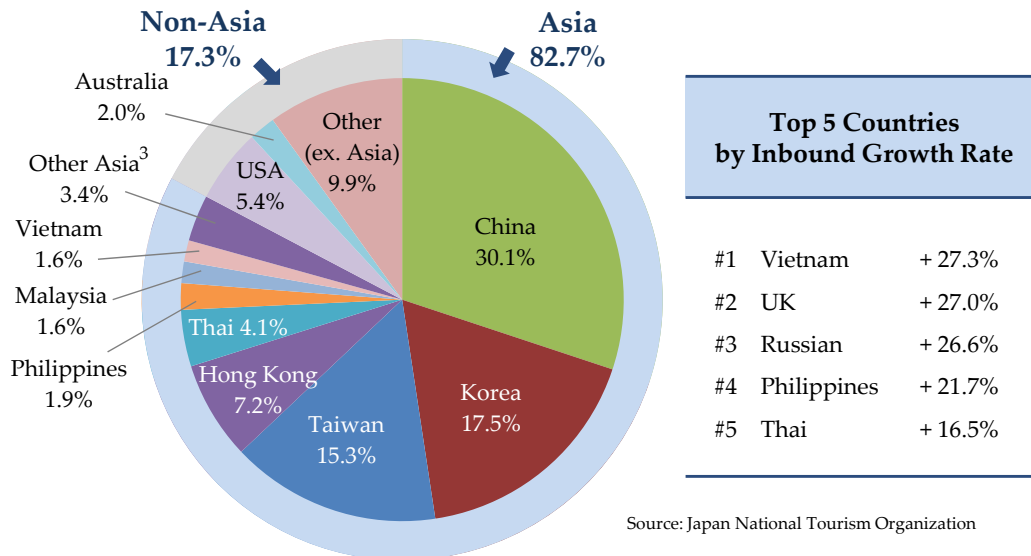
(¥ billion)

CAGR (2011-2019) : +24.9%



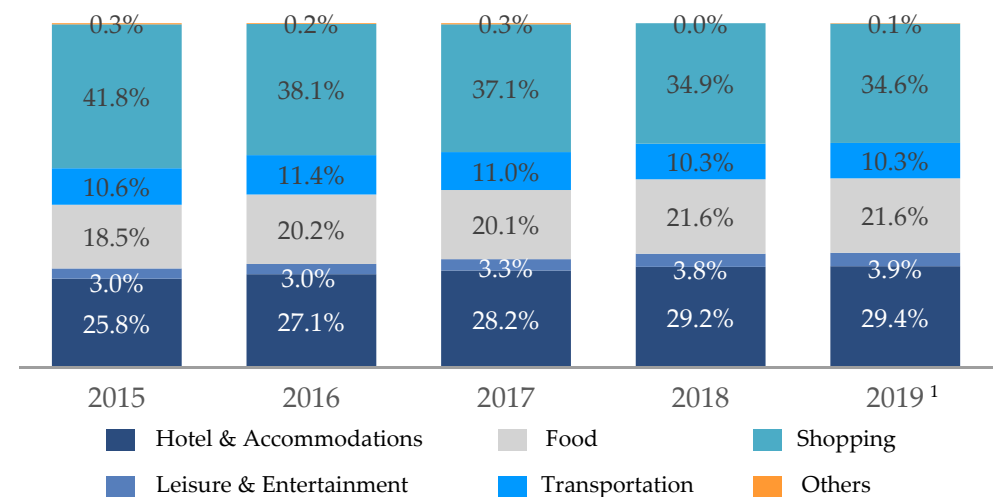
Source: Japan Tourism Agency

Inbound Visitors Composition by Country (CY2019)¹



Source: Japan National Tourism Organization

Inbound Tourist Expenditure Breakdown



Source: Japan Tourism Agency

(Note 1) 2019 numbers are preliminary estimates announced by Japan Tourism Agency and Japan National Tourism Organization

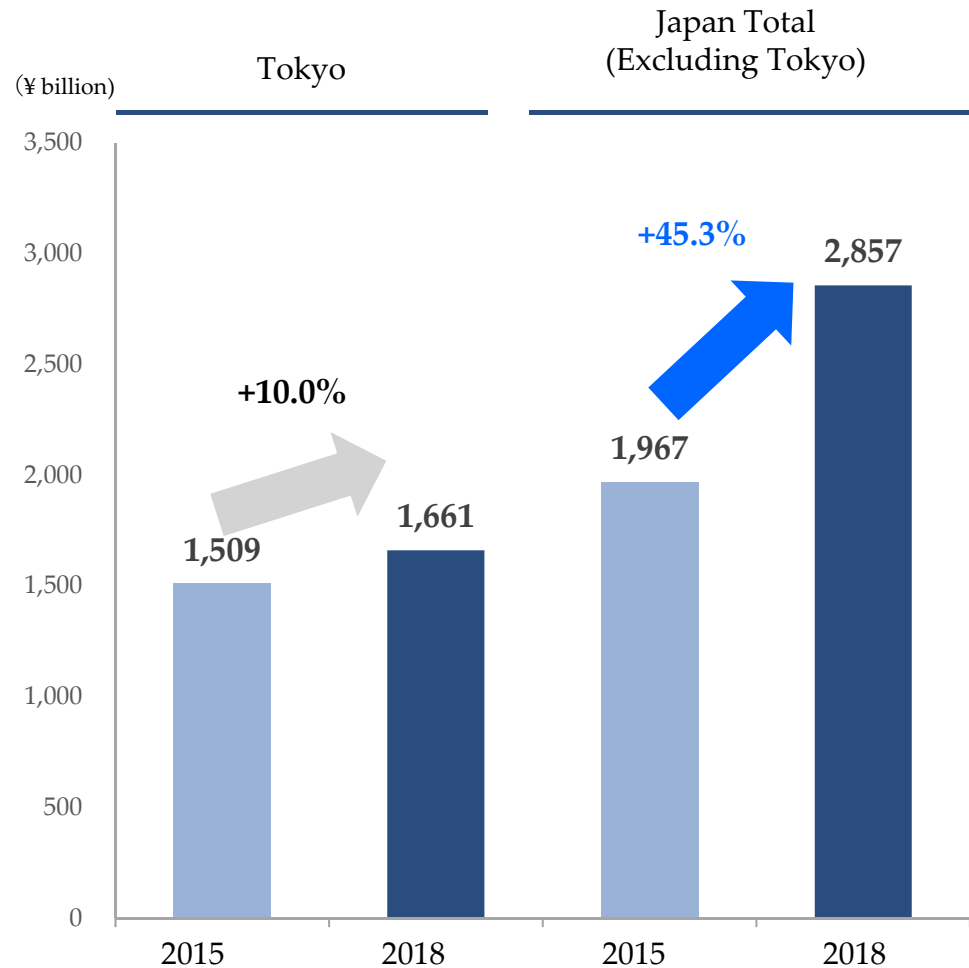
(Note 2) "Repeat Visitors" stands for inbound tourists who visit Japan more than once

(Note 3) Other Asia includes Indonesia Singapore and India

Inbound Market: Destinations are Shifting to Regional Area

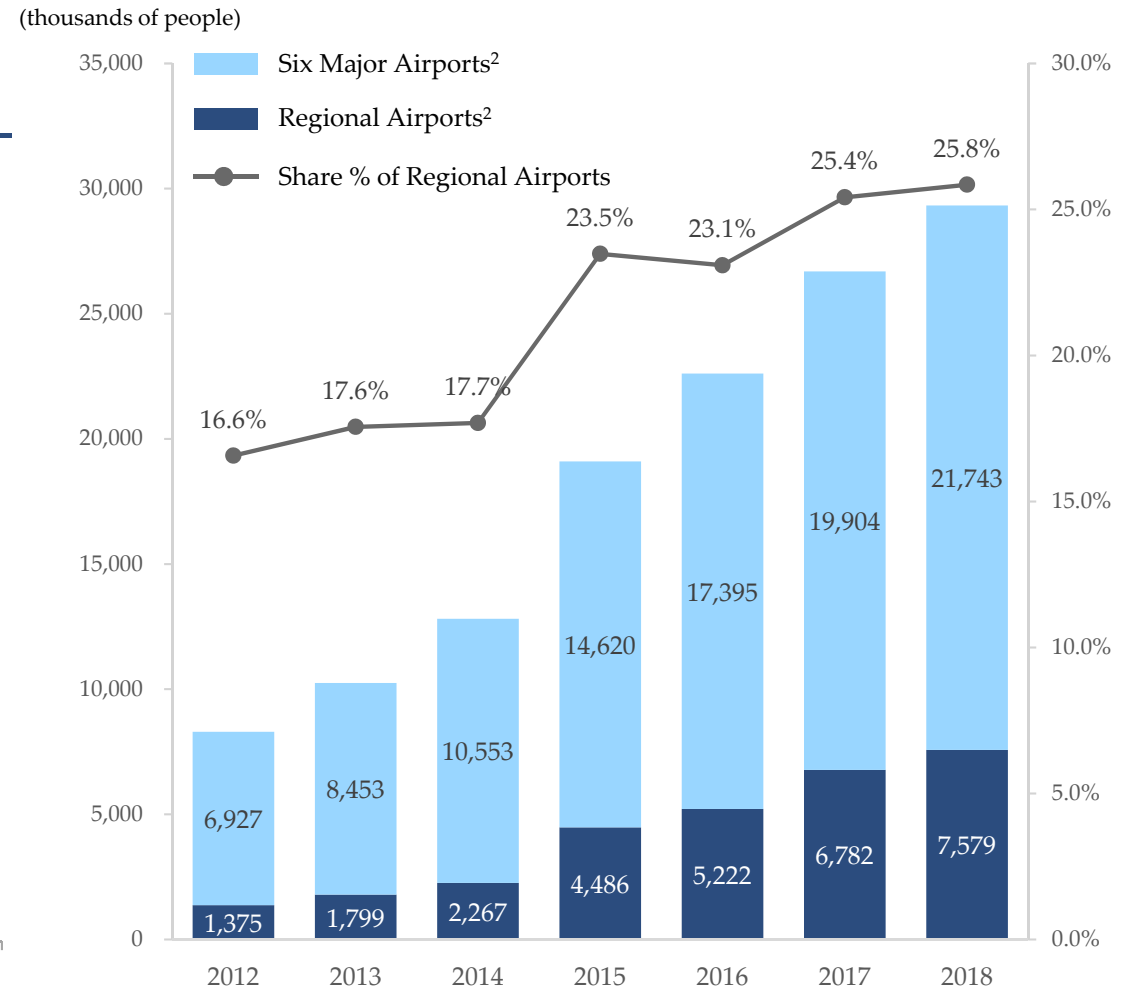
- From 2015 to 2018, the annual travel consumption by foreign visitors to Japan was estimated to have increased by 45.3% for Japan in total excluding Tokyo, while increased 10.0% in Tokyo
- In 2018, 25.8% of the total number of foreign visitors to Japan entered through regional airports excluding the six major airports, which indicates inbound destinations are expanding to regional areas

Change in Inbound Tourist Expenditure (2015 vs 2018)



Source: JNTO, JTA

Number of Foreign Nationals Entering Japan through Regional Airports



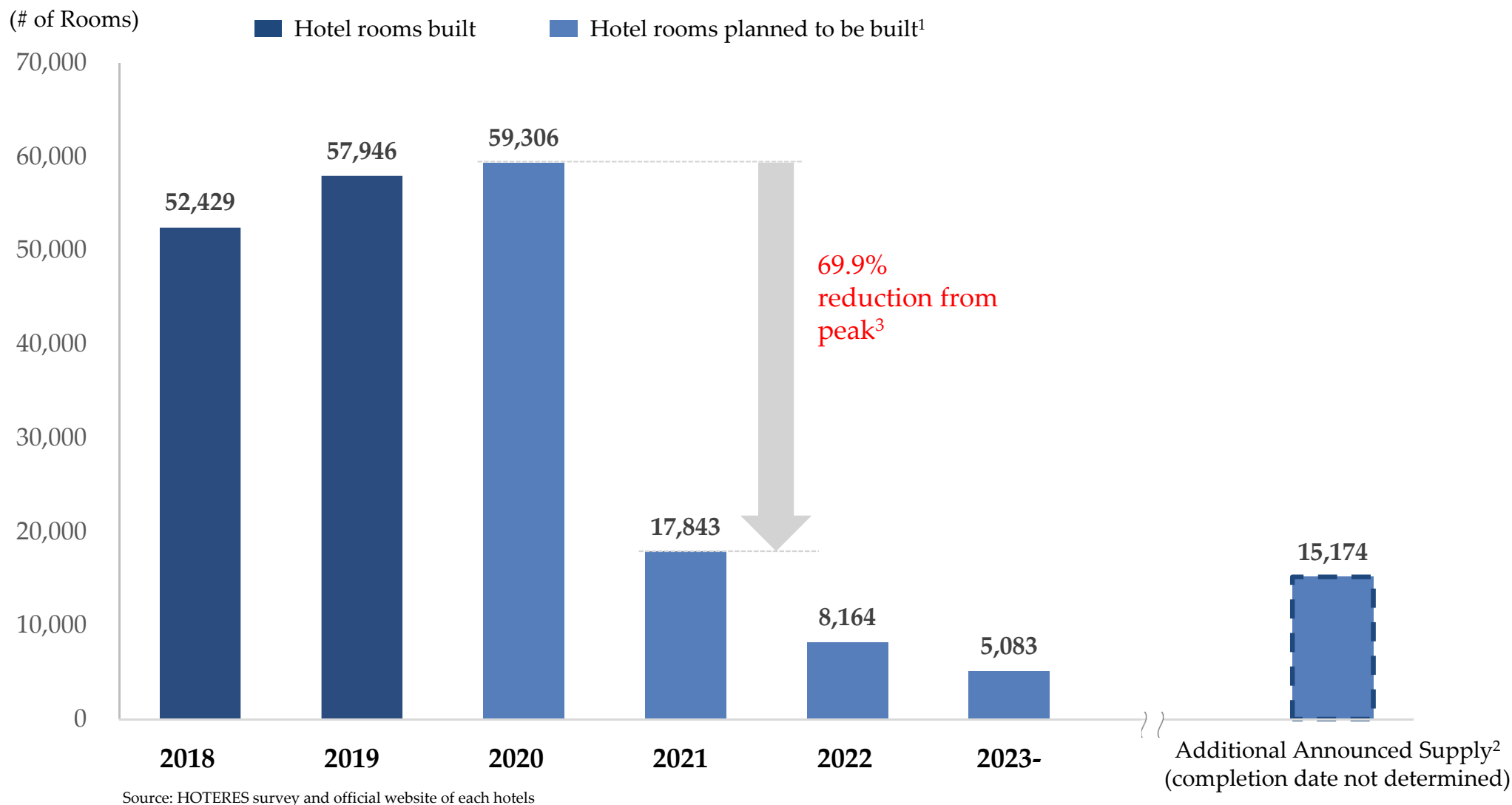
Source: Ministry of Justice

(Note 1) The above figures are calculated by the following formula: (Number of annual inbound visitors in each year) × (% of inbound visitors by each prefecture) × (amount of inbound tourist expenditure per person each trip in each prefecture)

(Note 2) Six major airports: Narita Airport, Haneda Airport, Chubu International Airport, Kansai Airport, Osaka Airport, Kobe Airport / Regional Airports: Airports other than the six major airports

Projected New Hotel Construction and Room Expansion (Revised)

- The peak of hotel development in Japan is expected to be in 2020 due to the shift of some plans from 2019 and an increase in new plans
- The reduction from the peak is expanding compared to the previous announcement, with a decline in new rooms of 69.9% YoY for 2021 compared to 2020



(Note 1) Based on available information as of December 2019. Newly built hotels with more than 40 rooms are included

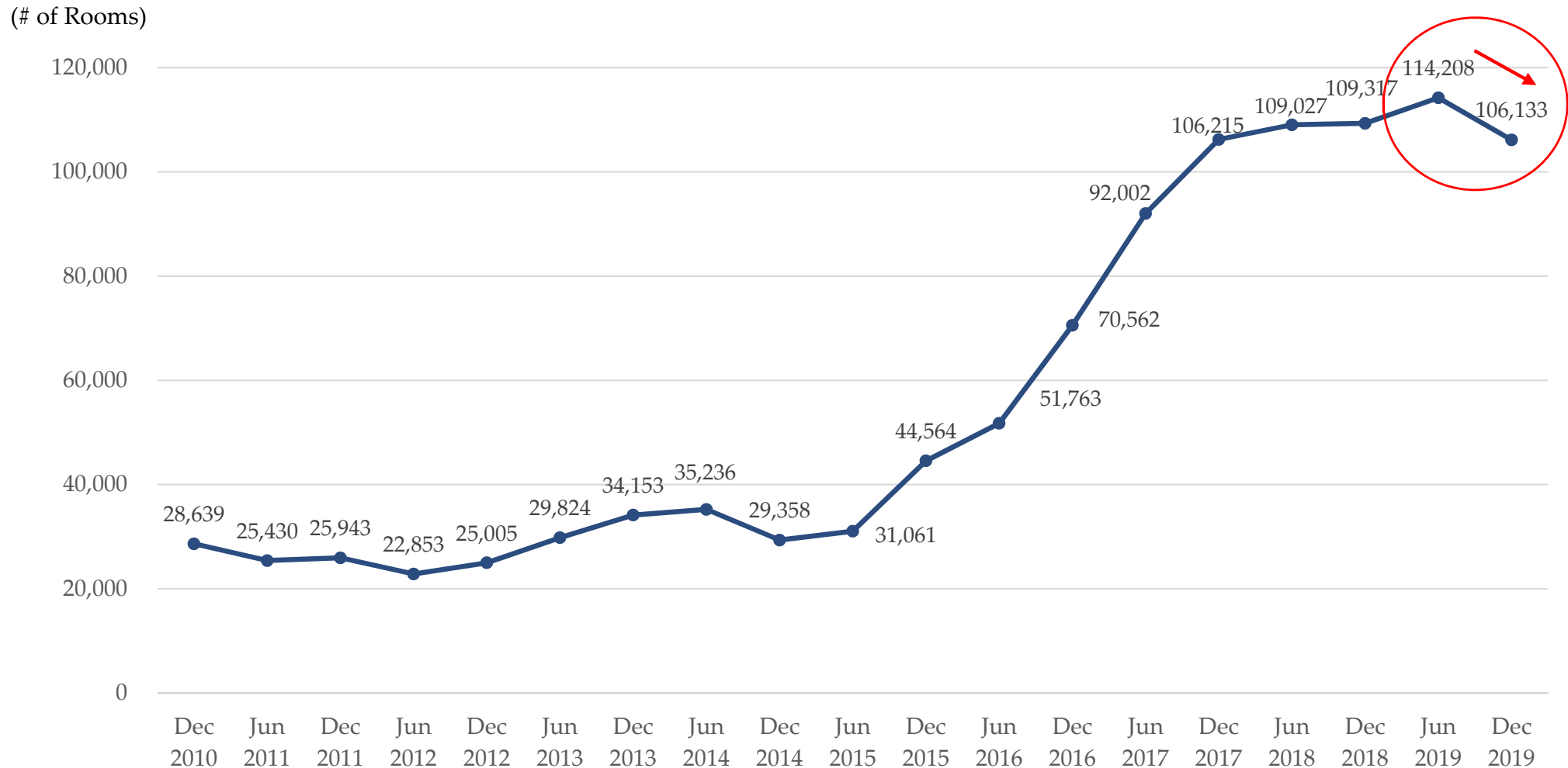
(Note 2) Indicates the number of announced hotel rooms planned to be built but whose completion date is not yet determined as of December 2019

(Note 3) Hotel rooms planned to be built shown above is based on the plans of surveyed hotel developers as of December 2019. It is possible that additional development plans have or will be announced subsequent to December 2019 that result in new hotel supply after 2019 being larger than the supply shown above. Accordingly, actual new hotel supply may differ materially from the figures shown above

Slowdown in New Development of Hotels in Japan

According to HOTERES survey¹, there were plans to develop 720 hotels with a total of 106,133 rooms (as of December 6, 2019), which marks the first decline in five years since the December 2014 survey

The Change in the Amount of Rooms for New Hotel Development²







Source: HOTERES survey

Case Study-1 : Strategic CAPEX at MS Kiyosumi Shirakawa

Hotel MyStays Kiyosumi Shirakawa: Diversified room mix and increased number of rooms / capacity, expecting ROC of 17.9%. The latest actual RevPAR and GOP for the period from October to December 2019 resulted in a high year-on-year increase of over 30%, and Double Occupancy Ratio¹ increased from 1.62x to 2.11x

Conversion / Renovation for Hotel MyStays Kiyosumi Shirakawa

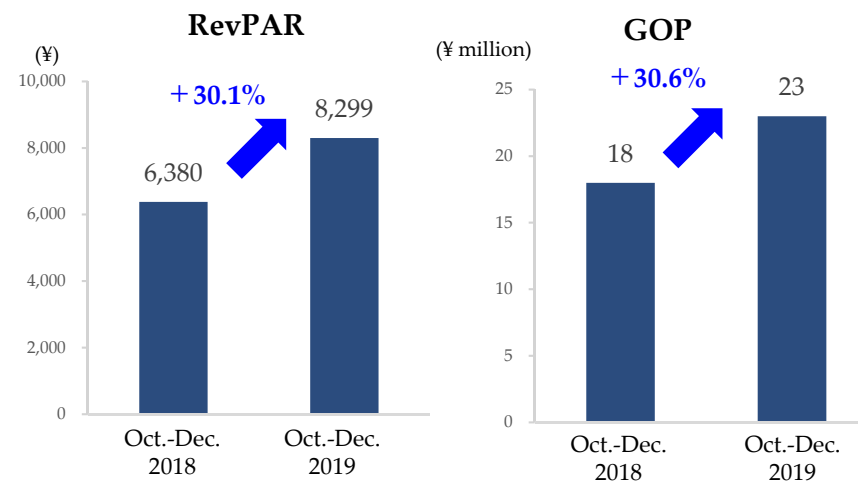
Overview

Period	June 23, 2019 – September 8, 2019
Investment Amount	¥190 million
Key Changes	<p>1. Converted Unutilized Spa facilities to two Deluxe Twin Rooms</p> <div> <div>Before</div>  </div> <div> <div>After</div>  </div>
	<p>2. Renovated interior, FFE, bathroom, etc. for all guest rooms</p> <div> <div>Before</div>  </div> <div> <div>After</div>  </div>

No. of Rooms / Room Type / Capacity

Room Type	Size (m ²)	Before	After	Change
Double	16.5 - 17.4	5	5	-
	22.3 - 25.6	33	22	-11
Twin	24.2 - 42.0	13	20	+7
Triple	24.1 - 26.7	4	9	+5
Family	42.8	0	1	+1
Total No. of Rooms		55	57	+2
Total Guest Capacity		114	125	+11

Actual KPIs for the Period from Oct. to Dec. after the Conversion / Renovation (2018 vs 2019)






(Note 1) Double Occupancy Ratio means the average number of guests per occupied room, and is calculated by dividing the total number of guests by the total number of occupied rooms during the period

Case Study-2 : Strategic CAPEX at MS Yokohama

Renovated guest rooms and common areas, converted two meeting rooms to four guest rooms. The ROC is expected to be 7.3%. RevPAR and GOP increased 3.0% and 11.8% year-on-year respectively from August to December 2019 after construction

Conversion / Renovation for Hotel MyStays Yokohama

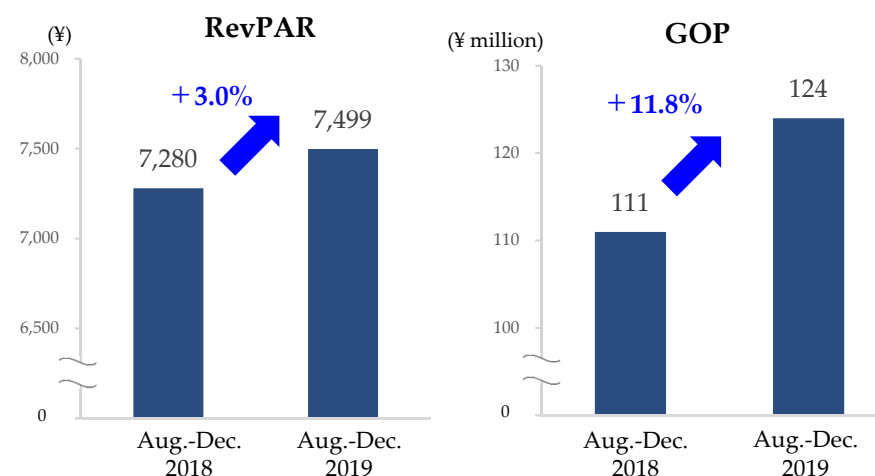
Overview

Period	May 2019 – July 2019
Investment Amount	¥408 million
Key Changes	1. Renovated guest rooms and common area (After) <div>   </div>
	2. Converted two conference rooms to four guest rooms (After) <div>  </div>

No. of Rooms / Room Type / Capacity

Room Type	Size (m ²)	Before	After	Change
Standard Twin	23	66	70	+4
Standard Forth	45	0	1	+1
Twin “Nagomi”	45	1	0	-1
Others	-	123	123	-
Total No. of Rooms		190	194	+4

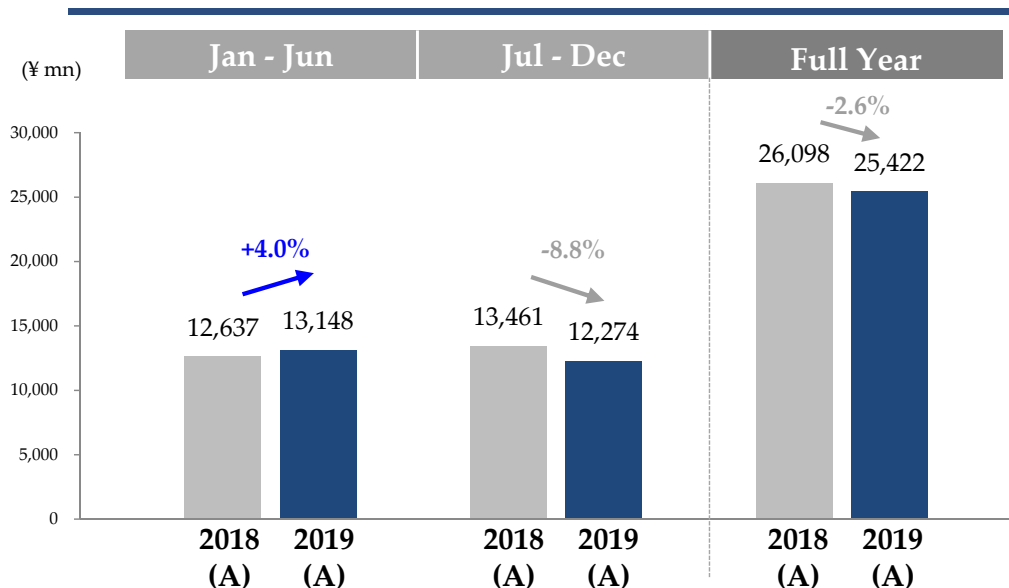
Actual KPIs for the Period from Aug. to Dec. after the Conversion / Renovation (2018 vs 2019)



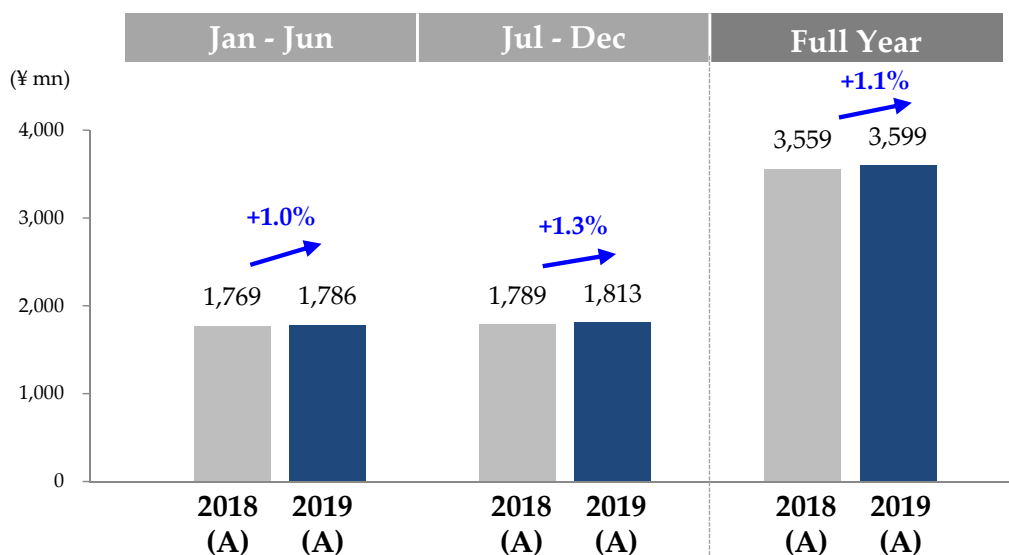
Combined Domestic and Overseas Portfolio: 2019 Simulated NOI

Overall NOI declined by 2.1%, which was influenced by a decrease in 2H NOI from the hotel portfolio, mainly due to the impact of typhoon and the prolonged trade and diplomatic dispute between Japan and South Korea

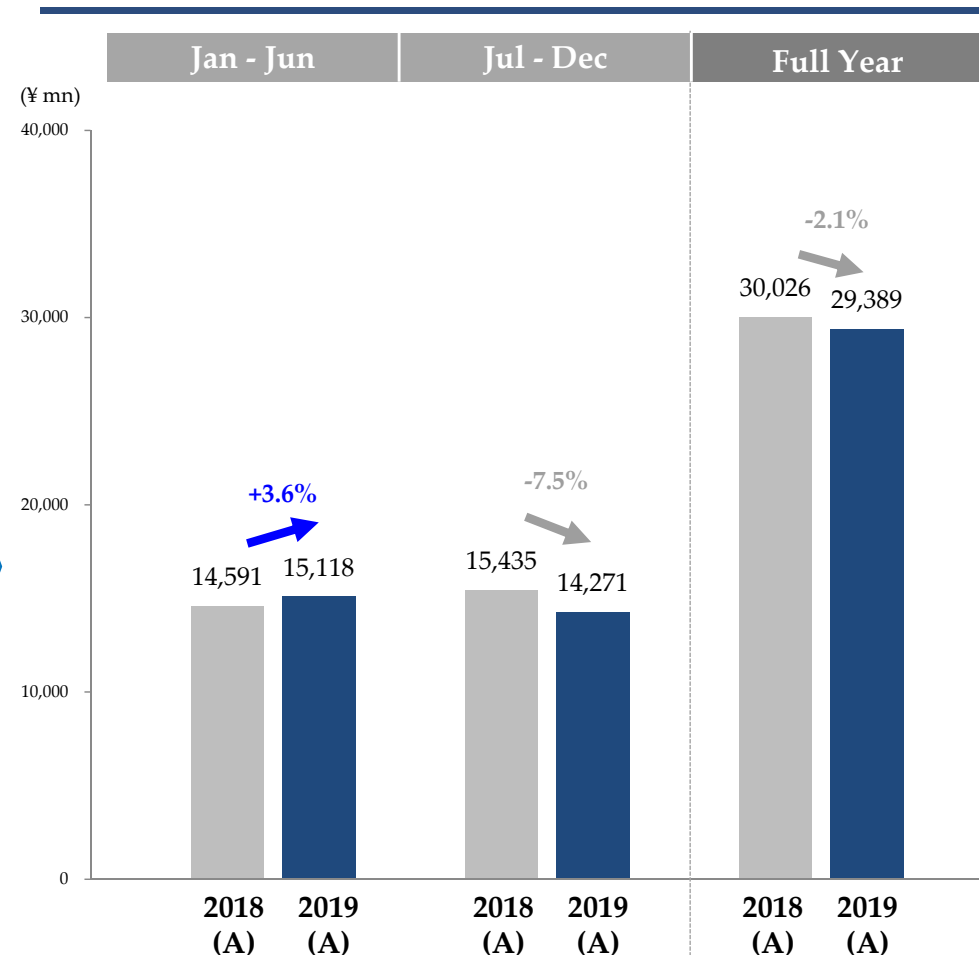
Hotel NOI and Dividend Income¹



Residential NOI²



Total NOI and Dividend Income (Hotel + Residential + Others³)



(Note 1) Simulated NOI based on 73 hotel properties; of the 84 hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of July 31, 2019, 9 hotels with fixed-rent lease agreements as well as Hotel MyStays Nagoya Nishiki which was rebranded as MyStays and reopened in July 2018 and Hotel MyStays Sapporo Susukino which was fully closed due to renovation during some part of 2018, are excluded, assuming all properties including overseas properties were owned since the beginning of 2018. The dividends from preferred equity interest of TMK that owns SGTB is applied to NOI of SGTB, assuming these dividends contributed 2018 full year of INV. Calculated at the exchange rate of US\$1 to ¥110 for NOI of overseas hotels

(Note 2) Simulated NOI based on the 62 residential properties owned by INV as of July 31, 2019. Excludes one-off insurance-related revenues and expenses, as well as expenses required to detach trust beneficiary interest from an integrated trust account

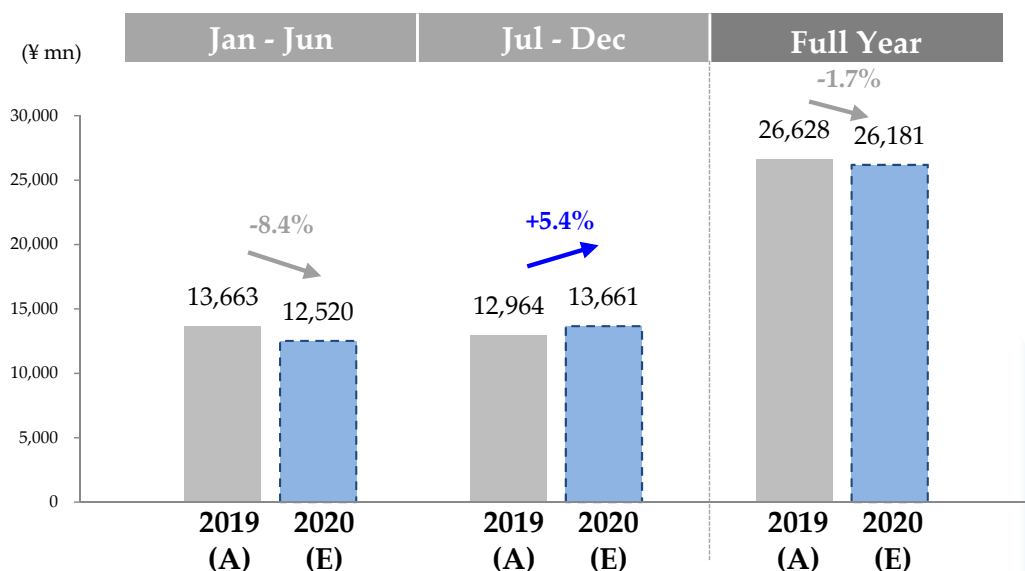
(Note 3) Simulated NOI based on 2 commercial properties owned by INV as of July 31, 2019

(Note 4) For the period prior to acquisition, using data from seller and adjusted to reflect trust fees and insurance premiums that would have been incurred had the property been held by INV since the beginning of 2018. Simulated figures are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance

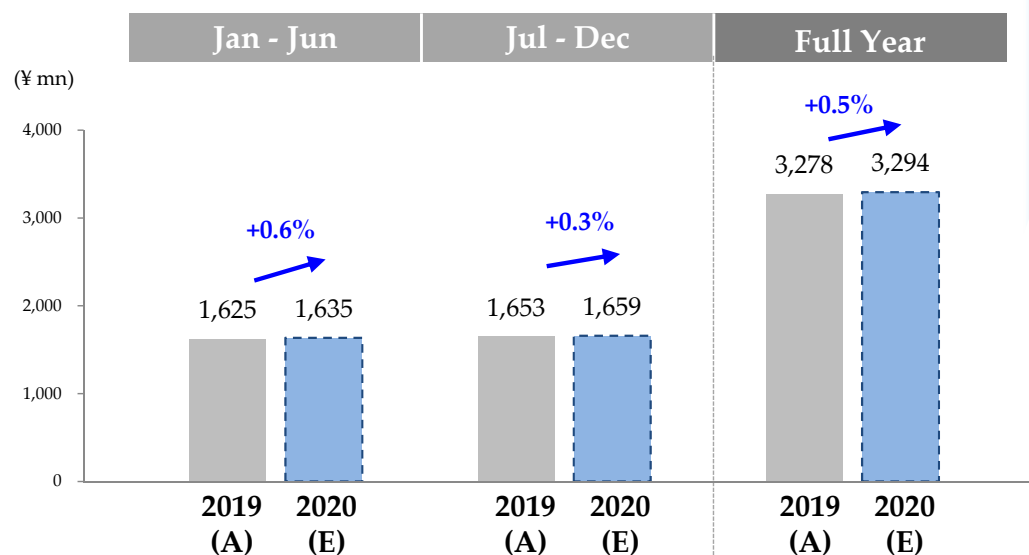
Combined Domestic and Overseas Portfolio: 2020 Simulated NOI

NOI from hotel portfolio is estimated to decline by 1.7%, whereas Stable growth is expected from the residential portfolio

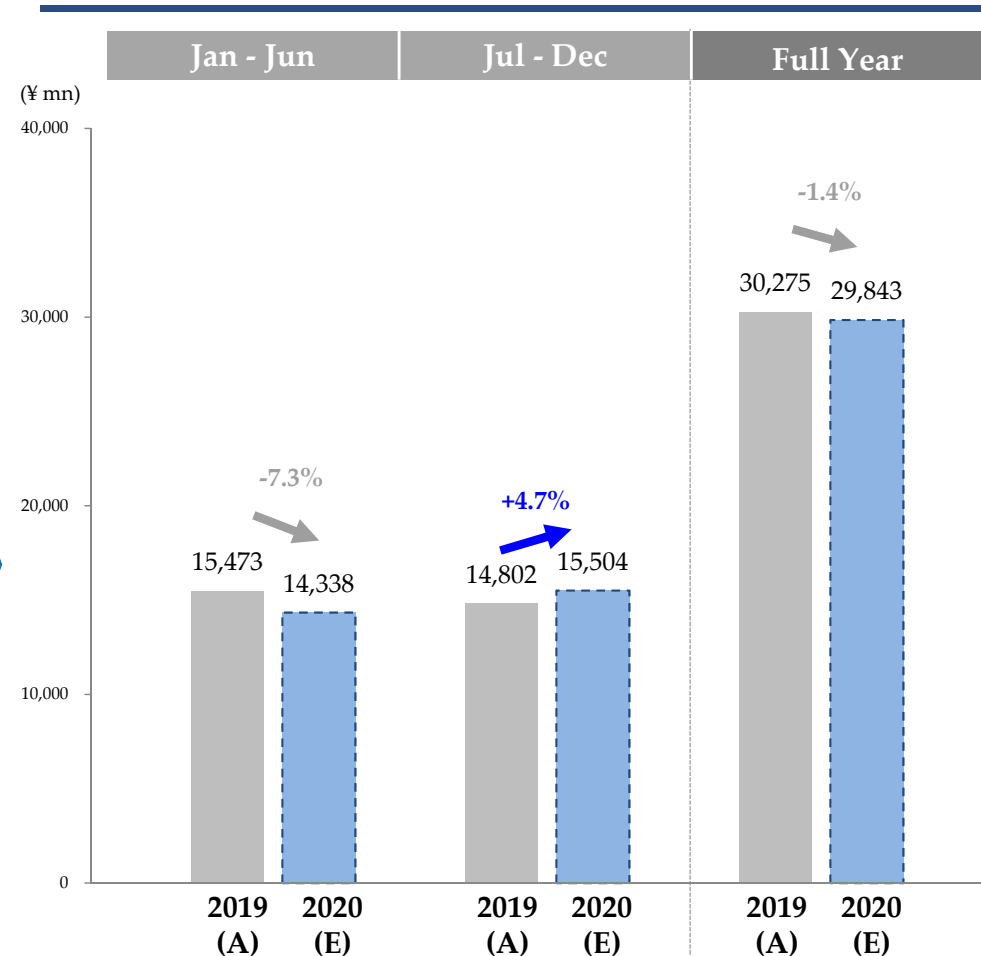
Hotel NOI and Dividend Income¹



Residential NOI²



Total NOI and Dividend Income (Hotel + Residential + Others³)

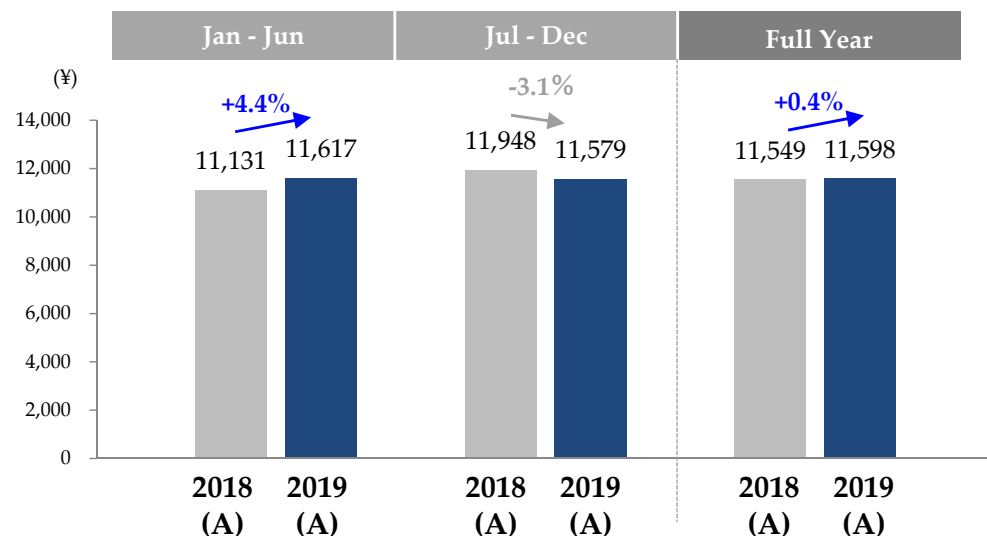


- (Note 1) Simulated NOI based on 77 hotel properties; of the 86 hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of February 20, 2020, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties including overseas properties were owned since the beginning of 2019. The dividends from preferred equity interest of TMK that owns SGTB is applied to NOI of SGTB, assuming these dividends contributed 2019 full year of INV. Calculated at the exchange rate of US\$1 to ¥110 for NOI of overseas hotels
- (Note 2) Simulated NOI based on the 60 residential properties owned by INV as of February 20, 2020. Excludes one-off insurance-related revenues and expenses, as well as expenses required to detach trust beneficiary interest from an integrated trust account
- (Note 3) Simulated NOI based on 2 commercial properties owned by INV as of February 20, 2020
- (Note 4) For the period prior to acquisition, using data from seller and adjusted to reflect trust fees and insurance premiums that would have been incurred had the property been held by INV since the beginning of 2019. Simulated figures are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance

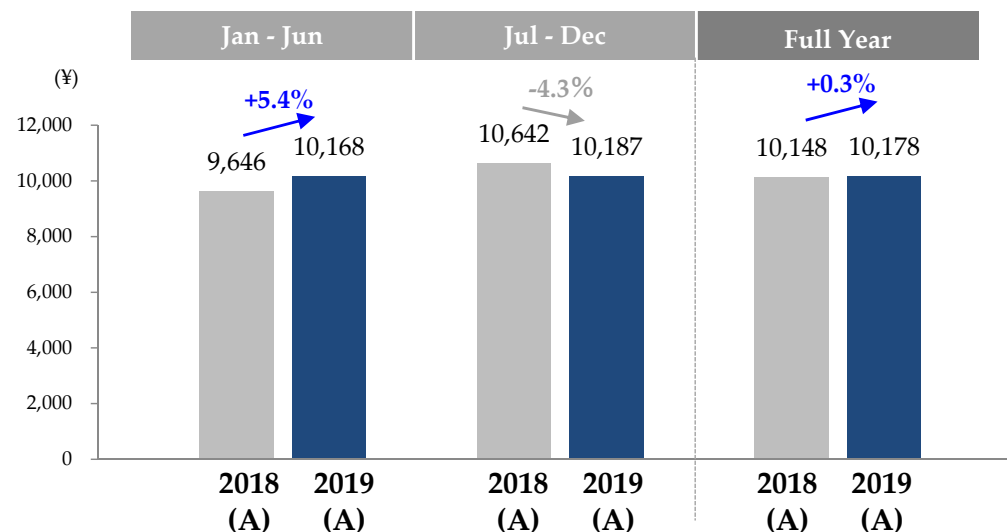
Overall Hotel Portfolio: Performance Indicators (2019 Simulated)

ADR and RevPAR resulted in an increase of 0.4% and 0.3% respectively. However, GOP declined mainly due to an increase in labor costs and outsourcing expenses

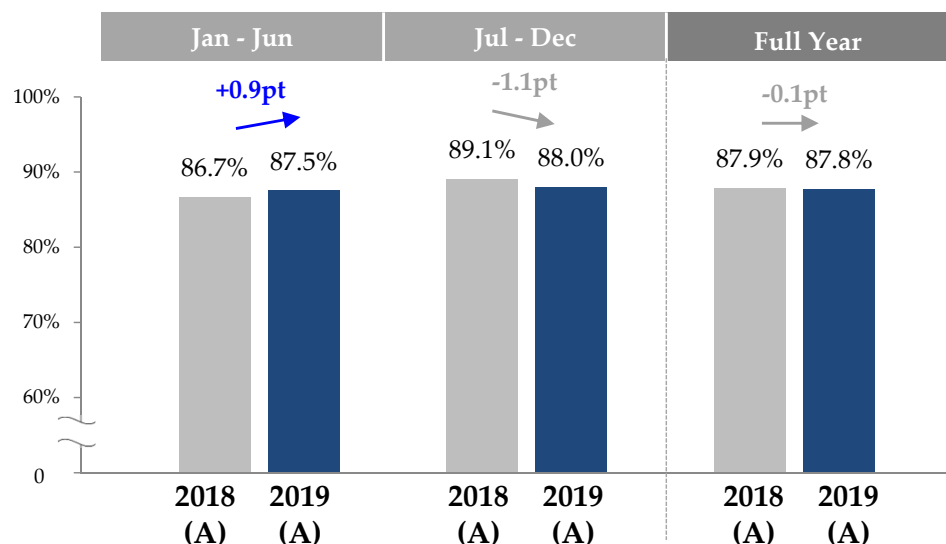
ADR¹



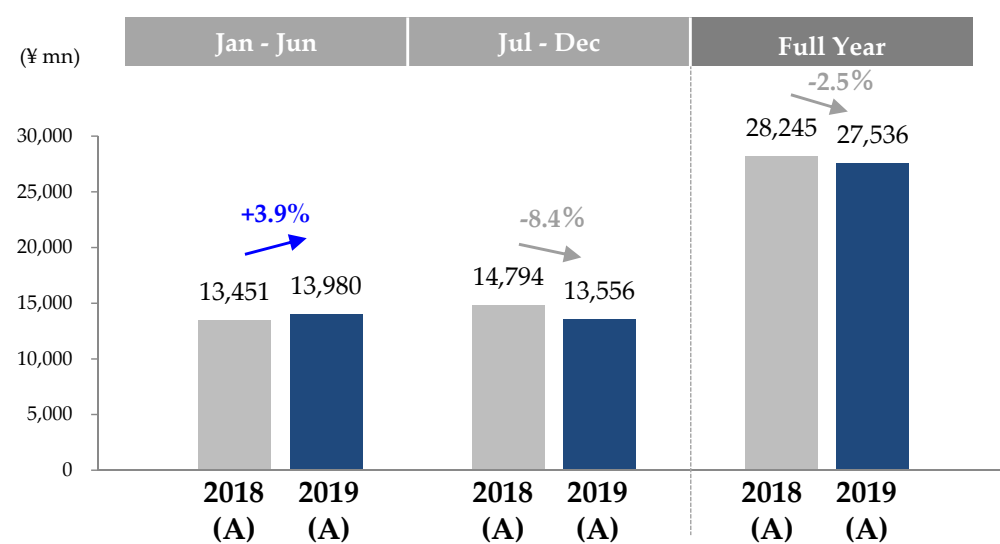
RevPAR¹



Occupancy¹



GOP^{1,2}



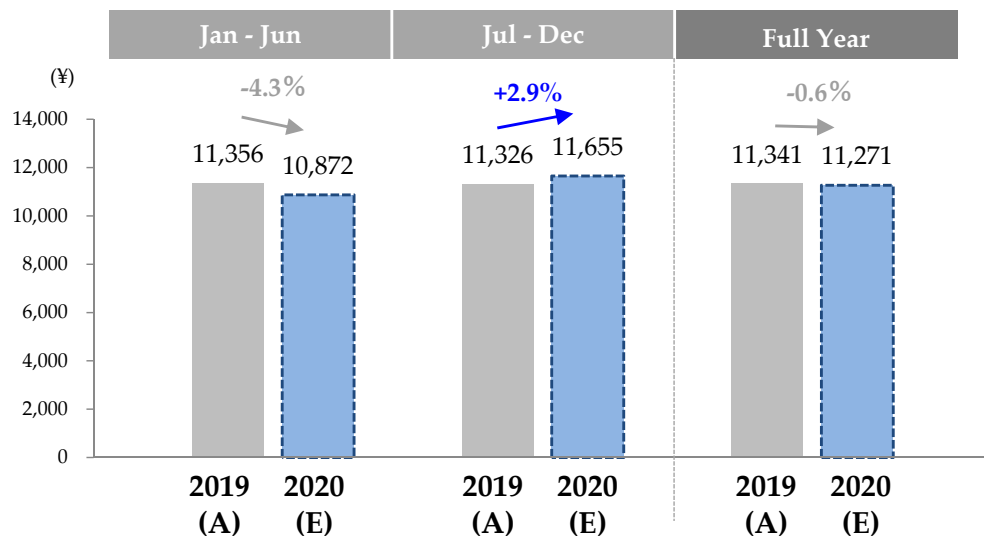
(Note 1) Simulated KPI based on 73 hotel properties; of the 84 hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of July 31, 2019, 9 hotels with fixed-rent lease agreements as well as Hotel MyStays Nagoya Nishiki which was rebranded as MyStays and reopened in July 2018 and Hotel MyStays Sapporo Susukino which was fully closed due to renovation during some part of 2018, are excluded, assuming all properties including overseas properties were owned since the beginning of 2018. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance. Calculated at the exchange rate of US\$1 to ¥110 for KPIs of overseas hotels

(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

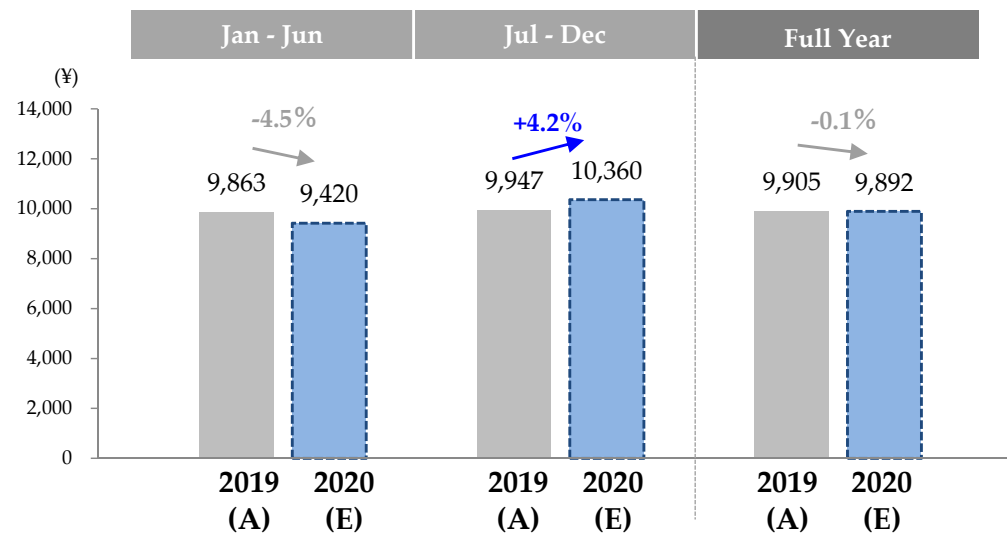
Overall Hotel Portfolio: Performance Indicators (2020 Simulated)

ADR, RevPAR and GOP are expected to be almost flat

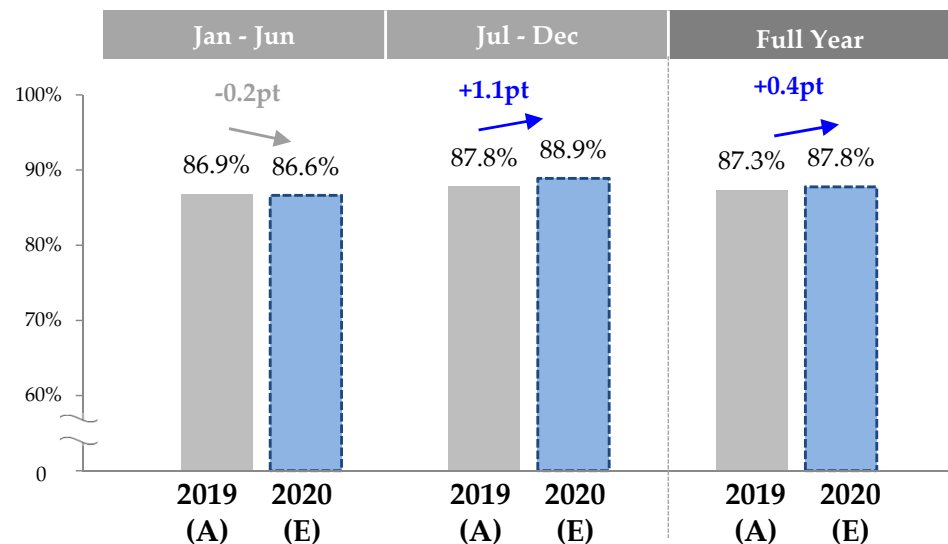
ADR¹



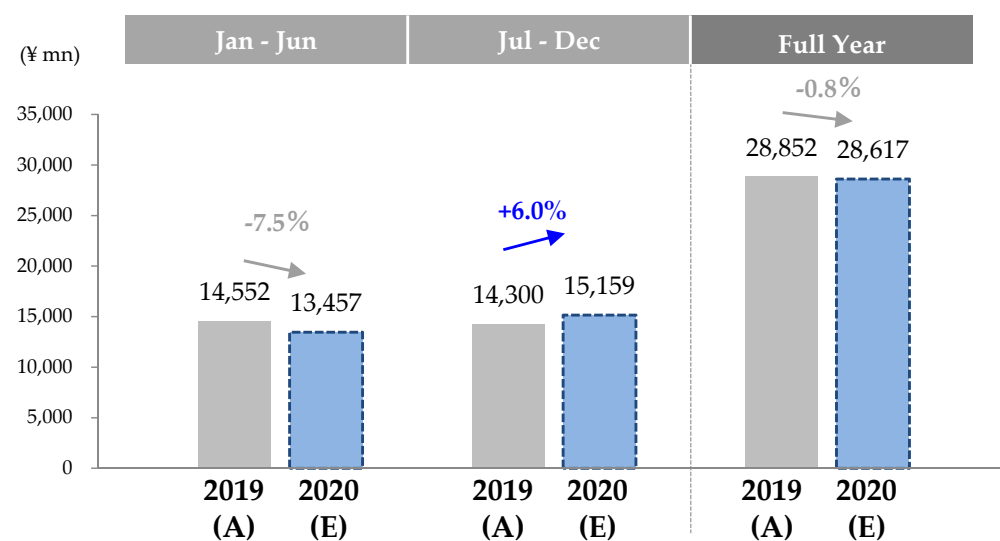
RevPAR¹



Occupancy¹



GOP^{1,2}



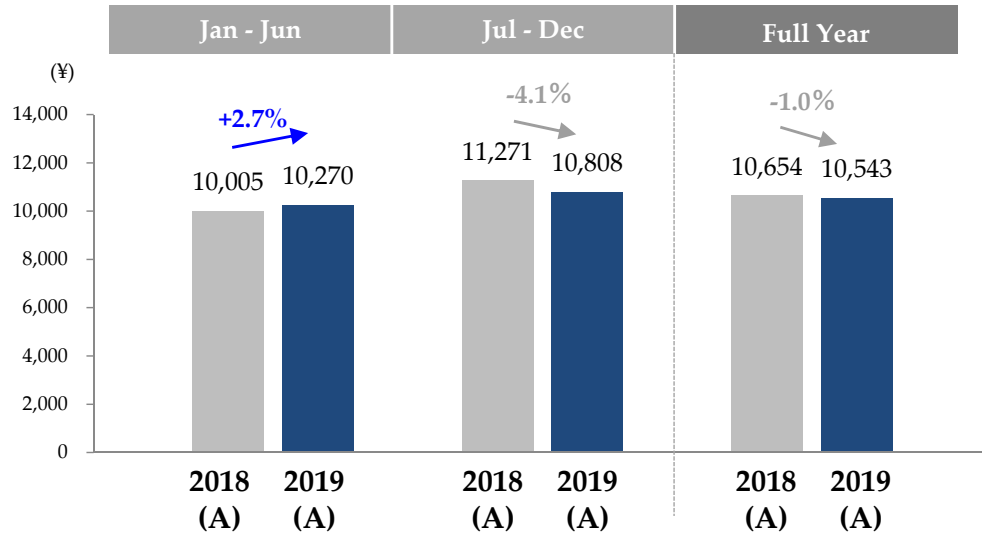
(Note 1) Simulated KPI based on 77 hotel properties; of the 86 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of February 20, 2020, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties including overseas properties were owned since the beginning of 2019. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance. Calculated at the exchange rate of US\$1 to ¥110 for KPIs of overseas hotels

(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

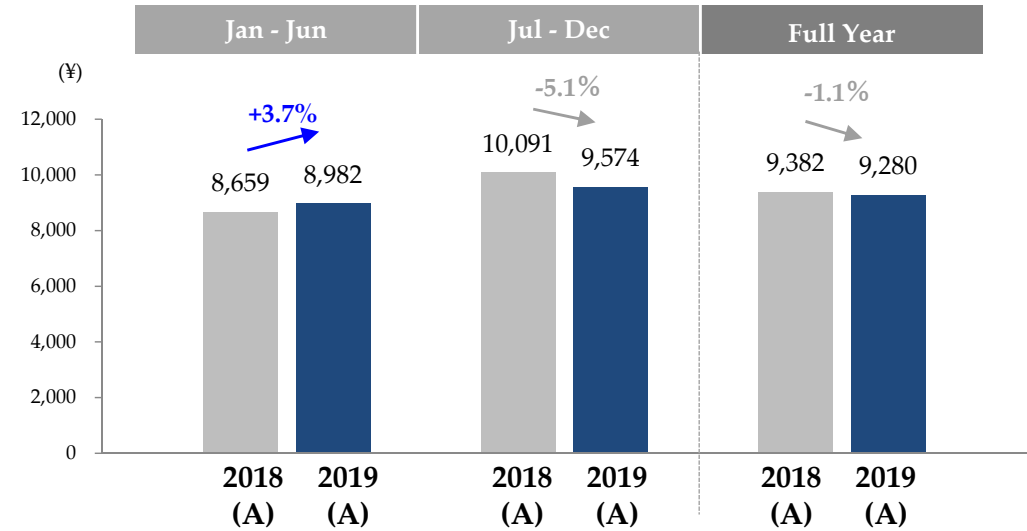
Domestic Hotel Portfolio: Performance Indicators (2019 Simulated)

ADR, Occupancy, RevPAR and GOP resulted in a decline of 1.0%, 0.0pt, 1.1% and 4.1% respectively

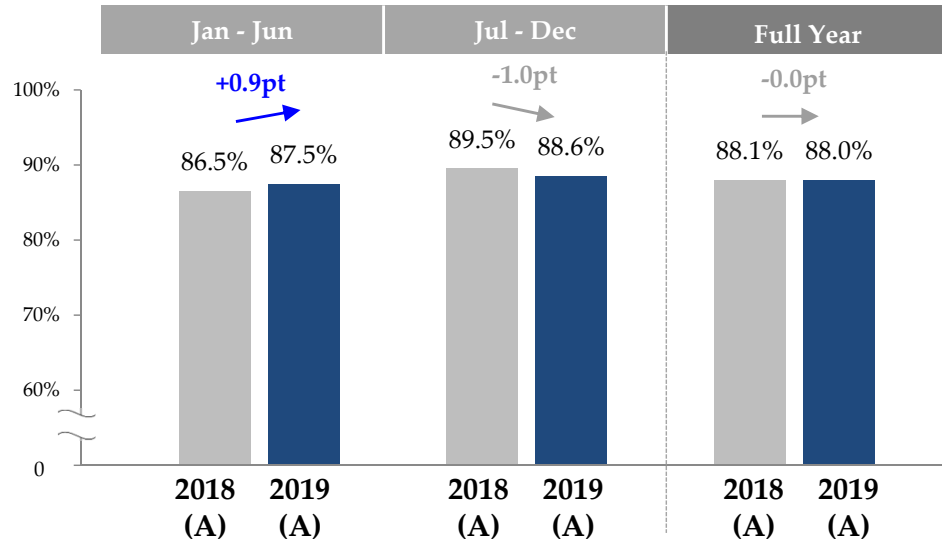
ADR¹



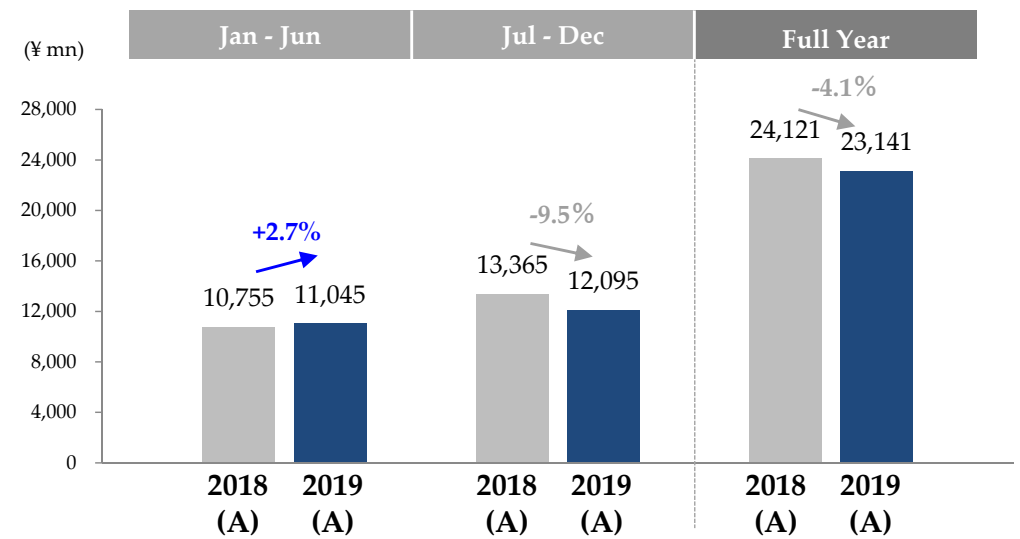
RevPAR¹



Occupancy¹



GOP^{1,2}



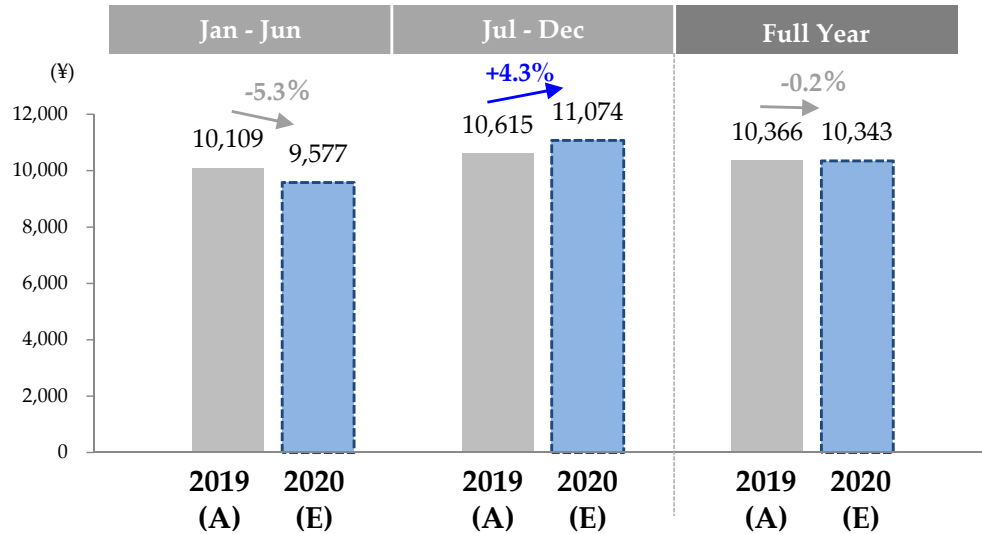
(Note 1) Simulated KPI based on 71 hotel properties; of the 82 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of July 31, 2019, 9 hotels with fixed-rent lease agreements as well as Hotel MyStays Nagoya Nishiki which was rebranded as MyStays and reopened in July 2018 and Hotel MyStays Sapporo Susukino which was fully closed due to renovation during some part of 2018, are excluded, assuming all properties were owned since the beginning of 2018. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance.

(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.

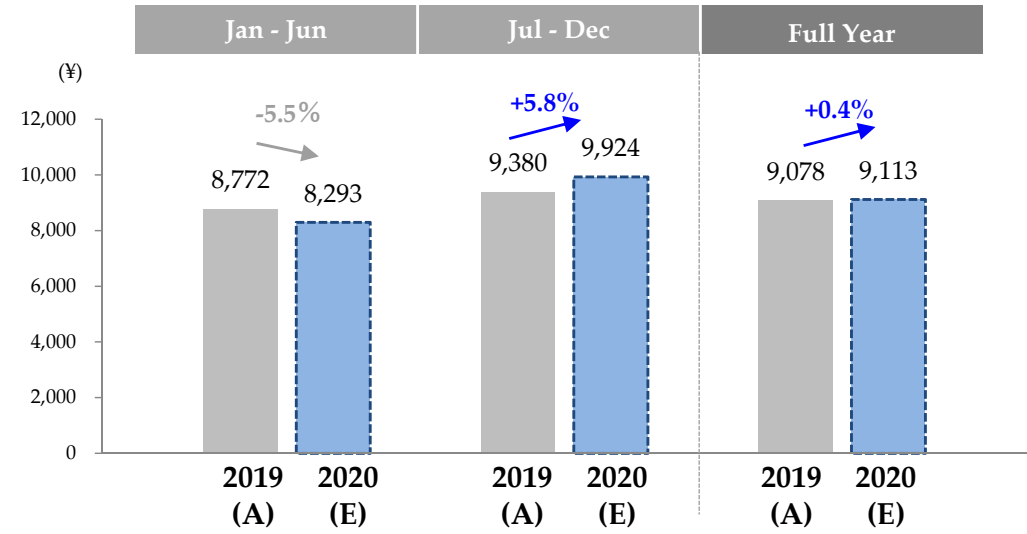
Domestic Hotel Portfolio: Performance Indicators (2020 Simulated)

RevPAR is expected to increase by 0.4%, whereas INV estimates GOP will be almost flat

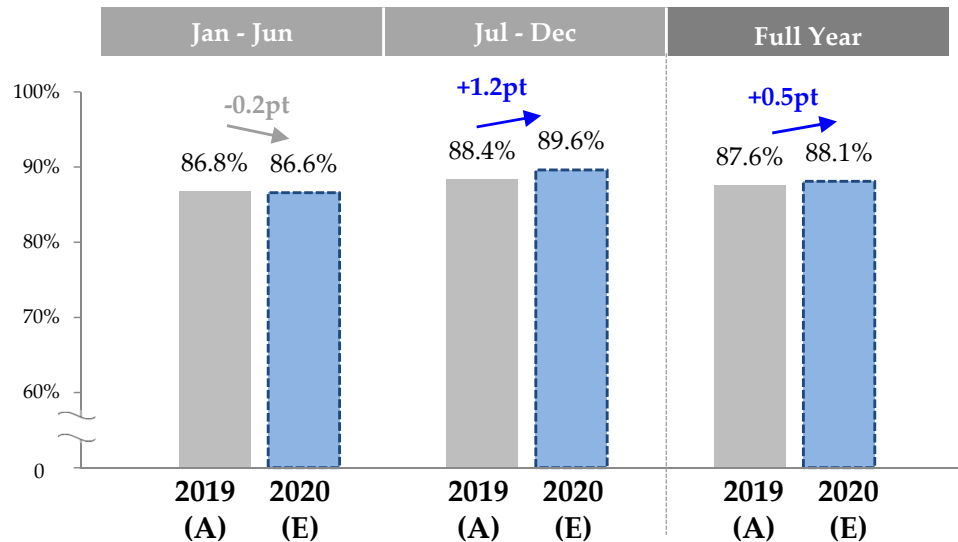
ADR¹



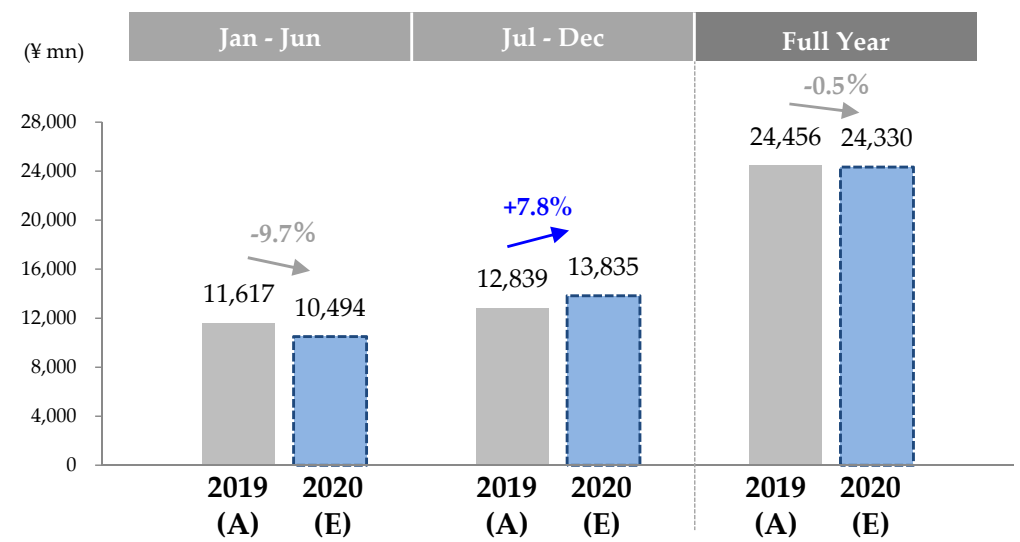
RevPAR¹



Occupancy¹



GOP^{1,2}



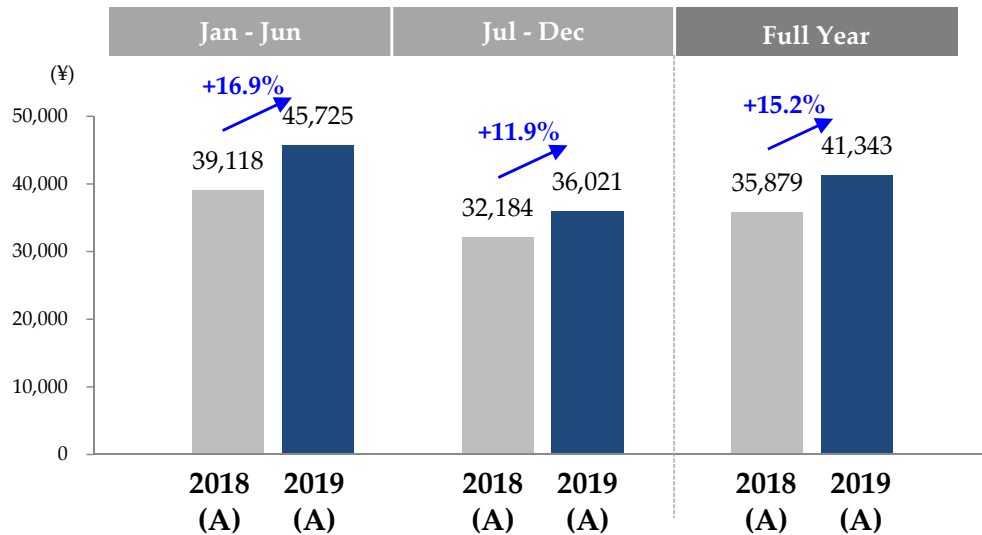
(Note 1) Simulated KPI based on 75 hotel properties; of the 84 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned as of February 20, 2020, 9 hotels with fixed-rent lease agreements are excluded, assuming all properties were owned since the beginning of 2019. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance

(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

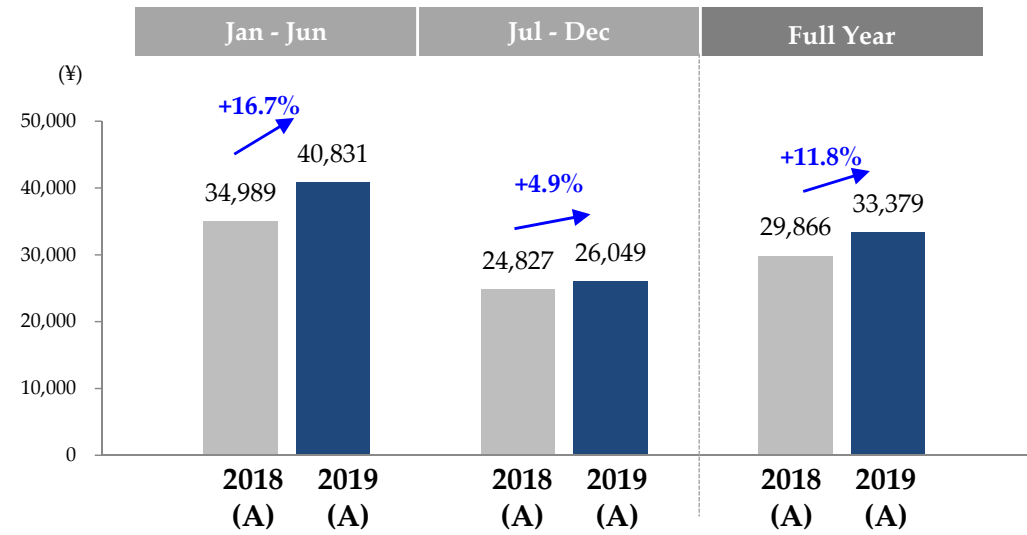
Overseas Hotel Portfolio: Performance Indicators (2019 Simulated)

ADR, RevPAR and GOP achieved an increase of 15.2%, 11.8% and 6.6% respectively, whereas Occupancy declined by 2.5pt

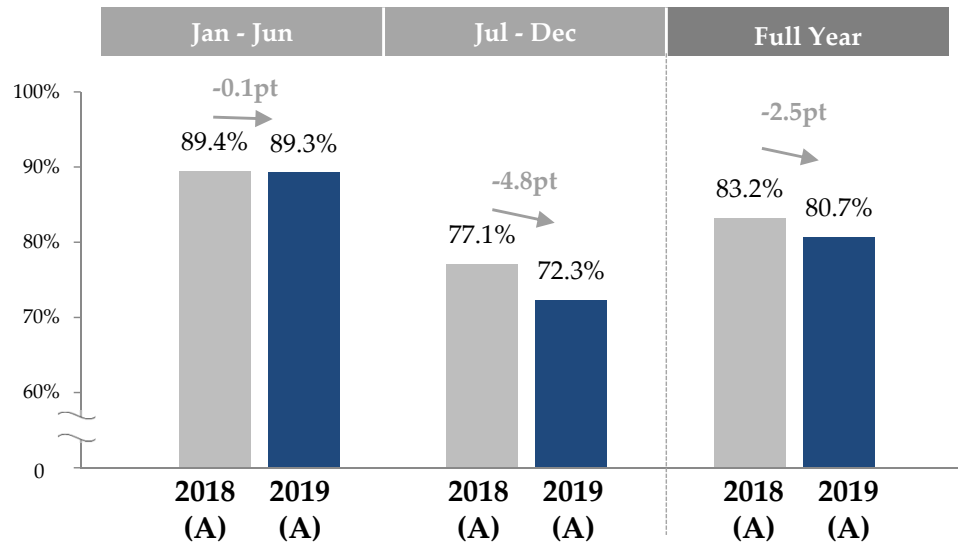
ADR¹



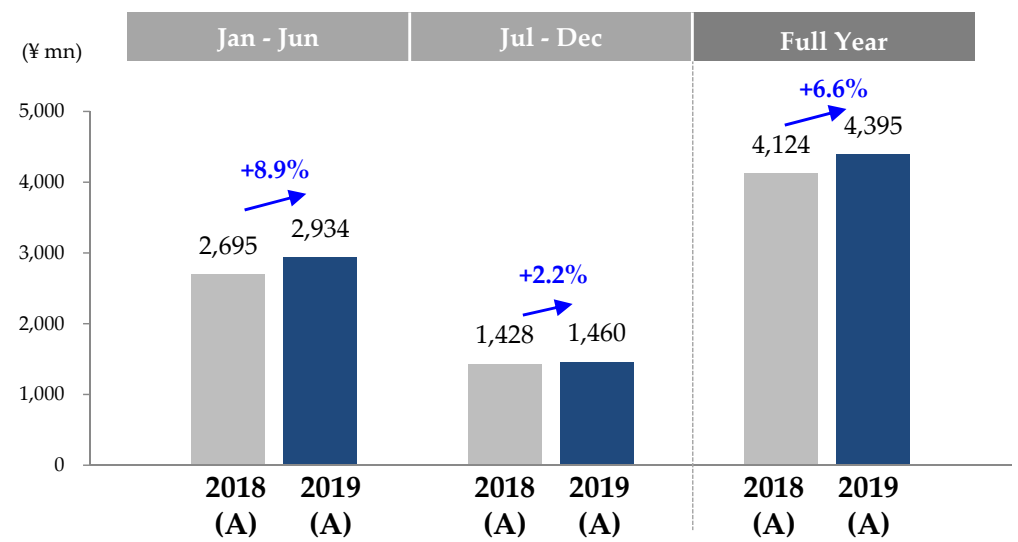
RevPAR¹



Occupancy¹



GOP¹

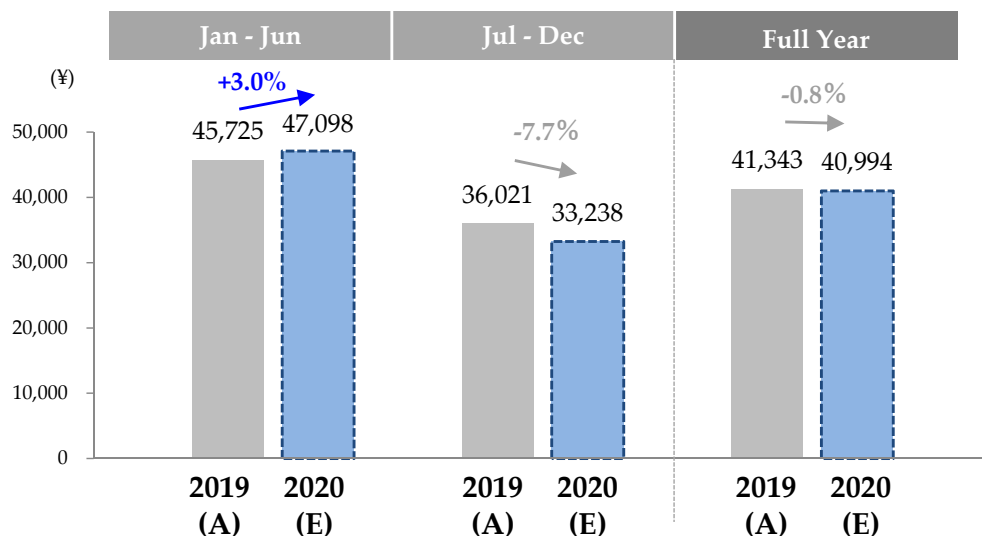


(Note 1) Simulated KPI based on 2 overseas hotels owned as of July 31, 2019, assuming both properties were owned since the beginning of 2018. Calculated at the exchange rate of US\$1 to ¥110. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance

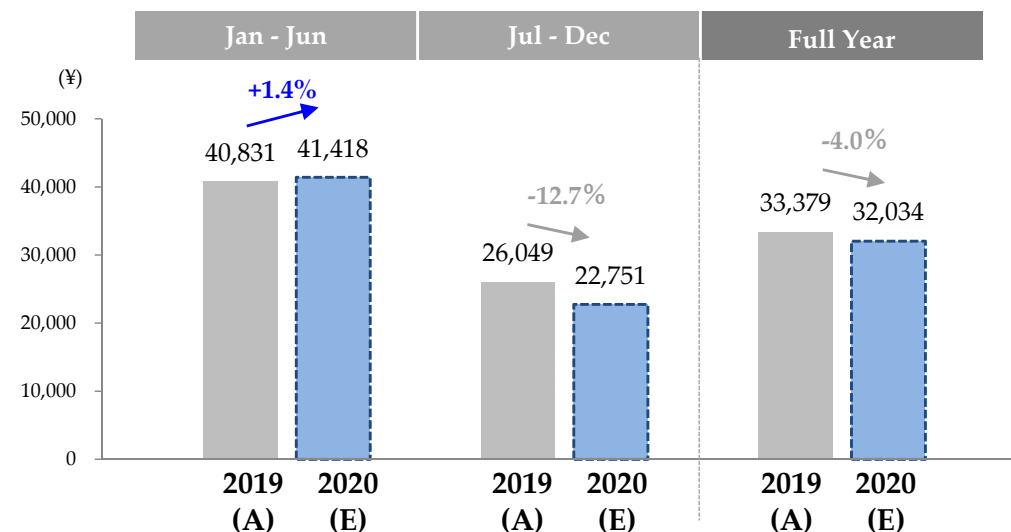
Overseas Hotel Portfolio: Performance Indicators (2020 Simulated)

ADR, Occupancy, RevPAR and GOP are estimated to decline due to the preparatory work for Cayman Annex development

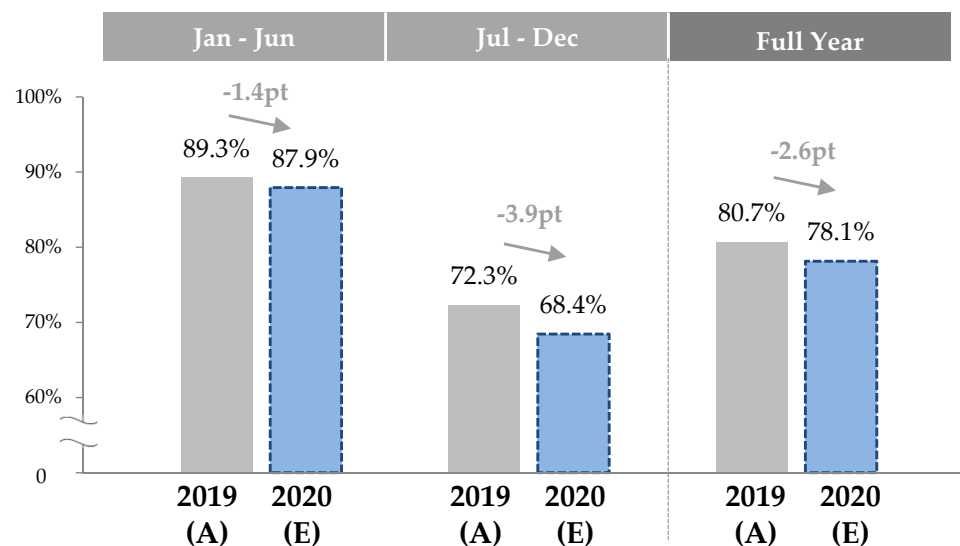
ADR¹



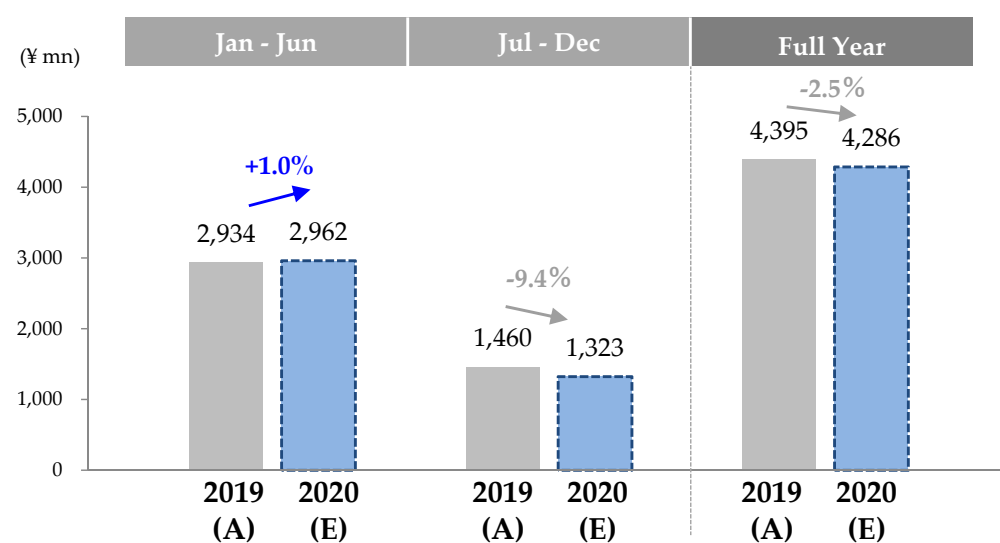
RevPAR¹



Occupancy¹



GOP¹

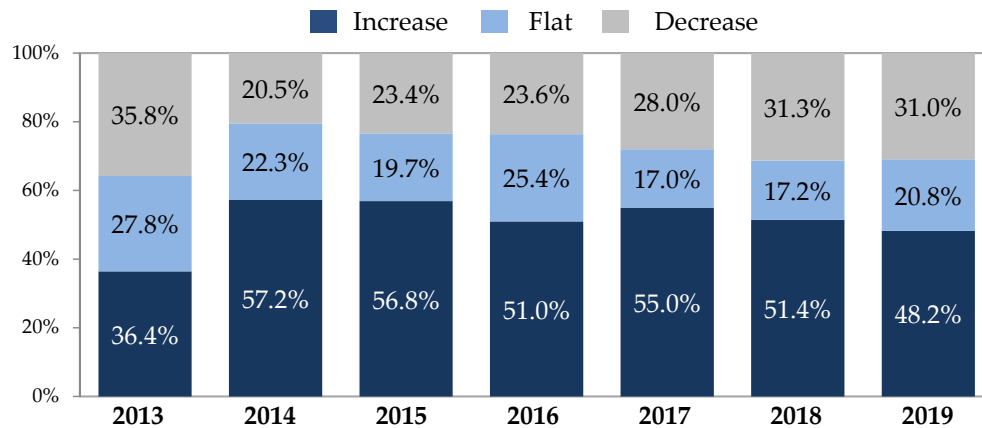


(Note 1) Simulated KPI based on 2 overseas hotels owned as of February 20, 2020, assuming both properties were owned since the beginning of 2019. Calculated at the exchange rate of US\$1 to ¥110. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance

Residential Rent Increase Initiative

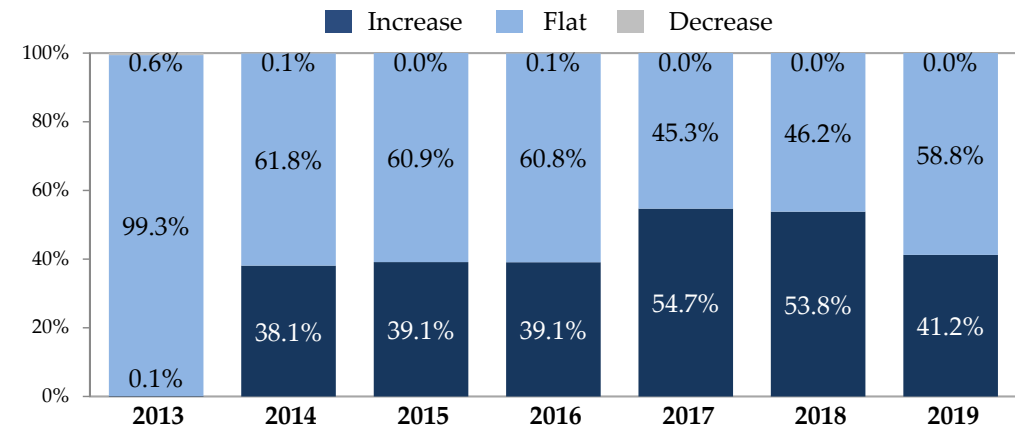
INV continues to proactively manage the residential portfolio, seeking higher rents where possible, and engaging with property managers to drive higher rents

Change in Rent for New Contracts¹



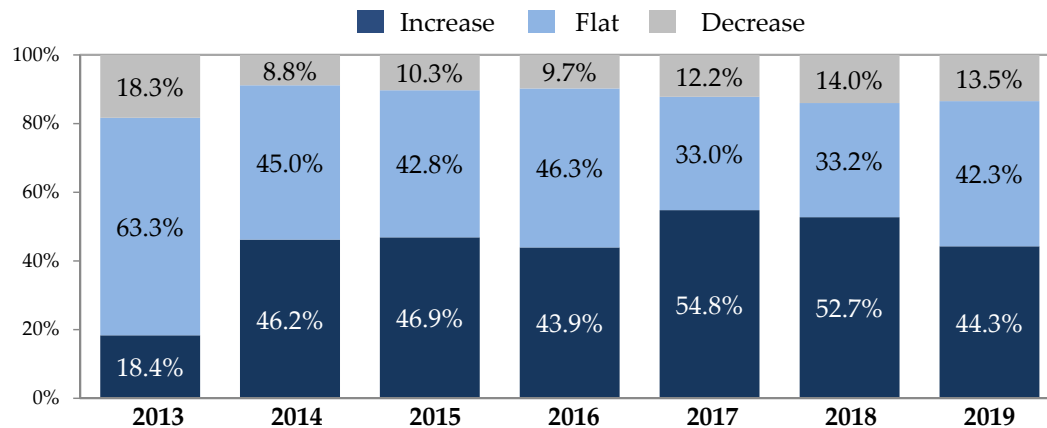
No. of New Contracts	827	649	943	783	1,030	1,015	898
Occupancy ²	95.5%	94.0%	94.7%	95.9%	95.0%	95.5%	96.2%
Net Leasing Cost (No. of months) ³	1.15	1.01	1.23	1.15	1.02	0.74	0.64

Change in Rent for Renewal Contracts¹

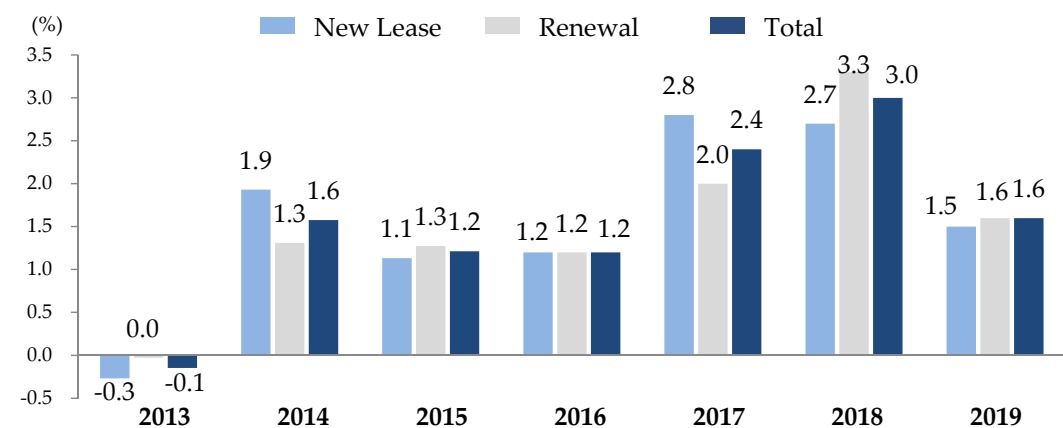


No. of Renewals	818	872	1,209	1,126	1,337	1,253	1,167
Renewal Rate ⁴	81.2%	84.7%	85.4%	83.7%	82.8%	82.5%	78.9%

Change in Rent for All Contracts¹



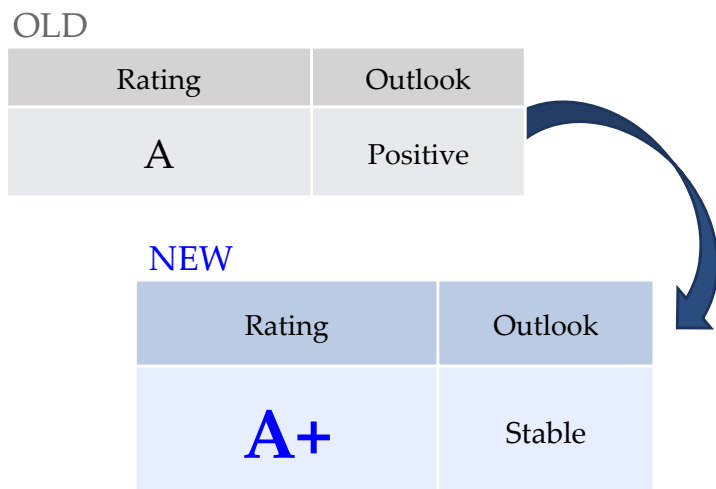
Average Rent Increase / Decrease⁵



(Note 1) Based on the properties owned by INV for the relevant period. The properties INV acquired / disposed during the period are included only for the term when owned by INV
 (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

Upgrade of Credit Rating

- JCR upgraded the credit rating of INV to A+ on February 4, 2020
- All outstanding Investment Corporation bonds are upgraded from A to A+, positive news for bond investors



Investment Corporation Bonds

Bonds name	Issued Date	Term (years)	Balance (¥ mn)	Annual Interest Rate	Rating
1st Series Investment Corporation Bonds	May 25, 2018	5.0	1,000	0.40%	A+ (JCR)
2nd Series Investment Corporation Bonds	May 25, 2018	10.0	1,000	0.80%	A+ (JCR)
3rd Series Investment Corporation Bonds	Oct. 12, 2018	5.0	2,000	0.55%	A+ (JCR)
4th Series Investment Corporation Bonds	Oct. 28, 2019	5.0	1,000	0.48%	A+ (JCR)
5th Series Investment Corporation Bonds	Oct. 28, 2019	10.0	2,000	0.90%	A+ (JCR)
Total			7,000		

Rationale

(Excerpt)

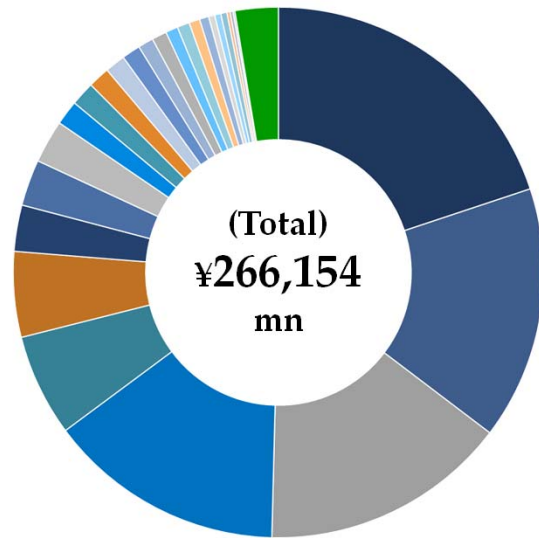
... INV continuously replaces its assets and seeks opportunities for external growing including public offerings. While its asset size is expanding, further diversification is in progress especially in areas and types of hotel assets. Other than presenting stable operation of the entire portfolio including the occupancy rates, JCR is able to track its generally stable performance from the operation indicators of hotels, which include the post-acquisition performance of two overseas hotels. In the hotel assets, INV still heavily relies on the hotel management company for the operation of hotel assets, JCR sees that INV's portfolio has become more resistant to relevant risks and likelihood of securing stable cash flow has increased given the good track record of portfolio management based on the strong cooperative relationship with its sponsor group. JCR also sees that INV's management flexibility has increased by expanding retained earnings and there is no particular concern over its financial standing. Based on the above, JCR upgraded the rating on INV one notch with Stable outlook. . . .

JCR's announcement on Feb. 4, 2020



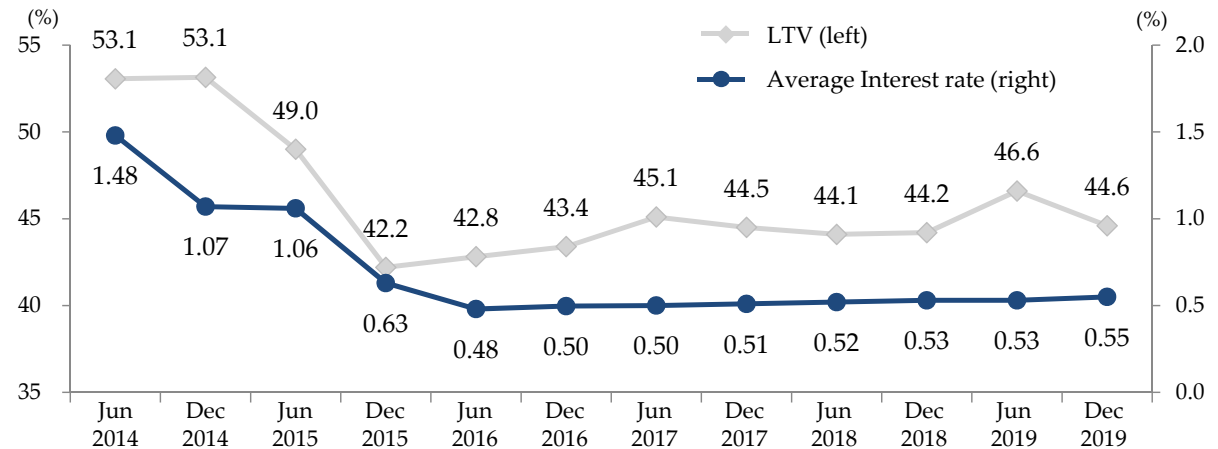
INV increased and diversified its lender base to 26 financing sources, after the August 2019 refinancing

Lender Formation (as of February 20, 2020)

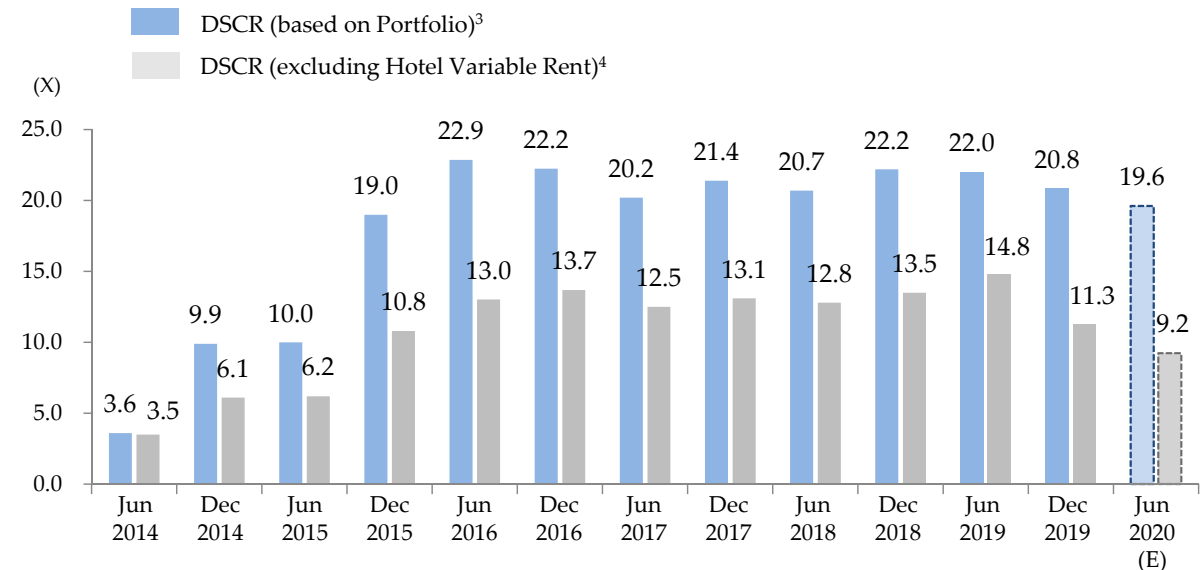


Mizuho Bank	19.9%	Aozora Bank	0.9%
MUFG	15.4%	Shizuoka Bank	0.9%
SMBC	15.1%	Japan Post Bank	0.8%
SMTB	14.4%	Nishi-Nippon City Bank	0.8%
Citibank	6.2%	Towa Bank	0.7%
Shinsei Bank	5.2%	Hiroshima Bank	0.6%
Resona Bank	2.8%	Kagawa Bank	0.4%
DBJ	2.8%	Hyakugo Bank	0.4%
Aeon Bank	2.6%	Kiraboshi Bank	0.4%
Dai-ichi Life Insurance	1.5%	Tochigi Bank	0.2%
Fukuoka Bank	1.5%	Gunma Bank	0.2%
Daisan Bank	1.3%	Ikeda Sensyu Bank	0.1%
Nomura TB	1.2%	REIT Bond	2.6%
Tokyo Star Bank	1.1%		

LTV(Appraisal Value Base)¹ and Weighted Average Interest Rate²



DSCR



(Note 1) Calculated by the following formula: (Interest-bearing debts at the end of the relevant fiscal period, excluding short-term consumption tax loan) / (Total appraisal value as of the end of the same period). For the preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset, the acquisition price (INV's investment amount) of such preferred equity interest is deemed as the appraisal value and included. For the Overseas Real Estate TK Interest the underlying assets of which are "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the acquisition price (INV's TK investment amount) of such TK interest is deemed as the appraisal value and included regarding the calculation for "Dec. 2018". Regarding "Jun. 2019" onward, calculation is based on the appraisal value as of the end of each fiscal period. USD is converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward contract entered into on July 26, 2018

(Note 2) Calculated by the following formula: (Total loan amount outstanding at the relevant time multiplied by applicable interest rate at the relevant time for each loans) / (The loan amount outstanding at the end of each fiscal period)

(Note 3) DSCR is calculated by dividing (i) by (ii) for the relevant period; (i) operating income, as adjusted for depreciation expenses from property rental business and any loss (gain) on sales of property (ii) scheduled prepayments of loans payable, interest expenses, interest expenses on investment corporation bonds and the amount of redemption of bond.

(Note 4) DSCR (excluding hotel variable rent) is in the same manner as DSCR, except for excluding both hotel variable rent from operating income and management contract revenue

Initiatives for Energy Saving

■ Introduction of large-scale energy-saving equipment utilizing government subsidies¹

(Hotel Epinard Nasu)



- ✓ Replaced cold/hot water generator and hot water heater in hotel building, producing excellent energy savings
- ✓ The first year of the project was completed in January 2019. ¥115 million in subsidy received in March 2019

Reduction of energy consumption compared to pre-replacement
(Feb. 2019 - Jan. 2020) **-8.4%**

(Art Hotel Niigata Station)



- ✓ Replaced hot water heaters for guest room supply with energy-efficient equipment
- ✓ Completed in January 2020 and plans to receive a subsidy of ¥38 million in March 2020

Expected reduction of energy consumption compared to pre-replacement (Annual) **-18%**

■ Water saving by recycling pool drainage (Sheraton Grande Tokyo Bay Hotel)



- ✓ Introduced a device that reuses drained pool water (40t per day) for toilet water, significantly reducing the amount of water used at the hotel
- ✓ Started operation in October 2019



Pool wastewater usage: 3,719 m³
(Sep. 2019 – Jan. 2020 *including trial operation)

■ **Savings of about ¥2 million in 5 months**
(converted at a unit price of ¥584/m³)

■ Renovation Progress for Energy Conservation and CO₂ Reduction (Figures in parentheses are year-on-year changes)

- ✓ Introduction of whole or part of LED lighting: 80% of portfolio (+4pt)
- ✓ Introduction of whole or part of the water-saving type toilet: 9 properties (-1 property)
- ✓ Installation of water-saving showers: 86% of domestic hotel portfolio (+3 pts)
- ✓ Installation of gas generation², inverters, etc.: 29 hotels (+1 hotel)

■ Reducing CO₂ Emissions from Food Transportation at Hotels (Hotel Epinard Nasu)

Contributing to CO₂ reductions by cooperating with farmers and dairy farmers in Tochigi Prefecture to procure fresh foodstuffs

Annual delivery volume: 156t (approx. 13,000kg/month x 12 months)



Annual CO₂ emissions

Case of transporting from Tokyo:

$$156t \times 73 \text{ (CO}_2 \text{ emissions coefficient [g/t} \cdot \text{km])} \times 160\text{km} = 1822\text{kg}$$

Case of transporting from Tochigi Prefecture:

$$156t \times 73 \text{ (CO}_2 \text{ emissions coefficient [g/t} \cdot \text{km])} \times 50\text{km} = 569\text{kg}$$

Difference:

1,253kg/year



Correspond to CO₂
absorbed by 26 trees



Source: Hotel epinard Nasu official website

(Note 1) One of the government subsidies by Agency for Natural Resources and Energy for introduction of equipment with high energy saving effect
(Note 2) Combined heat and power (CHP), mainly refers to a system that effectively uses waste heat generated by power generation

Hotel Initiatives (MHM)

Mystays Hotel Management Co., Ltd. (MHM), the operator of 73 of 84 INV's domestic hotel portfolio, has implemented various initiatives to contribute to local communities in many areas.

■ Participation in Local Activities

- ✓ Clean-up activities of the surrounding roads and rivers (Hotel MyStays Matsuyama)
- ✓ Official partner agreements to support community-based sports club teams (Hotel MyStays Haneda)
- ✓ Support and cooperation for community festivals, community disaster prevention activities, and public health activities (Hotel MyStays Kanda and many others)



※ Photos are an image.

■ Local Production for Local Consumption in Food Procurement (Hotel Epinard Nasu)

Supporting local agriculture and contributing to the promotion of food education by using food produced in Tochigi Prefecture, where the hotel is located, for ingredient at restaurants in the hotel



Developed "Nasu-no-Uchi Boxed lunches (abbreviated as "Nasuben")" using foodstuffs produced in Nasu, including Nasu Wagyu (Beef), Koshihikari (Rice), Shirobijin-negi (Onion), Nira (Chinese chives), Spinach, Apples, Udo (Wild plants), Carrots, and Milk.

Facility certified by Tochigi Prefecture's voluntary food hygiene control certification system ("Tochigi HACCP")¹ (As of December 13, 2019)

《 HACCP 》
: Hazard Analysis and Critical Control Point)

A system which identifies, evaluates, and controls hazards which are significant for food safety (Source: Ministry of Health, Labor and Welfare)

Contribution to Disaster Prevention

- Designated as "Tsunami Evacuation Building"²
(Added 1 property from the end of the previous fiscal period)



Hotel MyStays
Shimizu



Takamatsu Tokyu
REI Hotel

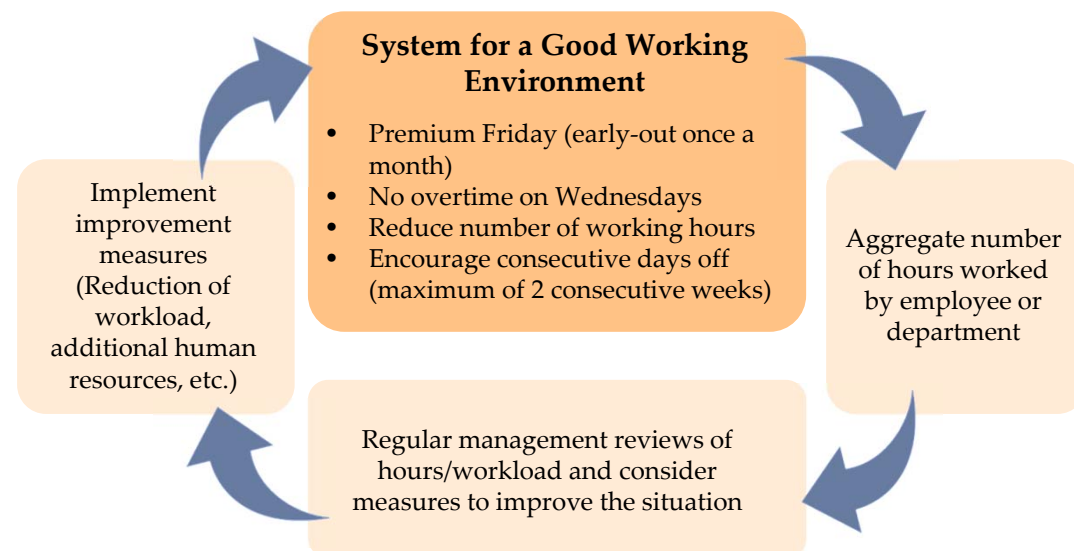


Hotel MyStays
Kagoshima Tenmonkan

Asset Management Company Initiatives for Employees

■ Promoting Work Style Reforms

Introduce an employee-oriented system, and implement Plan Do Check Action cycles to ensure that management regularly reviews the implementation rate of the system and improves the implementation rate



(Note 1) A certification system for facilities in Tochigi Prefecture that can continue basic hygiene control by adopting HACCP method, an international standard for hygiene control, in order to ensure food safety

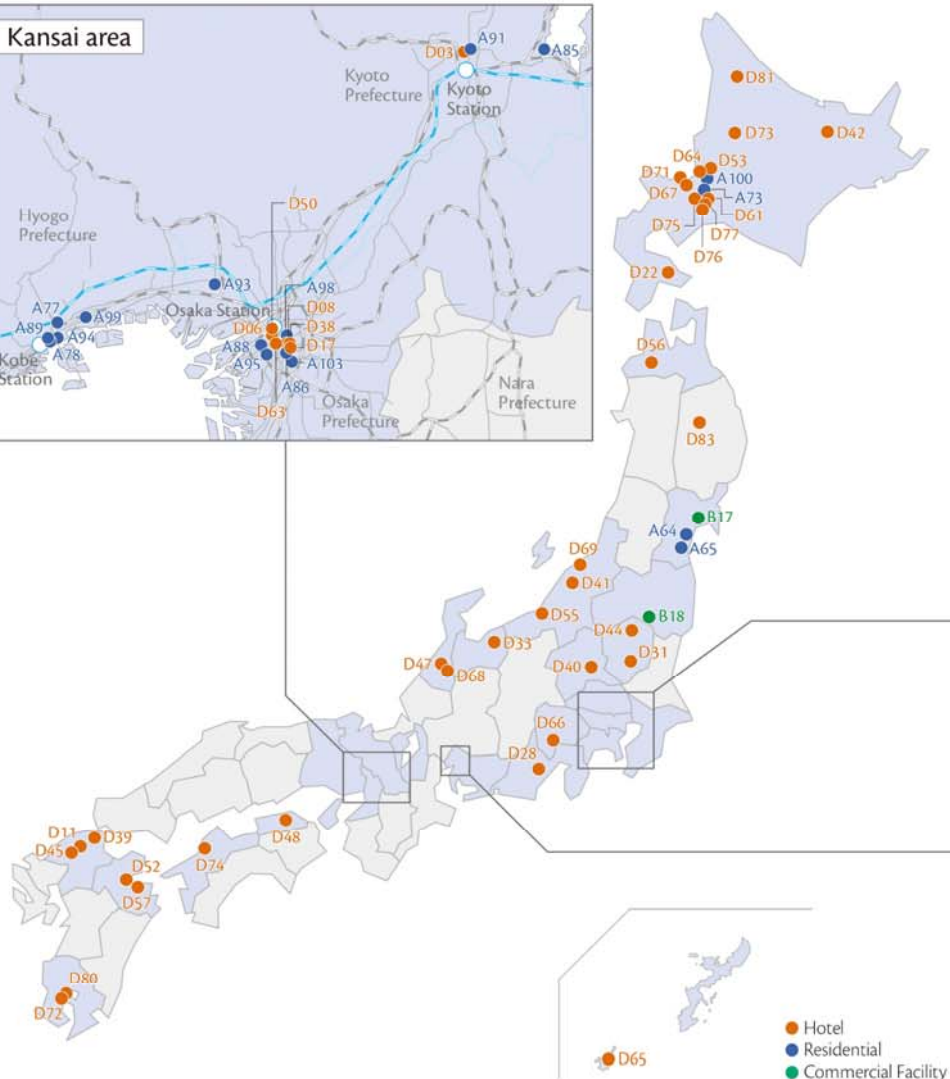
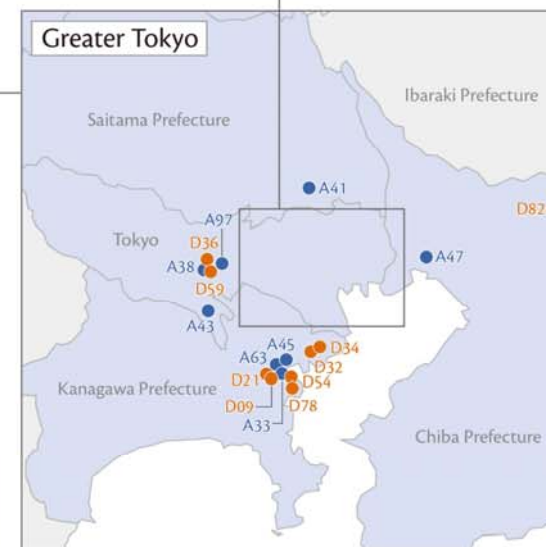
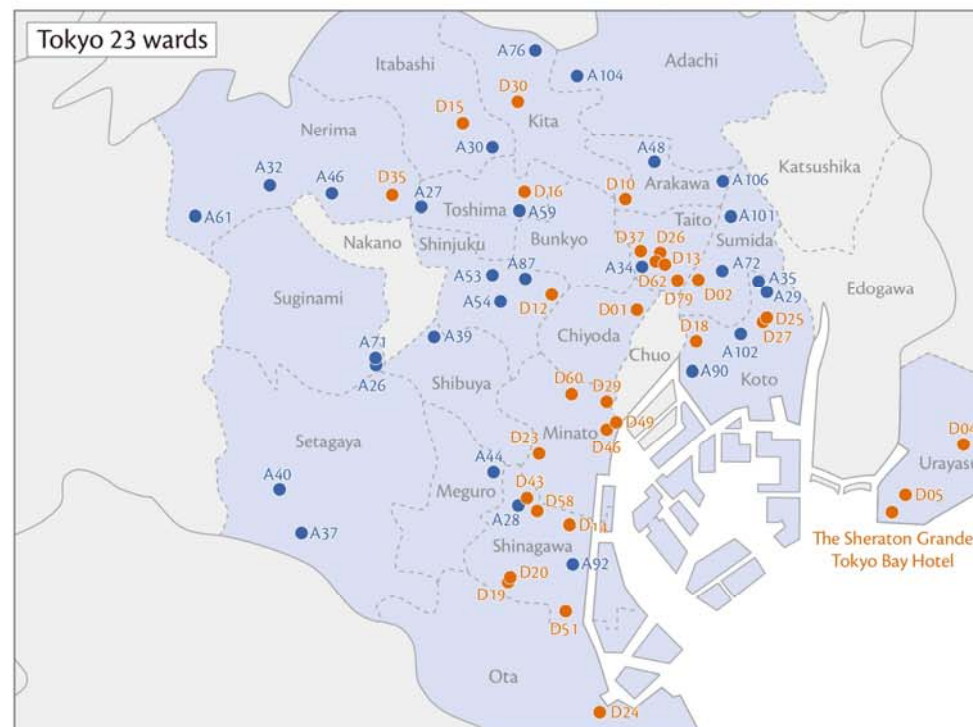
(Note 2) Buildings designated by municipalities in advance as an emergency evacuation place for local residents to evacuate temporarily when Tsunami gets inundated, in areas where it is considered difficult to evacuate due to time delay from the occurrence of the earthquake to arrival of the Tsunami and geographical conditions



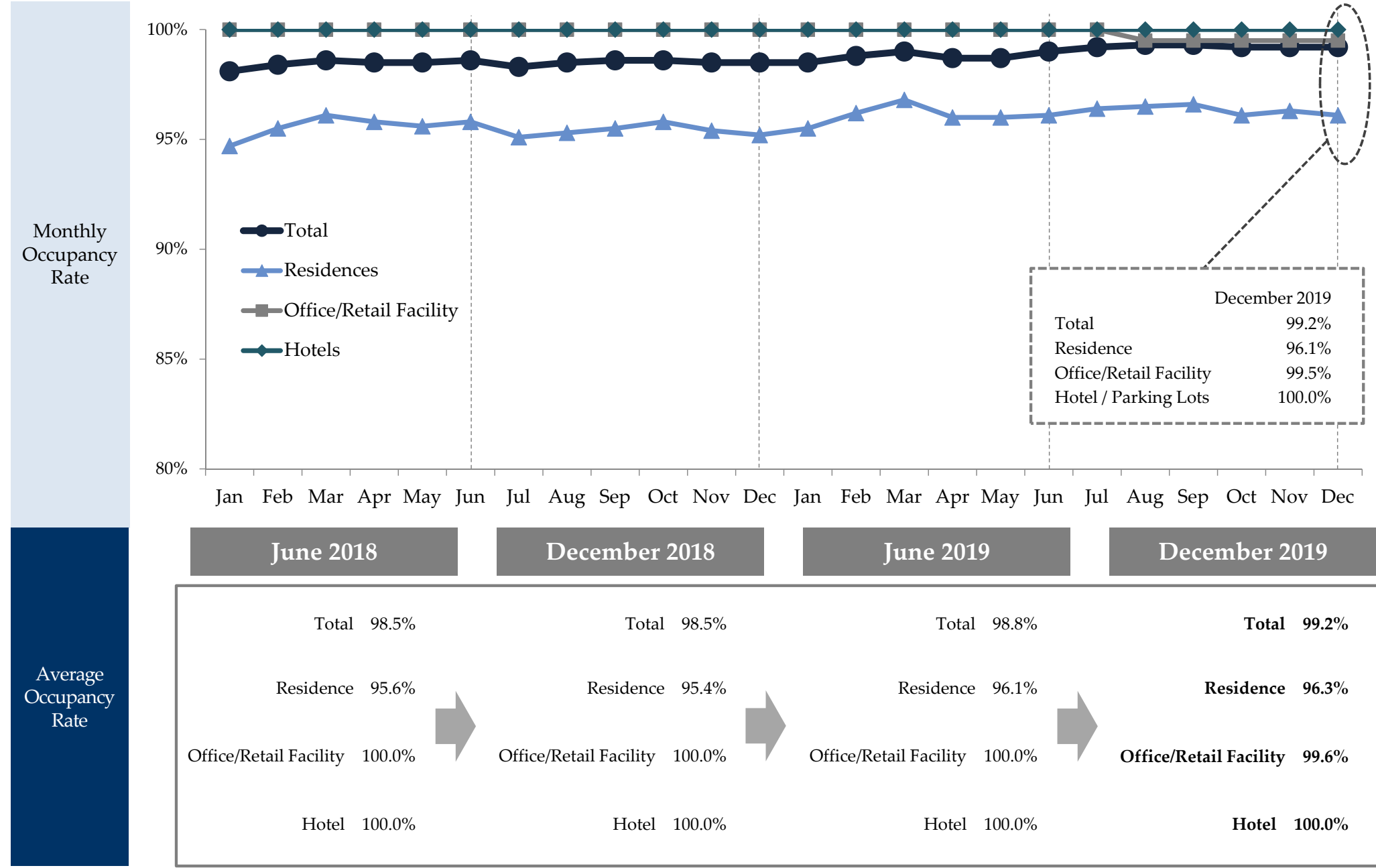
Appendix

Domestic Portfolio Map (as of February 20, 2020)

No. of Properties	No. of Hotels	No. of Residentials	No. of Others
146	84	60	2



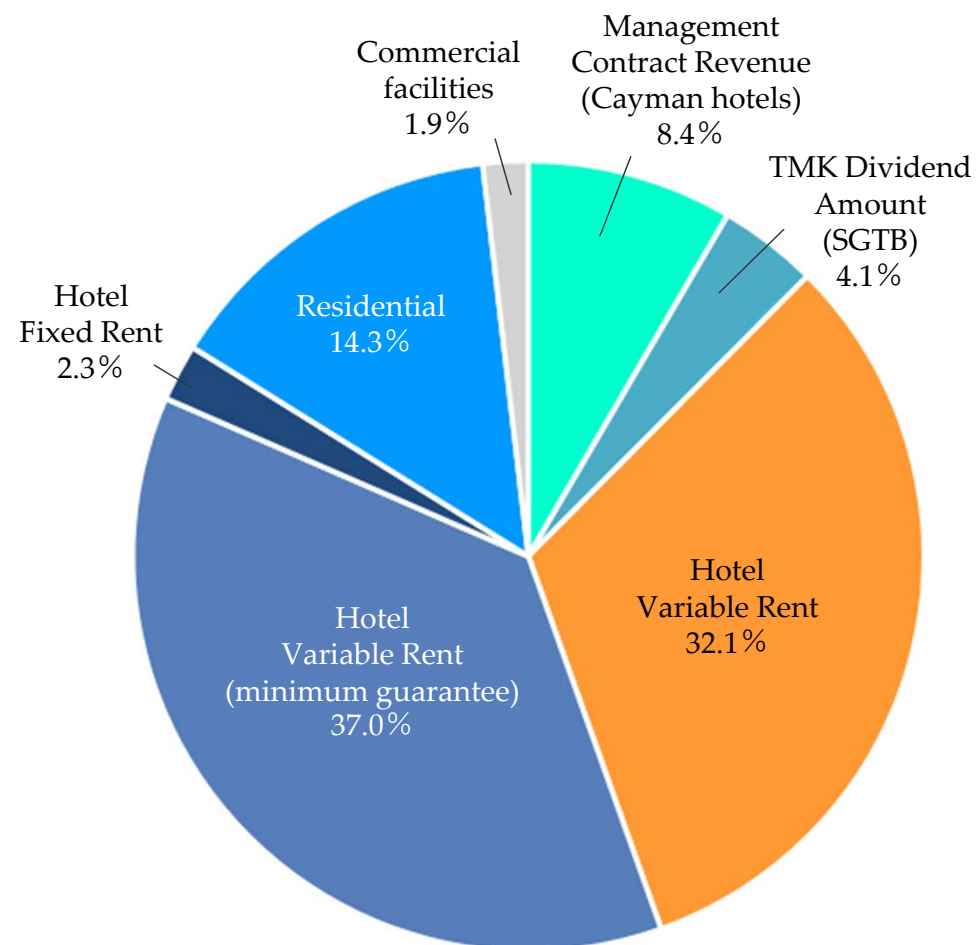
● Hotel
● Residential
● Commercial Facility



Revenue from hotel portfolio comprise 83.9% of total operating revenue, about half of which are fixed rent including minimum guarantee

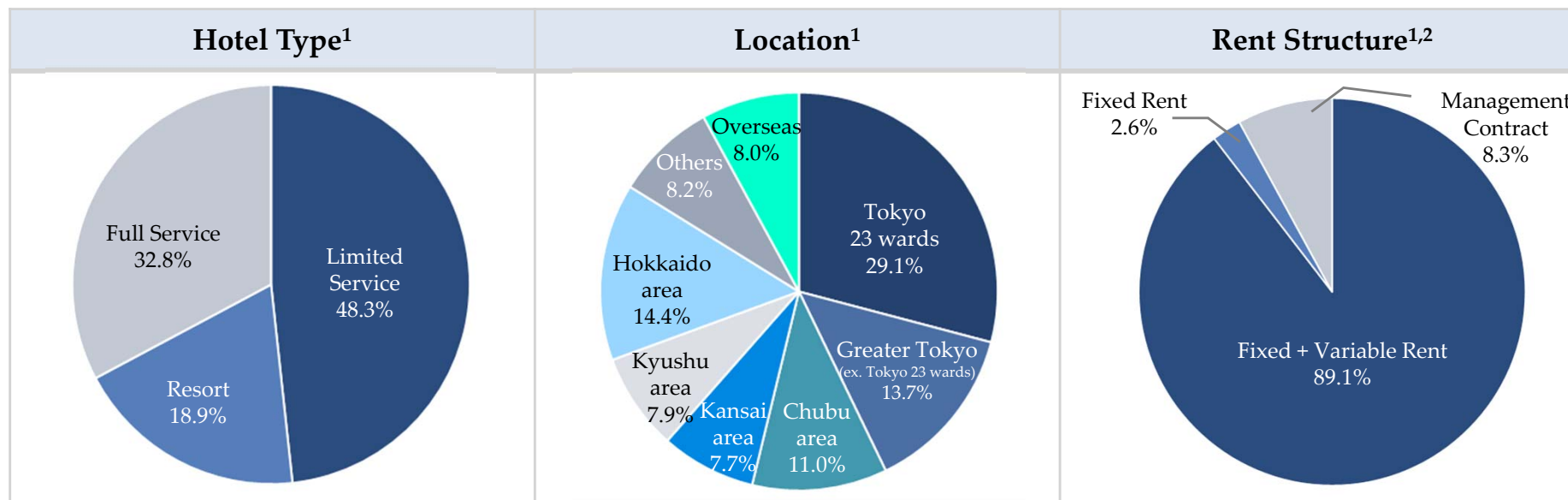
Portfolio Composition by Operating Revenue (in December 2019 Fiscal Period)

(¥ million)		
Operating Revenue (excludes Gain on Sale)		
Management Contract Revenue (Cayman hotels)	1,397	8.4%
TMK Dividend Amount (SGTB)	673	4.1%
Hotel	Variable Rent	5,332 32.1%
	Variable Rent (minimum guarantee)	6,144 37.0%
	Fixed Rent	386 2.3%
Residential	2,374	14.3%
Commercial facilities	307	1.9%
Total	16,616	100.0%



Core Asset Portfolio Summary

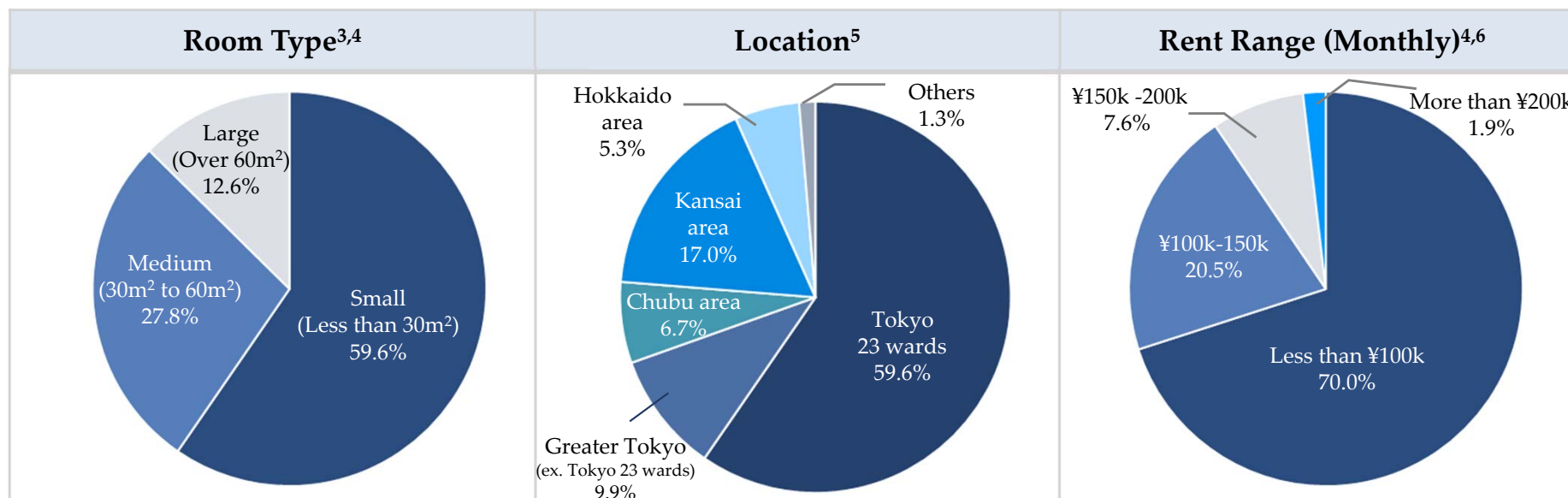
Hotel



(Note 1) Based on acquisition price of hotel portfolio owned by INV as of February 20, 2020. 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. Also, Westin and Sunshine Resort are counted as two properties for INV's portfolio, and the amount of TK investment by INV to the SPC which will hold the leasehold of these properties is deemed to be the acquisition price for such proportion

(Note 2) Excluding the amount of the dividend by JV TMK, TK, and Management Contract Revenue of Overseas hotels

Residential



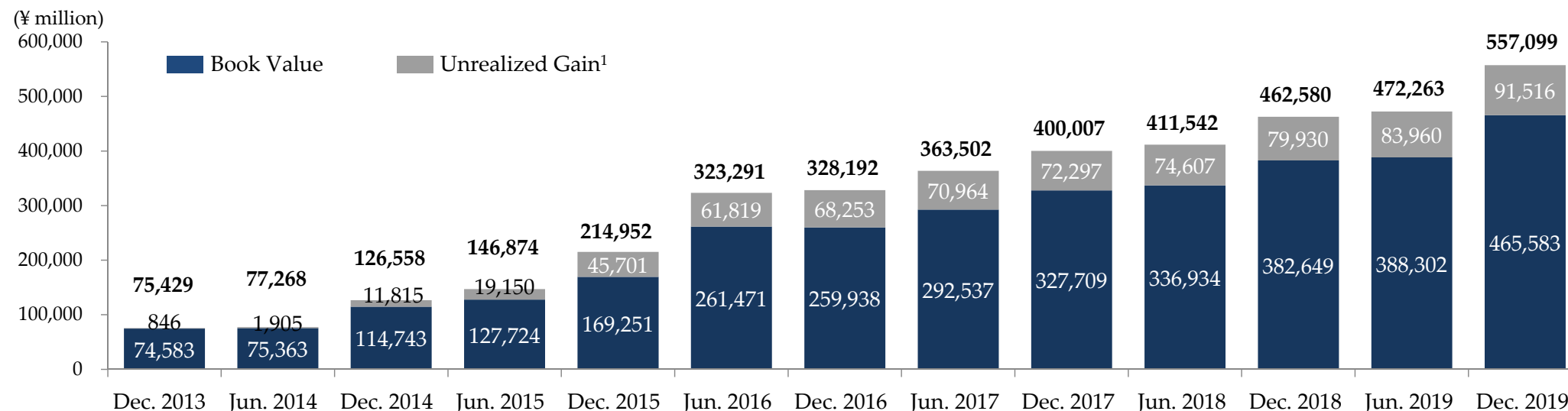
(Note 3) INV defines "Small" as a rentable unit with an area of less than 30m², "Medium" as a rentable unit with an area of 30m² to 60m² and "Large" as a rentable unit with an area of 60m² or more

(Note 4) Based on the number of units excluding unit of shops and offices at the end of December 2019

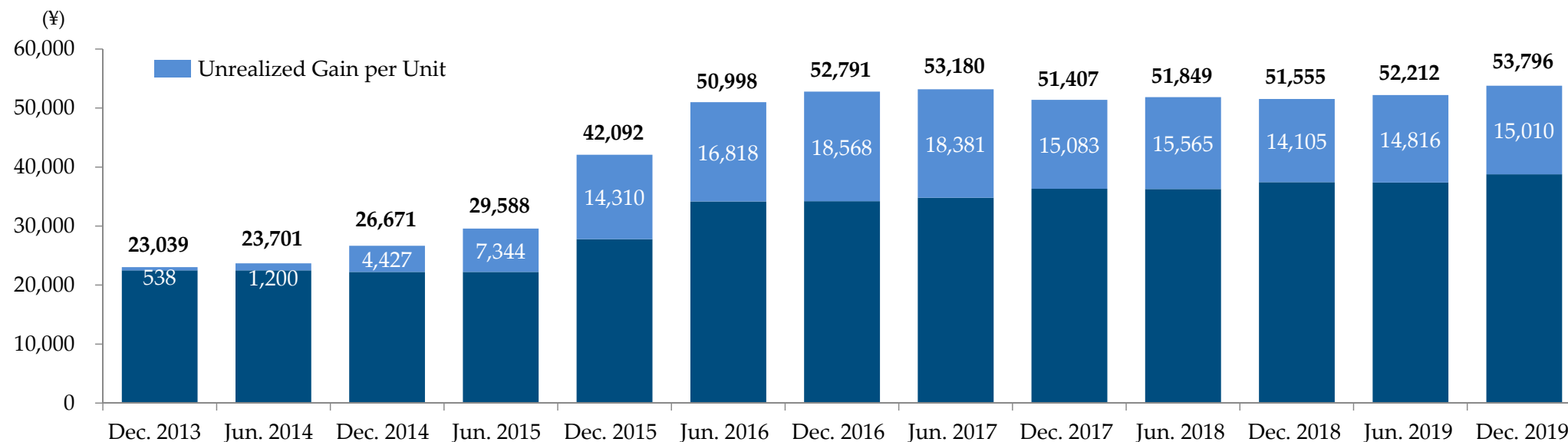
(Note 5) Based on acquisition price of the properties owned by INV as of February 20, 2020

(Note 6) The amount of rent is based on monthly rent plus common-area charge for each unit at the end of December 2019

Trend of Appraisal Value



Trend of NAV per Unit²



(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

Unitholder Benefit Program for Invincible Unitholders

- INV introduced the Unitholder Benefits Program so that unitholders could enjoy staying at the wide range of hotels owned by INV, with the goal of increasing unitholders satisfaction and expanding the investor base
- INV unitholders will receive 10% off the Best Available Rate at the Sheraton Grande Tokyo Bay Hotel and at all MyStays hotels.

Overview of Unitholder Special Benefit Program¹

Applicable Hotels	<ul style="list-style-type: none"> ■ Sheraton Grande Tokyo Bay Hotel ■ All hotels managed by MyStays² 	
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	
Benefit Program	①	②
Eligible Hotels	Sheraton Grande Tokyo Bay Hotel	All MyStays Hotels
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	<ul style="list-style-type: none"> ■ 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) All hotels operated by Mystays Hotel Management Co., Ltd., which are listed on the Official Site of My Stays Hotel Group (<https://www.mystays.com/>). Hereafter the same on the page
- (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 MyStays Hotels

Sheraton Grande Tokyo Bay Hotel



HOTEL MYSTAYS



Hotel MyStays
Premier Kanazawa



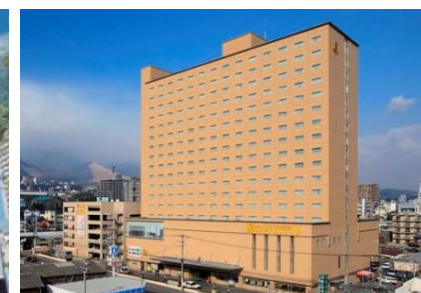
Fusaki Resort Village



Hotel Epinard Nasu



Hotel MyStays
Premier Akasaka



Beppu Kamenoi Hotel

- The government of Japan initiatives focusing on increasing the number of inbound visitors has paid off, growth in inbound tourism has continued strong growth since 2012
- Number of inbound visitors in 2019 dropped sharply in Korea due to diplomatic issues, as well as growth in Hong Kong and Taiwan also slowed due to domestic conditions. On the other hand, Southeast Asian countries such as Vietnam, the Philippines, and Thailand have continued to grow at a high rate, and recently, the number of inbound countries from Europe and the United States has increased significantly

Inbound Visitors to Japan by Country

(thousands of people)

	2012		2013		2014		2015		2016		2017		2018		2019	
	YoY		YoY		YoY		YoY		YoY		YoY		YoY		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%	8,380	+13.9%	9,594	+14.5%
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%	7,538	+5.6%	5,585	-25.9%
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%	4,757	+4.2%	4,891	+2.8%
Hong Kong	482	+32.0%	746	+54.9%	926	+24.1%	1,524	+64.6%	1,839	+20.7%	2,232	+21.3%	2,207	-1.1%	2,291	+3.8%
Thailand	261	+79.8%	454	+74.0%	658	+45.0%	797	+21.2%	901	+13.1%	987	+9.5%	1,132	+14.7%	1,319	+16.5%
Malaysia	130	+59.7%	177	+35.6%	250	+41.4%	305	+22.4%	394	+29.1%	440	+11.5%	468	+6.6%	502	+7.1%
Indonesia	101	+63.9%	137	+34.8%	159	+16.0%	205	+29.2%	271	+32.1%	352	+30.0%	396	+12.6%	413	+4.0%
Philippines	85	+34.8%	108	+27.4%	184	+70.0%	268	+45.7%	348	+29.6%	424	+21.9%	503	+18.8%	613	+21.7%
Vietnam	55	+34.4%	84	+53.1%	124	+47.1%	185	+49.2%	234	+26.1%	309	+32.1%	389	+25.9%	495	+27.3%
USA	717	+26.7%	799	+11.5%	892	+11.6%	1,033	+15.9%	1,243	+20.3%	1,375	+10.6%	1,526	+11.0%	1,724	+12.9%
UK	174	+24.2%	192	+10.2%	220	+14.7%	258	+17.5%	293	+13.2%	311	+6.2%	333	+7.6%	424	+27.0%
France	130	+36.6%	155	+18.8%	179	+15.3%	214	+20.0%	253	+18.3%	269	+5.9%	304	+13.5%	336	+10.3%
Canada	135	+33.6%	153	+12.9%	183	+19.7%	231	+26.5%	273	+18.0%	306	+11.9%	330	+8.2%	375	+13.5%
Australia	206	+27.0%	245	+18.5%	303	+23.8%	376	+24.3%	445	+18.4%	495	+11.2%	552	+11.6%	622	+12.6%
Others	947	+35.2%	1,134	+19.6%	1,343	+18.5%	1,666	+24.0%	1,914	+14.9%	2,133	+11.4%	2,369	+11.1%	2,699	+13.9%
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%	31,191	+8.7%	31,882	+2.2%



Appendix - Financial and Operational Data

Property		Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio		Overseas Sales Ratio	
					Jul-Dec. 2019 Actual		Jul-Dec. 2019 Actual		Jul-Dec. 2019 Actual		Jul-Dec. 2019 Actual		Jul-Dec. 2019 Actual		Jul-Dec. 2019 Actual	
						Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)
D1	MS Kanda	Chiyoda-ku, Tokyo	126	May 2014	94.3%	-1.9	8,549	-10.6%	8,062	-12.4%	95	-22.9%	100%	0.0	34.8%	-6.8
D2	MS Asakusa	Sumida-ku, Tokyo	160	May 2014	95.1%	-0.8	6,249	-11.6%	5,946	-12.3%	100	-17.5%	94%	4.9	70.3%	-2.2
D3	MS Kyoto-Shijo	Kyoto, Kyoto	224	Jul 2014	85.3%	3.5	9,874	-14.6%	8,427	-10.9%	173	-23.7%	100%	0.0	54.4%	4.0
D4	MS Shin-Urayasu CC.	Urayasu, Chiba	175	Jul 2014	91.0%	-2.0	10,632	-3.2%	9,670	-5.4%	187	-9.1%	100%	0.0	20.2%	-1.9
D5	MS Maihama	Urayasu, Chiba	90	Jul 2014	97.1%	2.8	17,615	-7.1%	17,108	-4.4%	173	-8.2%	100%	0.0	44.8%	8.1
D6	MS Dojima	Osaka-shi, Osaka	141	Jul 2014	93.9%	-1.6	11,076	-5.5%	10,395	-7.1%	165	-23.7%	100%	0.0	28.8%	-9.5
D7	MS Nagoya-Sakae	Nagoya, Aichi	270	Jul 2014	91.8%	0.0	7,279	-6.8%	6,681	-6.8%	172	-13.1%	100%	0.0	39.8%	-2.9
D8	MS Sakaisuji-Honmachi	Osaka, Osaka	190	Jul 2014	77.3%	-13.1	6,351	-18.4%	4,911	-30.2%	68	-48.2%	100%	0.0	26.0%	-2.0
D9	MS Yokohama	Yokohama, Kanagawa	194	Jul 2014	90.5%	-0.4	7,987	0.6%	7,228	0.2%	143	10.0%	100%	0.0	27.1%	3.5
D10	MS Nippori	Arakawa-ku, Tokyo	93	Jul 2014	92.4%	0.4	6,571	-12.1%	6,073	-11.6%	50	-23.0%	93%	-1.2	54.5%	-4.9
D11	MS Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	177	Jul 2014	92.7%	-0.4	7,556	-19.8%	7,004	-20.1%	105	-33.6%	100%	0.0	23.7%	-6.4
D12	FSI Iidabashi	Shinjuku-ku, Tokyo	59	Jul 2014	95.2%	3.0	8,676	-13.2%	8,262	-10.4%	49	-12.1%	95%	-0.2	35.4%	-4.5
D13	MS Ueno-Inaricho	Taito-ku, Tokyo	72	Jul 2014	92.2%	-0.8	6,672	-11.7%	6,155	-12.5%	39	-22.8%	98%	0.8	73.5%	7.9
D14	FSI Shinagawa	Shinagawa-ku, Tokyo	55	Jul 2014	97.6%	0.1	8,427	-7.4%	8,226	-7.3%	43	-12.0%	93%	-0.9	24.5%	-6.3
D15	FSI Tokiwadai	Itabashi-ku, Tokyo	129	Jul 2014	74.0%	-4.4	5,131	-10.3%	3,795	-15.3%	50	-22.0%	49%	-15.7	21.1%	-6.2
D16	FSI Sugamo	Toshima-ku, Tokyo	104	Jul 2014	75.1%	-8.0	5,660	-7.1%	4,253	-16.0%	44	-22.4%	68%	0.6	16.5%	-1.2
D17	MS Otemae	Osaka, Osaka	110	Jul 2014	77.3%	-6.0	8,166	-18.6%	6,316	-24.5%	51	-34.5%	97%	-3.4	35.0%	-11.7
D18	MS Kiyosumi-Shirakawa	Koto-ku, Tokyo	57	Jul 2014	64.3%	-30.6	9,018	32.4%	5,796	-10.3%	28	-23.3%	100%	27.3	51.2%	4.8
D19	FSI Nakanobu P1	Shinagawa-ku, Tokyo	39	Jul 2014	89.2%	-5.5	5,417	-7.8%	4,832	-13.1%	18	-21.2%	65%	23.0	11.1%	-0.2
D20	FSI Nakanobu P2	Shinagawa-ku, Tokyo	22	Jul 2014	93.3%	0.0	5,173	-7.3%	4,825	-7.2%	9	-10.2%	76%	-3.3	19.0%	-8.4
D21	Apahotel Yokohama-Kannai	Yokohama, Kanagawa	451	Feb 2015	92.8%	-1.7	7,124	-5.5%	6,609	-7.2%	230	-0.9%	-	-	-	-
D22	MS Hakodate-Goryokaku	Hakodate, Hokkaido	208	Feb 2015	79.7%	3.9	8,854	-4.3%	7,057	0.6%	139	-8.9%	100%	0.0	16.2%	6.6
D23	FSI Shirogane	Minato-ku, Tokyo	84	Feb 2015	81.2%	-4.8	6,728	-4.9%	5,464	-10.2%	50	-13.9%	55%	-1.6	30.2%	-0.1
D24	MS Haneda	Ota-ku, Tokyo	174	Jul 2015	96.8%	0.6	10,837	-4.0%	10,486	-3.4%	181	-7.3%	100%	0.0	31.9%	-3.6
D25	MS Kameido P1	Koto-ku, Tokyo	265	Jul 2015	87.1%	-6.1	5,904	-8.4%	5,144	-14.4%	163	-16.7%	56%	-1.9	15.8%	-3.0
D26	MS Ueno-Iriyaguchi	Taito-ku, Tokyo	97	Jul 2015	95.9%	1.4	8,781	-13.2%	8,425	-11.9%	82	-15.7%	100%	0.0	66.5%	-3.7
D27	MS Kameido P2	Koto-ku, Tokyo	175	Jul 2015	92.8%	-1.6	5,857	-8.8%	5,436	-10.3%	111	-14.2%	67%	-3.9	23.3%	-4.8
D28	MS Shimizu	Shizuoka, Shizuoka	152	Jul 2015	84.1%	2.4	6,609	-3.8%	5,557	-0.9%	62	-6.4%	100%	0.0	20.6%	-
D30	FSI Higashi-Jujo	Kita-ku, Tokyo	88	Jul 2015	87.6%	-3.9	5,134	-3.3%	4,495	-7.5%	33	-17.2%	87%	-1.8	48.3%	-9.2
D31	MS Utsunomiya	Utsunomiya, Tochigi	116	Jul 2015	96.5%	-0.7	8,717	2.1%	8,410	1.4%	104	12.8%	100%	0.0	20.1%	0.3
D32	FSI Kawasaki-Kaizuka	Kawasaki, Kanagawa	64	Jul 2015	90.5%	-0.4	5,139	-3.7%	4,651	-4.1%	28	-12.6%	36%	5.1	11.1%	0.2
D34	FSI Kawasaki-Ogawacho	Kawasaki, Kanagawa	62	Jul 2015	88.3%	-0.6	4,639	-1.6%	4,098	-2.2%	23	-6.3%	31%	0.5	10.5%	-4.4
D35	FSI Ekoda	Nerima-ku, Tokyo	210	Aug 2015	86.3%	-1.9	5,039	-2.1%	4,349	-4.2%	110	-6.0%	37%	-1.1	11.0%	2.7
D38	MS Shinsaibashi	Osaka, Osaka	54	Jan 2016	93.6%	-0.4	9,906	-15.0%	9,276	-15.4%	46	-26.9%	100%	0.0	64.7%	-2.4
D43	MS Gotanda Station	Shinagawa-ku, Tokyo	384	Mar 2016	95.7%	2.0	10,345	-6.8%	9,897	-4.8%	445	-9.1%	100%	0.0	23.1%	-1.2
D44	Hotel Epinard Nasu	Nasu, Tochigi	310	Mar 2016	92.4%	-1.3	29,059	3.5%	26,862	2.1%	1,133	1.7%	100%	0.0	0.3%	0.0
D45	MS Fukuoka Tenjin	Fukuoka, Fukuoka	217	Mar 2016	93.2%	1.1	8,226	-18.6%	7,665	-17.7%	162	-29.3%	100%	0.0	30.8%	-10.2
D46	MS Hamamatsucho	Minato-ku, Tokyo	105	Mar 2016	97.2%	0.2	10,142	-11.3%	9,859	-11.1%	106	-14.0%	100%	0.0	45.5%	-6.6
D47	MSP Kanazawa	Kanazawa, Ishikawa	244	Jun 2016	87.1%	-5.8	11,563	-11.9%	10,066	-17.4%	300	-20.2%	100%	0.0	26.4%	0.0
D49	MSP Hamamatsucho	Minato-ku, Tokyo	120	May 2017	95.9%	1.4	17,572	-8.4%	16,857	-7.0%	241	-6.0%	100%	0.0	72.4%	-1.1

(Note 1) Excludes the data for 9 hotels* with fixed-rent lease as well as Sheraton Grande Tokyo Bay since they are not allowed to be disclosed. (*D29 Super Hotel Shinbashi/ Karasumoriguchi, D33 Comfort Hotel Toyama, D36 Super Hotel Tokyo-JR Tachikawa Kitaguchi, D37 Super Hotel JR Ueno-iriyaguchi, D39 Comfort Hotel Kurosaki, D40 Comfort Hotel Maebashi, D41 Comfort Hotel Tsubame-Sanjo, D42 Comfort Hotel Kitami, and D48 Takamatsu Tokyu REI Hotel)

(Note 2) Actual results for the pre-acquisition period of the properties is based on actual results provided by sellers

(Note 3) The data of daily ratio and overseas sales ratio for Apahotel Yokohama-Kannai is not disclosed

(Note 4) The figures for “Westin Grand Cayman Seven Mile Beach Resort & Spa” and “Sunshine Suites Resort” are in US dollars, and in USD in thousands for GOP

	Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio		Overseas Sales Ratio	
					Jul.-Dec. 2019 Actual		Jul.-Dec. 2019 Actual		Jul.-Dec. 2019 Actual		Jul.-Dec. 2019 Actual		Jul.-Dec. 2019 Actual		Jul.-Dec. 2019 Actual	
						Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)
D50	MS Shin Osaka CC	Osaka-shi, Osaka	397	Oct 2017	85.5%	-5.4	7,060	-12.6%	6,036	-17.8%	302	-22.1%	100%	0.0	20.9%	-1.9
D51	MSP Omori	Shinagawa-ku, Tokyo	232	Oct 2017	94.5%	0.0	12,039	-8.7%	11,379	-8.7%	267	-11.6%	100%	0.0	44.3%	-1.4
D52	Beppu Kamenoi Hotel	Beppu-shi, Oita	322	Oct 2017	88.6%	1.2	12,781	8.3%	11,319	9.9%	422	0.6%	100%	0.0	29.9%	4.4
D53	MS Sapporo Station	Sapporo-shi, Hokkaido	242	Oct 2017	87.0%	-0.6	11,944	4.2%	10,396	3.5%	270	-0.6%	100%	0.0	39.6%	11.5
D54	MS Yokohama Kannai	Yokohama-shi, Kanagawa	165	Feb 2018	95.2%	1.7	9,262	-3.4%	8,819	-1.6%	142	-6.1%	100%	0.0	36.6%	2.1
D55	Art Hotel Joetsu	Joetsu-shi, Niigata	198	Feb 2018	74.4%	-4.0	8,053	5.0%	5,988	-0.4%	128	9.8%	100%	0.0	4.2%	0.1
D56	Art Hotel Hiroasaki City	Hirosaki-shi, Aomori	134	Feb 2018	79.0%	1.1	10,778	9.1%	8,516	10.6%	138	-1.0%	100%	0.0	9.1%	0.0
D57	MS Oita	Oita-shi, Oita	145	Feb 2018	91.9%	1.4	6,899	15.0%	6,341	16.8%	75	23.9%	100%	0.0	22.8%	3.2
D58	MS Gotanda	Shinagawa-ku, Tokyo	110	Jun 2018	97.4%	0.1	9,512	-9.9%	9,265	-9.8%	94	-17.6%	100%	0.0	22.8%	-3.7
D59	MS Tachikawa	Tachikawa-shi, Tokyo	121	Jun 2018	95.5%	0.7	8,994	2.5%	8,593	3.3%	95	-3.2%	100%	0.0	23.8%	1.7
D60	MSP Akasaka	Minato-ku, Tokyo	327	Aug 2018	95.5%	0.8	12,027	-9.7%	11,491	-8.9%	434	-13.5%	100%	0.0	52.4%	-5.4
D61	MSP Sapporo Park	Sapporo-shi, Hokkaido	419	Aug 2018	81.8%	-3.8	13,168	6.0%	10,776	1.4%	453	-5.1%	100%	0.0	13.9%	-1.0
D62	MS Ueno East	Taito-ku, Tokyo	150	Aug 2018	94.8%	-0.9	9,334	-6.8%	8,845	-7.6%	131	-12.1%	100%	0.0	65.9%	-2.6
D63	MS Midosuji Honmachi	Osaka, Osaka	108	Aug 2018	87.1%	0.4	8,077	-21.6%	7,039	-21.3%	57	-38.0%	100%	0.0	43.0%	2.0
D64	Hotel MyStays Sapporo Aspen	Sapporo-shi, Hokkaido	305	Jul 2019	90.9%	2.6	14,130	-2.3%	12,848	0.6%	432	-3.3%	100%	0.0	35.7%	-1.7
D65	Art Hotel Ishigakijima	Ishigaki-shi, Okinawa	245	Jul 2019	76.1%	-3.2	19,559	-4.1%	14,890	-8.0%	252	-26.2%	100%	0.0	8.9%	-0.6
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida-shi, Yamanashi	159	Jul 2019	91.9%	1.8	19,144	0.3%	17,588	2.3%	317	3.7%	100%	0.0	51.9%	3.6
D67	Hotel Sonia Otaru	Otaru-shi, Hokkaido	149	Jul 2019	83.3%	10.8	15,071	-1.2%	12,549	13.5%	193	82.6%	100%	0.0	30.5%	-6.8
D68	Hotel MyStays Kanazawa Castle	Kanazawa-shi, Ishikawa	206	Jul 2019	86.6%	-3.3	9,510	-9.7%	8,232	-13.1%	159	-21.8%	100%	0.0	26.1%	-4.0
D69	Art Hotel Niigata Station	Niigata-shi, Niigata	304	Jul 2019	86.6%	-3.8	7,810	5.4%	6,760	0.9%	221	2.9%	100%	0.0	8.1%	-1.1
D70	Hotel MyStays Nagoya Nishiki	Nagoya-shi, Aichi	169	Jul 2019	93.0%	3.9	8,337	-6.2%	7,751	-2.1%	131	-9.3%	100%	0.0	38.6%	10.0
D71	Hotel Nord Otaru	Otaru-shi, Hokkaido	98	Jul 2019	87.7%	6.5	17,509	-5.4%	15,355	2.2%	150	-4.6%	100%	0.0	27.0%	-3.4
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima-shi, Kagoshima	196	Jul 2019	91.2%	1.3	6,851	0.9%	6,249	2.3%	107	-3.9%	100%	0.0	24.3%	3.0
D73	Art Hotel Asahikawa	Asahikawa-shi, Hokkaido	265	Jul 2019	84.7%	4.7	10,516	-1.2%	8,906	4.6%	156	1.0%	100%	0.0	9.6%	-1.4
D74	Hotel MyStays Matsuyama	Matsuyama-shi, Ehime	162	Jul 2019	82.7%	-0.9	8,958	-1.2%	7,411	-2.3%	108	-5.9%	100%	0.0	17.3%	-2.4
D75	Hotel MyStays Sapporo Susukino	Sapporo-shi, Hokkaido	104	Jul 2019	73.9%	5.4	9,518	-12.7%	7,036	-5.8%	69	-16.1%	100%	0.0	22.8%	-3.2
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo-shi, Hokkaido	86	Jul 2019	80.3%	-0.1	11,598	-3.8%	9,316	-3.9%	65	-12.1%	100%	0.0	43.5%	-7.8
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo-shi, Hokkaido	80	Jul 2019	80.1%	2.6	8,617	-4.7%	6,905	-1.5%	44	-15.2%	100%	0.0	41.6%	-5.7
D78	Flexstay Inn Sakuragicho	Yokohama-shi, Kanagawa	70	Jul 2019	94.6%	6.3	5,992	-6.5%	5,671	0.2%	40	6.0%	65%	-13.7	19.7%	-7.4
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	161	Jul 2019	90.4%	0.6	3,418	-12.5%	3,091	-11.9%	24	-33.5%	100%	0.0	54.7%	-6.5
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima-shi, Kagoshima	73	Jul 2019	95.6%	1.6	6,598	2.2%	6,306	3.9%	36	-1.1%	100%	0.0	39.6%	6.7
D81	Hotel MyStays Nayoro	Nayoro-shi, Hokkaido	70	Jul 2019	79.1%	-2.4	7,593	3.7%	6,009	0.6%	34	2.3%	100%	0.0	4.7%	-1.3
Domestic Hotels		-	12,039	-	88.5%	-0.8	10063	-4.0%	8908	-4.9%	11,097	-9.4%	97.2%	0.1	31.1%	-1.2
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	343	Sep 2018	72.3%	-5.9	383	13.5%	277	5.0%	11,393	1.6%	-	-	-	-
D201	Sunshine Suites Resort	Grand Cayman	131	Sep 2018	72.3%	-2.1	181	7.6%	131	4.5%	1,884	5.9%	-	-	-	-
Oversea Hotels		-	474	-	72.3%	-4.8	327	11.9%	237	4.9%	13,278	2.2%	-	-	-	-

(Note 1) Excludes the data for 9 hotels* with fixed-rent lease as well as Sheraton Grande Tokyo Bay since they are not allowed to be disclosed. (*D29 Super Hotel Shinbashi/ Karasumoriguchi, D33 Comfort Hotel Toyama, D36 Super Hotel Tokyo-JR Tachikawa Kitaguchi, D37 Super Hotel JR Ueno-iriyaguchi, D39 Comfort Hotel Kurosaki, D40 Comfort Hotel Maebashi, D41 Comfort Hotel Tsubame-Sanjo, D42 Comfort Hotel Kitami, and D48 Takamatsu Tokyu REI Hotel)

(Note 2) Actual results for the pre-acquisition period of the properties is based on actual results provided by sellers

(Note 3) The data of daily ratio and overseas sales ratio for Apahotel Yokohama-Kannai is not disclosed

(Note 4) The figures for “Westin Grand Cayman Seven Mile Beach Resort & Spa” and “Sunshine Suites Resort” are in US dollars, and in USD in thousands for GOP

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Items	December 2016	June 2017	December 2017	June 2018	December 2018	June 2019	December 2019
	Jul 1, 2016- Dec 31, 2016	Jan 1, 2017- Jun 30, 2017	Jul 1, 2017- Dec 31, 2017	Jan 1, 2018- Jun 30, 2018	Jul 1, 2018- Dec 31, 2018	Jan 1, 2019- Jun 30, 2019	Jul 1, 2019- Dec 31, 2019
Amount of Total Assets (JPY million)	277,361	306,421	371,758	374,512	455,362	467,931	522,431
Amount of Net Assets (JPY million)	131,455	139,062	181,320	181,523	221,364	233,046	259,730
Capital-to-Asset Ratio	47.4%	45.4%	48.8%	48.5%	48.6%	49.8%	49.7%
Total Amount of Investment (JPY million)	120,367	128,984	168,798	168,798	211,092	211,092	235,701
End-of-period total number of units issued	3,675,824	3,860,824	4,793,181	4,793,181	5,666,840	5,666,840	6,096,840
Amount of Net Assets per Unit (JPY)	35,762	36,019	37,829	37,871	39,063	41,125	42,601
Return on Asset (ROA) (annualized)	3.9%	3.2%	4.3%	4.2%	3.8%	9.4%	4.6%
Return on Equity (ROE) (annualized)	8.3%	7.0%	9.1%	8.6%	7.7%	19.3%	9.3%
Amount of interest-bearing debts (JPY million)	142,419	163,990	186,983	189,415	229,873	228,774	259,174
Weighted average interest rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.6%
Loan to Value (LTV 1)	53.1%	55.0%	51.8%	52.1%	52.0%	51.9%	52.3%
End-of-period Loan-to-Value based on Total Assets (LTV 2)	51.3%	53.5%	50.3%	50.6%	50.5%	48.9%	49.6%
Net Operating Income (NOI) (JPY million)	8,414	8,023	10,008	10,491	13,039	14,734	15,164
NOI yield (annualized)	6.3%	5.7%	6.3%	5.9%	6.4%	7.1%	6.2%
Depreciation Expenses (JPY million)	2,065	2,281	2,567	2,772	3,039	3,168	3,757
Funds From Operations (FFO) (JPY million)	7,496	6,983	8,626	9,244	11,423	13,290	13,426
NAV (JPY million)	194,049	205,318	246,404	248,519	292,154	295,874	327,985
NAV per Unit (JPY)	52,791	53,180	51,407	51,849	51,555	52,212	53,796
NAV ratio	1.0	0.9	0.9	1.0	0.9	1.1	1.2

(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 + TMK Dividend amount - Property-Related Expenses + Depreciation Expenses
- NOI yield (annualized) = ((Rental Revenues + TMK Dividend amount - 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 2019 Results — Comparison with June 2019

(JPY million, otherwise stated)

	Jun 2019 Period Jan 1, 2019- Jun 30, 2019	Dec 2019 Period Jul 1, 2019- Dec 31, 2019	Variance		Major Causes for Variance
			Amount	%	
Operating revenue	27,339	18,587	-8,752	-32.0%	Increase in rental revenue by newly acquired properties: +2,912 Increase in management contract revenue for whole period: +817 Decrease in rental revenue by disposition in previous fiscal period: -915 Increase/decrease in rental revenue of existing portfolio: +395 (Hotel: +412 / Residential: -18) Decrease in TK Dividends: -2,660 Variance of gain on sale: -9,147
Real estate rental revenues	12,153	14,545	+2,392	19.7%	
Hotel Rents	8,494	11,823	+3,329	39.2%	
Residential Rents	3,027	2,210	-817	-27.0%	
Management contract revenue	580	1,397	+817	-	
TMK Dividend amount	827	673	-153	-18.6%	
TK Dividend amount	2,660	0	-2,660	-	
Gain on sale of properties	11,117	1,970	-9,147	-	
Operating expenses	5,154	5,728	+573	+11.1%	Increase in cost by new acquired properties: +599 (Decrease in depreciation expenses: +580) Decrease in cost by disposition in previous fiscal period: -508 (Decrease in depreciation expenses: -291) Increase expenses for existing portfolio: +92 (Increase in depreciation expenses: +11) Increase/decrease in management contract expenses: +373
Real estate rental expenses	4,490	4,673	+182	+4.1%	
Taxes and other public charges	565	631	+65	+11.5%	
Depreciation expenses	3,048	3,345	+296	+9.7%	
Management contract expenses	164	537	+373	-	
Depreciation expenses	119	412	+292	-	
NOI	14,734	15,164	+429	+2.9%	
NOI after depreciation	11,566	11,406	-160	-1.4%	
Operating income	22,185	12,858	-9,326	-42.0%	
Non-operating income	2	43	+40	+1553.1%	
Non-operating expenses	947	1,262	+315	+33.3%	PO cost: +143 Debt cost: +102 Interest cost: +98
Ordinary income	21,240	11,639	-9,600	-45.2%	
Net income	21,239	11,638	-9,600	-45.2%	
Distribution per Unit (JPY)	1,656	1,725	+69	+4.2%	
Excess dividend per Unit (JPY)	0	0	0	-	
Operating Days	181	184	-	-	

(Note) Percentages are rounded to one decimal place. Amount of money is rounded down to the nearest million yen

Income Statement

Items	June 2019 Period Jan 1, 2019- Jun 30, 2019		December 2019 Period Jul 1, 2019- Dec 31, 2019		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Operating revenue (1)	27,339,670	100.0	18,587,253	100.0	(8,752,416)	-32.0
Rental revenue	12,153,399		14,545,826		2,392,427	
Management contract revenue	580,588		1,397,621		817,033	
Gain on sales of properties (2)	11,117,983		1,970,306		(9,147,677)	
Dividend income	827,477		673,498		(153,979)	
Distribution income	2,660,220		-		(2,660,220)	
Operating expenses	5,154,599	18.9	5,728,269	30.8	573,670	11.1
Property related expenses (3)	4,490,658		4,673,007		182,349	
Management contract expenses (4)	164,376		537,542		373,165	
Depreciation expenses (5)	3,168,320		3,757,778		589,458	
NOI (including dividend income) (1)-(2)-(3)-(4)+(5)	14,734,972	53.9	15,164,176	81.6	429,204	2.9
Asset management fees	300,000		300,000		-	
Directors' compensation	4,800		4,800		-	
Asset custody fees	22,233		25,518		3,284	
Administrative service fees	47,312		57,444		10,131	
Provision of allowance for doubtful accounts	148		-		(148)	
Other	125,069		129,956		4,887	
Operating income	22,185,070	81.1	12,858,984	69.2	(9,326,086)	-42.0
Non-operating income	2,617	0.0	43,270	0.2	40,652	1,553.4
Interest income	811		179		(631)	
Foreign exchange gains	-		40,710		40,710	
Interest on tax refund	1,005		289		(716)	
Other	800		2,091		1,290	
Non-operating expenses	947,206	3.5	1,262,700	6.8	315,494	33.3
Interest expenses	588,555		687,208		98,653	
Foreign exchange losses	33,648		-		(33,648)	
Interest expenses on investment corporation bonds	11,405		15,654		4,249	
Amortization of investment corporation bond issuance	3,506		4,256		749	
Loan-related costs	310,089		412,550		102,460	
Investment unit issuance expenses	-		143,029		143,029	
Other	0		1		1	
Ordinary income	21,240,482	77.7	11,639,553	62.6	(9,600,928)	(45.2)
Extraordinary income	115,319	0.4	-	-	(115,319)	-
Subsidy income	115,319		-		(115,319)	
Extraordinary losses	115,319	0.4	-	-	(115,319)	-
Loss on reduction entry of non-current assets	115,319		-		(115,319)	
Income before income taxes	21,240,482	77.7	11,639,553	62.6	(9,600,928)	(45.2)
Income taxes	605		605		-	
Net income	21,239,877	77.7	11,638,948	62.6	(9,600,928)	(45.2)
Retained earnings / losses brought forward	(107,910)		11,622,477		11,730,388	
Unappropriated retained earnings / losses at the end of the	21,131,966		23,261,426		2,129,459	

Balance Sheet - Assets

Items	June 2019 Period (As of Jun 30, 2019)		December 2019 Period (As of December 31,		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Assets						
Current assets						
Cash and bank deposits	48,833,358		17,924,733		(30,908,624)	
Cash and bank deposits in trust	6,766,348		10,862,669		4,096,320	
Accounts receivables	647,210		613,563		(33,646)	
Rental receivables	2,758,865		3,448,548		689,682	
Deposits paid	371,720		482,506		110,785	
Prepaid expenses	483,656		718,710		235,054	
Income taxes receivable	168,970		137,528		(31,442)	
Consumption tax receivable	-		2,239,471		2,239,471	
Others	-		154		154	
Allowance for doubtful accounts	(148)		-		148	
Total current assets	60,029,983	12.8	36,427,886	7.0	(23,602,097)	(39.3)
Non-current assets						
Property and equipment						
Buildings	19,079,335		18,863,867		(215,468)	
Buildings and accompanying facilities	5,068,281		4,921,052		(147,228)	
Tools, furniture and fixtures	1,054,494		1,022,877		(31,616)	
Construction in progress	9,817		534,690		524,872	
Buildings in trust	116,926,456		144,434,970		27,508,514	
Buildings and accompanying facilities in trust	22,297,021		24,913,618		2,616,596	
Structures in trust	132,685		133,045		360	
Tools, furniture and fixtures in trust	1,204,408		1,618,767		414,359	
Land in trust	199,037,787		245,771,234		46,733,446	
Construction in progress in trust	14,364		3,179		-11,184	
Total property and equipment	364,824,652	78.0	442,217,302	84.6	77,392,650	21.2
Intangible assets						
Leasehold rights	10,637,811		10,637,811		-	
Leasehold rights in trust	12,864,608		13,265,876		401,267	
Total intangible assets	23,502,420	5.0	23,903,688	4.6	401,267	1.7
Investment and other assets						
Investment securities	17,856,387		17,856,387		-	
Guarantee deposits	803,721		803,721		-	
Long-term prepaid expenses	601,259		974,554		373,295	
Derivatives assets	255,404		166,234		(89,170)	
Others	22,667		22,667		-	
Total investment and other assets	19,539,440	4.2	19,823,566	3.8	284,125	1.5
Total non-current assets	407,866,513	87.2	485,944,557	93.0	78,078,043	19.1
Deferred assets						
Investment corporation bond issuance costs	35,478		59,556		24,078	
Total deferred assets	35,478	0.0	59,556	0.0	24,078	-
Total assets	467,931,975	100.0	522,431,999	100.0	54,500,024	11.6

Balance Sheet – Liabilities/Net Assets

Items	June 2019 Period (As of Jun 30, 2019)		December 2019 Period (As of December 31,		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Liabilities						
Current liabilities						
Accounts payable	511,902		443,004		(68,898)	
Short-term loans payable	-		2,686,000		2,686,000	
Current portion of long-term loans payable	51,744,000		50,130,000		(1,614,000)	
Accounts payable-other	136,155		125,221		(10,934)	
Accrued expenses	362,920		272,659		(90,261)	
Income taxes payable	605		605		-	
Consumption taxes payable	2,764,397		-		(2,764,397)	
Advances received	454,614		798,980		344,366	
Deposits received	26,159		52,128		25,969	
Total current liabilities	56,000,754	12.0	54,508,599	10.4	(1,492,154)	(2.7)
Non-current liabilities						
Investment corporation bonds	4,000,000		7,000,000		3,000,000	
Long-term loans payable	173,030,000		199,358,000		26,328,000	
Tenant leasehold and security deposits in trust	1,746,941		1,765,094		18,152	
Derivatives liabilities	75,543		37,007		(38,536)	
Asset retirement obligations	32,321		32,539		218	
Total non-current liabilities	178,884,805	38.2	208,192,641	39.9	29,307,835	16.4
Total liabilities	234,885,560	50.2	262,701,240	50.3	27,815,680	11.8
Net assets						
Unitholders' equity						
Unitholders' capital	211,092,540	45.1	235,701,512	45.1	24,608,971	11.7
Surplus						
Capital surplus	6,264,432		6,264,432		-	
Deduction of capital surplus						
Allowance for temporary differences adjustment	(131,332)		(6,130)		125,201	
Other deduction of capital surplus	(5,398,804)		(5,524,006)		(125,201)	
Total deduction of capital surplus	(5,530,137)		(5,530,137)		-	
Capital surplus (net)	734,294		734,294		-	
Retained earnings	21,131,966		23,261,426		2,129,459	
Total surplus	21,866,261	4.7	23,995,720	4.6	2,129,459	9.7
Total unitholders' equity	232,958,801	49.8	259,697,232	49.7	26,738,431	11.5
Valuation and translation adjustments						
Deferred gains or losses on hedges	87,612		33,525		(54,086)	
Total valuation and translation adjustments	87,612	0.0	33,525	0.0	(54,086)	(61.7)
Total net assets	233,046,414	49.8	259,730,758	49.7	26,684,344	11.5
Total liabilities and net assets	467,931,975	100.0	522,431,999	100.0	54,500,024	11.6

Cash Flow Statement and Dividend Distribution

Items	June 2019 Period Jan 1, 2019-Jun 30, 2019 (JPY thousand)	December 2019 Period Jul 1, 2019-Dec 31, 2019 (JPY thousand)
Cash flows from operating activities		
Income before income taxes	21,240,482	11,639,553
Depreciation and amortization	3,168,320	3,757,778
Loss on reduction entry of non-current assets	115,319	-
Investment unit issuance costs	-	143,029
Amortization of investment corporation bond issuance costs	3,506	4,256
Loan-related costs	310,089	412,550
Interest income	(811)	(179)
Interest expenses	599,960	702,863
Foreign exchange losses (gains)	(23,481)	(32,090)
Increase (decrease) in allowance for doubtful accounts	62	(148)
Decrease (increase) in rental receivables	285,339	(344,338)
Decrease (Increase) in deposits paid	96,470	(110,785)
Decrease (increase) in receivable income taxes	3,830	31,539
Decrease (increase) in consumption taxes receivable	434,326	(2,426,511)
Increase (decrease) in accounts payable	22,952	(36,363)
Increase (decrease) in consumption taxes payable	2,764,397	(2,577,357)
Increase (decrease) in accounts payable-other	40,334	(29,060)
Increase (decrease) in accrued expenses	118,454	(92,670)
Increase (decrease) in advances received	(117,053)	(12,896)
Increase (decrease) in deposits received	(347,981)	(199,247)
Decrease in property and equipment in trust due to sale	21,268,952	2,991,980
Decrease in intangible assets in trust due to sale	7,047,749	-
Others	(617,969)	(148,847)
Subtotal	56,413,251	13,673,054
Interest income received	811	179
Interest expenses paid	(603,432)	(701,225)
Income taxes paid	(605)	(605)
Cash flows from operating activities	55,810,025	12,971,404
Cash flows from investment activities		
Purchases of property and equipment	-	(543,104)
Purchases of property and equipment in trust	(1,302,310)	(83,576,781)
Purchases of leasehold rights in trust	-	(440,504)
Repayments of tenant leasehold and security deposits	(323,779)	(48,255)
Proceeds from tenant leasehold and security deposits in trust	61,654	67,022
Collection of tenant leasehold and security deposits	896,949	-
Others	(58,789)	28,651
Cash flows from investment activities	(726,275)	(84,512,972)
Cash flows from financing activities		
Proceeds from short-term loans payable	-	2,686,000
Repayments of short-term loans payable	(1,099,000)	-
Proceeds from long-term loans payable	17,684,000	61,775,000
Repayments of long-term loans payable	(17,684,000)	(37,061,000)
Proceeds from issuance of investment corporation bonds	-	3,000,000
Payments for loan-related costs	(167,123)	(839,086)
Payments for Acquisition of Own investment units	-	(28,334)
Payments of distributions of earnings	(8,993,502)	(9,144,041)
Payments of distributions in excess of retained earnings from allowance for temporary differences adjustment	(85,002)	-
Payments of other distributions in excess of retained earnings	(204,006)	-
Proceeds from issuance of investment units	-	24,340,740
Cash flows from financing activities	(10,548,635)	44,729,277
Effect of exchange rate change on cash and cash equivalents	(12)	(13)
Net increase (decrease) in cash and cash equivalents	44,535,102	(26,812,304)
Cash and cash equivalents at beginning of period	11,064,604	55,599,707
Cash and cash equivalents at end of period	55,599,707	28,787,403

Items	Jan 2019 Period Jan 1, 2019- Jun 30, 2019	Dec 2019 Period Jul 1, 2019- Dec 31, 2019
Unappropriated retained earnings (JPY thousand)	21,131,966	23,261,426
Incorporation into unitholders' capital (JPY thousand)	125,201	-
Of which, reversal of allowance for temporary differences adjustment (JPY thousand)	125,201	-
Distributions (JPY thousand)	9,384,287	10,517,049
Of which, distributions of earnings (JPY thousand)	9,384,287	10,517,049
Distribution per unit (JPY)	1,656	1,725
Of which, distributions of earnings per unit (JPY)	1,656	1,725
Retained earnings / losses carried forward (JPY thousand)	11,622,477	12,744,377

Property Income (1/4)

(in ¥ thousand)

Property Number	A26	A27	A28	A29	A30	A32	A33	A34	A35	A37	A38	A39	A40	A41	A43	A44	A45	A46	A47	A48
Property Name	Nisshin Palacestage Daitabashi	Nisshin Palacestage Higashi-Nagasaki	Growth Maison Gotanda	Growth Maison Kameido	Emerald House	Suncrest Shakujii-Koen	Growth Maison Shin-Yokohama	Belle Face Ueno-Okachimachi	Grand Rire Kameido	Growth Maison Yoga	Route Tachikawa	Shibuya-Honmachi Mansion	City Heights Kinuta	Acseeds Tower Kawaguchi-Namiki	College Square Machida	Belair Meguro	Wacore Tsunashima I	Foros Nakamura-bashi	Growth Maison Kaijin	College Square Machiya
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	38,157	46,906	27,704	35,991	42,650	38,048	39,217	32,234	26,663	23,636	22,128	21,493	19,317	25,642	17,484	17,265	18,298	19,065	23,224	14,924
Rent, common area fees / GOP(Not e 1)	35,210	42,586	26,916	33,668	39,880	34,104	34,796	30,884	26,619	21,955	20,189	20,578	17,499	24,714	17,484	15,885	17,686	16,881	20,806	14,706
Rental revenues (Fixed rent)																				
Rental revenues (Variable rent)																				
Other revenue	2,947	4,320	788	2,322	2,770	3,944	4,421	1,349	43	1,681	1,939	914	1,817	928	-	1,380	611	2,184	2,418	218
② Property related expenses	19,316	25,604	8,859	12,701	17,680	17,053	14,794	14,608	8,093	9,715	8,191	6,361	5,966	10,537	4,244	6,281	8,409	9,996	14,325	5,164
Facility management fees (a)	5,525	5,975	2,075	3,373	5,343	4,139	3,250	6,886	298	2,765	1,958	1,856	1,687	2,435	182	1,648	2,285	2,345	3,781	96
(of which, repair cost)	450	446	122	74	102	526	189	549	173	-	344	538	154	148	182	18	290	89	173	96
(of which, utility expenses)	1,500	1,903	311	544	1,012	941	502	499	-	335	247	162	76	394	-	158	435	300	915	-
Tax and other public charges (b)	1,645	2,697	1,343	1,690	2,561	3,122	2,425	1,670	1,734	1,374	1,076	958	1,005	1,111	1,522	906	877	977	2,080	933
Insurance expenses (c)	48	74	28	41	78	71	53	38	43	28	30	25	23	31	27	18	25	24	60	20
Depreciation expenses (⑦)	9,392	14,212	4,899	6,118	8,597	8,637	6,331	5,424	5,516	4,157	4,149	2,572	2,074	5,243	2,012	2,330	3,940	5,250	7,025	3,614
Other expenses (d)	2,705	2,644	512	1,477	1,099	1,082	2,733	589	500	1,389	977	948	1,175	1,714	500	1,377	1,280	1,397	1,376	500
③ Rental income (①-②)	18,840	21,302	18,844	23,289	24,970	20,995	24,423	17,626	18,570	13,921	13,936	15,131	13,350	15,105	13,239	10,984	9,889	9,069	8,898	9,759
④ NOI (①-②+⑦)	28,232	35,515	23,744	29,407	33,567	29,633	30,754	23,050	24,086	18,079	18,086	17,704	15,424	20,349	15,252	13,314	13,829	14,320	15,924	13,373
⑤ Capital expenditure	9,856	10,470	2,427	3,176	-	11,074	1,170	137	-	510	967	317	1,431	1,169	7,799	-	855	3,339	4,472	1,756
⑥ NCF (④-⑤)	18,376	25,045	21,316	26,230	33,567	18,558	29,583	22,913	24,086	17,568	17,118	17,386	13,993	19,179	7,453	13,314	12,973	10,980	11,451	11,617

Property Number	A51	A52	A53	A54	A59	A61	A63	A64	A65	A66	A71	A72	A73	A76	A77	A78	A79	A80	A82	A83
Property Name	City House Tokyo Shinbashi	Winbell Kagurazaka (Note 6)	Nishiwaseda Crescent Mansion	Lexington Square Akebonobashi	Towa City Coop Shin-otsuka II	Bichsel Musashiseki	Towa City Coop Sengencho	Royal Park Omachi	Lexington Square Haginomachi	Visconti Kakuozan	Lexington Square Daitabashi	Lexington Square Honjo-Azumabashi	AMS TOWER Minami 6-Jo	Neo Prominence	Invoice Shin-Kobe Residence	Cosmo Court Motomachi	Revest Honjin	Revest Matsubara	Alba Noritake Shinmachi	Revest Meieki Minami
number of operating days	184	169	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	95,654	101,713	74,752	51,876	36,436	24,170	56,089	26,147	15,465	8,301	32,216	19,070	45,136	67,520	49,007	39,050	29,790	27,760	26,394	26,535
Rent, common area fees / GOP(Not e 1)	89,470	92,494	71,429	48,936	35,306	23,539	52,779	23,077	13,627	6,701	30,670	18,391	43,226	58,826	45,478	37,774	27,733	25,929	24,766	24,496
Rental revenues (Fixed rent)																				
Rental revenues (Variable rent)																				
Other revenue	6,183	9,218	3,323	2,939	1,129	631	3,309	3,070	1,838	1,600	1,545	678	1,910	8,694	3,529	1,275	2,056	1,831	1,627	2,039
② Property related expenses	39,024	37,548	23,029	17,632	12,378	8,095	26,310	13,338	8,966	6,974	14,289	8,781	30,206	24,635	21,381	17,362	15,850	13,268	12,541	13,880
Facility management fees (a)	14,177	8,932	6,868	3,743	3,853	2,379	13,464	5,550	2,803	2,843	2,055	1,794	5,640	8,822	3,456	2,934	4,933	3,300	3,001	3,889
(of which, repair cost)	1,025	1,125	1,228	176	109	407	75	273	79	147	12	47	505	647	75	99	548	139	305	732
(of which, utility expenses)	38	1,797	707	466	4	529	47	1,579	600	106	452	337	698	4,240	455	534	342	302	284	484
Tax and other public charges (b)	5,073	9,154	3,744	2,264	1,424	1,194	3,027	1,585	1,157	909	1,568	818	6,464	3,629	2,694	2,320	1,820	1,904	1,747	1,679
Insurance expenses (c)	88	250	115	45	40	36	82	47	29	16	32	23	92	120	70	71	51	47	48	48
Depreciation expenses (⑦)	13,586	14,580	9,701	9,200	5,563	3,182	7,326	4,732	3,763	1,948	8,244	5,259	14,483	10,706	11,771	10,151	7,540	7,233	7,035	7,043
Other expenses (d)	6,098	4,630	2,599	2,379	1,496	1,302	2,409	1,422	1,212	1,255	2,388	885	3,525	1,356	3,389	1,883	1,503	781	707	1,218
③ Rental income (①-②)	56,629	64,165	51,722	34,243	24,057	16,075	29,778	12,809	6,499	1,327	17,927	10,288	14,930	42,884	27,626	21,687	13,940	14,492	13,853	12,655
④ NOI (①-②+⑦)	70,216	78,745	61,424	43,444	29,620	19,257	37,105	17,541	10,263	3,276	26,171	15,548	29,413	53,591	39,397	31,839	21,480	21,726	20,888	19,699
⑤ Capital expenditure	1,641	3,494	7,510	2,707	904	9,019	6,562	9,220	2,918	4,568	1,482	1,315	1,925	6,035	2,387	2,109	432	805	265	-
⑥ NCF (④-⑤)	68,574	75,251	53,913	40,736	28,716	10,238	30,543	8,321	7,344	-1,292	24,689	14,232	27,488	47,555	37,009	29,730	21,048	20,920	20,622	19,699

(Note 1) Rent and common area fees are entered for residential, office building and retail facility. GOP is entered for hotel.

(Note 2) Data show above is from July 1, 2019 to December 31, 2019. Data is not available except for MyStays and Flexstay Inn hotels as there is no partitioned number of stays data exists.

(Note 3) Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income. Rental business income in GOP column.

(Note 4) For Reference section, 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 5) 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 6) Indicates the revenues for the period that INV owned the property

(Note 7) Using an exchange rate at the time of transaction regarding ①-⑦. Other expenses for "The Westin Grand Cayman Seven Mile Beach Resort & Spa" includes the management fee of JPY12,276 thousand for two overseas hotels

Property Income (2/4)

(in ¥ thousand)

Property Number	A84	A85	A86	A87	A88	A89	A90	A91	A92	A93	A94	A95	A96	A97	A98	A99	A100	A101	A102	A103
Property Name	Revest Heian	Vendir Hamatsu Ekimae	Salvo Sala	Excellente Kagurazaka	Luna Court Edobori	Wintage 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
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	22,440	34,043	24,137	20,118	20,197	22,405	17,730	18,839	15,824	17,712	15,254	16,463	17,059	12,224	14,415	12,411	66,770	57,225	49,213	162,427
Rent, common area fees / GOP(Note 1)	21,817	31,363	22,262	19,180	19,271	22,128	16,985	17,265	14,628	16,645	14,252	15,912	14,254	11,654	14,163	12,239	61,686	53,564	48,339	148,600
Rental revenues (Fixed rent)																				
Rental revenues (Variable rent)																				
Other revenue	623	2,680	1,874	938	925	277	745	1,574	1,196	1,066	1,002	551	2,805	569	252	171	5,083	3,661	873	13,827
② Property related expenses	10,500	16,247	13,099	8,155	11,056	11,474	6,522	8,783	7,674	7,139	7,758	6,984	8,543	6,272	6,345	6,016	38,759	27,396	19,833	108,437
Facility management fees (a)	1,848	5,554	3,788	1,893	3,491	2,200	1,548	2,639	1,725	1,887	1,565	1,725	2,343	1,721	1,583	1,068	6,210	6,506	4,414	51,837
(of which, repair cost)	58	190	229	100	881	277	158	178	219	-	8	96	498	53	79	35	320	368	331	735
(of which, utility expenses)	256	2,383	790	243	721	364	203	520	172	276	188	242	265	256	247	133	1,363	619	625	1,256
Tax and other public charges (b)	1,409	1,967	1,549	777	1,202	1,594	746	940	694	991	855	1,002	859	566	958	771	7,744	2,492	2,166	7,696
Insurance expenses (c)	36	65	40	24	34	42	24	31	19	30	22	26	36	19	24	20	143	76	60	218
Depreciation expenses (⑦)	6,498	7,241	5,521	4,272	5,179	5,894	3,358	3,826	2,708	3,365	3,446	3,458	4,397	2,257	2,931	3,038	22,832	15,637	12,308	45,607
Other expenses (d)	707	1,419	2,199	1,186	1,148	1,743	844	1,346	1,772	864	1,868	771	905	1,707	847	1,117	1,827	2,684	883	3,078
③ Rental income (①-②)	11,940	17,795	11,038	11,963	9,140	10,931	11,208	10,056	8,149	10,572	7,496	9,478	8,516	5,952	8,070	6,394	28,011	29,828	29,379	53,990
④ NOI (①-②+⑦)	18,439	25,036	16,560	16,236	14,320	16,825	14,567	13,882	10,858	13,938	10,942	12,937	12,914	8,209	11,001	9,432	50,844	45,466	41,688	99,597
⑤ Capital expenditure	688	976	138	335	203	1,346	-	-	-	777	1,029	-	898	1,040	-	3,098	2,135	1,893	144	3,095
⑥ NCF (④-⑤)	17,750	24,060	16,421	15,901	14,117	15,479	14,567	13,882	10,858	13,160	9,913	12,937	12,015	7,169	11,001	6,334	48,708	43,572	41,544	96,502

Property Number	A104	A106		B17	B18		D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	Hotel MyStays Fukuoka-Tenjin-Minami	D12	D13	D14
Property Name	Royal Parks Shinden	Royal Parks Seasir Minami-Serju	subtotal	Lexington Plaza Hachiman	AEON TOWN Sukagawa	subtotal	Hotel MyStays Kanda	Hotel MyStays Asakusa	Hotel MyStays Kyoto-Shijo	MyStays Shin-Urayasu Conference Center	Hotel MyStays Maibama	Hotel MyStays Premier Dojima	Hotel MyStays Nagoya-Sakae	Hotel MyStays Sakaisuji-Honmachi	Hotel MyStays Yokohama	Hotel MyStays Nippori		Flexstay Inn Iidabashi	Hotel MyStays Ueno Inaricho	Flexstay Inn Shinagawa
number of operating days	184	184	-	184	184	-	184	184	184	184	184	184	184	184	184	184		184	184	184
① Rental revenues	216,838	117,105	2,374,009	165,815	141,782	307,598	95,408	101,299	173,457	190,903	173,824	165,027	172,065	68,883	144,558	50,772		105,772	49,717	39,832
Rent, common area fees / GOP(Note 1)	200,266	106,139	2,210,333	131,211	141,782	272,994	95,408	100,327	173,457	187,178	173,824	165,027	172,065	68,883	143,158	50,772		105,772	49,566	39,726
Rental revenues (Fixed rent)							36,000	37,500	101,100	82,680	75,360	47,280	68,100	44,340	41,940	29,700		28,860	26,760	21,120
Rental revenues (Variable rent)							59,408	62,827	72,357	104,498	98,464	117,747	103,965	24,543	101,218	21,072		76,912	22,806	18,606
Other revenue	16,571	10,966	163,676	34,604	-	34,604	-	972	-	3,725	-	-	-	-	1,400	-		150	106	-
② Property related expenses	115,313	75,671	1,121,388	81,461	93,419	174,881	29,691	21,469	74,083	54,897	46,637	67,486	74,154	29,233	44,561	15,467		20,889	15,748	8,695
Facility management fees (a)	28,756	24,402	321,826	46,701	56,124	102,826	-	-	1,830	-	-	9,765	17,163	-	-	-		125	88	-
(of which, repair cost)	640	690	18,577	190	-	190	-	-	-	-	-	187	-	-	-	-		125	88	-
(of which, utility expenses)	-	1,055	36,444	35,678	-	35,678	-	-	-	-	-	-	-	-	-	-		-	-	-
Tax and other public charges (b)	14,040	5,730	142,657	11,586	7,038	18,624	4,995	3,721	11,316	8,346	3,731	12,348	4,353	6,720	3,956	1,770		5,306	4,432	1,666
Insurance expenses (c)	427	186	3,770	133	203	336	69	83	177	158	81	211	187	85	149	45		102	68	28
Depreciation expenses (⑦)	71,682	41,215	551,238	22,241	29,438	51,680	24,117	17,143	60,240	45,885	42,313	44,148	51,739	21,920	39,944	13,144		14,974	10,615	11,466
Other expenses (d)	406	4,136	101,895	797	615	1,413	509	520	519	508	510	1,012	710	506	510	507		506	508	506
③ Rental income (①-②)	101,524	41,434	1,252,621	84,354	48,363	132,717	65,717	79,829	99,373	136,006	127,187	97,541	97,911	39,649	99,997	35,305		84,883	33,969	26,265
④ NOI (①-②+⑦)	173,207	82,649	1,803,859	106,596	77,801	184,397	89,834	96,973	159,614	181,891	169,500	141,689	149,650	61,570	139,941	48,449		99,857	44,585	37,732
⑤ Capital expenditure	22,143	8,193	174,377	16,399	-	16,399	6,880	16,726	13,970	7,041	2,140	8,912	9,382	5,478	173,183	5,395		3,490	5,654	5,232
⑥ NCF (④-⑤)	151,063	74,456	1,629,482	90,196	77,801	167,998	82,954	80,246	145,644	174,849	167,360	132,777	140,268	56,092	-33,241	43,054		96,367	38,930	32,499

(Note 1) Rent and common area fees are entered for residential, office building and retail facility. GOP is entered for hotel.

(Note 2) Data show above is from July 1, 2019 to December 31, 2019. Data is not available except for MyStays and Flexstay Inn hotels as there is no partitioned number of stays data exists.

(Note 3) Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income. Rental business income in GOP column.

(Note 4) For Reference section, 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 5) 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 6) Indicates the revenues for the period that INV owned the property

(Note 7) Using an exchange rate at the time of transaction regarding ①-⑦. Other expenses for "The Westin Grand Cayman Seven Mile Beach Resort & Spa" includes the management fee of JPY12,276 thousand for two overseas hotels

Property Income (3/4)

(in ¥ thousand)

Property Number	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32	D33	D34
Property Name	Flexstay Inn Tokiwadai	Flexstay Inn Sugamo	Hotel MyStays Otemae	Hotel MyStays Kiyosumi Shirakawa	Flexstay Inn Nakanobu P1	Flexstay Inn Nakanobu P2	APA Hotel Yokohama-Kannai (Note 3)	Hotel MyStays Hakodate-Goryokaku	Flexstay Inn Shirogane	Hotel MyStays Haneeda	Hotel MyStays Kameido P1	Hotel MyStays Ueno Iriyaguchi	Hotel MyStays Kameido P2	Hotel MyStays Shimizu	Super Hotel Shinbashi/Karasumoriguchi (Note 4)	Flexstay Inn Higashi-Juho	Hotel MyStays Utsunomiya	Flexstay Inn Kawasaki-Kaizuka	Comfort Hotel Toyama (Note 4)	Flexstay Inn Kawasaki-Ogawacho
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	50,267	44,966	51,537	29,763	18,405	9,827	230,715	139,133	50,165	181,721	164,644	82,136	112,001	62,344	39,426	33,770	104,942	29,046	35,928	23,243
Rent, common area fees / GOP(Note 1)	50,267	44,888	51,537	28,754	18,405	9,827	230,715	139,133	50,165	181,721	163,983	82,136	111,728	62,344	39,426	33,770	104,942	28,993	35,928	23,243
Rental revenues (Fixed rent)	24,000	22,020	28,140	16,260	8,880	4,920	212,500	60,000	30,000	108,600	88,800	60,600	62,400	43,200	39,426	22,200	43,200	18,600	35,928	15,600
Rental revenues (Variable rent)	26,267	22,868	23,397	12,494	9,525	4,907	18,215	79,133	20,165	73,121	75,183	21,536	49,328	19,144	-	11,570	61,742	10,393	-	7,643
Other revenue	-	78	-	1,008	-	-	-	-	-	-	661	-	272	-	-	-	-	53	-	-
② Property related expenses	12,080	12,214	14,209	15,254	5,500	3,309	88,768	54,877	10,189	71,293	39,546	26,593	31,188	28,932	9,033	9,056	34,882	11,990	13,708	7,587
Facility management fees (a)	-	65	-	-	-	-	-	-	-	-	-	3,591	-	-	706	-	-	924	338	-
(of which, repair cost)	-	65	-	-	-	-	-	-	-	-	-	-	-	-	702	-	-	-	338	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	3,406	2,829	3,549	3,399	1,008	561	11,485	15,937	1,628	12,084	6,303	1,116	3,754	4,052	3,170	1,955	13,354	825	3,741	940
Insurance expenses (c)	62	51	86	59	19	11	208	149	43	149	144	67	89	76	30	40	274	32	66	22
Depreciation expenses (⑦)	8,105	8,761	10,066	11,287	3,967	2,232	76,570	38,081	8,010	58,650	32,691	21,409	26,937	24,401	4,717	6,653	20,840	9,801	9,152	6,218
Other expenses (d)	505	506	506	507	505	504	505	708	506	409	406	407	406	403	407	406	412	406	409	405
③ Rental income (①-②)	38,186	32,751	37,328	14,509	12,904	6,518	141,947	84,256	39,975	110,428	125,098	55,543	80,813	33,411	30,392	24,713	70,059	17,055	22,219	15,655
④ NOI (①-②+⑦)	46,292	41,513	47,395	25,797	16,872	8,750	218,517	122,338	47,986	169,078	157,789	76,952	107,750	57,813	35,110	31,367	90,900	26,857	31,372	21,874
⑤ Capital expenditure	2,106	1,300	10,165	193,722	320	600	6,177	51,708	4,406	4,705	12,924	6,087	8,190	2,140	-	12,572	22,754	1,040	983	4,460
⑥ NCF (④-⑤)	44,186	40,213	37,230	-167,925	16,552	8,150	212,340	70,630	43,580	164,373	144,865	70,865	99,559	55,673	35,110	18,795	68,145	25,817	30,389	17,414

Property Number	D35	D36	D37	D38	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	D54
Property Name	Flexstay Inn Ekoda	Super Hotel Tokyo-JR Tachikawa Kitaguchi (Note 4)	Super Hotel JR Ueno-iriaguchi (Note 4)	Hotel MyStays Shinsaibashi	Comfort Hotel Kurosaki (Note 4)	Comfort Hotel Maebashi (Note 4)	Comfort Hotel Tsubamesanjo (Note 4)	Comfort Hotel Kitami (Note 4)	Hotel MyStays Gotanda Station	Hotel Epinard Nasu	Hotel MyStays Fukuoka Tenjin	Hotel MyStays Hamamatsuch o	Hotel MyStays Kanazawa	Takamatsu Tokyu REI Hotel (Note 4)	Hotel MyStays Premier Hamamatsuch o	Hotel MyStays Shin Osaka Conference Center	Hotel MyStays Premier Omori	Beppu Kamenoi Hotel	Hotel MyStays Sapporo Station	Hotel MyStays Yokohama Kannai
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	110,246	31,787	27,275	46,178	37,894	43,811	34,949	30,300	446,108	1,133,572	162,989	106,591	300,691	105,381	241,981	302,006	267,931	422,105	270,530	142,826
Rent, common area fees / GOP(Note 1)	110,246	31,787	27,275	46,178	37,894	43,811	32,861	30,300	445,130	1,133,572	162,989	106,591	300,691	76,200	241,864	302,006	267,931	422,105	270,530	142,826
Rental revenues (Fixed rent)	61,560	31,787	27,275	48,000	37,894	37,993	30,420	30,300	288,900	579,000	112,800	82,200	219,600	63,000	107,400	205,800	142,800	212,100	136,900	81,000
Rental revenues (Variable rent)	48,686	-	-	-1,821	-	-	-	-	156,230	554,572	50,189	24,391	81,091	-	134,464	96,206	125,131	210,005	133,630	61,826
Other revenue	-	-	-	-	-	-	2,088	-	978	-	-	-	-	29,181	117	-	-	-	-	-
② Property related expenses	38,622	13,100	10,038	22,740	18,087	29,192	15,124	17,482	68,448	349,224	51,027	36,221	126,600	66,746	36,926	47,776	57,533	162,251	77,883	40,091
Facility management fees (a)	-	1,391	1,070	-	600	5,669	452	609	8,381	9,335	-	340	-	38,685	-	-	-	-	-	-
(of which, repair cost)	-	1,091	770	-	-	-	26	-	-	-	-	-	-	2,591	-	-	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	22,030	-	-	-	-	-	-
Tax and other public charges (b)	4,599	2,773	2,182	2,636	3,404	4,914	3,740	4,884	17,067	27,504	7,324	6,921	13,591	8,190	10,723	11,678	14,923	11,856	19,055	8,748
Insurance expenses (c)	93	44	30	46	64	75	62	58	299	974	146	59	283	163	194	453	362	705	253	140
Depreciation expenses (⑦)	33,523	8,482	6,346	19,652	13,607	18,119	10,456	11,517	42,091	310,983	43,152	28,495	112,318	19,285	25,597	35,217	41,837	149,280	58,162	30,797
Other expenses (d)	406	408	408	405	411	414	413	412	608	427	404	404	406	421	410	426	410	409	412	403
③ Rental income (①-②)	71,624	18,686	17,237	23,437	19,806	14,618	19,824	12,818	377,659	784,348	111,961	70,369	174,091	38,634	205,055	254,229	210,397	259,853	192,647	102,734
④ NOI (①-②+⑦)	105,147	27,169	23,583	43,090	33,414	32,738	30,281	24,335	419,751	1,095,331	155,113	98,865	286,409	57,920	230,652	289,447	252,234	409,133	250,809	133,532
⑤ Capital expenditure	5,275	-	-	4,001	3,520	923	220	4,450	24,253	32,871	2,489	2,540	4,977	10,710	13,115	7,798	18,846	14,833	60,116	3,064
⑥ NCF (④-⑤)	99,872	27,169	23,583	39,088	29,894	31,815	30,061	19,885	395,498	1,062,460	152,623	96,325	281,432	47,210	217,537	281,649	233,388	394,300	190,692	130,468

(Note 1) Rent and common area fees are entered for residential, office building and retail facility. GOP is entered for hotel.

(Note 2) Data show above is from July 1, 2019 to December 31, 2019. Data is not available except for MyStays and Flexstay Inn hotels as there is no partitioned number of stays data exists.

(Note 3) Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income. Rental business income in GOP column.

(Note 4) For Reference section, 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 5) 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 6) Indicates the revenues for the period that INV owned the property

(Note 7) Using an exchange rate at the time of transaction regarding ①-⑦. Other expenses for "The Westin Grand Cayman Seven Mile Beach Resort & Spa" includes the management fee of JPY12,276 thousand for two overseas hotels

(in ¥ thousand)

Property Number	D55	D56	D57	D58	D59	D60	D61	D62	D63	D64	D65	D66	D67	D68	D69	D70	D71	D72	D73	D74
Property Name	Art Hotel Joetsu	Art Hotel Hirosaki City	Hotel MyStays Oita	Hotel MyStays Gotanda	Hotel MyStays Tachikawa	Hotel MyStays Premier Akasaka	Hotel MyStays Premier Sapporo Park	Hotel MyStays Ueno East	Hotel MyStays Midosuji Honmachi	Hotel MyStays Sapporo Aspen	Art Hotel Ishigakijima	Hotel MyStays Fuji Onsen Resort	Hotel Sonia Otaru	Hotel MyStays Kanazawa Castle	Art Hotel Niigata Station	Hotel MyStays Nagoya Nishiki	Hotel Nord Otaru	Hotel MyStays Kagoshima Tenmonkan	Art Hotel Asahikawa	Hotel MyStays Matsuyama
										(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)
number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
① Rental revenues	128,659	138,449	75,236	94,523	95,035	434,197	453,495	131,635	57,242	432,075	335,245	332,016	205,688	171,802	261,189	139,746	163,764	139,722	251,020	145,755
Rent, common area fees / GOP(Note 1)	128,659	138,449	75,236	94,523	95,035	434,197	453,495	131,635	57,242	432,075	335,245	332,016	205,671	171,802	261,189	139,746	163,764	139,722	251,020	145,755
Rental revenues (Fixed rent)	71,700	73,200	33,300	56,250	46,950	215,300	272,800	69,000	63,200	217,812	188,551	156,919	103,409	102,438	107,006	69,245	86,851	62,103	91,074	62,374
Rental revenues (Variable rent)	56,959	65,249	41,936	38,273	48,085	218,897	180,695	62,635	-5,957	214,263	146,694	175,096	102,261	69,363	154,183	70,501	76,912	72,236	159,946	83,381
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	17	-	-	-	-	-	-	-
② Property related expenses	40,378	54,290	27,525	10,540	22,169	89,285	156,975	33,224	41,296	57,337	49,700	99,520	57,000	17,765	64,647	22,351	31,817	21,323	57,214	43,490
Facility management fees (a)	-	-	-	-	-	-	-	5,182	-	-	-	-	64	-	7,929	-	818	-	-	-
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	-	64	-	-	-	-	-	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-
Tax and other public charges (b)	6,004	11,392	5,854	4,118	6,269	23,802	42,547	4,597	9,208	-	-	-	-	-	-	-	-	-	-	-
Insurance expenses (c)	210	522	111	66	125	287	615	139	107	441	486	156	166	397	140	178	181	637	217	217
Depreciation expenses (㉔)	33,749	41,968	21,147	5,950	15,370	64,790	113,405	22,897	31,577	56,530	48,842	98,933	56,468	17,231	55,953	21,845	30,450	20,775	56,211	42,906
Other expenses (d)	414	406	412	404	404	404	406	407	403	365	371	366	365	367	367	365	369	365	365	366
③ Rental income (①-②)	88,281	84,159	47,711	83,983	72,865	344,911	296,520	98,410	15,946	374,738	285,545	232,495	148,688	154,036	196,542	117,394	131,946	118,399	193,806	102,265
④ NOI (①-②+㉔)	122,031	126,127	68,858	89,933	88,235	409,702	409,926	121,307	47,523	431,268	334,388	331,428	205,156	171,267	252,496	139,240	162,396	139,174	250,017	145,171
⑤ Capital expenditure	24,862	27,843	7,963	6,050	1,800	3,878	24,575	3,168	2,820	-	-	-	-	-	-	-	-	-	-	-
⑥ NCF (④-⑤)	97,168	98,284	60,895	83,883	86,435	405,824	385,351	118,139	44,703	431,268	334,388	331,428	205,156	171,267	252,496	139,240	162,396	139,174	250,017	145,171

Property Number	D75	D76	D77	D78	D79	D80	D81		
Property Name	Hotel MyStays Sapporo Susukino	Hotel MyStays Sapporo Nakajima Park	Hotel MyStays Sapporo Nakajima Park Annex	Flexstay Inn Sakuragicho	MyCUBE by MYSTAYS Asakura Kuramae	Hotel MyStays Kagoshima Tenmonkan Annex	Hotel MyStays Nayo-ro	subtotal	Total
	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)	(Note 5)		
number of operating days	184	184	184	184	184	184	184	-	-
① Rental revenues	72,160	67,933	47,431	43,123	32,306	43,261	37,018	11,864,218	14,545,826
Rent, common area fees / GOP(Note 1)	72,160	67,933	47,431	43,123	32,306	43,261	37,018	11,823,406	14,306,734
Rental revenues (Fixed rent)	46,625	38,583	26,258	18,500	19,674	19,458	17,529	6,478,601	
Rental revenues (Variable rent)	25,534	29,349	21,173	24,623	12,632	23,803	19,489	5,317,963	
Other revenue	-	-	-	-	-	-	-	40,811	239,091
② Property related expenses	13,385	18,762	12,595	7,185	5,574	6,085	13,369	3,376,738	4,673,007
Facility management fees (a)	-	-	-	-	-	-	-	115,125	539,778
(of which, repair cost)	-	-	-	-	-	-	-	6,048	24,816
(of which, utility expenses)	-	-	-	-	-	-	-	22,036	94,159
Tax and other public charges (b)	-	-	-	-	-	-	-	469,758	631,040
Insurance expenses (c)	68	163	56	37	53	63	41	13,532	17,639
Depreciation expenses (㉔)	12,951	18,231	12,172	6,783	5,156	5,657	12,962	2,742,554	3,345,473
Other expenses (d)	364	367	366	364	364	364	365	35,767	139,076
③ Rental income (①-②)	58,774	49,171	34,836	35,938	26,732	37,176	23,648	8,487,479	9,872,819
④ NOI (①-②+㉔)	71,726	67,402	47,008	42,721	31,888	42,833	36,610	11,230,034	13,218,292
⑤ Capital expenditure	-	-	-	-	-	-	-	930,572	1,121,349
⑥ NCF (④-⑤)	71,726	67,402	47,008	42,721	31,888	42,833	36,610	10,299,462	12,096,942

Property Number	D200	D201	
Property Name	Westin Grand Cayman Seven Mile Beach Resort & Spa	Sunshine Suites Resort	Total
	(Note 7)	(Note 7)	
number of operating days	184	184	-
① Rental revenues	1,198,474	199,147	1,397,621
Rent, common area fees / GOP(Note 1)	1,198,474	199,147	1,397,621
Rental revenues (Fixed rent)			
Rental revenues (Variable rent)			
Other revenue	0	0	0
② Property related expenses	423,270	114,271	537,542
Facility management fees (a)	0	0	0
(of which, repair cost)	0	0	0
(of which, utility expenses)	0	0	0
Tax and other public charges (b)	0	0	0
Insurance expenses (c)	88,244	23,034	111,278
Depreciation expenses (㉔)	321,068	91,237	412,305
Other expenses (d)	13,957	0	13,957
③ Rental income (①-②)	775,204	84,875	860,079
④ NOI (①-②+㉔)	1,096,273	176,112	1,272,385
⑤ Capital expenditure	11,875	5,205	17,081
⑥ NCF (④-⑤)	1,084,397	170,906	1,255,304

(Note 1) Rent and common area fees are entered for residential, office building and retail facility. GOP is entered for hotel.
(Note 2) Data show above is from July 1, 2019 to December 31, 2019. Data is not available except for MyStays and Flexstay Inn hotels as there is no partitioned number of stays data exists.
(Note 3) Under this lease contract, "fixed rent plus total variable rent" is collected as rental business income. Rental business income in GOP column.
(Note 4) For Reference section, 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 5) 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 6) Indicates the revenues for the period that INV owned the property.
(Note 7) Using an exchange rate at the time of transaction regarding ①-㉔. Other expenses for "The Westin Grand Cayman Seven Mile Beach Resort & Spa" includes the management fee of JPY12,276 thousand for two overseas hotels

Appraisal Value (1/5)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2019			As of the end of December 2019			Change (Note2)		Appraiser (Note 3)
			Book Value	Appraisal	Cap Rate	Book Value	Appraisal	Cap Rate	Appraisal Value	Cap Rate	
A26	Nisshin Palacestage Daitabashi	1,251,830	1,097,487	1,230,000	4.6%	1,097,952	1,230,000	4.6%	-	-	Assets R&D
A27	Nisshin Palacestage Higashi-Nagasaki	1,229,070	1,058,901	1,330,000	4.7%	1,055,158	1,340,000	4.7%	10,000	-	Assets R&D
A28	Growth Maison Gotanda	888,200	842,154	1,030,000	4.2%	839,682	1,030,000	4.2%	-	-	Assets R&D
A29	Growth Maison Kameido	1,070,850	957,933	1,150,000	4.3%	954,992	1,160,000	4.3%	10,000	-	Assets R&D
A30	Emerald House	1,505,161	1,337,675	1,430,000	4.5%	1,329,078	1,430,000	4.5%	-	-	Assets R&D
A32	Suncrest Shakujii-Koen	1,088,979	1,057,943	1,100,000	4.6%	1,060,380	1,110,000	4.6%	10,000	-	Assets R&D
A33	Growth Maison Shin-Yokohama	1,059,457	942,188	1,180,000	4.6%	937,028	1,180,000	4.6%	-	-	Assets R&D
A34	Belle Face Ueno-Okachimachi	1,023,074	931,040	1,090,000	4.1%	925,753	1,090,000	4.1%	-	-	Assets R&D
A35	Grand Rire Kameido	906,121	803,111	1,010,000	4.5%	797,595	1,010,000	4.5%	-	-	Assets R&D
A37	Growth Maison Yoga	795,986	732,656	771,000	4.2%	729,008	775,000	4.2%	4,000	-	Assets R&D
A38	Route Tachikawa	676,951	639,430	669,000	4.6%	636,248	674,000	4.6%	5,000	-	Assets R&D
A39	Shibuya-Honmachi Mansion	651,474	701,052	664,000	4.6%	698,797	666,000	4.6%	2,000	-	Assets R&D
A40	City Heights Kinuta	646,337	650,474	531,000	4.6%	649,831	535,000	4.6%	4,000	-	Assets R&D
A41	Acseeds Tower Kawaguchi-Namiki	620,893	526,243	755,000	5.0%	522,168	761,000	5.0%	6,000	-	Assets R&D
A43	College Square Machida	589,553	555,262	540,000	5.2%	561,049	540,000	5.2%	-	-	Assets R&D
A44	Belair Meguro	589,004	551,879	624,000	4.0%	549,548	627,000	4.0%	3,000	-	Assets R&D
A45	Wacore Tsunashima I	572,914	517,115	519,000	4.9%	514,031	524,000	4.8%	5,000	-0.1pt	Assets R&D
A46	Foros Nakamurabashi	566,980	506,944	581,000	4.4%	505,033	585,000	4.4%	4,000	-	Assets R&D
A47	Growth Maison Kaijin	557,256	512,118	514,000	4.9%	509,565	514,000	4.9%	-	-	Assets R&D
A48	College Square Machiya	510,721	443,463	556,000	4.4%	441,605	557,000	4.4%	1,000	-	Assets R&D
A51	City House Tokyo Shinbashi	2,520,000	2,281,665	3,540,000	4.0%	2,269,720	3,650,000	3.9%	110,000	-0.1pt	JREI
A52	Winbell Kagurazaka (Note 1)	3,260,000	3,003,066	4,420,000	3.7%	-	-	-	-	-	Morii
A53	Nishiwaseda Crescent Mansion	1,880,000	1,891,975	2,720,000	4.0%	1,889,784	2,780,000	3.9%	60,000	-0.1pt	Morii
A54	Lexington Square Akebonobashi	1,450,000	1,301,015	1,970,000	3.9%	1,294,522	1,970,000	3.9%	-	-	Tanizawa
A59	Towa City Coop Shin-otsuka II	866,000	809,706	1,210,000	4.5%	805,047	1,250,000	4.4%	40,000	-0.1pt	JREI
A61	Bichsel Musashiseki	577,000	548,817	809,000	4.2%	554,654	828,000	4.1%	19,000	-0.1pt	Morii
A63	Towa City Coop Sengencho	1,110,000	1,007,750	1,410,000	5.1%	1,006,986	1,440,000	5.0%	30,000	-0.1pt	JREI
A64	Royal Park Omachi	415,000	381,693	657,000	5.3%	386,181	663,000	5.2%	6,000	-0.1pt	JREI
A65	Lexington Square Haginomachi	330,000	274,847	420,000	5.4%	274,002	417,000	5.3%	-3,000	-0.1pt	JREI
A66	Visconti Kakuoan	255,000	228,264	283,000	4.8%	230,883	286,000	4.8%	3,000	-	Tanizawa
A71	Lexington Square Daitabashi	977,000	831,864	1,250,000	3.9%	825,101	1,260,000	3.9%	10,000	-	Tanizawa

(Note 1) Disposed during December 2019 fiscal period

(Note 2) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period

(Note 3) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa: The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa: Daiwa Real Estate Appraisal Co., Ltd.

(Note 4) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction

(Note 5) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (2/5)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2019			As of the end of December 2019			Change (Note2)		Appraiser (Note 3)
			Book Value	Appraisal	Cap Rate	Book Value	Appraisal	Cap Rate	Appraisal Value	Cap Rate	
A72	Lexington Square Honjo-Azumabashi	511,000	428,257	651,000	4.0%	424,313	653,000	4.0%	2,000	-	Tanizawa
A73	AMS TOWER Minami 6-Jo	1,180,000	923,665	1,270,000	4.9%	911,107	1,260,000	4.9%	-10,000	-	Tanizawa
A76	Neo Prominence	1,660,000	1,601,958	2,160,000	4.4%	1,597,288	2,250,000	4.3%	90,000	-0.1pt	JREI
A77	Invoice Shin-Kobe Residence	1,260,000	1,144,251	1,440,000	4.6%	1,134,867	1,470,000	4.5%	30,000	-0.1pt	JREI
A78	Cosmo Court Motomachi	973,000	872,930	1,120,000	4.5%	864,888	1,130,000	4.4%	10,000	-0.1pt	JREI
A79	Revest Honjin	674,000	599,919	837,000	5.2%	592,811	845,000	5.1%	8,000	-0.1pt	JREI
A80	Revest Matsubara	657,000	590,246	824,000	4.8%	583,818	841,000	4.7%	17,000	-0.1pt	JREI
A82	Alba Noritake Shinmachi	608,000	540,757	768,000	4.7%	533,987	775,000	4.6%	7,000	-0.1pt	JREI
A83	Revest Meieki Minami	597,000	530,592	786,000	4.5%	523,549	810,000	4.4%	24,000	-0.1pt	JREI
A84	Revest Heian	595,000	531,297	741,000	4.7%	525,486	746,000	4.6%	5,000	-0.1pt	JREI
A85	Vendir Hamaotsu Ekimae	581,000	510,466	759,000	5.5%	504,201	784,000	5.4%	25,000	-0.1pt	JREI
A86	Salvo Sala	544,000	490,546	664,000	4.8%	485,163	677,000	4.7%	13,000	-0.1pt	JREI
A87	Excellente Kagurazaka	543,000	502,791	667,000	3.9%	498,853	690,000	3.8%	23,000	-0.1pt	JREI
A88	Luna Court Edobori	525,000	473,599	597,000	4.7%	468,623	606,000	4.6%	9,000	-0.1pt	JREI
A89	Winntage Kobe Motomachi	512,000	456,427	632,000	4.6%	451,879	637,000	4.5%	5,000	-0.1pt	JREI
A90	Queen's Court Fukuzumi	456,000	428,311	666,000	4.0%	424,952	681,000	3.9%	15,000	-0.1pt	JREI
A91	Corp Higashinotoin	446,000	407,778	551,000	4.5%	403,952	539,000	4.4%	-12,000	-0.1pt	JREI
A92	Belair Oimachi	412,000	385,865	556,000	4.0%	383,156	569,000	3.9%	13,000	-0.1pt	JREI
A93	Siete Minami-Tsukaguchi	374,000	345,126	455,000	4.8%	342,538	464,000	4.7%	9,000	-0.1pt	JREI
A94	Prime Life Sannomiya Isogami Koen	373,000	338,415	466,000	4.5%	335,998	477,000	4.4%	11,000	-0.1pt	JREI
A95	HERMITAGE NANBA WEST	355,000	322,878	456,000	4.7%	319,419	467,000	4.6%	11,000	-0.1pt	JREI
A96	Century Park Shinkawa 1-bankan	335,000	314,709	460,000	5.1%	311,210	466,000	5.0%	6,000	-0.1pt	JREI
A97	West Avenue	331,000	310,993	331,000	4.9%	309,776	337,000	4.8%	6,000	-0.1pt	JREI
A98	Little River Honmachibashi	310,000	285,062	400,000	4.5%	282,130	415,000	4.4%	15,000	-0.1pt	JREI
A99	Prime Life Mikage	297,000	268,311	337,000	4.8%	268,371	345,000	4.7%	8,000	-0.1pt	JREI
A100	City Court Kitaichijo	1,782,000	1,729,422	2,080,000	4.8%	1,708,725	2,140,000	4.7%	60,000	-0.1pt	JREI
A101	Lieto Court Mukojima	1,683,000	1,668,524	1,910,000	4.3%	1,654,780	1,990,000	4.2%	80,000	-0.1pt	JREI
A102	Lieto Court Nishi-Ojima	1,634,000	1,612,671	1,860,000	4.1%	1,600,506	1,920,000	4.0%	60,000	-0.1pt	JREI
A103	Royal Parks Momozaka	2,910,000	2,785,149	3,160,000	4.3%	2,742,637	3,240,000	4.2%	80,000	-0.1pt	Morii
A104	Royal Parks Shinden	5,024,000	4,900,217	5,790,000	4.5%	4,850,678	5,830,000	4.4%	40,000	-0.1pt	Morii

(Note 1) Disposed during December 2019 fiscal period

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(Note 3) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa: The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa: Daiwa Real Estate Appraisal Co., Ltd.

(Note 4) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction

(Note 5) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (3/5)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2019			As of the end of December 2019			Change (Note2)		Appraiser (Note 3)
			Book Value	Appraisal	Cap Rate	Book Value	Appraisal	Cap Rate	Appraisal Value	Cap Rate	
A106	Royal Parks Seasir Minami-Senju	2,683,000	2,694,924	2,840,000	5.2%	2,661,903	2,920,000	5.1%	80,000	-0.1pt	JREI
	Subtotal of Residential	58,005,818	56,921,817	72,197,000	-	53,552,976	68,856,000	-	1,079,000	-	-
B17	Lexington Plaza Hachiman	3,280,000	3,028,434	3,690,000	5.4%	3,022,592	3,700,000	5.4%	10,000	-	Morii
B18	AEON TOWN Sukagawa	2,320,000	1,796,801	2,450,000	6.1%	1,767,363	2,450,000	6.1%	-	-	Morii
	Subtotal of Offices and Commercial Facilities	5,600,000	4,825,236	6,140,000	-	4,789,956	6,150,000	-	10,000	-	-
D01	Hotel MyStays Kanda	2,851,000	2,962,821	5,140,000	4.1%	2,945,584	5,070,000	4.1%	-70,000	-	JREI
D02	Hotel MyStays Asakusa	2,584,000	2,530,841	4,580,000	4.3%	2,530,425	4,590,000	4.3%	10,000	-	JREI
D03	Hotel MyStays Kyoto-Shijo	6,024,460	5,874,890	11,500,000	4.6%	5,828,619	11,700,000	4.5%	200,000	-0.1pt	JREI
D04	MyStays Shin-Urayasu Conference Center	4,930,200	4,666,443	7,490,000	4.7%	4,627,600	7,490,000	4.7%	-	-	JREI
D05	Hotel MyStays Maihama	4,870,312	4,781,714	7,010,000	4.4%	4,741,540	7,010,000	4.4%	-	-	JREI
D06	Hotel MyStays Premier Dojima	3,845,400	3,773,710	7,200,000	4.2%	3,738,474	7,090,000	4.2%	-110,000	-	JREI
D07	Hotel MyStays Nagoya-Sakae	2,958,000	2,666,992	6,370,000	4.9%	2,624,635	5,890,000	4.9%	-480,000	-	JREI
D08	Hotel MyStays Sakaisuji-Honmachi	2,514,820	2,377,556	5,590,000	4.5%	2,361,113	4,980,000	4.5%	-610,000	-	JREI
D09	Hotel MyStays Yokohama	2,119,900	2,204,808	3,680,000	5.7%	2,338,046	4,060,000	5.4%	380,000	-0.3pt	JREI
D10	Hotel MyStays Nippori	1,898,540	1,807,882	2,740,000	4.4%	1,800,133	2,580,000	4.4%	-160,000	-	JREI
D11	Hotel MyStays Fukuoka-Tenjin-Minami	1,570,520	1,482,922	5,930,000	4.4%	1,471,438	5,900,000	4.4%	-30,000	-	JREI
D12	Flexstay Inn Iidabashi	1,381,660	1,357,135	2,160,000	4.2%	1,352,174	2,160,000	4.2%	-	-	JREI
D13	Hotel MyStays Ueno Inaricho	1,331,960	1,249,320	2,110,000	4.2%	1,243,086	2,060,000	4.2%	-50,000	-	JREI
D14	Flexstay Inn Shinagawa	1,242,500	1,203,176	2,040,000	4.3%	1,200,440	2,040,000	4.3%	-	-	JREI
D15	Flexstay Inn Tokiwadai	1,242,500	1,210,279	2,340,000	4.5%	1,204,280	2,260,000	4.5%	-80,000	-	JREI
D16	Flexstay Inn Sugamo	1,192,800	1,124,789	2,360,000	4.3%	1,117,328	2,360,000	4.3%	-	-	JREI
D17	Hotel MyStays Otemae	1,192,800	1,143,228	3,450,000	4.8%	1,143,327	3,260,000	4.8%	-190,000	-	JREI
D18	Hotel MyStays Kiyosumi Shirakawa	749,476	718,223	1,380,000	4.8%	900,658	1,560,000	4.4%	180,000	-0.4pt	JREI
D19	Flexstay Inn Nakanobu P1	589,442	568,663	864,000	4.4%	565,015	850,500	4.4%	-13,500	-	JREI
D20	Flexstay Inn Nakanobu P2	283,290	287,774	416,000	4.4%	286,142	409,500	4.4%	-6,500	-	JREI
D21	APA Hotel Yokohama-Kannai	8,350,000	7,752,197	9,950,000	4.2%	7,681,804	9,950,000	4.2%	-	-	JREI
D22	Hotel MyStays Hako date-Goryokaku	2,792,000	2,797,516	3,780,000	5.1%	2,811,142	4,000,000	5.1%	220,000	-	JREI
D23	Flexstay Inn Shirogane	2,119,000	2,095,507	2,480,000	4.3%	2,091,902	2,420,000	4.3%	-60,000	-	JREI
D24	Hotel MyStays Haneda	7,801,000	7,355,816	8,820,000	4.1%	7,301,871	8,820,000	4.0%	-	-0.1pt	JREI
D25	Hotel MyStays Kameido P1	5,594,000	5,397,585	7,850,000	4.4%	5,377,817	7,560,000	4.4%	-290,000	-	JREI
D26	Hotel MyStays Ueno Iriyaguchi	3,821,000	3,702,765	3,860,000	4.4%	3,687,443	3,850,000	4.4%	-10,000	-	JREI

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(Note 5) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (4/5)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2019			As of the end of December 2019			Change (Note2)		Appraiser (Note 3)
			Book Value	Appraisal	Cap Rate	Book Value	Appraisal	Cap Rate	Appraisal Value	Cap Rate	
D27	Hotel MyStays Kameido P2	3,742,000	3,603,303	5,120,000	4.3%	3,584,557	5,110,000	4.3%	-10,000	-	JREI
D28	Hotel MyStays Shimizu	2,198,000	2,161,604	2,420,000	5.4%	2,139,342	2,460,000	5.3%	40,000	-0.1pt	JREI
D29	Super Hotel Shinbashi/ Karasumoriguchi	1,624,000	1,594,792	1,890,000	3.7%	1,590,074	1,940,000	3.6%	50,000	-0.1pt	JREI
D30	Flexstay Inn Higashi-Jujo	1,277,000	1,269,989	1,340,000	4.6%	1,275,908	1,340,000	4.6%	-	-	JREI
D31	Hotel MyStays Utsunomiya	1,237,000	1,230,963	1,910,000	5.2%	1,232,877	2,130,000	5.1%	220,000	-0.1pt	JREI
D32	Flexstay Inn Kawasaki-Kaizuka	980,000	919,697	1,190,000	4.6%	910,935	1,170,000	4.6%	-20,000	-	JREI
D33	Comfort Hotel Toyama	979,000	927,245	1,140,000	5.1%	919,075	1,160,000	5.0%	20,000	-0.1pt	JREI
D34	Flexstay Inn Kawasaki-Ogawacho	906,000	885,080	930,000	4.5%	883,321	912,000	4.5%	-18,000	-	JREI
D35	Flexstay Inn Ekoda	5,069,000	4,886,447	4,640,000	4.7%	4,858,198	4,640,000	4.7%	-	-	JREI
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	1,170,000	1,114,358	1,230,000	4.3%	1,105,875	1,270,000	4.2%	40,000	-0.1pt	Daiwa
D37	Super Hotel JR Ueno-iriyaguchi	1,130,000	1,089,950	1,220,000	3.8%	1,083,604	1,250,000	3.7%	30,000	-0.1pt	Daiwa
D38	Hotel MyStays Shinsaibashi	3,160,000	3,059,695	3,060,000	4.8%	3,044,044	2,950,000	4.8%	-110,000	-	JREI
D39	Comfort Hotel Kurosaki	1,148,000	1,074,320	1,220,000	5.2%	1,064,232	1,250,000	5.1%	30,000	-0.1pt	Daiwa
D40	Comfort Hotel Maebashi	1,128,000	1,051,839	1,150,000	4.8%	1,034,861	1,160,000	4.7%	10,000	-0.1pt	Daiwa
D41	Comfort Hotel Tsubamesanjo	1,010,000	955,832	1,070,000	5.2%	945,595	1,100,000	5.1%	30,000	-0.1pt	Daiwa
D42	Comfort Hotel Kitami	851,000	795,227	906,000	5.4%	788,160	926,000	5.3%	20,000	-0.1pt	Daiwa
D43	Hotel MyStays Gotanda Station (Note 4)	26,523,010	26,410,225	26,600,000	4.8%	26,392,386	25,800,000	4.8%	-800,000	-	Morii
D44	Hotel Epinard Nasu	20,981,000	19,863,681	23,100,000	5.9%	19,585,569	23,500,000	5.8%	400,000	-0.1pt	Morii
D45	Hotel MyStays Fukuoka Tenjin	8,059,000	7,833,375	8,750,000	4.7%	7,792,713	8,710,000	4.7%	-40,000	-	Morii
D46	Hotel MyStays Hamamatsucho	7,959,000	7,819,171	7,050,000	4.5%	7,793,216	6,890,000	4.5%	-160,000	-	Morii
D47	Hotel MyStays Premier Kanazawa	13,761,000	13,130,648	14,500,000	5.2%	13,023,306	14,200,000	5.2%	-300,000	-	Morii
D48	Takamatsu Tokyo REI Hotel	2,139,000	2,130,609	2,220,000	5.1%	2,122,033	2,270,000	5.0%	50,000	-0.1pt	Daiwa
D49	Hotel MyStays Premier Hamamatsucho	8,000,000	8,017,928	10,700,000	4.1%	8,005,446	10,700,000	4.1%	-	-	JREI
D50	Hotel MyStays Shin Osaka Conference Center	13,068,000	12,979,637	13,500,000	4.6%	12,952,218	13,500,000	4.6%	-	-	Tanizawa
D51	Hotel MyStays Premier Omori	9,781,000	9,722,668	10,200,000	4.3%	9,699,677	10,200,000	4.4%	0	0.1pt	Tanizawa
D52	Beppu Kamenoi Hotel	8,870,000	8,415,112	9,170,000	6.0%	8,280,664	9,180,000	6.0%	10,000	-	Tanizawa
D53	Hotel MyStays Sapporo Station	7,880,000	7,713,235	8,320,000	4.5%	7,715,189	8,430,000	4.5%	110,000	-	Tanizawa
D54	Hotel MyStays Yokohama Kannai	5,326,000	5,262,947	5,500,000	4.4%	5,235,214	5,540,000	4.4%	40,000	-	Tanizawa
D55	Art Hotel Joetsu	2,772,000	2,737,701	2,810,000	5.8%	2,728,814	2,810,000	5.8%	-	-	Tanizawa
D56	Art Hotel Hirosaki City	2,723,000	2,658,863	2,760,000	5.9%	2,644,738	2,770,000	5.9%	10,000	-	Tanizawa
D57	Hotel MyStays Oita	1,604,000	1,563,513	1,640,000	5.7%	1,550,329	1,640,000	5.7%	-	-	Tanizawa

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Appraisal Value (5/5)

(in ¥ thousand)

Property Number	Property Name	Acquisition Price	As of the end of June 2019			As of the end of December 2019			Change (Note2)		Appraiser (Note 3)
			Book Value	Appraisal	Cap Rate	Book Value	Appraisal	Cap Rate	Appraisal Value	Cap Rate	
D58	Hotel MyStays Gotanda	4,068,000	4,067,644	4,140,000	4.2%	4,067,744	4,140,000	4.2%	-	-	Tanizawa
D59	Hotel MyStays Tachikawa	3,257,000	3,246,288	3,290,000	4.4%	3,232,718	3,380,000	4.3%	90,000	-0.1pt	Daiwa
D60	Hotel MyStays Premier Akasaka	20,691,000	20,603,877	23,900,000	3.7%	20,542,965	23,900,000	3.7%	-	-	JREI
D61	Hotel MyStays Premier Sapporo Park	16,731,000	16,575,375	17,100,000	4.6%	16,486,544	17,100,000	4.6%	-	-	Tanizawa
D62	Hotel MyStays Ueno East	5,286,000	5,255,823	5,390,000	4.2%	5,236,093	5,390,000	4.2%	-	-	Tanizawa
D63	Hotel MyStays Midotsuji Honmachi	5,039,000	4,994,969	5,090,000	4.2%	4,966,212	4,980,000	4.2%	-110,000	-	JREI
D64	Hotel MyStays Sapporo Aspen	15,543,000	-	15,700,000	4.6%	15,517,742	15,700,000	4.6%	-	-	Tanizawa
D65	Art Hotel Ishigakijima	9,731,000	-	9,830,000	5.0%	9,706,914	9,830,000	5.0%	-	-	JREI
D66	Hotel MyStays Fuji Onsen Resort	9,405,000	-	9,500,000	5.1%	9,323,700	10,100,000	5.1%	600,000	-	JREI
D67	Hotel Sonia Otaru	5,930,000	-	5,990,000	5.1%	5,889,176	5,990,000	5.1%	-	-	Tanizawa
D68	Hotel MyStays Kanazawa Castle	5,682,000	-	5,740,000	5.1%	5,679,868	5,740,000	5.1%	-	-	Tanizawa
D69	Art Hotel Niigata Station	5,524,000	-	5,580,000	5.3%	5,480,972	5,590,000	5.3%	10,000	-	Tanizawa
D70	Hotel MyStays Nagoya Nishiki	5,197,000	-	5,250,000	4.3%	5,185,330	5,260,000	4.3%	10,000	-	Morii
D71	Hotel Nord Otaru	4,296,000	-	4,340,000	5.1%	4,279,772	4,340,000	5.1%	-	-	Tanizawa
D72	Hotel MyStays Kagoshima Tenmonkan	3,445,000	-	3,480,000	5.0%	3,436,087	3,540,000	4.9%	60,000	-0.1pt	Daiwa
D73	Art Hotel Asahikawa	3,197,000	-	3,230,000	5.3%	3,165,306	3,250,000	5.3%	20,000	-	Tanizawa
D74	Hotel MyStays Matsuyama	3,098,000	-	3,130,000	5.2%	3,068,073	3,190,000	5.1%	60,000	-0.1pt	Daiwa
D75	Hotel MyStays Sapporo Susukino	3,059,000	-	3,090,000	4.7%	3,053,272	3,090,000	4.7%	-	-	Morii
D76	Hotel MyStays Sapporo Nakajima Park	2,118,000	-	2,140,000	4.7%	2,113,216	2,140,000	4.7%	-	-	Morii
D77	Hotel MyStays Sapporo Nakajima Park Annex	1,584,000	-	1,600,000	4.8%	1,579,427	1,600,000	4.8%	-	-	Tanizawa
D78	Flexstay Inn Sakuragicho	1,425,000	-	1,440,000	4.4%	1,424,654	1,470,000	4.3%	30,000	-0.1pt	Daiwa
D79	MyCUBE by MYSTAYS Asakusa Kuramae	1,287,000	-	1,300,000	4.1%	1,289,411	1,350,000	4.0%	50,000	-0.1pt	Daiwa
D80	Hotel MyStays Kagoshima Tenmonkan Annex	1,168,000	-	1,180,000	5.1%	1,167,877	1,210,000	5.0%	30,000	-0.1pt	Daiwa
D81	Hotel MyStays Nayoro	957,000	-	967,000	5.5%	950,473	969,000	5.5%	2,000	-	Morii
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa (Note 4)	30,061,308	30,011,126	30,720,150	8.3%	29,701,934	35,585,088	8.3%	4,864,938	-	CBRE
D201	Sunshine Suites Resort (Note 4)	5,842,674	5,826,499	5,950,008	8.8%	5,740,467	6,431,172	8.8%	481,164	-	CBRE
	Subtotal of Hotels	416,527,573	326,555,836	477,413,158	-	407,240,188	482,093,260	-	4,680,102	-	-
	Total	480,133,391	388,302,890	555,750,158	-	465,583,121	557,099,260	-	5,769,102	-	-

(Note 1) Disposed during December 2019 fiscal period

(Note 2) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period

(Note 3) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa: The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa: Daiwa Real Estate Appraisal Co., Ltd.

(Note 4) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction

(Note 5) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Portfolio Properties (1/4)

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JP Y mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
A26	Nisshin Palacestage Daitabashi	Suginami-ku, Tokyo	Jul 28, 2005	Dec 1992	-	1,251	0.3	98	1771.13	1702.36	1	96.1
A27	Nisshin Palacestage Higashi-Nagasaki	Toshima-ku, Tokyo	Jul 28, 2005	Mar 1989	-	1,229	0.2	60	2681.94	2591.89	1	96.6
A28	Growth Maison Gotanda	Shinagawa-ku, Tokyo	Jan 30, 2006	Jul 2005	-	888	0.2	48	1051.50	1051.50	1	100.0
A29	Growth Maison Kameido	Koto-ku, Tokyo	Mar 30, 2006	Oct 2005	-	1,070	0.2	66	1367.96	1325.44	1	96.9
A30	Emerald House	Itabashi-ku, Tokyo	Aug 1, 2006	Feb 1995	-	1,505	0.3	96	2152.31	2080.64	1	96.7
A32	Suncrest Shakujii-Koen	Nerima-ku, Tokyo	Aug 3, 2006	Mar 1990	-	1,088	0.2	29	3029.16	2965.72	1	97.9
A33	Growth Maison Shin-Yokohama	Yokohama, Kanagawa	Aug 3, 2006	Mar 2006	-	1,059	0.2	68	1858.44	1776.68	1	95.6
A34	Belle Face Ueno-Okachimachi	Taito-ku, Tokyo	Aug 1, 2006	Feb 2006	-	1,023	0.2	64	1351.11	1268.06	1	93.9
A35	Grand Rire Kameido	Koto-ku, Tokyo	Aug 3, 2006	Mar 2006	-	906	0.2	72	1562.26	1562.26	1	100.0
A37	Growth Maison Yoga	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 2006	-	795	0.2	39	1015.34	989.58	1	97.5
A38	Route Tachikawa	Tachikawa, Tokyo	Aug 3, 2006	Mar 1997	-	676	0.1	24	1368.57	1368.57	1	100.0
A39	Shibuya-Honmachi Mansion	Shibuya-ku, Tokyo	Aug 3, 2006	Dec 1986	-	651	0.1	25	1167.50	1167.50	1	100.0
A40	City Heights Kinuta	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 1983	-	646	0.1	19	1235.93	1235.93	1	100.0
A41	Acseeds Tower Kawaguchi-Namiki	Kawaguchi, Saitama	Aug 3, 2006	Feb 2006	-	620	0.1	57	1210.74	1168.46	1	96.5
A43	College Square Machida	Machida, Tokyo	Aug 1, 2006	Mar 1984	-	589	0.1	62	1047.75	1047.75	1	100.0
A44	Belair Meguro	Meguro-ku, Tokyo	Aug 1, 2006	Oct 2005	-	589	0.1	25	557.05	557.05	1	100.0
A45	Wacore Tsunashima I	Yokohama, Kanagawa	Aug 3, 2006	Feb 1991	-	572	0.1	50	907.46	889.51	1	98.0
A46	Foros Nakamurabashi	Nerima-ku, Tokyo	Aug 3, 2006	Sep 2001	-	566	0.1	37	815.77	744.58	1	91.3
A47	Growth Maison Kaijin	Funabashi, Chiba	Aug 1, 2006	Oct 1993	-	557	0.1	34	2040.27	1973.84	1	96.7
A48	College Square Machiya	Arakawa-ku, Tokyo	Aug 3, 2006	Mar 2006	-	510	0.1	43	871.35	871.35	1	100.0
A51	City House Tokyo Shinbashi	Minato-ku, Tokyo	Feb 1, 2010	Aug 2004	-	2,520	0.5	86	3364.00	3364.00	1	100.0
A53	Nishiwaseda Crescent Mansion	Shinjuku-ku, Tokyo	Feb 1, 2010	Jul 1987	-	1,880	0.4	69	4310.77	4310.77	1	100.0
A54	Lexington Square Akebonobashi	Shinjuku-ku, Tokyo	Feb 1, 2010	Dec 2004	-	1,450	0.3	88	1987.88	1920.68	1	96.6
A59	Towa City Coop Shin-otsuka II	Toshima-ku, Tokyo	Feb 1, 2010	May 1993	-	866	0.2	58	1627.13	1437.77	1	88.4
A61	Bichsel Musashiseki	Nerima-ku, Tokyo	Feb 1, 2010	Feb 1992	-	577	0.1	70	1220.24	1220.24	1	100.0
A63	Towa City Coop Sengencho	Yokohama, Kanagawa	Feb 1, 2010	Oct 1992	-	1,110	0.2	154	3426.36	3029.83	1	88.4
A64	Royal Park Omachi	Sendai, Miyagi	Feb 1, 2010	Feb 1993	-	415	0.1	51	1929.59	1821.35	1	94.4
A65	Lexington Square Haginomachi	Sendai, Miyagi	Feb 1, 2010	Aug 2005	-	330	0.1	39	1528.58	1292.29	1	84.5
A66	Visconti Kakuzan	Nagoya, Aichi	Feb 1, 2010	Sep 2003	-	255	0.1	8	705.75	536.38	1	76.0
A71	Lexington Square Daitabashi	Suginami-ku, Tokyo	Feb 1, 2010	Nov 2006	-	977	0.2	43	1430.64	1238.55	1	86.6
A72	Lexington Square Honjo-Azumabashi	Sumida-ku, Tokyo	Feb 1, 2010	Oct 2006	-	511	0.1	33	784.74	784.74	1	100.0
A73	AMS TOWER Minami 6-Jo	Sapporo, Hokkaido	Feb 1, 2010	Feb 2007	-	1,180	0.2	120	4460.56	4188.49	1	93.9
A76	Neo Prominence	Kita-ku, Tokyo	Sep 28, 2012	Apr 1994	-	1,660	0.3	52	3574.70	3516.28	1	98.4
A77	Invoice Shin-Kobe Residence	Kobe, Hyogo	Sep 28, 2012	Jan 2007	-	1,260	0.3	81	2773.71	2617.83	1	94.4
A78	Cosmo Court Motomachi	Kobe, Hyogo	Sep 28, 2012	Mar 2007	-	973	0.2	82	2310.49	2285.38	1	98.9
A79	Revest Honjin	Nagoya, Aichi	Sep 28, 2012	Mar 2007	-	674	0.1	80	1933.80	1764.64	1	91.3
A80	Revest Matsubara	Nagoya, Aichi	Sep 28, 2012	Mar 2007	-	657	0.1	70	1955.40	1611.91	1	82.4
A82	Alba Noritake Shinmachi	Nagoya, Aichi	Sep 28, 2012	Nov 2006	-	608	0.1	64	1731.68	1586.58	1	91.6
A83	Revest Meieki Minami	Nagoya, Aichi	Sep 28, 2012	Feb 2007	-	597	0.1	61	1634.60	1480.07	1	90.5
A84	Revest Heian	Nagoya, Aichi	Sep 28, 2012	Nov 2006	-	595	0.1	40	1554.03	1429.03	1	92.0
A85	Vendir Hamaotsu Ekimae	Otsu, Shiga	Sep 28, 2012	Feb 2007	-	581	0.1	81	2670.66	2493.84	1	93.4

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(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. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese 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) For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Portfolio Properties (2/4)

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JP Y mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
A86	Salvo Sala	Osaka, Osaka	Sep 28, 2012	Jan 2007	-	544	0.1	54	1428.12	1189.17	1	83.3
A87	Excellente Kagurazaka	Shinjuku-ku, Tokyo	Sep 28, 2012	Jan 2007	-	543	0.1	33	701.92	701.92	1	100.0
A88	Luna Court Edobori	Osaka, Osaka	Sep 28, 2012	Feb 2004	-	525	0.1	50	1185.50	1089.82	1	91.9
A89	Winnage Kobe Motomachi	Kobe, Hyogo	Sep 28, 2012	May 2007	-	512	0.1	57	1433.35	1385.61	1	96.7
A90	Queen's Court Fukuzumi	Koto-ku, Tokyo	Sep 28, 2012	Sep 2006	-	456	0.1	25	765.18	738.89	1	96.6
A91	Corp Higashinotoin	Kyoto, Kyoto	Sep 28, 2012	Feb 2004	-	446	0.1	42	1029.05	979.09	1	95.1
A92	Belair Oimachi	Shinagawa-ku, Tokyo	Sep 28, 2012	Apr 2006	-	412	0.1	26	530.60	530.60	1	100.0
A93	Siete Minami-Tsukaguchi	Amagasaki, Hyogo	Sep 28, 2012	Jan 2007	-	374	0.1	40	1020.86	1020.86	1	100.0
A94	Prime Life Sannomiya Isogami Koen	Kobe Hyogo	Sep 28, 2012	Nov 2006	-	373	0.1	32	789.12	789.12	1	100.0
A95	HERMITAGE NANBA WEST	Osaka, Osaka	Sep 28, 2012	Dec 2006	-	355	0.1	21	992.76	992.76	1	100.0
A96	Century Park Shinkawa 1-bankan	Nagoya, Aichi	Sep 28, 2012	Sep 2001	-	335	0.1	44	1477.62	1342.94	1	90.9
A97	West Avenue	Kunitachi, Tokyo	Sep 28, 2012	Oct 1991	-	331	0.1	40	794.80	755.06	1	95.0
A98	Little River Honmachibashi	Okasa, Osaka	Sep 28, 2012	Jun 2007	-	310	0.1	31	974.81	974.81	1	100.0
A99	Prime Life Mikage	Kobe, Hyogo	Sep 28, 2012	Jan 2007	-	297	0.1	28	761.18	761.18	1	100.0
A100	City Court Kitaichijo	Sapporo, Hokkaido	Jul 16, 2015	Nov 2007	-	1,782	0.4	127	5230.18	5012.76	1	95.8
A101	Lieto Court Mukojima	Sumida-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,683	0.3	82	2940.20	2910.99	1	99.0
A102	Lieto Court Nishi-Ojima	Koto-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,634	0.3	91	2048.28	2027.64	1	99.0
A103	Royal Parks Momozaka	Okasa, Osaka	Jan 22, 2016	Jun 2007	-	2,910	0.6	147	8776.26	8579.29	1	97.8
A104	Royal Parks Shinden	Adachi-ku, Tokyo	Mar 31, 2016	Jun 2007	-	5,024	1.0	248	15797.29	15797.29	1	100.0
A106	Royal Parks Seasir Minami-Senju	Arakawa-ku, Tokyo	Mar 14, 2017	Aug 2006	-	2,683	0.5	113	6496.86	6242.99	1	96.1
Subtotal of Residential						58,005	11.6	3,777	131152.79	126092.11	61	96.1
B17	Lexington Plaza Hachiman	Sendai, Miyagi	Feb 1, 2010	Dec 2005	-	3,280	0.7	18	8419.15	8294.42	1	98.5
B18	AEON TOWN Sukagawa	Sukagawa, Fukushima	Feb 1, 2010	Oct 2005	-	2,320	0.5	1	18440.58	18440.58	1	100.0
Subtotal of Commercial Facilities						5,600	1.1	19	26859.73	26735.00	2	99.5
D01	Hotel MyStays Kanda	Chiyoda-ku, Tokyo	May 23, 2014	Dec 2005	May-Aug 2016	2,851	0.6	126	2585.72	2585.72	1	100.0
D02	Hotel MyStays Asakusa	Sumida-ku, Tokyo	May 23, 2014	Jan 1990	2012 Nov-2012 Dec	2,584	0.5	161	3327.38	3327.38	1	100.0
D03	Hotel MyStays Kyoto-Shijo	Kyoto, Kyoto	Jul 17, 2014	Jan 2008	May-Jul 2018	6,024	1.2	225	7241.51	7241.51	1	100.0
D04	MyStays Shin-Urayasu Conference Center	Urayasu, Chiba	Jul 17, 2014	Mar 2009	Feb-Mar, May 2018	4,930	1.0	175	6232.30	6232.30	1	100.0
D05	Hotel MyStays Maihama	Urayasu, Chiba	Jul 17, 2014	Jun 2005	Jan-Apr, May-Jun 2018	4,870	1.0	90	2456.36	2456.36	1	100.0
D06	Hotel MyStays Premier Dojima	Osaka, Osaka	Jul 17, 2014	Aug 1990	2018 Jan-2018 Mar,	3,845	0.8	153	9445.32	9445.32	1	100.0
D07	Hotel MyStays Nagoya-Sakae	Nagoya, Aichi	Jul 17, 2014	Nov 1979	Apr-Jun 2013	2,958	0.6	279	9064.71	9064.71	1	100.0
D08	Hotel MyStays Sakaisuji-Honmachi	Osaka, Osaka	Jul 17, 2014	Jul 2008	-	2,514	0.5	191	4188.83	4188.83	1	100.0
D09	Hotel MyStays Yokohama	Yokohama, Kanagawa	Jul 17, 2014	Oct 1974	Jun-Nov 2006, May-Jul 2019	2,119	0.4	194	7379.43	7379.43	1	100.0
D10	Hotel MyStays Nippori	Arakawa-ku, Tokyo	Jul 17, 2014	Apr 1987	Feb-Mar 2011	1,898	0.4	93	1719.29	1719.29	1	100.0
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	Jul 17, 2014	Feb 2008	-	1,570	0.3	178	3412.71	3412.71	1	100.0
D12	Flexstay Inn Iidabashi	Shinjuku-ku, Tokyo	Jul 17, 2014	Dec 1990	-	1,381	0.3	62	2953.38	2953.38	1	100.0
D13	Hotel MyStays Ueno Inaricho	Taito-ku, Tokyo	Jul 17, 2014	Dec 1986	Nov-Dec 2012	1,331	0.3	72	1150.76	1150.76	1	100.0
D14	Flexstay Inn Shinagawa	Shinagawa-ku, Tokyo	Jul 17, 2014	Oct 1986	2011 Nov-2011 Dec	1,242	0.2	55	1134.52	1134.52	1	100.0
D15	Flexstay Inn Tokiwadai	Itabashi-ku, Tokyo	Jul 17, 2014	Dec 1989	Mar 2013	1,242	0.2	130	2539.75	2539.75	1	100.0
D16	Flexstay Inn Sugamo	Toshima-ku, Tokyo	Jul 17, 2014	Jan 1992	Mar 2013	1,192	0.2	105	2089.86	2089.86	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(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. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese 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) For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Portfolio Properties (3/4)

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D17	Hotel MyStays Otemae	Osaka, Osaka	Jul 17, 2014	Dec 1986	Dec 2012-Jan 2013	1,192	0.2	111	4956.66	4956.66	1	100.0
D18	Hotel MyStays Kiyosumi Shirakawa	Koto-ku, Tokyo	Jul 17, 2014	May 1992	Jun-Sep 2019	749	0.2	58	2673.64	2673.64	1	100.0
D19	Flexstay Inn Nakanobu P1	Shinagawa-ku, Tokyo	Jul 17, 2014	Sep 1986	-	589	0.1	39	770.56	770.56	1	100.0
D20	Flexstay Inn Nakanobu P2	Shinagawa-ku, Tokyo	Jul 17, 2014	Mar 1989	-	283	0.1	22	391.49	391.49	1	100.0
D21	APA Hotel Yokohama-Kannai	Yokohama, Kanagawa	Feb 6, 2015	Apr 2005	Sep-Dec 2017	8,350	1.7	452	6568.51	6568.51	1	100.0
D22	Hotel MyStays Hakodate-Goryokaku	Hakodate, Hokkaido	Feb 6, 2015	Feb 2008	Feb-Apr 2018	2,792	0.6	211	7961.26	7961.26	1	100.0
D23	Flexstay Inn Shirogane	Minato-ku, Tokyo	Feb 6, 2015	Dec 1984	Mar 2013	2,119	0.4	84	1754.06	1754.06	1	100.0
D24	Hotel MyStays Haneda	Ota-ku, Tokyo	Jul 16, 2015	Apr 2001	Nov 2013-Aug 2014	7,801	1.6	174	5400.16	5400.16	1	100.0
D25	Hotel MyStays Kameido P1	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2012	5,594	1.1	266	4349.67	4349.67	1	100.0
D26	Hotel MyStays Ueno Iriyaguchi	Taito-ku, Tokyo	Jul 16, 2015	Nov 1985	Jan-Mar 2014	3,821	0.8	97	2247.92	2247.92	1	100.0
D27	Hotel MyStays Kameido P2	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2013	3,742	0.8	177	2793.99	2793.99	1	100.0
D28	Hotel MyStays Shimizu	Shimizu, Shizuoka	Jul 16, 2015	Jan 2007	Feb-Mar 2019	2,198	0.4	152	3559.81	3559.81	1	100.0
D29	Super Hotel Shinbashi/ Karasumoriguchi	Minato-ku, Tokyo	Jul 16, 2015	Feb 2008	Oct-Dec 2018	1,624	0.3	74	1403.89	1403.89	1	100.0
D30	Flexstay Inn Higashi-Juho	Kita-ku, Tokyo	Jul 16, 2015	Jun 1986	Mar 2013	1,277	0.3	89	1714.53	1714.53	1	100.0
D31	Hotel MyStays Utsunomiya	Utsunomiya, Tochigi	Jul 16, 2015	Jan 1990	Nov 2013-Jan 2014	1,237	0.2	125	11733.23	11733.23	1	100.0
D32	Flexstay Inn Kawasaki-Kaizuka	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1990	Jan-Mar 2014	980	0.2	64	1190.57	1190.57	1	100.0
D33	Comfort Hotel Toyama	Toyama, Toyama	Jul 16, 2015	Mar 2007	-	979	0.2	150	3305.64	3305.64	1	100.0
D34	Flexstay Inn Kawasaki-Ogawacho	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1989	Feb-Mar 2014	906	0.2	62	725.60	725.60	1	100.0
D35	Flexstay Inn Ekoda	Nerima-ku, Tokyo	Aug 28, 2015	Jan 1989	Jan-Mar 2013	5,069	1.0	210	3932.93	3932.93	1	100.0
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Tachikawa, Tokyo	Aug 28, 2015	Nov 2007	Mar 2018	1,170	0.2	96	1832.97	1832.97	1	100.0
D37	Super Hotel JR Ueno-iriyaguchi	Taito-ku, Tokyo	Aug 28, 2015	Mar 2006	-	1,130	0.2	69	1279.16	1279.16	1	100.0
D38	Hotel MyStays Shinsaibashi	Osaka, Osaka	Jan 22, 2016	Sep 1984	Jan-Mar 2015	3,160	0.6	57	1942.01	1942.01	1	100.0
D39	Comfort Hotel Kurosaki	Kitakyusyu, Fukuoka	Jan 22, 2016	Feb 2009	-	1,148	0.2	151	3207.60	3207.60	1	100.0
D40	Comfort Hotel Maebashi	Maebashi, Gunma	Jan 22, 2016	Mar 2009	-	1,128	0.2	154	3660.96	3660.96	2	100.0
D41	Comfort Hotel Tsubamesanjo	Sanjo, Niigata	Jan 22, 2016	Jun 2007	-	1,010	0.2	133	3099.90	3099.90	2	100.0
D42	Comfort Hotel Kitami	Kitami, Hokkaido	Jan 22, 2016	Mar 2008	-	851	0.2	127	3009.50	3009.50	1	100.0
D43	Hotel MyStays Gotanda Station	Shinagawa-ku, Tokyo	Mar 31, 2016	Mar 1974, Aug 1984	Mar-Nov 2015, Jun-Oct 2017	26,523	5.3	386	10137.88	10137.88	1	100.0
D44	Hotel Epinard Nasu	Nasu-gun, Tochigi	Mar 31, 2016	Feb 1992, Jun 1995	Apr-Jun 2014, Jan-Apr 2015, Jan-Jul 2017, Jan-Feb 2020	20,981	4.2	310	37702.33	37702.33	1	100.0
D45	Hotel MyStays Fukuoka Tenjin	Fukuoka, Fukuoka	Mar 31, 2016	Aug 2008	-	8,059	1.6	217	5083.06	5083.06	1	100.0
D46	Hotel MyStays Hamamatsucho	Minato-ku, Tokyo	Mar 31, 2016	Oct 2008	-	7,959	1.6	105	1951.90	1951.90	1	100.0
D47	Hotel MyStays Premier Kanazawa	Kanazawa, Ishikawa	Jun 15, 2016	Oct 2014	-	13,761	2.8	261	13250.03	13250.03	1	100.0
D48	Takamatsu Tokyu REI Hotel	Takamatsu, Kagawa	Jun 15, 2016	Apr 1982	Jan 2016, Dec 2016, Dec 2017-Jan 2018, Dec 2018	2,139	0.4	193	7148.17	7148.17	3	100.0
D49	Hotel MyStays Premier Hamamatsucho	Minato-ku, Tokyo	May 29, 2017	Jun 1994	Aug-Nov 2016	8,000	1.6	134	6151.93	6151.93	1	100.0
D50	Hotel MyStays Shin Osaka Conference Center	Osaka, Osaka	Oct 13, 2017	Jun 1974	Nov 2015-Mar 2016	13,068	2.6	397	13026.99	13026.99	1	100.0
D51	Hotel MyStays Premier Omori	Shinagawa-ku, Tokyo	Oct 13, 2017	Feb 1995	Aug -Nov 2016	9,781	2.0	256	11849.61	11849.61	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(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. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese 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) For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Portfolio Properties (4/4)

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JP Y mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m ²) (Note 5)	Leased Area (m ²) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D52	Beppu Kamenoi Hotel	Beppu, Oita	Oct 13, 2017	May 1997	May-Jul 2015	8,870	1.8	323	19422.08	19422.08	1	100.0
D53	Hotel MyStays Sapporo Station	Sapporo, Hokkaido	Oct 13, 2017	Oct 2007	Oct-Dec 2019	7,880	1.6	243	7267.88	7267.88	1	100.0
D54	Hotel MyStays Yokohama Kannai	Yokohama, Kanagawa	Feb 7, 2018	Aug 2016	-	5,326	1.1	166	4501.18	4501.18	1	100.0
D55	Art Hotel Joetsu	Joetsu, Niigata	Feb 7, 2018	Nov 1993	-	2,772	0.6	198	7563.60	7563.60	1	100.0
D56	Art Hotel Hirosaki City	Hirosaki, Aomori	Feb 7, 2018	Aug 1989	Mar 2008	2,723	0.5	158	14826.30	14826.30	1	100.0
D57	Hotel MyStays Oita	Oita, Oita	Feb 7, 2018	Jul 2007	-	1,604	0.3	145	3254.69	3254.69	1	100.0
D58	Hotel MyStays Gotanda	Shinagawa-ku, Tokyo	Jun 27, 2018	Jun 1988	Aug 2016	4,068	0.8	110	1839.77	1839.77	1	100.0
D59	Hotel MyStays Tachikawa	Tachikawa-shi, Tokyo	Jun 27, 2018	May 1991	Apr-Jun 2016	3,257	0.7	122	3844.64	3844.64	1	100.0
D60	Hotel MyStays Premier Akasaka	Minato-ku, Tokyo	Aug 2, 2018	Jun 2016	-	20,691	4.2	329	8620.69	8620.69	1	100.0
D61	Hotel MyStays Premier Sapporo Park	Sapporo-shi, Hokkaido	Aug 2, 2018	Mar 1998	Nov 2017-Apr 2018	16,731	3.4	419	21670.64	21670.64	1	100.0
D62	Hotel MyStays Ueno East	Taito-ku, Tokyo	Aug 2, 2018	Sep 1991	Dec 2015-May 2016	5,286	1.1	150	4396.02	4396.02	1	100.0
D63	Hotel MyStays Midotsuji Honmachi	Osaka-shi, Osaka	Aug 2, 2018	Oct 2017	-	5,039	1.0	108	3429.43	3429.43	1	100.0
D64	Hotel MyStays Sapporo Aspen	Sapporo, Hokkaido	Jul 19, 2019	Dec 1995	Mar-Jun 2017	15,543	3.1	307	15313.17	15313.17	1	100.0
D65	Art Hotel Ishigakijima	Ishigaki, Okinawa	Jul 19, 2019	Jan 1984	Oct 2016-May 2017	9,731	2.0	245	17247.54	17247.54	1	100.0
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida, Yamanashi	Jul 19, 2019	Nov 2016	-	9,405	1.9	159	5498.49	5498.49	1	100.0
D67	Hotel Sonia Otaru	Otaru, Hokkaido	Jul 19, 2019	Apr 1992, Mar 1998, Nov 2018	Oct 2016-May 2017	5,930	1.2	149	6509.41	6509.41	1	100.0
D68	Hotel MyStays Kanazawa Castle	Kanazawa, Ishikawa	Jul 19, 2019	Jun 1982, Feb 1991, Jan 1997	Nov 2015-Mar 2016	5,682	1.1	209	5931.84	5931.84	1	100.0
D69	Art Hotel Niigata Station	Niigata, Niigata	Jul 19, 2019	Apr 1985	May-Aug 2007	5,524	1.1	304	10403.01	10403.01	1	100.0
D70	Hotel MyStays Nagoya Nishiki	Nagoya, Aichi	Jul 19, 2019	Mar 1974	May 2017-Jul 2018	5,197	1.0	172	6077.99	6077.99	1	100.0
D71	Hotel Nord Otaru	Otaru, Hokkaido	Jul 19, 2019	Mar 1996	Nov 2016-Apr 2017	4,296	0.9	98	6047.43	6047.43	1	100.0
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima, Kagoshima	Jul 19, 2019	Sep 1990	Jan-Apr 2018	3,445	0.7	197	7659.55	7659.55	2	100.0
D73	Art Hotel Asahikawa	Asahikawa, Hokkaido	Jul 19, 2019	Oct 1987	Dec 2017-Jan 2018	3,197	0.6	266	25131.84	25131.84	1	100.0
D74	Hotel MyStays Matsuyama	Matsuyama, Ehime	Jul 19, 2019	Jul 2000	May-Jul 2018	3,098	0.6	163	8274.37	8274.37	1	100.0
D75	Hotel MyStays Sapporo Susukino	Sapporo, Hokkaido	Jul 19, 2019	May 1981	Apr-Jul 2018	3,059	0.6	105	2853.26	2853.26	1	100.0
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo, Hokkaido	Jul 19, 2019	Feb 1991	Jan-May 2016	2,118	0.4	86	5473.41	5473.41	1	100.0
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo, Hokkaido	Jul 19, 2019	Sep 1991	Mar-Jun 2017	1,584	0.3	80	1775.21	1775.21	1	100.0
D78	Flexstay Inn Sakuragicho	Yokohama, Kanagawa	Jul 19, 2019	Nov 1991	Jul-Sep 2016	1,425	0.3	70	1308.61	1308.61	1	100.0
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	Jul 19, 2019	Sep 1991	Nov 2015-May 2016 (Note 6)	1,287	0.3	162	2156.70	2156.70	1	100.0
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima, Kagoshima	Jul 19, 2019	Feb 1985	Feb-Apr 2018	1,168	0.2	74	2047.70	2047.70	1	100.0
D81	Hotel MyStays Nayoro	Nayoro, Hokkaido	Jul 19, 2019	Nov 2014	-	957	0.2	70	1985.27	1985.27	1	100.0
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	May 9, 2019	1994	May 2016-Oct 2017	30,061	6.0	346	21528.23	21528.23	1.00	100.0
D201	Sunshine Suites Resort	Grand Cayman	May 9, 2019	1999	2016 Oct	5,842	1.2	131	6723.11	6723.11	1.00	100.0
-	Sheraton Grande Tokyo Bay Hotel (preferred equity interest)	Urayasu-shi, Chiba	Oct 13, 2017	Mar 1988	Sep 2014-Jul 2015	17,845	3.6	-	-	-	-	-
Subtotal of Hotels						434,373	87.2	13,816	519,273.01	519,273.01	88	100.0
Total						497,979	100.0	17,612	677,285.53	672,100.12	151	99.2

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price

(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. Acquisition price of "Sheraton Grande Tokyo Bay Hotel" is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = JPY110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese 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) For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the area subject to management contract are indicated

(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Borrowings

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (E)	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Mizuho Bank, Ltd. Shinsei Bank, Limited Citibank, N.A., Tokyo Branch Sumitomo Mitsui Trust Bank, Limited Resona Bank, Limited.	28,979	Fixed interest rate (swap)	0.59000% ¹	July 16, 2015	July 16, 2020
Term Loan (B)	Sumitomo Mitsui Trust Bank, Limited MUFG Bank, Ltd.	4,250	Fixed interest rate (swap)	0.60000% ¹	January 22, 2016	January 22, 2021
New Syndicate Loan (F)	Sumitomo Mitsui Trust Bank, Limited Japan Post Bank Co., Ltd. Mizuho Bank, Ltd. MUFG Bank, Ltd. The Bank of Fukuoka, Ltd. 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.	10,433	Floating interest rate	JPY 1 month TIBOR +0.50000%	March 31, 2016	March 30, 2020
		10,433	Floating interest rate	JPY 1 month TIBOR +0.60000%	March 31, 2016	March 30, 2021
Term Loan (C)	Citibank, N.A., Tokyo Branch	1,000	Floating interest rate	JPY 1 month TIBOR +0.50000%	June 15, 2016	June 15, 2020
		1,000	Floating interest rate	JPY 1 month TIBOR +0.60000%	June 15, 2016	June 15, 2021
Term Loan (D)	AEON Bank, Ltd.	3,000	Floating interest rate	JPY 1 month TIBOR +0.60000%	June 30, 2016	June 30, 2021
Term Loan (E)	The Towa Bank, Ltd. The Tokyo Star Bank, Limited	1,600	Floating interest rate	JPY 1 month TIBOR +0.50000%	July 20, 2016	July 20, 2020
	The Tokyo Star Bank, Limited	1,700	Floating interest rate	JPY 1 month TIBOR +0.60000%	July 20, 2016	July 20, 2021

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (2/6) *As of February 20, 2020

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (G)	Mizuho Bank, Ltd. Development Bank of Japan, Inc. Resona Bank, Limited The Bank of Fukuoka, Ltd.	3,250	Floating interest rate	JPY 1 month TIBOR +0.40000%	March 14, 2017	March 14, 2020
	The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd. The Towa Bank, Ltd. The Shizuoka Bank, Ltd.	3,250	Floating interest rate	JPY 1 month TIBOR +0.50000%	March 14, 2017	March 14, 2021
	The Dai-ichi Life Insurance Company, Limited The Gunma Bank, Ltd.	4,750	Floating interest rate	JPY 1 month TIBOR +0.60000%	March 14, 2017	March 14, 2022
Term Loan (F)	Sumitomo Mitsui Banking Corporation	3,000	Floating interest rate	JPY 1 month TIBOR +0.45000%	March 14, 2017	September 14, 2020
Term Loan (G)	Mizuho Bank, Ltd. The Dai-ichi Life Insurance Company, Limited	7,321	Floating interest rate	JPY 1 month TIBOR +0.55000%	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	1,868	Floating interest rate	JPY 1 month TIBOR +0.30000%	October 13, 2017	October 13, 2020
	Resona Bank, Limited Development Bank of Japan, Inc. AEON Bank, Ltd.	1,867	Floating interest rate	JPY 1 month TIBOR +0.40000%	October 13, 2017	October 13, 2021
	The Bank of Fukuoka, Ltd. The Nomura Trust and Banking Co., Ltd. The Dai-ichi Life Insurance Company, Limited	5,365	Floating interest rate	JPY 1 month TIBOR +0.60000%	October 13, 2017	October 13, 2022
	The Hiroshima Bank, Ltd.	3,565	Floating interest rate	JPY 1 month TIBOR +0.70000%	October 13, 2017	October 13, 2023
		3,560	Floating interest rate	JPY 1 month TIBOR +0.80000%	October 13, 2017	October 11, 2024
Term Loan (H)	MUFG Bank, Ltd. Shinsei Bank, Limited	1,500	Fixed interest rate (swap)	0.74950% ¹	June 27, 2018	June 27, 2023
New Syndicate Loan (I)	Mizuho Bank, Ltd. MUFG Bank, Ltd.	9,660	Floating interest rate	JPY 1 month TIBOR +0.30000%	July 17, 2018	July 17, 2021
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	9,660	Floating interest rate	JPY 1 month TIBOR +0.40000%	July 17, 2018	July 17, 2022
	Citibank, N.A., Tokyo Branch	9,659	Floating interest rate	JPY 1 month TIBOR +0.50000%	July 17, 2018	July 14, 2023

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (3/6) *As of February 20, 2020

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (J)	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Shinsei Bank, Limited Citibank, N.A., Tokyo Branch The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd.	2,359	Floating interest rate	JPY 1 month TIBOR +0.30000%	August 2, 2018	August 2, 2021
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Citibank, N.A., Tokyo Branch Development Bank of Japan, Inc. Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd.	10,761	Floating interest rate	JPY 1 month TIBOR +0.30000%	September 26, 2018	September 26, 2021
		13,120	Floating interest rate	JPY 1 month TIBOR +0.40000%	September 26, 2018	September 26, 2022
		13,119	Floating interest rate	JPY 1 month TIBOR +0.50000%	September 26, 2018	September 26, 2023
Term Loan (I)	Sumitomo Mitsui Trust Bank, Limited MUFG Bank, Ltd.	4,250	Fixed interest rate (swap)	0.37250% ¹	January 22, 2019	January 22, 2022
New Syndicate Loan (K)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Resona Bank, Limited Development Bank of Japan, Inc. The Bank of Fukuoka, Ltd. The Shizuoka Bank, Ltd. The Nomura Trust and Banking Co., Ltd. The Senshu Ikeda Bank, Ltd.	7,934	Fixed interest rate (swap)	0.36100% ¹	March 29, 2019	March 29, 2022
	Aozora Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Tochigi Bank, Ltd.	2,500	Fixed interest rate (swap)	0.59400% ¹	March 29, 2019	March 29, 2024
	Kiraboshi Bank, Ltd.	1,000	Floating interest rate	JPY 1 month TIBOR +0.80000%	March 29, 2019	March 29, 2029

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (4/6) *As of February 20, 2020

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
Term Loan (J)	Citibank, N.A., Tokyo Branch	1,000	Fixed interest rate (swap)	0.34000% ¹	June 17, 2019	June 17, 2022
Term Loan (K)	Development Bank of Japan, Inc.	1,000	Fixed interest rate (swap)	0.33433% ¹	June 28, 2019	June 17, 2022
New Syndicate Loan (M)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	5,796	Fixed interest rate (swap)	0.40000% ¹	July 16, 2019	January 16, 2023
	Citibank, N.A., Tokyo Branch Resona Bank, Limited.	5,796	Fixed interest rate (swap)	0.49859% ¹	July 16, 2019	January 16, 2024
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Citibank, N.A., Tokyo Branch	5,796	Fixed interest rate (swap)	0.56310% ¹	July 16, 2019	July 16, 2024
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	5,796	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 16, 2019	January 16, 2025
		5,795	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 16, 2019	July 16, 2025
New Syndicate Loan (L)	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., AEON Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,943	Fixed interest rate (swap)	0.41326% ¹	July 19, 2019	January 16, 2023
	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., AEON Bank, Ltd., Aozora Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,943	Fixed interest rate (swap)	0.52473% ¹	July 19, 2019	January 16, 2024
		4,943	Fixed interest rate (swap)	0.57984% ¹	July 19, 2019	July 16, 2024

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

Borrowings and Investment Corporation Bonds (5/6) *As of February 20, 2020

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (L)	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., AEON Bank, Ltd., Aozora Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,943	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 19, 2019	January 16, 2025
		4,942	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 19, 2019	July 16, 2025
	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited	2,686	Floating interest rate	JPY 1 month TIBOR +0.20000%	July 19, 2019	July 18, 2020
Term Loan (L)	Tokyo Star Bank, Limited	700	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 22, 2019	July 16, 2025
New Syndicate Loan (N)	Mizuho Bank, Ltd. The Daisan Bank, Ltd.	3,682	Fixed interest rate (swap)	0.46219% ¹	August 28, 2019	January 16, 2024
New Syndicate Loan (O)	The Daisan Bank, Ltd.	1,700	Fixed interest rate (swap)	0.48590% ¹	October 15, 2019	April 15, 2024
		1,000	Floating interest rate	JPY 1 month TIBOR +0.55000%	October 15, 2019	April 15, 2025
	The Nishi-Nippon City Bank, Ltd.	1,000	Floating interest rate	JPY 1 month TIBOR +0.70000%	October 15, 2019	October 15, 2025
New Syndicate Loan (P)	Sumitomo Mitsui Trust Bank, Limited	880	Floating interest rate	JPY 1 month TIBOR +0.20000%	January 6, 2020	January 6, 2021
		1,550	Fixed interest rate (swap)	0.41687% ¹	January 6, 2020	January 6, 2023
		4,550	Fixed interest rate (swap)	0.64291% ¹	January 6, 2020	January 6, 2025
Subtotal of Short Term Debt		3,566				
Subtotal of Long Term Debt		255,588				
Total Debt		259,154				

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated.

(Note 2) Borrowing amount is rounded down to indicated unit.

■ Investment Corporation Bonds

Name	Issue Date	Issue Amount (JPY million)	Interest	Term	Redemption Date	Rating
1st series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2018	1,000	0.400% p.a.	5 years	May 25, 2023	A+ (JCR)
2nd series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2018	1,000	0.800% p.a.	10 years	May 25, 2028	A+ (JCR)
3rd series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 12, 2018	2,000	0.550% p.a.	5 years	October 12, 2023	A+ (JCR)
4th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 28, 2019	1,000	0.480% p.a.	5 years	October 28, 2024	A+ (JCR)
5th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 28, 2019	2,000	0.900% p.a.	10 years	October 26, 2029	A+ (JCR)
Total		7,000				

As of June 30, 2019

As of December 31, 2019

Major Unitholders (TOP 10)

Name	Number of units held	(%)
1 The Master Trust Bank of Japan, Ltd. (trust account)	879,739	15.52
2 Japan Trustee Services Bank, Ltd. (trust account)	556,734	9.82
3 JP MORGAN BANK LUXEMBOURG S.A. 384500	318,898	5.62
4 The Nomura Trust and Banking Co., Ltd. (investment trust account)	184,782	3.26
5 Trust & Custody Services Bank, Ltd. (securities investment trust account)	174,912	3.08
6 STATE STREET BANK AND TRUST COMPANY 505001	119,963	2.11
7 Mizuho Trust & Banking Co., Ltd.	116,716	2.05
8 SSBTC CLIENT OMNIBUS ACCOUNT	114,140	2.01
9 GCAS BANA LONDON US CLIENT	102,769	1.81
10 BNYM AS AGT/CLTS 10 PERCENT	91,507	1.61
Total	2,660,160	46.94

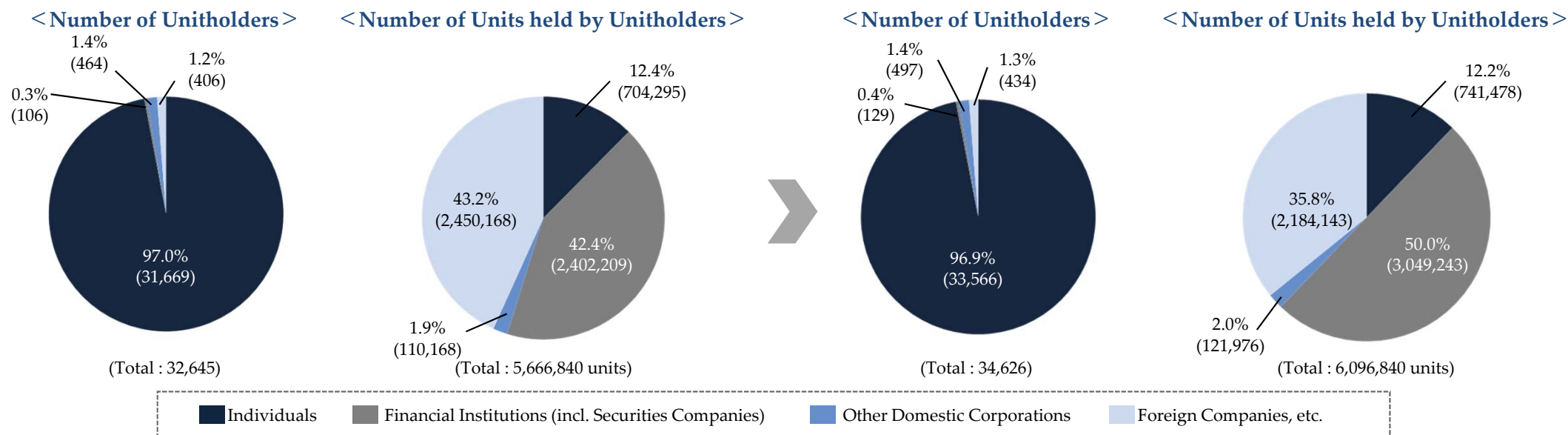
Name	Number of units held	(%)
1 The Master Trust Bank of Japan, Ltd. (trust account)	1,172,717	19.23
2 Japan Trustee Services Bank, Ltd. (trust account)	669,210	10.97
3 JP MORGAN BANK LUXEMBOURG S.A. 384500	299,486	4.91
4 The Nomura Trust and Banking Co., Ltd. (investment trust account)	281,403	4.61
5 Trust & Custody Services Bank, Ltd. (securities investment trust account)	191,295	3.13
6 GCAS BANA LONDON US CLIENT	123,245	2.02
7 Mizuho Trust & Banking Co., Ltd.	118,042	1.93
8 STATE STREET BANK AND TRUST COMPANY 505001	103,325	1.69
9 STATE STREET BANK WEST CLIENT - TREATY 505234	80,364	1.31
10 J.P. Morgan Securities	77,534	1.27
Total	3,116,621	51.11

*Percentages are rounded down to the second decimal place

Issued investment units: 5,666,840

Issued investment units: 6,096,840

Unitholders Composition



*Percentages are rounded to one decimal place

Unit Price Information



Source: TSE and Bloomberg

(Note 1) It shows the change in the price from January 4, 2013 until January 31, 2020

(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

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