

17th Fiscal Period Results

(from Jul. 1, 2011 to Dec. 31, 2011)

Invincible Investment Corporation



Unique Strategies.

Invincible Investment Corporation

TSE Code: 8963

Section 1:
**Highlights of Performance
for the 17th Fiscal Period** (P.3)

- Financial Highlights
- Historical Operating Results
- Financial Metrics
- Forecast for the 18th Fiscal Period

Section 2:
**Financial Statements
for the 17th Fiscal Period** (P.9)

- Income Statement
- Balance Sheet
- Cash Flow Statement / Financial Statements pertaining to Distribution of Monies

Section 3:
Overview of Operations (P.15)

- Portfolio History
- Portfolio MAP
- Portfolio Diversification
- Overview of Occupancy Rates
- Leasing of Mortgages of Shinsei Trust Loan A
- Overview of Substantial Occupancy Rates of Mortgages of Shinsei Trust Loan B
- Overview of Borrowings
- Overview of Borrowing Mortgages
- Overview of unitholders
- Overview of Historical Unit Price

Section 4:
**Activities to Improve
the financial standing and the profitability** (P.29)

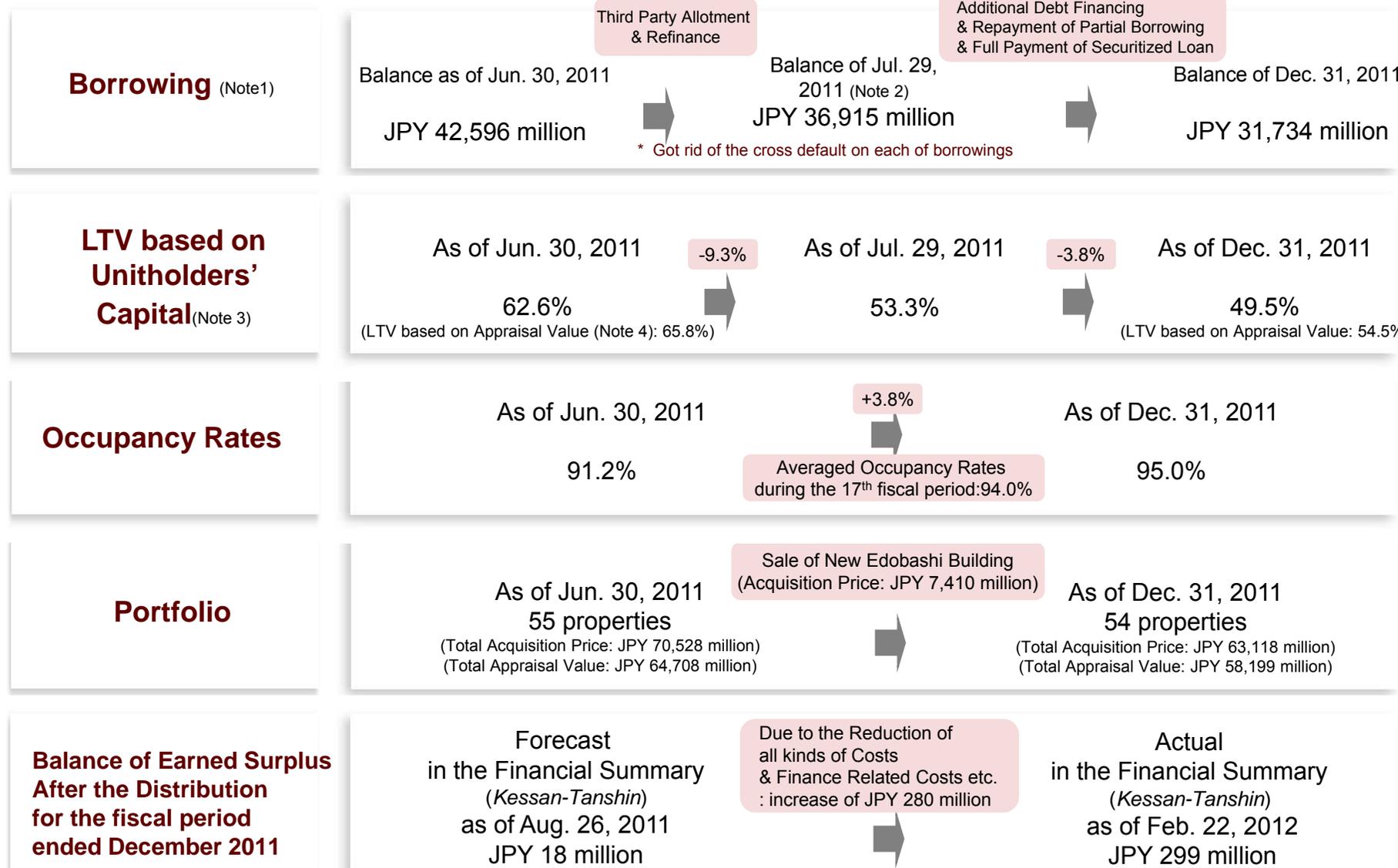
- Series of Transactions with Calliope Godo Kaisha
- Full repayment of Securitized Loan by the sale of New Edobashi Building
- Additional Debt Financing and Repayment of Borrowing
- Various Activities to Improve the Profitability
- Activities and Medium- and Long-Term Plans

■ Disclaimer

- (Appendix)
- Performance by Properties in the 17th Fiscal Period
 - Appraisal Values & Book Values of the 17th Fiscal Period
 - Portfolio List

Section 1 Highlights of Performance for the 17th Fiscal Period

Financial Highlights (1)



(Note 1) Please refer to the page : 23 for the overview of borrowings as of Jan. 31, 2012.

(Note 2) In this page, <Jul. 29, 2011> means <the day of the execution of series of transactions> related to the invitation of New Sponsor, which is Calliope Godo Kaisha (hereinafter, "Calliope"), and to Third Party Allotment and Refinance.

(Note 3) The LTV based on Unitholders' Capital is calculated using the following formula: LTV based on Unitholders' Capital = Interest-bearing debt / (Interest-bearing debt + unitholders' capital (including retained earnings on unitholders' capital)) x 100

(Note 4) The LTV based on Appraisal Value is calculated using the following formula: LTV based on Appraisal Value = Interest-bearing debt / Appraisal Value x100

(Note 5) Figures are rounded down to the indicated unit and percentages are rounded down to the first decimal place.

Financial Highlights (2)

17 th Fiscal Period Results against Forecasts and Historical Results								
	16 th Fiscal Period (Results) (1)	17 th Fiscal Period (Initial Forecast)(2)	17 th Fiscal Period (Results) (3)	Compared to 16 th Fiscal Period (3)-(1)		Compared to the Initial Forecast (3)-(2)		18 th Fiscal Period (Forecast)
	(2011/1/1- 2011/6/30)	(2011/7/1- 2011/12/31)	(2011/7/1- 2011/12/31)	Changes	(%)	Changes	(%)	(2012/1/1- 2012/6/30)
Days of Operation	181	184	184	3	—	—	—	182
Operating Revenues (ths JPY)	2,277,374	2,274,000	2,202,448	-74,925	-3.3	-71,000	-3.2	2,176,000
Operating Income (ths JPY)	800,343	-516,000	-409,968	-1,210,311	—	106,000	—	803,000
Ordinary Income (ths JPY)	-52,342	-3,716,000	-3,466,417	-3,414,075	—	250,000	—	33,000
Net Income (ths JPY)	-1,308,522	-2,756,000	-2,476,155	-1,167,633	—	280,000	—	32,000
Distribution per Unit (JPY)	200	200	200	—	—	—	—	200
Earned Surplus after the Distributions for each of fiscal period (ths JPY)	3,044,985	18,000	299,171	-2,745,814	-90.2	280,000	—	62,000
Issued Investment Unit	636,695	1,348,292	1,348,292	711,597	111.8	—	—	1,348,292

(Note 1) In conjunction with the Third-Party Allotment conducted on July 29, 2011, number of investment units issued and outstanding increased from 636,695 units to 1,348,292 units.

(Note 2) Figures are rounded down to the indicated unit s and percentages are rounded to one decimal place.

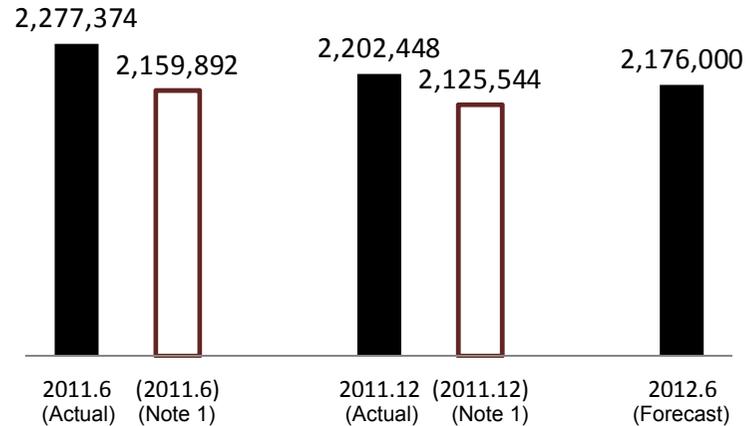
Furthermore, figures of "17th Fiscal Period (Initial Forecast) (2)", "18th Fiscal Period (Forecast)" and "Compared to 16th Fiscal Period " are rounded down to the million JPY.

Historical Operating Results

(unit: ths JPY)

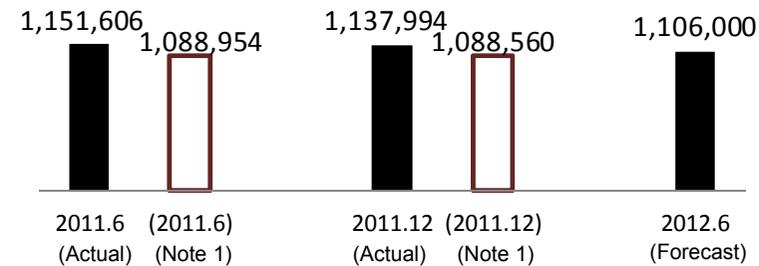
<Operating Revenues>

The fiscal period ending Jun. 2012 (forecast): JPY 2,176,000 ths
(Compared to the fiscal period ended Dec. 2011 (Actual)
: decrease of JPY 26,448 ths (-1.2 %))



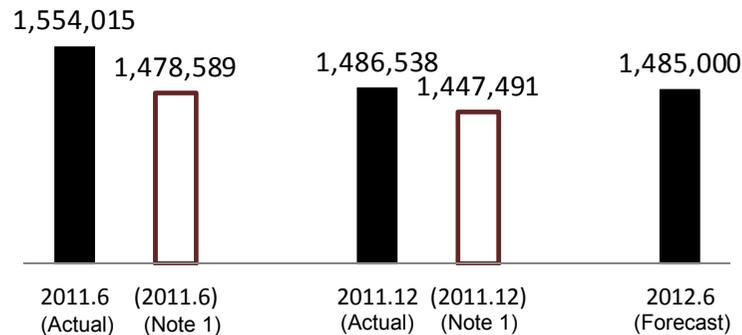
<Property Related Expenses>

The fiscal period ending Jun. 2012 (forecast): JPY 1,106,000 ths
(Compared to the fiscal period ended Dec. 2011 (Actual)
: decrease of JPY 31,994 ths (-2.8 %))



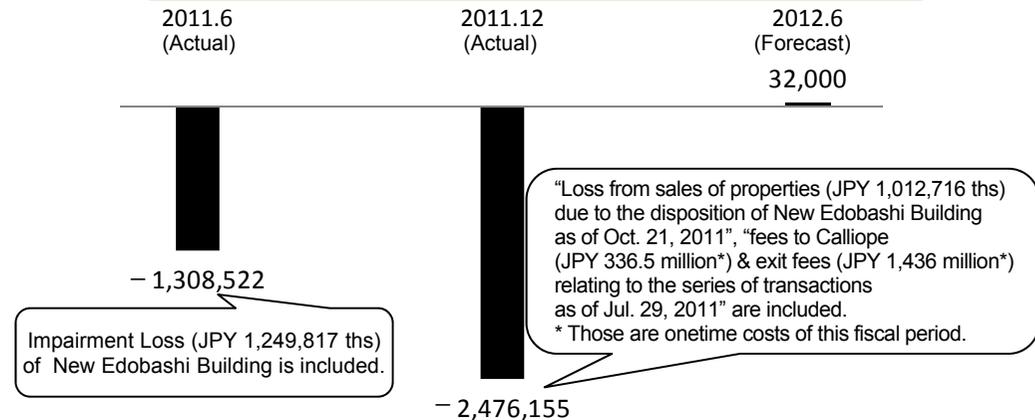
<NOI>

The fiscal period ending Jun. 2012 (forecast): JPY 1,485,000 ths
(Compared to the fiscal period ended Dec. 2011 (Actual)
: decrease of JPY 1,538 ths (-0.1%))



<Net Income>

The fiscal period ending Jun. 2012 (forecast): JPY 32,000 ths
(Compared to the fiscal period ended Dec. 2011 (Actual)
: increase of JPY 2,508,155 ths (- %))



(Note 1) The portion outlined by the red border: □ is calculated excluding operating revenues or property related expenses or NOI relating to New Edobashi Building which was sold as of Oct. 21, 2011.

(Note 2) Figures are rounded down to the indicated unit s and percentages are rounded to one decimal place.

Furthermore, the figures of "the fiscal period ending Jun. 2012 (Forecast) are rounded down to the million JPY.

Financial Metrics

Items	14th Fiscal Period	15th Fiscal Period (Results)	15th Fiscal Period (Adjusted Results)	16th Fiscal Period	17th Fiscal Period
	2009/7/1-2009/12/31	2010/1/1-2010/12/31	2010/1/1-2010/12/31	2011/1/1-2011/6/30	2011/7/1-2011/12/31
Return on Asset (ROA)	0.6%	-9.0%	0.4%	-0.1%	-4.8%
annualized	1.2%	-9.0%	0.4%	-0.1%	-9.6%
Return on Equity (ROE)	1.4%	14.8%	0.9%	-4.4%	-7.1%
annualized	2.7%	14.8%	0.9%	-8.8%	-14.0%
Loan-to-Value (LTV 1)	56.0%	62.8%	62.8%	62.6%	49.5%
Loan-to-Value based on total assets at the end of fiscal period (LTV 2)	54.0%	56.6%	56.6%	58.2%	46.6%
Capital-to-Asset Ratio (fiscal year-end)	43.0%	39.8%	39.8%	39.1%	48.4%
Net Operating Income (NOI) (ths JPY)	1,063,865	3,754,420	3,754,420	1,554,015	1,486,538
annualized NOI yield	4.9%	5.0%	5.0%	4.4%	4.4%
Depreciation Expense (ths JPY)	284,802	964,612	964,612	428,247	422,084
Funds from Operation (FFO) (ths JPY)	550,436	1,241,586	1,241,586	369,542	-600,801

- ROA= Ordinary Income / Weighted Average Total Assets during the period x 100
- ROE= Net Income / Weighted Average Net Assets during the period x100
- LTV(1)= End-of-period Interest-Bearing Debt / (End-of-period Interest-Bearing Debt + Unitholders' Capital (including retained earnings on unitholders' capital))x100
- LTV(2)= End-of-period Interest-Bearing Debt / End-of-period Total Assets x 100
- NOI= Rental Revenue - Property Related Expenses + Depreciation Expenses
- Annualized NOI yield=((Rental Revenues - Property Related Expenses + Depreciation Expenses)/ days x 365) / Acquisition Price
- FFO= Net Income + Depreciation Expenses + Other Amortization – Gain on Sales of Properties + Loss from Sales of Properties

(Note 1) Figures of the 15th Fiscal Period (Adjusted results) are calculated excluding the effect from "Loss from sales of properties" and "gain on negative goodwill".

(Note 2) FFO is calculated excluding the effects of "gain on negative goodwill" in the 15th Fiscal Period, of "Impairment Loss" in the 16th Fiscal Period, and of "exit fees unpaid" in the 17th Fiscal Period.

(Note 3) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place.

Forecast for 18th Fiscal Period (As of Feb. 22, 2012)

	17th Fiscal Period (Results)		18th Fiscal Period (Forecast)		Changes	
	2011/7/1-2011/12/31		2012/1/1-2012/6/30			
	Ths JPY	%	Ths JPY	%	Ths JPY	%
Operating revenues	2,202,448	100.0	2,176,000	100.0	-26,448	-1.2
Rental revenues (1)	2,202,448	100.0	2,176,000	100.0	-26,448	
Operating expenses	2,612,417	118.6	1,373,000	63.1	-1,239,417	-47.4
Property related expenses (2)	1,137,994		1,106,000		-31,994	
Facilities management fees	395,669		411,000		15,331	
Taxes and other public charges	150,901		148,000		-2,901	
Insurance expenses	4,245		4,000		-245	
Other expenses	165,093		128,000		-37,093	
Depreciation expenses (3)	422,084		415,000		-7,084	
NOI (1)-(2)+(3)	1,486,538		1,485,000		-1,538	
Rental income (1)-(2)	1,064,454		1,070,000		5,546	
Loss from sales of properties	1,012,716		-		-1,012,716	
Asset management fees	150,055		150,000		-55	
Other operating expenses	311,651		117,000		-194,651	
Operating income	-409,968	-18.6	803,000	36.9	1,212,968	-
Non-operating revenues	4,523	0.2	0	0.0	-4,523	-100.0
Non-operating expenses	3,060,972	139.0	770,000	35.4	-2,290,972	-74.8
Ordinary income	-3,466,417	-157.4	33,000	1.5	3,499,417	-
Extraordinary income	1,000,197	45.4	-	-	-1,000,197	-100.0
Gain on forgiveness of debts	1,000,197	45.4	-	-	-1,000,197	
Extraordinary loss	9,330	0.4	-	-	-9,330	-100.0
Loss due to disaster	9,330	0.4	-	-	-9,330	
Income before income taxes	-2,475,550	-112.4	33,000	1.5	2,508,550	-
Income and other taxes	605	0.0	0	0.0	-605	-
Net income	-2,476,155	-112.4	32,000	1.5	2,508,155	-

Assumptions for Forecast:

- ◆ Assets: 54 properties
- ◆ Issued Investment Units: 1,348,292 units
- ◆ Reversal of earned surplus: JPY 237 mn (Balance of earned surplus after the distribution for the fiscal period ending Jun. 2012: JPY 62 mn)

Forecasted Distribution for the 18th JPY 200 per unit (Note 3)

(Note 1) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place. Furthermore, figures of the 18th Fiscal Period (Forecasts) are rounded down to the million JPY.

(Note 2) If INV decides to acquire or dispose a property, INV will review and revise the forecast and will disclose the revised forecast in compliance with the rules of Tokyo Stock Exchange.

(Note 3) Regarding forecasted distribution for the 18th Fiscal Period, it is the premise that the total distribution amount will be JPY 269 million by utilizing JPY 237 million out of the earned surplus of JPY 299 million.

< Scheduled CAPEX and Repair Costs for the fiscal period ending Jun. 2012 >

- Total CAPEX: JPY 184 million
- Total Repair Costs: JPY 53 million

(Ref.) Scheduled Major CAPEX

- B14 Lexington Plaza Nishigotanda : JPY 46,500 ths (1·2·5F Air conditioning renewal)
- B16 Ohki Aoba Building : JPY 25,000 ths (Air conditioning renewal)
- A26 Nisshin Palacestage Daitabashi : JPY 18,000 ths (Replacement of equipment for hot water supply and heat source)

< Actual CAPEX and Repair Costs for the fiscal period ended Dec. 2011 >

- Total CAPEX: JPY 53 million
- Total Repair Costs: JPY 49 million
- Loss from the Great East Japan Earthquake : JPY 9 million
- Conducted total of JPY 111 million of construction

< Breakdown of scheduled non-operating expenses for the fiscal period ending Jun. 2012 >

- Interest exp. JPY 693 mn
- Finance related costs JPY 75 mn
- Other non-operating exp. JPY 1 mn

Total JPY 770 mn

< Breakdown of actual non-operating expenses for the fiscal period ended Dec. 2011 >

- Interest exp. JPY 766 mn
- Finance related costs JPY 2,155 mn (of which, fees to Calliope) (JPY 336 mn) (of which, exit fees) (JPY 1,436 mn)
- Other non-operating exp. JPY 138 mn

Total JPY 3,060 mn

Section 2 Financial Statements for the 17th Fiscal Period

Income Statement

Items	16th Fiscal Period (6 months Ended Jun. 30, 2011)		17th Fiscal Period (6 months Ended Dec. 31, 2011)		Changes	
	Ths JPY	%	Ths JPY	%	Ths JPY	%
	Operating revenues	2,277,374	100.0	2,202,448	100.0	-74,925
Rental revenues (1)	2,277,374		2,202,448		-74,925	
Operating expenses	1,477,031	64.9	2,612,417	118.6	1,135,385	76.9
Property related expenses (2)	1,151,606		1,137,994		-13,612	
Depreciation expenses (3)	428,247		422,084		-6,162	
NOI(1)-(2)+(3)	1,554,015		1,486,538		-67,476	
Loss from sales of properties	-		1,012,716		1,012,716	
Directors' remuneration	2,700		4,200		1,500	
Asset management fees	150,256		150,055		-200	
Asset custodian fees	7,435		3,541		-3,894	
Administrative service fees	41,316		35,379		-5,937	
Provision of allowance for doubtful accounts	-		311		311	
Bad debt expenses	561		220		-340	
Other operating expenses	123,155		267,998		144,843	
Operating income / loss	800,343	35.1	-409,968	-18.6	-1,210,311	-
Non-operating revenues	5,698	0.3	4,523	0.2	-1,174	-20.6
Interest revenues	887		540		-346	
Other non-operating revenues	4,811		3,983		-828	
Non-operating expenses	858,384	37.7	3,060,972	139.0	2,202,588	256.6
Interest expenses	598,410		766,171		167,760	
Finance related costs	258,318		2,155,844		1,897,525	
New investment unit issue costs	-		137,569		137,569	
Public listing related costs	1,265		1,265		-	
Other non-operating expenses	390		122		-267	
Ordinary income / loss	-52,342	-2.3	-3,466,417	-157.4	-3,414,075	-
Extraordinary income	-	-	1,000,197	45.4	1,000,197	-
Gain on forgiveness of debts	-		1,000,197		1,000,197	
Extraordinary loss	1,255,574	55.1	9,330	0.4	-1,246,244	-99.3
Impairment loss	1,249,817		-		-1,249,817	
Loss on disaster	5,757		9,330		3,572	
Income / loss before income taxes	-1,307,917	-57.4	-2,475,550	-112.4	-1,167,633	-
Corporate tax, resident tax and business tax	605		605		-	
Net income / loss	-1,308,522	-57.5	-2,476,155	-112.4	-1,167,633	-
Retained earnings at the beginning of the period	4,480,847		3,044,985		-1,435,861	
Unappropriated retained earnings / loss at the end of the period	3,172,324	139.3	568,830	25.8	-2,603,494	-82.1

(Note) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place.

■ **Operating revenues: JPY 2,202 mn**
(Compared to the previous fiscal period : decrease of JPY 74 mn)
⇒ Rental revenues etc. decreased due to the sale of New Edobashi Building as of October 21, 2011

■ **Operating expenses: JPY 2,612 mn**
(Compared to the previous fiscal period : increase of JPY 1,135 mn)
<Sales of properties>
→ The fiscal period ended Jun. 2011 : No sales or purchases
→ The fiscal period ended Dec. 2011 : Sold of New Edobashi Building
New Edobashi Building { - Acquisition price: JPY 7,410 mn
- Sale price: JPY 5,165 mn
- Book Value: JPY 6,128 mn (Note)
- Costs related to sale: JPY 49 mn
- Gain/ Loss from sales of properties : JPY 1,012 mn
(Note) As of the sales dated Oct. 21, 2011
<Cost Reduction>
→ Asset custodian fees : decrease of JPY 3 mn
→ Administrative service fees : decrease of JPY 5 mn

■ **Non-operating expenses: JPY 3,060 mn**
(Compared to the previous fiscal period : increase of JPY 2,202 mn)
<Execution of the series of transactions (Third Party Allotment / Refinance etc.) as of Jul. 29, 2011>
→ Interest expenses increased by JPY 167 mn due to the refinance etc.
→ Finance related costs (Note 1) increased by JPY 1,897 mn due to such series of transactions
→ Recorded new investment unit issue costs of JPY 137 mn due to Third Party Allotment (Note 1) The following onetime expenses are included in finance related costs for the fiscal period ended Dec. 2011.
- of which, fees to Calliope JPY 336 mn
- of which, exit fees (Note 2) JPY 1,436 mn

Total of the above onetime costs JPY 1,772 mn

(Note 2) JPY 93 mn is deducted from the initial-assumed exit fees of JPY 1,530 mn at this point in time so the exit fees is expected to be JPY 1,436 mn.

(Note 3) Exit fees in the amount of JPY 1,436 mn is recorded on an accrual basis in the fiscal period ended Dec. 2011.
(The amount of accrued exp.: JPY 1,372mn)

Balance Sheet - Assets

Items	16th Fiscal Period		17th Fiscal Period		Changes	
	(As of Jun. 30, 2011)		(As of Dec. 31, 2011)			
	Ths JPY	%	Ths JPY	%	Ths JPY	%
Assets						
Current assets						
Cash and deposits	2,478,178		3,147,282		669,104	
Cash and deposits in trust	2,203,864		2,056,083		-147,781	
Accounts receivables	23,893		15,380		-8,512	
Advances paid	776		422		-354	
Deposits paid	-		647,357		647,357	
Prepaid expenses	57,499		181,805		124,305	
Consumption tax receivable	204,972		-		-204,972	
Allowance for doubtful accounts	-		-311		-311	
Total current assets	4,969,185	6.8	6,048,020	8.9	1,078,835	21.7
Non-current assets						
Property, plant and equipment, at cost						
Buildings	2,599,824		2,572,218		-27,605	
Equipment	35,487		32,513		-2,973	
Building improvements	3,005		2,866		-139	
Land	2,713,620		2,713,620		-	
Buildings in trust	22,970,455		21,690,590		-1,279,864	
Equipment in trust	3,568,098		3,349,929		-218,168	
Building improvements in trust	193,267		185,142		-8,125	
Tools, furniture and fixtures in trust	55,256		56,443		1,186	
Land in trust	36,018,054		31,056,639		-4,961,414	
Total property, plant and equipment, at cost	68,157,070	93.2	61,659,964	90.6	-6,497,105	-9.5
Intangible assets						
Others	1,706		1,046		-660	
Total intangible assets	1,706	0.0	1,046	0.0	-660	-38.7
Investment and other assets						
Guarantee deposits	10,000		10,000		-	
Long-term prepaid expenses	-		336,563		336,563	
Others	27,297		27,991		694	
Total investment and other assets	37,297	0.1	374,555	0.6	337,258	904.2
Total non-current assets	68,196,073	93.2	62,035,566	91.1	-6,160,507	-9.0
Total assets	73,165,258	100.0	68,083,586	100.0	-5,081,671	-6.9

■Property, plant and equipment
: JPY 61,659 mn
 (Compared to the previous fiscal period
 : decrease of JPY 6,497 mn)
 → Sale of New Edobashi Building
 dated Oct. 21, 2011
 (No. of properties as of the end of
 the fiscal period: 54)

(Note) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place.

Balance Sheet – Liabilities/Net Assets

Items	16th Fiscal Period (As of Jun. 30, 2011)		17th Fiscal Period (As of Dec. 31, 2011)		Changes	
	Ths JPY	%	Ths JPY	%	Ths JPY	%
	Liabilities					
Current liabilities						
Accounts payable	109,999		123,229		13,229	
Short-term debts	25,796,425		-		-25,796,425	
Current portion of long-term debts	16,800,000		262,000		-16,538,000	
Accrued liabilities	8,617		8,791		174	
Accrued expenses	284,308		365,166		80,857	
Accrued income taxes	465		497		31	
Accrued consumption taxes	-		59,401		59,401	
Advances received	292,611		281,564		-11,047	
Deposits received	4,466		5,623		1,156	
Total current liabilities	43,296,894	59.2	1,106,273	1.6	-42,190,620	-97.4
Non-current liabilities						
Long-term debts	-		20,472,500		20,472,500	
Long-term debts in trust	-		11,000,000		11,000,000	
Tenant leasehold and security deposits in trust	1,113,610		930,462		-183,147	
Tenant leasehold and security deposits	183,579		183,579		-	
Long-term accrued expenses	-		1,423,111		1,423,111	
Total non-current liabilities	1,297,190	1.8	34,009,654	50.0	32,712,463	-
Total liabilities	44,594,084	60.9	35,115,928	51.6	-9,478,156	-21.3
Net assets						
Unitholders' equity						
Unitholders' capital	19,134,417		26,134,396		6,999,979	
Surplus						
Capital surplus	6,264,432		6,264,432		-	
Unappropriated retained earnings / loss	3,172,324		568,830		-2,603,494	
Total surplus	9,436,756	12.9	6,833,262	10.0	-2,603,494	-27.6
Total unitholders' equity	28,571,173	39.1	32,967,658	48.4	4,396,485	15.4
Total net assets	28,571,173	39.1	32,967,658	48.4	4,396,485	15.4
Total liabilities and net assets	73,165,258	100.0	68,083,586	100.0	-5,081,671	-6.9

**The 17th fiscal period
Net assets per unit: JPY 24,451
(Issued investment units
: 1,348,292 units)**

■ **Borrowing amount as of the end of the 17th fiscal period: JPY 31,734 mn**
(Compared to the previous fiscal period : decrease of JPY 10,861 mn)

- ◇ Current-portion of long-term debts: JPY 262 mn
- ◇ Long-term debts and long-term debts in trust : JPY 31,472 mn
- ◇ Loan to Value (LTV): 46.6%
(LTV= End-of-period Interest-Bearing Debt / End-of-period Total Assets x 100)

<Repayments of the existing borrowings (JPY 42,061 mn in total) / New borrowings (JPY 32,200 mn in total)>

- Execution of Third-Party Allotment (JPY 6,999 mn) and repayments of the existing borrowings (JPY 36,006 million) by utilizing new borrowings (JPY 31,300 mn) as of Jul. 29, 2011.
- Repayment in full of the securitized loan (JPY 5,615 million) by utilizing the proceeds (JPY 5,165 mn) from the sale of New Edobashi Building dated Oct. 21, 2011 and the amount (JPY 25 million) of debt waiver by the lender.
- Additional borrowing (JPY 900 mn) to Syndicated Loan A as of Oct. 31, 2011 for the partial repayments (JPY 200 mn each (JPY 400 mn in total)) both in Shinsei Trust Loan A and Shinsei Trust Loan B before the maturity dates associated with such additional borrowing.
- Part of repayments (JPY 37.5 mn and JPY 28 mn (JPY 65.5 mn in total)) of Syndicated Loan A and Shinsei Trust Loan B as of Oct. 31, 2011.

(Note) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place.

Cash Flow Statement /

Financial Statements pertaining to Distribution of Monies

Items	16th Fiscal Period	17th Fiscal Period
	(6 months Ended Jun. 30, 2011)	(6 months Ended Dec. 31, 2011)
	Ths JPY	Ths JPY
<i>Cash flows from operating activities</i>		
Net income (loss) before taxes	(1,307,917)	(2,475,550)
Depreciation expenses	428,907	422,744
Impairment loss	1,249,817	-
Gain on forgiveness of debts	-	(1,000,197)
Loss due to disaster	5,757	9,330
Public listing related costs	1,265	1,265
Finance related costs	258,318	2,155,844
Amortization of tenant leasehold and security deposits in trust	(4,324)	(1,279)
Interest received	(887)	(540)
Interest paid	598,410	766,171
Increase (decrease) in allowance for doubtful accounts	(56)	311
Decrease (increase) in accounts receivable	(1,523)	8,512
Decrease (increase) in deposit payments	-	(647,357)
Decrease (increase) in consumption tax receivable	(204,972)	204,972
Decrease (increase) in guarantee money paid	60	-
Increase (decrease) in accrued consumption taxes	(593,170)	59,401
Increase (decrease) in accounts payable	(95)	10,387
Increase (decrease) in accrued liabilities	(3,252)	1,600
Increase (decrease) in accrued expenses	116,936	(176,415)
Increase (decrease) in advances received	(3,047)	(34,165)
Increase (decrease) in deposits received	(1,213)	1,156
Decrease due to sale of tangible assets in trust	-	6,128,165
Others	3,631	(17,968)
Subtotal	542,644	5,416,389
Proceeds of interest	887	540
Payment of interest	(601,703)	(527,019)
Payment of loss due to disaster	(2,714)	(8,706)
Payment of corporate taxes etc.	(139)	(573)
<i>Cash flows from operating activities</i>	(61,025)	4,880,630
<i>Cash flows from investment activities</i>		
Payment for acquisition of tangible assets in trust	(143,414)	(50,925)
Payment of tenant leasehold and security deposits in trust	(365,062)	(213,763)
Proceeds of tenant leasehold and security deposits in trust	150,878	55,012
<i>Cash flows from investment activities</i>	(357,598)	(209,676)
<i>Cash flows from financing activities</i>		
Repayment of short-term debt	(369,060)	(25,796,425)
Proceeds of short-term debt	-	21,200,000
Repayment of long-term debt	-	(16,265,302)
Proceeds of long-term debt in trust	-	11,000,000
Public listing related costs	(1,265)	(1,265)
Finance related costs	(167,190)	(1,159,018)
Payment of distributions	(276,877)	(127,599)
Proceeds of new investment unit issue	-	6,999,979
<i>Cash flows from financing activities</i>	(814,392)	(4,149,631)
<i>Increase (decrease) in cash and cash equivalents</i>	(1,233,017)	521,323
<i>Beginning balance of cash and cash equivalents</i>	5,915,060	4,682,043
<i>Closing balance of cash and cash equivalents</i>	4,682,043	5,203,366

Items		16th Fiscal Period	17th Fiscal Period
		(6 months Ended Jun. 30, 2011)	(6 months Ended Dec. 31, 2011)
Unappropriated retained earnings	(Ths JPY)	3,172,324	568,830
Distributions	(Ths JPY)	127,339	269,658
Distribution per unit	(JPY)	200	200
Retained earnings carried forward	(Ths JPY)	3,044,985	299,171

(Note) Figures are rounded down to the indicated unit.

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Section 3 Overview of Operations

Portfolio History (Asset Size)



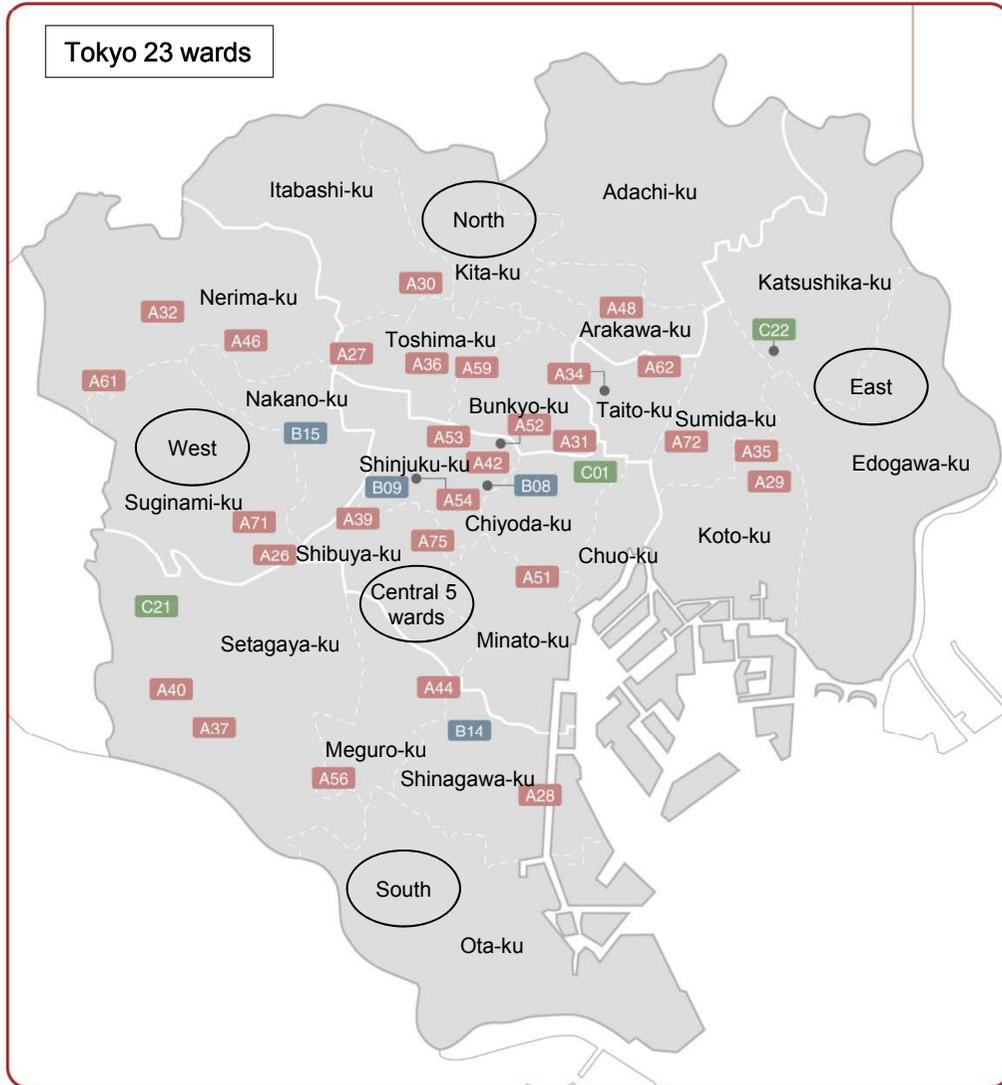
INV (former TGR) No. of Properties	17	20	28	29	29	42	47	56	57	62	61	61	104	55	55	54
Former LCP No. of Properties					33	36	46	46	44	43	43					

(Note 1) Asset value is calculated by the acquisition price.

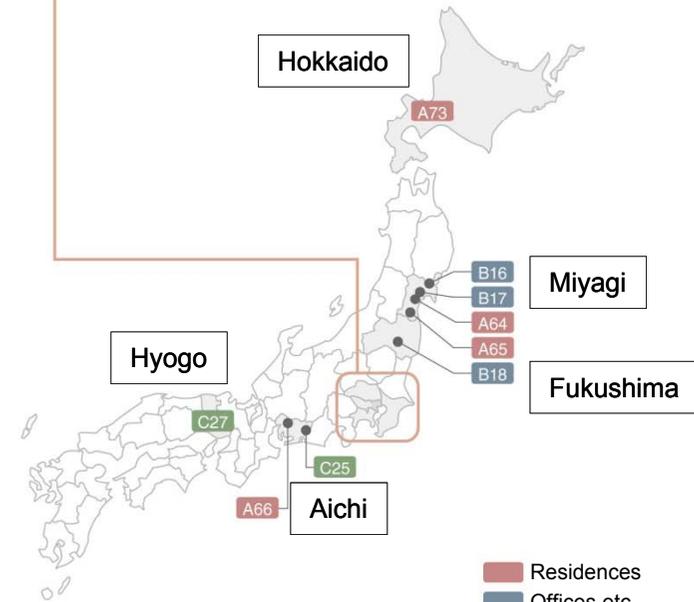
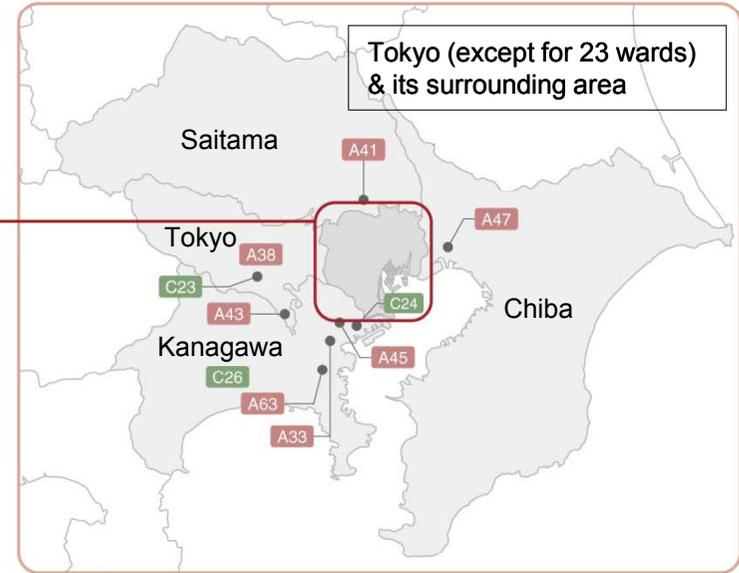
However, the acquisition price of the properties which former LCP held before the effective date of the Merger (Feb. 1, 2010) is calculated in principle by the acquisition price at which former LCP bought such properties and it is different from the actual acquisition price of INV.

(Note 2) Figures are rounded down to the indicated unit.

Portfolio MAP



Central 5 wards: Shibuya-ku, Shinjuku-ku, Chuo-ku, Chiyoda-ku and Minato-ku
 East: Edogawa-ku, Katsushika-ku, Koto-ku, Sumida-ku and Taito-ku
 West: Suginami-ku, Nakano-ku and Nerima-ku
 South: Ota-ku, Shinagawa-ku, Setagaya-ku and Meguro-ku
 North: Adachi-ku, Arakawa-ku, Itabashi-ku, Kita-ku, Toshima-ku and Bunkyo-ku



Residences (Red square)
 Offices etc. (Blue square)
 Hotels, Seniors etc. (Green square)

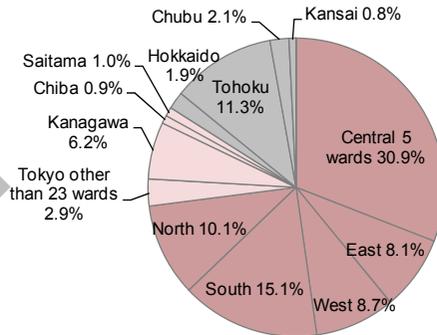
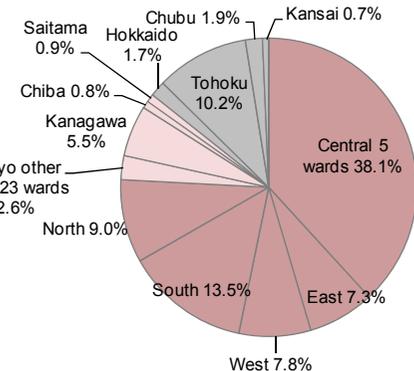
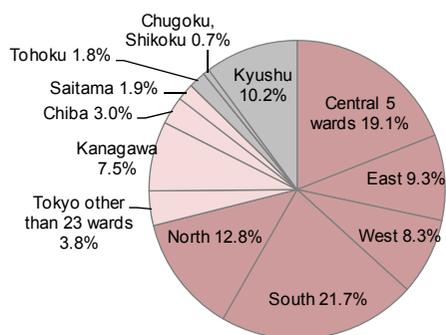
Portfolio Diversification

As of the end of 14th Fiscal Period (Dec. 31, 2009)

As of the end of 15th Fiscal Period (Dec. 31, 2010)

As of the end of 17th Fiscal Period (Dec. 31, 2011)

By Geography

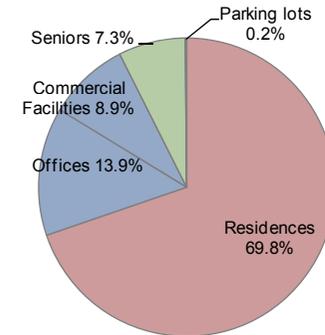
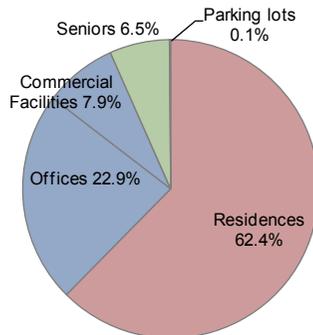
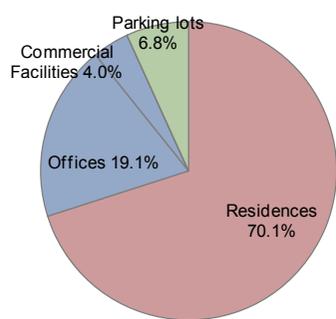


Greater Tokyo Area: 87.3 % (Tokyo 23 wards: 71.1 %)

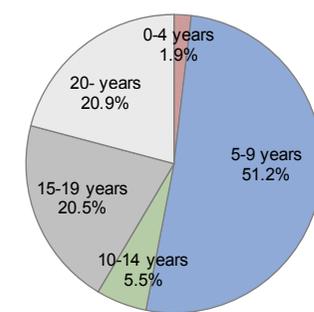
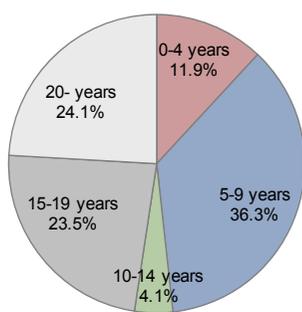
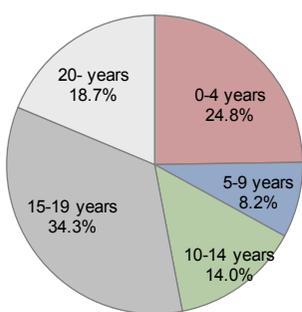
Greater Tokyo Area: 85.6 % (Tokyo 23 wards: 75.8 %)

Greater Tokyo Area: 84.0 % (Tokyo 23 wards: 73.0 %)

By Property Type



By Age



Weighted average age: 13.2 years

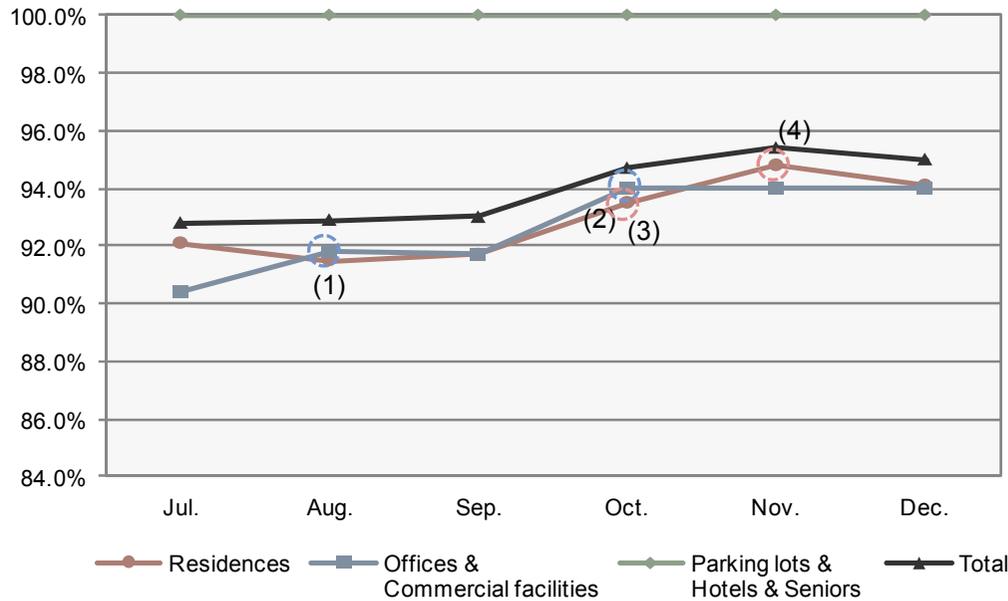
Weighted average age: 12.8 years

Weighted average age: 12.5 years

(Note 1) For the classification of "Central 5 wards", "East", "West", "South" and "North", please see P.17 (Portfolio MAP).
 (Note 2) "Tokyo", "Kanagawa, Chiba, and Saitama prefectures" are defined as "Greater Tokyo Area".
 (Note 3) Pie chart of "As of the end of 14th Fiscal Period (Dec. 31, 2009)" used the data of former TGR (INV before the Merger).
 (Note 4) Percentages are calculated based on acquisition price and are rounded to one decimal place.

Overview of Occupancy Rates

Occupancy rate (95.4%) of the total portfolio of the end of Nov. 2011 has achieved the highest rate since the Merger



	Residences	Offices & Commercial facilities	Parking lots & Hotels & Seniors	Total
End of Dec. 2011	94.1%	94.0%	100.0%	95.0%
End of Nov. 2011	94.8% (4)	94.0%	100.0%	95.4%
End of Oct. 2011	93.5% (3)	94.0% (2)	100.0%	94.7%
End of Sep. 2011	91.7%	91.7%	100.0%	93.0%
End of Aug. 2011	91.5%	91.8% (1)	100.0%	92.9%
End of Jul. 2011	92.1%	90.4%	100.0%	92.8%

(Note 1) Total averaged occupancy rate during the period: 94.0%
 (Note 2) Occupancy rate = total leased area / total leasable area x100
 (Note 3) Percentages are rounded to one decimal place.

(1) Occupancy of Offices & Commercial facilities : 90.4%→91.8%

■ B14 Lexington Plaza Nishi Gotanda
 1 floor became occupied due to a new tenant moved in
 Occupancy Rate: 82.1%→92.0% (+9.9%)

(2) Occupancy of Offices & Commercial facilities : 91.7%→94.0%

■ B13 New Edobashi Building
 Sold as of Oct. 21, 2011
 <(Ref.) Occupancy Data of New Edobashi Building as of the end of Sep. 2011>
 - Leasable Area: 5,695.70 m²
 (12.7% of total Offices & Commercial facilities)
 - Occupancy Rate as of the end of Sep.: 75.6%

(3) Occupancy of Residences: 91.7%→93.5%

■ A40 City Heights Kinuta
 Occupancy Rate: 89.2%→100.0% (+10.8%)

■ A41 Acseeds Tower Kawaguchi Namiki
 Occupancy Rate: 91.2%→98.3% (+7.1%)

■ A56 Casa Eremitaggio
 Occupancy Rate: 80.5%→90.5% (+10.0%)

■ A75 Spacia Ebisu
 Occupancy Rate: 90.1%→95.9% (+5.8%)

(4) Occupancy of Residence: 93.5%→94.8%

■ A27 Nisshin Palacestage Higashi-Nagasaki
 Occupancy Rate: 86.0%→91.4% (+5.4%)

■ A45 Wacore Tsunashima I
 Occupancy Rate: 84.2%→94.1% (+9.9%)

■ A47 Growth Maison Kaijin
 Occupancy Rate: 91.9%→97.4% (+5.5%)

■ A63 Towa City Coop Sengencho
 Occupancy Rate: 91.3%→97.0% (+5.7%)

■ A66 Visconti Kakuozan
 Occupancy Rate: 77.0%→89.7% (+12.7%)

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Leasing of Mortgages of Shinsei Trust Loan A



A75 Spacia Ebisu
 <Location> 3-6-22 Higashi, Shibuya-ku, Tokyo
 <Access> About 9 minute walk from Ebisu Station on JR Line
 <Structure> Reinforced concrete, roof deck, 8 stories with basement
 <Total Floor Space> 10,367.03 m²
 <Total Leasable Units> 109



B14 Lexington Plaza Nishigotanda
 <Location> 5-2-4 Nishigotanda, Shinagawa-ku, Tokyo
 <Access> About 4 minute walk from Fudomae Station on Tokyu Meguro Line
 <Structure> Steel-reinforced concrete, steel, roof deck, 11 stories with basement
 <Total Floor Space> 7,994.43 m²

Rank of those properties

A75 Spacia Ebisu	B14 Lexington Plaza Nishigotanda
Spacia Ebisu is the flagship luxury property whose rent per month is JPY 285,437 and occupies 12.7% of total rental revenues of 39 residences (Note).	Lexington Plaza Nishigotanda is the biggest property out of 5 offices of INV and is the flagship property whose total leasable area occupies 48.9% of total leasable area of such offices.

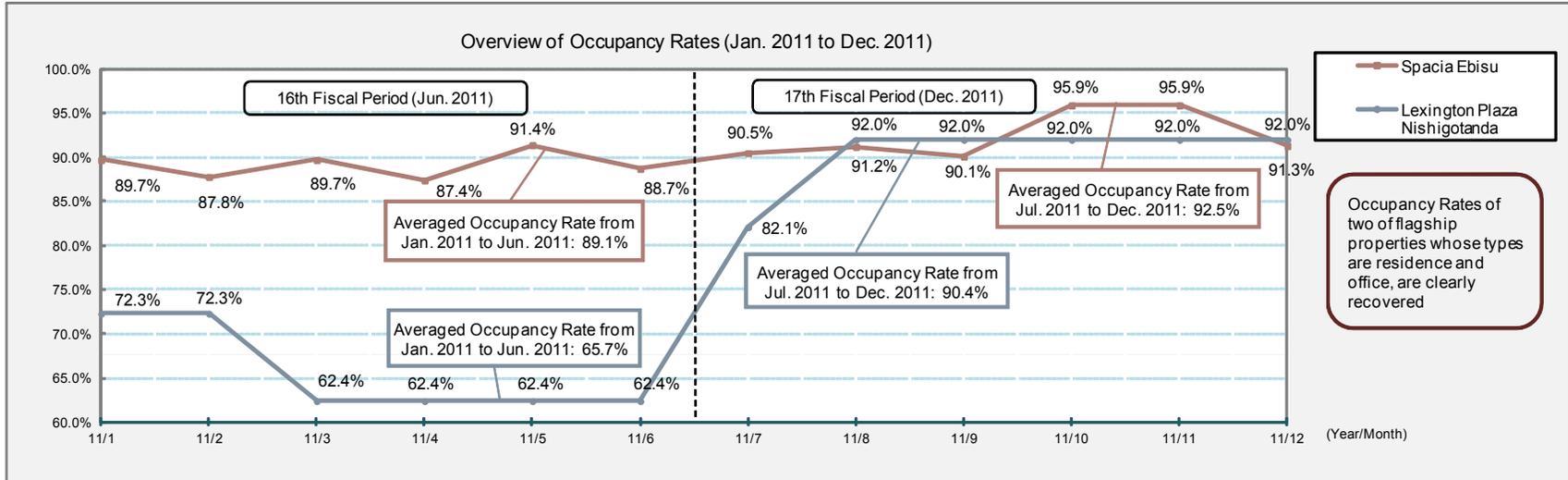
(Note) Averaged rent per month and share of rental revenues are calculated based on the contract rents (including monthly rents for common areas) as of the end of Dec. 2011.

Situation until the 16th fiscal period

After Lehman Shock, luxury properties has showed reduced demand and Spacia Ebisu had been in a seesawing situation whose occupancy rate was moving at the level of 80 %.	After a key tenant moved out, as tenants continued to move in or out, its occupancy rates had been unstable and had continued to vary from the level of 60% to the one 70%.
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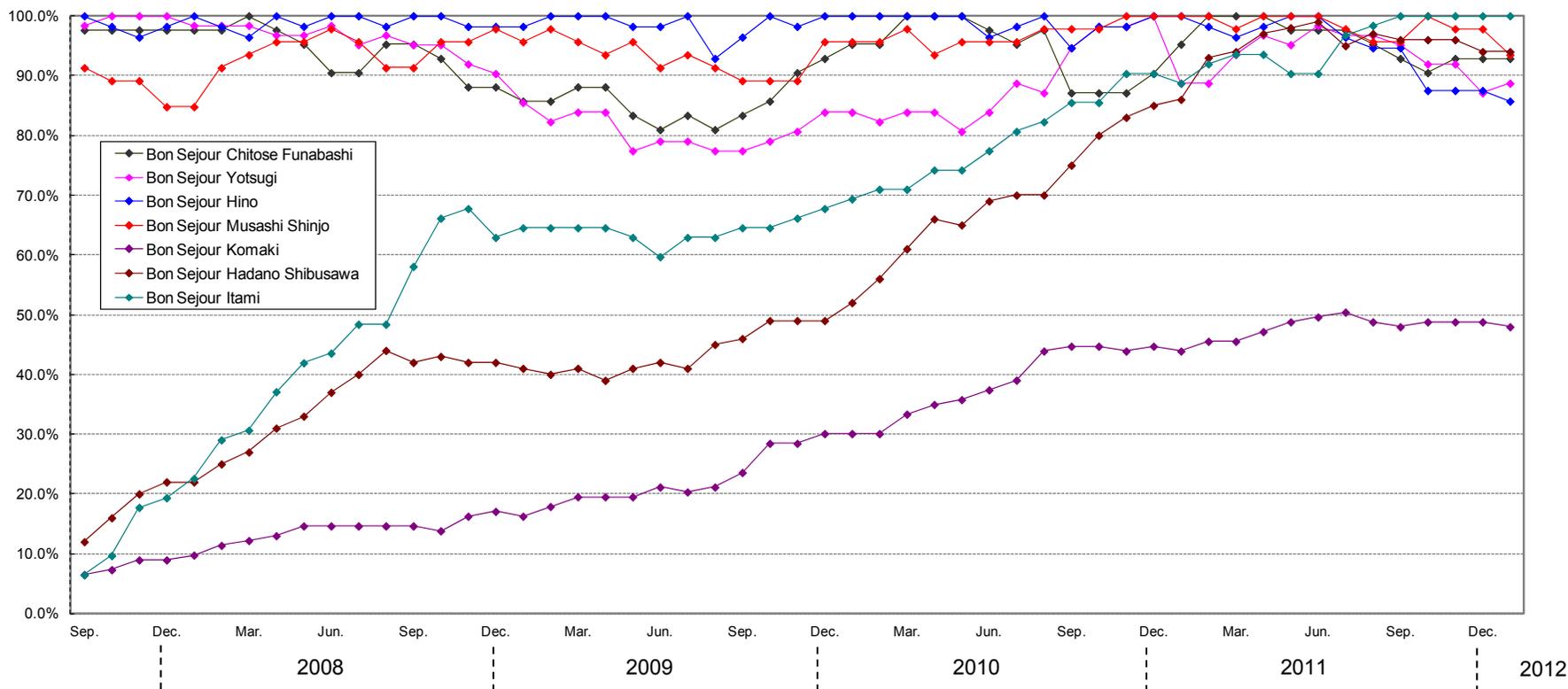
Situation until the 17th fiscal period

Inclination to reconstruction of occupancy rate of Spacia Ebisu is remarkable and its occupancy rate is always keeping the level of 90 % (it recovered to 95.9% in Oct.). The averaged occupancy rate also increased from 89.1% in the previous fiscal period to 92.5%. This property has a big impact on the total rental revenues of INV. So continuous and stable contribution is required.	The area where Lexington Plaza Nishigotanda places in is referred to as a office battleground. Its occupancy rate has recovered to 92.0% by supporting flexibly the needs of tenants. There is one floor left to the fully-occupied operation and hopes for a stable high occupancy is placed on this property.
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Overview of Substantial Occupancy Rates of Mortgages of Shinsei Trust Loan B

- ✓ Averaged substantial occupancy rates (from Feb. 2011 to Jan. 2012) of 6 properties out of 7 properties for senior, which are mortgages of Shinsei Trust Loan B, are beyond 90.0% and high level.
- ✓ Expecting demand for rising trend in properties for seniors.



Property	Substantial Occupancy Rate as of the end of Jan. 2012	Averaged Substantial Occupancy Rate from Feb. 2011 to Jan. 2012
C21 Bon Sejour Chitose Funabashi	92.9 %	95.8 %
C22 Bon Sejour Yotsugi	88.7 %	93.4 %
C23 Bon Sejour Hino	85.7 %	93.9 %
C24 Bon Sejour Musashi-Shinjo	93.5 %	98.0 %

Property	Substantial Occupancy Rate as of the end of Jan. 2012	Averaged Substantial Occupancy Rate from Feb. 2011 to Jan. 2012
C25 Bon Sejour Komaki	48.0 %	48.2 %
C26 Bon Sejour Hadano Shibusawa	94.0 %	95.8 %
C27 Bon Sejour Itami	100.0 %	96.2 %

(Note 1) Occupancy rate = total leased units / total leasable units x100
 (Note 2) There are direct lease agreements between INV and tenants(There are no Master Lease Companies) on 7 properties for senior and under such agreements, INV receives fixed rents regardless of situation of utilization of those properties.
 (Note 3) Percentages are rounded to one decimal place.

Overview of Borrowings (1) (As of Jan. 31, 2012) **Invincible** Investment Corporation

Loan Name	Lender	Borrowing date	Outstanding Borrowing	Interest Rate (per annum) etc.	Maturity date
Syndicate Loan A	Shinsei Bank, Limited	Jul. 29, 2011	JPY 10,925 mn	2.43643% (Note 2) Variable interest rate (Three-month JPY TIBOR + spread (2.1%))	Jul. 29, 2014
	Citibank Japan Ltd.				
	The Chuo Mitsui Trust and Banking Company, Limited				
	The Bank of New York Mellon Trust (Japan), Ltd.	Oct. 31, 2011			
	Resona Bank, Limited	Jul. 29, 2011			
Shinsei Trust Loan A	Shinsei Trust & Banking Co., Ltd.	Jul. 29, 2011	JPY 7,100 mn	8.50000% Fixed interest rate	Jan. 30, 2015
Shinsei Trust Loan B	Shinsei Trust & Banking Co., Ltd.	Jul. 29, 2011	JPY 2,644 mn	9.50000% Fixed interest rate	Jan. 30, 2015
Subtotal of long-term debt (Note 1)			JPY 20,669 mn		
Prudential LPS Loan (Note 3)	Prudential Mortgage Asset Holdings 1 Japan Investment Limited Partnership	Jul. 29, 2011	JPY 3,750 mn	2.50000% Fixed interest rate	Jan. 25, 2017
			JPY 3,620 mn		Jan. 25, 2018
			JPY 3,630 mn		Jan. 25, 2019
Subtotal of long-term debt in trust			JPY 11,000 mn		
Total debt			JPY 31,669 mn		

(Note 1) "Current portion of long-term debts of "Syndicate Loan A" and "Shinsei Trust Loan B"" are included in "Subtotal of long-term debt" . Furthermore, parts of the principals, of Syndicate Loan A of JPY 150 million a year (JPY 37.5 million every three months) and of Shinsei Trust Loan B of JPY 112 million a year (JPY 28 million every three months), are repaid in the form of the scheduled repayments.

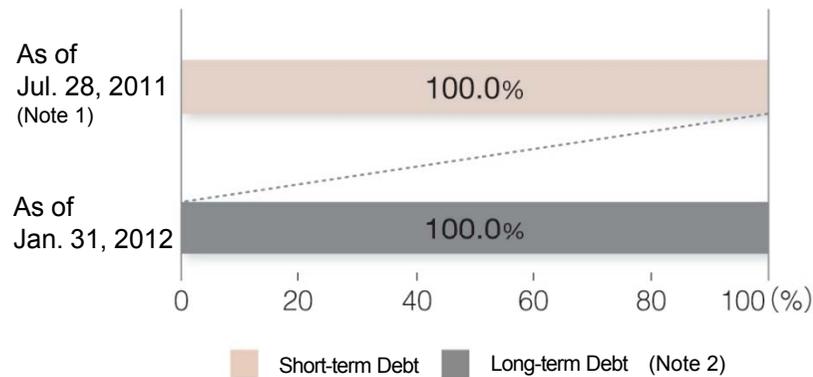
(Note 2) The interest rates are applicable for the period from February 1, 2012 through April 27, 2012.

(Note 3) Regarding each Prudential LPS Loans, on each principal and interest payment date (every three months) after three years have passed since the borrowing date, INV will pay the amount calculated on the assumption that the remaining principal as of the date is repaid in equal installments of the principal and the interest over 20 years (80 times in total).

(Note 4) The outstanding of borrowing is rounded down to the indicated unit.

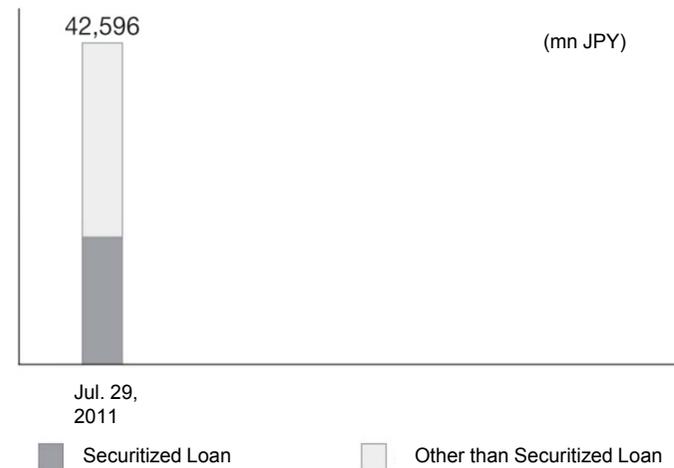
Overview of Borrowings (2) (As of Jan. 31, 2012) **Invincible** Investment Corporation

■ Extension of loan periods

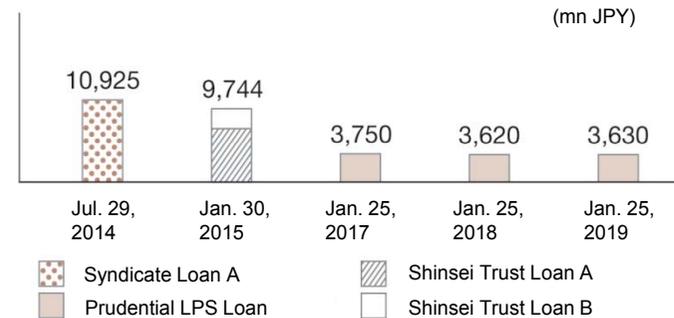


■ Diversification of maturity dates on loans

<As of Jul. 28, 2011 (Note 1)>



<As of Jan. 31, 2012>



(Note 1) In this page, <Jul. 28, 2011> means the day before the execution day of the Third-Party Allotment, the new borrowings and the repayments of the existing borrowings.

(Note 2) "Current portion of long-term debts of "Syndicate Loan A" and "Shinsei Trust Loan B" are included in "Long-term debt".

Furthermore, parts of the principals, of Syndicate Loan A of JPY 150 million a year (JPY 37.5 million every three months) and of Shinsei Trust Loan B of JPY 112 million a year (JPY 28 million every three months), are repaid in the form of the scheduled repayments.

Overview of Borrowing Mortgages (As of Dec. 31, 2011)

Loan Name	Borrowing Amount as of Dec. 2011	Maturity Date	Mortgages	No. of Properties	Appraisal Values as of Dec. 2011
Syndicate Loan A	JPY 10,962 mn	Jul. 29, 2014	City House Tokyo Shinbashi, Winbell Kagurazaka, Nishiwaseda Crescent Mansion, Lexington Square Akebonobashi, Casa Eremitaggio, Towa City Coop Shinotsuka II, Bichsel Musashiseki, Lexel Mansion Ueno Matsugaya, Towa City Coop Sengencho, Royal Park Omachi, Lexington Square Haginomachi, Visconti Kakuzan, Lexington Square Daitabashi, Lexington Square Honjo Azumabashi, AMS TOWER Minami 6-Jo, Cross Square NAKANO, Ohki Aoba Building, Lexington Plaza Hachiman, AEON TOWN Sukagawa (Note), Shinjuku Island and Stop Parking Kanda-Sudacho	21	JPY 24,310 mn
Shinsei Trust Loan A	JPY 7,100 mn	Jan. 30, 2015	Spacia Ebisu and Lexington Plaza Nishigotanda	2	JPY 10,900 mn
Shinsei Trust Loan B	JPY 2,672 mn	Jan. 30, 2015	Bon Sejour Chitose Funabashi, Bon Sejour Yotsugi, Bon Sejour Hino, Bon Sejour Musashi Shinjo, Bon Sejour Komaki, Bon Sejour Hadano Shibusawa and Bon Sejour Itami	7	JPY 4,708 mn
Prudential LPS Loan	JPY 3,750 mn	Jan. 25, 2017	Nisshin Palacestage Daitabashi, Nisshin Palacestage Higashi-Nagasaki, Growth Maison Shin-Yokohama, Belle Face Ueno-Okachimachi, Growth Maison Yoga, Shibuya-Honmachi Mansion, City Heights Kinuta and Foros Nakamurabashi	8	JPY 6,288 mn
	JPY 3,620 mn	Jan. 25, 2018	Growth Maison Gotanda, Growth Maison Kameido, Emerald House, Growth Maison Ikebukuro, Route Tachikawa, College Square Machida, Belair Meguro and Wacore Tsunashima I	8	JPY 5,880 mn
	JPY 3,630 mn	Jan. 25, 2019	Harmonie Ochanomizu, Suncrest Shakujii-Koen, Grand Rire Kameido, Acseeds Tower Kawaguchi-Namiki, Capital Heights Kagurazaka, Growth Maison Kaijin, College Square Machiya and Kindai Kagakusha Building	8	JPY 6,113 mn
Total	JPY 31,734 mn	-	-	54	JPY 58,199 mn

(Note) Loc development Co., Ltd., the tenant of the property: AEON TOWN Sukagawa (former name: Loc Town Sukagawa) changed its company name to "AEON TOWN Co., Ltd. as of Sep. 1, 2011. Accordingly, the name of this property is also changed from "Loc Town Sukagawa" to "AEON TOWN Sukagawa".

Overview of unitholders (1)

Major Unitholders (Top 10)

16th Fiscal Period (As of Jun. 30, 2011)			17th Fiscal Period (As of Dec. 31, 2011)		
Name	Number of units held	(%)	Name	Number of units held	(%)
1 New Mission Funding G.K.	129,400	20.32	1 Calliope Godo Kaisha	609,942	45.23
2 GOLDMAN SACHS INTERNATIONAL	90,255	14.17	2 New Mission Funding G.K.	129,400	9.59
3 PROSPECT JAPAN FUND LIMITED	52,452	8.23	3 PROSPECT JAPAN FUND LIMITED	87,231	6.46
4 The Nomura Trust and Banking Co., Ltd. (investment trust account)	35,770	5.61	4 THE CHASE MANHATTAN BANK, N.A. LONDON SPECIAL ACCOUNT NO.1	67,277	4.98
5 Japan Trustee Services Bank, Ltd. (investment trust account)	21,668	3.40	5 The Nomura Trust and Banking Co., Ltd. (investment trust account)	61,674	4.57
6 BBH FOR OPPENHEIMER QUEST INTERNATIONAL VALUE FUND	14,606	2.29	6 Japan Trustee Services Bank, Ltd. (trust account)	36,573	2.71
7 BBH FOR OPPENHEIMER MASTER INTERNATIONAL VALUE FUND, LLC	11,244	1.76	7 CGML - IPB CUSTOMER COLLATERAL ACCOUNT	33,737	2.50
8 Trust & Custody Services Bank, Ltd. (securities investment account)	9,085	1.42	8 MELLON BANK TREATY CLIENTS OMNIBUS	20,834	1.54
9 The Master Trust Bank of Japan, Ltd. (trust account)	8,058	1.26	9 Trust & Custody Services Bank, Ltd. (securities investment account)	17,065	1.26
10 CGML-IPB CUSTOMER COLLATERAL ACCOUNT	7,552	1.18	10 The Master Trust Bank of Japan, Ltd. (trust account)	14,104	1.04
Total	380,090	59.69	Total	1,077,837	79.94
	Issued investment units	636,695		Issued investment units	1,348,292

(Note 1) Percentages (%) are rounded to two decimal places.

(Note 2) As a result of issuance of 711, 597 of new investment units of INV by way of Third-Party Allotment whose payment has been completed as of July 29, 2011, its number of units held became 1,348,292 units.

<(Ref.) Major Unitholding Report>

Firm name	Submitted on	Number of units held	Ratio (%)
Calliope Godo Kaisha	Aug. 3, 2011	609,942	45.24
Prospect Asset Management, Inc.	Sep. 16, 2011	199,274	14.78

(Note 1) According to the major unitholding report submitted by Prospect Asset Management, Inc. as of Jan. 17, 2012, the number of units held by this company is 213,937 units and the ratio of unitholding is 15.87%

(Note 2) Percentages are rounded to two decimal places.

Overview of unitholders (2)

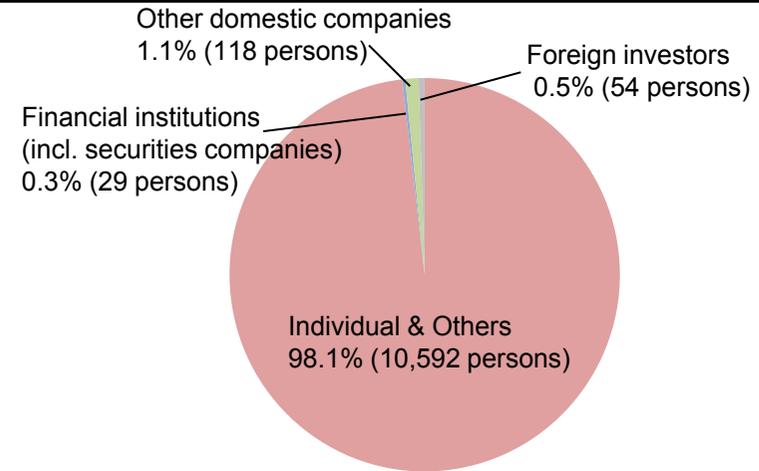
Breakdown by number of unitholders



As of the end of 16 th fiscal period (Jun. 2011)

Number of total unitholders: 11,151 persons

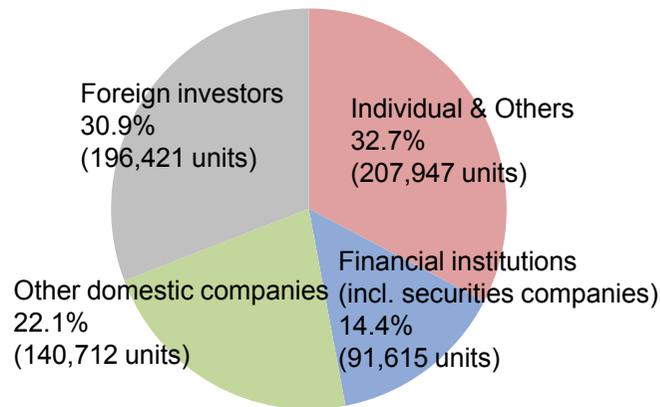
(Note) Percentages are rounded to one decimal place. The same shall apply hereinafter.



As of the end of 17 th fiscal period (Dec. 2011)

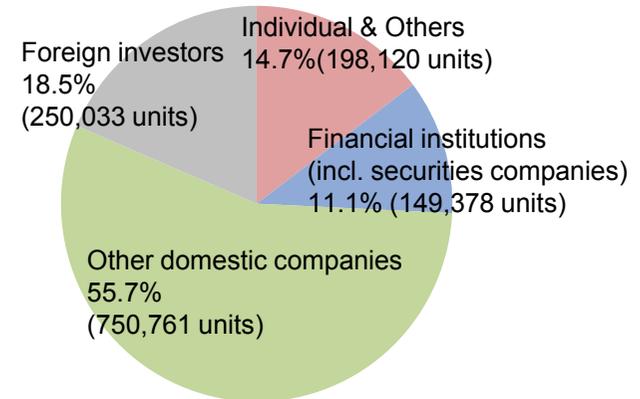
Number of total unitholders: 10,793 persons

Breakdown by number of units held



As of the end of 16 th fiscal period (Jun. 2011)

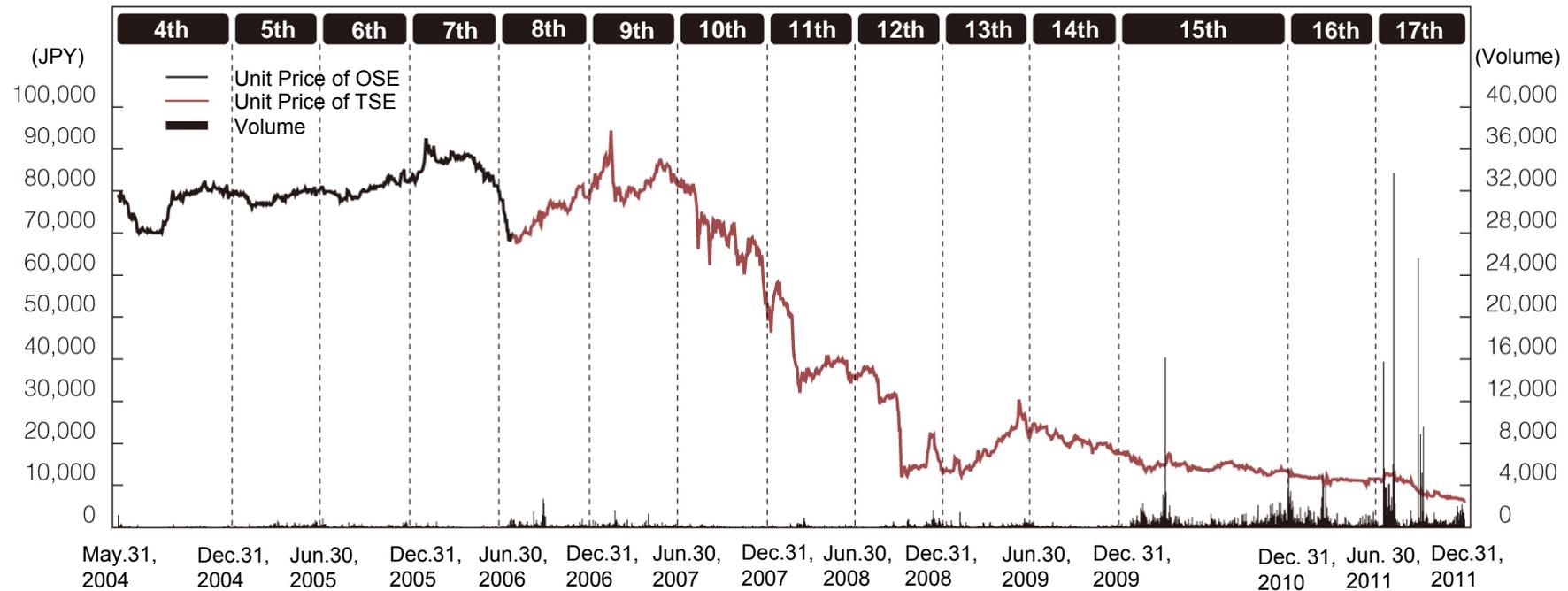
Issued investment units: 636,695 units



As of the end of 17 th fiscal period (Dec. 2011)

Issued investment units: 1,348,292 units

Overview of Historical Unit Price



- (Note 1) Regarding the volume of transaction from Aug. 1, 2006 to Oct. 6, 2007, total volume of the Tokyo Stock Exchange (TSE) and the Osaka Securities Exchange (OSE) is used in the above chart.
- (Note 2) Regarding unit prices above, the closing prices of OSE are used until July 31, 2006 and those of TSE are used since August 1, 2006.
- (Note 3) In order to focus trading on one securities exchange and reduce administrative tasks and costs accompanying cross listing, TGR (INV) was delisted from the OSE on October 6, 2007. Consequently, INV is listed only on the TSE as of today.
- (Note 4) TGR (INV) merged with LCP effective on Feb. 1, 2010 and split its investment units with one investment unit into five unit.
- (Note 5) For the purpose of providing continuity to the unit prices, the unit prices on or before Jan. 31, 2010 as indicated in the above chart are the figures adjusted by dividing the actual unit prices by five.

Section 4 Activities to Improve the financial standing and the profitability

Series of Transactions with Calliope Godo Kaisha (Jul. 29, 2011)

<Business Environment and issues of INV> Fear of actualizing the bankruptcy risk / Credit uncertainty

1. The future refinance of / further extension of the maturity date for, the existing borrowings has been uncertain
 2. The event of default occurred for part of INV's borrowings
- ✓ As a result of the above 1., INV made a note on matters regarding the going concern basis since the date when INV submitted the semiannual report for the interim period ended June 2010. Also, since that time, aversion of the risk of bankruptcy by refinancings and extension of the maturity dates of all the borrowings of INV, was all urgent and material business issues

<Overview of the transactions as of July 29, 2011> Third-Party Allotment by a new sponsor and Refinance

Invitation of New Sponsor

- ✓ Invited Calliope, an affiliate of Fortress Investment Group (hereinafter, "FIG") which is the first publicly listed alternative investment manager in the U.S. and a global investment firm as a new sponsor

Issued new investment units (711,597 units) by way of Third-Party Allotment

- ✓ Procured the equity financing (JPY 6,999 mn) through Third-Party Allotment with Calliope as the main allottee

Conducted new borrowings and repayment /modification of terms, of borrowings

- ✓ INV conducted the new borrowings (JPY 31,300 mn) and repayment of the existing borrowings (JPY 36,006 mn) except for part of the Securitized Loan and the modification of terms of the Securitized Loan through the strong relationship of Fortress (Note 1) with financial institutions both in Japan and abroad. This provided INV with a certain expectation of realizing the repayment of the Securitized Loan.

(Note 1) Calliope, FIG and its affiliates collectively referred to as "Fortress"

(Note 2) Regarding the Securitized Loan, the repayment in full was made by utilizing the proceeds from the sale of New Edobashi Building as of October 21, 2011 and by the debt waiver of the lender as of the same date.

<Reasons for the transactions> Aversion of Bankruptcy Risk / Removal of an event of default (Cross Default) occurred for part of INV's borrowings

Foundation for the improvement / normalization of financial standing

(as of Jul 29, 2011)

- ✓ A certain expectation of realizing the repayment of all of the existing borrowings ⇒ Removal of the Cross Default ⇒ Removal of statement on "Note regarding the Going Concern Basis"
- ✓ Lengthening loan periods: Weighted average period of new loans=4.4 years
- ✓ Improvement of Loan to Value (LTV) (Note): from 62.6% to 53.3%
- (Note) LTV = Interest-bearing debt / (Interest-bearing debt + unitholders' capital (including retained earnings on unitholders' capital)) x 100

Improvement of INV's creditworthiness

- ✓ Enabling activities for internal and external growth etc and plans/implementation for strategies of the medium-to-long term

Full repayment of Securitized Loan by the sale of New Edobashi Building (Oct. 21, 2011)

Sale of New Edobashi Building

- ✓ Considering the future profitability and the outlook of cash flow of New Edobashi Building (hereinafter, the "Property"), INV judged that to sell the Property during the 17th Fiscal Period Ended December 31, 2011 may contribute to the maximization returns to its unitholders, and decided to sell the Property as of October 21, 2011.

■ Details of Sale

Property Type	Trust beneficiary interest in real estate
Property Name	New Edobashi Building
Acquisition Date	February 1, 2010 (Note 1)
Sale Price	JPY 5,165 million (Note 2)
Acquisition Price	JPY 7,410 million (Note 2)
Book Value	JPY 6,128 million (as of October 21, 2011)
Cost related to Sale	JPY 49 million
Loss from sale of the property	JPY 1,012 million
Sale Date	October 21, 2011
Buyer	Domestic corporation (Note 3)

(Note 1) The effective date of the merger with LCP was recorded.

(Note 2) Sale price and acquisition price exclude adjusted amount of real property tax and city planning tax, as well as consumption tax and local consumption tax.

(Note 3) The details are not indicated as consent for disclosure of the name and other information has not been obtained from the buyer which is a domestic corporation. Furthermore, INV and CSNT have no capital relationships or personal relationships or business relationship to be mentioned with the said buyer.

(Note 4) This amount includes the proceeds held in the reserve account.

(Note 5) Following upon the sale of the Property, the repayment in full before the maturity date of the borrowing under the contents of the contract was made by utilizing the proceeds from the sale of the Property and at the same time, allocation of the proceeds held in the reserve account was also conducted. In addition, for the remainder after such repayment and allocation, the lender shall waive its claim.

(Note 6) Figures are rounded down to the indicated unit.

Full repayment of Securitized Loan

- ✓ The repayment before the maturity date of part of borrowing was made by utilizing the proceeds from the sale of the Property and by allocating the proceeds held in the reserve account.
- ✓ Regarding the rest of debt, the lender, Shinsei Trust & Banking Co., Ltd., waived its claim (JPY 25 mn) under the contents of the contract changed by the amendment loan agreement as of July 27, 2011 regarding the Securitized Loan.

■ Details of repayment of Securitized Loan

Lender	Shinsei Trust & Banking Co., Ltd.
Borrowing amount outstanding	JPY 5,615 million (Note 5)
Repayment amount of part of borrowing (Note 4)	JPY 5,589 million (Note 5)
Amount of debt waiver by the lender	JPY 25 million (Note 5)
Borrowing amount outstanding after the repayment before the maturity date and the debt waiver by the lender	JPY 0 million (Note 5)
Repayment date before the maturity date	October 21, 2011
Date of debt waiver by the lender	October 21, 2011

Additional Debt Financing and Repayment of Borrowing (Oct. 21, 2011)

✓ Conducted the additional debt financing (JPY 900 million) to Syndicate Loan A for the partial repayments (JPY 200 million each (JPY 400 million in total)) both in Shinsei Trust Loan A and Shinsei Trust Loan B, and for the allocation to cash on hand (JPY 500 million) for the purpose of future external growth etc.

Additional Debt Financing to Syndicate Loan A

■ Details of Additional Borrowing

Lender of additional borrowing	The Bank of New York Mellon Trust (Japan), Ltd.
Additional borrowing amount	JPY 900 million
Additional borrowing date	October 31, 2011

■ Details of Syndicate Loan A <Before Additional Borrowing>

Lenders	Citibank Japan Ltd. Shinsei Bank, Limited The Chuo Mitsui Trust and Banking Company, Limited Resona Bank, Limited
Borrowing amount	JPY 10,100 million
Interest rate, etc.	Variable rate: three-month JPY TIBOR + 2.1 %
Maturity date	July 29, 2014

<After Additional Borrowing>

Lenders	Shinsei Bank, Limited Citibank Japan Ltd. The Chuo Mitsui Trust and Banking Company, Limited The Bank of New York Mellon Trust (Japan), Ltd. Resona Bank, Limited
Borrowing amount	JPY 10,962.5 million (The borrowing amount is the figure after partial repayment of principal (JPY 37.5 million) in the form of the scheduled repayment as of October 31, 2011)
Interest rate, etc.	Variable rate: three-month JPY TIBOR + 2.1 %
Maturity date	July 29, 2014

Partial repayments of principals of Shinsei Trust Loan A and Shinsei Trust Loan B

■ Partial repayment of principal of Shinsei Trust Loan A

Lender	Shinsei Trust & Banking Co., Ltd.
Borrowing amount before repayment	JPY 7,300 million
Repayment amount	JPY 200 million
Borrowing amount after repayment	JPY 7,100 million
Interest rate, etc. / Maturity date	Fixed rate: 8.5 % / January 30, 2015

■ Partial repayment of principal of Shinsei Trust Loan B

Lender	Shinsei Trust & Banking Co., Ltd.
Borrowing amount before repayment	JPY 2,900 million
Repayment amount	JPY 200 million
Borrowing amount after repayment	JPY 2,672 million (The borrowing amount is the figure after partial repayment of principal (JPY 28 million) in the form of the scheduled repayment as of October 31, 2011)
Interest rate, etc. / Maturity date	Fixed rate: 9.5% / January 30, 2015

(Note) Please refer to the page: 23 for overview of borrowings as of January 31, 2012.

Various Activities to Improve the Profitability

✓ In order to realize the idea of which INV provides stable medium-and long-term cash flow to its investors, INV has worked on all kinds of measures for establishing its stable financial base and growth strategy. As one part of such measures, INV has conducted various activities etc. for cost reductions and external growth of INV.

- ✓ Total of cost reductions etc. during the fiscal period ended December 2011 (Reductions of the following fees, Decrease of several expenses related to the sale of New Edobashi Building and reduction of interest expenses): Approximately JPY 158 million
- ✓ Earned Surplus after the distributions for the fiscal period ended December 2011: JPY 299 million (Initial forecast as of August 26, 2011: JPY 18 million)

■ Reductions of various fees

- ✓ For the purpose of cost reductions on operating costs of INV, INV has worked on reductions of fees/ compensations in the chart below.

<Items of cost reductions conducted during the fiscal period ended December 2011>

	16 th Fiscal Period ended Jun. 2011	17 th Fiscal Period ended Dec. 2011	Amount of cost reduction	Rate of cost reduction
	(1)	(2)	(3) : (2) - (1)	(3) / (1)
Fees for administrative agent	JPY 7,435 ths	JPY 3,541 ths	JPY-3,894 ths	-52.4%
Fees for custody of assets	JPY41,316 ths	JPY 35,379 ths	JPY-5,937 ths	-14.4%
Insurance expenses relating to properties	JPY 5,785 ths	JPY 4,245 ths	JPY-1,539ths	-26.6%
Total	JPY54,537 ths	JPY 43,166ths	JPY-11,370ths	-20.8%

<About the cost reduction during the fiscal period ending June 2012>

INV will continue to work on further cost reductions on various fees etc. during the fiscal period ending June 2012 and aims to conduct cost reductions of more than JPY 5 million on “fees for administrative agent”, “Fees for professional accounting auditor and licensed tax counselor”, “Fees of Engineer Report etc.”, “Compensation for Executive Director” and “Expenses relating to Investor Relations”

■ Decrease of several expenses related to the sale of New Edobashi Building

- ✓ Sold New Edobashi Building as of October 21, 2011. As a result of negotiations with the people concerned in the process of the sale, the several expenses related to the sale of such property decreased.

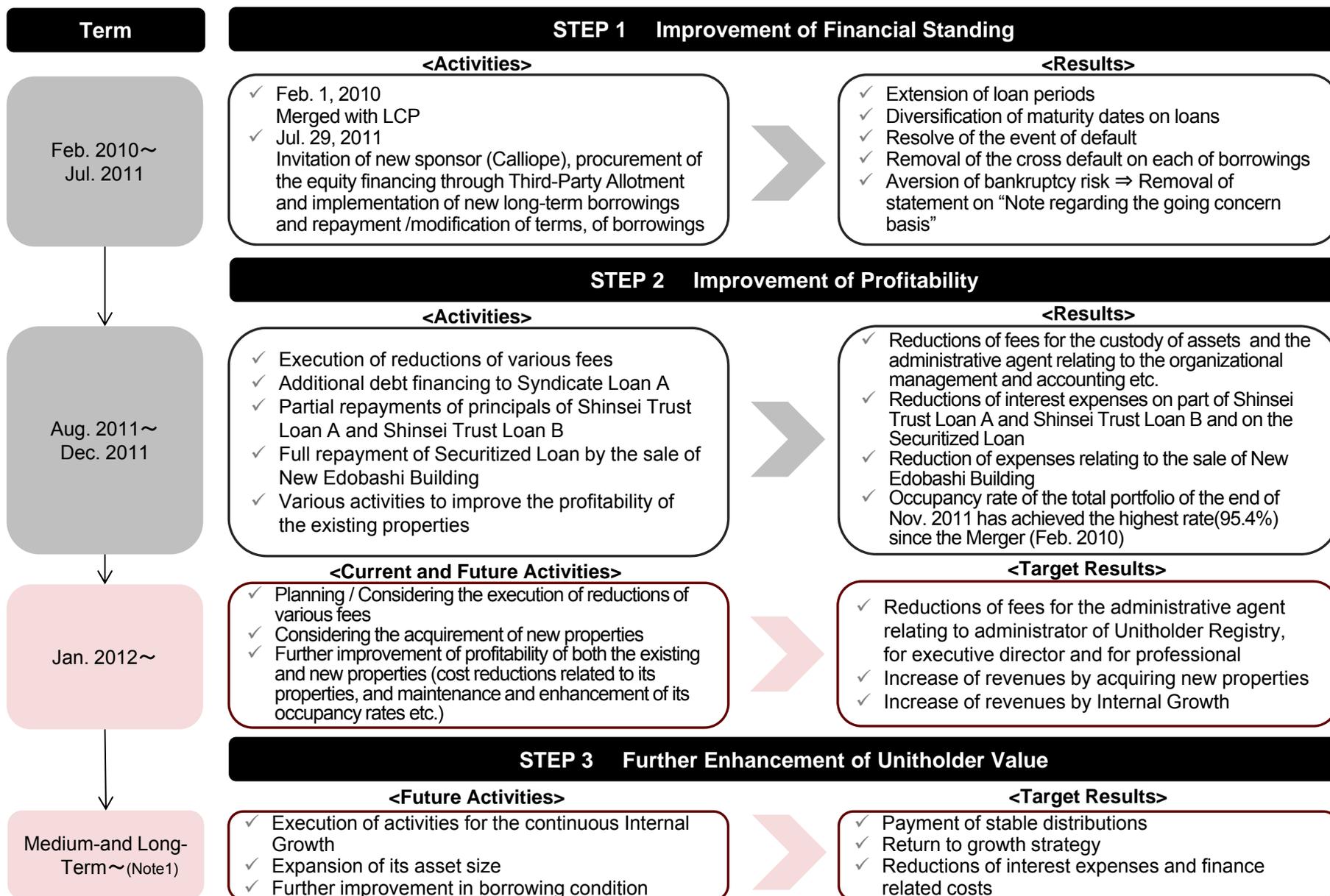
■ Reductions of interest expenses

- ✓ Following upon the repayment of JPY 5,165 million on the Securitized Loan by the sale of New Edobashi Building as of October 21, 2011, the interest expenses relating to the Securitized Loan for the fiscal period ending December 2011 decreased.
- ✓ Since the partial repayments (JPY 200 million each (JPY 400 million in total)) in Shinsei Trust Loan A (fixed interest rate: 8.5%) and in Shinsei Trust Loan B (fixed interest rate: 9.5%) were made by allocating funds from the additional borrowing to Syndicate Loan A (JPY 900 million, variable interest rate: three-month JPY TIBOR + 2.1%), the interest expenses for such repayments decreased.
- ✓ As a result, the total interest expenses of INV for the fiscal period ended December 31, 2011 decreased.

■ Activity for external growth

- ✓ As for JPY 500 million out of JPY 900 million which is the additional borrowing to Syndicate Loan A, INV considers allocating such JPY 500 million to partial funds for acquiring a future property.
- ✓ INV continues to gather specific information of candidate properties.

Activities and Medium- and Long-Term Plans (Term)



(Note 1) Suppose “Medium-and Long-Term” is “After refinancing of Shinsei Trust Loan A and Shinsei Trust Loan B”.

(Note 2) The above items mentioned in the black frame show the matters which have already been done and the ones in the red frame show the issues which should be considered .

Activities and Medium- and Long-Term Plans (Category)

	STEP 1 Improvement of Financial Standing	STEP 2 Improvement of profitability	STEP 3 Further Enhancement of Unitholder Value
	Feb. 2010~Jul. 2011	Aug. 2011~	Medium-and Long-Term~(Note 1)
Portfolio	<p><u>Asset Size: JPY 70,528 mn (based on the acquisition price) / No. of properties: 55 (as of the end of Jul. 2011)</u></p> <ul style="list-style-type: none"> ✓ Sold 49 properties out of 104 properties hold <ul style="list-style-type: none"> - Total Sale Price: JPY 32,544 mn - Repayment amount of the existing borrowing by utilizing the proceeds of the sale of the properties etc.: JPY 32,688 mn 	<p><u>Asset Size: JPY 63,118 mn (based on the acquisition price) / No. of properties: 54 (as of the end of Dec. 2011)</u></p> <ul style="list-style-type: none"> ✓ Sold New Edobashi Building which is the mortgage of the Securitized Loan (Sale Price: JPY 5,165 mn) ✓ Considering the acquirement of new properties which may contribute to the increase of revenues of INV 	<ul style="list-style-type: none"> ✓ Considering further acquirement of new properties
Borrowing	<p><u>JPY 36,915 mn (as of the end of Jul. 2011)</u></p> <ul style="list-style-type: none"> ✓ Conducted the repayment of the existing borrowings (JPY 36,006 mn) except for the part of the Securitized Loan (JPY 5,615 mn), and the modification of terms of the Securitized Loan ✓ Conducted the new borrowings (JPY 31,300 mn) 	<p><u>JPY 31,734 mn (as of the end of Dec. 2011)</u></p> <ul style="list-style-type: none"> ✓ Full repayment of the Securitized Loan ✓ Additional debt financing of JPY 900 mn ✓ Partial repayments (JPY 200 mn each (JPY 400 mn in total)) of principals of Shinsei Trust Loan A and Shinsei Trust Loan B 	<ul style="list-style-type: none"> ✓ Further improvement in borrowing condition : Reductions of interest expenses and finance related costs
Internal Growth	<ul style="list-style-type: none"> ✓ Leasing activities for stable occupancy rates and rents ✓ Cost reductions related to its properties 	<ul style="list-style-type: none"> ✓ Reductions of fees for the custody of assets and the administrative agent relating to the organizational management and accounting etc ✓ Reductions of interest expenses on the part of Shinsei Trust Loan A and Shinsei Trust Loan B, and on the Securitized Loan ✓ Reduction of expenses relating to the sale of New Edobashi Building ✓ Planning / Considering of the execution of reductions of various fees ✓ Further improvement of profitability of both the existing and new properties (cost reductions related to its properties, and maintenance and enhancement of its occupancy rates etc.) 	<ul style="list-style-type: none"> ✓ Execution of activities for the continuous Internal Growth
EPS/ DPU (Note 2)	<p>Jun. 2011 (Actual): EPS: JPY -2,055 / DPU: JPY200</p>	<p>Dec. 2011 (Actual): EPS: JPY -1,997 / DPU JPY 200 Jun. 2012~: Net income: Going into the black</p>	<p>Medium-and long-term~ : Net income: Being into the black ordinarily Stable EPS / DPU</p>

(Note 1) Suppose "Medium-and Long-Term" is "After refinancing of Shinsei Trust Loan A and Shinsei Trust Loan B".

(Note 2) EPS=Earnings per Share, DPU=Distribution per Unit

(Note 3) The above items mentioned in the black flame show the matters which have already been done and the ones in the red flame show the issues which should be considered .

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INQUIRIES:

Consonant Investment Management Co., Ltd. (Asset Manager of INV)

Planning & Finance Department

Tel. +81-3-3272-7314 (Investor Relations)

Appendix

(Appendix) Performance by Properties in the 17th Fiscal Period

(unit:JPY ths)

No.	Property Name	Rental Revenues ①	Rents and Common Expenses	Other Income	Property Related Expenses ②	Facilities Management Fees	Taxes and Other Public Charges	Insurance Expenses	Other Expenses	Depreciation Expenses ③	①-②	NOI I (①-②+③)	NOI Yield (Acquisition Price Basis (%))(Note 1)	NOI Yield (Appraisal Value Basis (%)) (Note 2)
A26	Nissin Palacestage Daitabashi	39,582	36,593	2,989	24,579	8,977	1,546	74	6,068	7,912	15,002	22,915	3.6	4.2
A27	Nissin Palacestage Higashi-Nagasaki	42,809	38,253	4,556	29,863	10,779	2,792	102	5,172	11,017	12,945	23,963	3.9	4.2
A28	Growth Maison Gotanda	27,638	26,772	866	12,158	2,741	1,417	34	3,613	4,350	15,480	19,831	4.4	4.4
A29	Growth Maison Kameido	33,392	29,893	3,499	16,441	3,973	1,814	47	4,740	5,865	16,951	22,816	4.2	4.5
A30	Emerald House	43,484	40,703	2,781	22,485	6,793	2,774	105	3,367	9,443	20,999	30,443	4.0	5.2
A31	Harmonie Ochanomizu	38,088	35,127	2,960	18,052	5,006	1,937	72	4,210	6,824	20,036	26,860	3.7	4.6
A32	Suncrest Shakujii Koen	35,367	32,719	2,648	19,035	5,370	3,257	105	4,140	6,161	16,332	22,493	4.1	4.5
A33	Growth Maison Shin Yokohama	34,116	31,289	2,826	16,235	4,570	2,562	73	3,101	5,928	17,880	23,809	4.5	4.6
A34	Belle Face Ueno Okachimachi	30,172	30,103	68	15,609	5,275	1,802	46	3,130	5,355	14,563	19,918	3.9	4.3
A35	Grand Rire Kameido	26,619	26,619	-	11,265	170	1,916	49	3,642	5,487	15,354	20,841	4.6	4.7
A36	Growth Maison Ikebukuro	21,915	21,014	901	12,423	3,006	1,138	42	3,087	5,148	9,492	14,640	3.5	4.3
A37	Growth Maison Yoga	19,911	19,103	808	11,067	2,666	1,430	42	3,147	3,781	8,843	12,624	3.1	4.2
A38	Route Tachikawa	21,800	20,777	1,023	11,920	3,189	1,114	43	3,826	3,746	9,880	13,626	4.0	4.5
A39	Shibuya Honmachi Mansion	18,333	17,426	906	11,308	3,763	927	37	4,617	1,963	7,024	8,988	2.7	3.2
A40	City Heights Kinuta	16,163	15,481	682	11,692	4,142	941	37	4,934	1,636	4,471	6,107	1.9	2.7
A41	Acseeds Tower Kawaguchi Namiki	24,327	23,223	1,103	13,934	3,281	1,210	40	4,363	5,038	10,393	15,431	4.9	4.9
A42	Capital Heights Kagurazaka	18,917	18,461	456	9,812	3,082	1,136	40	3,631	1,920	9,105	11,026	3.6	4.1
A43	College Square Machida	18,268	18,268	-	8,325	1,215	1,035	30	3,515	2,527	9,943	12,470	4.2	4.8
A44	Belair Meguro	16,462	15,338	1,123	9,135	2,201	868	23	3,839	2,202	7,326	9,529	3.2	3.6
A45	Wacore Tsunashima I	18,246	17,313	932	13,372	3,628	947	33	4,619	4,143	4,873	9,016	3.1	3.5
A46	Foros Nakamurahashi	18,256	16,404	1,851	12,354	3,040	1,046	37	4,016	4,212	5,901	10,114	3.5	3.9
A47	Growth Maison Kajijn	22,576	19,866	2,709	18,054	6,385	2,182	89	4,329	5,067	4,522	9,589	3.4	4.4
A48	College Square Machiya	14,706	14,706	-	7,680	-	1,014	30	3,086	3,549	7,025	10,575	4.1	4.3
A51	City House Tokyo Shinbashi	80,998	76,492	4,505	37,141	14,176	5,252	90	4,557	13,064	43,856	56,921	4.5	4.6
A52	Winbell Kagurazaka	103,567	95,177	8,389	37,262	10,601	6,708	166	4,271	15,515	66,304	81,820	5.0	5.1
A53	Nishiwaseda Crescent Mansion	69,077	64,356	4,720	24,501	10,832	3,686	128	3,838	6,015	44,575	50,591	5.3	5.2
A54	Lexington Square Akebonobashi	45,065	43,105	1,959	19,340	4,554	2,289	64	3,760	8,670	25,725	34,395	4.7	4.8
A56	Casa Eremitaggio	28,891	26,363	2,528	17,749	4,875	1,861	55	2,150	8,805	11,142	19,948	3.7	4.0
A59	Towa City Coop Shin-otsuka II	34,257	32,295	1,962	13,334	4,805	1,475	47	2,041	4,964	20,923	25,887	5.9	5.7
A61	Bichsel Musashiseki	22,034	21,439	594	12,882	6,478	1,232	44	2,392	2,734	9,151	11,886	4.1	4.3
A62	Lexel Mansion Ueno Matsugaya	33,729	30,443	3,286	16,539	4,456	2,082	64	1,727	8,209	17,189	25,399	5.2	5.2
A63	Towa City Coop Sengencho	60,707	57,100	3,606	35,389	18,919	3,258	99	4,116	8,995	25,317	34,313	6.1	5.8
A64	Royal Park Omachi	22,920	19,567	3,353	13,055	5,776	867	62	1,876	4,471	9,865	14,336	6.9	7.2
A65	Lexington Square Haginomachi	16,933	15,037	1,896	7,203	2,066	624	41	1,066	3,404	9,730	13,134	7.9	8.0
A66	Visconti Kakuozan	10,037	8,333	1,704	8,557	3,458	983	20	2,313	1,782	1,480	3,263	2.5	3.0
A71	Lexington Square Daitabashi	29,629	28,846	783	14,161	3,039	1,426	42	1,649	8,002	15,468	23,471	4.8	4.9
A72	Lexington Square Honjo-Azumabashi	16,552	16,205	346	9,184	2,627	870	30	765	4,890	7,367	12,258	4.8	4.9
A73	AMS TOWER Minami 6-Jo	48,138	45,607	2,531	33,203	7,082	4,487	127	7,238	14,267	14,934	29,201	4.9	5.8
A75	Spacia Ebisu	191,905	172,486	19,419	73,596	15,374	9,224	286	12,113	36,598	118,308	154,907	4.4	4.6
	Subtotal of Residences	1,415,608	1,318,322	97,285	709,915	212,390	83,142	2,614	148,085	263,682	705,693	969,376	4.4	4.7
B8	Kindai Kagaku Sha Building	34,644	29,908	4,736	25,826	8,440	4,595	78	4,372	8,338	8,818	17,157	2.6	3.4
B9	Shinjuku Island	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	2.3	3.4
B14	Lexington Plaza Nishigotanda	124,460	108,097	16,363	86,248	28,073	13,080	209	2,486	42,398	38,211	80,610	3.3	3.7
B15	Cross Square NAKANO	26,119	21,533	4,585	18,558	9,521	4,072	78	1,269	3,616	7,560	11,176	2.1	2.3
B16	Ohki Aoba Building	42,291	34,600	7,691	28,019	12,008	2,110	94	1,462	12,344	14,271	26,616	6.5	8.9
B17	Lexington Plaza Hachiman	147,803	119,103	28,699	73,998	42,934	6,206	176	4,711	19,969	73,805	93,774	5.7	6.0
B18	AEON TOWN Sukagawa (Note 4)	144,044	144,044	-	91,032	56,124	4,500	224	744	29,438	53,012	82,451	7.0	7.9
	Subtotal of Offices etc.	536,562	474,485	62,076	334,231	162,544	37,771	940	15,067	117,907	202,330	320,238	4.4	5.1
C1	Stop Parking Kanda-Sudacho	2,443	2,443	-	267	-	254	-	-	13	2,176	2,189	4.4	4.8
C21	Bon Sejour Chitose Funabashi	23,903	22,538	1,364	5,571	234	1,886	58	-	3,393	18,331	21,724	6.3	5.9
C22	Bon Sejour Yotsugi	22,526	22,526	-	4,931	225	1,128	49	-	3,529	17,594	21,123	6.4	6.2
C23	Bon Sejour Hino	21,402	21,402	-	4,201	214	1,262	46	-	2,678	17,200	19,879	6.9	6.2
C24	Bon Sejour Musashi-Shinjo	17,745	17,745	-	2,826	167	489	40	-	2,129	14,918	17,048	7.0	6.2
C25	Bon Sejour Komaki	45,584	45,575	9	13,343	201	5,134	198	-	7,810	32,240	40,050	7.6	7.5
C26	Bon Sejour Hadano Shibusawa	23,800	23,470	330	8,023	213	2,002	83	-	5,723	15,776	21,500	6.3	6.9
C27	Bon Sejour Itami	15,968	15,968	-	5,246	145	1,408	54	-	3,638	10,722	14,360	5.9	6.6
	Subtotal of Parking lots etc.	173,373	171,670	1,703	44,413	1,401	13,563	532	-	28,916	128,960	157,877	6.7	6.5
	Total	2,125,544	1,964,479	161,065	1,088,560	376,336	134,477	4,086	163,152	410,507	1,036,984	1,447,491	4.5	4.9
B13	New Edobashi Building	76,904	69,233	7,670	49,434	19,332	16,424	159	1,940	11,577	27,469	39,047	1.7	
	Total of Property Sold	76,904	69,233	7,670	49,434	19,332	16,424	159	1,940	11,577	27,469	39,047	1.7	
	Total Including Properties Sold	2,202,448	2,033,712	168,736	1,137,994	395,669	150,901	4,245	165,093	422,084	1,064,454	1,486,538	4.4	

(Note 1) NOI Yield (%) (Acquisition Price Basis)= ((Rental Revenues - Property Related Expenses + Depreciation Expenses) / Operation Days * 365) / Acquisition Price

(Note 2) NOI Yield (%) (Appraisal Value Basis)= ((Rental Revenues - Property Related Expenses + Depreciation Expenses) / Operation Days * 365) / Appraisal Value

(Note 3) Figures are not written since the tenants do not give approvals to disclose them in public.

(Note 4) Since "LOC Development Co., Ltd.", which is the tenant of the property, changed its company name into "AEON TOWN Co., Ltd." as of September 1, 2011, the property name was also changed from "Loc Town Sukagawa" to "AEON TOWN Sukagawa".

The same shall apply hereinafter.

(Note 5) Accounting period: from Jul. 1, 2011 to Dec. 31, 2011.

(Note 6) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place.

(Appendix) Appraisal Values & Book Values of the 17th Fiscal Period

No.	Property Name	Book Value as of Dec. 2011	Appraisal Value					Cap Rate			
			As of Acquisition	As of Dec. 2010 (INV)	As of Jun. 2011 (INV)	As of Dec. 2011 (INV)	Compared to Jun. 2011 (INV)	As of Jun. 2011 (INV)	As of Dec. 2011 (INV)	Changes	
			(ths JPY)	(ths JPY)	(ths JPY)	(ths JPY)	(ths JPY)	(%)	(%)	(%)	(%)
A26	Nisshin Palacestage Daitabashi	1,150,673	1,300,000	1,100,000	1,100,000	1,090,000	-0.9	5.4	5.4	-	
A27	Nisshin Palaistage Higashi-Nagasaki	1,118,627	1,300,000	1,130,000	1,130,000	1,120,000	-0.9	5.4	5.4	-	
A28	Growth Maison Gotanda	868,438	991,000	888,000	899,000	891,000	-0.9	5.0	5.0	0.0	
A29	Growth Maison Kameido	1,041,943	1,110,000	995,000	996,000	1,000,000	0.4	5.1	5.1	0.0	
A30	Emerald House	1,461,941	1,570,000	1,170,000	1,160,000	1,160,000	-	5.3	5.3	-	
A31	Harmonie Ochanomizu	1,405,282	1,710,000	1,160,000	1,150,000	1,160,000	0.9	5.1	5.1	-	
A32	Suncrest Shakujii Koen	1,058,868	1,220,000	990,000	989,000	990,000	0.1	5.2	5.2	-	
A33	Growth Maison Shin Yokohama	1,022,345	1,110,000	1,050,000	1,020,000	1,020,000	-	5.2	5.2	-	
A34	Belle Face Ueno Okachimachi	1,009,901	1,100,000	975,000	926,000	922,000	-0.4	5.0	5.0	-	
A35	Grand Rire Kameido	882,680	930,000	882,000	889,000	889,000	-	5.1	5.2	0.1	
A36	Growth Maison Ikebukuro	801,949	856,000	667,000	682,000	682,000	-	5.1	5.1	-	
A37	Growth Maison Yoga	781,982	831,000	656,000	596,000	597,000	0.2	5.1	5.1	-	
A38	Route Tachikawa	661,708	749,000	629,000	604,000	607,000	0.5	5.4	5.4	-	
A39	Shibuya Honmachi Mansion	659,714	678,000	590,000	588,000	564,000	-4.1	5.2	5.2	-	
A40	City Heights Kinuta	645,254	707,000	476,000	468,000	457,000	-2.4	5.3	5.3	-	
A41	Acseeds Tower Kawaguchi Namiki	596,783	698,000	621,000	631,000	627,000	-0.6	6.0	6.0	-	
A42	Capital Heights Kagurazaka	621,903	647,000	539,000	532,000	536,000	0.8	5.2	5.2	-	
A43	College Square Machida	583,652	597,000	514,000	514,000	514,000	-	5.8	5.8	-	
A44	Belair Meguro	582,317	608,000	544,000	535,000	519,000	-3.0	4.9	4.9	0.0	
A45	Wacore Tsunashima I	562,255	665,000	506,000	506,000	507,000	0.2	5.5	5.5	-	
A46	Foros Nakamurabashi	547,212	634,000	526,000	516,000	518,000	0.4	5.1	5.1	-	
A47	Growth Maison Kaijin	531,770	603,000	429,000	429,000	434,000	1.2	5.8	5.8	-	
A48	College Square Machiya	495,323	521,000	494,000	484,000	484,000	-	5.2	5.2	-	
A51	City House Tokyo Shinbashi	2,470,666	2,790,000	2,480,000	2,470,000	2,470,000	-	5.4	5.3	-0.1	
A52	Winbell Kagurazaka	3,201,879	3,690,000	3,270,000	3,190,000	3,200,000	0.3	5.2	5.2	-	
A53	Nishiwaseda Crescent Mansion	1,862,051	2,190,000	1,880,000	1,880,000	1,930,000	2.7	5.4	5.4	-	
A54	Lexington Square Akebonobashi	1,417,774	1,600,000	1,430,000	1,410,000	1,430,000	1.4	5.4	5.3	-0.1	
A56	Casa Eremitaggio	1,036,821	1,240,000	1,010,000	987,000	999,000	1.2	5.3	5.2	-0.1	
A59	Towa City Coop Shin-otsuka II	848,878	937,000	871,000	901,000	908,000	0.8	5.7	5.6	-0.1	
A61	Bichsel Musashiseki	571,673	703,000	570,000	572,000	552,000	-3.5	5.7	5.6	-0.1	
A62	Lexel Mansion Ueno Matsugaya	940,454	1,130,000	971,000	965,000	966,000	0.1	5.5	5.4	-0.1	
A63	Towa City Coop Sengencho	1,081,390	1,240,000	1,090,000	1,140,000	1,170,000	2.6	6.3	6.2	-0.1	
A64	Royal Park Omachi	407,776	564,000	401,000	391,000	394,000	0.8	7.6	7.0	-0.6	
A65	Lexington Square Haginomachi	324,257	411,000	330,000	309,000	326,000	5.5	7.3	7.2	-0.1	
A66	Visconti Kakuozan	248,730	397,000	243,000	234,000	218,000	-6.8	6.1	6.1	-	
A71	Lexington Square Daitabashi	946,758	1,019,000	960,000	950,000	948,000	-0.2	5.4	5.3	-0.1	
A72	Lexington Square Honjo-Azumabashi	492,631	525,000	505,000	505,000	492,000	-2.6	5.5	5.4	-0.1	
A73	AMS TOWER Minami 6-Jo	1,126,125	1,400,000	1,070,000	1,070,000	994,000	-7.1	6.4	6.4	-	
A75	Spacia Ebisu	6,871,559	9,140,000	6,740,000	6,540,000	6,620,000	1.2	5.1	5.0	-0.1	
Subtotal of Residences		42,941,963	50,111,000	41,352,000	40,858,000	40,905,000	0.1	-	-	-	
B8	Kindai Kagaku Sha Building	1,230,052	1,340,000	987,000	983,000	993,000	1.0	5.2	5.2	-	
B9	Shinjuku Island	721,301	871,000	501,000	501,000	488,000	-2.6	5.4	5.4	-	
B14	Lexington Plaza Nishigotanda	4,855,108	7,160,000	4,690,000	4,460,000	4,280,000	-4.0	5.3	5.2	-0.1	
B15	Cross Square NAKANO	1,047,935	1,038,000	1,020,000	1,040,000	981,000	-5.7	5.6	5.5	-0.1	
B16	Ohki Aoba Building	771,772	847,000	726,000	676,000	593,000	-12.3	6.5	6.5	-	
B17	Lexington Plaza Hachiman	3,253,531	4,760,000	3,170,000	3,120,000	3,090,000	-1.0	6.8	6.7	-0.1	
B18	AEON TOWN Sukagawa	2,238,381	2,563,000	2,320,000	2,220,000	2,070,000	-6.8	7.3	7.3	-	
Subtotal of Offices		14,118,082	18,579,000	13,414,000	13,000,000	12,495,000	-3.9	-	-	-	
C1	Stop Parking Kanda-Sudacho	100,892	100,000	90,600	91,200	91,200	-	5.1	4.7	-0.4	
C21	Bon Sejour Chitose Funabashi	672,938	791,000	735,000	735,000	734,000	-0.1	5.9	5.9	-	
C22	Bon Sejour Yotsugi	638,735	765,000	681,000	681,000	681,000	-	6.2	6.2	-	
C23	Bon Sejour Hino	563,930	699,000	641,000	641,000	641,000	-	6.2	6.2	-	
C24	Bon Sejour Musashi-Shinjo	477,982	610,000	543,000	543,000	543,000	-	6.1	6.1	-	
C25	Bon Sejour Komaki	1,020,063	1,940,000	1,060,000	1,060,000	1,060,000	-	7.6	7.6	-	
C26	Bon Sejour Hadano Shibusawa	659,061	962,000	616,000	616,000	616,000	-	7.0	7.0	-	
C27	Bon Sejour Itami	466,314	748,000	433,000	433,000	433,000	-	6.7	6.7	-	
Subtotal of Parking lots etc.		4,599,918	6,615,000	4,799,600	4,800,200	4,799,200	0.0	-	-	-	
Total		61,659,964	75,305,000	59,565,600	58,658,200	58,199,200	-0.8	-	-	-	

(note) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place.

* Properties whose appraisal values are different more than 10 % compared to the previous fiscal period and the reasons of the differences.

B16 Ohki Aoba Building Capital Expenditure increased by 65.5% due to the increase of long-term repair costs. As a result, net cash flow decreased by 12.5 % on this property.

(Appendix) Portfolio List

(As of Dec. 31, 2011)

No.	Property Name	Location		Acquisition Price (JPY mn)	Appraisal Value (JPY mn)	Acquisition Date	Completion Date	Property Age (years)	Total Rentable units	Total Leasable Area (㎡)	Occupancy Rate (%)
A26	Nissihin Palacestage Daitabashi	23 wards	Suginami, Tokyo	1,251	1,090	Jul. 2005	Dec. 1992	19	98	1,771.13	94.8
A27	Nissihin Palacestage Higashi-Nagasaki	23 wards	Toshima, Tokyo	1,229	1,120	Jul. 2005	Mar. 1989	22	60	2,681.94	95.3
A28	Growth Maison Gotanda	23 wards	Shinagawa, Tokyo	888	891	Jan. 2006	Jul. 2005	6	48	1,051.50	100.0
A29	Growth Maison Kameido	23 wards	Koto, Tokyo	1,070	1,000	Mar. 2006	Oct. 2005	6	66	1,367.96	89.4
A30	Emerald House	23 wards	Itabashi, Tokyo	1,505	1,160	Aug. 2006	Feb. 1995	16	96	2,152.31	98.9
A31	Harmonie Ochanomizu	23 wards	Bunkyo, Tokyo	1,428	1,160	Aug. 2006	Mar. 1997	14	65	1,748.24	88.5
A32	Suncrest Shakujii Koen	23 wards	Nerima, Tokyo	1,088	990	Aug. 2006	Mar. 1990	21	29	3,029.16	95.4
A33	Growth Maison Shin Yokohama	Surrounding	Yokohama, Kanagawa	1,059	1,020	Aug. 2006	Mar. 2006	5	68	1,858.44	100.0
A34	Belle Face Ueno Okachimachi	23 wards	Taito, Tokyo	1,023	922	Aug. 2006	Feb. 2006	5	64	1,351.11	93.4
A35	Grand Rire Kameido	23 wards	Koto, Tokyo	906	889	Aug. 2006	Mar. 2006	5	72	1,562.26	100.0
A36	Growth Maison Ikebukuro	23 wards	Toshima, Tokyo	825	682	Aug. 2006	Jan. 2006	5	42	952.89	100.0
A37	Growth Maison Yoga	23 wards	Setagaya, Tokyo	795	597	Aug. 2006	Mar. 2006	5	39	1,015.34	100.0
A38	Route Tachikawa	Surrounding	Tachikawa, Tokyo	676	607	Aug. 2006	Mar. 1997	14	24	1,368.57	93.2
A39	Shibuya Honmachi Mansion	23 wards	Shibuya, Tokyo	651	564	Aug. 2006	Dec. 1986	25	25	1,167.50	96.5
A40	City Heights Kinuta	23 wards	Setagaya, Tokyo	646	457	Aug. 2006	Mar. 1983	28	19	1,235.93	94.6
A41	Acceeds Tower Kawaguchi Namiki	Surrounding	Kawaguchi, Saitama	620	627	Aug. 2006	Feb. 2006	5	57	1,210.74	100.0
A42	Capital Heights Kagurazaka	23 wards	Shinjuku, Tokyo	604	536	Aug. 2006	May. 1987	24	26	1,126.65	85.7
A43	College Square Machida	Surrounding	Machida, Tokyo	589	514	Aug. 2006	Mar. 1984	27	62	1,047.75	100.0
A44	Belair Teguro	23 wards	Meguro, Tokyo	589	519	Aug. 2006	Oct. 2005	6	25	557.05	100.0
A45	Wacore Tsunashima I	Surrounding	Yokohama, Kanagawa	572	507	Aug. 2006	Feb. 1991	20	50	908.99	98.0
A46	Foros Nakamurahashi	23 wards	Nerima, Tokyo	566	518	Aug. 2006	Sep. 2001	10	37	815.76	89.3
A47	Growth Maison Kaijin	Surrounding	Funabashi, Chiba	557	434	Aug. 2006	Oct. 1993	18	34	2,040.27	97.4
A48	College Square Machiya	23 wards	Arakawa, Tokyo	510	484	Aug. 2006	Mar. 2006	5	43	871.35	100.0
A51	City House Tokyo Shinbashi	23 wards	Minato, Tokyo	2,520	2,470	Feb. 2010	Aug. 2004	7	86	3,364.00	88.5
A52	Winbell Kagurazaka	23 wards	Shinjuku, Tokyo	3,260	3,200	Feb. 2010	Feb. 2004	7	118	4,032.70	96.1
A53	Nishiwaseda Crescent Mansion	23 wards	Shinjuku, Tokyo	1,880	1,930	Feb. 2010	Jul. 1987	24	69	4,310.77	90.7
A54	Lexington Square Akebonobashi	23 wards	Shinjuku, Tokyo	1,450	1,430	Feb. 2010	Dec. 2004	7	88	1,987.88	91.3
A56	Casa Eremitaggio	23 wards	Meguro, Tokyo	1,070	999	Feb. 2010	Dec. 2003	8	17	1,197.19	90.5
A59	Towa City Coop Shin-otsukaII	23 wards	Toshima, Tokyo	866	908	Feb. 2010	May. 1993	18	58	1,627.13	90.1
A61	Bichsel Musashiseki	23 wards	Nerima, Tokyo	577	552	Feb. 2010	Feb. 1992	19	70	1,220.24	90.0
A62	Lexel Mansion Ueno Matsugaya	23 wards	Taito, Tokyo	970	966	Feb. 2010	Jan. 2005	6	29	1,969.45	93.2
A63	Towa City Coop Sengencho	Surrounding	Yokohama, Kanagawa	1,110	1,170	Feb. 2010	Oct. 1992	19	154	3,426.36	96.3
A64	Royal Park Omachi	Tohoku	Sendai, Miyagi	415	395	Feb. 2010	Feb. 1993	18	51	1,929.59	89.0
A65	Lexington Square Haginomachi	Tohoku	Sendai, Miyagi	330	326	Feb. 2010	Aug. 2005	6	39	1,528.58	97.4
A66	Visconti Kakuozan	Chubu	Nagoya, Aichi	255	218	Feb. 2010	Sep. 2003	8	8	705.75	89.7
A71	Lexington Square Daitabashi	23 wards	Suginami, Tokyo	977	948	Feb. 2010	Nov. 2006	5	43	1,430.64	97.2
A72	Lexington Square Honjo-Azumabashi	23 wards	Sumida, Tokyo	511	492	Feb. 2010	Oct. 2006	5	33	784.74	87.9
A73	AMS TOWER Minami 6-Jo	Hokkaido	Sapporo, Hokkaido	1,180	994	Feb. 2010	Feb. 2007	4	120	4,460.56	96.1
A75	Spacia Ebisu	23 wards	Shibuya, Tokyo	7,010	6,620	Feb. 2010	Feb. 2003	8	109	7,794.91	91.3
	Subtotal of Residences	-	-	44,040	40,906	-	-	11.4	2,241	74,663.33	94.1
B8	Kindai Kagaku Sha Building	23 wards	Shinjuku, Tokyo	1,301	993	Aug. 2006	Jun. 1991	20	13	1,451.54	85.5
B9	Shinjuku Island	23 wards	Shinjuku, Tokyo	715	488	Mar. 2007	Jan. 1995	16	1	526.43	100.0
B14	Lexington Plaza Nishigotanda	23 wards	Shinagawa, Tokyo	4,880	4,280	Feb. 2010	Jun. 1993	18	11	6,033.58	92.0
B15	Cross Square NAKANO	23 wards	Nakano, Tokyo	1,060	981	Feb. 2010	Jan. 1993	18	45	2,145.00	44.3
B16	Ohki Aoba Building	Tohoku	Sendai, Miyagi	816	593	Feb. 2010	Jul. 1997	14	13	2,178.41	100.0
B17	Lexington Plaza Hachiman	Tohoku	Sendai, Miyagi	3,280	3,090	Feb. 2010	Dec. 2005	6	18	8,419.15	94.6
B18	AEON TOWN Sukagawa	Tohoku	Sukagawa, Fukushima	2,320	2,070	Feb. 2010	Oct. 2005	6	1	18,440.58	100.0
	Subtotal of Offices etc.	-	-	14,372	12,495	-	-	13.2	102	39,194.69	94.0
C1	Stop Parking Kanda-Sudacho	23 wards	Chiyoda, Tokyo	97	91	Jan. 2007	-	-	1	81.04	100.0
C21	Bon Sejour Chitose Funabashi	23 wards	Setagaya, Tokyo	685	734	Feb. 2010	Mar. 1988	23	42	2,342.17	100.0
C22	Bon Sejour Yotsugi	23 wards	Katsushika, Tokyo	652	681	Feb. 2010	Mar. 1989	22	62	1,962.87	100.0
C23	Bon Sejour Hino	Surrounding	Hino, Tokyo	574	641	Feb. 2010	May. 1990	21	56	1,984.17	100.0
C24	Bon Sejour Musashi-Shinjo	Surrounding	Kawasaki, Kanagawa	486	543	Feb. 2010	Feb. 1985	26	46	1,710.43	100.0
C25	Bon Sejour Komaki	Chubu	Komaki, Aichi	1,050	1,060	Feb. 2010	Mar. 1991	20	123	8,858.49	100.0
C26	Bon Sejour Hadano Shibusawa	Surrounding	Hadano, Kanagawa	681	616	Feb. 2010	Jul. 1991	20	100	3,435.79	100.0
C27	Bon Sejour Itami	Kansai	Itami, Hyogo	480	433	Feb. 2010	Mar. 1989	22	62	2,129.87	100.0
	Subtotal of Parking lots etc.	-	-	4,705	4,799	-	-	21.7	492	22,504.83	100.0
	Total	-	-	63,118	58,200	-	-	12.5	2,835	136,362.85	95.0

(Note 1) "Tokyo (except for "Tokyo 23 wards")" and "Kanagawa, Chiba, and Saitama prefectures" are defined as "Surrounding".

(Note 2) Property ages in the "Subtotal" and "Total" fields are weighted average figures.

(Note 3) Since "C1 Stop Parking Kanda-Sudacho" is a flat parking lot, there are no buildings on the ground so there are no "Completion Date" and "Property Age".

(Note 4) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place.