

23rd Period

Investor Presentation

March 2017 – August 2017



Summary of NAF



Features

1. Investments in Accommodation Assets, Primarily "Rental Apartments"
2. Leveraging the Mitsui Fudosan Group's Value Chain

Portfolio Summary

Total Acquisition Price	JPY 301.5 billion
No. of Investment Properties	121
Total Rentable Units	11,976
Total Rentable Area	486,484 m^2
Portfolio in Tokyo 23 Wards	87.7 %
Percentage of Single and Compact Units	82.9 %

Focused Investment in Tokyo 23 Wards

Primarily Single and Compact Units

High Occupancy Rate **96.7 %**

* Percentage of portfolio in Tokyo 23 Wards is based on acquisition price of "Rental Apartments" only. Percentage of single and compact units is based on units of "Rental Apartments" only.

* Occupancy rate is the average month-end occupancy rate during the 23rd Period.

Financial Summary

Total Interest-Bearing Debt	JPY 148.0 billion
LTV	50.2 %
Long-Term Debt Ratio	97.3 %
Weighted-Average Interest Rate	0.72 %
Duration of Long-Term Debt	4.3 years
Credit Rating	AA- R&I
	A+ S&P
	A3 Moody's

The Highest Credit Ratings Among Residential J-REITs

* LTV = Interest-bearing debt / Total assets x 100

(End of the 23rd Period; as of August 31, 2017)

23rd Period Summary

Distribution per Unit

- ▶ 23rd Period JPY 8,497 (JPY +297 from forecast*1)

P.5

(*1) The forecasted distribution per unit for the 23rd Period stated in the Kessan Tanshin as of April 18, 2017 was JPY 8,200.

External Growth

- ▶ Property Acquisitions 3 Property JPY 4.1 billion in the 23rd Period

P.7

Internal Growth

- ▶ Occupancy Rate 96.7% Average Month-end Occupancy Rate (+0.3% from forecast*2)
- ▶ Rent Trends +2.6% Rent Change at Tenant Turnover (Positive for 6 Consecutive Periods)

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P.14

(*2) The expected average month-end occupancy rate during the 23rd Period stated in the Kessan Tanshin as of April 18, 2017 was 96.4%.

Financial Strategy

- ▶ Weighted-Average Interest Rate 0.76% → 0.72%
- ▶ Duration of Long-Term Debt 4.3 years

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Distribution per Unit (Forecast)

- ▶ 24th Period JPY 8,750 (Comparison with same period of previous year:*3 JPY +322)

P.6

(*3) The distribution per unit for the 22nd Period was JPY 8,428.

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Overview

Financial Highlights (23rd Period: March 2017 - August 2017)



	(JPY million)		Comparison with Forecast		22nd Period (Ended February 28, 2017) ③	Comparison with the 22nd Period	
	23rd Period (Forecast) (Ended August 31, 2017) ①	23rd Period (Ended August 31, 2017) ②	Change ②-①	Notes		Change ②-③	Notes
Number of Operating Days	184 days	184 days	—		181 days	+3 days	
Total Revenues	10,666	10,775	+108	Revenues +108 118 existing properties +83 3 properties acquired in the 23rd Period +25	10,650	+124	Revenues +124 118 existing properties +135 3 properties acquired in the 23rd Period +68
Operating Income	4,545	4,675	+130		4,717	-42	1 property sold in the 22nd Period -20
Net income	3,973	4,117	+143	Operating expenses -21 Rental expenses -14 Real estate taxes -1 Depreciation and amortization +4	4,138	-21	1 property sold in the 22nd Period -20 Gain on sale of 1 investment property -58
Internal Reserves	—	—	—		55	-55	Gain on sale of 1 investment property (Internal reserves) -55
Total Distributions	3,973	4,116	+143	Asset management fees +12 Other expenses -22	4,083	+33	
Distribution per Unit	8,200 yen	8,497 yen	+297 yen		8,428 yen	+69 yen	Operating expenses +166 Rental expenses +156
Units Outstanding	484,522 units	484,522 units	—		484,522 units	—	Real estate taxes +2
Total Assets	—	294,828	—	Non-operating income +3	293,446	+1,381	Depreciation and amortization +3
Total Net Assets	—	139,845	—	Non-operating expenses -9 Interest expense -9	139,812	+33	Asset management fees -4 Other expenses +8
AUM	Total Acquisition Price ¹	299,735	301,559	+1,824	297,435	+4,124	Non-operating income -0
	No. of Investment properties	119 properties	121 properties	+2 properties	118 properties	+3 properties	Non-operating expenses -20 Interest expense -20
	Total Rentable Units (Including retail units)	11,794 units	11,976 units	+182 units	11,709 units	+267 units	
	Average Month-end Occupancy Rate	96.4 %	96.7 %	+0.3 points	96.8 %	-0.1 points	
	LTV ² (At the end of the Period)	—	50.2 %	—	50.1 %	+0.1 points	

1. Acquisition-related expenses, property tax and consumption tax are not included.

2. LTV = Interest-bearing debt / Total assets x 100

Forecast (24th Period: September 2017 - February 2018)

	(JPY million)		Comparison with 23rd Period		Comparison with the 22nd Period		
	23rd Period (Ended August 31, 2017) ①	24th Period (Forecast) (Ending February 28, 2018) ②	Change ②-①	Notes	22nd Period (Ended February 28, 2017) ③	Change ②-③	Notes
Number of Operating Days	184 days	181 days	-3 days		181 days	-	
Total Revenues	10,775	10,728	-46	Revenues (JPY million) 118 existing properties -105	10,650	+78	Revenues (JPY million) 118 existing properties +29
Operating Income	4,675	4,769	+93	3 properties acquired in the 23rd period +58	4,717	+51	3 properties acquired in the 23rd period +126
Net income	4,117	4,239	+122		4,138	+101	1 property sold in the 22nd period -20
Internal Reserves	-	-	-	Operating expenses -140 Rental expenses -138	55	-55	Gain on sale of 1 investment property (Internal reserves) -58
Total Distributions	4,116	4,239	+122	Real estate taxes +1	4,083	+156	Depreciation and amortization -18
Distribution per Unit	8,497 yen	8,750 yen	+253 yen	Asset management fees +4	8,428 yen	+322 yen	Operating expenses +26 Rental expenses +18
Units Outstanding	484,522 units	484,522 units	-	Other expenses +10	484,522 units	-	Real estate taxes +3
Total Assets	294,828	-	-	Non-operating income -3	293,446	-	Depreciation and amortization -15
Total Net Assets	139,845	-	-	Non-operating expenses -33 Interest expense -33	139,812	-	Asset management fees +0 Other expenses +18
AUM	Total Acquisition Price ¹	301,559	301,559	-	297,435	+4,124	Non-operating income -4
	No. of Investment properties	121 properties	121 properties	-	118 properties	+3 properties	Non-operating expenses -53
	Total Rentable Units (Including retail units)	11,976 units	11,976 units	-	11,709 units	+267 units	Interest expense -53
Average Month-end Occupancy Rate	96.7 %	96.8 %	+0.1 points	96.8 %	-		
LTV ² (At the end of the Period)	50.2 %	-	-	50.1 %	-		

1. Acquisition-related expenses, property tax and consumption tax are not included.

2. LTV = Interest-bearing debt / Total assets x 100

External Growth (1) (23rd Period: March 2017 - August 2017)

Properties Acquired in the 23rd Period

	Name of Property	Location	Acquisition Date	Completion Date	Rentable Area (㎡)	Rentable Units / Number of Rooms (units / rooms)	Acquisition Price (JPY million)	NOI Yield (%) ^{*1}	Seller	
Rental Apartments	Park Axis Higashi Koenji	Suginami-ku, Tokyo	April 27, 2017	February 27, 2015	2,679.96	85	2,300	4.6	Mitsui Fudosan Residential Co., Ltd.	
Hospitality Facilities	Senior Residences	Granda Kanazawa Hakkei ^{*2}	Yokohama-shi, Kanagawa	June 1, 2017	June 8, 2012	1,826.29	58	774	5.4	Not Disclosed
	Dormitories, Corporate Housing	Dormy Kamisugi ^{*3}	Sendai-shi, Miyagi	June 29, 2017	March 13, 1997	2,362.92	124	1,050	6.7	Not Disclosed
Total					6,869.17	267	4,124	5.3		

*1 NOI Yield = Appraisal NOI / Acquisition price x 100

*2 The property is a fee-based home for the elderly with nursing care, operated by Benesse Style Care Co., Ltd.

*3 The operator is Kyoritsu Maintenance Co., Ltd.



Park Axis Higashi Koenji

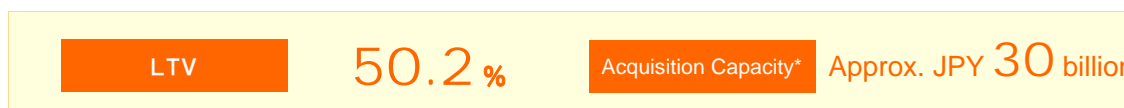


Granda Kanazawa Hakkei



Dormy Kamisugi

LTV and Acquisition Capacity (As of August 31, 2017)



* Borrowing capacity up to 55% LTV

External Growth (2) External Growth Strategy

Park Axis Series Development Status (Pipeline)

Developed and leasing
2,973 units at 31 properties

Tokyo 23 wards		Other Major Cities	
25 properties	2,447 units	4 properties	268 units
Greater Tokyo		Total	
2 properties	258 units	31 properties	2,973 units



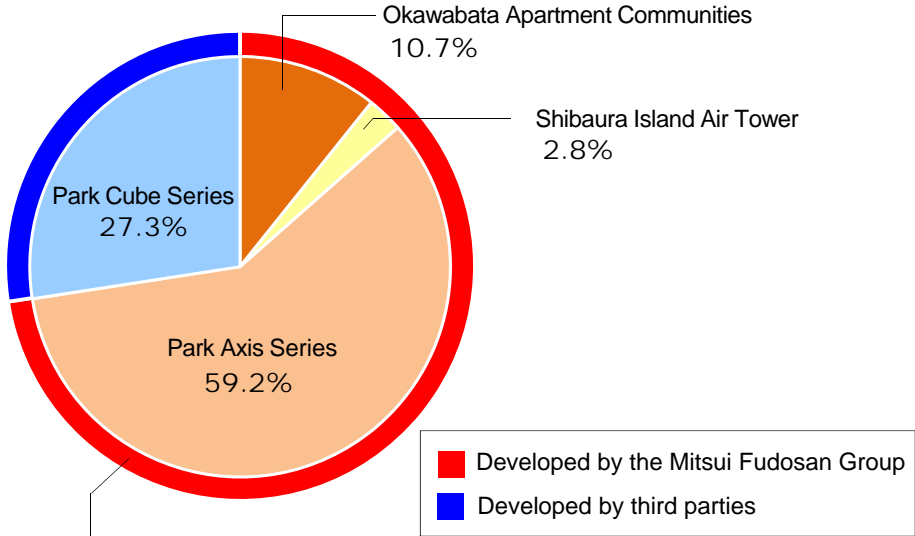
Source: RESIDENT FIRST CO., LTD. website (Japanese only), Mitsui Rental Housing Park Axis Series (as of September 30, 2017)

* The above presents the status of Park Axis series development by Mitsui Fudosan Residential Co., Ltd., a developer, but does not represent NAF acquisition commitments.

Basic Strategy for External Growth in Rental Apartments

- Park Axis** Acquisitions of Park Axis series developed by the Mitsui Fudosan Group
- Park Cube** Acquisitions of Park Cube series from third parties

Asset Classification of Rental Apartments (As of the end of the 23rd period, acquisition price basis)

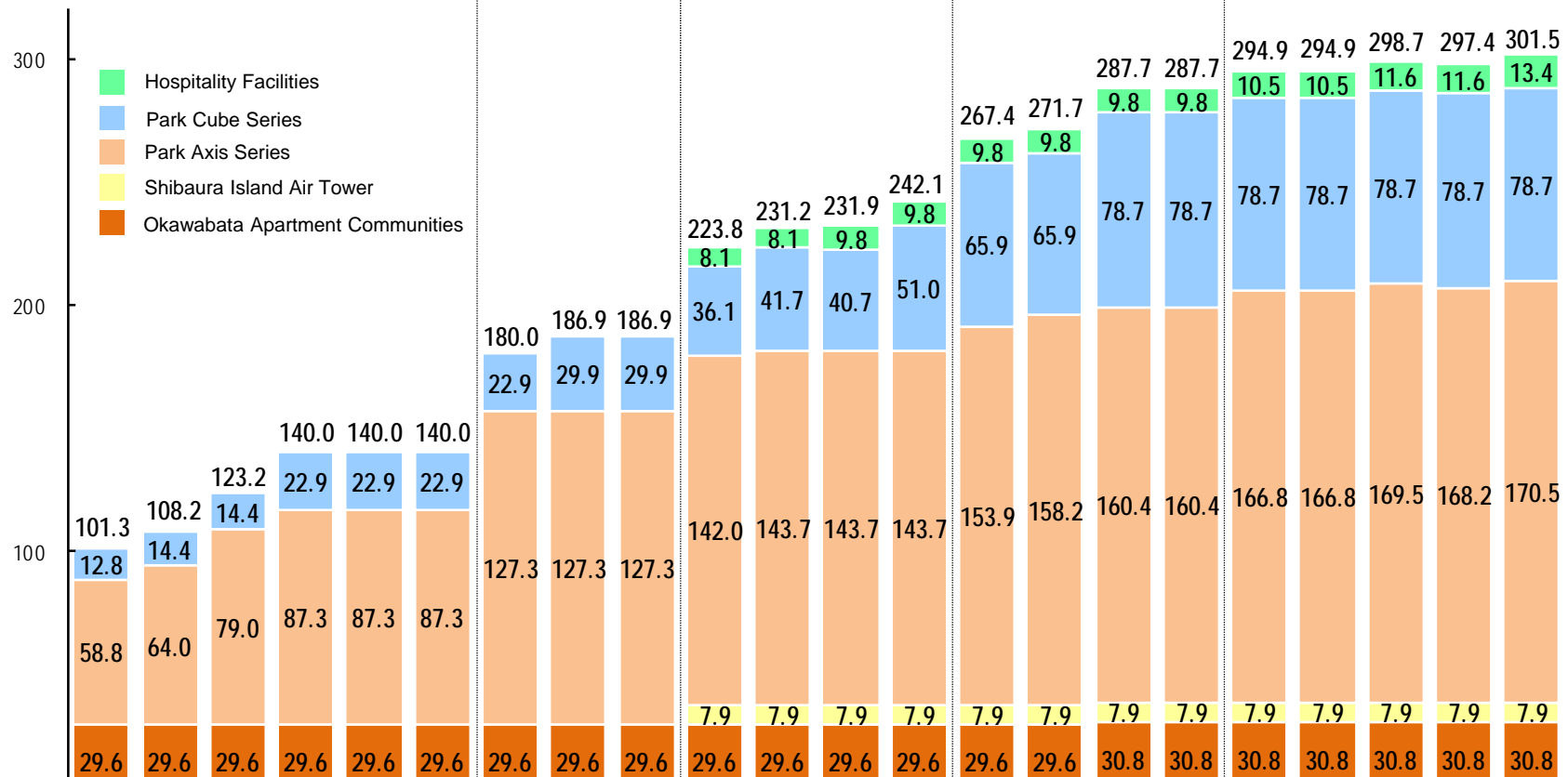


Investment mainly focused on rental apartments developed by the Mitsui Fudosan Group

Portfolio (1) Track Record of External Growth

AUM (Based on Acquisition Price)

(JPY billion)



Properties	27	30	37	44	44	44	61	63	63	83	87	88	90	105	108	112	112	116	116	119	118	121
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(Units)	2nd (Feb. 07)	3rd (Aug. 07)	4th (Feb. 08)	5th (Aug. 08)	6th (Feb. 09)	7th (Aug. 09)	8th (Feb. 10)	9th (Aug. 10)	10th (Feb. 11)	11th (Aug. 11)	12th (Feb. 12)	13th (Aug. 12)	14th (Feb. 13)	15th (Aug. 13)	16th (Feb. 14)	17th (Aug. 14)	18th (Feb. 15)	19th (Aug. 15)	20th (Feb. 16)	21st (Aug. 16)	22nd (Feb. 17)	23rd (Aug. 17)
Rental Apartments ¹	2,761	3,038	3,735	4,256	4,256	4,256	6,214	6,464	6,464	7,804	8,213	8,161	8,389	9,396	9,565	10,175	10,175	10,438	10,438	10,538	10,518	10,603
Hospitality Facilities	-	-	-	-	-	-	-	-	-	918	918	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,191	1,191	1,373
Rentable Units	2,761	3,038	3,735	4,256	4,256	4,256	6,214	6,464	6,464	8,722	9,131	9,281	9,509	10,516	10,685	11,295	11,295	11,558	11,558	11,729	11,709	11,976

NOI Yield ²	5.5%	5.2%	5.4%	5.1%	5.2%	5.0%	5.3%	5.1%	5.2%	5.3%	5.4%	5.2%	5.3%	5.1%	5.3%	5.2%	5.3%	5.1%	5.3%	5.2%	5.3%	5.2%
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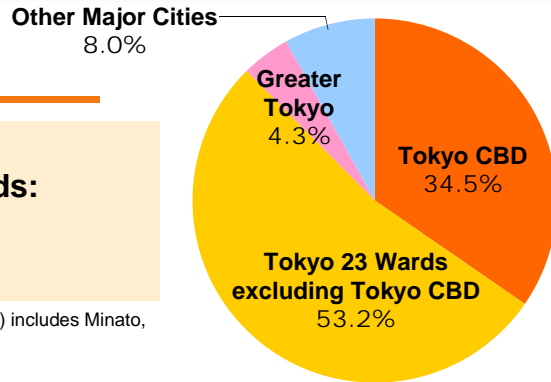
1. Figures for rental apartments include retail units.
 2. NOI Yield = Weighted average of actual NOI annualized / Acquisition price x 100

Portfolio (2) Rental Apartments Characteristics

1 Location

Tokyo 23 wards:
87.7%

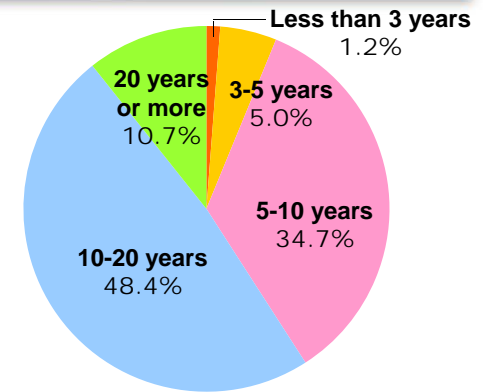
*Tokyo CBD (Central Business District) includes Minato, Chuo and Chiyoda wards.



3 Property Age

Average: 11.8 years
(9.8 years excluding Okawabata)

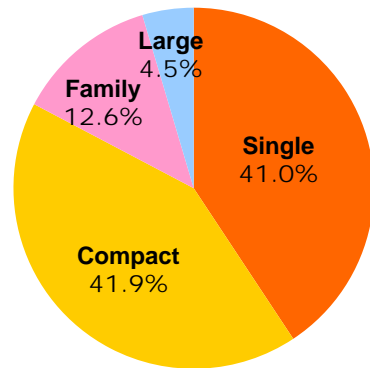
* The calculations are based on individual property age as of August 31, 2017.



2 Category

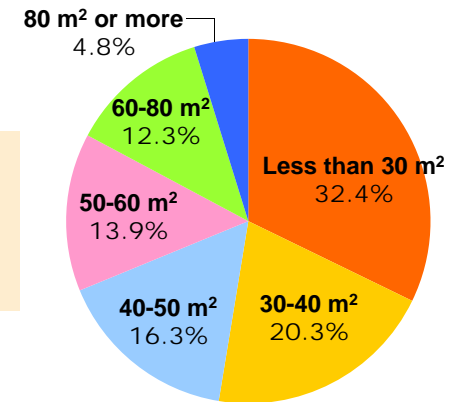
Single and Compact Units:
82.9%

* Calculation based on unit categories as of August 31, 2017.



4 Unit Area

Average: 42.7 m² per Unit



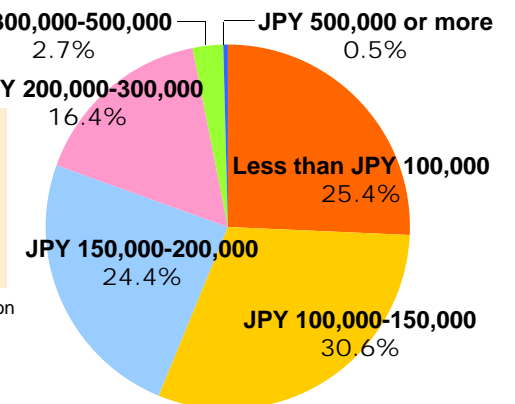
	<30m ²	≥30m ² <40m ²	≥40m ² <50m ²	≥50m ² <60m ²	≥60m ² <70m ²	≥70m ² <80m ²	≥80m ² <90m ²	≥90m ² <100m ²	≥100m ²
STUDIO	S	S	C	C	L	L	L	L	L
1BED	S	C	C	C	L	L	L	L	L
2BED		C	C	C	F	F	L	L	L
3BED				F	F	F	F	L	L
4BED					F	F	F	F	L

Studio: 1K, studio
 1 Bed: 1DK, 1LDK, 1LDK + utility room
 2 Bed: 2DK, 2LDK, 2LDK + utility room
 3 Bed: 3DK, 3LDK, 3LDK + utility room
 4 Bed: 4DK, 4LDK, 4LDK + utility room

5 Monthly Rent per Unit

Average: JPY 150 thousand per Unit

* Calculation based on total monthly rent (rent and common area fees) per unit as of August 31, 2017.



* The data above are calculations for rental apartments owned as of August 31, 2017 and do not include Hospitality Facilities.

* The calculations for graphs 1 and 3 are based on acquisition price.

* The calculations for graphs 2, 4 and 5 are based on units, excluding retail units.

Portfolio (3) Hospitality Facilities Owned

Added Hotels Category As an Investment Target

Investment Target



* NAF can invest in hotels, since partial amendments of the Articles of Incorporation were approved at the General Meeting of Unitholders held on May 19, 2017.
In addition, as of the same date, NAF uses the general term of Hospitality Facilities that includes Dormitories, Corporate Housing, Serviced Apartments, Senior Residences and Hotels as an amendment to the asset management guidelines.

Portfolio Share



Portfolio share

Hospitality Facilities

Maximum of 10%

Hospitality Facilities Owned

(As of August 31, 2017)

Portfolio share	4.5%	Dormitories, Corporate Housing	12 properties/JPY11.9 billion
Number of properties	14	Senior Residences	2 properties/JPY1.5 billion (including 1 leasehold land)
Acquisition price	JPY 13.4 billion		

Hospitality Facilities with Stable Cash Flow

Highly competent and trustworthy operators

Dormitories, Corporate Housing operators

Kyoritsu Maintenance Co., Ltd.

(Listed on the first section of TSE with the securities code 9616)

J.S.B.Co., Ltd.

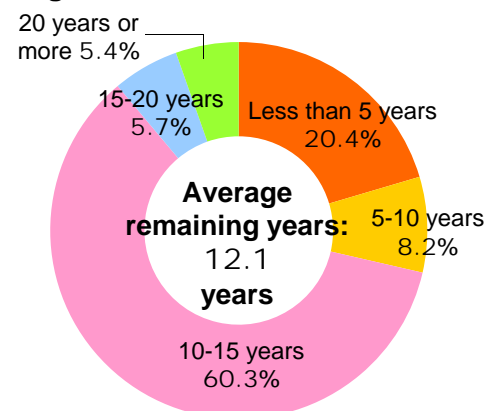
(Listed on the second section of TSE with the securities code 3480)

Senior Residences operator

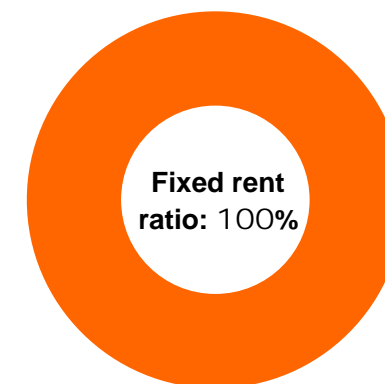
Benesse Style Care Co., Ltd.

(A subsidiary of the company listed on the first section of TSE with the securities code 9783)

Long-term lease contracts



Fixed rents

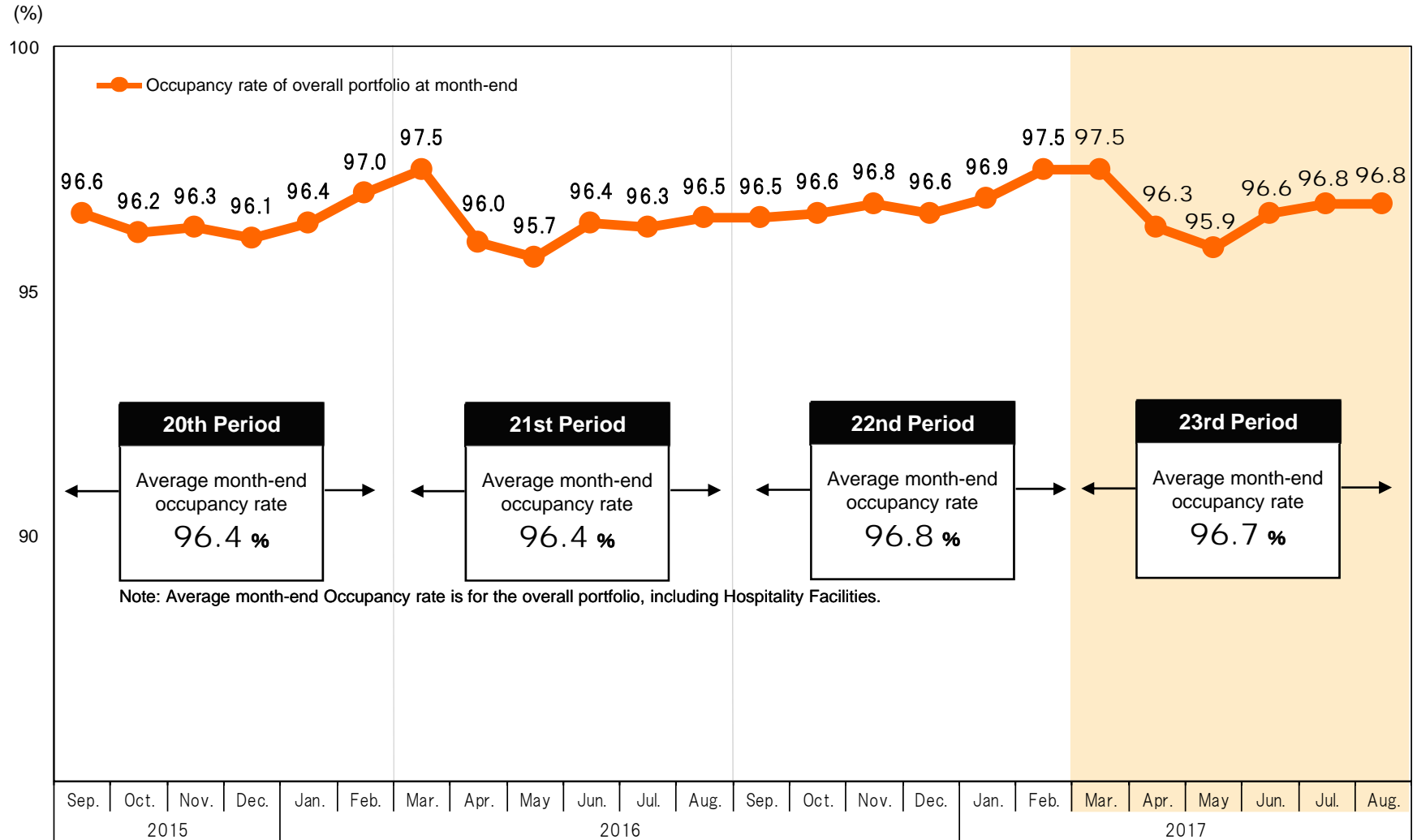


1. Calculated based on acquisition price.
2. Calculated based on years remaining on lease contracts at each property as of August 31, 2017.

Note: The figures above are calculations for Hospitality Facilities owned at the end of the 23rd period (ended August 31, 2017), excluding Rental Apartments.

Internal Growth (1) Historical Occupancy Rates

Stable Occupancy Rate



Note: Average month-end Occupancy rate is for the overall portfolio, including Hospitality Facilities.

	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.
Rental Apartments	96.5%	96.0%	96.1%	95.9%	96.2%	96.8%	97.3%	95.8%	95.5%	96.2%	96.1%	96.3%	96.4%	96.4%	96.7%	96.4%	96.8%	97.4%	97.4%	96.1%	95.7%	96.4%	96.6%	96.6%
Hospitality Facilities	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Overall portfolio	96.6%	96.2%	96.3%	96.1%	96.4%	97.0%	97.5%	96.0%	95.7%	96.4%	96.3%	96.5%	96.5%	96.6%	96.8%	96.6%	96.9%	97.5%	97.5%	96.3%	95.9%	96.6%	96.8%	96.8%

Internal Growth (2) Rent Trends at Tenant Turnover



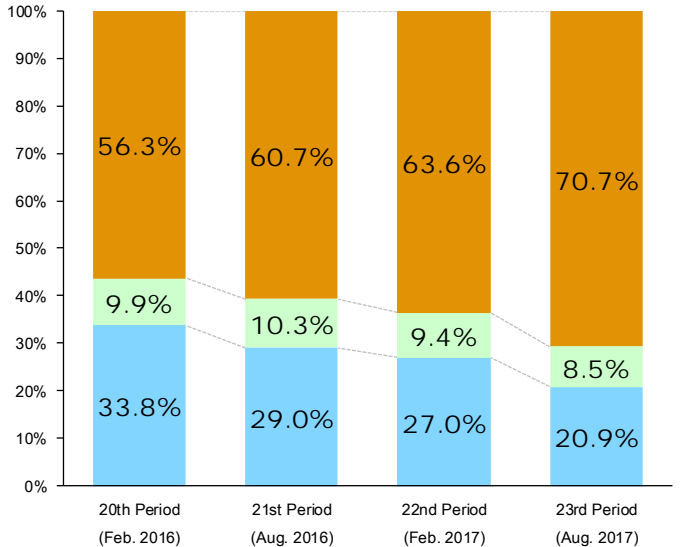
Positive Results and Upward Trend for 6 Consecutive Periods

Change in Rent of Rental Apartments at Tenant Turnover

(JPY thousand)

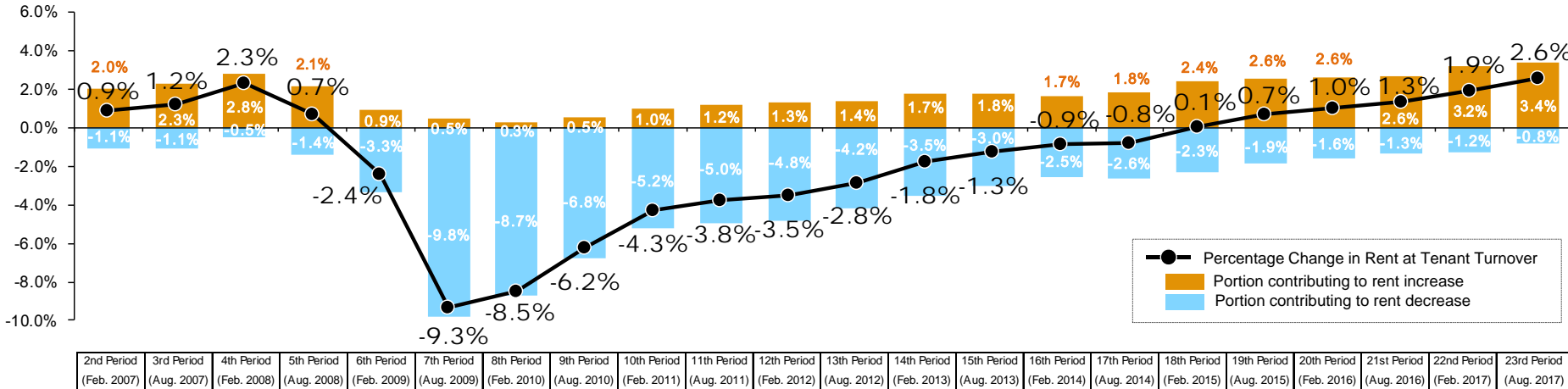
Tenant Turnover	20th Period (Feb. 2016)	21st Period (Aug. 2016)	22nd Period (Feb. 2017)	23rd Period (Aug. 2017)
No. of Units	1,114 units	1,396 units	1,127 units	1,312 units
Rent Increase	627 units	847 units	717 units	927 units
Rent Unchanged	110 units	144 units	106 units	111 units
Rent Decrease	377 units	405 units	304 units	274 units
Monthly Rent Net Change	1,688	2,650	3,244	4,872
Rent Increase	4,298	5,310	5,353	6,397 Average rate of increase : 4.6 %
Rent Decrease	-2,610	-2,659	-2,108	-1,525 Average rate of decrease : -4.3 %
Percentage Change	1.0 %	1.3 %	1.9 %	2.6 %

Percentage of Rent Changed Units at Tenant Turnover



* Continual renewal contracts under the periodic tenancy agreement are excluded from tenant turnover and counted as renewals.
 * Calculations above do not include figures for retail units and Hospitality Facilities.

Percentage Change in Rent at Tenant Turnover



Internal Growth (3) Rent Trends at Renewal

Rent Change Positive for 5 Consecutive Periods

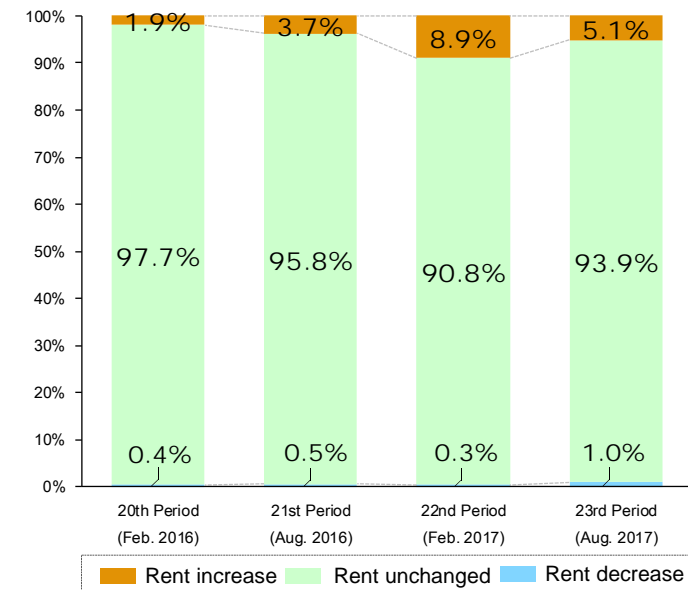
Change in Rent of Rental Apartments at Renewal

(JPY thousand)

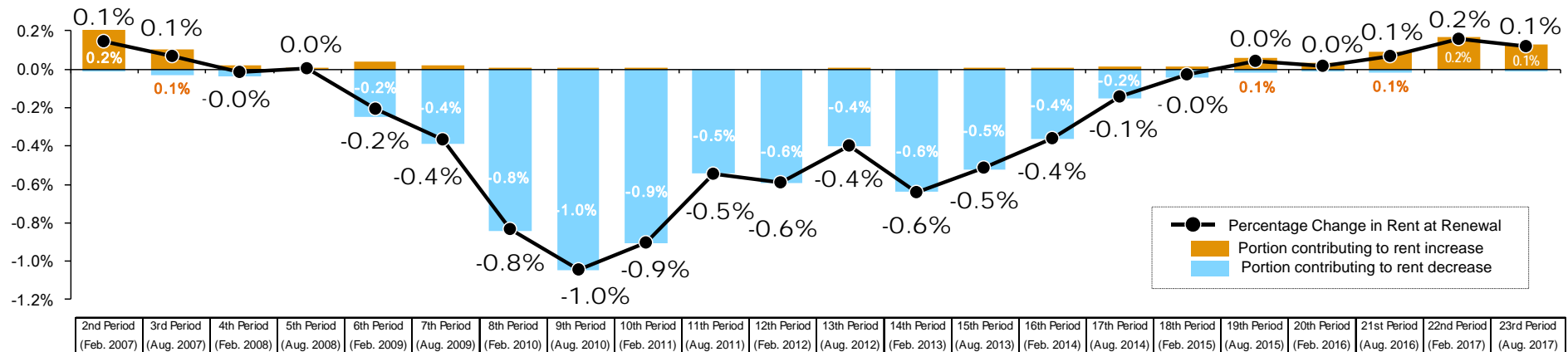
Renewal	20th Period (Feb. 2016)	21st Period (Aug. 2016)	22nd Period (Feb. 2017)	23rd Period (Aug. 2017)
No. of Units	1,452 units	2,031 units	1,483 units	2,002 units
Rent Increase	27 units	76 units	132 units	103 units
Rent Unchanged	1,419 units	1,945 units	1,346 units	1,879 units
Rent Decrease	6 units	10 units	5 units	20 units
Monthly Rent Net Change	41	192	348	337
Rent Increase	65	242	364	373 Average rate of increase : 2.1 %
Rent Decrease	-24	-50	-16	-35 Average rate of decrease : -1.8 %
Percentage Change	0.0 %	0.1 %	0.2 %	0.1 %

* Continual renewal contracts under the periodic tenancy agreement are excluded from tenant turnover and counted as renewals.
* Calculations above do not include figures for retail units and Hospitality Facilities.

Percentage of Rent Changed Units at Renewal

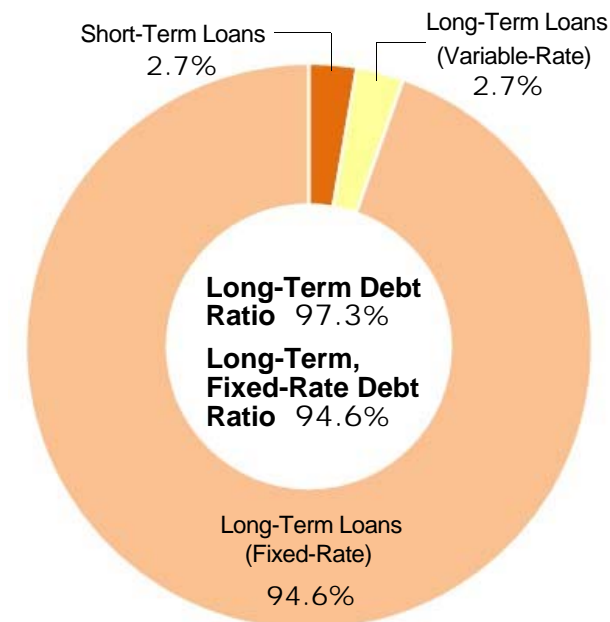


Percentage Change in Rent at Renewal



Debt Overview

(JPY million)	22nd Period (Ended February 28, 2017)	23rd Period (Ended August 31, 2017)	Change
Short-Term Loans	6.0	4.0	-2.0
Long-Term Loans (Variable-Rate)	1.5	4.0	+2.5
Long-Term Loans (Fixed-Rate)	139.5	140.0	+0.5
Total	147.0	148.0	+1.0
LTV	50.1 %	50.2 %	+0.1 points
Long-Term Debt Ratio	95.9 %	97.3 %	+1.4 points
Long-Term, Fixed-Rate Debt Ratio	94.9 %	94.6 %	-0.3 points
Weighted-Average Interest Rate	0.76 %	0.72 %	-0.04 points
Duration of Long-Term Debt	4.2 years	4.3 years	+0.1 years
Lender	22 financial institutions	22 financial institutions	—



* Borrowings in the left chart are classified according to lender contract.
 * The weighted-average interest rate at period-end is calculated based on the interest rate as of August 31, 2017.

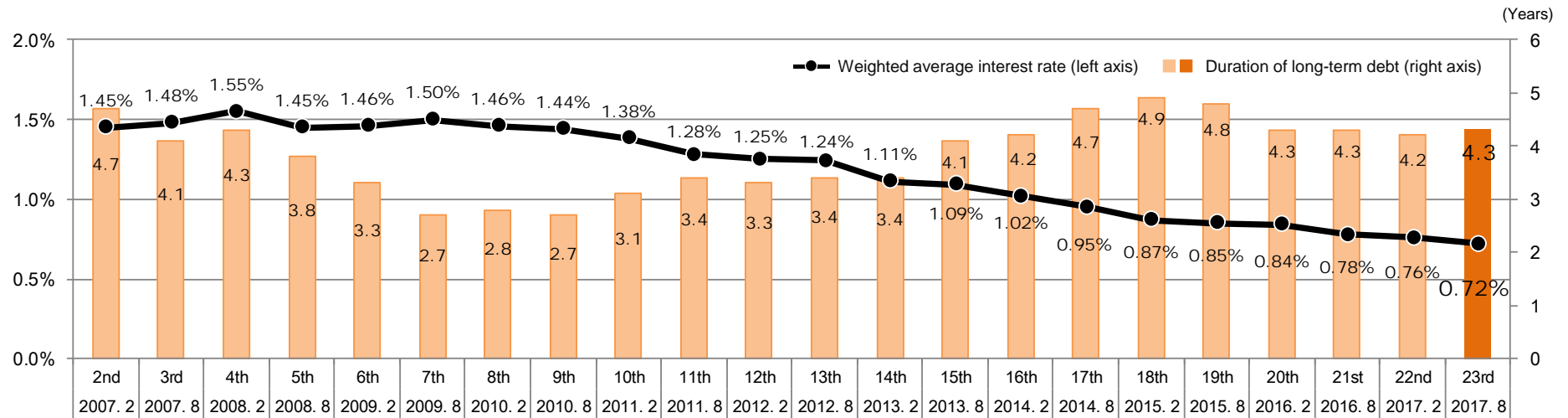
Commitment Line

Sumitomo Mitsui Banking Corporation	Maximum amount of borrowing: JPY 5.0 billion
Sumitomo Mitsui Trust Bank, Limited	Maximum amount of borrowing: JPY 5.0 billion

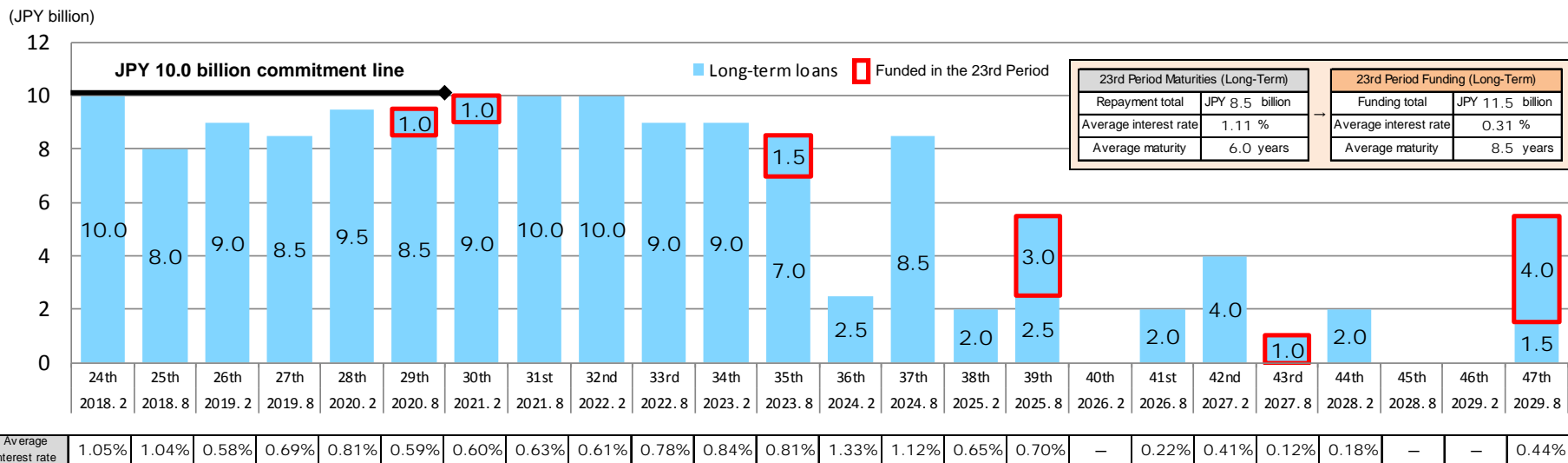
Highest Ratings among Residential J-REITs

Rating Agency	Rating
R&I	AA- (Issuer Rating)
S&P	A+ (Long-term Rating)
Moody's	A3 (Issuer Rating)

Financing Costs and Maturities



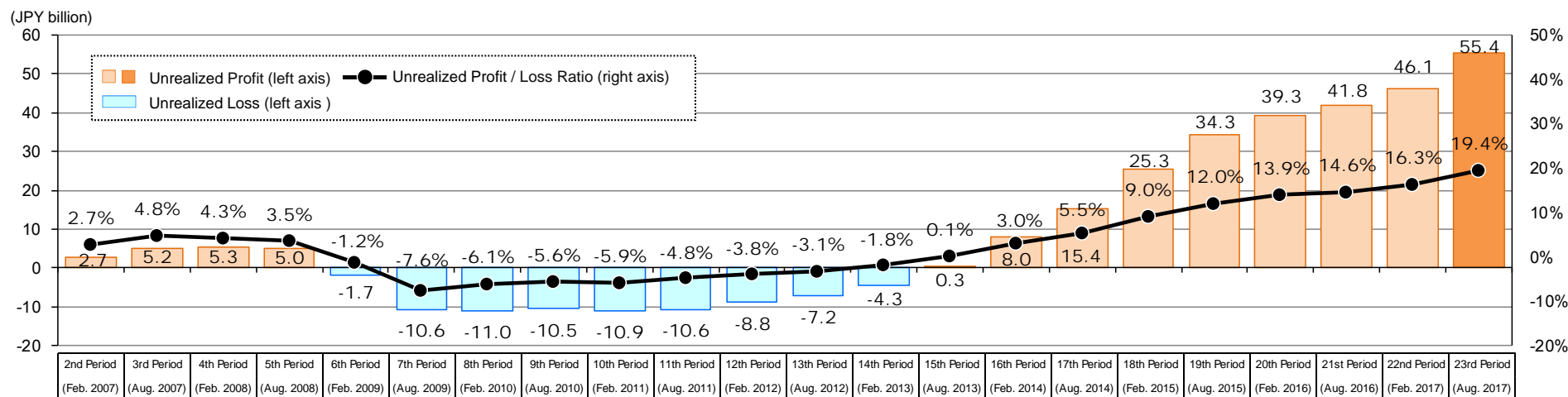
Long-Term Interest-Bearing Debt Maturity Ladder



1. Average interest rate is a weighted average of the interest rates on long-term interest-bearing loans. Variable interest rates are applied as of the end of the 23rd Period (see pages 49-50).
 2. Average maturity is a weighted average of the maturities of long-term interest-bearing loans.

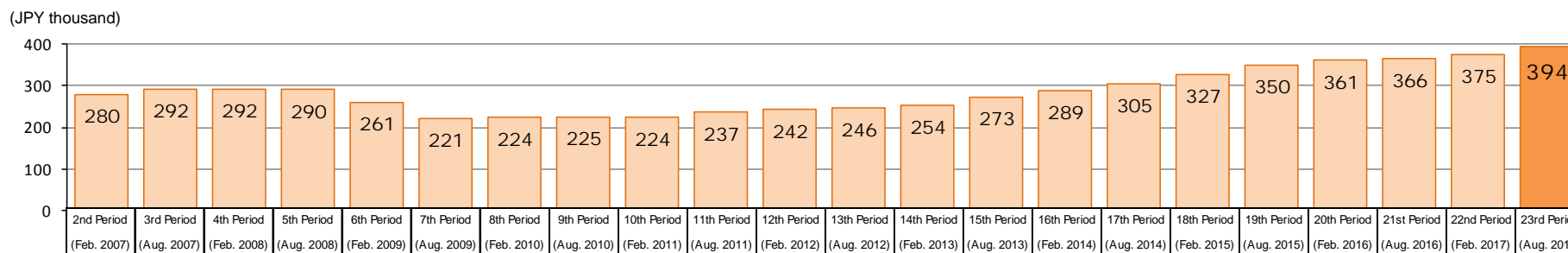
Unrealized Profit / Loss

Unrealized Profit / Loss and Unrealized Profit / Loss Ratio

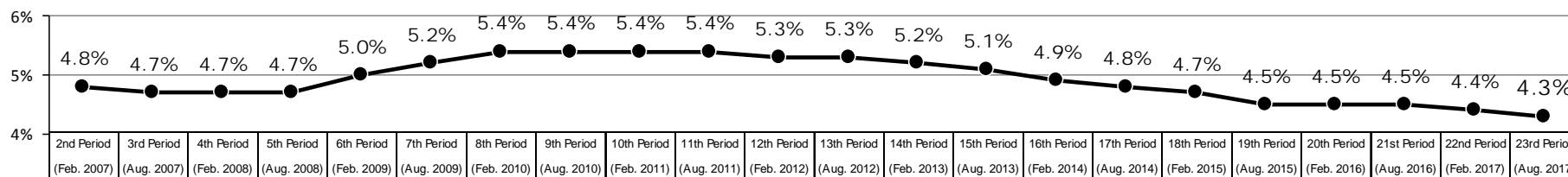


NAV per unit

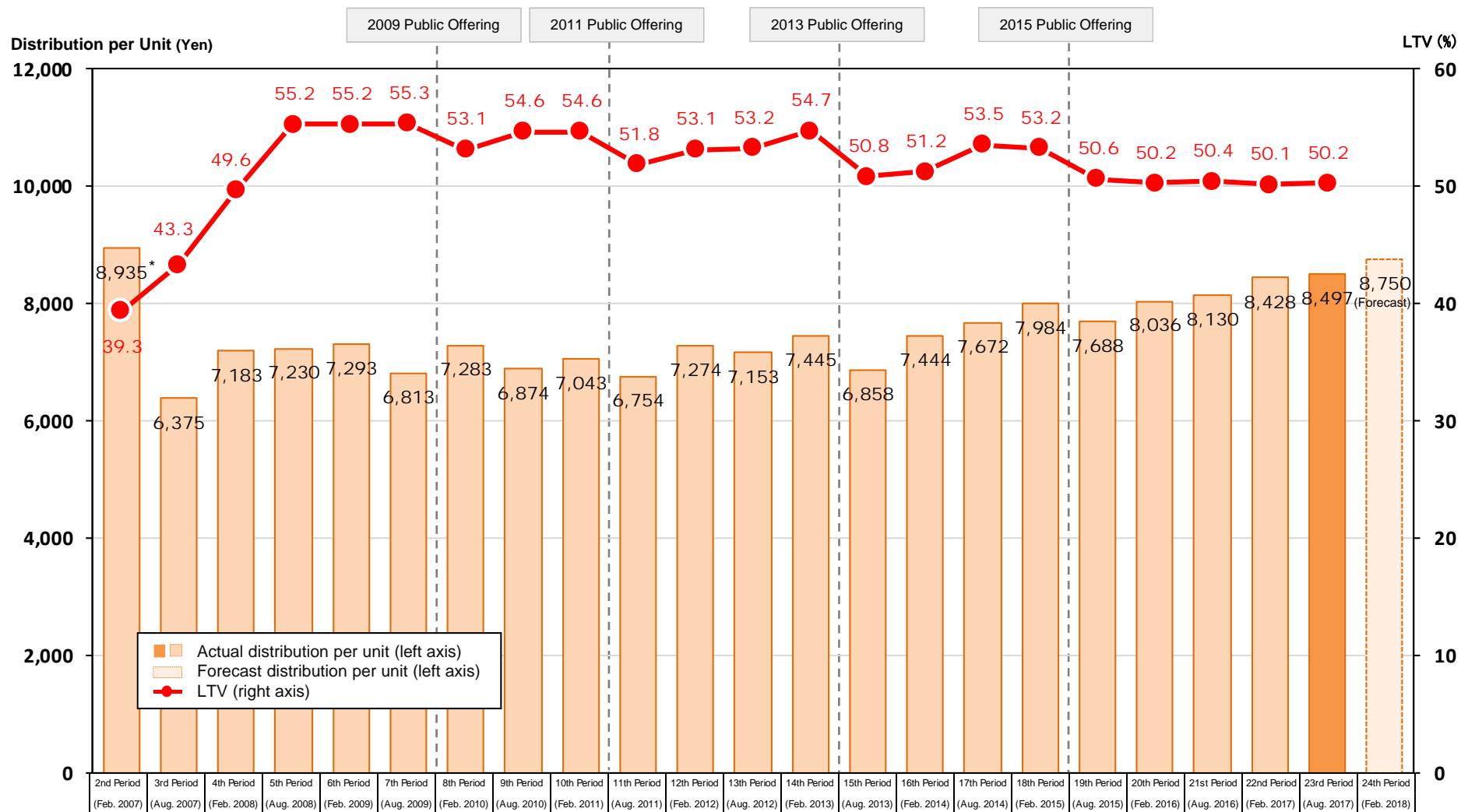
* NAV (net asset value) per unit = (Net assets – Total distribution + Unrealized profit or loss) / Units outstanding



Direct Capitalization Rate on Appraisal Value of Properties Owned at Period-End



Track Record of Distributions



(Note) NAF implemented a two-for-one split of investment units with an effective date of March 1, 2014. Distribution per unit for the 16th Period and earlier are adjusted for this split (actual distribution divided in half, rounded down to the nearest yen).

* The 2nd Period (ended February 28, 2007) is 11 months (from April 1, 2006 to February 28, 2007).

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Features and Strategies

Core Investment Strategy: Continuing Acquisition of Rental Apartments and Stable Operations

Investment in Accommodation Assets



Proportion of Investment in Assets



Portfolio share

Rental Apartments

Over 90%

(As of August 31, 2017: 95.5%)

Investment Areas



Portfolio share

Tokyo 23 Wards

Over 80%

(As of August 31, 2017: 85.1%)

Rental Apartments: Greater Tokyo*1, mainly the 23 wards of Tokyo, and Other Major Cities*2

Hospitality Facilities: Major cities throughout Japan and their suburbs

*1 Tokyo, Kanagawa, Chiba and Saitama

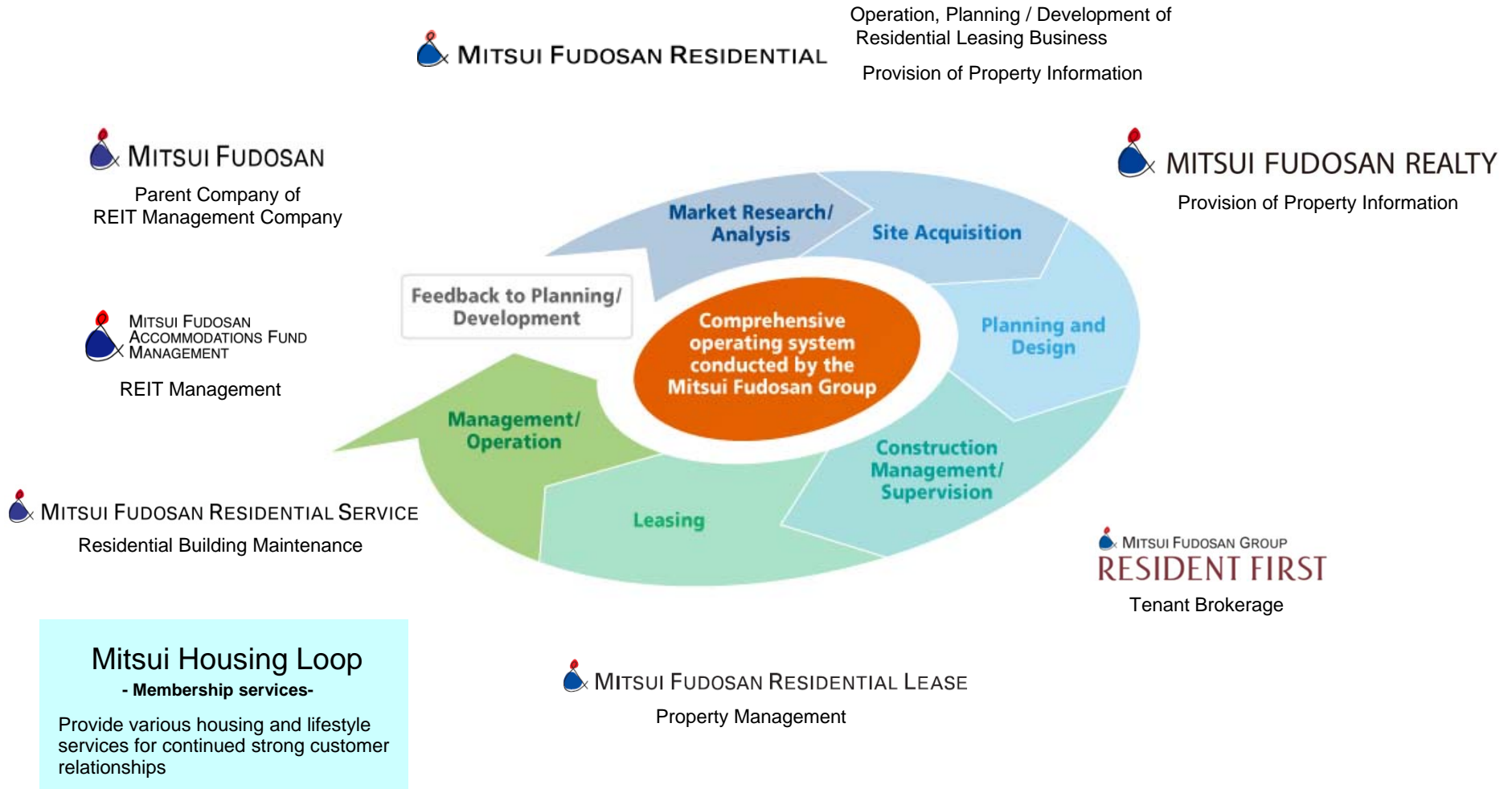
*2 Each of the urban areas of Sapporo, Sendai, Nagoya, Osaka, Kyoto, Kobe, Hiroshima and Fukuoka cities

NAF can invest in hotels, since partial amendments of the Articles of Incorporation were approved at the General Meeting of Unitholders held on May 19, 2017. In addition, as of the same date, NAF uses the general term of Hospitality Facilities that includes Dormitories, Corporate Housing, Serviced Apartments, Senior Residences and Hotels as an amendment to the asset management guidelines.

Features and Strategies (2) Leveraging the Mitsui Fudosan Group



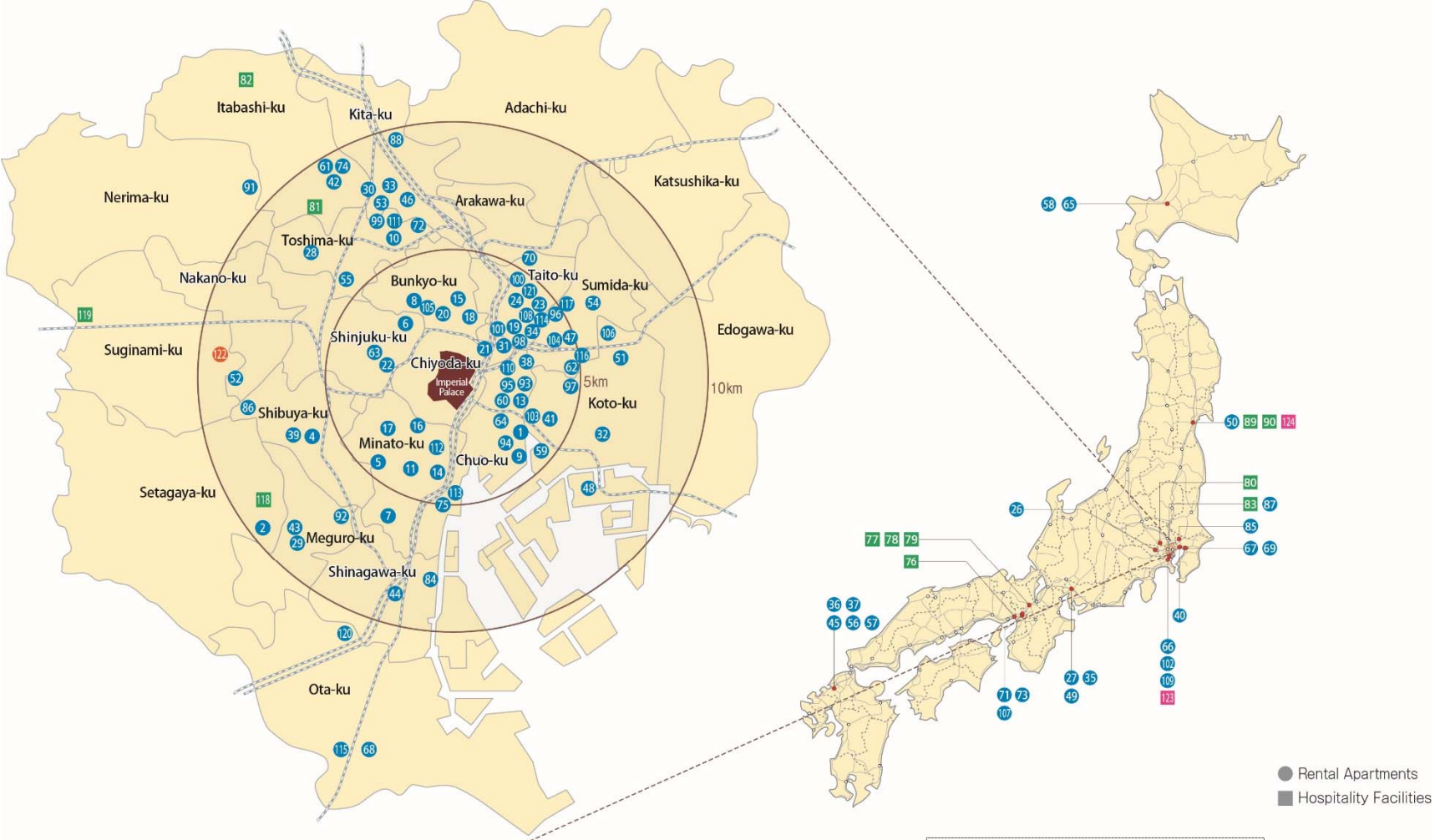
Fully Leverage the Expertise and Support of the Companies That Comprise the Mitsui Fudosan Group's Residential Leasing Business Value Chain.



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Appendix (1) : Portfolio

Portfolio Map



Tokyo 23 Wards: 88 properties

Greater Tokyo: 12 properties

Other Major Cities: 21 properties

* NAF's portfolio consisted of 121 properties as of August 31, 2017.
 Numbers in orange and pink indicate properties acquired during the 23rd Period.
 * Circled numbers correspond to the property numbers on pages 26 to 29.

Portfolio List (1/4)

No.	Property Name	Location	Completion Date	Acquisition Price (JPY mn) ¹	Portfolio Share (%)	Rentable Area (m ²)	Rentable Units (Units) ²						Retail, etc.	PML (%)
								Single	Compact	Family	Large			
1	Okawabata Apartment Communities	River Point Tower	Chuo-ku, Tokyo	1989.03.30	30,816	10.2	43,812.41	544	-	52	294	198	-	1.8
		Park Side Wings												2.7
		Pier West House												2.7
		Okawabata Parking												1.7
2	Park Axis Gakugei Daigaku	Setagaya-ku, Tokyo	2004.10.27	1,760	0.6	2,437.66	64	37	21	6	-	-	-	5.0
4	Park Axis Shibuya Jinnan	Shibuya-ku, Tokyo	2005.08.04	3,230	1.1	2,766.62	75	51	24	-	-	-	-	4.1
5	Park Axis Aoyama Kotto Dori	Minato-ku, Tokyo	2005.08.31	1,730	0.6	1,537.24	40	12	28	-	-	-	-	4.5
6	Park Axis Kagurazaka Stage	Shinjuku-ku, Tokyo	2004.08.31	1,400	0.5	1,891.05	59	44	15	-	-	-	-	3.0
7	Park Axis Shirokanedai	Minato-ku, Tokyo	2005.09.09	5,140	1.7	4,704.44	99	29	39	26	5	-	-	4.2
8	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	2005.09.20	4,440	1.5	6,078.93	154	80	70	4	-	-	-	3.6
9	Park Axis Tsukishima	Chuo-ku, Tokyo	2005.11.15	930	0.3	1,383.99	30	-	30	-	-	-	-	3.2
10	Park Axis Otsuka	Toshima-ku, Tokyo	2006.01.10	1,655	0.5	2,606.37	52	-	39	13	-	-	-	2.4
11	Park Axis Minami Azabu	Minato-ku, Tokyo	2003.02.28	3,939	1.3	3,938.14	64	-	38	16	10	-	-	3.0
13	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	2004.08.31	7,557	2.5	10,025.40	185	66	34	64	20	1	-	4.5
14	Park Axis Hamamatsucho	Minato-ku, Tokyo	2004.12.07	2,025	0.7	2,426.45	80	67	12	-	1	-	-	3.3
15	Park Axis Hongo no Mori	Bunkyo-ku, Tokyo	2005.11.30	2,910	1.0	3,317.94	87	40	46	-	-	1	-	4.0
16	Park Axis Tameike Sanno	Minato-ku, Tokyo	2005.12.14	2,860	0.9	2,710.69	70	30	40	-	-	-	-	3.5
17	Park Axis Roppongi Hinokicho Koen	Minato-ku, Tokyo	2006.01.31	2,170	0.7	2,054.46	46	3	37	6	-	-	-	5.8
18	Park Axis Ochanomizu Stage	Bunkyo-ku, Tokyo	2006.02.28	9,710	3.2	12,025.25	324	178	136	9	1	-	-	3.9
19	Park Axis Okachimachi	Taito-ku, Tokyo	2006.02.28	1,070	0.4	1,621.73	42	11	31	-	-	-	-	4.0
20	Park Cube Hongo	Bunkyo-ku, Tokyo	2005.08.26	1,760	0.6	2,160.12	60	-	60	-	-	-	-	3.9
21	Park Cube Kanda	Chiyoda-ku, Tokyo	2005.10.01	2,454	0.8	3,194.59	95	64	25	4	2	-	-	2.4
22	Park Cube Ichigaya	Shinjuku-ku, Tokyo	2005.10.11	1,949	0.6	2,288.46	53	-	51	-	2	-	-	2.9
23	Park Cube Asakusa Tawaramachi	Taito-ku, Tokyo	2006.01.26	2,508	0.8	4,012.68	76	6	46	24	-	-	-	2.8
24	Park Cube Ueno	Taito-ku, Tokyo	2006.03.02	2,233	0.7	3,041.61	91	25	66	-	-	-	-	2.8
28	Park Cube Ikebukuro Kanamecho	Toshima-ku, Tokyo	2007.03.23	1,608	0.5	1,886.82	65	65	-	-	-	-	-	3.8
29	Park Axis Meguro Honcho	Meguro-ku, Tokyo	2006.07.14	1,810	0.6	1,884.77	60	15	45	-	-	-	-	5.8
30	Park Axis Shin Itabashi	East	Itabashi-ku, Tokyo	2007.02.20	3,430	1.1	4,395.99	152	122	30	-	-	-	3.4
		West												3.3
31	Park Axis Akihabara	Chiyoda-ku, Tokyo	2006.09.27	1,200	0.4	1,346.07	41	18	23	-	-	-	-	3.3
32	Park Axis Toyochō	Koto-ku, Tokyo	2007.03.22	3,950	1.3	5,412.40	140	-	140	-	-	-	-	5.8
33	Park Axis Takinogawa	Kita-ku, Tokyo	2007.03.31	1,820	0.6	2,924.75	49	-	43	5	-	1	-	4.0
34	Park Axis Asakusabashi	Taito-ku, Tokyo	2007.07.10	2,717	0.9	3,400.78	79	26	52	-	-	1	-	3.2
38	Park Axis Nihonbashi Hamacho	Chuo-ku, Tokyo	2006.07.14	5,540	1.8	6,999.83	118	-	75	43	-	-	-	4.2
39	Park Cube Yoyogi Tomigaya	Shibuya-ku, Tokyo	2007.07.31	1,975	0.7	1,929.10	38	1	36	-	1	-	-	5.8
41	Park Axis Monzen Nakacho	Koto-ku, Tokyo	2007.02.28	1,700	0.6	1,886.39	55	33	22	-	-	-	-	5.1

Portfolio List (2/4)

No.	Property Name	Location	Completion Date	Acquisition Price (JPY mn) ¹	Portfolio Share (%)	Rentable Area (m ²)	Rentable Units (Units) ²						PML (%)
								Single	Compact	Family	Large	Retail, etc.	
42	Park Cube Itabashi Honcho	Itabashi-ku, Tokyo	2008.03.27	4,170	1.4	5,317.07	166	125	40	-	-	1	2.9
43	Park Cube Gakugei Daigaku	Meguro-ku, Tokyo	2008.03.27	910	0.3	957.88	24	13	11	-	-	-	6.8
44	Park Cube Oimachi	Shinagawa-ku, Tokyo	2008.03.14	1,440	0.5	1,511.12	65	65	-	-	-	-	3.2
46	Park Axis Nishigahara	Kita-ku, Tokyo	2007.10.19	840	0.3	1,435.83	46	38	8	-	-	-	2.4
47	Park Axis Kinshicho	Sumida-ku, Tokyo	2007.12.14	1,448	0.5	2,288.13	65	13	52	-	-	-	4.2
48	Park Axis Tatsumi Stage	Koto-ku, Tokyo	2008.01.31	7,464	2.5	16,474.06	300	95	50	136	18	1	5.1
51	Park Axis Kameido	Koto-ku, Tokyo	2008.03.28	2,359	0.8	3,986.78	118	40	78	-	-	-	5.6
52	Park Axis Honancho	Nakano-ku, Tokyo	2008.07.31	745	0.2	1,231.08	31	7	24	-	-	-	3.0
53	Park Axis Itabashi	Kita-ku, Tokyo	2008.10.31	1,448	0.5	2,567.96	64	8	51	5	-	-	5.3
54	Park Axis Oshiage	Sumida-ku, Tokyo	2008.11.20	1,193	0.4	2,121.29	58	36	21	-	-	1	4.9
55	Park Axis Takadanobaba	Toshima-ku, Tokyo	2008.11.28	1,222	0.4	1,463.25	37	-	36	-	-	1	2.7
59	Park Axis Toyosu	Koto-ku, Tokyo	2008.03.26	14,300	4.7	25,537.94	403	19	163	219	-	2	3.9
60	Park Axis Hatchobori	Chuo-ku, Tokyo	2009.03.31	1,760	0.6	2,416.29	64	41	22	-	-	1	3.2
61	Park Axis Itabashi Honcho	Itabashi-ku, Tokyo	2009.05.15	987	0.3	2,048.31	66	55	11	-	-	-	4.0
62	Park Axis Sumiyoshi	Sumida-ku, Tokyo	2009.05.29	1,006	0.3	1,785.72	60	42	18	-	-	-	7.4
63	Park Cube Yotsuya Sancho	Shinjuku-ku, Tokyo	2009.02.26	2,749	0.9	3,599.82	130	112	18	-	-	-	5.1
64	Park Cube Hatchobori	Chuo-ku, Tokyo	2009.03.13	4,200	1.4	5,191.86	120	-	118	-	-	2	2.4
68	Park Axis Kamata Ichibankan	Ota-ku, Tokyo	2009.03.19	1,069	0.4	1,721.28	63	52	11	-	-	-	6.7
70	Park Axis Taito Negishi	Taito-ku, Tokyo	2009.08.06	672	0.2	1,283.13	40	28	12	-	-	-	4.2
72	Park Axis Komagome	Toshima-ku, Tokyo	2009.11.20	1,389	0.5	1,979.51	40	3	36	-	-	1	2.5
74	Park Axis Itabashi Honcho Nibankan	Itabashi-ku, Tokyo	2010.01.29	1,859	0.6	3,661.58	99	44	55	-	-	-	3.1
75	Shibaura Island Air Tower ³ Air Tower Air Terrace	Minato-ku, Tokyo	2007.03.01	7,905	2.6	17,646.33	272	47	103	63	57	2	1.9
												-	7.5
84	Park Cube Higashi Shinagawa	Shinagawa-ku, Tokyo	2007.02.28	6,060	2.0	10,636.67	201	-	137	23	41	-	3.5
86	Park Cube Sasazuka	Shibuya-ku, Tokyo	2009.08.19	2,200	0.7	2,416.00	93	75	16	-	1	1	3.4
88	Park Axis Higashi Jujo	Kita-ku, Tokyo	2007.02.28	1,700	0.6	2,893.54	71	26	44	-	-	1	3.1
91	Park Cube Heiwadai	Nerima-ku, Tokyo	2007.06.29	1,204	0.4	2,656.00	34	-	1	33	-	-	2.8
92	Park Cube Meguro Tower	Meguro-ku, Tokyo	2008.02.18	9,000	3.0	12,367.62	194	43	64	10	76	1	2.2
93	Park Cube Nihonbashi Suitengu	Chuo-ku, Tokyo	2005.05.12	2,711	0.9	4,235.33	77	-	55	22	-	-	4.4
94	Park Cube Ginza East	Chuo-ku, Tokyo	2005.06.01	2,269	0.8	3,358.63	77	-	77	-	-	-	3.0
95	Park Cube Kayabacho	Chuo-ku, Tokyo	2006.03.15	1,105	0.4	1,695.06	28	-	18	9	-	1	3.2
96	Park Cube Honjo Azumabashi	Sumida-ku, Tokyo	2006.03.23	1,252	0.4	2,241.63	45	9	36	-	-	-	4.6
97	Park Axis Kiyosumi Shirakawa	Koto-ku, Tokyo	2008.03.31	696	0.2	1,159.84	36	18	18	-	-	-	3.7
98	Park Axis Asakusabashi Nichome	Taito-ku, Tokyo	2011.12.07	1,079	0.4	1,569.00	48	24	24	-	-	-	3.4
99	Park Axis Nishi Sugamo	Kita-ku, Tokyo	2012.01.05	1,439	0.5	2,326.32	56	14	42	-	-	-	3.9
100	Park Axis Ueno	Taito-ku, Tokyo	2012.01.11	1,389	0.5	1,992.29	59	31	28	-	-	-	3.3

Portfolio List (3/4)

No.	Property Name	Location	Completion Date	Acquisition Price (JPY mn) ¹	Portfolio Share (%)	Rentable Area (m ²)	Rentable Units (Units) ²					Retail, etc.	PML (%)
							Single	Compact	Family	Large			
101	Park Axis Akihabara East	Taito-ku, Tokyo	2012.05.25	1,369	0.5	1,890.20	58	38	20	-	-	-	3.8
103	Park Axis Kayabacho	Chuo-ku, Tokyo	2012.06.29	1,809	0.6	2,355.07	72	37	35	-	-	-	3.0
104	Park Axis Kinshicho Shinsui Koen	Sumida-ku, Tokyo	2012.06.22	1,369	0.5	2,085.62	60	32	28	-	-	-	7.5
105	Park Cube Kasuga Andozaka	Bunkyo-ku, Tokyo	2005.10.14	2,670	0.9	3,581.09	68	13	29	26	-	-	2.7
106	Park Cube Kameido	Koto-ku, Tokyo	2007.08.23	3,020	1.0	4,442.09	122	88	33	-	-	1	5.5
108	Park Axis Shin Okachimachi East	Taito-ku, Tokyo	2012.09.21	1,299	0.4	1,847.01	49	23	26	-	-	-	3.0
110	Park Axis Nihonbashi Honcho	Chuo-ku, Tokyo	2013.02.08	1,469	0.5	1,808.12	49	13	36	-	-	-	2.5
111	Park Cube Nishigahara Stage	Kita-ku, Tokyo	2009.11.06	4,110	1.4	19,693.35	358	-	229	111	17	1	2.5
112	Park Cube Atagoyama Tower	Minato-ku, Tokyo	2007.01.10	8,650	2.9	8,389.91	165	74	21	44	26	-	2.4
113	Park Axis Shibaura	Minato-ku, Tokyo	2012.10.31	1,045	0.3	1,273.60	42	30	12	-	-	-	5.2
114	Park Axis Asakusa Kuramae	Taito-ku, Tokyo	2013.05.22	1,095	0.4	1,456.35	45	30	15	-	-	-	3.0
115	Park Axis Kamata Station Gate	Ota-ku, Tokyo	2012.09.18	4,144	1.4	4,582.72	158	123	34	-	-	1	3.2
116	Park Axis Kinshicho Residence	Sumida-ku, Tokyo	2013.09.20	1,251	0.4	1,793.33	56	34	22	-	-	-	4.0
117	Park Axis Oshiage Sumida Koen	Sumida-ku, Tokyo	2014.01.31	1,055	0.3	1,610.49	49	34	15	-	-	-	5.2
120	Park Axis Magome Residence	Ota-ku, Tokyo	2014.08.29	1,450	0.5	1,621.94	55	40	15	-	-	-	9.6
121	Park Axis Higashi Ueno	Taito-ku, Tokyo	2015.01.30	1,250	0.4	1,460.10	45	30	15	-	-	-	4.0
122	Park Axis Higashi Koenji	Suginami-ku, Tokyo	2015.02.27	2,300	0.8	2,679.96	85	55	30	-	-	-	5.1
Tokyo 23 Wards Total				252,591	83.8	370,448.23	8,073	2,840	3,519	1,215	476	23	
26	Park Cube Keio Hachioji II	Hachioji-shi, Tokyo	2005.08.25	1,130	0.4	3,082.32	48	-	14	33	-	1	4.0
40	Park Axis Nishi Funabashi	Funabashi-shi, Chiba	2007.09.21	1,020	0.3	2,074.35	55	25	30	-	-	-	3.2
66	Park Axis Yokohama Idogaya	Minami-ku, Yokohama-shi, Kanagawa	2008.03.31	1,419	0.5	2,706.59	100	96	3	-	-	1	6.3
67	Park Axis Chiba Shinmachi	Chuo-ku, Chiba-shi, Chiba	2008.05.30	1,679	0.6	3,318.15	84	66	11	-	-	7	1.9
69	Park Axis Chiba	Chuo-ku, Chiba-shi, Chiba	2009.03.19	970	0.3	2,270.32	91	91	-	-	-	-	2.3
85	Park Cube Kita Matsudo	Matsudo-shi, Chiba	2009.02.17	1,200	0.4	2,358.66	109	108	-	-	-	1	1.6
87	Park Cube Musashi Kosugi	Nakahara-ku, Kawasaki-shi, Kanagawa	2009.09.25	2,250	0.7	3,057.36	136	136	-	-	-	-	3.3
102	Park Axis Yokohama Tanmachi Koen	Kanagawa a-ku, Yokohama-shi, Kanagawa	2012.06.20	1,119	0.4	1,682.46	63	45	18	-	-	-	4.1
109	Park Axis Yokohama Yamashitacho	Naka-ku, Yokohama-shi, Kanagawa	2012.10.05	1,539	0.5	2,325.92	71	47	23	-	-	1	8.2
Greater Tokyo Total				12,326	4.1	22,876.13	757	614	99	33	-	11	
27	Park Axis Meieki Minami	Nakamura-ku, Nagoya-shi, Aichi	2006.02.08	2,440	0.8	5,565.13	169	114	46	9	-	-	3.7
35	Park Axis Marunouchi	Naka-ku, Nagoya-shi, Aichi	2006.11.01	1,920	0.6	3,821.75	99	56	42	-	-	1	2.9
36	Park Axis Ropponmatsu	Chuo-ku, Fukuoka-shi, Fukuoka	2007.03.22	1,515	0.5	3,473.67	112	55	56	-	-	1	2.5
37	Park Axis Hakataeki Minami	Hakata-ku, Fukuoka-shi, Fukuoka	2007.03.23	1,890	0.6	4,668.29	177	176	-	-	-	1	3.0
45	Park Axis Naka Gofukumachi	Hakata-ku, Fukuoka-shi, Fukuoka	2007.08.27	742	0.2	2,707.88	112	112	-	-	-	-	2.9
49	Park Axis Shirakabe	Higashi-ku, Nagoya-shi, Aichi	2008.02.28	1,547	0.5	4,735.89	86	6	45	35	-	-	3.0
50	Park Axis Sendai	Wakabayashi-ku, Sendai-shi, Miyagi	2008.03.06	2,320	0.8	8,843.17	204	-	175	28	1	-	2.8
56	Park Axis Hakata Minoshima	Hakata-ku, Fukuoka-shi, Fukuoka	2008.12.25	960	0.3	3,461.85	112	34	78	-	-	-	2.7

Portfolio List (4/4)

No.	Property Name	Location	Completion Date	Acquisition Price (JPY mn) ¹	Portfolio Share (%)	Rentable Area (m ²)	Rentable Units (Units) ²					Retail, etc.	PML (%)
							Single	Compact	Family	Large			
57	Park Axis Takamiya Higashi	Minami-ku, Fukuoka-shi, Fukuoka	2009.03.03	605	0.2	2,289.21	70	16	54	-	-	-	5.1
58	Park Axis Sapporo Shokubutsuen Mae	Chuo-ku, Sapporo-shi, Hokkaido	2008.02.07	1,650	0.5	7,845.01	146	-	133	13	-	-	1.1
65	Park Axis Shin Sapporo	Atsubetsu-ku, Sapporo-shi, Hokkaido	2008.03.05	827	0.3	3,729.05	85	-	84	-	-	1	2.4
71	Park Axis Esaka Hiroshibacho	Suita-shi, Osaka	2009.09.28	2,369	0.8	4,309.24	130	117	13	-	-	-	4.9
73	Park Axis Utsubo Koen	Nishi-ku, Osaka-shi, Osaka	2010.01.26	2,399	0.8	4,952.45	133	92	41	-	-	-	8.6
107	Park Cube Kitahama	Chuo-ku, Osaka-shi, Osaka	2007.01.16	1,970	0.7	4,683.33	138	97	41	-	-	-	5.7
Other Major Cities Total				23,154	7.7	65,085.92	1,773	875	808	85	1	4	
Rental Apartments Total				288,071	95.5	458,410.28	10,603	4,329	4,426	1,333	477	38	
76	Dormy Ashiya	Ashiya-shi, Hyogo	2002.09.17	928	0.3	2,826.00	140	-	-	-	-	-	6.6
77	Kawaijuku Kyoto Gakushin Ryo	Nakagyo-ku, Kyoto-shi, Kyoto	2004.03.02	991	0.3	2,785.40	134	-	-	-	-	-	12.9
78	Sundai Horikawa Ryo	Kamigyo-ku, Kyoto-shi, Kyoto	2005.02.21	916	0.3	2,043.32	113	-	-	-	-	-	8.8
79	Dormy Rakuohoku	Kita-ku, Kyoto-shi, Kyoto	2006.02.24	374	0.1	1,035.00	69	-	-	-	-	-	8.8
80	Rikkyo University International Dormitory (RUID) Shiki	Shiki-shi, Saitama	2010.01.29	1,478	0.5	2,293.20	126	-	-	-	-	-	3.0
81	Dormy Naka Itabashi	Itabashi-ku, Tokyo	2010.02.12	1,041	0.3	1,911.00	105	-	-	-	-	-	5.5
82	Philosophia Nishidai	Itabashi-ku, Tokyo	2010.02.18	1,249	0.4	2,184.00	120	-	-	-	-	-	5.3
83	Dormy Musashi Kosugi	Nakahara-ku, Kawasaki-shi, Kanagawa	2010.03.04	1,152	0.4	1,996.47	111	-	-	-	-	-	7.3
89	Artis Sendai Kakyoin	Aoba-ku, Sendai-shi, Miyagi	2008.12.10	540	0.2	1,564.40	60	-	-	-	-	-	3.0
90	Artis Sendai Kimachi Dori	Aoba-ku, Sendai-shi, Miyagi	2010.03.05	1,160	0.4	4,063.47	142	-	-	-	-	-	2.7
118	Medical Home Granda Sangen Jaya (Land with leasehold interest)	Setagaya-ku, Tokyo	-	735	0.2	-	-	-	-	-	-	-	-
119	Dormy Nishi Ogikubo	Suginami-ku, Tokyo	1992.03.21	1,100	0.4	1,181.91	71	-	-	-	-	-	8.8
123	Granda Kanazawa Hakkei	Kanazawa-ku, Yokohama-shi, Kanagawa	2012.06.08	774	0.3	1,822.16	58	-	-	-	-	-	9.6
124	Dormy Kamisugi	Aoba-ku, Sendai-shi, Miyagi	1997.03.13	1,050	0.3	2,362.92	124	-	-	-	-	-	4.6
Hospitality Facilities Total				13,488	4.5	28,069.25	1,373	-	-	-	-	-	
Grand Total				301,559	100.0	486,479.53	11,976	4,329	4,426	1,333	477	38	2.4

(Portfolio PML)⁴

* As of August 31, 2017

* Properties acquired in the 23rd Period are highlighted in light orange.

1. Acquisition price does not include acquisition-related expenses, property tax or consumption tax.

2. Calculation of rentable units in each category is based on categories as of August 31, 2017. The breakdown of classified units of each property may change in future due to change of floor plans, etc.

3. Rentable units and rentable area for Shibaura Island Air Tower are calculated by multiplying NAF's ownership (31%) by the property's total rentable units and total rentable area and rounding to the nearest unit and one-hundredth of a square meter, respectively.

4. Portfolio PML is the PML for all NAF's portfolio, 120 properties excluding Medical Home Granda Sangen Jaya (Land with leasehold interest).

Appraisal Value (1/4)

No.	Property Name	Acquisition Price (JPY mn)	22nd Period				23rd Period				Change from Previous Period	
			Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)
1	Okawabata Apartment Communities	30,816	32,039	28,200	4.2%	▲3,839	31,981	28,700	4.1%	▲3,281	▲0.1%	558
2	Park Axis Gakugei Daigaku	1,760	1,542	1,910	4.2%	367	1,531	1,970	4.1%	438	▲0.1%	70
4	Park Axis Shibuya Jinnan	3,230	2,961	3,030	4.1%	68	2,948	3,140	4.0%	191	▲0.1%	123
5	Park Axis Aoyama Kotto Dori	1,730	1,588	1,630	4.1%	41	1,581	1,700	4.0%	118	▲0.1%	77
6	Park Axis Kagurazaka Stage	1,400	1,253	1,520	4.3%	266	1,271	1,560	4.2%	288	▲0.1%	22
7	Park Axis Shirokanedai	5,140	4,733	5,250	4.1%	516	4,714	5,620	4.0%	905	▲0.1%	388
8	Park Axis Bunkyo Stage	4,440	4,081	4,710	4.3%	628	4,060	5,030	4.2%	969	▲0.1%	340
9	Park Axis Tsukishima	930	836	1,080	4.3%	243	830	1,090	4.2%	259	▲0.1%	15
10	Park Axis Otsuka	1,655	1,503	1,730	4.4%	226	1,494	1,830	4.3%	335	▲0.1%	109
11	Park Axis Minami Azabu	3,939	3,689	3,640	4.1%	▲49	3,675	3,730	4.0%	54	▲0.1%	103
13	Park Axis Nihonbashi Stage	7,557	6,766	8,380	4.1%	1,613	6,738	8,660	4.0%	1,921	▲0.1%	308
14	Park Axis Hamamatsucho	2,025	1,881	2,190	4.3%	308	1,872	2,250	4.2%	377	▲0.1%	68
15	Park Axis Hongo no Mori	2,910	2,619	3,280	4.2%	660	2,603	3,360	4.1%	756	▲0.1%	95
16	Park Axis Tameike Sanno	2,860	2,595	2,800	4.1%	204	2,582	2,870	4.0%	287	▲0.1%	83
17	Park Axis Roppongi Hinokicho Koen	2,170	2,064	2,040	4.1%	▲24	2,055	2,090	4.0%	34	▲0.1%	58
18	Park Axis Ochanomizu Stage	9,710	8,898	11,200	4.2%	2,301	8,852	11,400	4.1%	2,547	▲0.1%	245
19	Park Axis Okachimachi	1,070	953	1,200	4.3%	246	947	1,220	4.2%	272	▲0.1%	26
20	Park Cube Hongo	1,760	1,678	2,050	4.2%	371	1,671	2,100	4.1%	428	▲0.1%	56
21	Park Cube Kanda	2,454	2,326	2,920	4.2%	593	2,317	2,980	4.1%	662	▲0.1%	68
22	Park Cube Ichigaya	1,949	1,884	2,170	4.2%	285	1,878	2,220	4.1%	341	▲0.1%	56
23	Park Cube Asakusa Tawaramachi	2,508	2,310	2,880	4.3%	569	2,298	2,950	4.2%	651	▲0.1%	82
24	Park Cube Ueno	2,233	2,090	2,390	4.3%	299	2,081	2,450	4.2%	368	▲0.1%	69
28	Park Cube Ikebukuro Kanamecho	1,608	1,564	1,590	4.2%	25	1,557	1,590	4.2%	32	—	6
29	Park Axis Meguro Honcho	1,810	1,689	1,640	4.3%	▲49	1,681	1,680	4.2%	▲1	▲0.1%	48
30	Park Axis Shin Itabashi	3,430	3,053	2,970	4.5%	▲83	3,029	3,040	4.4%	10	▲0.1%	93
31	Park Axis Akihabara	1,200	1,106	1,080	4.3%	▲26	1,100	1,120	4.2%	19	▲0.1%	46
32	Park Axis Toyochō	3,950	3,580	3,730	4.6%	149	3,555	3,840	4.5%	284	▲0.1%	135
33	Park Axis Takinogawa	1,820	1,657	2,030	4.3%	372	1,646	2,030	4.3%	383	—	10
34	Park Axis Asakusabashi	2,717	2,478	3,060	4.3%	581	2,463	3,080	4.3%	616	—	35
38	Park Axis Nihonbashi Hamacho	5,540	5,039	5,530	4.3%	490	5,013	5,660	4.2%	646	▲0.1%	155
39	Park Cube Yoyogi Tomigaya	1,975	1,852	1,800	4.1%	▲52	1,841	1,790	4.1%	▲51	—	—
41	Park Axis Monzen Nakacho	1,700	1,555	1,630	4.4%	74	1,545	1,680	4.3%	134	▲0.1%	59
42	Park Cube Itabashi Honcho	4,170	3,866	4,000	4.2%	133	3,842	4,110	4.1%	267	▲0.1%	134
43	Park Cube Gakugei Daigaku	910	859	820	4.1%	▲39	854	840	4.0%	▲14	▲0.1%	24
44	Park Cube Oimachi	1,440	1,335	1,560	4.3%	224	1,328	1,600	4.2%	271	▲0.1%	47
46	Park Axis Nishigahara	840	779	997	4.6%	217	773	1,020	4.5%	246	▲0.1%	29

Appraisal Value (2/4)

No.	Property Name	Acquisition Price (JPY mn)	22nd Period				23rd Period				Change from Previous Period	
			Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)
47	Park Axis Kinshicho	1,448	1,360	1,870	4.3%	509	1,352	1,910	4.2%	557	▲0.1%	48
48	Park Axis Tatsumi Stage	7,464	6,945	9,920	4.6%	2,974	6,894	10,200	4.5%	3,305	▲0.1%	331
51	Park Axis Kameido	2,359	2,183	2,810	4.6%	626	2,166	2,890	4.5%	723	▲0.1%	96
52	Park Axis Honancho	745	687	848	4.4%	160	682	866	4.3%	183	▲0.1%	23
53	Park Axis Itabashi	1,448	1,337	1,890	4.3%	552	1,325	1,930	4.2%	604	▲0.1%	51
54	Park Axis Oshiage	1,193	1,099	1,470	4.6%	370	1,090	1,510	4.5%	419	▲0.1%	48
55	Park Axis Takadanobaba	1,222	1,167	1,420	4.2%	252	1,160	1,450	4.1%	289	▲0.1%	36
59	Park Axis Toyosu	14,300	12,901	18,000	4.4%	5,098	12,781	18,600	4.3%	5,818	▲0.1%	719
60	Park Axis Hatchobori	1,760	1,655	2,240	4.3%	584	1,644	2,320	4.2%	675	▲0.1%	90
61	Park Axis Itabashi Honcho	987	891	1,230	4.5%	338	882	1,260	4.4%	377	▲0.1%	39
62	Park Axis Sumiyoshi	1,006	918	1,210	4.7%	291	910	1,250	4.6%	339	▲0.1%	48
63	Park Cube Yotsuya Sancho	2,749	2,630	3,530	4.1%	899	2,609	3,630	4.0%	1,020	▲0.1%	120
64	Park Cube Hatchobori	4,200	4,105	5,280	4.2%	1,174	4,080	5,450	4.1%	1,369	▲0.1%	194
68	Park Axis Kamata Ichibankan	1,069	1,027	1,260	4.4%	232	1,020	1,320	4.3%	299	▲0.1%	67
70	Park Axis Taito Negishi	672	630	799	4.6%	168	624	816	4.5%	191	▲0.1%	23
72	Park Axis Komagome	1,389	1,317	1,740	4.3%	422	1,307	1,780	4.2%	472	▲0.1%	50
74	Park Axis Itabashi Honcho Nibankan	1,859	1,703	2,230	4.5%	526	1,683	2,280	4.4%	596	▲0.1%	69
75	Shibaura Island Air Tower ¹	7,905	7,154	8,900	—	1,745	7,062	8,900	—	1,837	—	92
84	Park Cube Higashi Shinagawa	6,060	5,815	6,940	4.5%	1,124	5,770	6,950	4.5%	1,179	—	54
86	Park Cube Sasazuka	2,200	2,157	2,490	4.2%	332	2,145	2,510	4.1%	364	▲0.1%	31
88	Park Axis Higashi Jujo	1,700	1,648	2,120	4.4%	471	1,637	2,110	4.3%	472	▲0.1%	—
91	Park Cube Heiwadai	1,204	1,184	1,410	4.6%	225	1,173	1,420	4.6%	246	—	21
92	Park Cube Meguro Tower	9,000	9,071	11,500	4.1%	2,428	9,021	11,900	4.0%	2,878	▲0.1%	450
93	Park Cube Nihonbashi Suitengu	2,711	2,661	3,300	4.3%	638	2,646	3,360	4.2%	713	▲0.1%	74
94	Park Cube Ginza East	2,269	2,233	2,600	4.3%	366	2,219	2,650	4.2%	430	▲0.1%	63
95	Park Cube Kayabacho	1,105	1,108	1,360	4.3%	251	1,105	1,390	4.2%	284	▲0.1%	33
96	Park Cube Honjo Azumabashi	1,252	1,248	1,520	4.4%	271	1,241	1,550	4.3%	308	▲0.1%	36
97	Park Axis Kiyosumi Shirakawa	696	695	833	4.3%	137	691	862	4.2%	170	▲0.1%	32
98	Park Axis Asakusabashi Nichome	1,079	1,051	1,260	4.4%	208	1,042	1,290	4.3%	247	▲0.1%	39
99	Park Axis Nishi Sugamo	1,439	1,418	1,690	4.4%	271	1,409	1,730	4.3%	320	▲0.1%	49
100	Park Axis Ueno	1,389	1,355	1,630	4.4%	274	1,344	1,660	4.3%	315	▲0.1%	40
101	Park Axis Akihabara East	1,369	1,336	1,580	4.4%	243	1,326	1,620	4.3%	293	▲0.1%	50
103	Park Axis Kayabacho	1,809	1,761	2,120	4.3%	358	1,747	2,170	4.2%	422	▲0.1%	64
104	Park Axis Kinshicho Shinsui Koen	1,369	1,345	1,590	4.5%	244	1,334	1,620	4.4%	285	▲0.1%	40
105	Park Cube Kasuga Andozaka	2,670	2,634	3,020	4.3%	385	2,621	3,120	4.2%	498	▲0.1%	113
106	Park Cube Kameido	3,020	2,976	3,490	4.3%	513	2,960	3,480	4.3%	519	—	6

Appraisal Value (3/4)

No.	Property Name	Acquisition Price (JPY mn)	22nd Period				23rd Period				Change from Previous Period	
			Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)
108	Park Axis Shin Okachimachi East	1,299	1,292	1,480	4.4%	187	1,285	1,510	4.3%	224	▲0.1%	37
110	Park Axis Nihonbashi Honcho	1,469	1,461	1,770	4.1%	308	1,453	1,830	4.0%	376	▲0.1%	68
111	Park Cube Nishigahara Stage ²	4,110	4,163	4,710	—	546	4,107	4,840	—	732	—	186
112	Park Cube Atagoyama Tower	8,650	8,730	8,960	4.1%	229	8,695	8,980	4.0%	284	▲0.1%	55
113	Park Axis Shibaura	1,045	1,064	1,220	4.3%	155	1,059	1,260	4.2%	200	▲0.1%	45
114	Park Axis Asakusa Kuramae	1,095	1,109	1,270	4.3%	160	1,103	1,300	4.2%	196	▲0.1%	36
115	Park Axis Kamata Station Gate	4,144	4,218	4,560	4.3%	341	4,198	4,670	4.2%	471	▲0.1%	129
116	Park Axis Kinshicho Residence	1,251	1,280	1,420	4.3%	139	1,272	1,450	4.2%	177	▲0.1%	37
117	Park Axis Oshiage Sumida Koen	1,055	1,082	1,250	4.5%	167	1,074	1,280	4.4%	205	▲0.1%	37
120	Park Axis Magome Residence	1,450	1,497	1,480	4.4%	▲17	1,490	1,500	4.3%	9	▲0.1%	26
121	Park Axis Higashi Ueno	1,250	1,292	1,300	4.3%	7	1,286	1,320	4.2%	33	▲0.1%	26
26	Park Cube Keio Hachioji II	1,130	984	1,300	5.0%	315	975	1,310	4.9%	334	▲0.1%	18
40	Park Axis Nishi Funabashi	1,020	888	971	4.9%	82	879	975	4.9%	95	—	12
66	Park Axis Yokohama Idogaya	1,419	1,316	1,680	4.8%	363	1,301	1,720	4.7%	418	▲0.1%	54
67	Park Axis Chiba Shinmachi	1,679	1,534	1,930	5.0%	395	1,515	1,980	4.9%	464	▲0.1%	69
69	Park Axis Chiba	970	879	1,080	5.1%	200	867	1,100	5.0%	232	▲0.1%	32
85	Park Cube Kita Matsudo	1,200	1,127	1,380	5.2%	252	1,114	1,360	5.1%	245	▲0.1%	▲7
87	Park Cube Musashi Kosugi	2,250	2,118	2,720	4.6%	601	2,099	2,780	4.5%	680	▲0.1%	78
102	Park Axis Yokohama Tanmachi Koen	1,119	1,090	1,300	4.7%	209	1,081	1,320	4.6%	238	▲0.1%	29
109	Park Axis Yokohama Yamashitacho	1,539	1,520	1,770	4.6%	249	1,509	1,810	4.5%	300	▲0.1%	51
27	Park Axis Meieki Minami	2,440	2,076	2,130	5.1%	53	2,058	2,330	5.0%	271	▲0.1%	218
35	Park Axis Marunouchi	1,920	1,655	1,720	5.0%	64	1,639	1,740	4.9%	100	▲0.1%	35
36	Park Axis Ropponmatsu	1,515	1,333	1,350	4.7%	16	1,320	1,350	4.7%	29	—	12
37	Park Axis Hakataeki Minami	1,890	1,634	1,720	4.8%	85	1,620	1,720	4.8%	99	—	14
45	Park Axis Naka Gofukumachi	742	652	974	4.8%	321	643	975	4.8%	331	—	9
49	Park Axis Shirakabe	1,547	1,407	1,970	5.0%	562	1,394	1,980	4.9%	585	▲0.1%	23
50	Park Axis Sendai	2,320	2,079	3,100	5.4%	1,020	2,056	3,170	5.3%	1,113	▲0.1%	93
56	Park Axis Hakata Minoshima	960	837	1,130	5.2%	292	825	1,130	5.1%	304	▲0.1%	12
57	Park Axis Takamiya Higashi	605	506	713	5.2%	206	496	709	5.1%	212	▲0.1%	5
58	Park Axis Sapporo Shokubutsuen Mae	1,650	1,416	1,980	5.3%	563	1,395	2,000	5.2%	604	▲0.1%	40
65	Park Axis Shin Sapporo	827	729	922	5.5%	192	716	939	5.4%	222	▲0.1%	29
71	Park Axis Esaka Hiroshibacho	2,369	2,188	2,610	4.9%	421	2,165	2,680	4.8%	514	▲0.1%	92
73	Park Axis Utsubo Koen	2,399	2,206	2,830	4.9%	623	2,182	2,870	4.8%	687	▲0.1%	63
107	Park Cube Kitahama	1,970	1,935	2,150	5.0%	214	1,917	2,140	4.9%	222	▲0.1%	8
76	Dormy Ashiya	928	841	1,220	5.6%	378	828	1,240	5.5%	411	▲0.1%	33
77	Kawaijuku Kyoto Gakushin Ryo	991	915	1,250	5.4%	334	902	1,270	5.3%	367	▲0.1%	32

Appraisal Value (4/4)

No.	Property Name	Acquisition Price (JPY mn)	22nd Period				23rd Period				Change from Previous Period	
			Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)
78	Sundai Horikawa Ryo	916	887	1,190	5.4%	302	878	1,210	5.3%	331	▲0.1%	28
79	Domy Rakuohoku	374	344	463	5.8%	118	339	471	5.7%	131	▲0.1%	12
80	Rikkyo University International Dormitory (RUID) Shiki	1,478	1,443	1,820	5.6%	376	1,433	1,850	5.5%	416	▲0.1%	40
81	Domy Naka Itabashi	1,041	1,016	1,330	5.0%	313	1,007	1,350	4.9%	342	▲0.1%	28
82	Philosophia Nishidai	1,249	1,207	1,550	5.1%	342	1,196	1,580	5.0%	383	▲0.1%	41
83	Domy Musashi Kosugi	1,152	1,120	1,460	5.3%	339	1,110	1,490	5.2%	379	▲0.1%	39
89	Artis Sendai Kakyoin	540	526	676	5.8%	149	520	683	5.7%	162	▲0.1%	13
90	Artis Sendai Kimachi Dori	1,160	1,144	1,490	5.8%	345	1,130	1,510	5.7%	379	▲0.1%	34
118	Medical Home Granda Sang-en Jaya (Land with leasehold interest)	735	770	805	4.0%	34	770	805	4.0%	34	—	—
119	Domy Nishi Ogikubo	1,100	1,167	1,140	4.7%	▲27	1,162	1,170	4.6%	7	▲0.1%	34
Subtotal		297,435	282,842	328,981	—	46,138	281,030	336,411	—	55,380	—	9,242
Properties acquired in the 23rd Period												
122	Park Axis Higashi Koenji	2,300	—	—	—	—	2,383	2,360	4.3%	▲23	—	▲23
123	Granda Kanazawa Hakkei	774	—	—	—	—	808	844	4.8%	35	—	35
124	Domy Kamisugi	1,050	—	—	—	—	1,116	1,140	5.7%	23	—	23
Subtotal		4,124	—	—	—	—	4,308	4,344	—	35	—	35
Total		301,559	282,842	328,981	—	46,138	285,338	340,755	—	55,416	—	9,278

* Appraisal value and book value are as of the end of each period (22nd Period: February 28, 2017; 23rd Period: August 31, 2017).

*1. Appraisal value of Shibaura Island Air Tower: Equivalent of 31% ownership.

Appraisal cap rate of Shibaura Island Air Tower: Not available because the asset is a building with term leasehold interest.

*2. Appraisal cap rate of Park Cube Nishigahara Stage was 4.7% for the 22nd period and 4.6% for the 23rd period.

(Discount rate based on the Inwood method of capitalization over a definite term)

Reference: Appraisal Value Changes in the Properties Owned at the end of the previous period

PoP Change in Appraisal Value			
Increase	No Change	Decrease	Total
105 properties	7 properties	6 properties	118 properties

Occupancy Rates (1/4)

No.	Property Name	23rd Period								22nd Period					
		2017 Aug 31			2017 Jul 31	2017 Jun 30	2017 May 31	2017 Apr 30	2017 Mar 31	2017 Feb 28	2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30
		Rentable Area (㎡)	Rented Area (㎡)	Occupancy Rate	Occupancy Rate										
1	Okawabata Apartment Communities	43,812.41	41,632.50	95.0%	94.3%	94.2%	94.8%	94.7%	94.1%	93.1%	91.8%	92.7%	94.3%	94.0%	94.5%
2	Park Axis Gakugei Daigaku	2,437.66	2,437.66	100.0%	100.0%	96.9%	98.0%	100.0%	98.2%	96.5%	96.0%	96.0%	96.9%	95.7%	97.7%
4	Park Axis Shibuya Jinnan	2,766.62	2,643.99	95.6%	97.2%	97.3%	98.7%	100.0%	100.0%	97.9%	99.1%	97.9%	95.9%	95.1%	98.8%
5	Park Axis Aoyama Kotto Dori	1,537.24	1,461.65	95.1%	94.4%	100.0%	100.0%	97.6%	100.0%	94.4%	97.6%	97.6%	100.0%	100.0%	98.3%
6	Park Axis Kagurazaka Stage	1,891.05	1,836.95	97.1%	96.2%	97.0%	92.7%	91.0%	97.6%	98.6%	97.6%	93.9%	98.6%	95.3%	90.8%
7	Park Axis Shirokanedai	4,704.44	4,364.62	92.8%	96.1%	97.1%	98.0%	99.3%	98.4%	96.6%	97.6%	97.9%	95.7%	95.7%	97.6%
8	Park Axis Bunkyo Stage	6,078.93	6,002.45	98.7%	100.0%	97.3%	97.9%	95.6%	98.2%	98.7%	100.0%	100.0%	99.0%	97.8%	98.0%
9	Park Axis Tsukushima	1,383.99	1,343.94	97.1%	100.0%	100.0%	93.7%	93.7%	97.1%	96.4%	96.4%	93.2%	96.8%	96.8%	100.0%
10	Park Axis Otsuka	2,606.37	2,606.37	100.0%	95.8%	93.7%	95.8%	95.8%	97.7%	100.0%	98.0%	96.5%	97.2%	95.2%	95.7%
11	Park Axis Minami Azabu	3,938.14	3,862.79	98.1%	96.9%	100.0%	95.3%	100.0%	98.5%	97.1%	98.5%	98.8%	98.5%	100.0%	100.0%
13	Park Axis Nihonbashi Stage	10,025.40	9,677.69	96.5%	97.8%	97.1%	97.7%	98.6%	98.9%	98.4%	98.7%	98.2%	98.0%	98.3%	97.3%
14	Park Axis Hamamatsucho	2,426.45	2,400.39	98.9%	97.6%	96.5%	93.2%	95.4%	98.9%	96.6%	97.8%	97.9%	96.6%	93.4%	95.7%
15	Park Axis Hongo no Mori	3,317.94	3,317.94	100.0%	99.1%	96.4%	96.0%	96.9%	98.6%	98.7%	98.7%	97.5%	97.5%	99.0%	98.1%
16	Park Axis Tameike Sanno	2,710.69	2,661.19	98.2%	100.0%	100.0%	96.7%	96.0%	95.0%	97.0%	97.9%	97.5%	99.0%	96.8%	96.5%
17	Park Axis Roppongi Hinokicho Koen	2,054.46	1,959.45	95.4%	95.9%	100.0%	97.7%	97.7%	100.0%	100.0%	96.0%	94.3%	94.3%	94.2%	98.2%
18	Park Axis Ochanomizu Stage	12,025.25	11,820.29	98.3%	96.5%	96.5%	94.7%	94.8%	96.9%	99.0%	98.2%	97.2%	97.4%	95.9%	95.9%
19	Park Axis Okachimachi	1,621.73	1,621.73	100.0%	98.5%	100.0%	97.7%	97.6%	97.7%	100.0%	100.0%	96.1%	98.5%	94.6%	97.7%
20	Park Cube Hongo	2,160.12	2,160.12	100.0%	94.9%	96.6%	93.2%	100.0%	98.4%	100.0%	100.0%	100.0%	98.4%	98.3%	96.7%
21	Park Cube Kanda	3,194.59	3,171.39	99.3%	100.0%	99.0%	100.0%	99.0%	100.0%	97.8%	98.5%	95.5%	99.3%	95.3%	94.8%
22	Park Cube Ichigaya	2,288.46	2,258.37	98.7%	100.0%	97.7%	95.4%	95.1%	100.0%	98.7%	97.4%	98.7%	98.6%	100.0%	97.7%
23	Park Cube Asakusa Taw aramachi	4,012.68	4,012.68	100.0%	98.6%	98.6%	98.6%	97.0%	95.9%	98.8%	96.3%	96.4%	98.6%	98.4%	97.0%
24	Park Cube Ueno	3,041.61	2,940.28	96.7%	98.8%	95.6%	95.7%	98.9%	100.0%	99.0%	100.0%	100.0%	97.7%	97.8%	99.0%
28	Park Cube Ikebukuro Kanamecho	1,886.82	1,857.80	98.5%	100.0%	96.9%	96.9%	100.0%	98.5%	100.0%	98.5%	93.8%	93.8%	95.4%	95.4%
29	Park Axis Meguro Honcho	1,884.77	1,857.65	98.6%	95.4%	98.6%	100.0%	100.0%	100.0%	98.3%	98.3%	94.8%	93.3%	91.6%	96.8%
30	Park Axis Shin Itabashi	4,395.99	4,371.35	99.4%	100.0%	98.8%	97.8%	98.4%	100.0%	100.0%	97.3%	95.6%	98.5%	99.0%	97.4%
31	Park Axis Akihabara	1,346.07	1,315.83	97.8%	98.2%	100.0%	98.2%	96.4%	100.0%	100.0%	97.1%	97.1%	100.0%	100.0%	97.1%
32	Park Axis Toyokocho	5,412.40	5,296.10	97.9%	97.2%	97.9%	95.7%	96.4%	100.0%	99.3%	99.3%	97.1%	97.9%	98.6%	97.2%
33	Park Axis Takinogawa	2,924.75	2,818.82	96.4%	96.4%	98.2%	98.2%	98.3%	98.1%	100.0%	100.0%	96.4%	94.5%	98.3%	96.6%
34	Park Axis Asakusabashi	3,400.78	3,400.78	100.0%	98.4%	100.0%	98.4%	95.3%	98.6%	100.0%	99.3%	99.3%	100.0%	100.0%	100.0%
38	Park Axis Nihonbashi Hamacho	6,999.83	6,999.83	100.0%	96.8%	99.3%	98.9%	97.3%	100.0%	100.0%	99.0%	98.6%	98.6%	97.6%	97.1%
39	Park Cube Yoyogi Tomigaya	1,929.10	1,929.10	100.0%	97.5%	100.0%	100.0%	97.8%	97.8%	97.8%	100.0%	97.5%	100.0%	97.1%	97.5%
41	Park Axis Monzen Nakacho	1,886.39	1,786.35	94.7%	95.9%	95.9%	95.9%	96.1%	98.6%	94.6%	95.8%	94.4%	94.4%	93.3%	96.3%
42	Park Cube Itabashi Honcho	5,317.07	5,210.52	98.0%	98.6%	98.9%	97.4%	96.7%	97.2%	98.8%	97.9%	97.4%	95.8%	96.7%	97.1%
43	Park Cube Gakugei Daigaku	957.88	921.88	96.2%	100.0%	100.0%	100.0%	100.0%	100.0%	96.1%	100.0%	100.0%	91.4%	91.4%	91.4%

Occupancy Rates (2/4)

No.	Property Name	23rd Period								22nd Period					
		2017 Aug 31			2017 Jul 31	2017 Jun 30	2017 May 31	2017 Apr 30	2017 Mar 31	2017 Feb 28	2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30
		Rentable Area (㎡)	Rented Area (㎡)	Occupancy Rate	Occupancy Rate										
44	Park Cube Oimachi	1,511.12	1,466.59	97.1%	98.4%	93.7%	98.4%	100.0%	98.4%	96.6%	97.1%	97.3%	97.3%	95.9%	98.6%
46	Park Axis Nishigahara	1,435.83	1,435.83	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.2%	96.3%	100.0%	100.0%	100.0%	96.4%
47	Park Axis Kinshicho	2,288.13	2,254.91	98.5%	97.1%	93.9%	94.9%	93.2%	95.7%	98.9%	100.0%	100.0%	100.0%	95.5%	96.3%
48	Park Axis Tatsumi Stage	16,474.06	16,304.90	99.0%	98.2%	98.5%	95.5%	96.8%	97.8%	99.2%	97.8%	96.4%	97.3%	96.2%	95.1%
51	Park Axis Kameido	3,986.78	3,800.22	95.3%	96.5%	99.3%	95.0%	92.5%	97.6%	97.4%	96.7%	93.1%	97.4%	95.7%	94.4%
52	Park Axis Honancho	1,231.08	1,127.29	91.6%	94.4%	94.4%	96.5%	96.5%	93.0%	96.5%	96.5%	96.5%	100.0%	100.0%	100.0%
53	Park Axis Itabashi	2,567.96	2,567.96	100.0%	97.4%	97.4%	98.7%	94.5%	95.8%	97.1%	95.9%	91.8%	95.9%	97.3%	98.3%
54	Park Axis Oshiage	2,121.29	2,096.64	98.8%	97.7%	95.5%	97.2%	98.8%	98.6%	100.0%	100.0%	100.0%	98.6%	100.0%	97.3%
55	Park Axis Takadanobaba	1,463.25	1,315.78	89.9%	92.3%	94.9%	94.9%	95.2%	100.0%	95.3%	95.3%	86.3%	86.3%	89.0%	89.0%
59	Park Axis Toyosu	25,537.94	24,659.21	96.6%	94.4%	94.6%	94.1%	93.6%	95.2%	97.2%	96.0%	95.9%	95.5%	95.7%	96.9%
60	Park Axis Hatchobori	2,416.29	2,358.40	97.6%	95.4%	99.0%	95.8%	96.8%	97.8%	97.9%	96.8%	97.9%	97.9%	96.7%	96.7%
61	Park Axis Itabashi Honcho	2,048.31	2,048.31	100.0%	100.0%	95.7%	95.6%	95.6%	98.5%	96.6%	97.9%	96.5%	93.6%	95.6%	97.1%
62	Park Axis Sumiyoshi	1,785.72	1,721.28	96.4%	97.2%	100.0%	95.2%	100.0%	100.0%	97.8%	93.4%	96.4%	97.8%	96.4%	100.0%
63	Park Cube Yotsuya Sancho me	3,599.82	3,416.74	94.9%	95.0%	99.2%	94.7%	97.0%	95.7%	100.0%	98.6%	97.7%	97.9%	97.9%	96.8%
64	Park Cube Hatchobori	5,191.86	4,862.76	93.7%	95.8%	94.3%	96.6%	98.4%	96.8%	94.2%	94.2%	96.9%	95.3%	94.4%	93.6%
68	Park Axis Kamata Ichibankan	1,721.28	1,630.62	94.7%	97.3%	100.0%	95.9%	97.3%	100.0%	100.0%	95.7%	97.1%	98.6%	98.6%	100.0%
70	Park Axis Taito Negishi	1,283.13	1,209.83	94.3%	98.0%	96.1%	94.1%	96.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.0%
72	Park Axis Komagome	1,979.51	1,939.51	98.0%	100.0%	100.0%	100.0%	97.3%	100.0%	100.0%	100.0%	100.0%	100.0%	98.0%	100.0%
74	Park Axis Itabashi Honcho Nibankan	3,661.58	3,661.58	100.0%	99.3%	91.6%	93.7%	96.9%	100.0%	96.2%	96.7%	96.7%	96.7%	96.8%	96.7%
75	Shibaura Island Air Tow er	17,646.33	17,121.39	97.0%	98.1%	98.0%	97.6%	97.4%	97.5%	96.7%	96.8%	96.6%	97.2%	96.9%	96.7%
84	Park Cube Higashi Shinagaw a	10,636.67	10,261.30	96.5%	97.6%	95.6%	95.9%	96.9%	97.5%	100.0%	98.9%	99.5%	99.5%	99.5%	100.0%
86	Park Cube Sasazuka	2,416.00	2,331.01	96.5%	96.5%	99.2%	95.0%	96.2%	98.3%	97.5%	98.3%	98.3%	98.3%	99.2%	96.4%
88	Park Axis Higashi Jujo	2,893.54	2,846.20	98.4%	98.6%	98.2%	100.0%	96.4%	97.3%	97.8%	97.5%	96.6%	94.2%	93.3%	95.0%
91	Park Cube Heiw adai	2,656.00	2,577.12	97.0%	97.0%	96.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	97.2%	94.1%
92	Park Cube Meguro Tow er	12,367.62	11,683.22	94.5%	94.7%	95.8%	96.0%	95.9%	98.0%	96.5%	96.8%	95.5%	97.5%	97.8%	94.1%
93	Park Cube Nihonbashi Suitengu	4,235.33	4,119.24	97.3%	98.2%	98.5%	97.1%	94.5%	95.8%	100.0%	96.8%	98.3%	98.3%	98.1%	97.6%
94	Park Cube Ginza East	3,358.63	3,358.63	100.0%	98.8%	98.8%	98.7%	98.7%	96.4%	98.7%	100.0%	98.8%	92.4%	91.2%	96.4%
95	Park Cube Kayabacho	1,695.06	1,637.03	96.6%	96.8%	100.0%	100.0%	100.0%	100.0%	96.6%	100.0%	100.0%	96.8%	100.0%	100.0%
96	Park Cube Honjo Azumabashi	2,241.63	2,187.22	97.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
97	Park Axis Kiyosumi Shirakaw a	1,159.84	1,129.41	97.4%	87.7%	90.3%	94.9%	94.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
98	Park Axis Asakusabashi Nichome	1,569.00	1,495.44	95.3%	100.0%	98.3%	93.3%	93.7%	100.0%	100.0%	98.0%	100.0%	100.0%	100.0%	98.0%
99	Park Axis Nishi Sugamo	2,326.32	2,293.23	98.6%	97.4%	97.4%	96.3%	90.3%	98.6%	97.4%	94.9%	96.1%	96.1%	97.6%	98.7%
100	Park Axis Ueno	1,992.29	1,942.09	97.5%	100.0%	97.5%	94.2%	96.7%	100.0%	97.5%	96.2%	98.7%	98.7%	93.3%	94.6%
101	Park Axis Akihabara East	1,890.20	1,890.20	100.0%	100.0%	96.5%	96.5%	98.6%	100.0%	98.6%	97.2%	95.8%	95.9%	97.2%	98.6%

Occupancy Rates (3/4)

No.	Property Name	23rd Period								22nd Period					
		2017 Aug 31			2017 Jul 31	2017 Jun 30	2017 May 31	2017 Apr 30	2017 Mar 31	2017 Feb 28	2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30
		Rentable Area (m ²)	Rented Area (m ²)	Occupancy Rate	Occupancy Rate										
103	Park Axis Kayabacho	2,355.07	2,278.25	96.7%	97.3%	95.7%	94.5%	97.8%	98.3%	95.4%	100.0%	98.3%	100.0%	94.5%	96.2%
104	Park Axis Kinshicho Shinsui Koen	2,085.62	1,936.76	92.9%	94.1%	96.8%	95.5%	98.7%	94.8%	100.0%	95.0%	93.1%	96.3%	96.3%	96.3%
105	Park Cube Kasuga Andozaka	3,581.09	3,458.89	96.6%	100.0%	97.9%	98.2%	96.6%	96.3%	100.0%	98.8%	96.6%	95.6%	95.4%	97.9%
106	Park Cube Kameido	4,442.09	4,318.48	97.2%	97.2%	97.1%	97.7%	97.3%	96.7%	97.8%	97.2%	97.7%	96.2%	97.9%	97.8%
108	Park Axis Shin Okachimachi East	1,847.01	1,821.17	98.6%	97.6%	97.2%	98.6%	98.6%	97.2%	97.2%	91.1%	95.2%	90.1%	90.1%	97.3%
110	Park Axis Nihonbashi Honcho	1,808.12	1,808.12	100.0%	100.0%	97.8%	98.4%	96.7%	95.8%	94.3%	96.0%	98.3%	97.4%	94.0%	95.2%
111	Park Cube Nishigahara Stage	19,693.35	18,923.73	96.1%	96.2%	95.6%	94.8%	96.3%	97.4%	97.3%	97.2%	96.1%	96.5%	97.1%	95.9%
112	Park Cube Atagoyama Tower	8,389.91	8,234.34	98.1%	98.3%	98.9%	97.0%	98.9%	98.8%	97.5%	96.8%	97.2%	97.1%	94.2%	97.1%
113	Park Axis Shibaura	1,273.60	1,273.60	100.0%	98.0%	98.0%	94.2%	97.1%	100.0%	97.1%	100.0%	98.0%	98.0%	93.8%	98.0%
114	Park Axis Asakusa Kuramae	1,456.35	1,363.46	93.6%	95.3%	98.3%	96.3%	94.6%	98.3%	100.0%	97.1%	97.1%	97.1%	100.0%	98.3%
115	Park Axis Kamata Station Gate	4,582.72	4,473.52	97.6%	96.8%	98.1%	99.5%	99.0%	98.4%	96.9%	96.9%	96.2%	96.3%	95.9%	96.4%
116	Park Axis Kinshicho Residence	1,793.33	1,762.20	98.3%	98.3%	96.3%	93.4%	92.0%	97.1%	94.3%	92.0%	97.1%	97.1%	98.6%	97.1%
117	Park Axis Oshiage Sumida Koen	1,610.49	1,564.07	97.1%	97.1%	94.2%	97.1%	100.0%	100.0%	100.0%	100.0%	97.1%	97.1%	97.1%	98.4%
120	Park Axis Magome Residence	1,621.94	1,487.77	91.7%	93.3%	88.2%	91.5%	97.5%	100.0%	98.4%	96.8%	96.8%	96.8%	96.8%	100.0%
121	Park Axis Higashi Ueno	1,460.10	1,362.38	93.3%	100.0%	100.0%	100.0%	100.0%	100.0%	96.5%	98.2%	93.5%	93.5%	93.5%	97.0%
122	Park Axis Higashi Koenji	2,679.96	2,546.39	95.0%	96.5%	95.4%	93.1%	88.5%	—	—	—	—	—	—	—
Tokyo 23 Wards Total		370,448.23	359,324.67	97.0%	96.9%	96.8%	96.2%	96.5%	97.4%	97.5%	96.9%	96.5%	96.8%	96.5%	96.6%
26	Park Cube Keio Hachioji II	3,082.32	2,955.29	95.9%	95.5%	93.7%	93.7%	95.9%	100.0%	97.8%	96.0%	97.8%	97.8%	100.0%	100.0%
40	Park Axis Nishi Funabashi	2,074.35	2,028.30	97.8%	97.8%	100.0%	93.9%	97.8%	95.5%	98.6%	97.2%	98.7%	98.7%	98.5%	98.7%
66	Park Axis Yokohama Idogaya	2,706.59	2,534.15	93.6%	95.5%	94.6%	94.6%	98.2%	98.1%	99.1%	97.3%	96.4%	96.4%	95.4%	93.5%
67	Park Axis Chiba Shinmachi	3,318.15	3,113.31	93.8%	94.9%	93.2%	91.1%	92.8%	93.7%	92.8%	94.9%	95.8%	98.4%	99.1%	99.1%
69	Park Axis Chiba	2,270.32	2,121.76	93.5%	92.4%	90.1%	90.1%	94.4%	97.8%	95.6%	93.4%	92.3%	95.7%	94.6%	97.8%
85	Park Cube Kita Matsudo	2,358.66	2,238.65	94.9%	95.8%	93.2%	94.1%	94.9%	98.3%	93.2%	92.4%	96.6%	97.5%	96.6%	98.3%
87	Park Cube Musashi Kosugi	3,057.36	2,920.59	95.5%	98.5%	100.0%	98.5%	97.7%	99.3%	96.4%	97.1%	97.8%	97.8%	97.8%	95.5%
102	Park Axis Yokohama Tanmachi Koen	1,682.46	1,584.76	94.2%	95.6%	95.6%	94.2%	95.6%	96.6%	98.1%	98.0%	96.6%	98.6%	98.5%	98.6%
109	Park Axis Yokohama Yamashitacho	2,325.92	2,127.79	91.5%	94.4%	97.8%	100.0%	97.8%	97.4%	94.4%	95.6%	95.4%	96.7%	95.7%	94.6%
Greater Tokyo Total		22,876.13	21,624.60	94.5%	95.6%	95.3%	94.4%	96.1%	97.5%	96.1%	95.7%	96.4%	97.5%	97.5%	97.3%
27	Park Axis Meieki Minami	5,565.13	5,300.37	95.2%	95.0%	93.5%	92.9%	95.1%	98.3%	98.7%	98.1%	96.1%	96.8%	98.3%	92.1%
35	Park Axis Marunouchi	3,821.75	3,626.44	94.9%	96.6%	93.8%	93.0%	98.1%	100.0%	100.0%	98.5%	100.0%	98.7%	97.8%	93.0%
36	Park Axis Ropponmatsu	3,473.67	3,354.77	96.6%	96.0%	94.9%	93.3%	95.1%	98.9%	100.0%	98.9%	97.5%	97.6%	97.4%	96.4%
37	Park Axis Hakataeki Minami	4,668.29	4,527.69	97.0%	96.5%	99.0%	96.3%	98.0%	99.5%	100.0%	99.3%	99.5%	97.2%	97.8%	98.1%
45	Park Axis Naka Gofukumachi	2,707.88	2,683.72	99.1%	99.1%	99.1%	98.2%	100.0%	100.0%	97.3%	94.6%	96.4%	97.3%	97.3%	95.5%
49	Park Axis Shirakabe	4,735.89	4,375.87	92.4%	92.4%	91.8%	90.5%	91.0%	94.4%	97.2%	93.7%	95.8%	96.8%	95.7%	90.6%
50	Park Axis Sendai	8,843.17	8,690.17	98.3%	99.2%	97.0%	94.9%	91.9%	97.4%	98.0%	98.9%	99.6%	98.8%	98.7%	98.9%

Occupancy Rates (4/4)

No.	Property Name	23rd Period								22nd Period					
		2017 Aug 31			2017 Jul 31	2017 Jun 30	2017 May 31	2017 Apr 30	2017 Mar 31	2017 Feb 28	2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30
		Rentable Area (m ²)	Rented Area (m ²)	Occupancy Rate	Occupancy Rate										
56	Park Axis Hakata Minoshima	3,461.85	3,394.79	98.1%	100.0%	97.3%	96.4%	94.3%	100.0%	100.0%	98.1%	99.1%	99.1%	96.2%	98.1%
57	Park Axis Takamiya Higashi	2,289.21	2,231.61	97.5%	95.2%	95.3%	92.3%	89.4%	95.0%	98.2%	94.4%	94.4%	93.4%	97.1%	98.2%
58	Park Axis Sapporo Shokubutsuen Mae	7,845.01	7,312.34	93.2%	91.2%	90.4%	89.3%	90.6%	94.0%	96.0%	94.5%	92.6%	91.9%	93.3%	96.7%
65	Park Axis Shin Sapporo	3,729.05	3,624.27	97.2%	96.9%	96.0%	96.9%	95.5%	98.8%	98.8%	97.6%	98.8%	97.6%	98.8%	96.4%
71	Park Axis Esaka Hiroshibacho	4,309.24	3,945.44	91.6%	90.0%	91.5%	89.7%	98.5%	99.3%	96.3%	96.3%	94.7%	94.0%	93.0%	90.6%
73	Park Axis Utsubo Koen	4,952.45	4,307.39	87.0%	89.7%	89.1%	88.2%	91.8%	91.3%	91.0%	91.0%	90.3%	90.3%	90.3%	89.6%
107	Park Cube Kitahama	4,683.33	4,542.23	97.0%	97.7%	97.7%	94.6%	94.7%	97.9%	98.8%	94.3%	89.4%	88.7%	89.2%	92.3%
Other Major Cities Total		65,085.92	61,917.10	95.1%	95.2%	94.4%	93.0%	94.1%	97.2%	97.7%	96.4%	95.9%	95.5%	95.7%	94.8%
Rental Apartments Total		458,410.28	442,866.37	96.6%	96.6%	96.4%	95.7%	96.1%	97.4%	97.4%	96.8%	96.4%	96.7%	96.4%	96.4%
76	Dormy Ashiya	2,826.00	2,826.00	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
77	Kaw aijuku Kyoto Gakushin Ryo	2,785.40	2,785.40	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
78	Sundai Horikawa a Ryo	2,043.32	2,043.32	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
79	Dormy Rakuoku	1,035.00	1,035.00	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
80	Rikkyo University International Dormitory (RUID) Shiki	2,293.20	2,293.20	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
81	Dormy Naka Itabashi	1,911.00	1,911.00	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
82	Philosophia Nishidai	2,184.00	2,184.00	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
83	Dormy Musashi Kosugi	1,996.47	1,996.47	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
89	Artis Sendai Kakyoin	1,564.40	1,564.40	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
90	Artis Sendai Kimachi Dori	4,063.47	4,063.47	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
118	Medical Home Granda Sangen Jaya (Land with leasehold interest)	—	—	—	—	—	—	—	—	—	—	—	—	—	—
119	Dormy Nishi Ogikubo	1,181.91	1,181.91	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
123	Granda Kanazawa Hakkei	1,826.29	1,826.29	100.0%	100.0%	100.0%	—	—	—	—	—	—	—	—	—
124	Dormy Kamisugi	2,362.92	2,362.92	100.0%	100.0%	100.0%	—	—	—	—	—	—	—	—	—
Hospitality Facilities Total		28,073.38	28,073.38	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Grand Total		486,483.66	470,939.75	96.8%	96.8%	96.6%	95.9%	96.3%	97.5%	97.5%	96.9%	96.6%	96.8%	96.6%	96.5%

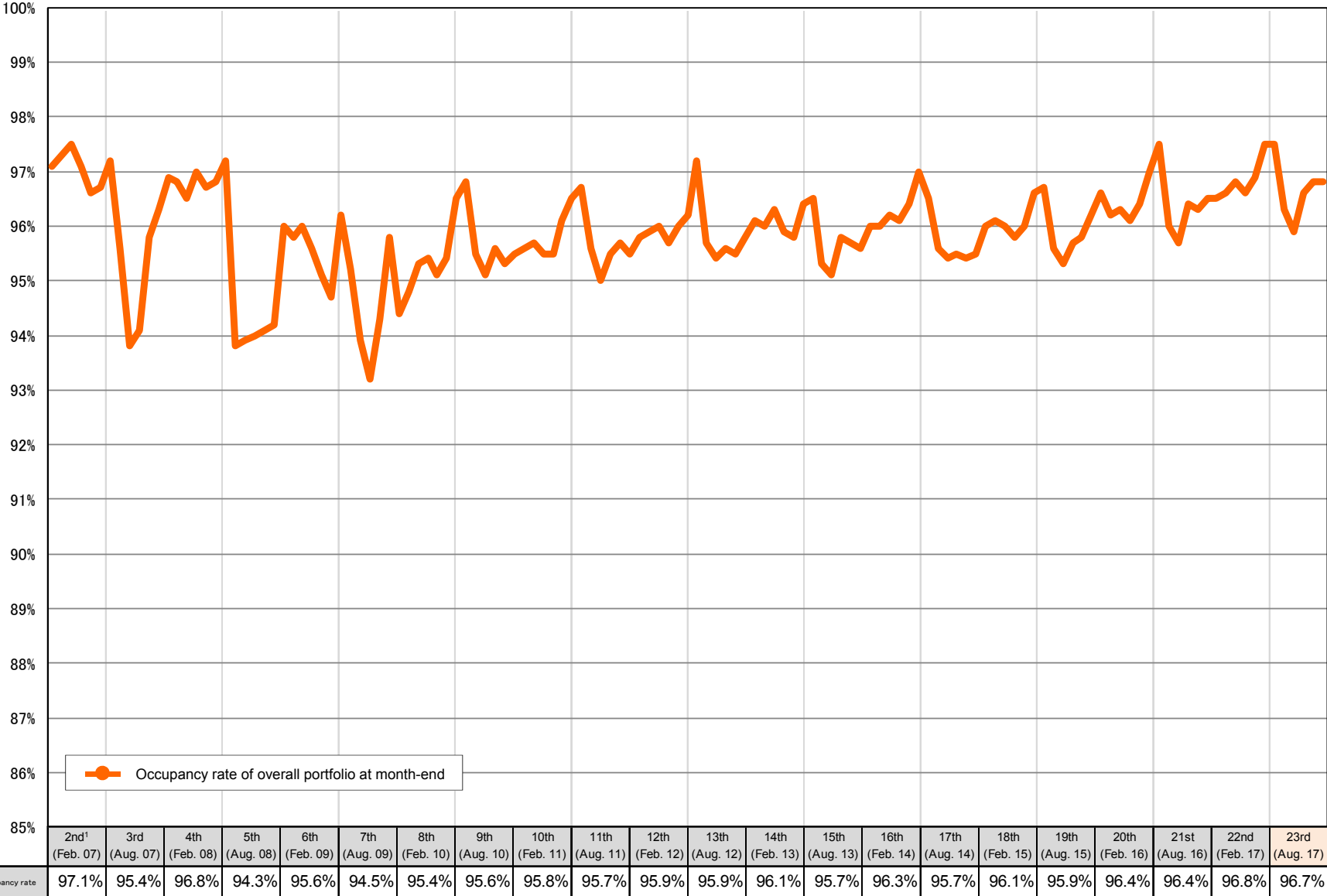
* Occupancy rate for rental apartments is calculated based on the floor area in the lease contract signed between the master lease company or the trust bank and tenants.

Figures for Shibaura Island Air Tower are calculated by multiplying the total floor area by NAF's 31% ownership.

Occupancy rate for hospitality facilities is calculated based on the floor area in the lease contract signed between NAF and the operator.

* Properties acquired in the 23rd Period are highlighted in light orange.

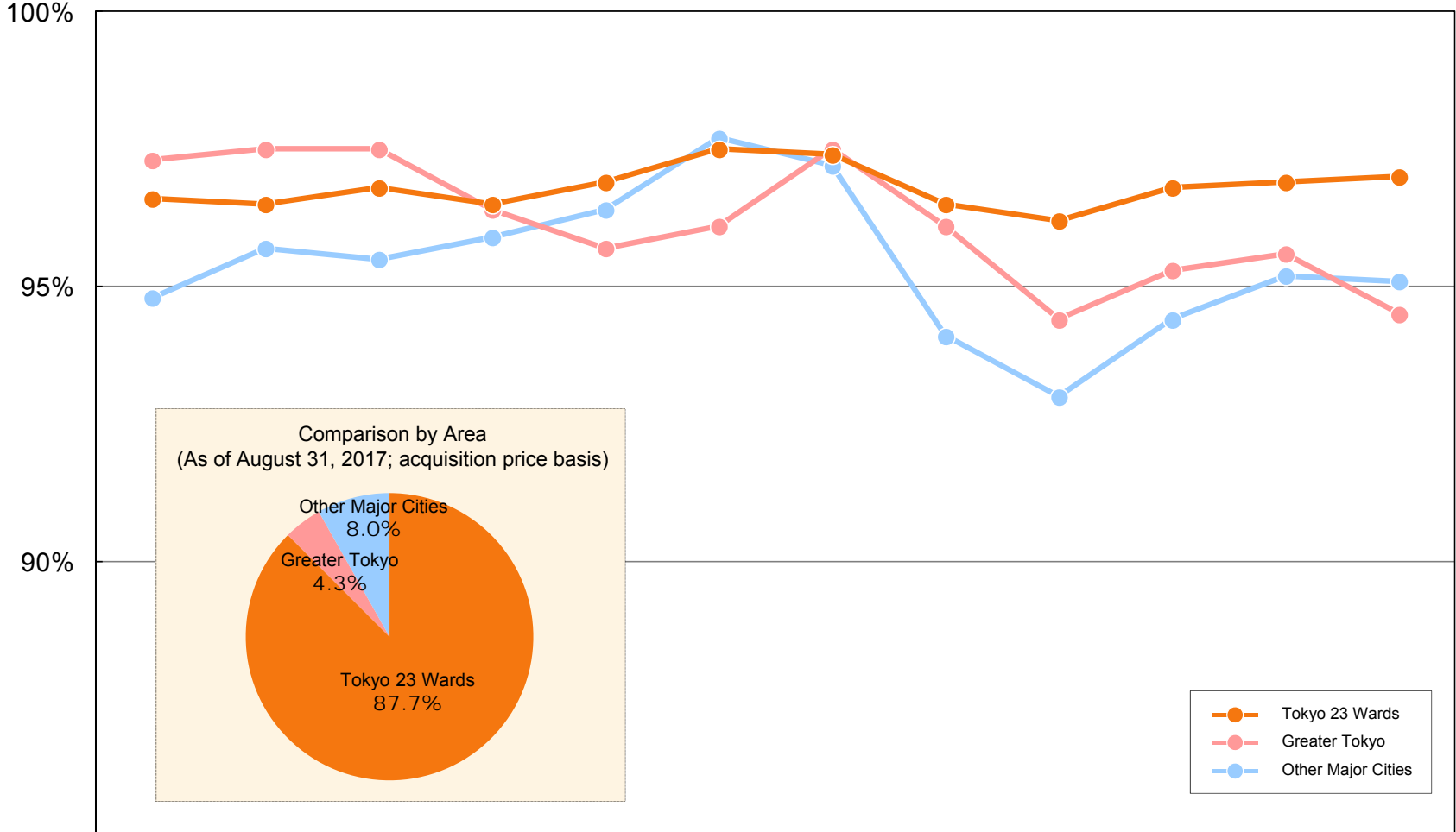
Historical Occupancy Rates since IPO



* Average month-end occupancy rate is for the overall portfolio, including hospitality facilities.
 1. The figure for average month-end occupancy rate during the 2nd Period in the graph and table above is for the post-IPO period from August 31, 2006 to February 28, 2007.

Occupancy Rates by Area

Month-end occupancy rate



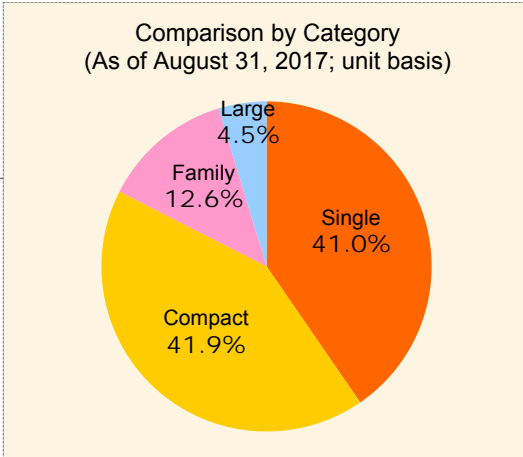
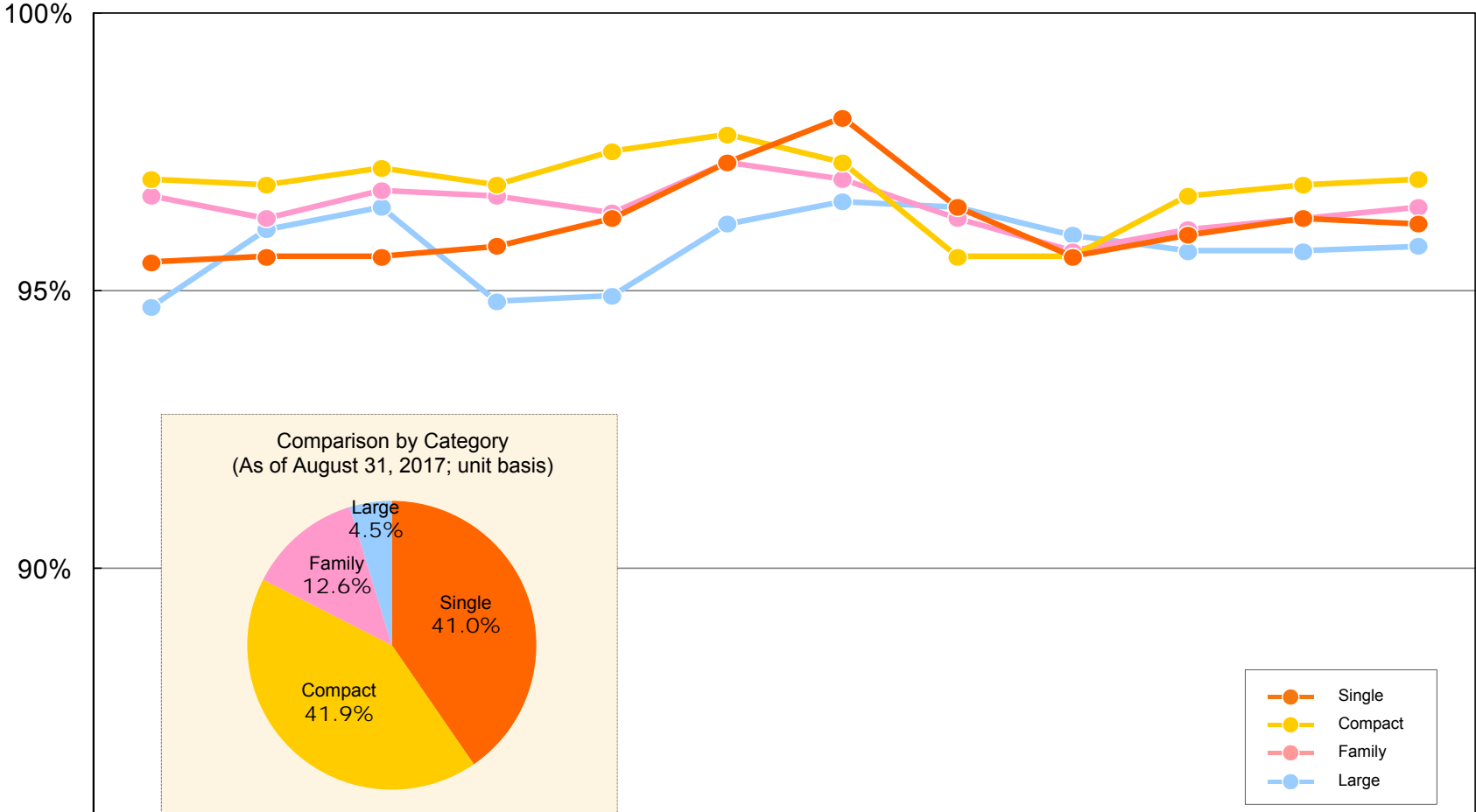
	22nd Period						23rd Period					
	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17
Tokyo 23 Wards	96.6%	96.5%	96.8%	96.5%	96.9%	97.5%	97.4%	96.5%	96.2%	96.8%	96.9%	97.0%
Greater Tokyo	97.3%	97.5%	97.5%	96.4%	95.7%	96.1%	97.5%	96.1%	94.4%	95.3%	95.6%	94.5%
Other Major Cities	94.8%	95.7%	95.5%	95.9%	96.4%	97.7%	97.2%	94.1%	93.0%	94.4%	95.2%	95.1%

* The figures above are calculations for rental apartments owned at the end of each month, excluding hospitality facilities.

Occupancy Rates by Category



Month-end occupancy rate

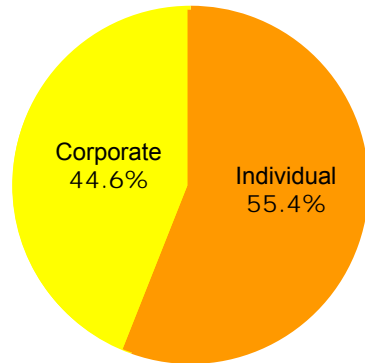


	22nd Period						23rd Period					
	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Single	95.5%	95.6%	95.6%	95.8%	96.3%	97.3%	98.1%	96.5%	95.6%	96.0%	96.3%	96.2%
Compact	97.0%	96.9%	97.2%	96.9%	97.5%	97.8%	97.3%	95.6%	95.6%	96.7%	96.9%	97.0%
Family	96.7%	96.3%	96.8%	96.7%	96.4%	97.3%	97.0%	96.3%	95.7%	96.1%	96.3%	96.5%
Large	94.7%	96.1%	96.5%	94.8%	94.9%	96.2%	96.6%	96.5%	96.0%	95.7%	95.7%	95.8%

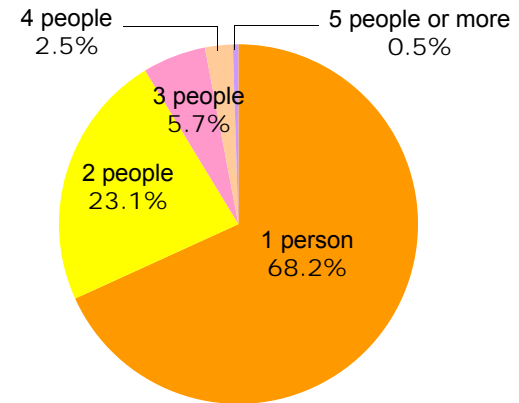
* The figures above are calculations for rental apartments owned at the end of each month, excluding retail units and hospitality facilities.

Tenant Characteristics

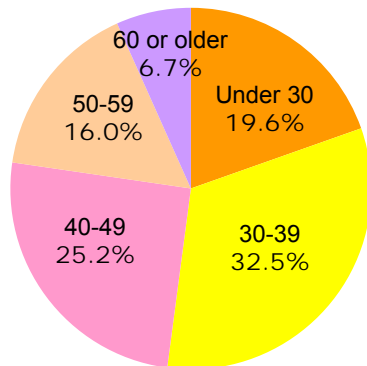
1 Lessee Type



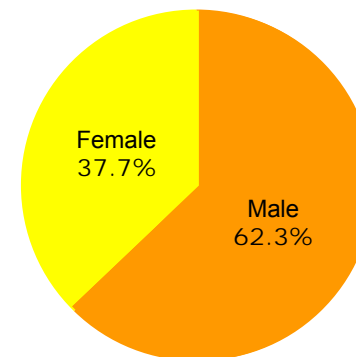
3 Number of Occupants



2 Age



4 Gender of Single Occupants



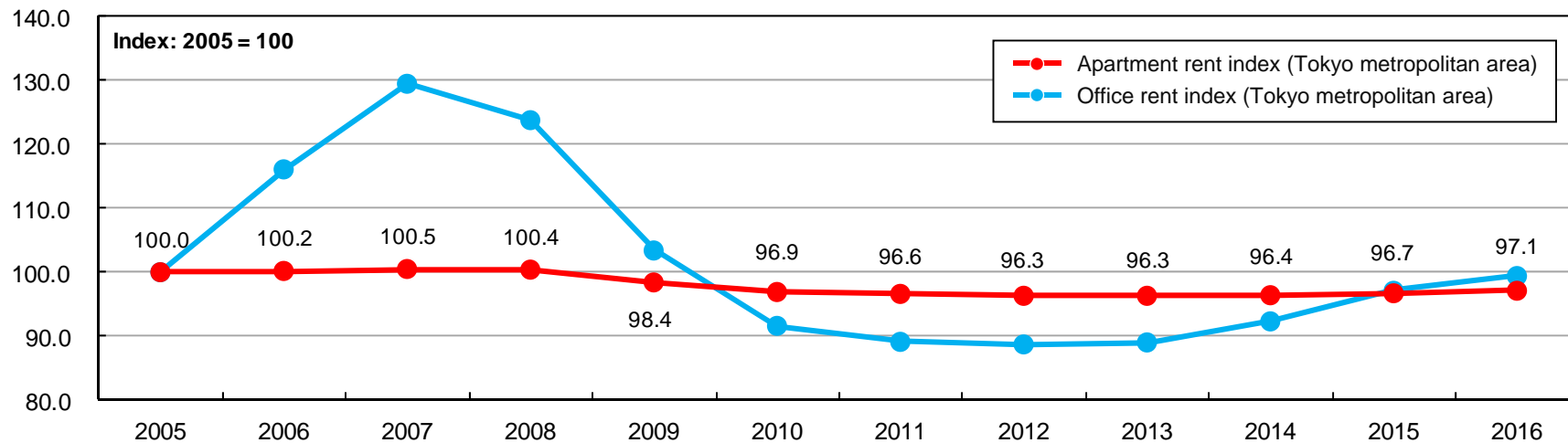
* All data above are based on information provided by tenants at the point of contract.

* The data above are calculations for rental apartments owned as of August 31, 2017, excluding retail units and hospitality facilities.

Appendix (2) : Business Environment

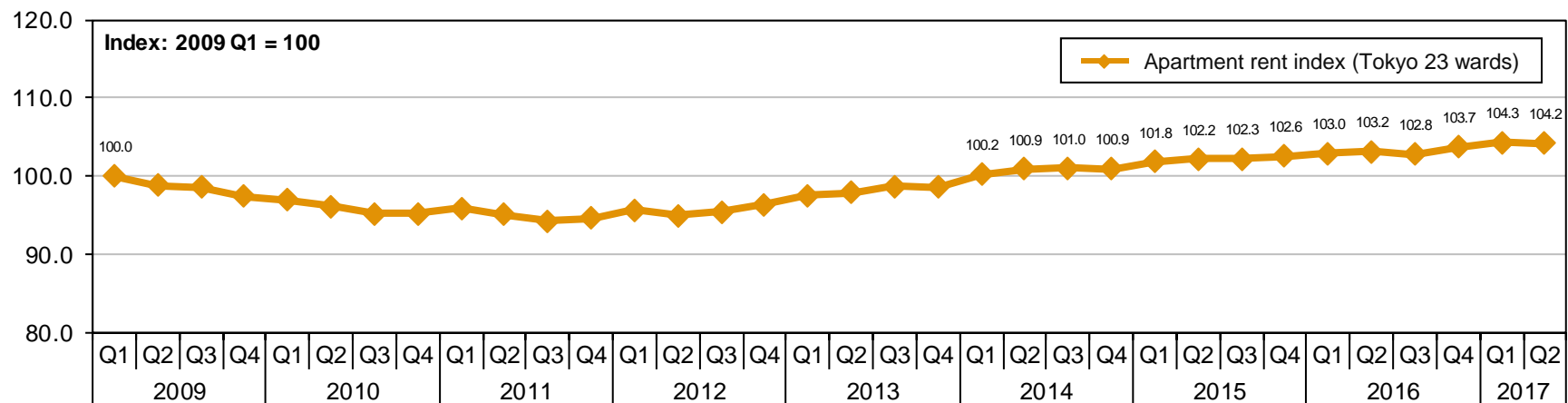
Trends in Apartment Rents

Rent Fluctuation: Apartments / Offices



Source: Japan Real Estate Institute

Apartment Rent Index in Tokyo 23 Wards

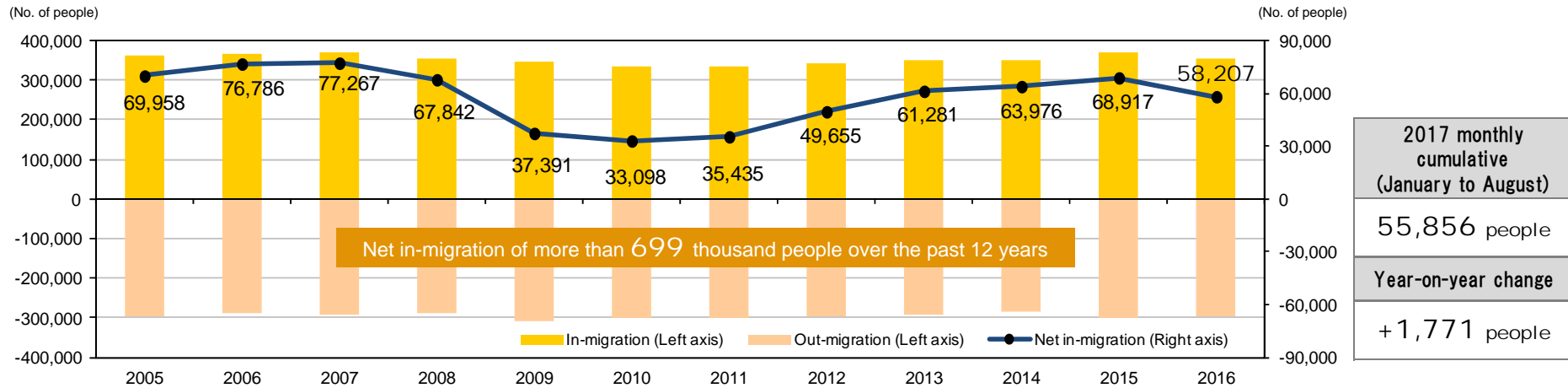


Source: At Home Co., Ltd. and Sumitomo Mitsui Trust Research Institute Co., Ltd.

*Prepared by Mitsui Fudosan Accommodations Fund Management based on the Apartment Rent Index (general: 18m²-100m²)

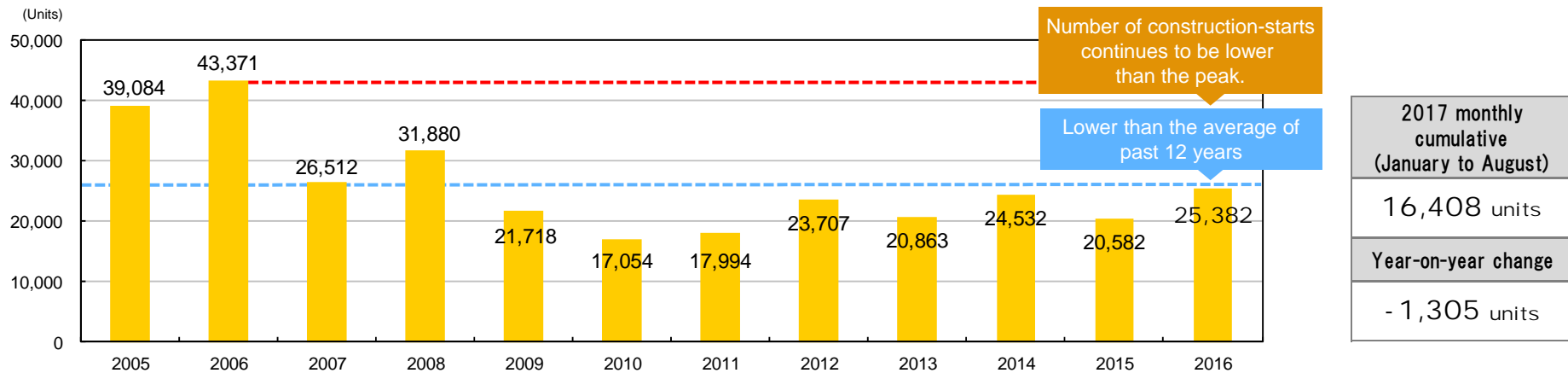
Supply and Demand of Rental Apartments - Tokyo 23 Wards

Population Change in Tokyo 23 Wards



Source: Tokyo Metropolitan Government, Ministry of Internal Affairs and Communications

Construction-Starts for Rental Apartments in Tokyo 23 Wards

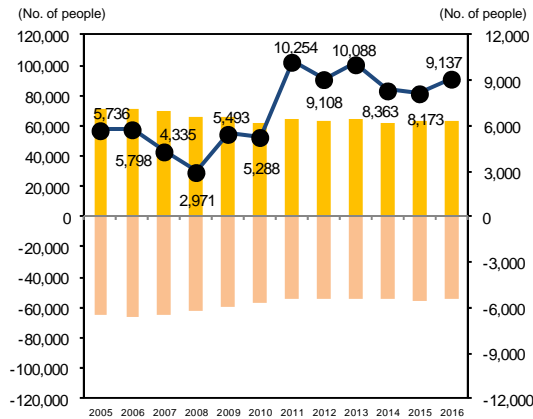


Source: Ministry of Land, Infrastructure, Transport and Tourism (SRC and RC)

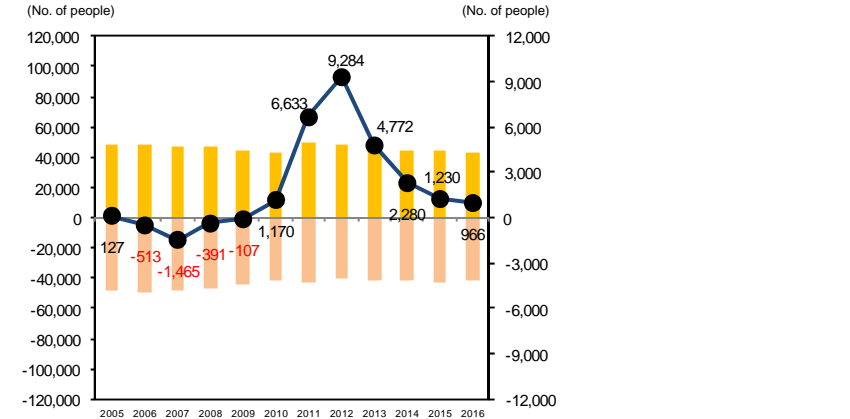
Demand for Rental Apartments - Other Major Cities

Population Change

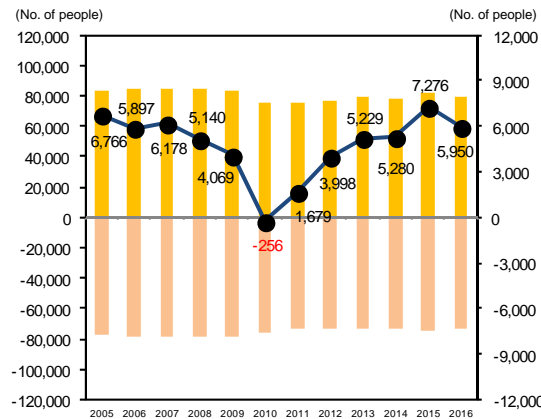
Sapporo



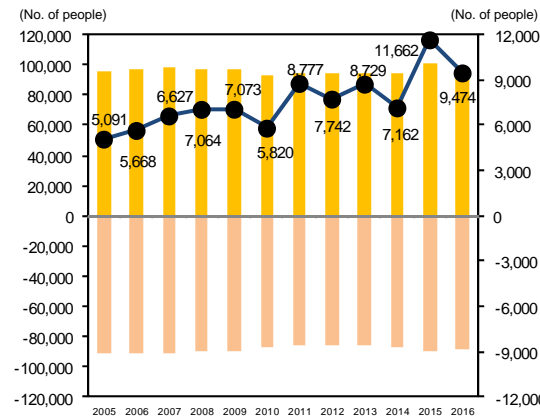
Sendai



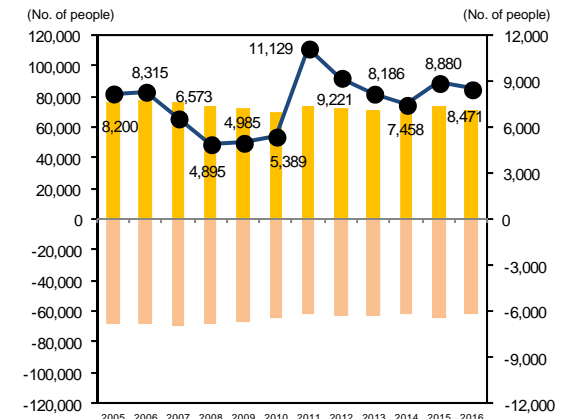
Nagoya



Osaka



Fukuoka

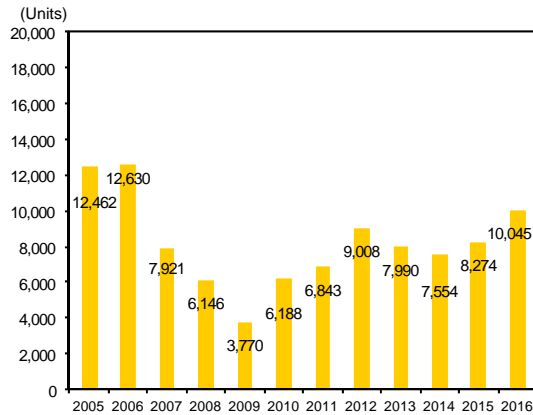


Source: Ministry of Internal Affairs and Communications

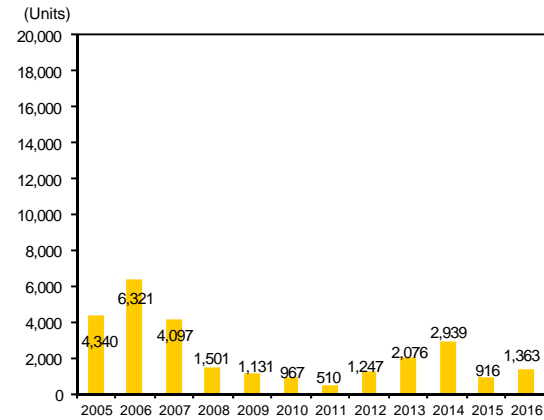
Supply of Rental Apartments - Other Major Cities

Construction-Starts for Rental Apartments

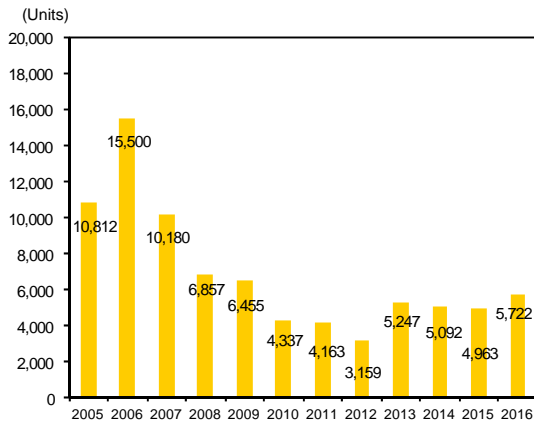
Sapporo



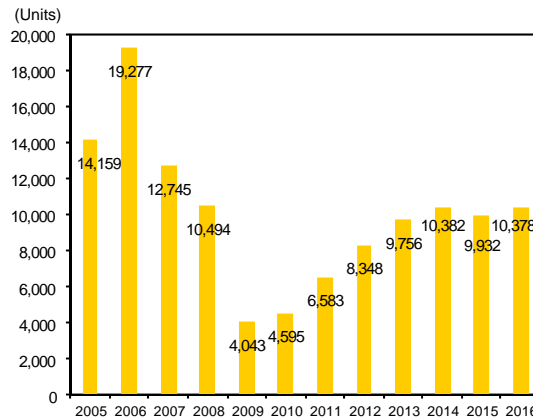
Sendai



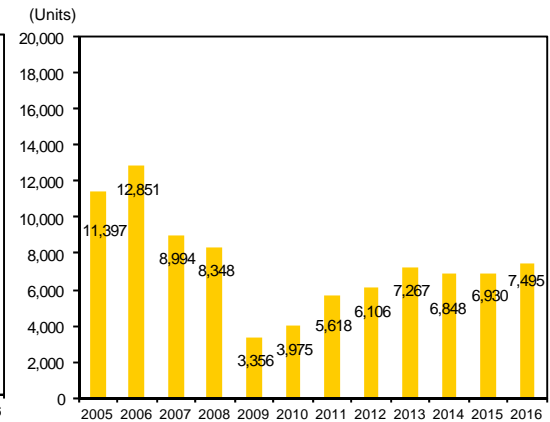
Nagoya



Osaka



Fukuoka



Source: Ministry of Land, Infrastructure, Transport and Tourism (SRC and RC)

A large, empty rectangular box with rounded corners, intended for writing a memo.

Appendix (3) : Financial Details

Interest-Bearing Debt

	Lender	Issue date of loans	Balance (JPY mn)	Interest rate	Date of maturity	Repayment method	Use of funds	Notes
Short-term loans	The 77 Bank, Ltd.	2017.08.31	2,000	0.06000%	2017.09.29	Bullet Payment	*1	Unsecured Unguaranteed Pari Passu *2
	Shinkin Central Bank	2017.08.31	1,000	0.06000%	2017.09.29			
	Sumitomo Mitsui Trust Bank, Limited	2017.08.31	1,000	0.05500%	2017.09.29			
	Total short-term loans		4,000					
Long-term loans	Sumitomo Mitsui Banking Corporation	2011.08.12	5,000	1.15750%	2018.08.13	Bullet Payment	*1	Unsecured Unguaranteed Pari Passu *2
		2012.08.31	5,500	0.90500%	2020.02.28			
		2014.05.28	3,000	0.65750%	2021.05.28			
		2014.05.30	2,000	0.45125%	2019.05.31			
		2014.09.30	4,000	0.32000%	2018.09.28			
		2014.11.28	2,000	0.51375%	2021.11.30			
		2016.07.29	1,500	0.16500% *3	2029.07.31			
	Sumitomo Mitsui Trust Bank, Limited	2014.09.30	2,000	0.44625%	2020.09.30			
		2017.08.14	1,500	0.08000% *3	2023.08.31			
		2017.08.14	1,000	0.12000% *3	2027.08.31			
	NIPPON LIFE INSURANCE COMPANY	2011.02.28	1,000	1.46500%	2018.02.28			
		2013.11.29	2,000	0.93375%	2022.11.30			
		2014.05.30	3,000	0.98750%	2024.05.31			
		2014.11.28	1,000	0.51375%	2021.11.30			
	Development Bank of Japan Inc.	2010.10.18	5,000	1.15800%	2017.10.18			
		2011.12.21	2,000	1.04300%	2018.12.21			
		2012.04.11	3,000	1.03300%	2019.04.11			
		2013.04.11	3,000	1.05400%	2023.04.11			
		2013.08.06	2,500	1.32900%	2024.02.06			
		2013.08.06	2,500	1.39800%	2024.08.06			
		2014.04.01	2,500	1.17750%	2025.04.01			
		2016.06.30	2,000	0.18248%	2027.12.30			
	The Hachijuni Bank, Ltd.	2012.09.14	1,000	0.54200%	2017.09.14			
		2013.05.31	1,500	0.81500%	2019.05.31			
		2014.04.11	1,000	0.63900%	2021.04.09			
	Mizuho Bank, Ltd.	2011.04.19	1,000	1.47000%	2018.04.19			
		2011.10.31	3,000	0.89000%	2017.10.31			
		2012.12.14	2,000	0.72250%	2020.06.15			
		2013.11.29	2,000	0.82500%	2021.11.30			
		2017.08.31	1,000	0.10630%	2020.08.31			
		2017.08.31	1,000	0.11988%	2021.02.26			
	The Chugoku Bank, Limited	2015.07.31	2,000	0.55000%	2023.07.31			
2016.05.31		2,000	0.21880%	2026.05.29				
Shinsei Bank, Limited	2013.07.19	1,000	1.22500%	2023.01.19				
	2014.05.28	1,000	0.65750%	2021.05.28				
	2014.05.28	1,000	0.99250%	2024.05.28				

Shinkin Central Bank	2012.10.12	3,000	0.61750%	2018.10.12	Bullet Payment	*1	Unsecured Unguaranteed Pari Passu *2
	2017.01.31	2,000	0.38880%	2027.01.29			
	2017.07.31	3,000	0.30950%	2025.07.31			
The Bank of Fukuoka, Ltd.	2012.10.31	2,000	0.55000%	2018.04.27			
	2013.07.08	1,000	0.82687%	2020.01.08			
	2013.10.28	2,500	0.59437%	2020.04.28			
	2017.02.20	2,000	0.43500%	2027.02.26			
Mitsubishi UFJ Trust and Banking Corporation	2013.03.15	2,000	0.67000%	2020.03.16			
	2013.03.15	4,000	0.72750%	2020.09.15			
	2013.08.23	1,000	0.96250%	2021.08.23			
	2014.03.07	3,000	0.79375%	2022.03.07			
	2014.03.07	3,000	0.85500%	2022.09.07			
	2014.05.30	3,000	0.76500%	2022.05.31			
	2014.10.01	2,000	0.53250%	2021.10.01			
	2014.10.01	3,000	0.62125%	2022.10.03			
The Norinchukin Bank	2013.11.29	3,000	0.69500%	2020.11.30			
	2014.12.30	2,000	0.43250%	2021.12.30			
Resona Bank, Limited	2012.12.14	3,000	0.62625%	2019.12.16			
Mizuho Trust & Banking Co., Ltd.	2013.06.14	1,000	1.04000%	2021.06.14			
	2013.06.14	1,000	1.15750%	2022.06.14			
	2013.08.23	1,000	1.02438%	2022.02.23			
	2013.08.23	1,000	1.08625%	2022.08.23			
The Yamaguchi Bank, Ltd.	2013.06.14	1,000	1.26000%	2023.06.14			
	2013.07.19	1,000	1.28125%	2023.07.19			
	2014.05.30	1,000	0.98750%	2024.05.31			
	2017.04.27	1,000	0.55500%	2029.04.27			
The Daishi Bank, Ltd.	2013.10.28	2,000	0.59437%	2020.04.28			
	2014.12.30	1,000	0.40062%	2021.06.30			
	2016.07.29	1,000	0.09000%	2021.07.30			
MITSUI LIFE INSURANCE COMPANY LIMITED	2014.03.28	1,000	1.04375%	2024.03.28			
The Ashikaga Bank, Ltd.	2014.06.30	2,000	0.33375%	2019.06.30			
DAIDO LIFE INSURANCE COMPANY	2014.06.30	1,000	0.57875%	2021.06.30			
TAIYO LIFE INSURANCE COMPANY	2014.12.30	2,000	0.64750%	2024.12.30			
The Iyo Bank, Ltd.	2016.09.30	1,000	0.09000%	2022.03.31			
Total long-term loans		144,000					
Total Loans		148,000					
Total Interest-Bearing Debt		148,000					

* As of August 31, 2017

* Long-term loans funded in the 23rd Period are highlighted with orange. Long-term loans repaid in the 24th Period are highlighted with blue.

*1. The proceeds of the above loans were applied to the purchase of property or real estate trust beneficiary interests and the refinancing of other loans and operational costs, etc.

*2. The loans in the table above are ranked pari passu in accordance with specified clauses in the loan agreements between NAF and all of its lenders.

*3. Interest rate applicable from August 31, 2017 to September 28, 2017.

Historical Operating Performance

	unit	2nd Period	3rd Period	4th Period	5th Period	6th Period	7th Period	8th Period	9th Period	10th Period	11th Period	12th Period
		Feb. 2007	Aug. 2007	Feb. 2008	Aug. 2008	Feb. 2009	Aug. 2009	Feb. 2010	Aug. 2010	Feb. 2011	Aug. 2011	Feb. 2012
Number of Operating Days	Days	334	184	182	184	181	184	181	184	181	184	182
Total Revenues	JPY mn	5,072	3,524	4,092	4,498	4,508	4,474	5,918	6,217	6,180	7,565	7,857
Rental Revenues	JPY mn	5,067	3,524	4,092	4,498	4,508	4,474	5,362	6,217	6,180	7,565	7,857
Gain on Sale of Investment Properties	JPY mn	4	—	—	—	—	—	556	—	—	—	—
Dividend Income from Anonymous Partnership	JPY mn	—	—	—	—	—	—	—	—	—	—	—
Net Operating Income from Property Leasing ^{*1}	JPY mn	4,130	2,805	3,316	3,541	3,614	3,507	4,178	4,770	4,839	5,763	6,113
Depreciation and Amortization	JPY mn	849	607	731	847	862	850	1,060	1,240	1,251	1,586	1,699
Operating Income from Property Leasing	JPY mn	3,281	2,197	2,585	2,693	2,751	2,657	3,117	3,529	3,587	4,176	4,413
Operating Income	JPY mn	2,705	1,795	2,103	2,212	2,248	2,169	3,010	2,895	2,944	3,420	3,613
Income before Income Taxes	JPY mn	2,029	1,447	1,631	1,642	1,656	1,547	2,276	2,148	2,200	2,631	2,833
Net income	JPY mn	2,028	1,446	1,630	1,641	1,655	1,546	2,275	2,147	2,199	2,630	2,832
Capital Expenditure	JPY mn	301	158	538	442	72	138	94	145	76	125	114
Total Assets	JPY mn	108,096	114,366	129,969	146,666	146,665	146,541	186,428	192,478	192,360	230,551	237,222
Interest-Bearing Debt	JPY mn	42,500	49,500	64,500	81,000	81,000	81,000	99,000	105,000	105,000	119,500	126,000
LTV ^{*2}	%	39.3	43.3	49.6	55.2	55.2	55.3	53.1	54.6	54.6	51.8	53.1
Total Net Assets	JPY mn	63,006	62,425	62,608	62,619	62,634	62,525	83,377	83,249	83,302	105,865	106,068
Total Distribution	JPY mn	2,028	1,446	1,630	1,641	1,655	1,546	2,275	2,147	2,199	2,630	2,832
Units Outstanding	* Units	226,960	226,960	226,960	226,960	226,960	226,960	312,356	312,356	312,356	389,422	389,422
Total Net Assets per Unit	* Yen	277,611	275,051	275,858	275,906	275,969	275,489	266,931	266,522	266,691	271,852	272,373
Unitholders' Capital per Unit	* Yen	268,675	268,675	268,675	268,675	268,675	268,675	259,648	259,648	259,648	265,098	265,098
Distribution per Unit	* Yen	8,935	6,375	7,183	7,230	7,293	6,813	7,283	6,874	7,043	6,754	7,274
NAV per Unit ^{*3}	* Yen	280,841	292,010	292,435	290,969	261,119	221,673	224,265	225,884	224,500	237,638	242,497
Unit Market Price	* Yen	403,000	376,500	298,500	247,500	185,500	256,000	230,500	244,000	299,000	289,000	264,500
Book Value=(A)	JPY mn	103,584	110,334	125,697	142,687	141,917	141,250	181,656	188,118	187,046	224,429	230,632
Appraisal Value=(B)	JPY mn	106,346	115,630	131,090	147,747	140,203	130,583	170,604	177,572	176,068	213,736	221,831
Unrealized Profit / Loss=(B)-(A)	JPY mn	2,761	5,295	5,392	5,059	-1,714	-10,667	-11,052	-10,546	-10,978	-10,693	-8,801
Number of Investment Properties	#	27	30	37	44	44	44	61	63	63	83	87
Total Acquisition Price	JPY mn	101,385	108,233	123,245	140,000	140,000	140,000	180,026	186,975	186,975	223,877	231,227
Total Rentable Units	Units	2,761	3,038	3,735	4,256	4,256	4,256	6,214	6,464	6,464	8,722	9,131
Rental Apartments	Units	2,758	3,035	3,727	4,247	4,247	4,247	6,199	6,447	6,447	7,775	8,181
Residential	Units	—	—	—	—	—	—	—	—	—	—	—
Retail, etc.	Units	3	3	8	9	9	9	15	17	17	29	32
Hospitality Facilities	Units	—	—	—	—	—	—	—	—	—	918	918
Total Rentable Area	m ²	135,745	143,912	168,960	189,636	189,636	189,636	279,562	288,354	288,354	363,803	374,529
Average month-end occupancy rate	%	97.1 ^{*4}	95.4	96.8	94.3	95.6	94.5	95.4	95.6	95.8	95.7	95.9

	unit	13th Period	14th Period	15th Period	16th Period	17th Period	18th Period	19th Period	20th Period	21st Period	22nd Period	23rd Period
		Aug. 2012	Feb. 2013	Aug. 2013	Feb. 2014	Aug. 2014	Feb. 2015	Aug. 2015	Feb. 2016	Aug. 2016	Feb. 2017	Aug. 2017
Number of Operating Days	Days	184	181	184	181	184	181	184	182	184	181	184
Total Revenues	JPY mn	8,103	8,082	9,002	9,241	10,152	10,129	10,435	10,433	10,621	10,650	10,775
Rental Revenues	JPY mn	8,018	8,078	8,997	9,241	10,152	10,129	10,435	10,433	10,621	10,592	10,775
Gain on Sale of Investment Properties	JPY mn	85	—	—	—	—	—	—	—	—	58	—
Dividend Income from Anonymous Partnership	JPY mn	—	3	4	—	—	—	—	—	—	—	—
Net Operating Income from Property Leasing*1	JPY mn	6,072	6,222	6,783	7,090	7,450	7,524	7,564	7,723	7,745	7,854	7,878
Depreciation and Amortization	JPY mn	1,719	1,748	1,915	1,976	2,088	2,075	2,083	2,073	2,066	2,056	2,060
Operating Income from Property Leasing	JPY mn	4,352	4,474	4,867	5,113	5,362	5,449	5,481	5,649	5,679	5,797	5,817
Operating Income	JPY mn	3,634	3,655	3,964	4,181	4,304	4,374	4,372	4,531	4,567	4,717	4,675
Income before Income Taxes	JPY mn	2,856	2,900	3,165	3,435	3,541	3,685	3,725	3,894	3,940	4,139	4,118
Net income	JPY mn	2,855	2,899	3,164	3,434	3,540	3,684	3,725	3,893	3,939	4,138	4,117
Capital Expenditure	JPY mn	114	278	252	247	168	159	163	240	175	231	215
Total Assets	JPY mn	237,854	245,982	273,872	277,125	292,317	290,463	295,644	293,684	295,463	293,446	294,828
Interest-Bearing Debt	JPY mn	126,500	134,500	139,000	142,000	156,500	154,500	149,500	147,500	149,000	147,000	148,000
LTV*2	%	53.2	54.7	50.8	51.2	53.5	53.2	50.6	50.2	50.4	50.1	50.2
Total Net Assets	JPY mn	106,090	106,204	128,921	129,191	129,296	129,441	139,398	139,567	139,612	139,812	139,845
Total Distribution	JPY mn	2,785	2,899	3,164	3,434	3,540	3,683	3,725	3,893	3,939	4,083	4,116
Units Outstanding	* Units	389,422	389,422	461,422	461,422	461,422	461,422	484,522	484,522	484,522	484,522	484,522
Total Net Assets per Unit	* Yen	272,431	272,723	279,400	279,985	280,214	280,526	287,703	288,051	288,145	288,557	288,626
Unitholders' Capital per Unit	* Yen	265,098	265,098	272,390	272,390	272,390	272,390	279,870	279,870	279,870	279,870	279,870
Distribution per Unit	* Yen	7,153	7,445	6,858	7,444	7,672	7,984	7,688	8,036	8,130	8,428	8,497
NAV per Unit*3	* Yen	246,720	254,031	273,348	289,920	305,978	327,380	350,911	361,312	366,419	375,353	394,502
Unit Market Price	* Yen	262,000	340,000	321,500	351,000	378,000	457,000	404,500	413,500	443,000	486,500	446,500
Book Value=(A)	JPY mn	229,973	239,401	263,889	266,672	281,583	279,758	285,457	283,751	285,839	282,842	285,338
Appraisal Value=(B)	JPY mn	222,746	235,022	264,262	274,691	297,012	305,062	319,808	323,142	327,704	328,981	340,755
Unrealized Profit / Loss=(B)-(A)	JPY mn	-7,227	-4,379	372	8,018	15,428	25,303	34,350	39,390	41,864	46,138	55,416
Number of Investment Properties	#	88	90	105	108	112	112	116	116	119	118	121
Total Acquisition Price	JPY mn	231,936	242,140	267,406	271,713	287,733	287,733	294,918	294,918	298,718	297,435	301,559
Total Rentable Units	Units	9,281	9,509	10,516	10,685	11,295	11,295	11,558	11,558	11,729	11,709	11,976
Rental Apartments	Units	8,129	8,356	9,361	9,529	10,138	10,138	10,400	10,400	10,500	10,480	10,565
Residential	Units	8,129	8,356	9,361	9,529	10,138	10,138	10,400	10,400	10,500	10,480	10,565
Retail, etc.	Units	32	33	35	36	37	37	38	38	38	38	38
Hospitality Facilities	Units	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,191	1,191	1,373
Total Rentable Area	m ²	377,342	392,366	431,664	437,645	468,458	468,458	476,445	476,445	480,709	479,614	486,484
Average month-end occupancy rate	%	95.9	96.1	95.7	96.3	95.7	96.1	95.9	96.4	96.4	96.8	96.7

* NAF implemented a two-for-one split of investment units with an effective date of March 1, 2014. Distribution per unit for the 16th Period and earlier are adjusted for this split (actual distribution divided in half, rounded down to the nearest yen).

*1. Net operating income from property leasing does not include Gain on sale of investment properties or Dividend income from anonymous partnership.

*2. LTV (loan-to-value) ratio at the end of the period = (Total interest-bearing debt / Total assets) x 100

*3. NAV (net asset value) per Unit = (Net assets - Total distribution + Unrealized profit or loss) / Units outstanding

*4. The average month-end occupancy rate during the 2nd Period is the calculation for the post-IPO period from August 31, 2006 to February 28, 2007.

Financial Summary (1) Income Statement

(JPY million)	22nd Period (Ended February 28, 2017)	23rd Period (Ended August 31, 2017)	Change
Total Revenues	10,592	10,775	+182
Rental expenses	2,154	2,311	+156
Real estate taxes	583	586	+2
Depreciation and amortization	2,056	2,060	+3
Total Rental Expenses	4,794	4,957	+163
Operating Income from Property Leasing	5,797	5,817	+19
Gain on Sale of Investment Properties	58	—	-58
Asset Management Fees	788	783	-4
Other Expenses	350	358	+8
Operating Income	4,717	4,675	-42
Non-Operating Income and Expenses	-578	-557	+20
Income before Income Taxes	4,139	4,118	-21
Current and Deferred Income Taxes	0	0	+0
Net income	4,138	4,117	-21
Internal Reserves	55	—	-55
Total Distribution	4,083	4,116	+33
Distribution per Unit	8,428 yen	8,497 yen	+69 yen
Number of Units Outstanding	484,522 units	484,522 units	—
Net Operating Income (from Property Leasing Activities)	7,854	7,878	+23
Funds from Operations	6,137	6,177	+40
Number of Days in the Period	181 days	184 days	+3 days

Financial Summary (2) Balance Sheet

(JPY million)	22nd Period (Ended February 28, 2017)	23rd Period (Ended August 31, 2017)	Change
Total Assets	293,446	294,828	+1,381
Cash and cash equivalents	8,050	6,849	-1,201
Total investment properties	282,235	284,730	+2,494
Others	3,160	3,248	+88
Total Liabilities	153,634	154,982	+1,348
Interest-bearing debt	147,000	148,000	+1,000
Tenant security deposits	3,600	3,712	+112
Others	3,033	3,269	+236
Total Net Assets	139,812	139,845	+33
Unitholders' capital	135,603	135,603	—
Reserve for distribution	70	125	+55
Retained earnings	4,138	4,117	-21
Number of Investment Properties	118 properties	121 properties	+3 properties
Total Acquisition Price	297,435	301,559	+4,124
Total Rentable Area	479,614 m ²	486,484 m ²	+6,869 m ²
Average Month-end Occupancy Rate	96.8 %	96.7 %	-0.1 points
Capital Ratio (Net Assets / Total Assets)	47.6 %	47.4 %	-0.2 points
LTV¹	50.1 %	50.2 %	+0.1 points
Interest-Bearing Debt Ratio²	52.0 %	52.2 %	+0.2 points
Book Value per Unit	288,557 yen	288,626 yen	+69 yen
Original Capital per Unit	279,870 yen	279,870 yen	—
Units Outstanding	484,522 units	484,522 units	—

1. LTV=Interest-Bearing Debt / Total Assets x 100

2. Interest-Bearing Debt Ratio=Interest-Bearing Debt / (Interest-Bearing Debt + Capital) x 100

Financial Summary (3) Details of Forecast

	Forecast for the 24th Period (Ending February 28, 2018)
(JPY million)	
Total Revenues	10,728
Rental expenses	2,172
Real estate taxes	587
Depreciation and amortization	2,041
Total Rental Expenses	4,801
Operating Income from Property Leasing	5,926
Asset Management Fees	788
Other Expenses	368
Operating Income	4,769
Non-Operating Income and Expenses	-528
Income before Income Taxes	4,240
Current and Deferred Income Taxes	1
Net Income	4,239
Distribution per Unit (Number of units outstanding)	8,750 yen (484,522 units)

Assumptions

■ Assets under management

121 properties as of October 19, 2017
(assumes no acquisition or sale of investment assets through to February 28, 2018)

■ Average month-end occupancy rate

96.8%

■ Interest-bearing debt

JPY 148.0 billion as of October 19, 2017
(assumes no change in interest-bearing debt through to February 28, 2018)

■ Non-operating expenses

Amortization of investment unit issuance expenses
JPY 4 million

■ Units outstanding

484,522 units
(assumes no issue of units through to February 28, 2018)

Appendix (4) : Sustainability Initiatives

Sustainability Initiatives (1)

Recognition of the Importance of Initiatives for Sustainability in Asset Management Activities

■ Sustainability Policy of the asset management company

Striving to conduct asset management activities in line with the “Group Environmental Policy” established by the Mitsui Fudosan Group.

Reduction of environmental load

Enhancement of safety, security and comfort

Diversified affiliations and collaborations with various entities

■ Examples of Sustainability Initiatives

▶ Installation of LED lighting in common areas

We consciously reduce electricity consumption and CO₂ emissions by executing energy-saving renovations as planned.

Installation completed (As of August, 31 2017)

45 properties

In the 23rd Period

3 properties



Okawabata Apartment Communities (Parking)



Park Cube Higashi Shinagawa



Park Axis Nihonbashi Hamacho

▶ Installation of cogeneration system

Installed a city gas-powered cogeneration system (Okawabata Apartment Communities River Point Tower; began operating in March 2017)

Benefits from installation

1. Dual redundant power supply
2. Reduction of CO₂ emissions
3. Reduction of common area electricity fees



▶ Collaboration with local communities

We actively collaborate with the homeowner's association of Okawabata Apartment Communities to contribute to building the community.



Disaster prevention event (Demonstration of Water discharge by fire department members)



Disaster prevention event (Disaster prevention drills for local residents)

Consistently Acquire External Certification and Assessment of Sustainability

External Certification of Investment Properties

NAF's policy is to reduce the environmental load of its properties and continue acquiring external certification (DBJ Green Building certification).

- ▶ Properties with DBJ Green Building certification (As of August 31, 2017)

Okawabata Apartment Communities	
	<p>DBJ Green Building 2016</p> <p>Properties with excellent environmental & social awareness</p>
Park Axis Toyosu	
	<p>DBJ Green Building 2016</p> <p>Properties with exceptionally high environmental & social awareness</p>

The DBJ Green Building Certification System is a system developed by DBJ in April 2011 to recognize and support buildings with environmental and social awareness ("Green Buildings"). DBJ supports environmental initiatives by evaluating/certifying buildings that are socially and economically sought, based on comprehensive evaluation taking into account the subject building's responses to various stakeholders including disaster prevention and consideration for communities as well as its environmental performance.

External Assessment of NAF

NAF's policy is to acquire external assessment of its initiatives for sustainability by participating in GRESB Real Estate Assessment.

- ▶ The result of GRESB Real Estate Assessment in 2017

In the GRESB Real Estate Assessment conducted in 2017, NAF has received a "Green Star" rating since it is highly evaluated in both areas "Management & Policy" and "Implementation & Measurement" with regards to activities for environmental consideration and sustainability.

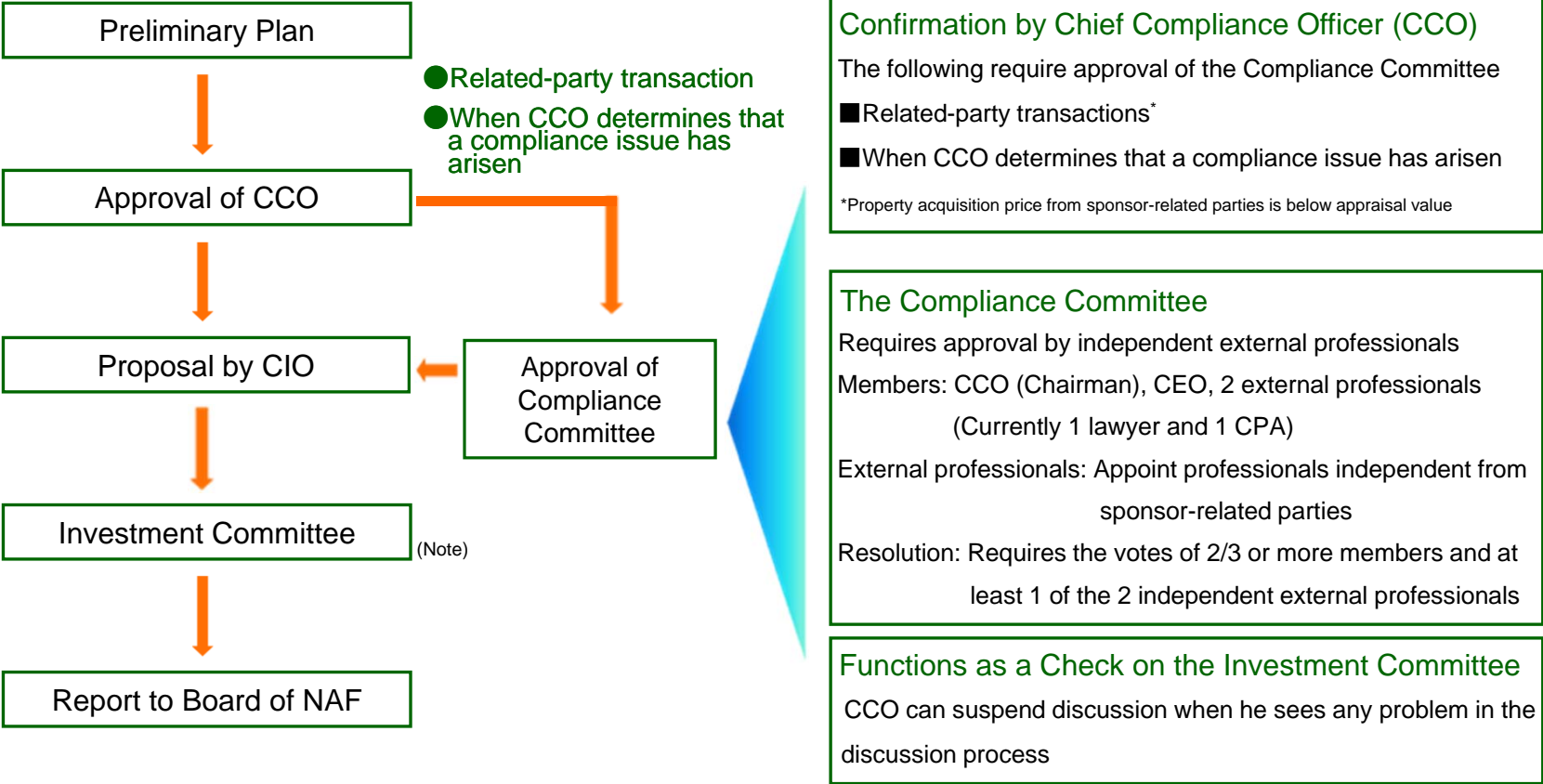


The GRESB holds an annual benchmark survey for evaluating environmental, social and governance (ESG) considerations in the real estate sector, established in 2009 primarily by a group of major European pension funds. The GRESB Real Estate Assessment is distinguished by its comprehensive evaluation of sustainability efforts of real estate companies and REITs, etc., and not of individual properties.

Governance Structure That Contributes to Increasing the Value of Unitholders

■ The Asset Management Company's decision flow for acquiring or selling of investment assets

Compliance Checking System

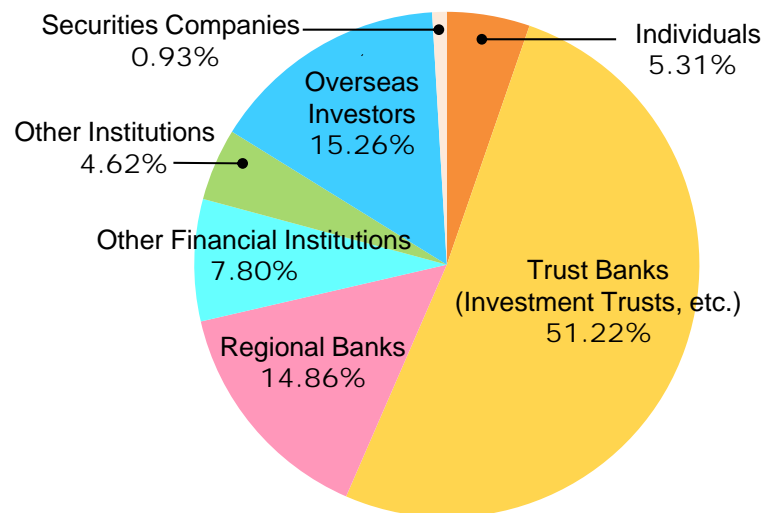


Note: When NAF acquires or sells of assets in transactions with related parties as defined by the Investment Trust and Investment Corporation Act of Japan, the Asset Management Company must obtain consent from NAF based on the approval of NAF's Board of Directors prior to the deliberations of the Investment Committee. However, such consent is not required for property or other real estate acquisitions stipulated by Article 245-2-1 of the Investment Trust and Investment Corporation Act as having immaterial impact on NAF's assets because the acquisition cost represents less than 10 percent of the book value of NAF's investment properties.

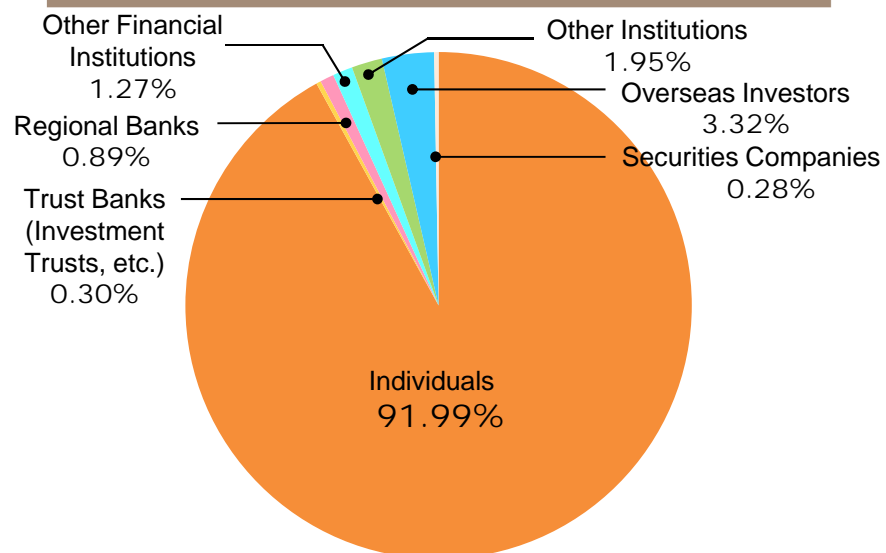
Appendix (5) : Corporate Structure and Asset Management Company

Unitholders

Ownership by Unitholders (Total 484,522 units)



Number of Unitholders (Total 5,989 people)



Number of Units and Unitholders

	Individuals	Trust Banks (Investment Trusts, etc.)	Regional Banks	Other Financial Institutions	Other Institutions	Overseas Investors	Securities Companies	Total
Number of Units Held	25,719	248,188	71,983	37,806	22,400	73,945	4,481	484,522
Number of Unitholders	5,509	18	53	76	117	199	17	5,989

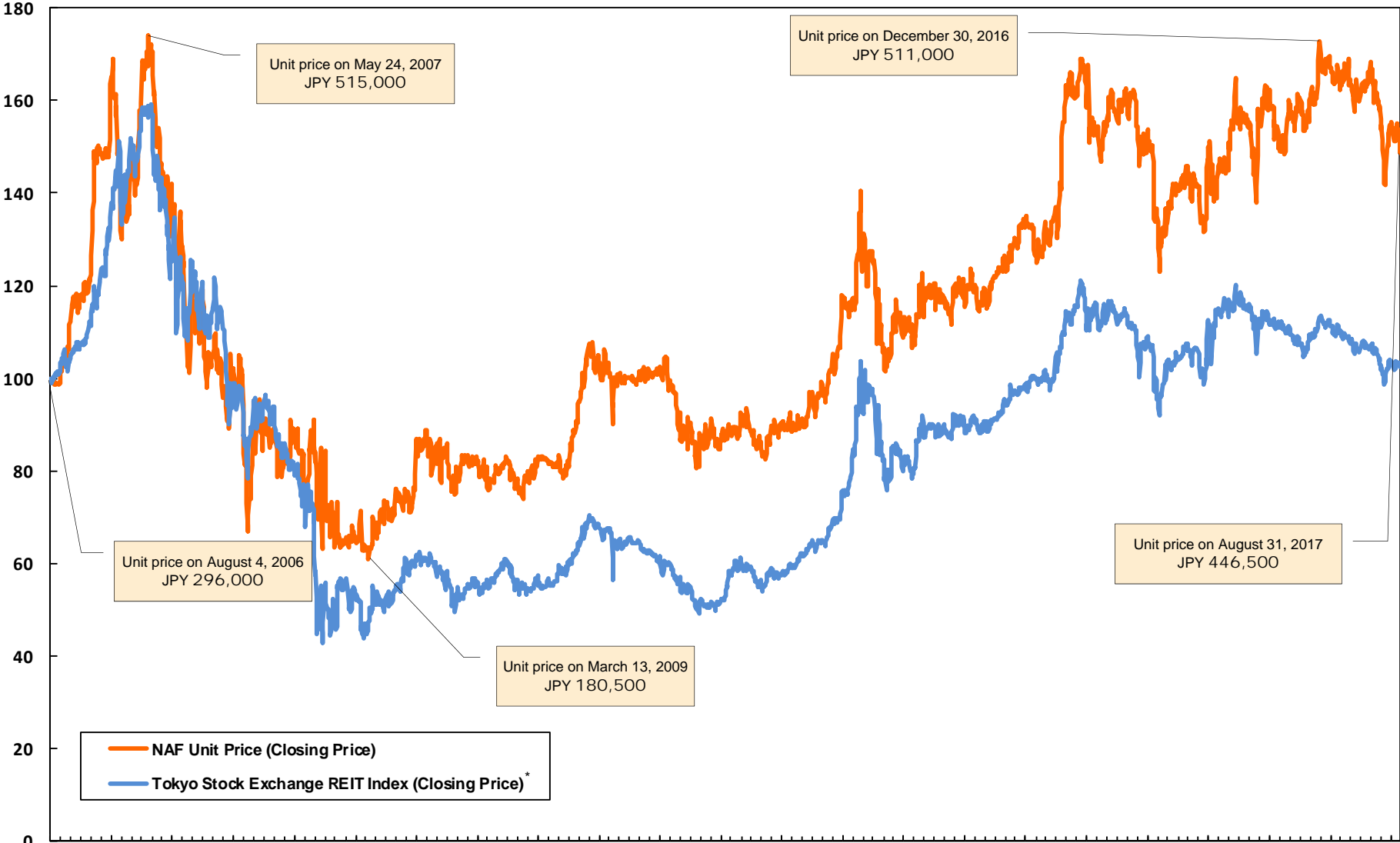
Major Unitholders

Name	Number of Units Held	Percentage of Total ¹ (%)
Japan Trustee Services Bank, Ltd. (Trust Account)	109,295	22.55
The Master Trust Bank of Japan, Ltd. (Trust Account)	57,437	11.85
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	35,827	7.39
The Nomura Trust and Banking Co., Ltd. (Investment Account)	18,245	3.76
Mitsui Fudosan Residential Co., Ltd.	15,600	3.21
State Street Bank and Trust Company 505012	10,770	2.22
The Chugoku Bank, Limited	9,576	1.97
Trust & Custody Services Bank, Ltd. (Money Trust Tax Account)	8,526	1.75
State Street Bank - West Pension Fund Clients - Exempt 505233	6,988	1.44
MetLife Insurance	6,957	1.43
Total	279,221	57.62

1. Number of units held as a percentage of total units issued and outstanding, rounded down to the nearest hundredth.

Historical Unit Price since IPO

Index: Date of IPO (NAF: August 4, 2006) = 100

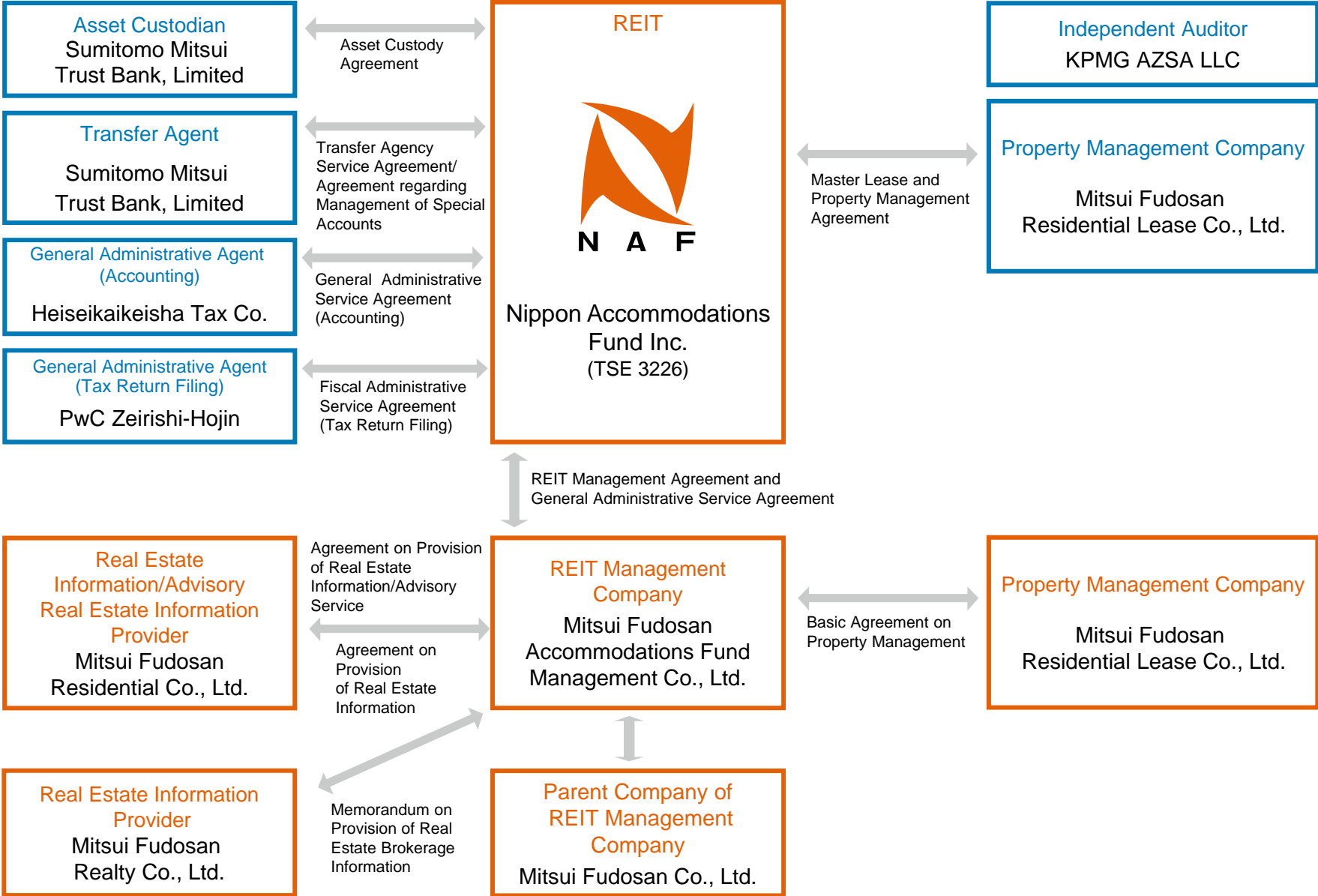


06/08 07/02 07/08 08/02 08/08 09/02 09/08 10/02 10/08 11/02 11/08 12/02 12/08 13/02 13/08 14/02 14/08 15/02 15/08 16/02 16/08 17/02 17/08

Source: Bloomberg (unit prices have been retroactively restated to reflect the two-for-one split of NAF investment units on the effective date of March 1, 2014.)

* The Tokyo Stock Exchange calculates and presents the Tokyo Stock Exchange REIT Index, which is a weighted average aggregate market price index for all real estate investment trusts listed on the Tokyo Stock Exchange.

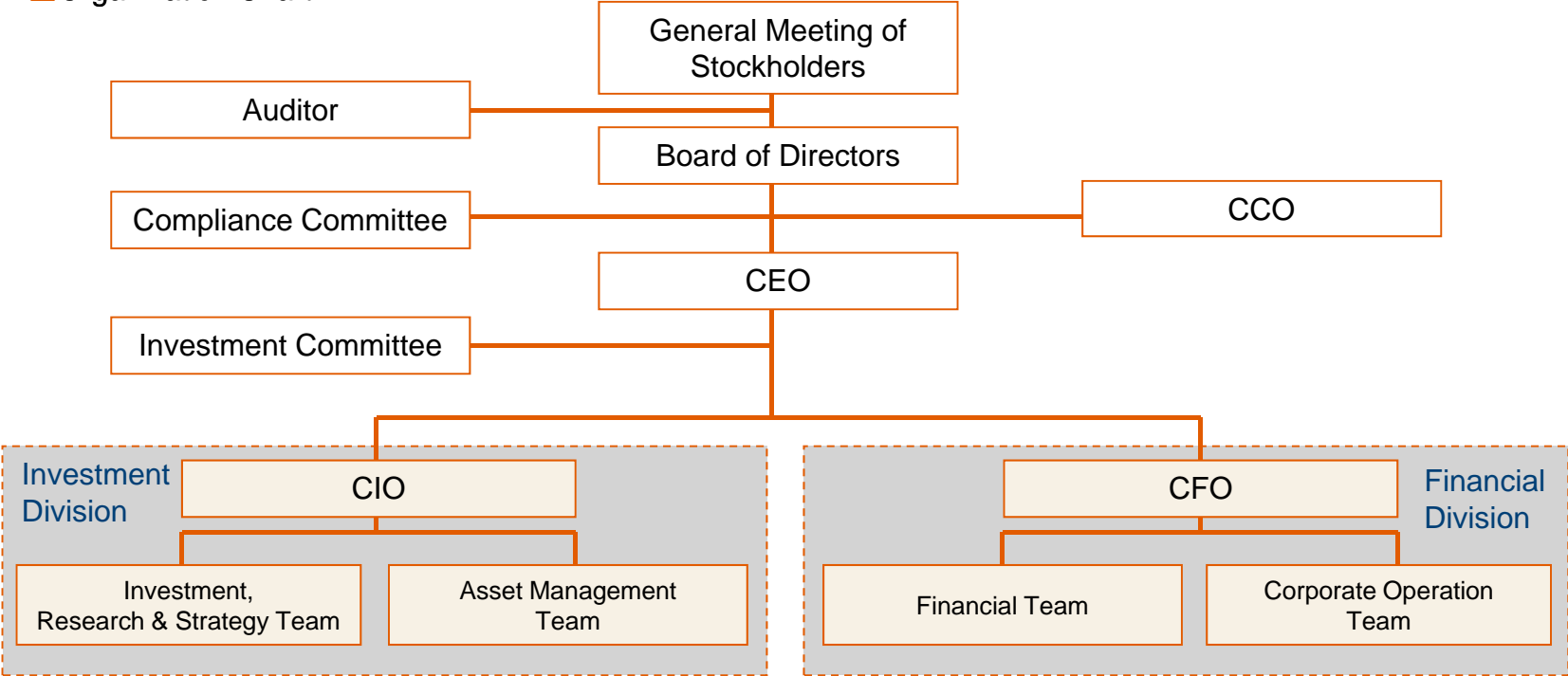
Structure of the REIT



Company Profile

- **Company Name:** Mitsui Fudosan Accommodations Fund Management Co., Ltd.
- **Address:** 4-1, Nihonbashi 1-chome, Chuo-ku, Tokyo 103-0027, Japan
- **Establishment:** January 4, 2005
- **Leadership:** Tateyuki Ikura, President and CEO
- **Capital:** JPY 300 million
- **Shareholder:** Mitsui Fudosan Co., Ltd. (100%)

■ **Organization Chart**



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REIT Management Company: Mitsui Fudosan Accommodations Fund Management Co., Ltd.

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