

## Translation

This is an English language translation of the original Japanese announcement on our Website released on August 28, 2013. However, no assurance or warranties are given with respect to the accuracy or completeness of this English language translation. The Japanese original shall prevail in the case of any discrepancies between this translation and the Japanese original.

## Summary of Financial Results (REIT) for the Fiscal Period Ended June 30, 2013

August 28, 2013

Name of Issuer: Invincible Investment Corporation  
Stock Exchange Listing: Tokyo Stock Exchange

Securities Code: 8963  
URL <http://www.invincible-inv.co.jp/>

Representative: Naoki Fukuda, Executive Director  
Name of Asset Manager: Consonant Investment Management Co., Ltd.  
Representative: Naoki Fukuda, President & CEO  
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Scheduled Date of Filing of Securities Report: September 26, 2013  
Scheduled Date of Commencement for Distribution Payments: September 27, 2013

Supplementary Materials for Financial Results: Yes

Presentation Meeting: Yes (for analysts and investors)

(values are rounded down to the nearest million yen)

### 1. Financial Results for the Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)

(Percentages indicate percentage change from the previous period)

#### (1) Operating Results

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Period ended June 2013	2,760	11.5	1,231	13.6	335	192.4	335	193.5
Period ended December 2012	2,476	13.8	1,084	21.3	114	(8.9)	114	(10.9)

	Net Income per Unit	Net Income/ Unitholders' Equity	Ordinary Income/Total Assets	Ordinary Income/Ordinary Revenues
	yen	%	%	%
Period ended June 2013	249	1.0	0.4	12.2
Period ended December 2012	85	0.3	0.2	4.6

(Note) Net Income per Unit is rounded to the nearest yen.

#### (2) Distributions

	Distribution per Unit (Excluding excess profit distribution per unit)	Distribution Amount	Excess Profit Distribution per Unit	Excess Profit Distribution Amount	Dividend Payout Ratio	Distribution/ Net Assets
	yen	Millions of yen	yen	Millions of yen	%	%
Period ended June 2013	264	355	0	0	106.0	1.1
Period ended December 2012	117	157	0	0	137.6	0.5

(Note 1) Invincible Investment Corporation (INV) reversed JPY 43 million out of surplus and distributed JPY 117 per unit for the distribution for the fiscal period ended December 31, 2012. As for the distribution for the fiscal period ended June 30, 2013, INV reversed JPY 20 million out of surplus and decided to distribute JPY 264 per unit.

(3) Financial Position

	Total Assets	Net Assets	Net Assets/Total Assets	Net Assets per Unit
	Millions of yen	Millions of yen	%	yen
As of June 30, 2013	80,249	32,848	40.9	24,363
As of December 31, 2012	80,200	32,670	40.7	24,231

(Note) Net Assets per Unit is rounded to the nearest yen.

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investment Activities	Cash Flows from Financing Activities	Closing Balance of Cash and Cash Equivalents
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal Period ended June 30, 2013	1,054	(167)	(300)	4,117
Fiscal Period ended December 31, 2012	878	(14,412)	11,855	3,531

2. Forecast for the Fiscal Period ending December 31, 2013 (from July 1, 2013 to December 31, 2013)

(Percentages in brackets represent change from previous fiscal period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income		Distribution per Unit (excluding excess profit distribution per unit)	Excess Profit Distribution per Unit
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	yen	yen
Fiscal Period ending December 31, 2013	2,740	(0.7)	1,182	(4.0)	270	(19.4)	270	(19.4)	200	0

	Reversal of Surplus		Distribution Amount	
	Millions of yen	%	Millions of yen	%
Fiscal Period ending December 31, 2013	—	( — )	269	(24.2)

(Reference) Estimated net income per unit for the fiscal period ending December 31, 2013 is JPY 200.

3. Others

(1) Changes in Accounting Policies, Accounting Estimates or Restatements

(a) Changes in Accounting Policies due to Revisions to

Accounting Standards and Other Regulations

None

(b) Changes in Accounting Policies due to Other Reasons

None

(c) Changes in Accounting Estimates

None

(d) Restatements

None

(2) Number of Investment Units Issued and Outstanding

(a) Number of Units Issued and Outstanding as of the

End of the Fiscal Period (Including Treasury Units) June 30, 2013 1,348,292 December 31, 2012 1,348,292

(b) Number of Treasury Units at End of Fiscal Period June 30, 2013 0 December 31, 2012 0

(Note) Please refer to the “Notes Related to Per Unit Information” on page 30 for the number of units used as a basis for calculating net income per unit.

※ The Implementation Status of Statutory Audit

At the time of this financial report, the audit procedures for the financial statements pursuant to the Financial Instruments and Exchange Act are yet to be completed.

※ Explanation on the Appropriate Use of the Forecast of Results and Other Matters of Special Consideration

(Explanation on the Appropriate Use of the Forecast of Results)

The forward-looking statements in this material are based on the information currently available to us and certain assumptions which we believe are reasonable. Actual operating performance may differ significantly due to factors we cannot predict as of this date, including gains or losses from the disposition of properties, repayment of borrowings, decreases in rents and changes in operating conditions. Further, there is no guarantee of the payment of the forecast distribution amount.

Please refer to “Assumptions for the Forecasts for the Fiscal Period ending December 31, 2013 (from July 1, 2013 to December 31, 2013)” on page 10 for assumptions used in the forecasts and precautions regarding the use of such forecasts.

## 1. Related Companies of the Investment Corporation

Disclosure is omitted because there have been no material changes in the “Structure of the Investment Corporation” section of the latest securities report (filed on March 27, 2013).

## 2. Management Policy and Operating Condition

### (1) Management Policy

Disclosure is omitted in the “Investment Policy” and “Investment Targets” sections of the latest securities report (filed on March 27, 2013) because there are no material changes.

On June 28, 2013, the Investment Corporation held a general unitholders’ meeting in which it made certain amendments to its articles of incorporation, including with respect to its “distribution policy”. For the amended “distribution policy”, please refer to page 48.

### (2) Operating Condition

#### (a) Overview of the Fiscal Period ended June 30, 2013

##### (i) Main Trends in the Investment Corporation

The investment corporation (the “Investment Corporation” or “INV”) was established in January 2002 based on the Investment Trust and Investment Corporation Act (Law No. 198 of 1951, as amended; hereinafter referred to as the “Investment Trust Act”). In May 2004, the Investment Corporation was listed on the Osaka Securities Exchange (application for delisting was made in August 2007), and in August 2006 it was listed on the Real Estate Investment and Trust Securities Section of the Tokyo Securities Exchange (Ticker Code: 8963).

In order to address refinancing concerns and other financial problems, after conducting a merger (“the Merger”) with LCP Investment Corporation (“LCP”) on February 1, 2010, the Investment Corporation issued new investment units through third-party allotment to Calliope Godo Kaisha (“Calliope”), an affiliate of Fortress Investment Group LLC (“FIG” and together with Calliope and its other affiliates, the “Fortress”), acting as the principal investor, and conducted a refinancing.

Ever since the sponsorship from Fortress, the Investment Corporation has been dedicating itself to the improvement of occupancy rates and the reduction of its and its properties’ expenditures by strengthening its asset management, planning and financial management capabilities. Furthermore, in September 2012, it newly acquired 24 properties (trust beneficiary interest in Japanese real estate) without issuing any equity, thus achieving external growth.

As a result of these efforts, the Investment Corporation’s financial condition and its portfolio earnings capacity has substantially improved, and combined with the expansion in assets under management and revenues resulting from the new property acquisitions described above and the expansion of revenue from the operation of properties, the Investment Corporation believes that a stable revenue base has been established.

##### (ii) Investment Environment and Operational Performance

For the reporting period ended June, 2013 (the “reporting period”), Japan’s economy saw a continued weakening yen and higher stock values amid the background of expectations for various policy measures aimed at overcoming deflation through the so-called “Abenomics,” and the realization of sustained economic growth. Notwithstanding a temporary rise in long-term interest rates and adjustments in stock-prices, real GDP growth rate for the January through March period continued upwards to 4.1%. Moreover, the trend of economic recovery trend is reflected in the Bank of Japan’s “Tankan”

(survey of June, 2013) in which, among other things, the business conditions diffusion index (DI) registered for June 2013, as compared to March 2013, showed an improvement in the manufacturing sector of 4%, and in the non-manufacturing sector 12%.

Regarding the real estate investment market, total asset acquisitions by J-REITs from January to June were approximately JPY 1.4 trillion, significantly exceeding the transaction total for last year (about JPY 804.8 billion). With Japan's recovering economy and the weakening yen in the background, there is a recover in transactions by foreign companies, and the market condition is becoming more active.

On the other hand, regarding the real estate rental market, although demand continues to be strong and occupancy rates are stable in the residential sectors of large metropolitan regions, including Tokyo, in regional areas where the employment situation remains difficult or in the case of older buildings which are becoming outdated in terms of specifications, vacancy periods are lengthening, rent levels continue to drop and the rental market still continues to be weak. Regarding the upscale residential leasing sector, which worsened after the Lehman Shock, we see a trend emerging towards improvement in occupancy rates and rent levels concentrated in prime properties in central Tokyo. Regarding the office sector, we see an improvement in the vacancy rate of high-end properties in central Tokyo, and a tendency towards improvement of rent levels in newly constructed large buildings, and as the overall economic situation has turned favorable, there are signs that certain businesses with strong operations results are increasing floor use and expanding.

In such an environment, in the reporting period the Investment Corporation did not engage in any acquisitions or sales of properties, focusing attention instead on improved profitability through internal growth.

The average occupancy rate for the overall portfolio of the Investment Corporation held steady at a stable 95.9% through the reporting period, with 96.0% for the fiscal period ended December 31, 2012, and 95.2% for the previous fiscal period ended in June 30, 2012.

With respect to residential properties in particular, efforts to strengthen direct sales to property management (PM) companies and brokers as well as the emphasis on implementing occupancy-rate improvement measures, including original-state-restoration period management, have made it possible to raise the average occupancy rate up to 95.6% (as compared to 95.2% for the fiscal period ended December 31, 2012, and 94.2% for the fiscal period ended June 30, 2012).

As of the end of the reporting period, the Investment Corporation's properties are comprised of 63 residential units, 7 office buildings and retail facilities, 7 senior facilities and one parking lot – a total of 78 properties, with a total acquisition value of JPY 77,161 million and with total rentable floor space of 171,285.50 square meters.

### (iii) Overview of Fund Raising

During the reporting period, no new fund-raising was undertaken.

The Investment Corporation made scheduled repayments of borrowings of JPY 131 million during the reporting period (Note 1), and as a result, at the end of the reporting period, the interest-bearing debt of the Investment Corporation was JPY 43,851 million and the interest-bearing debt ratio was 54.6% (Note 2).

(Note 1) Scheduled repayments include partial repayment of the Syndicate Loan B of JPY 150 million per year (JPY 17 million per quarter) and the Shinsei Trust Loan B of JPY 112 million per year (JPY 28 million per quarter).

(Note 2) The calculation for the interest-bearing debt ratio uses the calculation formula below:

Interest-bearing ratio = amount of interest-bearing debt ÷ total amount of assets at end of period x 100

(iv) Overview of Results of Operations and Distributions

As a result of the above operational management, for the reporting period, operating revenue was JPY 2,760 million, operating income was JPY 1,231 million, ordinary income was JPY 335 million, and net income was JPY 335 million, showing significant improvement from the prior fiscal period.

With respect to distributions, by utilizing a portion (JPY 20 million) of the surplus resulting from the negative goodwill (the “Surplus”) from the Merger on top of net income, it has been decided to set total distributions at JPY 355 million, or distribution per unit of JPY 264.

For the reporting period, comprehensively taking into account factors such as the Investment Corporation’s financial condition, the liquidity of cash in hand and the amount of the Surplus, it was decided to establish a distribution level that would satisfy the requirements for distribution payment. Accordingly, with respect to distributions for the reporting period, pursuant to the Investment Corporation’s distribution policy set forth in its articles of incorporation, the distribution was set at above the 90% of distributable profit as set forth in Article 67-15 of the Special Taxation Measures Act, with distribution per unit of JPY 117.

(Note) The amount of distributable profit (JPY 394 million (\*)) x 90% = JPY 355.4 million

The total amount of distributions for the period ended June 2013 was JPY 355.9 million, which exceeded the above calculation of JPY 355.4 million.

(\*) The amount of distributable profit (JPY 394 million) = fiscal period net profit before taxes (JPY 335 million) + the sum of negative goodwill amortization (JPY 59 million) \*\* for each period.

(\*\*) The negative goodwill amortization for each period (JPY 59 million) = extraordinary gain resulting from negative goodwill from the Merger (JPY 11,843) x (net number of months divided by 1200 months (\*\*\*)).

(\*\*\*) 1,200 months = a period of 100 years x 12 months (a one-year period)

(b) Outlook for the Fiscal Period Ending December 31, 2013

a. Future operational policy and issues to be addressed

(i) External growth strategy

New Property Acquisitions

Going forward, the Investment Corporation will seek external growth with an emphasis on stable earnings in the medium to long term. Acquisitions of properties with a wide variety of uses, including residential properties, office buildings, retail facilities, hotels, senior facilities, parking facilities, etc. will be considered in light of market conditions, expected earnings, stable cash flows, the portfolio composition ratio, the effect on portfolio composition by geographic area, and so on.

In addition, in order to further enhance the capacity to collect information about property transactions, the Investment Corporation will explore a wide variety of acquisition opportunities in the market will work diligently to expand the independent information network of Consonant Investment Management (“the Asset Manager”), to whom the Investment Corporation entrusts its operations. Furthermore, the Investment Corporation will create opportunities to regularly trade information with Fortress, and collect information in multifaceted ways.

Property Sales

The Investment Corporation will make appropriate reviews for selecting potential candidates for sales in consideration of factors such as the portfolio composition, geographic diversification, medium to long term earnings potential, changes in

the market competitiveness, and additional investments for maintaining competitiveness and profitability. In addition, with respect to property sales as well, the Investment Corporation will collect information through a wide variety of disposition opportunities, and at the same time work diligently to expand the Asset Manager's independent network, while creating opportunities to regularly trade information with Fortress, and will consider appropriate property dispositions.

(ii) Strategy for internal growth

The Investment Corporation continues to make efforts to maintain and improve occupancy rates and rent levels in view of securing stable cash flows. Through leasing strategy meetings that are held every week and otherwise as appropriate, the Investment Corporation considers concrete measures for strengthening sales by utilizing the information network of the PM and Asset Manager, taking preventative measures to eliminate vacancies exceeding 30 days, completion of original state repair construction to within a 20-day period after the exit of a tenant in order to quickly lease a unit to a new tenant, and to manage the timely implementation of such measures. For the next fiscal period and beyond, the Investment Corporation will continue to prepare leasing strategies that take into consideration the market and competing properties, and take thorough and flexible measures.

Regarding management of PM companies, the Investment Corporation will continue endeavors to maintain and improve management quality and achieve further profitability through daily supervision and directions, regular reviews of management capacity, the selection of PM companies that appropriately match each property's unique characteristics, and so on.

Because the preparation and execution of maintenance and repair plans is an important factor in improving portfolio earnings potential, maintaining and increasing property value and gaining still greater tenant satisfaction and trust, the Investment Corporation will continue to prepare plans that seek to maximize of property value through product quality, market competitiveness, improvement of occupancy rates and enhanced profitability. In addition, regarding specifications and room layout, in order to make it possible to flexibly accommodate diversifying tenant needs, and to provide differentiation with respect to design and functionality, the Investment Corporation will prepare and implement plans that include tie-ups with specialized companies.

Through adequate implementation of these objectives, the Investment Corporation will seek as its long-term objective the maximization of cash flow and the improvement of asset value.

As a result of executing the internal growth strategies discussed above, the appraisal value of the Investment Corporation's properties at the end of the reporting period rose to JPY 74,347 million from JPY 73,483 million, showing an increase of JPY 864 million, thus realizing growth in asset value for three consecutive periods.

(iii) Financial strategy

In principle, the Investment Corporation will seek to target the total of its borrowings and investment corporation bonds to be no higher than 60% of its total assets (note).

Going forward, when the Investment Corporation engages in fund-raising through borrowings from financial institutions and raising equity for the purpose of repaying existing borrowings and acquiring new properties, the Investment Corporation will carefully consider the trends in the capital and financial markets and decide upon the appropriate way of raising funds accordingly.

In addition to continuing to maintain relationships that have been developed with existing lenders, the Investment Corporation will consider opportunities for improving unitholders' value by diligently considering fund-raising not only from existing lenders but from other lenders, including not only domestic but overseas lenders, as well a different fund-

raising techniques. In addition, by utilizing the relationship with Fortress, efforts will be made to gather information from a variety of sources.

Based on such measures, the Investment Corporation will seek to further enhance unitholders' value through achieving an even more stable financial structure.

(Note) However, interest-bearing liabilities may temporarily exceed 60% in connection with the acquisition of properties.

(iv) Compliance risk management

While the executive officer of the Investment Corporation concurrently serves as the representative director at the Asset Manager, two supervisory directors (an attorney and a certified public account) oversee the execution of the executive officer's duties via the Board of Directors of the Investment Corporation.

The Asset Manager has a compliance officer who is responsible for compliance with laws, regulations and other relevant matters as well as overall management of transactions with sponsor related parties. Moreover, it has in place a compliance committee which, chaired by such compliance officer, is in charge of deliberating on fundamental items related to compliance with laws, regulations and other relevant matters as transactions with sponsor related parties.

Compliance committee meetings are attended by an outside expert (an attorney) who, sitting in as a compliance committee member, contributes to the Asset Manager's compliance by ensuring the compliance of related party transactions from the standpoint of such expert's expertise and experience and promoting restraint in decision-making as a third party.

The Investment Corporation will take steps to further strengthen its compliance structure to contribute to the transparency and health of its operations.

(v) Significant subsequent events

Nothing applicable.

b. Operational Outlook

The following forecast is made for the fiscal period ending December 31, 2013 (the "next period").

Fiscal period ending December 31, 2013 (from July 1, 2013 to December 31, 2013)

Operating Revenues	JPY 2,740 million
Operating Income	JPY 1,182 million
Ordinary Income	JPY 270 million
Net Income	JPY 270 million
Distribution per unit	JPY 200
Excess Profit Distributions per unit	JPY 0

With respect to operating revenues, the forecast assumes a decrease of JPY 20 million (0.7%) to JPY 2,740 million compared to the reporting period, due to a decrease in new leases and renewals resulting from seasonal factors. In addition, operating income is forecast to be down JPY 49 million (4%) from the reporting period to JPY 1,182 million due to an increase in operating costs of JPY 29 million (1.9%) resulting from an increase in repair costs and property-related taxes. Furthermore, net income is forecast to decrease JPY 65 million (19.4%) compared to the period ended June, 31, 2013, to JPY 270 from an increase in non-operating expenses of JPY 12 million (1.3%), including an increase in interest expense resulting from a higher number of operating days when compared to the reporting period.



With respect to distributions for the next period, the Investment Corporation assumes that the distribution requirement (Note 1) of the conduit requirements will not be satisfied, based on the current outlook for operational performance, the Investment Corporation forecasts a total distribution of JPY 269 million (note 3), funded from net income, or a distribution of JPY 200 per unit. However, the actual distribution amount will be decided in a reasonable manner at a time when the operational performance for the next period becomes generally clearer, taking into account factors such as satisfaction of the distribution payment requirement, the Investment Corporation's past track record of distributions (approximately JPY 200 per unit), stability of distributions over the medium term, financial condition, liquidity of cash on hand and the amount of Surplus remaining.

Furthermore, the distribution of JPY 200 per unit is based on the assumption that the Surplus will not be used towards this distribution, and thus after the next period's distribution the surplus balance is forecast to remain unchanged at JPY 93 million.

(Note 1) One of the conduit requirements is distribution of 90% or more of distributable profit.

(Note 2) Amount of distributable profit for the fiscal period ending December 2013 (JPY 330 million (\*)) x 90% = JPY 297 million

(\*) Fiscal period's amount of distributable profit (JPY 330 million) = fiscal period's net income before tax in the next period (JPY 270 million) + amortization of negative goodwill for each period (JPY 59 million) (\*\*).

(\*\*) Amortization of negative goodwill for each period (JPY 59 million) = gain of negative goodwill from the merger (JPY 11,843 million) x (number of months this period ÷ 1,200 months (\*\*\*)).

(\*\*\*) 1,200 months = 100 years x 12 months (a one-year period).

(Note 3) The amount of distributions that is currently assumed (JPY 269 million) does not exceed the amount of distributable profit as calculated by the above formula and thus is assumed not to satisfy that the conduit requirements. However, due to disposition of properties in the past, the Investment Corporation has tax loss carryforwards of JPY 20,561 million (as of June 30, 2013) some of which can be carried forward up to the 35th period (ending December 31, 2020). Therefore, even if the conduit requirement is not satisfied, if within the applicable timeframe and amount requirements, it is expected that the Investment Corporation will not incur any tax since taxable income will be offset by the amount of such tax loss carryforwards.

For the operation outlook for the period ending December 31, 2013, please refer to the following section below: "Assumptions for the Forecasts for the Fiscal Period ending December 31, 2013 (from July 1, 2013 to December 31, 2013)".

#### Cautionary Note regarding Forward Looking Statements

Forward looking statements such as the forecasts set forth herein are based on information currently available and certain assumptions that are deemed reasonable. Actual operating performance may vary significantly due to factors not foreseen at the time of this present notice, such as the occurrence of gains and losses associated with the sale of properties, repayment of borrowings and a decrease in rent received. Also, this forecast is not a guarantee of distribution amounts.

Assumptions for the Forecasts for the Fiscal Period ending December 31, 2013 (from July 1, 2013 to December 31, 2013)

Item	Assumptions
Fiscal period	From July 1, 2013 to December 31, 2013 (184 day period)
Assets under management	INV assumes the number of properties is 78 properties based on the number of properties held by INV as of today. In addition, INV assumes there will be new acquisitions or disposals of existing properties thereafter through to the end of the fiscal period.
Units outstanding	INV assumes the number of units issued and outstanding is 1,348,292 units, which is based on the number of units issued by INV as of today. Also, INV assumes there will be no additional issuance of investment units thereafter through to the end of the fiscal period.
Interest-bearing liabilities	The repayments of JPY 131 million are scheduled to be made by scheduled repayments during this fiscal period and INV assumes there will be no additional repayments of the borrowings other than the schedule repayments and no new borrowings.
Operating revenues	INV assumes it will earn operating revenues of JPY 2,740 million for the fiscal period.  Rental revenues are calculated based on historical data and taking into account tenant trends, property competitiveness, the market environment and other factors. In addition, INV assumes there will be no delinquencies or non-payment of rent by tenants.
Operating expenses	INV assumes it will incur property-related expenses of JPY 1,323 million. The breakdown is as follows <ul style="list-style-type: none"> <li>• Facility management fees JPY 462 million (of this amount, JPY 40 million are for repair costs)</li> <li>• Taxes and other public charges JPY 176 million</li> <li>• Insurance expenses JPY 5 million</li> <li>• Other expenses JPY 47 million</li> <li>• Depreciation expenses JPY 532 million</li> </ul> <p>Other than depreciation expenses, the property-related expenses are calculated based on historical data and reflect elements that may cause fluctuations. Of the assessed and decided real property tax, city planning tax, depreciable property tax, etc. applicable to assets under management, INV records as expenses the tax amount that it expects to pay during the fiscal periods.</p> <p>Repair costs may vary due to changes in circumstances, etc., though they are estimated based on the repair plans created by the Asset Manager.</p> <p>Other than these property-related expenses, INV assumes it will incur operating expenses of JPY 233 million for the fiscal period.</p>
Non-operating expenses	INV assumes it will incur non-operating expenses of JPY 911 million for the fiscal period. The breakdown is as follows: <ul style="list-style-type: none"> <li>• Interest expenses JPY 811 million</li> <li>• Finance related costs JPY 98 million</li> <li>• Other non-operating expenses JPY 1 million</li> </ul>
Distribution per unit	The distribution per unit is calculated in accordance with the cash distribution policy set forth in INV's articles of incorporation. INV assumes it will pay the distribution using net income as the source, and plans to distribute JPY 269 million (JPY 200 per unit). The distribution per unit may vary due to various factors, such as fluctuations in rental revenues resulting from changes in assets under management, changed in tenants, etc. and the incurrence of unexpected repairs.
Excess profit distribution per unit	INV currently does not expect to make distributions in excess of profits (excess profit distribution per unit).
Other	INV assumes there will no amendments to laws and ordinances, the taxation system, accounting standards and other regulations that will affect the foregoing forecasts. In addition, INV assumes there will be no unforeseen material changes in the environment, including general economic trends and real estate market conditions. In addition, INV assumes there will no unforeseen material changes in the market environment, including general economic trends and real estate market conditions.

### 3. Financial Statements

#### (1) Balance Sheets

(Unit: thousands of yen)

		Fiscal Period ended December 31, 2012 (As of December 31, 2012)	Fiscal Period ended June 30, 2013 (As of June 30, 2013)
<b>Assets</b>			
Current Assets			
Cash and deposits		745,429	1,427,483
Cash and deposits in trust	※1	2,786,480	2,690,331
Accounts receivables		18,370	17,407
Advances paid		664	139
Deposits paid	※2	690,495	748,197
Prepaid expenses		208,056	211,587
Consumption tax receivable		115,447	-
Allowance for doubtful accounts		(797)	(1,528)
Total Current Assets		4,564,147	5,093,620
Non-current Assets			
Property, plant and equipment			
Buildings	※1	2,680,174	2,680,174
Accumulated depreciation		(163,166)	(190,772)
Buildings, net		2,517,007	2,489,402
Equipment	※1	50,691	50,691
Accumulated depreciation		(24,125)	(26,789)
Equipment, net		26,566	23,902
Building improvements	※1	3,848	3,848
Accumulated depreciation		(1,261)	(1,397)
Building improvements, net		2,587	2,451
Land	※1	2,713,620	2,713,620
Buildings in trust	※1	29,664,262	29,677,895
Accumulated depreciation		(1,782,176)	(2,060,616)
Buildings in trust, net		27,882,085	27,617,278
Equipment in trust	※1	6,608,496	6,713,907
Accumulated depreciation		(1,280,186)	(1,493,122)
Equipment in trust, net		5,328,309	5,220,784
Building improvements in trust	※1	294,542	312,020
Accumulated depreciation		(73,848)	(85,630)
Building improvements in trust, net		220,693	226,389
Tools, furniture and fixtures in trust	※1	123,699	142,175
Accumulated depreciation		(54,255)	(64,333)
Tools, furniture and fixtures in trust, net		69,443	77,842
Land in trust	※1	36,582,527	36,582,527
Total property, plant and equipment		75,342,842	74,954,199
Intangible assets			
Others		244	167
Total intangible assets		244	167
Total investment and other assets			
Guarantee deposits		10,000	10,000
Long-term prepaid expenses		253,406	158,394
Others		29,381	32,680
Total investments and other assets		292,787	201,075
Total non-current Assets		75,635,874	75,155,443
Total Assets		80,200,022	80,249,063

		(Unit: thousands of yen)	
		Fiscal Period ended December 31, 2012 (As of December 31, 2012)	Fiscal Period ended June 30, 2013 (As of June 30, 2013)
<b>Liabilities</b>			
Current Liabilities			
Accounts Payable		133,791	151,861
Current portion of long-term debts	※1	262,000	262,000
Accrued liabilities		18,748	4,375
Accrued expenses		362,514	354,066
Accrued income taxes		503	527
Accrued consumption taxes		-	24,902
Advances received		378,770	377,475
Deposits received		5,268	8,601
Total Current Liabilities		1,161,597	1,183,809
Non-current Liabilities			
Long-term debts	※1	22,760,500	22,629,500
Long-term debts in trust	※1	20,960,000	20,960,000
Tenant leasehold and security deposits in trust		1,059,315	1,048,635
Tenant leasehold and security deposits		183,579	183,579
Long-term accrued expenses		1,404,333	1,395,513
Total Non-current Liabilities		46,367,728	46,217,228
Total Liabilities		47,529,325	47,401,038
<b>Net Assets</b>			
Unitholders' Equity			
Unitholders' Capital		26,134,396	26,134,396
Surplus			
Capital Surplus		6,264,432	6,264,432
Unappropriated retained earnings/loss		271,868	449,196
Total Surplus		6,536,300	6,713,628
Total Unitholders' Equity		32,670,697	32,848,025
Total Net Assets	※3	32,670,697	32,848,025
Total Liabilities and Net Assets		80,200,022	80,249,063

## (2) Statement of Income

		(Unit: thousands of yen)
	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Operating Revenues		
Rental revenues ※1	2,476,430	2,760,177
Total Operating Revenues	2,476,430	2,760,177
Operating Expenses		
Property related expenses ※1	1,156,672	1,295,403
Directors' remuneration	4,800	4,800
Asset management fees	130,067	125,000
Asset custodian fees	3,351	3,911
Administrative service fees	24,781	21,531
Provision of allowance for doubtful accounts	797	730
Other operating expenses	71,786	77,562
Total Operating Expenses	1,392,258	1,528,940
Operating Income	1,084,171	1,231,237
Non-operating Revenues		
Interest revenues	487	383
Miscellaneous income	2,904	3,088
Total Non-operating Revenues	3,391	3,472
Non-operating Expenses		
Interest expenses	763,201	800,615
Finance related costs	208,347	96,816
Investment unit issuance expenses	1,230	1,300
Miscellaneous losses	-	293
Total Non-operating Expenses	972,778	899,026
Ordinary Income	114,784	335,683
Income Before Income Taxes	114,784	335,683
Corporate Tax, etc.	604	605
Total Corporate Tax, etc.	604	605
Net Income	114,179	335,078
Retained Earnings at the Beginning of the Period	157,688	114,118
Unappropriated Retained Earnings/Loss at the End of the Period	271,868	449,196

## (3) Statement of Unitholders' Equity

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Unitholders' Equity		
Unitholders' Capital		
Balance at the beginning of the period	26,134,396	26,134,396
Change during the period		
Total change during the period	-	-
Balance at the end of the period	26,134,396	26,134,396
Surplus		
Capital Surplus		
Balance at the beginning of the period	6,264,432	6,264,432
Change during the period		
Total change during the period	-	-
Balance at the end of the period	6,264,432	6,264,432
Unappropriated Retained Earnings/Loss		
Balance at the beginning of the period	427,346	271,868
Change during the period		
Distributions from surplus	(269,658)	(157,750)
Net income	114,179	335,078
Total change during the period	(155,478)	177,328
Balance at the end of the period	271,868	449,196
Total Surplus		
Balance at the beginning of the period	6,691,778	6,536,300
Change during the period		
Distributions from surplus	(269,658)	(157,750)
Net income	114,179	335,078
Total change during the period	(155,478)	177,328
Balance at the end of the period	6,536,300	6,713,628
Total Unitholders' Equity		
Balance at the beginning of the period	32,826,175	32,670,697
Change during the period		
Distributions from surplus	(269,658)	(157,750)
Net income	114,179	335,078
Total change during the period	(155,478)	177,328
Balance at the end of the period	32,670,697	32,848,025
Total Net Assets		
Balance at the beginning of the period	32,826,175	32,670,697
Change during the period		
Distributions from surplus	(269,658)	(157,750)
Net income	114,179	335,078
Total change during the period	(155,478)	177,328
Balance at the end of the period	32,670,697	32,848,025

## (4) Statement of Cash Distribution

	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
I Unappropriated retained earnings	271,868,258 yen	449,196,371 yen
II Distribution Amount (Distribution per Unit)	157,750,164 yen (117 yen)	355,949,088 yen (264 yen)
III Retained earnings carried forward	114,118,094 yen	93,247,283 yen
Calculation method of distribution amount	In accordance with the distribution policy set forth in Article 17, Paragraph 1 of the Articles of Incorporation of INV, the distribution amount shall be the amount which does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Special Taxation Measures Act. However, in the event that any tax losses arise, or if no profits have been recorded for tax purposes due to tax losses carried forward, the distribution amount may be as reasonably determined by INV. Pursuant to this policy, INV determined the distribution amount to be 157,750,164 yen, which is the sum of net income of 114,179,864 yen and reversal of surplus of 43,570,300 yen. INV did not distribute any amounts in excess of profit, as set forth in Article 17, Paragraph 4 of the Articles of Incorporation.	In accordance with the distribution policy set forth in Article 17, Paragraph 1 of the Articles of Incorporation of INV, the distribution amount shall be the amount which does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Special Taxation Measures Act. However, in the event that any tax losses arise, or if no profits have been recorded for tax purposes due to tax losses carried forward, the distribution amount may be as reasonably determined by INV. Pursuant to this policy, INV determined the distribution amount to be 355,949,088 yen, which is the sum of net income of 335,078,277 yen and reversal of surplus of 20,870,811 yen. INV did not distribute any amounts in excess of profit, as set forth in Article 17, Paragraph 4 of the Articles of Incorporation.

## (5) Statement of Cash Flows

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
<b>Cash Flows from Operating Activities</b>		
Net income before taxes	114,784	335,683
Depreciation expenses	481,000	543,717
Investment unit issuance expenses	1,230	1,300
Finance related costs	208,347	96,816
Amortization of tenant leasehold and security deposits	(1,354)	(433)
Interest received	(487)	(383)
Interest paid	763,201	800,615
Increase (decrease) in allowance for doubtful accounts	(33)	730
Decrease (increase) in accounts receivable	733	962
Decrease (increase) in deposit payments	6,308	(57,701)
Decrease (increase) in consumption tax receivable	(92,135)	115,447
Increase (decrease) in accrued consumption tax payable	-	24,902
Increase (decrease) in accounts payable	62,798	17,493
Increase (decrease) in accrued liabilities	13,696	(13,571)
Increase (decrease) in accrued expenses	(31,930)	9,112
Increase (decrease) in advances received	90,607	(1,294)
Increase (decrease) in deposits received	1,960	3,333
Others	714	(3,756)
<b>Subtotal</b>	<b>1,619,439</b>	<b>1,872,971</b>
Proceeds of interest	487	383
Payment of interest	(740,409)	(818,164)
Payment of corporate taxes, etc.	(608)	(581)
<b>Cash Flows from Operating Activities</b>	<b>878,909</b>	<b>1,054,609</b>
<b>Cash Flows from Investing Activities</b>		
Payment for acquisition of tangible assets in trust	(14,547,093)	(154,421)
Payment of tenant leasehold and security deposits in trust	(39,366)	(93,409)
Proceeds of tenant leasehold and security deposits in trust	174,339	83,162
Others	(694)	(3,298)
<b>Cash Flows from Investing Activities</b>	<b>(14,412,815)</b>	<b>(167,967)</b>
<b>Cash Flows from Financing Activities</b>		
Proceeds from long-term debt	13,400,000	-
Repayment of long-term debt	(10,981,000)	(131,000)
Proceeds from long-term debt in trust	9,960,000	-
Costs from issuance of investment units	(1,230)	(1,300)
Finance related costs	(251,904)	(10,636)
Payment of distributions	(270,196)	(157,800)
<b>Cash Flows from Financing Activities</b>	<b>11,855,670</b>	<b>(300,737)</b>
Increase (decrease) in cash and cash equivalents	(1,678,236)	585,905
Beginning balance of cash and cash equivalents	5,210,146	3,531,910
Closing balance of cash and cash equivalents ※1	3,531,910	4,117,815



- (6) Notes Concerning Going Concerns Assumption  
None

(7) Notes Concerning Significant Accounting Policies

1. Method of depreciation of non-current assets

(a) Property, plant and equipment

The straight-line method is used.

The useful lives of major property, plant and equipment are as follows.

Buildings	40-77 years
Equipment	3-24 years
Building improvements	3-18 years
Buildings in trust	6-66 years
Equipment in trust	3-32 years
Building improvements in trust	3-55 years
Tools, furniture and fixtures in trust	2-15 years

(b) Intangible assets

The straight-line method is used.

(c) Long-term prepaid expenses

The straight-line method is used.

2. Method of calculating allowances

Allowance for doubtful accounts

To reserve for losses on doubtful accounts, allowances are provided for normal receivables using a rate determined based on past bad debt experiences, and specific allowances are provided for accounts with a possibility of default based on the estimated amounts considered to be uncollectible by considering the collectability of accounts on an individual basis.

3. Revenue and expense recognition

Accounting treatment of property taxes and other taxes

With respect to property taxes, city planning taxes and depreciable asset taxes, of the tax amount assessed and determined, the amount corresponding to the relevant fiscal period is accounted for as property related expenses.

Of the amounts paid to the seller for acquisitions of real estate, the amount equivalent to property taxes is capitalized as part of the acquisition cost of the real estate instead of being charged as expense. There was no such amount equivalent to property taxes that was included as part of the acquisition of real estate during this fiscal period.

4. Cash and cash equivalents as stated in Statement of Cash Flows

Cash and cash equivalents as stated in the Statement of Cash Flows consist of cash on hand and cash in trust, floating deposits, deposits in trust and short-term investments that are very liquid and realizable with a maturity of three months or less when purchased and that are subject to insignificant risks of changes in value.

5. Other significant matters which constitute the basis for preparation of financial statements

(1) Accounting treatment of trust beneficiary interests of real estate

As to trust beneficiary interests of real estate, all accounts of assets and liabilities within assets in trust, as well as all income generated and expenses incurred from assets in trust, are recorded in the relevant balance sheets and income statement accounts. Of such items, the following significant trust assets and liabilities are shown separately on the balance sheet.

(a) Cash and deposits in trust

(b) Buildings in trust

Equipment in trust

Building improvements in trust

Tools, furniture and fixtures in trust

Land in trust

(c) Tenant leasehold and security deposits in trust

(d) Long-term debts in trust

(2) Accounting treatment of consumption taxes

Transactions subject to consumption taxes are recorded at amounts exclusive of consumption taxes.

(8) Notes to the Financial Statements

(Notes to the Balance Sheets)

※1. Assets pledged as collateral and liabilities with collateral

Assets pledged as collateral are as follows.

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (as of December 31, 2012)	Fiscal Period ended June 30, 2013 (as of June 30, 2013)
Cash and deposits in trust	2,786,480	2,690,331
Buildings	2,517,007	2,489,402
Equipment	26,566	23,902
Building improvements	2,587	2,451
Land	2,713,620	2,713,620
Buildings in trust	27,882,085	27,617,278
Equipment in trust	5,328,309	5,220,784
Building improvements in trust	220,693	226,389
Tools, furniture and fixtures in trust	69,443	77,842
Land in trust	36,582,527	36,582,527
Total	78,129,323	77,644,531

Liabilities with collateral are as follows.

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (as of December 31, 2012)	Fiscal Period ended June 30, 2013 (as of June 30, 2013)
Current portion of long-term debts	262,000	262,000
Long-term debts	22,760,500	22,629,500
Long-term debts in trust	20,960,000	20,960,000
Total	43,982,500	43,851,500

※2. Represents amounts entrusted to financial institutions for the purpose of repayment of borrowings in trust from such financial institutions.

※3. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (as of December 31, 2012)	Fiscal Period ended June 30, 2013 (as of June 30, 2013)
	50,000	50,000

## (Notes to Statement of Income)

※1. Rental revenues and property related expenses are as follows:

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
A. Rental revenues		
Rent/common area charges	2,300,764	2,537,676
Other revenues	175,665	222,500
Total	2,476,430	2,760,177
B. Property related expenses		
Maintenance costs	403,390	441,633
Taxes and public dues	141,455	162,456
Insurance expenses	4,677	5,160
Other expenses	126,526	142,512
Depreciation expenses	480,622	543,640
Total	1,156,672	1,295,403
C. Operating income from rental revenues (A-B)	1,319,757	1,464,773

## (Notes to Statement of Unitholders' Equity)

Number of investment units authorized and number of investment units issued and outstanding

	Fiscal period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Number of investment units authorized	10,000,000 units	10,000,000 units
Number of investment units issued and outstanding	1,348,292 units	1,348,292 units

## (Notes to Statement of Cash Flow)

※1. Relationship between cash and cash equivalents in statement of cash flows and amounts in accompanying balance sheet

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Cash and deposits	745,429	1,427,483
Cash and deposits in trust	2,786,480	2,690,331
Cash and cash equivalents	3,531,910	4,117,815

(Notes Related to Lease Contracts)

Operating lease transactions (as lessee)

Remaining lease payments

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (as of December 31, 2012)	Fiscal Period ended June 30, 2013 (as of June 30, 2013)
Due within one year	112,249	112,249
Due after one year	2,448,662	2,392,537
Total	2,560,911	2,504,787

Operating lease transactions (as lessor)

Remaining lease payments

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (as of December 31, 2012)	Fiscal Period ended June 30, 2013 (as of June 30, 2013)
Due within one year	674,516	674,516
Due after one year	7,595,851	7,258,593
Total	8,270,367	7,933,109

(Notes Related to Financial Instruments)

1. Status of Financial Instruments

(1) Policy for Financial Instruments

The Investment Corporation principally conducts its operations through investments in real estate and other specified assets to seek to ensure stable income in the medium to long term.

The policy for raising funds is principally through issuing new investment units or entering into debt.

Derivative transactions are to be entered into for the purpose of hedging against the rate of future interest rate increases, etc. and not for speculation. There are currently no derivative transactions that have been entered into.

Surplus funds are managed carefully after carefully taking into account safety, liquidity, the interest rate environment and financing.

(2) Nature and extent of risks arising from financial instruments and risk management

The funds raised through borrowings are mainly used to acquire real estate properties or properties in trust (including related acquisition costs) and for the repayment of existing debt. Liquidity risks relating to debt are managed by the planning/finance department of the Asset Manager by preparing and updating plans for funds, and monitoring the covenants set forth in loan agreements.

(3) Supplemental information regarding market value, etc. for financial instruments

The fair value of financial instruments is based on quoted market prices if available. When quoted market prices are not available, fair value is estimated using valuation techniques which contain various assumptions. If other valuation models or assumptions were used, the estimated value may differ.

## 2. Estimated Fair Value of Financial Instruments

Book value, fair value and the difference between values as of December 31, 2012 are as follows.

(Unit: thousands of yen)

	Book value	Fair value	Difference
(1) Cash and deposits	745,429	745,429	—
(2) Cash and deposits in trust	2,786,480	2,786,480	—
Total assets	3,531,910	3,531,910	—
(3) Current portion of long-term debts	262,000	262,039	39
(4) Long-term debts	22,760,500	22,788,497	27,997
(5) Long-term debts in trust	20,960,000	21,195,979	235,979
Total liabilities	43,982,500	44,246,517	264,017

Book value, fair value and the difference between values as of June 30, 2013 are as follow.

(Unit: thousands of yen)

	Book value	Fair value	Difference
(1) Cash and deposits	1,427,483	1,427,483	—
(2) Cash and deposits in trust	2,690,331	2,690,331	—
Total assets	4,117,815	4,117,815	—
(3) Current portion of long-term debts	262,000	263,952	1,952
(4) Long-term debts	22,629,500	22,932,788	303,288
(5) Long-term debts in trust	20,960,000	21,117,642	157,642
Total liabilities	43,851,500	44,314,382	462,822

(Note 1) Methods to calculate fair values of financial instruments

(1) Cash and deposits (2) Cash and deposits in trust

Due to the short maturities, the book value of these instruments is deemed a reasonable approximation of the fair value, and therefore, the book value is used as the fair value.

(3) Current portion of long-term debts (4) Long-term debts (5) Long-term debts in trust

The fair values of long-term debt with fixed interest rates are determined based on the present value of contractual cash flows discounted at current market interest rates which would be applicable to new debt with the same amount. Long-term debt with floating interest rates reflecting changes in market rates within a short term period are stated at their book value as their book values approximate their fair values.

(Note 2) Financial instruments for which fair value is extremely difficult to value

(Unit: thousands of yen)

	Fiscal Period ended December 31, 2012 (as of December 31, 2012)	Fiscal Period ended June 30, 2013 (as of June 30, 2013)
Tenant leasehold and security deposits	183,579	183,579
Tenant leasehold and security deposits in trust	1,059,315	1,048,635

Tenant leasehold and security deposits and tenant leasehold and security deposits in trust have no observable market price, and it is impracticable to reasonably estimate their future cash flows because it because the repayment dates of those deposits and the timing of the lessee's exit from the property are not certain. Thus, their fair value is not disclosed.

(Note 3) Remaining schedule of monetary claims after the closing date of the fiscal period

As of December 31, 2012

(Unit: thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Cash and deposits	745,429	—	—	—	—	—
Cash and deposits in trust	2,786,480	—	—	—	—	—
Total	3,531,910	—	—	—	—	—

As of June 30, 2013

(Unit: thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Cash and deposits	1,427,483	—	—	—	—	—
Cash and deposits in trust	2,690,331	—	—	—	—	—
Total	4,117,815	—	—	—	—	—

(Note 4) Redemption schedule of long-term debts and other interest-bearing indebtedness after the closing date of the fiscal period

As of December 31, 2012

(Unit: thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Current portion of long-term debts	262,000	—	—	—	—	—
Long-term debts	—	13,324,500	9,436,000	—	—	—
Long-term debts in trust	—	105,833	450,442	516,273	3,819,427	16,068,022
Total	262,000	13,430,333	9,886,442	516,273	3,819,427	16,068,022

As of June 30, 2013

(Unit: thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Current portion of long-term debts	262,000	—	—	—	—	—
Long-term debts	—	22,629,500	—	—	—	—
Long-term debts in trust	—	320,981	491,866	3,861,986	6,238,387	10,046,777
Total	262,000	22,950,481	491,866	3,861,986	6,238,387	10,046,777

(Notes Related to Investment Securities)

None

(Notes Related to Derivative Transactions)

None

(Notes Related to Retirement Payments)

None

(Notes Related to Asset Retirement Obligations)

None

(Notes Related to Segment and Related Information)

I. Segment Information

Disclosure is omitted because the real estate investment business is the Investment Corporation's sole business and it has no reportable segments.

II. Related Information

Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)

1. Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category accounted for over 90% of the operating revenue on the statement of income.

2. Information about each geographic area

(1) Net sales

Disclosure is omitted because net sales to external customer in Japan accounted for over 90% of the operating revenue on the statement of income.

(2) Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounted for over 90% of the amount of property, plant and equipment on the balance sheet.

3. Information about each major customer

Disclosure is omitted because net sales to any single external customer accounted for less than 10% of the operating revenue on the statement of income.

Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)

1. Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category accounted for over 90% of the operating revenue on the statement of income.

2. Information about each geographic area

(1) Net sales

Disclosure is omitted because net sales to external customer in Japan accounted for over 90% of the operating revenue on the statement of income.

(2) Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounted for over 90% of the amount of property, plant and equipment on the balance sheet.

3. Information about each major customer

Disclosure is omitted because net sales to any single external customer accounted for less than 10% of the operating revenue on the statement of income.

(Notes Related to Rental Properties)

The Investment Corporation owns residential and other properties principally in the Tokyo area and major regional cities for the purpose of earning stable rental revenues. The book value, amount changed during the period and balance at the end of the period are as follows.

(Unit: thousands of yen)

			Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Residential	Book value	Balance at the beginning of the period	42,701,472	56,845,746
		Change during the period	14,144,274	(325,585)
		Balance at the end of the period	56,845,746	56,520,161
	Fair value at the end of the period		56,237,000	56,993,000
Office	Book value	Balance at the beginning of the period	8,567,280	8,557,382
		Change during the period	(9,898)	10,367
		Balance at the end of the period	8,557,382	8,567,749
	Fair value at the end of the period		7,237,000	7,151,000
Retail	Book value	Balance at the beginning of the period	5,442,452	5,397,628
		Change during the period	(44,824)	(44,821)
		Balance at the end of the period	5,397,628	5,352,806
	Fair value at the end of the period		5,210,000	5,360,000
Parking	Book value	Balance at the beginning of the period	100,878	100,865
		Change during the period	(13)	(13)
		Balance at the end of the period	100,865	100,851
	Fair value at the end of the period		91,300	92,300
Senior	Book value	Balance at the beginning of the period	4,470,123	4,441,219
		Change during the period	(28,903)	(28,590)
		Balance at the end of the period	4,441,219	4,412,629
	Fair value at the end of the period		4,708,000	4,751,000
Total	Book Value	Balance at the beginning of the period	61,282,207	75,342,842
		Change during the period	14,060,634	(388,642)
		Balance at the end of the period	75,342,842	74,954,199
	Fair value at the end of the period		73,483,300	74,347,300

(Note 1) Book value is the figure calculated by decreasing the amount of depreciation from acquisition price (including acquisition-related costs).

(Note 2) The major factor of the increase for the fiscal period ended December 31, 2012 was acquisition of new properties and the major factor of the decrease was depreciation. The major factor of the increase for the fiscal period ended June 30, 2013 was capital expenditures related to construction work, and the major factor of the decrease was depreciation.

(Note 3) The fair value as of the end of the reporting period is determined based on the appraisal value provided by Asset Research and Development Inc., Japan Real Estate Institute, Morii Appraisal & Investment Consulting Inc. and Tanizawa Sogo Appraisal Co., Ltd.



For information related to profits and losses from rental properties, please refer to “Notes to Statement of Income.”

## (Notes Related to Retirement Payment)

## 1. Significant components of deferred tax assets and liabilities

	(Unit: thousands of yen)	
	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Deferred tax assets - current assets		
Enterprise tax payable	564	590
Rental receivables (merger)	211	211
Allowance for doubtful accounts	291	559
Accrued expenses	6,454	6,454
Subtotal	7,522	7,815
Valuation allowance	7,522	7,815
Total	—	—
Net deferred tax assets – current	—	—
Deferred tax assets – non-current assets		
Buildings and other (merger)	1,208,736	1,194,346
Land (merger)	2,547,099	2,547,099
Long-term accrued expenses	513,845	510,618
Net loss carried forward	7,023,707	7,023,707
Subtotal	11,293,388	11,275,771
Valuation allowance	11,293,388	11,275,771
Total	—	—
Net deferred tax assets – non-current	—	—

## 2. Significant difference between statutory income tax rate and the effective tax rate

	(Unit: %)	
	Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Statutory tax rate	36.59	36.59
Deductible cash distributions	(17.47)	(31.40)
Provision of reserve for reduction entry	(19.22)	(5.19)
Others	0.63	0.18
Effective tax rate	0.53	0.18

## (Notes Related to Equity-Method Income)

None.

## (Notes Related to Related Party Transactions)

## 1. Transactions with Parent Company and Major Unitholders

Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)

Classification	Name	Address	Stated capital (millions of yen)	Type of business	% of voting rights owned	Relationship		Type of transaction	Transaction amount (thousands of yen) (Note 1)	Account	Ending balance (thousands of yen) (Note 1)
						Common board member	Business relationship				
Interested Party of the Asset Manager	Shinsei Trust and Banking Co., Ltd.	Chuo-ku, Tokyo	5,000	Financial Business	—	—	Lender	Repayment of long-term debts (Note 2) (Note 3)	56,000	Repayment of long-term debts	9,660,000
								Finance related fees	45,506	Long-term prepaid expenses	97,690
										Prepaid expenses	90,270
										Long-term accrued expenses	1,404,333
										Accrued expenses	17,640
								Interest expenses	428,601	Accrued expenses	141,503
Interested Party of the Asset Manager (Note 4)	Rhodia Godo Kaisha (Note 4)	Minato-ku, Tokyo	0.1	Financial Business	—	—	Seller of trust beneficiary interests	Acquisition of trust beneficiary interests of properties in trust (Note 5) (Note 6)	14,043,000	—	—

(Note 1) Consumption taxes are not included in transaction amounts, but are included in the balance at the end of the period.

(Note 2) The financing includes transactions for which Calliope, which became the parent company of the Asset Manager on July 29, 2011, had a portion of the economic benefit.

(Note 3) Calliope holds 609,942 units (holding ratio: 45.23%) of the issued investment units of the Company.

(Note 4) The seller, Rhodia Godo Kaisha, receives an anonymous partnership investment through funds that are managed by FIG, an affiliate of Calliope. Accordingly, the Investment Corporation treats Rhodia Godo Kaisha as a related party.

(Note 5) The acquisition of the trust beneficiary interests relates to the properties below. Transaction amount is the purchase amount set forth in the trust beneficiary purchase agreement, and does not include other acquisition-related expenses, such as real property and city planning tax, as well as consumption taxes.

(Note 6) The terms and conditions have been determined based on the Asset Manager's internal rules and manual regarding transactions with the sponsor company.

Property number	Name of property	Purchase and Sale Price (thousands of yen)
A76	Neo Prominence	1,660,000
A77	Invoice Shin-Kobe Residence	1,260,000
A78	Cosmo Court Motomachi	973,000
A79	Revest Honjin	674,000
A80	Revest Matsubara	657,000
A81	Sun Terrace Minami Ikebukuro	625,000
A82	Alba Noritake Shinmachi	608,000
A83	Revest Meieki Minami	597,000
A84	Revest Heian	595,000
A85	Vendir Hamaotsu Ekimae	581,000

Property number	Name of property	Purchase and Sale Price (thousands of yen)
A86	Salvo Sala	544,000
A87	Excellente Kagurazaka	543,000
A88	Luna Court Edobori	525,000
A89	Winntage Kobe Motomachi	512,000
A90	Queen's Court Fukuzumi	456,000
A91	Corp Higashinotoin	446,000
A92	Belair Oimachi	412,000
A93	Siete Minami-Tsukaguchi	374,000
A94	Prime Life Sannomiya Isogami Koen	373,000
A95	HERMITAGE NANBA WEST	355,000
A96	Century Park Shinkawa 1-bankan	335,000
A97	West Avenue	331,000
A98	Little River Honmachibashi	310,000
A99	Prime Life Mikage	297,000
Total		14,043,000

Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)

Classification	Name	Location	Stated capital (millions of yen)	Type of business	% of voting rights	Relationship		Type of transaction	Transaction amount (thousands of yen) (Note 1)	Account	Ending balance (thousands of yen) (Note 1)
						Common board member	Business relationship				
Interested business of the Asset Manager	Shinsei Trust and Banking Co., Ltd.	Chuo-ku, Tokyo	5,000	Financial business	—	—	Lender	Repayment of long-term debts (Note 2) (Note 3)	56,000	Repayment of long-term debts	9,604,000
								Finance related fees	44,764	Long-term prepaid expenses	52,925
										Prepaid expenses	90,270
										Long-term accrued expenses	1,395,513
										Accrued expenses	17,640
								Interest expenses	418,332	Accrued expenses	140,614

(Note 1) Consumption taxes are not included in transaction amounts, but are included in the balance at the end of the period.

(Note 2) The financing includes transactions for which Calliope, which became the parent company of the Asset Manager on July 29, 2011, had a portion of the economic benefit.

(Note 3) Calliope holds 609,942 units (holding ratio: 45.23%) of the issued investment units of the Company.

(Note 4) The terms and conditions have been determined based on the Asset Manager's internal rules and manual regarding transactions with the sponsor company.

2. Transactions with Affiliates

None for both the fiscal period ended December 31, 2012 and the fiscal period ended June 30, 2013

3. Transactions with Companies under Common Control

None for both the fiscal period ended December 31, 2012 and the fiscal period ended June 30, 2013

4. Transactions with Directors and Major Unitholders

Fiscal Period ended July 1, 2012 (from July 1, 2012 to December 31, 2012)

Classification	Name	Business or occupation	Ratio of voting rights	Details of transaction	Transaction amount (thousands of yen) (Note 3)	Account	Balance at the End of the Period (thousands of yen) (Note 3)
Directors and close relatives	Naoki Shibatsuji	Executive Director of the Investment Corporation and President & CEO of Consonant Investment Management Co., Ltd.	—	Payment of asset management fees to Consonant Investment Management Co., Ltd. (Note 1)	130,067	Trade and other payables	56,032
Same as above	Same as above	Same as above	—	Payment of general administration fees for organizational management to Consonant Investment Management Co., Ltd. (Note 2)	1,100	Trade and other payables	840

(Note 1) Naoki Shibatsuji served as a representative of the third party (Consonant Investment Management Co., Ltd.), and the fee is as set forth in the Articles of Incorporation of the Investment Corporation.

(Note 2) Naoki Shibatsuji served as a representative of the third party (Consonant Investment Management Co., Ltd.), and the fee is as set forth in the agreement, “General Administrative Agreement relating to Organizational Management, between the Investment Corporation and Consonant Investment Management Co., Ltd.

(Note 3) Consumption taxes are not included in transaction amounts, but are included in the balance of the end of the period.

Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)

Classification	Name	Business or occupation	Ratio of voting rights	Details of transactions	Transaction amount (thousands of yen) (Note 3) (Note 4)	Account	Balance at the end of the period (thousands of yen) (Note 3)
Directors and close relatives	Naoki Fukuda	Executive Director of the Investment Corporation and President & CEO of Consonant Investment Management Co., Ltd.	—	Payment of asset management fees to Consonant Investment Management Co., Ltd. (Note 1)	125,000	Trade and other payables	65,625
Same as above	Same as above	Same as above	—	Payment of general administration fees for organizational management to Consonant Investment Management Co., Ltd. (Note 2)	1,100	Trade and other payables	840

(Note 1) Naoki Fukuda served as a representative of the third party (the Asset Manager), and the fee is as set forth in the Articles of Incorporation of the Investment Corporation.

(Note 2) Naoki Fukuda served as a representative of the third party (the Asset Manager), and the fee is as set forth in the agreement, “General Administrative Agreement relating to Organizational Management, between the Investment Corporation and the Asset Manager.

(Note 3) Consumption taxes are not included in transaction amounts, but are included in the balance of the end of the period.

(Note 4) At the meeting of the board of directors of the Asset Manager held on May 31, 2013, Naoki Shibatsuji resigned as President & CEO, and Naoki Fukuda was selected by the board of directors as the successor. In addition, at the general unitholders’

meeting of the Investment Corporation held on June 28, 2013, Naoki Shibatsuji resigned as executive director, and Naoki Fukuda was elected as executive director. The transaction amount includes amounts attributable to the period in which Naoki Shibatsuji was in office.

(Notes Related to Per Unit Information)

	For the Fiscal Period ended December 31, 2012 (from July 1, 2012 to December 31, 2012)	For the Fiscal Period ended June 30, 2013 (from January 1, 2013 to June 30, 2013)
Net assets per unit	24,231 yen	24,363 yen
Net income per unit	85 yen	249 yen

Net income per unit is calculated by dividing net income for the period by the daily weighted average number of investment units issued and outstanding. Diluted net income is not stated as there are no diluted units.

(Note) The basis for calculating net income per unit is as follows.

	Fiscal Period ended December 31, 2012 (July 1, 2012 to December 31, 2012)	Fiscal Period ended June 30, 2013 (January 1, 2013 to June 30, 2013)
Net income for the fiscal period (thousands of yen)	114,179	335,078
Amounts not attributable to common unit holders (thousands of yen)	—	—
Net income attributable to common unit holders (thousands of yen)	114,179	335,078
Average number of investment units during the period (unit)	1,348,292	1,348,292

(Significant Subsequent Events)

None.

(9) Changes in Number of Investment Units Issued and Outstanding

Changes in the number of investment units issued and outstanding and unitholders' equity from the date of establishment to the end of the reported fiscal period is as follows.

Date	Type of issue	Number of investment units issued and outstanding (units)		Unitholders' equity (yen)		Reference
		Increase	Total	Increase	Total	
January 18, 2002	Private placement for incorporation	400	400	200,000,000	200,000,000	(Note 1)
December 26, 2003	Private placement	2,700	3,100	1,012,500,000	1,212,500,000	(Note 2)
January 9, 2004	Private Placement	1,350	4,450	506,250,000	1,718,750,000	(Note 2)
January 21, 2003	Private placement	1,333	5,783	499,875,000	2,218,625,000	(Note 2)
January 27, 2004	Private placement	267	6,050	100,125,000	2,318,750,000	(Note 2)
January 28, 2004	Private placement	800	6,850	300,000,000	2,618,750,000	(Note 2)
January 31, 2004	Private placement	266	7,116	99,750,000	2,718,500,000	(Note 2)
February 5, 2004	Private placement	800	7,916	300,000,000	3,018,500,000	(Note 2)
February 7, 2004	Private placement	1,333	9,249	499,875,000	3,518,375,000	(Note 2)
May 17, 2004	Public offering	9,000	18,249	3,377,250,000	6,895,625,000	(Note 3)
February 7, 2005	Public offering	10,650	28,899	3,937,667,100	10,833,292,100	(Note 4)
July 31, 2006	Public offering	25,000	53,899	8,301,125,000	19,134,417,100	(Note 5)
February 1, 2010	Unit split	215,596	269,495	—	19,134,417,100	(Note 6)
February 1, 2010	Merger	367,200	636,695	—	19,134,417,100	(Note 7)
July 29, 2011	Third-party allotment	711,597	1,348,292	6,999,979,689	26,134,396,789	(Note 8)

(Note 1) The Investment Corporation was incorporated through a private placement at a price of 500,000 yen per unit.

(Note 2) New investment units were issued in a private placement at a price of 375,000 yen per unit to raise funds for the acquisition of new properties.

(Note 3) New investment units were issued in a public offering at a price of 395,000 per unit (375,250) yen after deducting the underwriters' discount) to raise funds for the acquisition of new properties.

(Note 4) New investment units were issued in a public offering at a price of 385,140 yen per unit (369,734 yen after deducting the underwriters' discount) to raise funds for the acquisition of new properties.

(Note 5) New investment units were issued in a public offering at a price of 348,740 yen per unit (332,045 yen after deducting the underwriters' discount) to raise funds for the acquisition of new properties.

(Note 6) An investment unit split of 5 units per 1 unit was conducted.

(Note 7) A merger by absorption pursuant to Article 147 of the Act on Investment Trusts and Investment Corporations was conducted with LCP, with the Investment Corporation as the surviving entity. As a result of the merger by absorption, 4 investment units of the Investment Corporation (after the investment unit split) were allotted for each LCP investment unit. The number of LCP investment units issued as of the time of the merger by absorption was 91,800 units.

(Note 8) New investment units were issued in a third party allotment at a price of 9,387 yen per unit to make repayment of existing debt, etc.

#### 4. Change in Directors

On June 28, 2013, the previous executive director Naoki Shibatsuji resigned and Naoki Fukuda was appointed as executive director

The executive team of Invincible Investment Corporation as of the date of this document is provided in the following table.

Position	Name	Brief personal history		Number of investment units held
Executive Director	Naoki Fukuda	Apr. 1985	Joined Dai-ichi Mutual Life Insurance Company (current: The Dai-ichi Life Insurance Company, Limited)	0
		Apr. 1998	Seconded to Dai-ichi Life Capital Properties K.K. as president	
		Apr. 2000	Dai-ichi Mutual Life Insurance Company, Operations Division as Division Manager	
		Apr. 2004	Deputy General Manager, Real Estate Department, Real Estate Planning and Accounting Group of the same	
		Apr. 2006	Seconded to Dai-ichi Life International (U.S.A.), Inc. as President	
		Apr. 2008	Seconded to Japan Excellent Asset Management Co., Ltd as a Director, Division Manager of Real Estate Investment Division	
		Apr. 2011	Seconded to SOHGO HOUSING CO., Ltd. as Executive Officer	
		Apr. 2012	Joined Prologis, Inc. as Senior Vice President, Finance Director, Asia	
		Apr. 2013	Joined Fortress Real Estate (Asia) GK as a Managing Director	
		Apr. 2013	Consonant Investment Management Co., Ltd. as Advisor	
		May 2013	Seconded to Calliope Godo Kaisha	
		May 2013	Seconded to Consonant Investment Management, Co., Ltd. as President and CEO, Chief Planning and Financial Officer (current position)	
		Jun. 2013	Executive Director of Invincible Investment Corporation (current position)	
Supervisory Director	Takashi Takahashi	Apr. 1983	Registered as lawyer	0
		Apr. 1986	Started Takahashi Takashi Law Firm (current: Ocean General Law Office) (current position)	
		Apr. 2008	Supervisory director of Invincible Investment Corporation (current position)	
Supervisory Director	Hiroyuki Fujimoto	Oct. 1996	Joined Tohmatsu & Co. (current: Deloitte Touche Tohmatsu LLC)	0
		Apr. 1999	Registered as a certified public accountant	
		Aug. 2001	Started CPA Fujimoto Office (current position)	
		Dec. 2004	Registered as licensed tax accountant	
		Sep. 2005	Supervisory Director of LCP Investment Corporation	
		Feb. 2010	Supervisory Director of Invincible Investment Corporation (current position)	

(Note) A stockholders' meeting was held on June 28, 2013 in which Christopher Reed was appointed as an alternate executive director of Invincible Investment Corporation ("INV") to prevent from falling below the number of executive officers as established in the laws and regulations. Christopher Reed is a director of the asset manager of INV.



(2) Change in Directors of the Asset Manager

The change in directors of the Asset Manager as of fiscal period ended June 2013 is provided below.

(a) As of May 31, 2013

Directors to be appointed

President and CEO: Naoki Fukuda

Director (part-time): Christopher Reed

Resigning directors

President and CEO: Naoki Shibatsuji

Director (part-time): E. Robert Roskind

(b) As of June 27, 2013

Director to be appointed

Director and Compliance Officer: Noburu Yokoyama

Resigning director

Director and Compliance Officer: Hideyo Hironaka

The executive team of the Asset Manager as of the date of this document is provided in the following table.

Position	Name	Brief personal history		Number of investment units held
President and CEO, Chief Planning and Financial Officer	Naoki Fukuda	Apr. 1985	Joined Dai-ichi Mutual Life Insurance Company (current: The Dai-ichi Life Insurance Company, Limited)	0
		Apr. 1998	Seconded to Dai-ichi Life Capital Properties K.K. as president	
		Apr. 2000	Dai-ichi Mutual Life Insurance Company, Operations Division as Division Manager	
		Apr. 2004	Deputy General Manager, Real Estate Department, Real Estate Planning and Accounting Group of the same	
		Apr. 2006	Seconded to Dai-ichi Life International (U.S.A.), Inc. as President	
		Apr. 2008	Seconded to Japan Excellent Asset Management Co., Ltd as a Director, Division Manager of Real Estate Investment Division	
		Apr. 2011	Seconded to SOHGO HOUSING CO., Ltd. as Executive Officer	
		Apr. 2012	Joined Prologis, Inc. as Senior Vice President, Finance Director, Asia	
		Apr. 2013	Joined Fortress Real Estate (Asia) GK as a Managing Director	
		Apr. 2013	Consonant Investment Management Co., Ltd. as Advisor	
		May 2013	Seconded to Calliope Godo Kaisha	
		May 2013	Seconded to Consonant Investment Management, Co., Ltd. as President and CEO, Chief Planning and Financial Officer (current position)	
		Jun. 2013	Executive Director of Invincible Investment Corporation (current position)	
Director and Compliance Officer	Noburu Yokoyama	Apr. 1975	Joined the Industrial Bank of Japan, Limited (current: Mizuho Bank, Ltd.)	0
		Apr. 1990	Division Manager of Financial Product Development Division of the same	
		Mar. 1991	Exchange dealer at the London Branch of the same	
		Sep. 1997	Deputy General Manager of Foreign Bond Department of the same	
		Apr. 1998	Seconded to Wako Securities co., Ltd. (current: Mizuho Securities Co., Ltd.) as Head of Foreign Exchange Department	
		Oct. 1999	Joined the Dai-ichi Mutual Life Insurance Company (current: The Dai-ichi Life Insurance Company, Limited) as a Deputy Director General of the Security Department	
		Jun. 2005	Head of the Bond Department of the same	
		Apr. 2007	Head of the Foreign Bond Department of the same	
		Apr. 2009	Seconded to SOHGO HOUSING CO., Ltd. as a Standing Statutory Auditor	
		Jun. 2013	Director and Compliance Officer of Consonant Investment Management Co., Ltd. (current position)	

Position	Name	Brief personal history		Number of investment units held
Director (part-time)	Christopher Reed	Jan. 2001	Joined Prospect Asset Management, Inc.	0
		Mar. 2011	Seconded to PROSPECT Corporation Ltd. as a Director	
		Apr. 2006	Joined the same as a Director	
		Sep. 2012	Joined Fortress Real Estate (Asia) GK as a Director (current position)	
		Oct. 2012	Advisor of Consonant Investment Management Co., Ltd.	
		May 2013	Director (part-time) of the same (current position)	
Corporate Auditor (part-time)	Shoji Aoyagi	Apr. 1964	Joined Hitachi Capital Corporation	0
		Jan. 1990	Kyokuto Securities Co., Ltd., (“Kyokuto Securities”) Accounting manager	
		Jun. 1994	Kyokuto Securities, Director. Accounting and Financing manager	
		Jun. 1998	Kyokuto Securities, Advisor, Accounting and Financing manager	
		Jun. 2000	Kyokuto Securities, Corporate Auditor	
		Jun. 2003	Kyokuto Securities, Advisor	
		Mar. 2004	LCP REIT Advisors Co., Ltd. (current: Consonant Investment Management Co., Ltd. (“CSNT”)), Corporate Auditor	
		Feb. 2010	Resigned from CSNT	
		Jun. 2010	Corporate Auditor of CSNT (part-time) (current position)	

## 5. Reference Information

### (1) Composition of Investment Corporation's Assets

Type of Asset	Purpose	Geographic area (Note 1)	Fiscal Period ended December 31, 2012 (as of December 31, 2012)		Fiscal Period ended June 30, 2013 (as of June 30, 2013)	
			Amount held (millions of yen) (Note 2)	Ratio of total assets (%)	Amount held (millions of yen) (Note 2)	Ratio of total assets (%)
Real estate	Residential	Greater Tokyo area	—	—	—	—
		Major regional cities	—	—	—	—
		Subtotal	—	—	—	—
	Office/Retail	Greater Tokyo area	717	0.9	715	0.9
		Major regional cities	—	—	—	—
		Subtotal	717	0.9	715	0.9
	Senior, hourly parking, etc.	Greater Tokyo area	3,078	3.8	3,061	3.8
		Major regional cities	1,463	1.8	1,452	1.8
		Subtotal	4,542	5.7	4,513	5.6
Total real estate			5,259	6.6	5,229	6.5
Real estate in trust	Residential	Greater Tokyo area	44,512	55.5	44,312	55.2
		Major regional cities	12,333	15.4	12,208	15.2
		Subtotal	56,845	70.9	56,520	70.4
	Office/Retail	Greater Tokyo area	7,089	8.8	7,092	8.8
		Major regional cities	6,147	7.7	6,111	7.6
		Subtotal	13,237	16.5	13,204	16.5
	Senior, hourly parking, etc.	Greater Tokyo area	—	—	—	—
		Major regional cities	—	—	—	—
		Subtotal	—	—	—	—
Total real estate in trust			70,083	87.4	69,724	86.9
Deposits and other assets			4,857	6.1	5,294	6.6
Total assets (Note 3)			80,200 (75,342)	100.0 (93.9)	80,249 (74,954)	100.0 (93.4)

(Note 1) Greater Tokyo area refers to Tokyo, Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture.

(Note 2) "Amount held" is from the balance sheet as of the end of the reporting period and is calculated by decreasing accumulated depreciation from the acquisition price (including acquisition related costs).

(Note 3) The figure indicated in“( )” in “total assets” shows the amount related to actual owned real estate.

	Fiscal Period ended December 31, 2012 (as of December 31, 2012)		Fiscal Period ended June 30, 2013 (as of June 30, 2013)	
	Amount (millions of yen)	Ratio to total assets (%)	Amount (millions of yen)	Ratio to total assets (%)
Total Liabilities	47,529	59.3	47,401	59.1
Total Net Assets	32,670	40.7	32,848	40.9
Total Liabilities and Net Assets	80,200	100.0	80,249	100.0

## (2) Real Estate Properties

The following summarizes the real estate and real estate held in trust of the Investment Corporation held as of June 30, 2013.

## (a) Price and investment ratio

Property number (Note 1)	Name of property	Location (Note 2)	Type of ownership	Acquisition price (millions of yen) (Note 3)	Balance sheet carrying value (millions of yen)	Investment ratio (%) (Note 4)	Appraisal value as of June 30, 2013 (millions of yen) (Note 5)	
A26	Nisshin Palacestage Daitabashi	1-31-2 Izumi, Suginami Ward, Tokyo	Trust beneficiary interests	1,251	1,153	1.6	1,120	(Note 6)
A27	Nisshin Palacestage Higashi-Nagasaki	5-4-1 Nagasaki, Toshima Ward, Tokyo	Trust beneficiary interests	1,229	1,100	1.6	1,220	(Note 6)
A28	Growth Maison Gotanda	2-26-6 Nishi-Gotanda, Shinagawa Ward, Tokyo	Trust beneficiary interests	888	855	1.2	916	(Note 6)
A29	Growth Maison Kameido	6-58-16 Kameido, Koto Ward, Tokyo	Trust beneficiary interests	1,070	1,024	1.4	1,040	(Note 6)
A30	Emerald House	3-27-18 Itabashi, Itabashi Ward, Tokyo	Trust beneficiary interests	1,505	1,436	2.0	1,170	(Note 6)
A31	Harmonie Ochanomizu	2-5-5 Yushima, Bunkyo Ward, Tokyo	Trust beneficiary interests	1,428	1,391	1.9	1,210	(Note 6)
A32	Suncrest Shakujii-Koen	3-15-35 Takanodai, Nerima Ward, Tokyo	Trust beneficiary interests	1,088	1,051	1.4	997	(Note 6)
A33	Growth Maison Shin-Yokohama	3-16-2 Shin-Yokohama, Kohoku-ku, Yokohama City, Kanagawa Prefecture	Trust beneficiary interests	1,059	1,006	1.4	1,040	(Note 6)
A34	Belle Face Ueno-Okachimachi	1-27-5 Higashi-Ueno, Taito Ward, Tokyo	Trust beneficiary interests	1,023	993	1.3	918	(Note 6)
A35	Grand Rire Kameido	3-39-12 Kameido, Koto Ward, Tokyo	Trust beneficiary interests	906	866	1.2	895	(Note 6)
A36	Growth Maison Ikebukuro	3-31-14 Nishi-Ikebukuro, Toshima Ward, Tokyo	Trust beneficiary interests	825	787	1.1	798	(Note 6)
A37	Growth Maison Yoga	1-15-15 Okamoto, Setagaya Ward, Tokyo	Trust beneficiary interests	795	771	1.0	669	(Note 6)
A38	Route Tachikawa	3-7-6 Nishikicho, Tachikawa City, Tokyo	Trust beneficiary interests	676	655	0.9	584	(Note 6)
A39	Shibuya-Honmachi Mansion	2-35-2 Honmachi, Shibuya Ward, Tokyo	Trust beneficiary interests	651	657	0.8	579	(Note 6)
A40	City Heights Kinuta	4-13-15 Kinuta, Setagaya Ward, Tokyo	Trust beneficiary interests	646	648	0.8	448	(Note 6)
A41	Acseeds Tower Kawaguchi-Namiki	2-5-13 Namiki, Kawaguchi City, Saitama Prefecture	Trust beneficiary interests	620	581	0.8	666	(Note 6)
A42	Capital Heights Kagurazaka	71-1 Enokicho, Shinjuku Ward, Tokyo	Trust beneficiary interests	604	619	0.8	528	(Note 6)
A43	College Square Machida	3-4-4 Nakamachi, Machida City, Tokyo	Trust beneficiary interests	589	575	0.8	519	(Note 6)
A44	Belair Meguro	1-2-15 Meguro, Meguro Ward, Tokyo	Trust beneficiary interests	589	576	0.8	529	(Note 6)
A45	Wacore Tsunashima I	2-7-47 Tarumachi, Kohoku-ku, Yokohama City, Kanagawa Prefecture	Trust beneficiary interests	572	554	0.7	491	(Note 6)
A46	Foros Nakamurabashi	1-6-6 Koyama, Nerima Ward, Tokyo	Trust beneficiary interests	566	538	0.7	526	(Note 6)
A47	Growth Maison Kaijin	5-29-51 Kaijin, Funabashi City, Chiba Prefecture	Trust beneficiary interests	557	527	0.7	451	(Note 6)
A48	College Square Machiya	7-3-1 Arakawa, Arakawa Ward, Tokyo	Trust beneficiary interests	510	484	0.7	487	(Note 6)

Property number (Note 1)	Name of property	Location (Note 2)	Type of ownership	Acquisition price (millions of yen) (Note 3)	Balance sheet carrying value (millions of yen)	Investment ratio (%) (Note 4)	Appraisal value as of June 30, 2013 (millions of yen) (Note 5)	
A51	City House Tokyo Shinbashi	6-19-1 Shinbashi, Minato Ward, Tokyo	Trust beneficiary interests	2,520	2,431	3.3	2,610	(Note 7)
A52	Winbell Kagurazaka	6-15 Shin-Ogawacho, Shinjuku Ward, Tokyo	Trust beneficiary interests	3,260	3,156	4.2	3,400	(Note 8)
A53	Nishiwaseda Crescent Mansion	3-18-9 Nishi-Waseda, Shinjuku Ward, Tokyo	Trust beneficiary interests	1,880	1,852	2.4	2,010	(Note 8)
A54	Lexington Square Akebonobashi	3-8 Yochomachi, Shinjuku Ward, Tokyo	Trust beneficiary interests	1,450	1,393	1.9	1,550	(Note 9)
A56	Casa Eremitaggio	1-14-15 Nakane, Meguro Ward, Tokyo	Trust beneficiary interests	1,070	1,014	1.4	996	(Note 7)
A59	Towa City Coop Shinotsuka II	5-49-7 Higashi-Ikebukuro, Toshima Ward, Tokyo	Trust beneficiary interests	866	837	1.1	930	(Note 7)
A61	Bichsel Musashiseki	1-22-7 Sekimachi-Kita, Nerima Ward, Tokyo	Trust beneficiary interests	577	563	0.7	595	(Note 8)
A62	Lexel Mansion Ueno Matsugaya	3-10-2 Matsugaya, Taito Ward, Tokyo	Trust beneficiary interests	970	915	1.3	1,050	(Note 9)
A63	Towa City Coop Sengencho	4-338-2 Sengencho, Nishi-ku, Yokohama City, Kanagawa Prefecture	Trust beneficiary interests	1,110	1,058	1.4	1,210	(Note 7)
A64	Royal Park Omachi	2-11-10 Omachi, Aoba-ku, Sendai City, Miyagi Prefecture	Trust beneficiary interests	415	398	0.5	450	(Note 7)
A65	Lexington Square Haginomachi	1-15-16 Haginomachi, Miyagino-ku, Sendai City, Miyagi Prefecture	Trust beneficiary interests	330	313	0.4	391	(Note 7)
A66	Visconti Kakuozan	2-44 Otanacho, Chikusa-ku, Nagoya City, Aichi Prefecture	Trust beneficiary interests	255	243	0.3	226	(Note 9)
A71	Lexington Square Daitabashi	1-33-8 Izumi, Suginami Ward, Tokyo	Trust beneficiary interests	977	922	1.3	995	(Note 9)
A72	Lexington Square Honjo Azumabashi	4-20-6 Higashikomagata, Sumida Ward, Tokyo	Trust beneficiary interests	511	477	0.7	516	(Note 9)
A73	AMS TOWER Minami 6-Jo	2-5-15 Minami 6-Jo Nishi, Chuo-ku, Sapporo City, Hokkaido	Trust beneficiary interests	1,180	1,084	1.5	1,050	(Note 9)
A75	Spacia Ebisu	3-6-22 Higashi, Shibuya Ward, Tokyo	Trust beneficiary interests	7,010	6,765	9.1	6,810	(Note 7)
A76	Neo Prominence	3-21-5 Shimo, Kita Ward, Tokyo	Trust beneficiary interests	1,660	1,668	2.2	1,680	(Note 7)
A77	Invoice Shin-Kobe Residence	3-3-8 Ikutacho, Chuo Ward, Kobe City, Hyogo Prefecture	Trust beneficiary interests	1,260	1,273	1.6	1,280	(Note 7)
A78	Cosmo Court Motomachi	3-12-20 Motomachi Dori, Chuo Ward, Kobe City, Hyogo Prefecture	Trust beneficiary interests	973	986	1.3	1,000	(Note 7)
A79	Revest Honjin	2-13 Torii Dori, Nakamura Ward, Nagoya City, Aichi Prefecture	Trust beneficiary interests	674	684	0.9	697	(Note 7)
A80	Revest Matsubara	3-13-12 Matsubara, Naka Ward, Nagoya City, Aichi Prefecture	Trust beneficiary interests	657	666	0.9	684	(Note 7)
A81	Sun Terrace Minami Ikebukuro	2-22-6 Minami Ikebukuro, Toshima Ward, Tokyo	Trust beneficiary interests	625	629	0.8	631	(Note 7)
A82	Alba Noritake Shinmachi	3-6-8 Noritake Shinmachi, Nishi Ward, Nagoya City, Aichi Prefecture	Trust beneficiary interests	608	618	0.8	626	(Note 7)
A83	Revest Meieki Minami	2-13-33 Meiekiminami, Nakamura Ward, Nagoya City, Aichi Prefecture	Trust beneficiary interests	597	607	0.8	609	(Note 7)
A84	Revest Heian	2-13-17 Heian, Kita Ward, Nagoya City, Aichi Prefecture	Trust beneficiary interests	595	604	0.8	605	(Note 7)
A85	Vendir Hamaotsu Ekimae	1-2-15 Hama Otsu, Otsu City, Shiga Prefecture	Trust beneficiary interests	581	590	0.8	645	(Note 7)

Property number (Note 1)	Name of property	Location (Note 2)	Type of ownership	Acquisition price (millions of yen) (Note 3)	Balance sheet carrying value (millions of yen)	Investment ratio (%) (Note 4)	Appraisal value as of June 30, 2013 (millions of yen) (Note 5)	
A86	Salvo Sala	2-6-21 Shimanouchi, Chuo Ward, Osaka City, Osaka Prefecture	Trust beneficiary interests	544	553	0.7	557	(Note 7)
A87	Excellente Kagurazaka	128-1 Yamabukicho, Shinjuku Ward, Tokyo	Trust beneficiary interests	543	550	0.7	552	(Note 7)
A88	Luna Court Edobori	3-4-11 Edobori, Nishi Ward, Osaka City, Osaka Prefecture	Trust beneficiary interests	525	532	0.7	538	(Note 7)
A89	Winntage Kobe Motomachi	7-2-2 Motomachi Dori, Chuo Ward, Kobe City, Hyogo Prefecture	Trust beneficiary interests	512	520	0.7	537	(Note 7)
A90	Queen's Court Fukuzumi	1-3-10 Fukuzumi, Koto Ward, Tokyo	Trust beneficiary interests	456	460	0.6	468	(Note 7)
A91	Corp Higashinotoin	380-1 Kawanomachi, Higashinotoin Dori Nijo Kudara, Chukyo Ward, Kyoto City, Kyoto Prefecture	Trust beneficiary interests	446	451	0.6	457	(Note 7)
A92	Belair Oimachi	5-14-17 Higashi Oi, Shinagawa Ward, Tokyo	Trust beneficiary interests	412	416	0.5	420	(Note 7)
A93	Siete Minami-Tsukaguchi	3-18 Minami Tsukaguchimachi, Amagasaki City, Hyogo Prefecture	Trust beneficiary interests	374	380	0.5	388	(Note 7)
A94	Prime Life Sannomiya Isogami Koen	4-3-23 Isogamidori, Chuo Ward, Kobe City Hyogo Prefecture	Trust beneficiary interests	373	378	0.5	375	(Note 7)
A95	HERMITAGE NANBA WEST	4-10-3 Sakuragawa, Naniwa Ward, Osaka City, Osaka Prefecture	Trust beneficiary interests	355	361	0.5	366	(Note 7)
A96	Century Park Shinkawa 1-bankan	4-1-2 Shinkawamachi, Minato Ward, Nagoya City, Aichi Prefecture	Trust beneficiary interests	335	340	0.4	337	(Note 7)
A97	West Avenue	1-5-17 Nishi, Kunitachi City, Tokyo	Trust beneficiary interests	331	333	0.4	330	(Note 7)
A98	Little River Honmachibashi	1-34 Honmachibashi, Chuo Ward, Osaka City, Osaka Prefecture	Trust beneficiary interests	310	315	0.4	321	(Note 7)
A99	Prime Life Mikage	2-25-11 Mikage Tsukamachi, Higashi Nada Ward, Kobe City, Hyogo Prefecture	Trust beneficiary interests	297	301	0.4	300	(Note 7)
Subtotal (63 properties)				58,083	56,520	75.3	56,993	-
B8	Kindai Kagakusha Building	2-7-15 Ichigaya Tamachi, Shinjuku Ward, Tokyo	Trust beneficiary interests	1,301	1,226	1.7	1,010	(Note 6)
B9	Shinjuku Island	6-5-1 Nishi-Shinjuku, Shinjuku Ward, Tokyo	Real estate	715	715	0.9	531	(Note 8)
B14	Lexington Plaza Nishigotanda	5-2-4 Nishigotanda, Shinagawa Ward, Tokyo	Trust beneficiary interests	4,880	4,820	6.3	4,070	(Note 7)
B15	Cross Square NAKANO	5-24-18 Nakano, Nakano Ward, Tokyo	Trust beneficiary interests	1,060	1,046	1.4	938	(Note 7)
B16	Ohki Aoba Building	9-7 Futsukacho, Aoba-ku, Sendai City, Miyagi Prefecture	Trust beneficiary interests	816	758	1.1	602	(Note 9)
B17	Lexington Plaza Hachiman	3-1-50 Hachiman, Aoba-ku, Sendai City, Miyagi Prefecture	Trust beneficiary interests	3,280	3,202	4.3	3,210	(Note 8)
B18	AEON TOWN Sukagawa	105 Furukawa, Sukagawa City, Fukushima Prefecture	Trust beneficiary interests	2,320	2,150	3.0	2,150	(Note 8)
Subtotal (7 properties)				14,372	13,920	18.6	12,511	-
C1	Stop Parking Kanda-Sudacho	1-22-7, 1-22-15 Kanda sudacho, Chiyoda-ku, Tokyo	Real estate	97	100	0.1	92	(Note 6)
C21	Bon Sejour Chitose Funabashi	1-37-3 Funabashi, Setagaya Ward, Tokyo	Real estate	685	662	0.9	747	(Note 7)
C22	Bon Sejour Yotsugi	3-1-11 Higashi-Yotsugi, Katsushika Ward, Tokyo	Real estate	652	628	0.8	692	(Note 7)
C23	Bon Sejour Hino	438-1 Ochigawa, Hino City, Tokyo	Real estate	574	555	0.7	651	(Note 7)
C24	Bon Sejour Musashi Shinjo	773-2 Chitose, Takatsu-ku, Kawasaki City, Kanagawa Prefecture	Real estate	486	471	0.6	552	(Note 7)
C25	Bon Sejour Komaki	3-1 Shiroyama, Komaki City, Aichi Prefecture	Real estate	1,050	996	1.4	1,060	(Note 7)

Property number (Note 1)	Name of property	Location (Note 2)	Type of ownership	Acquisition price (millions of yen) (Note 3)	Balance sheet carrying value (millions of yen)	Investment ratio (%) (Note 4)	Appraisal value as of June 30, 2013 (millions of yen) (Note 5)	
C26	Bon Sejour Hadano Shibusawa	1-6-60 Shibusawa-Kami, Hadano City, Kanagawa Prefecture	Real estate	681	641	0.9	616	(Note 7)
C27	Bon Sejour Itami	1-2-25 Chuo, Itami City, Hyogo Prefecture	Real estate	480	455	0.6	433	(Note 7)
Subtotal (8 properties)				4,705	4,513	6.1	4,843	-
Total (78 properties)				77,161	74,954	100.0	74,347	-

(Note 1) "Property number" indicates the categorization of properties acquired by the Investment Corporation according to use, with "A" for residential, "B" for office and retail and "C" for senior and parking lots, and a number assigned for each property. The number following "A", "B" and "C" is based on how early the acquisition was made, except that for acquisitions made at the same time the number is based on how large the acquisition price was.

(Note 2) "Location" is in principle based on the indicated address (*jyukohyoji*), except that if the *jyukohyoji* system has not been implemented for such property, the location is based on the land number (*banchi*).

(Note 3) "Acquisition price" is the purchase price indicated in the real estate or trust beneficiary purchase agreement. Such price excludes consumption taxes and has been rounded down to the nearest hundred million yen.

(Note 4) "Investment ratio" is the ratio of the acquisition price to the aggregate acquisition price of the Investment Corporation's portfolio, and has been rounded to the second digit.

(Note 5) "Appraisal value as of June 30, 2013" is the value appraised or researched by the real estate appraiser as of the end of the fiscal period in accordance with the Articles of Incorporation and the regulations of the Investment Trust Association, Japan. The real estate appraisers are as follows.

Real estate appraiser
(Note 6) Asset Research and Development Inc.
(Note 7) Japan Real Estate Institute
(Note 8) Morii Appraisal & Investment Consulting Inc.
(Note 9) Tanizawa Sogo Appraisal Co., Ltd.

## (b) Capital expenditures for properties

### (i) Schedule for capital expenditures

The schedule for the principal capital expenditures for property maintenance construction, etc. as of the end of the fiscal period for the real estate assets is as follows.

Property		Location	Purpose	Scheduled time of implementation	Estimated cost (thousands of yen)		
					Total	Payment for the fiscal period ended June 30, 2013	Advance payments
A27	Nisshin Palacestage Higashi-Nagasaki	Toshima Ward, Tokyo	Large-scale maintenance construction	From December 2013 to December 2013	42,500	—	—
B16	Ohki Aoba Building	Sendai City, Miyagi Prefecture	Renewal construction of air conditioning system on the 6 <sup>th</sup> and 7 <sup>th</sup> floors	From October 2013 to October 2013	15,450	—	—
B14	Lexington Plaza Nishigotanda	Shinagawa Ward, Tokyo	Renewal of central monitoring device	From November 2013 to November 2013	8,690	—	—
B17	Lexington Plaza Hachiman	Sendai City, Miyagi Prefecture	Pavement construction on slopes, etc.	From September 2013 to September 2013	8,486	—	—
B15	Cross Square NAKANO	Nakano Ward, Tokyo	Renovation construction	From August 2013 to November 2013	8,100	—	—
B8	Kindai Kagakusha Building	Shinjuku Ward, Tokyo	Renewal construction of air conditioning system	From November 2013 to November 2013	7,874	—	—
A76	Neo Prominence	Kita Ward, Tokyo	Maintenance construction of mechanical parking lot	From September 2013 to September 2013	6,000	—	—

(ii) Capital expenditures for the fiscal period ended June 30, 2013

The principal construction constituting capital expenditures for the real estate assets for the fiscal period ended June 30, 2013 is as follows. Capital expenditures for the fiscal period was 154,997 thousand yen, and together with 22,416 of repair cost include in this fiscal period's expenses, construction work totaling 177,414 thousand yen was implemented.

	Property	Location	Purpose	Time of implementation	Payment (thousands of yen)
B14	Lexington Plaza Nishigotanda	Shinagawa Ward, Tokyo	Renewal costs of automatic fire alarm	From June 2013 to June 2013	16,880
B16	Ohki Aoba Building	Sendai City, Miyagi Prefecture	Renewal construction of air conditioning system on the 3 <sup>rd</sup> and 5 <sup>th</sup> floors	From May 2013 to May 2013	14,952
B8	Kindai Kagakusha Building	Shinjuku Ward, Tokyo	Renewal construction of air conditioning system on the 7 <sup>th</sup> , 8 <sup>th</sup> and 9 <sup>th</sup> floors	From May 2013 to May 2013	11,120
A27	Nisshin Palacestage Higashi-Nagasaki	Toshima Ward, Tokyo	Replacement construction of water heater	From March 2013 to March 2013	9,464
B15	Cross Square NAKANO	Nakano Ward, Tokyo	Renovation construction of Room 704, Room 705 and Room 706	From May 2013 to June 2013	8,398
Other construction					94,180
Total					154,997

(iii) Reserved funds for long-term maintenance plan

The Investment Corporation has reserved funds, as below, from the cash flow of the relevant fiscal period towards large-scale maintenance repairs in the medium to long term future in accordance with the long-term maintenance plan for each property.

Fiscal period	16 <sup>th</sup> Period	17 <sup>th</sup> Period	18 <sup>th</sup> Period	19 <sup>th</sup> Period	20 <sup>st</sup> Period
	From January 1, 2011 to June 30, 2011	From July 1, 2011 to December 31, 2011	From January 1, 2012 to June 30, 2012	From July 1, 2012 to December 31, 2012	From January 1, 2013 to June 30, 2013
Reserved funds at beginning of period	489,033 thousand yen	551,103 thousand yen	356,408 thousand yen	487,561 thousand yen	541,609 thousand yen
Amount reserved (Note)	85,250 thousand yen	238,107 thousand yen	163,931 thousand yen	151,076 thousand yen	165,233 thousand yen
Amount reversed (Note)	23,180 thousand yen	432,803 thousand yen	32,777 thousand yen	97,028 thousand yen	135,298 thousand yen
Amount carried over for next fiscal period	551,103 thousand yen	356,408 thousand yen	487,561 thousand yen	541,609 thousand yen	571,543 thousand yen

(Note) The amount reserved for the relevant fiscal period includes the reserves for acquired properties, and the amount reversed includes the reserves for disposed properties.



## (c) Condition of income, etc. (From January 1, 2013 to June 30, 2013)

(Thousands of yen)

No.	Property Name	Rental revenue ①	Rent, common area fees	Other income	Property related expenses ②	Facility management fee	Tax and other public charges	Insurance expenses	Other expenses	Depreciation expenses ③	Profit and Loss (①-②)	NOI (①-②+③)
A26	Nisshin Palacestage Daitabashi	40,694	37,662	3,031	19,686	7,218	1,491	73	2,935	7,967	21,007	28,975
A27	Nisshin Palacestage Higashi-Nagasaki	46,495	40,632	5,863	25,949	8,847	2,602	101	2,914	11,483	20,546	32,029
A28	Growth Maison Gotanda	27,481	26,772	709	8,423	2,199	1,321	34	516	4,350	19,057	23,408
A29	Growth Maison Kameido	33,015	31,528	1,487	14,911	4,517	1,688	47	2,765	5,891	18,104	23,996
A30	Emerald House	50,083	38,874	11,208	23,263	6,750	2,569	105	4,172	9,664	26,820	36,485
A31	Harmonie Ochanomizu	41,051	36,731	4,319	15,572	4,330	1,805	72	2,437	6,927	25,478	32,406
A32	Suncrest Shakujii-Koen	37,025	32,502	4,523	23,015	10,626	3,095	105	2,412	6,775	14,010	20,785
A33	Growth Maison Shin-Yokohama	35,753	33,363	2,390	12,730	3,075	2,393	72	1,210	5,978	23,022	29,000
A34	Belle Face Ueno-Okachimachi	32,762	29,827	2,935	14,160	5,209	1,676	46	1,872	5,355	18,602	23,957
A35	Grand Rire Kameido	26,619	26,619	-	7,881	148	1,696	49	500	5,487	18,738	24,225
A36	Growth Maison Ikebukuro	23,607	22,101	1,505	12,439	3,743	1,060	42	2,395	5,197	11,167	16,365
A37	Growth Maison Yoga	21,693	20,863	829	9,906	2,895	1,348	42	1,807	3,810	11,787	15,597
A38	Route Tachikawa	20,364	18,906	1,457	8,754	2,793	1,044	43	1,017	3,855	11,610	15,466
A39	Shibuya-Honmachi Mansion	19,238	18,806	431	7,661	3,980	882	36	731	2,030	11,576	13,606
A40	City Heights Kinuta	17,112	15,932	1,180	8,461	4,372	922	36	1,268	1,862	8,650	10,513
A41	Acseeds Tower Kawaguchi-Namiki	26,096	23,275	2,821	12,829	3,359	1,130	40	3,261	5,038	13,266	18,305
A42	Capital Heights Kagurazaka	18,127	17,577	550	7,685	2,851	1,065	40	1,721	2,006	10,442	12,449
A43	College Square Machida	18,268	18,268	-	3,883	195	497	30	500	2,659	14,384	17,044
A44	Belair Meguro	16,304	15,613	690	5,752	1,570	836	23	1,103	2,219	10,551	12,771
A45	Wacore Tsunashima I	18,235	17,494	740	10,442	4,283	889	33	1,293	3,943	7,792	11,735
A46	Foros Nakamurabashi	17,550	16,549	1,001	9,589	3,207	983	37	1,087	4,274	7,960	12,235
A47	Growth Maison Kaijin	22,249	20,690	1,558	14,188	4,906	2,032	89	1,672	5,489	8,060	13,549
A48	College Square Machiya	14,706	14,706	-	5,141	117	944	30	500	3,549	9,564	13,114
A51	City House Tokyo Shinbashi	87,840	83,001	4,839	38,584	14,365	4,912	136	6,105	13,064	49,256	62,320
A52	Winbell Kagurazaka	102,111	94,823	7,288	37,574	9,831	6,269	154	5,695	15,624	64,537	80,161
A53	Nishiwaseda Crescent Mansion	73,895	69,432	4,462	20,260	7,868	3,471	110	2,635	6,175	53,634	59,809
A54	Lexington Square Akebonobashi	47,818	44,463	3,354	21,171	5,876	2,160	61	4,365	8,706	26,646	35,353
A56	Casa Eremitaggio	27,934	25,778	2,156	16,753	4,177	1,716	48	1,935	8,875	11,180	20,055
A59	Towa City Coop Shinotsuka II	34,269	32,854	1,414	15,626	6,261	1,364	74	2,863	5,062	18,642	23,705
A61	Bichsel Musashiseki	25,714	23,170	2,544	12,782	5,755	1,165	50	3,059	2,751	12,932	15,683
A62	Lexel Mansion Ueno Matsugaya	32,021	26,750	5,270	19,361	5,734	1,917	60	3,432	8,216	12,659	20,876
A63	Towa City Coop Sengencho	61,782	56,388	5,393	32,962	16,692	3,005	121	4,151	8,991	28,819	37,811
A64	Royal Park Omachi	25,936	21,941	3,995	13,895	5,561	2,392	64	1,167	4,709	12,041	16,750
A65	Lexington Square Haginomachi	18,166	15,714	2,452	9,344	2,733	1,728	40	1,294	3,547	8,822	12,370
A66	Visconti Kakuozan	10,515	9,778	736	7,313	3,184	928	27	1,387	1,784	3,201	4,985
A71	Lexington Square Daitabashi	32,140	30,298	1,842	14,641	2,842	1,543	44	2,207	8,002	17,499	25,502
A72	Lexington Square Honjo Azumabashi	18,498	17,229	1,268	8,761	1,683	808	32	1,343	4,893	9,737	14,630
A73	AMS TOWER Minami 6-Jo	48,065	45,650	2,415	29,018	8,040	2,148	125	4,456	14,247	19,047	33,294
A75	Spacia Ebisu	187,658	168,733	18,924	71,477	14,999	8,626	250	10,759	36,842	116,180	153,023
A76	Neo Prominence	62,498	53,858	8,640	23,028	8,832	1,748	120	2,670	9,656	39,470	49,126
A77	Invoice Shin-Kobe Residence	48,133	45,465	2,667	20,861	5,587	1,382	66	2,373	11,451	27,271	38,723
A78	Cosmo Court Motomachi	37,187	36,096	1,091	16,266	3,675	1,154	67	1,396	9,972	20,920	30,893
A79	Revest Honjin	31,100	29,050	2,049	13,710	3,443	890	60	1,940	7,375	17,389	24,765
A80	Revest Matsubara	28,957	26,938	2,019	13,438	3,647	926	54	1,851	6,957	15,519	22,477
A81	Sun Terrace Minami Ikebukuro	22,001	20,090	1,910	9,124	2,598	454	27	1,208	4,835	12,876	17,712
A82	Alba Noritake Shinmachi	25,407	23,873	1,534	12,665	3,333	863	55	1,563	6,849	12,742	19,591
A83	Revest Meieki Minami	25,512	23,993	1,519	12,667	3,553	824	59	1,367	6,863	12,845	19,708
A84	Revest Heian	23,227	22,590	636	10,718	2,429	704	39	1,185	6,359	12,508	18,868
A85	Vendir Hamaotsu Ekimae	31,352	29,357	1,994	15,623	5,576	978	65	2,044	6,958	15,728	22,687
A86	Salvo Sala	24,272	22,381	1,890	10,931	2,978	791	45	1,676	5,440	13,340	18,780
A87	Excellente Kagurazaka	18,157	17,344	813	8,518	2,261	389	26	1,646	4,194	9,639	13,833
A88	Luna Court Edobori	21,571	20,212	1,358	10,255	3,226	585	34	1,344	5,064	11,316	16,380
A89	Winntage Kobe Motomachi	24,092	22,540	1,552	11,441	2,985	793	42	1,814	5,805	12,650	18,456
A90	Queen's Court Fukuzumi	16,712	15,362	1,350	6,955	1,870	380	23	1,486	3,195	9,756	12,951
A91	Corp Higashinotoin	17,929	16,229	1,699	9,656	3,473	451	30	1,920	3,780	8,272	12,052
A92	Belair Oimachi	14,640	13,968	672	7,360	2,783	326	19	1,556	2,675	7,279	9,955

No.	Property Name	Rental revenue			Property related expenses						Profit and Loss (①－②)	NOI (①－②＋③)
		①	Rent, common area fees	Other income	②	Facility management fee	Tax and other public charges	Insurance expenses	Other expenses	Depreciation expenses ③		
A93	Siete Minami-Tsukaguchi	17,140	16,031	1,109	8,230	3,440	492	45	1,011	3,240	8,909	12,150
A94	Prime Life Sannomiya Isogami Koen	14,804	13,972	832	6,226	1,446	423	22	908	3,426	8,577	12,003
A95	HERMITAGE NANBA WEST	14,732	13,891	841	6,924	1,966	512	26	1,073	3,344	7,808	11,153
A96	Century Park Shinkawa 1-bankan	16,940	14,430	2,510	7,492	2,486	444	40	727	3,792	9,447	13,240
A97	West Avenue	12,652	11,506	1,146	7,092	2,207	285	20	1,665	2,912	5,560	8,473
A98	Little River Honmachibashi	12,986	12,917	69	6,522	2,548	471	24	771	2,705	6,464	9,170
A99	Prime Life Mikage	12,315	11,763	551	5,719	1,193	380	19	1,165	2,960	6,596	9,556
B8	Kindai Kagakusha Building	37,890	33,010	4,880	22,602	8,248	4,321	77	1,051	8,903	15,288	24,192
B9	Shinjuku Island	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
B14	Lexington Plaza Nishigotanda	134,136	119,350	14,786	83,060	26,472	12,687	208	2,520	41,170	51,076	92,247
B15	Cross Square NAKANO	28,611	23,215	5,396	16,174	6,564	3,859	88	2,094	3,567	12,436	16,004
B16	Ohki Aoba Building	40,249	32,159	8,090	30,056	10,376	5,826	110	866	12,875	10,193	23,068
B17	Lexington Plaza Hachiman	155,659	127,625	28,034	82,733	42,966	17,422	171	2,025	20,146	72,926	93,072
B18	AEON TOWN Sukagawa	140,817	140,817	-	94,559	56,124	8,157	212	626	29,438	46,257	75,696
C1	Stop Parking Kanda-Sudacho	2,443	2,443	-	267	-	253	-	-	13	2,176	2,190
C21	Bon Sejour Chitose Funabashi	23,544	22,179	1,364	5,429	227	1,755	61	-	3,384	18,115	21,499
C22	Bon Sejour Yotsugi	22,208	22,208	-	4,809	224	1,025	40	-	3,517	17,399	20,917
C23	Bon Sejour Hino	21,197	21,197	-	4,117	213	1,190	47	-	2,665	17,079	19,745
C24	Bon Sejour Musashi Shinjo	17,606	17,606	-	3,256	167	928	43	-	2,117	14,350	16,467
C25	Bon Sejour Komaki	44,479	44,479	-	12,836	201	4,746	197	-	7,691	31,642	39,334
C26	Bon Sejour Hadano Shibusawa	23,371	23,041	330	6,839	213	925	84	-	5,616	16,531	22,148
C27	Bon Sejour Itami	15,963	15,963	-	5,199	145	1,402	55	-	3,595	10,764	14,359
Total		2,760,177	2,537,676	222,500	1,295,403	441,633	162,456	5,160	142,512	543,640	1,464,773	2,008,413

(Note) Not disclosed because the consent of the tenant was not obtained.

## (3) Tenant Summary

## (a) Summary of lease conditions by property

(As of June 30, 2013)

No.	Property Name	Leasable Area (m <sup>2</sup> ) (Note 1)	Leased Area (m <sup>2</sup> ) (Note 2)	Leasable Units (units) (Note 3)	Leased Units (units) (Note 4)	Number of tenants	Tenants (Note 5)	Rental Revenue (Thousands of yen) (Note 6)	Ratio of Rental Revenue (%)	Type of Lease (Note 7)
A26	Nisshin Palacestage Daitabashi	1,771.13	1,735.21	98	96	1	Best Property Corporation	40,694	1.5	Pass through master lease
A27	Nisshin Palacestage Higashi- Nagasaki	2,681.94	2,639.58	60	59	1	Best Property Corporation	46,495	1.7	Pass through master lease
A28	Growth Maison Gotanda	1,051.50	1,051.50	48	48	1	Tokyu Livable, Inc.	27,481	1.0	Pass through master lease
A29	Growth Maison Kameido	1,367.96	1,286.12	66	62	1	Mitsui Home Estate Co., Ltd.	33,015	1.2	Pass through master lease
A30	Emerald House	2,152.31	2,152.31	96	96	1	Tokyo Gakusei Life Co., Ltd.	50,083	1.8	Pass through master lease
A31	Harmonie Ochanomizu	1,748.24	1,542.32	65	59	1	Tokyu Livable, Inc.	41,051	1.5	Pass through master lease
A32	Suncrest Shakujii-Koen	3,029.16	2,897.22	29	27	1	Mitsui Home Estate Co., Ltd.	37,025	1.3	Pass through master lease
A33	Growth Maison Shin-Yokohama	1,858.44	1,804.68	68	66	1	Tokyu Livable, Inc.	35,753	1.3	Pass through master lease
A34	Belle Face Ueno-Okachimachi	1,351.11	1,351.11	64	64	1	Mainichicomnet Co., Ltd.	32,762	1.2	Pass through master lease
A35	Grand Rire Kameido	1,562.26	1,562.26	72	72	1	J.S.B. Co., Ltd.	26,619	1.0	Fixed rent master lease
A36	Growth Maison Ikebukuro	952.89	840.00	42	37	1	Tokyu Livable, Inc.	23,607	0.9	Pass through master lease
A37	Growth Maison Yoga	1,015.34	987.69	39	38	1	Mitsui Home Estate Co., Ltd.	21,693	0.8	Pass through master lease
A38	Route Tachikawa	1,368.57	1,050.03	24	20	1	Tokyu Livable, Inc.	20,364	0.7	Pass through master lease
A39	Shibuya-Honmachi Mansion	1,167.50	943.43	25	21	1	Tokyu Livable, Inc.	19,238	0.7	Pass through master lease
A40	City Heights Kinuta	1,235.93	1,169.33	19	18	1	Mitsui Home Estate Co., Ltd.	17,112	0.6	Pass through master lease
A41	Acseeds Tower Kawaguchi-Namiki	1,210.74	1,125.70	57	53	1	Access Group, Inc.	26,096	0.9	Pass through master lease
A42	Capital Heights Kagurazaka	1,126.65	1,095.17	26	25	1	Mitsui Home Estate Co, Ltd.	18,127	0.7	Pass through master lease
A43	College Square Machida	1,047.75	1,047.75	62	62	1	Mainichicomnet Co., Ltd.	18,268	0.7	Fixed rent master lease
A44	Belair Meguro	557.05	534.64	25	24	1	Tokyu Livable, Inc.	16,304	0.6	Pass through master lease
A45	Wacore Tsunashima I	908.99	817.71	50	45	1	Tokyu Livable, Inc.	18,235	0.7	Pass through master lease
A46	Foros Nakamurabashi	815.77	750.51	37	34	1	Mitsui Home Estate Co., Ltd.	17,550	0.6	Pass through master lease
A47	Growth Maison Kaijin	2,040.27	1,926.60	34	32	1	Mitsui Home Estate Co., Ltd.	22,249	0.8	Pass through master lease
A48	College Square Machiya	871.35	871.35	43	43	1	Mainichicomnet Co., Ltd.	14,706	0.5	Fixed rent master lease
A51	City House Tokyo Shinbashi	3,364.00	3,364.00	86	86	1	Mitsui Home Estate Co., Ltd.	87,840	3.2	Pass through master lease
A52	Winbell Kagurazaka	4,032.70	3,908.60	118	115	1	Mitsui Home Estate Co., Ltd.	102,111	3.7	Pass through master lease
A53	Nishiwaseda Crescent Mansion	4,310.77	4,245.84	69	68	1	Tokyu Livable, Inc.	73,895	2.7	Pass through master lease
A54	Lexington Square Akebonobashi	1,987.88	1,875.75	88	83	1	Mitsui Home Estate Co., Ltd.	47,818	1.7	Pass through master lease
A56	Casa Eremitaggio	1,197.19	1,077.05	17	15	1	Tokyu Livable, Inc.	27,934	1.0	Pass through master lease
A59	Towa City Coop Shinotsuka II	1,627.13	1,543.71	58	55	1	Mitsui Home Estate Co., Ltd.	34,269	1.2	Pass through master lease
A61	Bichsel Musashiseki	1,220.24	1,167.46	70	67	1	Mitsui Home Estate Co., Ltd.	25,714	0.9	Pass through master lease
A62	Lexel Mansion Ueno Matsugaya	1,969.45	1,710.05	29	25	1	Tokyu Livable, Inc.	32,021	1.2	Pass through master lease
A63	Towa City Coop Sengencho	3,426.36	3,252.20	154	146	1	Tokyu Livable, Inc.	61,782	2.2	Pass through master lease
A64	Royal Park Omachi	1,929.59	1,929.59	51	51	1	One-Eyed Capital Advisers	25,936	0.9	Pass through master lease
A65	Lexington Square Haginomachi	1,528.58	1,528.58	39	39	1	One-Eyed Capital Advisers	18,166	0.7	Pass through master lease
A66	Visconti Kakuozan	705.75	705.75	8	8	1	Mitsui Home Estate Co., Ltd.	10,515	0.4	Pass through master lease
A71	Lexington Square Daitabashi	1,430.64	1,360.34	43	41	1	Nisshin Jyutaku Support K.K.	32,140	1.2	Pass through master lease
A72	Lexington Square Honjo Azumabashi	784.74	736.64	33	31	1	Nisshin Jyutaku Support K.K.	18,498	0.7	Pass through master lease

No.	Property Name	Leasable Area (m <sup>2</sup> ) (Note 1)	Leased Area (m <sup>2</sup> ) (Note 2)	Leasable Units (units) (Note 3)	Leased Units (units) (Note 4)	Number of tenants	Tenants (Note 5)	Rental Revenue (Thousands of yen) (Note 6)	Ratio of Rental Revenue (%)	Type of Lease (Note 7)
A73	AMS TOWER Minami 6-Jo	4,460.56	3,933.48	120	107	1	Big Service Co., Ltd.	48,065	1.7	Pass through master lease
A75	Spacia Ebisu	7,794.91	7,030.36	109	99	1	Tokyu Livable, Inc.	187,658	6.8	Pass through master lease
A76	Neo Prominence	3,574.70	3,451.60	52	50	1	Goodworks Co., Ltd.	62,498	2.3	Pass through master lease
A77	Invoice Shin-Kobe Residence	2,773.71	2,734.74	81	80	1	Sohgoh Real Estate	48,133	1.7	Pass through master lease
A78	Cosmo Court Motomachi	2,310.49	2,140.81	82	76	1	Global Community Co., Ltd.	37,187	1.3	Pass through master lease
A79	Revest Honjin	1,933.80	1,909.71	80	79	1	Mininet, Inc.	31,100	1.1	Pass through master lease
A80	Revest Matsubara	1,955.40	1,870.37	70	67	1	Mininet, Inc.	28,957	1.0	Pass through master lease
A81	Sun Terrace Minami Ikebukuro	898.70	875.05	38	37	1	Goodworks Co., Ltd.	22,001	0.8	Pass through master lease
A82	Alba Noritake Shinmachi	1,731.68	1,623.62	64	60	1	Mininet, Inc.	25,407	0.9	Pass through master lease
A83	Revest Meieki Minami	1,634.60	1,634.60	61	61	1	Mininet, Inc.	25,512	0.9	Pass through master lease
A84	Revest Heian	1,554.03	1,554.03	40	40	1	Mininet, Inc.	23,227	0.8	Pass through master lease
A85	Vendir Hamaotsu Ekimae	2,670.66	2,548.02	81	78	1	Mininet, Inc.	31,352	1.1	Pass through master lease
A86	Salvo Sala	1,428.12	1,400.19	54	53	1	Daygran, Inc.	24,272	0.9	Pass through master lease
A87	Excellente Kagurazaka	701.92	681.29	33	32	1	Goodworks Co., Ltd.	18,157	0.7	Pass through master lease
A88	Luna Court Edobori	1,185.50	1,161.93	50	49	1	Nihon Housing Co., Ltd.	21,571	0.8	Pass through master lease
A89	Wintage Kobe Motomachi	1,433.35	1,360.27	57	54	1	Global Community Co., Ltd.	24,092	0.9	Pass through master lease
A90	Queen's Court Fukuzumi	765.18	765.18	25	25	1	Goodworks Co., Ltd.	16,712	0.6	Pass through master lease
A91	Corp Higashinotoin	1,029.05	1,005.61	42	41	1	Global Community Co., Ltd.	17,929	0.6	Pass through master lease
A92	Belair Oimachi	530.60	530.60	26	26	1	Goodworks Co., Ltd.	14,640	0.5	Pass through master lease
A93	Siete Minami-Tsukaguchi	1,020.86	1,020.86	40	40	1	Goodworks Co., Ltd.	17,140	0.6	Pass through master lease
A94	Prime Life Sannomiya Isogami Koen	789.12	789.12	32	32	1	Global Community Co., Ltd.	14,804	0.5	Pass through master lease
A95	HERMITAGE NANBA WEST	992.76	862.73	21	19	1	Daygran, Inc.	14,732	0.5	Pass through master lease
A96	Century Park Shinkawa 1-bankan	1,477.62	1,343.15	44	40	1	Goodworks Co., Ltd.	16,940	0.6	Pass through master lease
A97	West Avenue	794.80	655.66	40	33	1	Joint Property Co., Ltd.	12,652	0.5	Pass through master lease
A98	Little River Honmachibashi	974.81	914.45	31	29	1	Goodworks Co., Ltd.	12,986	0.5	Pass through master lease
A99	Prime Life Mikage	761.18	761.18	28	28	1	Global Community Co., Ltd.	12,315	0.4	Pass through master lease
B8	Kindai Kagakusha Building	1,451.54	1,451.54	13	13	1	Best Property Corporation	37,890	1.4	Pass through master lease
B9	Shinjuku Island	526.43	526.43	1	1	1	(Note 8)	(Note 8)	(Note 8)	Direct variable rent lease (Note 9)
B14	Lexington Plaza Nishigotanda	6,033.58	5,437.21	11	10	8	Community One Co., Ltd.	134,136	4.9	Variable rent lease (Note 10)
B15	Cross Square NAKANO	2,145.00	1,235.66	45	19	1	Nisshin Jyutaku Support K.K.	28,611	1.0	Pass through master lease
B16	Ohki Aoba Building	2,178.41	2,178.41	13	13	1	Tozai Asset Management Co., Ltd.	40,249	1.5	Fixed rent master lease
B17	Lexington Plaza Hachiman	8,419.15	8,419.15	18	18	1	Tokyo Biso Kogyo Corporation	155,659	5.6	Pass through master lease
B18	AEON TOWN Sukagawa	18,440.58	18,440.58	1	1	1	Aeon Town Co., Ltd.	140,817	5.1	Fixed rent lease
C1	Stop Parking Kanda-Sudacho	81.04	81.04	1	1	1	Office-attend Co., Ltd.	2,443	0.1	Direct fixed rent lease (Note 11)
C21	Bon Sejour Chitose Funabashi	2,342.17	2,342.17	42	42	1	Benesse Style Care Co., Ltd.	23,544	0.9	Direct fixed rent lease (Note 11)
C22	Bon Sejour Yotsugi	1,962.87	1,962.87	62	62	1	Benesse Style Care Co., Ltd.	22,208	0.8	Direct fixed rent lease (Note 11)
C23	Bon Sejour Hino	1,984.17	1,984.17	56	56	1	Benesse Style Care Co., Ltd.	21,197	0.8	Direct fixed rent lease (Note 11)

No.	Property Name	Leasable Area (m <sup>2</sup> ) (Note 1)	Leased Area (m <sup>2</sup> ) (Note 2)	Leasable Units (units) (Note 3)	Leased Units (units) (Note 4)	Number of tenants	Tenants (Note 5)	Rental Revenue (Thousands of yen) (Note 6)	Ratio of Rental Revenue (%)	Type of Lease (Note 7)
C24	Bon Sejour Musashi Shinjo	1,710.43	1,710.43	46	46	1	Benesse Style Care Co., Ltd.	17,606	0.6	Direct fixed rent lease (Note 11)
C25	Bon Sejour Komaki	8,858.49	8,858.49	123	123	1	Benesse Style Care Co., Ltd.	44,479	1.6	Direct fixed rent lease (Note 11)
C26	Bon Sejour Hadano Shibusawa	3,435.79	3,435.79	100	100	1	Benesse Style Care Co., Ltd.	23,371	0.8	Direct fixed rent lease (Note 11)
C27	Bon Sejour Itami	2,129.87	2,129.87	62	62	1	Benesse Style Care Co., Ltd.	15,963	0.6	Direct fixed rent lease (Note 11)
Total		171,285.50	164,340.20	4,007	3,833	85	—	2,760,177	100.0	—

(Note 1) “Leasable Area” is based on the portion of each property or property in trust owned by the Investment Corporation and leasable as residential, office, retail etc.

(Note 2) “Leased Area” is the portion of leasable area for which there is actually a lease agreement and is based on the area indicated in the lease agreements.

(Note 3) “Leasable Units” is the number of units possible to lease for each property or property in trust.

(Note 4) “Leased Units” is the number of units actually leased to tenants and end-tenants based on lease agreements.

(Note 5) “Tenant” is the master lessee where there is a master lease agreement between the Investment Corporation or the trustee and a master lease company, and the principal lessee where there are direct lease agreements with end-tenants.

(Note 6) “Rental Revenue” is the aggregate rent revenue for each property for the fiscal period, rounded down to the nearest thousand yen.

(Note 7) Pursuant to pass through master lease agreements between the master lease company and the trustee, the master lease company pays the amount paid by end-tenants pursuant to subleases. Pursuant to fixed rent master lease agreements, the master lease company pays fixed rent.

(Note 8) Not disclosed because the consent of the tenant was not obtained.

(Note 9) A direct lease agreement has been entered into between the Investment Corporation and the tenant (without using a master lease company), and rent is received from the end tenant pursuant thereto.

(Note 10) A direct lease agreement has been entered into between the trustee and the tenant (without using a master lease company), and rent is received from the end tenant pursuant thereto.

(Note 11) A direct lease agreement has been entered into between the Investment Corporation and the tenant (without using a master lease company). The lease is fixed rent regardless of use or occupancy conditions.

## (b) Occupancy trend

(Unit: %)

No.	Property Name	15 <sup>th</sup> Fiscal Period	16 <sup>th</sup> Fiscal Period	17 <sup>th</sup> Fiscal Period	18 <sup>th</sup> Fiscal Period	19 <sup>th</sup> Fiscal Period	20 <sup>th</sup> Fiscal Period					
		As of Dec. 2010	As of Jun. 2011	As of Dec. 2011	As of Jun. 2012	As of Dec. 2012	As of Jan. 2013	As of Feb. 2013	As of Mar. 2013	As of Apr. 2013	As of May 2013	As of Jun. 2013
A26	Nisshin Palacestage Daitabashi	93.8	89.8	94.8	95.8	96.9	95.0	98.0	95.9	98.0	98.0	98.0
A27	Nisshin Palacestage Higashi-Nagasaki	94.4	94.4	95.3	97.8	90.3	92.8	94.5	96.4	98.4	95.5	98.4
A28	Growth Maison Gotanda	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
A29	Growth Maison Kameido	93.9	92.5	89.4	95.4	94.0	92.4	94.0	98.5	97.0	100.0	94.0
A30	Emerald House	91.1	100.0	98.9	100.0	99.0	99.0	92.8	97.9	100.0	100.0	100.0
A31	Harmonie Ochanomizu	89.6	93.6	88.5	96.1	100.0	100.0	98.8	94.8	92.1	92.1	88.2
A32	Suncrest Shakujii-Koen	97.1	95.0	95.4	97.1	94.7	94.7	89.6	97.7	97.7	95.6	95.6
A33	Growth Maison Shin-Yokohama	100.0	100.0	100.0	94.1	98.5	100.0	100.0	97.0	97.0	97.1	97.1
A34	Belle Face Ueno-Okachimachi	93.7	100.0	93.4	100.0	98.4	98.4	95.3	100.0	100.0	100.0	100.0
A35	Grand Rire Kameido	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
A36	Growth Maison Ikebukuro	100.0	100.0	100.0	90.5	90.6	90.6	85.8	95.3	92.8	88.2	88.2
A37	Growth Maison Yoga	100.0	100.0	100.0	92.4	92.2	87.2	100.0	97.4	92.0	94.6	97.3
A38	Route Tachikawa	74.7	96.6	93.2	67.9	100.0	100.0	100.0	100.0	96.6	86.9	76.7
A39	Shibuya-Honmachi Mansion	84.5	83.4	96.5	96.5	100.0	100.0	100.0	92.2	92.2	86.4	80.8
A40	City Heights Kinuta	89.2	83.8	94.6	94.6	89.2	89.2	89.2	100.0	94.6	94.6	94.6
A41	Acseeds Tower Kawaguchi-Namiki	89.5	100.0	100.0	94.8	100.0	98.2	98.2	96.5	96.5	93.0	93.0
A42	Capital Heights Kagurazaka	82.6	95.2	85.7	84.4	92.5	84.4	86.1	94.4	97.2	97.2	97.2
A43	College Square Machida	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
A44	Belair Meguro	92.3	91.9	100.0	87.9	92.1	100.0	100.0	100.0	100.0	100.0	96.0
A45	Wacore Tsunashima I	95.8	91.9	98.0	84.2	96.1	94.1	94.0	98.0	91.9	90.0	90.0
A46	Foros Nakamurabashi	100.0	94.2	89.3	92.6	100.0	100.0	100.0	100.0	100.0	94.5	92.0
A47	Growth Maison Kaijin	97.4	95.1	97.4	96.7	97.1	97.1	97.1	100.0	100.0	91.9	94.4
A48	College Square Machiya	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
A51	City House Tokyo Shinbashi	95.7	88.1	88.5	93.0	90.8	92.2	96.5	97.8	95.6	97.8	100.0
A52	Winbell Kagurazaka	93.5	95.3	96.1	93.3	96.4	95.4	95.3	98.3	96.1	95.5	96.9
A53	Nishiwaseda Crescent Mansion	91.2	94.3	90.7	88.8	100.0	100.0	100.0	97.7	99.2	99.2	98.5
A54	Lexington Square Akebonobashi	95.4	86.4	91.3	93.4	93.1	94.4	95.4	96.6	95.4	94.3	94.4
A56	Casa Eremitaggio	83.0	87.1	90.5	90.0	92.9	90.0	90.0	83.4	80.5	90.0	90.0
A59	Towa City Coop Shinotsuka II	93.8	92.2	90.1	92.6	97.3	94.7	96.1	97.5	92.2	93.4	94.9
A61	Bichsel Musashiseki	97.1	84.3	90.0	97.1	97.1	97.1	90.0	97.1	98.5	98.5	95.7
A62	Lexel Mansion Ueno Matsugaya	86.4	96.8	93.2	96.3	93.2	86.5	86.5	83.7	83.7	83.7	86.8
A63	Towa City Coop Sengencho	85.4	95.7	96.3	89.8	94.3	93.0	93.0	94.9	92.4	92.4	94.9
A64	Royal Park Omachi	81.5	83.7	89.0	93.2	96.4	100.0	100.0	100.0	100.0	96.4	100.0
A65	Lexington Square Haginomachi	97.6	97.4	97.4	100.0	100.0	100.0	97.4	97.4	100.0	100.0	100.0
A66	Visconti Kakuozan	78.3	72.5	89.7	100.0	88.6	100.0	100.0	100.0	100.0	100.0	100.0
A71	Lexington Square Daitabashi	95.1	90.9	97.2	97.9	95.1	95.1	97.2	95.1	95.1	93.0	95.1
A72	Lexington Square Honjo Azumabashi	94.0	97.0	87.9	90.9	100.0	100.0	100.0	100.0	97.0	97.0	93.9
A73	AMS TOWER Minami 6-Jo	72.5	84.3	96.1	88.6	90.0	92.9	92.5	89.3	90.4	94.0	88.2
A75	Spacia Ebisu	88.7	88.7	91.3	97.1	92.2	92.7	95.6	94.2	91.3	91.0	90.2
A76	Neo Prominence	—	—	—	—	94.8	91.4	93.0	98.2	96.4	96.4	96.6
A77	Invoice Shin-Kobe Residence	—	—	—	—	99.1	100.0	97.7	93.5	93.0	95.8	98.6
A78	Cosmo Court Motomachi	—	—	—	—	97.5	97.5	97.5	100.0	100.0	95.0	92.7
A79	Revest Honjin	—	—	—	—	93.8	96.3	98.8	98.8	98.8	98.8	98.8
A80	Revest Matsubara	—	—	—	—	91.9	92.5	94.9	98.7	97.5	97.5	95.7
A81	Sun Terrace Minami Ikebukuro	—	—	—	—	100.0	100.0	100.0	100.0	97.4	97.4	97.4
A82	Alba Noritake Shinmachi	—	—	—	—	98.6	97.2	95.1	94.5	97.2	95.2	93.8
A83	Revest Meieki Minami	—	—	—	—	97.0	96.6	93.6	100.0	98.2	100.0	100.0
A84	Revest Heian	—	—	—	—	95.2	96.8	98.4	100.0	96.8	98.4	100.0
A85	Vendir Hamaotsu Ekimae	—	—	—	—	93.3	93.3	93.9	98.5	96.9	92.7	95.4
A86	Salvo Sala	—	—	—	—	89.9	92.0	93.7	95.6	91.8	95.6	98.0
A87	Excellente Kagurazaka	—	—	—	—	100.0	97.1	97.1	97.1	94.1	100.0	97.1
A88	Luna Court Edobori	—	—	—	—	96.0	96.0	98.0	100.0	98.0	94.0	98.0
A89	Winntage Kobe Motomachi	—	—	—	—	98.2	98.2	94.9	98.4	96.6	100.0	94.9
A90	Queen's Court Fukuzumi	—	—	—	—	100.0	100.0	100.0	92.5	100.0	100.0	100.0
A91	Corp Higashinotoin	—	—	—	—	100.0	93.2	88.2	100.0	97.7	95.4	97.7
A92	Belair Oimachi	—	—	—	—	92.6	92.6	96.4	100.0	100.0	96.4	100.0

No.	Property Name	15 <sup>th</sup> Fiscal Period	16 <sup>th</sup> Fiscal Period	17 <sup>th</sup> Fiscal Period	18 <sup>th</sup> Fiscal Period	19 <sup>th</sup> Fiscal Period	20 <sup>th</sup> Fiscal Period					
		As of Dec. 2010	As of Jun. 2011	As of Dec. 2011	As of Jun. 2012	As of Dec. 2012	As of Jan. 2013	As of Feb. 2013	As of Mar. 2013	As of Apr. 2013	As of May 2013	As of Jun. 2013
A93	Siete Minami-Tsukaguchi	—	—	—	—	94.9	97.5	97.5	100.0	100.0	100.0	100.0
A94	Prime Life Sannomiya Isogami Koen	—	—	—	—	100.0	96.9	96.9	100.0	100.0	100.0	100.0
A95	HERMITAGE NANBA WEST	—	—	—	—	91.2	91.2	91.2	100.0	86.9	82.6	86.9
A96	Century Park Shinkawa 1-bankan	—	—	—	—	100.0	100.0	97.7	95.5	93.2	93.2	90.9
A97	West Avenue	—	—	—	—	90.0	92.5	85.0	75.0	80.0	80.0	82.5
A98	Little River Honmachibashi	—	—	—	—	96.9	96.9	100.0	100.0	100.0	93.8	93.8
A99	Prime Life Mikage	—	—	—	—	85.5	88.7	96.7	100.0	100.0	96.7	100.0
B8	Kindai Kagakusha Building	67.2	75.2	85.5	85.5	100.0	92.0	92.0	100.0	100.0	100.0	100.0
B9	Shinjuku Island	0.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
B13	New Edobashi Building	63.4	51.2	—	—	—	—	—	—	—	—	—
B14	Lexington Plaza Nishigotanda	72.3	62.4	92.0	92.0	100.0	81.9	81.9	90.1	90.1	90.1	90.1
B15	Cross Square NAKANO	54.7	49.2	44.3	54.0	54.2	54.2	54.2	50.8	50.8	52.6	57.6
B16	Ohki Aoba Building	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
B17	Lexington Plaza Hachiman	97.3	94.6	94.6	94.6	94.6	94.6	94.6	94.6	97.3	97.3	100.0
B18	AEON TOWN Sukagawa	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C1	Stop Parking Kanda-Sudacho	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C21	Bon Sejour Chitose Funabashi	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C22	Bon Sejour Yotsugi	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C23	Bon Sejour Hino	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C24	Bon Sejour Musashi Shinjo	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C25	Bon Sejour Komaki	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C26	Bon Sejour Hadano Shibusawa	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
C27	Bon Sejour Itami	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total		91.1	91.2	95.0	95.1	96.2	95.5	95.6	96.6	96.1	95.8	95.9

(Note) "Occupancy Rate" is computed by dividing the leased area by leasable area, and rounded to the second digit.

## 【Distribution Policy】

INV conforms to the policies set out below with regards to cash distributions to unitholders or registered pledgees of investment units listed or recorded in the registry of unitholders at the end of each fiscal period.

### (1) Distribution of Profits

Distributable amounts generated from the management of INV's assets (hereinafter "distributable amounts") refers to the amount of profits calculated in conformity with the provisions of the Law Concerning Investment Trusts and Investment Corporations (hereinafter "the Law") or generally accepted accounting principles in Japan (net assets in the balance sheet as of the closing date of each fiscal period less unitholders' capital, retained earnings, and evaluation, currency translation, etc.) (Article 17, Item 1 of the Articles of Incorporation of INV).

INV determines the amount of distribution, which must be an amount that exceeds 90% of the amount of INV's distributable income as stipulated in Article 67, Item 15 (the Special Provisions of Taxation for Investment Corporations) of the Act on Special Measures Concerning Taxation in principle (hereinafter "distributable income") (or the relevant amount after modification if there is any modification to the calculation of the said amount due to revisions to the law, etc.) (However, the amount may not exceed the distributable amount.). If, however, a deficiency account for tax purposes arises or income for tax purposes does not arise due to the carried-over deduction of a deficiency account, INV shall determine the amount of distribution on a rational basis. In addition, INV can accumulate reserves and allowances from the distributable income amount that are deemed to be necessary for maintaining its investment assets and improving or increasing the value of assets such as long-term reserve for maintenance, payment reserve, reserve for distribution, and other similar reserves, etc. (Article 17, Item 2 of the Articles of Incorporation of INV).

Any retained earnings not allocated for dividends will be managed based on INV's investment asset targets and policies (Article 17, Item 3 of the Articles of Incorporation of INV).

### (2) Cash Distribution Exceeding Profits

In cases when the distributable amount is less than 90% of distributable income, or when INV considers it appropriate depending on the economic circumstances and the trends in the real estate market, the leasing market, etc., INV may, in accordance with the provisions under the Law, determine an additional amount to be distributed to the unitholders in cash as a refund of the investment over and above the distributable amount, with the upper limit of the additional amount being prescribed in rules of the Investment Trusts Association, Japan, based on the approved cash distribution statement in accordance with the Law. In this case, if such cash distributions do not satisfy the requirements for Special Provisions of Taxation for Investment Corporations, INV may distribute monies in an amount determined by INV for the purpose of satisfying those conditions (Article 17, Item 4 of the Articles of Incorporation of INV).

### (3) Methods of Distribution

Distributions shall be paid in cash and based on the number of investment units held to unitholders who are listed or recorded in the registry of unitholders on the closing date of each fiscal period, or to registered pledgees of investment units (Article 17, Item 5 of the Articles of Incorporation of INV).

### (4) Statutory Limitation for Dividends

INV will be exempted from its obligation to pay distributions to unitholders or registered pledgees of investment units after a lapse of three years from the commencement date of payment. No interest will accrue with respect to unpaid distributions (Article 17, Item 6 of the Articles of Incorporation of INV).

In addition to (1) through (4) above, INV shall comply with the rules of The Investment Trusts Association, Japan, etc. in cash distributions.