



Financial Results Briefing

15th Fiscal Period (six months ended April 30, 2013)



Starts Proceed
Investment Corporation

Starts Proceed Investment Corporation

Starts Asset Management Co., Ltd.



Starts Asset Management
Company Limited

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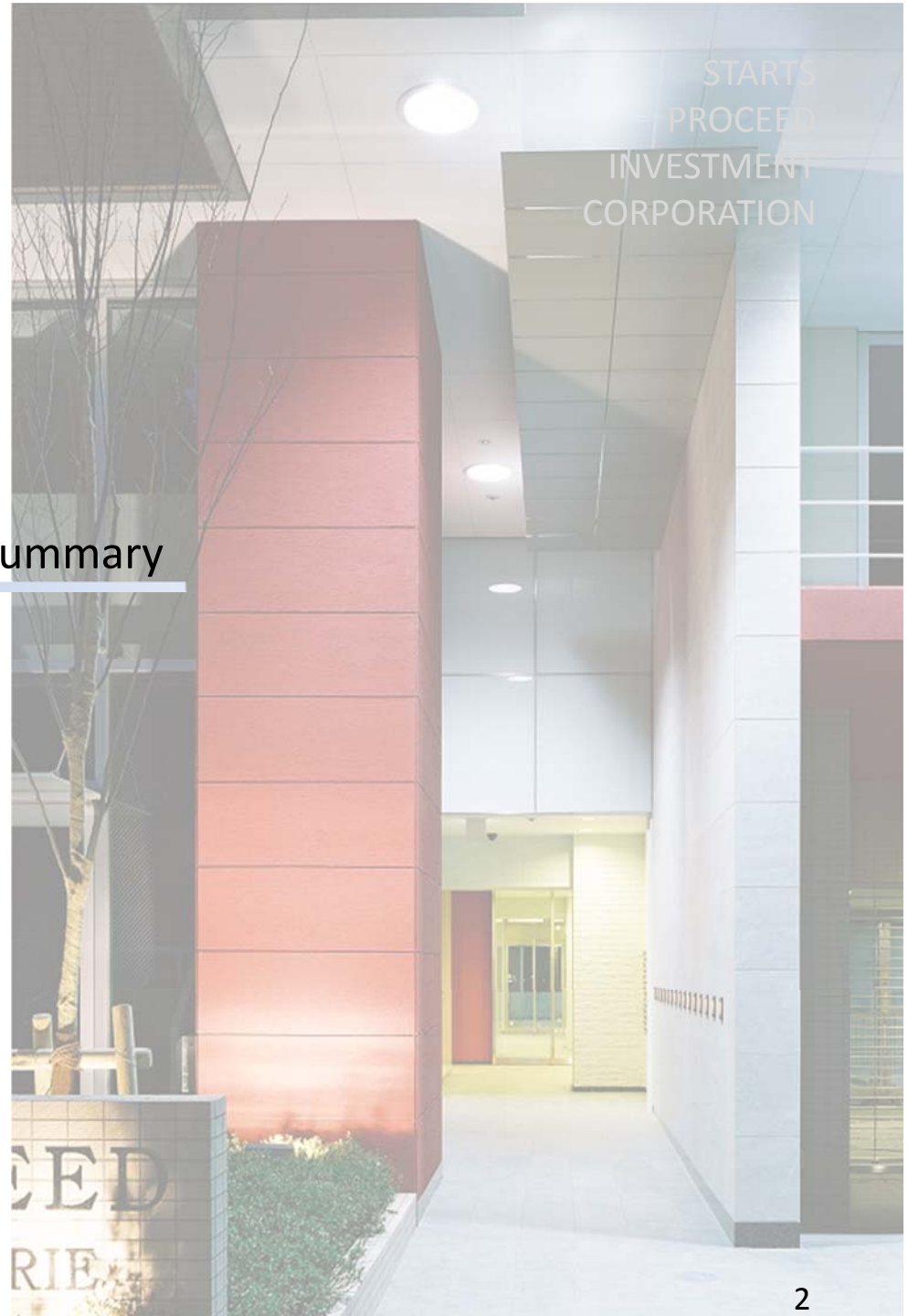
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(1) 15th Fiscal Period Financial Results Summary



■ Achieved Increase in Distributions for 15th Fiscal Period

	Forecast at beginning of 15th fiscal period		Results of 15th fiscal period	Comparison with 14th fiscal period
Distribution per unit	4,020 yen	+ 46 yen (+1.1%)	<u>4,066</u> yen	+ 68 yen (+1.7%)

■ Overview of Portfolio Assets at End of 15th Fiscal Period (April 30, 2013)

Total acquisition price	<u>38,295 million yen</u>	Total number of leasable units	<u>2,872 units</u>
Number of properties	<u>76 properties</u>	Total number of leasable parking spaces	<u>673 vehicles</u>
Gross leasable area	<u>100,927.76 m²</u>	Occupancy rate (at end of 15th fiscal period)	<u>96.6%</u>

15th Fiscal Period Financial Results: Comparison between Previous Period Results and Beginning of Period Forecast



(Unit: million yen)

	14th FP results	15th FP forecast	15th FP results	Difference from 14th FP results	Reason for difference	Difference from 15th FP forecast	Reason for difference
Number of days of operation (days)	184	181	181	-		0	
Operating revenue	1,502	1,514	1,519	16	Seasonal fluctuations, etc.	5	Increase in rent revenue compared with projection, etc.
Operating expenses	827	859	858	31		(1)	Decrease in SGA, etc.
[Of which, expenses related to rent business]	648	671	675	26	Seasonal fluctuations, etc.	4	Increase in repair expenses compared with projection, etc.
Operating income	674	655	660	(14)	Seasonal fluctuations, etc.	5	
Non-operating income	4	2	4	-		2	Increase in insurance income compared with projection, etc.
Non-operating expenses	247	222	225	(22)	Decrease in borrowing costs, etc.	3	
Ordinary income	432	435	440	7		5	
Net income	431	434	439	7		5	
Distribution per unit (yen)	3,998	4,020	4,066	68		46	

Distribution
15th FP: 4,066 yen

Difference from 14th Fiscal Period Results

Seasonal fluctuations in property leasing NOI; Decrease in borrowing costs (borrowing related expenses, interest expenses, etc.)

Difference from 15th Fiscal Period Forecast

Strong occupancy led to increase in revenue, etc., resulting in achievement of better-than-expected distributions

(Note) The forecast figures for the 15th fiscal period are calculated based on certain assumptions as at December 17, 2012. Accordingly, actual operating revenue, operating expenses and (of which) expenses related to rent business, operating income, non-operating income, non-operating expenses, ordinary income, net income and distribution per unit may vary due to future additional acquisition or sale of real estate, etc., changes in the real estate market, etc., changes in the management environment or other circumstances surrounding Starts Proceed and other factors.

Breakdown of Real Estate Rent Revenue

(Unit: million yen)

	14th FP results	15th FP results	Change
Rent	1,337	1,341	3
Common area maintenance charges	63	63	-
Parking revenue	42	41	(1)
Incidental revenue	2	2	-
Other lease business revenue	56	70	14
Total	1,502	1,519	16

Breakdown of Expenses Related to Rent Business

(Unit: million yen)

	14th FP results	15th FP results	Change
Management expenses	103	101	(1)
Repair expenses	42	59	16
Real estate taxes	78	78	-
Trust fees	28	28	-
Utilities expenses	25	28	3
Nonlife insurance expenses	8	9	-
Depreciation and amortization	299	302	3
Other lease business expenses	61	65	4
Total	648	675	26

Reduction of Borrowing Costs

(Unit: million yen)

	14th FP results	15th FP results	Change
Borrowing related expenses	65	61	(4)
Interest expenses on loans	131	113	(17)
Interest expenses on investment corporation bonds	27	27	-
Total	225	201	(23)

Factors of Difference in Breakdowns

- For real estate rent revenue and expenses related to rent business, difference in results mainly attributable to seasonal fluctuations (February, March and April, when replacement of residents increase, see increase in both real estate rent revenue and expenses related to rent business)
- For real estate rent revenue, increase in residents led to increase in other lease business revenue (key money revenue)
- For expenses related to rent business, (C-36) Proceed Oimachi end-tenant replacement, etc. led to increase in repair expenses
- Reduction of borrowing costs led to achievement of increase in distributions for the period

15th Fiscal Period Financial Results: Management Forecast for 16th and 17th Fiscal Periods



(Unit: million yen)

	15th FP results	16th FP forecast	Difference from 15th FP results	Reason for difference	17th FP forecast	Difference from 16th FP forecast	Reason for difference
Number of days of operation (days)	181	184	3		181	(3)	
Operating revenue	1,519	1,895	376	May 1, 2013 acquisition of properties	1,911	15	Seasonal fluctuations, etc.
Operating expenses	858	1,054	195		1,090	36	
[Of which, expenses related to rent business]	675	838	163		849	11	Seasonal fluctuations, increase in real estate taxes, etc.
Operating income	660	841	181		820	(20)	
Non-operating income	4	4	-		1	(3)	
Non-operating expenses	225	222	(3)	Decrease in loss on consumption taxes difference, etc.	219	(2)	
Ordinary income	440	624	184		602	(21)	
Net income	439	623	184	May 1, 2013 acquisition of properties	601	(21)	
Distribution per unit (yen)	4,066	4,300	234		4,150	(150)	
Acquisition price	38,295	47,836	9,540	May 1, 2013 acquisition of properties	47,836	-	
Number of properties (properties)	76	88	12		88	-	
Total number of units (units)	2,872	3,558	686		3,558	-	
Interest-bearing liabilities outstanding	21,408	25,229	3,821		25,098	(131)	Contractual repayments

Forecast distribution
16th FP: 4,300 yen
17th FP: 4,150 yen

16th Fiscal Period Forecast

Acquisition of properties served to increase revenue and increase income overall. In addition, real estate taxes for acquired properties are not incurred and also recording of gain on consumption taxes difference are forecast to result in increase in distributions.

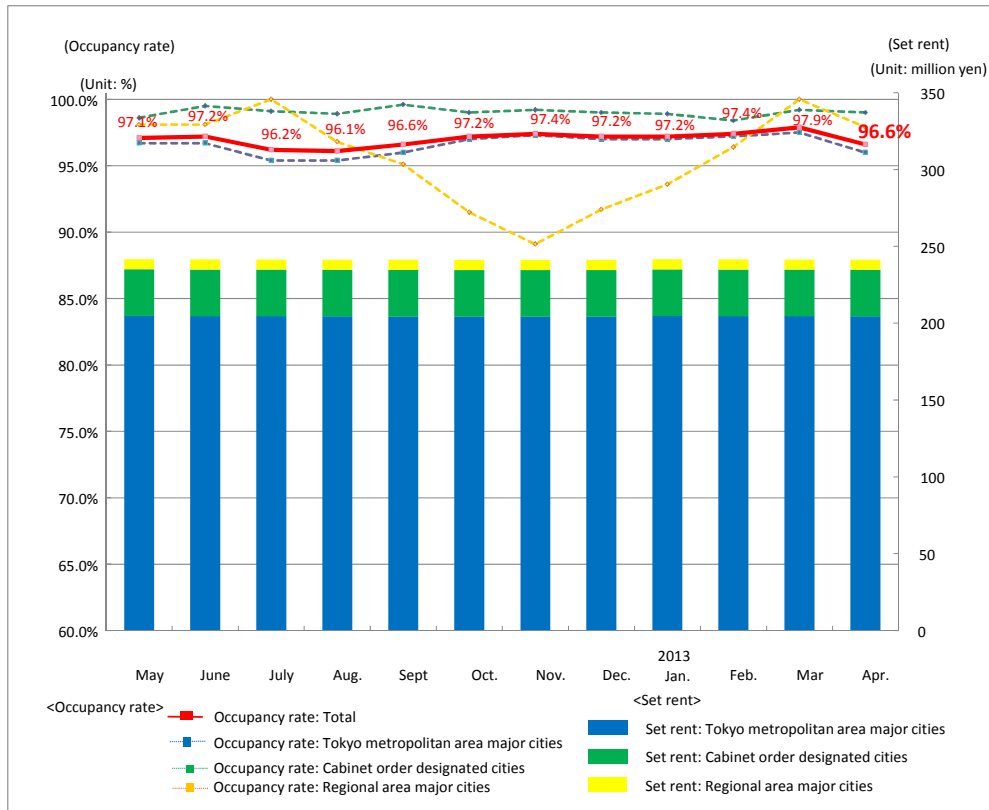
17th Fiscal Period Forecast

Seasonal fluctuations, etc. are forecast to result in increase in operating expenses, etc. In addition, increase in real estate taxes and recording of loss on consumption taxes difference are forecast to result in decrease in distributions.

(Note) The forecast figures for the 16th and 17th fiscal periods above are calculated based on certain assumptions as at June 14, 2013. Accordingly, actual operating revenue, operating expenses and (of which) expenses related to rent business, operating income, non-operating income, non-operating expenses, ordinary income, net income and distribution per unit, etc. may vary due to future additional acquisition or sale of real estate, etc., changes in the real estate market, etc., changes in the management environment or other circumstances surrounding Starts Proceed and other factors.

Changes in Period-Round Occupancy Rate

Changes in Occupancy Rate

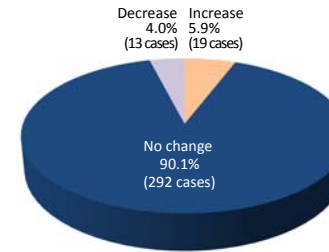


Renewal / Newly-Advertised Conditions Setting

(Note 1)

Renewal Rent Revision

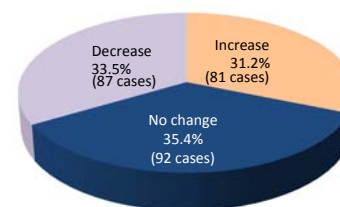
(Unit: thousand yen)



	Cases	Change
Increase	19 cases	20
No change	292 cases	-
Decrease	13 cases	(114)
Total	324 cases	(94)

Newly-Advertised Rent Setting

(Unit: thousand yen)

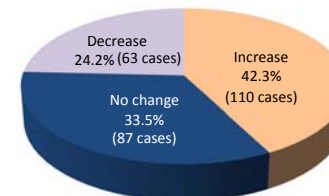


	Cases	Change
Increase	81 cases	238
No change	92 cases	-
Decrease	87 cases	(444)
Total	260 cases	(206)

Newly-Advertised Key Money Setting

(Note 2)

(Unit: thousand yen)



	Cases	Change
Increase	110 cases	11,436
No change	87 cases	-
Decrease	63 cases	(3,572)
Total	260 cases	7,863

- Occupancy rate during the period maintained at a stable level of over 96%. In addition, the average occupancy rate during the period was 97.3% (96.7% in previous period).
- For resident renewal agreements during the period, 292 cases (90.1%) of the total of 324 cases were concluded with no change between the rent before and after the revision.
- For key money of new agreements, key money of 7,863 thousand yen was set for properties where the conditions of the agreement with residents used to be “no key money.”

(Note 1) The conditions setting figures are for pass-through type properties only and fixed-rent type properties are not included.

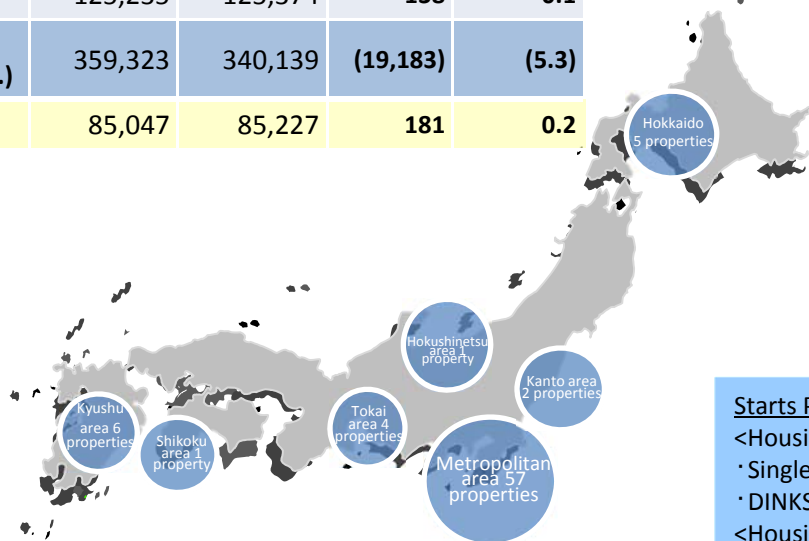
(Note 2) “Newly-advertised key money setting” is the amount of difference between the total amount of key money received from the previous end-tenants and the total amount of the newly-advertised key money setting after the agreement cancellation.

■ Characteristics of Rental Housing in Which Starts Proceed Primarily Invests

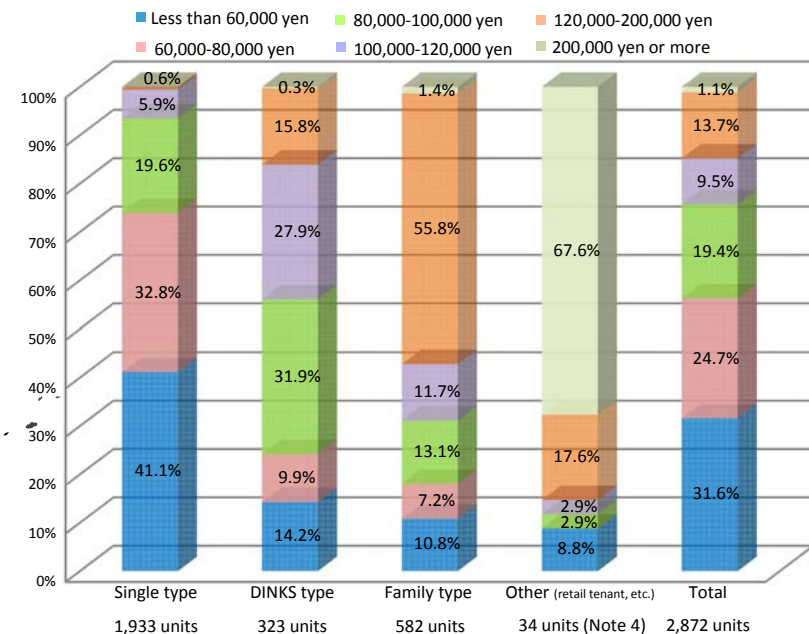
Investment is diversified across the single type to family type in an aim to build a portfolio that can respond to rent market, resident demand and other fluctuations as much as possible. In addition, rather than large-scale high-rent properties, **investment is made primarily in rental housing for middle-income households, the demand for which is the largest**, in the view that such will enable stable management over the medium to long term.

Average Rent Range by Residential Unit Type (Note 1-4)

Residential unit type	Average rent (yen)		Change (yen)	Change (%)
	14th FP	15th FP		
Single type	66,865	67,140	275	0.4
DINKS type	94,366	94,298	(67)	(0.1)
Family type	125,235	125,374	138	0.1
Other (retail tenant, etc.)	359,323	340,139	(19,183)	(5.3)
Overall average	85,047	85,227	181	0.2



■ Starts Proceed Portfolio's Rent Range by Residential Unit Type



Starts Proceed Portfolio Characteristics = Targeted at Middle-Income Households

<Housing in rent range of 60,000 yen or more, but less than 100,000 yen>

· Single type 52.4%

· DINKS type 41.8%

<Housing in rent range of less than 120,000 yen>

· Family type 42.8%

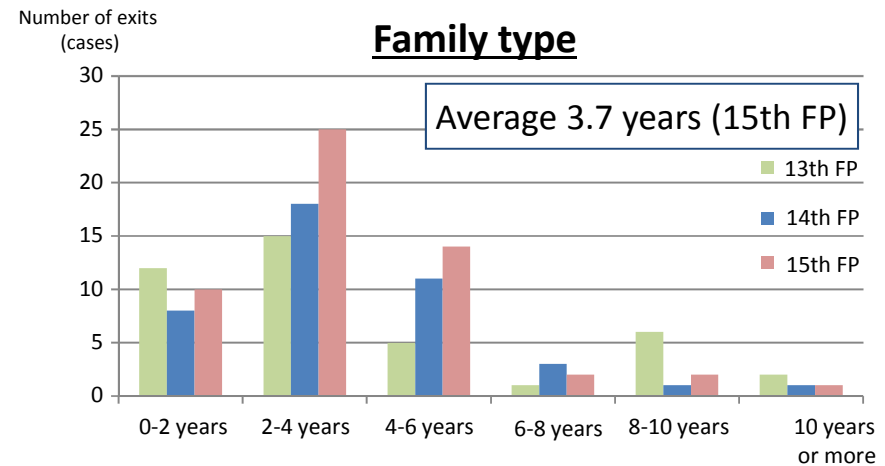
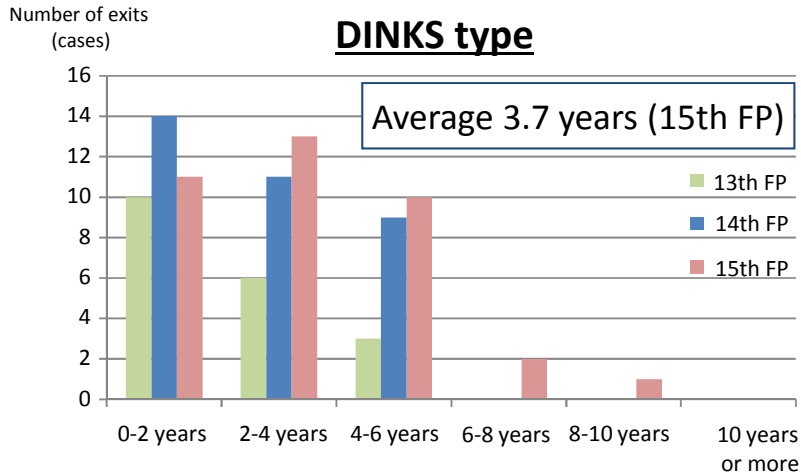
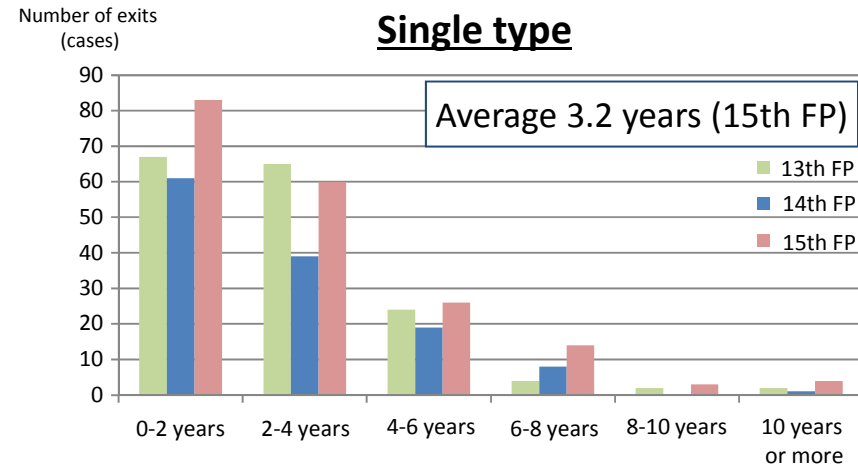
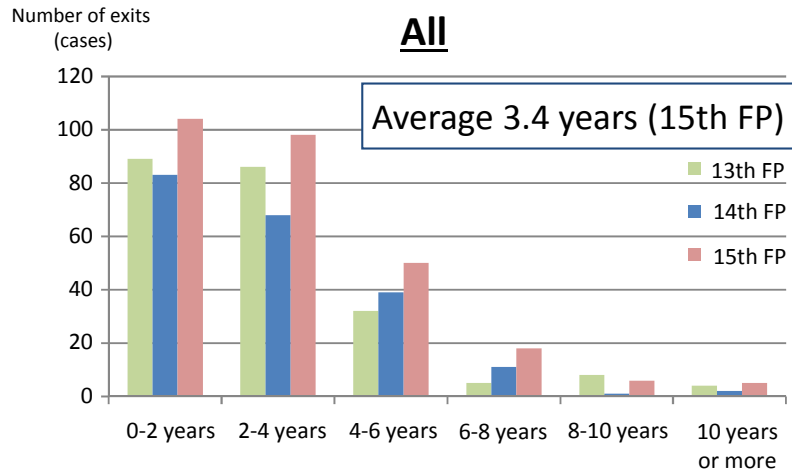
(Note 1) The figures used in the calculation of average rent range are that of the rent stated in the rent roll in order to appropriately reflect the market value and competitiveness of the portfolio.

(Note 2) The percentage of change in average rent is rounded to one decimal place.

(Note 3) "Average rent" is the figure arrived at when the aggregate total of set rent of the respective residential unit type is divided by the total number of units of the respective residential unit type. "Set rent" as used herein is the sum total of rent and common area maintenance charges stated in the lease contract in the case of occupied units and the sum total of advertised rent and common area maintenance charges in the case of vacant units as at the final day of the 15th fiscal period (April 30, 2013).

(Note 4) "Other" refers to the retail and office portions of a mixed-use apartment building.

Average Occupancy Period by Residential Unit Type (Results of 13th-15th Fiscal Period Resident Exits)



The average occupancy period of all residents who exited in the 15th fiscal period was **3.4** years, which is **0.4** years longer in comparison with the 14th fiscal period.

Changes in AUM Indicators



	Acquisition price (million yen)	Investment share (%)	Appraisal value (million yen)		Occupancy rate (period-end) (%)		NOI results (million yen)		NOI yield (annualized; based on acquisition price) (%)		NOI yield (annualized; based on appraisal value) (%)	
			At acquisition	14th FP	15th FP	14th FP	15th FP	14th FP	15th FP	14th FP	15th FP	14th FP
Tokyo metropolitan area major cities	33,093	86.4	31,919	32,358	97.0	96.0	974	966	5.9	5.8	6.1	6.0
Cabinet order designated cities	4,323	11.3	4,261	4,362	99.0	99.0	146	149	6.8	6.9	6.9	6.8
Regional area major cities	878	2.3	897	912	91.5	97.9	32	31	7.4	7.2	7.2	6.9
Total	38,295	100.0	37,078	37,633	97.2	96.6	1,153	1,146	6.0	6.0	6.2	6.1

(Note) NOI yield is the figure arrived at when the annualized NOI results figure is divided by acquisition price and appraisal value, respectively.

For the entire portfolio, the annualized NOI yield based on acquisition price was **6.0%** and the annualized NOI yield based on appraisal value was **6.1%**. In addition, the appraisal value increased by **1.4%** (increased by **555 million yen**) compared with that of the previous period, resulting in an increase for **5 consecutive periods**.

■ (C-41) Proceed Nishiarai: Securing of New Rent Revenue through Nishiarai Kirakira Hoikuen Floor Area Expansion

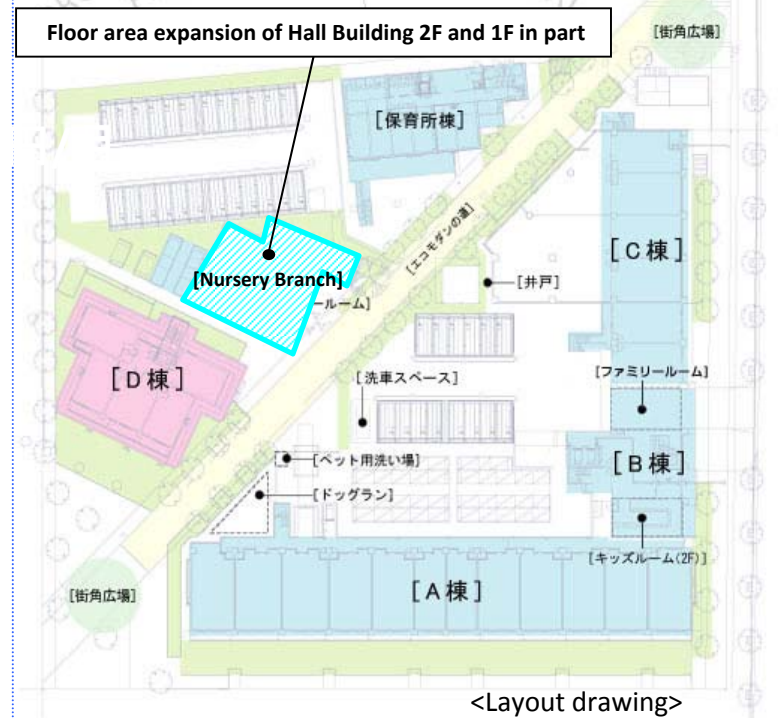
At Proceed Nishiarai, the approved nursery center underwent a floor area expansion for the purpose of resolving the problem of children on the waiting list for enrollment in Tokyo’s Adachi Ward. In light of the needs of the region, the hall, which is common-use space of the residential building, was converted into a nursery school, realizing the securing of new rent revenue. The agreement type was changed to fixed-term building lease agreement (lease agreement period: January 7, 2013 to January 31, 2028) so that it can function again as a hall after expiration of the agreement.

School name	Kirakira Hoikuen Nishiarai Dainibunen
Operator	Starts Care Service Co., Ltd.



<Photo of inside the school>

Rent and common area maintenance charges	Yearly amount of about 6 million yen
Leasable area	247.25m ² (74.8 tsubos)



<Layout drawing>

■ (C-6) Proceed Funabashi Miyamoto: Implementation of Renovation of Common-Use Portion

In order to maintain the market competitiveness of properties that are over 20 years old, measures are taken to maintain the asset value of those properties in the long term. At Proceed Funabashi Miyamoto, the common-use portion was renovated.

<Before>



<After>



Renovated to change to brighter entrance

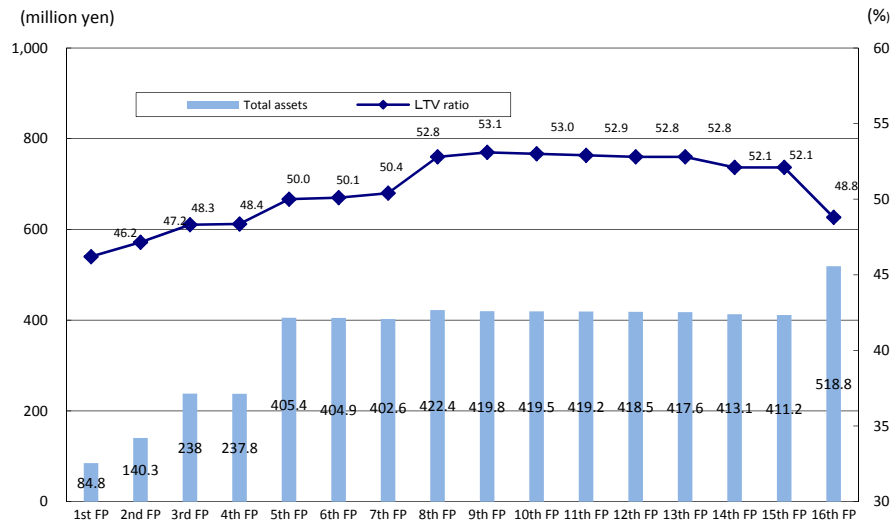


Installation of parcel delivery boxes



Installation of automatic lock system

Changes in Total Assets and LTV Ratio



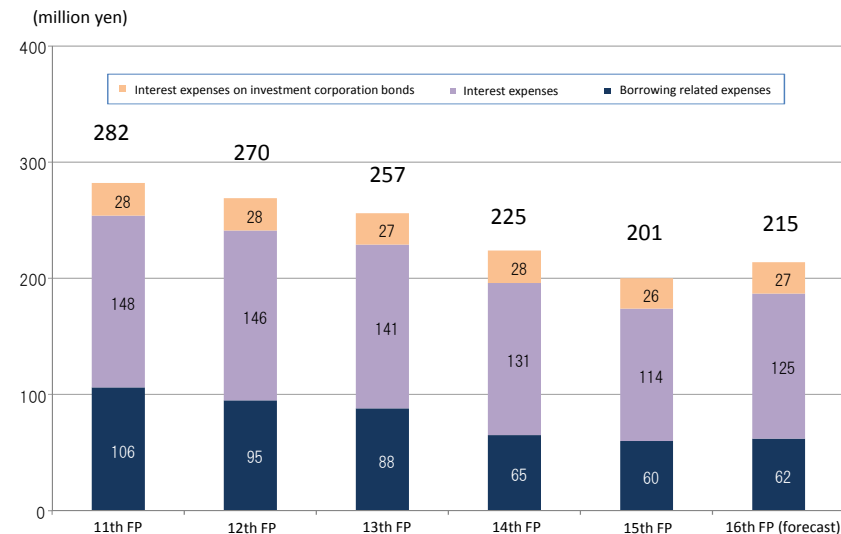
(Note) "LTV ratio" in this graph is calculated by dividing the balance of interest-bearing liabilities at the end of the period (including subordinated investment corporation bonds issued and outstanding) by total assets at the end of the period.

Balance of Interest-Bearing Liabilities at End of 15th Fiscal Period (April 30, 2013)

(Unit: million yen)

	Loans balance
Short-term loans payable	6,200
Current portion of long-term loans payable	7,368
Long-term loans payable	5,840
Total loans	19,408
Investment corporation bonds	2,000
Total of loans and investment corporation bonds	21,408
LTV ratio (%)	52.1

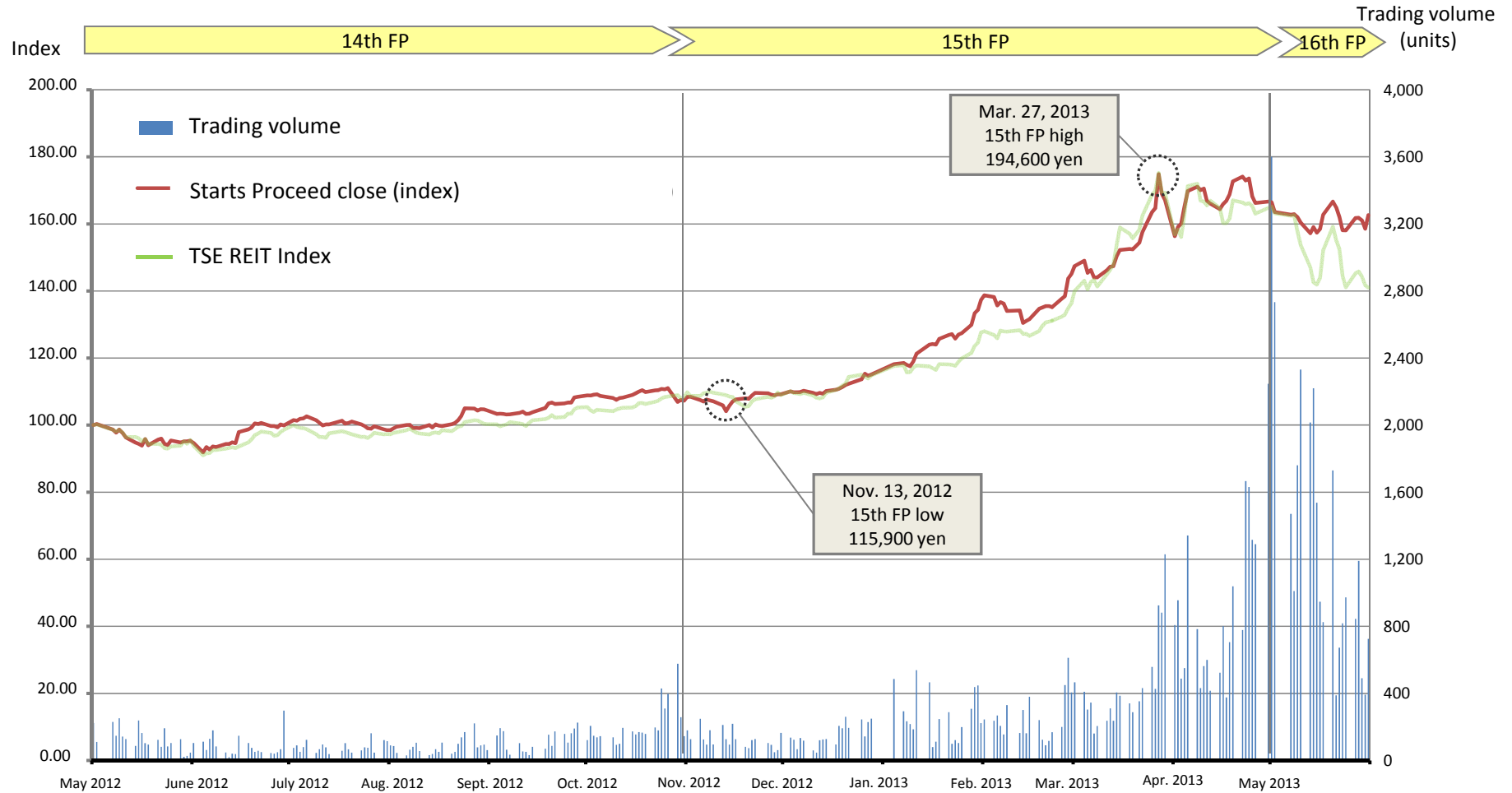
Changes in Borrowing Costs



(Note) The forecast for the 16th fiscal period reflects the new borrowing accompanying the increase in capital through public offering implemented on May 1, 2013 and the borrowing through refinancing implemented on May 24, 2013 after the settlement of accounts.

Building favorable business relationships with financing banks, etc. and thereby cutting borrowing costs (borrowing related expenses, interest expenses, interest expenses on investment corporation bonds and other non-operating expenses)

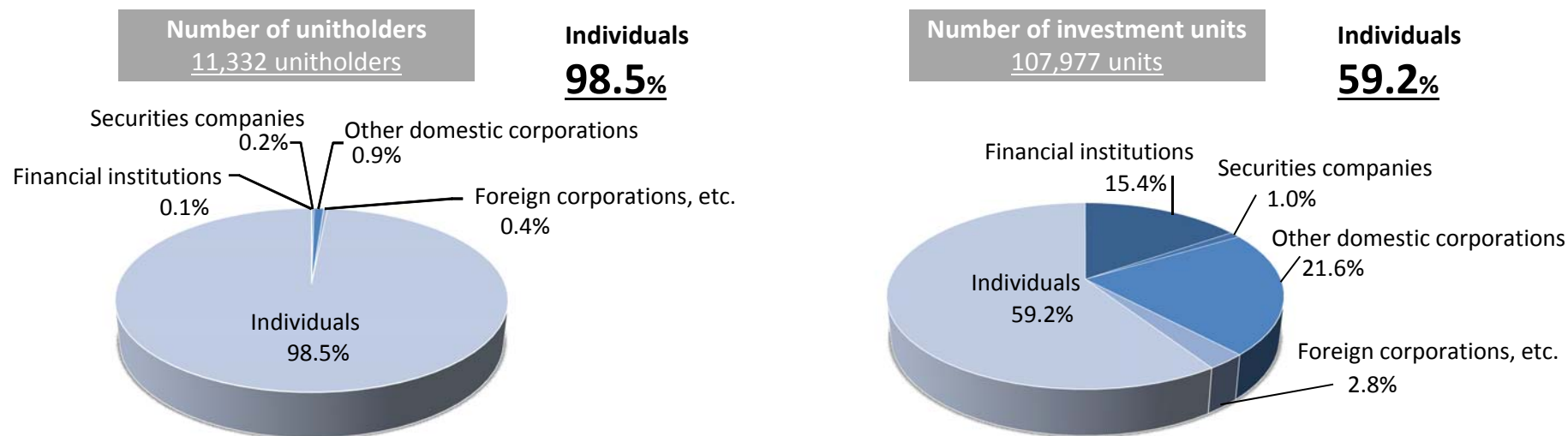
Changes in Investment Unit Price



(Note) This graph presents both the changes in the price and index through to May 31, 2013, based on the 111,300 yen closing investment unit price at the beginning of Starts Proceed's 14th fiscal period (May 1, 2012) and the 970.58 TSE REIT Index on said date set as 100.

During the 15th fiscal period, the investment unit price was a high of **194,600 yen** (March 27, 2013) and a low of **115,900 yen** (November 13, 2012), based on closing price.

Composition of Unitholders and Investment Units at End of 15th Fiscal Period

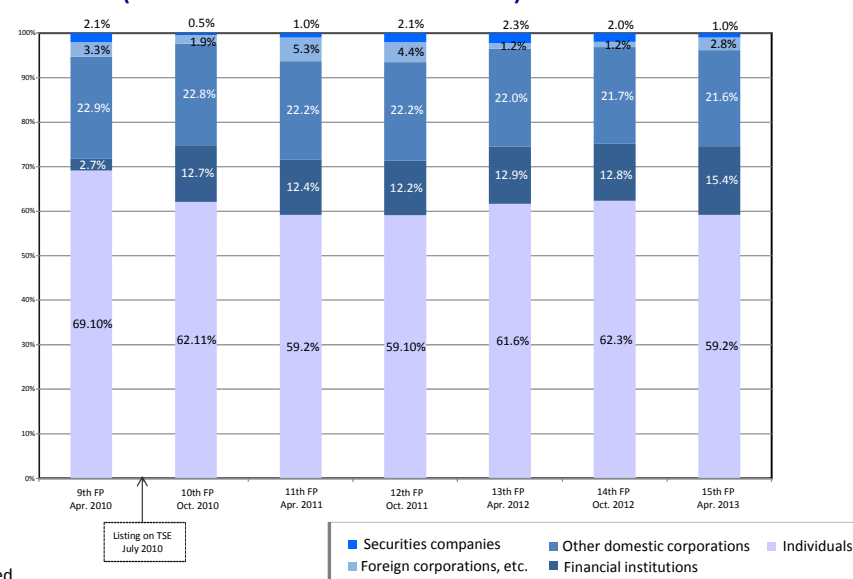


Major Unitholders at End of 15th Fiscal Period (April 30, 2013)

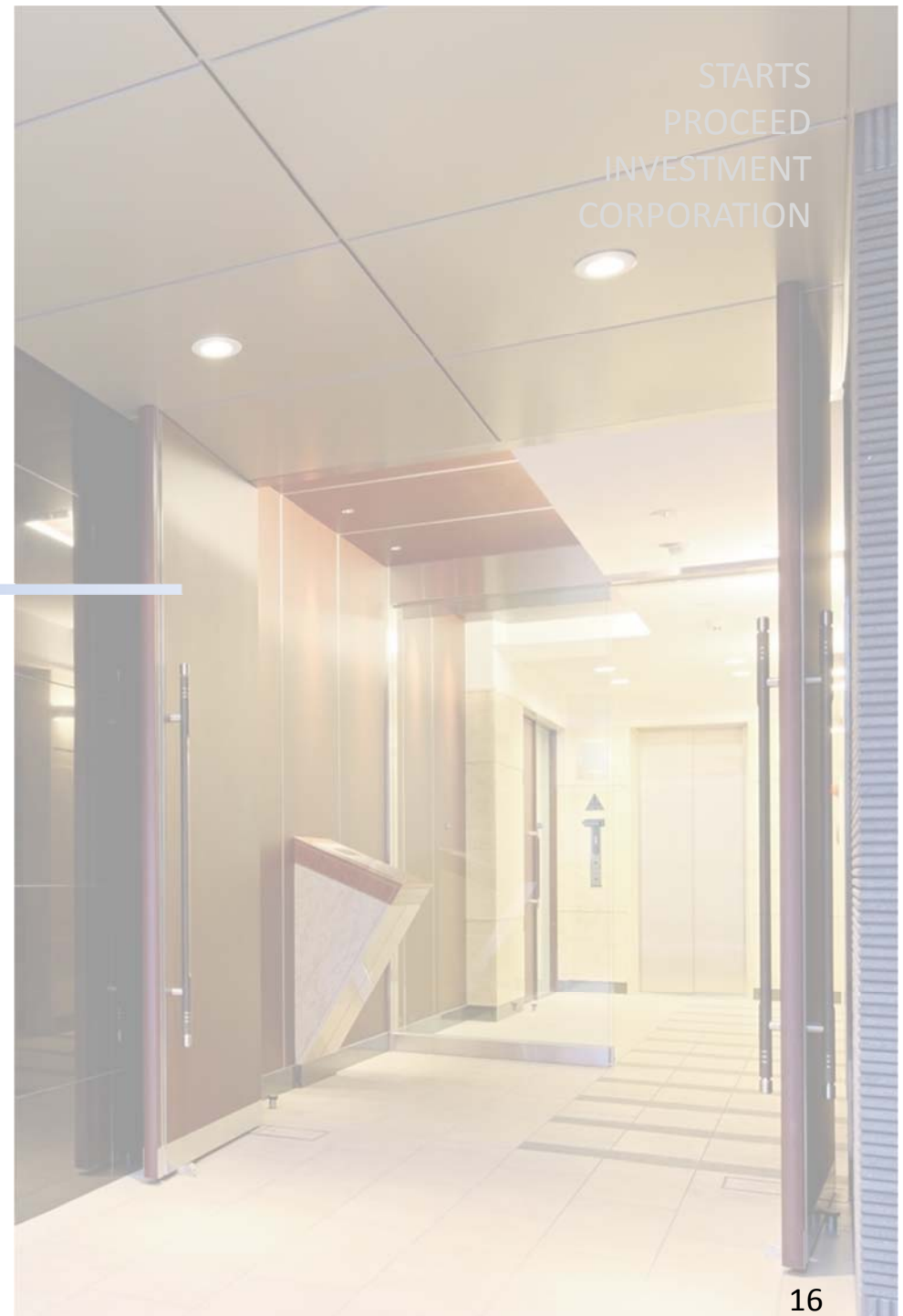
	Name	Number of investment units held (units)	As a percentage of investment units issued and outstanding (%) (Note)
1	Starts Corporation Inc.	21,051	19.49
2	Japan Trustee Services Bank, Ltd. (Trust Account)	6,352	5.88
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	3,618	3.35
4	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	3,561	3.29
5	The Master Trust Bank of Japan, Ltd. (Trust Account)	2,418	2.23
6	BNYM SA/NV for BNY GCM Client Account E LSCB	912	0.84
7	Hisaji Muraishi	500	0.46
8	Mizuho Trust & Banking Co., Ltd. Securities Management Account	400	0.37
9	Keiko Takada	370	0.34
10	Kenichiro Kanazawa	338	0.31
11	Osamu Takada	321	0.29
12	Kenichi Sato	313	0.28
13	Takao Yasuda	300	0.27
14	Edgar Wilson Barksdale	292	0.27
15	Tadahiro Kanbayashi	290	0.26
16	Tsuyoshi Tabata	277	0.25
17	SBI SECURITIES Co., Ltd.	269	0.24
18	Shuji Kobayashi	215	0.19
19	Deutsche Bank AG London 610	213	0.19
20	Credit Suisse Securities (Europe) Limited Main Account	213	0.19
	Total	42,223	39.10

(Note) (Number of investment units held) As a percentage of investment units issued and outstanding is rounded down to two decimal places.

Changes in Composition of Unitholders (9th to 15th Fiscal Periods)



(2) Future Management Policy



Main Initiatives in 15th Fiscal Period

New Initiatives from 16th Fiscal Period (six months ending October 31, 2013)

External Growth	<ul style="list-style-type: none"> ● Expansion of pipeline support agreement (Starts Amenity Co., Ltd.) 	<ul style="list-style-type: none"> ○ Implementation of capital increase through public offering on May 1 ○ Medium- to long-term target of 100 billion yen in asset size ○ Acquisition/Replacement of assets 	Securing of stable distributions
Internal Growth	<ul style="list-style-type: none"> ● Implementation of large-scale repairs (external wall renovation, switch to video intercom, entrance renewal (installment of parcel delivery boxed and automatic lock system), etc.) ● Leasing of (C-36) Proceed Oimachi in its entirety to corporation ● Leasing of (C-41) Proceed Nishiarai hall building to corporation 	<ul style="list-style-type: none"> ○ Completion of (C-9) Proceed Gyotoku exterior renovation ○ Consideration of installment of photovoltaic power generation at (C-41) Proceed Nishiarai ○ Strengthening of leasing activities <ul style="list-style-type: none"> ▪ Introduction of properties by utilizing SNS, YouTube, etc. ▪ Installment of showrooms ▪ Focus on enhancement of occupancy rate in initial stage for newly-acquired properties ○ Launch of English website for foreign investors 	
Financial Strategy	<ul style="list-style-type: none"> ● Enhancement of bank formation (addition of Sumitomo Mitsui Banking and Mizuho Trust & Banking) 	<ul style="list-style-type: none"> ○ Maintaining and reduction of borrowing costs (May 2013 / November 2013 refinancing) ○ Further strengthening of financial base through LTV lowering, extending repayment periods and laddering repayment dates 	

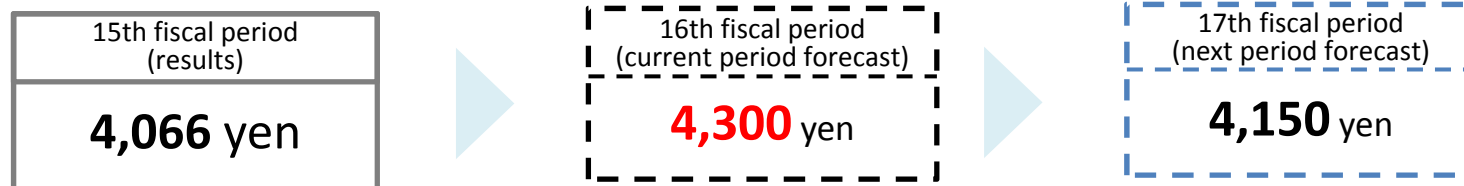
Implementation of First Offering Since Listing on TSE

- May 2013: Implemented first capital increase through public offering since listing on TSE (July 2010)
 - External growth leveraging pipeline support agreement –
 - Starts Corporation Inc.
 - Starts Development Corporation
 - Starts Amenity Co., Ltd.

Asset size
(based on acquisition price)
47,836 million yen
Acquired properties total
88 properties **3,558** units

Contribution to Steady Enhancement of Distributions Level

- Implementation of capital increase through public offering timed to market upturn led to realization of capital increase at a premium and thereby steady enhancement of distributions level



Realization of Qualitative Enhancement of Portfolio

- Acquisition of large-scale development property leveraging Starts Group know-how (C-58) Proceed Shinozaki Tower
- Acquisition of seismic isolated properties constructed by Starts CAM Co., Ltd. (G-17) Proceed Kanayama (G-18) Proceed Fukiage (G-19) Proceed Toyota

Overview of Assets Acquired upon Capital Increase through Public Offering in 16th Fiscal Period ①

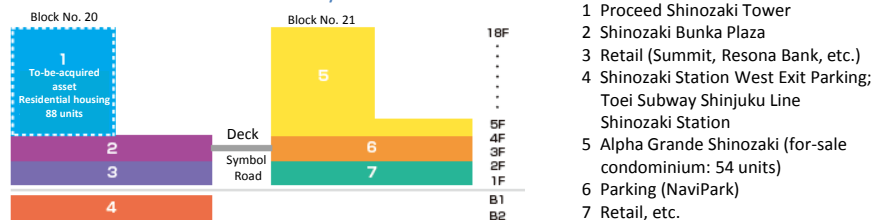


Number of properties	Acquisition date	Appraisal value total	Acquisition price total	Appraisal NOI yield	Occupancy rate (Note)
12 properties	May 1, 2013	9,863,900 thousand yen	9,540,300 thousand yen	6.0%	94.8%

C-58 PROCEED SHINOZAKI TOWER



General view of mixed-use facility "Shinozaki Twin Place"



Location	7-chome, Shinozakimachi, Edogawa-ku, Tokyo	Total number of leasable units	88
Structure; Floors	S/RC and SRC; B2F/8F	Total number of leasable parking spaces	30



Passageway directly connected to Shinozaki Station



Summit Shinozaki Twin Place Store



Shinozaki Library



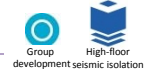
G-17 PROCEED KANAYAMA



Location	3-chome, Kanayama, Naka-ku, Nagoya-shi, Aichi
Structure; Floors	RC; 14F
Total number of leasable units	94
Total number of leasable parking spaces	18



G-18 PROCEED FUKIAGE



Location	2-chome, Kurumadacho, Showa-ku, Nagoya-shi, Aichi
Structure; Floors	RC; 10F
Total number of leasable units	48
Total number of leasable parking spaces	15



High-floor seismic isolation



G-19 PROCEED TOYOTA



Location	3-chome, Shinmeicho, Toyota-shi, Aichi
Structure; Floors	RC; 8F
Total number of leasable units	27
Total number of leasable parking spaces	8



(Note) "Occupancy rate" is calculated as the sum total of leased area of assets to be acquired upon capital increase through public offering expressed as a percentage of the sum total of gross leasable area of the to-be-acquired assets at January 31, 2013, rounded to one decimal place.

Overview of Assets Acquired upon Capital Increase through Public Offering in 16th Fiscal Period ②



C-59 PROCEED TOBUNERIMA



Location 1-chome, Tokumaru, Itabashi-ku, Tokyo
 Structure; Floors RC; 6F
 Total number of leasable units 35
 Total number of leasable parking spaces 1

C-60 PROCEED YUKIGAYA



Location 1-chome, Minamiyukigaya, Ota-ku, Tokyo
 Structure; Floors RC; B1F/4F
 Total number of leasable units 35
 Total number of leasable parking spaces 1

C-61 PROCEED ICHIKAWAMINAMI



Location 1-chome, Ichikawaminami, Ichikawa-shi, Chiba
 Structure; Floors SRC; 12F
 Total number of leasable units 66
 Total number of leasable parking spaces 34

C-62 PROCEED ICHIKAWAMYODEN



Location 2-chome, Shioyaki, Ichikawa-shi, Chiba
 Structure; Floors RC; 5F
 Total number of leasable units 45
 Total number of leasable parking spaces 1

C-63 PROCEED FUJISAWA KUGENUMA



Location 2-chome, Kugenumaishigami, Fujisawa-shi, Kanagawa
 Structure; Floors SRC; B1F/8F
 Total number of leasable units 25
 Total number of leasable parking spaces 20

G-20 PROCEED KITAHORIE



Location 1-chome, Kitahorie, Nishi-ku, Osaka-shi, Osaka
 Structure; Floors RC; 15F
 Total number of leasable units 106
 Total number of leasable parking spaces 8

G-21 PROCEED NISHITENMA



Location 3-chome, Nishitenma, Kita-ku, Osaka-shi, Osaka
 Structure; Floors RC; 10F
 Total number of leasable units 56
 Total number of leasable parking spaces 3

G-22 PROCEED KOBEMOTOMACHI



Location 3-chome, Sakaemachidori, Chuo-ku, Kobe-shi, Hyogo
 Structure; Floors RC; 14F
 Total number of leasable units 61
 Total number of leasable parking spaces 6

Overview of May 1, 2013 Borrowing and May 24, 2013 Refinancing



Overview of New Borrowing on May 1, 2013

Allocation after New Borrowing Accompanying Increase in Capital through Public Offering

Term loan	K	L	M
Term	1 year 1 month	2 years 7 months	3 years 7 months
Total amount	1,318 mn yen	1,318 mn yen	1,318 mn yen
Breakdown	Aozora Bank	267 mn yen	267 mn yen
	Resona Bank	267 mn yen	267 mn yen
	Mizuho Bank	242 mn yen	242 mn yen
	Sumitomo Mitsui Banking	242 mn yen	242 mn yen
	ORIX Bank	100 mn yen	100 mn yen
	Sumitomo Mitsui Trust Bank	100 mn yen	100 mn yen
	Chiba Bank	50 mn yen	50 mn yen
	Musashino Bank	50 mn yen	50 mn yen
	Interest rate	1-month Japanese Yen TIBOR + 0.55%	1-month Japanese Yen TIBOR + 0.92%
Repayment method	Lump-sum repayment on repayment date	Lump-sum repayment on repayment date	(Note)

(Note) Repayment of 1/600 of the principal every 2 months, and repayment of the remaining amount on the final repayment date.

Overview of Refinancing on May 24, 2013

Allocation before/after Refinancing

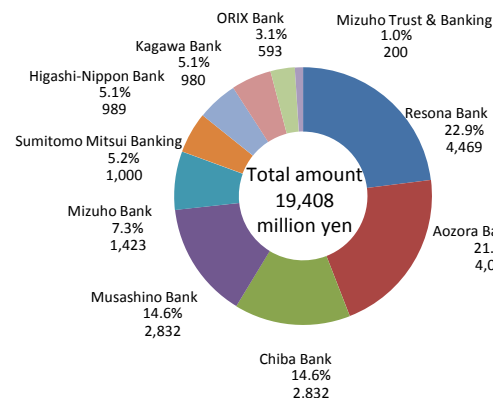
Term loan	E
Term	2 years 6 months
Total amount	500 mn yen
Breakdown	Kagawa Bank 500 mn yen
Interest rate	1.79% (floating rate)
Repayment method	Repayment in installments
Term loan	F
Term	2 years
Total amount	6,700 mn yen
Breakdown	Aozora Bank 2,500 mn yen
	Resona Bank 1,700 mn yen
	Chiba Bank 1,000 mn yen
	Musashino Bank 1,000 mn yen
	Kagawa Bank 500 mn yen
Interest rate	3-month Japanese Yen TIBOR + 1.1%
Repayment method	Lump-sum repayment on repayment date

Term loan	N	O	P
Term	1 year	2 years 6 months	3 years 6 months
Total amount	2,393 mn yen	2,393 mn yen	2,393 mn yen
Breakdown	Aozora Bank	789 mn yen	789 mn yen
	Resona Bank	522 mn yen	522 mn yen
	Chiba Bank	333 mn yen	333 mn yen
	Musashino Bank	333 mn yen	333 mn yen
	Kagawa Bank	326 mn yen	326 mn yen
	Mizuho Bank	90 mn yen	90 mn yen
Interest rate	1-month Japanese Yen TIBOR + 0.55%	1-month Japanese Yen TIBOR + 0.92%	1-month Japanese Yen TIBOR + 1.05%
Repayment method	Lump-sum repayment on repayment date	Lump-sum repayment on repayment date	(Note)

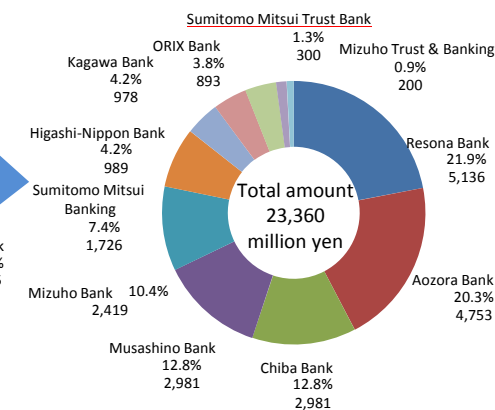
(Note) Repayment of 1/600 of the principal every 2 months, and repayment of the remaining amount on the final repayment date.

Change in Allocation of Total Loan Amount before/after New Borrowing and Refinancing

At End of 15FP (April 30, 2013)

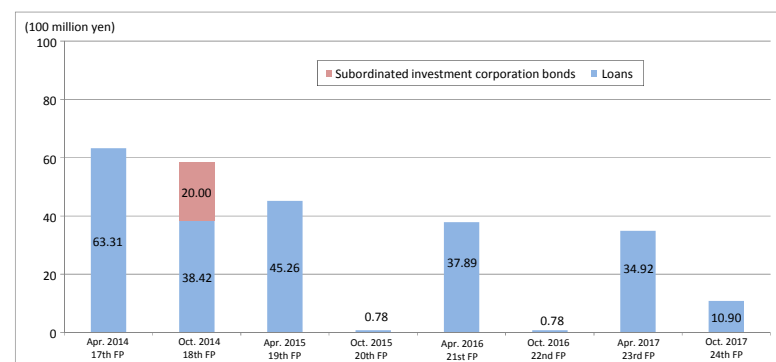


After Execution (May 24, 2013)



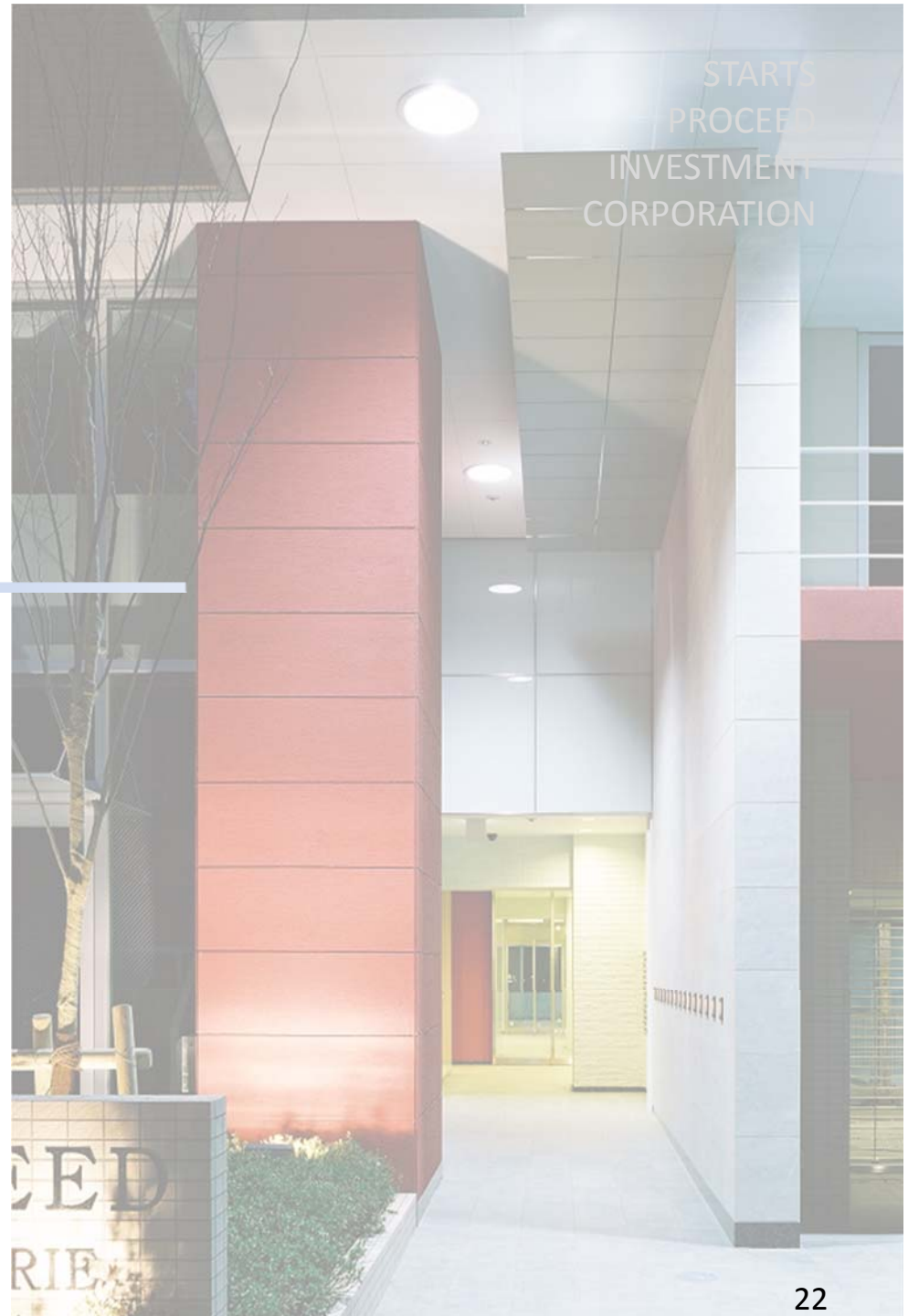
*Addition of Sumitomo Mitsui Trust Bank after new borrowing on May 1, 2013

Status of Laddering of Interest-Bearing Liabilities after Refinancing



- Similar line-up as sponsor company Starts Corporation Inc.'s main financing banks
- Laddering and extension of repayment periods

(3) Reference Materials



Balance Sheets



(Unit: thousand yen)

	14th Fiscal Period (As of Oct. 31, 2012)	15th Fiscal Period (As of Apr. 30, 2013)	Change
Assets			
Current assets			
Cash and deposits	846,267	786,274	(59,993)
Cash and deposits in trust	1,055,090	1,075,626	20,535
Operating accounts receivable	17,173	16,890	(283)
Prepaid expenses	68,471	61,432	(7,039)
Deferred tax assets	16	17	1
Other	304	874	570
Total current assets	1,987,323	1,941,115	(46,208)
Noncurrent assets			
Property, plant and equipment			
Buildings in trust	20,722,680	20,844,411	121,730
Accumulated depreciation	(2,797,812)	(3,067,663)	(269,851)
Buildings in trust, net	17,924,868	17,776,748	(148,120)
Structures in trust	808,869	809,025	155
Accumulated depreciation	(240,700)	(264,880)	(24,179)
Structures in trust, net	568,169	544,144	(24,024)
Machinery and equipment in trust	-	5,376	5,376
Accumulated depreciation	-	(101)	(101)
Machinery and equipment in trust, net	-	5,274	5,274
Tools, furniture and fixtures in trust	122,683	147,849	25,165
Accumulated depreciation	(38,946)	(47,538)	(8,592)
Tools, furniture and fixtures in trust, net	83,736	100,310	16,573
Land in trust	20,285,963	20,285,963	-
Total property, plant and equipment	38,862,738	38,712,441	(150,296)
Investments and other assets			
Lease and guarantee deposits	10,000	10,000	-
Lease and guarantee deposits in trust	400,329	400,329	-
Long-term prepaid expenses	47,519	49,870	2,350
Other	5,599	6,235	636
Total investments and other assets	463,448	466,435	2,986
Total noncurrent assets	39,326,187	39,178,876	(147,310)
Deferred assets			
Investment corporation bond issuance costs	6,080	4,494	(1,586)
Total deferred assets	6,080	4,494	(1,586)
Total assets	41,319,590	41,124,486	(195,104)

(Unit: thousand yen)

	14th Fiscal Period (As of Oct. 31, 2012)	15th Fiscal Period (As of Apr. 30, 2013)	Change
Liabilities			
Current liabilities			
Short-term loans payable	6,200,000	6,200,000	-
Current portion of long-term loans payable	7,375,294	7,368,627	(6,666)
Operating accounts payable	77,290	45,697	(31,592)
Accounts payable – other	101,837	104,633	2,795
Accrued expenses	43,608	600	(43,008)
Income taxes payable	896	931	35
Accrued consumption taxes	2,142	2,049	(93)
Advances received	824	881	57
Other	57	117	60
Total current liabilities	13,801,952	13,723,539	(78,412)
Noncurrent liabilities			
Long-term loans payable	5,965,256	5,840,060	(125,196)
Investment corporation bond	2,000,000	2,000,000	-
Tenant leasehold and security deposits in trust	409,703	410,840	1,137
Total noncurrent liabilities	8,374,960	8,250,901	(124,059)
Total liabilities	22,176,912	21,974,440	(202,471)
Net assets			
Unitholders' equity			
Unitholders' capital	18,710,915	18,710,915	-
Surplus			
Unappropriated retained earnings (undisposed loss)	431,763	439,130	7,367
Total surplus	431,763	439,130	7,367
Total unitholders' equity	19,142,678	19,150,045	7,367
Total net assets	19,142,678	19,150,045	7,367
Total liabilities and net assets	41,319,590	41,124,486	(195,104)

Statements of Income



(Unit: thousand yen)

	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	Change
Operating revenue			
Rent revenue – real estate	① 1,502,477	① 1,519,235	① 16,758
Total operating revenue	1,502,477	1,519,235	16,758
Operating expenses			
Expenses related to rent business	② 648,799	② 675,148	② 26,349
Asset management fee	108,137	110,870	2,732
Asset custody fee	7,033	7,028	(4)
Administrative service fees	18,935	19,992	1,056
Directors' compensations	2,400	2,400	-
Other operating expenses	42,194	43,300	1,105
Total operating expenses	827,501	858,741	31,240
Operating income	674,976	660,493	(14,482)
Non-operating income			
Interest income	193	184	(8)
Insurance income	2,740	2,303	(436)
Reversal of distribution payable	2,045	2,183	137
Total non-operating income	4,979	4,671	(307)
Non-operating expenses			
Interest expenses	③ 131,242	③ 113,593	③ (17,649)
Interest expenses on investment corporation bonds	27,965	27,209	(755)
Amortization of investment corporation bond issuance costs	1,586	1,586	-
Borrowing related expenses	④ 65,845	④ 61,105	④ (4,739)
Other	20,715	21,643	928
Total non-operating expenses	247,355	225,138	(22,216)
Ordinary income	432,600	440,027	7,426
Income before income taxes	432,600	440,027	7,426
Income taxes – current	935	969	33
Income taxes – deferred	1	(1)	(3)
Total income taxes	936	967	30
Net income	431,663	439,059	7,396
Retained earnings brought forward	99	71	(28)
Unappropriated retained earnings (undisposed loss)	431,763	439,130	7,367

① “Real estate rent revenue”

(Unit: thousand yen)

	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	Change
Rent	1,337,818	1,341,327	3,509
Common area maintenance charges	63,400	63,978	578
Parking revenue	42,410	41,381	(1,029)
Incidental revenue	2,542	2,119	(423)
Other lease business revenue	56,306	70,428	14,122
Total	1,502,477	1,519,235	16,758

② “Expenses related to rent business”

(Unit: thousand yen)

	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	Change
Management expenses	103,042	101,623	(1,419)
Repair expenses	42,824	59,223	16,399
Real estate taxes	78,788	78,850	62
Trust fees	28,685	28,685	0
Utilities expenses	25,706	28,904	3,198
Nonlife insurance expenses	8,953	9,451	498
Depreciation and amortization	299,608	302,725	3,117
Other lease business expenses	61,190	65,684	4,494
Total	648,799	675,148	26,349

③ “Interest expenses”

(Unit: thousand yen)

	Initial loan principal	Item (Note 1)	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	Change
Nov. 2009 drawdown	6,890,000	Amount	7,484	-	(7,484)
		Rate	1.79%	-	-
Nov. 2010 drawdown	500,000	Amount	4,401	3,956	(445)
		Rate	1.78%	1.65%	(0.13%)
May 2011 drawdown	6,700,000	Amount	48,418	43,140	(5,278)
		Rate	1.43%	1.30%	(0.14%)
Nov. 2011 drawdown	6,200,000	Amount	29,178	3,311	(25,867)
		Rate	0.93%	0.93%	(0.01%)
May 2012 drawdown	4,700,000	Amount	30,682	31,012	330
		Rate	1.48%	1.35%	(0.13)
May 2012 drawdown	1,500,000	Amount	11,076	11,136	(59)
		Rate	1.68%	1.55%	(0.13)
Nov. 2012 drawdown	6,200,000	Amount	-	21,035	21,035
		Rate	-	0.77	-

(Unit: thousand yen)

	Initial loan principal	Item (Note 1)	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	Change
Investment corporation bond	2,000,000	Amount	27,965	27,209	(755)
		Rate	2.74%	2.71%	(0.03%)

(Note 1) “Amount” is the amount of interest expenses. “Rate” is the average interest rate.

(Note 2) For the concerned loan, the loan principal is decreasing because contractual repayments are being made.

④ “Borrowing related expenses”

“Borrowing related expenses” recorded per fiscal period decreased by 4,739 thousand yen as a result of having improved financing conditions by implementing refinancing during the 15th fiscal period.

Statements of Unitholders' Equity / Cash Distributions / Cash Flows



Statements of Unitholders' Equity

(Unit: thousand yen)

	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)
Unitholders' equity		
Unitholders' capital		
Balance at the beginning of current period	18,710,915	18,710,915
Changes of items during the period		
Total changes of items during the period	-	-
Balance at the end of current period	18,710,915	18,710,915
Surplus		
Unappropriated retained earnings (undisposed loss)		
Balance at the beginning of current period	414,947	431,763
Changes of items during the period		
Dividends from surplus	(414,847)	(431,692)
Net income	431,663	439,059
Total changes of items during the period	16,815	7,367
Balance at the end of current period	431,763	439,130
Total surplus		
Balance at the beginning of current period	414,947	431,763
Changes of items during the period		
Dividends from surplus	(414,847)	(431,692)
Net income	431,663	439,059
Total changes of items during the period	16,815	7,367
Balance at the end of current period	431,763	439,130
Total unitholders' equity		
Balance at the beginning of current period	19,125,862	19,142,678
Changes of items during the period		
Dividends from surplus	(414,847)	(431,692)
Net income	431,663	439,059
Total changes of items during the period	16,815	7,367
Balance at the end of current period	19,142,678	19,150,045
Total net assets		
Balance at the beginning of current period	19,125,862	19,142,678
Changes of items during the period		
Dividends from surplus	(414,847)	(431,692)
Net income	431,663	439,059
Total changes of items during the period	16,815	7,367
Balance at the end of current period	19,142,678	19,150,045

Statements of Cash Distributions

	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	Change
I Unappropriated retained earnings	431,763,169 yen	439,130,756 yen	7,367,587 yen
II Amount of distributions	431,692,046 yen	439,034,482 yen	7,342,436 yen
[Amount of distribution per investment unit]	[3,998 yen]	[4,066 yen]	[68 yen]
III Retained earnings carried forward	71,123 yen	96,274 yen	25,151 yen

Statements of Cash Flows

(Unit: thousand yen)

	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)
Net cash provided by (used in) operating activities		
Income before income taxes	432,600	440,027
Depreciation and amortization	299,608	302,725
Amortization of investment corporation bond issuance costs	1,586	1,586
Interest income	(193)	(184)
Interest expenses	159,207	140,802
Decrease (increase) in operating accounts receivable	(955)	283
Decrease (increase) in prepaid expenses	27,839	7,039
Increase (decrease) in accrued consumption taxes	6	(93)
Increase (decrease) in operating accounts payable	18,567	(7,615)
Increase (decrease) in accounts payable – other	4,687	3,749
Decrease (increase) in long-term prepaid expenses	(33,226)	(2,350)
Other, net	(24)	(452)
Subtotal	909,702	885,515
Interest income received	193	184
Interest expenses paid	(163,935)	(183,811)
Income taxes paid	(997)	(933)
Net cash provided by (used in) operating activities	744,964	700,955
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment in trust	(55,525)	(176,405)
Proceeds from tenant leasehold and security deposits in trust	26,626	51,632
Repayments of tenant leasehold and security deposits in trust	(31,781)	(50,495)
Decrease (increase) in other investments	9,434	(636)
Net cash provided by (used in) investing activities	(51,245)	(175,904)
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	-	6,200,000
Decrease in short-term loans payable	-	(6,200,000)
Proceeds from long-term loans payable	6,200,000	-
Repayment of long-term loans payable	(6,700,798)	(131,863)
Dividends paid	(415,932)	(432,645)
Net cash provided by (used in) financing activities	(916,731)	(564,508)
Net increase (decrease) in cash and cash equivalents	(223,013)	(39,457)
Cash and cash equivalents at beginning of period	2,124,371	1,901,358
Cash and cash equivalents at end of period	1,901,358	1,861,900

Key Performance Indicators



	Unit	14th Fiscal Period (From: May 1, 2012 To: Oct. 31, 2012)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)
Total assets (a)	million yen	41,319	41,124
Net assets (b)	million yen	19,142	19,150
Total unitholders' capital	million yen	18,710	18,710
Number of investment units issued and outstanding (c)	units	107,977	107,977
Net assets per unit (b) ÷ (c)	yen	177,284	177,353
Net income per unit (Note 2)	yen	3,997	4,066
Total distributions (d)	million yen	431	439
Distribution per unit (d) ÷ (c)	yen	3,998	4,066
[Of which, distribution of earnings per unit]	yen	[3,998]	[4,066]
[Of which, distribution in excess of earnings per unit]	yen	[-]	[-]
Return on assets (Note 3)	%	1.0 [2.1]	1.1 [2.2]
Return on equity (Note 3)	%	2.3 [4.5]	2.3 [4.6]
Equity ratio (b) ÷ (a)	%	46.3	46.6
Distribution payout ratio (Note 3)	%	100.0	100.0

[Other Reference Information]

Number of investment properties (Note 4)	properties	76	76
Total number of leasable units (Note 4)	units	2,869	2,872
Gross leasable area	m ²	100,680.51	100,927.76
Period-end occupancy rate (Note 4)	%	97.2	96.6
Depreciation and amortization	million yen	299	302
Capital expenditures	million yen	83	152
Property leasing NOI (Net Operating Income) (Note 3)	million yen	1,153	1,146
FFO (Funds from Operations) per unit (Note 3)	yen	6,787	6,884
FFO multiple (Note 3)	times	8.9	13.4
Debt service coverage ratio (Note 3)	times	5.6	6.3
Earnings before interest, depreciation and amortization	million yen	890	882
Interest expenses	million yen	159	140
Total interest-bearing liabilities	million yen	21,540	21,408
LTV (Loan-To-Value) ratio (Note 3)	%	52.1	52.1
Number of days of management (Note 3)	days	184	181

(Note 1) Amounts are rounded down to the nearest specified unit. Percentage figures are rounded to one decimal place.

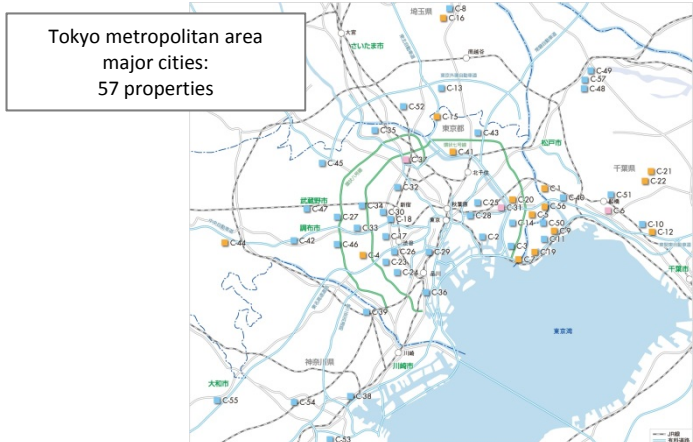
(Note 2) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units issued and outstanding.

(Note 3) The indicators presented are calculated as follows. In addition, figures annualized based on the number of days of management are also shown in brackets.

Return on assets	Ordinary income ÷ Average total assets Average total assets = (Total assets at beginning of period + Total assets at end of period) ÷ 2
Return on equity	Net income ÷ Average net assets Average net assets = (Net assets at beginning of period + Net assets at end of period) ÷ 2
Distribution payout ratio	Distribution per unit ÷ Net income per unit (each rounded down to one decimal place)
Property leasing NOI	Property leasing operating income (Property leasing operating revenue – Property leasing operating expenses) + Depreciation and amortization
FFO per unit	(Net income + Depreciation and amortization + Other depreciation and amortization – Gain (loss) on sales of real estate properties) ÷ Number of investment units issued and outstanding
FFO multiple	Investment unit price at end of period ÷ Annualized FFO per unit
Debt service coverage ratio	Earnings before interest, depreciation and amortization ÷ Interest expenses (including interest expenses on investment corporation bonds)
LTV ratio	Total interest-bearing liabilities at end of period ÷ Total assets at end of period

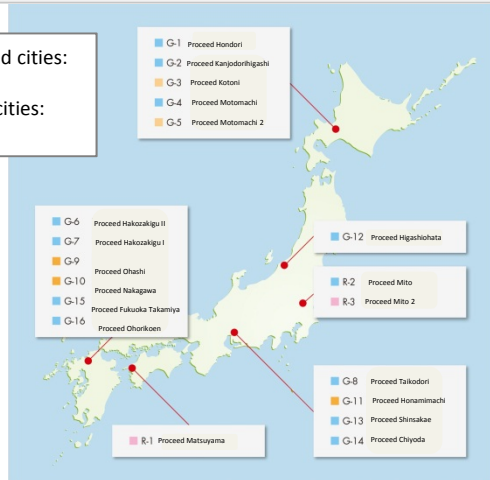
(Note 4) The number of investment properties is in the unit that is generally accepted to be one. In addition, the total number of leasable units is the number of units that are leasable for residential, office, retail and other uses, and the period-end occupancy rate is the leased area expressed as a percentage of gross leasable area as at the date of settlement of accounts.

Breakdown of Revenue of Portfolio by Geographic Area (15th Fiscal Period Results)



Acquired property	Single type	DINKS type	Family type	
C-1 Proceed Ichikawa	C-13 Proceed Higashikawaguchi	C-25 Proceed Honjousumbashi	C-37 Proceed Jujo	C-49 Proceed Kashiwa Nord
C-2 Proceed Toyochō	C-14 Proceed Fumabōri	C-26 Proceed Meguro Akabashi	C-38 Proceed Hakuraku	C-50 Proceed Gyotokuakima
C-3 Proceed Kasai	C-15 Proceed Takenozuka	C-27 Proceed Suginami Miyamae	C-39 Proceed Shinmaruko	C-51 Proceed Funabashi Honcho
C-4 Proceed Sangenjaya	C-16 Proceed Sengendai 2	C-28 Proceed Ryogoku	C-40 Proceed Motoyawata	C-52 Proceed Nishikawaguchi
C-5 Proceed Mizue	C-17 Proceed Shoto	C-29 Proceed Mita	C-41 Proceed Nishiarae	C-53 Proceed Gumpyoji
C-6 Proceed Funakoshi Miyamoto	C-18 Proceed Sangubashi	C-30 Proceed Nakanoahimbashi	C-42 Proceed Chofu	C-54 Proceed Tsunagamine
C-7 Proceed Minamikasai	C-19 Proceed Urayasu	C-31 Proceed Kameido	C-43 Proceed TK Rokucho	C-55 Proceed Sagamiotsuka
C-8 Proceed Sengendai 1	C-20 Proceed Shinkawa	C-32 Proceed Takadenobaba	C-44 Proceed Nakagawara	C-56 Proceed Shinjokai 2
C-9 Proceed Gyotoku	C-21 Proceed Yachiyo Midorigaoka I	C-33 Proceed Shinjokai	C-45 Proceed Ozumigakuro	C-57 Proceed Kashiwa Tsuki
C-10 Proceed Makuharibonpo	C-22 Proceed Yachiyo Midorigaoka II	C-34 Proceed Kaenjiyawari	C-46 Proceed Chitosekarasuyama	
C-11 Proceed Minamigyotoku	C-23 Proceed Toritsudagawa	C-35 Proceed Hsune	C-47 Proceed Mitaka	
C-12 Proceed Makuharibonpo 2	C-24 Proceed Toritsudagawa 2	C-36 Proceed Oimachi	C-48 Proceed Kashiwa Est	

Cabinet order designated cities: 16 properties
Regional area major cities: 3 properties



(Unit: thousand yen, unless otherwise indicated)

	Tokyo metropolitan area major cities	Cabinet order designated cities	Regional area major cities	Entire portfolio
Acquisition price	33,093,600	4,323,700	878,500	38,295,800
Total number of leasable units	2,242	541	89	2,872
(A) Property leasing operating revenue	1,283,837	193,266	42,131	1,519,235
Rent revenue	1,220,949	187,682	38,055	1,446,687
Other revenue	62,888	5,583	4,075	72,547
(B) Property leasing operating expenses	317,797	44,182	10,443	372,423
Rent expenses	33,108	924	0	34,032
Property management expenses	41,734	4,904	1,814	48,453
Real estate taxes	62,893	13,991	1,964	78,850
Utilities expenses	26,021	2,128	754	28,904
Repair expenses	52,644	5,196	1,382	59,223
Regular maintenance expenses	44,429	6,468	2,272	53,170
Insurance expenses	7,696	1,507	247	9,451
Brokerage fees and advertising expenses	13,092	1,918	393	15,403
Trust fees	20,960	6,575	1,150	28,685
Other property leasing operating expenses	15,217	568	464	16,249
(C) Property leasing NOI = (A) - (B)	966,039	149,083	31,687	1,146,811
(D) Depreciation and amortization	250,201	41,532	10,990	302,725
(E) Property leasing income (loss) = (C) - (D)	715,838	107,551	20,696	844,086
(F) Capital expenditures	149,557	2,650	220	152,428
(G) NCF = (C) - (F)	816,482	146,433	31,467	994,383
Annualized NOI yield (based on acquisition price)	5.8	6.9	7.2	6.0
Occupancy rate (%)	96.0	99.0	97.9	96.6

(Note 1) Amounts of items from "(A) Property leasing operating revenue" and below are rounded down to the nearest thousand yen.
(Note 2) "Annualized NOI yield (based on acquisition price)" is calculated by annualizing each property's NOI results, rounded to one decimal place.

Major Portfolio List



(Unit: thousand yen)

	Tokyo metropolitan area major cities						Cabinet order designated cities		Regional area major cities
Property number	C-17	C-26	C-27	C-41	C-56	C-57	G-8	G-15	R-3
Property name	Proceed Shoto	Proceed Meguro Aobadai	Proceed Suginami Miyamae	Proceed Nishiarai	Proceed Shinozaki 2	Proceed Kashiwa Trois	Proceed Taikodori	Proceed Fukuoka Takamiya	Proceed Mito 2
Property photo									
Acquisition price	937,400	466,700	454,900	5,172,000	913,300	537,100	403,400	453,600	416,900
Location	2-chome, Shoto, Shibuya-ku	3-chome, Aobadai, Meguro-ku	1-chome, Miyamae, Suginami-ku	1-chome, Nishiaraisakaecho, Adachi-ku	7-chome, Shinozakimachi, Edogawa-ku	3-chome, Kashiwa, Kashiwa-shi	4-chome, Taikodori, Nakamura-ku, Nagoya-shi	1-chome, Noma, Minami-ku, Fukuoka-shi	3-chome, Omachi, Mito-shi
Structure	RC 12F	RC 6F/B1F	RC 6F	(ARTIER Bldg.) RC; 14F (OZAREA Bldg.) RC; 10F (Hall Bldg.) S; 2F (Nursery Bldg.) S; 2F	RC 12F	RC 7F	RC 7F	RC 10F	RC 9F
Construction completion	Nov. 18, 2005	Mar. 27, 2003	Jan. 26, 2004	July 20, 2007	Sept. 18, 2008	May 8, 2009	Mar. 15, 2006	Mar. 12, 2007	Mar. 11, 2008
Number of leasable units	40 units	24 units	29 units	294 units	35 units	38 units	44 units	46 units	36 units
(A) Property leasing operating revenue	26,562	12,234	13,848	292,768	36,023	20,323	16,967	17,641	18,634
(B) Property leasing operating expenses	5,782	1,722	1,211	93,116	7,667	4,521	4,702	4,937	3,775
(C) Property leasing NOI = (A) – (B)	20,779	10,511	12,637	199,652	28,355	15,802	12,264	12,704	14,858
(D) Depreciation and amortization	3,473	1,927	2,534	93,215	8,984	5,604	4,872	4,796	5,304
(E) Property leasing income (loss) = (C) – (D)	17,306	8,584	10,102	106,436	19,371	10,197	7,392	7,908	9,554
(F) Capital expenditures	-	-	-	735	-	-	-	-	-
(G) NCF = (C) – (F)	20,779	10,511	12,637	198,917	28,355	15,802	12,264	12,704	14,858
Annualized NOI yield	4.4%	4.5%	5.6%	7.7%	6.2%	5.9%	6.1%	5.6%	7.1%
PML value	11.8%	14.7%	12.2%	(ARTIER Bldg.) 5.8% (OZAREA Bldg.) 5.4% (Hall Bldg.) 11.1% (Nursery Bldg.) 12.5%	4.6%	12.7%	12.8%	0.7%	10.3%

Portfolio List ① (As of April 30, 2013)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%)	Carrying amount (thousand yen) (at end of 15FP)	Real estate appraisal value (thousand yen) (at end of 15F)	Gross leasable area (Note 2) (㎡)	Leased area (Note 3) (㎡)	Total number of leasable units (Note 4) (units)	Total number of leasable parking spaces (vehicles)	Occupancy rate (Note 5) (%)	PML (%)	Construction completion (Note 6)
C-1	Proceed Ichikawa	Chiba	1,076,000	2.8	1,062,434	1,099,000	3,322.17	3,139.11	50	41	90.8	15.7	Apr. 1, 1997
C-2	Proceed Toyocho	Tokyo	646,700	1.7	608,548	700,800	1,085.56	1,085.56	45	5	100.0	14.3	Jan. 31, 2003
C-3	Proceed Kasai	Tokyo	688,700	1.8	643,118	651,900	1,243.80	1,200.44	57	0	100.0	13.9	Mar. 1, 2003
C-4	Proceed Sangenjaya	Tokyo	555,900	1.5	568,272	489,800	1,016.75	1,016.75	9	8	100.0	14.5	June 29, 1990
C-5	Proceed Mizue	Tokyo	602,600	1.6	596,577	670,100	2,076.68	1,999.77	28	22	92.6	14.3	June 20, 1991
C-6	Proceed Funabashi Miyamoto	Chiba	419,900	1.1	463,338	436,100	1,685.73	1,558.43	33	1	100.0	16.5	June 24, 1991
C-7	Proceed Minamikasai	Tokyo	303,500	0.8	340,549	260,100	1,045.28	974.38	16	7	94.3	16.3	Mar. 12, 1993
C-8	Proceed Sengendai	Saitama	259,200	0.7	273,128	272,400	1,344.74	1,344.74	43	10	93.0	12.2	May 31, 1991
C-9	Proceed Gyotoku	Chiba	315,600	0.8	342,628	288,400	1,218.56	1,218.56	20	7	95.0	14.5	Mar. 15, 1988
C-10	Proceed Makuharihongo	Chiba	279,300	0.7	295,649	242,400	963.00	852.00	34	3	100.0	12.5	Feb. 22, 1989
C-11	Proceed Minamigyotoku	Chiba	287,300	0.8	287,928	260,900	838.95	838.95	26	6	96.9	16.7	Feb. 6, 1990
C-12	Proceed Makuharihongo 2	Chiba	223,400	0.6	230,769	224,000	1,104.84	1,104.84	22	10	100.0	10.9	Sept. 24, 1989
C-13	Proceed Higashikawaguchi	Saitama	206,500	0.5	203,311	182,000	648.11	585.11	30	14	96.8	14.8	Mar. 15, 1993
C-14	Proceed Funabori	Tokyo	226,100	0.6	228,413	202,000	479.52	459.54	24	1	100.0	13.2	Oct. 11, 1991
C-15	Proceed Takenozuka	Tokyo	169,400	0.4	178,880	194,000	860.55	803.18	15	10	100.0	15.8	Mar. 10, 1994
C-16	Proceed Sengendai 2	Saitama	86,700	0.2	97,233	98,370	695.81	641.02	12	4	100.0	14.2	Apr. 3, 1991
C-17	Proceed Shoto	Tokyo	937,400	2.4	921,262	810,500	890.22	870.09	40	6	93.2	11.8	Nov. 18, 2005
C-18	Proceed Sangubashi	Tokyo	497,600	1.3	498,622	387,100	527.88	527.88	26	0	96.3	13.1	July 22, 2005
C-19	Proceed Urayasu	Chiba	431,400	1.1	490,877	456,000	1,786.58	1,786.58	21	8	95.1	12.2	June 4, 1992
C-20	Proceed Shinkoiwa	Tokyo	465,200	1.2	495,222	503,000	1,629.07	1,629.07	27	9	96.2	19.2	Mar. 15, 1991
C-21	Proceed Yachiyo Midorigaoka I	Chiba	383,600	1.0	419,459	369,000	1,805.76	1,404.48	27	32	92.6	9.6	Feb. 12, 1997
C-22	Proceed Yachiyo Midorigaoka II	Chiba	339,000	0.9	371,916	339,000	1,605.12	1,538.24	24	31	87.5	9.5	Feb. 12, 1997
C-23	Proceed Toritsudaigaku	Tokyo	790,400	2.1	778,444	673,900	808.65	808.65	37	2	97.4	12.7	Mar. 13, 2006
C-24	Proceed Toritsudaigaku 2	Tokyo	772,200	2.0	762,022	695,800	831.74	831.74	36	2	100.0	13.9	Sept. 7, 2006
C-25	Proceed Honjozumabashi	Tokyo	339,800	0.9	332,108	364,300	570.53	570.53	19	0	100.0	14.0	July 7, 2006
C-26	Proceed Meguro Aobadai	Tokyo	466,700	1.2	477,091	402,000	485.15	485.15	24	1	100.0	14.7	Mar. 27, 2003
C-27	Proceed Suginami Miyamae	Tokyo	454,900	1.2	463,170	443,000	680.50	680.50	29	1	100.0	12.2	Jan. 26, 2004
C-28	Proceed Ryogoku	Tokyo	443,900	1.2	450,213	448,200	702.54	702.54	27	5	100.0	13.3	Mar. 15, 2003
C-29	Proceed Mita	Tokyo	1,537,200	4.0	1,502,294	1,437,000	1,500.57	1,500.57	72	0	100.0	12.9	Feb. 6, 2006
C-30	Proceed Nakanoshimbashi	Tokyo	638,800	1.7	684,563	601,000	849.08	849.08	50	0	100.0	11.3	Sept. 24, 1992

Portfolio List ② (As of April 30, 2013)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%)	Carrying amount (thousand yen) (at end of 15FP)	Real estate appraisal value (thousand yen) (at end of 15F)	Gross leasable area (Note 2) (㎡)	Leased area (Note 3) (㎡)	Total number of leasable units (Note 4) (units)	Total number of leasable parking spaces (vehicles)	Occupancy rate (Note 5) (%)	PML (%)	Construction completion (Note 6)
C-31	Proceed Kameido	Tokyo	339,000	0.9	369,296	316,000	853.98	853.98	23	0	100.0	14.6	Mar. 23, 1994
C-32	Proceed Takadanobaba	Tokyo	223,700	0.6	269,964	226,200	278.36	278.36	17	0	100.0	12.1	Oct. 24, 1991
C-33	Proceed Shinkoenji	Tokyo	742,100	1.9	805,373	702,000	1,040.24	1,040.24	57	0	100.0	10.1	Aug. 31, 1990
C-34	Proceed Koenjiminami	Tokyo	277,400	0.7	318,800	219,000	337.05	337.05	20	0	100.0	9.7	Oct. 2, 1989
C-35	Proceed Hasune	Tokyo	284,000	0.7	323,945	235,000	587.13	587.13	29	0	100.0	13.0	July 17, 1991
C-36	Proceed Oimachi	Tokyo	944,000	2.5	1,016,513	888,000	961.88	961.88	59	0	100.0	14.6	Apr. 13, 1992
C-37	Proceed Jujo	Tokyo	533,000	1.4	584,912	501,000	1,206.90	1,206.90	30	0	100.0	11.1	June 15, 1989
C-38	Proceed Hakuraku	Kanagawa	241,000	0.6	274,913	179,000	445.16	445.16	27	0	100.0	18.5	July 19, 1991
C-39	Proceed Shinmaruko	Kanagawa	635,000	1.7	692,586	594,000	759.00	759.00	46	0	100.0	14.2	Sept. 12, 1988
C-40	Proceed Motoyawata	Chiba	307,000	0.8	299,238	281,400	602.39	577.69	25	3	88.7	8.7	Jan. 9, 2004
C-41	Proceed Nishiarai	Tokyo	5,172,000	13.5	4,494,039	6,099,000	20,137.85	19,584.60	294	146	95.5	ARTIER 5.8 OZAREA 5.4 Hall 11.1 Nursery 12.5	July 20, 2007
C-42	Proceed Chofu	Tokyo	460,500	1.2	452,715	483,100	764.48	764.48	26	0	88.8	13.8	Feb. 17, 2007
C-43	Proceed TX Rokucho	Tokyo	156,800	0.4	172,345	145,000	518.31	518.31	20	2	100.0	14.8	June 21, 1991
C-44	Proceed Nakagawara	Tokyo	1,141,000	3.0	1,197,731	1,096,000	3,061.94	3,007.11	54	35	93.9	Ichibankan 13.5 Nibankan 12.0	Apr. 1, 1989
C-45	Proceed Oizumigakuen	Tokyo	268,300	0.7	297,537	242,000	483.43	466.76	29	0	100.0	9.4	Nov. 26, 1991
C-46	Proceed Chitosekarasuyama	Tokyo	289,600	0.8	312,144	260,000	449.96	401.75	28	0	100.0	11.9	Dec. 8, 1988
C-47	Proceed Mitaka	Tokyo	477,200	1.2	555,216	470,000	739.48	739.48	47	0	100.0	10.9	Dec. 16, 1988
C-48	Proceed Kashiwa Est	Chiba	732,000	1.9	738,232	622,000	1,279.93	1,192.20	44	5	91.0	11.6	Feb. 13, 2007
C-49	Proceed Kashiwa Nord	Chiba	689,000	1.8	692,320	547,000	1,391.55	1,273.13	47	0	93.7	11.9	Feb. 13, 2007
C-50	Proceed Gyotokuekimae	Chiba	331,000	0.9	321,476	318,000	659.68	631.37	24	3	100.0	12.9	Sept. 4, 2007
C-51	Proceed Funabashi Honcho	Chiba	531,700	1.4	542,759	516,000	996.44	896.75	40	0	95.0	13.1	July 19, 2006
C-52	Proceed Nishikawaguchi	Saitama	881,000	2.3	975,451	676,000	1,630.24	1,473.64	104	2	95.2	14.3	Feb. 10, 1989
C-53	Proceed Gumyoji	Kanagawa	552,000	1.4	627,941	515,000	1,246.48	1,230.83	77	0	93.5	18.1	May 12, 1988
C-54	Proceed Tsurugamine	Kanagawa	356,000	0.9	386,281	322,000	855.00	837.90	50	4	88.0	13.8	Mar. 12, 1991
C-55	Proceed Sagamiotsuka	Kanagawa	234,000	0.6	248,590	182,000	741.24	741.24	29	7	96.1	19.4	Apr. 5, 1991
C-56	Proceed Shinozaki 2	Tokyo	913,300	2.4	923,420	951,000	2,134.07	2,063.87	35	13	98.6	4.6	Sept. 18, 2008
C-57	Proceed Kashiwa Trois	Chiba	537,100	1.4	551,579	571,000	1,149.95	1,121.95	38	6	95.1	12.7	May 8, 2009
Tokyo metropolitan area major cities subtotal			33,093,600	86.4	33,513,383	32,358,770	79,368.31	77,000.24	2,239	472	96.0		

Portfolio List ③ (As of April 30, 2013)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%)	Carrying amount (thousand yen) (at end of 15FP)	Real estate appraisal value (thousand yen) (at end of 15F)	Gross leasable area (Note 2) (㎡)	Leased area (Note 3) (㎡)	Total number of leasable units (Note 4) (units)	Total number of leasable parking spaces (vehicles)	Occupancy rate (Note 5) (%)	PML (%)	Construction completion (Note 6)
G-1	Proceed Hondori	Hokkaido	386,000	1.0	378,116	467,000	2,624.93	2,624.93	67	37	100.0	12.6	Mar. 14, 1989
G-2	Proceed Kanjodori Higashi	Hokkaido	233,700	0.6	246,404	277,900	1,183.47	1,183.47	34	5	100.0	13.5	Oct. 23, 1990
G-3	Proceed Kotoni	Hokkaido	204,900	0.5	219,019	234,300	1,453.27	1,453.27	28	16	100.0	11.7	Oct. 21, 1991
G-4	Proceed Motomachi	Hokkaido	148,700	0.4	142,121	202,300	1,120.81	1,120.81	35	9	100.0	14.0	Feb. 20, 1991
G-5	Proceed Motomachi 2	Hokkaido	85,500	0.2	84,323	115,400	907.29	907.29	19	6	100.0	12.1	Dec. 11, 1990
G-6	Proceed Hakozakigu II	Fukuoka	85,000	0.2	86,363	92,300	415.30	415.30	19	0	100.0	1.2	July 30, 1991
G-7	Proceed Hakozakigu I	Fukuoka	81,300	0.2	82,804	82,200	411.50	411.50	19	0	100.0	1.2	May 1, 1991
G-8	Proceed Taikodori	Aichi	403,400	1.1	364,701	389,700	1,101.56	1,052.94	44	6	100.0	12.8	Mar. 15, 2006
G-9	Proceed Ohashi	Fukuoka	208,500	0.5	229,230	220,000	1,140.00	1,140.00	16	16	100.0	2.3	Feb. 13, 1998
G-10	Proceed Nakagawa	Fukuoka	150,400	0.4	155,499	227,000	1,414.96	1,414.96	38	21	100.0	0.6	July 24, 1990
G-11	Proceed Honamimachi	Aichi	275,000	0.7	259,402	205,400	620.22	620.22	10	8	100.0	12.2	Mar. 27, 2006
G-12	Proceed Higashiohata	Niigata	53,100	0.1	60,638	47,500	296.61	296.61	9	4	76.6	10.4	Nov. 27, 1991
G-13	Proceed Shinsakae	Aichi	792,500	2.1	759,422	772,800	1,958.44	1,934.29	77	11	100.0	5.6	Feb. 28, 2007
G-14	Proceed Chiyoda	Aichi	309,300	0.8	300,714	304,300	922.40	922.40	30	4	96.8	10.4	Mar. 20, 2007
G-15	Proceed Fukuoka Takamiya	Fukuoka	453,600	1.2	455,358	406,000	1,312.29	1,223.18	46	10	95.5	0.7	Mar. 12, 2007
G-16	Proceed Ohorikoen	Fukuoka	452,800	1.2	476,616	318,000	1,128.92	1,108.92	50	8	98.3	1.8	Mar. 21, 1997
Cabinet order designated cities subtotal			4,323,700	11.3	4,300,739	4,362,100	18,011.97	17,830.09	541	161	99.0		
R-1	Proceed Matsuyama	Ehime	77,900	0.2	110,078	86,900	695.06	614.06	17	8	100.0	13.0	Aug. 31, 1991
R-2	Proceed Mito	Ibaraki	383,700	1.0	370,421	388,000	1,223.83	1,223.83	36	7	94.4	9.7	Jan. 7, 2007
R-3	Proceed Mito 2	Ibaraki	416,900	1.1	417,819	438,000	1,381.34	1,181.84	36	25	100.0	10.3	Mar. 11, 2008
Regional area major cities subtotal			878,500	2.3	898,319	912,900	3,300.23	3,019.73	89	40	97.9		
Portfolio total			38,295,800	100.0	38,712,441	37,633,770	100,927.76	97,850.06	2,869	673	96.6	7.1 (Note 9)	

(Note 1) "Property No." is the properties grouped into 3 classifications "C" (= Tokyo metropolitan area major cities), "G" (= Cabinet order designated cities) and "R" (= Regional area major cities), and numbered per classification.

(Note 2) "Gross leasable area" is the area that is leasable for residential, office, retail and other uses (excluding common-use portions).

(Note 3) "Leased area" is gross leasable area of which, in the case of a "pass-through" type master lease agreement, is the sum total of the subleased floor area based on the sublease agreement between the master lease company and end-tenants and, in the case of a "pass-through and fixed-rent" type master lease agreement and "fixed-rent" type master lease agreement, is the sum total of the leased floor area based on the master lease agreement.

(Note 4) "Total number of leasable units" is the number of units that are leasable for residential, office, retail and other uses.

(Note 5) "Occupancy rate" is the leased area expressed as a percentage of gross leasable area of the respective property as of April 30, 2013, rounded to one decimal place.

(Note 6) "Construction completion" is the date stated in the real estate registry transcript.

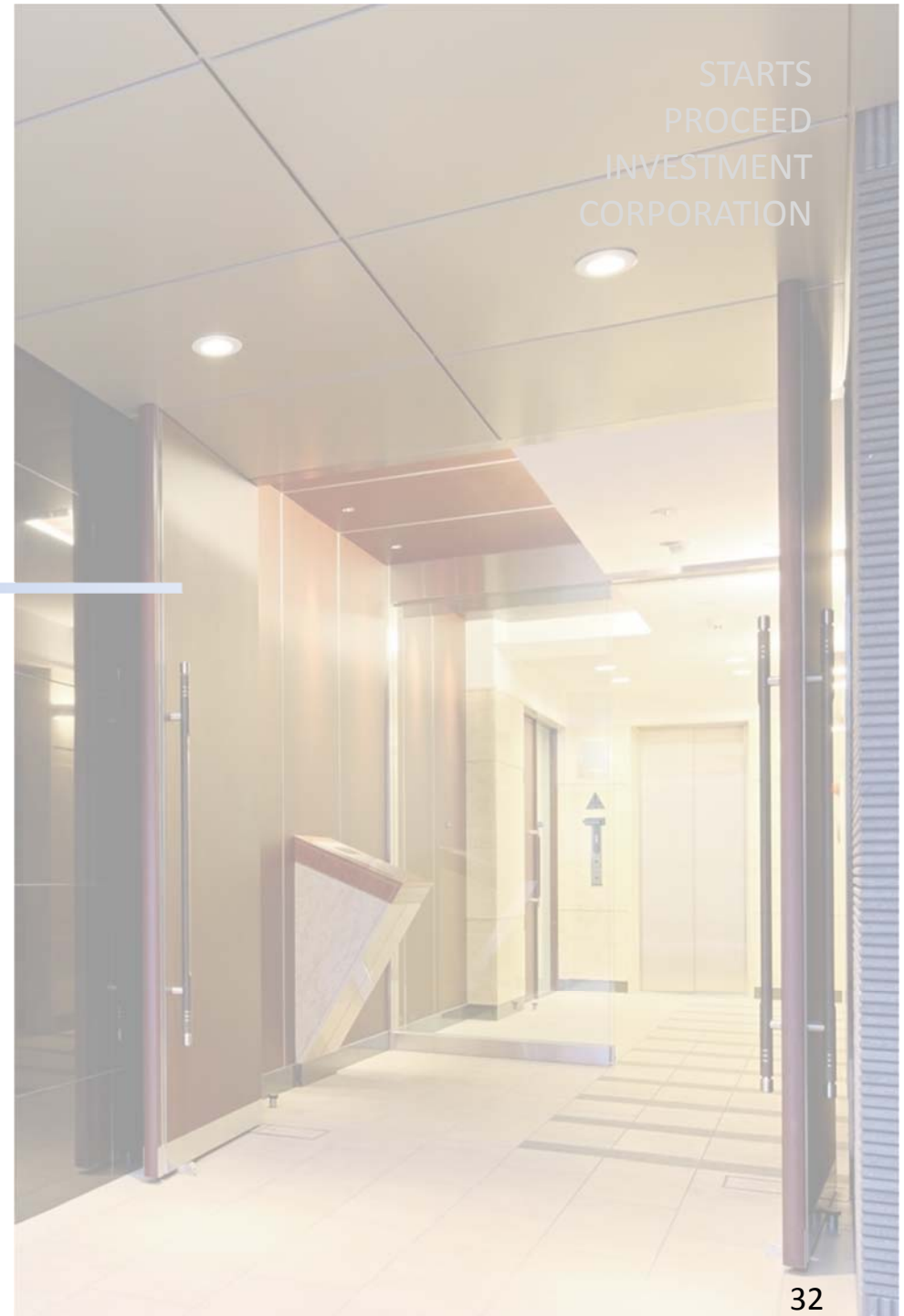
(Note 7) The right to the land of (C-41) Proceed Nishiarai is a 50-year fixed-term land leasehold right. In addition, as (C-41) Proceed Nishiarai comprises 4 independent buildings, PML for each of the 4 buildings is shown.

(Note 8) As (C-44) Proceed Nakagawara comprises 2 independent buildings, PML for each of the 2 buildings is shown.

(Note 9) PML for the portfolio, excluding (C-56) Proceed Shinozaki 2, (C-57) Proceed Kashiwa Trois and (R-3) Proceed Mito 2, totaling 73 properties (77 buildings) is 7.1%.

(Note 10) Earthquake insurance is taken out for all properties.

(4) Management Company Overview



- Established Oct. 31, 2001
- History
 - Dec. 22, 2001 Obtained building lots and buildings transaction business license (Tokyo Governor (1) No.80325)
 - Nov. 11, 2004 Obtained discretionary transaction agent and other approval under Building Lots and Buildings Transaction Business Act (Minister of Land, Infrastructure, Transport and Tourism Approval No. 25)
 - Dec. 20, 2004 Obtained investment corporation asset management business approval (Prime Minister No. 36)
 - Sept. 30, 2007 Registered as financial instruments business operator under Financial Instruments and Exchange Act (Director-General of the Kanto Local Finance Bureau (Kinsho) No. 343)
 - Oct. 1, 2010 Commenced real estate consulting business operations
Changed trade name from Starts Asset Management Investment Trust Co., Ltd. to Starts Asset Management Co., Ltd.

■ Outline

President Kazuya Hiraide

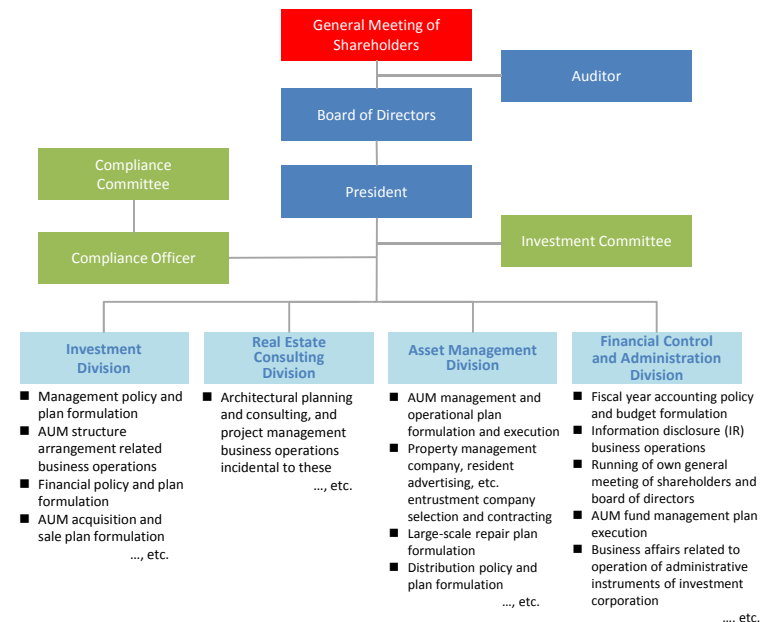
Head office location 2-1-14 Nihonbashi, Chuo-ku, Tokyo

Line of business Investment management business and real estate consulting business

Capital stock 150,000,000 yen

Shareholder Starts Corporation Inc. (100%)

■ Organizational Chart



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