

[For Information Purpose Only.

The Japanese language press release should be referred to as the original.]

June 25, 2015

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation

Name of representative:

Naoki Fukuda, Executive Director

Roppongi Hills Mori Tower

6-10-1 Roppongi, Minato-ku, Tokyo, Japan

(Securities code: 8963)

Asset manager:

Consonant Investment Management Co., Ltd.

Naoki Fukuda, CEO

Contact: Akiko Watanabe, Manager

(Tel. +81-3-5411-2731)

Notice concerning Acquisition of Assets and Entering into Leasing Contract

Invincible Investment Corporation ("INV") announced today the decision made by Consonant Investment Management Co., Ltd. ("CIM"), the asset manager of INV, regarding the acquisition of assets (eleven hotels and three residential properties, or the "Fourteen Properties"). In connection with the acquisition of the Fourteen Properties, INV will enter into a new leasing contract with respect to the Fourteen Properties.

1. Overview of Acquisition

Use	Property Number	Property Name	Location	Anticipated Acquisition Price (million yen) (Note 1)	Appraisal Value (million yen)	Seller (Note 2)	Category of Specified Assets
Hotel	D24	Hotel Mystays Haneda	Ota-ku, Tokyo	7,801	7,880	Skye TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D25	Hotel Mystays Kameido P1	Koto-ku, Tokyo	5,594	5,650	Nishi TokuteiMokuteki Kaisha	Trust Beneficial Interest

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Use	Property Number	Property Name	Location	Anticipated Acquisition Price (million yen) (Note 1)	Appraisal Value (million yen)	Seller (Note 2)	Category of Specified Assets
	D26	Hotel Mystays Ueno Iriyaguchi	Taito-ku, Tokyo	3,821	3,860	Rannoch TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D27	Hotel Mystays Kameido P2	Koto-ku, Tokyo	3,742	3,780	Nishi TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D28	Hotel Vista Shimizu	Shizuoka, Shizuoka	2,198	2,220	Wakusei TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D29	Super Hotel Shinbashi/ Karasumoriguchi	Minato-ku, Tokyo	1,624	1,640	Suisei TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D30	Flexstay Inn Higashi-Jujo	Kita-ku, Tokyo	1,277	1,290	Aki TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D31	Hotel MyStays Utsunomiya	Utsunomiya, Tochigi	1,237	1,250	Zephyrus TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D32	Flexstay Inn Kawasaki-Kaizuka	Kawasaki, Kanagawa	980	990	Rannoch TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D33	Comfort Hotel Toyama	Toyama, Toyama	979	989	Suisei TokuteiMokuteki Kaisha	Trust Beneficial Interest
	D34	Flexstay Inn Kawasaki-Ogawacho	Kawasaki, Kanagawa	906	915	Rannoch TokuteiMokuteki Kaisha	Trust Beneficial Interest
Subtotal				30,159	30,464		

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Use	Property Number	Property Name	Location	Anticipated Acquisition Price (million yen) (Note 1)	Appraisal Value (million yen)	Seller (Note 2)	Category of Specified Assets
Residential	A100	City Court Kitaichijo	Sapporo, Hokkaido	1,782	1,800	Godo Kaisha Baretta	Trust Beneficial Interest
	A101	Lieto Court Mukojima	Sumida-ku, Tokyo	1,683	1,700	Godo Kaisha Baretta	Trust Beneficial Interest
	A102	Lieto Court Nishi-Ojima	Koto-ku, Tokyo	1,634	1,650	Godo Kaisha Baretta	Trust Beneficial Interest
Subtotal				5,099	5,150		
Total				35,258	35,614		

- Purchase and sale agreement execution date : June 25, 2015
- Anticipated acquisition date : July 16, 2015 (Note 3)
- Acquisition funds : Funds raised through an issuance of new investment units (those from public offering) (Note 4) and new loan (Note 5)
- Settlement method : Lump-sum payment at time of delivery

(Note 1) Anticipated acquisition prices do not include adjustments for property taxes, city planning taxes, or national or local consumption taxes; hereinafter the same.

(Note 2) For an overview of the sellers, please refer to “4. Overview of Sellers” below.

(Note 3) The anticipated acquisition date is July 16, 2015 at the earliest. However, if the payment date for the offering of the new investment units (the “Offering”), as described in “Notice concerning Issuance of New Investment Units and Secondary Distribution of Investment Units” dated today, is changed to a date after July 15, 2015, then the acquisition date is expected to also be changed to a date immediately following such payment date, and in the latest case would be July 21, 2015. Furthermore, based on the purchase and sale agreement with the seller of the assets anticipated to be acquired, the acquisition date can be changed to a date up to July 21, 2015 by providing a three business day prior notice.

(Note 4) For details of the issuance of new investment units, please refer to the “Notice concerning Issuance of New Investment Units and Secondary Distribution of Investment Units” dated as of today.

(Note 5) For details of the new loan, please refer to the “Notice concerning Debt Financing and Prepayment of Existing Borrowings” dated as of today.

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(Note 6) Amounts are rounded down to the nearest million yen; hereinafter the same.

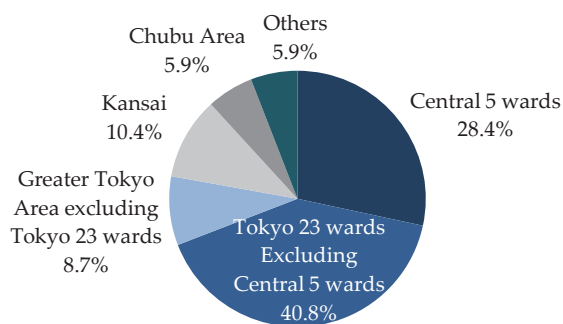
2. Reasons for Acquisitions

In view of revenue generating capability of the properties under consideration for acquisition, market conditions and other factors, INV has decided to acquire Fourteen Properties, which will contribute to the further stability and growth opportunities of its portfolio.

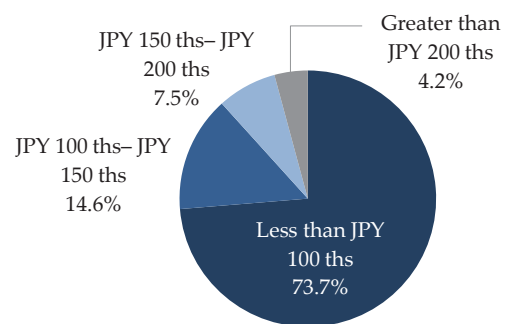
Ten of the eleven hotel properties which INV will newly acquire (the “Eleven Hotel Properties”) are limited service hotels with high potential of internal growth driven by robust fundamentals of the hotel sector. Of the Eleven Hotel Properties, nine hotel properties have introduced a variable rent scheme that is linked to the gross operating profit (GOP) - hotel revenues less expenses relate to hotel operations - of each hotel property, in addition to a minimum fixed rent. Through such scheme to capture upside from GOP growth, INV believes the acquisitions could further increase rental revenue and income from its hotel portfolio. Of the Eleven Hotel Properties, eight hotel properties are operated by MYSTAYS HOTEL MANAGEMENT Co., Ltd. (“MHM”), an extensively experienced hotel operator of limited service/extended stay hotels, affiliated with the sponsor.

The three residential properties INV will newly acquire (the “Three Residential Properties”) are located in inner-city areas and can expect to achieve a high occupancy level, contributing to stable revenue.

Residential after Acquisition



Anticipated Acquisition Price Basis



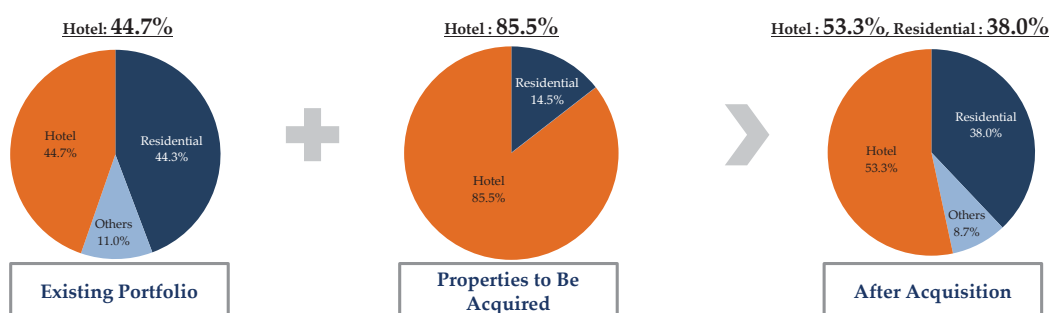
Number of Unit Basis

INV will continue to position hotels and residential properties as its core assets and pursue both portfolio revenue growth and stability in a well-balanced manner through the implementation of its external growth strategy based on an active investment in such properties, backed by the sponsor’s strong support

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	Existing Portfolio	Properties to Be Acquired	Pro Forma (After the Acquisition)
# of Properties	94	14	108
Acquisition Price (JPY mn)	131,188	35,258	166,446
Appraisal Value (JPY mn) ⁴	140,018	35,614	175,632
2015 Average annualized simulated NOI Yield / Appraisal NOI ⁵ Yield (before Depreciation)	6.5% / 6.1%	5.4% / 6.0%	6.2% / 6.1%
2015 Average annualized simulated NOI Yield / Appraisal NOI ⁵ Yield (before Depreciation)	4.9% / 4.6%	3.8% / 4.4%	4.7% / 4.5%

By Property Type



3. Execution of Lease Contracts

In regards with the Eleven Hotel Properties, INV will enter in lease agreement with MHM except for Hotel Visa Shimizu, Super Hotel Shinbashi/Karasumoriguchi and Comfort Hotel Toyama. INV will enter into lease agreements with K.K. Greens on Hotel Visa Shimizu, Super Hotel Shinbashi/Karasumoriguchi and Comfort Hotel Toyama. Out of the Eleven Hotel Properties, lease agreements of nine properties except for Super Hotel Shinbashi/Karasumoriguchi and Comfort Hotel Toyama, contain a significant variable rent component based on gross operating profit, or GOP.

Based on such lease agreement with variable rents, INV will be able to take advantage of potential growth in GOP by receiving most of the upside in GOP after paying operator fees.

Unlike many hotel operators in Japan which do not have active revenue management, MHM has implemented various revenue management methods, including hiring revenue managers, in order to promote efficient and low cost operations of the hotels and maximize revenue.

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<Competitive Advantage of MHM in hotel operations>

- Flexible length of stay made available: • Have know-how for providing guest rooms for daily, weekly or monthly stays
- Strong customer base: • Strong customer base comprising over 2,200 corporate customers (as of December 31, 2014).
- Development/ renovation/ rebranding ability: • Achieved the increase in ADR, or Average Daily Rate, by undergoing strategic renovations of 21 hotel properties (2,982 guest rooms) between 2011 and the end of 2014.
• Accumulating the track record of development, conversion (change of use), renovation and rebranding by in-house professionals.
- Operational improvement: • Employing wide-ranging revenue management methods, including recruitment of revenue managers.
• Promoting efficient and low-cost operation by employing effective procurement strategy, etc.
- Sophisticated web marketing: • Promoting the development of untapped market such as FITs, or Free Independent Travelers, by applying sophisticated web marketing.

<Overview of Tenant and Operator>

An overview of the tenants and operators for the Fourteen Hotels is as follows;

The tenant and operator Hotel MyStays Haneda, Hotel MyStays Kameido P1, Hotel MyStays Ueno Iriyaguchi, Hotel MyStays Kameido P2, Flexstay Inn Higashi-Jujo, Hotel MyStays Utsunomiya, Flexstay Inn Kawasaki-Kaizuka, Flexstay Inn Kawasaki-Ogawacho

(i)	Name	Mystays Hotel Management Co., Ltd.
(ii)	Location	Roppongi Hills North Tower 14th Floor, 6-2-31 Roppongi, Minato-ku, Tokyo, Japan
(iii)	Title and name of representative officer	Atsuki Asano, President and CEO
(iv)	Business	Hotel and Ryokan (Japanese inn) operation and management
(v)	Capital (as of the date of this notice)	JPY 100 million
(vi)	Date of establishment	July 8, 1999
(vii)	Relationship between INV/Asset Manager and the Tenant/Operator	
	Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the tenant/operator, the parent company of the tenant is indirectly owned by funds managed by affiliates of Fortress Investment Group LLC ("FIG"), which is an affiliate of Calliope Godo Kaisha ("Calliope"). Calliope holds 609,942 units of INV's outstanding investment units (investment unit holding ratio: 22.85%) as of December 31, 2014. Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.

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Personal relationships	As of the date of this notice, among the employees of CIM, one employee is seconded from the tenant/operator.
Transactional relationships	INV has entered into a lease contract with the tenant/operator with respect to 20 hotel properties acquired on May 23, 2014, July 17, 2014 and February 6, 2015.
Whether the Operator is a related party	The tenant/operator is not a related party of INV or CIM. Further, related persons and affiliates of the tenant are not related parties of INV or CIM. Furthermore, the tenant is not an interested party, etc. of CIM as provided in the Act on Investment Trusts and Investment Corporations ("Investment Trust Act").

The tenant and operator of Hotel Vista Shimizu

(i) Name	Vista Hotel Management Co., Ltd.
(ii) Location	9-1 Kanda-Mitoshicho, Chiyoda-ku, Tokyo, Japan
(iii) Title and name of representative officer	Katsurou Ouchi, CEO
(iv) Business	Hotel operation and management
(v) Capital (as of the date of this notice)	JPY 500 million
(vi) Date of establishment	September 20, 2006
(vii) Relationship between INV/Asset Manager and the Tenant	
Capital relationships, personal relationships, transactional relationships and whether the Operator is a related party	As of the date of today, there are no capital relationships, personal relationships, or transactional relationships between INV/CIM and the operator that should be noted. Furthermore, the operator is not a related party of INV or CIM.

The tenant and operator of Super Hotel Shinbashi / Karasumoriguchi

(i) Name	Super Hotel Co., Ltd.
(ii) Location	1-7-7 Nishihonmachi, Nishi-ku, Osaka, Japan
(iii) Title and name of representative officer	Takao Yamamura, President
(iv) Business	a. Business hotel chain b. Consultation on effective use of land
(v) Capital (as of the date of this notice)	JPY 67.5 billion
(vi) Date of establishment	December 20, 1989

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(vii) Relationship between INV/Asset Manager and the Tenant	
Capital relationships, personal relationships, transactional relationships and whether the Operator is a related party	As of the date of today, there are no capital relationships, personal relationships, or transactional relationships between INV/CIM and the operator that should be noted. Furthermore, the operator is not a related party of INV or CIM.

The tenant and operator of Comfort Hotel Toyama

(i) Name	Greens Co., Ltd.
(ii) Location	5-3, Hamada-cho, Yokkaichi-shi, Mie
(iii) Title and name of representative officer	Yuya Matsui, CEO
(iv) Business	Consulting for Hotels, Restaurants, Convention, Asset Management, Hotel Management
(v) Capital (as of the date of this notice)	JPY 50 million
(vi) Date of establishment	January 8, 1964
(vii) Relationship between INV/Asset Manager and the Tenant	
Capital relationships, personal relationships, transactional relationships and whether the Operator is a related party	As of the date of today, there are no capital relationships, personal relationships, or transactional relationships between INV/CIM and the operator that should be noted. Furthermore, the operator is not a related party of INV or CIM.

4. Strong and Visible Pipeline from Sponsor

INV has entered into MOU with sponsor related SPCs in regards with preferential negotiation rights over 26 limited service hotels and 22 limited service hotels on May 21, 2015 and June 23, 2014, respectively. The Eleven Hotel Properties were covered by the MOU dated June 23, 2014 (June 2014 MOU).

In addition, today INV entered into a new MOU ("June 2015 MOU") with certain sponsor related SPCs. , we will hold preferential negotiation rights over a total of 21 hotels (nine of which were covered by the June 2014 MOU) and nine residential properties held by such SPCs. From the date of the June 2015 MOU to June 30, 2016, the SPCs are obligated to provide us an opportunity to have a good faith discussion with respect to the sale of any property covered by the June 2015 MOU, if the SPC plans to sell such property, before the SPC informs other potential buyers. Refer to the list below of properties covered by June 2015 MOU.

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INV will continue to seek to utilize Fortress's potential pipeline support to achieve substantial external growth through accretive growth opportunities.

<Properties subject to the new memorandum of understanding>

No.	Asset Name	Location	No.of Rooms
1	Hotel MyStays Gotanda-Ekimae	Shinagawa-ku, Tokyo	333
2	Hotel MyStays Akasaka	Minato-ku, Tokyo	327
3	Hotel MyStays Kanazawa	Kanazawa-shi, Ishikawa	244
4	Hotel MyStays Fukuoka-Tenjin	Fukuoka-shi, Fukuoka	217
5	Hotel MyStays Yokohama -Kannai	Yokohama-shi, Kanagawa	166
6	Hotel MyStays Hamamatsucho	Minato-ku, Tokyo	105
7	Hotel MyStays Shinsaibashi	Osaka-shi, Osaka	54
8	Flexstay Inn Ekoda	Nerima-ku, Tokyo	210
9	Rihga Royal Hotel Kyoto	Kyoto-shi, Kyoto	475
10	Narita Excel Hotel Tokyu	Narita-shi, Chiba	706
11	Art Hotels Sapporo	Sapporo-shi, Hokkaido	412
12	Best Western Hotel Fino Sapporo	Sapporo-shi, Hokkaido	242
13	Best Western Hotel Fino Oita	Oita-shi, Oita	145
14	Takamatsu Tokyu REI Hotel	Takamatsu-shi, Kagawa	191
15	Comfort Hotel Maebashi	Maebashi-shi, Gunma	153
16	Comfort Hotel Kurosaki	Kitakyushu-shi, Fukuoka	151
17	Comfort Hotel Tsubame-Sanjo	Sanjo-shi, Niigata	132
18	Comfort Hotel Kitami	Kitamae-shi, Hokkaido	127
19	Hotel Naqua City Hirosaki	Hirosaki-shi, Aomori	134
20	Beppu Kamenoi Hotel	Beppu-shi, Oita	332
21	Fusaki Resort Village	Ishigaki-shi, Okinawa	195
Hotel Subtotal			5,041
22	Gran Charm Hiroo	Shibuya-ku, Tokyo	121
23	Plestay Win Kinshicho	Sumida-ku, Tokyo	92
24	Gran Charm Kichijoji	Musashino-shi, Tokyo	28
25	Green Patio Noda	Noda-shi, Chiba	240
26	Dainichi F-45	Urayasu-shi, Chiba	54
27	Gran Charm Urayasu	Urayasu-shi, Chiba	54
28	Gran Charm Urayasu 5	Urayasu-shi, Chiba	54
29	Gran Charm Minami Gyotoku I	Ichikawa-shi, Chiba	52
30	Gran Charm Minami Gyotoku II	Ichikawa-shi, Chiba	48
Residential Property Subtotal			743
Total			5,799

(Note 1) The above is the list of properties for which INV shall be allowed to be granted an opportunity to consider acquisition ahead of a third party if the affiliate of the Fortress Group decides to sell the subject properties. The relevant affiliate is not

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intending to sell the relevant properties nor INV is considering acquisition of the relevant properties as of the date of the announcement. Hence there is no guarantee that INV will be offered an opportunity for considering acquisition of the properties or be able to acquire the properties.

(Note 2) Hotel MyStays Akasaka is scheduled to be completed in August 2016.

(Note 3) Hotel MyStays Yokohama Kannai is scheduled to be completed in August 2016.

(Note 4) RIHGA ROYAL HOTEL KYOTO will undergo a large-scale renovation and is scheduled to reopen partially on September 1, 2016 and fully on November 1, 2016.

5. Details of Assets to be Acquired

(1) Details of the Fourteen Properties

- a. "Type and Location of Specified Assets, etc." column:
 - In "Date of (Planned) Acquisition," the earliest date of planned acquisition is listed, but in the event the payment date for the Offering is changed to a date after July 15, 2015, then the acquisition date is expected to also be changed to a date immediately following such payment date, and in the latest case would be July 21, 2015. Furthermore, based on the purchase and sale agreement with the seller of the assets anticipated to be acquired, the acquisition date can be changed to a date up to July 21, 2015 by providing a three business day prior notice.
 - In "(Planned) Purchase Price," consumption tax is not included, and rounded down to the nearest million yen.
 - "Appraisal Value" shows reported price by appraisal agency for anticipated acquisition.
 - The details in "Location" (excluding address), "Lot Area," "Structure/No. of Stories," "Total Floor Area," "Purpose of Use," and "Construction Date" are as shown in the property registry. The "Total Floor Area" is the gross floor area, and with respect to "Purpose of Use," the primary class shown in the property registry is listed. Further, the "Construction Date" lists the time at which it was newly constructed, as shown in the property register.
 - "Transportation" shows the time to walk to the nearest station based on the description in the Real Estate Appraisal Report (in case there is no description of time distance in the Real Estate Appraisal Report, "Transportation" is calculated by assuming walking time on the road distance of 80 meters per minute in accordance with the Fair Competition Code on the Real Estate Representations (Fair Trade Commission Notification No.2 of 2003, including subsequent revisions)(hereinafter, referred to as the "Fair Competition Code") and the Ordinance for Enforcement of the Fair Competition Code.
 - In "Zoning," the class of zoning under Article 8(1)(i) of the City Planning Act is listed.
 - In "Building Coverage Ratio," the ratio of a building's area with regard to the land area as set forth under Article 53 of the Building Standards Act is listed.
 - In "Floor Area Ratio," the ratio of a building's floor area with regard to the land area as set forth under Article 52 of the Building Standards Act is listed.
 - In "Trustee," the planned trustee at the time of INV's acquisition of the assets is listed.
 - In "Trust Period," the planned trust period at the time of INV's acquisition of the assets is listed.
- b. "Lease Overview" column:
 - The last day of April 2015 is used as the basis.
 - In "Number of Guest Rooms," the number of guest rooms that can be sub-leased by tenants is listed.

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- “Total No. of Tenants” is calculated by counting a lessee who has directly concluded a lease agreement for each property as one tenant, and a tenant who has rented two or more rooms in a single property is calculated as one tenant. In case of subleasing of property in which a lessee subleased rooms to end tenants and the seller, may be the owner, INV, or the trustee concluded the “pass-through” form of lease contract without rent guarantee, total No. of tenants is the total number of end tenants.
- In “Leasable Area,” which means the total leasable floor area for each building, the leasable area listed in the lease contract and diagram for the property, excluding the leasable area of the land (level parking lot), is listed.
- In “Lease Area,” which means the total leased floor area for each building out of the total leasable floor area, the leased area into which a leasing agreement has actually been entered into and has been leased to an end-tenant, those listed in the lease contract, excluding the leased area of the land, is listed.
- In “Occupancy Rate,” the ratio of the leased area to the leasable area is shown, rounded to the first decimal place.
- “GOP,” or the gross operating profit, is the amount remaining after deducting the personnel, material, water, electricity and heating and advertising expenses for the hotel operations from the hotel’s revenues.
- c. “Overview of Lease Agreement” column:
 - Based on the lease contract entered into with the tenant.
 - In “Determination of rent of lease contract,” monthly rent amount is rounded down to nearest ten thousand yen, and annual rent is rounded down to nearest one million yen.
 - The “management services fee” is a commission fee payable to the tenant in accordance with the provisions of the leasing contract as a compensation for operational service provided by a tenant under the agreement. The management services fee is not disclosed, as tenant’s consent has not been obtained for disclosure. However, for MHM, an amount of the management services fee to be received is generally (i) an amount equal to 2% of monthly sales, (ii) an amount equal to 6% of monthly sales from direct bookings made through the MHM’s marketing department or website, and (iii) an amount equal to 4-6% of the monthly GOP after deducting the amounts of (i) and (ii) above.
 - In “Security Deposit/Guarantee Money,” the amount of the security deposit/guarantee money after amortization pursuant to the lease contract is listed.
- d. “Overview of Building Conditions Survey Report” column:
 - For the planned acquisition assets, INV has received a report from Tokio Marine & Nichido Risk Consulting Co., Ltd. on building conditions survey, building deterioration survey, short- and long-term repair plan decision, a condition survey in compliance with the Building Standards Act, a survey of dangerous substances contained in a building, and soil survey, amongst others, and has provided an overview of the report in this column.
 - Further, an earthquake risk analysis has been conducted and reported to INV by Tokio Marine & Nichido Risk Consulting Co., Ltd., and an overview of the report is listed in this column.
 - “Probable Maximum Loss (PML)” means the probable maximum loss from an earthquake. There is probable maximum loss (PML) for individual properties and for portfolios as a whole. Though there is not a strict, uniform definition for probable maximum loss (PML), in this press

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release, it means to what extent damages would be borne from the largest-scale anticipated earthquake in the anticipated planned term of use (50 years) (a large earthquake that has a reoccurrence period of 475 years = a large earthquake with a roughly 10% chance of occurring in 50 years), as indicated by the percentage (%) of the replacement price for planned recovery costs from damage.

- “Replacement Price” means the total amount of the appropriate costs needed in the event that the appraised building is to be rebuilt at the time of the survey.
 - “Short-term Repair Costs” indicates the repair and/or replacement costs for items which, at the time of the survey, are below minimum maintenance level due to deterioration or items which are in violation of law or regulations, etc. and which can be judged as best to be repaired or replaced within one year.
 - “Long-term Repair Costs” consist of capital expenditures and repair costs. Capital expenditures means, of the anticipated improvement costs necessary to maintain the building at the set building functionality level, the costs to extend the use period of the building’s equipment or to replace it entirely. Repair costs means, of the anticipated improvement costs necessary to maintain the building at the set building functionality level, costs other than capital expenditures.
- e. Descriptions in the “Area Characteristics, etc.” field
Descriptions in the “Area Characteristics, etc.” field are an abstract or summary of descriptions in the Real Estate Appraisal Report on each real estate in trust, prepared by appraisal agencies, or created by referring to such descriptions.
- f. Descriptions in the “Special Matters”
Descriptions in the “Special Matters” fields are matters that are deemed important in consideration of their impact on rights, appraisal value, profitability and disposability of each asset anticipated to be acquired.

D24 : Hotel MyStays Haneda

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 7,801million			
Appraisal Value	JPY 7,880million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	5-1-1, Haneda, Ota-Ku, Tokyo		
	(Address)	5-1-13, Haneda, Ota-Ku, Tokyo		
Transport	5 min from Keihin-Kyuko Line, Anamoriinari station			
Land	Form of Possession	Ownership	Zoning	Commercial area, Semi-industrial area
	Lot Area (m ²)	2,226.95	Building Coverage Ratio/Floor Area Ratio	80%/400% 60%/300% 60%/200%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	5,400.16	Construction Date	April 27, 2001
	Structure/No. of Stories	Steel structure with flat roof, 5 stories		
	Renovation Date	From: November 2013 Until: August 2014		
Trustee	Shinsei Trust & Banking Co.,Ltd.			
Trust Period	From: October 31, 2013 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		174
Leasable Area (m ²)	5,400.16			(S7・T43・D123・O1)
Occupancy Rate	100%	Lease Area (m ²)		5,400.16
Security Deposit/Guarantee Money	—	GOP (per month)		JPY 38,512thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 200million per annum (January – June: JPY 15.3million per month / July – December: JPY 18.1million per month)) plus variable rent based on GOP of hotel operation. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	—			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.		Date of Report	May 2015
Probable Maximum Loss (PML)	8%		Short term Repair Costs (within 1 year)	—
Replacement Price	JPY 1,437,900thousand		Long term Repair Costs (in 12 years)	JPY 60,876thousand
Area Characteristic				
The property is a business hotel located four minutes on foot from Anamori Inari Station on the Keihin Kyuko Line and 10 minutes on foot from Tenkubashi Station on the Tokyo Monorail line. It has excellent access because it takes, for example, six minutes to travel to Haneda Airport Domestic Terminal Station and 20 minutes to Shinagawa Station. Together with free shuttle buses to/from Haneda Airport, the location of the hotel is optimal for both business and leisure. Its guest rooms are all 18 m2 or larger in size, primarily being double rooms of 21 to 22m2, and respond to a wide variety of needs. In addition, it has ancillary facilities such as a library and fitness gym on the 2nd to 5th floors. As an airport hotel, it is supported by accommodation demand from users of Haneda Airport, and is also expected to see increased leisure-related demand going forward.				
Special Instructions				
None				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D24 : Hotel MyStays Haneda

Income and Expenditures, Etc.			
Operating Period		1/1/2014-12/31/2014	1/1/2015-12/31/2015
GOP (= (1) - (2))		—	JPY94,472thousand
a. Land Lease Fees		—	—
b. Taxes and Public Dues		—	JPY3,447thousand
c. Non life Insurance Premiums		—	JPY103thousand
d. Trust Fees		—	JPY250thousand
NOI (= GOP [a. + b. + c. + d.])		—	JPY90,671thousand
R e f e r e n c e	(1) Sales	—	JPY159,423thousand
	Room Income	—	JPY150,629thousand
	Other Income	—	JPY8,793thousand
	(2) Operating Costs (not including a. through d. above)	—	JPY64,950thousand
	ADR	—	9,567
	RevPAR	—	8,925
	Room Occupancy Rates	—	93.3%
	GOP Ratio	—	59.3%
	Daily/Weekly/Monthly	— / — / —	94.6% 3.1% 2.4%
	Overseas Sales Share	—	13.6%

(Note) There is no data in 2013 because Hotel MyStays Haneda opened in September. In 2014, the data from October to December are described. 2014

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY7,880thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY443,248thousand	Recognized rental income by assessing rent from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY443,248thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY443,248thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY2,181thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY13,888thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY359thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	—	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY16,428thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY426,820thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY2,892thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY9,250thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY414,678thousand	
(VI) Capitalization Yield	5.2%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY7,970,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	5.4%	
(2) DCF Method		Contents
(I) Total of Current Value of Net Income during Analysis Period		Overview
(a) Sale Price	JPY3,072,579thousand	
(b) Sale Costs	JPY7,837,358thousand	
(c) Returning Price [(a) - (b)]	JPY235,121thousand	Assumed to be 3% of the sales price
(II) Returning Price, Current Value	JPY7,602,237thousand	
(III) Discount Rate	4.9%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	5.3%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY7,780,000thousand	
(3) Income Price using Income Capitalization Method		JPY7,880,000thousand
2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY1,360,000thousand	
(ii) Building Price	JPY894,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY53,400thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY2,307,400thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	150.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY3,460,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization	
Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference	

D25 : Hotel MyStays Kameido P1

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 5,594million			
Appraisal Value	JPY 5,650million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	6-32-8, Kameido, Koto-Ku, Tokyo		
	(Address)	6-32-1, Kameido, Koto-Ku, Tokyo		
Transport	5 min from JR Sobu Line, Kameido station			
Land	Form of Possession	Ownership	Zoning	Semi-industrial area
	Lot Area (m ²)	1,615.30	Building Coverage Ratio/Floor Area Ratio	60%/300%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	4,349.67	Construction Date	March 18, 1991
	Structure/No. of Stories	Reinforced concrete structure with flat roof, 10 stories		
	Renovation Date	From: January 2012 Until: March 2012		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: December 19, 2002 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		265
Leasable Area (m ²)	4,349.67			(S237・T2・D26)
Occupancy Rate	100%	Lease Area (m ²)		4,349.67
Security Deposit/Guarantee Money	JPY 860thousand	GOP (per month)		JPY 33,597thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 178million per annum (January – June: JPY 14.9million per month / July – December: JPY 14.8million per month)) plus variable rent based on GOP of hotel operation. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	860			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report		May 2015
Probable Maximum Loss (PML)	7%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 1,440,200thousand	Long term Repair Costs (in 12 years)		JPY 268,594thousand
Area Characteristic				
The property is a business hotel, which is accessible to two stations on three lines, four minutes on foot from Kameido Station on the JR Sobu Line and Tobu Kameido Line and 10 minutes on foot from Nishiojima Station on the Toei Subway Shinjuku Line. The property is not only within easy reach of the major business districts because it takes, for example, eight minutes to travel to Akihabara Station and 11 minutes to Tokyo Station from Kameido Station in addition it has convenient access to Tokyo Skytree, which opened in 2012, making its location optimal for both business and leisure. Its guest rooms are equipped with mini kitchen, refrigerators, microwaves, and other amenities, and cater for a wide range of customers from short-term to mid- to long-term users. Considering its convenient access to the Tokyo Disney Resort and others and is also very accessible to Akihabara and Asakusa areas, which are popular among foreign tourists, it is expected to see increased leisure-related demand going forward.				
Special Instructions				
None				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D25 : Hotel MyStays Kameido P1

Income and Expenditures, Etc.			
Operating Period		1/1/2014-12/31/2014	1/1/2015-12/31/2015
GOP (= (1) - (2))		JPY272,156thousand	JPY285,602thousand
a. Land Lease Fees		—	—
b. Taxes and Public Dues		JPY13,318thousand	JPY13,504thousand
c. Non-life Insurance Premiums		JPY387thousand	JPY387thousand
d. Trust Fees		JPY1,000thousand	JPY1,000thousand
NOI (= GOP - [a. + b. + c. + d.])		JPY257,449thousand	JPY270,710thousand
R e f e r e n c e	(1) Sales	JPY445,846thousand	JPY467,908thousand
	Room Income	JPY408,855thousand	JPY430,906thousand
	Other Income	JPY36,991thousand	JPY37,001thousand
	(2) Operating Costs (not including a. through d. above)	JPY173,690thousand	JPY182,305thousand
	ADR	4,896	5,391
	RevPAR	4,227	4,455
	Room Occupancy Rates	86.3%	82.6%
	GOP Ratio	61.0%	61.0%
	Daily/Weekly/Monthly	53.4% 14.4% 32.2%	55.9% 15.9% 28.2%
	Overseas Sales Share	2.7%	3.7%

(Note)

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY5,650thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY367,548thousand	Recognized rental income by assessing rent from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY367,548thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY367,548thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY6,715thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY13,505thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY340thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	—	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY20,560thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY346,988thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY15,668thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY12,081thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY319,239thousand	
(VI) Capitalization Yield	5.6%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY5,700,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	6.1%	
(2) DCF Method		Overview
(I) Total of Current Value of Net Income during Analysis Period	Contents	
(a) Sale Price	JPY2,347,382thousand	
(b) Sale Costs	JPY5,613,509thousand	
(c) Returning Price [(a) - (b)]	JPY168,405thousand	Assumed to be 3% of the sales price
(II) Returning Price, Current Value	JPY5,445,104thousand	
(III) Discount Rate	5.3%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	5.7%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY5,600,000thousand	
(3) Income Price using Income Capitalization Method	JPY5,650,000thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY1,220,000thousand	
(ii) Building Price	JPY592,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY23,400thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY1,835,400thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	150.0%	
(vi) Estimated Price using Cost Method = [(iv) x (v)]	JPY2,750,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization

Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference

D26 : Hotel MyStays Ueno Iriyaguchi

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 3,821million			
Appraisal Value	JPY 3,860million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	5-61, Ueno, Taito-Ku, Tokyo		
	(Address)	5-5-13, Ueno, Taito-Ku, Tokyo		
Transport	5 min from JR Yamanote/Keihin-Tohoku Lines etc, Ueno station			
Land	Form of Possession	Leasehold	Zoning	Commercial area
	Lot Area (m ²)	402.21	Building Coverage Ratio/Floor Area Ratio	80%/600%
Building	Form of Possession	Condominium ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	2,247.92	Construction Date	November 6, 1985
	Structure/No. of Stories	Steel frame and reinforced concrete structure with flat roof, 10 stories		
	Renovation Date	From: January 2014 Until: March 2014		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: December 5, 2013 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		97
Leasable Area (m ²)	2,247.92			(S9・T13・D66・O3)
Occupancy Rate	100%	Lease Area (m ²)		2,247.92
Security Deposit/Guarantee Money	—	GOP (per month)		JPY 26,853thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 117million per annum (January – June: JPY 9.5million per month / July – December: JPY 10.1million per month)) plus variable rent based on GOP of hotel operation. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	—			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report		May 2015
Probable Maximum Loss (PML)	7%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 668,300thousand	Long term Repair Costs (in 12 years)		JPY 142,407thousand
Area Characteristic				
The property is a business hotel located five minutes on foot from Ueno Station on the JR Yamanote Line and Tokyo Metro Hibiya Line and 13 minutes on foot from Keisei Ueno Station on the Keisei Line. The property has excellent access to the major business districts because it takes, for example, three minutes to travel to Akihabara Station and seven minutes to Tokyo Station from Ueno Station, making its location optimal for both business and leisure. Its guest rooms are equipped with mini kitchen, refrigerators, microwaves, and other amenities, and consist of over 80%, of double and twin type rooms to cater for a wide range of accommodation needs centering on inbound travelers. Because it is very accessible to Akihabara, which is popular among foreign tourists, it is expected to have increasing leisure-related demand going forward.				
Special Instructions				
The Property is a leased property, and the permission of the land owner will be required at the time of the transfer of the leasehold rights of the building accompanying the transfer of the building. Confirmation of boundary markers for a part of the least land is unclear.				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D26 : Hotel MyStays Ueno Iriyaguchi

Income and Expenditures, Etc.				
Operating Period		1/1/2014-12/31/2014		1/1/2015-12/31/2015
GOP (= (1) - (2))		JPY135,350thousand		JPY164,974thousand
a. Land Lease Fees		JPY4,850thousand		JPY4,911thousand
b. Taxes and Public Dues		JPY2,414thousand		JPY2,414thousand
c. Non-life Insurance Premiums		JPY207thousand		JPY207thousand
d. Trust Fees		JPY1,000thousand		JPY1,000thousand
NOI (= GOP - [a. + b. + c. + d.])		JPY126,877thousand		JPY156,441thousand
R e f e r e n c e	(1) Sales	JPY220,712thousand		JPY278,366thousand
	Room Income	JPY209,649thousand		JPY271,743thousand
	Other Income	JPY11,063thousand		JPY6,623thousand
	(2) Operating Costs (not including a. through d. above)	JPY85,362thousand		JPY113,391thousand
	ADR	6,445		8,941
	RevPAR	5,921		7,675
	Room Occupancy Rates	91.9%		85.8%
	GOP Ratio	61.3%		59.3%
	Daily/Weekly/Monthly	64.0%	12.5%	23.6%
	Overseas Sales Share	10.0%		92.8% 1.2% 6.0%
				47.2%

(Note)

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY3,860thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY247,924thousand	Recognized rent income based on contractual fixed rent and by assessing variable rent as determined from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY247,924thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY247,924thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY3,560thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY2,944thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY178thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	JPY4,851thousand	Recognized land rent
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY11,533thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY236,391thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY8,307thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY5,906thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY222,178thousand	
(VI) Capitalization Yield	5.7%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY3,900,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	6.1%	
(2) DCF Method		Overview
(I) Total of Current Value of Net Income during Analysis Period	Contents	
(a) Sale Price	JPY1,639,585thousand	
(b) Sale Costs	JPY3,769,288thousand	
(c) Returning Price [(a) - (b)]	JPY114,079thousand	Assessed 3% of the sales price and the name transfer cost based on the land
(II) Returning Price, Current Value	JPY3,655,209thousand	
(III) Discount Rate	5.3%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	5.9%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY3,820,000thousand	
(3) Income Price using Income Capitalization Method	JPY3,860,000thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY338,000thousand	
(ii) Building Price	JPY138,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY31,500thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY507,500thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	130.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY660,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization	
Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference	

D27 : Hotel MyStays Kameido P2

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 3,742million			
Appraisal Value	JPY 3,780million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	6-7-2, Kameido, Koto-Ku, Tokyo		
	(Address)	6-7-8, Kameido, Koto-Ku, Tokyo		
Transport	5 min from JR Sobu Line, Kameido station			
Land	Form of Possession	Ownership	Zoning	Commercial area
	Lot Area (m ²)	652.82	Building Coverage Ratio/Floor Area Ratio	80%/500%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	2,793.99	Construction Date	March 25, 1991
	Structure/No. of Stories	Steel frame and reinforced concrete structure with flat roof, 10 stories		
	Renovation Date	From: January 2013 Until: March 2013		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: December 19, 2002 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		175
Leasable Area (m ²)	2,793.99			(S141・T34)
Occupancy Rate	100%	Lease Area (m ²)		2,793.99
Security Deposit/Guarantee Money	JPY 1,299thousand	GOP (per month)		JPY 19,809thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 119million per annum (January – June: JPY 9.5million per month / July – December: JPY 10.4million per month)) plus variable rent based on GOP of hotel operation by. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	1299			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report		May 2015
Probable Maximum Loss (PML)	6%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 882,500thousand	Long term Repair Costs (in 12 years)		JPY 183,950thousand
Area Characteristic				
The property is a business hotel, which is accessible to two stations on three lines, five minutes on foot from Kameido Station on the JR Sobu Line and Tobu Kameido Line and 10 minutes on foot from Nishiojima Station on the Toei Subway Shinjuku Line. The property is not only within easy reach of the major business districts because it takes, for example, eight minutes to travel to Akihabara Station and 11 minutes to Tokyo Station from Kameido Station in addition it has convenient access to Tokyo Skytree, which opened in 2012, making its location optimal for both business and leisure. Its guest rooms are equipped with mini kitchen, refrigerators, microwaves, and other amenities, and cater for a wide range of customers from short-term to mid- to long-term users. Considering its convenient access to the Tokyo Disney Resort and others and is also very accessible to Akihabara and Asakusa areas, which are popular among foreign tourists, it is expected to see increased leisure-related demand going forward.				
Special Instructions				
None				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D27 : Hotel MyStays Kameido P2

Income and Expenditures, Etc.		1/1/2014-12/31/2014	1/1/2015-12/31/2015
Operating Period			
GOP (= (1) - (2))		JPY155,479thousand	JPY190,902thousand
a. Land Lease Fees		—	—
b. Taxes and Public Dues		JPY7,962thousand	JPY8,272thousand
c. Non life Insurance Premiums		JPY235thousand	JPY235thousand
d. Trust Fees		JPY1,000thousand	JPY1,000thousand
NOI (= GOP - [a. + b. + c. + d.])		JPY146,282thousand	JPY181,395thousand
R e f e r e n c e	(1) Sales	JPY261,031thousand	JPY306,269thousand
	Room Income	JPY241,443thousand	JPY285,469thousand
	Other Income	JPY19,587thousand	JPY20,799thousand
	(2) Operating Costs (not including a. through d. above)	JPY105,551thousand	JPY115,366thousand
	ADR	4,534	5,010
	RevPAR	3,780	4,469
	Room Occupancy Rates	83.4%	89.2%
	GOP Ratio	59.6%	62.3%
	Daily/Weekly/Monthly	52.0% 9.2% 38.8%	59.4% 10.9% 29.7%
	Overseas Sales Share	0.4%	6.4%

(Note)

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY3,780thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY244,820thousand	Recognized rent income based on contractual fixed rent and by assessing variable rent as determined from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY244,820thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY244,820thousand	
(h) Maintenance and Management Costs	—	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(i) Utility Costs	—	
(j) Repair Costs	JPY4,599thousand	
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY8,272thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY203thousand	
(o) Other Costs	—	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY13,074thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY231,746thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY10,730thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY7,845thousand	
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY213,171thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(VI) Capitalization Yield	5.6%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY3,810,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	6.1%	
(2) DCF Method		Overview
(I) Total of Current Value of Net Income during Analysis Period	Contents	
(a) Sale Price	JPY1,576,835thousand	Assumed to be 3% of the sales price
(b) Sale Costs	JPY3,748,368thousand	
(c) Returning Price [(a) - (b)]	JPY112,451thousand	
(II) Returning Price, Current Value	JPY3,635,917thousand	
(III) Discount Rate	5.3%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	5.7%	
(V) Income Price using DCF Method = [(I) + (2)]	JPY3,750,000thousand	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(3) Income Price using Income Capitalization Method	JPY3,780,000thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY548,000thousand	
(ii) Building Price	JPY363,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY15,600thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY926,600thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	150.0%	
(vi) Estimated Price using Cost Method = [(iv) x (v)]	JPY1,390,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization	
Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference	

D28 : Hotel Vista Shimizu

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 2,198million			
Appraisal Value	JPY 2,220million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	101-2, Masagomachi, Shimizu-Ku, Shizuoka city, Sizuoka		
	(Address)	1-23, Masagomachi, Shimizu-Ku, Shizuoka city, Sizuoka		
Transport	3 min from JR Tokaido Line, Shimizu station			
Land	Form of Possession	Ownership	Zoning	Commercial area
	Lot Area (m ²)	999.17	Building Coverage Ratio/Floor Area Ratio	80%/400%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	3,559.81	Construction Date	January 31, 2007
	Structure/No. of Stories	Reinforced concrete structure with concrete roof, 11 stories		
	Renovation Date	—		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: March 6, 2007 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		152
Leasable Area (m ²)	3,559.81			(S125・T24・D3)
Occupancy Rate	100%	Lease Area (m ²)		3,559.81
Security Deposit/Guarantee Money	—	GOP (per month)		JPY 10,255thousand
Overview of Lease Agreement				
Tenant	Vista Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: April 25, 2015 Until: March 31, 2019			
Determination of rent of lease contract	Fixed rent (JPY 79million per annum (January – June: JPY 6.1million per month / July – December: JPY 7.2million per month)) plus variable rent based on GOP of hotel operation by tenant. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	—			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokyo Bldg-Tech Center Co.,Ltd	Date of Report		May 2015
Probable Maximum Loss (PML)	13%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 798,000thousand	Long term Repair Costs (in 12 years)		JPY 89,770thousand
Area Characteristic				
The property is a limited service hotel, which is located three minutes on foot from Shimizu Station of JR line. It is located in a commercial district in front of the station and adjacent to Shimizu Port, which boasts it has one of the largest fishing ports in Japan. With a cluster of factories for processing fishing products, precision equipment, and others near Shimizu Port and surrounding the Shimizu Interchange on the Tomei Expressway, there is solid demand from business customers. In addition, it has a stable accommodation demand from sport organizations centered on soccer clubs. Moreover, with Mt. Fuji listed as a World Heritage site, it is expected to haveincreasing leisure-related demand from foreign tourists.				
Special Instructions				
None				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D28 : Hotel Vista Shimizu

Income and Expenditures, Etc.			
Operating Period		1/1/2014-12/31/2014	1/1/2015-12/31/2015
GOP (= (1) - (2))		JPY123,729thousand	JPY127,522thousand
a. Land Lease Fees		—	—
b. Taxes and Public Dues		JPY5,272thousand	JPY5,431thousand
c. Non life Insurance Premiums		JPY216thousand	JPY216thousand
d. Trust Fees		JPY1,000thousand	JPY1,000thousand
NOI (= GOP [a. + b. + c. + d.])		JPY117,239thousand	JPY120,874thousand
Re e f e r e n c e	(1) Sales	JPY288,137thousand	JPY301,737thousand
	Room Income	JPY257,066thousand	JPY272,723thousand
	Other Income	JPY31,070thousand	JPY29,013thousand
	(2) Operating Costs (not including a. through d. above)	JPY164,407thousand	JPY174,214thousand
	ADR	6,127	6,300
	RevPAR	4,686	4,916
	Room Occupancy Rates	76.5%	78.0%
	GOP Ratio	42.9%	42.3%
	Daily/Weekly/Monthly	— / — / —	— / — / —
	Overseas Sales Share	0.4%	0.4%

(Note)

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY2,220thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY165,028thousand	Recognized rent income based on contractual fixed rent and by assessing variable rent as determined from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY165,028thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY165,028thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY2,244thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY5,289thousand	Recognized by making assessments based on a tax basis for fiscal year 2015
(n) Non-life Insurance Premiums	JPY195thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	—	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY7,728thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY157,300thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY5,237thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY5,684thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY146,379thousand	
(VI) Capitalization Yield	6.5%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY2,250,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	7.0%	
(2) DCF Method		Contents
(I) Total of Current Value of Net Income during Analysis Period		Overview
(a) Sale Price	JPY1,027,854thousand	
(b) Sale Costs	JPY2,190,313thousand	
(c) Returning Price [(a) - (b)]	JPY65,709thousand	Assumed to be 3% of the sales price
(II) Returning Price, Current Value	JPY2,124,604thousand	
(III) Discount Rate	6.3%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	6.7%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY2,180,000thousand	
(3) Income Price using Income Capitalization Method	JPY2,220,000thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY150,000thousand	
(ii) Building Price	JPY558,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY3,750thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY711,750thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	140.0%	
(vi) Estimated Price using Cost Method = [(iv) x (v)]	JPY996,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization

Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference

D29 : Super Hotel Shinbashi/ Karasumoriguchi

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 1,624million			
Appraisal Value	JPY 1,640million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	5-112-7, Shinbashi, Minato-Ku, Tokyo		
	(Address)	5-16-4, Shinbashi, Minato-Ku, Tokyo		
Transport	5 min from JR Yamanote/Keihin-Tohoku Lines etc, Shinbashi station			
Land	Form of Possession	Ownership	Zoning	Commercial area
	Lot Area (m ²)	234.96	Building Coverage Ratio/Floor Area Ratio	80%/600%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	1,403.89	Construction Date	February 12, 2008
	Structure/No. of Stories	Steel frame and reinforced concrete structure with flat roof, 14 stories with basement		
	Renovation Date	—		
Trustee	Mizuho Trust & Banking Co., Ltd.			
Trust Period	From: March 28, 2008 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		74
Leasable Area (m ²)	1,403.89			(S61・T13)
Occupancy Rate	100%	Lease Area (m ²)		1,403.89
Security Deposit/Guarantee Money	JPY 19,713thousand	GOP (per month)		JPY 6,571thousand
Overview of Lease Agreement				
Tenant	Super Hotel Co., Ltd.			
Type of Contract	Fixed rent			
Term	From: March 28, 2008 Until: March 27, 2028			
Determination of rent of lease contract	Fixed rent (JPY 78million per annum (January – December: JPY 6.5million per month))			
Management services fee	—			
Security Deposit/Guarantee Money	19713			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	In case of the termination prior to the expiration of the lease term, the lessor must notice at least six months prior to the date and tenants must notice at least six months prior to the date and pay for penalty.			
Other Special Matters	Tenant will pay JPY 117,083 per month building repair costs.			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokyo Bldg-Tech Center Co.,Ltd	Date of Report		May 2015
Probable Maximum Loss (PML)	5%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 327,000thousand	Long term Repair Costs (in 12 years)		JPY 18,270thousand
Area Characteristic				
The property is a business hotel located five minutes on foot from Shinbashi Station on the JR Line and Toei Subway Asakusa Line, and seven minutes on foot from Shinbashi Station on Tokyo Metro Ginza Line. In addition to being located in Shinbashi, which is a business district, it is not only within easy reach to major business districts, it takes three minutes to Tokyo Station from Shinbashi Station, and 13 minutes to Asakusa Station, making its location optimal for both business and leisure, and creating stable demand throughout the year. It features with choosable pillows and organic breakfast, which was highly appreciated by guests and awarded with "Eco First Enterprise" by Ministry of Environment.				
Special Instructions				
None				

D29 : Super Hotel Shinbashi/ Karasumoriguchi

Income and Expenditures, Etc.		
Operating Period	1/1/2014-12/31/2014	1/1/2015-12/31/2015
GOP (= (1) - (2))	—	—
Rent	JPY78,852thousand	JPY78,852thousand
Fixed rent	JPY78,852thousand	JPY78,852thousand
a. Land Lease Fees	—	—
b. Taxes and Public Dues	JPY6,287thousand	JPY6,251thousand
c. Non life Insurance Premiums	JPY94thousand	JPY94thousand
d. Trust Fees	JPY1,000thousand	JPY1,000thousand
e. Other	JPY1,413thousand	JPY1,413thousand
NOI (= GOP - [a. + b. + c. + d.])	JPY70,057thousand	JPY70,093thousand
(1) Sales	—	—
Room Income	—	—
Other Income	—	—
(2) Operating Costs (not including a. through d. above)	—	—
ADR	—	—
RevPAR	—	—
Room Occupancy Rates	—	—
GOP Ratio	—	—
Daily/Weekly/Monthly	—/ —/ —	—/ —/ —
Overseas Sales Share	—	—

(Note) Their leases have only fixed rent.
Not disclosed, as operator's consent has not been obtained for disclosure excluding GOP, ADR, RevPAR and Occupancy.

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY1,640thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY 78,853thousand	Judged that rent under the current agreement is feasible over the mid- to long-term based on details of the existing lease agreement, operating conditions of subject hotel, expected rent in case of entering into a new lease agreement, etc., and recognized rent income based on the above
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY 78,853thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(I) - (f) - (g)]	JPY 78,853thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY 1,405thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY 6,252thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY 82thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	JPY 8thousand	Recognized utility pole usage tax
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY 7,747thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY 71,106thousand	
(p) One Time Investment Gains	JPY 394thousand	Recognized investment gain by assessing a rate of investment return to be 2%
(q) Capital Improvements and Expenses	JPY 118thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	—	
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY 71,382thousand	
(VI) Capitalization Yield	4.3%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY 1,660,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	4.3%	
(2) DCF Method	Contents	Overview
(I) Total of Current Value of Net Income during Analysis Period	JPY 577,129thousand	
(a) Sale Price	JPY 1,593,956thousand	
(b) Sale Costs	JPY 47,819thousand	Assumed to be 3% of the sales price
(c) Returning Price [(a) - (b)]	JPY 1,546,137thousand	
(II) Returning Price, Current Value	JPY 1,034,520thousand	
(III) Discount Rate	4.1%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	4.5%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY 1,610,000thousand	
(3) Income Price using Income Capitalization Method	JPY 1,640,000thousand	
2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 710,000thousand	
(ii) Building Price	JPY 236,000thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY 946,000thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	150.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY 1,420,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization

Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference

D30 : Flexstay Inn Higashi-Jujo

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 1,277million			
Appraisal Value	JPY 1,290million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	2-25-6 etc., nakajujo, Kita-Ku, Tokyo		
	(Address)	2-10-2, nakajujo, Kita-Ku, Tokyo		
Transport	2 min from JR Keihin-Tohoku Line, Higashijujo station			
Land	Form of Possession	Ownership	Zoning	Neighborhood commercial area category I residential area
	Lot Area (m ²)	826.31	Building Coverage Ratio/Floor Area Ratio	80%/300% 60%/200%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	1,714.53	Construction Date	June 19, 1986
	Structure/No. of Stories	Reinforced concrete structure with flat roof, 4 stories		
	Renovation Date	March 2013		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: March 11, 2003 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		88
Leasable Area (m ²)	1,714.53			(S88)
Occupancy Rate	100%	Lease Area (m ²)		1,714.53
Security Deposit/Guarantee Money	JPY 900thousand	GOP (per month)		JPY 7,192thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 44million per annum (January – December: JPY 3.7million per month)) plus variable rent based on GOP of hotel operation by tenant. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	900			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report		January 2015
Probable Maximum Loss (PML)	8%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 426,500thousand	Long term Repair Costs (in 12 years)		JPY 103,752thousand
Area Characteristic				
The property is a business hotel located one minute on foot from Higashijujo Station on the JR Keihin Tohoku Line and eight minutes on foot from Jujo Station on the JR Saikyo Line. The property is very accessible to major terminal stations, for example, taking 21 minutes to Tokyo Station from Higashijujo Station, and six minutes to Ikebukuro Station and 12 minutes to Shinjuku Station from Jujo Station, offering exceptional transportation convenience. Its guest rooms are equipped with mini kitchen, refrigerators, microwaves, and other amenities, and cater for a wide range of customers from short-term to mid-to-long term users. Because it has excellent access to Ueno Station, which is a base to access to Narita Airport, as well as, Ikebukuro and Shinjuku, which are popular among foreign tourists, an increase in future leisure-related demand is expected.				
Special Instructions				
Part of the boundary of the property is not agreed with neighboring land owners in written forms. The Property is already not in compliance with current regulation to build new hotel if the building is demolished.				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D30 : Flexstay Inn Higaashi-Juho

Income and Expenditures, Etc.			
Operating Period		1/1/2014-12/31/2014	1/1/2015-12/31/2015
GOP (= (1) - (2))		JPY51,620thousand	JPY62,955thousand
a. Land Lease Fees		—	—
b. Taxes and Public Dues		JPY3,874thousand	JPY4,014thousand
c. Non life Insurance Premiums		JPY118thousand	JPY118thousand
d. Trust Fees		JPY1,000thousand	JPY1,000thousand
NOI (= GOP - [a. + b. + c. + d.])		JPY46,627thousand	JPY57,823thousand
Re e f e r e n c e	(1) Sales	JPY110,170thousand	JPY123,399thousand
	Room Income	JPY98,411thousand	JPY112,820thousand
	Other Income	JPY11,758thousand	JPY10,579thousand
	(2) Operating Costs (not including a. through d. above)	JPY58,550thousand	JPY60,444thousand
	ADR	3,510	4,165
	RevPAR	3,064	3,512
	Room Occupancy Rates	87.3%	84.3%
	GOP Ratio	46.9%	51.0%
	Daily/Weekly/Monthly	34.8% 25.4% 39.8%	52.7% 13.2% 34.1%
	Overseas Sales Share	0.2%	11.6%

(Note)

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY1,290thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY100,710thousand	Recognized rent income based on contractual fixed rent and by assessing variable rent as determined from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY100,710thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY100,710thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY2,594thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY4,248thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY106thousand	
(o) Other Costs	—	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY6,948thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY93,762thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY6,052thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY5,226thousand	
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY82,484thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(VI) Capitalization Yield	6.3%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY1,310,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	7.2%	
(2) DCF Method		Overview
(I) Total of Current Value of Net Income during Analysis Period	Contents	
(a) Sale Price	JPY1,291,047thousand	Assumed to be 3% of the sales price
(b) Sale Costs	JPY38,731thousand	
(c) Returning Price [(a) - (b)]	JPY1,252,316thousand	
(II) Returning Price, Current Value	JPY699,293thousand	
(III) Discount Rate	6.0%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	6.4%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY1,270,000thousand	
(3) Income Price using Income Capitalization Method	JPY1,290,000thousand	
2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY398,000thousand	
(ii) Building Price	JPY105,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY3,400thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY506,400thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	130.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY658,000thousand	
Other Points to be Noted for Appraisal by Appraising Organization		
—		

D31 : Hotel MyStays Utsunomiya

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 1,237million			
Appraisal Value	JPY 1,250million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	2-4-1, Higashishukugo, Utsunomiya, Tochigi		
	(Address)	2-4-1, Higashishukugo, Utsunomiya, Tochigi		
Transport	3 min from JR Tohoku Shinkansen/Tohoku Honsen/Nikko Line, Utsunomiya station			
Land	Form of Possession	Ownership	Zoning	Commercial area
	Lot Area (m ²)	1,430.78	Building Coverage Ratio/Floor Area Ratio	80%/600%
Building	Form of Possession	Ownership	Purpose of Use	Hotel/Retail
	Total Floor Area (m ²)	11,733.23	Construction Date	January 11, 1990
	Structure/No. of Stories	Steel frame and reinforced concrete structure with flat roof, 12 stories with 2 level basement		
	Renovation Date	From: November 2013 Until: January 2014		
Trustee	Mizuho Trust & Banking Co., Ltd.			
Trust Period	From: February 28, 2007 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		116
Leasable Area (m ²)	11,733.23			(S9・T31・D76)
Occupancy Rate	100%	Lease Area (m ²)		11,733.23
Security Deposit/Guarantee Money	JPY 21,283thousand	GOP (per month)		JPY 3,992thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 81million per annum (January – June: JPY 6.3million per month / July – December: JPY 7.2million per month)) plus variable rent based on GOP of hotel operation. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	21283			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report		May 2015
Probable Maximum Loss (PML)	3%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 3,165,400thousand	Long term Repair Costs (in 12 years)		JPY 453,947thousand
Area Characteristic				
The property is a full-service hotel, which has wedding and banquet facilities, and is located three minutes on foot from JR Utsunomiya Station. Double and twin rooms account for 90% of its guest rooms and it has ancillary features such as wedding facility, banquet and meeting rooms, and fitness gym. In addition to stable demand expected from business customers visiting Utsunomiya Industrial Park and Kiyohara Industrial Park in surrounding areas, leisure-related demand is also forecast because it can be a transit point to historic sites in Nikko, which have been listed as a World Heritage site.				
Special Instructions				
None				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D31 : Hotel MyStays Utsunomiya

Income and Expenditures, Etc.			
Operating Period		1/1/2014-12/31/2014	1/1/2015-12/31/2015
GOP (= (1) - (2))		JPY145,669thousand	JPY122,705thousand
a. Land Lease Fees		—	—
b. Taxes and Public Dues		JPY29,160thousand	JPY29,272thousand
c. Non life Insurance Premiums		JPY749thousand	JPY749thousand
d. Trust Fees		JPY1,000thousand	JPY1,000thousand
NOI (= GOP - [a. + b. + c. + d.])		JPY114,758thousand	JPY91,682thousand
Re e f e r e n c e	(1) Sales	JPY462,150thousand	JPY459,597thousand
	Room Income	JPY228,876thousand	JPY232,139thousand
	Other Income	JPY233,274thousand	JPY227,458thousand
	(2) Operating Costs (not including a. through d. above)	JPY316,481thousand	JPY336,892thousand
	ADR	6,843	6,550
	RevPAR	5,453	5,487
	Room Occupancy Rates	79.7%	83.8%
	GOP Ratio	31.5%	26.7%
	Daily/Weekly/Monthly	85.8% 10.5% 3.7%	89.5% 6.2% 4.4%
	Overseas Sales Share	1.9%	1.7%

(Note) Daily/Weekly/Monthly and overseas data are as of September 2013.

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY1,250thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY156,703thousand	Recognized rent income based on contractual fixed rent and by assessing variable rent as determined from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY156,703thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY156,703thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY11,349thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY27,509thousand	Recognized by making assessments based on a tax basis for fiscal year 2015
(n) Non-life Insurance Premiums	JPY729thousand	
(o) Other Costs	—	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY39,587thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY117,116thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY26,480thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY7,441thousand	
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY83,195thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(VI) Capitalization Yield	6.6%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY1,260,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	9.3%	
(2) DCF Method		Overview
(I) Total of Current Value of Net Income during Analysis Period	JPY588,994thousand	
(a) Sale Price	JPY1,253,765thousand	Assumed to be 3% of the sales price
(b) Sale Costs	JPY37,613thousand	
(c) Returning Price [(a) - (b)]	JPY1,216,152thousand	
(II) Returning Price, Current Value	JPY654,047thousand	
(III) Discount Rate	6.4%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	6.8%	
(V) Income Price using DCF Method = [(I) + (2)]	JPY1,240,000thousand	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(3) Income Price using Income Capitalization Method	JPY1,250,000thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY451,000thousand	
(ii) Building Price	JPY1,150,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY37,100thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY1,638,100thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	75.0%	
(vi) Estimated Price using Cost Method = [(iv) x (v)]	JPY1,230,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization

Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference

D32 : Flexstay Inn Kawasaki-Kaizuka

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 980million			
Appraisal Value	JPY 990million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	1-13-2, Kaizuka, Kawasaki-Ku, Kanagawa		
	(Address)	1-13-2, Kaizuka, Kawasaki-Ku, Kanagawa		
Transport	10 min from JR Keihin-Tohoku/Nanbu Line, Kawasaki station			
Land	Form of Possession	Leasehold	Zoning	Commercial area, Neighborhood commercial area
	Lot Area (m ²)	785.94	Building Coverage Ratio/Floor Area Ratio	80%/500% 80%/300%
Building	Form of Possession	Condominium ownership	Purpose of Use	Hotel/Office
	Total Floor Area (m ²)	1,190.57	Construction Date	April 24, 1990
	Structure/No. of Stories	Reinforced concrete structure with concrete roof, 9 stories		
	Renovation Date	From: January 2014 Until: March 2014		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: December 5, 2013 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		64
Leasable Area (m ²)	1,190.57			(S64)
Occupancy Rate	100%	Lease Area (m ²)		1,190.57
Security Deposit/Guarantee Money	—	GOP (per month)		JPY 5,713thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 37million per annum (January – December: JPY 3.1million per month)) plus variable based on GOP of hotel operation by tenant. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	—			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report		May 2015
Probable Maximum Loss (PML)	11%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 337,900thousand	Long term Repair Costs (in 12 years)		JPY 60,639thousand
Area Characteristic				
The property is a business hotel located 10 minutes on foot from Kawasaki Station on the JR line and 12 minutes from Keikyu Kawasaki Station on the Keihin Kyuko Line. As it takes seven minutes to travel to Yokohama Station and 17 minutes to Shinagawa Station from Kawasaki Station, it has excellent access to the major business districts, making its location optimal for both business and leisure. Its guest rooms are equipped with mini kitchen, refrigerators, microwaves, and other amenities, to cater for a wide range of customers from short-term to mid-to-long term users. Because it has good access to the Keihin Industrial Zone and large-scale factories nearby, it is expected to have stable demand throughout the year.				
Special Instructions				
Part of the boundary of the property is not agreed with neighboring land owners in written forms. The Property is a leased property, and the permission of the land owner will be required at the time of the transfer of the leasehold rights of the building accompanying the transfer of the building.				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D32 : Flexstay Inn Kawasaki-Kaizuka

Income and Expenditures, Etc.						
Operating Period		1/1/2014-12/31/2014			1/1/2015-12/31/2015	
GOP (= (1) - (2))		JPY49,383thousand			JPY55,977thousand	
a. Land Lease Fees		JPY1,773thousand			JPY1,779thousand	
b. Taxes and Public Dues		JPY1,637thousand			JPY1,637thousand	
c. Non life Insurance Premiums		JPY101thousand			JPY101thousand	
d. Trust Fees		JPY1,000thousand			JPY1,000thousand	
NOI (= GOP [a. + b. + c. + d.])		JPY44,871thousand			JPY51,459thousand	
R e f e r e n c e	(1) Sales	JPY94,692thousand			JPY101,079thousand	
	Room Income	JPY87,191thousand			JPY93,217thousand	
	Other Income	JPY7,501thousand			JPY7,862thousand	
	(2) Operating Costs (not including a. through d. above)	JPY45,309thousand			JPY45,102thousand	
	ADR	4,103			4,642	
	RevPAR	3,733			3,990	
	Room Occupancy Rates	91.0%			86.0%	
	GOP Ratio	52.2%			55.4%	
	Daily/Weekly/Monthly	20.2%	23.0%	56.8%	21.5%	21.5% 57.0%
	Overseas Sales Share	—			0.1%	

(Note)

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY990thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY72,358thousand	Recognized rent income based on contractual fixed rent and by assessing variable rent as determined from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY72,358thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY72,358thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY1,516thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY1,634thousand	Recognized by making assessments based on a tax basis for fiscal year 2015
(n) Non-life Insurance Premiums	JPY92thousand	
(o) Other Costs	JPY1,787thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY5,029thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY67,329thousand	Recognized land rent
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY3,537thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY3,715thousand	
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY60,077thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(VI) Capitalization Yield	6.0%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY1,000,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	6.7%	
(2) DCF Method		
(I) Total of Current Value of Net Income during Analysis Period	Contents	Overview
(a) Sale Price	JPY971,290thousand	Assumed to be 3.5% of sales price, including expenses to be incurred for the
(b) Sale Costs	JPY33,995thousand	
(c) Returning Price [(a) - (b)]	JPY937,295thousand	
(II) Returning Price, Current Value	JPY543,537thousand	
(III) Discount Rate	5.6%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	6.2%	
(V) Income Price using DCF Method = [(I) + (2)]	JPY980,000thousand	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(3) Income Price using Income Capitalization Method	JPY990,000thousand	
2. Estimated Price using Cost Method		
(I) Land Price	Contents	Overview
(i) Land Price	JPY92,400thousand	
(ii) Building Price	JPY121,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY13,200thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY226,600thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	130.0%	
(vi) Estimated Price using Cost Method = [(iv) x (v)]	JPY295,000thousand	
Other Points to be Noted for Appraisal by Appraising Organization		
Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference		

D33 : Comfort Hotel Toyama

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 979million			
Appraisal Value	JPY 989million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	1-13-2 and other 2 lots, Takara-machi, Toyama city, Toyama		
	(Address)	1-3-2, Takara-machi, Toyama city, Toyama		
Transport	2 min from JR Hokuriku-honsen/Takayama-honsen Line, Toyama station			
Land	Form of Possession	Ownership	Zoning	Commercial area
	Lot Area (m ²)	547.81	Building Coverage Ratio/Floor Area Ratio	80%/600%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	3,305.64	Construction Date	March 16, 2007
	Structure/No. of Stories	Reinforced concrete structure with flat roof, 11 stories		
	Renovation Date	—		
Trustee	Mizuho Trust & Banking Co., Ltd.			
Trust Period	From: April 25, 2007 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		150
Leasable Area (m ²)	3,305.64			(S121・T20・D9)
Occupancy Rate	100%	Lease Area (m ²)		3,305.64
Security Deposit/Guarantee Money	JPY 35,928thousand	GOP (per month)		JPY 5,988thousand
Overview of Lease Agreement				
Tenant	Greens Co., Ltd.			
Type of Contract	Fixed rent			
Term	From: April 25, 2007 Until: April 24, 2027			
Determination of rent of lease contract	Fixed rent (JPY 71million per annum (January – December: JPY 5.9million per month)			
Management services fee	—			
Security Deposit/Guarantee Money	35928			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent is subject to revision upon discussion every 3 years.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokyo Bldg-Tech Center Co.,Ltd	Date of Report		June 2015
Probable Maximum Loss (PML)	9%	Short term Repair Costs (within 1 year)		—
Replacement Price	JPY 749,000thousand	Long term Repair Costs (in 12 years)		JPY 74,290thousand
Area Characteristic				
The property is a business hotel located two minutes on foot from JR Toyama Station. It is in a location convenient to access various places via Toyama Regional Railway, Toyama Light Rail, and bus routes from Toyama Station. With the launch of the Hokuriku bullet train system in 2015, which connects Toyama and Tokyo within two hours and 10 minutes, a reduction of about one hour compared to the previous journey time, the number of visitors from the Tokyo area to Toyama is expected to increase. In terms of its guest room composition, double and twin rooms account for about 20% of total, limited service it to cater for the needs from business-use and leisure-related demand. It is expected to have stable demand throughout the year due to an increase in accommodation demand as a result of the launch of the Hokuriku bullet train system.				
Special Instructions				
None				

D33 : Comfort Hotel Toyama

Income and Expenditures, Etc.			
Operating Period		1/1/2014-12/31/2014	1/1/2015-12/31/2015
GOP (= (1) - (2))		JPY71,856thousand	JPY71,856thousand
a. Land Lease Fees		—	—
b. Taxes and Public Dues		JPY7,656thousand	JPY7,593thousand
c. Non life Insurance Premiums		JPY194thousand	JPY194thousand
d. Trust Fees		JPY1,000thousand	JPY1,000thousand
NOI (= GOP - [a. + b. + c. + d.])		JPY63,005thousand	JPY63,068thousand
Re f e r e n c e	(1) Sales	—	—
	Room Income	—	—
	Other Income	—	—
	(2) Operating Costs (not including a. through d. above)	—	—
	ADR	5,870	5,930
	RevPAR	4,372	4,539
	Room Occupancy Rates	74.5%	76.5%
	GOP Ratio	—	—
	Daily/Weekly/Monthly	— / — / —	— / — / —
	Overseas Sales Share	—	—

(Note) Their leases have only fixed rent.
Not disclosed, as operator's consent has not been obtained for disclosure excluding GOP, ADR, RevPAR and Occupancy.

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY989thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY71,856thousand	Judged that rent under the current agreement is feasible over the mid- to long-term based on details of the existing lease agreement, operating conditions of subject hotel, expected rent in case of entering into a new lease agreement, etc., and recognized rent income based on the above
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY71,856thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY71,856thousand	
(h) Maintenance and Management Costs	—	
(i) Utility Costs	—	
(j) Repair Costs	JPY2,977thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY7,414thousand	Recognized by making assessments based on a tax basis for fiscal year 2015
(n) Non-life Insurance Premiums	JPY183thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	—	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY10,574thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY61,282thousand	
(p) One Time Investment Gains	JPY719thousand	Recognized investment gain by assessing a rate of investment return to be 2%.
(q) Capital Improvements and Expenses	JPY3,214thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	—	
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY58,787thousand	
(VI) Capitalization Yield	5.9%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY996,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	6.2%	
(2) DCF Method		Contents
(I) Total of Current Value of Net Income during Analysis Period	JPY440,346thousand	
(a) Sale Price	JPY972,656thousand	
(b) Sale Costs	JPY29,180thousand	Assumed to be 3% of the sales price
(c) Returning Price [(a) - (b)]	JPY943,476thousand	
(II) Returning Price, Current Value	JPY541,933thousand	
(III) Discount Rate	5.7%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	6.1%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (II)]	JPY982,000thousand	
(3) Income Price using Income Capitalization Method	JPY989,000thousand	
2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY173,000thousand	
(ii) Building Price	JPY544,000thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPYthousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY717,000thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	135.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY968,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization

Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference

D34 : Flexstay Inn Kawasaki-Ogawacho

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 906million			
Appraisal Value	JPY 915million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	15-9, Ogawa-cho, Kawasaki-Ku, Kawasaki, Kanagawa		
	(Address)	15-9, Ogawa-cho, Kawasaki-Ku, Kawasaki, Kanagawa		
Transport	6 min from JR Keihin-Tohoku/Nanbu Line, Kawasaki station			
Land	Form of Possession	Ownership	Zoning	Commercial area
	Lot Area (m ²)	319.56	Building Coverage Ratio/Floor Area Ratio	80%/800%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m ²)	725.60	Construction Date	April 26, 1989
	Structure/No. of Stories	Reinforced concrete structure with flat roof, 7 stories		
	Renovation Date	From: February 2014 Until: March 2014		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: December 5, 2013 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Number of Guest Rooms		62
Leasable Area (m ²)	725.60			(S62)
Occupancy Rate	100%	Lease Area (m ²)		725.60
Security Deposit/Guarantee Money	—	GOP (per month)		JPY 5,620thousand
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: July 16, 2015 Until: July 15, 2025			
Determination of rent of lease contract	Fixed rent (JPY 30million per annum (January – June: JPY 2.5million per month / July – December: JPY 2.6million per month)) plus variable rent based on GOP of hotel operation. (Note 1)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	—			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term unless a new contract is executed.			
Rent Revision	Rent cannot be revised during the lease term.			
Early Termination	Termination prior to the expiration of the lease term is not permitted.			
Other Special Matters	None			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.		Date of Report	May 2015
Probable Maximum Loss (PML)	11%		Short term Repair Costs (within 1 year)	—
Replacement Price	JPY 222,200thousand		Long term Repair Costs (in 12 years)	JPY 43,413thousand
Area Characteristic				
The property is a business hotel located six minutes on foot from Kawasaki Station on the JR line and 12 minutes from Keikyu Kawasaki Station on the Keihin Kyuko Line. As it takes seven minutes to travel to Yokohama Station and 17 minutes to Shinagawa Station from Kawasaki Station, it has excellent access to the major business districts, making its location optimal for both business and leisure. Its guest rooms are equipped with mini kitchen, refrigerators, microwaves, and other amenities, to cater for a wide range of customers from short-term to mid- to long-term users. Because it has good access to the Keihin Industrial Zone and large-scale factories nearby, it is expected to command stable demand throughout the year.				
Special Instructions				
None				

(Note) Variable rent is the amount of the tenant's aggregate monthly gross revenue during the three-month variable rent calculation period after deducting the sum of (i) aggregate gross reimbursements, (ii) management services fee and (iii) fixed rent during the same period. However, when the balance after deduction is zero or negative, variable rent is zero.

D84 : Flexstay Inn Kawasaki-Ogawacho

Income and Expenditures, Etc.				
Operating Period		1/1/2014-12/31/2014	1/1/2015-12/31/2015	
GOP (= (1) - (2))		JPY41,083thousand	JPY45,127thousand	
a. Land Lease Fees		—	—	
b. Taxes and Public Dues		JPY2,258thousand	JPY2,058thousand	
c. Non life Insurance Premiums		JPY67thousand	JPY67thousand	
d. Trust Fees		JPY1,000thousand	JPY1,000thousand	
NOI (= GOP [a. + b. + c. + d.])		JPY37,757thousand	JPY42,001thousand	
R e f e r e n c e	(1) Sales	JPY82,174thousand	JPY86,419thousand	
	Room Income	JPY75,184thousand	JPY78,740thousand	
	Other Income	JPY6,989thousand	JPY7,679thousand	
	(2) Operating Costs (not including a. through d. above)	JPY41,090thousand	JPY41,292thousand	
	ADR	3,652	4,045	
	RevPAR	3,322	3,479	
	Room Occupancy Rates	91.0%	86.0%	
	GOP Ratio	50.0%	52.2%	
	Daily/Weekly/Monthly	23.9% 27.8% 48.3%	17.2% 29.7% 53.1%	
	Overseas Sales Share	0.0%	0.8%	

(Note)

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY915thousand
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY62,292thousand	Recognized rent income based on contractual fixed rent and by assessing variable rent as determined from a mid- to long-term perspective, with reference to hotel business earnings during the past year and business earnings of similar hotels
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(f) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY62,292thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(f) - (f) - (g)]	JPY62,292thousand	
(h) Maintenance and Management Costs	—	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(i) Utility Costs	—	
(j) Repair Costs	JPY1,085thousand	
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY1,923thousand	Recognized by making assessments based on a tax basis for fiscal year 2015
(n) Non-life Insurance Premiums	JPY60thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	—	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY3,068thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY59,224thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY2,533thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(r) FF&E Reserve	JPY3,196thousand	Recognized by making assessments with reference to the level of FF&E reserves at similar real properties adjusted for any repair and renovations plans and others
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY53,495thousand	
(VI) Capitalization Yield	5.8%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY922,000thousand	
(Reference) Base Yield of Net Operating Income (NOI) [(IV) NOI ÷ (VII) Income Price]	6.4%	
(2) DCF Method		
(I) Total of Current Value of Net Income during Analysis Period	Contents	Overview
(a) Sale Price	JPY908,373thousand	Assumed to be 3% of the sales price
(b) Sale Costs	JPY27,251thousand	
(c) Returning Price [(a) - (b)]	JPY881,122thousand	
(II) Returning Price, Current Value	JPY515,809thousand	
(III) Discount Rate	5.5%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	5.9%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY908,000thousand	
(3) Income Price using Income Capitalization Method	JPY915,000thousand	
2. Estimated Price using Cost Method		
(I) Land Price	Contents	Overview
(i) Building Price	JPY128,000thousand	
(ii) Building Price	JPY68,700thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY10,800thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY207,500thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	130.0%	
(vi) Estimated Price using Cost Method = [(iv) x (v)]	JPY270,000thousand	

Other Points to be Noted for Appraisal by Appraising Organization

Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference

A100 : City Court Kitaichijo

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 1,782million			
Appraisal Value	JPY 1,800million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	1-6-3, Kitaichijohigashi, Chuo-Ku, Sapporo, Hokkaido		
	(Address)	1-6-3, Kitaichijohigashi, Chuo-Ku, Sapporo, Hokkaido		
Transport	5 min from City subway Tozai Line, Bus Center mae station			
Land	Form of Possession	Ownership	Zoning	Commercial area
	Lot Area (m ²)	920.62	Building Coverage Ratio/Floor Area Ratio	80%/600%
Building	Form of Possession	Ownership	Purpose of Use	Residential
	Total Floor Area (m ²)	7,577.24	Construction Date	November 6, 2007
	Structure/No. of Stories	Reinforced concrete structure with flat roof, 15 stories with basement		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: November 30, 2007 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Rentable units	127	
Leasable Area (m ²)	5,230.18	Lease Area (m ²)	5,131.42	
Occupancy Rate	98%	Rent	JPY 9,987thousand	
Security Deposit/Guarantee Money	JPY 12,987thousand			
Master Lease/Property Management Company				
Company Name	JOGUCHI ATOM Co., Ltd. (Note)			
Type of contract	Pass-through			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.		Date of Report	June 2015
Probable Maximum Loss (PML)	3%		Short term Repair Costs (within 1 year)	—
Replacement Price	JPY 1,648,200thousand		Long term Repair Costs (in 12 years)	JPY 52,835thousand
Area Characteristic				
The property offers good proximity to the nearest stations, located approximately five minutes on foot from Bus Center-Mae Station on the Sapporo Municipal Subway Tozai Line, approximately five minutes on foot from Odori Station on the Namboku Line, and approximately five minutes on foot from Sapporo Station on the same line. Its neighborhood has a mixture of business offices, apartments, and other buildings, and is close to facilities such as convenience stores, supermarkets, and general hospitals, offering excellent convenience for everyday life. It is also within walking distance to the Odori area, which is a business and government office area, as well as large department stores, commercial buildings, and other buildings surrounding Sapporo Station, making it a highly convenient area. The property is a rental apartment building with shops of 15 stories above ground, made up of a total of 127 units with 1K layouts and floor spaces ranging from 22.53 m2 to 28.71 m2, 1LDK(S) with floor spaces of 30.73 m2 to 53.06 m2, 3LDK with floor spaces of 52.72 m2 to 62.36 m2 and 88.63 m2, and a shop on the ground floor (1 unit). Primary potential tenant segments are singles and small families (such as DINKS) who seek convenience in commuting to the business districts surrounding Odori, and its location is expected to command stable demand from a variety of segments.				
Special Instructions				
None				

(Note) It will be changed to BIG CO., LTD. as of June 16, 2015

A100 : City Court Kitaichijo

Income and Expenditures, Etc.		
Operating Period	1/1/2014-12/31/2014	1/1/2015-12/31/2015
a. Total revenues	JPY124,482thousand	JPY124,719thousand
Rent Income	JPY116,492thousand	JPY114,111thousand
Other income etc.	JPY7,989thousand	JPY10,607thousand
b. Total expenses	JPY73,085thousand	JPY75,040thousand
Maintenance and management expenses etc.	JPY14,486thousand	JPY15,500thousand
Taxes and dues	JPY10,398thousand	JPY10,374thousand
Non-life Insurance Premiums	JPY401thousand	JPY401thousand
Other expenses	JPY4,113thousand	JPY5,078thousand
c. Depreciation	JPY43,686thousand	JPY43,686thousand
Profits on lease business[a. - b.]	JPY51,396thousand	JPY49,678thousand
NOI [a. - b. + c.]	JPY95,082thousand	JPY93,364thousand

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY1,800million
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY113,778thousand	Assessed rent over a mid- to long-term based on average rent in accordance with the existing lease agreement, expected rents, and common area maintenance fee in case of entering into a new lease agreement for the property, and others to recognize rental income and income from common area maintenance fee
(b) Common Area Maintenance Fee Income	JPY8,326thousand	
(c) Utility Income	—	
(d) Parking Lot Income	JPY7,940thousand	Assessed usage charge over the mid- to long-term based on the average charge in accordance with the existing lease agreement, expected charge in case of entering into a new lease agreement for the parking lot, and others to recognize income
(e) Other Income	JPY2,024thousand	Recognized key money and utility pole usage charge
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY132,068thousand	
(f) Vacant Room Losses	JPY4,806thousand	Recognized by assessing occupancy level over the mid- to long-term by taking into account occupancy situation and trends of demand and supply for similar real properties, historical occupancy rates of the property, and future trends
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(I) - (f) - (g)]	JPY127,262thousand	
(h) Maintenance and Management Costs	JPY5,700thousand	Recognized by taking into consideration the individuality of the property, with reference to current maintenance & management costs and actual costs during past years, and those of similar real properties
(i) Utility Costs	JPY3,600thousand	Recognized by taking into consideration utilities expenses at similar real properties, individuality of the property, and others, with reference to actual costs during the past year
(j) Repair Costs	JPY2,986thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	JPY1,879thousand	Recognized by taking into consideration compensation rates at similar real properties, individuality of the property, and others, with reference to the terms of the existing contract
(l) Tenant Solicitation Expenses	JPY3,136thousand	Assessed with reference to the terms of the existing contract, rental terms of similar real properties nearby, etc.
(m) Taxes and Public Dues	JPY10,374thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY382thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	—	
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY28,057thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY99,205thousand	
(p) One Time Investment Gains	JPY265thousand	Recognized investment gain by assessing a rate of investment return to be 2%
(q) Capital Improvements and Expenses	JPY3,082thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY96,388thousand	
(VI) Capitalization Yield	5.3%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY1,820,000thousand	
((Reference) Base Yield of Net Operating Income (NOI) (IV) NOI ÷ (VII) Income Price)		5.5%
(2) DCF Method	Contents	Overview
(I) Total of Current Value of Net Income during Analysis Period	JPY742,615thousand	
(a) Sale Price	JPY1,766,982thousand	
(b) Sale Costs	JPY53,009thousand	Assumed to be 3% of the sales price
(c) Returning Price [(a) - (b)]	JPY1,713,973thousand	
(II) Returning Price, Current Value	JPY1,042,267thousand	
(III) Discount Rate	5.1%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	5.5%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY1,780,000thousand	
(3) Income Price using Income Capitalization Method	JPY1,800,000thousand	
2. Estimated Price using Cost Method		
	Contents	Overview
(I) Land Price	JPY319,000thousand	
(ii) Building Price	JPY1,220,000thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(I) + (ii) + (iii)]	JPY1,539,000thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	110.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY1,690,000thousand	
Other Points to be Noted for Appraisal by Appraising Organization		
Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference		

A101 : Lieto Court Mukojima

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 1,683million			
Appraisal Value	JPY 1,700million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	5-45-2, Mukojima, Sumida-Ku, Tokyo		
	(Address)	5-45-10, Mukojima, Sumida-Ku, Tokyo		
Transport	9 min from JR Tokyo-Skytree Line, Hikifune station/14 min from Subway Hanzomon Line, Oshiage station			
Land	Form of Possession	Leasehold	Zoning	Commercial area
	Lot Area (m ²)	817.71	Building Coverage Ratio/Floor Area Ratio	80%/400%
Building	Form of Possession	Ownership	Purpose of Use	Residential
	Total Floor Area (m ²)	3,170.99	Construction Date	February 1, 2008
	Structure/No. of Stories	Reinforced concrete structure with concrete roof, 8 stories		
Trustee	Mizuho Trust & Banking Co., Ltd.			
Trust Period	From: March 12, 2008 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Rentable units	82	
Leasable Area (m ²)	2,940.20	Lease Area (m ²)	2,772.33	
Occupancy Rate	94%	Rent	JPY 8,192thousand	
Security Deposit/Guarantee Money	JPY 14,436thousand			
Master Lease/Property Management Company				
Company Name	Taisei Housy Property			
Type of contract	Pass-through			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.		Date of Report	June 2015
Probable Maximum Loss (PML)	6%		Short term Repair Costs (within 1 year)	—
Replacement Price	JPY 865,900thousand		Long term Repair Costs (in 12 years)	JPY 33,830thousand
Area Characteristic				
The property is located approximately nine minutes on foot from Hikifune Station on the Tobu Skytree Line and approximately 14 minutes on foot from Oshiage Station on the Tokyo Metro Hanzomon Line, offering good accessibility to the nearest stations. Its neighborhood is a residential area, in which condominiums, apartments, and single-family houses co-exist and close to facilities such as convenience stores and supermarkets, offering excellent convenience for everyday life. In addition, it is an area with the atmosphere of old Tokyo within walking distance from Asakusa, a tourist site representative of Tokyo that retains vivid traits of the Edo culture and history, and a new landmark, Tokyo Skytree. It is highly accessible to business districts taking 22 minutes to travel to Nihonbashi Station and 20 minutes to Otemachi Station from the nearby Hikifune Station. The property is a rental apartment building, made up of a total of 82 units of 1K layouts with floor spaces ranging from 25.12 m2 to 32.51 m2, 1LDK with floor spaces of 42.87 m2 to 51.30 m2, 2K with floor spaces of 44.31m2, 2LDK with floor spaces of 50.30 m2 to 58.30 m2, and 3LDK with floor space of 73.60 m2. Primary potential tenant segments are singles and small families (such as DINKS) who seek convenience for commuting to business districts surrounding Nihonbashi and Otemachi, and its good access to the downtown area means that it is expected to command stable demand from a variety of segments.				
Special Instructions				
The Property is a leased property, and the permission of the land owner will be required at the time of the transfer of the leasehold rights of the building accompanying the transfer of the building.				

A101 : Lieto Court Mukojima

Income and Expenditures, Etc.		
Operating Period	1/1/2014-12/31/2014	1/1/2015-12/31/2015
a. Total revenues	JPY103,838thousand	JPY101,202thousand
Rent Income	JPY101,716thousand	JPY99,132thousand
Other income etc.	JPY2,121thousand	JPY2,069thousand
b. Total expenses	JPY51,805thousand	JPY51,490thousand
Maintenance and management expenses etc.	JPY12,092thousand	JPY12,463thousand
Taxes and dues	JPY4,210thousand	JPY5,073thousand
Non-life Insurance Premiums	JPY238thousand	JPY238thousand
Other expenses	JPY5,051thousand	JPY3,502thousand
c. Depreciation	JPY30,212thousand	JPY30,212thousand
Profits on lease business[a. - b.]	JPY52,032thousand	JPY49,711thousand
NOI [a. - b. + c.]	JPY82,244thousand	JPY79,924thousand

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY1,700million
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY98,166thousand	Assessed rent over a mid- to long-term based on average rent in accordance with the existing lease agreement, expected rents, and common area maintenance fee in case of entering into a new lease agreement for the property, and others to recognize rental income and income from common area maintenance fee
(b) Common Area Maintenance Fee Income	JPY6,329thousand	
(c) Utility Income	—	
(d) Parking Lot Income	JPY2,346thousand	Assessed usage charge over the mid- to long-term based on the average charge in accordance with the existing lease agreement, expected charge in case of entering into a new lease agreement for the parking lot, and others to recognize income
(e) Other Income	—	
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY106,841thousand	
(f) Vacant Room Losses	JPY3,794thousand	Recognized by assessing occupancy level over the mid- to long-term by taking into account occupancy situation and trends of demand and supply for similar real properties, historical occupancy rates of the property, and future trends
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(I) - (f) - (g)]	JPY103,047thousand	
(h) Maintenance and Management Costs	JPY3,736thousand	Recognized by taking into consideration the individuality of the property, with reference to current maintenance & management costs and actual costs during the past year, and those of similar real properties
(i) Utility Costs	JPY1,300thousand	Recognized by taking into consideration utilities expenses at similar real properties, individuality of the property, and others, with reference to actual costs during the past year
(j) Repair Costs	JPY1,838thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	JPY1,546thousand	Recognized by taking into consideration compensation rates at similar real properties, individuality of the property, and others, with reference to the terms of the existing contract
(l) Tenant Solicitation Expenses	JPY1,841thousand	Assessed with reference to the terms of the existing contract, rental terms of similar real properties nearby, etc.
(m) Taxes and Public Dues	JPY5,074thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY222thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	JPY3,166thousand	Recognized land rent and others
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY18,723thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY84,324thousand	
(p) One Time Investment Gains	JPY293thousand	Recognized investment gain by assessing a rate of investment return to be 2%
(q) Capital Improvements and Expenses	JPY2,070thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY82,547thousand	
(VI) Capitalization Yield	4.8%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY1,720,000thousand	
((Reference) Base Yield of Net Operating Income (NOI) (IV) NOI ÷ (VII) Income Price)	4.9%	
(2) DCF Method		
(I) Total of Current Value of Net Income during Analysis Period	Contents	Overview
(a) Sale Price	JPY1,659,740thousand	
(b) Sale Costs	JPY82,987thousand	Assumed to be 5% of sales price, including expenses to be incurred for the t
(c) Returning Price [(a) - (b)]	JPY1,576,753thousand	
(II) Returning Price, Current Value	JPY1,015,271thousand	
(III) Discount Rate	4.5%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	5.0%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY1,670,000thousand	
(3) Income Price using Income Capitalization Method	JPY1,700,000thousand	
2. Estimated Price using Cost Method		
(I) Land Price	Contents	Overview
(ii) Building Price	JPY336,000thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY577,000thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	130.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY1,190,000thousand	
Other Points to be Noted for Appraisal by Appraising Organization		
Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference		

A102 : Lieto Court Nishi-Ojima

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of (Planned) Acquisition	July 16, 2015			
(Planned) Purchase Price	JPY 1,634million			
Appraisal Value	JPY 1,650million			
Appraisal Agency	Japan Real Estate Institute			
Location	(Lot Number)	2-500-5, Oshima, Koto-Ku, Tokyo		
	(Address)	2-41-14, Oshima, Koto-Ku, Tokyo		
Transport	2 min from Metoropolitan Subway, Shinjuku Line, Nishiojima station			
Land	Form of Possession	Ownership/Leasehold	Zoning	Commercial area, Semi-industrial area
	Lot Area (m ²)	440.07	Building Coverage Ratio/Floor Area Ratio	80%/500% 60%/300%
Building	Form of Possession	Ownership	Purpose of Use	Residential
	Total Floor Area (m ²)	2,210.45	Construction Date	February 1, 2008
	Structure/No. of Stories	Steel frame and reinforced concrete structure with flat roof, 14 stories		
Trustee	Mizuho Trust & Banking Co., Ltd.			
Trust Period	From: March 12, 2008 Until: July 15, 2025			
Creation of Security Interest	None			
Lease Overview (Apr 30, 2015)				
Total No. of Tenant(s)	1	Rentable units	91	
Leasable Area (m ²)	2,048.28	Lease Area (m ²)	2,001.00	
Occupancy Rate	98%	Rent	JPY 7,915thousand	
Security Deposit/Guarantee Money	JPY 14,250thousand			
Master Lease/Property Management Company				
Company Name	Taisei Housy Property			
Type of contract	Pass-through			
Overview of Building Conditions Survey Report				
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.		Date of Report	June 2015
Probable Maximum Loss (PML)	4%		Short term Repair Costs (within 1 year)	—
Replacement Price	JPY 679,700thousand		Long term Repair Costs (in 12 years)	JPY 35,315thousand
Area Characteristic				
The property is located approximately two minute on foot from Nishiojima Station on the Tokyo Toei Subway Shinjuku Line and approximately 11 minutes on foot from Kameido Station on the JR Sobu Line, offering good proximity to the nearest stations. Its neighborhood has a mixture of business offices, apartments, and other buildings and it is close to facilities such as convenience stores and supermarkets open 24 hours a day, offering good convenience for everyday life. It takes 13 minutes to Jinbocho Station, 12 minutes to Otemachi Station, and 23 minutes to Shinjuku Station from nearby Nishiojima Station, offering good access to business districts downtown. The property is a rental apartment building, made up of a total 91 units of 1K layouts with floor spaces ranging from 20.64 m2to 23.72 m2. The primary potential tenant segment is a single who seek convenience for commuting to business districts surrounding Otemachi and Nihonbashi, and its good location means that it is expected to command stable demand.				
Special Instructions				
Part of the boundary of the property is not agreed with neighboring land owners in written forms. The Property's land includes a road planning part(Support Line R Route 116). If the land is expropriated (Approx. 43-92m2), The Property may be not in compliance with excess of floor area ratio. The Property is a leased property, and the permission of the land owner will be required at the time of the transfer of the leasehold rights of the building accompanying the transfer of the building.				

A102 : Lieto Court Nishi-Ojima

Income and Expenditures, Etc.		
Operating Period	1/1/2014-12/31/2014	1/1/2015-12/31/2015
a. Total revenues	JPY94,079thousand	JPY95,971thousand
Rent Income	JPY93,565thousand	JPY93,963thousand
Other income etc.	JPY514thousand	JPY2,007thousand
b. Total expenses	JPY40,954thousand	JPY42,951thousand
Maintenance and management expenses etc.	JPY10,362thousand	JPY10,537thousand
Taxes and dues	JPY4,402thousand	JPY4,546thousand
Non-life Insurance Premiums	JPY198thousand	JPY198thousand
Other expenses	JPY1,833thousand	JPY3,511thousand
c. Depreciation	JPY24,157thousand	JPY24,157thousand
Profits on lease business[a. - b.]	JPY53,125thousand	JPY53,019thousand
NOI [a. - b. + c.]	JPY77,282thousand	JPY77,176thousand

Summary of Real Estate Appraisal Report	
Appraising Organization	Japan Real Estate Institute
Appraisal Value (Specified Value)	JPY1,650million
Time of Valuation	5/1/2015

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY93,057thousand	Assessed rent over a mid- to long-term based on average rent in accordance with the existing lease agreement, expected rents, and common area maintenance fee in case of entering into a new lease agreement for the property, and others to recognize rental income and income from common area maintenance fee
(b) Common Area Maintenance Fee Income	JPY3,957thousand	
(c) Utility Income	—	
(d) Parking Lot Income	JPY810thousand	Assessed usage charge over the mid- to long-term based on the average charge in accordance with the existing lease agreement, expected charge in case of entering into a new lease agreement for the parking lot, and others to recognize income
(e) Other Income	JPY3,401thousand	Recognized key money and renewal fee
(I) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY101,225thousand	
(f) Vacant Room Losses	JPY3,372thousand	Recognized by assessing occupancy level over the mid- to long-term by taking into account occupancy situation and trends of demand and supply for similar real properties, historical occupancy rates of the property, and future trends
(g) Irrecoverable Debt Losses	—	
(II) Operating Revenue = [(I) - (f) - (g)]	JPY97,853thousand	
(h) Maintenance and Management Costs	JPY3,625thousand	Recognized by taking into consideration the individuality of the property, with reference to current maintenance & management costs and actual costs during the past year, and those of similar real properties
(i) Utility Costs	JPY1,700thousand	Recognized by taking into consideration utilities expenses at similar real properties, individuality of the property, and others, with reference to actual costs during the past year
(j) Repair Costs	JPY1,627thousand	Recognized by considering the level of expenses of similar real properties, average annual repairs and renovations expenses in the engineering report, etc.
(k) Property Management Fee	JPY1,418thousand	Recognized by taking into consideration compensation rates at similar real properties, individuality of the property, and others, with reference to the terms of the existing contract
(l) Tenant Solicitation Expenses	JPY4,488thousand	Assessed with reference to the terms of the existing contract, rental terms of similar real properties nearby, etc.
(m) Taxes and Public Dues	JPY4,384thousand	Recognized by making assessments based on tax basis for fiscal year 2014
(n) Non-life Insurance Premiums	JPY184thousand	Recognized by taking into consideration estimates, insurance premium rates for similar buildings, etc.
(o) Other Costs	JPY1,526thousand	Recognized land rent and others
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY18,952thousand	
(IV) Net Operating Income = [(II) - (III)]	JPY78,901thousand	
(p) One Time Investment Gains	JPY286thousand	Recognized investment gain by assessing a rate of investment return to be 2%
(q) Capital Improvements and Expenses	JPY2,200thousand	Recognized by making assessments after taking into account capital expenditures at similar real properties, age, and average annual repairs and renovations expenses in the engineering report
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY76,987thousand	
(VI) Capitalization Yield	4.6%	Assessed with details of the property such as its location and building, future uncertainty, investment cap rates from transactions of similar real properties, and others taken into consideration
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY1,670,000thousand	
((Reference) Base Yield of Net Operating Income (NOI) (IV) NOI ÷ (VII) Income Price)	4.7%	
(2) DCF Method		
(I) Total of Current Value of Net Income during Analysis Period	Contents	Overview
(a) Sale Price	JPY1,611,500thousand	
(b) Sale Costs	JPY64,460thousand	Assumed to be 4% of sales price, including expenses to be incurred for the t
(c) Returning Price [(a) - (b)]	JPY1,547,040thousand	
(II) Returning Price, Current Value	JPY1,015,477thousand	
(III) Discount Rate	4.3%	Assessed by taking into consideration total individuality of the property, with reference to the investment cap rates of similar real properties and others
(IV) Final Capitalization Yield	4.8%	Assessed by taking into consideration total individuality of the property, with reference to investment cap rates from transactions with similar real properties and others
(V) Income Price using DCF Method = [(I) + (2)]	JPY1,630,000thousand	
(3) Income Price using Income Capitalization Method	JPY1,650,000thousand	
2. Estimated Price using Cost Method		
(I) Land Price	Contents	Overview
(ii) Building Price	JPY401,000thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY433,000thousand	
(v) Marketability Correction Ratio for Land and Building as a Whole	130.0%	
(vi) Estimated Price using Cost Method = [(iv) × (v)]	JPY1,080,000thousand	
Other Points to be Noted for Appraisal by Appraising Organization		
Judged that a value based on the direct capitalization method, which truly replicates the price formation process from an income perspective, is more persuasive and adopted the appraisal value determined using the direct capitalization method, with the cost approach value as a reference		

(2) Matters relating to Seismic Resistance etc. for the Fourteen Properties

With respect to the buildings of Fourteen Properties excluding “Hotel Vista Shimizu”, “Super Hotel Shinbashi/ Karasumoriguchi” and “Comfort Hotel Toyama”, INV has obtained an opinion from a third party expert, Tokio Marine & Nichido Risk Consulting Co., Ltd., indicating that, there is no suspicion of falsification of structural calculation sheets through willful misconduct of the designers, and that the structural design is judged to be in general compliance with provisions regarding seismic resistance under the Building Standards Act and its Enforcement Order.

With respect to the buildings of the other three properties, “Hotel Vista Shimizu”, “Super Hotel Shinbashi/ Karasumoriguchi” and “Comfort Hotel Toyama”, INV has obtained an opinion from a third party expert, Tokyo Bldg-Tech Center Co.,Ltd indicating that, there is no suspicion of falsification of structural calculation sheets through willful misconduct of the designers, and that the structural design is judged to be in general compliance with provisions regarding seismic resistance under the Building Standards Act and its Enforcement Order.

Further, as part of INV’s due diligence (Note 1) in acquiring the properties, INV has investigated seismic risk.

(note 1) The due diligence conducted includes examination of appraisal values, building inspection, seismic risk inspection and legal due diligence.

6. Overview of Sellers of the Fourteen Properties

“D24 Hotel MyStays Haneda”

(i) Name	Skye Tokutei Mokuteki Kaisha (“Skye TMK”)
(ii) Location	22-10-201, Toranomom, Minato-ku, Tokyo
(iii) Title and name of representative officer	Koichi Yokoyama, Director
(iv) Business	(a) Operations relating to the assignment of specified assets, Asset Liquidation Plan under the Act on Securitization of Assets, and the management and disposition thereof. (b) All other operations ancillary to the operations relating to liquidation of specified assets
(v) Capital (as of the date of this notice)	Specified Capital: JPY100,000 Preferred Capital: JPY 3,030 million
(vi) Date of establishment	June 18, 2013
(vii) Relationship between INV/Asset Manager and the TMK	
Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, the TMK has received tokumei kumiai contributions through funds operated by affiliates of Fortress Investment Group LLC (“FIG”), an affiliate of Calliope Godo Kaisha (“Calliope”). As of the end of December 2013, Calliope holds 609,942 investment units issued by INV (22.85% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki

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	Fukuda is seconded from Calliope. Further, part-time director Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
Transactional relationships	In the term ended December 2013, there were no transactional relationships that should be noted between INV/CIM and the TMK. Further there are no transactional relationships that should be noted between the related persons or affiliates of INV/CIM and the TMK or its related persons or affiliates.
Whether the TMK is a related party	The TMK is not a related party of INV or CIM. Further, related persons and affiliates of the TMK are not related parties of INV or CIM. Furthermore, the TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

“D25 Hotel MyStays Kameido P1”, “D27 Hotel MyStays Kameido P2”

(i) Name	Nishi Tokutei Mokuteki Kaisha (“Nishi TMK”)
(ii) Location	c/o EP Consulting Services Corporation, 1-2-9, Nishi-shimbashi, Minato-ku, Tokyo
(iii) Title and name of representative officer	Hideaki Otani, Director
(iv) Business	(a) Operations relating to the assignment of specified assets, Asset Liquidation Plan under the Act on Securitization of Assets, and the management and disposition thereof. (b) All other operations ancillary to the operations relating to liquidation of specified assets
(v) Capital (as of the date of this notice)	Specified Capital: JPY100,000 Preferred Capital JPY115 million
(vi) Date of establishment	June 3, 2010
(vii) Relationship between INV/Asset Manager and the TMK	
Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, the TMK has received tokumei kumiai contributions through funds operated by affiliates of Fortress Investment Group LLC (“FIG”), an affiliate of Calliope Godo Kaisha (“Calliope”). As of the end of December 2013, Calliope holds 609,942 investment units issued by INV (38.77% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki Fukuda is seconded from Calliope. Further, part-time director Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
Transactional relationships	INV acquired Hotel MyStays Asakusa as of May 2014 and Hotel MyStays Nippori, Hotel MyStays Ueno Inaricho and Flexstay Inn Shirokane as of July, 2015 from the TMK

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Whether the TMK is a related party	The TMK is not a related party of INV or CIM. Further, related persons and affiliates of the TMK are not related parties of INV or CIM. The TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.
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“D26 Hotel MyStays Ueno Iriyaguchi”, “D32 Flexstay Inn Kawasaki-Kaizuka”, “D34 Flexstay Inn Kawasaki-Ogawacho”

(i) Name	Rannoch Tokutei Mokuteki Kaisha (“Rannoch TMK”)
(ii) Location	c/o EP Consulting Services Corporation, 1-2-9, Nishi-shimbashi, Minato-ku, Tokyo
(iii) Title and name of representative officer	Masayuki Meguro, Director
(iv) Business	(a) Operations relating to liquidation of specified assets (b) All other operations ancillary to the operations relating to liquidation of specified assets
(v) Capital (as of the date of this notice)	Specified Capital: JPY100,000 Preferred Capital JPY1,000 million
(vi) Date of establishment	June 18, 2013
(vii) Relationship between INV/Asset Manager and the TMK	
Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, the TMK has received tokumei kumiai contributions through funds operated by affiliates of Fortress Investment Group LLC (“FIG”), an affiliate of Calliope Godo Kaisha (“Calliope”). As of the end of December 2013, Calliope holds 609,942 investment units issued by INV (22.85% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki Fukuda is seconded from Calliope. Further, part-time director Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
Transactional relationships	In the term ended December 2013, there were no transactional relationships that should be noted between INV/CIM and the TMK. Further there are no transactional relationships that should be noted between the related persons or affiliates of INV/CIM and the TMK or its related persons or affiliates.
Whether the TMK is a related party	The TMK is not a related party of INV or CIM. Further, related persons and affiliates of the TMK are not related parties of INV or CIM. The TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

“D28 Hotel Vista Shimizu”

(i) Name	Wakusei Tokutei Mokuteki Kaisha (“Wakusei TMK”)
(ii) Location	Akasaka International Accounting 2-10-5, Akasaka, Minato-ku, Tokyo”
(iii) Title and name of	Akio Yamazaki, Director

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	representative officer	
(iv)	Business	(a) Operations relating to the assignment of specified assets, Asset Liquidation Plan under the Act on Securitization of Assets, and the management and disposition thereof. (b) All other operations ancillary to the operations relating to liquidation of specified assets.
(v)	Capital (as of the date of this notice)	Specified Capital: JPY82 million Preferred Capital: JPY1,140 million
(vi)	Date of establishment	December 11, 2013
(vii)	Relationship between INV/Asset Manager and the TMK	
	Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, the TMK has received tokumei kumiai contributions through funds operated by affiliates of Fortress Investment Group LLC ("FIG"), an affiliate of Calliope Godo Kaisha ("Calliope"). As of the end of December 2014, Calliope holds 609,942 investment units issued by INV (22.85% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
	Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki Fukuda is seconded from Calliope. Further, part-time director Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
	Transactional relationships	In the term ended December 2013, there were no transactional relationships that should be noted between INV/CIM and the TMK. Further there are no transactional relationships that should be noted between the related persons or affiliates of INV/CIM and the TMK or its related persons or affiliates.
	Whether the TMK is a related party	The TMK is not a related party of INV or CIM. Further, related persons and affiliates of the TMK are not related parties of INV or CIM. The TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

"D29 Super Hotel Shinbashi/ Karasumoriguchi", "D33 Comfort Hotel Toyama"

(i)	Name	Suisei Tokutei Mokuteki Kaisha ("Suisei TMK")
(ii)	Location	c/o EP Consulting Services Corporation, 1-2-9, Nishi-shimbashi, Minato-ku, Tokyo
(iii)	Title and name of representative officer	Masayuki Meguro, Director
(iv)	Business	(a) Operations relating to liquidation of specified assets (b) All other operations ancillary to the operations relating to liquidation of specified assets
(v)	Capital (as of the date of this notice)	Specified Capital: JPY100,000 Preferred Capital JPY2,870 million
(vi)	Date of establishment	December 11, 2013
(vii)	Relationship between INV/Asset Manager and the TMK	

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Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, the TMK has received tokumei kumiai contributions through funds operated by affiliates of Fortress Investment Group LLC ("FIG"), an affiliate of Calliope Godo Kaisha ("Calliope"). As of the end of December 2015, Calliope holds 609,942 investment units issued by INV (22.85% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki Fukuda is seconded from Calliope. Further, part-time director Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
Transactional relationships	In the term ended December 2013, there were no transactional relationships that should be noted between INV/CIM and the TMK. Further there are no transactional relationships that should be noted between the related persons or affiliates of INV/CIM and the TMK or its related persons or affiliates.
Whether the TMK is a related party	The TMK is not a related party of INV or CIM. Further, related persons and affiliates of the TMK are not related parties of INV or CIM. The TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

"D30 Flexstay Inn Higashi-Jujo"

(i) Name	Aki Tokutei Mokuteki Kaisha ("Aki TMK")
(ii) Location	c/o EP Consulting Services Corporation, 1-2-9, Nishi-shimbashi, Minato-ku, Tokyo
(iii) Title and name of representative officer	Hiroyasu Nakamura, Director
(iv) Business	(a) Operations relating to liquidation of specified assets (b) All other operations ancillary to the operations relating to liquidation of specified assets
(v) Capital (as of the date of this notice)	Specified Capital: JPY100,000 Preferred Capital JPY2,900 million
(vi) Date of establishment	January 17, 2011
(vii) Relationship between INV/Asset Manager and the TMK	
Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, the TMK has received tokumei kumiai contributions through funds operated by affiliates of Fortress Investment Group LLC ("FIG"), an affiliate of Calliope Godo Kaisha ("Calliope"). As of the end of December 2014, Calliope holds 609,942 investment units issued by INV (22.85% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki Fukuda is seconded from Calliope. Further, part-time director

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	Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
Transactional relationships	In the term ended December 2013, there were no transactional relationships that should be noted between INV/CIM and the TMK. Further there are no transactional relationships that should be noted between the related persons or affiliates of INV/CIM and the TMK or its related persons or affiliates.
Whether the TMK is a related party	The TMK is not a related party of INV or CIM. Further, related persons and affiliates of the TMK are not related parties of INV or CIM. The TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

“D31 Hotel MyStays Utsunomiya”

(i) Name	Zephyrus Tokutei Mokuteki Kaisha (“Zephyrus TMK”)
(ii) Location	c/o EP Consulting Services Corporation, 1-2-9, Nishi-shimbashi, Minato-ku, Tokyo
(iii) Title and name of representative officer	Hiroyasu Nakamura, Director
(iv) Business	(a) Operations relating to liquidation of specified assets (b) All other operations ancillary to the operations relating to liquidation of specified assets
(v) Capital (as of the date of this notice)	Specified Capital: JPY100,000 Preferred Capital JPY3,884,290,000
(vi) Date of establishment	March 1, 2011
(vii) Relationship between INV/Asset Manager and the TMK	
Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, the TMK has received tokumei kumiai contributions through funds operated by affiliates of Fortress Investment Group LLC (“FIG”), an affiliate of Calliope Godo Kaisha (“Calliope”). As of the end of December 2013, Calliope holds 609,942 investment units issued by INV (38.77% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the TMK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki Fukuda is seconded from Calliope. Further, part-time director Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
Transactional relationships	INV acquired Hotel MyStays Kanda from the TMK as of May 23, 2014.
Whether the TMK is a related party	The TMK is not a related party of INV or CIM. Further, related persons and affiliates of the TMK are not related parties of INV or CIM. The TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

“A100 City Court Kitaichijo”, “A101 Lieto Court Mukojima”, “A102 Lieto Court Nishi-Ojima”

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(i) Name	Valletta Godo Kaisha ("Valletta GK")
(ii) Location	c/o EP Consulting Services Corporation, 1-2-9, Nishi-shimbashi, Minato-ku, Tokyo
(iii) Title and name of representative officer	Shigeru Nakamura, Director
(iv) Business	(a) Buying, selling and management of property (b) Investment in trust beneficiary rights (c) All other operations ancillary to the operations relating to liquidation of specified assets
(v) Capital (as of the date of this notice)	JPY3,000,000
(vi) Date of establishment	January 17, 2007
(vii) Relationship between INV/Asset Manager and the GK	
Capital relationships	While there are no capital relationships that should be noted between INV/CIM and the GK, the GK has received contributions through funds operated by affiliates of Fortress Investment Group LLC ("FIG"), an affiliate of Calliope Godo Kaisha ("Calliope"). As of the end of December 2014, Calliope holds 609,942 investment units issued by INV (22.85% stake). Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
Personal relationships	While there are no capital relationships that should be noted between INV/CIM and the GK, as of the date of this notice, among the officers and employees of CIM, representative director and president Naoki Fukuda is seconded from Calliope. Further, part-time director Christopher Reed was seconded from Fortress Real Estate Asia Godo Kaisha, a subsidiary of FIG.
Transactional relationships	In the term ended December 2013, there were no transactional relationships that should be noted between INV/CIM and the GK. Further there are no transactional relationships that should be noted between the related persons or affiliates of INV/CIM and the TMK or its related persons or affiliates.
Whether the GK is a related party	The GK is not a related party of INV or CIM. Further, related persons and affiliates of the GK are not related parties of INV or CIM. The GK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

7. Transactions with Interested Persons etc.

The sellers of the Fourteen Properties, namely Skye TMK, Nishi TMK, Rannoch TMK, Wakusei TMK, Suisei TMK, Aki TMK, Zephyrus TMK and Valletta GK, are not sponsor-related persons under the voluntary rules specified by CIM as countermeasures against conflicts of interests in the management of INV's investments. However, such sellers have received tokumei kumiai contributions through funds managed by affiliates of FIG, an affiliate of Calliope, CIM's parent company, and thus a sponsor-related person. Therefore, CIM treats Skye TMK, Nishi TMK, Rannoch TMK, Wakusei TMK, Suisei TMK, Aki TMK, Zephyrus TMK and Valletta GK as persons equivalent to sponsor-related persons.

The Fourteen Properties are to be acquired at prices not exceeding their appraisal value in accordance

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with Sponsor-Related Person Transaction Rules and Sponsor-Related Person Transaction Management Manual, which are internal rules of CIM, and after deliberation and resolution of the compliance committee meeting held on June 25, 2015 and the investment committee meeting held on the same day, the board of directors of CIM approved the acquisitions at the meeting held on June 25, 2015, and the board of directors of INV approved the acquisitions at the meeting held on June 25, 2015.

In addition, MHM, the tenant/operator of eight properties (i.e., Eleven Hotel Properties exclude Hotel Vista Shimizu, Super Hotel Shinbashi/ Karasumoriguchi and Comfort Hotel Toyama) is not a sponsor-related person (Note 1) under the voluntary rules specified by CIM as countermeasures against conflicts of interests in the management of INV's investments. However, each tenant is an affiliate of FIG, which is an affiliate of Calliope (Calliope is CIM's parent company, and thus a sponsor-related person). Therefore, CIM treats, MHM as a person equivalent to a sponsor-related person.

(note 1) In accordance with Sponsor-Related Person Transaction Rules and Sponsor-Related Person Transaction Management Manual of CIM and following the deliberation and resolution of the compliance committee meeting and the investment committee meeting both held on June 25, 2015, the boards of directors of CIM and INV each approved the lease agreement expected to be entered into with MHM at meeting both held June 25, 2015, subject to MHM's hotel operating capability being confirmed as sufficient through a third party report and other relevant information, the rent level of each of the Fourteen Properties being reasonable considering the market level, and management services fee amount and structure being fair compared with similar properties.(Note) A sponsor-related Person is (i) any person who falls under the "Interested Persons, etc." set forth in the Investment Trust Act and the Enforcement Order of the Investment Trust Act, (ii) all shareholders of CIM and (iii) special purpose companies (tokubetsu mokuteki kaisha) (a) which delegate their management to persons who fall under (ii) above, or (b) which are invested by or invested in anonymous partnership (tokumei kumiai) by persons who fall under (ii) above.

8. Summary of Current and Previous Owners

1. Name; 2. Relationship with Persons Having Special Conflict of Interests Relationships; 3. Detail/reason for Acquisition; 4. Acquisition Price, and 5. Acquisition Timing

Property Name	Current owner/trust beneficiary	Preceding owner/trust beneficiary
D24 Hotel MyStays Haneda	1. Skye TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. October 2013	Persons having no special conflict of interests relationship
D25 Hotel MyStays Kameido P1	1. NishiTMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. December 2003	Persons having no special conflict of interests relationship
D26 Hotel MyStays Ueno Iriyaguchi	1. Rannoch TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. December 2013	Persons having no special conflict of interests relationship
D27 Hotel MyStays Kameido P2	1. Nishi TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. December 2003	Persons having no special conflict of interests relationship
D28 Hotel Vista Shimizu	1. Wakusei TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. April 2014	Persons having no special conflict of interests relationship

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Property Name	Current owner/trust beneficiary	Preceding owner/trust beneficiary
D29 Super Hotel Shinbashi/ Karasumoriguchi	<ol style="list-style-type: none"> 1. Suisei TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. April 2014 	Persons having no special conflict of interests relationship
D30 Flexstay Inn Higashi-Jujo	<ol style="list-style-type: none"> 1. Aki TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year (Note 1) 5. July 2011 	Persons having no special conflict of interests relationship
D31 Hotel MyStays Utsunomiya	<ol style="list-style-type: none"> 1. Zephyrus TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. August 2013 	Persons having no special conflict of interests relationship
D32 Flexstay Inn Kawasaki-Kaizuka	<ol style="list-style-type: none"> 1. Suisei TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. April 2014 	Persons having no special conflict of interests relationship
D33 Comfort Hotel Toyama	<ol style="list-style-type: none"> 1. Aki TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. July 2011 	Persons having no special conflict of interests relationship

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Property Name	Current owner/trust beneficiary	Preceding owner/trust beneficiary
D34 Flexstay Inn Kawasaki-Ogawacho	<ol style="list-style-type: none"> 1. Rannoch TMK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. December 2013 	Persons having no special conflict of interests relationship
A100 City Court Kitaichijo	<ol style="list-style-type: none"> 1. Valletta GK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. May 2013 	Persons having no special conflict of interests relationship
A101 Lieto Court Mukojima	<ol style="list-style-type: none"> 1. Valletta GK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. May 2013 	Persons having no special conflict of interests relationship
A102 Lieto Court Nishi-Ojima	<ol style="list-style-type: none"> 1. Valletta GK 2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, an affiliate of Calliope. 3. Acquisition for investment purposes 4. Omitted because held for longer than one year 5. May 2013 	Persons having no special conflict of interests relationship

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9. Overview of Brokerage

Not applicable.

10. Schedules

Acquisition decision date:	June 25, 2015
Agreement execution date:	
Anticipated acquisition proceeds payment date	July 16, 2015
Anticipated acquisition date	(Note)

(Note) The anticipated acquisition date is July 16, 2015 at the earliest. However, if the payment date for the Offering is changed to a date after July 16, 2015, then the acquisition date is expected to also be changed to a date immediately following such payment date, and in the latest case would be July 21, 2015. Furthermore, based on the purchase and sale agreement with the seller of the assets anticipated to be acquired, the acquisition date can be changed to a date up to July 21, 2015 by providing a three business day prior notice.

11. Future Outlook

For information on INV's forecasts for financial results and distribution for the fiscal period ending June 2015 (January 1, 2015 to June 30, 2015) and for the fiscal period ending December 2015 (July 1, 2015 to December 31, 2015) in connection with the above, please refer to "Notice concerning Revision of Forecast of Financial Results and Distribution for the 24th Fiscal Period Ending June 2015 and 25th Fiscal Period Ending December 31, together with Forecast of Financial Results and Distribution for the 26th Fiscal Period Ending June 2016 and 27th Fiscal Period Ending December 2016" dated as of today.

12. Other Matters that are Necessary for Investors to Properly Understand and Make Judgment on Relevant Information

For risks relating to investments in hotel properties, please refer to the "Investment Risks" (*toshi risuku*) in the semi-annual securities report (*yuka shoken hokokusho*) of INV for the fiscal period ended December 2014 (July 1, 2014 – December 31, 2014) (available in Japanese only), filed on March 27, 2015, as well as "Section Two: Supplemental Information, 6. Investment Risks" in the securities registration statement (*yuka shoken todokedesho*) of INV filed today (available in Japanese only).

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[References]

1. Status of Income and Expenses and Summary of Real Estate Appraisal of the Fourteen Properties

<Explanation relating to details of the status of income and expenses and
real estate appraisal of the Fourteen Properties>

a. "Income and Expenditures, Etc." column:

- Based on the information provided from the sellers for each operating period from January 1, 2013 to December 31, 2014. This is not a guarantee of future income and expenditures.
- Amounts are rounded down to the nearest 1,000 yen. Therefore, the figures may not necessarily match the total value when added together. Unless otherwise specifically noted, the amounts do not include consumption tax, etc.
- "Taxes and Public Dues," which include property tax and city planning tax, are generally imposed on the owner on January 1 of each year. For property tax and city planning tax that were borne by the current owner or previous owner at the time of INV's acquisition of the assets, the estimated amount is included in the acquisition price, and is therefore not included in "Taxes and Public Dues."
- "Non-life Insurance Premiums" is the total amount of paid insurance premiums distributed proportionally over the relevant period.
- "NOI" (Net Operating Income) lists the actual figures as provided by the seller (following the adjustments for the trust fees, administration fees and insurance premiums when held by INV).
- "Room Income" includes room use fees and lease fees.
- "Other Income" includes items such as parking lot use fees, laundry fees, vending machine transaction fees, etc. which do not fall under "Room Income".
- "ADR," or Average Daily Rate, is the value of the total room sales for a certain period (excluding service fees) divided by the total number of sold rooms for the same period.
- "RevPAR", or Revenues Per Available Room, is calculated by dividing the total sales for a certain period by the aggregate number of rooms for the same period (rooms x number of days), and is the same figure as that of a product of room occupancy rate and ADR.
- "Room Occupancy Rate" is calculated using the following formula:

$$\text{room occupancy rate} = \frac{\text{total number of rooms occupied during the relevant period}}{(\text{aggregate number of rooms during the relevant period} \times \text{number of business days during target period})}$$
- "GOP Ratio" is calculated using the following formula:

$$\text{GOP ratio} = \frac{\text{GOP}}{\text{sales figure}}$$
- "Daily / Weekly / Monthly" is the ratio for each classification of length of stay (i.e., daily/weekly/monthly), and is calculated by dividing total room sales for the relevant classification during each operational period by the aggregate room sales for the same operational period and then multiplying the figure by 100. Daily, weekly and monthly are classified by the number of days of stays, with daily being 1-6 nights, weekly being 7-29 nights, and monthly being 30 or more nights.

b. "Summary of Real Estate Appraisal Report" column:

INV has requested real estate appraisal from Japan Real Estate Institute for the planned

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acquisition assets based on the matters for consideration in a real estate appraisal under the Investment Trust Act, the Act on Real Estate Appraisal (Act No. 152 of 1963, as amended; the “Act on Real Estate Appraisal”) and the real estate appraisal standards.

An appraisal value of a property is merely an opinion of the real estate appraiser regarding the value of the appraised property at the time the appraisal was conducted in accordance with the Act on Real Estate Appraisal and real estate appraisal standards.

A real estate appraisal is neither a guarantee nor a promise that an asset can be sold or purchased at such appraisal value either now or in the future.

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2. Portfolio List after the Acquisition

Property Number	Property Name	Type	Area	Acquisition Price or Anticipated Acquisition Price (mn JPY) (Note 1)	Investment Ratio (%) (Note 2)
A26	Nisshin Palacestage Daitabashi	Residential	Greater Tokyo Area	1,251	0.8
A27	Nisshin Palacestage Higashi-Nagasaki	Residential	Greater Tokyo Area	1,229	0.7
A28	Growth Maison Gotanda	Residential	Greater Tokyo Area	888	0.5
A29	Growth Maison Kameido	Residential	Greater Tokyo Area	1,070	0.6
A30	Emerald House	Residential	Greater Tokyo Area	1,505	0.9
A31	Harmonie Ochanomizu	Residential	Greater Tokyo Area	1,428	0.9
A32	Suncrest Shakujii-Koen	Residential	Greater Tokyo Area	1,088	0.7
A33	Growth Maison Shin-Yokohama	Residential	Greater Tokyo Area	1,059	0.6
A34	Belle Face Ueno-Okachimachi	Residential	Greater Tokyo Area	1,023	0.6
A35	Grand Rire Kameido	Residential	Greater Tokyo Area	906	0.5
A36	Growth Maison Ikebukuro	Residential	Greater Tokyo Area	825	0.5
A37	Growth Maison Yoga	Residential	Greater Tokyo Area	795	0.5
A38	Route Tachikawa	Residential	Greater Tokyo Area	676	0.4
A39	Shibuya-Honmachi Mansion	Residential	Greater Tokyo Area	651	0.4
A40	City Heights Kinuta	Residential	Greater Tokyo Area	646	0.4
A41	Acseeds Tower Kawaguchi	Residential	Greater Tokyo Area	620	0.4
A42	Capital Heights Kagurazaka	Residential	Greater Tokyo Area	604	0.4
A43	College Square Machida	Residential	Greater Tokyo Area	589	0.4
A44	Belair Meguro	Residential	Greater Tokyo Area	589	0.4
A45	Wacore Tsunashima I	Residential	Greater Tokyo Area	572	0.3
A46	Foros Nakamurabashi	Residential	Greater Tokyo Area	566	0.3

Property Number	Property Name	Type	Area	Acquisition Price or Anticipated Acquisition Price (mn JPY) (Note 1)	Investment Ratio (%) (Note 2)
A47	Growth Maison Kaijin	Residential	Greater Tokyo Area	557	0.3
A48	College Square Machiya	Residential	Greater Tokyo Area	510	0.3
A51	City House Tokyo Shinbashi	Residential	Greater Tokyo Area	2,520	1.5
A52	Winbell Kagurazaka	Residential	Greater Tokyo Area	3,260	2.0
A53	Nishiwaseda Crescent Mansion	Residential	Greater Tokyo Area	1,880	1.1
A54	Lexington Square Akebonobashi	Residential	Greater Tokyo Area	1,450	0.9
A56	Casa Eremitaggio	Residential	Greater Tokyo Area	1,070	0.6
A59	Towa City Coop Shinotsuka II	Residential	Greater Tokyo Area	866	0.5
A61	Bichsel Musashiseki	Residential	Greater Tokyo Area	577	0.3
A62	Lexel Mansion Ueno Matsugaya	Residential	Greater Tokyo Area	970	0.6
A63	Towa City Coop Sengencho	Residential	Greater Tokyo Area	1,110	0.7
A64	Royal Park Omachi	Residential	Other	415	0.2
A65	Lexington Square Haginomachi	Residential	Other	330	0.2
A66	Visconti Kakuozan	Residential	Other	255	0.2
A71	Lexington Square Daitabashi	Residential	Greater Tokyo Area	977	0.6
A72	Lexington Square Honjo Azumabashi	Residential	Greater Tokyo Area	511	0.3
A73	AMS TOWER Minami 6-Jo	Residential	Other	1,180	0.7
A75	Spacia Ebisu	Residential	Greater Tokyo Area	7,010	4.2
A76	Neo Prominence	Residential	Greater Tokyo Area	1,660	1.0
A77	Invoice Shin-Kobe Residence	Residential	Other	1,260	0.8
A78	Cosmo Court Motomachi	Residential	Other	973	0.6
A79	Revest Honjin	Residential	Other	674	0.4

Property Number	Property Name	Type	Area	Acquisition Price or Anticipated Acquisition Price (mn JPY) (Note 1)	Investment Ratio (%) (Note 2)
A80	Revest Matsubara	Residential	Other	657	0.4
A81	Sun Terrace Minami Ikebukuro	Residential	Greater Tokyo Area	625	0.4
A82	Alba Noritake Shinmachi	Residential	Other	608	0.4
A83	Revest Meieki Minami	Residential	Other	597	0.4
A84	Revest Heian	Residential	Other	595	0.4
A85	Vendir Hamaotsu Ekimae	Residential	Other	581	0.3
A86	Salvo Sala	Residential	Other	544	0.3
A87	Excellente Kagurazaka	Residential	Greater Tokyo Area	543	0.3
A88	Luna Court Edobori	Residential	Other	525	0.3
A89	Winntage Kobe Motomachi	Residential	Other	512	0.3
A90	Queen's Court Fukuzumi	Residential	Greater Tokyo Area	456	0.3
A91	Corp Higashinotoin	Residential	Other	446	0.3
A92	Belair Oimachi	Residential	Greater Tokyo Area	412	0.2
A93	Siete Minami-Tsukaguchi	Residential	Other	374	0.2
A94	Prime Life Sannomiya Isogami Koen	Residential	Other	373	0.2
A95	HERMITAGE NANBA WEST	Residential	Other	355	0.2
A96	Century Park Shinkawa 1-bankan	Residential	Other	335	0.2
A97	West Avenue	Residential	Greater Tokyo Area	331	0.2
A98	Little River Honmachibashi	Residential	Other	310	0.2
A99	Prime Life Mikage	Residential	Other	297	0.2
A100	City Court Kitaichijo	Residential	Other	1,782	1.1
A101	Lieto Court Mukojima	Residential	Greater Tokyo Area	1,683	1.0

Property Number	Property Name	Type	Area	Acquisition Price or Anticipated Acquisition Price (mn JPY) (Note 1)	Investment Ratio (%) (Note 2)
A102	Lieto Court Nishi-Ojima	Residential	Greater Tokyo Area	1,634	1.0
Subtotal of Residential Properties (63 properties)				63,182	38.0
B8	Kindai Kagakusha Building	Office	Greater Tokyo Area	1,301	0.8
B9	Shinjuku Island	Office	Greater Tokyo Area	715	0.4
B14	Lexington Plaza Nishigotanda	Office	Greater Tokyo Area	4,880	2.9
B15	Cross Square NAKANO	Office	Greater Tokyo Area	1,060	0.6
B16	Ohki Aoba Building	Office	Other	816	0.5
B17	Lexington Plaza Hachiman	Retail	Other	3,280	2.0
B18	AEON TOWN Sukagawa	Retail	Other	2,320	1.4
Subtotal of Office Buildings and Retail Properties (7 properties)				14,372	8.6
C1	Times Kanda-Sudacho 4th	Parking	Greater Tokyo Area	97	0.1
Subtotal of Parking Facility (1 property)				97	0.1
D1	Hotel MyStays Kanda	Hotel	Greater Tokyo Area	2,851	1.7
D2	Hotel MyStays Asakusa	Hotel	Greater Tokyo Area	2,584	1.6
D3	Hotel MyStays Kyoto-Shijo	Hotel	Other	6,024	3.6
D4	MyStays Shin-Urayasu Conference Center	Hotel	Greater Tokyo Area	4,930	3.0
D5	Hotel MyStays Maihama	Hotel	Greater Tokyo Area	4,870	2.9
D6	Hotel Vista Premio Dojima	Hotel	Other	3,845	2.3
D7	Hotel MyStays Nagoya-Sakae	Hotel	Other	2,958	1.8
D8	Hotel MyStays Sakaisuji-Honmachi	Hotel	Other	2,514	1.5
D9	Hotel MyStays Yokohama	Hotel	Greater Tokyo Area	2,119	1.3
D10	Hotel MyStays Nippori	Hotel	Greater Tokyo Area	1,898	1.1

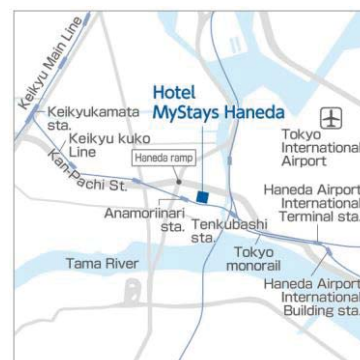
Property Number	Property Name	Type	Area	Acquisition Price or Anticipated Acquisition Price (mn JPY) (Note 1)	Investment Ratio (%) (Note 2)
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Hotel	Other	1,570	0.9
D12	Flexstay Inn Iidabashi	Hotel	Greater Tokyo Area	1,381	0.8
D13	Hotel MyStays Ueno Inaricho	Hotel	Greater Tokyo Area	1,331	0.8
D14	Flexstay Inn Shinagawa	Hotel	Greater Tokyo Area	1,242	0.7
D15	Flexstay Inn Tokiwadai	Hotel	Greater Tokyo Area	1,242	0.7
D16	Flexstay Inn Sugamo	Hotel	Greater Tokyo Area	1,192	0.7
D17	Hotel MyStays Otemae	Hotel	Greater Tokyo Area	1,192	0.7
D18	Flexstay Inn Kiyosumi-Shirakawa	Hotel	Greater Tokyo Area	749	0.5
D19	Flexstay Inn Nakanobu P1	Hotel	Greater Tokyo Area	589	0.4
D20	Flexstay Inn Nakanobu P2	Hotel	Greater Tokyo Area	283	0.2
D21	APA Hotel Yokohama-Kannai	Hotel	Greater Tokyo Area	8,350	5.0
D22	Hotel Nets Hakodate	Hotel	Other	2,792	1.7
D23	Flexstay Inn Shitokane	Hotel	Greater Tokyo Area	2,119	1.3
D24	Hotel MyStays Haneda	Hotel	Greater Tokyo Area	7,801	4.7
D25	Hotel MyStays Kameido P1	Hotel	Greater Tokyo Area	5,594	3.4
D26	Hotel MyStays Ueno Iriyaguchi	Hotel	Greater Tokyo Area	3,821	2.3
D27	Hotel MyStays Kameido P2	Hotel	Greater Tokyo Area	3,742	2.2
D28	Hotel Vista Shimizu	Hotel	Other	2,198	1.3
D29	Super Hotel Shinbashi/Karasumoriguchi	Hotel	Greater Tokyo Area	1,624	1.0
D30	Flexstay Inn Higashi-Jujo	Hotel	Greater Tokyo Area	1,277	0.8
D31	Hotel MyStays Utsunomiya	Hotel	Other	1,237	0.7
D32	Flexstay Inn Kawasaki-Kaizuka	Hotel	Greater Tokyo Area	980	0.6

Property Number	Property Name	Type	Area	Acquisition Price or Anticipated Acquisition Price (mn JPY) (Note 1)	Investment Ratio (%) (Note 2)
D33	Comfort Hotel Toyama	Hotel	Other	979	0.6
D34	Flexstay Inn Kawasaki-Ogawacho	Hotel	Greater Tokyo Area	906	0.5
Subtotal of Hotels (34 properties)				88,793	53.3
Total Portfolio (108 properties)				166,446	100.0

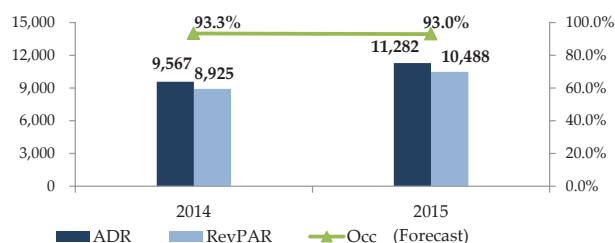
(Note 1) Acquisition price is as set forth in the relevant purchase agreement or trust beneficiary transfer agreement as applicable, does not include expenses such as consumption taxes, and is rounded down to the nearest million.

(Note 2) Investment ratio is calculated as a percentage of the aggregate total acquisition price of our anticipated portfolio after giving effect to our anticipated acquisitions, and rounded to one decimal place.

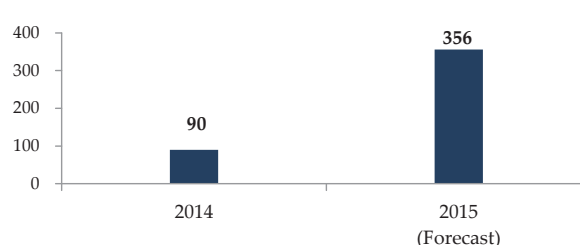
3. Picture, Map and Charts of the Fourteen D24 Hotel Mystays Haneda



<ADR/RevPAR/Occupancy Rate>



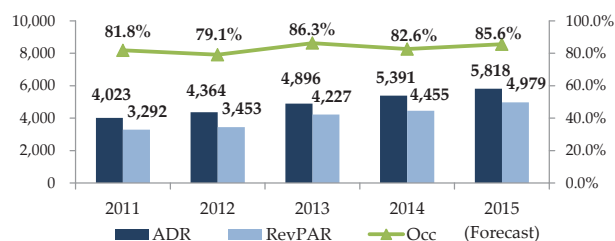
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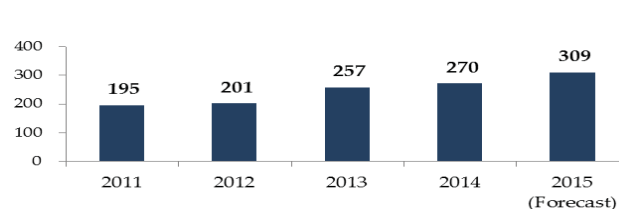
D25 Hotel Mystays Kameido P1



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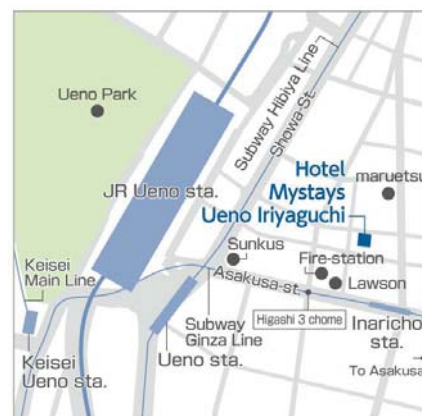


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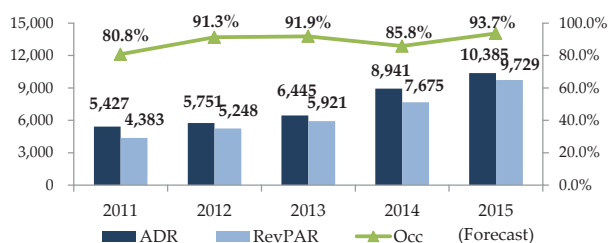


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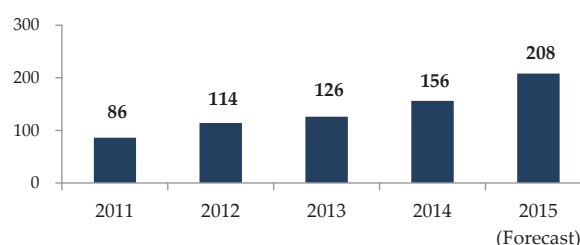
D26 Hotel Mystays Ueno Iriyaguchi



<ADR/RevPAR/Occupancy Rate>



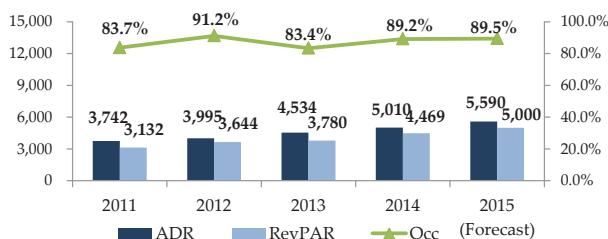
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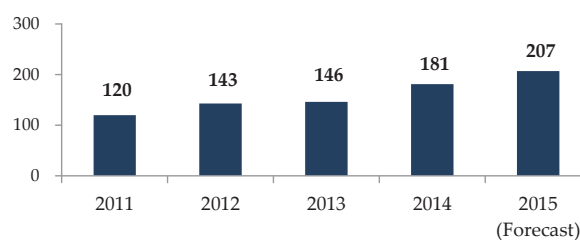
D27 Hotel Mystays Kameido P2



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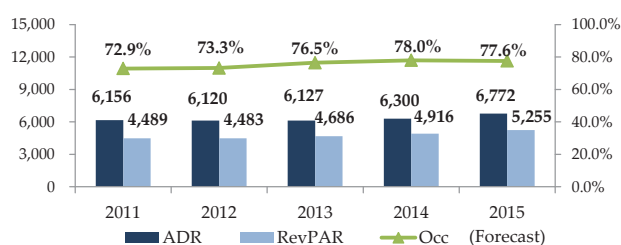


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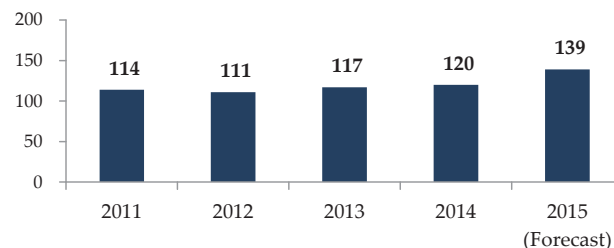
D28 Hotel Vista Shimizu



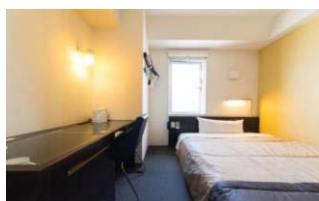
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D29 Super Hotel Shinbashi/Karasumoriguchi



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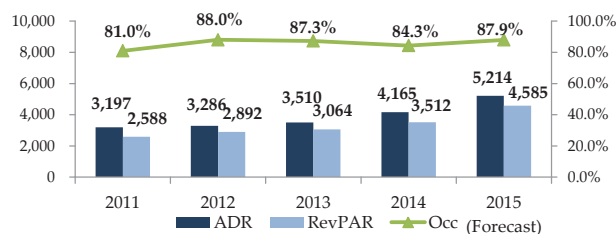


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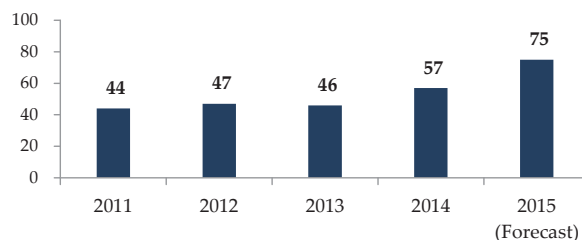
D30 Flexstay Inn Higashi-Jujo



<ADR/RevPAR/Occupancy Rate>



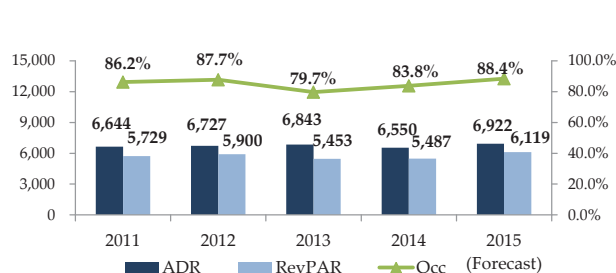
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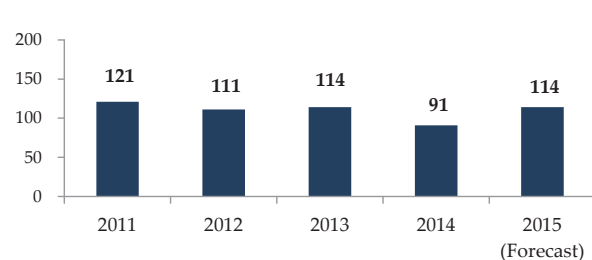
D31 Hotel MyStays Utsunomiya



<ADR/RevPAR/Occupancy Rate>

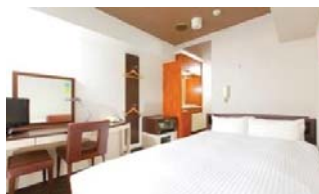


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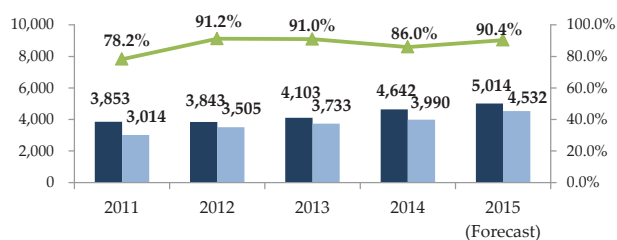


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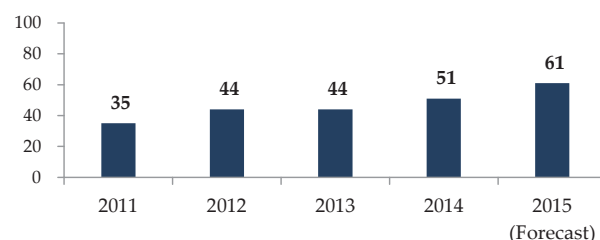
D32 Flexstay Inn Kawasaki-Kaizuka



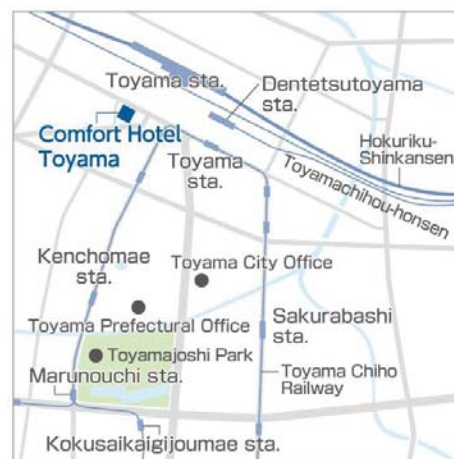
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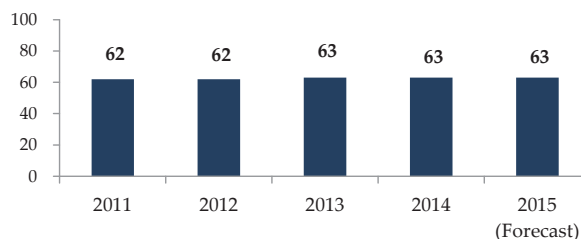
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D33 Comfort Hotel Toyama



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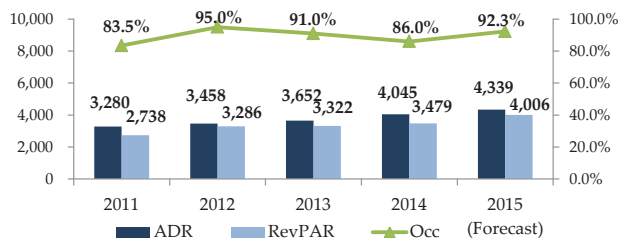


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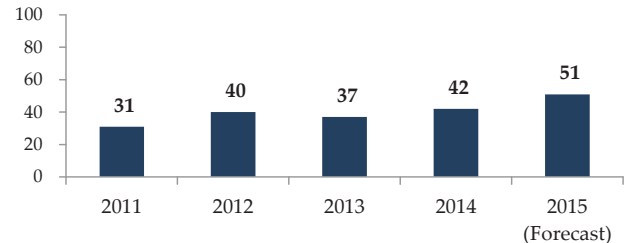
D34 Flexstay Inn Kawasaki-Ogawacho



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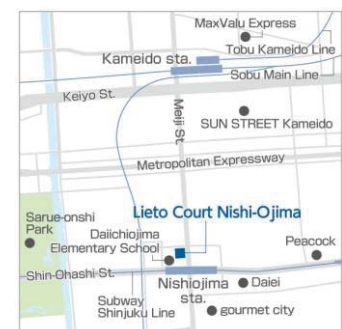
A101 City Court Kitaichijo



A102 Lieto Court Mukojima



A103 Lieto Court Nishi-Ojima



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Invincible Investment Corporation

(Note 1) ADR, RevPAR, Occupancy Rate and NOI are actual figures from 2011 to 2014 and forecast figures of 2015. NOI from 2011 to 2015 are calculated based on figures reported by sellers assuming that expected Asset management fee of INV is deducted.

The figures of MyStays Haneda are actual figures from October 1, 2014 to December 31, 2014, because it opened on September 26, 2014. The figures of Super Hotel Shinbashi/ Karasumoriguchi and Comfort Hotel Toyama are not disclosed.

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