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Notice Concerning Revisions to Management Status and Distribution Forecast
for the Fiscal Period Ending April 2015

Starts Proceed Investment Corporation (“Starts Proceed”) announces that it has decided to make following revisions to its management status and distribution forecast for the fiscal period ending April 2015 (November 1, 2014 to April 30, 2015) announced in the financial report dated June 13, 2014.

No revision has been made to its management status and distribution forecast for the fiscal period ending October 2014 (May 1, 2014 to October 31, 2014).

1. Revisions to Management Status and Distribution Forecast for the Fiscal Period Ending April 2015
(November 1, 2014 to April 30, 2015)

	Operating revenue	Operating income	Ordinary income	Net income	Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit
Previous forecast (A)	1,936 million yen	790 million yen	584 million yen	582 million yen	4,020 yen	- yen
Revised forecast (B)	2,265 million yen	967 million yen	716 million yen	715 million yen	4,115 yen	- yen
Variation (B-A)=C	329 million yen	176 million yen	132 million yen	132 million yen	95 yen	- yen
Rate of variation (C/A)	17.0%	22.4%	22.6%	22.7%	2.4%	-%

(Note 1) Forecast of number of investment units issued and outstanding at the end of the fiscal period ending April 2015: 173,777 units

(Note 2) The above forecast is as of the present calculated under the assumptions stated on the attachment. Therefore, actual operating revenue, operating income, ordinary income, net income, distribution per unit and distribution in excess of earnings per unit are subject to change due to additional acquisitions or sales of real estate, etc., changes in the real estate market, managing environment and changes in other situations surrounding Starts Proceed in the future. Furthermore, the above forecasts do not guarantee actual results or amounts of distribution.

(Note 3) When a certain level of divergence from the above forecast is expected, the forecast may be revised.

(Note 4) Figures have been rounded down to the nearest specified unit. Rate of variation is rounded down to one decimal place

2. Reason for Revision

Starts Proceed resolved at its Board of Directors meeting held today to conduct additional issuance of its investment units in order to procure funds for acquiring new specified assets. (For details, please refer to the

Disclaimer: This translation is for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail. This document is an English translation of a press release for public announcement regarding revisions to the management and distribution forecast for the fiscal period ending April 2015. We caution investors to refer to the Investment Corporation's prospectus and notice of amendments thereto, if any, without fail and to undertake investment at their own decision and responsibility

press releases “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate and their Leases” and “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” separately announced today.) The revisions are made as the assumptions of the management status forecast have been changed in line with the new acquisition of specified assets and additional issuance of investment units.

*Distribution: Kabuto Club, Ministry of Land, Infrastructure, Transport and Tourism Press Club, and Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications

*Start Proceed website: <http://www.sp-inv.co.jp/en/>

[Attachment]

Assumptions Underlying Revision to Forecast for Management Status in 19th Fiscal Period
 (from November 1, 2014 to April 30, 2015)

Item	Assumption
Business period	19th fiscal period: from November 1, 2014 to April 30, 2015 (181 days)
Assets under management	<ul style="list-style-type: none"> The forecast assumes that, after completing acquisition of the 7 properties for which acquisition has been decided (the “properties to be acquired”), there will be no change (new property acquisitions, sale of existing properties, etc.) to the 89 properties owned by Starts Proceed as of today (the “already acquired properties”) and the aforementioned properties to be acquired through the end of the 19th fiscal period. The actual number of properties may vary due to changes in assets under management.
Operating revenue	<ul style="list-style-type: none"> Real estate rent revenue is calculated based on the assumption that it includes operating revenue from the properties to be acquired, in addition to rents, common area maintenance charges, parking revenue, incidental revenue, etc. accrued based on leasing contracts of the already acquired properties owned as of today.
Operating expenses	<ul style="list-style-type: none"> Expenses related to rent business other than depreciation and amortization are calculated based on historical data and future forecast and by reflecting factors that may cause fluctuations in expenses. Management expenses are expected to be 142 million yen for the 19th fiscal period. Repair expenses, which are recognized as expenses in the amount presumed to be necessary in the respective business period, are expected to be 72 million yen for the 19th fiscal period. However, repair expenses may differ materially from the forecast amount due to a variety of factors, including repair expenses possibly arising from unforeseen events, the variation in the amount depending on the fiscal year being large and repair expenses not being an amount that arises periodically. Concerning fixed asset tax, city planning tax and depreciable asset tax, etc. on portfolio properties, in principle, of the tax amount assessed and determined, the amount of tax payable during the business period (in the case of fixed asset tax, city planning tax and depreciable asset tax, etc. on properties that have a different number of installment tax payments every period, the amount of the number of annual tax payments corresponding to the business period) is calculated as expenses related to rent business. The amount is expected to be 119 million yen for the 19th fiscal period. As for the fixed asset tax, city planning tax and depreciable asset tax, etc. on properties on properties to be acquired, it is a general practice to calculate and reimburse the pro rata portion of fixed asset tax, city planning tax and other public charges based on number of days of ownership to the previous owner and settle them at the time of acquisition. However, Starts Proceed includes the reimbursed amount in the acquisition costs. The fixed asset tax, city planning tax and depreciable asset tax, etc. on properties to be acquired is expected to be 6 million yen. Depreciation and amortization, which is calculated using the straight-line method inclusive of incidental expenses at the time of acquisition and future additional capital expenditures, is expected to be 475 million yen for the 19th fiscal period. Operating expenses other than expenses related to rent business (asset management fee, asset custody fee, administrative service fees, etc.) are expected to be 285 million yen for the 19th fiscal period.
Non-operating expenses	<ul style="list-style-type: none"> Interest expenses are expected to be 156 million yen for the 19th fiscal period. Borrowing related expenses are expected to be 85 million yen for the 19th fiscal period. Expenses related to the public offering of investment units are recorded as deferred tax assets and is assumed to be depreciated in three years using the straight-line method.

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Loans and investment corporation bonds	<ul style="list-style-type: none"> • With the assumption that the loans balance as of today is 22,978 million yen, the forecast assumes that new loans of 5,200 million yen from qualified institutional investors as defined in Article 2, paragraph (3), item (i) of the Financial Instruments and Exchange Act to be made for acquiring the specified assets described in the press release “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate and their Leases” separately announced today, and that the borrowings due for repayment during the 19th fiscal period (4,456 million yen) will be refinanced in the entire amount. The forecast assumes 22,825 million yen as the loans balance at the end of the 19th fiscal period with expected contractual repayment under precondition that no significant change in interest rates occurs during the period. • The forecast assumes that the investment corporation bonds balance of 2,000 million yen that will become due for redemption in the fiscal period ending October 2014 will be fully repaid using borrowings.
Number of investment units issued and outstanding	<ul style="list-style-type: none"> • The forecast assumes the number of investment units issued and outstanding at the end of the 19th fiscal period of 173,777 units, which is the sum of the 144,977 units as of today and the 28,800 units to be newly issued as resolved at its Board of Directors meeting held today.
Distribution per unit	<ul style="list-style-type: none"> • Distributions (distribution per unit) are calculated by assuming the policy on cash distributions provided in the Articles of Incorporation of Starts Proceed. • Distribution per unit may vary due to various factors, including fluctuation in leasing revenue accompanying change in assets under management, change in tenants, etc. and repair expenses possibly arising from unforeseen events.
Distribution in excess of earnings per unit	<ul style="list-style-type: none"> • No distributions in excess of earnings (distribution in excess of earnings per unit) are scheduled at present.
Other	<ul style="list-style-type: none"> • For other items, the forecast assumes that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations, rules of The Investment Trusts Association, Japan, etc. that will impact the forecast figures above. • The forecast assumes that there will be no unforeseen material change in general economic trends and real estate market conditions, etc.