



# Nippon Accommodations Fund Investor Presentation

15th Period: March 2013 – August 2013

As of October 2013



## Features

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

### Portfolio Summary

Total Acquisition Price	JPY 267.4 billion
No. of Properties	105
Total Rentable Units	10,516
Total Rentable Area	431,664 $\text{m}^2$
Portfolio in Tokyo 23 Wards	86.8%
Percentage of Single and Compact Units	82.7%

Focused Investment in the Tokyo 23 Wards

Primarily Single and Compact Units

High Occupancy Rate 95.6%

- 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.

### Financial Summary

Total Interest-Bearing Debt	JPY 139.0 billion
LTV	50.8%
Long-Term Debt Ratio	97.5%
Weighted Average Interest Rate	1.09%
Duration of Long-Term Debt	4.1 years
Credit Ratings	AA- R&I
	A+ S&P
	A3 Moody's

The Highest Credit Ratings Among Residential J-REITs

(As of August 31, 2013)

# Summary of 15th Period

## Equity Financing

- ✓ Conducted PO Raised JPY 22.4 bn
- ✓ Lowered LTV 54.7% before offering → approx. 50% after offering

P.5

## External Growth

- ✓ At offering 12 prop. / JPY 17.6 bn / primarily Tokyo 23 wards, single and compact units
- ✓ After offering 3 prop. / JPY 7.6 bn / acquired from third parties
- (✓ 16th Period 3 prop. / JPY 4.3 bn / acquired from sponsor)

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P.6

## Distribution per Unit

- ✓ 15th Period JPY 13,717 (July 2013 forecast<sup>1</sup>: +JPY 117, April 2013 forecast<sup>2</sup>: +JPY 367)
- ✓ 16th Period JPY 14,400 (July 2013 forecast<sup>1</sup>: +JPY 200, April 2013 forecast<sup>2</sup>: +JPY 550)

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P.8

## Internal Growth

- ✓ Occupancy rate 95.6% as of August 31, 2013
- ✓ Rent trends Improvement continued

P.10  
~  
P.12

## Financial Strategy

- ✓ Weighted average interest rate 1.11% → 1.09%
- ✓ Duration of long-term debt 3.4 years → 4.1 years
- ✓ Established commitment line JPY 10 bn maximum / borrowing amount for 3 years

P.15

1. News release dated July 19, 2013, titled "Notification Concerning Revision to Financial Results Forecast for the Period Ending August 31, 2013 (15th Period) and Period Ending February 28, 2014 (16th Period)"  
2. "Financial Results for the Fiscal Period From September 1, 2012 to February 28, 2013," dated April 17, 2013

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## 15th Period: Overview

 **Nippon  
Accommodations  
Fund**

## Equity Financing and Property Acquisitions

No	Area	Property Name	Acquisition Date	Acquisition Price (JPY million)	NOI Yield (%)*	Rentable Units	Seller
1	Tokyo 23 wards	Park Cube Nihonbashi Suitengu	2013.3.1	2,711	5.4	77	Godo Kaisha ABF1
2		Park Cube Ginza East		2,269	5.3	77	
3		Park Cube Kayabacho		1,105	5.3	27 residential, 1 retail, etc.	Not disclosed at seller's request
4		Park Cube Honjo Azumabashi		1,252	5.4		
5		Park Axis Kiyosumi Shirakawa		696	5.6	36	
6		Park Axis Asakusabashi Nichome		1,079	5.4	48	
7		Park Axis Nishi Sugamo		1,439	5.4	56	Mitsui Fudosan Co., Ltd.
8		Park Axis Ueno		1,389	5.4	59	
9		Park Axis Akihabara East		1,369	5.4	58	
10		Park Axis Kayabacho		1,809	5.3	72	
11		Park Axis Kinshicho Shinsui Koen		2013.4.1	1,369	5.4	
12	Greater Tokyo	Park Axis Yokohama Tamachi Koen	2013.3.1	1,119	5.7	63	
Total				17,606	5.4	678 residential, 1 retail, etc.	

Equity Financing Overview	
Units issued	36,000
Issue value	623,652 yen/unit
Total book equity	JPY 22.4 billion

LTV	
Before public offering	After public offering
<b>54.7%</b>	<b>Approx. 50%</b>
(As of February 28, 2013)	(Estimate as of April 1, 2013)

\* Appraisal NOI / Acquisition price

## Acquisitions from Third Parties (Park Cube)

### Park Cube Kasuga Andozaka

	Location	Bunkyo-ku, Tokyo
	Acquisition price	JPY 2,670 million
	Rentable area	3,581.09m <sup>2</sup>
	Rentable units	68
	Construction completed	October 14, 2005
	Acquisition date	June 14, 2013
	Seller	YK JRF II
	NOI yield*	5.2%

\* Appraisal NOI / Acquisition price

### Park Cube Kameido

	Location	Koto-ku, Tokyo
	Acquisition price	JPY 3,020 million
	Rentable area	4,442.09m <sup>2</sup>
	Rentable units	121 residential, 1 retail, etc.
	Construction completed	August 23, 2007
	Acquisition date	July 17, 2013
	Seller	Not disclosed
	NOI yield*	5.4%

### Park Cube Kitahama

	Location	Osaka-shi, Osaka
	Acquisition price	JPY 1,970 million
	Rentable area	4,683.33m <sup>2</sup>
	Rentable units	138
	Construction completed	January 16, 2007
	Acquisition date	July 19, 2013
	Seller	MG Whale TMK
	NOI yield*	6.0%

NOI yield (weighted average) 5.4%

## Acquisitions from Sponsor Pipeline (Park Axis)

	Park Axis Shin Okachimachi East	Park Axis Nihonbashi Honcho	Park Axis Yokohama Yamashitacho	
Location	Taito-ku, Tokyo	Chuo-ku, Tokyo	Yokohama-shi, Kanagawa	
Acquisition price	JPY 1,299 million	JPY 1,469 million	JPY 1,539 million	
Rentable area	1,847.01㎡	1,808.12㎡	2,325.92㎡	
Rentable units	49	49	70 Residential , 1 Retail etc.	
Construction completed	September 21, 2012	February 8, 2013	October 5, 2012	
Acquisition date	September 27, 2013	September 27, 2013	September 27, 2013	
Seller	Mitsui Fudosan Co., Ltd.	Mitsui Fudosan Co., Ltd.	Mitsui Fudosan Co., Ltd.	
NOI yield*	5.2%	5.0%	5.4%	NOI yield (w eighted average) 5.2%

\* Appraisal NOI / Acquisition price

### Portfolio after These Acquisitions (As of September 27, 2013)

#### Properties

108

#### AUM

(Based on Acquisition Price)

JPY 271,713  
million

LTV

Approx. 52%

Acquisition  
Capacity\*

Approx. JPY 20 billion

(Estimate as of October 17, 2013)



\* Borrowing capacity up to 55% LTV



# Financial Highlights (15th Period: March 2013 - August 2013)



(JPY million)	14th Period (Ended February 28, 2013)	15th Period (Ended August 31, 2013)	Change	
No. of Operating Days	181 days	184 days	+3 days	
Total Revenue	8,082	9,002	+920	
Operating Income	3,655	3,964	+309	
Net Income	2,899	3,164	+265	
Total Distributions	2,899	3,164	+265	
Distribution per Unit (Units outstanding)	14,890 yen (194,711 units)	13,717 yen (230,711 units)	-1,173 yen (+36,000 units)	
Total Assets	245,982	273,872	+27,889	
Total Net Assets	106,204	128,921	+22,716	
Assets Under Management	Total Acquisition Price <sup>1</sup>	242,140	267,406	+25,266
	No. of Properties	90 properties	105 properties	+15 properties
	Total Rentable Units (Incl. retail, etc.)	9,509 units	10,516 units	+1,007 units
Occupancy Rate (At the end of the Period)	96.4 %	95.6 %	-0.8 points	
LTV <sup>2</sup> (At the end of the Period)	54.7 %	50.8 %	-3.9 points	

1. Acquisition-related expenses, property tax and consumption tax are not included.  
2. LTV = Interest-bearing debt/Total assets

## Reference: Variance with Performance Forecast

(JPY million)	July 2013 Forecast (1)	Actual (2)	Change (2) - (1)
Total Revenues	8,958	9,002	+44
Net Income	3,137	3,164	+26
Distribution per Unit	13,600 yen	13,717 yen	+117 yen

Notes	
	(JPY million)
<b>Revenues</b>	
<b>Rental revenues</b>	
Properties acquired in 15th Period	+661
Full-period contribution from properties acquired in 14th Period	+202
Existing properties	+54
<b>Operating expenses</b>	
Rental expenses	+318
Taxes	+40
Depreciation and amortization	+166
<b>Non-operating expenses</b>	
Expense related to issuance of new units	+45

(JPY million)	
<b>Revenues</b>	
<b>Rental revenues</b>	+41
<b>Operating expenses</b>	+31
<b>Non-operating income and expenses</b>	+13



# Forecast (16th Period: September 2013 – February 2014)

(JPY million)	15th Period (Ended August 31, 2013)	16th Period (Forecast) (Ending February 28, 2014)	Change	
No. of Operating Days	184 days	181 days	-3 days	
Total Revenue	9,002	9,162	+159	
Operating Income	3,964	4,117	+152	
Net Income	3,164	3,322	+157	
Total Distributions	3,164	3,322	+157	
Distribution per Unit (Units outstanding)	13,717 yen (230,711 units)	14,400 yen (230,711 units)	+683 yen (-)	
Total Assets	273,872	-	-	
Total Net Assets	128,921	-	-	
Assets Under Management	Total Acquisition Price <sup>1</sup>	267,406	271,713	+4,307
	No. of Properties	105 properties	108 properties	+3 properties
	Total Rentable Units (Incl. retail, etc.)	10,516 units	10,685 units	+169 units
Occupancy Rate (At the end of the Period)	95.6 %	Approx. 95 %	-	
LTV <sup>2</sup> (At the end of the Period)	50.8 %	-	-	

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

2. LTV = Interest-bearing debt/Total assets

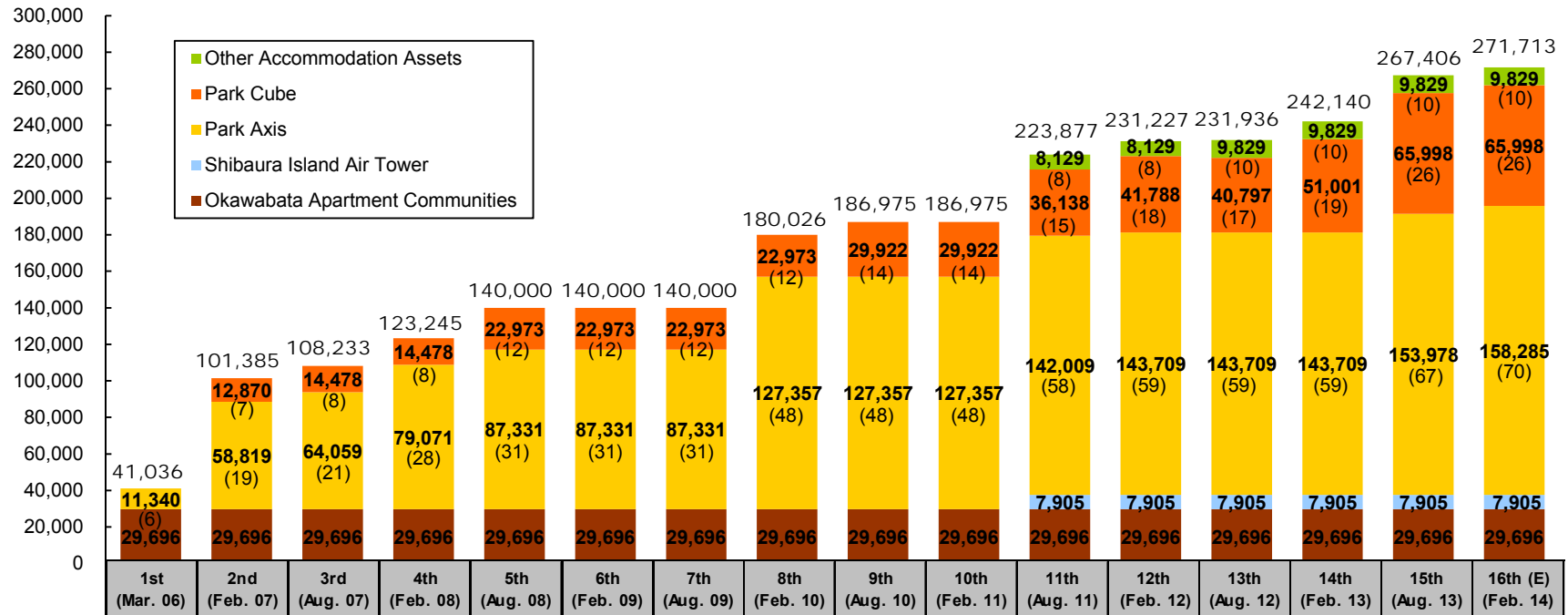
Notes
(JPY million)
<p>■ <b>Revenues</b></p> <p><b>Rental revenues</b></p> <p>Properties acquired in 16th Period +121</p> <p>Full-period contribution from properties acquired in 15th Period +182</p> <p>Existing properties -139</p>
<p>■ <b>Operating expenses</b></p> <p>Rental expenses -93</p> <p>Depreciation and amortization +66</p>
<p>■ <b>Non-operating expenses</b></p> <p>Expense related to issuance of new units in the 15th Period -45</p>

# External Growth - Track Record

## Portfolio Growth Track Record

### ■ AUM (Based on Acquisition Price)

(JPY million)

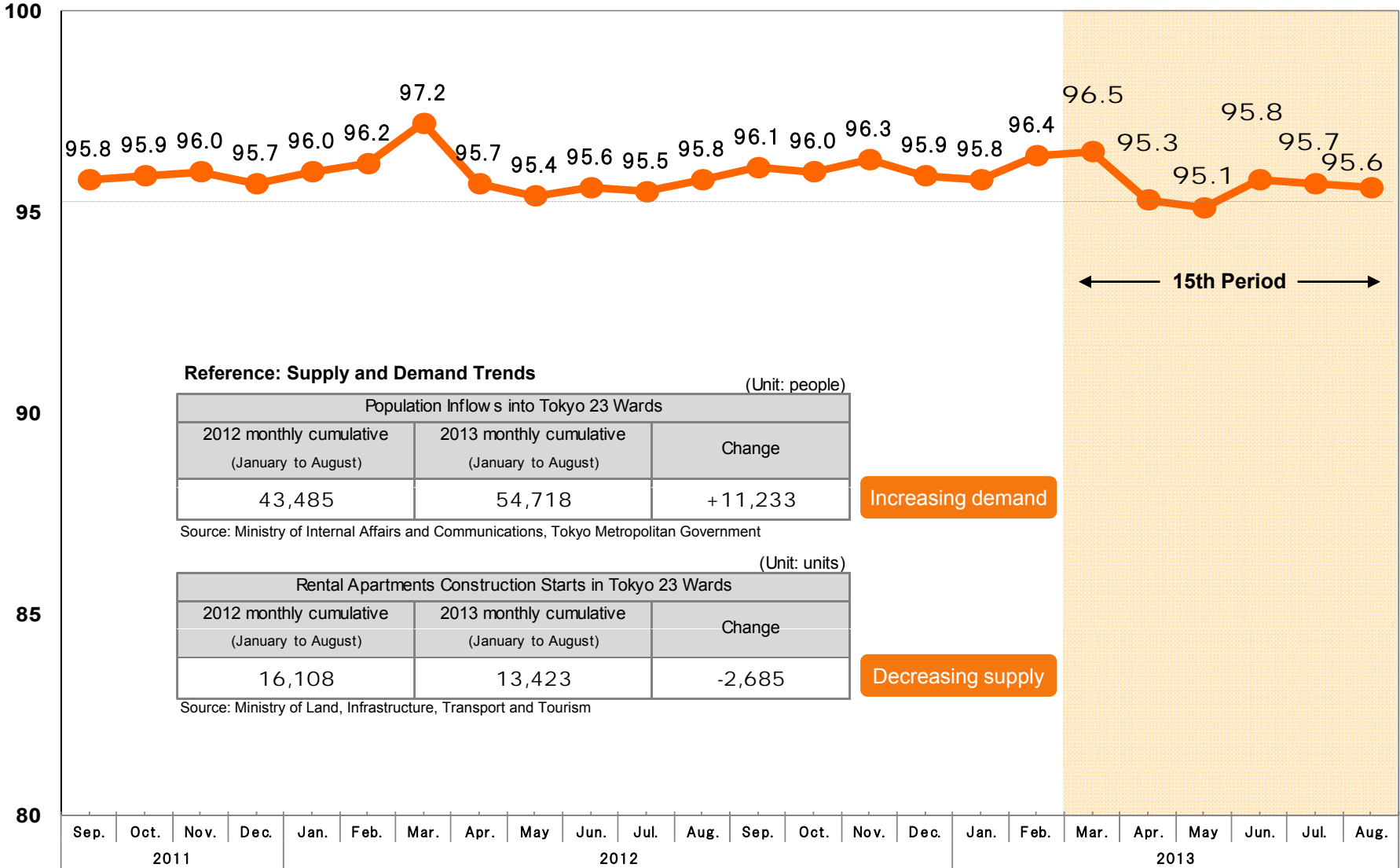


	1st (Mar. 06)	2nd (Feb. 07)	3rd (Aug. 07)	4th (Feb. 08)	5th (Aug. 08)	6th (Feb. 09)	7th (Aug. 09)	8th (Feb. 10)	9th (Aug. 10)	10th (Feb. 11)	11th (Aug. 11)	12th (Feb. 12)	13th (Aug. 12)	14th (Feb. 13)	15th (Aug. 13)	16th (E) (Feb. 14)
Properties	7	27	30	37	44	44	44	61	63	63	83	87	88	90	105	108
Rental Apartments	894	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
Other Accommodation Assets	—	—	—	—	—	—	—	—	—	—	918	918	1,120	1,120	1,120	1,120
Rentable Units	894	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
NOI Yield <sup>1</sup>	5.6%	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%	—

\* Figures in parentheses in the graph indicate the number of properties.  
 1. NOI Yield = Weighted average of actual NOI annualized / Acquisition price

## NAF's Occupancy Rate

Occupancy rate (%)



# Rent Trends – Revision

## Historical Rent Revisions

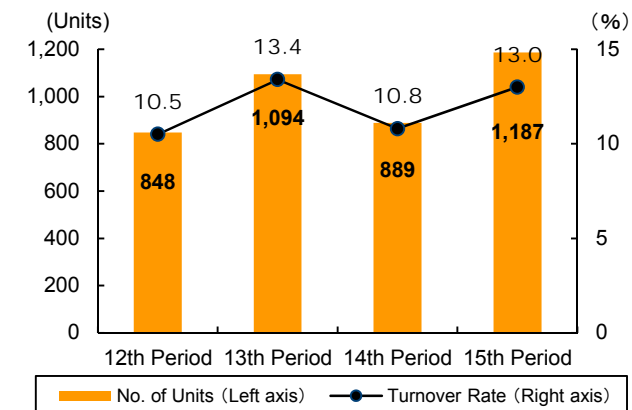
(JPY thousand)

Tenant Turnover	12th Period	13th Period	14th Period	15th Period
No. of Units	848	1,094	889	1,187
Monthly Rent Net Change	-4,655	-4,470	-2,397	-2,205
Rent Increase	1,712 (291 units)	2,170 (402 units)	2,351 (364 units)	3,087 (501 units)
Rent Decrease	-6,368 (471 units)	-6,641 (573 units)	-4,749 (434 units)	-5,293 (571 units)
Total Monthly Rent before Tenant Turnover	131,603	157,918	134,824	175,118
Percentage Change	-3.5 %	-2.8 %	-1.8 %	-1.3 %

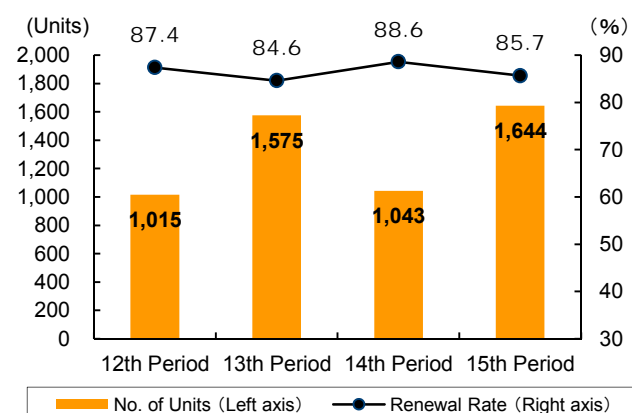
Renewal	12th Period	13th Period	14th Period	15th Period
No. of Units	1,015	1,575	1,043	1,644
Monthly Rent Net Change	-915	-858	-971	-1,188
Rent Increase (units)	0	1	0	1
Rent Decrease (units)	74	73	61	120
Total Monthly Rent before Renewal	154,375	215,287	151,516	231,938
Percentage Change	-0.6 %	-0.4 %	-0.6 %	-0.5 %

Total	12th Period	13th Period	14th Period	15th Period
No. of Units	1,863	2,669	1,932	2,831
Net Monthly Rent Change	-5,571	-5,329	-3,369	-3,394
Total Monthly Rent before Tenant Turnover / Renewal	285,979	373,206	286,341	407,057
Percentage Change	-1.9 %	-1.4 %	-1.2 %	-0.8 %

■ Turnover Rate<sup>1</sup>



■ Renewal Rate<sup>2</sup>



\* No. of discontinuations, including those who move to another unit in the same building after the discontinuation

1. Turnover rate = No. of turnovers during the fiscal period / No. of dwelling units per property available for rent, weighted average by the No. of working days during the fiscal period

2. Renewal rate = No. of renewals during the fiscal period / No. to be renewed during the fiscal period.

\* Continual renewal contract of Shibaura Island Air Tower under the periodic tenancy agreement is counted as renewal.

\* Calculations above do not include figures for retail and other accommodation assets.

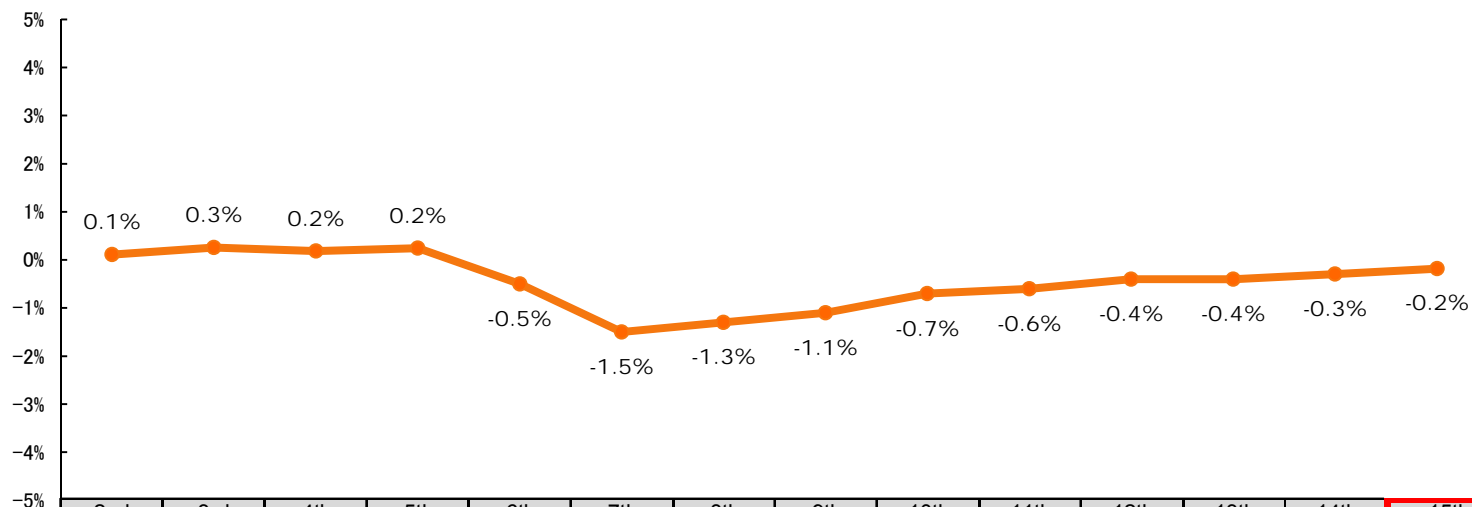


# Rent Trends – Change of Average Rent per Tsubo



## Change of Average Rent per Tsubo

■ Change of Average Rent per Tsubo of Entire Portfolio (Properties Held at the End of Previous FP) for the FP



	15th Period Average Rent per Tsubo	2nd Period <sup>1</sup>	3rd Period	4th Period	5th Period	6th Period	7th Period	8th Period	9th Period	10th Period	11th Period	12th Period	13th Period	14th Period	15th Period
	JPY 11,490	06/9-07/2	07/3-07/8	07/9-08/2	08/3-08/8	08/9-09/2	09/3-09/8	09/9-10/2	10/3-10/8	10/9-11/2	11/3-11/8	11/9-12/2	12/3-12/8	12/9-13/2	13/3-13/8
	JPY 11,490	0.1%	0.3%	0.2%	0.2%	-0.5%	-1.5%	-1.3%	-1.1%	-0.7%	-0.6%	-0.4%	-0.4%	-0.3%	-0.2%
Tokyo CBD	JPY 12,592	0.1%	0.4%	0.2%	0.2%	-0.9%	-2.3%	-1.8%	-1.8%	-1.1%	-1.0%	-0.6%	-0.7%	-0.4%	-0.1%
Tokyo 23 Wards (excl. CBD)	JPY 12,184	0.1%	0.3%	0.0%	0.3%	-0.2%	-0.8%	-0.8%	-0.6%	-0.5%	-0.3%	-0.3%	-0.2%	-0.3%	-0.2%
Greater Tokyo	JPY 10,656	0.4%	0.4%	0.3%	0.5%	0.3%	-0.2%	-0.2%	-0.1%	-0.1%	-0.3%	-0.3%	0.0%	-0.8%	-0.4%
Other Major Cities	JPY 7,739	0.0%	-1.0%	-0.3%	-0.1%	-0.2%	-1.9%	-1.0%	-0.6%	-0.5%	-0.5%	-0.6%	-0.3%	-0.4%	0.2%

\* Rent per Tsubo = Total rent at the end of each month / Total rentable area

\* The chart and graph show the change of monthly rent per tsubo of whole previous FP's portfolio during each FP (6 months from the end of the previous FP to the end of each FP)

\* Calculations above include figures of retails and do not include Other Accommodation Assets.

1. The 2nd Fiscal Period shows change rate from August 31, 2006 to February 28, 2007.

## Efforts to Maintain the Competitiveness of Okawabata

### Okawabata Apartment Communities



Location	Chuo-ku, Tokyo
Acquisition price	JPY 29,696 million
Construction completed	March 30, 1989
Acquisition date	November 30, 2005
Rentable area	43,812.41m <sup>2</sup>
Rentable units	544

### ■ Elevator renewal for Park Side Wings

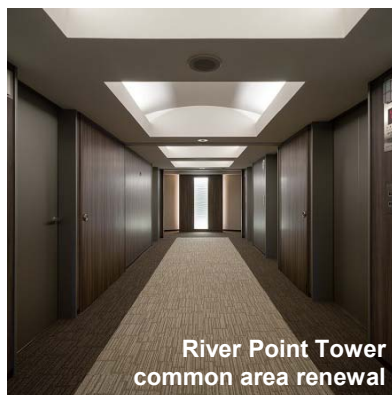
- Upgraded performance and specifications to latest seismic standards
- Maintained earnings by carrying out construction while tenants occupied units. This method of construction is not often experienced in rental apartments.
- With support of the Mitsui Fudosan Group, limited the complete shutdown of elevators to only a few days.

**Gained expertise in large-scale facility renewal, which is essential for maintaining and enhancing asset value.**



### ■ Common area renovation

Periodic inspection and renewal to maintain property asset value over the long term



### ■ Private area renovation

Private area renovation that responds to diversifying tenant needs to maintain property competitiveness



### Results of Private Area Renovation

#### Quick leasing

Renovations lead to increase in applicants and quick leasing

#### Increased rent

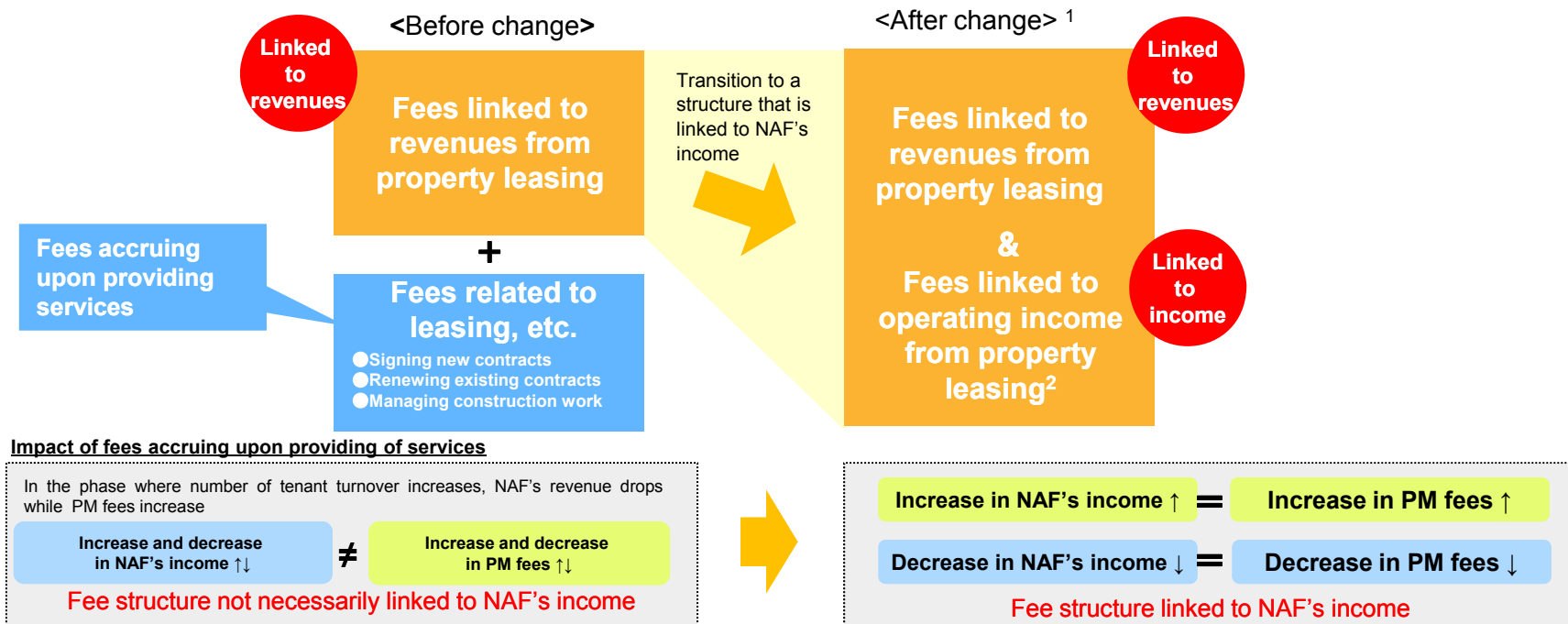
Roughly 10% rent increase compared with comparable non-renovated units

# Change of Property Management (PM) Fee Structure

## Change to PM fee structure linked with REIT income

### ■ Illustrative Diagram of the Change in the PM Fee Structure

\*The PM fees are paid to Mitsui Fudosan Housing Lease, NAF's master property management company, and do not include building management fees.



**Reinforce Value Chains of the Mitsui Fudosan Group**

- Enhance the shared objective of maximizing unitholder value with Mitsui Fudosan Housing Lease, the master property management company
- Enhancement and reinforcement of utilizing the value chains of the Mitsui Fudosan Group

1. Effective on November 1, 2013, the new PM fee structure will cover the 79 properties NAF owns as of the end of the 14th period (excluding Shibaura Island Air Tower).

2. Operating income from property leasing before PM fees, depreciation and real estate taxes, etc.

## Debt Overview

	Amount	%	
Short-term loans	JPY 3.5 bn	12.6%	2.5%
Long-term loans (Variable Rate)	JPY 14.0 bn		
Long-term loans (Fixed-Rate)	JPY 104.5 bn	87.4%	97.5%
Corporation bonds	JPY 17.0 bn		
<b>Total</b>	<b>JPY 139.0 bn</b>	<b>100.0%</b>	

Weighted average interest rate : 1.09 % (-0.02 points)  
 Duration of long-term debt : 4.1 years (+ 0.7 years)  
 Lender : 17 financial institutions (+ 2 companies)

## Highest Ratings among Residential J-REITs

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

## Establishment of Commitment Line

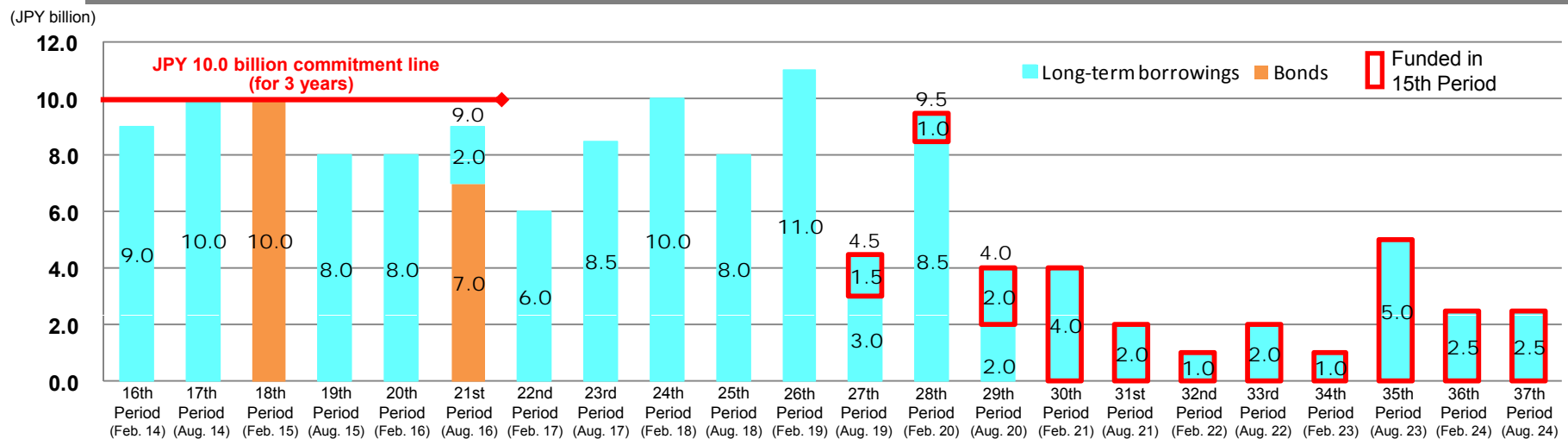
### Sumitomo Mitsui Banking Corporation

Maximum amount of borrowing: JPY 7.0 billion

### Mizuho Bank, Ltd.

Maximum amount of borrowing: JPY 3.0 billion

## Long-Term Debt Maturity Ladder



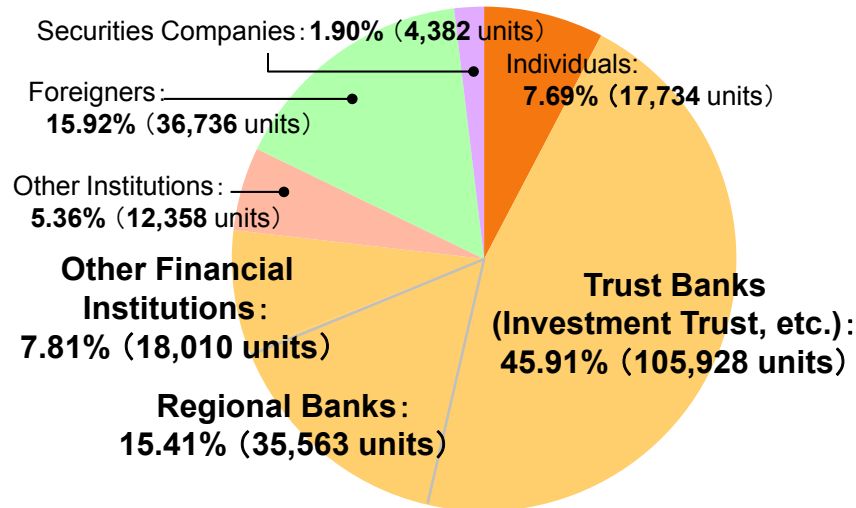


# Unitholders

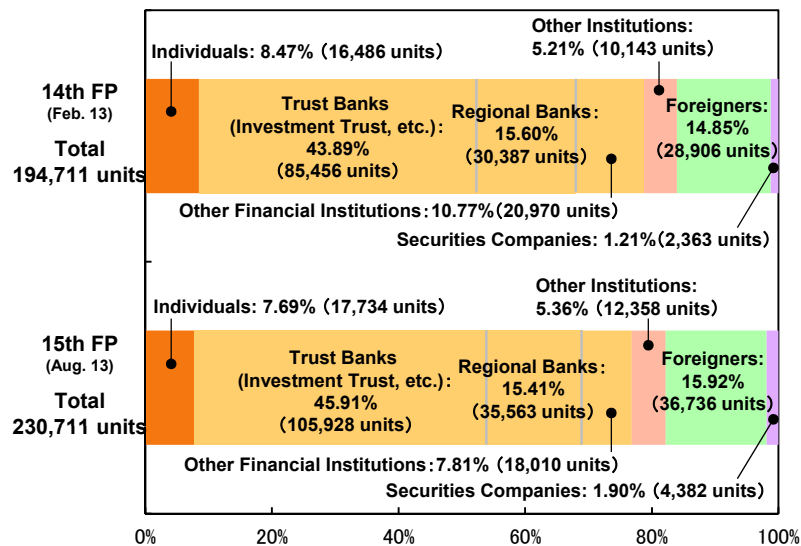
(As of August 31, 2013)



Number of Units by Unitholder Type



Changes in Unitholder Composition



Number of Units and Unitholders

	Individuals	Trust Banks (Investment Trust, etc.)	Regional Banks	Other Financial Institutions	Other Institutions	Foreigners	Securities Companies	Total
Number of Units Held	17,734	105,928	35,563	18,010	12,358	36,736	4,382	230,711
Number of Unitholders	6,541	16	58	64	155	169	22	7,025

Note: From 15th Period, unitholders formerly presented as "Financial Institutions" are separated into "Trust Banks (Investment Trust, etc.)," "Regional Banks," and "Other Financial Institutions."

Major Unitholders

Name	Number of Units Held	Percentage of Total <sup>1</sup>
Japan Trustee Services Bank, Ltd. (Trust Account)	53,999	23.40
The Nomura Trust and Banking Co., Ltd. (Investment Account)	16,622	7.20
Trust & Custody Services Bank Ltd. (Securities Investment Trust Account)	10,726	4.64
The Master Trust Bank of Japan, Ltd. (Trust Account)	9,017	3.90
Mitsui Fudosan Co., Ltd.	7,800	3.38
Nomura Bank (Luxembourg) S.A.	5,981	2.59
Trust & Custody Services Bank, Ltd. (Money Trust Tax Account)	4,986	2.16
The Chugoku Bank, Limited	4,051	1.75
Sumitomo Mitsui Trust Bank, Limited	3,600	1.56
MetLife Alico Insurance Company GA Company JPY	3,497	1.51
<b>Total</b>	<b>120,279</b>	<b>52.13</b>

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

# Appraisal Value Summary

		(JPY million)	14th Period (Feb. 13)	15th Period (Aug. 13)	Change
<b>No. of properties</b>	<b>(Properties)</b>		90	105	+15
<b>Appraisal value</b>	A		235,022	264,262	+29,240
<b>Book value</b>	B		239,401	263,889	+24,487
<b>Appraisal profit / loss</b>	A-B		-4,379	372	+4,752
<b>Appraisal profit / loss ratio</b>	(A-B)/B		-1.8%	0.1%	+2.0pts.

Properties at 14th Period End	<b>No. of properties</b>	<b>(Properties)</b>	90	90	—
	<b>Appraisal value</b>	A	235,022	238,081	+3,059 *
	<b>Book value</b>	B	239,401	237,949	-1,452
	<b>Appraisal profit / loss</b>	A-B	-4,379	131	+4,511
	<b>Appraisal profit / loss ratio</b>	(A-B)/B	-1.8%	0.1%	+1.9pts.

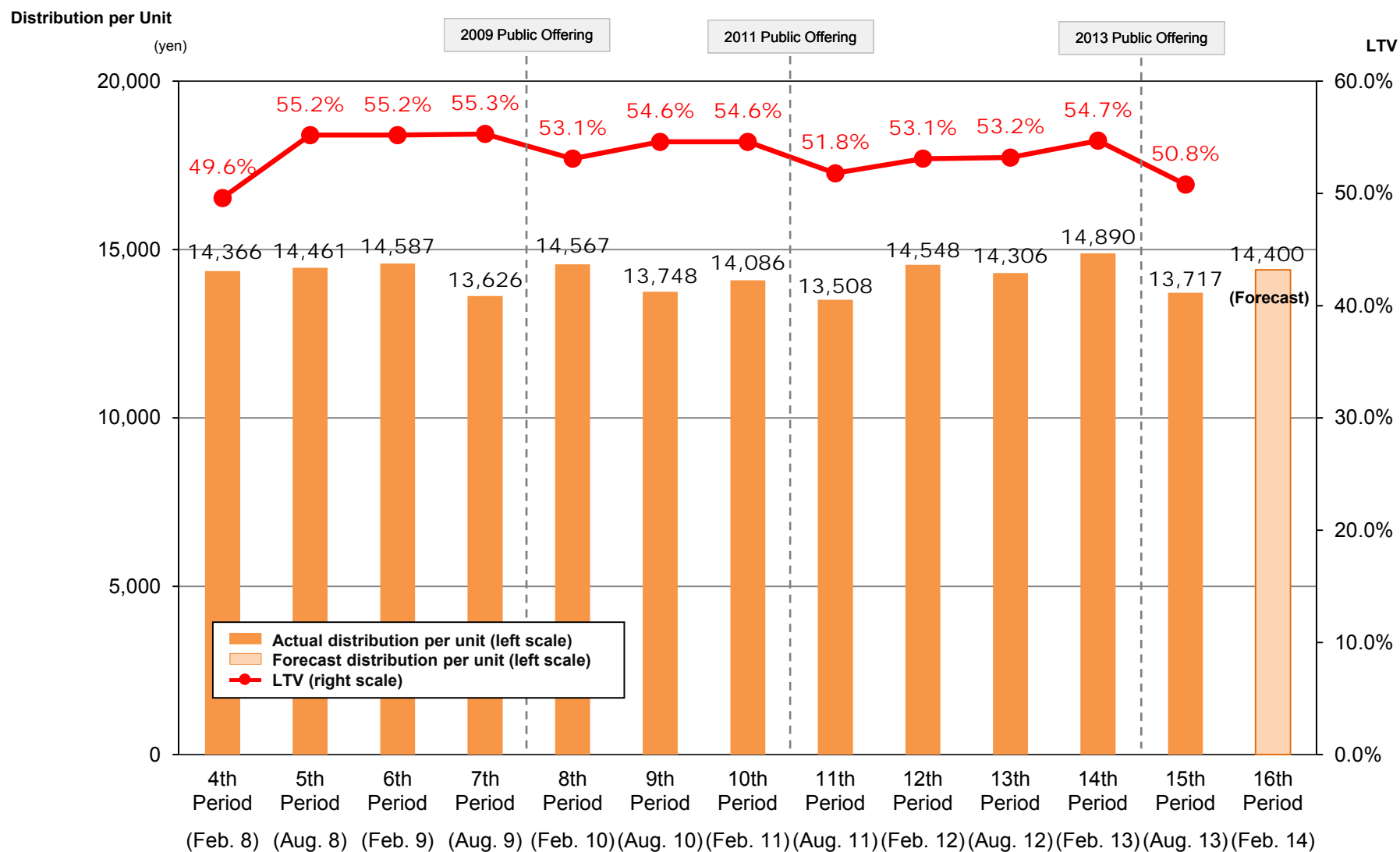
\* Total appraisal value at period-end increased by approximately JPY 3.0 billion.

PoP Change in Appraisal Value		
Increase	79 properties	87.8%
No Change	5 properties	5.5%
Decrease	6 properties	6.7%
Total	90 properties	100.0%

	PoP Change In Capitalization Rate(Weighted Average)		
	14th Period	15th Period	Change
Tokyo 23 Wards	5.0%	4.9%	-0.1pts.
Greater Tokyo	5.7%	5.6%	-0.1pts.
Other Major Cities	5.9%	5.8%	-0.1pts.
Total	5.2%	5.1%	-0.1pts.

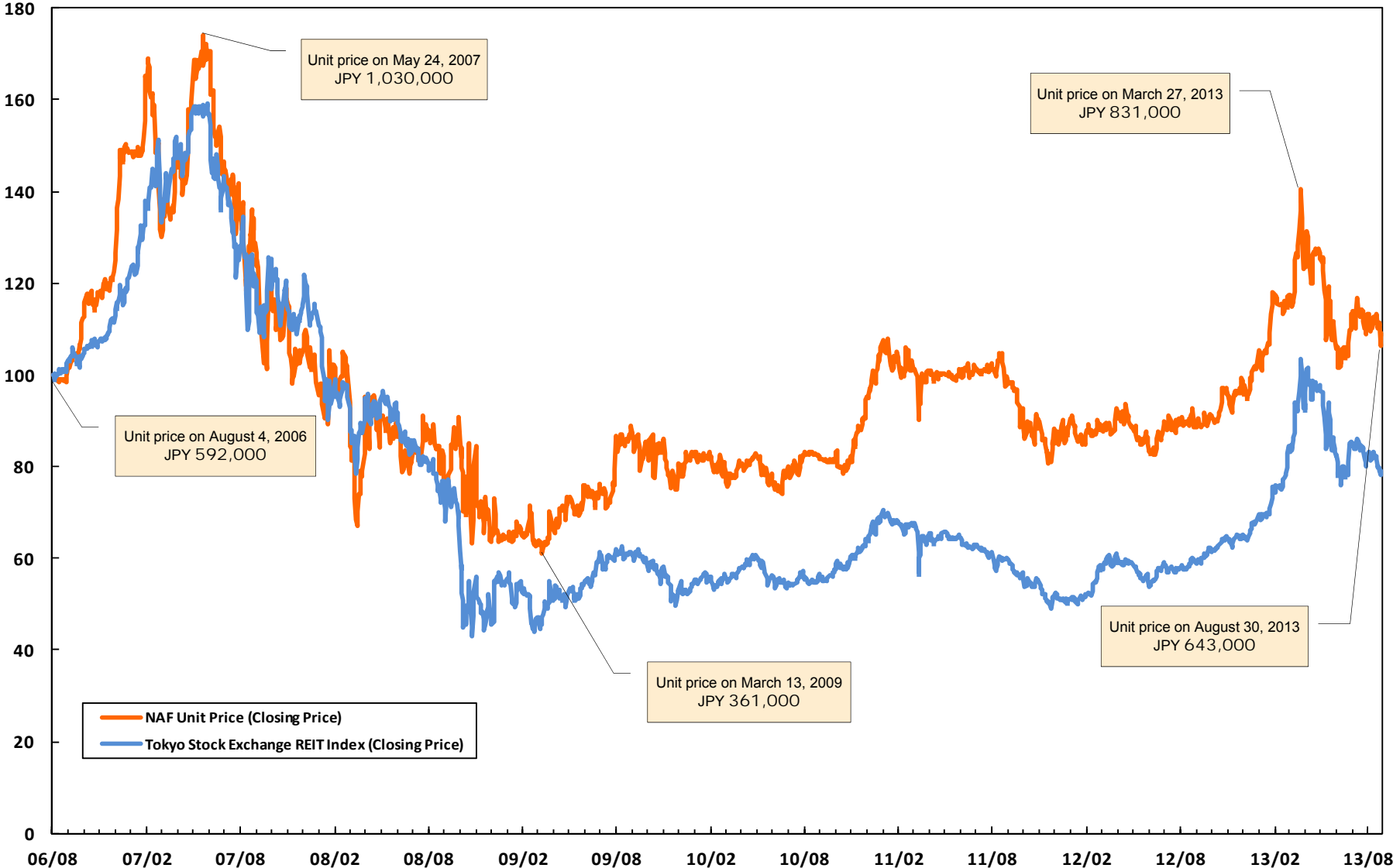
For  
details,  
see pages  
64-65.

# Track Record of Distributions



# Historical Unit Price since IPO

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



\* 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.



# Historical Operating Performance

		2nd Period	3rd Period	4th Period	5th Period	6th Period	7th Period	8th Period	9th Period	10th Period	11th Period	12th Period	13th Period	14th Period	15th Period
		Feb. 2007	Aug. 2007	Feb. 2008	Aug. 2008	Feb. 2009	Aug. 2009	Feb. 2010	Aug. 2010	Feb. 2011	Aug. 2011	Feb. 2012	Aug. 2012	Feb. 2013	Aug. 2013
Number of Operating Days	days	334	184	182	184	181	184	181	184	181	184	182	184	181	184
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	8,103	8,082	9,002
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	8,018	8,078	8,997
Gain on Sale of Investment Properties	JPY mn	4	—	—	—	—	—	556	—	—	—	—	85	—	—
Dividend Income from Anonymous Partnership	JPY mn	—	—	—	—	—	—	—	—	—	—	—	—	3	4
Net Operating Income from Property Leasing <sup>1</sup>	JPY mn	4,130	2,805	3,316	3,541	3,614	3,507	4,178	4,770	4,839	5,763	6,113	6,072	6,222	6,783
Depreciation	JPY mn	849	607	731	847	862	850	1,060	1,240	1,251	1,586	1,699	1,719	1,748	1,915
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	4,352	4,474	4,867
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	3,634	3,655	3,964
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	2,856	2,900	3,165
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	2,855	2,899	3,164
Capital Expenditure	JPY mn	301	158	538	442	72	138	94	145	76	125	114	114	278	252
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	237,854	245,982	273,872
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	126,500	134,500	139,000
LTV <sup>2</sup>	%	39.3	43.3	49.6	55.2	55.2	55.3	53.1	54.6	54.6	51.8	53.1	53.2	54.7	50.8
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	106,090	106,204	128,921
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	2,785	2,899	3,164
Units Outstanding	Units	113,480	113,480	113,480	113,480	113,480	113,480	156,178	156,178	156,178	194,711	194,711	194,711	194,711	230,711
Total Net Assets per Unit	Yen	555,223	550,102	551,717	551,813	551,939	550,978	533,863	533,045	533,383	543,705	544,746	544,863	545,447	558,800
Unitholders' Capital per Unit	Yen	537,351	537,351	537,351	537,351	537,351	537,351	519,296	519,296	519,296	530,197	530,197	530,197	530,197	544,780
Distribution per Unit	Yen	17,871	12,750	14,366	14,461	14,587	13,626	14,567	13,748	14,086	13,508	14,548	14,306	14,890	13,717
Unit Market Price	Yen	806,000	753,000	597,000	495,000	371,000	512,000	461,000	488,000	598,000	578,000	529,000	524,000	680,000	643,000
No. of Properties	#	27	30	37	44	44	44	61	63	63	83	87	88	90	105
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	231,936	242,140	267,406
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	229,973	239,401	263,889
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	222,746	235,022	264,262
Appraisal 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	-7,227	-4,379	372
Total Rental Units	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
Residential	Units	2,758	3,035	3,727	4,247	4,247	4,247	6,199	6,447	6,447	7,775	8,181	8,129	8,356	9,361
Retail	Units	3	3	8	9	9	9	15	17	17	29	32	32	33	35
Other Accommodation Assets	Units	—	—	—	—	—	—	—	—	—	918	918	1,120	1,120	1,120
Total Rentable Area	m <sup>2</sup>	135,744.65	143,912.23	168,959.94	189,635.68	189,635.68	189,635.68	279,562.00	288,353.68	288,353.68	363,803.33	374,528.89	377,342.44	392,366.06	431,664.02
Occupancy Rate (End of Period)	%	97.2	96.9	97.2	96.0	96.2	94.4	96.5	95.5	96.5	95.5	96.2	95.8	96.4	95.6

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

# Financial Summary (1) Income Statement

(JPY million)	14th Period (Ended February 28, 2013)	15th Period (Ended August 31, 2013)	Change
Total Revenues	8,078	8,997	+919
Rental Expenses	1,474	1,792	+318
Real Estate Taxes	381	421	+40
Depreciation and Amortization	1,748	1,915	+166
Total Rental Expenses	3,604	4,129	+525
Operating Income from Property Leasing	4,474	4,867	+393
Gain on Sale of Investment Properties/Dividend Income from Anonymous Partnership	3	4	+1
Asset Management Fees	578	640	+62
Other Expenses	244	267	+22
Operating Income	3,655	3,964	+309
Non-Operating Income	-755	-799	-44
Income before Income Taxes	2,900	3,165	+265
Current and Deferred Income Taxes	0	0	-0
Net Income	2,899	3,164	+265
Total Distribution	2,899	3,164	+265
Distribution per Unit (No. of units outstanding)	14,890 yen (194,711 units)	13,717 yen (230,711 units)	-1,173 yen (+36,000 units)
Net Operating Income (from Property Leasing Activities)	6,222	6,783	+560
Funds from Operations	4,647	5,079	+432
Number of Days in Period	181 days	184 days	+3 days

# Financial Summary (2) Balance Sheet

(JPY million)	14th Period (Ended February 28, 2013)	15th Period (Ended August 31, 2013)	Change
<b>Total Assets</b>	245,982	273,872	+27,889
Cash and cash equivalents	4,596	8,178	+3,581
Total investment properties	239,424	263,899	+24,474
Others	1,961	1,795	-166
<b>Total Liabilities</b>	139,778	144,951	+5,173
Interest-bearing debt	134,500	139,000	+4,500
Tenant security deposits	2,929	3,194	+265
Others	2,349	2,756	+407
<b>Total Net Assets</b>	106,204	128,921	+22,716
Unitholders' capital	103,235	125,686	+22,451
Reserve for distribution	70	70	-
Retained earnings	2,899	3,164	+265
<b>No. of Properties</b>	90 properties	105 properties	+15 properties
<b>Total Acquisition Price</b>	242,140	267,406	+25,266
<b>Total Rentable Area</b>	392,366.06 m <sup>2</sup>	431,664.02 m <sup>2</sup>	+39,297.96 m <sup>2</sup>
<b>Occupancy Rate (As of the end of the period)</b>	96.4 %	95.6 %	-0.8 points
<b>Capital Ratio (Net Assets / Total Assets)</b>	43.2 %	47.1 %	+3.9 points
<b>LTV<sup>1</sup></b>	54.7 %	50.8 %	-3.9 points
<b>Interest-Bearing Debt Ratio<sup>2</sup></b>	56.6 %	52.5 %	-4.1 points
<b>Book Value per Unit</b>	545,447 yen	558,800 yen	+13,353 yen
<b>Original Capital per Unit (Units Outstanding)</b>	530,197 yen (194,711 units)	544,780 yen (230,711 units)	+14,583 yen (+36,000 units)

1. LTV=Interest-Bearing Debt/Total Assets

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

# Financial Summary (3) Details of Forecast

(JPY million)		Forecast for the 16th Period (Ending February 28, 2014)
Total Revenues		9,162
	Rental Expenses	1,699
	Real Estate Taxes	422
	Depreciation and Amortization	1,981
Total Rental Expenses		4,103
Operating Income from Property Leasing		5,058
Asset Management Fees		657
Other Expenses		283
Operating Income		4,117
Non-Operating Income		-794
Income before Income Taxes		3,323
Current and Deferred Income Taxes		1
Net Income		3,322
Distribution per Unit		14,400 yen
(No. of units outstanding)		(230,711 units)

## Assumptions

- **AUM**  
 108 properties as of October 17, 2013  
 (assumes no acquisition or sale of investment assets until February 28, 2014)
  
- **Interest-bearing debt**  
 JPY 143.5 billion as of October 17, 2013  
 (assumes no change in interest-bearing debt until February 28, 2014)
  
- **Occupancy rate at the end of the period**  
 Approximately 95%

A modern, bright apartment interior. In the foreground, a round glass dining table is set with a white coffee cup on a saucer and a silver tray of fresh fruit including pears, apples, and oranges. In the background, there is a kitchen with white cabinetry and a stainless steel range hood, a living area with a grey sofa and a coffee table, and a large window with a view of a city skyline. The ceiling features recessed lighting and a central air conditioning unit.

## Features, Strategies and Acquisition Policy



**Nippon  
Accommodations  
Fund**

## 1. Investment in Accommodation Assets

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- Invest in residential properties created in response to ongoing social and lifestyle changes
- Maximize the value of accommodation assets by providing accommodations that satisfy diverse tenant needs

## 2. Utilization of the Mitsui Fudosan Group

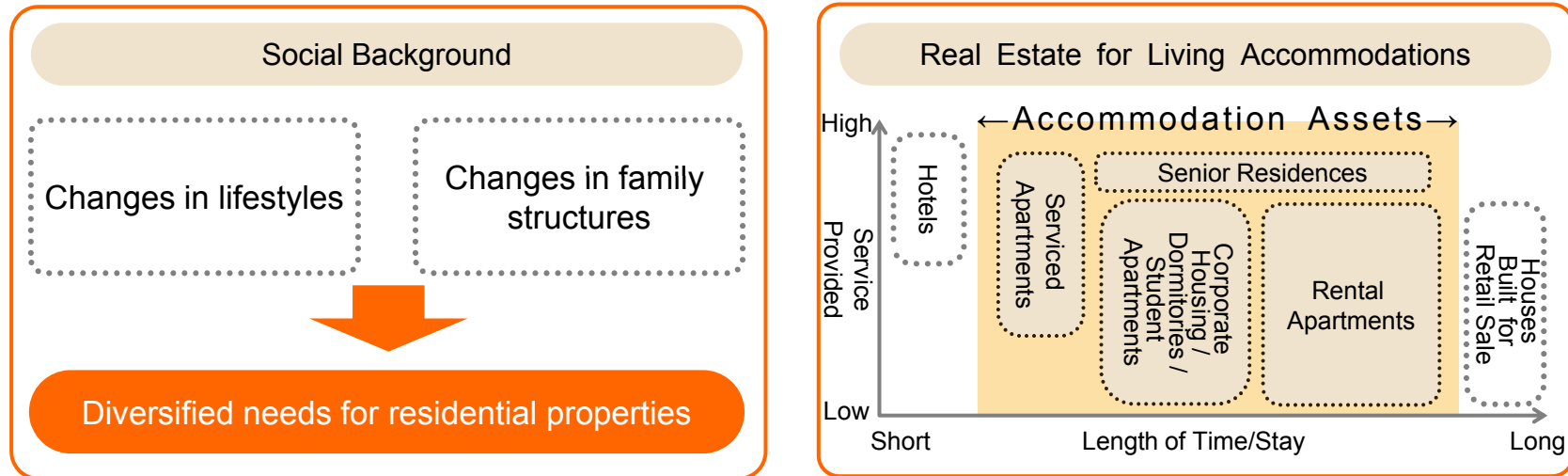
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- Full and active use of the Mitsui Fudosan Group's value chain from planning and development to management and operation
- Access to investment opportunities through Mitsui Fudosan's properties and its Group's extensive network



## Features and Strategies (2)

Real estate for living accommodations is classified in relation to two axes, “length of time/stay” and “service provided”



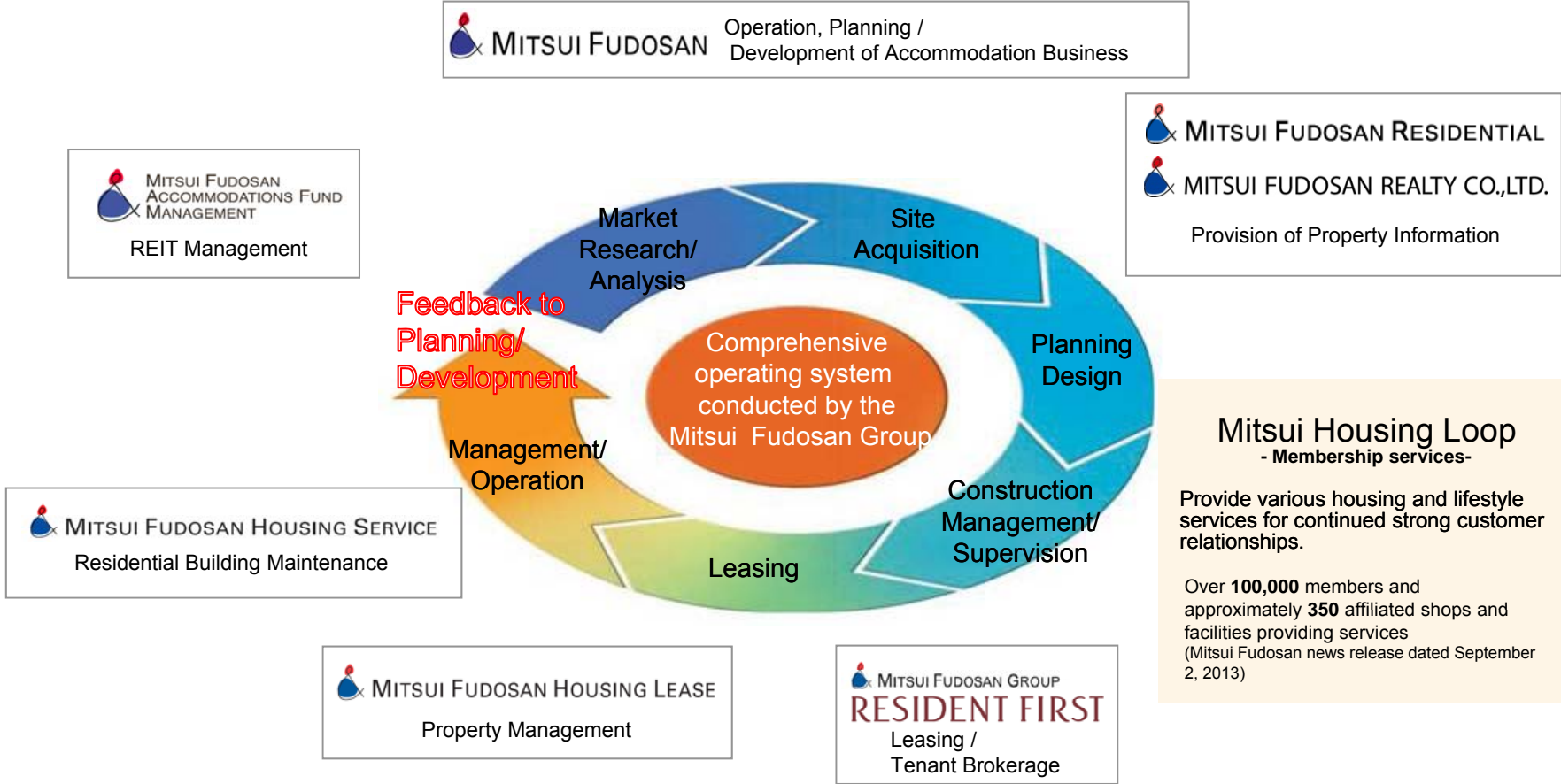
**Accommodate = “to provide satisfactory services”**

From simply “renting space” to “providing accommodations”  
in response to more diversified needs of tenants

**Objective: Maximize value of Accommodation Assets**

# Features and Strategies (3)

## Leveraging the Comprehensive Strengths of the Mitsui Fudosan Group



## Investment Areas

- Rental apartments: mainly in the Tokyo 23 wards; also in Greater Tokyo<sup>1</sup> and Other Major Cities<sup>2</sup>  
Other accommodation assets<sup>3</sup>: Major cities throughout Japan and their suburbs
- More than 80 percent of NAF's investments are in the 23 wards of Tokyo.

1. Tokyo Prefecture (other than the 23 wards), Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture
2. Sapporo, Sendai, Nagoya, Osaka, Kyoto, Kobe, Hiroshima and Fukuoka
3. Student dormitories, student apartments, serviced apartments, senior residences, company housing

## Investment Criteria

Investment size

- JPY 1.0 bn or more per property

Ownership interest


- Fee Simple

Building structure

- RC or SRC

(in principle)





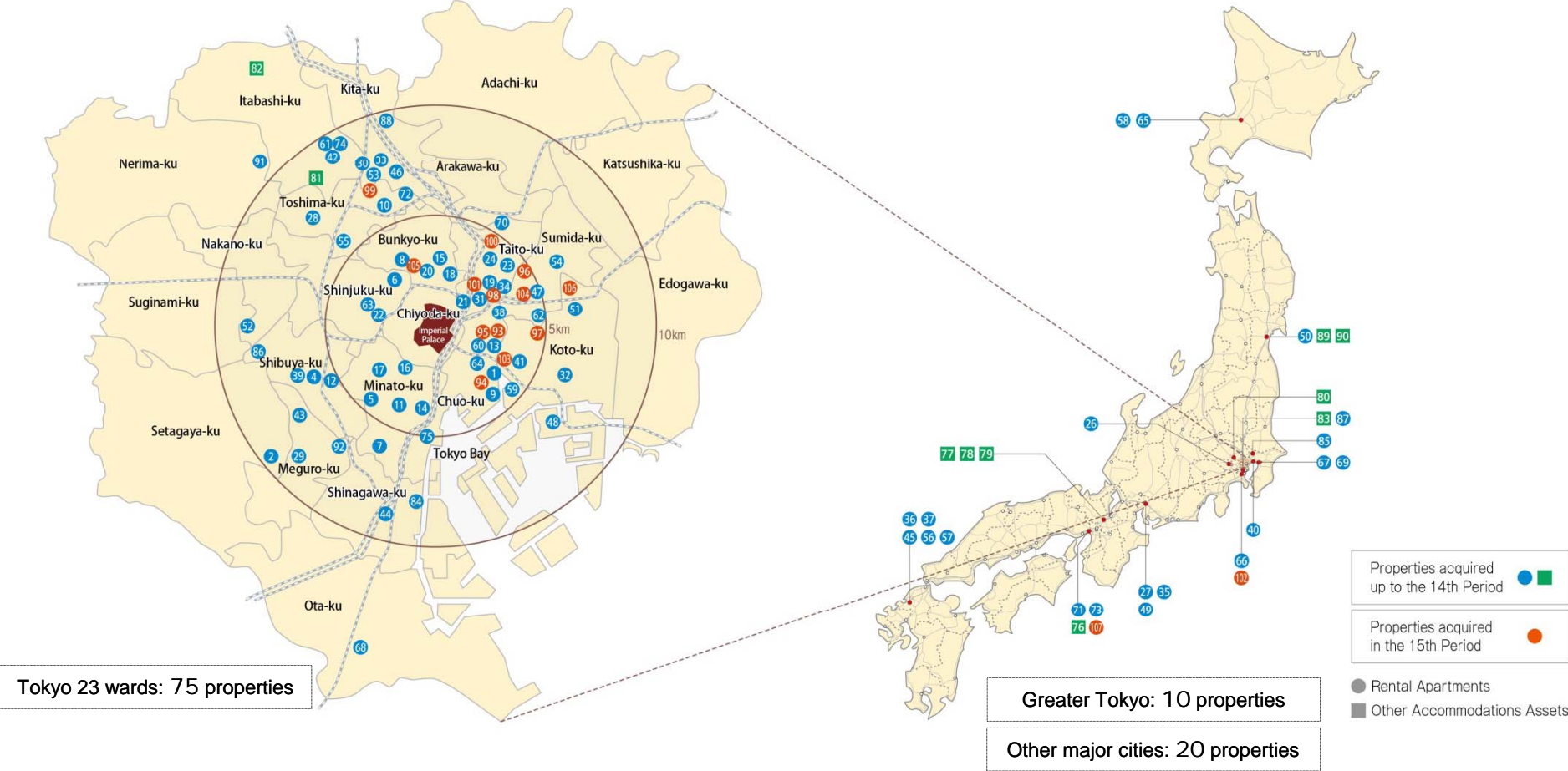
## Appendix (1): Portfolio

 **Nippon  
Accommodations  
Fund**



# Portfolio Map

No. of Properties: 105, No. of Units: 10,516



\* NAF's portfolio consisted of 105 properties as of August 31, 2013, the end of the 15th Period.  
 \* Circled numbers correspond to the property numbers on pages 34 and 35.

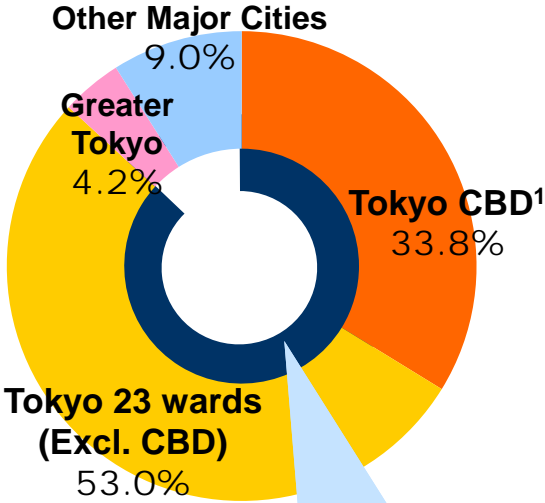


# Portfolio – Rental Apartment Characteristics (1)



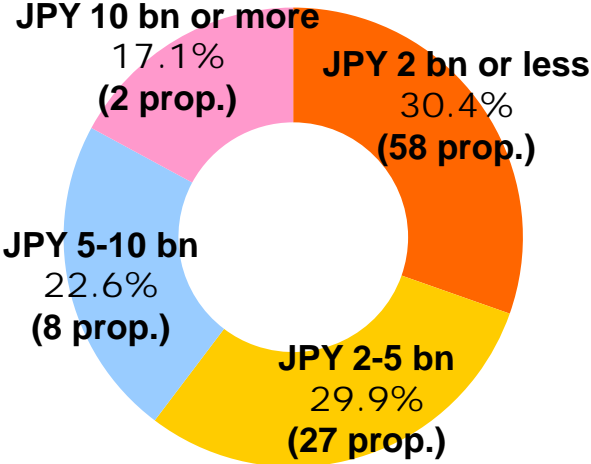
## Investing Mainly in Large-Scale Properties, with a Focus in Tokyo 23 Wards

1. Location



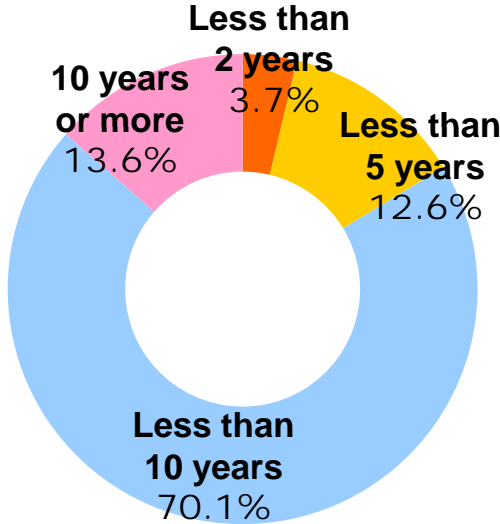
**86.8% are located in Tokyo 23 Wards**

2. Acquisition Price



**Average: JPY 2.7 bn per property**  
(JPY 2.4 bn excl. Okawabata)

3. Property Age<sup>2</sup>



**Average: 8.4 years**  
(6.3 years excl. Okawabata)

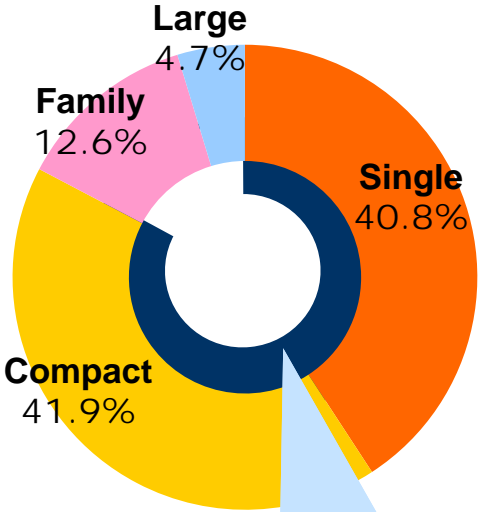
\* The data above are totals for rental apartments owned as of August 31, 2013 and do not include other accommodation assets.  
 \* The calculations for graphs 1 to 3, above are based on acquisition price. Graph 3, Property Age, uses a weighted average.  
 1. Tokyo CBD includes Chiyoda, Chuo and Minato wards; Greater Tokyo includes Tokyo (other than the 23 wards), Kanagawa, Chiba and Saitama; Other Major Cities includes Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima and Fukuoka.  
 2. The calculations are based on individual property age as of August 31, 2013.

# Portfolio – Rental Apartment Characteristics (2)



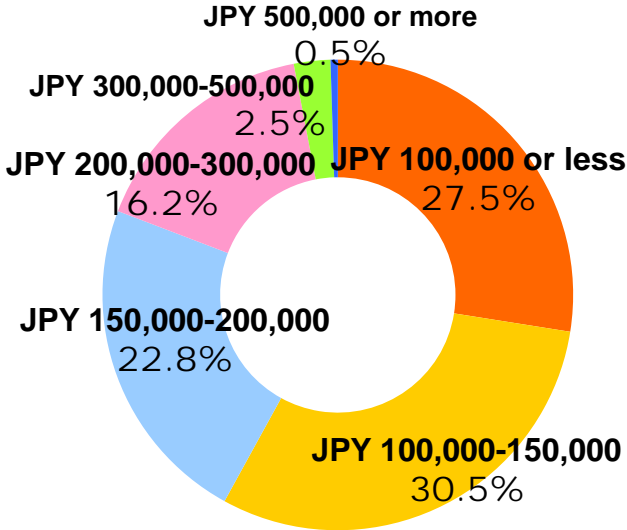
## Properties Mainly Composed of Relatively Small Single and Compact Units

4. Category<sup>1</sup>



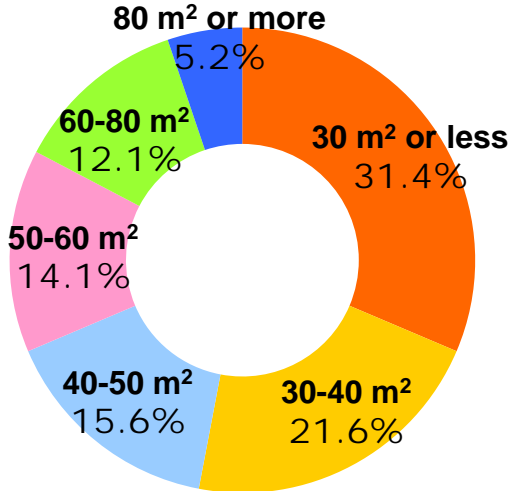
**Single and Compact Units:**  
**Approx. 82.7%**  
 (87.3% excl. Okawabata)

5. Monthly Rent per Unit<sup>2</sup>



**Average: JPY 148 thousand**  
**per unit**  
 (JPY 140 thousand excl. Okawabata)

6. Unit Area

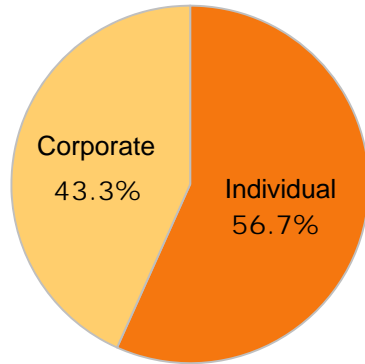


**Average: 43.0 m²**  
**per unit**  
 (40.7 m² excl. Okawabata)

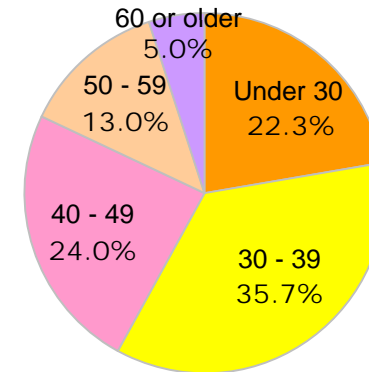
\* The data above are totals for rental apartments owned as of August 31, 2013 and do not include other accommodation assets.  
 \* The calculations for graphs 4 to 6, above are based on units, excluding retail units.  
 1. Calculation based on unit categories as of August 31, 2013.  
 2. Calculation based on total monthly rent (rent and common area fees) per unit as of August 31, 2013.

# Tenant Characteristics

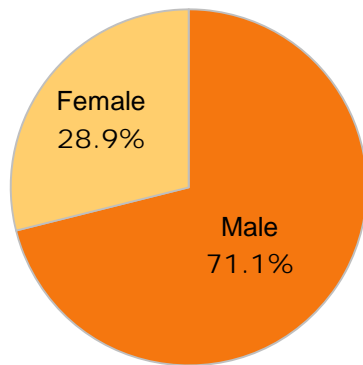
Lessee Type



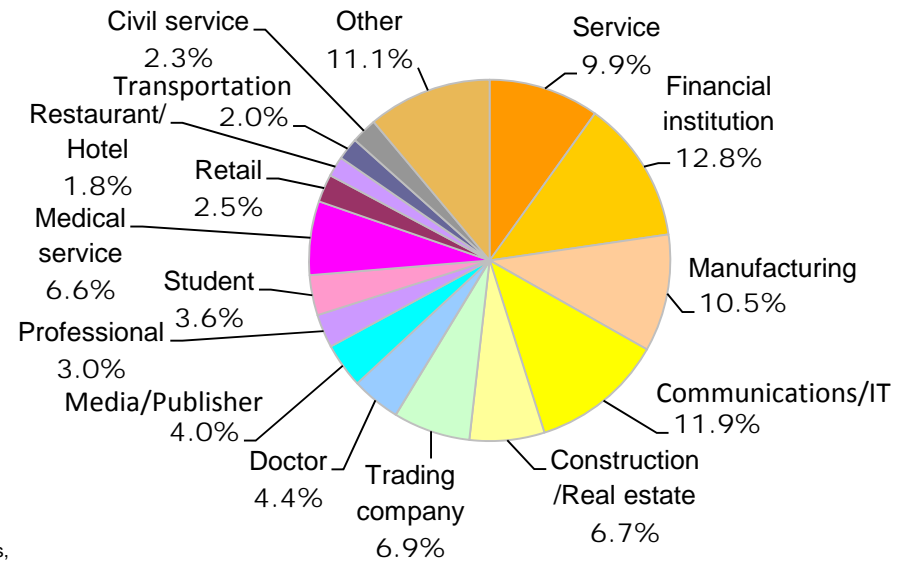
Age



Gender



Category of Business



\* All data above are based on documents submitted by tenants at the point of contract.  
 \* The data above are totals for rental apartments owned as of August 31, 2013, excluding retail units, and do not include other accommodation assets.

# Portfolio List

No.	Name	Location	Acquisition Price (JPY mn) <sup>1</sup>	Portfolio Share (%)	Rentable Area (m <sup>2</sup> )	Rentable Units (Units)	PML (%)
1	Okawabata Apartment Communities	River Point Tower	29,696	11.1%	43,812.41	544	4.5
		Park Side Wings					7.9
		Pier West House					7.0
2	Park Axis Gakugei Daigaku	Setagaya-ku, Tokyo	1,760	0.7%	2,437.66	64	7.6
4	Park Axis Shibuya Jinnan	Shibuya-ku, Tokyo	3,230	1.2%	2,766.62	75	6.8
5	Park Axis Aoyama Kotto Dori	Minato-ku, Tokyo	1,730	0.6%	1,537.24	40	7.0
6	Park Axis Kagurazaka Stage	Shinjuku-ku, Tokyo	1,400	0.5%	1,891.05	59	7.5
7	Park Axis Shirokanedai	Minato-ku, Tokyo	5,140	1.9%	4,704.44	99	8.7
8	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	4,440	1.7%	6,078.93	154	6.6
9	Park Axis Tsukishima	Chuo-ku, Tokyo	930	0.3%	1,383.99	30	6.8
10	Park Axis Otsuka	Toshima-ku, Tokyo	1,655	0.6%	2,606.37	52	6.5
11	Park Axis Minami Azabu	Minato-ku, Tokyo	3,939	1.5%	3,938.14	64	7.4
12	Park Axis Shibuya	Shibuya-ku, Tokyo	1,282	0.5%	1,094.28	20	7.9
13	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	7,557	2.8%	10,025.40	185	7.6
14	Park Axis Hamamatsucho	Minato-ku, Tokyo	2,025	0.8%	2,426.45	80	7.1
15	Park Axis Hongo no Mori	Bunkyo-ku, Tokyo	2,910	1.1%	3,317.94	87	8.8
16	Park Axis Tameike Sanno	Minato-ku, Tokyo	2,860	1.1%	2,710.69	70	8.2
17	Park Axis Roppongi Hinokicho Koen	Minato-ku, Tokyo	2,170	0.8%	2,054.46	46	9.2
18	Park Axis Ochanomizu Stage	Bunkyo-ku, Tokyo	9,710	3.6%	12,025.25	324	7.2
19	Park Axis Okachimachi	Taito-ku, Tokyo	1,070	0.4%	1,621.73	42	6.8
20	Park Cube Hongo	Bunkyo-ku, Tokyo	1,760	0.7%	2,160.12	60	8.2
21	Park Cube Kanda	Chiyoda-ku, Tokyo	2,454	0.9%	3,194.59	95	8.9
22	Park Cube Ichigaya	Shinjuku-ku, Tokyo	1,949	0.7%	2,288.46	53	6.8
23	Park Cube Asakusa Tawaramachi	Taito-ku, Tokyo	2,508	0.9%	4,012.68	76	8.8
24	Park Cube Ueno	Taito-ku, Tokyo	2,233	0.8%	3,041.61	91	7.5
28	Park Cube Ikebukuro Kanamecho	Toshima-ku, Tokyo	1,608	0.6%	1,886.82	65	8.1
29	Park Axis Meguro Honcho	Meguro-ku, Tokyo	1,810	0.7%	1,884.77	60	8.3
30	Park Axis Shin Itabashi	East	3,430	1.3%	4,395.99	152	7.3
		West					7.5
31	Park Axis Akihabara	Chiyoda-ku, Tokyo	1,200	0.4%	1,346.07	41	7.4
32	Park Axis Toyochō	Koto-ku, Tokyo	3,950	1.5%	5,412.40	140	10.2
33	Park Axis Takingawa	Kita-ku, Tokyo	1,820	0.7%	2,924.75	49	5.8
34	Park Axis Asakusabashi	Taito-ku, Tokyo	2,717	1.0%	3,400.78	79	8.9
38	Park Axis Nihonbashi Hamacho	Chuo-ku, Tokyo	5,540	2.1%	6,999.83	118	8.1
39	Park Cube Yoyogi Tomigaya	Shibuya-ku, Tokyo	1,975	0.7%	1,929.10	38	7.4
41	Park Axis Monzen Nakacho	Koto-ku, Tokyo	1,700	0.6%	1,886.39	55	10.1
42	Park Cube Itabashi Honcho	Itabashi-ku, Tokyo	4,170	1.6%	5,317.07	166	8.1
43	Park Cube Gakugei Daigaku	Meguro-ku, Tokyo	910	0.3%	957.88	24	6.8
44	Park Cube Oimachi	Shinagawa-ku, Tokyo	1,440	0.5%	1,511.12	65	10.0
46	Park Axis Nishigahara	Kita-ku, Tokyo	840	0.3%	1,435.83	46	7.7
47	Park Axis Kinshicho	Sumida-ku, Tokyo	1,448	0.5%	2,288.13	65	10.7
48	Park Axis Tatsumi Stage	Koto-ku, Tokyo	7,464	2.8%	16,474.06	300	10.0
51	Park Axis Kameido	Koto-ku, Tokyo	2,359	0.9%	3,986.78	118	11.0
52	Park Axis Honancho	Nakano-ku, Tokyo	745	0.3%	1,231.08	31	8.0
53	Park Axis Itabashi	Kita-ku, Tokyo	1,448	0.5%	2,567.96	64	9.1
54	Park Axis Oshiage	Sumida-ku, Tokyo	1,193	0.4%	2,121.29	58	10.5
55	Park Axis Takadanobaba	Toshima-ku, Tokyo	1,222	0.5%	1,463.25	37	7.9
59	Park Axis Toyosu	Koto-ku, Tokyo	14,300	5.3%	25,537.94	403	7.8
60	Park Axis Hatchobori	Chuo-ku, Tokyo	1,760	0.7%	2,416.29	64	9.1
61	Park Axis Itabashi Honcho	Itabashi-ku, Tokyo	987	0.4%	2,048.31	66	9.2
62	Park Axis Sumiyoshi	Sumida-ku, Tokyo	1,006	0.4%	1,785.72	60	11.4
63	Park Cube Yotsuya Sanhome	Shinjuku-ku, Tokyo	2,749	1.0%	3,599.82	130	8.7
64	Park Cube Hatchobori	Chuo-ku, Tokyo	4,200	1.6%	5,191.86	120	8.2
68	Park Axis Kamata Ichibankan	Ota-ku, Tokyo	1,069	0.4%	1,721.28	63	9.5
70	Park Axis Taito Negishi	Taito-ku, Tokyo	672	0.3%	1,283.13	40	10.5
72	Park Axis Komagome	Toshima-ku, Tokyo	1,389	0.5%	1,979.51	40	8.5
74	Park Axis Itabashi Honcho Nibanakan	Itabashi-ku, Tokyo	1,859	0.7%	3,661.58	99	7.7

75	Shibaura Island Air Tower <sup>2</sup>	Air Tower Air Terrace	Minato-ku, Tokyo	7,905	3.0%	17646.33	272	2.3 8.7
84	Park Cube Higashi Shinagawa		Shinagawa-ku, Tokyo	6,060	2.3%	10,636.67	201	9.8
86	Park Cube Sasazuka		Shibuya-ku, Tokyo	2,200	0.8%	2,416.00	93	9.5
88	Park Axis Higashi Jujo		Kita-ku, Tokyo	1,700	0.6%	2,893.54	71	6.8
91	Park Cube Heiwadai		Nerima-ku, Tokyo	1,204	0.5%	2,656.00	34	6.5
92	Park Cube Meguro Tower		Meguro-ku, Tokyo	9,000	3.4%	12,367.62	194	3.1
93	Park Cube Nihonbashi Suitengu		Chuo-ku, Tokyo	2,711	1.0%	4,235.33	77	9.3
94	Park Cube Ginza East		Chuo-ku, Tokyo	2,269	0.8%	3,358.63	77	6.9
95	Park Cube Kayabacho		Chuo-ku, Tokyo	1,105	0.4%	1,695.06	28	7.6
96	Park Cube Honjo Azumabashi		Sumida-ku, Tokyo	1,252	0.5%	2,241.63	45	9.5
97	Park Axis Kiyosumi Shirakawa		Koto-ku, Tokyo	696	0.3%	1,159.84	36	10.8
98	Park Axis Asakusabashi Nichome		Taito-ku, Tokyo	1,079	0.4%	1,569.00	48	7.8
99	Park Axis Nishi Sugamo		Kita-ku, Tokyo	1,439	0.5%	2,326.32	56	9.6
100	Park Axis Ueno		Taito-ku, Tokyo	1,389	0.5%	1,992.29	59	8.5
101	Park Axis Akihabara East		Taito-ku, Tokyo	1,369	0.5%	1,890.20	58	9.7
103	Park Axis Kayabacho		Chuo-ku, Tokyo	1,809	0.7%	2,355.07	72	9.7
104	Park Axis KinsichoShinsui Koen		Sumida-ku, Tokyo	1,369	0.5%	2,085.62	60	8.0
105	Park Cube Kasuga Andozaka		Bunkyo-ku, Tokyo	2,670	1.0%	3,581.09	68	6.5
106	Park Cube Kameido		Koto-ku, Tokyo	3,020	1.1%	4,442.09	122	10.4
Tokyo 23 Wards Total				223,636	83.6%	323,325.63	6,937	
26	Park Cube Keio Hachioji II		Hachioji-shi, Tokyo	1,130	0.4%	3,082.32	48	7.6
40	Park Axis Nishi Funabashi		Funabashi-shi, Chiba	1,020	0.4%	2,074.35	55	7.9
66	Park Axis Yokohama Idogaya		Yokohama-shi, Kanagawa	1,419	0.5%	2,706.59	100	11.4
67	Park Axis Chiba Shinmachi		Chiba-shi, Chiba	1,679	0.6%	3,318.15	84	11.1
69	Park Axis Chiba		Chiba-shi, Chiba	970	0.4%	2,270.32	91	7.8
85	Park Cube Kita Matsudo		Matsudo-shi, Chiba	1,200	0.4%	2,358.66	109	9.2
87	Park Cube Musashi Kosugi		Kawasaki-shi, Kanagawa	2,250	0.8%	3,057.36	136	9.6
102	Park Axis Yokohama Tanmachi Koen		Yokohama-shi, Kanagawa	1,119	0.4%	1,682.46	63	9.5
Greater Tokyo Total				10,787	4.0%	20,550.21	686	
27	Park Axis Meieki Minami		Nagoya-shi, Aichi	2,440	0.9%	5,565.13	169	4.3
35	Park Axis Marunouchi		Nagoya-shi, Aichi	1,920	0.7%	3,821.75	99	6.1
36	Park Axis Ropponmatsu		Fukuoka-shi, Fukuoka	1,515	0.6%	3,473.67	112	2.2
37	Park Axis Hakataeki Minami		Fukuoka-shi, Fukuoka	1,890	0.7%	4,668.29	177	3.1
45	Park Axis Naka Gofukumachi		Fukuoka-shi, Fukuoka	742	0.3%	2,707.88	112	2.8
49	Park Axis Shirakabe		Nagoya-shi, Aichi	1,547	0.6%	4,735.89	86	6.1
50	Park Axis Sendai		Sendai-shi, Miyagi	2,320	0.9%	8,843.17	204	5.7
56	Park Axis Hakata Minoshima		Fukuoka-shi, Fukuoka	960	0.4%	3,461.85	112	2.9
57	Park Axis Takamiya Higashi		Fukuoka-shi, Fukuoka	605	0.2%	2,289.21	70	2.3
58	Park Axis Sapporo Shokubutsuen Mae		Sapporo-shi, Hokkaido	1,650	0.6%	7,845.01	146	2.4
65	Park Axis Shin Sapporo		Sapporo-shi, Hokkaido	827	0.3%	3,729.05	85	2.5
71	Park Axis Esaka Hiroshibacho		Suita-shi, Osaka	2,369	0.9%	4,309.24	130	11.2
73	Park Axis Utsubo Koen		Osaka-shi, Osaka	2,399	0.9%	4,952.45	133	13.1
107	Park Cube Kitahama		Osaka-shi, Osaka	1,970	0.7%	4,683.33	138	11.0
Other Major Cities Total				23,154	8.7%	65,085.92	1,773	
Rental Apartments Total				257,577	96.3%	408,961.76	9,396	
76	Dormy Ashiya		Ashiya-shi, Hyogo	928	0.3%	2,826.00	140	10.0
77	Kawaijuku Kyoto Gakushin Ryo		Kyoto-shi, Kyoto	991	0.4%	2,785.40	134	5.5
78	Sundai Horikawa Ryo		Kyoto-shi, Kyoto	916	0.3%	2,043.32	113	6.9
79	Dormitory Rakuohku		Kyoto-shi, Kyoto	374	0.1%	1,035.00	69	6.5
80	Rikkyo University International Dormitory (RUID) Shiki		Shiki-shi, Saitama	1,478	0.6%	2,293.20	126	5.4
81	Dormy Naka Itabashi		Itabashi-ku, Tokyo	1,041	0.4%	1,911.00	105	7.1
82	Philosophia Nishidai		Itabashi-ku, Tokyo	1,249	0.5%	2,184.00	120	8.3
83	Dormy Musashi Kosugi		Kawasaki-shi, Kanagawa	1,152	0.4%	1,996.47	111	8.3
89	Artis Sendai Kakyoin		Sendai-shi, Miyagi	540	0.2%	1,564.40	60	4.5
90	Artis Sendai Kimachi Dori		Sendai-shi, Miyagi	1,160	0.4%	4,063.47	142	5.0
Other Accommodation Assets Total				9,829	3.7%	22,702.26	1,120	
Grand Total				267,406	100.0%	431,664.02	10,516	3.7 (per total PMU)

\* As of August 31, 2013

\* Properties acquired in the 15th Period are highlighted in light orange.

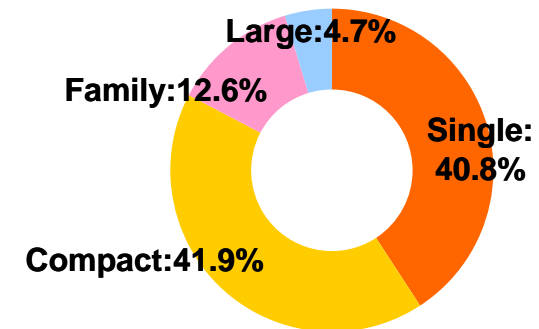
1. Acquisition price does not include acquisition-related expenses, property tax or consumption tax.

2. 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 (871 residential, 7 retail, etc.) and total rentable area (56,923.63m<sup>2</sup>) and rounded to the nearest unit and one-hundredth of a square meter, respectively.

# Breakdown of Units by Category

Property Number	Property Name	Category				Rentable Units	
		Single	Compact	Family	Large	Residential	Retail, etc.
1	Okawabata Apartment Communities	0	52	297	195	544	0
2	Park Axis Gakugei Daigaku	37	21	6	0	64	0
4	Park Axis Shibuya Jinnan	51	24	0	0	75	0
5	Park Axis Aoyama Kotto Dori	12	28	0	0	40	0
6	Park Axis Kagurazaka Stage	44	15	0	0	59	0
7	Park Axis Shirokanedai	29	39	26	5	99	0
8	Park Axis Bunkyo Stage	80	70	4	0	154	0
9	Park Axis Tsukishima	0	30	0	0	30	0
10	Park Axis Otsuka	0	39	13	0	52	0
11	Park Axis Minami Azabu	0	38	16	10	64	0
12	Park Axis Shibuya	0	15	0	5	20	0
13	Park Axis Nihonbashi Stage	66	34	64	20	184	1
14	Park Axis Hamamatsucho	67	12	0	1	80	0
15	Park Axis Hongo no Mori	40	46	0	0	86	1
16	Park Axis Tameike Sanno	30	40	0	0	70	0
17	Park Axis Roppongi Hinokicho Koen	3	37	6	0	46	0
18	Park Axis Ochanomizu Stage	178	136	9	1	324	0
19	Park Axis Okachimachi	11	31	0	0	42	0
20	Park Cube Hongo	0	60	0	0	60	0
21	Park Cube Kanda	83	6	4	2	95	0
22	Park Cube Ichigaya	0	51	0	2	53	0
23	Park Cube Asakusa Tawaramachi	6	46	24	0	76	0
24	Park Cube Ueno	25	66	0	0	91	0
28	Park Cube Ikebukuro Kanamecho	65	0	0	0	65	0
29	Park Axis Meguro Honcho	15	45	0	0	60	0
30	Park Axis Shin Itabashi	122	30	0	0	152	0
31	Park Axis Akihabara	18	23	0	0	41	0
32	Park Axis Toyokocho	0	140	0	0	140	0
33	Park Axis Takinogawa	0	43	5	0	48	1
34	Park Axis Asakusabashi	26	52	0	0	78	1
38	Park Axis Nihonbashi Hamacho	0	75	43	0	118	0
39	Park Cube Yoyogi Tomigaya	1	36	0	1	38	0
41	Park Axis Monzen Nakacho	33	22	0	0	55	0
42	Park Cube Itabashi Honcho	128	37	0	0	165	1
43	Park Cube Gakugei Daigaku	13	11	0	0	24	0
44	Park Cube Oimachi	65	0	0	0	65	0
46	Park Axis Nishigahara	38	8	0	0	46	0
47	Park Axis Kinshicho	13	52	0	0	65	0
48	Park Axis Tatumi Stage	95	50	136	18	299	1
51	Park Axis Kameido	40	78	0	0	118	0
52	Park Axis Honancho	7	24	0	0	31	0
53	Park Axis Itabashi	8	51	5	0	64	0
54	Park Axis Oshiage	36	21	0	0	57	1
55	Park Axis Takadanobaba	0	36	0	0	36	1
59	Park Axis Toyosu	19	163	219	0	401	2
60	Park Axis Hatchobori	41	22	0	0	63	1

Portfolio by Category



\* Category shows the number of rentable units for each category of assets under management. In the chart on the following page, S refers to single apartments, C refers to compact apartments, F refers to family apartments and L refers to large apartments.



61	Park Axis Itabashi Honcho	55	11	0	0	66	0
62	Park Axis Sumiyoshi	42	18	0	0	60	0
63	Park Cube Yotsuya Sancho	112	18	0	0	130	0
64	Park Cube Hatchobori	0	118	0	0	118	2
68	Park Axis Kamata Ichibankan	52	11	0	0	63	0
70	Park Axis Taito Negishi	28	12	0	0	40	0
72	Park Axis Komagome	3	36	0	0	39	1
74	Park Axis Itabashi Honcho Nibanakan	44	55	0	0	99	0
75	Shibaura Island Air Tower <sup>1</sup>	47	103	63	57	270	2
84	Park Cube Higashi Shinagawa	0	137	23	41	201	0
86	Park Cube Sasazuka	75	16	0	1	92	1
88	Park Axis Higashi Jujo	26	44	0	0	70	1
91	Park Cube Heiwadai	0	1	33	0	34	0
92	Park Cube Meguro Tower	43	64	10	76	193	1
93	Park Cube Nihonbashi Suitengu	0	55	22	0	77	0
94	Park Cube Ginza East	0	77	0	0	77	0
95	Park Cube Kayabacho	0	18	9	0	27	1
96	Park Cube Honjo Azumabashi	9	36	0	0	45	0
97	Park Axis Kiyosumi Shirakawa	18	18	0	0	36	0
98	Park Axis Asakusabashi Nichome	24	24	0	0	48	0
99	Park Axis Nishi Sugamo	14	42	0	0	56	0
100	Park Axis Ueno	31	28	0	0	59	0
101	Park Axis Akihabara East	38	20	0	0	58	0
103	Park Axis Kayabacho	37	35	0	0	72	0
104	Park Axis KinshichoShinsui Koen	32	28	0	0	60	0
105	Park Cube Kasuga Andozaka	13	29	26	0	68	0
106	Park Cube Kameido	88	33	0	0	121	1
Tokyo 23 Wards Total		2,376	3,042	1,063	435	6,916	21
26	Park Cube Keio Hachioji II	0	14	33	0	47	1
40	Park Axis Nishi Funabashi	25	30	0	0	55	0
66	Park Axis Yokohama Idogaya	96	3	0	0	99	1
67	Park Axis Chiba Shinmachi	66	11	0	0	77	7
69	Park Axis Chiba	91	0	0	0	91	0
85	Park Cube Kita Matsudo	108	0	0	0	108	1
87	Park Cube Musashi Kosugi	136	0	0	0	136	0
102	Park Axis Yokohama Tanmachi Koen	45	18	0	0	63	0
Greater Tokyo Total		567	76	33	0	676	10
27	Park Axis Meieki Minami	114	46	9	0	169	0
35	Park Axis Marunouchi	56	42	0	0	98	1
36	Park Axis Ropponmatsu	55	56	0	0	111	1
37	Park Axis Hakataeki Minami	176	0	0	0	176	1
45	Park Axis Naka Gofukumachi	112	0	0	0	112	0
49	Park Axis Shirakabe	6	45	35	0	86	0
50	Park Axis Sendai	0	175	28	1	204	0
56	Park Axis Hakata Minoshima	34	78	0	0	112	0
57	Park Axis Takamiya Higashi	16	54	0	0	70	0
58	Park Axis Sapporo Shokubutsuen Mae	0	133	13	0	146	0
65	Park Axis Shin Sapporo	0	84	0	0	84	1
71	Park Axis Esaka Hiroshibacho	117	13	0	0	130	0
73	Park Axis Utsubo Koen	92	41	0	0	133	0
107	Park Cube Kitahama	97	41	0	0	138	0
Other Major Cities Total		875	808	85	1	1,769	4
Total		3,818	3,926	1,181	436	9,361	35

	<30m <sup>2</sup>	≥30m <sup>2</sup> <40m <sup>2</sup>	≥40m <sup>2</sup> <50m <sup>2</sup>	≥50m <sup>2</sup> <60m <sup>2</sup>	≥60m <sup>2</sup> <70m <sup>2</sup>	≥70m <sup>2</sup> <80m <sup>2</sup>	≥80m <sup>2</sup> <90m <sup>2</sup>	≥90m <sup>2</sup> <100m <sup>2</sup>	≥100m <sup>2</sup>
Studio	S	S	C	C	L	L	L	L	L
1 Bed	S	C	C	C	L	L	L	L	L
2 Bed		C	C	C	F	F	L	L	L
3 Bed				F	F	F	F	L	L
4 Bed					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

\* K: kitchen

DK: dining room and kitchen

LDK: living room, dining room and kitchen

The breakdown of classified units of each property may change in future due to change of floor plans, etc.

\* Total of rental apartments as of August 31, 2013

\* Properties acquired in the 15th Period are highlighted in light orange.

1. Units for Shibaura Island Air Tower is calculated by multiplying NAF's ownership (31%) by the property's total rentable units (871 residential, 7 retail, etc.) and rounded to the nearest unit.

# Occupancy Rates

No.	Name of Property	2013			2013	2013	2013	2013	2013	2013	2013	2013	2012	2012	2012	2012	2012
		Aug. 31	Aug. 31	Occupancy	Jul. 31	Jun. 30	May 31	Apr. 30	Mar. 31	Feb. 28	Jan. 31	Dec. 31	Nov. 30	Oct. 31	Sep. 30	Aug. 31	
		Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Rate								Occupancy Rate					
1	Okawabata Apartment Communities	43,812.41	40,621.56	92.7%	93.2%	93.2%	91.9%	91.6%	92.2%	93.3%	92.6%	93.0%	92.7%	93.3%	92.6%	92.4%	
2	Park Axis Gakugei Daigaku	2,437.66	2,265.60	92.9%	91.8%	97.0%	97.7%	95.6%	94.1%	95.3%	94.1%	93.6%	93.7%	96.2%	97.1%	98.2%	
4	Park Axis Shibuya Jinnan	2,766.62	2,573.67	93.0%	93.5%	94.2%	94.3%	91.2%	94.3%	96.0%	97.2%	95.9%	95.8%	93.0%	93.1%	91.8%	
5	Park Axis Aoyama Kotto Dori	1,537.24	1,373.63	89.4%	98.3%	94.4%	90.0%	96.7%	94.1%	93.4%	93.4%	100.0%	100.0%	97.6%	100.0%	98.2%	
6	Park Axis Kagurazaka Stage	1,891.05	1,891.05	100.0%	100.0%	96.7%	98.6%	91.8%	97.3%	98.7%	98.6%	98.6%	96.7%	96.0%	100.0%	100.0%	
7	Park Axis Shirokanedai	4,704.44	4,601.98	97.8%	96.5%	97.6%	98.6%	97.5%	96.7%	94.6%	96.3%	95.5%	93.9%	96.6%	94.2%	96.6%	
8	Park Axis Bunkyo Stage	6,078.93	6,002.48	98.7%	98.2%	98.2%	95.4%	94.3%	98.0%	99.3%	100.0%	100.0%	98.2%	96.5%	95.6%	95.7%	
9	Park Axis Tsukishima	1,383.99	1,256.50	90.8%	90.4%	96.4%	92.8%	96.4%	100.0%	93.9%	98.7%	96.8%	100.0%	96.8%	100.0%	97.1%	
10	Park Axis Otsuka	2,606.37	2,553.06	98.0%	100.0%	98.1%	100.0%	98.0%	93.7%	98.1%	97.7%	92.0%	93.5%	89.4%	91.3%	90.4%	
11	Park Axis Minami Azabu	3,938.14	3,813.86	96.8%	98.5%	98.2%	96.4%	100.0%	95.7%	97.0%	93.0%	95.4%	100.0%	100.0%	100.0%	100.0%	
12	Park Axis Shibuya	1,094.28	1,094.28	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	96.1%	92.1%	92.1%	100.0%	
13	Park Axis Nihonbashi Stage	10,025.40	9,730.98	97.1%	97.0%	98.3%	98.0%	96.9%	98.7%	98.4%	97.3%	97.1%	95.6%	94.6%	95.5%	94.1%	
14	Park Axis Hamamatsucho	2,426.45	2,304.31	95.0%	91.2%	93.2%	95.8%	96.9%	98.9%	97.8%	93.8%	95.0%	95.0%	94.9%	97.2%	95.0%	
15	Park Axis Hongo no Mori	3,317.94	3,179.22	95.8%	91.2%	97.3%	94.9%	92.8%	99.1%	98.6%	100.0%	98.6%	97.9%	97.9%	98.8%	97.9%	
16	Park Axis Tameike Sanno	2,710.69	2,661.19	98.2%	100.0%	98.2%	94.5%	95.5%	97.1%	96.4%	94.4%	91.7%	92.8%	92.8%	92.3%	98.4%	
17	Park Axis Roppongi Hinokicho Koen	2,054.46	2,018.50	98.2%	92.2%	96.5%	93.2%	94.9%	92.4%	93.3%	97.9%	100.0%	96.3%	94.5%	96.4%	92.3%	
18	Park Axis Ochanomizu Stage	12,025.25	11,649.10	96.9%	97.8%	96.1%	94.6%	94.2%	96.4%	97.5%	97.7%	97.5%	97.5%	98.7%	98.4%	96.7%	
19	Park Axis Okachimachi	1,621.73	1,488.83	91.8%	97.6%	100.0%	100.0%	97.6%	100.0%	97.7%	97.7%	95.4%	95.6%	95.6%	98.5%	95.4%	
20	Park Cube Hongo	2,160.12	2,051.64	95.0%	95.0%	94.9%	98.3%	98.3%	96.6%	94.9%	96.6%	98.3%	95.1%	96.7%	100.0%	100.0%	
21	Park Cube Kanda	3,194.59	3,127.72	97.9%	100.0%	98.0%	93.4%	99.0%	99.0%	98.2%	100.0%	99.0%	96.2%	94.1%	98.0%	98.1%	
22	Park Cube Ichigaya	2,288.46	1,991.53	87.0%	88.4%	90.7%	93.0%	93.0%	100.0%	98.6%	97.3%	96.3%	98.6%	98.6%	98.7%	97.7%	
23	Park Cube Asakusa Taw aramachi	4,012.68	3,957.53	98.6%	95.5%	97.3%	96.4%	96.0%	95.7%	96.9%	98.0%	97.5%	98.9%	97.5%	99.2%	97.8%	
24	Park Cube Ueno	3,041.61	2,907.01	95.6%	95.8%	96.7%	94.3%	95.4%	98.8%	94.6%	95.7%	95.6%	97.8%	98.0%	98.0%	95.5%	
28	Park Cube kebukuro Kanamecho	1,886.82	1,741.66	92.3%	96.9%	98.5%	96.9%	95.4%	96.9%	90.8%	95.4%	96.9%	98.5%	98.5%	96.9%	93.8%	
29	Park Axis Meguro Honcho	1,884.77	1,851.96	98.3%	96.5%	96.5%	98.3%	100.0%	96.5%	98.3%	98.3%	96.5%	96.5%	96.5%	98.3%	98.6%	
30	Park Axis Shin Itabashi	4,395.99	4,345.17	98.8%	100.0%	98.8%	98.9%	100.0%	100.0%	100.0%	96.5%	95.2%	96.5%	95.3%	94.2%	95.3%	
31	Park Axis Akihabara	1,346.07	1,346.07	100.0%	92.6%	89.7%	96.3%	100.0%	100.0%	98.2%	98.2%	100.0%	93.0%	95.3%	98.2%	100.0%	
32	Park Axis Toyocho	5,412.40	5,297.15	97.9%	95.7%	97.1%	97.9%	98.6%	97.1%	92.8%	96.4%	95.7%	97.1%	97.1%	97.1%	92.8%	
33	Park Axis Takinogawa	2,924.75	2,869.11	98.1%	98.2%	94.6%	89.8%	93.5%	95.3%	95.2%	93.3%	91.5%	91.7%	93.4%	94.5%	92.8%	
34	Park Axis Asakusabashi	3,400.78	3,353.90	98.6%	100.0%	100.0%	94.4%	94.4%	100.0%	97.7%	99.3%	100.0%	100.0%	98.6%	100.0%	98.4%	
38	Park Axis Nihonbashi Hamacho	6,999.83	6,661.44	95.2%	98.6%	97.1%	98.5%	97.1%	100.0%	98.6%	96.7%	97.3%	97.3%	96.0%	95.6%	96.2%	
39	Park Cube Yoyogi Tomigaya	1,929.10	1,929.10	100.0%	97.5%	97.1%	95.0%	92.5%	94.6%	94.6%	97.5%	97.5%	95.3%	97.8%	100.0%	97.1%	
41	Park Axis Monzen Nakacho	1,886.39	1,660.54	88.0%	100.0%	98.7%	94.7%	96.1%	97.5%	98.6%	96.0%	100.0%	100.0%	98.7%	98.7%	100.0%	
42	Park Cube Itabashi Honcho	5,317.07	5,015.65	94.3%	91.5%	91.7%	92.7%	93.7%	96.7%	96.3%	95.8%	95.0%	95.4%	93.3%	93.5%	93.3%	
43	Park Cube Gakugei Daigaku	957.88	957.88	100.0%	91.2%	90.8%	96.1%	100.0%	100.0%	100.0%	96.2%	96.2%	96.2%	92.5%	92.5%	96.2%	
44	Park Cube Oimachi	1,511.12	1,487.08	98.4%	100.0%	98.6%	97.0%	95.4%	97.1%	100.0%	95.5%	100.0%	100.0%	98.6%	100.0%	100.0%	
46	Park Axis Nishigahara	1,435.83	1,307.54	91.1%	98.2%	100.0%	100.0%	96.0%	100.0%	100.0%	96.4%	94.7%	94.7%	96.5%	96.5%	100.0%	
47	Park Axis Kinshicho	2,288.13	2,152.89	94.1%	94.1%	95.5%	93.2%	90.7%	96.1%	94.7%	94.9%	94.9%	95.4%	94.9%	94.0%	96.8%	
48	Park Axis Tatsumi Stage	16,474.06	15,641.92	94.9%	93.2%	91.3%	92.6%	94.6%	96.9%	94.2%	93.1%	94.5%	97.5%	95.9%	94.3%	93.9%	
51	Park Axis Kamido	3,986.78	3,807.00	95.5%	97.3%	97.7%	94.1%	95.6%	97.4%	99.1%	98.2%	98.5%	100.0%	98.8%	96.3%	92.4%	
52	Park Axis Honancho	1,231.08	1,231.08	100.0%	96.5%	97.9%	95.8%	92.3%	97.9%	96.5%	100.0%	94.4%	87.1%	90.6%	96.5%	96.5%	
53	Park Axis Itabashi	2,567.96	2,389.27	93.0%	95.1%	94.5%	96.0%	96.1%	94.8%	95.7%	96.8%	95.5%	94.7%	93.6%	92.3%	94.7%	
54	Park Axis Oshiage	2,121.29	2,038.64	96.1%	96.6%	98.1%	98.1%	98.1%	95.5%	100.0%	98.1%	96.1%	93.6%	94.2%	98.1%	97.7%	
55	Park Axis Takadanobaba	1,463.25	1,463.25	100.0%	97.7%	100.0%	100.0%	97.3%	94.9%	100.0%	95.2%	92.6%	94.9%	95.2%	97.7%	97.7%	
59	Park Axis Toyosu	25,537.94	23,714.78	92.9%	94.6%	94.3%	94.6%	96.1%	98.1%	97.9%	97.0%	96.4%	95.6%	94.3%	95.5%	94.7%	
60	Park Axis Hatchobori	2,416.29	2,338.58	96.8%	96.7%	96.8%	94.4%	96.7%	96.5%	94.3%	95.4%	95.4%	98.7%	97.3%	98.7%	96.3%	
61	Park Axis Itabashi Honcho	2,048.31	1,847.27	90.2%	92.9%	95.2%	95.2%	96.0%	96.0%	97.3%	97.3%	92.4%	96.0%	95.8%	98.7%	97.9%	
62	Park Axis Sumiyoshi	1,785.72	1,785.72	100.0%	95.1%	97.2%	95.8%	93.7%	93.4%	97.3%	97.3%	97.3%	96.4%	97.8%	96.4%	96.4%	
63	Park Cube Yotsuya Sancho	3,599.82	3,479.60	96.7%	98.0%	97.4%	94.7%	94.5%	96.6%	97.6%	98.8%	98.1%	97.9%	95.6%	95.4%	95.9%	
64	Park Cube Hatchobori	5,191.86	5,027.44	96.8%	88.9%	87.1%	86.5%	93.6%	98.4%	99.2%	95.3%	96.8%	98.4%	99.0%	99.0%	100.0%	
68	Park Axis Kamata Ichibankan	1,721.28	1,721.28	100.0%	98.6%	98.6%	95.9%	95.9%	98.6%	100.0%	98.6%	98.6%	95.9%	94.5%	94.3%	97.1%	
70	Park Axis Taiko Negishi	1,283.13	1,234.91	96.2%	96.1%	94.1%	94.1%	96.1%	96.1%	100.0%	100.0%	96.2%	96.2%	100.0%	98.0%	98.0%	
72	Park Axis Komagome	1,979.51	1,809.77	91.4%	94.1%	94.1%	91.4%	95.3%	97.3%	100.0%	97.3%	100.0%	100.0%	100.0%	100.0%	97.3%	
74	Park Axis Itabashi Honcho Nibanakan	3,661.58	3,496.55	95.5%	94.1%	96.7%	91.5%	96.7%	100.0%	98.1%	96.2%	98.7%	97.3%	98.7%	96.8%	97.4%	

75	Shibaura Island Air Tower	17,646.33	16,801.86	95.2%	94.8%	95.3%	94.5%	92.9%	95.0%	94.3%	94.4%	95.7%	96.4%	96.0%	95.7%	94.8%
84	Park Cube Higashi Shinagawa	10,636.67	10,095.66	94.9%	93.5%	95.5%	95.4%	93.5%	95.9%	95.4%	93.2%	94.4%	92.5%	92.0%	92.8%	93.9%
86	Park Cube Sasazuka	2,416.00	2,303.40	95.3%	95.3%	97.1%	96.7%	92.5%	96.7%	95.8%	94.8%	92.7%	91.9%	92.9%	92.5%	93.3%
88	Park Axis Higashi Jujo	2,893.54	2,846.20	98.4%	98.4%	97.4%	97.4%	95.7%	100.0%	98.3%	92.9%	93.8%	94.7%	91.8%	92.2%	92.4%
91	Park Cube Heiwadai	2,656.00	2,536.71	95.5%	97.6%	100.0%	100.0%	100.0%	100.0%	100.0%	97.0%	97.1%	100.0%	—	—	—
92	Park Cube Meguro Tower	12,367.62	11,628.45	94.0%	94.3%	94.7%	92.2%	92.2%	91.1%	87.3%	89.0%	86.1%	85.3%	—	—	—
93	Park Cube Nhonbashi Sutengu	4,235.33	3,940.63	93.0%	96.3%	97.5%	96.8%	93.4%	90.5%	—	—	—	—	—	—	—
94	Park Cube Ginza East	3,358.63	3,001.83	89.4%	90.9%	96.0%	93.4%	89.7%	83.7%	—	—	—	—	—	—	—
95	Park Cube Kayabacho	1,695.06	1,695.06	100.0%	100.0%	100.0%	92.6%	96.0%	96.6%	—	—	—	—	—	—	—
96	Park Cube Honjo Azumabashi	2,241.63	2,241.63	100.0%	95.2%	97.6%	97.6%	97.6%	100.0%	—	—	—	—	—	—	—
97	Park Axis Kyosum Shirakawa	1,159.84	1,159.84	100.0%	90.5%	97.7%	100.0%	100.0%	100.0%	—	—	—	—	—	—	—
98	Park Axis Asakusabashi Nichome	1,569.00	1,464.17	93.3%	91.7%	98.3%	98.3%	98.3%	98.3%	—	—	—	—	—	—	—
99	Park Axis Nishi Sugamo	2,326.32	2,269.86	97.6%	98.8%	100.0%	98.6%	98.6%	98.6%	—	—	—	—	—	—	—
100	Park Axis Ueno	1,992.29	1,967.19	98.7%	94.6%	94.6%	95.4%	100.0%	98.7%	—	—	—	—	—	—	—
101	Park Axis Akihabara East	1,890.20	1,890.20	100.0%	100.0%	97.2%	93.0%	93.0%	91.6%	—	—	—	—	—	—	—
103	Park Axis Kayabacho	2,355.07	2,355.07	100.0%	100.0%	100.0%	96.8%	95.0%	90.2%	—	—	—	—	—	—	—
104	Park Axis KinsichoShinsui Koen	2,085.62	1,932.14	92.6%	98.8%	100.0%	98.8%	96.4%	—	—	—	—	—	—	—	—
105	Park Cube Kasuga Andozaka	3,581.09	3,271.66	91.4%	91.0%	89.5%	—	—	—	—	—	—	—	—	—	—
106	Park Cube Kameido	4,442.09	4,038.08	90.9%	92.1%	—	—	—	—	—	—	—	—	—	—	—
	Tokyo 23 Wards Total	323,325.63	307,559.07	95.1%	95.2%	95.5%	94.7%	94.8%	95.9%	96.0%	95.3%	95.4%	95.8%	95.4%	95.5%	95.2%
26	Park Cube Keio Hachioji II	3,082.32	3,024.89	98.1%	98.1%	93.7%	97.7%	94.0%	96.0%	100.0%	100.0%	100.0%	100.0%	98.1%	93.5%	89.0%
40	Park Axis Nishi Funabashi	2,074.35	1,976.40	95.3%	95.3%	96.0%	96.0%	93.2%	98.7%	97.3%	97.3%	97.3%	95.4%	94.3%	98.5%	98.5%
66	Park Axis Yokohama Ilogaya	2,706.59	2,605.43	96.3%	97.2%	98.1%	99.1%	100.0%	100.0%	98.2%	99.1%	98.1%	99.1%	98.1%	100.0%	99.1%
67	Park Axis Chiba Shinmachi	3,318.15	3,122.06	94.1%	94.3%	98.4%	97.7%	99.2%	97.9%	94.7%	93.8%	95.6%	98.4%	98.5%	99.2%	99.2%
69	Park Axis Chiba	2,270.32	2,172.35	95.7%	95.7%	95.7%	96.7%	96.6%	98.9%	94.5%	91.2%	93.3%	93.2%	93.3%	92.2%	95.5%
85	Park Cube Kita Matsudo	2,358.66	2,338.66	99.2%	97.5%	95.8%	98.3%	98.3%	98.3%	99.2%	96.6%	95.8%	93.2%	94.9%	94.1%	91.5%
87	Park Cube Musashi Kosugi	3,057.36	2,921.75	95.6%	96.3%	92.7%	95.6%	98.5%	98.6%	97.1%	99.2%	97.0%	100.0%	100.0%	97.8%	97.8%
102	Park Axis Yokohama Tanmachi Koen	1,682.46	1,682.46	100.0%	100.0%	100.0%	100.0%	100.0%	96.6%	—	—	—	—	—	—	—
	Greater Tokyo Total	20,550.21	19,844.00	96.6%	96.6%	96.1%	97.6%	97.5%	98.3%	98.1%	96.7%	96.9%	96.4%	96.6%	96.8%	95.8%
27	Park Axis Meieki Minami	5,565.13	5,565.13	100.0%	100.0%	100.0%	100.0%	99.1%	100.0%	98.2%	96.8%	97.2%	98.3%	99.6%	98.3%	98.1%
35	Park Axis Marunouchi	3,821.75	3,773.23	98.7%	97.3%	93.6%	97.3%	97.3%	98.5%	98.1%	98.7%	98.1%	98.1%	97.4%	99.3%	99.3%
36	Park Axis Ropponmatsu	3,473.67	3,361.82	96.8%	95.9%	97.7%	94.8%	93.8%	97.0%	95.7%	96.6%	95.9%	97.7%	97.9%	96.2%	96.5%
37	Park Axis Hakataeki Minami	4,668.29	4,535.18	97.1%	97.2%	96.5%	98.6%	96.8%	99.3%	95.6%	95.8%	95.5%	96.1%	97.8%	97.1%	97.9%
45	Park Axis Naka Gofukumachi	2,707.88	2,611.10	96.4%	93.7%	93.7%	95.5%	95.5%	99.1%	97.3%	96.4%	98.2%	99.1%	99.1%	99.1%	99.1%
49	Park Axis Shirakabe	4,735.89	4,443.89	93.8%	96.1%	97.5%	95.5%	94.6%	97.9%	100.0%	96.9%	98.5%	98.0%	98.0%	98.2%	99.1%
50	Park Axis Sendai	8,843.17	8,774.69	99.2%	99.2%	99.5%	97.6%	96.3%	97.1%	95.2%	97.3%	97.9%	99.0%	96.4%	97.3%	97.6%
56	Park Axis Hakata Mnoshima	3,461.85	3,168.73	91.5%	88.2%	90.3%	89.8%	90.9%	96.9%	93.6%	97.3%	98.2%	95.4%	96.1%	95.4%	95.4%
57	Park Axis Takamiya Higashi	2,289.21	2,149.89	93.9%	98.5%	96.9%	94.2%	94.2%	95.3%	97.1%	94.6%	94.9%	96.4%	96.3%	96.3%	96.8%
58	Park Axis Sapporo Shokubutsuen Ma	7,845.01	7,518.50	95.8%	95.2%	95.2%	93.7%	92.4%	95.0%	99.3%	98.0%	96.0%	96.0%	96.0%	97.3%	97.3%
65	Park Axis Shin Sapporo	3,729.05	3,514.88	94.3%	88.6%	85.2%	82.1%	89.9%	100.0%	97.6%	96.3%	97.5%	97.6%	97.8%	100.0%	96.0%
71	Park Axis Esaka Hiroshibacho	4,309.24	4,056.80	94.1%	97.1%	97.0%	96.2%	98.4%	97.7%	89.2%	89.9%	91.5%	94.5%	94.6%	92.9%	93.0%
73	Park Axis Utsubo Koen	4,952.45	4,869.07	98.3%	98.9%	97.6%	91.2%	96.5%	97.1%	93.8%	93.8%	92.4%	93.9%	95.1%	94.8%	96.1%
107	Park Cube Kitahama	4,683.33	4,154.11	88.7%	90.9%	—	—	—	—	—	—	—	—	—	—	—
	Other Major Cities Total	65,085.92	62,497.02	96.0%	96.0%	96.0%	94.8%	95.2%	97.6%	96.3%	96.2%	96.4%	97.0%	97.0%	97.1%	97.2%
	Rental Apartments Total	408,961.76	389,900.09	95.3%	95.4%	95.6%	94.9%	95.0%	96.3%	96.1%	95.5%	95.6%	96.0%	95.8%	95.9%	95.5%
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%	100.0%
77	Kawai Juku 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%	100.0%
78	Sundai Horikawa 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%	100.0%
79	Dormitory Rakuho	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%	100.0%
80	Rikkyo University International Dormitory (RUD) 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%	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%	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%	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%	100.0%
89	Artis Sendai Kaikyo	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%	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%	100.0%
	Other Accommodation Assets Total	22,702.26	22,702.26	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%
	Grand Total	431,664.02	412,602.35	95.6%	95.7%	95.8%	95.1%	95.3%	96.5%	96.4%	95.8%	95.9%	96.3%	96.0%	96.1%	95.8%

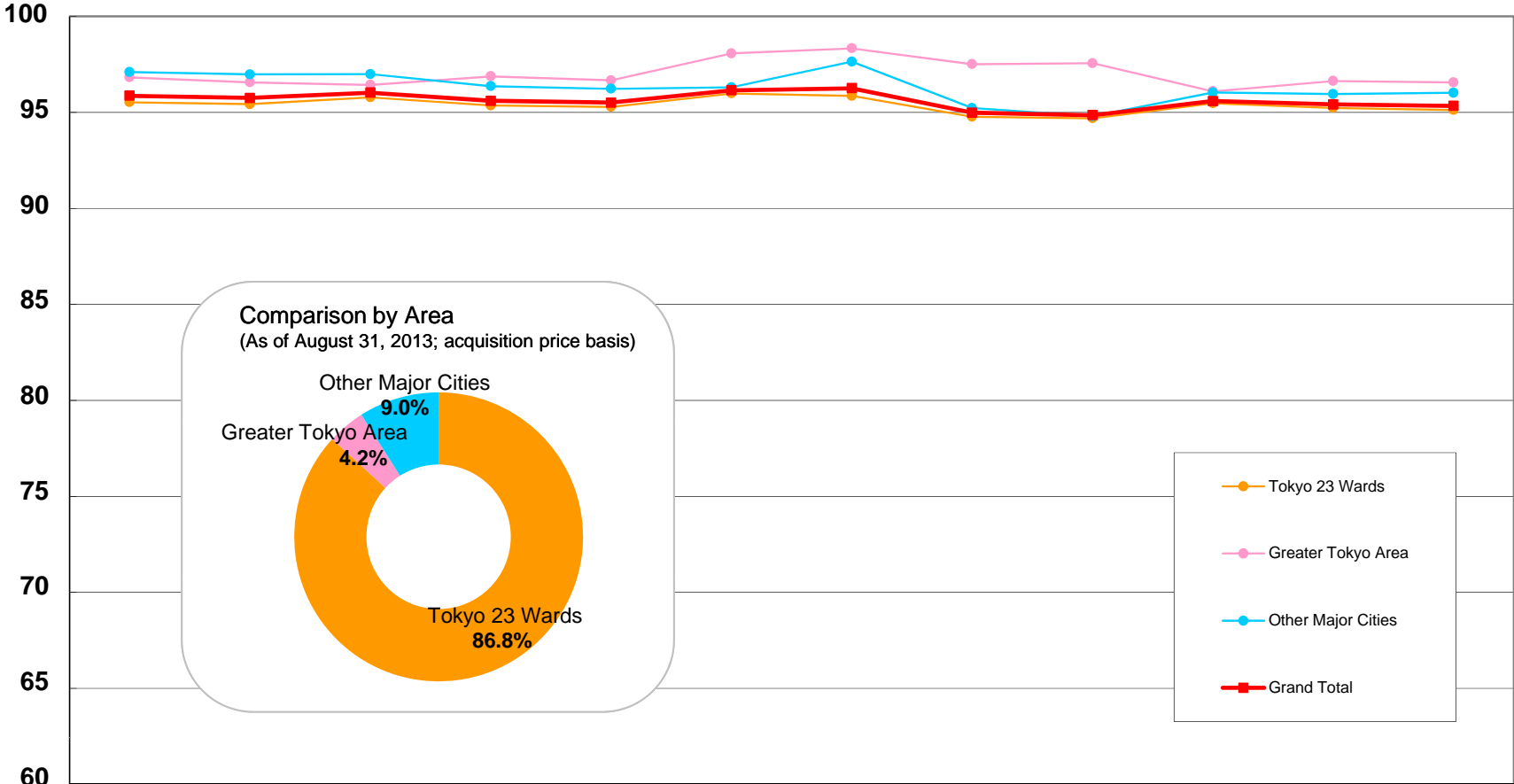
\* Properties acquired in the 15th Period are highlighted in light orange.

\* Occupancy rate for rental apartments is calculated based on the floor area in the lease contract signed between the master lease company and tenants. Figures for Shibaura Island Air Tower are calculated by multiplying the total floor area by NAF's 31% ownership. Occupancy rate for other accommodation assets is calculated based on the floor area in the lease contract signed between NAF and the operator.

# Occupancy Rates by Area



Occupancy rate (%)



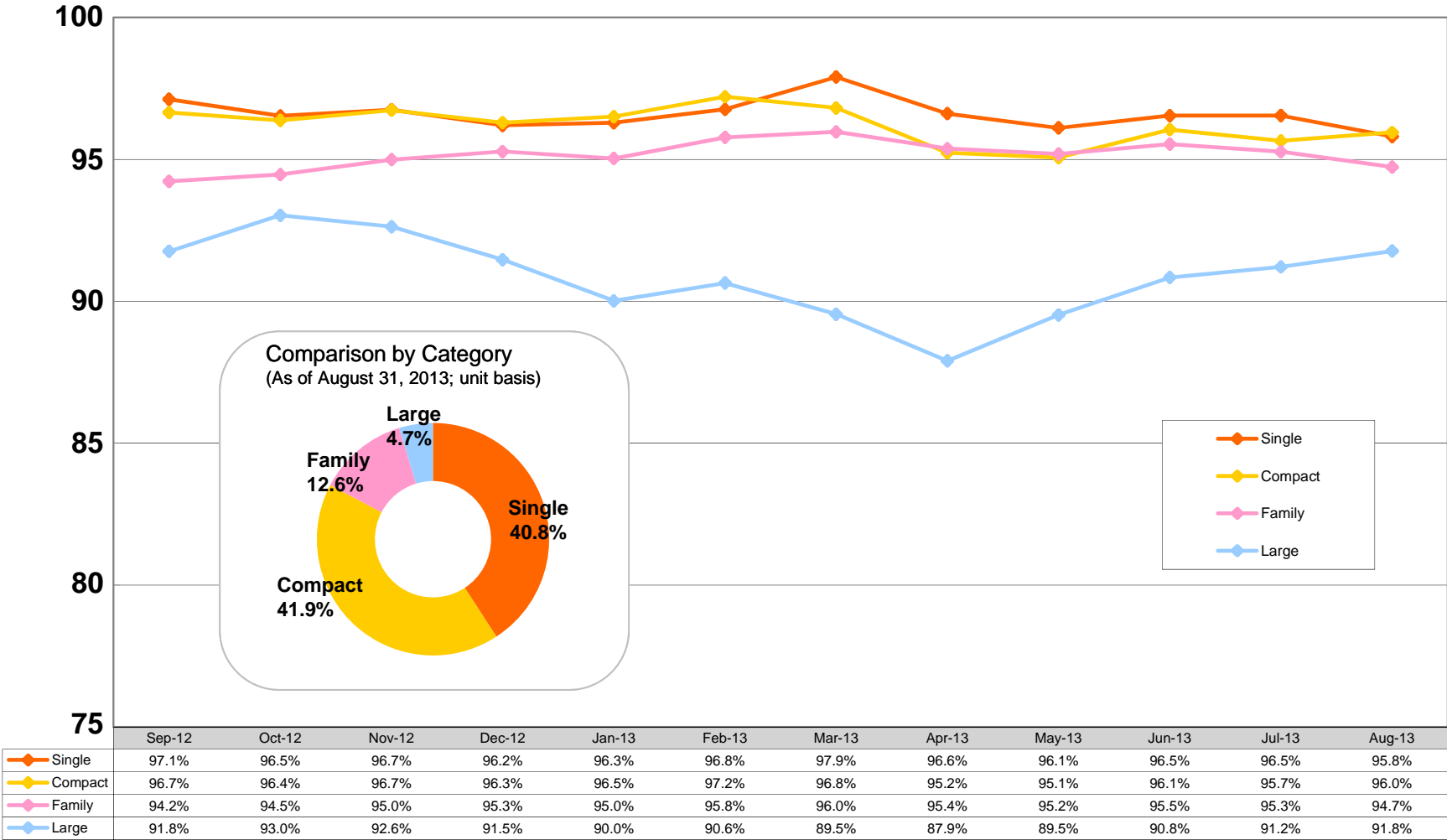
	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13
— Tokyo 23 Wards	95.5%	95.4%	95.8%	95.4%	95.3%	96.0%	95.9%	94.8%	94.7%	95.5%	95.2%	95.1%
— Greater Tokyo Area	96.8%	96.6%	96.4%	96.9%	96.7%	98.1%	98.3%	97.5%	97.6%	96.1%	96.6%	96.6%
— Other Major Cities	97.1%	97.0%	97.0%	96.4%	96.2%	96.3%	97.6%	95.2%	94.8%	96.0%	96.0%	96.0%
— Grand Total	95.9%	95.8%	96.0%	95.6%	95.5%	96.1%	96.3%	95.0%	94.9%	95.6%	95.4%	95.3%

\* The figures above are totals for rental apartments owned at the end of each month, excluding other accommodation assets.

# Occupancy Rates by Category



Occupancy rate (%)



\* The figures above are totals for rental apartments owned at the end of each month, excluding other accommodation assets.





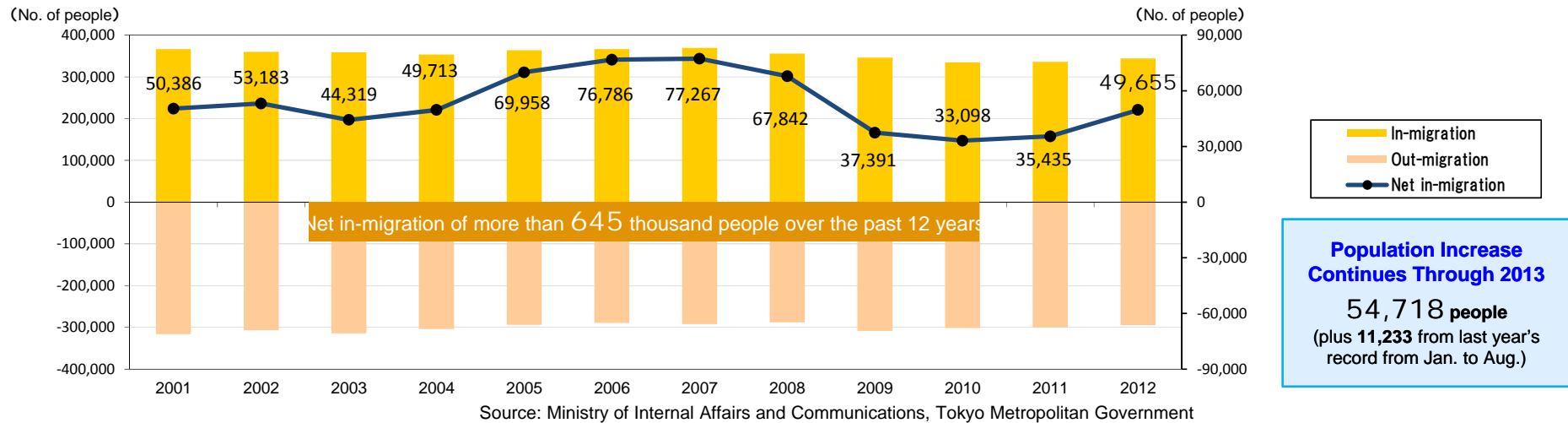


## Appendix (2): Business Environment

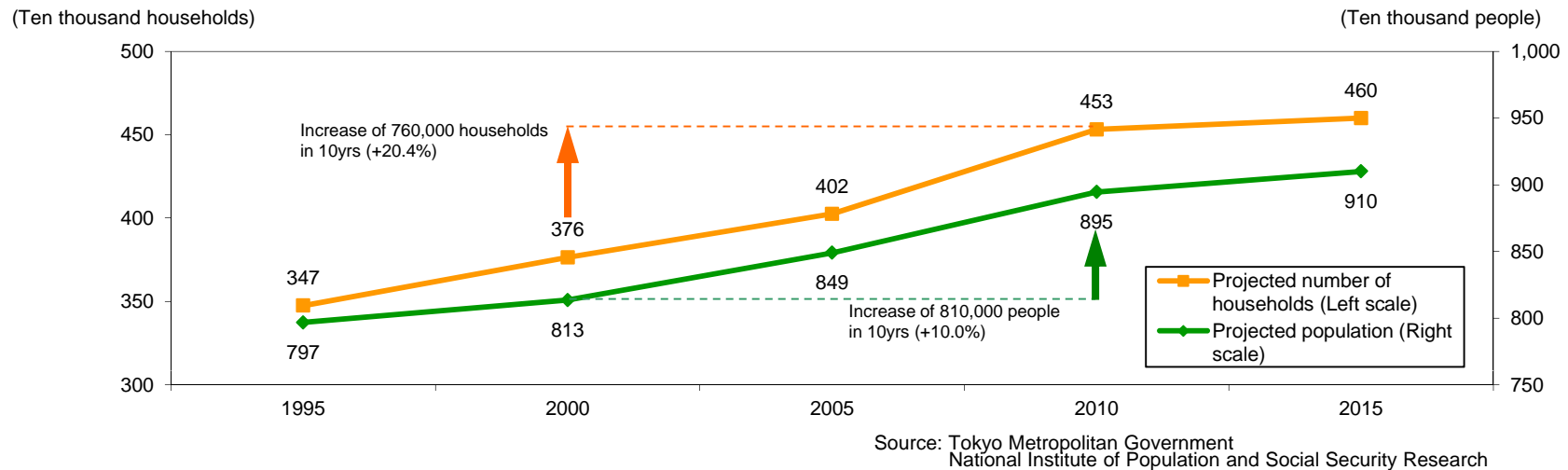


**Nippon  
Accommodations  
Fund**

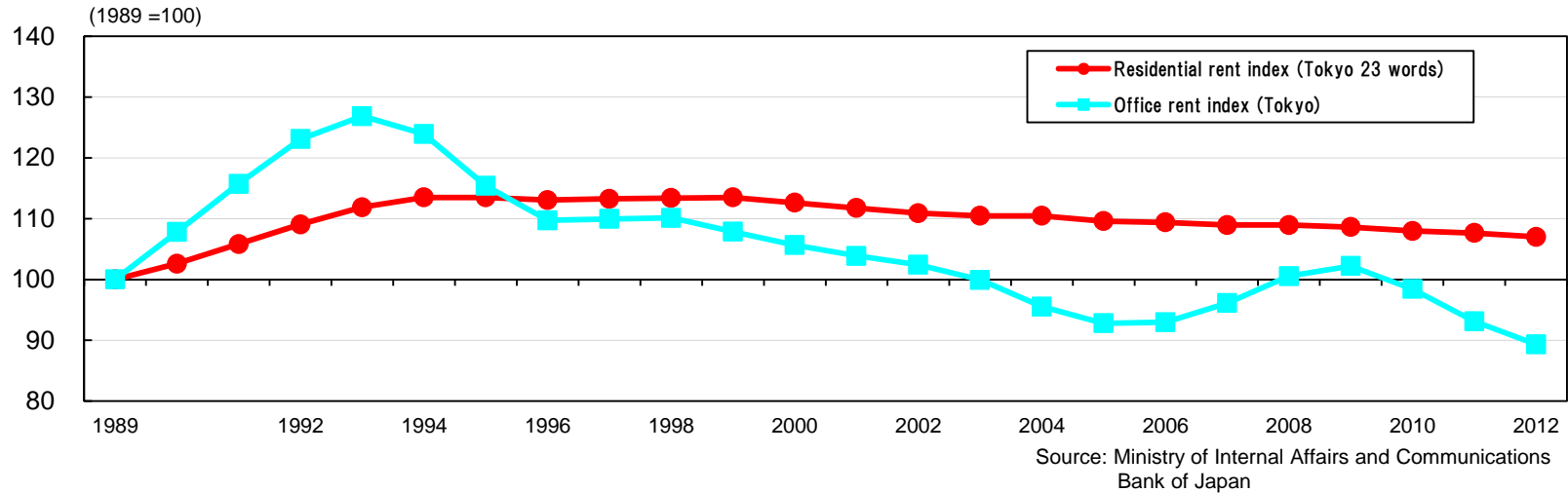
## Population Change in Tokyo 23 Wards



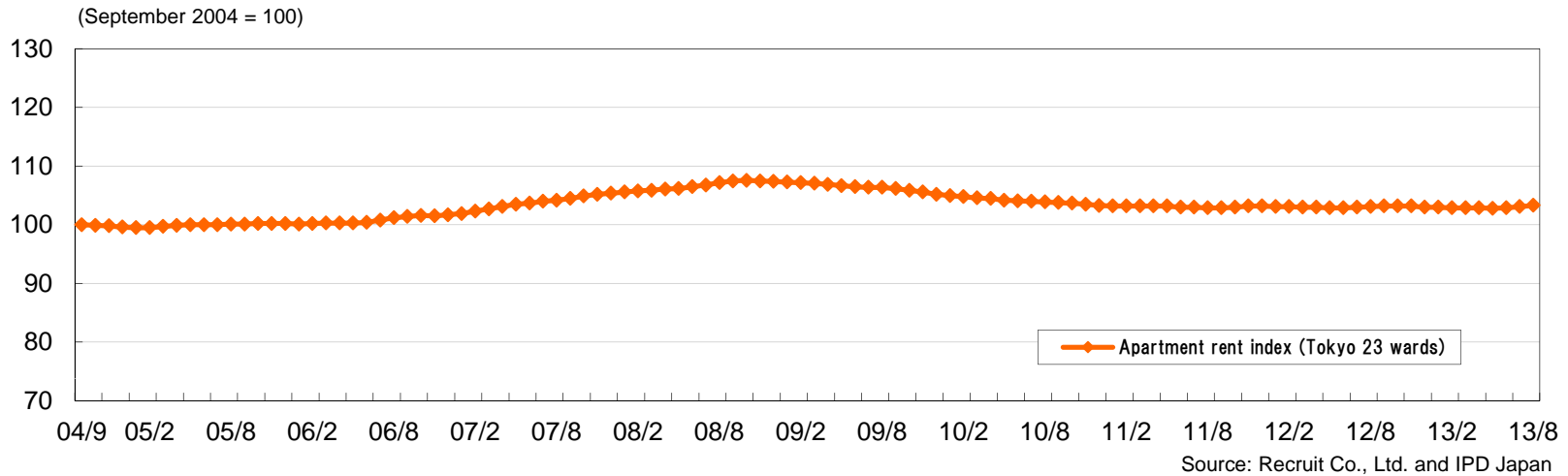
## Projected Number of Households and Population (Tokyo 23 Wards)



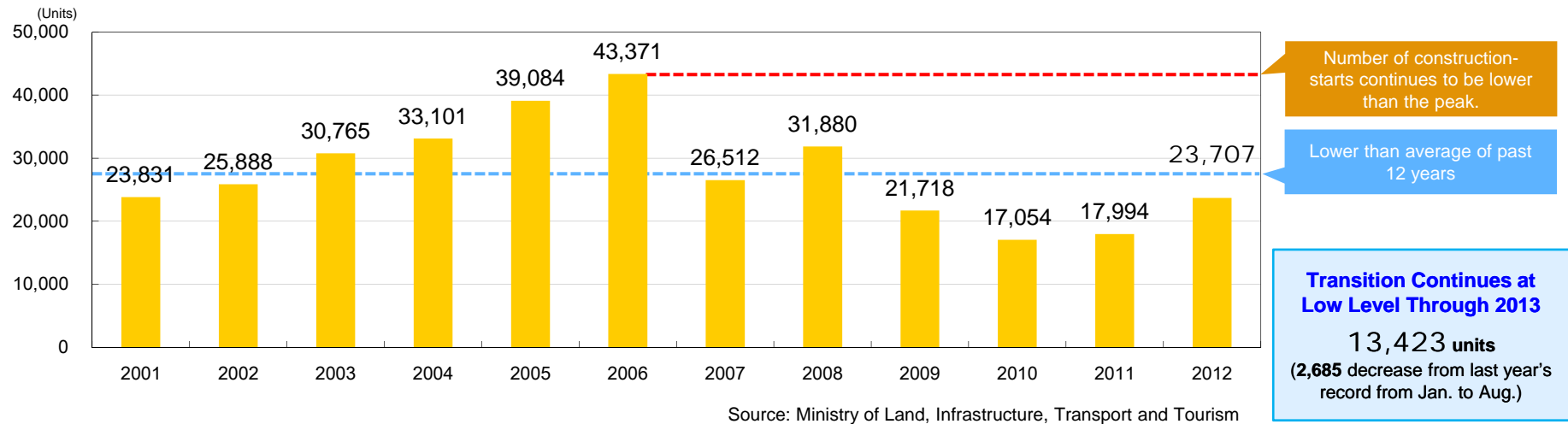
## Rent Fluctuation: Residential / Office



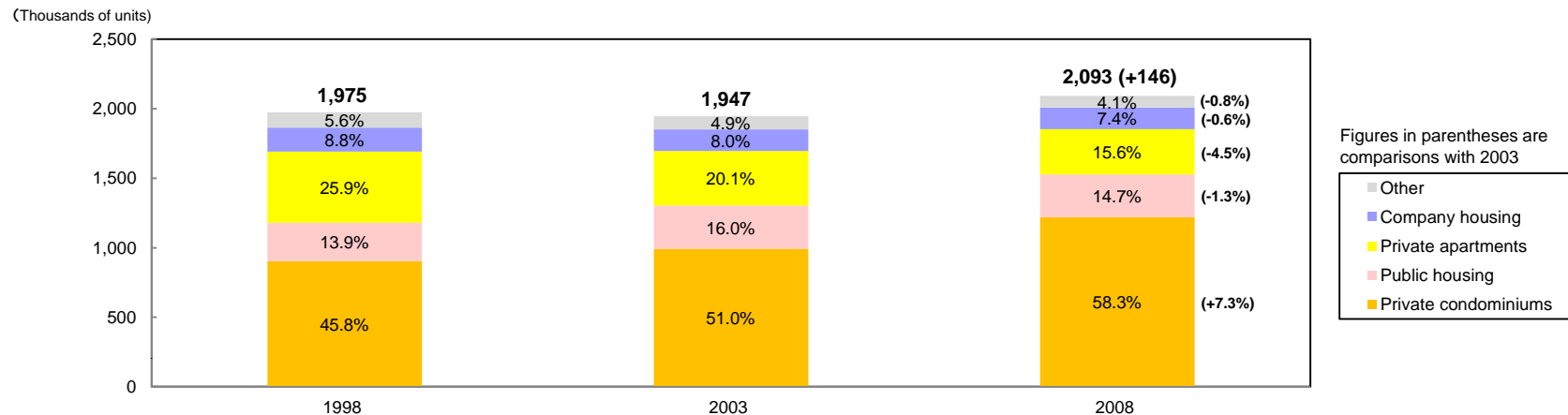
## Rents Remain Stable



## Construction-Starts for Rental Apartments in Tokyo 23 Wards



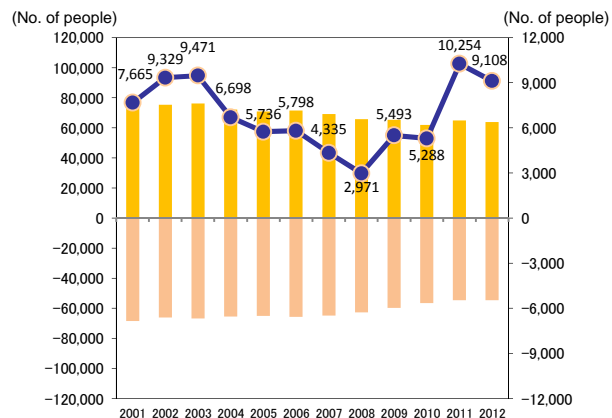
## Rental Housing Stock in Tokyo 23 Wards



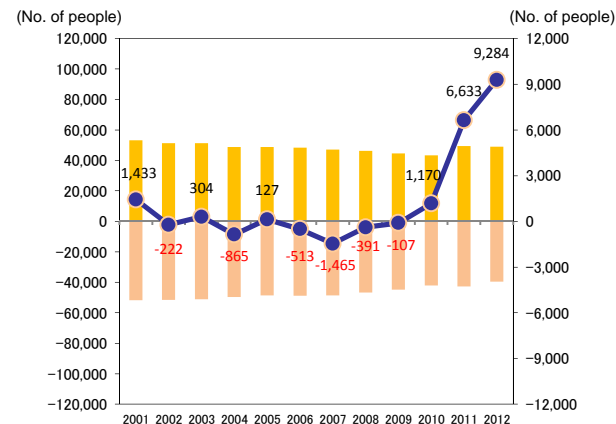
# Business Environment – Other Major Cities (1)

## Population Change

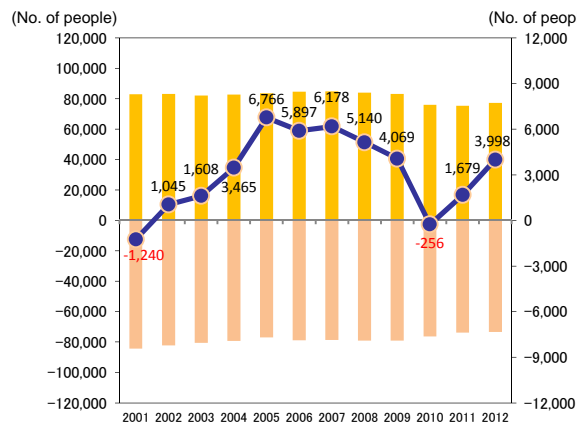
Sapporo



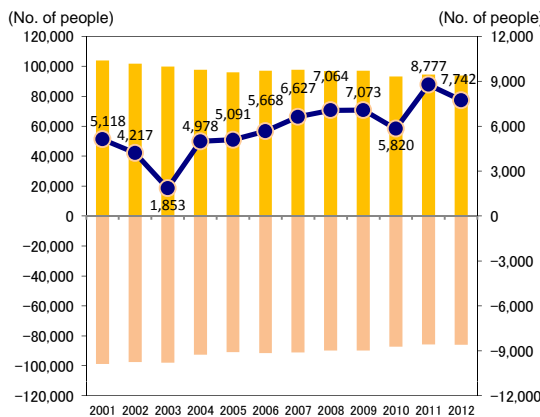
Sendai



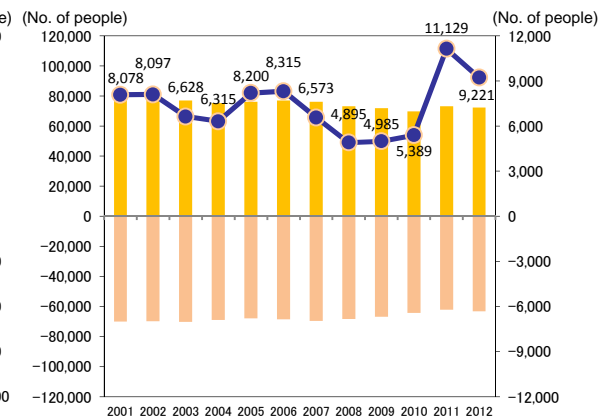
Nagoya



Osaka



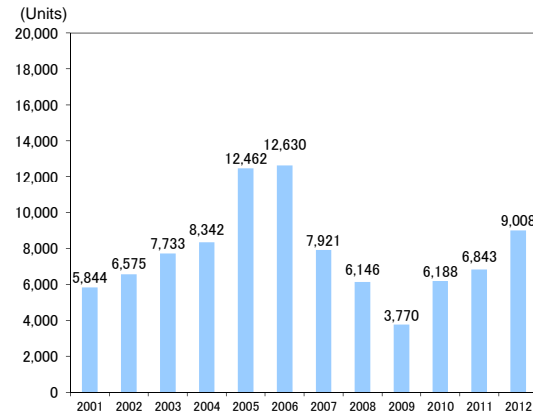
Fukuoka



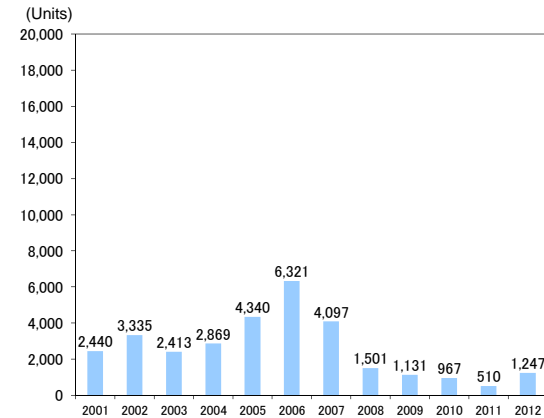
Source: The Statistics Bureau, Ministry of Internal Affairs and Communications

## Construction-Starts for Rental Apartments

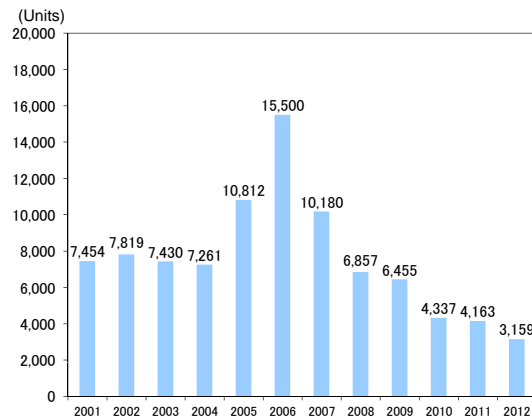
Sapporo



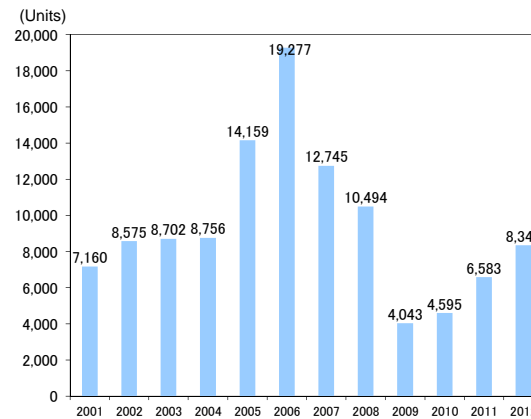
Sendai



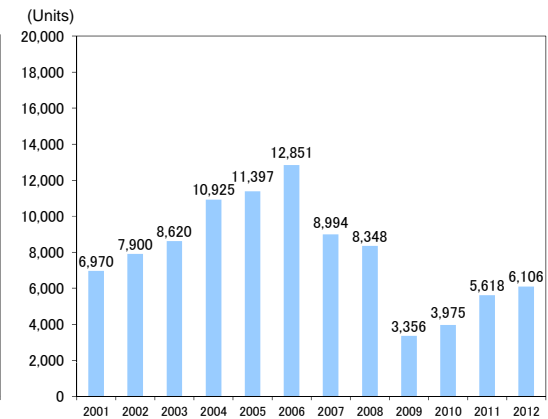
Nagoya



Osaka

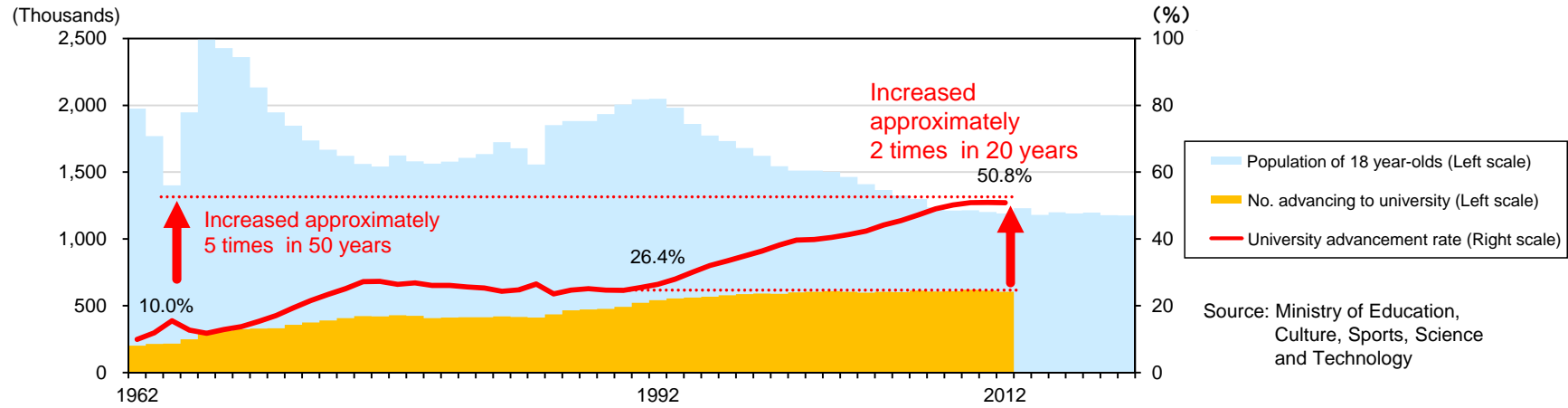


Fukuoka

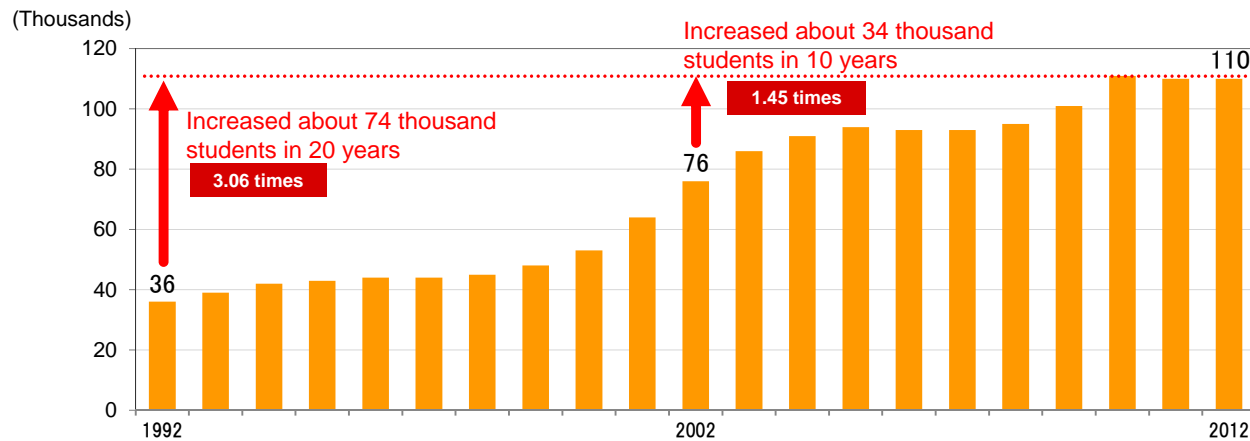


Source: Ministry of Land, Infrastructure, Transport and Tourism

## University Advancement Rate



## Number of Foreign Students









## Appendix (3): Financial Details

# Interest-Bearing Debt

(As of August 31, 2013)



	Lender	Issue date of loans	Balance (JPY mn)	Interest rate	Date of maturity	Repayment method	Notes
	Short-term loans <sup>1</sup>	Sumitomo Mitsui Banking Corporation	2013.08.29	500	0.3%	2013.09.30	Bullet Payment
Mitsubishi UFJ Trust and Banking Corporation		2013.08.30	1,000	0.3%	2013.09.30		
The 77 Bank, Ltd.		2013.08.16	500	0.3%	2013.09.17		
Mizuho Bank, Ltd. <sup>2</sup>		2013.08.30	500	0.3%	2013.09.30		
The Bank of Fukuoka, Ltd.		2013.08.16	1,000	0.3%	2013.09.17		
<b>Total short-term loans</b>				<b>3,500</b>			
Long-term loans	Sumitomo Mitsui Banking Corporation	2009.11.30	2,000	1.6%	2013.11.29	Bullet Payment	Unsecured Unguaranteed Pari Passu <sup>3</sup>
		2009.12.01	4,000	1.7%	2014.05.30		
		2010.11.30	5,000	0.7% <sup>4</sup>	2015.11.30		
		2011.08.12	5,000	1.2%	2018.08.13		
		2012.08.31	5,500	0.9%	2020.02.28		
	Sumitomo Mitsui Trust Bank, Limited	2009.12.01	2,000	1.6%	2013.11.29		
		2009.12.01	2,000	1.7%	2014.05.30		
		2010.11.30	3,000	0.7% <sup>4</sup>	2015.11.30		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2011.08.12	3,500	1.0%	2017.08.14		
		2010.03.05	2,000	1.6%	2015.03.05		
		2011.02.28	2,000	1.3%	2017.02.28		
	Nippon Life Insurance Company	2011.02.28	1,000	1.5%	2018.02.28		
		2010.10.18	5,000	1.2%	2017.10.18		
	Development Bank of Japan Inc.	2011.12.21	2,000	1.0%	2018.12.21		
		2012.04.11	3,000	1.0%	2019.04.11		
		2013.04.11	3,000	1.1%	2023.04.11		
		2013.08.06	2,500	1.3%	2024.02.06		
		2013.08.06	2,500	1.4%	2024.08.06		
	The Hachijuni Bank, Ltd.	2010.04.12	1,000	1.2%	2014.04.11		
		2012.09.14	1,000	0.5%	2017.09.14		
		2013.05.31	1,500	0.8%	2019.05.31		
	Mizuho Bank, Ltd. <sup>2</sup>	2009.12.01	2,000	1.6%	2013.11.29		
		2011.04.19	1,000	1.5%	2018.04.19		
		2011.10.12	2,000	0.8%	2016.10.12		
		2011.10.31	3,000	0.9%	2017.10.31		
		2012.12.14	2,000	0.7%	2020.06.15		
	The Chugoku Bank, Ltd.	2011.04.01	2,000	1.0%	2016.04.01		
2011.04.19		2,000	1.0%	2015.04.20			
Shinsei Bank, Ltd.	2011.04.19	1,000	1.0%	2015.04.20			
	2013.07.19	1,000	1.2%	2023.01.19			
Shinkin Central Bank	2009.12.01	3,000	1.6%	2013.11.29			
	2011.04.01	1,500	0.9%	2015.04.01			
	2012.10.12	3,000	0.6%	2018.10.12			

	The Bank of Fukuoka, Ltd.	2011.08.19	2,000	0.9%	2017.02.20		
		2012.10.31	2,000	0.6%	2018.04.27		
		2013.07.08	1,000	0.8%	2020.01.08		
	Mitsubishi UFJ Trust and Banking Corporation	2009.12.01	3,000	1.7%	2014.05.30		
		2011.04.25	3,000	1.2%	2017.04.25		
		2011.09.01	6,000	0.5% <sup>5</sup>	2018.09.03		
		2013.03.15	2,000	0.7%	2020.03.16		
		2013.03.15	4,000	0.7%	2020.09.15		
	The Norinchukin Bank	2013.08.23	1,000	1.0%	2021.08.23		
		2011.04.01	1,500	0.9%	2015.04.01		
	Resona Bank, Ltd.	2011.04.01	2,000	1.2%	2017.04.03		
		2012.12.14	3,000	0.6%	2019.12.16		
	Mizuho Trust & Banking Co., Ltd.	2013.06.14	1,000	1.0%	2021.06.14		
		2013.06.14	1,000	1.2%	2022.06.14		
		2013.08.23	1,000	1.0%	2022.02.23		
2013.08.23		1,000	1.1%	2022.08.23			
The Yamaguchi Bank, Ltd.		2013.06.14	1,000	1.3%	2023.06.14		
	2013.07.19	1,000	1.3%	2023.07.19			
Total long-term loans			<b>118,500</b>				
Total Borrowings			<b>122,000</b>				

	Issue	Issue date	Balance (JPY mn)	Coupon	Date of redemption	Notes
Investment corporation bonds	No.1 Unsecured Investment Corporation Bonds	2007.11.15	10,000	1.7%	2014.11.14	Unsecured, unguaranteed with special pari passu conditions among specified investment corporation bonds
	No.2 Unsecured Investment Corporation Bonds	2010.07.30	7,000	1.2%	2016.07.29	
Total investment corporation bonds			<b>17,000</b>			
Total Interest-Bearing Debt			<b>139,000</b>			

1. For short-term loans, the average interest rate for each lender (or the weighted average interest rate when a lender has extended multiple loans) is rounded to the nearest tenth of a percentage point. In addition, loan issue date and date of maturity are the earliest dates when a lender has extended multiple loans with different dates of issue and maturity.
2. Mizuho Corporate Bank, Ltd. merged with Mizuho Bank, Ltd. on July 1, 2013, and changed its name to Mizuho Bank, Ltd.
3. The borrowings in the table above are ranked pari passu in accordance with specified clauses in the loan agreements between NAF and all of its lenders.
4. The interest rate is variable and was applicable from August 30, 2013 to September 29, 2013.
5. The interest rate is variable and was applicable from August 1, 2013 to September 1, 2013.

# Income Statement by Property (1)

(JPY thousand)

	Okawabata Apartment Communities	Park Axis Gakugei Daigaku	Park Axis Shibuya Jinnan	Park Axis Aoyama Kotto Dori	Park Axis Kagurazaka Stage	Park Axis Shirokanedai	Park Axis Bunkyo Stage	Park Axis Tsukishima	Park Axis Otsuka
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	843,628	54,420	77,474	43,178	43,271	138,610	131,058	29,682	50,388
Others	42,124	3,020	3,316	2,675	1,676	2,955	5,161	1,601	2,309
<b>Total Rental Revenues (A)</b>	<b>885,753</b>	<b>57,440</b>	<b>80,791</b>	<b>45,853</b>	<b>44,948</b>	<b>141,566</b>	<b>136,219</b>	<b>31,284</b>	<b>52,697</b>
Real Estate Taxes	53,594	3,134	4,071	2,195	2,264	6,432	5,810	1,556	2,642
Rental Expenses	211,592	12,378	13,945	9,821	9,374	21,594	23,834	6,348	11,720
Property Management Fees	128,687	6,158	7,775	5,647	5,103	11,463	13,204	4,136	5,443
Repair and Maintenance	45,175	2,865	3,285	1,838	2,027	5,633	6,072	1,029	3,697
Trust Fees	1,851	600	—	—	—	—	—	—	—
Utilities	11,368	930	932	597	428	1,164	1,019	358	549
Insurance	1,110	66	83	49	49	131	136	33	59
Leasing-related Service Fees, etc.	17,604	1,110	1,783	1,442	1,301	2,507	3,230	790	1,367
Other Rental Expenses	5,795	646	84	245	464	693	171	—	602
Depreciation	158,944	12,474	16,033	8,519	8,420	23,240	22,693	5,908	10,134
<b>Total Rental Expenses (B)</b>	<b>424,130</b>	<b>27,986</b>	<b>34,050</b>	<b>20,536</b>	<b>20,058</b>	<b>51,267</b>	<b>52,338</b>	<b>13,813</b>	<b>24,497</b>
Operating Income (A) — (B)	461,622	29,454	46,741	25,317	24,889	90,298	83,881	17,471	28,199
Net Operating Income	620,566	41,928	62,775	33,837	33,309	113,539	106,575	23,379	38,334

# Income Statement by Property (2)

(JPY thousand)

	Park Axis Minami Azabu	Park Axis Shibuya	Park Axis Nihonbashi Stage	Park Axis Hamamatsu-cho	Park Axis Hongo no Mori	Park Axis Tameike Sanno	Park Axis Roppongi Hinokicho Koen	Park Axis Ochanomizu Stage	Park Axis Okachimachi
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	95,817	33,327	220,861	59,645	85,972	77,042	53,557	293,643	33,541
Others	4,519	1,894	10,402	4,486	3,977	2,041	1,675	14,718	2,004
<b>Total Rental Revenues (A)</b>	<b>100,336</b>	<b>35,221</b>	<b>231,263</b>	<b>64,131</b>	<b>89,950</b>	<b>79,084</b>	<b>55,233</b>	<b>308,361</b>	<b>35,546</b>
Real Estate Taxes	4,746	1,480	11,250	2,822	4,026	3,973	3,604	14,298	1,800
Rental Expenses	16,482	5,516	35,559	13,293	15,710	11,474	11,438	61,158	6,503
Property Management Fees	10,080	4,050	22,973	6,939	8,611	7,660	6,129	34,537	3,908
Repair and Maintenance	2,362	177	5,379	2,801	3,631	1,272	2,575	15,985	1,375
Trust Fees	600	600	500	497	—	—	—	—	—
Utilities	815	418	1,354	604	1,005	815	588	2,731	494
Insurance	103	30	255	54	96	81	57	302	41
Leasing-related Service Fees, etc.	1,653	—	3,425	1,721	2,125	1,892	1,834	7,030	509
Other Rental Expenses	867	241	1,670	674	240	-249	252	569	173
Depreciation	15,893	4,578	45,785	9,542	17,873	16,128	9,126	49,125	7,688
<b>Total Rental Expenses (B)</b>	<b>37,122</b>	<b>11,575</b>	<b>92,595</b>	<b>25,657</b>	<b>37,610</b>	<b>31,576</b>	<b>24,169</b>	<b>124,582</b>	<b>15,992</b>
<b>Operating Income (A) — (B)</b>	<b>63,214</b>	<b>23,645</b>	<b>138,668</b>	<b>38,474</b>	<b>52,339</b>	<b>47,508</b>	<b>31,063</b>	<b>183,779</b>	<b>19,554</b>
<b>Net Operating Income</b>	<b>79,107</b>	<b>28,224</b>	<b>184,454</b>	<b>48,016</b>	<b>70,212</b>	<b>63,636</b>	<b>40,189</b>	<b>232,904</b>	<b>27,242</b>

# Income Statement by Property (3)

(JPY thousand)

	Park Cube Hongo	Park Cube Kanda	Park Cube Ichigaya	Park Cube Asakusa Tawaramachi	Park Cube Ueno	Park Cube Ikebukuro Kanamecho	Park Axis Meguro Honcho	Park Axis Shin Itabashi	Park Axis Akihabara
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	53,270	76,264	56,001	79,344	65,299	41,291	46,804	97,372	31,473
Others	3,753	5,056	1,857	3,089	3,724	2,463	1,782	1,776	2,843
<b>Total Rental Revenues (A)</b>	<b>57,024</b>	<b>81,321</b>	<b>57,858</b>	<b>82,434</b>	<b>69,024</b>	<b>43,755</b>	<b>48,587</b>	<b>99,149</b>	<b>34,316</b>
Real Estate Taxes	2,390	3,628	2,586	4,340	3,164	1,942	2,374	5,428	1,469
Rental Expenses	11,619	15,163	8,563	16,881	17,258	8,170	9,119	13,197	6,305
Property Management Fees	6,042	7,999	4,446	7,675	7,702	4,829	4,798	7,549	4,005
Repair and Maintenance	2,505	4,363	1,984	5,547	5,636	1,480	2,766	2,868	1,231
Trust Fees	501	498	498	501	501	—	—	—	—
Utilities	659	773	858	1,010	783	518	453	1,612	483
Insurance	48	70	49	86	65	42	49	118	34
Leasing-related Service Fees, etc.	1,781	1,337	500	1,878	1,774	1,043	891	721	525
Other Rental Expenses	80	121	225	182	793	256	160	326	23
Depreciation	6,832	10,537	6,997	14,534	10,212	7,657	9,544	26,198	7,053
<b>Total Rental Expenses (B)</b>	<b>20,841</b>	<b>29,330</b>	<b>18,147</b>	<b>35,756</b>	<b>30,635</b>	<b>17,770</b>	<b>21,039</b>	<b>44,824</b>	<b>14,828</b>
<b>Operating Income (A) – (B)</b>	<b>36,182</b>	<b>51,990</b>	<b>39,711</b>	<b>46,677</b>	<b>38,388</b>	<b>25,985</b>	<b>27,548</b>	<b>54,324</b>	<b>19,488</b>
<b>Net Operating Income</b>	<b>43,014</b>	<b>62,528</b>	<b>46,708</b>	<b>61,211</b>	<b>48,601</b>	<b>33,643</b>	<b>37,093</b>	<b>80,523</b>	<b>26,542</b>



# Income Statement by Property (4)

(JPY thousand)

	Park Axis Toyochō	Park Axis Takinogawa	Park Axis Asakusabashi	Park Axis Nihonbashi Hamacho	Park Cube Yoyogi Tomigaya	Park Axis Monzen Nakacho	Park Cube Itabashi Honcho	Park Cube Gakuhei Daigaku	Park Cube Oimachi
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	112,827	52,072	83,046	146,085	48,107	46,087	105,893	22,578	41,709
Others	7,456	3,692	5,055	6,823	1,423	4,168	4,321	909	2,340
<b>Total Rental Revenues (A)</b>	<b>120,284</b>	<b>55,765</b>	<b>88,101</b>	<b>152,909</b>	<b>49,531</b>	<b>50,256</b>	<b>110,214</b>	<b>23,487</b>	<b>44,050</b>
Real Estate Taxes	5,820	3,235	4,532	7,542	2,640	2,347	5,378	1,048	1,877
Rental Expenses	29,795	10,199	14,254	19,927	10,024	12,173	21,749	6,033	7,363
Property Management Fees	14,619	5,875	9,338	11,942	6,101	6,378	10,714	3,604	4,701
Repair and Maintenance	8,350	2,305	2,516	3,996	1,126	3,987	5,873	1,217	1,664
Trust Fees	—	—	—	—	—	—	—	—	—
Utilities	1,690	463	656	1,453	527	688	1,329	368	443
Insurance	133	61	87	172	53	46	137	25	41
Leasing-related Service Fees, etc.	4,361	1,374	1,073	1,609	1,477	911	3,089	725	364
Other Rental Expenses	638	118	583	752	738	161	605	92	148
Depreciation	28,143	11,647	17,976	36,170	13,178	11,198	26,183	4,957	9,681
<b>Total Rental Expenses (B)</b>	<b>63,759</b>	<b>25,081</b>	<b>36,763</b>	<b>63,640</b>	<b>25,843</b>	<b>25,718</b>	<b>53,310</b>	<b>12,040</b>	<b>18,922</b>
<b>Operating Income (A) – (B)</b>	<b>56,524</b>	<b>30,683</b>	<b>51,338</b>	<b>89,268</b>	<b>23,687</b>	<b>24,537</b>	<b>56,904</b>	<b>11,447</b>	<b>25,127</b>
<b>Net Operating Income</b>	<b>84,668</b>	<b>42,331</b>	<b>69,314</b>	<b>125,438</b>	<b>36,866</b>	<b>35,735</b>	<b>83,087</b>	<b>16,404</b>	<b>34,808</b>

# Income Statement by Property (5)

(JPY thousand)

	Park Axis Nishigahara	Park Axis Kinshicho	Park Axis Tatsumi Stage	Park Axis Kameido	Park Axis Honancho	Park Axis Itabashi	Park Axis Oshiage	Park Axis Takadanobaba	Park Axis Toyosu
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	31,626	50,234	289,512	84,916	25,802	52,865	44,357	43,464	524,418
Others	808	2,227	16,668	3,171	1,224	3,361	2,244	2,064	18,661
<b>Total Rental Revenues (A)</b>	<b>32,435</b>	<b>52,461</b>	<b>306,180</b>	<b>88,087</b>	<b>27,026</b>	<b>56,227</b>	<b>46,601</b>	<b>45,528</b>	<b>543,080</b>
Real Estate Taxes	2,057	2,376	12,388	3,207	1,012	2,471	2,096	1,288	19,209
Rental Expenses	5,086	13,580	60,942	17,354	5,593	11,358	9,285	6,966	121,712
Property Management Fees	3,121	6,497	31,050	8,939	3,481	6,149	4,916	4,624	76,831
Repair and Maintenance	700	4,000	16,527	4,727	912	2,953	2,038	901	18,719
Trust Fees	—	—	—	—	—	—	—	—	—
Utilities	639	599	3,555	878	409	490	542	415	11,878
Insurance	38	62	371	107	32	75	58	44	687
Leasing-related Service Fees, etc.	398	2,159	6,554	2,052	698	1,487	1,467	873	10,309
Other Rental Expenses	187	260	2,882	649	58	201	262	108	3,286
Depreciation	6,493	8,925	54,412	17,797	6,005	11,511	9,407	6,376	128,714
<b>Total Rental Expenses (B)</b>	<b>13,637</b>	<b>24,881</b>	<b>127,743</b>	<b>38,359</b>	<b>12,612</b>	<b>25,341</b>	<b>20,789</b>	<b>14,631</b>	<b>269,636</b>
<b>Operating Income (A) — (B)</b>	<b>18,798</b>	<b>27,579</b>	<b>178,437</b>	<b>49,727</b>	<b>14,414</b>	<b>30,885</b>	<b>25,811</b>	<b>30,896</b>	<b>273,443</b>
<b>Net Operating Income</b>	<b>25,291</b>	<b>36,504</b>	<b>232,849</b>	<b>67,525</b>	<b>20,420</b>	<b>42,397</b>	<b>35,219</b>	<b>37,272</b>	<b>402,158</b>

# Income Statement by Property (6)

(JPY thousand)

	Park Axis Hatchobori	Park Axis Itabashi Honcho	Park Axis Sumiyoshi	Park Cube Yotsuya Sancho	Park Cube Hatchobori	Park Axis Kamata Ichibankan	Park Axis Taito Negishi	Park Axis Komagome	Park Axis Itabashi Honcho Nibanakan
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	59,702	37,835	37,662	94,393	132,416	37,130	25,817	46,433	69,257
Others	4,142	2,268	2,880	5,698	12,474	3,166	1,938	1,527	2,321
<b>Total Rental Revenues (A)</b>	<b>63,845</b>	<b>40,104</b>	<b>40,543</b>	<b>100,091</b>	<b>144,890</b>	<b>40,296</b>	<b>27,755</b>	<b>47,960</b>	<b>71,579</b>
Real Estate Taxes	2,590	2,371	2,076	4,807	4,527	1,944	1,367	1,755	3,926
Rental Expenses	13,082	7,814	12,244	18,895	28,628	7,673	6,695	8,143	13,501
Property Management Fees	7,308	4,290	6,238	11,717	15,681	4,779	3,588	4,008	7,579
Repair and Maintenance	3,041	1,793	3,425	3,167	5,588	1,233	1,729	2,063	2,691
Trust Fees	—	—	—	450	—	—	—	—	—
Utilities	503	439	410	982	2,601	440	412	555	1,007
Insurance	73	56	49	112	154	44	36	56	95
Leasing-related Service Fees, etc.	1,756	909	1,608	2,115	3,801	1,026	788	1,252	1,695
Other Rental Expenses	398	324	512	349	802	147	139	206	431
Depreciation	11,874	10,255	9,286	21,842	26,067	7,233	6,422	10,193	20,071
<b>Total Rental Expenses (B)</b>	<b>27,547</b>	<b>20,440</b>	<b>23,607</b>	<b>45,545</b>	<b>59,223</b>	<b>16,851</b>	<b>14,485</b>	<b>20,092</b>	<b>37,500</b>
<b>Operating Income (A) – (B)</b>	<b>36,297</b>	<b>19,663</b>	<b>16,936</b>	<b>54,546</b>	<b>85,667</b>	<b>23,445</b>	<b>13,269</b>	<b>27,868</b>	<b>34,079</b>
<b>Net Operating Income</b>	<b>48,172</b>	<b>29,919</b>	<b>26,222</b>	<b>76,389</b>	<b>111,734</b>	<b>30,678</b>	<b>19,692</b>	<b>38,062</b>	<b>54,151</b>

# Income Statement by Property (7)

(JPY thousand)

	Shibaura Island Air Tower	Park Cube Higashi Shinagawa	Park Cube Sasazuka	Park Axis Higashi Jujo	Park Cube Heiwadai	Park Cube Meguro Tower	Park Cube Nihonbashi Suitengu	Park Cube Ginza East	Park Cube Kayabacho
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	404,150	204,843	66,693	59,392	44,790	302,378	86,321	67,191	35,428
Others	33,775	8,884	2,226	2,992	3,525	5,304	3,640	3,343	1,233
<b>Total Rental Revenues (A)</b>	<b>437,926</b>	<b>213,727</b>	<b>68,920</b>	<b>62,385</b>	<b>48,316</b>	<b>307,682</b>	<b>89,962</b>	<b>70,534</b>	<b>36,662</b>
Real Estate Taxes	22,153	11,243	3,419	3,210	2,708	13,084	—	—	—
Rental Expenses	172,514	35,234	13,698	8,985	8,391	66,366	21,055	19,592	7,604
Property Management Fees	70,839	20,162	7,150	5,168	5,172	39,165	9,951	9,136	3,902
Repair and Maintenance	22,637	7,714	3,105	1,634	1,187	9,397	5,371	4,953	1,586
Trust Fees	930	400	—	—	400	—	400	400	—
Utilities	13,026	1,280	912	754	644	4,753	1,193	945	398
Insurance	1,007	276	77	68	63	352	109	89	34
Leasing-related Service Fees, etc.	6,749	4,740	2,207	991	451	10,687	3,242	3,700	1,682
Other Rental Expenses	57,324	660	244	368	472	2,010	787	366	—
Depreciation	107,870	52,740	12,167	12,246	12,729	66,815	18,067	15,429	4,673
<b>Total Rental Expenses (B)</b>	<b>302,538</b>	<b>99,218</b>	<b>29,285</b>	<b>24,443</b>	<b>23,829</b>	<b>146,266</b>	<b>39,123</b>	<b>35,021</b>	<b>12,278</b>
<b>Operating Income (A) — (B)</b>	<b>135,387</b>	<b>114,508</b>	<b>39,635</b>	<b>37,941</b>	<b>24,486</b>	<b>161,415</b>	<b>50,839</b>	<b>35,512</b>	<b>24,383</b>
<b>Net Operating Income</b>	<b>243,258</b>	<b>167,249</b>	<b>51,802</b>	<b>50,188</b>	<b>37,216</b>	<b>228,231</b>	<b>68,907</b>	<b>50,942</b>	<b>29,057</b>

# Income Statement by Property (8)

(JPY thousand)

	Park Cube Honjo Azumabashi	Park Axis Kiyosumi Shirakawa	Park Axis Asakusabashi Nichome	Park Axis Nishi Sugamo	Park Axis Ueno	Park Axis Akihabara East	Park Axis Kayabacho	Park Axis Kinshicho Shinsui Koen	Park Cube Kasuga Andozaka
No. of Operating Days	184	184	184	184	184	184	184	153	79
Rental Revenues	39,938	24,485	36,521	48,847	45,984	44,734	58,259	39,337	33,564
Others	2,407	414	724	460	1,556	463	112	143	681
<b>Total Rental Revenues (A)</b>	<b>42,346</b>	<b>24,900</b>	<b>37,245</b>	<b>49,307</b>	<b>47,540</b>	<b>45,197</b>	<b>58,372</b>	<b>39,481</b>	<b>34,246</b>
Real Estate Taxes	—	—	—	—	—	—	—	—	—
Rental Expenses	8,688	4,410	5,622	5,299	7,137	6,108	7,494	4,783	7,470
Property Management Fees	4,201	2,589	3,425	3,609	4,738	4,196	4,733	3,219	4,146
Repair and Maintenance	2,256	737	668	442	626	206	224	449	1,121
Trust Fees	—	—	—	—	—	—	—	—	173
Utilities	515	299	566	537	572	507	693	413	441
Insurance	47	26	50	56	57	54	76	50	38
Leasing-related Service Fees, etc.	1,156	670	695	500	875	890	1,359	417	1,203
Other Rental Expenses	511	87	216	153	266	252	406	234	346
Depreciation	7,715	4,265	9,080	9,786	10,646	10,161	14,719	8,989	7,407
<b>Total Rental Expenses (B)</b>	<b>16,403</b>	<b>8,676</b>	<b>14,702</b>	<b>15,086</b>	<b>17,784</b>	<b>16,270</b>	<b>22,214</b>	<b>13,773</b>	<b>14,877</b>
<b>Operating Income (A) — (B)</b>	<b>25,942</b>	<b>16,223</b>	<b>22,542</b>	<b>34,220</b>	<b>29,756</b>	<b>28,927</b>	<b>36,158</b>	<b>25,707</b>	<b>19,368</b>
<b>Net Operating Income</b>	<b>33,657</b>	<b>20,489</b>	<b>31,622</b>	<b>44,007</b>	<b>40,403</b>	<b>39,089</b>	<b>50,877</b>	<b>34,697</b>	<b>26,775</b>

# Income Statement by Property (9)

(JPY thousand)

	Park Cube Kameido	Park Cube Keio Hachioji II	Park Axis Nishi Funabashi	Park Axis Yokohama Idogaya	Park Axis Chiba Shinmachi	Park Axis Chiba	Park Cube Kita Matsudo	Park Cube Musashi Kosugi	Park Axis Yokohama Tanmachi Koen
No. of Operating Days	46	184	184	184	184	184	184	184	184
Rental Revenues	22,362	42,320	32,240	55,111	70,643	40,537	48,156	78,088	39,011
Others	297	3,735	1,669	1,416	3,369	3,051	3,086	2,639	1,038
<b>Total Rental Revenues (A)</b>	<b>22,659</b>	<b>46,055</b>	<b>33,909</b>	<b>56,528</b>	<b>74,012</b>	<b>43,589</b>	<b>51,243</b>	<b>80,727</b>	<b>40,049</b>
Real Estate Taxes	—	2,701	2,402	3,580	4,612	2,883	2,525	3,947	—
Rental Expenses	6,344	11,420	7,344	7,594	12,942	11,181	11,243	12,020	5,954
Property Management Fees	3,015	5,820	4,215	4,710	7,178	6,637	6,064	7,264	4,009
Repair and Maintenance	1,512	2,915	1,913	1,105	1,667	1,539	3,615	2,064	295
Trust Fees	100	501	—	—	—	—	—	400	—
Utilities	62	570	462	760	2,586	1,190	636	575	364
Insurance	25	60	48	81	102	60	71	93	46
Leasing-related Service Fees, etc.	1,412	1,024	553	379	1,083	1,463	826	1,558	913
Other Rental Expenses	214	526	152	558	325	289	29	63	324
Depreciation	5,762	9,979	10,250	14,811	20,079	12,192	12,750	18,859	9,323
<b>Total Rental Expenses (B)</b>	<b>12,106</b>	<b>24,100</b>	<b>19,997</b>	<b>25,986</b>	<b>37,634</b>	<b>26,257</b>	<b>26,520</b>	<b>34,827</b>	<b>15,277</b>
<b>Operating Income (A) — (B)</b>	<b>10,553</b>	<b>21,954</b>	<b>13,911</b>	<b>30,542</b>	<b>36,378</b>	<b>17,331</b>	<b>24,723</b>	<b>45,900</b>	<b>24,772</b>
<b>Net Operating Income</b>	<b>16,315</b>	<b>31,934</b>	<b>24,162</b>	<b>45,353</b>	<b>56,457</b>	<b>29,524</b>	<b>37,473</b>	<b>64,759</b>	<b>34,095</b>

# Income Statement by Property (10)

(JPY thousand)

	Park Axis Meieki Minami	Park Axis Marunouchi	Park Axis Ropponmatsu	Park Axis Hakataeki Minami	Park Axis Naka Gofukumachi	Park Axis Shirakabe	Park Axis Sendai	Park Axis Hakata Minoshima	Park Axis Takamiya Higashi
No. of Operating Days	184	184	184	184	184	184	184	184	184
Rental Revenues	83,310	59,319	47,312	64,812	37,076	68,047	115,021	44,357	29,500
Others	1,966	3,179	416	584	413	2,128	3,404	848	478
<b>Total Rental Revenues (A)</b>	<b>85,277</b>	<b>62,499</b>	<b>47,728</b>	<b>65,396</b>	<b>37,489</b>	<b>70,176</b>	<b>118,425</b>	<b>45,205</b>	<b>29,978</b>
Real Estate Taxes	5,540	3,659	3,429	4,329	2,865	2,998	6,112	3,964	1,962
Rental Expenses	12,917	12,861	10,444	13,645	9,452	13,591	23,546	12,580	7,157
Property Management Fees	7,641	6,962	5,934	7,247	5,363	7,519	13,147	6,371	3,744
Repair and Maintenance	1,784	2,723	1,708	2,756	1,853	3,267	5,528	3,242	1,425
Trust Fees	—	—	—	—	—	—	—	—	—
Utilities	1,518	912	596	726	917	1,021	1,162	798	672
Insurance	121	85	71	88	56	100	166	81	55
Leasing-related Service Fees, etc.	1,080	1,606	799	903	616	1,032	2,027	1,036	569
Other Rental Expenses	770	571	1,335	1,923	644	649	1,514	1,050	689
Depreciation	21,427	18,558	14,114	18,754	9,529	14,557	25,167	12,921	10,124
<b>Total Rental Expenses (B)</b>	<b>39,885</b>	<b>35,079</b>	<b>27,987</b>	<b>36,729</b>	<b>21,848</b>	<b>31,147</b>	<b>54,826</b>	<b>29,467</b>	<b>19,244</b>
<b>Operating Income (A) — (B)</b>	<b>45,391</b>	<b>27,420</b>	<b>19,741</b>	<b>28,667</b>	<b>15,641</b>	<b>39,029</b>	<b>63,599</b>	<b>15,738</b>	<b>10,734</b>
<b>Net Operating Income</b>	<b>66,818</b>	<b>45,978</b>	<b>33,855</b>	<b>47,421</b>	<b>25,171</b>	<b>53,586</b>	<b>88,766</b>	<b>28,660</b>	<b>20,859</b>



# Income Statement by Property (11)

(JPY thousand)

	Park Axis Sapporo Shokubutsuen Mae	Park Axis Shin Sapporo	Park Axis Esaka Hiroshibacho	Park Axis Utsubo Koen	Park Cube Kitahama	Dormy Ashiya	Kawajuku Kyoto Gakushin Ryo	Sundai Horikawa Ryo	Dormitory Rakuoku
No. of Operating Days	184	184	184	184	44	184	184	184	184
Rental Revenues	80,617	38,151	94,962	98,198	22,797	40,404	39,492	37,002	16,476
Others	3,790	1,314	11,075	10,516	130	—	—	—	—
Total Rental Revenues (A)	84,407	39,465	106,037	108,715	22,928	40,404	39,492	37,002	16,476
Real Estate Taxes	5,227	2,615	4,784	5,303	—	3,242	2,142	2,063	1,248
Rental Expenses	16,240	8,820	21,689	21,242	4,634	152	157	58	35
Property Management Fees	8,468	4,932	11,343	10,935	3,648	—	—	—	—
Repair and Maintenance	3,116	1,652	5,011	4,862	10	75	89	—	—
Trust Fees	—	—	—	—	—	—	—	—	—
Utilities	2,059	1,164	1,471	1,132	140	—	—	—	—
Insurance	143	73	119	133	24	77	68	58	35
Leasing-related Service Fees, etc.	1,809	959	3,223	3,222	791	—	—	—	—
Other Rental Expenses	644	37	519	955	20	—	—	—	—
Depreciation	22,746	13,075	25,026	25,761	6,171	13,694	13,045	8,707	5,901
Total Rental Expenses (B)	44,214	24,511	51,499	52,308	10,806	17,089	15,345	10,828	7,185
Operating Income (A) — (B)	40,192	14,954	54,537	56,407	12,122	23,314	24,146	26,173	9,290
Net Operating Income	62,939	28,030	79,563	82,169	18,293	37,009	37,191	34,880	15,192

# Income Statement by Property (12)

(JPY thousand)

	Rikkyo University International Dormitory (RUID) Shiki	Dormy Naka Itabashi	Philosophia Nishidai	Dormy Musashi Kosugi	Artis Sendai Kakyoin	Artis Sendai Kimachi-dori	Total
No. of Operating Days	184	184	184	184	184	184	
Rental Revenues	55,500	38,244	45,000	43,284	22,845	53,622	8,605,194
Others	—	—	—	—	—	—	392,396
<b>Total Rental Revenues (A)</b>	<b>55,500</b>	<b>38,244</b>	<b>45,000</b>	<b>43,284</b>	<b>22,845</b>	<b>53,622</b>	<b>8,997,591</b>
Real Estate Taxes	2,748	2,825	3,162	2,807	1,771	5,500	421,710
Rental Expenses	62	50	62	57	202	2,532	1,792,806
Property Management Fees	—	—	—	—	28	70	989,429
Repair and Maintenance	—	—	—	—	136	428	363,443
Trust Fees	—	—	—	—	—	—	11,306
Utilities	—	—	—	—	—	—	117,676
Insurance	62	50	62	57	35	88	11,272
Leasing-related Service Fees, etc.	—	—	—	—	—	—	188,848
Other Rental Expenses	—	—	—	—	1	1,944	110,829
Depreciation	11,515	8,957	11,526	9,996	6,593	14,259	1,915,366
<b>Total Rental Expenses (B)</b>	<b>14,326</b>	<b>11,833</b>	<b>14,750</b>	<b>12,861</b>	<b>8,566</b>	<b>22,292</b>	<b>4,129,883</b>
Operating Income (A) – (B)	41,173	26,410	30,249	30,422	14,278	31,330	4,867,707
Net Operating Income	52,688	35,368	41,775	40,418	20,871	45,590	6,783,074

# Appraisal Value

Name of Property	Acquisition Price (JPY mn)	14th Period				15th 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)
Okawabata Apartment Communities	29,696	30,743	24,500	4.8%	-6,243	30,804	24,400	4.8%	-6,404	-	-160
Park Axis Gakugei Daigaku	1,760	1,633	1,730	4.8%	96	1,621	1,770	4.7%	148	-0.1%	52
Park Axis Shibuya Jinnan	3,230	3,080	2,730	4.7%	-350	3,065	2,760	4.6%	-305	-0.1%	45
Park Axis Aoyama Kotto Dori	1,730	1,651	1,490	4.6%	-161	1,643	1,500	4.6%	-143	-	18
Park Axis Kagurazaka Stage	1,400	1,317	1,330	5.1%	12	1,309	1,340	5.0%	30	-0.1%	18
Park Axis Shirokanedai	5,140	4,898	4,430	4.8%	-468	4,876	4,430	4.8%	-446	-	22
Park Axis Bunkyo Stage	4,440	4,255	4,020	5.0%	-235	4,232	4,020	5.0%	-212	-	22
Park Axis Tsukushima	930	879	934	4.9%	54	874	957	4.8%	82	-0.1%	28
Park Axis Otsuka	1,655	1,580	1,500	5.1%	-80	1,570	1,520	5.0%	-50	-0.1%	30
Park Axis Mnamo Azabu	3,939	3,808	2,920	4.9%	-888	3,792	3,050	4.8%	-742	-0.1%	145
Park Axis Shibuya	1,282	1,244	1,050	4.7%	-194	1,240	1,030	4.7%	-210	-	-15
Park Axis Nihonbashi Stage	7,557	7,105	6,580	4.9%	-525	7,061	6,710	4.8%	-351	-0.1%	174
Park Axis Hamamatsucho	2,025	1,951	1,980	4.9%	28	1,941	2,020	4.8%	78	-0.1%	49
Park Axis Hongo no Mori	2,910	2,750	2,890	4.8%	139	2,732	2,950	4.7%	217	-0.1%	77
Park Axis Tameike Sanno	2,860	2,712	2,330	4.8%	-382	2,697	2,390	4.7%	-307	-0.1%	75
Park Axis Roppongi Hinokicho Koen	2,170	2,116	1,850	4.6%	-266	2,107	1,850	4.6%	-257	-	8
Park Axis Ochanomizu Stage	9,710	9,252	9,920	4.8%	667	9,222	10,100	4.7%	877	-0.1%	210
Park Axis Okachimachi	1,070	1,009	1,030	5.0%	20	1,001	1,050	4.9%	48	-0.1%	27
Park Cube Hongo	1,760	1,729	1,830	4.8%	100	1,723	1,870	4.7%	146	-0.1%	46
Park Cube Kanda	2,454	2,397	2,530	4.8%	132	2,388	2,590	4.7%	201	-0.1%	69
Park Cube Ichigaya	1,949	1,932	1,970	4.8%	37	1,929	1,980	4.7%	50	-0.1%	13
Park Cube Asakusa Tawaramachi	2,508	2,417	2,600	5.0%	182	2,404	2,660	4.9%	255	-0.1%	73
Park Cube Ueno	2,233	2,168	2,140	5.0%	-28	2,158	2,150	4.9%	-8	-0.1%	20
Park Cube Ikebukuro Kanamecho	1,608	1,621	1,330	5.0%	-291	1,613	1,350	4.9%	-263	-0.1%	27
Park Axis Meguro Honcho	1,810	1,758	1,460	5.0%	-298	1,749	1,480	4.9%	-269	-0.1%	29
Park Axis Shin Itabashi	3,430	3,239	2,980	5.2%	-259	3,213	3,040	5.1%	-173	-0.1%	86
Park Axis Akihabara	1,200	1,158	949	5.0%	-209	1,151	966	4.9%	-185	-0.1%	23
Park Axis Toyochi	3,950	3,794	3,430	5.3%	-364	3,766	3,430	5.2%	-336	-0.1%	28
Park Axis Takinogawa	1,820	1,743	1,700	5.1%	-43	1,732	1,700	5.0%	-32	-0.1%	11
Park Axis Asakusabashi	2,717	2,612	2,630	5.2%	17	2,594	2,660	5.0%	65	-0.2%	47
Park Axis Nihonbashi Hamacho	5,540	5,303	4,880	4.9%	-423	5,267	5,000	4.8%	-267	-0.1%	156
Park Cube Yoyogi Tomigaya	1,975	1,950	1,530	4.9%	-420	1,937	1,570	4.8%	-367	-0.1%	53
Park Axis Monzen Nakacho	1,700	1,638	1,430	5.1%	-208	1,626	1,450	5.0%	-176	-0.1%	31
Park Cube Itabashi Honcho	4,170	4,068	3,530	5.0%	-538	4,042	3,590	4.9%	-452	-0.1%	85
Park Cube Gakugei Daigaku	910	896	715	4.8%	-181	891	726	4.7%	-165	-0.1%	15
Park Cube Oimachi	1,440	1,405	1,340	5.1%	-65	1,396	1,370	5.0%	-26	-0.1%	39
Park Axis Nishigahara	840	830	866	5.4%	35	824	880	5.3%	55	-0.1%	20
Park Axis Kinshicho	1,448	1,431	1,650	5.1%	218	1,422	1,670	5.0%	247	-0.1%	28
Park Axis Tatsumi Stage	7,464	7,359	8,690	5.4%	1,330	7,306	8,830	5.3%	1,523	-0.1%	192
Park Axis Kameido	2,359	2,322	2,530	5.4%	207	2,304	2,550	5.3%	245	-0.1%	37
Park Axis Honancho	745	734	763	5.2%	28	728	772	5.1%	43	-0.1%	15
Park Axis Itabashi	1,448	1,427	1,680	5.1%	252	1,415	1,690	5.0%	274	-0.1%	21
Park Axis Oshiage	1,193	1,173	1,280	5.4%	106	1,163	1,320	5.3%	156	-0.1%	49
Park Axis Takadanobaba	1,222	1,217	1,440	4.9%	222	1,210	1,470	4.8%	259	-0.1%	36
Park Axis Toyosu	14,300	13,904	15,200	5.2%	1,295	13,778	15,500	5.1%	1,721	-0.1%	426
Park Axis Hatchobori	1,760	1,749	1,890	5.1%	140	1,737	1,930	5.0%	192	-0.1%	51
Park Axis Itabashi Honcho	987	972	1,090	5.3%	117	962	1,110	5.2%	147	-0.1%	30
Park Axis Sumiyoshi	1,006	992	1,060	5.5%	67	983	1,070	5.4%	86	-0.1%	19
Park Cube Yotsuya Sancho	2,749	2,803	3,090	4.9%	286	2,781	3,130	4.8%	348	-0.1%	61
Park Cube Hatchobori	4,200	4,309	4,490	5.0%	180	4,283	4,540	4.9%	256	-0.1%	75
Park Axis Kamata Ichibankan	1,069	1,085	1,110	5.2%	24	1,078	1,120	5.1%	41	-0.1%	17
Park Axis Taito Negishi	672	681	700	5.4%	18	674	718	5.3%	43	-0.1%	24
Park Axis Komagome	1,389	1,398	1,460	5.1%	61	1,388	1,480	5.0%	91	-0.1%	30
Park Axis Itabashi Honcho Nibanakan	1,859	1,862	1,970	5.3%	107	1,842	2,010	5.2%	167	-0.1%	60
Shibaura Island Air Tower <sup>1</sup>	7,905	7,938	8,400	-	461	7,832	8,590	-	757	-	296

Park Cube Higashi Shinagawa	6,060	6,228	6,270	5.3%	41	6,176	6,330	5.2%	153	-0.1%	112
Park Cube Sasazuka	2,200	2,252	2,280	4.9%	27	2,240	2,260	4.8%	19	-0.1%	-7
Park Axis Higashi Jujo	1,700	1,740	1,790	5.1%	49	1,728	1,830	5.0%	101	-0.1%	52
Park Cube Heiwadai	1,204	1,279	1,220	5.4%	-59	1,266	1,240	5.3%	-26	-0.1%	32
Park Cube Meguro Tower	9,000	9,516	9,680	4.9%	163	9,512	9,850	4.8%	337	-0.1%	173
Park Cube Keio Hachioji II	1,130	1,059	1,180	5.6%	120	1,049	1,200	5.5%	150	-0.1%	29
Park Axis Nishi Funabashi	1,020	964	885	5.6%	-79	953	876	5.5%	-77	-0.1%	1
Park Axis Yokohama Idogaya	1,419	1,433	1,470	5.5%	36	1,418	1,500	5.4%	81	-0.1%	44
Park Axis Chiba Shinmachi	1,679	1,686	1,780	5.7%	93	1,666	1,830	5.6%	163	-0.1%	70
Park Axis Chiba	970	975	978	5.8%	2	963	984	5.7%	20	-0.1%	18
Park Cube Kita Matsudo	1,200	1,228	1,230	5.9%	1	1,215	1,240	5.8%	24	-0.1%	22
Park Cube Musashi Kosugi	2,250	2,268	2,420	5.3%	151	2,249	2,450	5.2%	200	-0.1%	48
Park Axis Meieki Minami	2,440	2,235	1,900	5.7%	-335	2,214	1,930	5.6%	-284	-0.1%	51
Park Axis Marunouchi	1,920	1,788	1,540	5.6%	-248	1,770	1,570	5.5%	-200	-0.1%	48
Park Axis Ropponmatsu	1,515	1,437	1,190	5.6%	-247	1,423	1,140	5.5%	-283	-0.1%	-35
Park Axis Hakataeki Minami	1,890	1,772	1,570	5.7%	-202	1,753	1,520	5.6%	-233	-0.1%	-31
Park Axis Naka Gofukumachi	742	726	824	5.7%	97	716	828	5.6%	111	-0.1%	13
Park Axis Shirakabe	1,547	1,518	1,780	5.7%	261	1,504	1,810	5.6%	305	-0.1%	44
Park Axis Sendai	2,320	2,274	2,730	6.1%	455	2,249	2,800	6.0%	550	-0.1%	95
Park Axis Hakata Minoshima	960	938	1,130	5.9%	191	925	1,140	5.8%	214	-0.1%	22
Park Axis Takamiya Higashi	605	582	697	5.9%	114	572	704	5.8%	131	-0.1%	17
Park Axis Sapporo Shokubutsuen Mae	1,650	1,593	1,830	6.0%	236	1,570	1,850	5.9%	279	-0.1%	42
Park Axis Shin Sapporo	827	833	848	6.2%	14	820	862	6.1%	41	-0.1%	27
Park Axis Esaka Hiroshibacho	2,369	2,372	2,510	5.6%	137	2,347	2,540	5.5%	192	-0.1%	55
Park Axis Utsubo Koen	2,399	2,402	2,550	5.6%	147	2,377	2,610	5.5%	232	-0.1%	85
Dormy Ashiya	928	951	1,040	6.5%	88	937	1,060	6.4%	122	-0.1%	33
Kawaijuku Kyoto Gakushin Ryo	991	1,015	1,120	6.2%	104	1,002	1,140	6.1%	137	-0.1%	33
Sundai Horikawa Ryo	916	951	1,080	6.2%	128	942	1,100	6.1%	157	-0.1%	28
Dormitory Rakuoku	374	390	441	6.6%	50	384	448	6.5%	63	-0.1%	12
Rikkyo University International Dormitory (RUID) Shiki	1,478	1,532	1,660	6.3%	127	1,520	1,690	6.2%	169	-0.1%	41
Dormy Naka Itabashi	1,041	1,087	1,210	5.8%	122	1,078	1,230	5.7%	151	-0.1%	28
Philosophia Nishidai	1,249	1,299	1,410	5.9%	110	1,287	1,430	5.8%	142	-0.1%	31
Dormy Musashi Kosugi	1,152	1,200	1,340	6.0%	139	1,190	1,360	5.9%	169	-0.1%	29
Artis Sendai Kakyoin	540	579	592	6.7%	12	572	600	6.6%	27	-0.1%	14
Artis Sendai Kimachi-dori	1,160	1,258	1,300	6.7%	41	1,244	1,320	6.6%	75	-0.1%	34
<b>Subtotal</b>	<b>242,140</b>	<b>239,401</b>	<b>235,022</b>	<b>-</b>	<b>-4,379</b>	<b>237,949</b>	<b>238,081</b>	<b>-</b>	<b>131</b>	<b>-</b>	<b>4,511</b>
Park Cube Nihonbashi Suitengu	2,711	-	-	-	-	2,774	2,910	4.8%	135	-	135
Park Cube Ginza East	2,269	-	-	-	-	2,325	2,350	4.8%	24	-	24
Park Cube Kayabacho	1,105	-	-	-	-	1,136	1,190	4.8%	53	-	53
Park Cube Honjo Azumabashi	1,252	-	-	-	-	1,288	1,290	5.0%	1	-	1
Park Axis Kiyosumi Shirakawa	696	-	-	-	-	717	731	5.1%	13	-	13
Park Axis Asakusabashi Nichome	1,079	-	-	-	-	1,111	1,100	5.1%	-11	-	-11
Park Axis Nishi Sugamo	1,439	-	-	-	-	1,476	1,480	5.1%	3	-	3
Park Axis Ueno	1,389	-	-	-	-	1,424	1,420	5.1%	-4	-	-4
Park Axis Akihabara East	1,369	-	-	-	-	1,403	1,400	5.1%	-3	-	-3
Park Axis Kayabacho	1,809	-	-	-	-	1,857	1,860	5.0%	2	-	2
Park Axis KinshichoShinsui Koen	1,369	-	-	-	-	1,407	1,400	5.2%	-7	-	-7
Park Cube Kasuga Andozaka	2,670	-	-	-	-	2,731	2,770	4.8%	38	-	38
Park Cube Kameido	3,020	-	-	-	-	3,094	3,070	5.1%	-24	-	-24
Park Axis Yokohama Tanmachi Koen	1,119	-	-	-	-	1,148	1,170	5.3%	21	-	21
Park Cube Kitahama	1,970	-	-	-	-	2,041	2,040	5.5%	-1	-	-1
<b>Subtotal</b>	<b>25,266</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,939</b>	<b>26,181</b>	<b>-</b>	<b>241</b>	<b>-</b>	<b>241</b>
<b>Total</b>	<b>267,406</b>	<b>239,401</b>	<b>235,022</b>	<b>-</b>	<b>-4,379</b>	<b>263,889</b>	<b>264,262</b>	<b>-</b>	<b>372</b>	<b>-</b>	<b>4,752</b>

\* Appraisal value and book value are as of the end of each period (14th Period: February 28, 2013; 15th Period: August 31, 2013)

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.

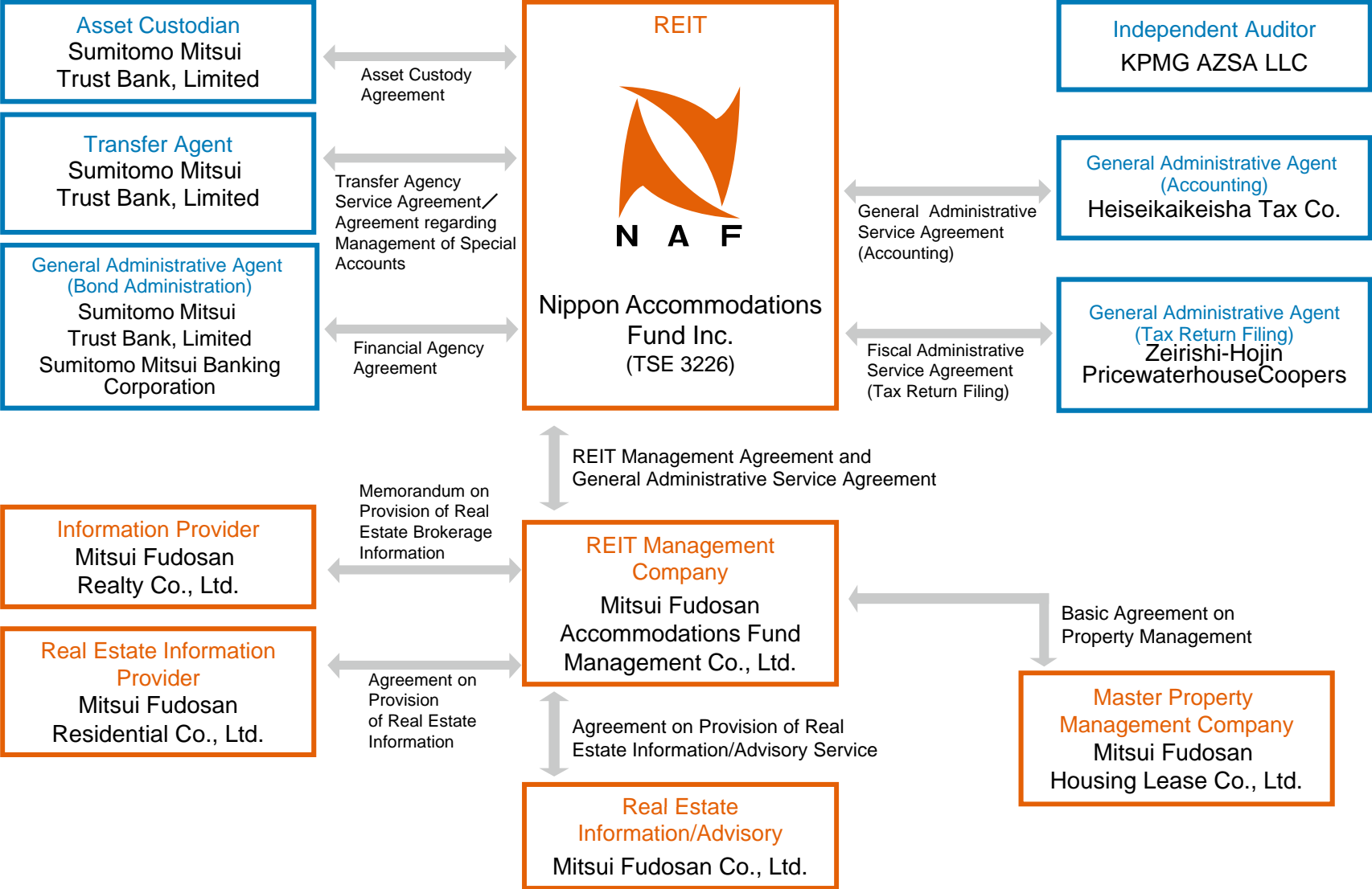




**Appendix (4): Corporate Structure and  
Asset Management Company**

 *Nippon  
Accommodations  
Fund*

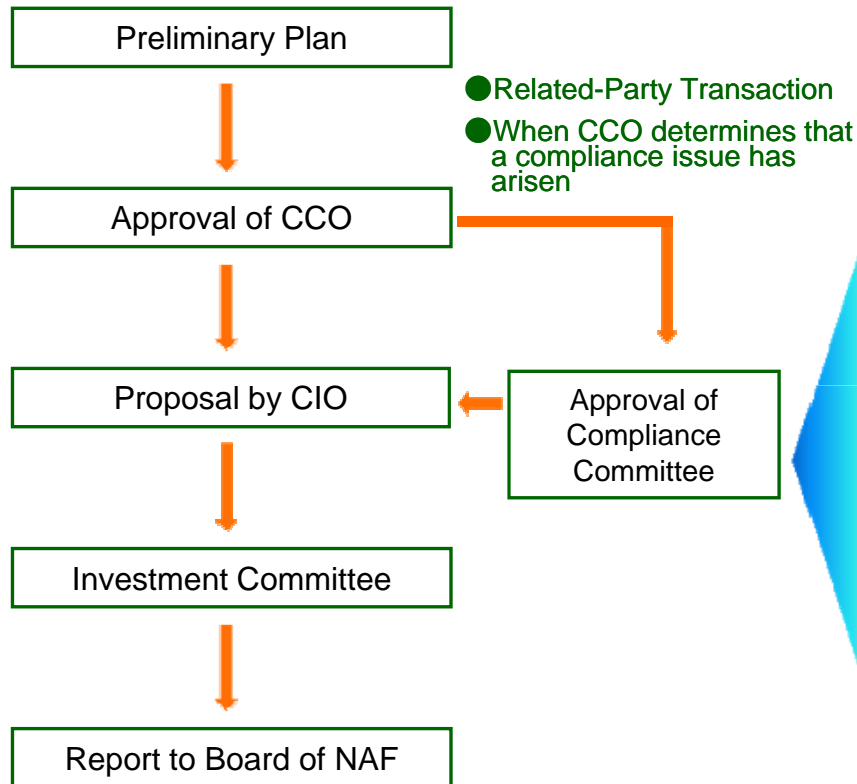
# Structure of the REIT





## Investment Policy

### Acquisitions/Sale Decision Making Process



### Compliance Checking System

#### Confirmation by the Chief Compliance Officer (CCO)

The following require approval of Compliance committee

- Related-party transaction\*
- When CCO determines that a compliance issue has arisen

\*Property acquisition price from sponsor-related parties is below appraisal value

#### Compliance Committee

Requires approval by independent external professionals

Members: CCO (Chairman), CEO, 2 external professionals  
(Currently 1 lawyer and 1 CPA)

External professionals: Appoint professionals independent from Mitsui Fudosan Co., Ltd.

Resolution: Requires the votes of 2/3 or more members and at least 1 of the 2 independent external professionals

#### Functions as a Check on the Investment Committee

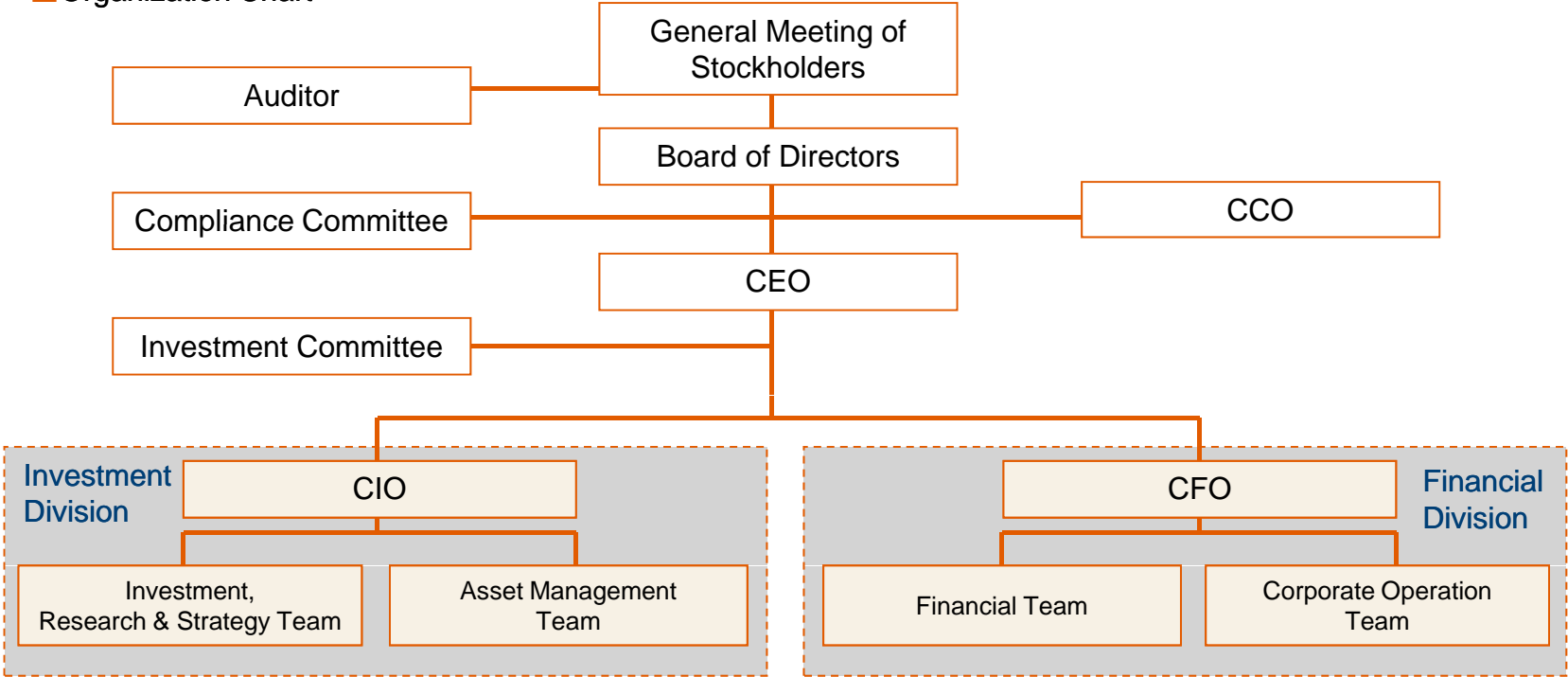
The CCO can suspend discussion when he sees any problem in the discussion process

Related-party transactions approval by independent external professionals

## Company Profile

- Company Name: Mitsui Fudosan Accommodations Fund Management Co., Ltd.
- Address: 1-1, Nihonbashi-Muromachi 2-chome, Chuo-ku, Tokyo 103-0022, Japan
- Established: January 4, 2005
- Leadership: Kosei Murakami, President and CEO
- Capital: JPY 300 million
- Shareholder: Mitsui Fudosan Co., Ltd. (100%)

### ■ Organization Chart



**Please note that this English translation of the Japanese original document is provided solely for information purposes. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail.**

**The financial statements of Nippon Accommodations Fund Inc. have been prepared in accordance with generally accepted accounting principles in Japan (Japanese GAAP), which may materially differ in certain respects from generally accepted accounting principles in other jurisdictions.**

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