



Financial Results Briefing

16th Fiscal Period (six months ended October 31, 2013)



Starts Proceed
Investment Corporation

Starts Proceed Investment Corporation

Starts Asset Management Co., Ltd.



Starts Asset Management
Company Limited

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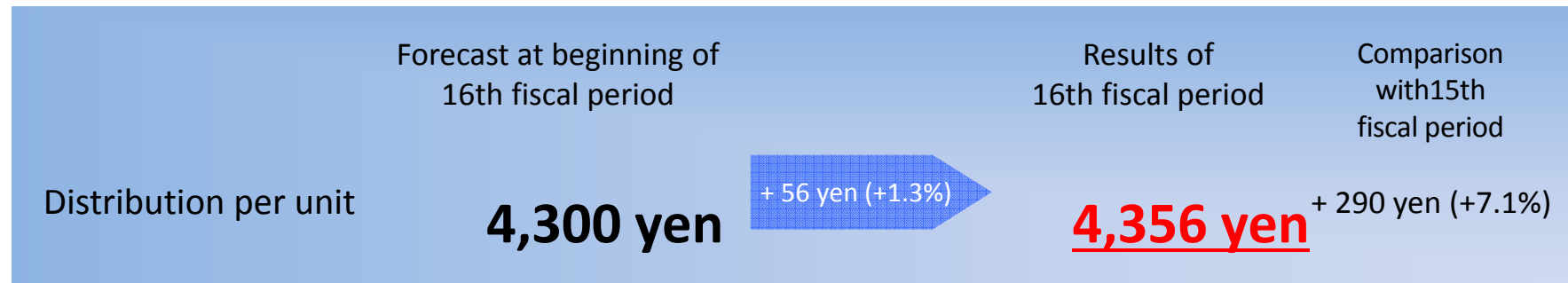
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(1) 16th Fiscal Period Financial Results Summary



■ Achieved Results Exceeding Forecast at Beginning of Period in 16th Fiscal Period



■ Overview of Portfolio Assets at End of 16th Fiscal Period (October 31, 2013)

Total acquisition price	<u>47,836 million yen</u> (+9,540 million yen)	Total number of leasable units	<u>3,558 units</u> (+ 686 units)
Number of properties	<u>88 properties</u> (+ 12 properties)	Total number of leasable parking spaces	<u>819 vehicles</u> (+ 146 vehicles)
Gross leasable area	<u>124,215.04m²</u> (+23,287.28m ²)	Occupancy rate (at end of 16th fiscal period)	<u>96.3%</u>

16th Fiscal Period Financial Results:
Comparison between Previous Period Results and Beginning of Period Forecast



(Unit: million yen)

	15th FP results	16th FP forecast	16th FP results	Difference from 15th FP results	Reason for difference	Difference from 16th FP forecast	Reason for difference
Operating revenue	1,519	1,895	1,903	384	Acquired 12 properties	7	Increase in rent revenue
Operating expenses	858	1054	1,061	203		6	
[Of which, expenses related to rent business]	(675)	(839)	(849)	(174)	Acquired 12 properties	11	Increase in SGA 5 Increase in advertising expenses
Operating income	660	841	842	182	Acquired 12 properties	0	
Non-operating income	4	4	8	4		4	Increase in insurance income, etc.
Non-operating expenses	225	222	217	-8	Decrease in loss on consumption taxes difference, etc.	-4	
Ordinary income	440	624	633	193		8	
Net income	439	623	631	192		8	

Distribution
16th FP: 4,356 yen

Difference from 15th Fiscal Period Results
Attributable to acquisition of 12 properties. Recording of fixed asset tax in acquisition book value, generation of gain on consumption taxes difference, etc., resulting in approximately 50 million yen contribution to revenue (impacts acquisition period only).

Difference from 16th 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 16th fiscal period are calculated based on certain assumptions as at April 15, 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 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.

Management Forecast for 17th and 18th Fiscal Periods



Unit: million yen

	16th FP results	17th FP forecast	Difference from 16th FP Results	Reason for difference	18th FP forecast	Difference from 17th FP forecast	Reason for difference
Operating revenue	1,903	1,927	23	Seasonal fluctuations, etc. (fiscal-year-end key money, etc.)	1,924	-3	Seasonal fluctuations, etc.
Operating expenses	1,061	1,106	45	Loss on consumption taxes difference	1,122	15	Loss on consumption taxes difference
[Of which, expenses related to rent business]	(849)	(867)	18	Fixed asset and city planning taxes partially expensed, advertising expenses, and renewal fees	(873)	(5)	Fixed asset and city planning taxes expensed
Operating income	842	820	-21	—	801	-19	—
Non-operating income	8	1	-6	Insurance income, and gain on consumption taxes difference	1	-	—
Non-operating expenses	217	219	1	Interest expenses	220	1	—
Ordinary income	633	603	-29	—	583	-20	—
Net income	631	601	-29	—	581	-20	—
Distribution per unit (yen)	4,356	4,150	-206	—	4,010	-140	—
Acquisition price	47,836	47,836	-	—	47,836	-	—
Number of properties (properties)	88	88	-	—	88	-	—
Total number of units (units)	3,558	3,558	-	—	3,558	-	—
Interest-bearing liabilities outstanding	25,229	25,098	-131	Contractual repayments	24,967	-131	Contractual repayments

Forecast distribution

17th FP: 4,150 yen

18th FP: 4,010 yen

17th Fiscal Period Forecast

Absence of recording of consumption taxes difference accompanying property acquisitions in previous period is forecast to result in decrease in distributions.

Recording of consumption tax rate as 8% in part in line with actual situation.

18th Fiscal Period Forecast

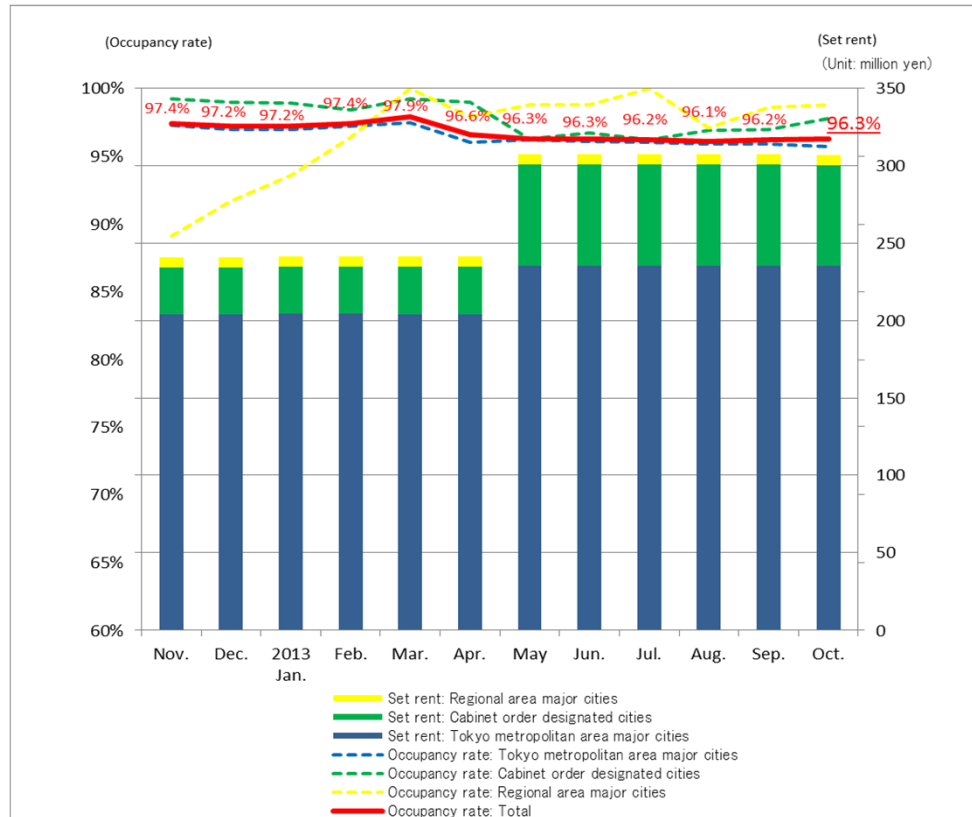
Recording of consumption tax rate as 8% throughout entire period. Recording of real estate taxes for acquired properties is forecast to result in decrease in distributions.

(Note) The forecast figures for the 17th and 18th fiscal periods above are calculated based on certain assumptions as at December 16, 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.

(Note 1)

Changes in Period-Round Occupancy Rate

Changes in Occupancy Rate

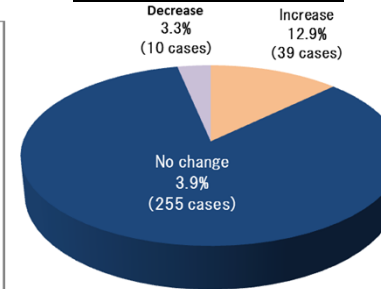


- Occupancy rate during the period maintained at a stable level of over 96%. In addition, the average occupancy rate during the period was 96.3% (96.6% in previous period).
- For resident renewal agreements during the period, 255 cases (83.8%) of the total of 304 cases were concluded with no change between the rent before and after the revision.
- For key money of new agreements, key money of 2,395 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.
 (Note 3) For the same properties as the 15th fiscal period, the total amount of set key money is 0.82 months’ worth of rent. For the 12 newly-acquired properties, the total amount of set key money is 0.72 months’ worth of rent.

Renewal / Newly-Advertised Conditions Setting

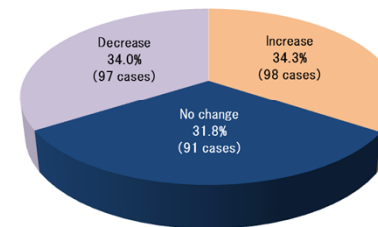
Renewal Rent Revision



(Unit: thousand yen)

	Cases	Change
Increase	39 cases	60
No change	255 cases	-
Decrease	10 cases	-57
Total	304 cases	3

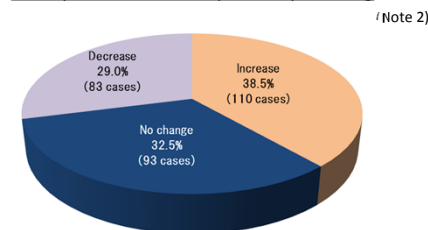
Newly-Advertised Rent Setting



(Unit: thousand yen)

	Cases	Change
Increase	98 cases	282
No change	91 cases	-
Decrease	97 cases	-686
Total	286 cases	-403

Newly-Advertised Key Money Setting



(Note 2)

	Cases	Change
Increase	110 cases	8,354
No change	93 cases	-
Decrease	83 cases	-5,959
Total	286 cases	2,395

Comparison between Set Key Money Total Amount and Set Rent

(at end of period) (Note 3)

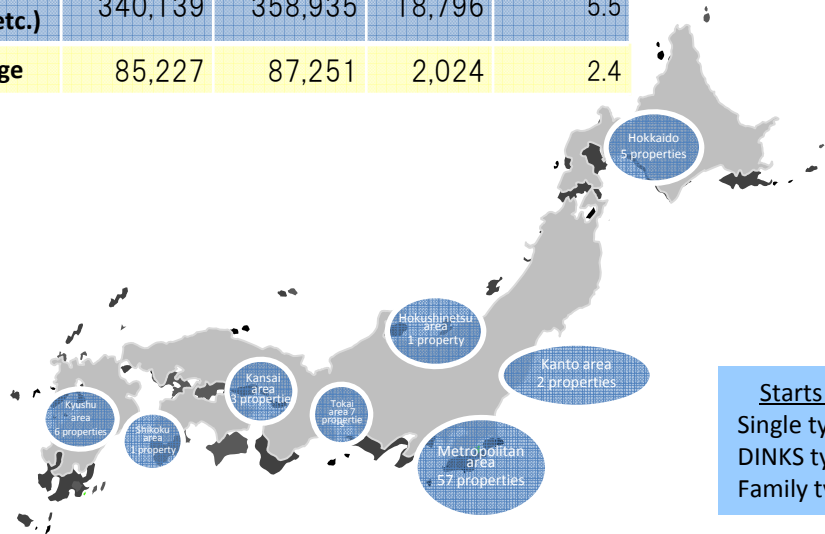
	14th FP	15th FP	16th FP
Total (thousand yen)	141,751	141,751	182,693
Comparison with set rent (months)	0.83	0.83	0.79

■ Characteristics of Rental Housing in Which Starts Proceed Primarily Invests

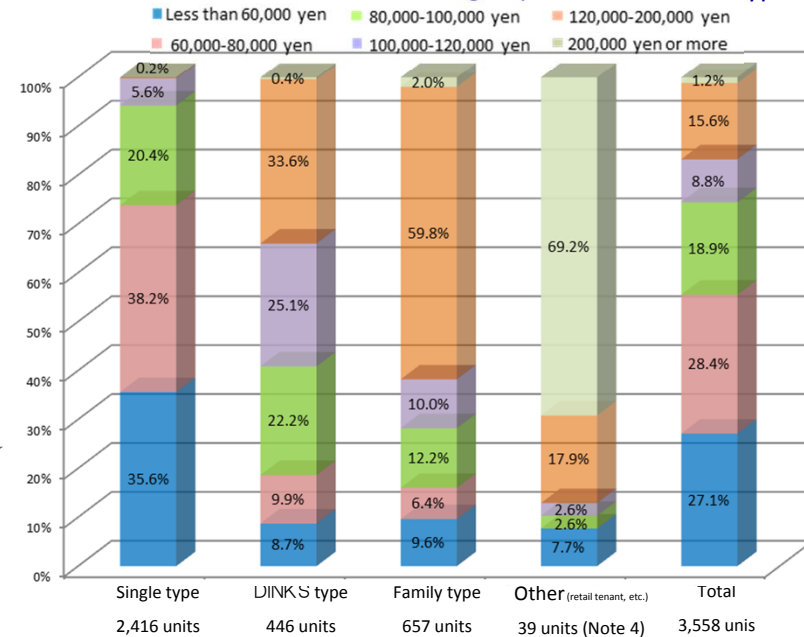
Investment is diversified across the single type to family type in an aim to build a portfolio that can respond to rent market, resident demand and other fluctuations as much as possible. In addition, rather than large-scale high-rent properties, **investment is made primarily in rental housing for middle-income 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 (%)
	15th FP	16th FP		
Single type	67,140	68,256	1,116	1.7
DINKS type	94,298	104,381	10,083	10.7
Family type	125,374	129,349	3,975	3.2
Other (retail tenant, etc.)	340,139	358,935	18,796	5.5
Overall average	85,227	87,251	2,024	2.4



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



Starts Proceed Portfolio Characteristics = Targeted at Middle-Income Households

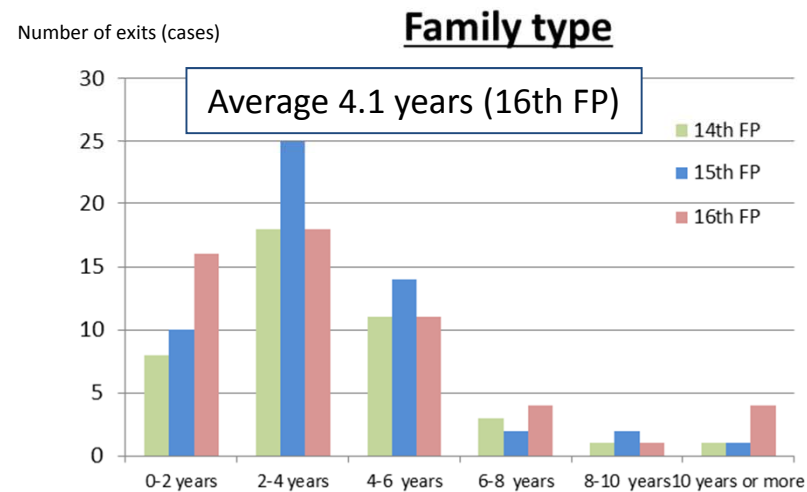
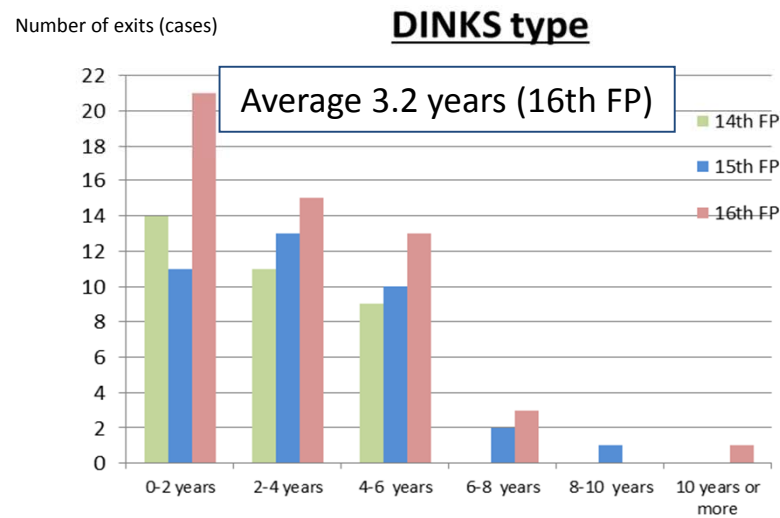
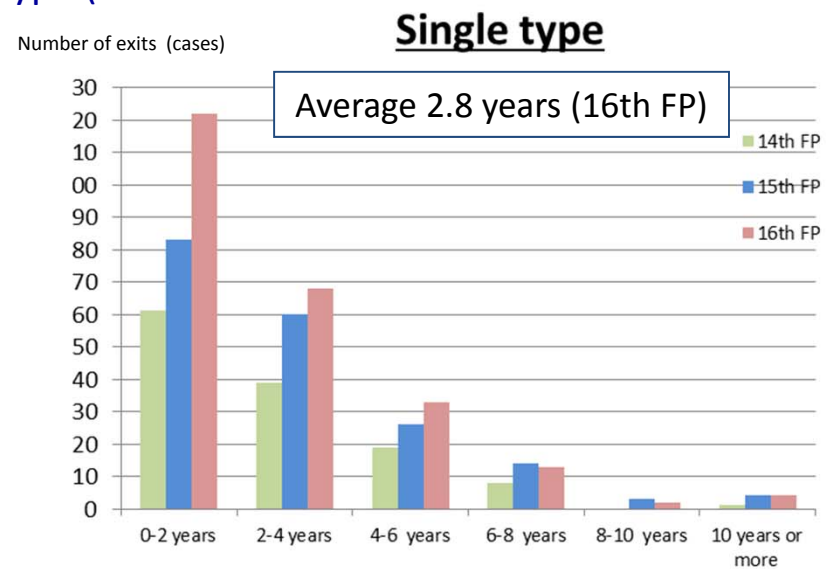
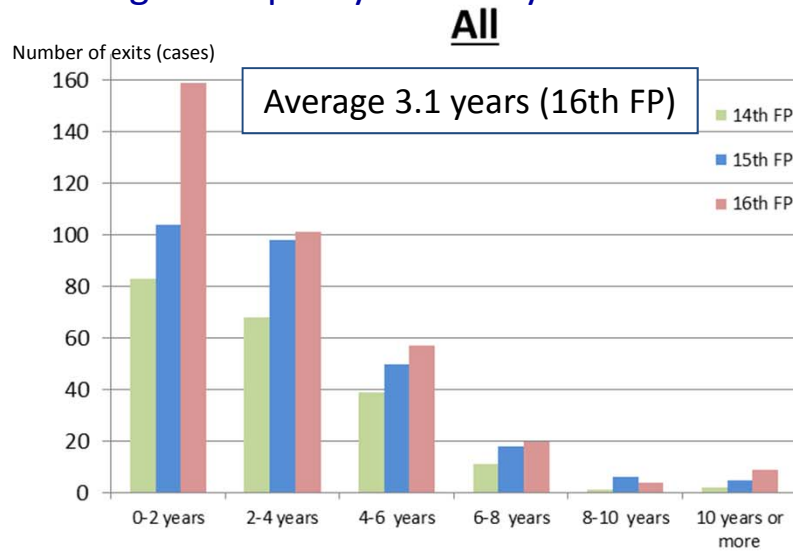
Single type Rent range of 60,000 yen or more, but less than 100,000 yen : 58.7%

DINKS type Rent range of 80,000 yen or more, but less than 120,000 yen : 47.3%

Family type Rent range of less than 120,000 yen : 38.2%

(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 16th fiscal period (October 31, 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 14th-16th Fiscal Period Resident Exits)



The average occupancy period of all residents who exited in the 16th fiscal period was **3.1** years, which is **0.3** years shorter in comparison with the 15th 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	15th FP	16th FP	15th FP	16th FP	15th FP	16th FP	15th FP	16th FP	15th FP
Tokyo metropolitan area major cities	37,316	78.0	32,358	37,149	96.0	95.4	966	1,096	5.8	5.9	6.0	5.9
Cabinet order designated cities	9,641	20.2	4,362	9,952	99.0	96.0	149	314	6.9	6.5	6.8	6.3
Regional area major cities	878	1.8	912	927	97.9	98.8	31	33	7.2	7.5	6.9	7.1
Total	47,836	100	37,633	48,030	96.6	96.3	1,146	1,443	6.0	6.0	6.1	6.0

In the 16th fiscal period, while acquiring 12 properties at 9.5 billion yen, appraisal value increased by 10.3 billion yen.

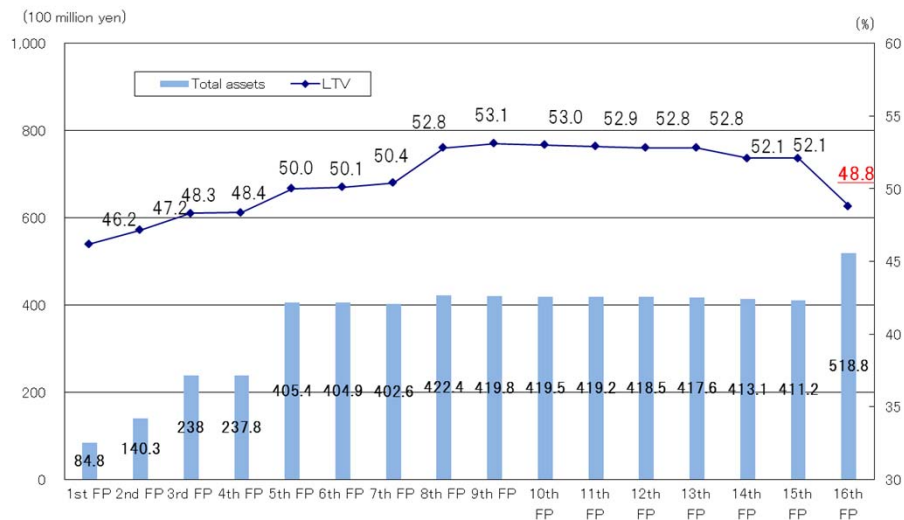
For the entire portfolio of 88 properties, the NOI yield based on acquisition price and that based on appraisal value were both **6.0%**.

■ (C-9) Proceed Gyotoku: 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 Gyotoku, the common-use portion was renovated.



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 16th Fiscal Period (October 31, 2013)

(Unit: million yen)

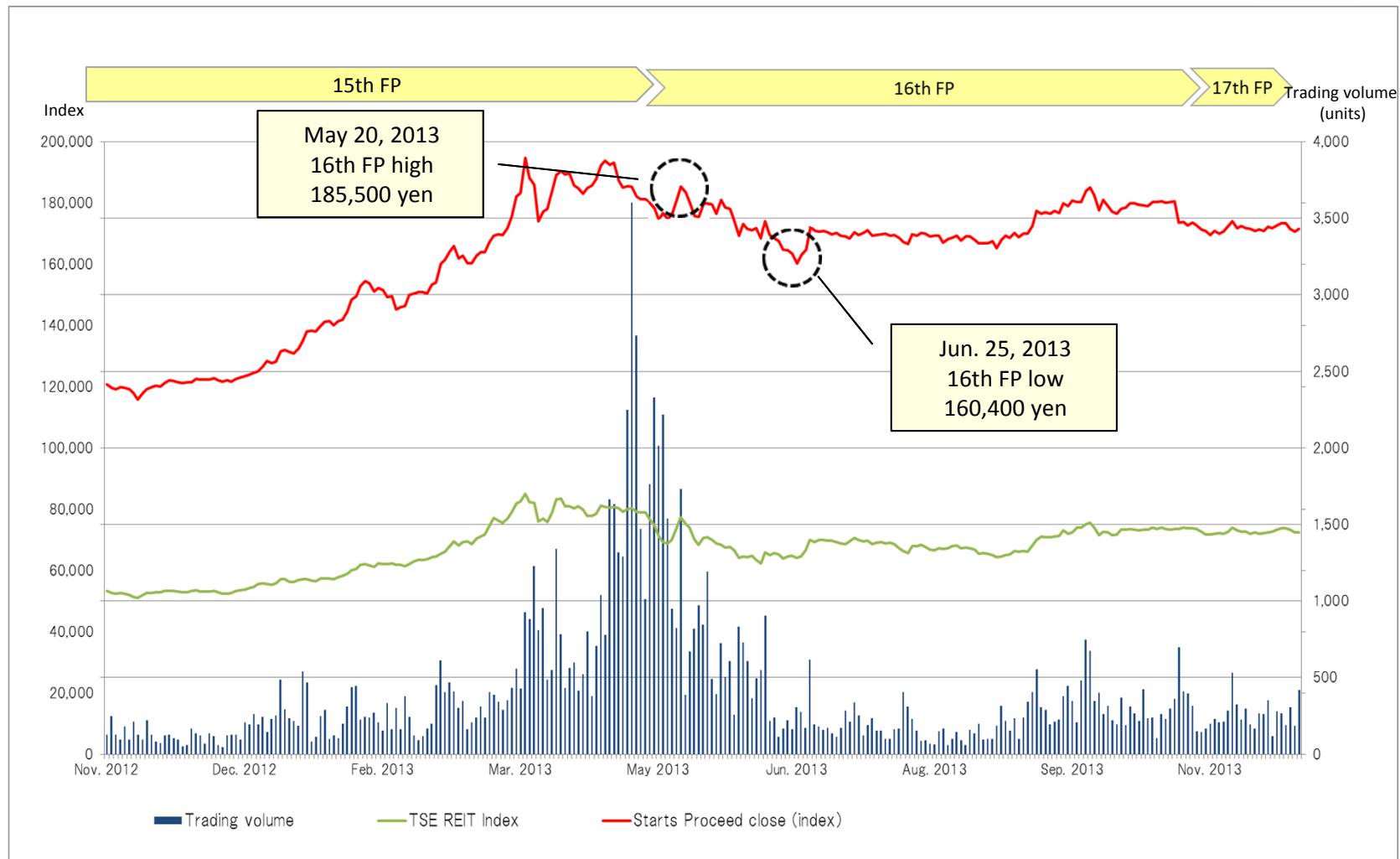
	Loan balance
Short-term loans payable	8,593
Current portion of long-term loans payable	1,580
Long-term loans payable	13,056
Total loans	23,229
Investment corporation bonds	2,000
Total of loans and investment corporation bonds	25,229
LTV ratio (%)	48.5

Changes in Borrowing Costs



- Newly borrowed 3.9 billion yen for acquisition of 12 properties at 9.5 billion yen on May 1, 2013. Due in part to steady stock prices, managed to lower LTV by 3.6 points to 48.5%.
- 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 December 6, 2013, based on the 111,300 yen closing investment unit price at the beginning of Starts Proceed's 15th fiscal period (November 1, 2012) and the 970.58 TSE REIT Index on said date set as 100.

During the 16th fiscal period, the investment unit price was a high of **185,500 yen** (May 20, 2013) and a low of **160,400 yen** (June 25, 2013), based on closing price.

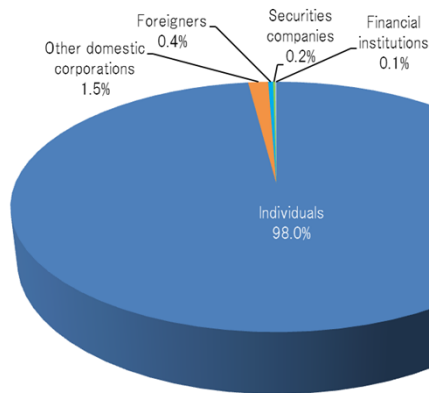
Status of Unitholders (As of October 31, 2013)



Composition of Unitholders and Investment Units at End of 16th Fiscal Period

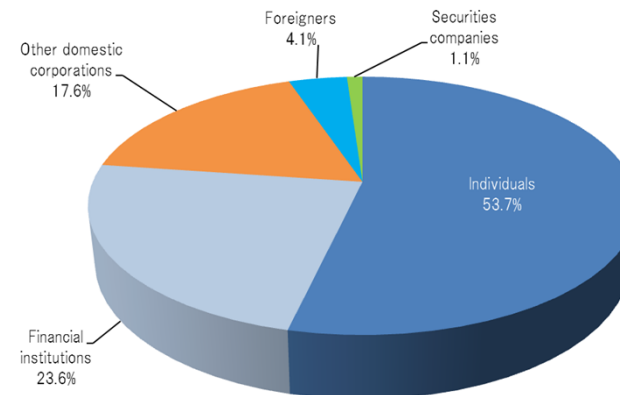
Number of unitholders
13,238 unitholders

Individuals
98.0%



Number of investment units
144,977 units

Individuals
53.7%

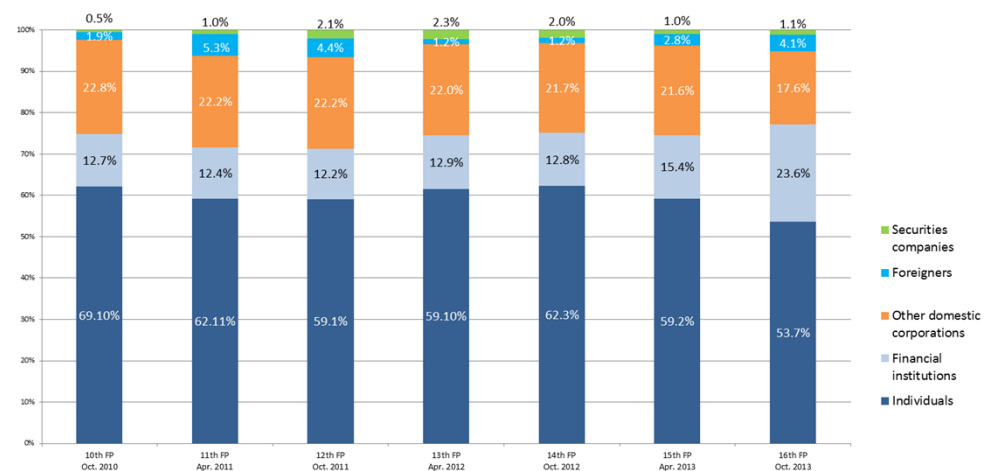


Major Unitholders at End of 16th Fiscal Period (October 31, 2013)

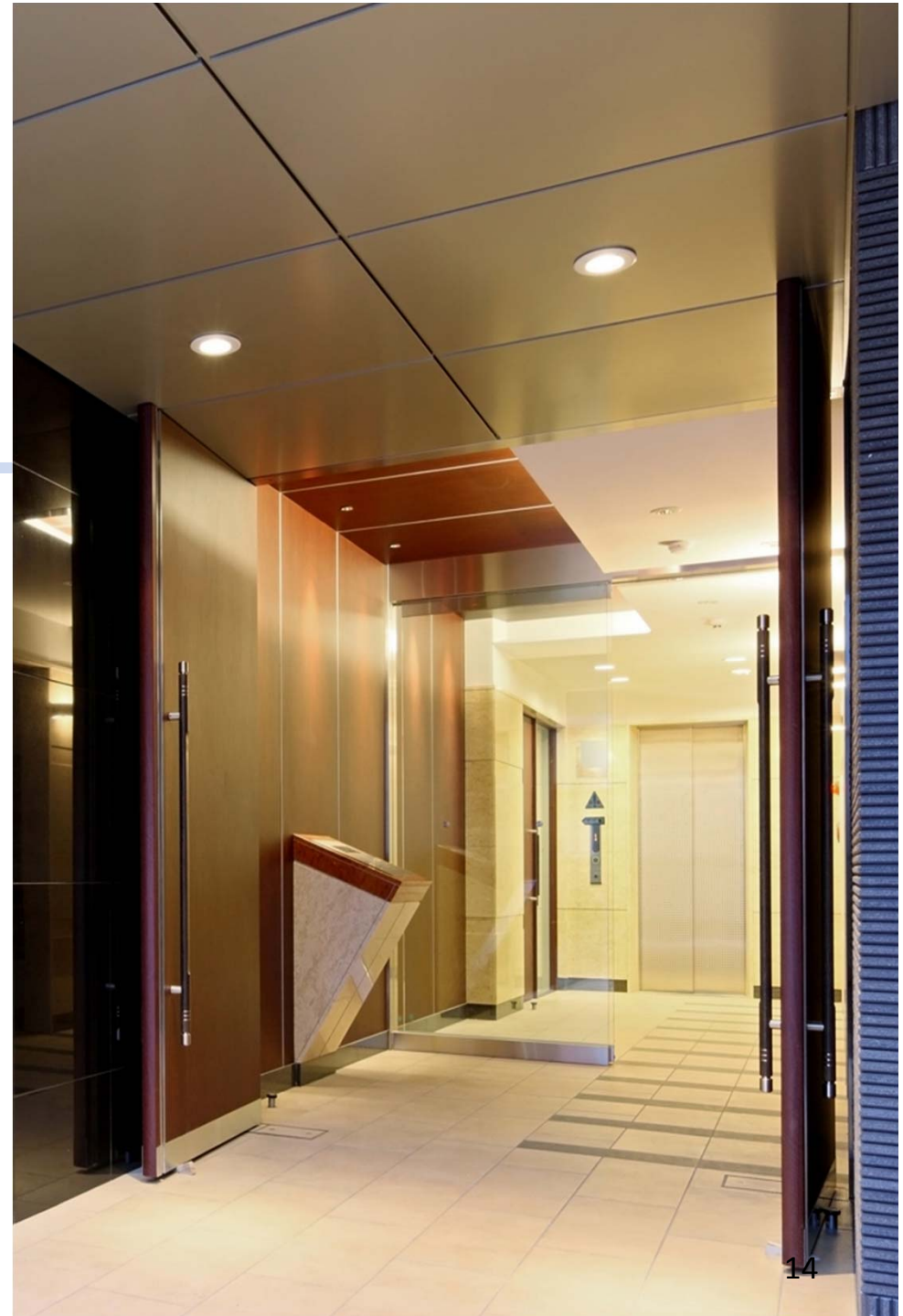
	Name	Number of investment units held (units)	As a percentage of investment units issued and outstanding (%) (Note)
1	Starts Corporation Inc.	21,311	14.69
2	Japan Trustee Services Bank, Ltd. (Trust Account)	17,250	11.89
3	The Master Trust Bank of Japan, Ltd. (Trust Account)	5,883	4.05
4	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	5,324	3.67
5	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	4,978	3.43
6	JP MORGAN CHASE BANK 380180	3,291	2.27
7	Hisaji Muraishi	500	0.34
8	MONEX, Inc.	482	0.33
9	Mizuho Trust & Banking Co., Ltd. Securities Management Account	400	0.27
10	Takao Yasuda	380	0.26
11	Osamu Takada	376	0.25
11	Morito Togawa	376	0.25
13	Keiko Takada	370	0.25
14	NOMURA INTERNATIONAL PLC LONDON SECURITY LENDING	347	0.23
15	Kenichiro Kanazawa	338	0.23
16	Tsuyoshi Tabata	310	0.21
17	Kenichi Sato	301	0.20
18	Edgar Wilson Barksdale	292	0.20
19	Tadahiro Kanbayashi	290	0.20
20	BBH FOR VANGUARD GLOBAL EX-U.S. REAL ESTATE INDEX FUND	276	0.19
	Total	63,075	43.50

(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 (10th to 16th Fiscal Periods)



(2) Future Management Policy



Main Initiatives in 16th Fiscal Period

New Initiatives from 17th Fiscal Period (six months ending April 30, 2014)

Main Initiatives in 16th Fiscal Period		New Initiatives from 17th Fiscal Period (six months ending April 30, 2014)	
External Growth	<ul style="list-style-type: none"> ● Implementation of capital increase through public offering on May 1, 2013 (12 properties / 9.5 billion yen) 		<ul style="list-style-type: none"> ○ Acquisition/Replacement of assets ○ Medium- to long-term target of 100 billion yen in asset size
Internal Growth	<ul style="list-style-type: none"> ● Completion of (C-9) Proceed Gyotoku exterior renovation ● Upgrading of facilities within residential units <ul style="list-style-type: none"> · Bathroom vanity → Bathroom vanity with shower function · Toilet → Toilet with bidet function · Bathroom ventilation fan → Bathroom ventilation fan with heating and drying function ● Strengthening of leasing <ul style="list-style-type: none"> · Installment of showrooms · Instruction on improvement of property postings on property management company website 		<ul style="list-style-type: none"> ○ (C-4) Proceed Sangenjaya Room 502 Value enhancement construction work ○ (C-46) Proceed Chitosekarasuyama Entrance renewal, and installment of automatic lock system and parcel delivery boxes ○ Timely upgrading of facilities within residential units ○ Further reduction of regular maintenance costs <ul style="list-style-type: none"> · Negotiation of costs · Consideration of specifications ○ Further strengthening of collaboration with property management company <ul style="list-style-type: none"> · Weekly leasing meetings + On-site meetings at advertising agencies · Installment of showrooms for vacant residential units
Financial Strategy	<ul style="list-style-type: none"> ● Enhancement of bank formation (addition of Sumitomo Mitsui Trust Bank) ● Extension and laddering of repayment dates (May 2013 refinancing) 		<ul style="list-style-type: none"> ○ Maintaining and reduction of borrowing costs (November 2013 refinancing) ○ Further strengthening of financial base through lowering of LTV and extension and laddering of repayment dates ○ Consideration of conversion of interest into fixed rates

Securing of stable distributions

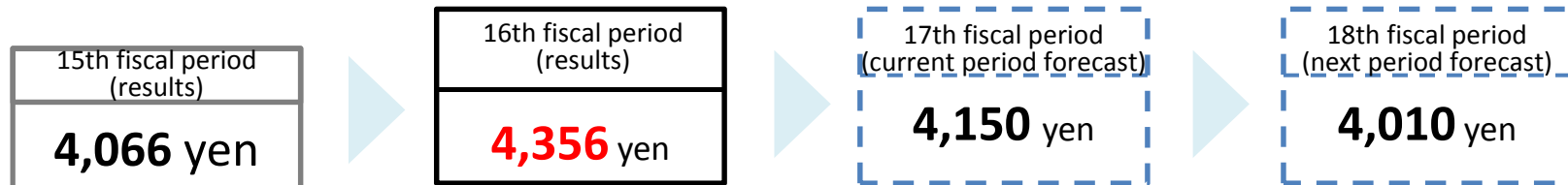
Implementation of First Offering Since Listing on TSE

- 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

Maintaining of Distributions Level

- Implementation of capital increase through public offering timed to market upturn led to realization of capital increase at a premium. Maintained distributions level even when factoring in impact of increase in consumption taxes.



Realization of Qualitative Enhancement of Portfolio

- Acquisition of large-scale development property leveraging Starts Group know-how
- Acquisition of seismic isolated properties constructed by Starts CAM Co., Ltd.

(C-58) Proceed Shinozaki Tower

(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



Passageway directly connected to Shinozaki Station

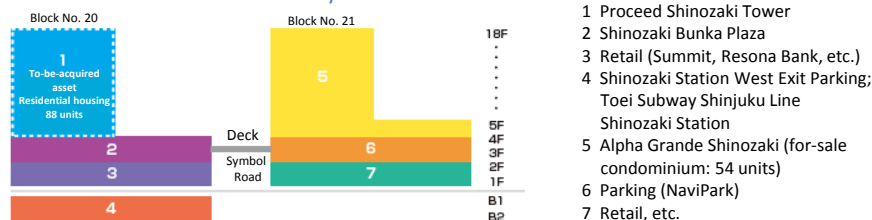


Summit Shinozaki Twin Place Store



Shinozaki Library

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



G-17 PROCEED KANAYAMA



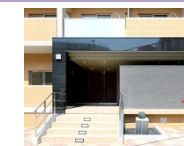
Location	3-chome, Kanayama, Naka-ku, Nagoya-shi, Aichi
Structure; Floors	RC; 14F
Total number of leasable units	94
Total number of leasable parking spaces	18



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



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 the 12 assets acquired upon capital increase through public offering expressed as a percentage of the sum total of gross leasable area of the acquired assets as 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



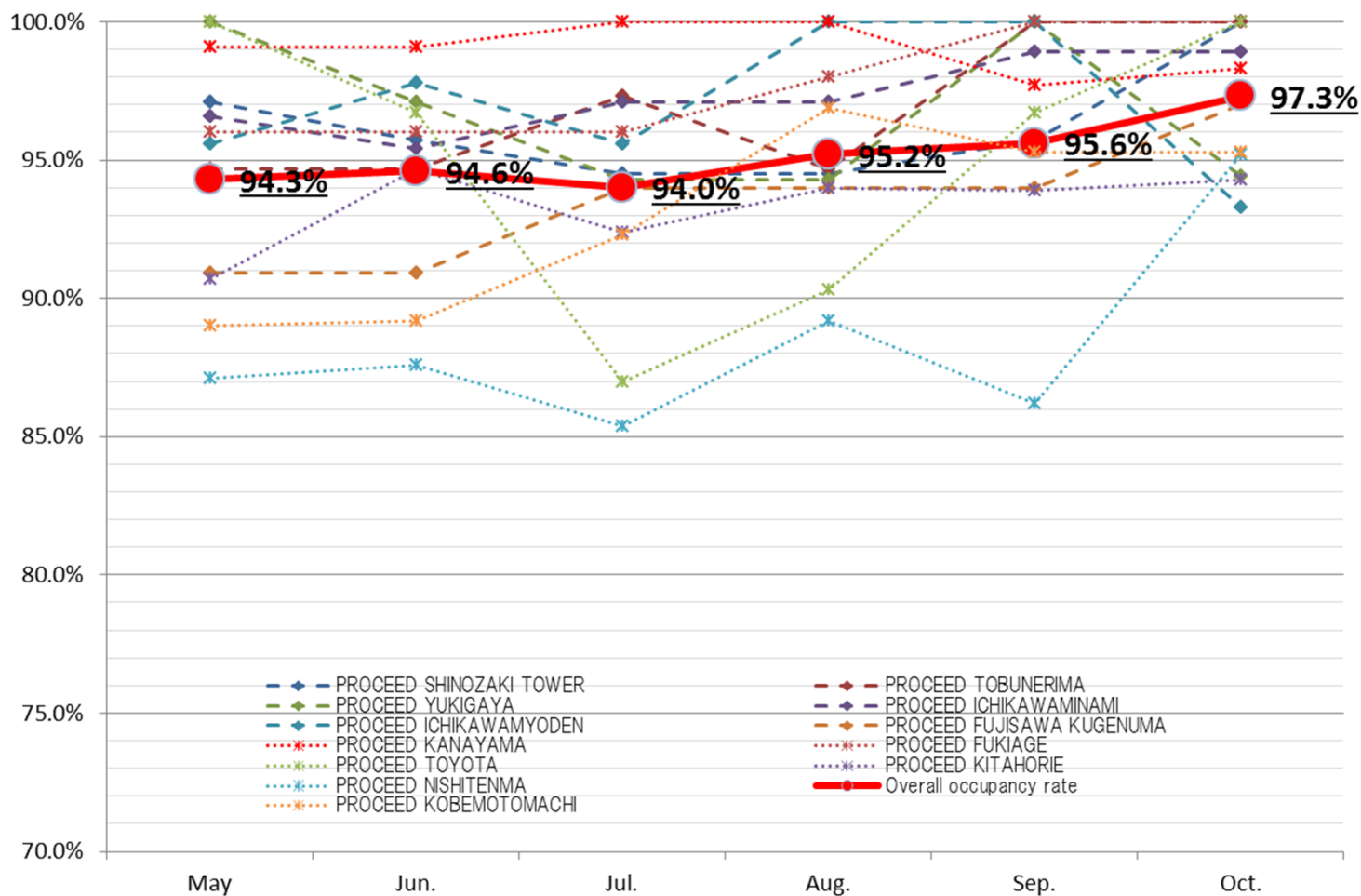
Location 3-chome, Nishitenma, Kita-ku, Osaka-shi, Osaka
 Structure; Floors RC; 10F
 Total number of leasable units 56
 Total number of leasable parking spaces 3

G-22 PROCEED KOBEMOTOMACHI



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

Changes in Occupancy Rate of Assets Acquired upon Capital Increase through Public Offering in 16th Fiscal Period



The occupancy rate of the 12 properties acquired upon the capital increase through public offering was 94.3% at the end of May 2013, but increased to 97.3% as at the end of the 16th fiscal period (end of October 2013) after the acquisition by Starts Proceed.

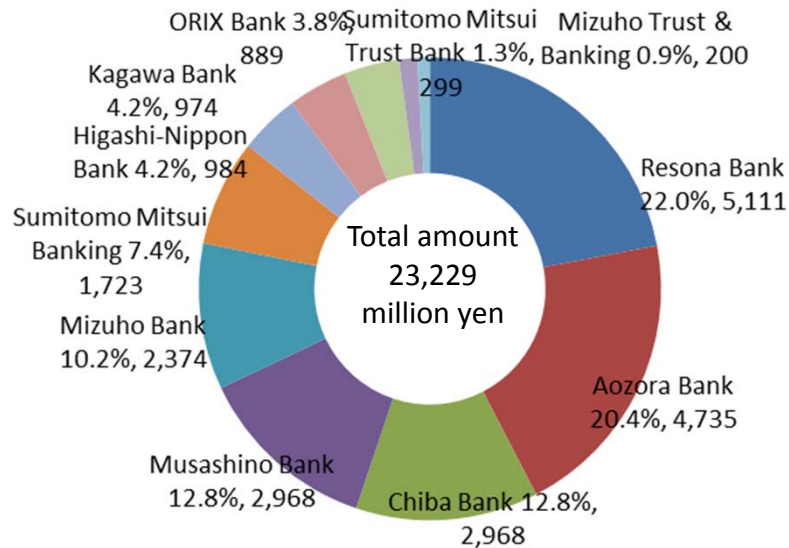
Overview of November 25, 2013 Refinancing

November 25, 2013 Refinancing Loans

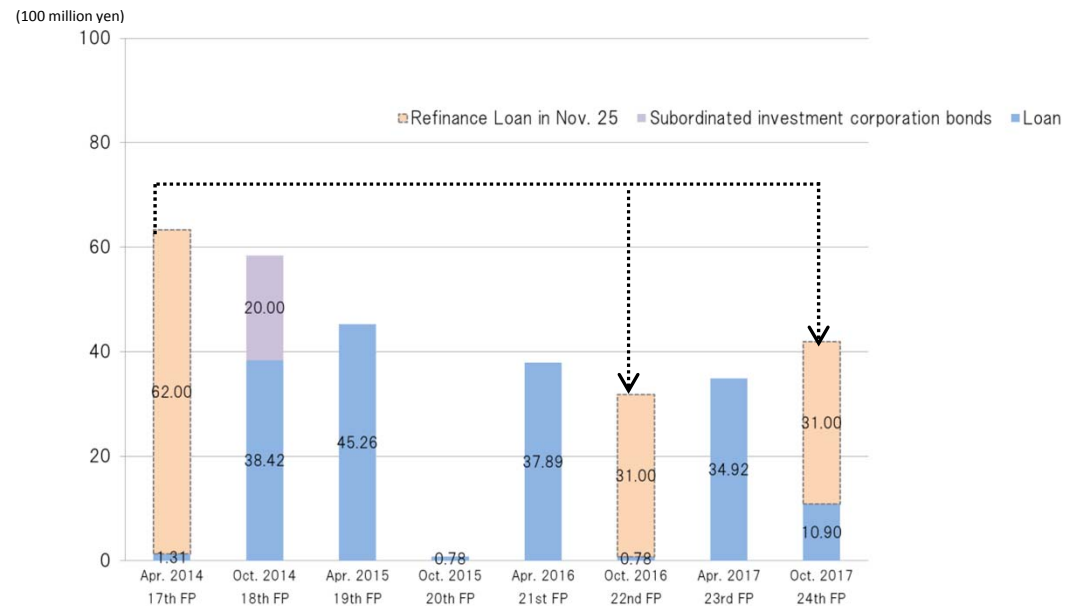
Term Loan		J
Term		1 year
Total amount		6,200 mm yen
Breakdown	Resona Bank	1,300 mm yen
	Sumitomo Mitsui Banking	1,000 mm yen
	Chiba Bank	1,000 mm yen
	Musashino Bank	1,000 mm yen
	Aozora Bank	900 mm yen
	Higashi-Nippon Bank	500 mm yen
	ORIX Bank	300 mm yen
	Mizuho Trust & Banking	200 mm yen
Interest rate		1-month Japanese Yen TIBOR+0.6%
Repayment method		Lump-sum repayment on repayment date

Term Loan		Q	R
Term		2 years 6 months	3 years 6 months
Total amount		3,100 mm yen	3,100 mm yen
Breakdown	Resona Bank	650 mm yen	650 mm yen
	Sumitomo Mitsui Banking	500 mm yen	500 mm yen
	Chiba Bank	500 mm yen	500 mm yen
	Musashino Bank	500 mm yen	500 mm yen
	Aozora Bank	450 mm yen	450 mm yen
	Higashi-Nippon Bank	250 mm yen	250 mm yen
	ORIX Bank	150 mm yen	150 mm yen
	Mizuho Trust & Banking	100 mm yen	100 mm yen
Interest rate		1-month Japanese Yen TIBOR+0.85%	1-month Japanese Yen TIBOR+1.00%
Repayment method		Lump-sum repayment on repayment date	Lump-sum repayment on repayment date

Change in Allocation of Total Loan Amount after Refinancing

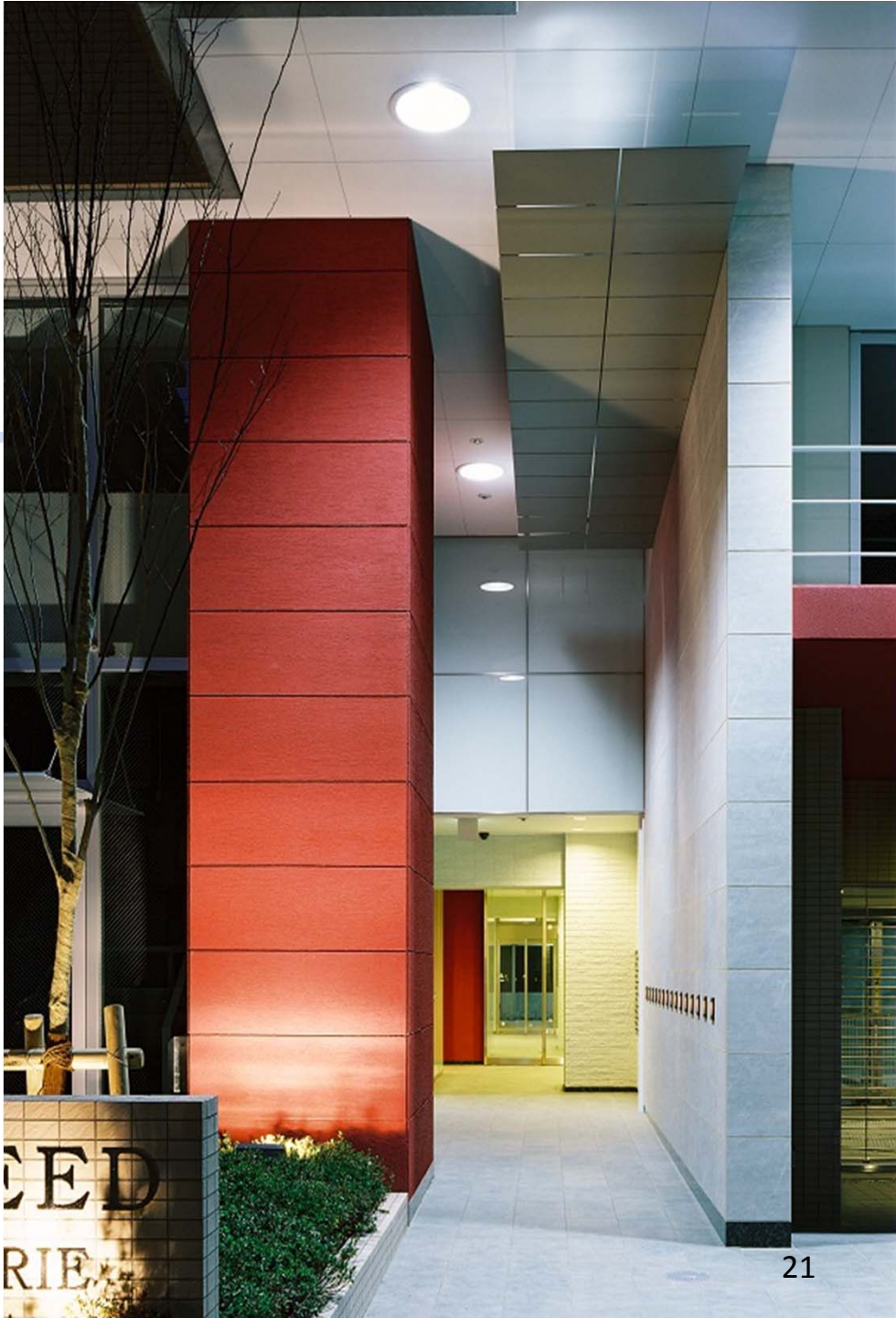


Status of Laddering of Interest-Bearing Liabilities after Refinancing



- Laddering of repayment periods (6.2 billion yen → Divided into 3.1 billion yen each)
- Extension of repayment periods (1 year → 2.5 years and 3.5 years)

(3) Reference Materials



Balance Sheets



(Unit: thousand yen)

	15th Fiscal Period (As of Apr. 30, 2013)	16th Fiscal Period (As of Oct. 31, 2013)	Change
Assets			
Current assets			
Cash and deposits	786,274	1,165,534	379,260
Cash and deposits in trust *	1,075,626	1,295,862	220,236
Operating accounts receivable	16,890	19,047	2,157
Prepaid expenses	61,432	99,474	38,042
Deferred tax assets	17	56	39
Consumption taxes receivable	-	23,866	23,866
Other	874	1,614	740
Total current assets	1,941,115	2,605,458	664,342
Noncurrent assets			
Property, plant and equipment			
Buildings in trust *	20,844,411	26,862,639	6,018,227
Accumulated depreciation	(3,067,663)	(3,417,807)	(350,143)
Buildings in trust, net	17,776,748	23,444,831	5,668,083
Structures in trust *	809,025	932,236	123,211
Accumulated depreciation	(264,880)	(292,896)	(28,016)
Structures in trust, net	544,144	639,340	95,195
Machinery and equipment in trust	5,376	5,376	-
Accumulated depreciation	(101)	(406)	(304)
Machinery and equipment in trust, net *	5,274	4,970	(304)
Tools, furniture and fixtures in trust	147,849	174,901	27,052
Accumulated depreciation	(47,538)	(58,374)	(10,835)
Tools, furniture and fixtures in trust, net *	100,310	116,527	16,217
Land in trust *	20,285,963	24,535,366	4,249,402
Total property, plant and equipment	38,712,441	48,741,035	10,028,594
Investments and other assets			
Lease and guarantee deposits	10,000	10,000	-
Lease and guarantee deposits in trust	400,329	518,534	118,205
Long-term prepaid expenses	49,870	77,848	27,978
Other	6,235	6,872	636
Total investments and other assets	466,435	613,255	146,820
Total noncurrent assets	39,178,876	49,354,291	10,175,414
Deferred assets			
Investment corporation bond issuance costs	4,494	2,907	(1,586)
Investment unit issuance costs	-	18,660	18,660
Total deferred assets	4,494	21,568	17,074
Total assets	41,124,486	51,981,318	10,856,831

	15th Fiscal Period (As of Apr. 30, 2013)	16th Fiscal Period (As of Oct. 31, 2013)	Change
Liabilities			
Current liabilities			
Short-term loans payable *	6,200,000	8,593,000	2,393,000
Current portion of long-term loans payable	7,368,627	1,580,014	-5,788,613
Current portion of investment corporation bonds	-	2,000,000	2,000,000
Operating accounts payable	45,697	112,049	66,351
Accounts payable – other	104,633	115,933	11,300
Accrued expenses	600	790	190
Income taxes payable	931	1,607	676
Accrued consumption taxes	2,049	-	-2,049
Advances received	881	1,034	152
Other	117	409	291
Total current liabilities	13,723,539	12,404,840	-1,318,699
Noncurrent liabilities			
Long-term loans payable *	5,840,060	13,056,832	7,216,772
Investment corporation bond	2,000,000	-	-2,000,000
Tenant leasehold and security deposits in trust	410,840	506,145	95,304
Asset retirement obligation	-	63,413	63,413
Total noncurrent liabilities	8,250,901	13,626,391	5,375,489
Total liabilities	21,974,440	26,031,231	4,056,790
Net assets			
Unitholders' equity			
Unitholders' capital	18,710,915	25,318,449	6,607,534
Surplus	-	-	-
Unappropriated retained earnings (undisposed loss)	439,130	631,638	192,507
Total surplus	439,130	631,638	192,507
Total unitholders' equity	19,150,045	25,950,087	6,800,041
Total net assets *	19,150,045	25,950,087	6,800,041
Total liabilities and net assets	41,124,486	51,981,318	10,856,831

Statements of Income



	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)	Change
Operating revenue			
Rent revenue – real estate *	1,519,235	1,903,473	384,238
Total operating revenue	1,519,235	1,903,473	384,238
Operating expenses			
Expenses related to rent business *	675,148	849,606	174,458
Asset management fee	110,870	134,542	23,671
Asset custody fee	7,028	7,527	498
Administrative service fees	19,992	20,776	783
Directors' compensations	2,400	2,400	-
Other operating expenses	43,300	46,415	3,115
Total operating expenses	858,741	1,061,268	202,527
Operating income	660,493	842,205	181,711
Non-operating income			
Interest income	184	212	27
Insurance income	2,303	3,391	1,088
Reversal of distribution payable	2,183	1,641	(541)
Balance of consumption tax payments	-	3,211	3,211
Total non-operating income	4,671	8,457	3,785
Non-operating expenses			
Interest expenses	113,593	120,848	7,254
Interest expenses on investment corporation bonds	27,209	27,072	(136)
Amortization of investment corporation bond issuance costs	1,586	1,586	-
Amortization of investment unit issuance costs		3,732	3,732
Borrowing related expenses	61,105	60,362	(742)
Other	21,643	3,907	(17,736)
Total non-operating expenses	225,138	217,509	(7,629)
Ordinary income	440,027	633,153	193,126
Income before income taxes	440,027	633,153	193,126
Income taxes - current	969	1,650	681
Income taxes - deferred	(1)	(39)	(37)
Total income taxes	967	1,611	644
Net income	439,059	631,541	192,482
Retained earnings brought forward	71	96	25
Unappropriated retained earnings (undisposed loss)	439,130	631,638	192,507

① "Real estate rent revenue" (Unit: thousand yen)

	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)	Change
Rent	1,341,327	1,676,909	335,582
Common area maintenance charges	63,978	90,815	26,837
Parking revenue	41,381	52,386	11,005
Incidental revenue	2,119	2,465	346
Other lease business revenue	70,428	80,897	10,469
Total	1,519,235	1,903,473	384,238

② "Expenses related to rent business" (Unit: thousand yen)

	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)	Change
Management expenses	101,623	130,314	28,691
Repair expenses	59,223	66,200	6,977
Real estate taxes	78,850	84,375	5,525
Trust fees	28,685	32,345	3,660
Utilities expenses	28,904	38,322	9,418
Nonlife insurance expenses	9,451	11,864	2,413
Depreciation and amortization	302,725	389,300	86,575
Other lease business expenses	65,684	96,884	31,200
Total	675,148	849,606	174,458

③ "Interest expenses" (Unit: thousand yen)

	Initial loan principal	Item (Note 1)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)	Change
Nov. 2010 drawdown	500,000 (Note 2)	Amount	3,956	484	(3,471)
		Rate	1.65	1.60	(0.05)
May 2011 drawdown	6,700,000	Amount	43,140	5,277	(37,863)
		Rate	1.90	1.25	(0.05)
Nov. 2011 drawdown	6,200,000	Amount	3,311	-	-
		Rate	0.93	-	-
May 2012 drawdown	4,700,000 (Note 2)	Amount	31,012	30,027	(984)
		Rate	1.35	1.30	(0.05)
May 2012 drawdown	1,500,000 (Note 2)	Amount	11,136	10,630	(505)
		Rate	1.55	1.50	(0.05)
Nov. 2012 drawdown	6,200,000	Amount	21,035	23,440	2,404
		Rate	0.77	0.75	(0.02)
May 2013 drawdown	1,318,000	Amount	-	4,650	4,650
		Rate	-	0.70	0.70
May 2013 drawdown	1,318,000	Amount	-	7,109	7,109
		Rate	-	1.07	1.07
May 2013 drawdown	1,318,000 (Note 2)	Amount	-	7,939	7,939
		Rate	-	1.20	1.20
May 2013 drawdown	2,393,000	Amount	-	7,388	7,388
		Rate	-	0.70	0.70
May 2013 drawdown	2,393,000	Amount	-	11,294	11,294
		Rate	-	1.07	1.07
May 2013 drawdown	2,393,000 (Note 2)	Amount	-	12,604	12,604
		Rate	-	1.20	1.20

(Unit: thousand yen)

	Initial loan principal	Item (Note 1)	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)	Change
Investment corporation bond	2,000,000	Amount	27,209	27,072	(137)
		Rate	2.71%	2.65%	(0.06%)

(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"

In spite of newly taking out financing of 3.9 billion yen for property acquisitions on May 1, 2013, negotiations of financing conditions resulted in "Borrowing related expenses" recorded per fiscal period decreasing by 742 thousand yen despite increase in the financing balance.

Statements of Unitholders' Equity / Cash Distributions / Cash Flows



Statements of Unitholders' Equity

	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)
Unitholders' equity		
Unitholders' capital		
Balance at the beginning of current period	18,710,915	-
Changes of items during the period		
Issuance of new investment units	-	192,482
Total changes of items during the period	-	185,139
Balance at the end of current period *	18,710,915	192,507
Surplus		
Unappropriated retained earnings (undisposed loss)		
Balance at the beginning of current period	431,763	439,130
Changes of items during the period		
Dividends from surplus	(431,692)	(439,034)
Net income	439,059	631,541
Total changes of items during the period	7,367	192,507
Balance at the end of current period	439,130	631,638
Total surplus		
Balance at the beginning of current period	431,763	439,130
Changes of items during the period		
Dividends from surplus	(431,692)	(439,034)
Net income	439,059	631,541
Total changes of items during the period	7,367	192,507
Balance at the end of current period	439,130	631,638
Total unitholders' equity		
Balance at the beginning of current period	19,142,678	19,150,045
Changes of items during the period		
Issuance of new investment units	-	-
Dividends from surplus	(431,692)	(439,034)
Net income	439,059	631,541
Total changes of items during the period	7,367	6,800,041
Balance at the end of current period	19,150,045	25,950,087
Total net assets		
Balance at the beginning of current period	19,142,678	19,150,045
Changes of items during the period		
Issuance of new investment units	-	-
Dividends from surplus	(431,692)	(439,034)
Net income	439,059	631,541
Total changes of items during the period	7,367	6,800,041
Balance at the end of current period	19,150,045	25,950,087

	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)	Change
I Unappropriated retained earnings	439,130,756 yen	631,638,088 yen	192,507,332 yen
II Amount of distributions	439,034,482 yen	631,519,812 yen	192,485,330 yen
[Amount of distribution per investment unit]	[4,066 yen]	[4,356 yen]	[290 yen]
III Retained earnings carried forward	96,274 yen	118,276 yen	22,002 yen

Statements of Cash Flows

(Unit: thousand yen)

	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)
Operating activities		
Net cash provided by (used in) operating activities		
Income before income taxes	440,027	633,153
Depreciation and amortization	302,725	389,300
Amortization of investment corporation bond issuance costs	1,586	1,586
Amortization of investment unit issuance costs	-	3,732
Interest income	(184)	(212)
Interest expenses	140,802	147,920
Decrease (increase) in operating accounts receivable	283	(2,157)
Decrease (increase) in prepaid expenses	7,039	(38,042)
Decrease (increase) in consumption taxes receivable	-	(23,866)
Increase (decrease) in accrued consumption taxes	(93)	(2,049)
Increase (decrease) in operating accounts payable	(7,615)	40,763
Increase (decrease) in accounts payable - other	3,749	12,307
Decrease (increase) in long-term prepaid expenses	(2,350)	(27,978)
Other, net	(452)	229
Subtotal	885,515	1,134,686
Interest income received	184	212
Interest expenses paid	(183,811)	(147,730)
Income taxes paid	(933)	(974)
Net cash provided by (used in) operating activities	700,955	986,194
Investing activities		
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment in trust	(176,405)	(10,329,418)
Proceeds from tenant leasehold and security deposits in trust	51,632	145,020
Repayments of tenant leasehold and security deposits in trust	(50,495)	(49,716)
Decrease (increase) in other investments	(636)	(118,842)
Net cash provided by (used in) investing activities	(175,904)	(10,352,957)
Financing activities		
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	6,200,000	2,393,000
Decrease in short-term loans payable	(6,200,000)	-
Proceeds from long-term loans payable	-	8,740,000
Repayment of long-term loans payable	(131,863)	(7,311,840)
Proceeds from issuance of investment units	-	6,607,534
Payment of investment unit issuance costs	-	(22,392)
Dividends paid	(432,645)	(440,041)
Net cash provided by (used in) financing activities	(564,508)	9,966,259
Net increase (decrease) in cash and cash equivalents	(39,457)	599,496
Cash and cash equivalents at beginning of period	1,901,358	1,861,900
Cash and cash equivalents at end of period *	1,861,900	2,461,397

Key Performance Indicators



(Unit: thousand yen)

	Unit	15th Fiscal Period (From: Nov. 1, 2012 To: Apr. 30, 2013)	16th Fiscal Period (From: May 1, 2013 To: Oct. 31, 2013)
Total assets (a)	million yen	41,124	51,981
Net assets (b)	million yen	19,150	25,950
Total unitholders' capital	million yen	18,710	25,318
Number of investment units issued and outstanding (c)	units	107,977	144,977
Net assets per unit (b) ÷ (c)	yen	177,353	178,994
Net income per unit (Note 2)	yen	4,066	4,356
Total distributions (d)	million yen	439	631
Distribution per unit (d) ÷ (c)	yen	4,066	4,356
[Of which, distribution of earnings per unit]	yen	(4,066)	(4,356)
[Of which, distribution in excess of earnings per unit]	yen	(—)	(—)
Return on assets (Note 3)	%	1.1(2.2)	1.4(2.7)
Return on equity (Note 3)	%	2.3(4.6)	2.8(5.6)
Equity ratio (b) ÷ (a)	%	46.6	49.9
Distribution payout ratio (Note 3)	%	100	100

[Other Reference Information]

Number of investment properties (Note 4)	properties	76	88
Total number of leasable units (Note 4)	units	2,872	3,558
Gross leasable area	m ²	100,927.76	124,215.04
Period-end occupancy rate (Note 4)	%	96.6	96.3
Depreciation and amortization	million yen	302	389
Capital expenditures	million yen	152	78
Property leasing NOI (Net Operating Income) (Note 3)	million yen	1,146	1,443
FFO (Funds from Operations) per unit (Note 3)	yen	6,884	7,078
FFO multiple (Note 3)	times	13.4	12.3
Debt service coverage ratio (Note 3)	times	6.3	7.9
Earnings before interest, depreciation and amortization	million yen	882	1,168
Interest expenses	million yen	140	147
Total interest-bearing liabilities	million yen	21,408	25,229
LTV (Loan-To-Value) ratio (Note 3)	%	52.1	48.5
Number of days of management (Note 3)	days	181	184

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

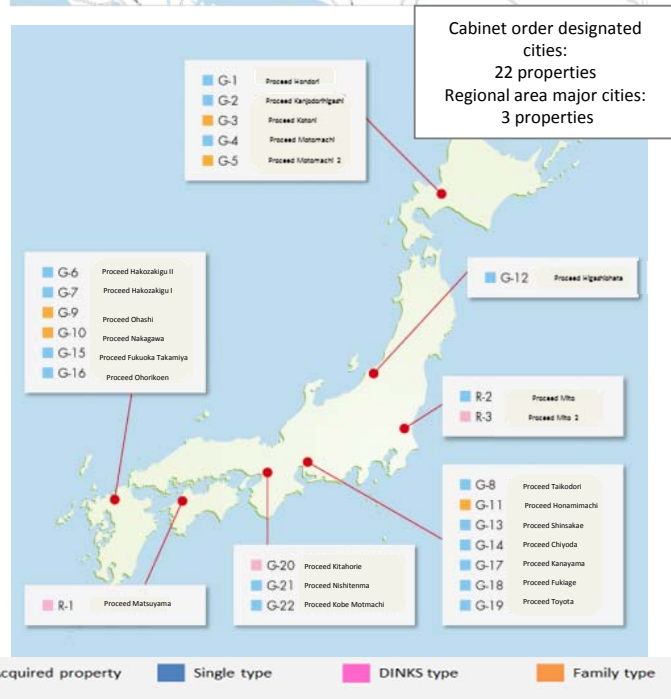
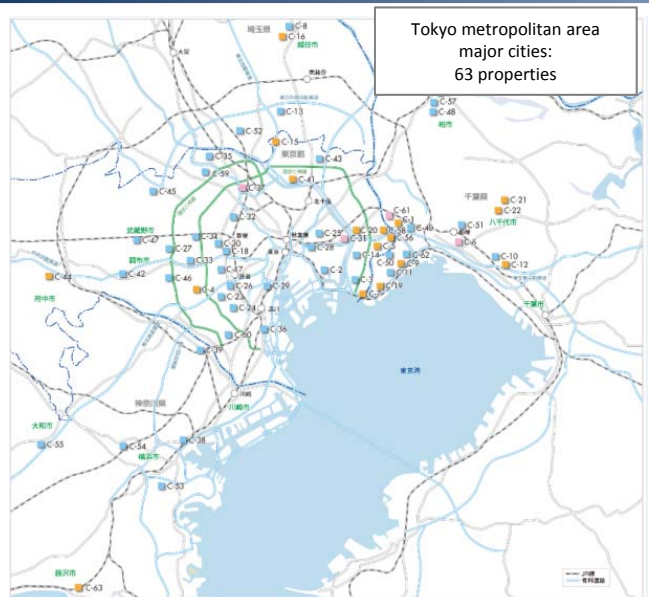
(Note 2) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units issued and outstanding.

(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 (16th Fiscal Period Results)



	Tokyo metropolitan area major cities	Cabinet order designated cities	Regional area major cities	Entire portfolio
Acquisition price	37,316,600	9,641,000	878,500	47,836,100
Total number of leasable units	2,536	933	89	3,558
(A) Property leasing operating revenue	1,456,986	403,119	43,369	1,903,474
Rent revenue	1,393,902	386,218	39,991	1,820,111
Other revenue	63,084	16,901	3,378	83,363
(B) Property leasing operating expenses	360,958	89,119	10,229	460,306
Rent expenses	39,273	1,362	0	40,635
Property management expenses	46,855	12,344	1,933	61,132
Real estate taxes	68,463	13,955	1,957	84,375
Utilities expenses	31,118	6,461	744	38,322
Repair expenses	49,508	15,591	1,101	66,200
Regular maintenance expenses	51,985	15,109	2,089	69,182
Insurance expenses	9,021	2,588	256	11,865
Brokerage fees and advertising expenses	16,279	12,434	569	29,282
Trust fees	22,810	8,385	1,150	32,345
Other property leasing operating expenses	25,646	891	430	26,967
(C) Property leasing NOI = (A) – (B)	1,096,028	314,000	33,140	1,443,168
(D) Depreciation and amortization	294,630	83,676	10,995	389,301
(E) Property leasing income (loss) = (C) – (D)	801,398	230,324	22,145	1,053,867
(F) Capital expenditures	75,585	3,098	0	78,683
(G) NCF = (C) – (F)	1,020,443	310,902	33,140	1,364,484
Annualized NOI yield (based on acquisition price)	5.9%	6.5%	7.5%	6.0%
Occupancy rate (%)	95.7%	97.8%	98.8%	96.3%

(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

Breakdown of Revenue of Portfolio by Geographic Area (16th Fiscal Period Results)



	Tokyo metropolitan area major cities						Cabinet order designated cities		
Property number	C-17	C-41	C-57	C-58	C-59	C-63	G-15	G-17	G-20
Property name	Proceed Shoto	Proceed Nishiarai	Proceed Kashiwa Trois	Proceed Shinozaki Tower	Proceed Tobu Nerima	Proceed Fujisawa Kugenuma	Proceed Fukuoka Takamiya	Proceed Kanayama	Proceed Kitahorie
Property photo									
Acquisition price	937,400	5,172,000	537,100	1,564,000	422,000	729,000	453,600	1,022,000	1,917,300
Location	2-chome, Shoto, Shibuya-ku	1-chome, Nishiaraisakaecho, Adachi-ku	3-chome, Kashiwa, Kashiwa-shi	7-chome, Shinozaki-cho, Edogawa-ku	1-chome, Tokumaru, Itabashi-ku,	2-chome, Kugenumaishigami, Fujisawa-shi	1-chome, Noma, Minami-ku, Fukuoka-shi	3-chome, Kanayama, Naka-ku, Nagoya-shi	1-chome, Kitahorie, Nishi-ku, Osaka-shi
Structure	RC 12F	(ARTIER Bldg.) RC; 14F (OZAREA Bldg.) RC; 10F (Hall Bldg.) S; 2F (Nursery Bldg.) S; 2F	RC/7F	RC/18F	RC/6F	RC/8F	RC/10F	RC/14F	RC/15F
Construction completion	Nov. 18, 2005	July 20, 2007	May 8, 2009	March 17, 2008	August 31, 2007	March 30, 2001	March 12, 2007	February 18, 2008	November 29, 2007
Number of leasable units	40 units	294 units	38 units	88 units	35 units	25 units	46 units	94 units	106 units
(A) Property leasing operating revenue	26,326	288,354	20,987	84,291	16,636	34,873	17,317	44,964	72,690
(B) Property leasing operating expenses	6,259	100,437	4,905	22,729	2,989	8,460	4,689	7,754	14,571
(C) Property leasing NOI = (A) - (B)	20,067	187,916	16,082	61,561	13,646	26,322	12,628	37,209	58,118
(D) Depreciation and amortization	3,473	93,278	5,604	25,153	2,782	5,954	4,796	10,367	12,423
(E) Property leasing income (loss) = (C) - (D)	16,593	94,638	10,477	36,408	10,864	20,368	7,832	26,842	45,694
(F) Capital expenditures	-	1,076	-	-	-	157	-	-	-
(G) NCF = (C) - (F)	20,067	186,840	16,082	61,561	13,646	26,165	12,628	37,209	58,118
Annualized NOI yield	4.3%	7.3%	6.0%	7.9%	6.5%	7.2%	5.6%	7.3%	6.1%
PML value	5.3%	(ARTIER Bldg.) 3.9% (OZAREA Bldg.) 5.0% (Hall Bldg.) 3.5% (Nursery Bldg.) 3.5%	5.4%	(High-rise bldg.) 2.6% (Low-rise bldg.) 4.4%	7.7%	14.7%	3.2%	0.0%	11.0%

Portfolio List ① (As of October 31, 2013)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%)	Carrying amount (thousand yen) (at end of 16FP)	Real estate appraisal value (thousand yen) (at end of 16FP)	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	2.2	1,058,748	1,110,000	3,322.17	3,139.11	50	41	90.8	15.7	Apr. 1, 1997
C-2	Proceed Toyocho	Tokyo	646,700	1.4	604,204	712,000	1,085.56	1,085.56	45	5	100.0	14.3	Jan. 31, 2003
C-3	Proceed Kasai	Tokyo	688,700	1.4	640,569	653,000	1,243.80	1,200.44	57	0	100.0	13.9	Mar. 1, 2003
C-4	Proceed Sangenjaya	Tokyo	555,900	1.2	568,688	491,000	1,016.75	1,016.75	9	8	78.8	14.5	June 29, 1990
C-5	Proceed Mizue	Tokyo	602,600	1.3	595,546	660,000	2,076.68	1,999.77	28	22	89.4	14.3	June 20, 1991
C-6	Proceed Funabashi Miyamoto	Chiba	419,900	0.9	459,559	438,000	1,685.73	1,558.43	33	1	90.3	16.5	June 24, 1991
C-7	Proceed Minamikasai	Tokyo	303,500	0.6	338,993	256,000	1,045.28	974.38	16	7	76.1	16.3	Mar. 12, 1993
C-8	Proceed Sengendai	Saitama	259,200	0.5	273,307	275,000	1,344.74	1,344.74	43	10	95.4	12.2	May 31, 1991
C-9	Proceed Gyotoku	Chiba	315,600	0.7	359,255	297,000	1,218.56	1,218.56	20	7	90.0	14.5	Mar. 15, 1988
C-10	Proceed Makuharihongo	Chiba	279,300	0.6	294,007	249,000	963.00	852.00	34	3	94.0	12.5	Feb. 22, 1989
C-11	Proceed Minamigyotoku	Chiba	287,300	0.6	286,673	271,000	838.95	838.95	26	6	95.2	16.7	Feb. 6, 1990
C-12	Proceed Makuharihongo 2	Chiba	223,400	0.5	229,726	228,000	1,104.84	1,104.84	22	10	100.0	10.9	Sept. 24, 1989
C-13	Proceed Higashikawaguchi	Saitama	206,500	0.4	202,780	182,000	648.11	585.11	30	14	96.8	14.8	Mar. 15, 1993
C-14	Proceed Funabori	Tokyo	226,100	0.5	227,577	206,000	479.52	459.54	24	1	100.0	13.2	Oct. 11, 1991
C-15	Proceed Takenozuka	Tokyo	169,400	0.4	177,712	197,000	860.55	803.18	15	10	100.0	15.8	Mar. 10, 1994
C-16	Proceed Sengendai 2	Saitama	86,700	0.2	96,665	94,600	695.81	641.02	12	4	100.0	14.2	Apr. 3, 1991
C-17	Proceed Shoto	Tokyo	937,400	2.0	917,788	804,000	890.22	870.09	40	6	95.5	11.8	Nov. 18, 2005
C-18	Proceed Sangubashi	Tokyo	497,600	1.0	497,332	418,000	527.88	527.88	26	0	92.0	13.1	July 22, 2005
C-19	Proceed Urayasu	Chiba	431,400	0.9	490,346	439,000	1,786.58	1,786.58	21	8	95.9	12.2	June 4, 1992
C-20	Proceed Shinkoiwa	Tokyo	465,200	1.0	494,258	503,000	1,629.07	1,629.07	27	9	97.1	19.2	Mar. 15, 1991
C-21	Proceed Yachiyo Midorigaoka I	Chiba	383,600	0.8	417,483	369,000	1,805.76	1,404.48	27	32	100.0	9.6	Feb. 12, 1997
C-22	Proceed Yachiyo Midorigaoka II	Chiba	339,000	0.7	370,626	331,000	1,605.12	1,538.24	24	31	91.7	9.5	Feb. 12, 1997
C-23	Proceed Toritsudaigaku	Tokyo	790,400	1.7	775,805	675,000	808.65	808.65	37	2	92.1	12.7	Mar. 13, 2006
C-24	Proceed Toritsudaigaku 2	Tokyo	772,200	1.6	758,326	698,000	831.74	831.74	36	2	100.0	13.9	Sept. 7, 2006
C-25	Proceed Honjozumabashi	Tokyo	339,800	0.7	329,574	364,000	570.53	570.53	19	0	100.0	14.0	July 7, 2006
C-26	Proceed Meguro Aobadai	Tokyo	466,700	1.0	475,550	405,000	485.15	485.15	24	1	100.0	14.7	Mar. 27, 2003
C-27	Proceed Suginami Miyamae	Tokyo	454,900	1.0	460,636	445,000	680.50	680.50	29	1	100.0	12.2	Jan. 26, 2004
C-28	Proceed Ryogoku	Tokyo	443,900	0.9	447,521	456,000	702.54	702.54	27	5	100.0	13.3	Mar. 15, 2003
C-29	Proceed Mita	Tokyo	1,537,200	3.2	1,496,136	1,457,000	1,500.57	1,500.57	72	0	100.0	12.9	Feb. 6, 2006
C-30	Proceed Nakanoshimbashi	Tokyo	638,800	1.3	682,937	613,000	849.08	849.08	50	0	100.0	11.3	Sept. 24, 1992
C-31	Proceed Kameido	Tokyo	339,000	0.7	369,386	322,000	853.98	853.98	23	0	100.0	14.6	Mar. 23, 1994
C-32	Proceed Takadanobaba	Tokyo	223,700	0.5	268,623	226,000	278.36	278.36	17	0	100.0	12.1	Oct. 24, 1991
C-33	Proceed Shinkoenji	Tokyo	742,100	1.6	802,461	715,000	1,040.24	1,040.24	57	0	100.0	10.1	Aug. 31, 1990
C-34	Proceed Koenjiminami	Tokyo	277,400	0.6	318,629	221,000	337.05	337.05	20	0	100.0	9.7	Oct. 2, 1989

Portfolio List ② (As of October 31, 2013)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%)	Carrying amount (thousand yen) (at end of 16FP)	Real estate appraisal value (thousand yen) (at end of 16FP)	Gross leasable area (Note 2) (m ²)	Leased area (Note 3) (m ²)	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-35	Proceed Hasune	Tokyo	284,000	0.6	325,763	239,000	587.13	587.13	29	0	100.0	13.0	July 17, 1991
C-36	Proceed Oimachi	Tokyo	944,000	2.0	1,012,414	888,000	961.88	961.88	59	0	100.0	14.6	Apr. 13, 1992
C-37	Proceed Jujo	Tokyo	533,000	1.1	586,557	509,000	1,206.90	1,206.90	30	0	100.0	11.1	June 15, 1989
C-38	Proceed Hakuraku	Kanagawa	241,000	0.5	277,325	179,000	445.16	445.16	27	0	100.0	18.5	July 19, 1991
C-39	Proceed Shinmaruko	Kanagawa	635,000	1.3	690,458	604,000	759.00	759.00	46	0	100.0	14.2	Sept. 12, 1988
C-40	Proceed Motoyawata	Chiba	307,000	0.6	295,413	283,000	602.39	577.69	25	3	96.5	8.7	Jan. 9, 2004
C-41	Proceed Nishirai	Tokyo	5,172,000	10.8	4,401,836	6,100,000	20,137.85	19,584.60	294	146	95.3	ARTIER 5.8 OZAREA 5.4 Hall 11.1 Nursery 12.5	July 20, 2007
C-42	Proceed Chofu	Tokyo	460,500	1.0	449,098	485,000	764.48	764.48	26	0	100.0	13.8	Feb. 17, 2007
C-43	Proceed TX Rokucho	Tokyo	156,800	0.3	186,609	150,000	518.31	518.31	20	2	100.0	14.8	June 21, 1991
C-44	Proceed Nakagawara	Tokyo	1,141,000	2.4	1,195,082	1,113,000	3,061.94	3,007.11	54	35	95.0	Ichibankan 13.5 Nibankan 12.0	Apr. 1, 1989
C-45	Proceed Oizumigakuen	Tokyo	268,300	0.6	296,803	247,000	483.43	466.76	29	0	93.1	9.4	Nov. 26, 1991
C-46	Proceed Chitosekarasuyama	Tokyo	289,600	0.6	311,664	265,000	449.96	401.75	28	0	92.9	11.9	Dec. 8, 1988
C-47	Proceed Mitaka	Tokyo	477,200	1.0	553,009	478,000	739.48	739.48	47	0	100.0	10.9	Dec. 16, 1988
C-48	Proceed Kashiwa Est	Chiba	732,000	1.5	733,566	622,000	1,279.93	1,192.20	44	5	93.5	11.6	Feb. 13, 2007
C-49	Proceed Kashiwa Nord	Chiba	689,000	1.4	687,307	557,000	1,391.55	1,273.13	47	0	90.5	11.9	Feb. 13, 2007
C-50	Proceed Gyotokuekimae	Chiba	331,000	0.7	318,094	320,000	659.68	631.37	24	3	87.4	12.9	Sept. 4, 2007
C-51	Proceed Funabashi Honcho	Chiba	531,700	1.1	539,206	525,000	996.44	896.75	40	0	100.0	13.1	July 19, 2006
C-52	Proceed Nishikawaguchi	Saitama	881,000	1.8	971,442	684,000	1,630.24	1,473.64	104	2	94.2	14.3	Feb. 10, 1989
C-53	Proceed Gumyoji	Kanagawa	552,000	1.2	623,158	524,000	1,246.48	1,230.83	77	0	95.0	18.1	May 12, 1988
C-54	Proceed Tsurugamine	Kanagawa	356,000	0.7	384,763	322,000	855.00	837.90	50	4	88.0	13.8	Mar. 12, 1991
C-55	Proceed Sagamiotsuka	Kanagawa	234,000	0.5	247,458	186,000	741.24	741.24	29	7	96.1	19.4	Apr. 5, 1991
C-56	Proceed Shinozaki 2	Tokyo	913,300	1.9	914,436	991,000	2,134.07	2,063.87	35	13	96.7	4.6	Sept. 18, 2008
C-57	Proceed Kashiwa Trois	Chiba	537,100	1.1	545,974	576,000	1,149.95	1,121.95	38	6	100.0	12.7	May 8, 2009
C-58	Proceed Shinozaki Tower	Tokyo	1,564,000	3.3	1,708,696	1,760,000	5,117.49	5,057.08	88	30	100.0	High-rise bldg. 2.6 Low-rise Bldg. 4.4	Mar. 17, 2008
C-59	Proceed Tobu Nerima	Tokyo	422,000	0.9	444,351	445,000	779.84	655.52	35	2	100.0	7.7	Aug. 31, 2007
C-60	Proceed Yukigaya	Tokyo	323,000	0.7	351,769	332,000	600.62	600.62	35	1	94.4	14.0	Oct. 7, 1991
C-61	Proceed Ichikawa Minami	Tokyo	687,000	1.4	734,667	721,000	1,635.59	1,398.55	66	34	98.9	2.0	Feb. 10, 1997
C-62	Proceed Ichikawa Myoten	Chiba	498,000	1.0	537,917	514,000	945.00	903.00	45	1	93.3	6.8	Mar. 15, 2003
C-63	Proceed Fukujiwara Kugenuma	Kanagawa	729,000	1.5	790,534	750,000	2,005.76	1,945.76	25	20	97.0	14.7	Mar. 30, 2001
Tokyo metropolitan area major cities subtotal			37,316,600	78.0	37,902,827	37,149,600	90,699.86	86,828.66	2,536	560	95.7		

Portfolio List ③ (As of October 31, 2013)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%)	Carrying amount (thousand yen) (at end of 16FP)	Real estate appraisal value (thousand yen) (at end of 16FP)	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	0.8	374,991	475,000	2,624.93	2,624.93	67	37	100.0	12.6	Mar. 14, 1989
G-2	Proceed Kanjodori Higashi	Hokkaido	233,700	0.5	244,849	283,000	1,183.47	1,183.47	34	5	100.0	13.5	Oct. 23, 1990
G-3	Proceed Kotoni	Hokkaido	204,900	0.4	217,357	238,000	1,453.27	1,453.27	28	16	100.0	11.7	Oct. 21, 1991
G-4	Proceed Motomachi	Hokkaido	148,700	0.3	140,950	206,000	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	83,648	118,000	907.29	907.29	19	6	100.0	12.1	Dec. 11, 1990
G-6	Proceed Hako Zakigu II	Fukuoka	85,000	0.2	85,773	90,700	415.30	415.30	19	0	100.0	1.2	July 30, 1991
G-7	Proceed Hako Zakigu I	Fukuoka	81,300	0.2	82,090	79,800	411.50	411.50	19	0	100.0	1.2	May 1, 1991
G-8	Proceed Taikodori	Aichi	403,400	0.8	359,829	393,000	1,101.56	1,052.94	44	6	100.0	12.8	Mar. 15, 2006
G-9	Proceed Ohashi	Fukuoka	208,500	0.4	227,382	222,000	1,140.00	1,140.00	16	16	100.0	2.3	Feb. 13, 1998
G-10	Proceed Nakagawa	Fukuoka	150,400	0.3	154,775	224,000	1,414.96	1,414.96	38	21	100.0	0.6	July 24, 1990
G-11	Proceed Honamimachi	Aichi	275,000	0.6	256,891	205,000	620.22	620.22	10	8	94.6	12.2	Mar. 27, 2006
G-12	Proceed Higashiohata	Niigata	53,100	0.1	60,817	38,400	296.61	296.61	9	4	89.6	10.4	Nov. 27, 1991
G-13	Proceed Shinsakae	Aichi	792,500	1.7	750,610	784,000	1,958.44	1,934.29	77	11	96.3	5.6	Feb. 28, 2007
G-14	Proceed Chiyoda	Aichi	309,300	0.6	297,061	307,000	922.40	922.40	30	4	100.0	10.4	Mar. 20, 2007
G-15	Proceed Fukuoka Takamiya	Fukuoka	453,600	0.9	450,561	410,000	1,312.29	1,223.18	46	10	97.5	0.7	Mar. 12, 2007
G-16	Proceed Ohorikoen	Fukuoka	452,800	0.9	474,473	323,000	1,128.92	1,108.92	50	8	94.7	1.8	Mar. 21, 1997
G-17	Proceed Kanayama	Aichi	1,020,000	2.1	1,078,466	1,070,000	2,733.58	2,608.36	94	18	98.3	6.0	Feb. 18, 2008
G-18	Proceed Fukiage	Aichi	499,000	1.0	534,551	524,000	1,204.65	1,180.34	48	15	100.0	6.2	Mar. 13, 2008
G-19	Proceed Toyoda	Aichi	219,000	0.5	237,779	231,000	752.04	702.94	27	8	100.0	6.7	Feb. 29, 2008
G-20	Proceed Kitahorie	Osaka	1,917,300	4.0	2,047,875	2,000,000	4,146.18	3,940.00	106	8	94.3	11.0	Nov. 29, 2007
G-21	Proceed Nishitenma	Osaka	880,000	1.8	942,518	919,000	1,775.89	1,650.66	56	3	95.2	13.9	Nov. 30, 2007
G-22	Proceed Kobemotomachi	Hyogo	780,000	1.6	847,628	812,000	1,590.64	1,441.56	61	6	95.3	8.6	Dec. 21, 2007
Cabinet order designated cities subtotal			9,641,000	20.2	9,950,884	9,952,900	30,214.95	29,539.63	933	219	97.8		
R-1	Proceed Matsuyama	Ehime	77,900	0.2	109,189	88,900	695.06	614.06	17	8	94.3	13.0	Aug. 31, 1991
R-2	Proceed Mito	Ibaraki	383,700	0.8	365,620	394,000	1,223.83	1,223.83	36	7	100.0	9.7	Jan. 7, 2007
R-3	Proceed Mito 2	Ibaraki	416,900	0.9	412,514	445,000	1,381.34	1,181.84	36	25	100.0	10.3	Mar. 11, 2008
Regional area major cities subtotal			878,500	1.8	887,324	927,900	3,300.23	3,260.85	89	40	98.8		
Portfolio total			47,836,100	100.0	48,741,035	48,030,400	124,215.04	119,629.14	3,558	819	96.3		

(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 October 31, 2013, rounded to one decimal place.

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

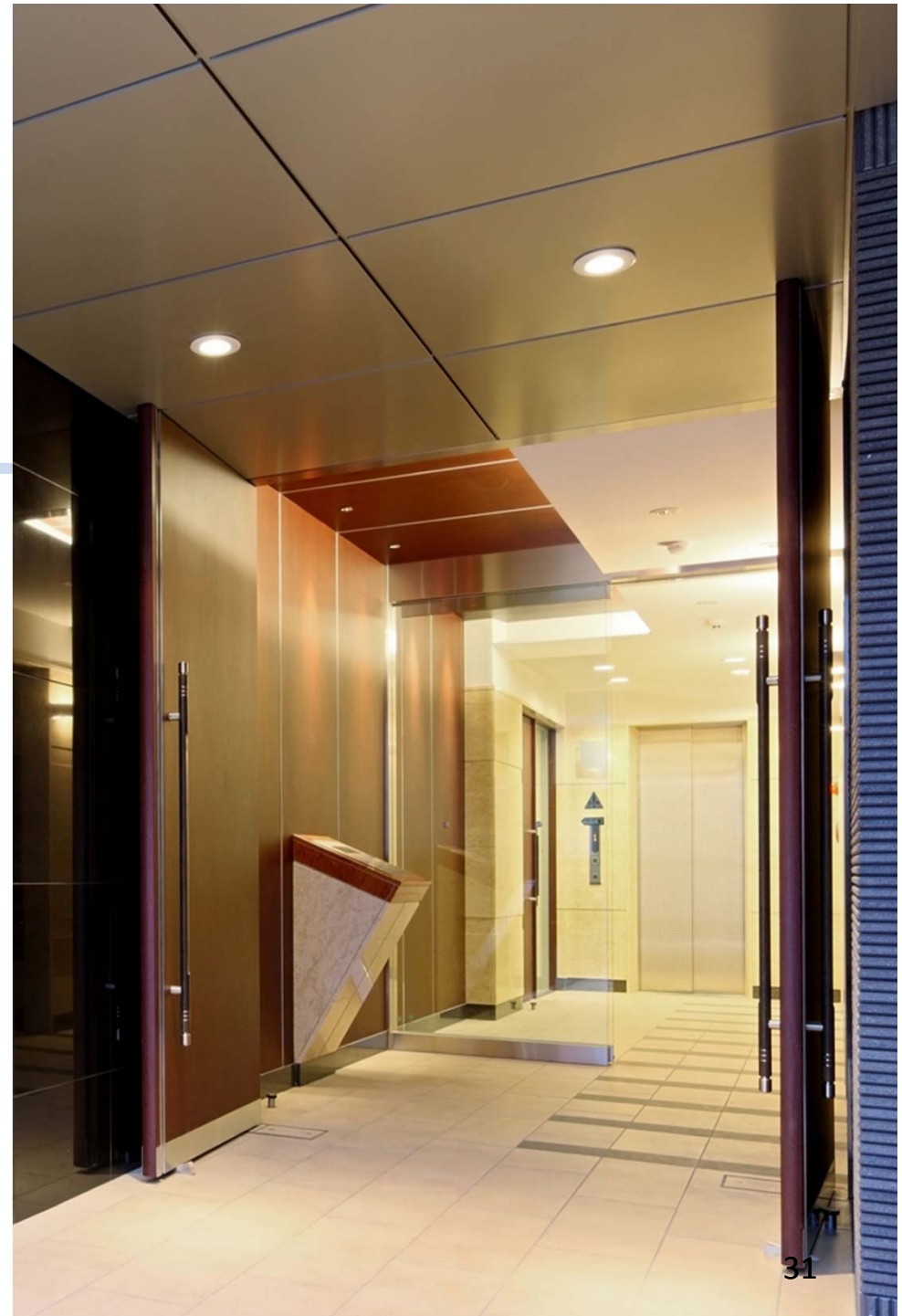
(Note 7) The right to the land of (C-41) Proceed Nishiarai is a 50-year fixed-term land leasehold right. In addition, as (C-41) Proceed Nishiarai comprises 4 independent buildings, PML for each of the 4 buildings is shown.

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

(Note 9) As (C-58) Proceed Shinozaki Tower comprises 2 structurally-independent buildings, PML for each of the 2 buildings is shown.

(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

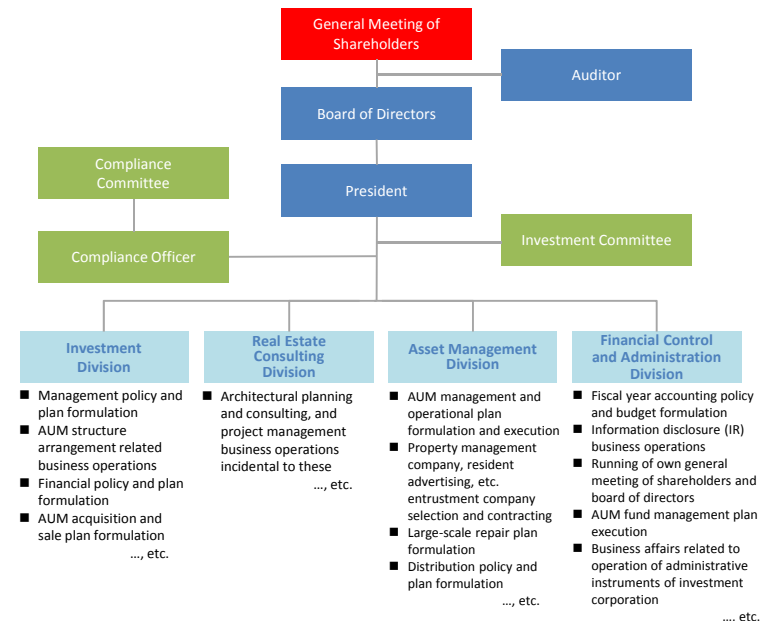
Head office location 2-1-14 Nihonbashi, Chuo-ku, Tokyo

Line of business Investment management business and real estate consulting business

Capital stock 150,000,000 yen

Shareholder Starts Corporation Inc. (100%)

■ Organizational Chart



This document has been prepared for informational purposes only and should not be construed as an offer or solicitation of an offer to buy or sell any specific product, including investment units. Please be advised to inquire with their respective various securities companies concerning the purchase of Starts Proceed Investment Corporation investment units.

This document contains forward-looking statements about business performance; however, these forward-looking statements are not a guarantee of future performance or management results.

Although the information and opinions contained in this document are derived from what is believed to be reliable and accurate sources, no assurances can be given regarding the accuracy or completeness of this information.

Furthermore, please note that the content of this document can be modified or withdrawn without prior notice.