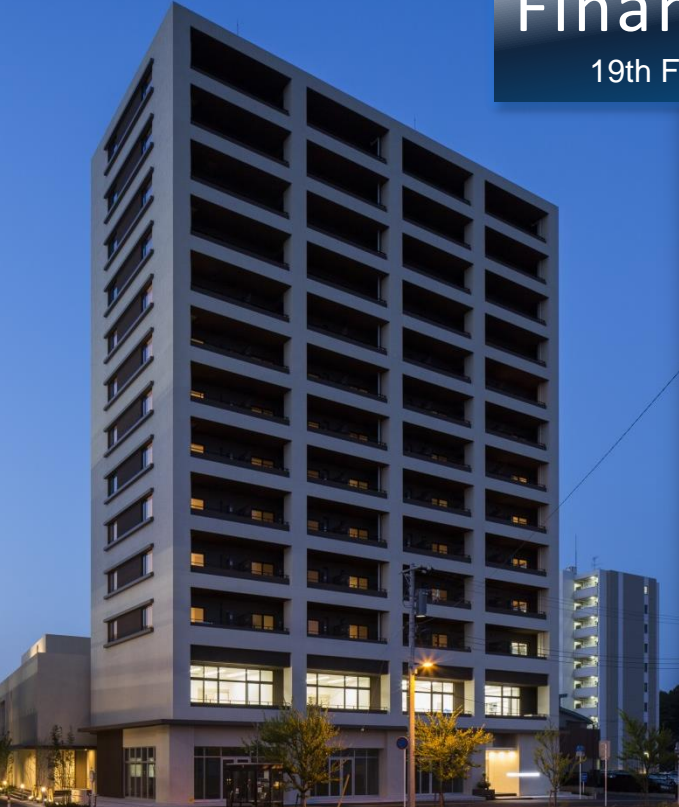




Financial Results Briefing

19th Fiscal Period (six months ended April 30, 2015)



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1. 19th Fiscal Period Financial Results Summary

CEED
RIE

Achieved Results Exceeding Forecast at Beginning of Period in 19th Period

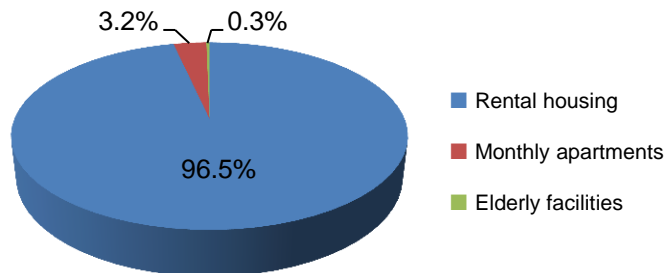
	Forecast at beginning of 19th fiscal period		Results of 19th fiscal period	Comparison with 18th fiscal period
Distribution per unit	4,115 yen	+67yen (+1.6%)	<u>4,182 yen</u>	+154 yen (+3.8%)

Overview of Portfolio Assets at End of 19th Fiscal Period (April 30, 2015)

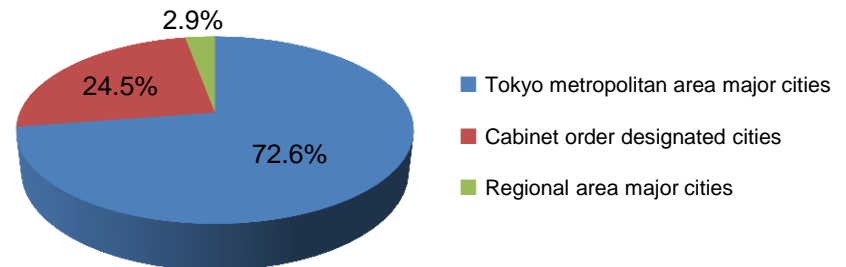
Total acquisition price	<u>57,110 million yen</u>	Total number of leasable units	<u>3,969 units</u>
Number of properties	<u>96 properties</u>	Total number of leasable parking spaces	<u>992 vehicles</u>
Gross leasable area	<u>146,415.29m²</u>	Occupancy rate (at end of 19th fiscal period)	<u>96.3%</u>
Average building age	<u>13.7 years</u>	NOI yield	<u>5.9%</u>

Portfolio Data (96 Assets)

Portfolio by use



Portfolio by region



19th Fiscal Period Financial Results: Comparison between Previous Period Results and Beginning of Period Forecast

(Unit: million yen)

	18th FP Results	19th FP Forecast	19th FP Results	Difference from 18th FP Results	Reason for Difference	Difference From 19th FP Forecast	Reason for Difference
Operating revenue	1,916	2,229	2,239	323	Acquisition of 7 properties	9	Contract renewal fee revenue Increase in other revenue
Operating expenses	1,123	1,285	1,291	168	Acquisition of 7 properties	6	
[Of which, expenses related to rent business]	(873)	(1,028)	(1,036)	(162)		-	
Operating income	793	944	947	154	Acquisition of 7 properties	3	
Non-operating income	8	1	4	-4		3	
Non-operating expenses	216	228	223	7	Increase in borrowing related expenses: 12; Decrease in interest expenses: -8; Increase in burden of expenses from issuance of new investment units: 3	-5	
Ordinary income	585	716	728	143		11	
Net income	584	715	726	142		11	
Distribution per unit (yen)	4,028	4,115	4,182	154		67	

Distribution
19th FP: 4,182 yen

Difference from 18th Fiscal Period Results

Mainly attributable to acquisition of 7 properties (9.1 billion yen) on November 4, 2014

Difference from 19th Fiscal Period Forecast

Improvement of property leasing income (loss) and reduction of non-operating expenses led to net income being 11 million yen higher than that forecast at the beginning of the period, resulting in achievement of better-than-expected distributions

(Note) The forecast figures for the 19th fiscal period are calculated based on certain assumptions as at December 15, 2014.

Management Forecast for 20th and 21st Fiscal Periods



(Unit: million yen)

	19th FP Results	20th FP Forecast	Difference from 19th FP Results	Reason for Difference	21st FP Forecast	Difference From 20th FP Forecast	Reason for Difference
Operating revenue	2,239	2,232	-6	Expensing of fixed asset and city planning taxes and increase in loss on consumption taxes difference on the 7 properties acquired	2,249	16	Seasonal fluctuations
Operating expenses	1,291	1,314	22		1,329	15	
[Of which, expenses related to rent business]	(1,036)	(1,006)	-29		(1,027)	20	
Operating income	947	918	-29		919	0	
Non-operating income	4	1	-3	—	1	0	—
Non-operating expenses	223	219	-4	—	218	0	—
Ordinary income	728	700	-28	—	702	1	—
Net income	726	698	-27	—	700	1	—
Distribution per unit (yen)	4,182	4,020	-162	—	4,030	10	—
Acquisition price	57,110	57,110	-	—	57,110	-	—
Number of properties (properties)	96	96	-	—	96	-	—
Total number of units (units)	3,969	3,969	-	—	3,969	-	—

Forecast distribution
20th FP: 4,020 yen
21st FP: 4,030 yen

20th Fiscal Period Forecast

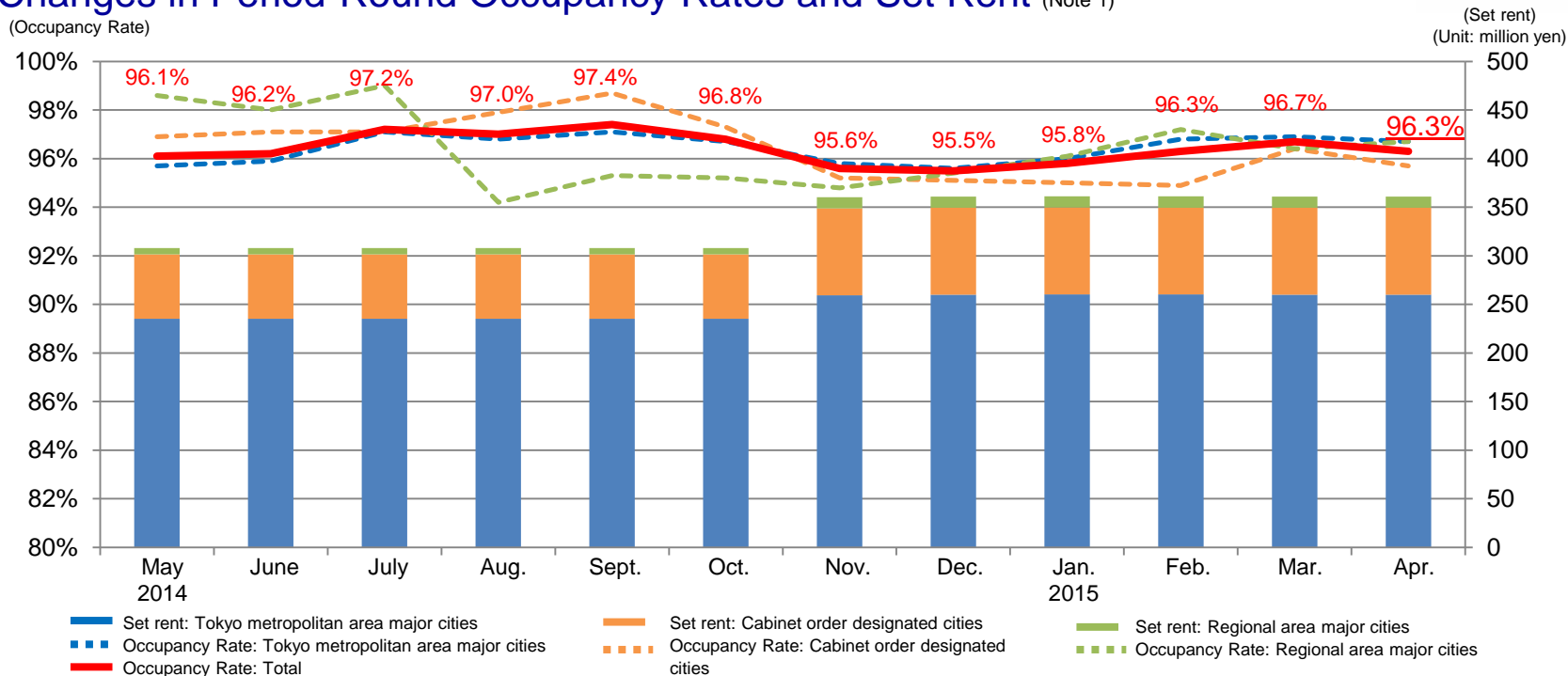
Expensing of fixed asset and city planning taxes and increase in loss on consumption taxes difference on the 7 properties acquired in the 19th fiscal period in operating income are forecast to result in distribution amounting to 4,020 yen

21st Fiscal Period Forecast

With seasonal fluctuations leading to operating revenue increasing from that in the 20th fiscal period, but also various expenses arising from tenant replacements, distribution of almost the same amount as the 20th fiscal period is forecast

(Note) The forecast figures for the 20th and 21st fiscal periods above are calculated based on certain assumptions as at June 12, 2015. 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 Rates and Set Rent (Note 1)



(Note 1) Set rent is the sum total of rent and common area maintenance charges.

Comparison between Set Key Money Total Amount and Set Rent (Note 1)

(at end of period)

	16th FP	17th FP	18th FP	19th FP
Number of properties	88 properties	89 properties	89 properties	96 properties
Total (thousand yen)	182,693	187,264	184,992	192,622
Set rent (month)	0.79	0.81	0.81	0.69 (Note 2)

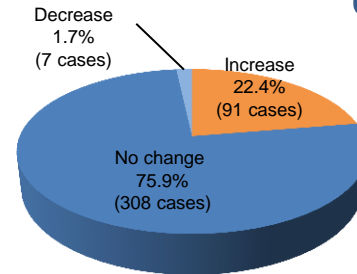
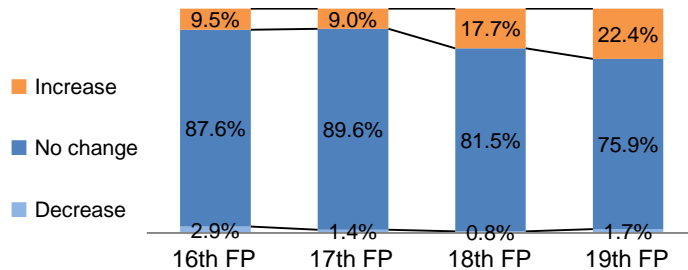
During the 19th fiscal period, occupancy rate maintained at a stable level of **95%** or more.
The average occupancy rate was **96.0%**.

(Note 1) In the calculation of the comparison with set rent, calculations are based on rent and common area maintenance charges are not included. The figures are for pass-through type properties only and fixed-rent type properties are not included.

(Note 2) The comparison with set rent for the 7 properties acquired in the 19th fiscal period is 0.11. The comparison with set rent for the 19th fiscal period for the 89 properties excluding the 7 properties is 0.81.

Renewal / Newly-Advertised Conditions Setting (Note1)

Renewal Rent Revision

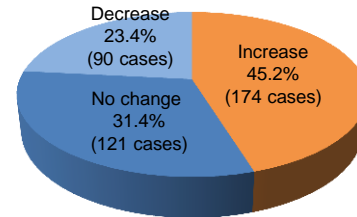
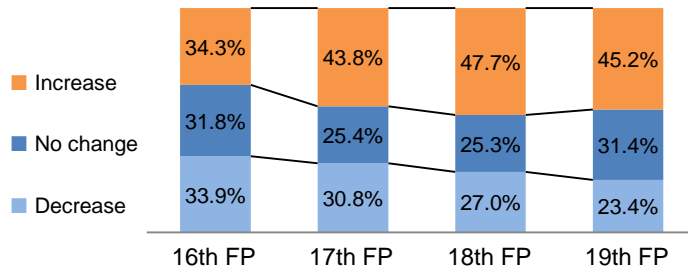


19th FP

(Unit: thousand yen)

	Cases	Change
Increase	91 cases	139
No change	308 cases	-
Decrease	7 cases	-105
Total	406 cases	34

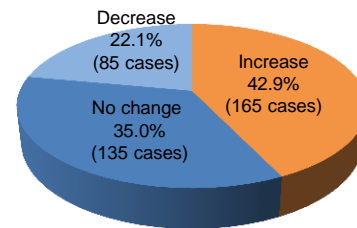
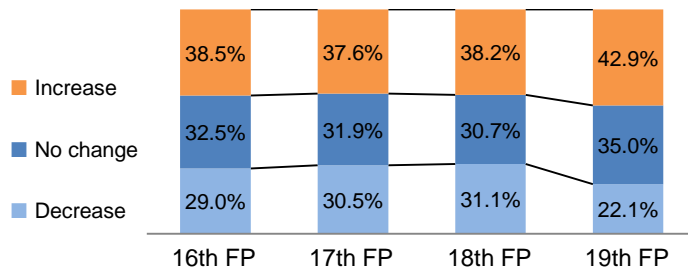
Newly-Advertised Rent Setting



(Unit: thousand yen)

	Cases	Change
Increase	174 cases	742
No change	121 cases	-
Decrease	90 cases	-504
Total	385 cases	238

Newly-Advertised Key Money Setting (Note 2)



(Unit: thousand yen)

	Cases	Change
Increase	165 cases	10,075
No change	135 cases	-
Decrease	85 cases	-5,070
Total	385 cases	5,005

For “newly-advertised key money setting,” although in the 18th fiscal period the total change was decrease, key money was set for mainly properties where the conditions of the agreement with residents used to be “no key money,” resulting in cases of increase accounting for 42.9% of total cases and total change of 5,005 thousand yen that shows that a trend of **increase** is becoming firmly established.

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

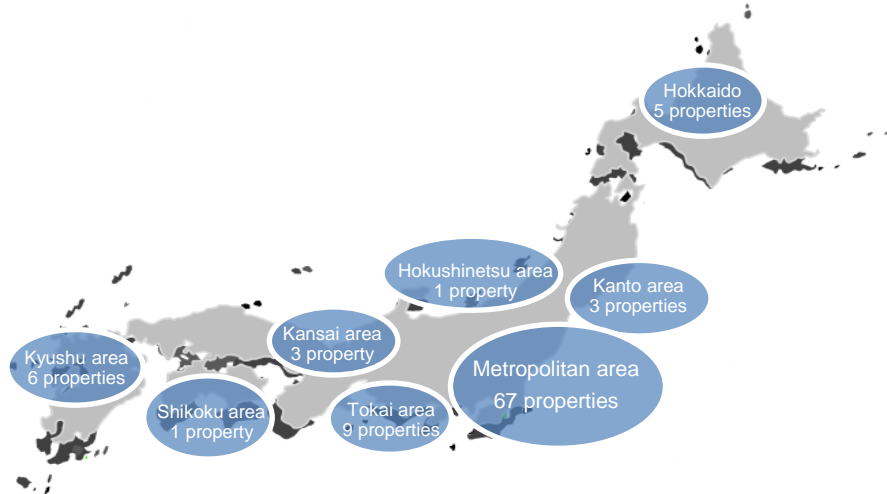
(Note 2) “Newly-advertised key money setting” is the amount of difference between the total amount of key money received from the previous end-tenants and the total amount of the newly-advertised key money setting after the agreement cancellation.

■ Characteristics of Rental Housing in which Starts Proceed Primarily Invests

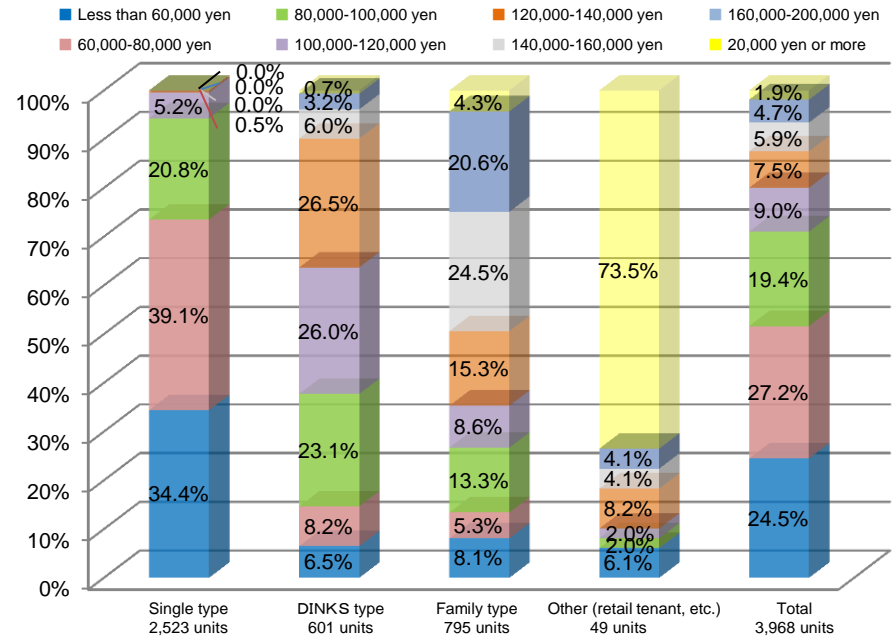
Investment is diversified across the single type to family type in an aim to build a portfolio that can respond to the rent market, resident demand and other fluctuations as much as possible. In addition, **rental housing for average-income households, the demand for which is the most stable, is set as the primary investment target**, in the view that such will enable stable management over the medium to long term.

Average Rent Range by Residential Unit Type (Note 1-6)

Residential unit type	Average rent (yen)		Change (yen)	Change (%)
	18th FP	19th FP		
Single type	68,117	68,530	413	0.6
DINKS type	104,616	107,879	3,263	3.1
Family type	129,105	131,807	2,702	2.1
Other (retail tenant, etc.)	357,331	415,869	58,538	16.4
Overall average	87,117	91,457	4,340	5.0



Starts Proceed Portfolio's Rent Range by Residential Unit Type



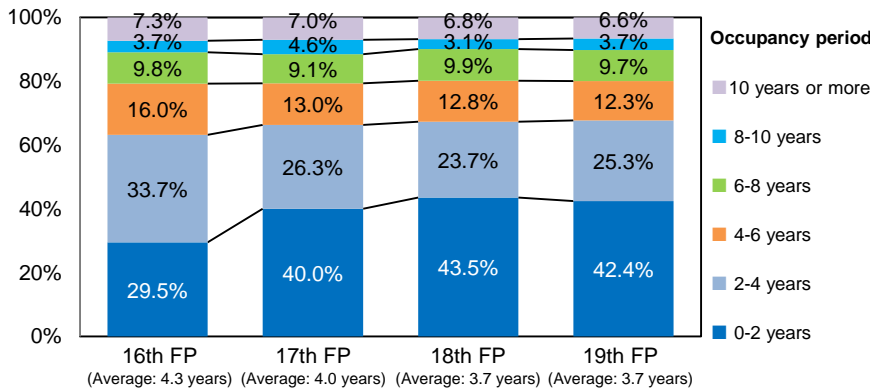
Starts Proceed Portfolio Characteristics = Targeted at Middle-Income Households

Single type: Rent range of 60,000 yen or more, but less than 100,000 yen: **59.9%**
 DINKS type: Rent range of 80,000 yen or more, but less than 120,000 yen: **49.1%**
 Family type: Rent range of 80,000 yen or more, but less than 160,000 yen: **61.7%**

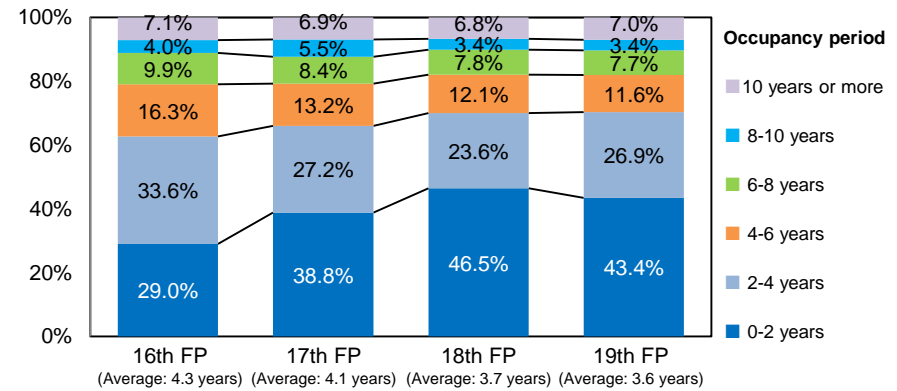
(Note 1) The figures used in the calculation of average rent range are that of the rent stated in the rent roll in order to appropriately reflect the market value and competitiveness of the portfolio.
 (Note 2) The percentage of change in average rent is rounded to one decimal place.
 (Note 3) "Average 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 19th fiscal period (April 30, 2015).
 (Note 4) "Other" refers to the retail and office portions of a mixed-use apartment building.
 (Note 5) As the data has been prepared for rental housing alone, (G-23) Group Home Tanoshii le Taisho is excluded from compilation.
 (Note 6) The acquisition of 7 properties and change of the rent setting for (C-41) Nishiarai in the 19th fiscal period are reflected as special factors.

AUM Average Occupancy Period by Residential Unit Type (Results of 16th-19th Fiscal Period Residents)

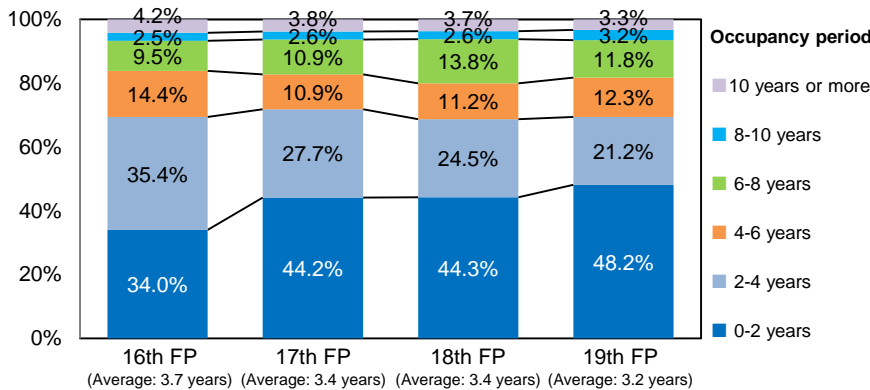
All (End of 19th FP: average **3.7** years)



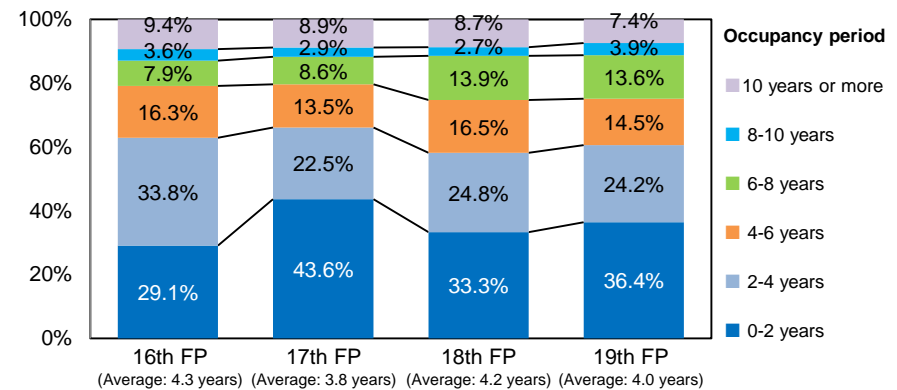
Single type (End of 19th FP : average **3.6** years)



DINKS type (End of 19th FP : average **3.2** years)



Family type (End of 19th FP : average **4.0** years)



The average occupancy period of all residents in the 19th fiscal period was **3.7 years**. The ratio of occupancy period less than 4 years is on an upward trend.

(Note 1) "Occupancy period" compiles tenant households by their period of occupancy as at the end of the respective fiscal period.

(Note 2) New properties were acquired during the 19th fiscal period, resulting in the total number of leasable units increasing by 410 units during the 19th fiscal period.

(Note 3) As the data has been prepared for rental housing alone, (G-23) Group Home Tanoshii Ie Taisho is excluded from compilation.

(Note 4) "All" includes retail and office (49 units).

(Note 5) All, single, DINKS and family types' respective average occupancy period is rounded down to one decimal place.

	Acquisition price (million yen)	Carrying amount (million yen)	Appraisal value (million yen)		Occupancy rate (period-end) (%)		NOI results (million yen)		NOI yield (annualized; based on acquisition price) (%) (Note 1)		NOI yield (annualized; based on appraisal value) (%) (Note 1)	
			19th FP	18th FP	19th FP	18th FP	19th FP	18th FP	19th FP	18th FP	19th FP	18th FP
Tokyo metropolitan area major cities (72.6%)	41,487	41,957	38,681	44,211	96.7	96.6	1,101	1,203	5.9	5.8	5.8	5.4
Cabinet order designated cities (24.5%)	13,969	14,442	10,711	15,271	97.3	95.7	308	412	6.3	5.9	5.9	5.4
Regional area major cities (2.9%)	1,654	1,704	988	1,822	95.2	95.7	32	59	7.3	7.2	6.7	6.6
Total	57,110	58,104	50,381	61,305 (Note 2)	96.8	96.3	1,441	1,676	6.0	5.9	5.8	5.5

(Note 1) NOI yield is the figure arrived at when the annualized NOI results figure is divided by acquisition price and appraisal value, respectively.

(Note 2) Of the 61,305 million yen, the appraisal value of the 7 properties acquired in the 19th fiscal period is 9,393 million yen. The appraisal value of the 89 properties acquired prior to that is 51,912 million yen.

On a comparison of the 89 properties excluding the 7 properties (appraisal value: 9,393 million yen) acquired in the 19th fiscal period, appraisal value increased by **1.5 billion yen** period-on-period.

NOI yield (annualized and based on acquisition price) for the entire portfolio was **5.9%**.

■ (C-4) Proceed Sangenjaya: Renovation of Room 401

On April 28, 2015, a complete renovation, including the entrance, bathroom, toilet and kitchen, was implemented and the rent was revised.

<Before>



<After>

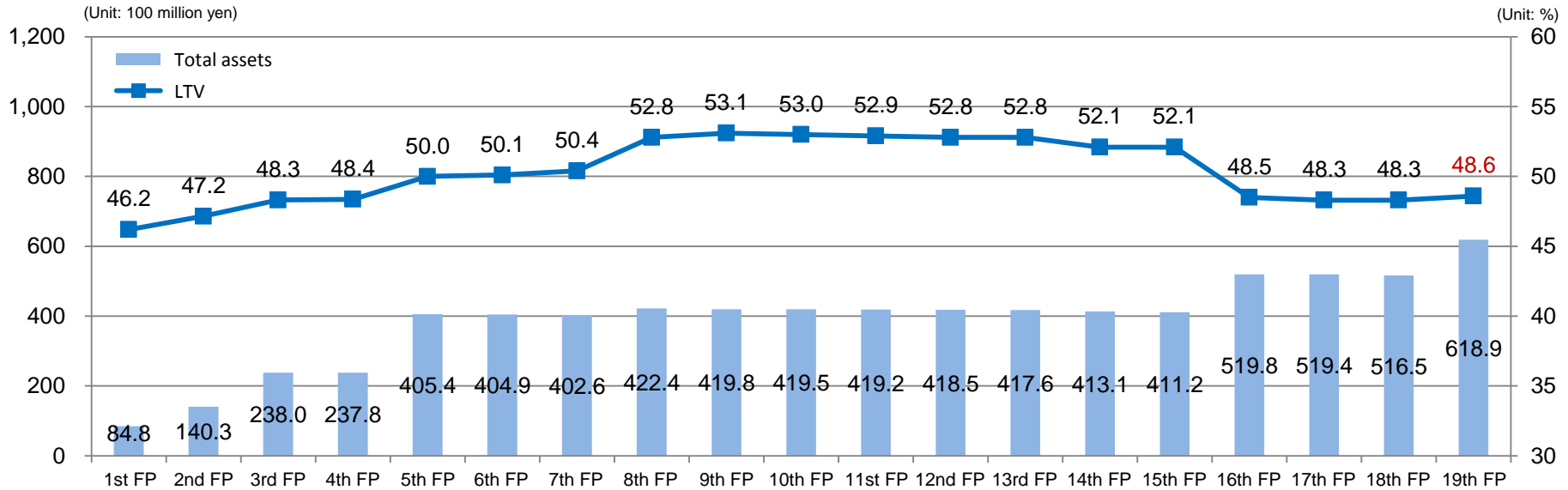


102.83m² Rent: 263,000 yen
(rent per tsubo: 8,454 yen)



102.83m² Rent: 400,000 yen
(rent per tsubo: 12,859 yen)

Changes in Total Assets and LTV Ratio



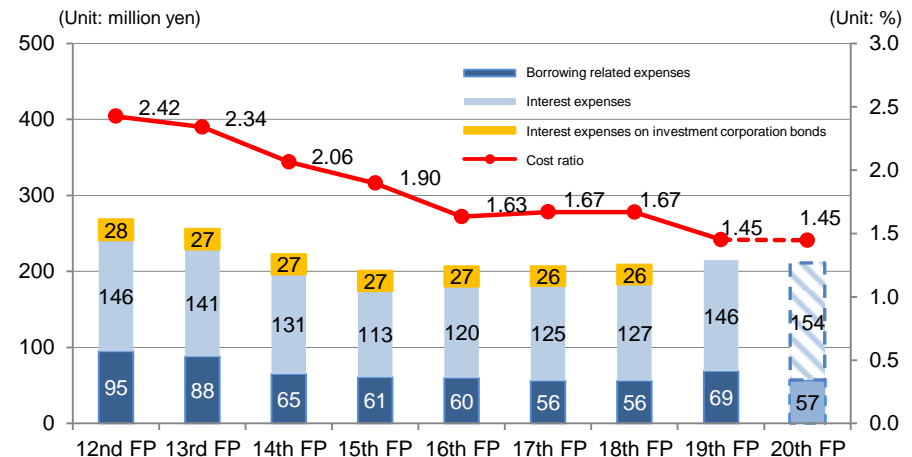
(Note) "LTV ratio" in this graph is calculated by dividing the balance of interest-bearing liabilities at the end of the period (including subordinated investment corporation bonds issued and outstanding for 8th-18th FP) by total assets at the end of the period.

Balance of Interest-Bearing Liabilities at End of 19th Fiscal Period (April 30, 2015)

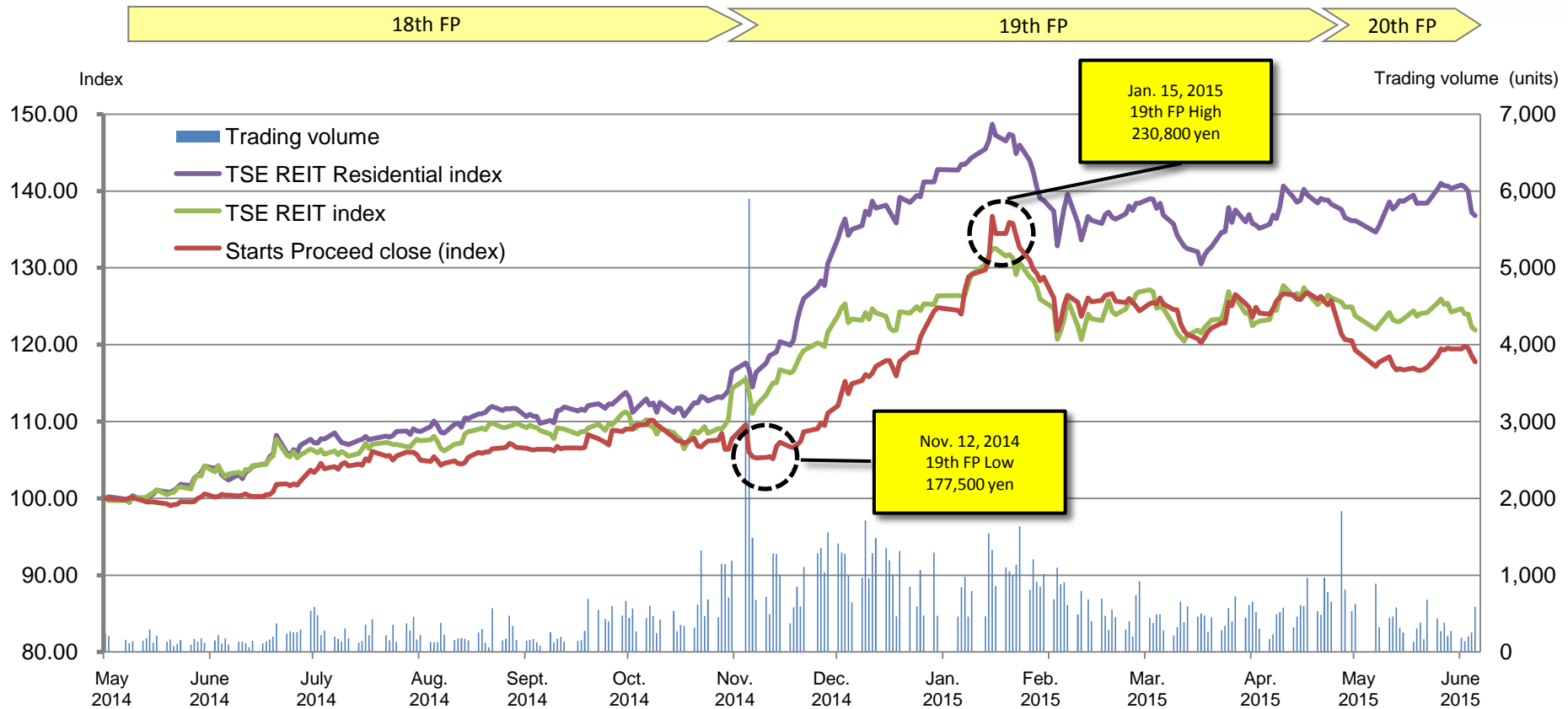
(Unit: million yen)

	Loans balance
Short-term loans payable	3,700
Current portion of long-term loans payable	3,868
Long-term loans payable	22,508
Total loans	30,077
LTV ratio (%)	48.6

Change in Interest-Bearing Liability Costs



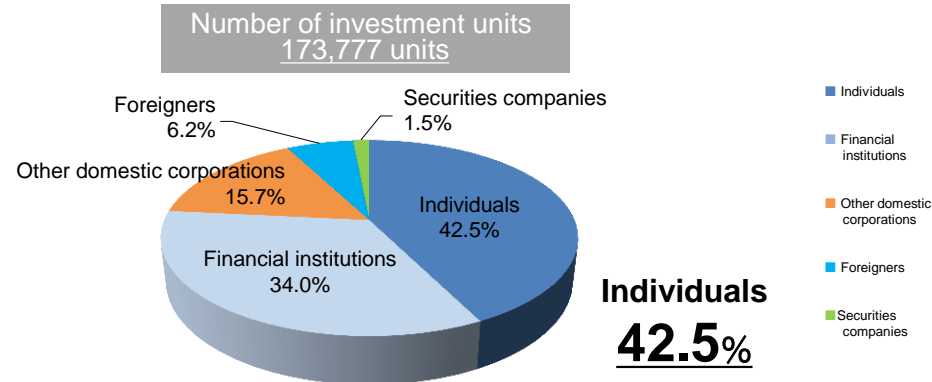
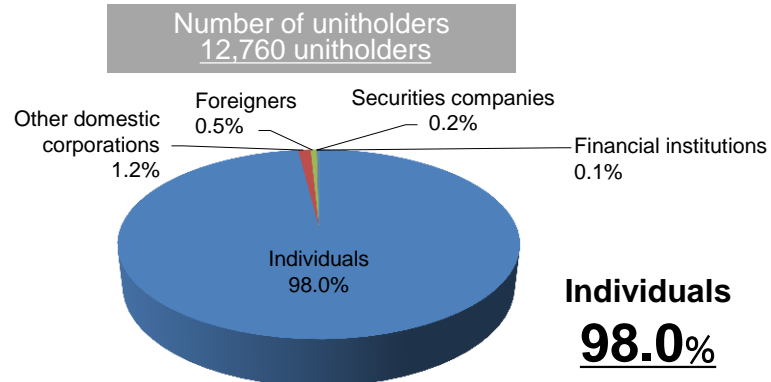
Changes in Investment Unit Price



(Note) This graph presents both the changes in the price and index through to June 5, 2015, based on the 168,800 yen closing investment unit price at the beginning of Starts Proceed's 18th fiscal period (May 1, 2014), the 1,501.76 TSE REIT Index and the TSE REIT Residential index on said date set as 100.

During the 19th fiscal period, the investment unit price marked a high of **230,800 yen** (January 15, 2015) and a low of **177,500 yen** (November 12, 2014), based on closing price.

■ Composition of Unitholders and Investment Units at End of 19th Fiscal Period

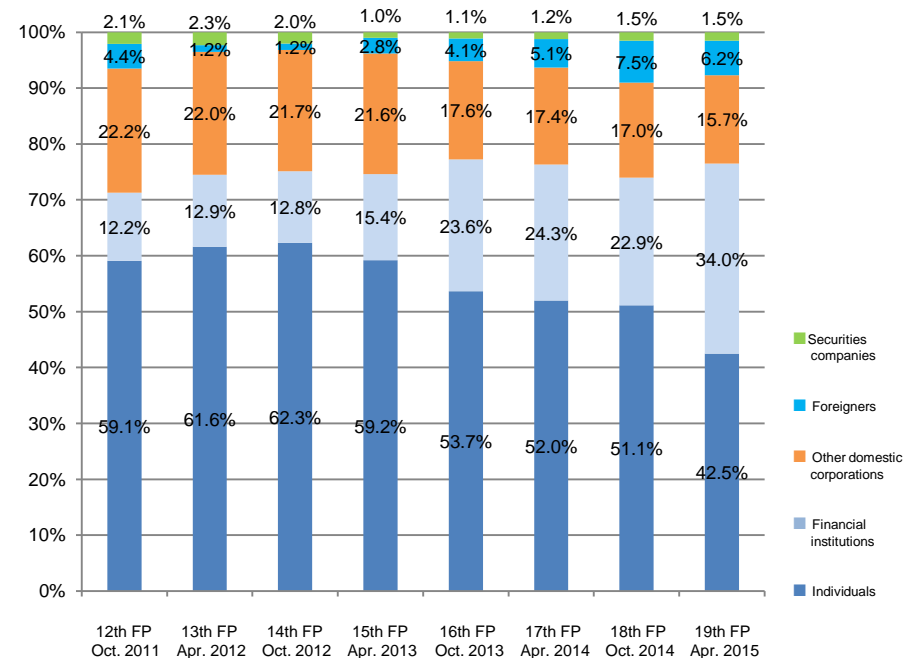


■ Major Unitholders at End of 19th Fiscal Period (April 30, 2015)

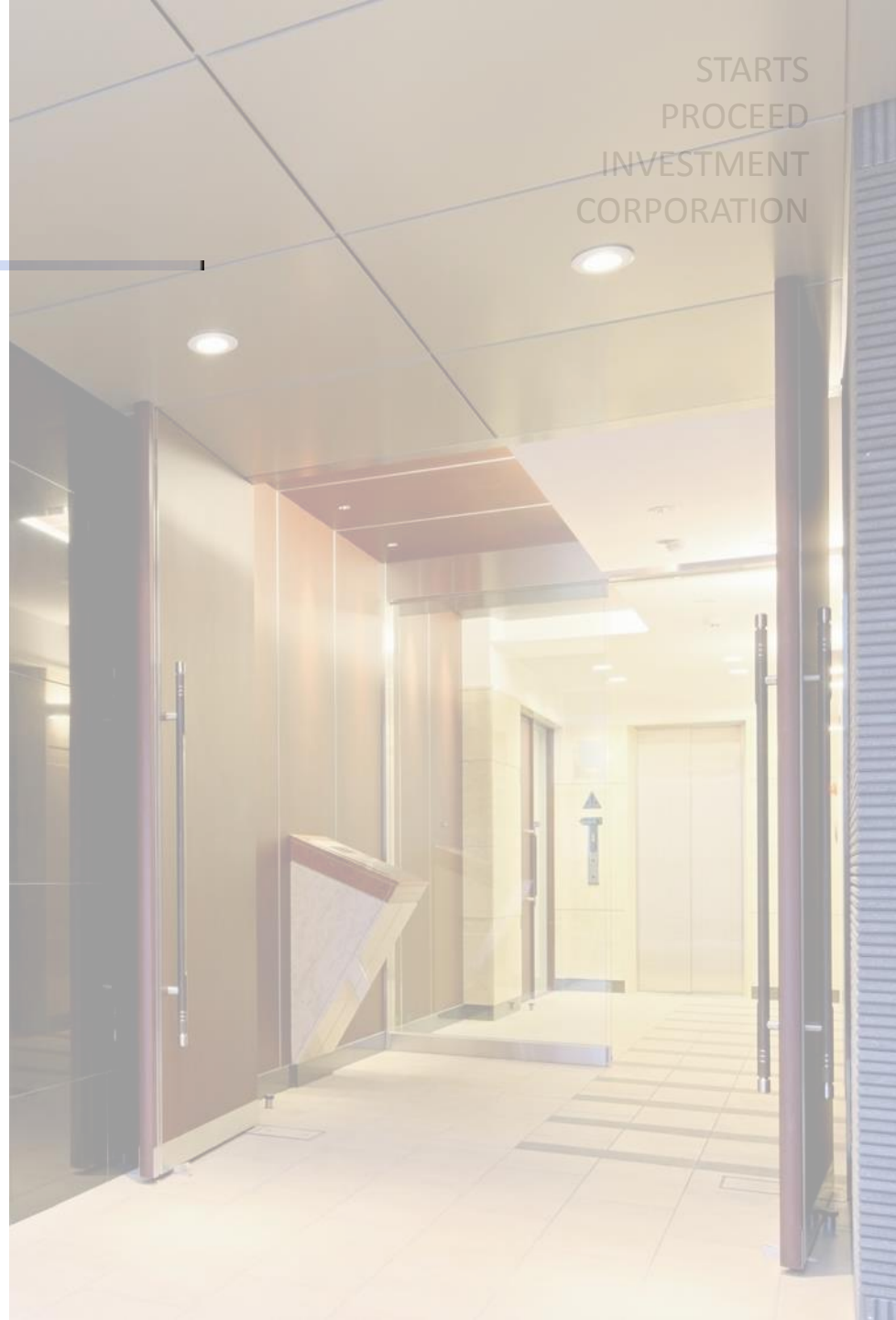
	Name	Number of investment units held (units)	As a percentage of investment units issued and outstanding (%) (Note)
1	Japan Trustee Services Bank, Ltd. (Trust Account)	34,453	19.82
2	Starts Corporation Inc.	22,591	12.99
3	The Master Trust Bank of Japan, Ltd. (Trust Account)	10,532	6.06
4	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	7,030	2.80
5	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	4,878	2.80
6	NOMURA BANK (LUXEMBOURG) S. A.	1,507	0.86
7	BARCLAYS CAPITAL SECURITIES LIMITED	1,306	0.75
8	UBS AG LONDON A/C IPB SEGREGATED CLIENT ACCOUNT	1,225	0.70
9	MORGAN STANLEY & CO. LLC	1,123	0.64
10	Yoshidashoji Co. Ltd.	1,000	0.57
11	CBNY DFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO	862	0.49
12	Individual investor	800	0.46
13	Japan Trustee Services Bank, Ltd. (Trust Account 9)	776	0.44
14	Nomura Securities Co., Ltd.	605	0.34
15	Individual investor	600	0.34
16	BBH FOR VANGUARD GLOBAL EX-U. S. REAL ESTATE INDEX FUND	588	0.33
17	Individual investor	571	0.32
18	SBI SECURITIES Co., Ltd.	522	0.30
19	Sekai Shindokyo (Accumulated Depreciation)	478	0.27
20	CBNY-GOVERNMENT OF NORWAY	466	0.26
	Total	91,913	52.89

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

■ Changes in Composition of Unitholders (12th to 19th Fiscal Periods)



2. Future Management Policy



Main Initiatives in 19th Fiscal Period

New Initiatives from 20th Fiscal Period (six months ending Oct. 31, 2015)

	Main Initiatives in 19th Fiscal Period	New Initiatives from 20th Fiscal Period (six months ending Oct. 31, 2015)
External Growth	<ul style="list-style-type: none"> ○ Public offering (November 4, 2014) ⇒ Acquisition of 7 new properties (total acquisition price: 9.12 billion yen) ○ Steady acquisition of properties to achieve target asset size of 100 billion yen ○ Forming of further collaborative relationship with the Starts Group ⇒ Promotion of acquisition of properties, including development properties 	<ul style="list-style-type: none"> ○ Asset size of 62 billion yen → Asset size of 100 billion yen ○ Strengthening of collaborative relationship with the Starts Group ⇒ From land acquisition to development ⇒ Purchasing from existing clients (avoidance of bids) ⇒ Development of prime properties through public proposals, etc. → To acquisition of such
Internal Growth	<ul style="list-style-type: none"> ○ Consideration of costs of the 7 acquired properties <ul style="list-style-type: none"> • Regular maintenance ⇒ Review of specs and expenses ○ Maintaining of high occupancy rate in rental housing's high-demand season <ul style="list-style-type: none"> • Maintaining of high occupancy rate by minimizing downtime ⇒ Prior management for scheduled tenant exits – Shortening of renovation period ⇒ Property-specific campaigns for readily responding to occupancy status • Continuation of installment of showrooms and weekly leasing meetings ○ Enhancement of asset value and market competitiveness through exterior makeovers (C-4) Proceed Sangenjaya (C-6) Proceed Funabashi Miyamoto (C-44) Proceed Nakagawara Ichibankan & Nibankan (G-16) Proceed Ohorikoen 	<ul style="list-style-type: none"> ○ Reconsideration of regular maintenance costs <ul style="list-style-type: none"> • Maximum effective utilization of economies of scale (review that looks into even possibly changing party to which operations are re-entrusted through collaboration with property management company) ○ Raising of leasing conditions (rent and key money) <ul style="list-style-type: none"> • Setting of conditions based on detailed comparison with nearby competitive properties • Securing of competitiveness through renovation upon tenant exit beyond restoration to original state (accent wallpaper, door/window improvements, better floor specs, and upgrading of facilities and equipment) ○ Enhancement of occupancy rate <ul style="list-style-type: none"> • Measurement of the effectiveness of and accumulation of successful cases of property-specific campaigns for readily responding to occupancy status (campaign developments and optimization)
Financial Strategy	<ul style="list-style-type: none"> ○ Transition to unsecured loans ○ Refinancing (repayment of 11.6 billion yen divided into 1.5 years, 3 years, 3.5 years and 5 years, thereby extending and laddering repayment periods) Average remaining period: 1.20 years (18th FP) ⇒ 1.75 years (19th FP) ○ Partial conversion of interest rates into fixed rates Above proved effective in achieving stabilization and strengthening of financial base Ratio of fixed-rate loans: 0.0 % (18th FP) ⇒ 16.6 % (19th FP) 	<ul style="list-style-type: none"> ○ Efforts for acquisition of credit rating ○ Conservative management of LTV ○ Further strengthening of financial base (strive for greater extension and laddering of repayment periods and ratio of fixed-rate loans)

Securing of stable distributions

■ Proceed
Nihonbashi-horidomecho
(Chuo Ward, Tokyo)

Structure : RC/10F
Site area : 307.91m²
Total floor area : 2,236.88m²
Total number of
leasable units : 37



■ Proceed
TX Nagareyama Central Park
(Nagareyama City, Chiba)

[Seismic isolation]

Structure : RC/13F
Site area : 1,825.00m²
Total floor area : 3,107.84m²
Total number of
leasable units : 73



■ Proceed
Aratamabashi
(Nagoya City, Aichi)

Structure : RC/10F
Site area : 1,174.06m²
Total floor area : 6,213.13m²
Total number of
leasable units : 72

■ Proceed
Kanayama 2
(Nagoya City, Aichi)

Structure : RC/14F B1
Site area : 816.66m²
Total floor area : 5,616.35m²
Total number of
leasable units : 72



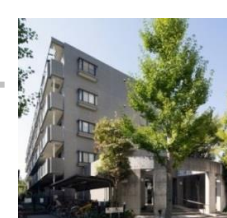
■ Proceed
Gyotoku 2
(Ichikawa City, Chiba)

Structure : RC/5F
Site area : 928.03m²
Total floor area : 1,957.06m²
Total number of
leasable units : 59



■ Proceed
Tsukuba Gakuentoshi
(Tsukuba City, Ibaraki)

Structure : RC/9F
Site area : 1,372.00m²
Total floor area : 2,817.09m²
Total number of
leasable units : 34



■ Proceed
Nishikasai
(Edogawa Ward, Tokyo)

Structure : (A) RC/5F
(B) S/3F
Site area : 2,940.27m²
Total floor area : 3,181.06m²
Total number of
leasable units : 63

■ Overview of Portfolio Assets after Acquisition of 7 Properties

Total acquisition price 57,110 million yen

Number of properties 96 properties

Gross leasable area 146,415.29m²

Total number of leasable units 3,969 units

Total number of leasable parking spaces 992 vehicles

Average building age 13.7 years

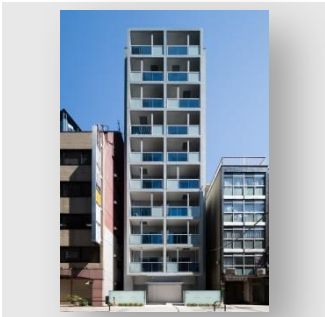
■ Kanda-Higashimatsushitacho Plan Private Residential Building Development Project



- (Tentative name) Kanda-Higashimatsushitacho Plan Private Residential Building is a plan to set a fixed-term land leasehold to private land adjacent to the former lot of Chizakura Elementary School (kuyuchi), develop integrally with business parties and establish a condominium and rental housing primarily for middle-income households, with a square area to the east and west.
- Starts Corporation was selected as a business partner with the public proposal of Chiyoda Ward in 2010, and construction is underway and slated for completion in the spring of 2018.

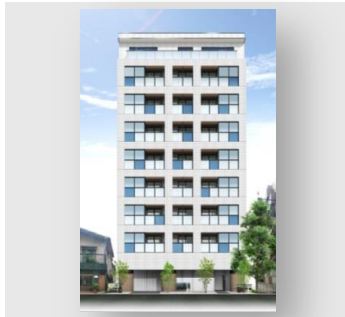
Location	22 Kanda Higashimatsushita-cho, Chiyoda Ward, Tokyo, and other
Site area	Approx. 3,500 m ²
Zoning	Commercial district, fire preventive district
Structure	RC / 25F (base seismic isolation)
Total floor area	26,534 m ²
Height	83.1m
Use	Apartment, retail, office, living support facility, parking lot, etc.

■ Completed Property ■ Other Development Projects (Scheduled)



Kudan Project
(Chiyoda Ward, Tokyo)

Structure: RC/10F
 Completion: Mar. 2015
 Number of units: 1DK: 16 units
 1K: 2 units



Hongo Project
(Bunkyo Ward, Tokyo)

Structure: RC/9F
 (seismic isolation)
 Completion: Oct. 2015
 Number of units: 2DK: 1 unit
 1LDK: 15 units
 1K: 7 units



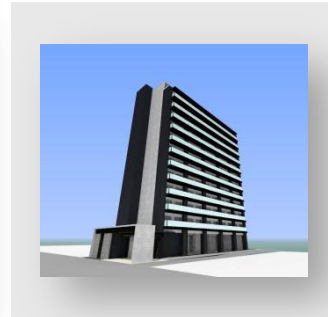
Unoki Project
(Ota Ward, Tokyo)

Structure: RC/5F
 Completion: Sept. 2015
 Number of units: 1LDK: 29 units



Osu Project
(Nagoya City, Aichi)

Structure: RC/12F
 Completion: Mar. 2016
 Number of units: 1K: 66 units



Sendai Kamisugi Project
(Sendai City, Miyagi)

Structure: RC/13F
 Completion: Mar. 2017
 Number of units: 1K: 100 units
 2LDK: 8 units

■ May 22, 2015 Refinancing Loans

(Unit: million yen)

Term Loan		S
Term		1 year
Total amount		3,700
Breakdown	Aozora Bank	1,054
	Resona Bank	787
	Chiba Bank	382
	Musashino Bank	382
	Mizuho Bank	331
	Kagawa Bank	325
	Sumitomo Mitsui Banking	241
	ORIX Bank	99
	Sumitomo Mitsui Trust Bank	99
Interest rate		1 month Japanese Yen TIBOR+0.55%
Repayment method		Lump-sum repayment on repayment date



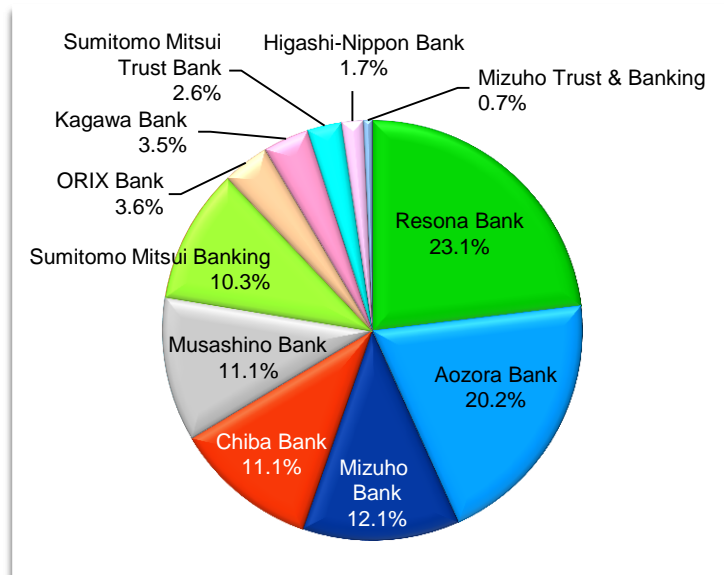
(Unit: million yen)

Term Loan		Z	Change
Term		3.5 years	
Total amount		3,700	–
Breakdown	Aozora Bank	1,054	–
	Resona Bank	787	–
	Chiba Bank	382	–
	Musashino Bank	382	–
	Mizuho Bank	331	–
	Kagawa Bank	325	–
	Sumitomo Mitsui Banking	241	–
	ORIX Bank	99	–
	Sumitomo Mitsui Trust Bank	99	–
Interest rate		0.907% (Note)	
Repayment method		Lump-sum repayment on repayment date	

(Note) As interest-rate swap agreements are concluded for term loans Z for hedging against the risk of rising interest rates, the interest rates indicated are those after the fixing of interest rates.

	18th FP	19th FP	After May 22 refinancing
Average remaining period	1.2 years	1.75 years	2.12 years
Average interest rate	1.039%	0.992%	1.019%
Ratio of fixed-rate loans	0.0%	16.6%	28.9%

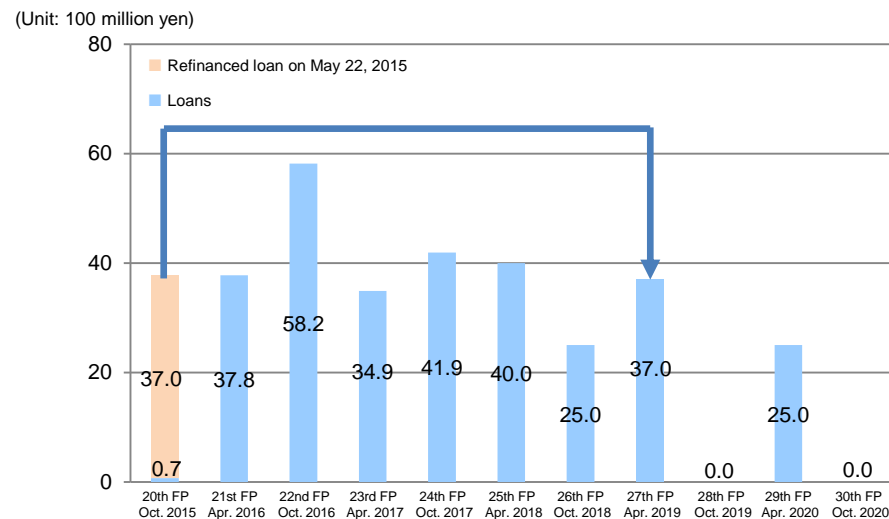
Change in Allocation of Total Loan Amount after Refinancing



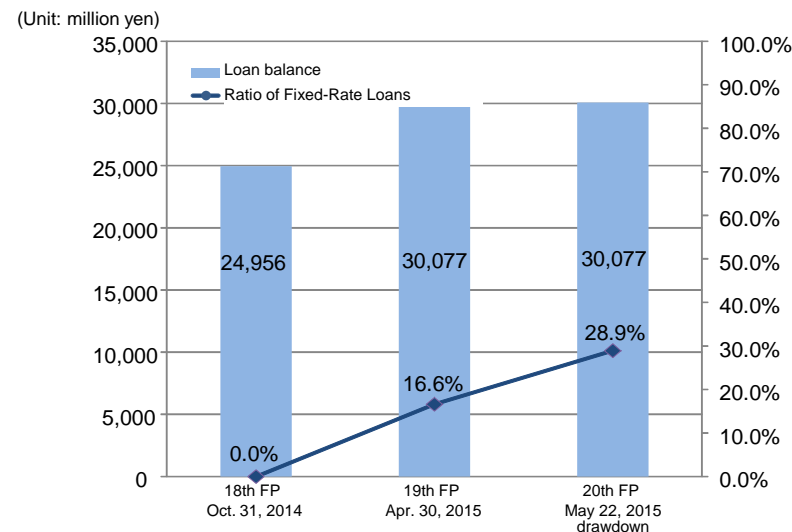
Breakdown of Lenders after Refinancing

Breakdown of lenders	Loan balance (million yen)
Resona Bank	6,944
Aozora Bank	6,073
Mizuho Bank	3,632
Chiba Bank	3,340
Musashino Bank	3,340
Sumitomo Mitsui Banking	3,109
ORIX Bank	1,080
Kagawa Bank	1,062
Sumitomo Mitsui Trust Bank	793
Higashi-Nippon Bank	500
Mizuho Trust & Banking	200

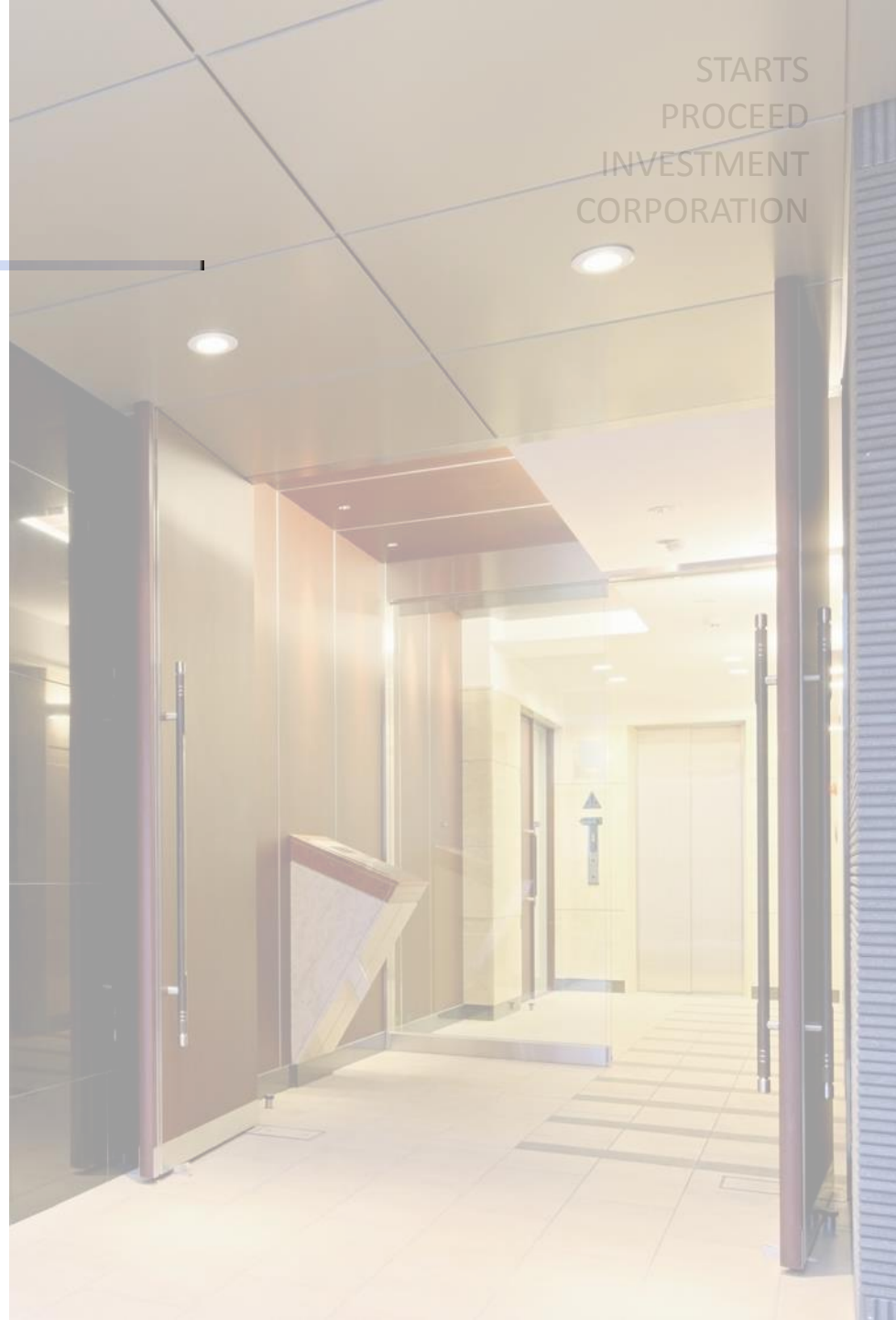
Status of Laddering of Interest-Bearing Liabilities after Refinancing



Ratio of Fixed-Rate Loans after Refinancing



3. Reference Materials



Balance Sheet



(Unit: thousand yen)

	18th Fiscal Period As of Oct. 31, 2014	19th Fiscal Period As of Apr. 30, 2015	Change
Assets			
Current assets			
Cash and deposits	1,153,274	1,461,626	308,352
Cash and deposits in trust	1,323,994	1,476,425	152,430
Operating accounts receivable	16,044	26,759	10,714
Prepaid expenses	96,215	109,197	12,981
Deferred tax assets	50	85	34
Consumption tax receivable	-	37,165	37,165
Other	1,595	1,594	0
Total current assets	2,591,175	3,112,854	521,679
Noncurrent assets			
Property, plant and equipment			
Buildings in trust	27,211,243	32,805,819	5,594,576
Accumulated depreciation	-4,127,583	-4,553,878	-426,295
Buildings in trust, net	23,083,660	28,251,941	5,168,281
Structures in trust	942,406	1,044,827	102,421
Accumulated depreciation	-349,591	-381,182	-31,590
Structures in trust, net	592,814	663,645	70,830
Machinery and equipment in trust	5,376	5,376	-
Accumulated depreciation	-1,016	-1,320	-304
Machinery and equipment in trust, net	4,360	4,055	-304
Tools, furniture and fixtures in trust	210,275	241,578	31,303
Accumulated depreciation	-83,093	-97,266	-14,173
Tools, furniture and fixtures in trust, net	127,181	144,312	17,130
Land in trust	24,619,676	29,040,889	4,421,213
Total property, plant and equipment	48,427,693	58,104,844	9,677,150
Investments and other assets			
Lease and guarantee deposits	10,000	10,000	-
Lease and guarantee deposits in trust	518,514	518,514	-
Long-term prepaid expenses	85,142	115,180	30,038
Other	8,145	8,782	636
Total investments and other assets	621,801	652,476	30,674
Total noncurrent assets	49,049,495	58,757,321	9,707,825
Deferred assets			
Investment unit issuance costs	11,196	23,384	12,188
Total deferred assets	11,196	23,384	12,188
Total assets	51,651,866	61,893,560	10,241,693

	18th Fiscal Period As of Oct. 31, 2014	19th Fiscal Period As of Apr. 30, 2015	Change
Liabilities			
Current liabilities			
Short-term loans payable	5,700,000	3,700,000	-2,000,000
Current portion of long-term loans payable	4,605,105	3,868,553	-736,551
Operating accounts payable	86,850	133,050	46,200
Accounts payable - other	119,842	141,212	21,370
Accrued expenses	806	814	7
Income taxes payable	1,503	2,050	547
Accrued consumption taxes	7,081	-	-7,081
Advances received	269	966	697
Other	231	275	44
Total current liabilities	10,521,689	7,846,923	-2,674,765
Noncurrent liabilities			
Long-term loans payable	14,651,727	22,508,951	7,857,223
Tenant leasehold and security deposits in trust	511,431	592,375	80,944
Asset retirement obligation	64,477	122,453	57,975
Total noncurrent liabilities	15,227,636	23,223,779	7,996,143
Total liabilities	25,749,326	31,070,703	5,321,377
Net assets			
Unitholders' equity			
Unitholders' capital	25,318,449	30,096,023	4,777,574
Surplus			
Unappropriated retained earnings (undisposed loss)	584,091	726,833	142,741
Total surplus	584,091	726,833	142,741
Total unitholders' equity	25,902,540	30,822,856	4,920,315
Total net assets	25,902,540	30,822,856	4,920,315
Total liabilities and net assets	51,651,866	61,893,560	10,241,693

(Unit: thousand yen)

	18th Fiscal Period (From: May 1, 2014 To: Oct. 31, 2014)	19th Fiscal Period (From: Nov. 1, 2014 To: Apr. 30, 2015)	Change
Operating revenue			
Rent revenue – real estate ①	1,916,313	2,239,837	323,524
Total operating revenue	1,916,313	2,239,837	323,524
Operating expenses			
Expenses related to rent business ②	873,604	1,036,104	162,500
Asset management fee	135,983	168,742	32,759
Asset custody fee	7,521	7,770	249
Administrative service fees	20,920	23,412	2,492
Directors' compensations	2,400	2,400	-
Other operating expenses	82,671	53,566	-29,104
Total operating expenses	1,123,100	1,291,997	168,896
Operating income	793,213	947,840	154,627
Non-operating income			
Interest income	224	266	41
Insurance income	7,093	3,046	-4,046
Reversal of distribution payable	1,395	1,195	-199
Total non-operating income	8,713	4,508	-4,205
Non-operating expenses			
Interest expenses	127,619	146,612	18,992
Interest expenses on investment corporation bonds	26,349	-	-26,349
Amortization of investment corporation bond issuance costs	1,321	-	-1,321
Amortization of investment unit issuance costs	3,732	6,916	3,184
Borrowing related expenses	56,756	69,510	12,754
Other	555	530	-25
Total non-operating expenses	216,335	223,569	7,234
Ordinary income	585,591	728,778	143,187
Income before income taxes	585,591	728,778	143,187
Income taxes – current	1,549	2,104	555
Income taxes – deferred	-4	-34	-30
Total income taxes	1,544	2,069	525
Net income	584,046	726,708	142,662
Retained earnings brought forward	45	124	79
Unappropriated retained earnings (undisposed loss)	584,091	726,833	142,741

① “Real estate rent revenue”

(Unit: thousand yen)

	18th Fiscal Period (From: May 1, 2014 To: Oct. 31, 2014)	19th Fiscal Period (From: Nov. 1, 2014 To: Apr. 30, 2015)	Change
Rent	1,690,005	1,953,256	263,251
Common area maintenance charges	93,609	113,666	20,057
Parking revenue	51,796	63,222	11,426
Incidental revenue	2,143	1,839	-304
Other lease business revenue	78,758	107,852	29,094
Total	1,916,313	2,239,837	323,524

② “Expenses related to rent business”

(Unit: thousand yen)

	18th Fiscal Period (From: May 1, 2014 To: Oct. 31, 2014)	19th Fiscal Period (From: Nov. 1, 2014 To: Apr. 30, 2015)	Change
Management expenses	128,186	137,351	9,165
Repair expenses	65,034	101,205	36,171
Real estate taxes	109,976	117,612	7,636
Trust fees	32,620	34,853	2,233
Utilities expenses	40,530	49,273	8,743
Nonlife insurance expenses	6,261	7,453	1,192
Depreciation and amortization	398,672	472,363	73,691
Other lease business expenses	92,321	115,989	23,668
Total	873,604	1,036,104	162,500

■ Cash Distributions

	18th Fiscal Period (From: May 1, 2014 To: Oct. 31, 2014)	19th Fiscal Period (From: Nov. 1, 2014 To: Apr. 30, 2015)	Change
I Unappropriated retained earnings	584,091,896 yen	726,833,470 yen	142,741,574 yen
II Amount of distributions	583,967,356 yen	726,735,414 yen	142,768,058 yen
[Amount of distribution per investment unit]	(4,028 yen)	(4,182 yen)	(154 yen)
III Retained earnings carried forward	124,540 yen	98,056 yen	-26,484 yen

Key Performance Indicators

		18th Fiscal Period (From: May 1, 2014 To: Oct. 31, 2014)	19th Fiscal Period (From: Nov. 1, 2014 To: Apr. 30, 2015)
Total assets (a)	million yen	51,651	61,893
Net assets (b)	million yen	25,902	30,822
Total unitholders' capital	million yen	25,318	30,096
Total number of investment units issued and outstanding (c)	units	144,977	173,777
Net assets per unit (b) ÷ (c)	yen	178,666	177,370
Net income per unit (Note 2)	yen	4,028	4,193
Total distributions (d)	million yen	583	726
Distribution per unit (d) ÷ (c)	yen	4,028	4,182
[Of which, distribution of earnings per unit]	yen	(4,028)	(4,182)
[Of which, distribution in excess of earnings per unit]	yen	(-)	(-)
Return on assets (Note 3)	%	1.1 (2.2)	1.3 (2.6)
Return on equity (Note 3)	%	2.3 (4.5)	2.6 (5.2)
Equity ratio (b) ÷ (a)	%	50.1	49.8
Distribution payout ratio (Note 3)	%	100	100.0

[Other Reference Information]

		18th Fiscal Period	19th Fiscal Period
Number of investment properties (Note 4)	properties	89	96
Total number of leasable units (Note 4)	units	3,559	3,969
Gross leasable area	m ²	124,700.28	146,415.29
Period-end occupancy rate (Note 4)	%	96.8	96.3
Depreciation and amortization	million yen	398	472
Capital expenditures	million yen	43	221
Property leasing NOI (Net Operating Income) (Note 3)	million yen	1,441	1,676
FFO (Funds from Operations) per unit (Note 3)	yen	6,813	6,939
FFO multiple (Note 3)	times	13.5	14.5
Debt service coverage ratio (Note 3)	times	7.4	9.2
Earnings before interest, depreciation and amortization	million yen	1,136	1,345
Interest expenses	million yen	153	146
Total interest-bearing liabilities	million yen	24,956	30,077
LTV (Loan-To-Value) ratio (Note 3)	%	48.3	48.6

(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, for return on assets and return on equity, figures annualized based on the number of days of management are also shown in brackets.

Return on assets	$\frac{\text{Ordinary income} \div \text{Average total assets}}{\text{Average total assets} = (\text{Total assets at beginning of period} + \text{Total assets at end of period}) \div 2}$
Return on equity	$\frac{\text{Net income} \div \text{Average net assets}}{\text{Average net assets} = (\text{Net assets at beginning of period} + \text{Net assets at end of period}) \div 2}$
Distribution payout ratio	$\frac{\text{Distribution per unit} \div \text{Net income per unit}}{\text{Distribution payout ratio for the 19th fiscal period is calculated using the following formula due to change in the number of investment units during the period from having conducted a capital increase through public offering during the period.}} \div \text{Net income}$ Distribution payout ratio = Total distributions ÷ Net income
Property leasing NOI	Property leasing income (loss) [Real estate rent revenue - Expenses related to rent business] + Depreciation and amortization
FFO per unit	$\frac{\text{Net income} + \text{Depreciation and amortization} + \text{Other depreciation and amortization} - \text{Gain (loss) on sales of real estate properties}}{\text{Total number of investment units issued and outstanding}}$
FFO multiplier	Investment unit price at end of period ÷ Annualized FFO per unit
Debt service coverage ratio	$\frac{\text{Earnings before interest, depreciation and amortization}}{\text{Interest expenses (including interest expenses on investment corporation bonds)}}$
LTV ratio	Total interest-bearing liabilities ÷ Total assets

Statements of Cash Flows

(Unit: thousand yen)

	18th Fiscal Period (From: May 1, 2014 To: Oct. 31, 2014)	19th Fiscal Period (From: Nov. 1, 2014 To: Apr. 30, 2015)
Net cash provided by (used in) operating activities		
Income before income taxes	585,591	728,778
Depreciation and amortization	398,672	472,363
Amortization of investment corporation bond issuance costs	1,321	-
Amortization of investment unit issuance costs	3,732	6,916
Interest income	-224	-266
Interest expenses	153,969	146,612
Decrease (increase) in operating accounts receivable	6,176	-10,714
Decrease (increase) in prepaid expenses	-10,380	-12,981
Decrease (increase) in consumption taxes receivable	-	-37,165
Increase (decrease) in accrued consumption taxes	2,036	-7,081
Increase (decrease) in operating accounts payable	14,659	-1,053
Increase (decrease) in accounts payable - other	5,059	20,434
Decrease (increase) in long-term prepaid expenses	33,552	-30,038
Other, net	-189	548
Subtotal	1,193,976	1,276,353
Interest income received	224	266
Interest expenses paid	-153,858	-146,604
Income taxes paid	-1,544	-1,557
Net cash provided by (used in) operating activities	1,038,798	1,128,457
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment in trust	-190,240	-10,045,286
Proceeds from tenant leasehold and security deposits in trust	38,679	135,117
Repayments of tenant leasehold and security deposits in trust	-37,632	-54,173
Decrease (increase) in other investments	-636	-636
Net cash provided by (used in) investing activities	-189,829	-9,964,979
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	5,700,000	5,200,000
Decrease in short-term loans payable	-2,393,000	-7,200,000
Proceeds from long-term loans payable	-	11,647,000
Repayment of long-term loans payable	-1,449,007	-4,526,328
Redemption of investment corporation bonds	-2,000,000	-
Proceeds from issuance of investment units	-	4,777,574
Payment of investment unit issuance costs	-	-19,104
Dividends paid	-607,495	-581,836
Net cash provided by (used in) financing activities	-749,502	9,297,305
Net increase (decrease) in cash and cash equivalents	99,466	460,783
Cash and cash equivalents at beginning of period	2,377,802	2,477,268
Cash and cash equivalents at end of period	2,477,268	2,938,052

(Note 4) The number of investment properties are indicated in units that are 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.

Short-Term Loans Payable

Account		Drawdown date	Balance at end of 19th FP (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks	Name
	Lender								
Short-term loans payable	Aozora Bank, Ltd.	May 23, 2014	1,054,000	0.68228	May 22, 2015	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed	Term Loan S
	Resona Bank, Ltd.		787,000						
	The Chiba Bank, Ltd.		382,000						
	The Musashino Bank, Ltd.		382,000						
	Mizuho Bank, Ltd.		331,000						
	The Kagawa Bank, Ltd.		325,000						
	Sumitomo Mitsui Banking Corporation		241,000						
	ORIX Bank Corporation		99,000						
	Sumitomo Mitsui Trust Bank, Limited		99,000						
Subtotal			3,700,000						

Long-Term Loans Payable

Account		Drawdown date	Balance at end of 19th FP (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks	Name
	Lender								
Long-term loans payable	Mizuho Bank, Ltd.	May 24, 2012	1,256,944	1.48231	May 24, 2017	(Note 3)	Refinancing	Unsecured Unguaranteed	Term Loan I
	Aozora Bank, Ltd.	May 1, 2013	267,000	1.05228	Nov. 24, 2015	Lump-sum repayment on repayment date	Acquisition of AUM	Unsecured Unguaranteed	Term Loan L
	Resona Bank, Ltd.		267,000						
	Mizuho Bank, Ltd.		242,000						
	Sumitomo Mitsui Banking Corporation		242,000						
	ORIX Bank Corporation		100,000						
	Sumitomo Mitsui Trust Bank, Limited		100,000						
	The Chiba Bank, Ltd.		50,000						
	The Musashino Bank, Ltd.		50,000						
	Aozora Bank, Ltd.	May 1, 2013	256,320	1.18229	Nov. 24, 2016	(Note 4)	Acquisition of AUM	Unsecured Unguaranteed	Term Loan M
	Resona Bank, Ltd.		256,319						
	Mizuho Bank, Ltd.		232,320						
	Sumitomo Mitsui Banking Corporation		232,320						
	ORIX Bank Corporation		96,000						
	Sumitomo Mitsui Trust Bank, Limited		96,000						
The Chiba Bank, Ltd.	48,000								
The Musashino Bank, Ltd.	48,000								
Aozora Bank, Ltd.	May 24, 2013	789,000	1.05228	Nov. 24, 2015	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed	Term Loan O	
Resona Bank, Ltd.		522,000							
The Chiba Bank, Ltd.		333,000							
The Musashino Bank, Ltd.		333,000							
The Kagawa Bank, Ltd.		326,000							
Mizuho Bank, Ltd.		90,000							

Long-Term Loans Payable

Account		Drawdown date	Balance at end of 19th FP (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks	Name
	Lender								
Long-term loans payable	Aozora Bank, Ltd.	May 24, 2013	757,440	1.18229	Nov. 24, 2016	(Note 5)	Refinancing	Unsecured Unguaranteed	Term Loan P
	Resona Bank, Ltd.		501,119						
	The Chiba Bank, Ltd.		319,680						
	The Musashino Bank, Ltd.		319,680						
	The Kagawa Bank, Ltd.		312,960						
	Mizuho Bank, Ltd.		86,400						
	Resona Bank, Ltd.	Nov. 25, 2013	650,000	0.98228	May 24, 2016	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed	Term Loan Q
	The Chiba Bank, Ltd.		500,000						
	The Musashino Bank, Ltd.		500,000						
	Sumitomo Mitsui Banking Corporation		500,000						
	Aozora Bank, Ltd.		450,000						
	Higashi-Nippon Bank, Ltd.		250,000						
	ORIX Bank Corporation		150,000						
	Mizuho Trust & Banking Co., Ltd.		100,000						
	Resona Bank, Ltd.	Nov. 25, 2013	650,000	1.13228	May 24, 2017	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed	Term Loan R
	The Chiba Bank, Ltd.		500,000						
	The Musashino Bank, Ltd.		500,000						
	Sumitomo Mitsui Banking Corporation		500,000						
	Aozora Bank, Ltd.		450,000						
	Higashi-Nippon Bank, Ltd.		250,000						
	ORIX Bank Corporation		150,000						
	Mizuho Trust & Banking Co., Ltd.		100,000						
	Resona Bank, Ltd.	Nov. 25, 2014	752,000	0.63098	May 24, 2016	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed	Term Loan V
	Aozora Bank, Ltd.		465,000						
	Mizuho Bank, Ltd.		317,000						
	Sumitomo Mitsui Banking Corporation		317,000						
	The Chiba Bank, Ltd.		275,000						
	The Musashino Bank, Ltd.		275,000						
Sumitomo Mitsui Trust Bank, Limited	113,000								
ORIX Bank Corporation	110,000								
The Kagawa Bank, Ltd.	23,000								
Resona Bank, Ltd.	Nov. 25, 2014		1,137,000						
Aozora Bank, Ltd.		703,000							
Mizuho Bank, Ltd.		479,000							
Sumitomo Mitsui Banking Corporation		479,000							
The Chiba Bank, Ltd.		415,000							
The Musashino Bank, Ltd.		415,000							
Sumitomo Mitsui Trust Bank, Limited		171,000							
ORIX Bank Corporation		167,000							
The Kagawa Bank, Ltd.		34,000							

Long-Term Loans Payable

Account		Drawdown date	Balance at end of 19th FP (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks	Name
	Lender								
Long-term loans payable	Resona Bank, Ltd.	Nov. 25, 2013	711,000	1.02200 (Note 2)	May 25, 2018	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed	Term Loan X
	Aozora Bank, Ltd.		441,000						
	Mizuho Bank, Ltd.		299,000						
	Sumitomo Mitsui Banking Corporation		299,000						
	The Chiba Bank, Ltd.		259,000						
	The Musashino Bank, Ltd.		259,000						
	Sumitomo Mitsui Trust Bank, Limited		107,000						
	ORIX Bank Corporation		104,000						
	The Kagawa Bank, Ltd.		21,000						
	Resona Bank, Ltd.	Nov. 25, 2014	711,000	1.19000 (Note 2)	Nov. 25, 2019	Lump-sum repayment on repayment date	Refinancing	Unsecured Unguaranteed	Term Loan Y
	Aozora Bank, Ltd.		441,000						
	Mizuho Bank, Ltd.		299,000						
	Sumitomo Mitsui Banking Corporation		299,000						
	The Chiba Bank, Ltd.		259,000						
	The Musashino Bank, Ltd.		259,000						
	Sumitomo Mitsui Trust Bank, Limited		107,000						
	ORIX Bank Corporation		104,000						
	The Kagawa Bank, Ltd.		21,000						
	Subtotal			26,377,504					

Total interest-bearing liabilities

30,077.504 thousand yen

(Note 1) Average interest rate is the weighted average for the period, rounded to five decimal places.

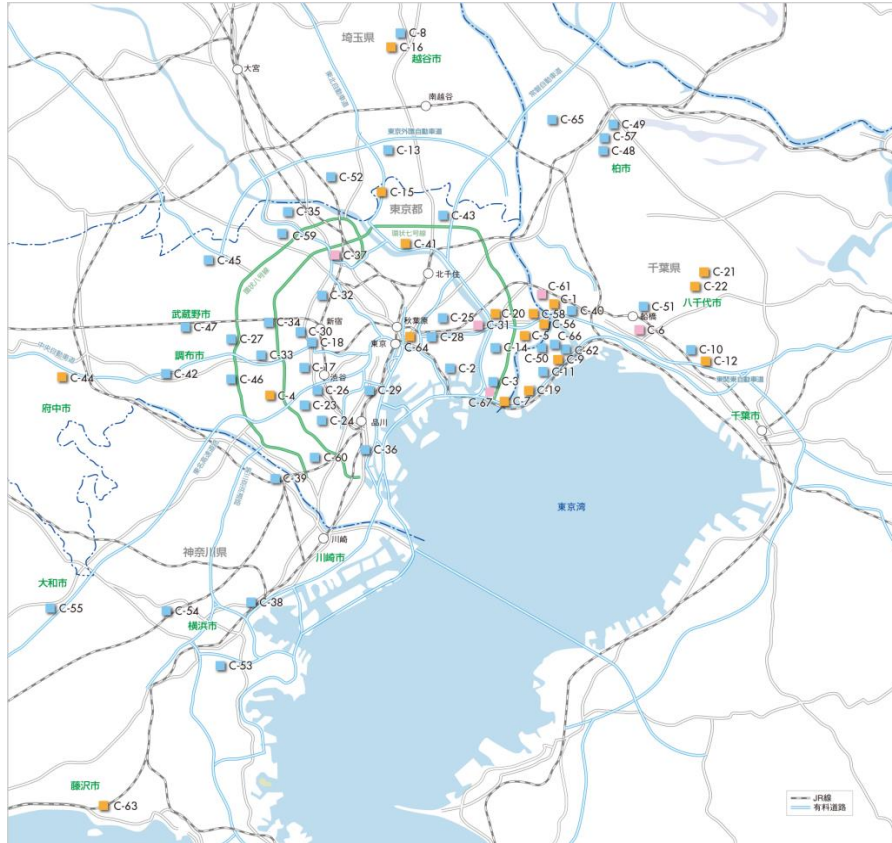
(Note 2) As an interest rate swap agreement has been concluded for the purpose of hedging the risk of interest rate fluctuations, the fixed interest rate is shown.

(Note 3) Repayment shall be in installments, with the first repayment on the last day of August 2012 and followed by repayment on the last day of November 2012 in the amount of 20,833 thousand yen each, and subsequent repayments on the last day of every month thereafter from December 1, 2012 in the amount of 6,944 thousand yen each, until the final repayment due on May 24, 2017 in the total amount of 1,090,277 thousand yen.

(Note 4) Repayment shall be in installments, with the first repayment on the last day of May 2013 and subsequent repayments on the last day of every month thereafter through to the last day of October 2016 in the amount of 3,988 thousand yen each, until the final repayment due on November 24, 2016 in the total amount of 2,225,739 thousand yen.

(Note 5) Repayment shall be in installments, with the first repayment on the last day of May 2013 and subsequent repayments on the last day of every month thereafter through to the last day of October 2016 in the amount of 3,988 thousand yen each, until the final repayment due on November 24, 2016 in the total amount of 2,225,489 thousand yen.

■ Tokyo metropolitan area major cities: 67 properties



Acquired property

■ Single type
 ■ DINKS type
 ■ Family type
 ■ Senior housing

C-1 Proceed Ichikawa	C-13 Proceed Higashikawaguchi	C-25 Proceed Horjozumabashi	C-37 Proceed Jujo	C-49 Proceed Kashiwa Nord	C-61 Proceed Ichikawa Minami
C-2 Proceed Toyochō	C-14 Proceed Funabori	C-26 Proceed Meguro Aobadai	C-38 Proceed Hakuraku	C-50 Proceed Gyotokuekimae	C-62 Proceed Ichikawa Myoten
C-3 Proceed Kasai	C-15 Proceed Takenozuka	C-27 Proceed Sugami Miyamae	C-39 Proceed Shinmankō	C-51 Proceed Funabashi Honcho	C-63 Proceed Fukujisawa Kugenuma
C-4 Proceed Sangerijaya	C-16 Proceed Sengendai 2	C-28 Proceed Ryogoku	C-40 Proceed Motoyawata	C-52 Proceed Gumyoji	C-64 Proceed Nihonbashi-horidomecho
C-5 Proceed Mizue	C-17 Proceed Shoto	C-29 Proceed Mita	C-41 Proceed Nishiarae	C-53 Proceed Nishikawaguchi	C-65 Proceed TX Nagareyama Central Park
C-6 Proceed Funabashi Miyamoto	C-18 Proceed Sangubashi	C-30 Proceed Nakanoshimbashi	C-42 Proceed Chofu	C-54 Proceed Tsunagamina	C-66 Proceed Gyotoku 2
C-7 Proceed Minamikasai	C-19 Proceed Urayasu	C-31 Proceed Kameido	C-43 Proceed TX Rokucho	C-55 Proceed Sagamiotsuka	C-67 Proceed Nishikasai
C-8 Proceed Sengendai	C-20 Proceed Shinkoika	C-32 Proceed Takadanobaba	C-44 Proceed Nakagawara	C-56 Proceed Shinozaki 2	
C-9 Proceed Gyotoku	C-21 Proceed Yachiyo Midorigaska I	C-33 Proceed Shinkoenji	C-45 Proceed Ozumigakuen	C-57 Proceed Kashiwa Trois	
C-10 Proceed Makuharihongo	C-22 Proceed Yachiyo Midorigaska II	C-34 Proceed Koenjininami	C-46 Proceed Chitosekarasuyama	C-58 Proceed Shinozaki Tower	
C-11 Proceed Minamigyotoku	C-23 Proceed Toritsudaigaku	C-35 Proceed Hasune	C-47 Proceed Mitaka	C-59 Proceed Tobu Nerima	
C-12 Proceed Makuharihongo2	C-24 Proceed Toritsudaigaku 2	C-36 Proceed Omachi	C-48 Proceed Kashiwa Est	C-60 Proceed Yukiya	

■ Cabinet order designated cities / Regional area major cities: 29 properties



Acquired property

■ Single type
 ■ DINKS type
 ■ Family type

- ◆ Tokyo metropolitan area major cities: 67 properties
 - ◆ Cabinet order designated cities: 25 properties
 - ◆ Regional area major cities: 4 properties
- Total 96 properties

Breakdown of Revenue of Portfolio by Geographic Area (19th Fiscal Period Results)



(Unit: thousand yen)

	Tokyo metropolitan area major cities	Cabinet order designated cities	Regional area major cities	Entire portfolio
Acquisition price	41,487,700	13,969,000	1,654,100	57,110,800
Total number of leasable units	2,768	1,078	123	3,969
(A) Property leasing operating revenue	1,619,008	545,613	75,215	2,239,837
Rent revenue	1,536,759	524,940	68,446	2,130,146
Other revenue	82,249	20,673	6,768	109,691
(B) Property leasing operating expenses	415,484	132,739	15,516	563,740
Rent expenses	41,539	1,091	-	42,630
Property management expenses	42,700	13,325	2,331	58,357
Real estate taxes	82,955	31,418	3,238	117,612
Utilities expenses	38,076	9,771	1,425	49,273
Repair expenses	73,804	25,538	1,862	101,205
Regular maintenance expenses	51,456	24,384	3,153	78,994
Insurance expenses	5,320	1,926	206	7,453
Brokerage fees and advertising expenses	26,048	15,173	838	42,059
Trust fees	24,006	9,351	1,495	34,853
Other property leasing operating expenses	29,577	758	963	31,299
(C) Property leasing NOI = (A) – (B)	1,203,523	412,874	59,698	1,676,096
(D) Depreciation and amortization	334,574	118,635	19,153	472,363
(E) Property leasing income (loss) = (C) – (D)	868,948	294,238	40,545	1,203,732
(F) Capital expenditures	170,336	50,545	254	221,136
(G) NCF = (C) – (F)	1,033,187	362,328	59,444	1,454,960
Annualized NOI yield (based on acquisition price)	5.8	5.9	7.2	5.9
Occupancy rate (%)	96.6	95.7	95.7	96.3

(Note 1) “Annualized NOI yield (based on acquisition price)” is calculated by annualizing each property’s NOI results, rounded to one decimal place.

(Note 2) “Occupancy rate” is the ratio of leased area in the gross leasable area as of the end of each fiscal period, and is rounded to one decimal place.

Breakdown of Revenue of Major Properties (19th Fiscal Period Results)

(Unit: thousand yen)

	Tokyo metropolitan area major cities						Cabinet order designated cities		Regional area major cities
Property number	C-41	C-58	C-64	C-65	C-66	C-67	G-24	G-25	R-4
Property name	Proceed Nishiarai	Proceed Shinozaki Tower	Proceed Nihonbashi-horidomecho	Proceed TX Nagareyama Central Park	Proceed Gyotoku 2	Proceed Nishikasai	Proceed Kanayama 2	Proceed Aratamabashi	Proceed Tsukuba Gakuentoshi
Property photo									
Acquisition price	5,172,000	1,564,000	1,485,800	979,700	830,000	875,600	2,040,400	2,129,600	775,600
Location	1-chome, Nishiaraisakaecho, Adachi Ward	7-chome, Shinozaki-cho, Edogawa Ward	2-chome, Nihonbashi-horidomecho, Chuo Ward	177, Maehirai, Nagareyama City	1-chome, Fukuei, Ichikawa City	2-chome, Seishincho, Edogawa Ward	2-chome, Kanayama, Naka Ward, Nagoya City	8-chome, Mizuhotori, Mizuho Ward, Nagoya City	3-chome, Ninomiya, Tsukuba City
Structure	ARTIER Bldg.: RC/14F OZAREA Bldg.: RC/10F Hall Bldg.: S/2F Nursery Bldg.: S/2F	S•RC•SRC/18F•B2F	RC/10F	RC/13F	RC/5F	Ichibankan: RC/5F Nibankan: RC/3F	RC14F•B1F	RC/10F	RC/9F
Construction completion	July 20, 2007	March 17, 2008	April 7, 2006	April 11, 2014	October 7, 2006	Ichibankan: October 17, 1993 Nibankan: July 23, 1985	August 22, 2007	August 19, 2005	March 3, 2008
Number of leasable units	294 units	88 units	37 units	73 units	59 units	63 units	72 units	72 units	34 units
(A) Property leasing operating revenue	301,452	89,757	40,760	34,234	28,108	38,775	68,957	64,476	30,808
(B) Property leasing operating expenses	104,623	29,485	4,845	10,769	5,983	5,870	12,420	17,229	5,691
(C) Property leasing NOI = (A) - (B)	196,829	60,272	35,915	23,465	22,124	32,905	56,536	47,246	25,116
(D) Depreciation and amortization	93,493	25,153	4,381	18,523	5,066	2,876	17,449	15,421	8,145
(E) Property leasing income (loss) = (C) - (D)	103,335	35,119	31,534	4,941	17,057	30,029	39,087	31,825	16,970
(F) Capital expenditures	2,478	-	-	-	-	801	151	265	-
(G) NCF = (C) - (F)	194,350	60,272	35,915	23,465	22,124	32,104	56,385	46,981	25,116
Annualized NOI yield	7.6%	7.7%	4.8%	4.8%	5.3%	7.5%	5.5%	4.4%	6.5%
PML value	ARTIER Bldg.: 3.9% OZAREA Bldg.: 5.0% Hall Bldg.: 3.5% Nursery Bldg.: 3.5%	High-rise bldg.: 2.6% Low-rise bldg.: 4.4%	7.5%	2.9.7%	6.5%	Ichibankan: 11.0% Nibankan: 8.1%	6.2%	6.2%	3.8%

Portfolio List ① (As of April 30, 2015)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%) (Note 2)	Carrying amount (thousand yen)	Real estate appraisal value (thousand yen)	Gross leasable area (m ²)	Leased area (m ²)	Total number of leasable units (Note 3) (units)	Total number of leasable parking spaces (vehicles)	Occupancy rate (%) (Note 4)	PML (%)	Construction completion (Note 5)
C-1	Proceed Ichikawa	Chiba	1,076,000	1.9	1,043,145	1,230,000	3,322.17	3,200.13	50	42	96.3	5.9	April 1, 1997
C-2	Proceed Toyocho	Tokyo	646,700	1.1	592,032	771,000	1,085.56	1,085.56	45	5	100.0	8.6	January 31, 2003
C-3	Proceed Kasai	Tokyo	688,700	1.2	625,092	716,000	1,243.80	1,200.44	57	0	96.5	5.1	March 1, 2003
C-4	Proceed Sangenjaya	Tokyo	555,900	1.0	637,655	511,000	1,019.27	916.44	9	8	89.9	9.3	June 29, 1990
C-5	Proceed Mizue	Tokyo	602,600	1.1	634,817	719,000	2,076.68	1,926.06	28	22	92.7	7.0	June 20, 1991
C-6	Proceed Funabashi Miyamoto	Chiba	419,900	0.7	477,009	483,000	1,685.73	1,643.93	33	1	97.5	4.7	June 24, 1991
C-7	Proceed Minamikasai	Tokyo	303,500	0.5	336,234	274,000	1,045.28	1,045.28	16	7	100.0	10.4	March 12, 1993
C-8	Proceed Sengendai	Saitama	259,200	0.5	275,837	293,000	1,344.74	1,313.56	43	10	97.7	5.7	May 31, 1991
C-9	Proceed Gyotoku	Chiba	315,600	0.6	354,365	313,000	1,218.56	1,157.54	20	7	95.0	6.7	March 15, 1988
C-10	Proceed Makuharihongo	Chiba	279,300	0.5	289,081	290,000	963.00	906.00	34	3	94.1	8.7	February 22, 1989
C-11	Proceed Minami Gyotoku	Chiba	287,300	0.5	310,577	305,000	838.95	725.34	26	6	86.5	6.8	February 6, 1990
C-12	Proceed Makuharihongo 2	Chiba	223,400	0.4	226,111	240,000	1,104.84	1,054.62	22	10	95.5	4.8	September 24, 1989
C-13	Proceed Higashikawaguchi	Saitama	206,500	0.4	201,288	191,000	648.11	606.11	30	14	93.5	3.6	March 15, 1993
C-14	Proceed Funabori	Tokyo	226,100	0.4	241,848	230,000	479.52	479.52	24	1	100.0	7.3	October 11, 1991
C-15	Proceed Takenozuka	Tokyo	169,400	0.3	175,525	217,000	860.55	860.55	15	10	100.0	3.4	March 10, 1994
C-16	Proceed Sengendai 2	Saitama	86,700	0.2	95,548	104,000	695.81	695.81	12	4	100.0	3.3	April 3, 1991
C-17	Proceed Shoto	Tokyo	937,400	1.6	908,930	871,000	890.22	849.62	40	6	95.4	5.3	November 18, 2005
C-18	Proceed Sangubashi	Tokyo	497,600	0.9	493,461	438,000	527.88	503.38	26	0	95.4	7.0	July 22, 2005
C-19	Proceed Urayasu	Chiba	431,400	0.8	488,530	452,000	1,786.58	1,721.10	21	8	96.3	7.8	June 4, 1992
C-20	Proceed Shinkoiwa	Tokyo	465,200	0.8	498,442	540,000	1,629.07	1,629.07	27	9	100.0	7.1	March 15, 1991
C-21	Proceed Yachiyo Midorigaoka I	Chiba	383,600	0.7	413,940	384,000	1,805.76	1,738.88	27	32	96.3	6.9	February 12, 1997
C-22	Proceed Yachiyo Midorigaoka II	Chiba	339,000	0.6	367,316	347,000	1,605.12	1,538.24	24	31	95.8	6.9	February 12, 1997
C-23	Proceed Toritsudaigaku	Tokyo	790,400	1.4	767,991	721,000	808.65	787.37	37	2	97.4	8.3	March 13, 2006
C-24	Proceed Toritsudaigaku 2	Tokyo	772,200	1.4	747,662	740,000	831.74	831.74	36	2	100.0	7.8	September 7, 2006
C-25	Proceed Honjozumabashi	Tokyo	339,800	0.6	321,971	401,000	570.53	570.53	19	0	100.0	6.7	July 7, 2006
C-26	Proceed Meguro Aobadai	Tokyo	466,700	0.8	469,807	420,000	485.15	485.15	24	1	100.0	11.6	March 27, 2003
C-27	Proceed Suginami Miyamae	Tokyo	454,900	0.8	455,167	476,000	680.50	680.50	29	1	100.0	7.1	January 26, 2004
C-28	Proceed Ryogoku	Tokyo	443,900	0.8	439,551	498,000	702.54	702.54	27	5	100.0	6.9	March 15, 2003
C-29	Proceed Mita	Tokyo	1,537,200	2.7	1,477,662	1,563,000	1,500.57	1,500.57	72	0	100.0	8.7	February 6, 2006
C-30	Proceed Nakanoshimbashi	Tokyo	638,800	1.1	696,732	646,000	849.08	849.08	50	0	100.0	10.4	September 24, 1992
C-31	Proceed Kameido	Tokyo	339,000	0.6	364,631	332,000	853.98	853.98	23	0	100.0	7.6	March 23, 1994
C-32	Proceed Takadanobaba	Tokyo	223,700	0.4	264,598	250,000	278.36	278.36	17	0	100.0	13.8	October 24, 1991
C-33	Proceed Shinkoenji	Tokyo	742,100	1.3	793,895	755,000	1,040.24	1,040.24	57	0	100.0	10.0	August 31, 1990
C-34	Proceed Koenjiminami	Tokyo	277,400	0.5	317,104	233,000	337.05	337.05	20	0	100.0	11.7	October 2, 1989

Portfolio List ② (As of April 30, 2015)



Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%) (Note 2)	Carrying amount (thousand yen)	Real estate appraisal value (thousand yen)	Gross leasable area (m ²)	Leased area (m ²)	Total number of leasable units (Note 3) (units)	Total number of leasable parking spaces (vehicles)	Occupancy rate (%) (Note 4)	PML (%)	Construction completion (Note 5)
C-35	Proceed Hasune	Tokyo	284,000	0.5	336,584	250,000	587.13	587.13	29	0	100.0	6.8	July 17, 1991
C-36	Proceed Oimachi	Tokyo	944,000	1.7	1,016,659	895,000	961.88	961.88	59	0	100.0	13.0	April 13, 1992
C-37	Proceed Jujo	Tokyo	533,000	0.9	582,104	540,000	1,206.90	1,206.90	30	0	100.0	7.2	June 15, 1989
C-38	Proceed Hakuraku	Kanagawa	241,000	0.4	273,540	185,000	445.16	445.16	27	0	100.0	16.4	July 19, 1991
C-39	Proceed Shinmaruko	Kanagawa	635,000	1.1	686,047	587,000	759.00	759.00	46	0	100.0	11.7	September 12, 1988
C-40	Proceed Motoyawata	Chiba	307,000	0.5	284,777	311,000	602.39	556.63	25	3	92.4	4.4	January 9, 2004
C-41*	Proceed Nishiarai (Note 6)	Tokyo	5,172,000	9.1	4,128,410	6,500,000	20137.85	19509.18	294	146	96.9	ARTIER 3.9 OZAREA 5.0 Hall 3.5 Nursery 3.5	July 20, 2007
C-42	Proceed Chofu	Tokyo	460,500	0.8	438,249	512,000	764.48	708.58	26	0	92.7	6.4	February 17, 2007
C-43	Proceed TX Rokucho	Tokyo	156,800	0.3	184,382	167,000	518.31	465.84	20	2	89.9	6.6	June 21, 1991
C-44	Proceed Nakagawara (Note 7)	Tokyo	1,141,000	2.0	1,245,588	1,196,000	3061.94	3007.11	54	35	98.2	Ichibankan 10.7 Nibankan 11.8	April 1, 1989
C-45	Proceed Oizumigakuen	Tokyo	268,300	0.5	294,055	261,000	483.43	450.09	29	0	93.1	10.6	November 26, 1991
C-46	Proceed Chitosekarasuyama	Tokyo	289,600	0.5	336,897	292,000	449.96	449.96	28	0	100.0	11.7	December 8, 1988
C-47	Proceed Mitaka	Tokyo	477,200	0.8	546,536	527,000	739.48	739.48	47	0	100.0	9.3	December 16, 1988
C-48	Proceed Kashiwa Est	Chiba	732,000	1.3	719,740	647,000	1,279.93	1,279.93	44	5	100.0	4.5	February 13, 2007
C-49	Proceed Kashiwa Nord	Chiba	689,000	1.2	672,444	572,000	1,391.55	1,330.36	47	0	95.6	5.7	February 13, 2007
C-50	Proceed Gyotokuekimae	Chiba	331,000	0.6	308,389	348,000	659.68	605.00	24	3	91.7	5.2	September 4, 2007
C-51	Proceed Funabashi Honcho	Chiba	531,700	0.9	528,548	566,000	996.44	996.44	40	0	100.0	5.7	July 19, 2006
C-52	Proceed Nishikawaguchi	Saitama	881,000	1.5	959,308	755,000	1,630.24	1,598.84	104	2	98.1	5.5	February 10, 1989
C-53	Proceed Gumyoji	Kanagawa	552,000	1.0	610,344	582,000	1,246.48	1,214.68	77	0	97.4	19	May 12, 1988
C-54	Proceed Tsurugamine	Kanagawa	356,000	0.6	382,499	355,000	855.00	837.90	50	4	98.0	7.2	March 12, 1991
C-55	Proceed Sagamiotsuka	Kanagawa	234,000	0.4	243,678	201,000	741.24	693.57	29	7	93.6	12.9	April 5, 1991
C-56*	Proceed Shinozaki 2	Tokyo	913,300	1.6	887,484	1,070,000	2,134.07	2,033.10	35	13	95.3	4.2	September 18, 2008
C-57	Proceed Kashiwa Trois	Chiba	537,100	0.9	529,159	619,000	1,149.95	1,093.95	38	6	95.1	5.4	May 8, 2009
C-58	Proceed Shinozaki Tower (Note 8)	Tokyo	1,564,000	2.7	1,633,237	1,940,000	5,117.49	4,941.95	88	30	96.6	High-rise bldg. 2.6 Low-rise Bldg. 4.4	March 17, 2008
C-59	Proceed Tobu Nerima	Tokyo	422,000	0.7	436,005	485,000	779.84	738.57	35	2	94.7	7.7	August 31, 2007
C-60	Proceed Yukigaya	Tokyo	323,000	0.6	348,745	365,000	600.62	600.62	35	1	100.0	14.0	October 7, 1991
C-61	Proceed Ichikawa Minami	Tokyo	687,000	1.2	728,488	798,000	1,635.59	1,606.49	66	34	98.2	2.0	February 10, 1997
C-62	Proceed Ichikawa Myoten	Chiba	498,000	0.9	531,299	552,000	945.00	945.00	45	1	100.0	6.8	March 15, 2003
C-63	Proceed Fukujisawa Kugenuma	Kanagawa	729,000	1.3	774,841	833,000	2,005.76	1,886.11	25	20	94.0	14.7	March 30, 2001
C-64	Proceed Nihonbashi-horidomecho	Tokyo	1,485,800	2.6	1,553,103	1,550,000	1,904.45	1,722.45	37	2	90.4	7.5	April 7, 2006
C-65*	Proceed Nagareyama TX Central Park (Note 9)	Chiba	979,700	1.7	1,114,119	1,030,000	2,976.85	2,840.21	73	0	95.4	2.9	April 11, 2014
C-66	Proceed Gyotoku 2	Chiba	830,000	1.5	880,888	840,000	1,626.54	1,515.90	59	20	93.2	6.5	October 7, 2006
C-67	Proceed Nishikasai (Note 10)	Tokyo	875,600	1.5	958,236	926,000	2,993.52	2,800.63	63	39	93.6	Ichibankan: 11.0 Nibankan: 8.1	Ichibankan: October 17, 1993 Nibankan: July 23, 1985
Tokyo metropolitan area major cities subtotal			41,487,700	72.6	41,957,971	44,211,000	100,203.74	96,842.93	2,768	622	96.6		

Portfolio List ③ (As of April 30, 2015)

Property No. (Note 1)	Property name	Location	Acquisition price (thousand yen)	Investment share (%) (Note 2)	Carrying amount (thousand yen)	Real estate appraisal value (thousand yen)	Gross leasable area (m ²)	Leased area (m ²)	Total number of leasable units (Note 3) (units)	Total number of leasable parking spaces (vehicles)	Occupancy rate (%) (Note 4)	PML (%)	Construction completion (Note 5)
G-1	Proceed Hondori	Hokkaido	386,000	0.7	365,994	517,000	2,624.93	2,624.93	67	37	100.0	5.0	March 14, 1989
G-2	Proceed Kanjodori Higashi	Hokkaido	233,700	0.4	242,491	287,000	1,183.47	1,183.47	34	5	100.0	5.5	October 23, 1990
G-3	Proceed Kotoni	Hokkaido	204,900	0.4	219,255	261,000	1,453.27	1,453.27	28	16	100.0	4.0	October 21, 1991
G-4	Proceed Motomachi	Hokkaido	148,700	0.3	141,213	221,000	1,120.81	1,120.81	35	9	100.0	5.1	February 20, 1991
G-5	Proceed Motomachi 2	Hokkaido	85,500	0.1	85,320	126,000	907.29	907.29	19	6	100.0	6.5	December 11, 1990
G-6	Proceed Hakozakigu II	Fukuoka	85,000	0.1	83,335	90,600	415.30	415.30	19	0	100.0	8.0	July 30, 1991
G-7	Proceed Hakozakigu I	Fukuoka	81,300	0.1	79,949	81,500	411.50	411.50	19	0	100.0	8.0	May 1, 1991
G-8	Proceed Taikodori	Aichi	403,400	0.7	347,223	436,000	1,101.56	1,005.58	44	6	91.3	11.3	March 15, 2006
G-9	Proceed Ohashi	Fukuoka	208,500	0.4	222,344	238,000	1,140.00	1,140.00	16	16	100.0	8.0	February 13, 1998
G-10	Proceed Nakagawa	Fukuoka	150,400	0.3	157,202	239,000	1,414.96	1,414.96	38	21	100.0	8.1	July 24, 1990
G-11	Proceed Honamimachi	Aichi	275,000	0.5	249,357	219,000	620.22	546.74	10	8	88.2	10.5	March 27, 2006
G-12	Proceed Higashiohata	Niigata	53,100	0.1	59,913	40,800	296.61	296.61	9	4	100.0	13.7	November 27, 1991
G-13*	Proceed Shinsakae	Aichi	792,500	1.4	726,649	868,000	1,958.44	1,930.39	77	11	98.6	7.1	February 28, 2007
G-14*	Proceed Chiyoda	Aichi	309,300	0.5	286,421	341,000	922.40	859.85	30	4	93.2	7.3	March 20, 2007
G-15	Proceed Fukuoka Takamiya	Fukuoka	453,600	0.8	436,172	451,000	1,312.29	1,244.51	46	10	94.8	3.2	March 12, 2007
G-16	Proceed Ohorikoen	Fukuoka	452,800	0.8	499,982	354,000	1,128.92	1,109.20	50	8	98.3	10.6	March 21, 1997
G-17*	Proceed Kanayama	Aichi	1,022,000	1.8	1,047,458	1,180,000	2,733.58	2,574.95	94	18	94.2	6.0	February 18, 2008
G-18*	Proceed Fukiage	Aichi	499,000	0.9	518,637	575,000	1,204.65	1,156.78	48	15	96.0	6.2	March 13, 2008
G-19*	Proceed Toyoda	Aichi	219,000	0.4	230,082	251,000	752.04	752.04	27	8	100.0	6.7	February 29, 2008
G-20	Proceed Kitahorie	Osaka	1,917,300	3.4	2,010,747	2,190,000	4,146.18	3,922.83	106	8	94.6	11.0	November 29, 2007
G-21	Proceed Nishitenma	Osaka	880,000	1.5	925,814	1,010,000	1,775.89	1,669.82	56	3	94.0	13.9	November 30, 2007
G-22	Proceed Kobemotomachi	Hyogo	780,000	1.4	831,779	877,000	1,590.64	1,540.08	61	6	96.8	8.6	December 21, 2007
G-23	Group Home Tanoshii Ie Taisho	Osaka	158,000	0.3	172,598	168,000	482.72	482.72	1	0	100.0	14.8	February 28, 2007
G-24	Proceed Kanayama 2	Aichi	2,040,400	3.6	2,211,331	2,090,000	4,218.01	4,002.06	72	31	94.9	6.2	August 22, 2007
G-25	Proceed Aratamabashi	Aichi	2,129,600	3.7	2,290,797	2,160,000	5,335.93	4,738.50	72	45	88.8	6.2	August 19, 2005
Cabinet order designated cities subtotal			13,969,000	24.5	14,442,077	15,271,900	40,251.61	38,504.19	1,078	295	95.7		
R-1	Proceed Matsuyama	Ehime	77,900	0.1	106,531	94,100	695.06	654.56	17	8	94.2	7.2	August 31, 1991
R-2	Proceed Mito	Ibaraki	383,700	0.7	351,960	436,000	1,223.83	1,223.83	36	7	100.0	4.0	January 7, 2007
R-3	Proceed Mito 2	Ibaraki	416,900	0.7	397,051	495,000	1,381.34	1,336.34	36	25	96.7	3.6	March 11, 2008
R-4	Proceed Tsukuba Gakuentoshi	Ibaraki	775,600	1.4	849,252	797,000	2,659.71	2,487.74	34	35	93.5	3.8	March 3, 2008
Regional area major cities subtotal			1,654,100	2.9	1,704,795	1,822,100	5,959.94	5,702.47	123	75	95.7		
Portfolio total			57,110,800	100.0	58,104,844	61,305,000	146,415.29	141,049.59	3,969	992	96.3	3.2	

(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) "Investment share" is the proportion of acquisition price of each acquired property to total acquisition prices of the portfolio, and rounded to one decimal place.

(Note 3) "Total number of leasable units" is the number of units that are leasable for residential, office, retail and other uses.

(Note 4) "Occupancy rate" is the leased area expressed as a percentage of gross leasable area of the respective property, rounded to one decimal place.

(Note 5) "Construction completion" is the date stated in the real estate registry transcript.

(Note 6) 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 7) As (C-44) Proceed Nakagawa comprises 2 independent buildings, PML for each of the 2 buildings is shown.

(Note 8) The right to the land of (C-58) Proceed Shinnozaki Tower is a 70-year fixed-term land leasehold right and fixed-term land sublease right. In addition, as (C-58) Proceed Shinnozaki Tower comprises 2 structurally-independent buildings, PML for each of the 2 buildings is shown.

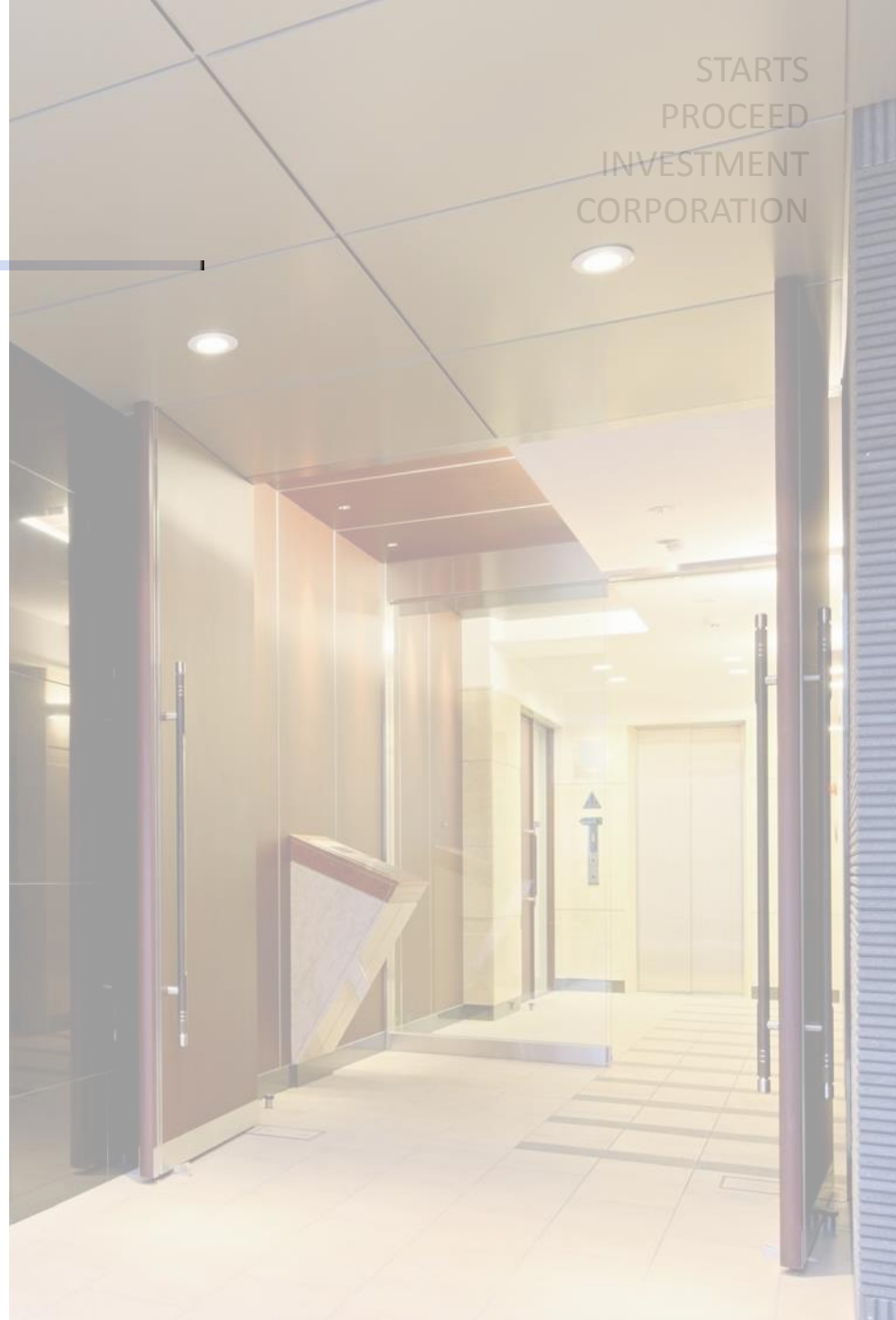
(Note 9) The right to the land of (C-65) Proceed TX Nagareyama Central Park is a 52-year fixed-term land sublease right.

(Note 10) As (C-67) Proceed Nishikasai comprises 2 independent buildings, PML and construction completion for each of the 2 buildings is shown.

(Note 11) Earthquake insurance is taken out for all properties.

(Note 12) Of the assets Starts Proceed has acquired, the eight properties with the asterisk (*) mark attached at their property numbers are seismic isolated.

4. Management Company Overview



■ Established

Oct. 31, 2001

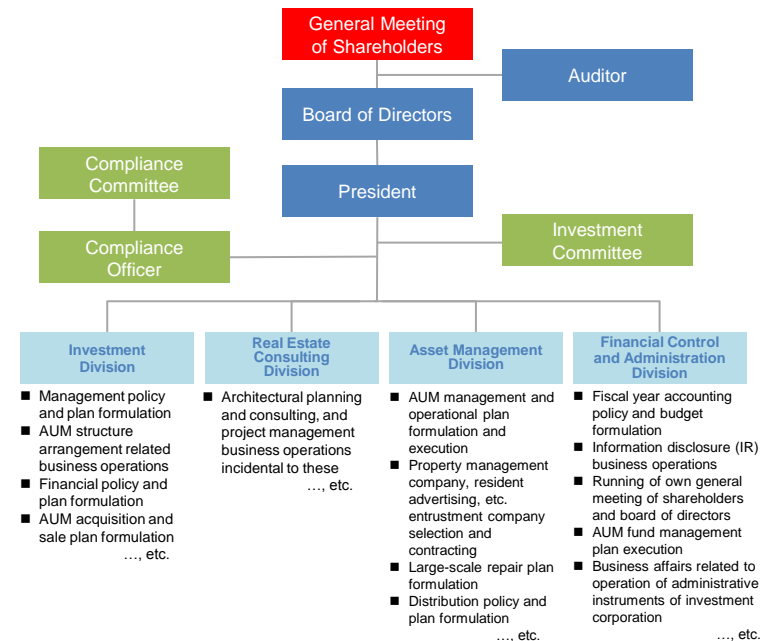
■ History

- Dec. 22, 2001 Obtained building lots and buildings transaction business license (Tokyo Governor (3) No.80325)
- Nov. 11, 2004 Obtained discretionary transaction agent and other approval under the 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 3-1-8 Nihonbashi, Chuo Ward, 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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