

Mitsui Fudosan Accommodations Fund Management Co., Ltd.



Nippon Accommodations Fund Investor Presentation

Nippon Accommodations Fund Inc.
(Securities Code: TSE 3226)
URL: <http://www.naf-r.jp/english/>

As of October 2012



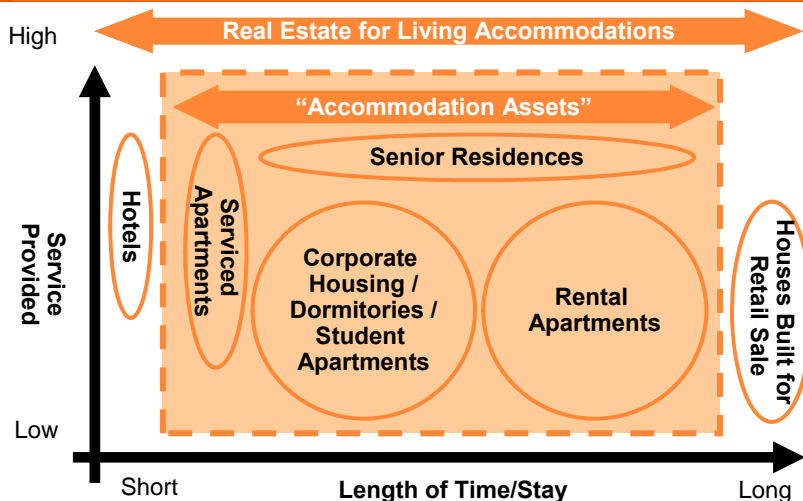


Company Overview

Company Profile

Ticker: TSE 3226
Asset Size: JPY 231.9 bn
 (Based on acquisition price) (as of Aug. 31, 2012)
Sponsor Company: Mitsui Fudosan
 (100% Shareholder of REIT Management Co.)
Investment Target (Type): Residential properties
Investment Target (Area): Tokyo 23 wards: 80% or more
 Other areas: 20% or less
Credit Rating: R&I: AA- (Stable)
 Moody's: A3 (Stable)
 S&P: A+ (Stable)
 (as of Aug. 31, 2012)

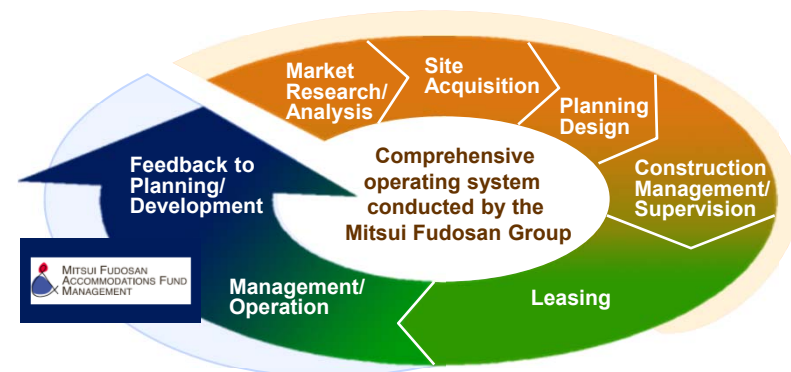
Investment Targets



Leveraging the Comprehensive Strengths of the Mitsui Fudosan Group

MITSUI FUDOSAN ■ Operation, Planning / Development of Accommodation Business

MITSUI FUDOSAN RESIDENTIAL ■ Housing Development ■ Sales Operations



MITSUI FUDOSAN HOUSING LEASE ■ Property management

MITSUI FUDOSAN HOUSING SERVICE ■ Residential Building Maintenance

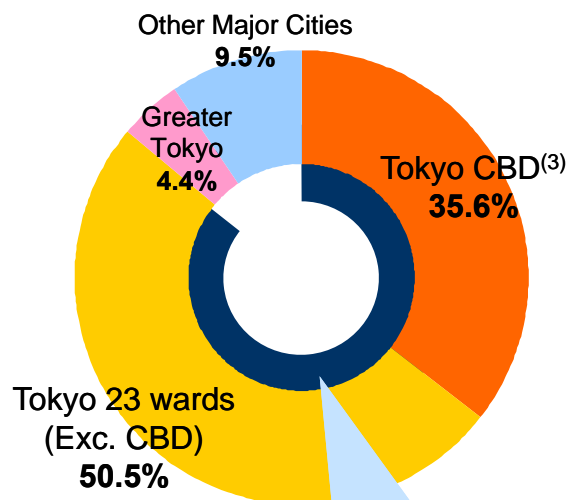
MITSUI FUDOSAN GROUP RESIDENT FIRST ■ Leasing ■ Tenant Brokerage



Portfolio - Rental Apartments Characteristics

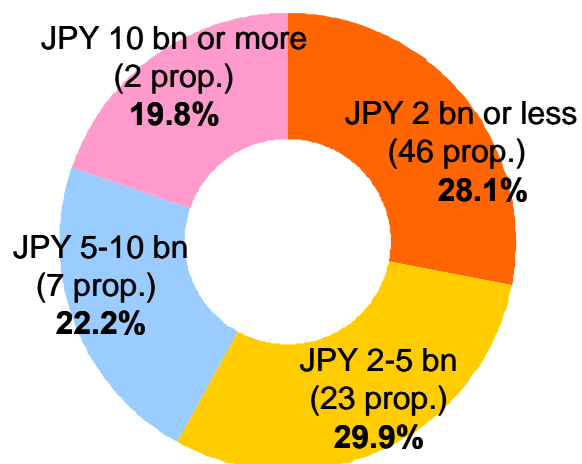
Investing Mainly in Large-Scale Properties, with a Focus in the 23 Wards of Tokyo

Portfolio by Location



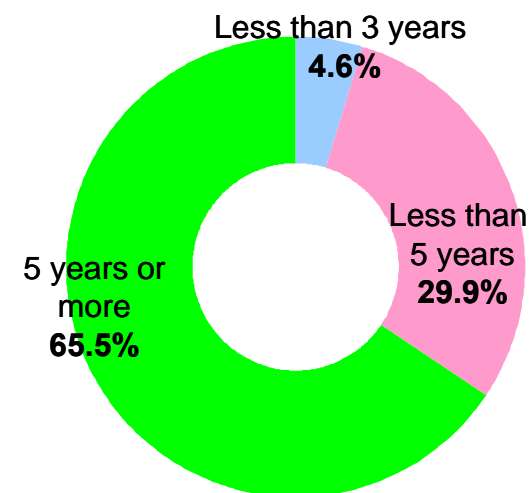
86.1% are located in the 23 wards of Tokyo

Portfolio by Acquisition Price



Average: JPY 2.8 bn per property
(JPY 2.5 bn exc. Okawabata Apartment Communities)

Portfolio by Property Age



Average: 7.9 years
(5.5 years exc. Okawabata Apartment Communities)

(1) As of August 31, 2012

(2) Percentages for Portfolio by Location, Portfolio by Acquisition Price and Portfolio by Property Age are based on acquisition price for rental apartment properties. Average property age has been calculated using a weighted average based on acquisition price.

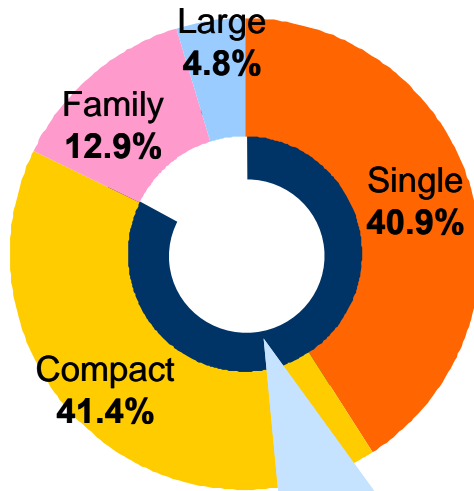
(3) Tokyo CBD includes Chiyoda, Chuo and Minato wards; Greater Tokyo includes Tokyo (other than the 23 wards), Kanagawa, Chiba and Saitama; Other Major Cities includes Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima and Fukuoka.



Portfolio - Rental Apartments Characteristics

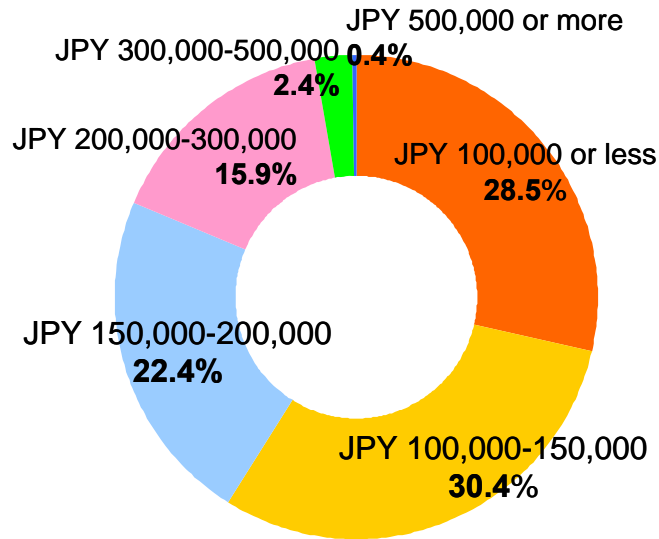
Properties Mainly Composed of Relatively Small Single and Compact Units

Portfolio by Category



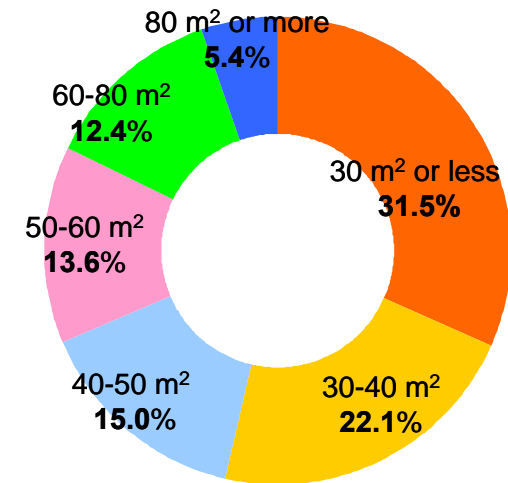
Single and Compact:
Approx. 82.3%
 (87.5% exc. Okawabata
 Apartment Communities)

Portfolio by Monthly Rent



Average: JPY 147 thousand
per unit
 (JPY 138 thousand exc. Okawabata
 Apartment Communities)

Portfolio by Unit Area



Average: 43.0 m²
per unit
 (40.3 m² exc. Okawabata
 Apartment Communities)

* Percentages for Portfolio by Category, Portfolio by Monthly Rent and Portfolio by Unit Area are unit-based, excluding retail units.

Acquisitions and Sale in 13th Fiscal Period

New Acquisitions of 2 Properties and Sale of 1 Property

New Acquisitions of Other Accommodation Assets

Artis Sendai Kakyoin			Artis Sendai Kimachidori		
Location	Sendai, Miyagi		Location	Sendai, Miyagi	
Rentable Units	60		Rentable Units	142	
Total Rentable Area	1,564.40 m ²		Total Rentable Area	4,063.47 m ²	
Acquisition Price	JPY 540 mn		Acquisition Price	JPY 1,160 mn	
Acquisition Date	Mar. 29, 2012		Acquisition Date	Mar. 29, 2012	
Completed Date	Dec. 10, 2008		Completed Date	Mar. 5, 2010	
NOI Yield ⁽¹⁾	7.6%		NOI Yield ⁽¹⁾	7.7%	
Seller	Itochu Corporation		Seller	Itochu Corporation	

Sale of Park Cube Keio Hachioji, a Portion of the Profit on the Sale is Internally Reserved

Park Cube Keio Hachioji	
Sale Contract Date	Apr. 6, 2012
Sale Date	Apr. 25, 2012
Sale Price	JPY 1,020 mn
Profit on Property Sale	JPY 85 mn
Internal Reserves Amount ⁽²⁾	JPY 70 mn
Rentable Units	52
Total Rentable Area	2,814.32 m ²

(1) NOI Yield = Appraisal annual NOI / Acquisition price

(2) NAF can utilize the exceptional taxation regarding this property



Acquisition in 14th Fiscal Period

Diversification of Property Acquisition Methods

Acquisition of Investment Assets (Anonymous Partnership Equity Interests)

Name of asset acquired: (Anonymous Partnership Equity Interest in) Godo Kaisha ABF1
 Type of asset acquired: Equity interest in anonymous partnership investing in domestic real estate in trust beneficiary interest
 Real estate in trust: Iris Nihonbashi Suitengu, Iris Ginza East
 Investment amount: JPY 150 mn
 (9.1% of total anonymous partnership equity interest)
 Date of conclusion of sales contract: September 26, 2012
 Date of acquisition: September 26, 2012
 Acquisition funding: Own funds

Special Purpose Company ("Godo Kaisha ABF1")	
Trust beneficiary interest in real estate in trust and other assets, etc. JPY 5,110 mn	Non-recourse loan JPY 3,460 mn
	Net assets including anonymous partnership equity interest, etc. JPY 1,650 mn

Through this acquisition, NAF will receive from the operator of the anonymous partnership, dividends of profits from rental revenues from real estate in trust.
 In addition, NAF will be granted preferential negotiation rights for trust beneficiary interest in real estate in trust, or real estate in trust through this acquisition.

Real Estate in Trust with Preferential Negotiation Rights

Iris Nihonbashi Suitengu	
Location	Chuo-ku, Tokyo
Rentable Units	77
Total Rentable Area	4,235.33 m ²
Price ⁽¹⁾	JPY 2,711 mn
Completed Date	May 12, 2005
NOI Yield ⁽²⁾	5.4%



Iris Ginza East	
Location	Chuo-ku, Tokyo
Rentable Units	77
Total Rentable Area	3,358.63 m ²
Price ⁽¹⁾	JPY 2,269 mn
Completed Date	June 1, 2005
NOI Yield ⁽²⁾	5.3%



(1) A breakdown of price terms in preferential negotiation (4,980 mn or more) (2) NOI Yield = Appraisal annual NOI / Acquisition price (3) Exercise period of preferential negotiation rights: Through September 30, 2014



Financial Highlights - Achievements and Forecasts

13th Fiscal Period (Actual) - Achievements

- Acquisition
 - 2 Other Accommodation Assets at JPY 1.7 bn in Mar. 2012
- Sale
 - Park Cube Keio Hachioji at JPY 1.02 bn in Apr. 2012
- A portion of the profit on the sale (70 mn) is internally reserved
- Leasing
 - Maintained high overall occupancy rate: 95.8% as of Aug. 2012
- Financial Status
 - Debt amount:
JPY 126.5 bn (Including JPY 17.0 bn in bonds) as of Aug. 2012
 - LTV as of Aug. 2012: 53.2%

14th Fiscal Period (Estimate) - Forecasts

- Acquisition
 - Anonymous Partnership Equity Interests at 150 mn in Sept. 2012
- Leasing
 - Assuming high overall occupancy rate to continue at approx. 95%
- Financial Status
 - Debt amount:
JPY 126.5 bn (Including JPY 17.0 bn in bonds) as of Feb. 2013

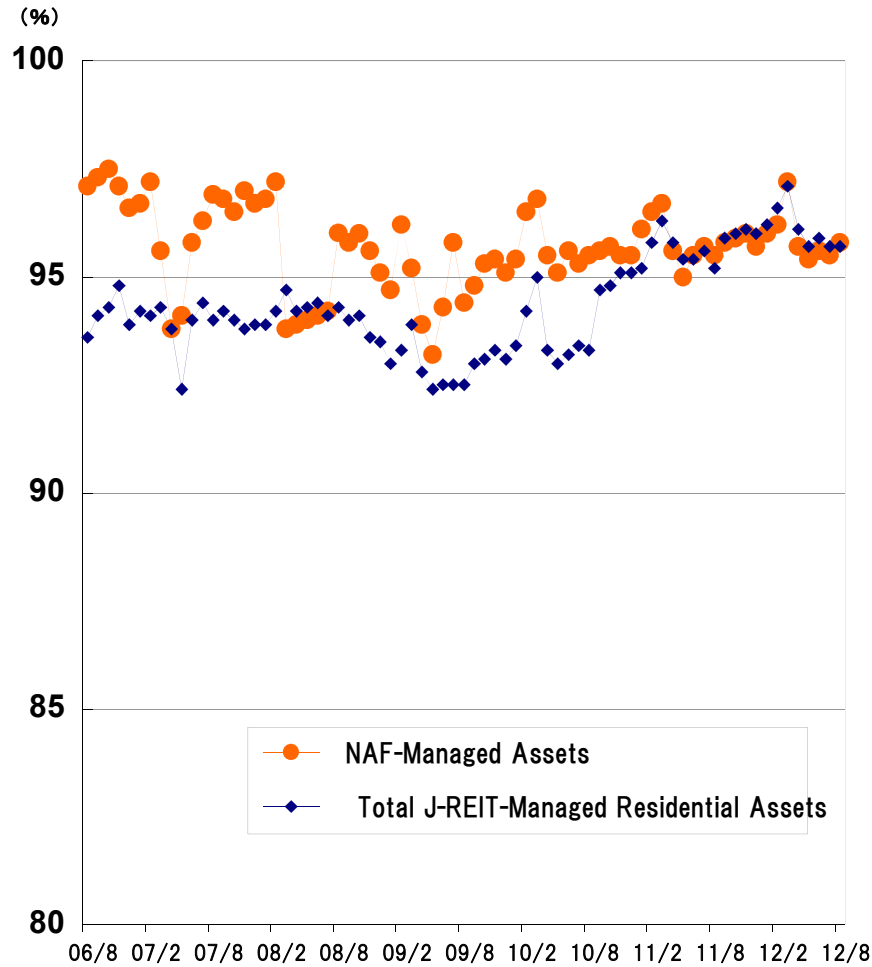
(JPY millions)	13th FP (A) (Mar. 2012 - Aug. 2012)	13th FP (E) (as of Apr. 2012)	(A) - (E) Difference	14th FP (E) (Sep. 2012 - Feb. 2013)
No. of Operating Days	184 days	184 days	-	181 days
Total Revenues	8,103	8,075	+28	7,905
Operating Income	3,634	3,557	+76	3,570
Net Income	2,855	2,757	+98	2,803
Internal Reserves	70	70	-	-
Total Distributions	2,785	2,687	98	2,803
FFO (Note)	4,489	4,396	-92	4,510
DPU (Units outstanding)	14,306 yen (194,711 units)	13,800 yen (194,711 units)	+506	14,400 yen (194,711 units)
Total Assets	237,854	-	-	-
Total Net Assets	106,090	-	-	-
Occupancy Rate (At end of FP)	95.8 %	Approx. 95 %	-	Approx. 95 %

Note: Funds From Operations = Net Income + Depreciation and Amortization – Capital gains (losses) from disposal of properties



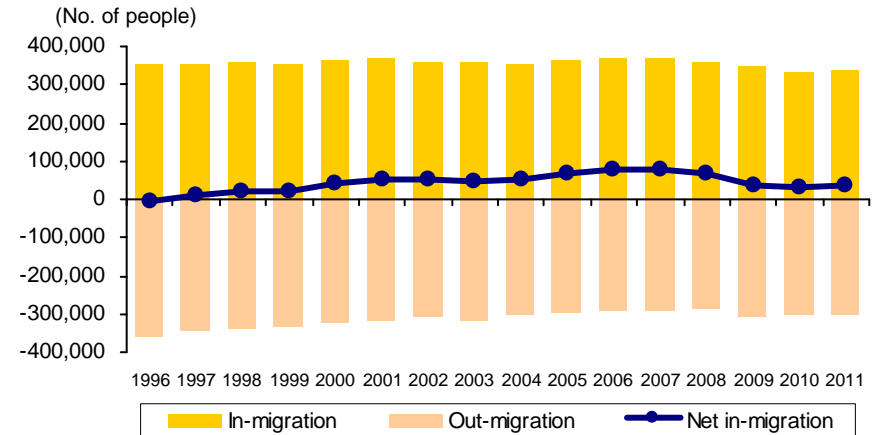
Occupancy Trends

NAF vs Total J-REIT Residential Assets



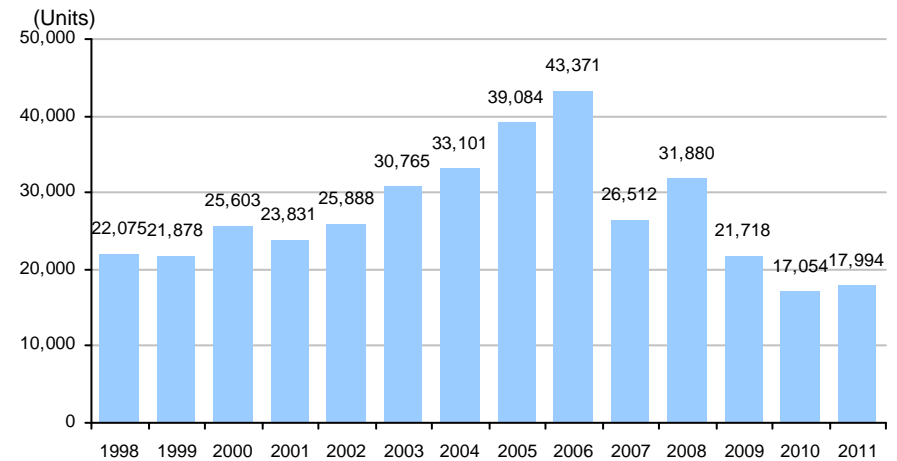
Source: The Investment Trust Association Japan

Population Change in 23 Wards of Tokyo



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

Construction-starts for Rental Apartments in 23 Wards of Tokyo



Source: Ministry of Land, Infrastructure, Transport and Tourism



Rent Trends - Revision

Rent Revision Trends

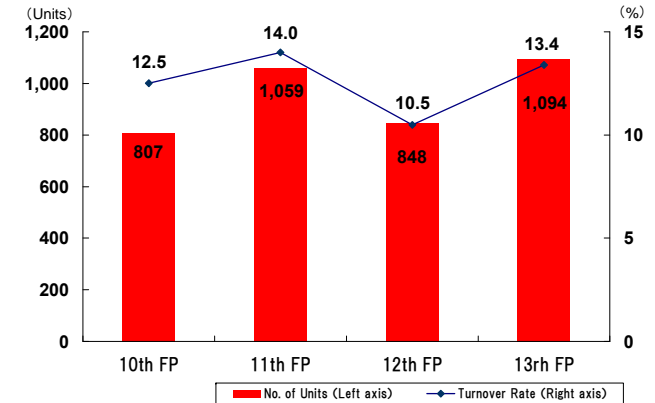
(JPY thousands)

Tenant Turnover	10th FP	11th FP	12th FP	13th FP
No. of Units	807	1,059	848	1,094
Net Monthly Rent Change	▲ 5,334	▲ 5,916	▲ 4,655	▲ 4,470
Rent Increase	1,198 (229 units)	1,870 (340 units)	1,712 (291 units)	2,170 (402 units)
Rent Decrease	▲ 6,532 (501 units)	▲ 7,786 (635 units)	▲ 6,368 (471 units)	▲ 6,641 (573 units)
Total Monthly Rent before Tenant Turnover	124,952	156,667	131,603	157,918
Percentage Change	▲ 4.3 %	▲ 3.8 %	▲ 3.5 %	▲ 2.8 %

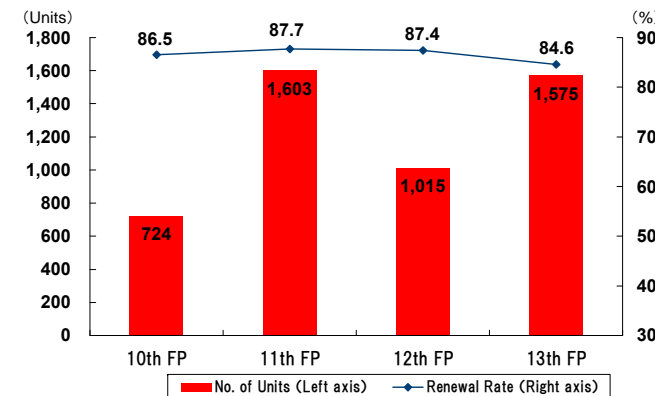
Renewal	10th FP	11th FP	12th FP	13th FP
No. of Units	724	1,603	1,015	1,575
Net Monthly Rent Change	▲ 1,043	▲ 1,231	▲ 915	▲ 858
Rent Increase (units)	1	0	0	1
Rent Decrease (units)	73	102	74	73
Total Monthly Rent before Renewal	115,685	225,907	154,375	215,287
Percentage Change	▲ 0.9 %	▲ 0.5 %	▲ 0.6 %	▲ 0.4 %

Total	10th FP	11th FP	12th FP	13th FP
No. of Units	1,531	2,663	1,863	2,669
Net Monthly Rent Change	▲ 6,377	▲ 7,148	▲ 5,571	▲ 5,329
Total Monthly Rent before Tenant Turnover / Renewal	240,637	382,574	285,979	373,206
Percentage Change	▲ 2.7 %	▲ 1.9 %	▲ 1.9 %	▲ 1.4 %

Turnover Rate⁽¹⁾⁽²⁾



Renewal Rate⁽¹⁾⁽³⁾



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

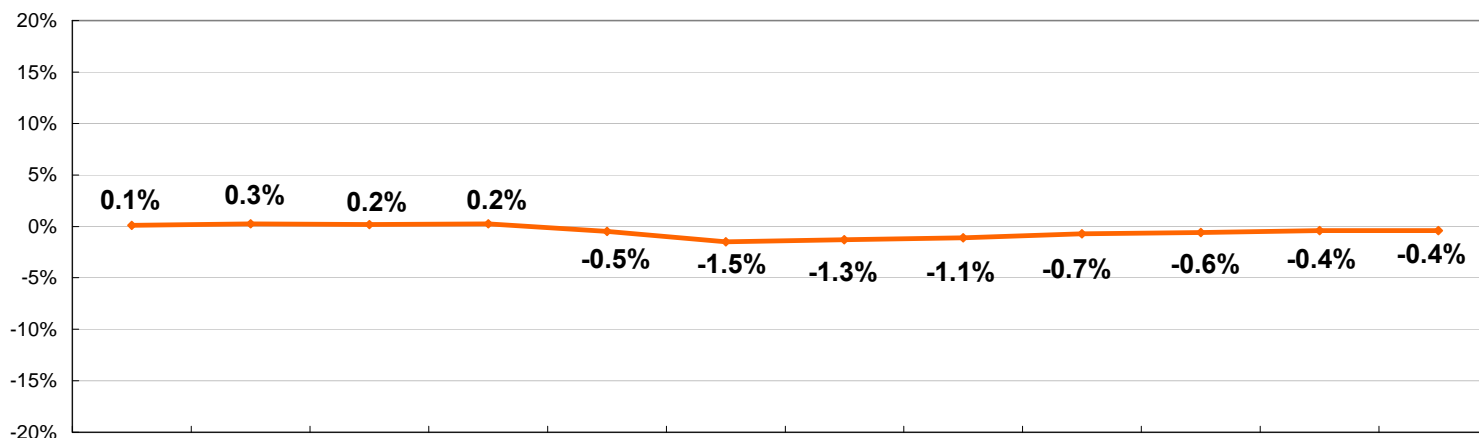
- (1) No. of discontinuations, including those who move to another unit in the same building after the discontinuation
- (2) Turnover rate = (No. of turnovers during the FP) / (No. of dwelling units per property available for rent, weighted average by the No. of working days during the FP)
- (3) Renewal rate = (No. of renewals during the FP) / (No. to be renewed during the FP).



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 the Previous FP) for the FP



	13th FP Average Rent per Tsubo	2nd FP ⁽¹⁾	3rd FP	4th FP	5th FP	6th FP	7th FP	8th FP	9th FP	10th FP	11th FP	12th FP	13th FP
		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
	JPY 11,476	0.1%	0.3%	0.2%	0.2%	-0.5%	-1.5%	-1.3%	-1.1%	-0.7%	-0.6%	-0.4%	-0.4%
Tokyo CBD	JPY 12,659	0.1%	0.4%	0.2%	0.2%	-0.9%	-2.3%	-1.8%	-1.8%	-1.1%	-1.0%	-0.6%	-0.7%
Tokyo 23 Wards (exc. CBD)	JPY 12,160	0.1%	0.3%	0.0%	0.3%	-0.2%	-0.8%	-0.8%	-0.6%	-0.5%	-0.3%	-0.3%	-0.2%
Greater Tokyo	JPY 10,780	0.4%	0.4%	0.3%	0.5%	0.3%	-0.2%	-0.2%	-0.1%	-0.1%	-0.3%	-0.3%	0.0%
Other Major Cities	JPY 7,751	0.0%	-1.0%	-0.3%	-0.1%	-0.2%	-1.9%	-1.0%	-0.6%	-0.5%	-0.5%	-0.6%	-0.3%

* 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 previous FP to the end of each FP)

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

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



Financial Strategy and Credit Rating

Borrowings and Bonds

(Aug. 31, 2012)

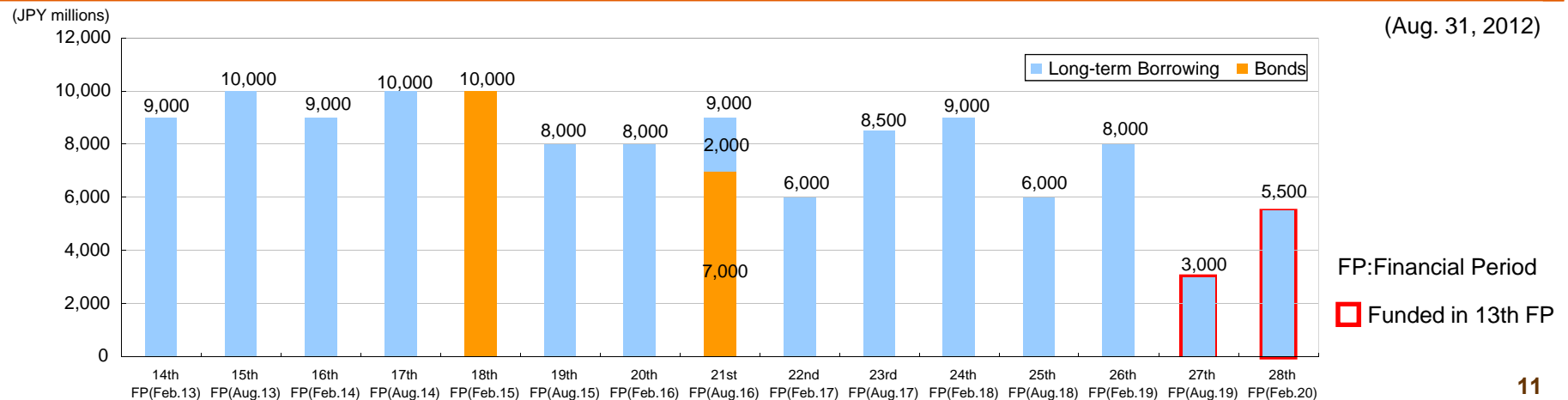
	Amount	%	
Short-term loans	JPY 7.5 bn	17.0%	5.9%
Long-term loans (Variable Rate)	JPY 14.0 bn		
Long-term loans (Fixed-Rate)	JPY 88.0 bn	83.0%	94.1%
Corporation Bonds	JPY 17.0 bn		
Total	JPY 126.5 bn	100.0%	
Weighted Average Interest Rate:		1.24%	
Duration of Long-term Debt:		3.4 years	
Lender:		15 financial institutions	

Highest Rating among Residential J-REITs

(Aug. 31, 2012)

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

Debt Maturity Ladder (Excluding short-term borrowing)

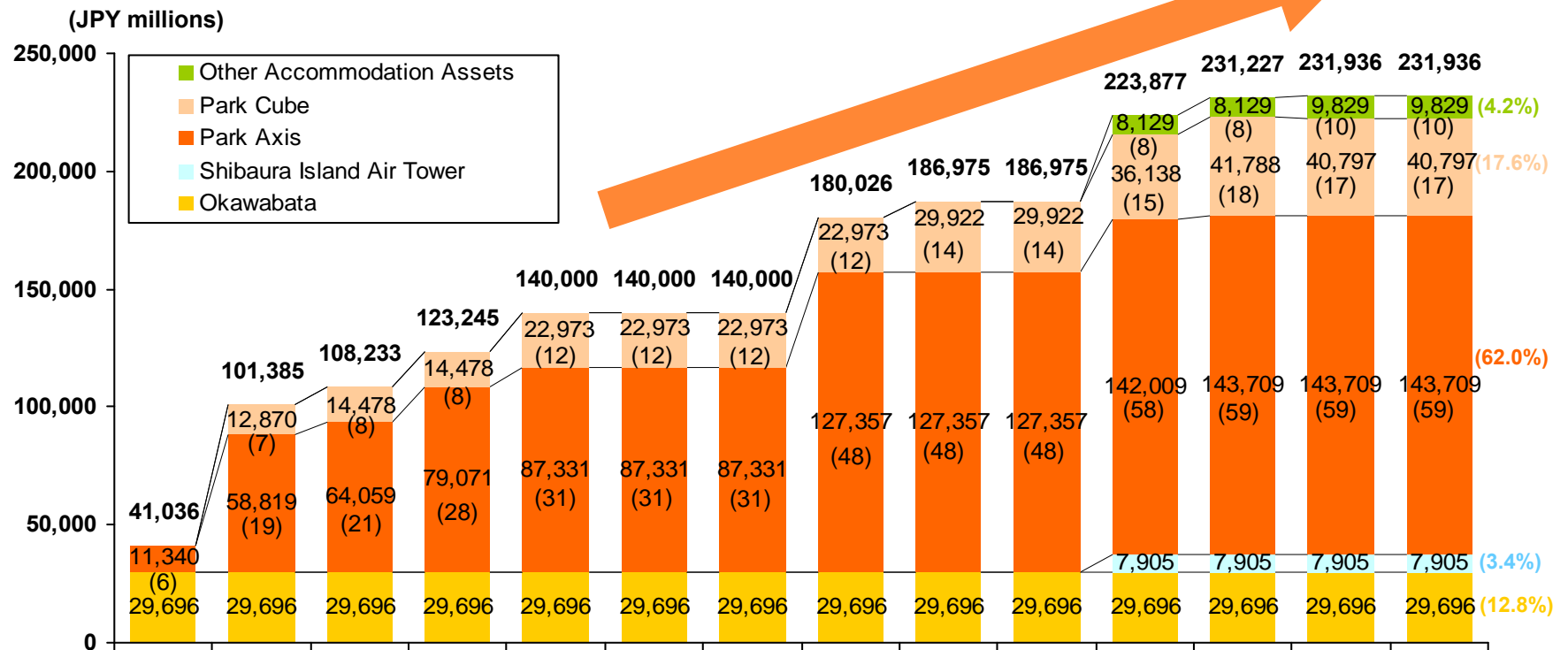




External Growth - Track Record

Portfolio Growth Track Record

■ AUM (Based on Acquisition Price)



	1st FP (Mar. 06)	2nd FP (Feb. 07)	3rd FP (Aug. 07)	4th FP (Feb. 08)	5th FP (Aug. 08)	6th FP (Feb. 09)	7th FP (Aug. 09)	8th FP (Feb. 10)	9th FP (Aug. 10)	10th FP (Feb. 11)	11th FP (Aug. 11)	12th FP (Feb. 12)	13th FP (Aug. 12)	14th FP(E) (Feb. 13)
Properties	7	27	30	37	44	44	44	61	63	63	83	87	88	88
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	8,161
Other Accommodation Assets	-	-	-	-	-	-	-	-	-	-	918	918	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	9,281
NOI Yield	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%	-

NOI Yield = Weighted average of actual NOI annualized / Acquisition price



Appendix



Financial Summary (1) Income Statement

(JPY millions)

	12th Period Feb. 2012	13th Period Aug. 2012	Change
Total Revenues	7,857	8,018	160
Rental Expenses	1,469	1,563	94
Real Estate Taxes	275	382	107
Depreciation and Amortization	1,699	1,719	20
Total Rental Expenses	3,444	3,665	221
Operating Income from Property Leasing	4,413	4,352	▲ 61
Gain on Sale of Investment Properties	—	85	85
Asset Management Fees	562	582	19
Other Expenses	237	221	▲ 16
Operating Income	3,613	3,634	21
Non-Operating Income	▲ 779	▲ 778	1
Income before Income Taxes	2,833	2,856	22
Current and Deferred Income Taxes	1	0	▲ 0
Net Income	2,832	2,855	22
Total Distribution	2,832	2,785	▲ 47
(No. of units outstanding)	194,711 units	194,711 units	—
Distribution per Unit	14,548 yen	14,306 yen	▲ 242 yen
Net Operating Income (from Property Leasing Activities)	6,113	6,072	▲ 41
Funds from Operations	4,532	4,489	▲ 42
Number of Operating Days	182 days	184 days	2 days



Financial Summary (2) Balance Sheet

	12th Period Feb. 2012	13th Period Aug. 2012	(JPY millions) Change
Total Assets	237,222	237,854	632
Cash and cash equivalents	4,951	6,159	1,207
Total investment properties	230,641	230,031	▲ 610
Others	1,628	1,662	34
Total Liabilities	131,154	131,763	609
Interest-bearing debt	126,000	126,500	500
Tenant security deposits	2,805	2,782	▲ 22
Others	2,349	2,481	132
Total Net Assets	106,068	106,090	22
Unitholders' capital	103,235	103,235	—
Retained earnings	2,832	2,855	22
Units Outstanding	194,711 units	194,711 units	—
No. of Properties	87 units	88 units	1 unit
(Total Acquisition Price)	231,227	231,936	709
Total Rentable Area	374,528.89 m ²	377,342.44 m ²	2,813.55 m ²
Occupancy Rate (End of period)	96.2 %	95.8 %	▲ 0.4 points
Capital Ratio: Net Assets / Total Assets	44.7 %	44.6 %	▲ 0.1 points
LTV : Interest-Bearing Debt / Total Assets	53.1 %	53.2 %	0.1 points
Interest-Bearing Debt Ratio : Interest-Bearing Debt / (Interest-Bearing Debt + Capital)	55.0 %	55.1 %	0.1 points
Book Value per Unit	544,746 yen	544,863 yen	117 yen
Original Capital per Unit	530,197 yen	530,197 yen	—



Interest-Bearing Debt

As of Aug. 31, 2012

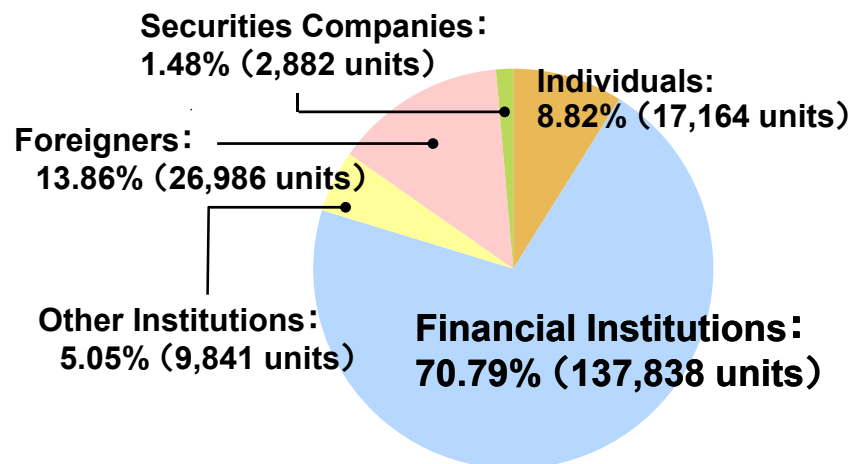
	Lender	Balance (JPY mn)	Interest rate (%)	Date of maturity	Repayment method	Notes
Short-term loans ⁽¹⁾	Sumitomo Mitsui Banking Corporation	1,000	0.4%	Sep. 28, 2012	Bullet Payment	Unsecured Unguaranteed Pari Passu ⁽²⁾
	The Hachijuni Bank, Ltd.	1,000	0.4%	Sep. 6, 2012		
	Mitsubishi UFJ Trust and Banking Corporation	1,000	0.4%	Sep. 28, 2012		
	The 77 Bank, Ltd.	1,000	0.4%	Sep. 10, 2012		
	Mizuho Corporate Bank, Ltd.	1,000	0.4%	Sep. 28, 2012		
	Shinkin Central Bank	1,000	0.4%	Sep. 28, 2012		
	Sumitomo Mitsui Trust Bank, Limited	1,500	0.4% ⁽³⁾	Mar. 29, 2013		
Total short-term loans		7,500				
Long-term loans		2,000	1.6%	Nov. 29, 2013	Bullet Payment	Unsecured Unguaranteed Pari Passu ⁽²⁾
	Sumitomo Mitsui Banking Corporation	4,000	1.7%	May 30, 2014		
		5,000	0.7% ⁽³⁾	Nov. 30, 2015		
		5,000	1.2%	Aug. 13, 2018		
		5,500	0.9%	Feb. 28, 2020		
		3,000	1.8%	Nov. 30, 2012		
	Sumitomo Mitsui Trust Bank, Limited	2,000	1.6%	Nov. 29, 2013		
		2,000	1.7%	May 30, 2014		
		3,000	0.7% ⁽³⁾	Nov. 30, 2015		
		3,500	1.0%	Aug. 14, 2017		
		2,000	1.6%	Mar. 5, 2015		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.3%	Feb. 28, 2017		
	Nippon Life Insurance Company	1,000	1.5%	Feb. 28, 2018		
		3,000	2.2%	Apr. 11, 2013		
		5,000	2.1%	Aug. 6, 2013		
	Development Bank of Japan Inc.	5,000	1.2%	Oct. 18, 2017		
		2,000	1.0%	Dec. 21, 2018		
		3,000	1.0%	Apr. 11, 2019		
	The Hachijuni Bank, Ltd.	1,000	1.5%	Sep. 14, 2012		
		1,000	1.5%	May 31, 2013		
	Mizuho Corporate Bank, Ltd.	1,000	1.2%	Apr. 11, 2014		
		2,000	1.6%	Nov. 29, 2013		
		1,000	1.5%	Apr. 19, 2018		
	The Chugoku Bank, Ltd.	2,000	0.8%	Oct. 12, 2016		
		3,000	0.9%	Oct. 31, 2017		
		2,000	1.0%	Apr. 1, 2016		
	Shinsei Bank, Ltd.	2,000	1.0%	Apr. 20, 2015		
		1,000	1.0%	Apr. 20, 2015		
	Shinkin Central Bank	3,000	1.7%	Oct. 12, 2012		
		3,000	1.6%	Nov. 29, 2013		
The Bank of Fukuoka, Ltd.	1,500	0.9%	Apr. 1, 2015			
	2,000	1.6%	Oct. 31, 2012			
	1,000	1.4%	Jul. 8, 2013			
Mitsubishi UFJ Trust and Banking Corporation	2,000	0.9%	Feb. 20, 2017			
	3,000	1.7%	May 30, 2014			
	3,000	1.2%	Apr. 25, 2017			
The Norinchukin Bank	6,000	0.5% ⁽⁴⁾	Sep. 3, 2018			
	1,500	0.9%	Apr. 1, 2015			
Resona Bank, Ltd.	2,000	1.2%	Apr. 3, 2017			
Total long-term loans		102,000				
Total Borrowings		109,500				
	Issue	Issue date	Balance (JPY mn)	Coupon	Maturity date	Notes
Investment corporation bonds	No.1 Unsecured Investment Corporation Bonds	Nov. 15, 2007	10,000	1.7%	Nov. 14, 2014	Unsecured Unguaranteed with special pari passu conditions among specified investment corporation bonds
	No.2 Unsecured Investment Corporation Bonds	Jul. 30, 2010	7,000	1.2%	Jul. 29, 2016	
Total Investment corporation bonds			17,000			
Total Interest-Bearing Debt			126,500			

- (1) The interest rate is shown by reference to each of the loans from each lending financial institution (or the weighted average interest rate on the outstanding balance of the short-term borrowings, if there is more than one short-term borrowing from the same institution), rounded upwards or downwards to the nearest one-tenth
- (2) The borrowings in the table above are ranked pari passu in accordance with certain loan agreement entered into among this Fund and the financial institutions
- (3) The interest rate is variable and applied from August 31, 2012 to September 27, 2012
- (4) The interest rate is variable and applied from August 1, 2012 to February 2, 2012

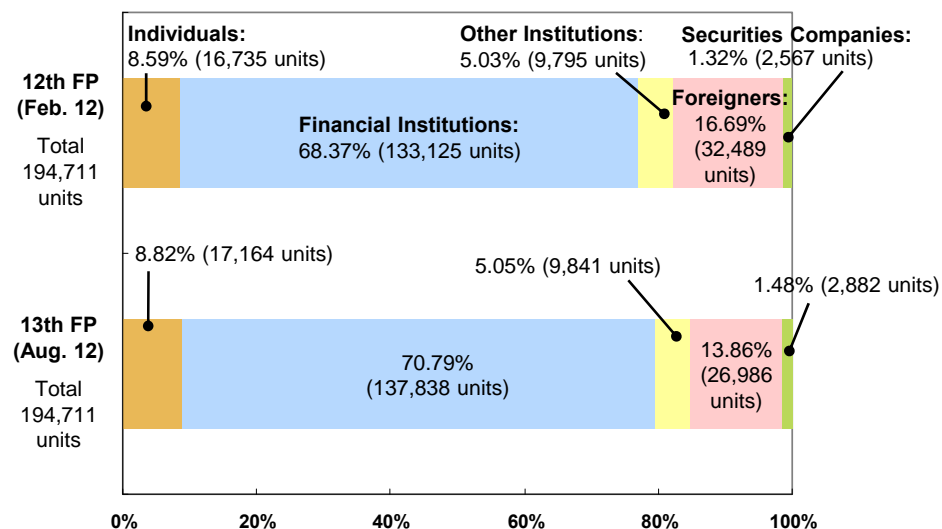


Unitholders

Number of Units by Unitholder Type



Change in Unitholder Composition



Number of Units and Unitholders

	Individuals	Financial Institutions	Other Institutions	Foreigners	Securities Companies	Total
Number of Units Held	17,164	137,838	9,841	26,986	2,882	194,711
Number of Unitholders	6,436	124	138	136	19	6,853

Major Unitholders⁽¹⁾

Name	Number of Units Held	Percentage of Total
Japan Trustee Services Bank, Ltd. (Trust Account)	42,877	22.02
The Nomura Trust and Banking Co., Ltd. (Investment Account)	15,693	8.05
The Master Trust Bank of Japan, Ltd. (Trust Account)	10,119	5.19
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	8,117	4.16
Mitsui Fudosan Co., Ltd.	6,600	3.38
Nomura Bank (Luxembourg) S.A.	4,299	2.20
Sumitomo Mitsui Trust Bank, Limited	3,600	1.84
Sumitomo Mitsui Banking Corporation	3,590	1.84
MetLife Alico Insurance Company GA Company JPY	3,497	1.79
Trust & Custody Services Bank, Ltd. (Money Trust Tax Account)	3,174	1.63
Total	101,566	52.16

(1) As of August 31, 2012

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



Portfolio - Strategy / Outline

Investment Areas

- NAF emphasizes Greater Tokyo⁽¹⁾ and other major cities⁽²⁾ in Japan in investing in accommodation assets.
- By region, at least 80 percent of NAF's assets are located in the 23 wards of Tokyo.

(1) Greater Tokyo includes Tokyo (other than the 23 wards), Kanagawa, Chiba and Saitama.

(2) Other Major Cities includes Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima and Fukuoka.

Investment Criteria

Investment size

- JPY 1.0 bn or more per property (in principle)

Ownership interest

- Fee Simple (in principle)

Building structure

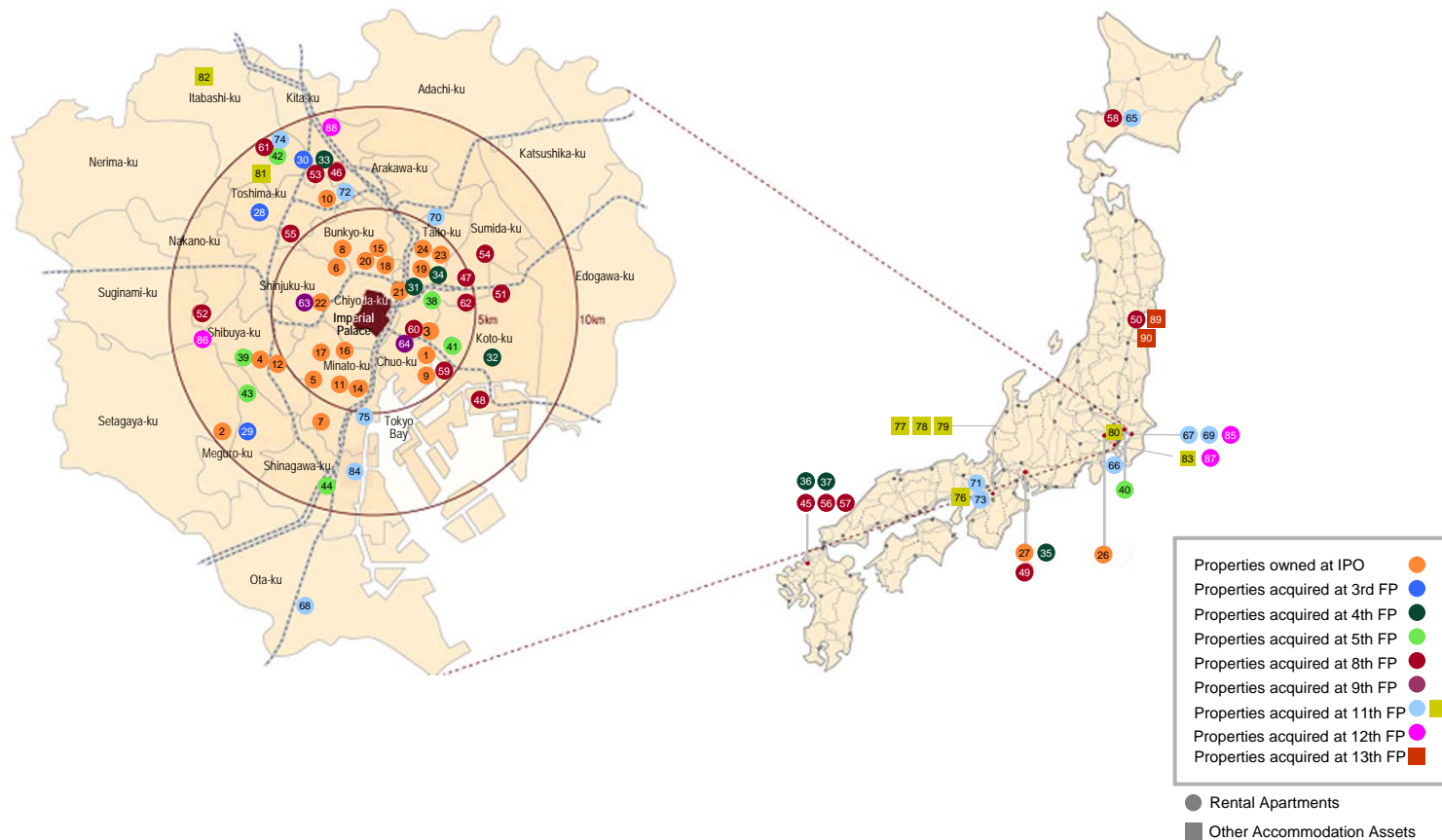
- RC or SRC (in principle)
(No wooden structures)



Portfolio - Strategy / Outline

Current Portfolio Map (As of Aug. 31, 2012)

No. of Properties: 88, No. of Units: 9,281
Asset size (based on acquisition price): JPY 231.9 bn





Portfolio List

No.	Name	Location	Acquisition Price (JPY mn) ⁽¹⁾	Portfolio Share (%)	Rentable Area (m ²)	Rentable Units (Units)	PML (%)
1	Okawabata Apartment Communities	River Point Tower	29,696	12.8%	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	0.8%	2,437.66	64	7.6
4	Park Axis Shibuya Jinnan	Shibuya-ku, Tokyo	3,230	1.4%	2,766.62	75	6.8
5	Park Axis Aoyama Kotto-dori	Minato-ku, Tokyo	1,730	0.7%	1,537.24	40	7.0
6	Park Axis Kagurazaka Stage	Shinjuku-ku, Tokyo	1,400	0.6%	1,891.05	59	7.5
7	Park Axis Shirokanedai	Minato-ku, Tokyo	5,140	2.2%	4,704.44	99	8.7
8	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	4,440	1.9%	6,078.93	154	6.6
9	Park Axis Tsukishima	Chuo-ku, Tokyo	930	0.4%	1,383.99	30	6.8
10	Park Axis Otsuka	Toshima-ku, Tokyo	1,655	0.7%	2,606.37	52	6.5
11	Park Axis Minami Azabu	Minato-ku, Tokyo	3,939	1.7%	3,938.14	64	7.4
12	Park Axis Shibuya	Shibuya-ku, Tokyo	1,282	0.6%	1,094.28	20	7.9
13	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	7,557	3.3%	10,025.40	185	7.6
14	Park Axis Hamamatsucho	Minato-ku, Tokyo	2,025	0.9%	2,426.45	80	7.1
15	Park Axis Hongo No Mori	Bunkyo-ku, Tokyo	2,910	1.3%	3,317.94	87	8.8
16	Park Axis Tameike Sanno	Minato-ku, Tokyo	2,860	1.2%	2,710.69	70	8.2
17	Park Axis Roppongi Hinokicho Koen	Minato-ku, Tokyo	2,170	0.9%	2,054.46	46	9.2
18	Park Axis Ochanomizu Stage	Bunkyo-ku, Tokyo	9,710	4.2%	12,025.25	324	7.2
19	Park Axis Okachimachi	Taito-ku, Tokyo	1,070	0.5%	1,621.73	42	6.8
20	Park Cube Hongo	Bunkyo-ku, Tokyo	1,760	0.8%	2,160.12	60	8.2
21	Park Cube Kanda	Chiyoda-ku, Tokyo	2,454	1.1%	3,194.59	95	8.9
22	Park Cube Ichigaya	Shinjuku-ku, Tokyo	1,949	0.8%	2,288.46	53	6.8
23	Park Cube Asakusa Tawaramachi	Taito-ku, Tokyo	2,508	1.1%	4,012.68	76	8.8
24	Park Cube Ueno	Taito-ku, Tokyo	2,233	1.0%	3,041.61	91	7.5
28	Park Cube Ikebukuro Kanamecho	Toshima-ku, Tokyo	1,608	0.7%	1,886.82	65	8.1
29	Park Axis Meguro Honcho	Meguro-ku, Tokyo	1,810	0.8%	1,884.77	60	8.5
30	Park Axis Shin Itabashi	East	3,430	1.5%	4,395.99	152	7.3
		West					7.5
31	Park Axis Akihabara	Chiyoda-ku, Tokyo	1,200	0.5%	1,346.07	41	7.4
32	Park Axis Toyochō	Koto-ku, Tokyo	3,950	1.7%	5,412.40	140	10.8
33	Park Axis Takinogawa	Kita-ku, Tokyo	1,820	0.8%	2,924.75	49	5.8
34	Park Axis Asakusabashi	Taito-ku, Tokyo	2,717	1.2%	3,400.78	79	8.9
38	Park Axis Nihonbashi Hamacho	Chuo-ku, Tokyo	5,540	2.4%	6,999.83	118	8.1
39	Park Cube Yoyogi Tomigaya	Shibuya-ku, Tokyo	1,975	0.9%	1,929.10	38	7.4
41	Park Axis Monzen Nakacho	Koto-ku, Tokyo	1,700	0.7%	1,886.39	55	10.1
42	Park Cube Itabashi Honcho	Itabashi-ku, Tokyo	4,170	1.8%	5,317.07	166	8.1
43	Park Cube Gakugei Daigaku	Meguro-ku, Tokyo	910	0.4%	957.88	24	6.8
44	Park Cube Oimachi	Shinagawa-ku, Tokyo	1,440	0.6%	1,511.12	65	10.0
46	Park Axis Nishigahara	Kita-ku, Tokyo	840	0.4%	1,435.83	46	7.7
47	Park Axis Kinshicho	Sumida-ku, Tokyo	1,448	0.6%	2,288.13	65	10.7
48	Park Axis Tatsumi Stage	Koto-ku, Tokyo	7,464	3.2%	16,474.06	300	10.0
51	Park Axis Kameido	Koto-ku, Tokyo	2,359	1.0%	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	0.6%	2,567.96	64	9.1
54	Park Axis Oshiage	Sumida-ku, Tokyo	1,193	0.5%	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	6.2%	25,537.94	403	7.8
60	Park Axis Hatchobori	Chuo-ku, Tokyo	1,760	0.8%	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 Sanchome	Shinjuku-ku, Tokyo	2,749	1.2%	3,599.82	130	8.7
64	Park Cube Hatchobori	Chuo-ku, Tokyo	4,200	1.8%	5,191.86	120	8.2
68	Park Axis Kamata Ichibanakan	Chuo-ku, Tokyo	1,069	0.5%	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	0.6%	1,979.51	40	8.5
74	Park Axis Itabashi Honcho Nibanakan	Itabashi-ku, Tokyo	1,859	0.8%	3,661.58	99	7.7
75	Shibaura Island Air Tower Air Tower Air Terrace	Minato-ku, Tokyo	7,905	3.4%	17,646.33	272	2.3 8.7
84	Park Cube Higashi Shinagawa	Shinagawa-ku, Tokyo	6,060	2.6%	10,636.67	201	9.8
86	Park Cube Sasazuka	Shibuya-ku, Tokyo	2,200	0.9%	2,416.00	93	9.5
88	Park Axis Higashi Jujo	Kita-ku, Tokyo	1,700	0.7%	2,893.54	71	6.8
Tokyo 23 Wards Total			191,255	82.5%	275,369.84	5,903	
26	Park Cube Keio Hachioji II	Hachioji-shi, Tokyo	1,130	0.5%	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	0.6%	2,706.59	100	11.4
67	Park Axis Chiba Shinmachi	Chiba-shi, Chiba	1,679	0.7%	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	0.5%	2,358.66	109	9.2
87	Park Cube Musashi Kosugi	Kawasaki-shi, Kanagawa	2,250	1.0%	3,057.36	136	9.6
Greater Tokyo Total			9,668	4.2%	18,867.75	623	
27	Park Axis Meieki Minami	Nagoya-shi, Aichi	2,440	1.1%	5,565.13	169	4.3
35	Park Axis Marunouchi	Nagoya-shi, Aichi	1,920	0.8%	3,821.75	99	6.1
36	Park Axis Ropponmatsu	Fukuoka-shi, Fukuoka	1,515	0.7%	3,473.67	112	2.2
37	Park Axis Hakataeki Minami	Fukuoka-shi, Fukuoka	1,890	0.8%	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	0.7%	4,735.89	86	6.1
50	Park Axis Sendai	Sendai-shi, Miyagi	2,320	1.0%	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	0.3%	2,289.21	70	2.3
58	Park Axis Sapporo Shokubutsuen Mae	Sapporo-shi, Hokkaido	1,650	0.7%	7,845.01	146	2.4
65	Park Axis Shin Sapporo	Sapporo-shi, Hokkaido	827	0.4%	3,729.05	85	2.5
71	Park Axis Esaka Hiroshibacho	Suita-shi, Osaka	2,369	1.0%	4,309.24	130	11.2
73	Park Axis Utsubo Koen	Osaka-shi, Osaka	2,399	1.0%	4,952.45	133	13.1
Other Major Cities Total			21,184	9.1%	60,402.59	1,635	
Rental Apartments Total			222,107	95.8%	354,640.18	8,161	
76	Dormy Ashiya	Ashiya-shi, Hyogo	928	0.4%	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	0.4%	2,043.32	113	6.9
79	Dormitory Rakuoku	Kyoto-shi, Kyoto	374	0.2%	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	0.5%	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	0.5%	4,063.47	142	5.0
Other Accommodation Assets Total			9,829	4.2%	22,702.26	1,120	
Grand Total			231,936	100.0%	377,342.44	9,281	3.6 (Portfolio PML)

The numbers of properties acquired in the 13th FP are shaded in yellow.

(1) Acquisition Price does not include acquisition-related expenses, property tax and consumption tax.
Amounts are rounded to the nearest million.

(2) Rentable units and rentable area for Shibaura Island Air Tower are calculated by multiplying NAF's equity share (31%) by the property's total rentable units (871 residential, 7 retail, etc.) and total rentable area (56,923.63m²) and rounding to the nearest unit and one-hundredth of a square meter, respectively.

As of August 31, 2012



Appraisal Value

Name of Property	Acquisition Price (JPY mn)	12th FP				13th FP				Change from Previous FP	
		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	30,679	25,200	5.0%	▲ 5,479	30,629	24,800	4.9%	▲ 5,829	-0.1%	▲ 349
Park Axis Gakugei Daigaku	1,760	1,658	1,650	5.1%	▲ 8	1,645	1,700	4.9%	54	-0.2%	62
Park Axis Shibuya Jinnan	3,230	3,113	2,640	5.0%	▲ 473	3,097	2,710	4.8%	▲ 387	-0.2%	86
Park Axis Aoyama Kotto-dori	1,730	1,668	1,460	4.8%	▲ 208	1,660	1,480	4.7%	▲ 180	-0.1%	28
Park Axis Kagurazaka Stage	1,400	1,334	1,320	5.1%	▲ 14	1,326	1,300	5.2%	▲ 26	0.1%	▲ 11
Park Axis Shirokanedai	5,140	4,947	4,380	4.9%	▲ 567	4,921	4,350	4.9%	▲ 571	-	▲ 4
Park Axis Bunkyo Stage	4,440	4,299	4,010	5.1%	▲ 289	4,277	3,980	5.1%	▲ 297	-	▲ 7
Park Axis Tsukushima	930	891	953	5.0%	61	885	928	5.0%	42	-	▲ 19
Park Axis Otsuka	1,655	1,600	1,490	5.2%	▲ 110	1,590	1,500	5.2%	▲ 90	-	20
Park Axis Minami Azabu	3,939	3,840	2,940	5.0%	▲ 900	3,824	2,910	5.0%	▲ 914	-	▲ 14
Park Axis Shibuya	1,282	1,251	1,030	5.0%	▲ 221	1,248	1,040	4.8%	▲ 208	-0.2%	12
Park Axis Nihonbashi Stage	7,557	7,201	6,640	5.0%	▲ 561	7,152	6,570	5.0%	▲ 582	-	▲ 21
Park Axis Hamamatsucho	2,025	1,972	1,910	5.1%	▲ 62	1,961	1,940	5.0%	▲ 21	-0.1%	40
Park Axis Hongo No Mori	2,910	2,787	2,820	5.0%	32	2,768	2,850	4.9%	81	-0.1%	49
Park Axis Tameike Sanno	2,860	2,747	2,280	4.9%	▲ 467	2,729	2,290	4.9%	▲ 439	-	28
Park Axis Roppongi Hinokicho Koen	2,170	2,134	1,830	4.8%	▲ 304	2,125	1,840	4.7%	▲ 285	-0.1%	19
Park Axis Ochanomizu Stage	9,710	9,359	9,670	5.0%	310	9,304	9,700	4.9%	395	-0.1%	85
Park Axis Okachimachi	1,070	1,025	1,030	5.1%	4	1,017	1,020	5.1%	2	-	▲ 2
Park Cube Hongo	1,760	1,744	1,770	5.0%	25	1,736	1,810	4.9%	73	-0.1%	47
Park Cube Kanda	2,454	2,419	2,420	5.0%	0	2,408	2,480	4.9%	71	-0.1%	70
Park Cube Ichigaya	1,949	1,947	1,900	5.0%	▲ 47	1,939	1,940	4.9%	0	-0.1%	47
Park Cube Asakusa Tawaramachi	2,508	2,448	2,550	5.1%	101	2,432	2,550	5.1%	117	-	15
Park Cube Ueno	2,233	2,191	2,120	5.1%	▲ 71	2,179	2,130	5.1%	▲ 49	-	21
Park Cube Ikebukuro Kanamecho	1,608	1,636	1,340	5.1%	▲ 296	1,628	1,340	5.1%	▲ 288	-	7
Park Axis Meguro Honcho	1,810	1,777	1,490	5.1%	▲ 287	1,768	1,490	5.1%	▲ 278	-	8
Park Axis Shin Itabashi	3,430	3,291	2,950	5.3%	▲ 341	3,265	2,950	5.3%	▲ 315	-	26
Park Axis Akihabara	1,200	1,172	980	5.1%	▲ 192	1,165	980	5.1%	▲ 185	-	7
Park Axis Toyoko	3,950	3,849	3,420	5.4%	▲ 429	3,821	3,420	5.4%	▲ 401	-	27
Park Axis Takinogawa	1,820	1,766	1,710	5.2%	▲ 56	1,754	1,690	5.2%	▲ 64	-	▲ 8
Park Axis Asakusabashi	2,717	2,648	2,600	5.3%	▲ 48	2,630	2,610	5.3%	▲ 20	-	27
Park Axis Nihonbashi Hamacho	5,540	5,376	4,900	5.0%	▲ 476	5,339	4,820	5.0%	▲ 519	-	▲ 43
Park Cube Yoyogi Tomigaya	1,975	1,977	1,530	5.0%	▲ 447	1,963	1,520	5.0%	▲ 443	-	3
Park Axis Monzen Nakacho	1,700	1,660	1,460	5.2%	▲ 200	1,649	1,460	5.2%	▲ 189	-	11
Park Cube Itabashi Honcho	4,170	4,120	3,490	5.1%	▲ 630	4,094	3,490	5.1%	▲ 604	-	26
Park Cube Gakugei Daigaku	910	906	706	5.0%	▲ 200	901	710	4.9%	▲ 191	-0.1%	8
Park Cube Oimachi	1,440	1,425	1,310	5.2%	▲ 115	1,415	1,330	5.2%	▲ 85	-	29
Park Axis Nishigahara	840	843	866	5.5%	22	837	861	5.5%	23	-	1
Park Axis Kinshicho	1,448	1,449	1,630	5.2%	180	1,440	1,630	5.2%	189	-	8
Park Axis Tatsumi Stage	7,464	7,467	8,660	5.5%	1,192	7,413	8,620	5.5%	1,206	-	13
Park Axis Kameido	2,359	2,357	2,520	5.5%	162	2,339	2,520	5.5%	180	-	17
Park Axis Honancho	745	746	746	5.3%	▲ 0	740	750	5.3%	9	-	10
Park Axis Itabashi	1,448	1,450	1,640	5.2%	189	1,438	1,650	5.2%	211	-	21
Park Axis Oshiage	1,193	1,191	1,330	5.5%	138	1,182	1,320	5.5%	137	-	▲ 0
Park Axis Takadanobaba	1,222	1,230	1,420	5.0%	189	1,223	1,420	5.0%	196	-	6
Park Axis Toyosu	14,300	14,157	15,300	5.3%	1,142	14,028	15,200	5.3%	1,171	-	28

Park Axis Hatchobori	1,760	1,773	1,870	5.2%	96	1,761	1,870	5.2%	108	-	11
Park Axis Itabashi Honcho	987	993	1,070	5.4%	76	982	1,080	5.4%	97	-	20
Park Axis Sumiyoshi	1,006	1,011	1,050	5.6%	38	1,001	1,050	5.6%	48	-	9
Park Cube Yotsuya Sanchome	2,749	2,846	2,990	5.1%	143	2,824	3,030	5.0%	205	-0.1%	61
Park Cube Hatchobori	4,200	4,361	4,450	5.1%	88	4,335	4,450	5.1%	114	-	25
Park Axis Kamata Ichibankan	1,069	1,099	1,080	5.4%	▲ 19	1,092	1,090	5.3%	▲ 2	-0.1%	17
Park Axis Taito Negishi	672	694	690	5.5%	▲ 4	687	690	5.5%	2	-	6
Park Axis Komagome	1,389	1,418	1,430	5.2%	11	1,408	1,430	5.2%	21	-	10
Park Axis Itabashi Honcho Nibanakan	1,859	1,902	1,920	5.4%	17	1,882	1,940	5.4%	57	-	40
Shibaura Island Air Tower ⁽¹⁾	7,905	8,143	8,460	-	316	8,039	8,460	-	420	-	103
Park Cube Higashi Shinagawa	6,060	6,332	6,210	5.4%	▲ 122	6,281	6,210	5.4%	▲ 71	-	51
Park Cube Sasazuka	2,200	2,276	2,430	5.0%	153	2,264	2,350	5.0%	85	-	▲ 68
Park Axis Higashi Jujo	1,700	1,756	1,790	5.2%	33	1,744	1,780	5.2%	35	-	2
Park Cube Keio Hachioji II	1,130	1,079	1,180	5.7%	100	1,069	1,180	5.7%	110	-	10
Park Axis Nishi Funabashi	1,020	984	898	5.7%	▲ 86	973	892	5.7%	▲ 81	-	4
Park Axis Yokohama Idogaya	1,419	1,462	1,450	5.6%	▲ 12	1,448	1,450	5.6%	1	-	14
Park Axis Chiba Shinmachi	1,679	1,726	1,730	5.8%	3	1,706	1,730	5.8%	23	-	20
Park Axis Chiba	970	1,000	982	5.9%	▲ 18	988	973	5.9%	▲ 15	-	3
Park Cube Kita Matsudo	1,200	1,243	1,220	6.1%	▲ 23	1,241	1,230	6.0%	▲ 11	-0.1%	12
Park Cube Musashi Kosugi	2,250	2,305	2,350	5.4%	44	2,287	2,350	5.4%	62	-	18
Park Axis Meieki Minami	2,440	2,281	1,850	5.9%	▲ 431	2,258	1,870	5.8%	▲ 388	-0.1%	43
Park Axis Marunouchi	1,920	1,826	1,510	5.8%	▲ 316	1,807	1,540	5.7%	▲ 267	-0.1%	48
Park Axis Ropponmatsu	1,515	1,465	1,150	6.1%	▲ 315	1,451	1,180	5.7%	▲ 271	-0.4%	44
Park Axis Hakataeki Minami	1,890	1,809	1,530	6.2%	▲ 279	1,790	1,580	5.8%	▲ 210	-0.4%	68
Park Axis Naka Gofukumachi	742	743	773	6.2%	29	734	818	5.8%	83	-0.4%	54
Park Axis Shirakabe	1,547	1,547	1,730	5.9%	182	1,533	1,750	5.8%	216	-0.1%	34
Park Axis Sendai	2,320	2,324	2,660	6.2%	335	2,299	2,690	6.2%	390	-	55
Park Axis Hakata Minoshima	960	963	1,130	6.0%	166	951	1,120	6.0%	168	-	2
Park Axis Takamiya Higashi	605	602	692	6.0%	89	592	693	6.0%	100	-	11
Park Axis Sapporo Shokubutsuen Mae	1,650	1,639	1,810	6.1%	170	1,616	1,810	6.1%	193	-	22
Park Axis Shin Sapporo	827	859	834	6.3%	▲ 25	846	835	6.3%	▲ 11	-	14
Park Axis Esaka Hiroshibacho	2,369	2,423	2,430	5.8%	6	2,398	2,480	5.7%	81	-0.1%	75
Park Axis Utsubo Koen	2,399	2,456	2,450	5.8%	▲ 6	2,429	2,510	5.7%	80	-0.1%	86
Dormy Ashiya	928	978	1,020	6.7%	41	964	1,040	6.5%	75	-0.2%	33
Kawaijuku Kyoto Gakushin Ryo	991	1,033	1,060	6.6%	26	1,029	1,110	6.3%	80	-0.3%	53
Sundai Horikawa Ryo	916	969	1,020	6.6%	50	960	1,060	6.3%	99	-0.3%	48
Dormitory Rakuohku	374	401	421	6.9%	19	395	433	6.7%	37	-0.2%	17
Rikkyo University International Dormitory (RUID) Shiki	1,478	1,555	1,600	6.5%	44	1,543	1,640	6.4%	96	-0.1%	51
Dormy Naka Itabashi	1,041	1,105	1,190	5.9%	84	1,096	1,190	5.9%	93	-	8
Philosophia Nishidai	1,249	1,322	1,380	6.0%	57	1,310	1,380	6.0%	69	-	11
Dormy Musashi Kosugi	1,152	1,207	1,310	6.1%	102	1,197	1,320	6.1%	122	-	19
Subtotal	230,236	229,697	220,811	-	▲ 8,886	228,140	220,883	-	▲ 7,257	-	1,628
New Properties Acquired in 13th FP											
Artis Sendai Kakyoin	540	-	-	-	-	579	583	6.8%	3	-	3
Artis Sendai Kimachi-dori	1,160	-	-	-	-	1,253	1,280	6.8%	26	-	26
Subtotal	1,700	-	-	-	-	1,832	1,863	-	30	-	30
Total	231,936	229,697	220,811	-	▲ 8,886	229,973	222,746	-	▲ 7,227	-	1,659

Book Value and Appraisal Value: As of end of FP (12th: February 29, 2012, 13th: August 31, 2012)

(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



Monthly Occupancy Rate

By Property

No.	Name of Property	2012	2012	2012	2012	2012	2012	2012	2012	2011	2011	2011	2011	2011
		Aug. 31	Jul. 31	Jun. 30	May 31	Apr. 30	Mar. 31	Feb. 29	Jan. 31	Dec. 31	Nov. 30	Oct. 31	Sep. 30	Aug. 31
Occupancy Rate														
1	Okawabata Apartment Communities	92.4%	92.2%	92.8%	92.9%	92.8%	92.6%	91.3%	90.7%	90.9%	91.9%	91.2%	90.8%	90.6%
2	Park Axis Gakugei Daigaku	98.2%	98.2%	98.8%	95.7%	98.8%	96.3%	98.8%	95.7%	96.9%	93.8%	96.4%	98.3%	98.3%
4	Park Axis Shibuya Jinnan	91.8%	96.0%	97.3%	98.3%	96.7%	95.4%	93.5%	95.2%	93.5%	96.7%	96.0%	94.6%	97.2%
5	Park Axis Aoyama Kotto-dori	98.2%	96.3%	98.2%	100.0%	98.3%	94.4%	100.0%	98.3%	95.0%	98.3%	98.3%	100.0%	94.4%
6	Park Axis Kagurazaka Stage	100.0%	100.0%	97.6%	100.0%	100.0%	97.9%	100.0%	98.6%	98.6%	98.6%	96.1%	96.1%	97.9%
7	Park Axis Shirokanedai	96.6%	96.3%	96.1%	93.3%	94.2%	96.1%	93.8%	90.9%	90.3%	88.5%	92.3%	93.5%	89.4%
8	Park Axis Bunkyo Stage	95.7%	97.1%	95.8%	94.5%	95.1%	96.3%	96.4%	95.9%	96.4%	97.0%	95.4%	96.0%	97.2%
9	Park Axis Tsukushima	97.1%	93.5%	86.3%	92.8%	100.0%	100.0%	100.0%	89.6%	89.7%	93.3%	96.8%	96.8%	93.5%
10	Park Axis Otsuka	90.4%	92.7%	94.4%	96.0%	95.9%	95.1%	96.7%	95.8%	98.6%	94.6%	98.6%	96.7%	98.1%
11	Park Axis Minami Azabu	100.0%	97.6%	96.1%	97.3%	95.0%	98.8%	96.2%	95.8%	97.7%	97.7%	98.2%	100.0%	97.3%
12	Park Axis Shibuya	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%
13	Park Axis Nihonbashi Stage	94.1%	95.5%	93.5%	96.5%	97.2%	98.3%	95.9%	96.9%	94.1%	95.4%	94.0%	94.2%	93.3%
14	Park Axis Hamamatsucho	95.0%	93.5%	91.9%	96.2%	97.2%	98.3%	98.9%	97.8%	97.7%	96.6%	98.9%	98.8%	100.0%
15	Park Axis Hongo No Mori	97.9%	95.7%	96.6%	96.2%	99.0%	100.0%	99.1%	100.0%	99.1%	98.6%	95.8%	95.9%	95.9%
16	Park Axis Tameike Sanno	98.4%	100.0%	98.2%	96.3%	97.3%	98.4%	98.4%	100.0%	98.1%	96.2%	97.1%	98.4%	93.0%
17	Park Axis Roppongi Hinokicho Koen	92.3%	95.2%	91.2%	95.5%	96.4%	96.1%	96.1%	91.2%	93.4%	98.5%	98.5%	98.1%	96.3%
18	Park Axis Ochanomizu Stage	96.7%	97.2%	96.5%	95.6%	96.2%	98.6%	98.3%	98.5%	98.6%	96.6%	96.8%	98.0%	99.3%
19	Park Axis Okachimachi	95.4%	96.9%	100.0%	100.0%	93.9%	100.0%	98.5%	97.6%	97.6%	98.1%	98.1%	96.9%	97.7%
20	Park Cube Hongo	100.0%	100.0%	96.6%	96.6%	96.6%	100.0%	100.0%	100.0%	100.0%	96.6%	100.0%	98.3%	98.4%
21	Park Cube Kanda	98.1%	98.0%	100.0%	97.0%	95.1%	98.0%	98.0%	99.0%	99.0%	99.0%	98.0%	97.0%	95.5%
22	Park Cube Ichigaya	97.7%	97.7%	97.7%	97.7%	100.0%	100.0%	98.7%	97.4%	96.4%	97.7%	98.6%	96.3%	98.6%
23	Park Cube Asakusa Tawaramachi	97.8%	96.9%	95.3%	92.2%	92.6%	98.4%	97.1%	98.8%	98.8%	98.6%	98.5%	98.5%	97.5%
24	Park Cube Ueno	95.5%	94.4%	93.3%	91.1%	93.5%	97.8%	95.6%	96.7%	97.8%	96.7%	97.9%	96.8%	98.9%
28	Park Cube Ikebukuro Kanamecho	93.8%	93.8%	96.9%	96.9%	98.5%	100.0%	96.9%	98.5%	98.5%	98.5%	98.5%	96.9%	96.9%
29	Park Axis Meguro Honcho	98.6%	96.8%	93.6%	96.5%	96.8%	100.0%	98.3%	100.0%	98.3%	98.3%	96.5%	96.5%	95.1%
30	Park Axis Shin Itabashi	95.3%	95.5%	100.0%	99.0%	99.0%	99.0%	99.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
31	Park Axis Akihabara	100.0%	98.2%	90.7%	92.5%	98.2%	100.0%	100.0%	100.0%	100.0%	100.0%	95.2%	97.1%	98.2%
32	Park Axis Toyoko	92.8%	93.6%	96.4%	97.1%	96.4%	96.4%	96.4%	97.1%	97.1%	98.6%	98.6%	97.1%	97.9%
33	Park Axis Takinogawa	92.8%	94.6%	94.6%	95.2%	95.2%	90.8%	95.4%	95.4%	97.1%	98.2%	98.2%	93.3%	96.2%
34	Park Axis Asakusabashi	98.4%	97.7%	97.7%	96.1%	96.7%	98.4%	100.0%	98.4%	98.4%	98.6%	98.4%	96.3%	97.7%
38	Park Axis Nihonbashi Hamacho	96.2%	97.4%	98.1%	98.6%	97.8%	99.3%	94.9%	94.6%	94.9%	98.5%	97.8%	97.0%	97.5%
39	Park Cube Yoyogi Tomigaya	97.1%	97.1%	97.1%	92.8%	90.3%	91.4%	94.3%	88.7%	87.2%	95.4%	94.9%	97.8%	97.8%
41	Park Axis Monzen Nakacho	100.0%	93.6%	93.6%	93.6%	96.1%	100.0%	100.0%	98.6%	96.2%	97.7%	97.7%	97.7%	96.3%
42	Park Cube Itabashi Honcho	93.3%	94.5%	94.5%	94.1%	94.7%	97.7%	97.2%	97.8%	97.8%	96.6%	97.7%	98.2%	97.3%
43	Park Cube Gakugei Daigaku	96.2%	92.1%	96.3%	96.3%	91.5%	91.5%	96.3%	90.0%	100.0%	100.0%	95.2%	95.2%	100.0%
44	Park Cube Oimachi	100.0%	100.0%	100.0%	98.6%	95.5%	95.7%	98.6%	97.3%	95.9%	97.3%	97.3%	98.6%	98.6%
46	Park Axis Nishigahara	100.0%	98.2%	96.4%	96.4%	96.4%	100.0%	100.0%	88.8%	88.8%	92.8%	92.8%	86.7%	90.6%
47	Park Axis Kinshicho	96.8%	96.8%	96.5%	98.3%	97.1%	100.0%	96.8%	98.3%	93.4%	98.5%	98.0%	98.0%	100.0%
48	Park Axis Tatsumi Stage	93.9%	93.0%	93.1%	92.3%	93.8%	95.3%	95.9%	96.0%	96.1%	93.8%	94.5%	96.3%	94.8%
51	Park Axis Kameido	92.4%	90.7%	94.1%	91.4%	93.1%	95.9%	97.3%	98.0%	95.5%	97.3%	98.2%	99.1%	99.1%
52	Park Axis Honancho	96.5%	96.5%	100.0%	100.0%	100.0%	96.5%	96.5%	96.5%	100.0%	100.0%	100.0%	100.0%	100.0%
53	Park Axis Itabashi	94.7%	96.1%	95.4%	93.3%	95.7%	98.4%	93.4%	95.0%	94.8%	96.8%	96.1%	94.4%	95.1%
54	Park Axis Oshiage	97.7%	95.7%	94.1%	93.0%	95.8%	100.0%	95.3%	98.6%	100.0%	96.0%	98.8%	100.0%	100.0%
55	Park Axis Takadanobaba	97.7%	100.0%	90.3%	95.3%	95.3%	100.0%	97.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
59	Park Axis Toyosu	94.7%	92.6%	94.1%	94.6%	95.4%	97.2%	95.6%	97.5%	96.4%	97.8%	98.5%	97.3%	96.5%
60	Park Axis Hatchobori	96.3%	94.4%	95.8%	94.4%	94.3%	100.0%	100.0%	100.0%	97.8%	100.0%	98.7%	93.5%	95.7%
61	Park Axis Itabashi Honcho	97.9%	95.9%	95.9%	93.0%	95.1%	95.2%	93.9%	92.4%	93.9%	100.0%	94.5%	94.0%	92.7%

62	Park Axis Sumiyoshi	96.4%	92.3%	98.6%	94.6%	88.9%	97.8%	96.4%	93.7%	95.9%	98.6%	100.0%	98.6%	97.3%
63	Park Cube Yotsuya Sancho	95.9%	95.3%	96.0%	96.0%	97.4%	99.1%	99.3%	98.6%	98.7%	96.0%	96.5%	95.4%	94.2%
64	Park Cube Hatchobori	100.0%	96.9%	95.3%	96.8%	97.4%	99.2%	98.4%	99.2%	98.4%	94.4%	96.8%	96.8%	97.6%
68	Park Axis Kamata Ichibankan	97.1%	96.1%	96.1%	96.1%	94.9%	100.0%	97.1%	93.1%	95.9%	97.3%	97.1%	90.4%	90.6%
70	Park Axis Taito Negishi	98.0%	100.0%	100.0%	96.2%	94.3%	100.0%	92.3%	96.2%	100.0%	98.0%	94.3%	96.2%	96.2%
72	Park Axis Komagome	97.3%	100.0%	100.0%	97.3%	94.7%	100.0%	98.0%	97.3%	97.3%	97.3%	97.3%	100.0%	97.3%
74	Park Axis Itabashi Honcho Nibanakan	97.4%	98.1%	94.3%	96.8%	98.1%	98.7%	96.7%	98.0%	98.7%	100.0%	97.5%	96.2%	94.3%
75	Shibaura Island Air Tower	94.8%	94.9%	94.2%	94.3%	95.1%	95.7%	95.7%	95.0%	94.7%	95.0%	94.0%	93.5%	91.0%
84	Park Cube Higashi Shinagawa	93.9%	93.2%	95.1%	95.0%	94.7%	97.2%	94.0%	91.4%	89.2%	88.5%	86.7%	86.3%	83.3%
86	Park Cube Sasazuka	93.3%	92.3%	94.0%	96.7%	93.3%	96.7%	94.6%	84.2%	81.7%	83.6%	78.1%	83.4%	—
88	Park Axis Higashi Jujo	92.4%	93.3%	96.6%	95.0%	94.1%	96.8%	96.3%	95.1%	—	—	—	—	—
	Tokyo 23 Wards Total	95.2%	94.8%	95.0%	94.9%	95.3%	96.7%	95.8%	95.5%	95.2%	95.5%	95.3%	95.1%	94.7%
25	Park Cube Keio Hachioji	—	—	—	—	—	100.0%	98.0%	100.0%	100.0%	96.1%	96.1%	96.1%	96.1%
26	Park Cube Keio Hachioji II	89.0%	91.2%	89.3%	91.6%	95.8%	98.1%	98.1%	98.1%	98.1%	100.0%	100.0%	100.0%	100.0%
40	Park Axis Nishi Funabashi	98.5%	98.5%	95.6%	91.1%	93.3%	97.8%	96.3%	90.0%	91.8%	96.2%	92.7%	96.0%	94.3%
66	Park Axis Yokohama Idogaya	99.1%	98.2%	97.2%	97.2%	97.2%	97.2%	94.5%	95.4%	96.3%	95.4%	94.4%	98.1%	99.1%
67	Park Axis Chiba Shinmachi	99.2%	99.3%	98.4%	95.0%	92.7%	97.4%	99.1%	99.2%	98.4%	100.0%	100.0%	96.7%	96.6%
69	Park Axis Chiba	95.5%	92.2%	93.4%	93.4%	95.6%	98.9%	96.8%	100.0%	98.9%	97.8%	97.9%	97.7%	97.7%
85	Park Cube Kita Matsudo	91.5%	92.4%	94.1%	90.7%	100.0%	98.3%	94.1%	83.9%	80.5%	83.0%	82.2%	82.2%	—
87	Park Cube Musashi Kosugi	97.8%	99.3%	97.1%	94.8%	95.5%	97.0%	94.0%	94.8%	94.1%	94.8%	93.2%	96.1%	—
	Greater Tokyo Total	95.8%	96.0%	95.1%	93.6%	95.6%	98.0%	96.0%	95.6%	95.2%	95.8%	95.0%	95.7%	97.4%
27	Park Axis Meieki Minami	98.1%	98.3%	99.1%	98.3%	94.0%	97.0%	96.2%	96.8%	94.4%	96.9%	98.3%	98.7%	97.2%
35	Park Axis Marunouchi	99.3%	95.1%	98.5%	97.3%	99.3%	98.7%	98.7%	100.0%	99.3%	95.8%	100.0%	100.0%	97.2%
36	Park Axis Ropponmatsu	96.5%	95.6%	96.3%	94.7%	95.4%	99.3%	99.1%	96.1%	94.7%	94.3%	91.1%	95.3%	97.2%
37	Park Axis Hakataeki Minami	97.9%	98.4%	98.7%	98.3%	98.9%	100.0%	98.5%	96.8%	96.6%	98.2%	97.3%	97.7%	96.8%
45	Park Axis Naka Gofukumachi	99.1%	98.2%	97.3%	99.1%	99.1%	97.3%	97.3%	98.2%	97.3%	92.9%	91.1%	97.3%	96.4%
49	Park Axis Shirakabe	99.1%	99.1%	96.8%	96.4%	96.2%	100.0%	98.5%	95.7%	97.0%	97.7%	99.1%	99.3%	98.5%
50	Park Axis Sendai	97.6%	97.1%	98.5%	97.2%	96.7%	98.2%	99.6%	99.6%	98.2%	98.5%	98.1%	99.0%	98.8%
56	Park Axis Hakata Minoshima	95.4%	95.5%	95.2%	95.8%	95.8%	99.3%	93.3%	95.3%	96.2%	100.0%	98.1%	96.3%	97.4%
57	Park Axis Takamiya Higashi	96.8%	96.3%	92.9%	93.0%	95.5%	96.8%	95.4%	96.9%	98.5%	98.4%	100.0%	100.0%	97.0%
58	Park Axis Sapporo Shokubutsuen Mae	97.3%	97.9%	99.3%	95.9%	94.6%	97.8%	96.7%	99.3%	98.0%	98.6%	98.6%	98.5%	94.3%
65	Park Axis Shin Sapporo	96.0%	95.7%	97.6%	95.7%	92.6%	96.9%	96.3%	97.5%	96.6%	96.5%	96.5%	93.2%	95.4%
71	Park Axis Esaka Hiroshibacho	93.0%	95.3%	92.2%	91.3%	97.7%	97.8%	94.7%	94.0%	95.5%	95.5%	98.4%	98.5%	97.7%
73	Park Axis Utsubo Koen	96.1%	96.4%	95.0%	94.1%	96.0%	96.9%	94.2%	94.7%	95.9%	94.6%	97.0%	97.7%	97.0%
	Other Major Cities Total	97.2%	97.0%	97.2%	96.1%	96.2%	98.2%	97.0%	97.3%	96.9%	97.0%	97.5%	98.0%	97.0%
	Rental Apartments Total	95.5%	95.2%	95.4%	95.1%	95.4%	97.0%	96.0%	95.8%	95.5%	95.8%	95.7%	95.6%	95.2%
76	Dormy Ashiya	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	Kawaijuku Kyoto Gakushin Ryo	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	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 Rakuoku	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 (RUID) Shiki	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	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	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	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 Kakyoin	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	—	—	—	—	—	—	—
90	Artis Sendai Kimachi-dori	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	—	—	—	—	—	—	—
	Other Accommodation Assets Total	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	95.8%	95.5%	95.6%	95.4%	95.7%	97.2%	96.2%	96.0%	95.7%	96.0%	95.9%	95.8%	95.5%

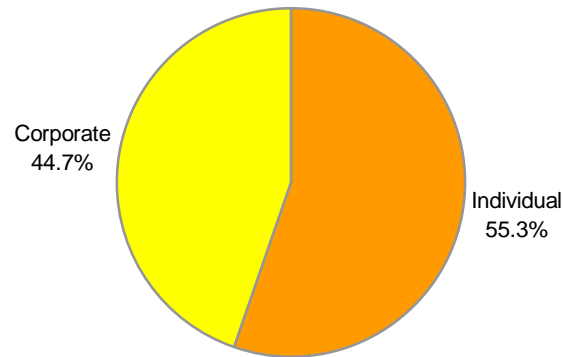
The numbers of properties acquired in the 13th FP are shaded in yellow.

Occupancy rate for rental apartments is calculated based on the floor area in the lease between the master lease company and the tenant. 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 between NAF and the operator.

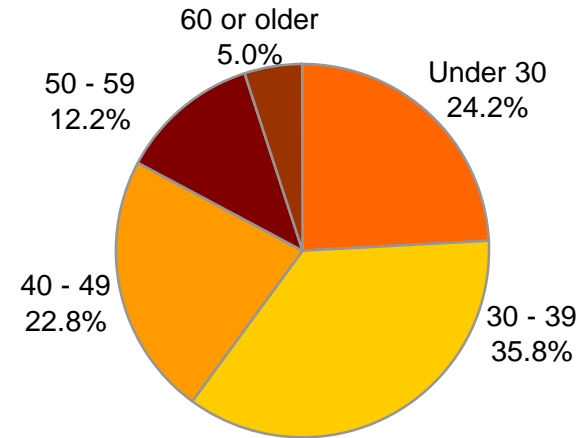


Tenant Characteristics

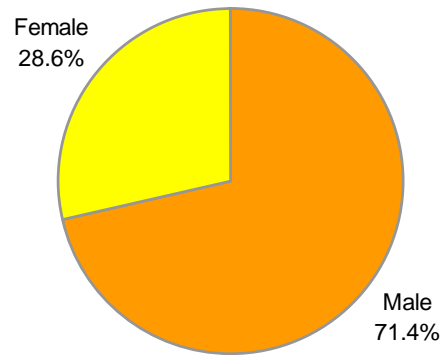
Lessee Type



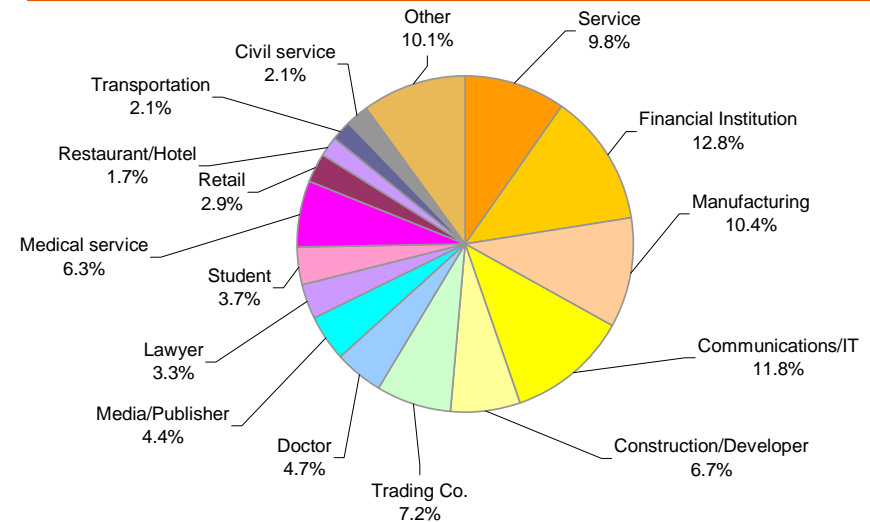
Age



Gender (Single Resident)



Category of Business



All data above are based on documents submitted by the lessee of holding properties at the point of contract (August 31, 2012)



Income Statement by Property (1)

(JPY thousands)

	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	Park Axis Minami Azabu
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	851,349	55,882	80,915	44,596	44,495	134,850	130,717	29,872	49,895	95,555
Others	28,783	2,117	3,978	1,697	1,893	5,687	6,844	1,095	3,221	4,109
Total Rental Revenues (A)	880,132	58,000	84,893	46,293	46,388	140,537	137,562	30,967	53,117	99,665
Real Estate Taxes	53,718	3,158	4,092	2,179	2,273	6,397	5,838	1,559	2,653	4,700
Rental Expenses	203,419	11,875	11,171	7,777	7,252	24,991	24,885	7,197	11,195	17,341
Property Management Fees	125,601	6,003	7,283	4,727	4,861	13,023	14,227	4,129	5,210	10,305
Repair and Maintenance	40,585	2,819	1,213	1,347	1,019	5,193	6,033	1,442	3,570	2,654
Trust Fees	1,851	600	—	—	—	—	—	—	—	600
Utilities	10,377	814	835	521	411	1,092	945	315	477	733
Insurance	1,188	71	89	52	52	141	145	36	63	110
Leasing-related Service Fees, etc.	20,094	978	1,591	944	454	4,005	3,350	1,270	1,280	2,217
Other Rental Expenses	3,720	588	158	183	453	1,535	182	3	593	719
Depreciation	153,728	12,450	16,033	8,641	8,619	26,579	22,862	5,908	10,134	15,893
Total Rental Expenses (B)	410,867	27,484	31,296	18,598	18,145	57,968	53,586	14,664	23,983	37,935
Operating Income (A) — (B)	469,265	30,515	53,596	27,695	28,243	82,568	83,976	16,302	29,133	61,730
Net Operating Income	622,994	42,966	69,630	36,336	36,862	109,148	106,838	22,210	39,267	77,623
Rentable area (m ²)	43,812.41	2,437.66	2,766.62	1,537.24	1,891.05	4,704.44	6,078.93	1,383.99	2,606.37	3,938.14
Rented area at the end of the period (m ²)	40,495.85	2,394.40	2,539.76	1,509.13	1,891.05	4,545.64	5,817.01	1,343.94	2,355.77	3,938.14
Occupancy rate at the end of the period	92.4%	98.2%	91.8%	98.2%	100.0%	96.6%	95.7%	97.1%	90.4%	100.0%



Income Statement by Property (2)

(JPY thousands)

	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	Park Cube Hongo	Park Cube Kanda
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	33,740	217,341	60,001	86,441	76,402	53,049	296,542	33,776	54,172	75,668
Others	1,247	7,214	2,504	5,002	3,058	2,731	25,105	1,863	681	4,536
Total Rental Revenues (A)	34,987	224,556	62,505	91,443	79,461	55,780	321,648	35,639	54,854	80,204
Real Estate Taxes	1,472	11,409	2,839	4,053	4,003	3,583	14,341	1,818	2,398	3,642
Rental Expenses	5,216	40,359	11,557	13,709	12,374	10,994	64,203	6,461	6,352	22,173
Property Management Fees	3,722	22,850	6,106	8,928	8,000	6,370	38,933	4,340	3,595	8,533
Repair and Maintenance	282	9,298	2,364	1,969	1,642	2,192	15,517	962	878	10,050
Trust Fees	600	500	497	—	—	—	—	—	501	498
Utilities	298	1,270	536	851	716	501	2,407	435	587	680
Insurance	32	273	58	103	87	61	324	44	52	75
Leasing-related Service Fees, etc.	—	4,338	1,335	1,676	1,576	1,630	6,603	611	619	2,208
Other Rental Expenses	280	1,827	659	180	351	237	417	66	118	126
Depreciation	4,459	49,535	10,771	19,086	18,023	9,113	55,876	7,688	7,321	11,495
Total Rental Expenses (B)	11,148	101,304	25,168	36,849	34,401	23,690	134,421	15,967	16,072	37,311
Operating Income (A) — (B)	23,839	123,252	37,337	54,593	45,060	32,089	187,227	19,672	38,781	42,892
Net Operating Income	28,298	172,788	48,108	73,680	63,083	41,202	243,103	27,360	46,103	54,388

Rentable area (m ²)	1,094.28	10,025.40	2,426.45	3,317.94	2,710.69	2,054.46	12,025.25	1,621.73	2,160.12	3,194.59
Rented area at the end of the period (m ²)	1,094.28	9,433.03	2,305.62	3,248.44	2,666.38	1,896.36	11,629.08	1,547.90	2,160.12	3,132.38
Occupancy rate at the end of the period	100.0%	94.1%	95.0%	97.9%	98.4%	92.3%	96.7%	95.4%	100.0%	98.1%



Income Statement by Property (3)

(JPY thousands)

	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	Park Axis Toyocho	Park Axis Takinogawa	Park Axis Asakusabashi
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	59,556	77,972	64,775	41,499	46,298	96,422	31,175	112,627	51,933	82,611
Others	2,741	8,821	4,328	1,754	1,660	969	1,322	5,357	2,529	2,788
Total Rental Revenues (A)	62,298	86,793	69,104	43,253	47,959	97,391	32,498	117,985	54,462	85,400
Real Estate Taxes	2,596	4,343	3,179	1,959	2,398	4,847	1,483	3,889	2,318	3,412
Rental Expenses	9,679	18,562	16,186	8,380	8,342	11,749	6,726	23,121	11,071	12,504
Property Management Fees	5,400	10,184	8,068	4,176	4,847	6,899	3,897	11,360	5,374	7,994
Repair and Maintenance	1,834	4,846	4,971	2,498	2,091	2,665	1,339	7,106	3,645	2,380
Trust Fees	498	501	501	—	—	—	—	—	—	—
Utilities	752	892	680	455	397	1,428	416	1,454	485	555
Insurance	53	92	70	45	52	126	37	142	65	93
Leasing-related Service Fees, etc.	833	1,829	1,762	940	876	429	988	2,608	1,357	1,146
Other Rental Expenses	308	215	132	264	77	199	46	449	141	334
Depreciation	7,612	15,238	11,636	7,765	9,624	26,340	7,048	28,123	11,638	17,973
Total Rental Expenses (B)	19,889	38,144	31,002	18,104	20,365	42,937	15,258	55,135	25,027	33,890
Operating Income (A) — (B)	42,408	48,648	38,102	25,149	27,593	54,454	17,240	62,850	29,435	51,509
Net Operating Income	50,021	63,887	49,738	32,914	37,218	80,794	24,288	90,973	41,073	69,483

Rentable area (m ²)	2,288.46	4,012.68	3,041.61	1,886.82	1,884.77	4,395.99	1,346.07	5,412.40	2,924.75	3,400.78
Rented area at the end of the period (m ²)	2,236.14	3,924.47	2,904.55	1,770.68	1,857.65	4,188.72	1,346.07	5,025.30	2,714.86	3,345.40
Occupancy rate at the end of the period	97.7%	97.8%	95.5%	93.8%	98.6%	95.3%	100.0%	92.8%	92.8%	98.4%



Income Statement by Property (4)

(JPY thousands)

	Park Axis Nihonbashi Hamacho	Park Cube Yoyogi Tomigaya	Park Cube Monzen Nakacho	Park Cube Itabashi Honcho	Park Cube Gakugei Daigaku	Park Cube Oimachi	Park Axis Nishigahara	Park Axis Kinshicho	Park Axis Tatsumi Stage	Park Axis Kameido
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	145,413	46,954	46,148	107,519	22,149	41,107	31,949	52,772	292,681	83,208
Others	4,261	1,579	1,398	7,246	1,322	5,537	1,974	2,154	16,965	6,984
Total Rental Revenues (A)	149,674	48,533	47,546	114,766	23,471	46,645	33,924	54,927	309,647	90,193
Real Estate Taxes	7,602	1,973	1,936	5,449	1,073	1,906	1,766	1,984	12,485	3,258
Rental Expenses	21,556	10,513	8,250	21,666	5,133	9,947	6,923	8,124	54,658	21,946
Property Management Fees	12,153	5,914	4,745	11,963	3,345	6,111	3,970	4,979	29,992	11,280
Repair and Maintenance	4,634	1,712	1,354	5,397	717	2,560	1,488	1,371	14,145	6,592
Trust Fees	—	—	—	—	—	—	—	—	—	—
Utilities	1,356	515	617	1,171	281	376	603	528	3,046	780
Insurance	184	57	49	146	27	44	41	66	394	114
Leasing-related Service Fees, etc.	2,600	1,567	1,086	2,588	668	697	585	961	5,631	2,464
Other Rental Expenses	625	746	396	399	93	156	235	215	1,446	713
Depreciation	37,438	13,178	11,538	26,171	4,957	9,681	6,488	8,925	54,382	17,789
Total Rental Expenses (B)	66,596	25,664	21,726	53,287	11,163	21,535	15,178	19,033	121,525	42,995
Operating Income (A) — (B)	83,077	22,868	25,820	61,478	12,307	25,109	18,745	35,893	188,121	47,197
Net Operating Income	120,515	36,047	37,359	87,649	17,265	34,791	25,233	44,818	242,503	64,987

Rentable area (m ²)	6,999.83	1,929.10	1,886.39	5,317.07	957.88	1,511.12	1,435.83	2,288.13	16,474.06	3,986.78
Rented area at the end of the period (m ²)	6,731.52	1,872.72	1,886.39	4,962.92	921.88	1,511.12	1,435.83	2,215.98	15,472.37	3,682.26
Occupancy rate at the end of the period	96.2%	97.1%	100.0%	93.3%	96.2%	100.0%	100.0%	96.8%	93.9%	92.4%



Income Statement by Property (5)

(JPY thousands)

	Park Axis Honancho	Park Axis Itabashi	Park Axis Oshiage	Park Axis Takadanobaba	Park Axis Toyosu	Park Axis Hatchobori	Park Axis Itabashi Honcho	Park Axis Sumiyoshi	Park Cube Yotsuya Sancho	Park Cube Hatchobori
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	26,677	53,819	45,017	43,172	523,065	59,925	38,064	37,790	96,018	139,666
Others	1,525	1,574	2,277	547	25,628	1,025	756	2,021	2,327	2,838
Total Rental Revenues (A)	28,202	55,394	47,294	43,720	548,693	60,951	38,821	39,812	98,345	142,505
Real Estate Taxes	1,029	2,506	2,108	1,308	19,756	2,616	2,412	2,105	4,874	4,593
Rental Expenses	4,532	8,761	8,832	6,690	125,918	8,730	6,251	9,749	14,080	20,363
Property Management Fees	3,319	5,121	4,660	4,033	81,202	4,937	3,850	5,257	8,900	11,435
Repair and Maintenance	505	1,475	2,206	1,306	17,629	1,908	826	1,902	1,862	3,445
Trust Fees	—	—	—	—	—	—	—	—	450	—
Utilities	364	509	535	360	11,555	469	507	420	892	2,483
Insurance	34	80	61	46	728	78	59	52	120	164
Leasing-related Service Fees, etc.	272	1,325	972	835	11,533	1,005	787	1,614	1,476	1,922
Other Rental Expenses	36	248	396	108	3,269	331	219	501	378	910
Depreciation	6,005	11,511	9,407	6,376	128,542	11,874	10,255	9,286	21,842	26,054
Total Rental Expenses (B)	11,568	22,780	20,348	14,375	274,218	23,221	18,919	21,141	40,798	51,010
Operating Income (A) — (B)	16,633	32,613	26,946	29,344	274,475	37,729	19,901	18,671	57,547	91,494
Net Operating Income	22,639	44,125	36,353	35,720	403,018	49,604	30,157	27,957	79,390	117,548
Rentable area (m ²)	1,231.08	2,567.96	2,121.29	1,463.25	25,537.94	2,416.29	2,048.31	1,785.72	3,599.82	5,191.86
Rented area at the end of the period (m ²)	1,188.39	2,430.95	2,071.99	1,429.17	24,190.76	2,326.38	2,005.83	1,722.04	3,451.19	5,191.86
Occupancy rate at the end of the period	96.5%	94.7%	97.7%	97.7%	94.7%	96.3%	97.9%	96.4%	95.9%	100.0%



Income Statement by Property (6)

(JPY thousands)

	Park Axis Kamata Ichibankan	Park Axis Taito Negishi	Park Axis Komagome	Park Axis Itabashi Honcho Nibanakan	Shibaura Island Air Tower	Park Cube Higashi Shinagawa	Park Cube Sasazuka	Park Axis Higashi Juo	Park Cube Keio Hachioji	Park Cube Keio Hachioji II
No. of Operating Days	184	184	184	184	184	184	184	184	55	184
Rental Revenues	37,238	26,058	47,719	69,937	414,491	210,548	70,889	57,572	12,164	42,244
Others	505	659	3,185	6,441	24,613	8,553	6,005	2,448	567	2,705
Total Rental Revenues (A)	37,744	26,717	50,904	76,379	439,104	219,101	76,894	60,021	12,731	44,950
Real Estate Taxes	1,968	1,393	1,790	4,079	14,884	7,498	3,469	—	1,471	2,706
Rental Expenses	5,687	6,191	8,786	15,306	154,548	41,397	16,744	9,908	3,342	10,263
Property Management Fees	3,387	3,753	5,532	10,364	63,337	21,811	8,590	5,006	1,492	5,241
Repair and Maintenance	697	909	1,235	1,722	14,614	11,003	4,486	2,610	957	3,075
Trust Fees	—	—	—	—	930	400	—	—	476	501
Utilities	445	372	636	986	11,223	1,132	839	693	220	507
Insurance	47	39	60	102	1,104	298	83	73	53	64
Leasing-related Service Fees, etc.	925	923	1,114	1,676	5,430	6,046	2,652	1,248	131	531
Other Rental Expenses	183	192	206	453	57,907	705	91	275	10	341
Depreciation	7,233	6,422	10,193	20,071	107,713	52,719	12,136	12,186	3,158	10,447
Total Rental Expenses (B)	14,888	14,006	20,770	39,457	277,145	101,616	32,350	22,095	7,972	23,417
Operating Income (A) — (B)	22,855	12,710	30,134	36,921	161,958	117,485	44,544	37,926	4,758	21,533
Net Operating Income	30,088	19,133	40,328	56,993	269,672	170,205	56,680	50,113	7,917	31,980
Rentable area (m ²)	1,721.28	1,283.13	1,979.51	3,661.58	17,646.33	10,636.67	2,416.00	2,893.54	—	3,082.32
Rented area at the end of the period (m ²)	1,670.84	1,257.90	1,926.89	3,565.91	16,737.01	9,989.51	2,254.69	2,673.72	—	2,744.18
Occupancy rate at the end of the period	97.1%	98.0%	97.3%	97.4%	94.8%	93.9%	93.3%	92.4%	—	89.0%



Income Statement by Property (7)

(JPY thousands)

	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 Meieki Minami	Park Axis Marunouchi	Park Axis Ropponmatsu	Park Axis Hakataeki Minami
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	32,634	54,185	69,301	40,514	48,779	78,650	81,317	60,139	47,216	65,878
Others	2,037	3,320	7,550	1,355	1,332	7,920	4,102	3,326	981	897
Total Rental Revenues (A)	34,671	57,505	76,851	41,869	50,111	86,570	85,420	63,465	48,197	66,776
Real Estate Taxes	1,986	3,671	4,814	2,985	2,575	4,013	5,569	3,721	3,141	4,361
Rental Expenses	8,752	10,791	17,897	8,570	11,474	15,585	18,189	13,654	12,934	14,786
Property Management Fees	4,311	6,537	10,359	5,501	4,862	10,572	9,304	7,247	6,944	8,021
Repair and Maintenance	2,686	1,570	2,851	529	3,852	1,830	4,287	3,230	2,824	2,950
Trust Fees	—	—	—	—	—	400	—	—	—	—
Utilities	419	732	2,284	1,097	603	496	1,556	879	558	739
Insurance	51	86	109	64	76	100	130	91	76	94
Leasing-related Service Fees, etc.	1,217	1,101	1,845	929	2,049	2,119	2,182	1,721	1,468	1,047
Other Rental Expenses	66	762	448	446	30	64	728	484	1,061	1,932
Depreciation	10,239	14,811	20,079	12,192	12,736	18,859	23,181	18,555	14,097	18,749
Total Rental Expenses (B)	20,978	29,273	42,792	23,747	26,786	38,458	46,940	35,930	30,172	37,896
Operating Income (A) — (B)	13,693	28,231	34,059	18,122	23,325	48,112	38,480	27,534	18,024	28,879
Net Operating Income	23,932	43,042	54,138	30,314	36,061	66,971	61,661	46,089	32,122	47,628
Rentable area (m ²)	2,074.35	2,706.59	3,318.15	2,270.32	2,358.66	3,057.36	5,565.13	3,821.75	3,473.67	4,668.29
Rented area at the end of the period (m ²)	2,044.05	2,682.68	3,292.74	2,168.06	2,158.66	2,991.55	5,459.15	3,795.82	3,350.73	4,571.22
Occupancy rate at the end of the period	98.5%	99.1%	99.2%	95.5%	91.5%	97.8%	98.1%	99.3%	96.5%	97.9%



Income Statement by Property (8)

(JPY thousands)

	Park Axis Naka Gofukumachi	Park Axis Shirakabe	Park Axis Sendai	Park Axis Hakata Minoshima	Park Axis Takamiya Higashi	Park Axis Sapporo Shokubutsuen Mae	Park Axis Shin Sapporo	Park Axis Esaka Hiroshibacho	Park Axis Utsubo Koen	Dormy Ashiya
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	38,383	69,189	114,241	46,951	29,207	82,922	39,259	95,469	99,084	40,404
Others	600	2,218	3,247	835	841	1,986	856	8,582	9,044	—
Total Rental Revenues (A)	38,984	71,408	117,489	47,786	30,049	84,908	40,116	104,052	108,129	40,404
Real Estate Taxes	2,899	3,053	6,156	3,996	1,994	5,312	2,671	5,015	5,475	3,320
Rental Expenses	11,031	13,875	20,721	11,110	7,235	16,381	7,427	19,636	18,937	264
Property Management Fees	5,835	8,179	12,740	5,908	3,852	8,735	4,306	10,731	10,752	—
Repair and Maintenance	2,654	2,588	3,466	2,210	1,262	2,969	1,145	4,665	3,866	182
Trust Fees	—	—	—	—	—	—	—	—	—	—
Utilities	867	1,005	1,155	764	675	2,021	1,033	1,366	1,040	—
Insurance	60	107	176	86	58	152	79	128	143	82
Leasing-related Service Fees, etc.	1,025	1,409	1,662	1,215	759	1,934	825	2,455	2,315	—
Other Rental Expenses	587	585	1,519	924	628	568	36	289	819	—
Depreciation	9,476	14,555	25,167	12,921	10,124	22,771	13,075	25,634	26,695	13,739
Total Rental Expenses (B)	23,406	31,484	52,046	28,028	19,354	44,464	23,174	50,285	51,108	17,324
Operating Income (A) – (B)	15,577	39,923	65,442	19,757	10,694	40,443	16,941	53,766	57,020	23,079
Net Operating Income	25,053	54,479	90,610	32,679	20,819	63,214	30,017	79,400	83,716	36,818

Rentable area (m ²)	2,707.88	4,735.89	8,843.17	3,461.85	2,289.21	7,845.01	3,729.05	4,309.24	4,952.45	2,826.00
Rented area at the end of the period (m ²)	2,683.72	4,693.89	8,632.79	3,301.27	2,215.11	7,635.35	3,578.34	4,006.59	4,757.60	2,826.00
Occupancy rate at the end of the period	99.1%	99.1%	97.6%	95.4%	96.8%	97.3%	96.0%	93.0%	96.1%	100.0%



Income Statement by Property (9)

(JPY thousands)

	Kawaijuku Kyoto Gakushin Ryo	Sundai Horikawa Ryo	Dormitory Rakuhoku	Rikkyo University International Dormitory (RUID) Shiki	Dormy Naka Itabashi	Philosophia Nishidai	Dormy Musashi Kosugi	Artis Sendai Kakyojin	Artis Sendai Kimachi-dori	Total
No. of Operating Days	184	184	184	184	184	184	184	156	156	
Rental Revenues	39,492	37,002	16,476	55,500	38,244	45,000	43,284	19,406	45,550	7,665,815
Others	—	—	—	—	—	—	—	4	3	352,326
Total Rental Revenues (A)	39,492	37,002	16,476	55,500	38,244	45,000	43,284	19,411	45,553	8,018,141
Real Estate Taxes	2,158	2,083	1,273	2,789	2,867	3,210	2,823	—	—	382,517
Rental Expenses	203	62	37	66	54	66	61	55	1,884	1,563,395
Property Management Fees	—	—	—	—	—	—	—	24	59	875,442
Repair and Maintenance	130	—	—	—	—	—	—	—	99	310,632
Trust Fees	—	—	—	—	—	—	—	—	—	10,308
Utilities	—	—	—	—	—	—	—	—	—	96,066
Insurance	73	62	37	66	54	66	61	29	75	10,814
Leasing-related Service Fees, etc.	—	—	—	—	—	—	—	—	—	160,123
Other Rental Expenses	—	—	—	—	—	—	—	1	1,651	100,007
Depreciation	13,475	8,952	5,887	11,515	8,957	11,526	9,908	6,536	14,083	1,719,724
Total Rental Expenses (B)	15,837	11,098	7,198	14,371	11,879	14,803	12,793	6,591	15,968	3,665,638
Operating Income (A) — (B)	23,654	25,903	9,277	41,128	26,364	30,196	30,490	12,819	29,585	4,352,503
Net Operating Income	37,129	34,856	15,165	52,643	35,322	41,722	40,399	19,355	43,668	6,072,228
Rentable area (m ²)	2,785.40	2,043.32	1,035.00	2,293.20	1,911.00	2,184.00	1,996.47	1,564.40	4,063.47	377,342.44
Rented area at the end of the period (m ²)	2,785.40	2,043.32	1,035.00	2,293.20	1,911.00	2,184.00	1,996.47	1,564.40	4,063.47	361,501.90
Occupancy rate at the end of the period	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	95.8%



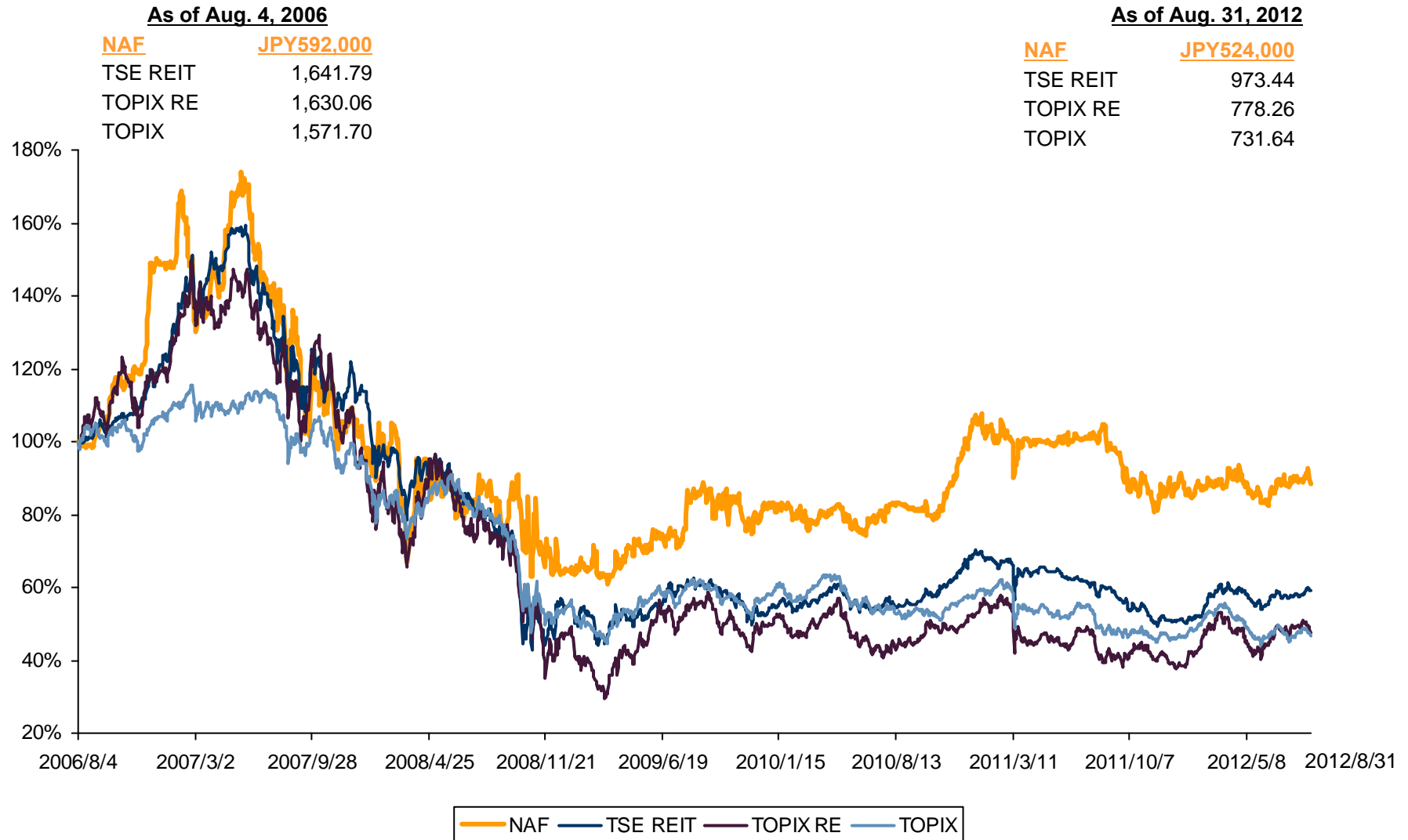
Historical Operating Performance

		2nd FP Feb. 2007	3rd FP Aug. 2007	4th FP Feb. 2008	5th FP Aug. 2008	6th FP Feb. 2009	7th FP Aug. 2009	8th FP Feb. 2010	9th FP Aug. 2010	10th FP Feb. 2011	11th FP Aug. 2011	12th FP Feb. 2012	13th FP Aug. 2012
Number of Operating Days		334	184	182	184	181	184	181	184	181	184	182	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
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
Gain on Sale of Investment Properties	JPY mn	4	—	—	—	—	—	556	—	—	—	—	85
Net Operating Income from Property Leasing	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
Depreciation	JPY mn	849	607	731	847	862	850	1,060	1,240	1,251	1,586	1,699	1,719
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
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
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
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
Capital Expenditure	JPY mn	301	158	538	442	72	138	94	145	76	125	114	114
Total Assets	JPY mn	108,096	114,366	129,969	146,666	146,665	146,541	186,428	192,478	192,360	230,551	237,222	237,854
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
LTV (Interest-bearing Debt / Total Assets)	%	39.3	43.3	49.6	55.2	55.2	55.3	53.1	54.6	54.6	51.8	53.1	53.2
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
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
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
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
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
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
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
No. of Properties	#	27	30	37	44	44	44	61	63	63	83	87	88
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
Prop. 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
Prop. 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
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
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
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
Retail	Units	3	3	8	9	9	9	15	17	17	29	32	32
Other Accommodation Assets	Units	—	—	—	—	—	—	—	—	—	918	918	1,120
Total Rentable Area	m ²	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
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



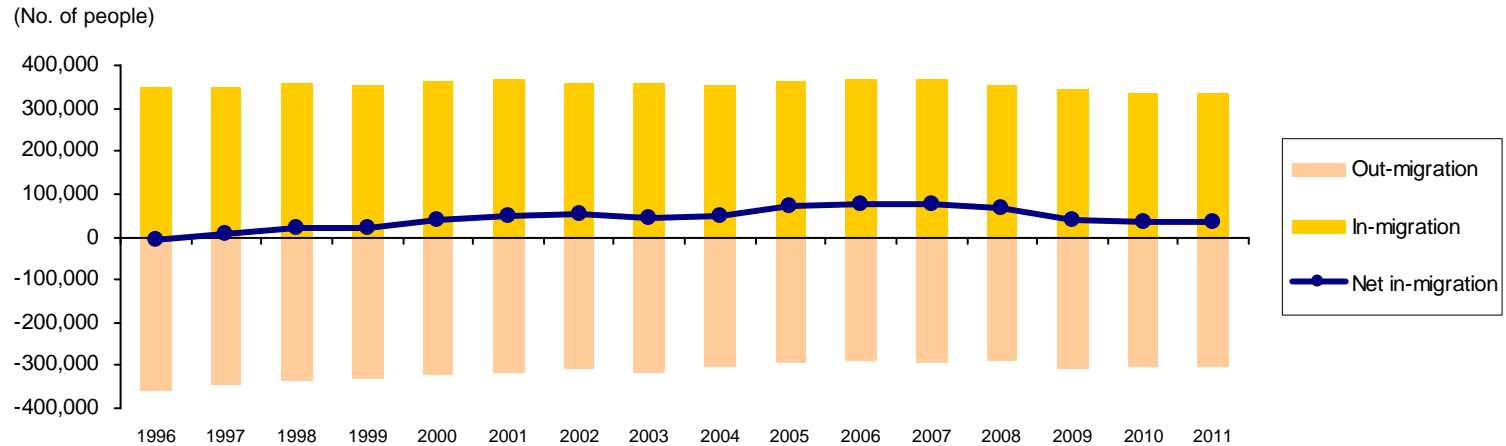
Historical Unit Price since IPO

Aug. 4, 2006 = 100%



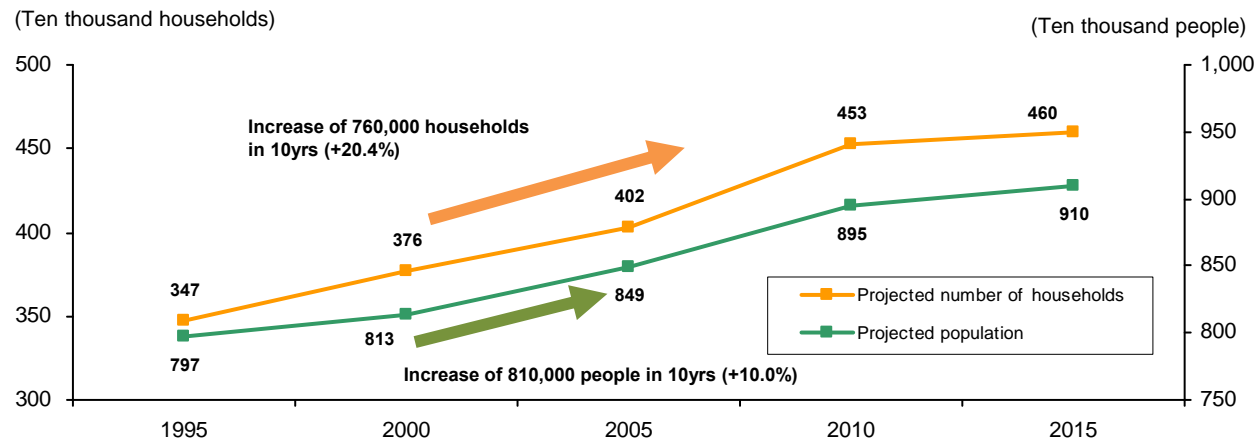
Source: Bloomberg

Population Change in the 23 Wards of Tokyo



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

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

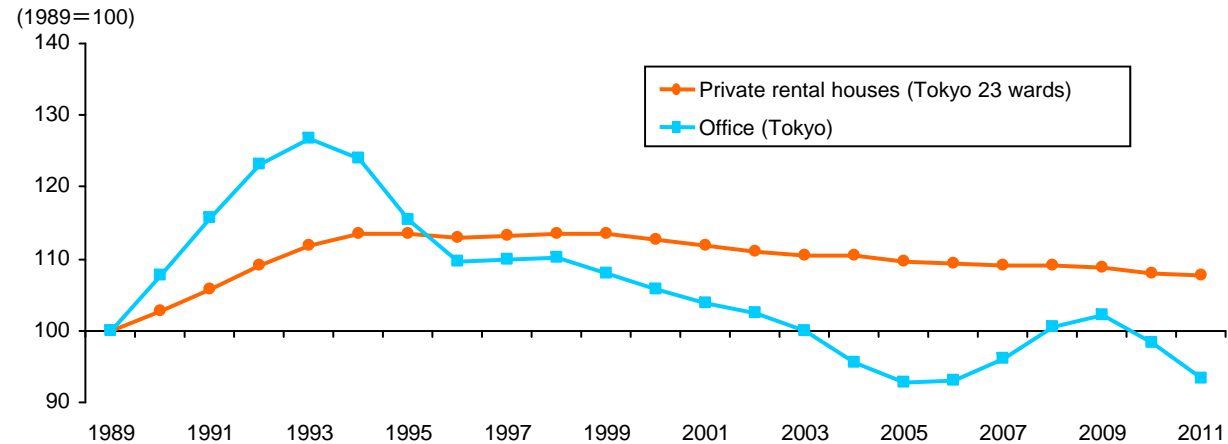


Source: Tokyo Metropolitan Government
National Institute of Population and Social Security Research



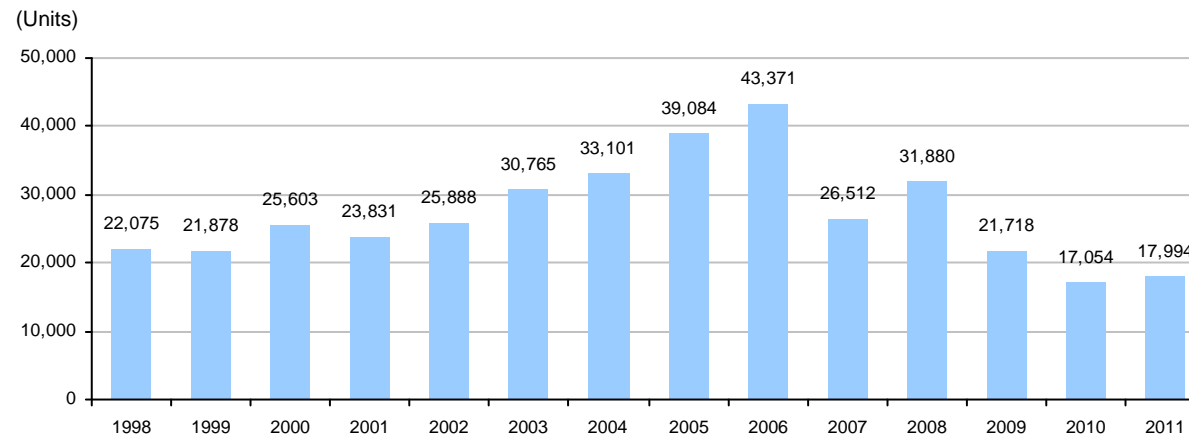
Business Environment - Tokyo

Rent Fluctuation: Residential / Office



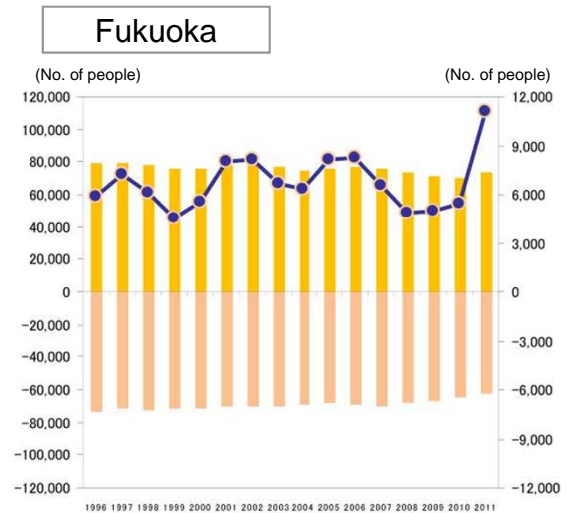
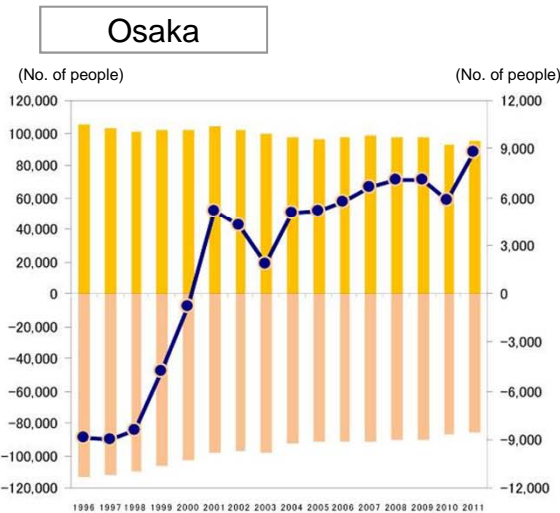
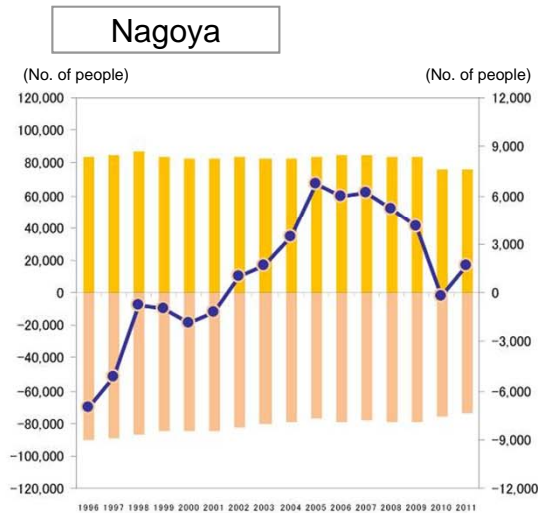
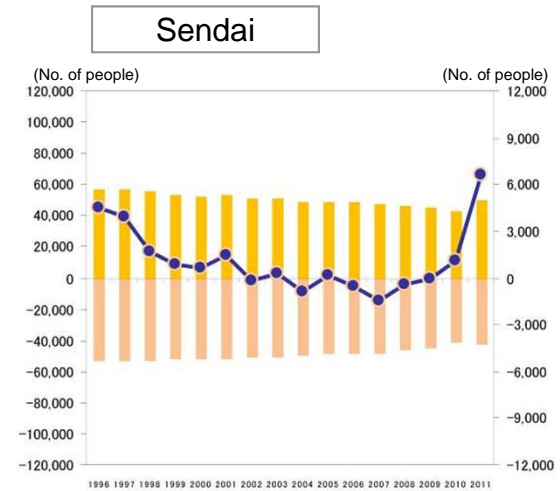
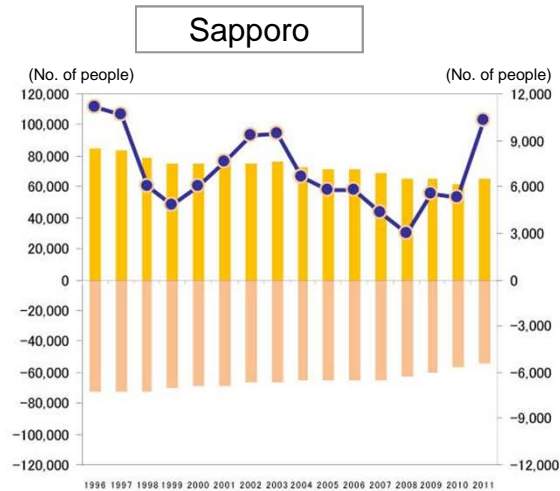
Source: Ministry of Internal Affairs and Communications / Bank of Japan

Construction-starts for Rental Apartments in 23 Wards of Tokyo



Source: Ministry of Land, Infrastructure, Transport and Tourism

Population Change

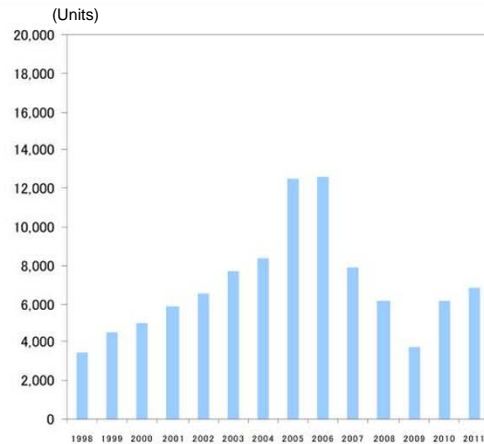


Source: The Statistics Bureau, Ministry of Internal Affairs and Communications

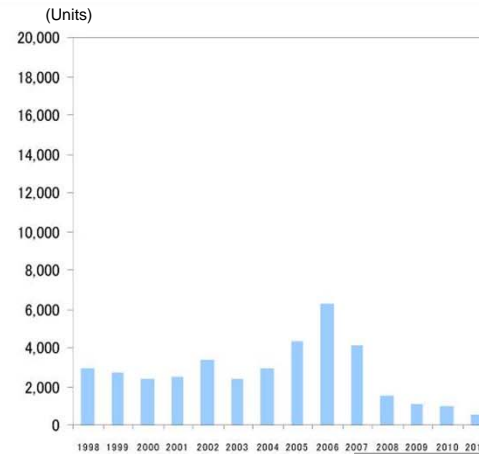
■ In-migration (Left axis)
 ■ Out-migration (Left axis)
 ● Net in-migration (Right axis)

Construction-starts for Rental Apartments

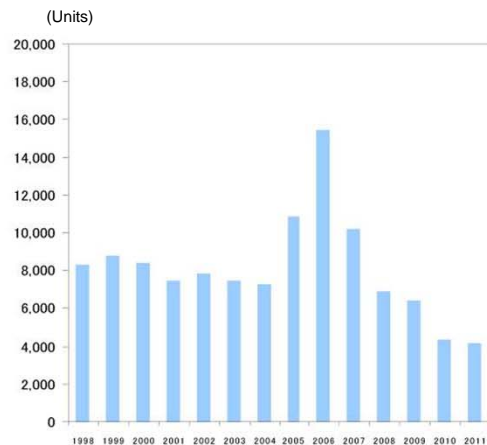
Sapporo



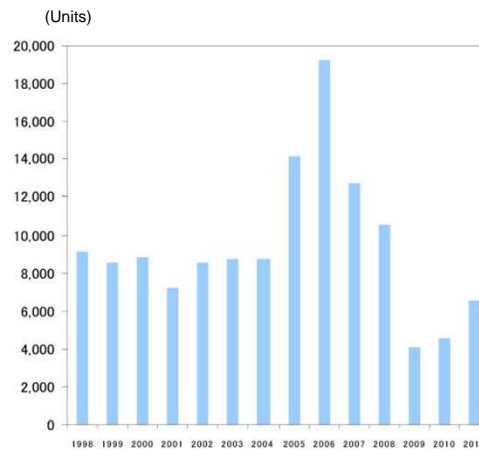
Sendai



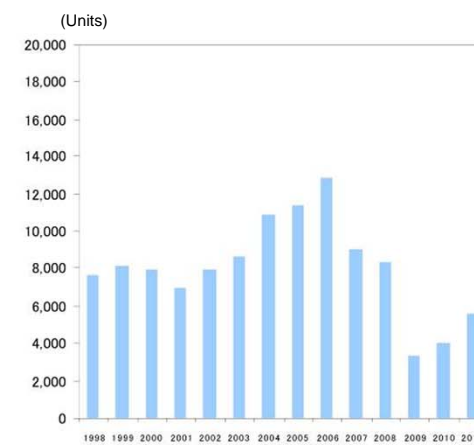
Nagoya



Osaka



Fukuoka

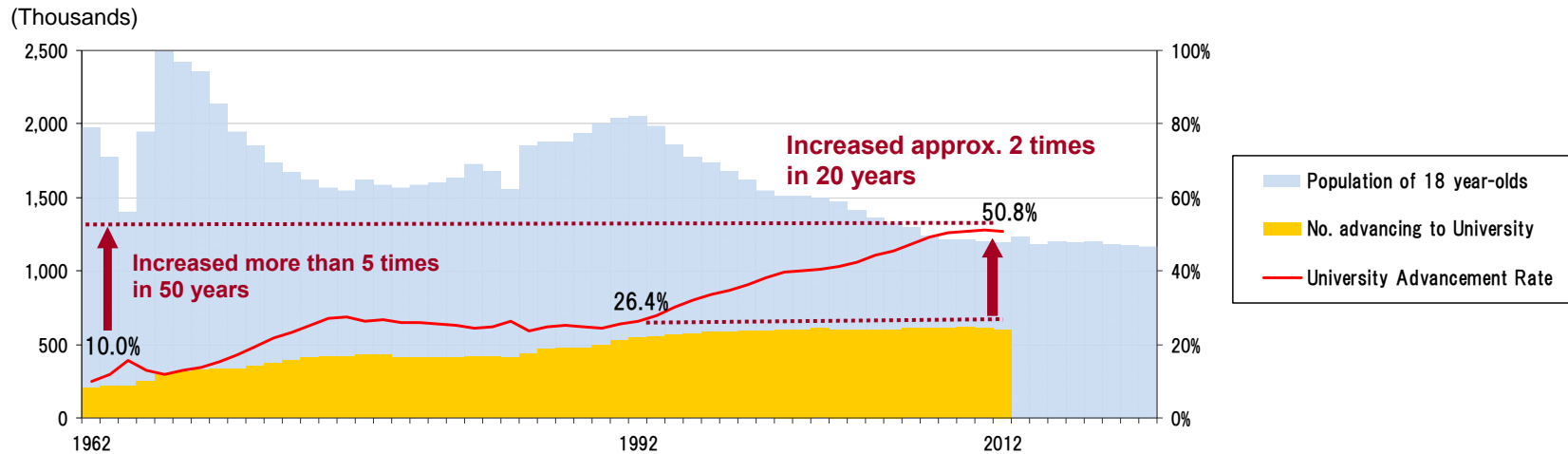


Source: Ministry of Land, Infrastructure, Transport and Tourism



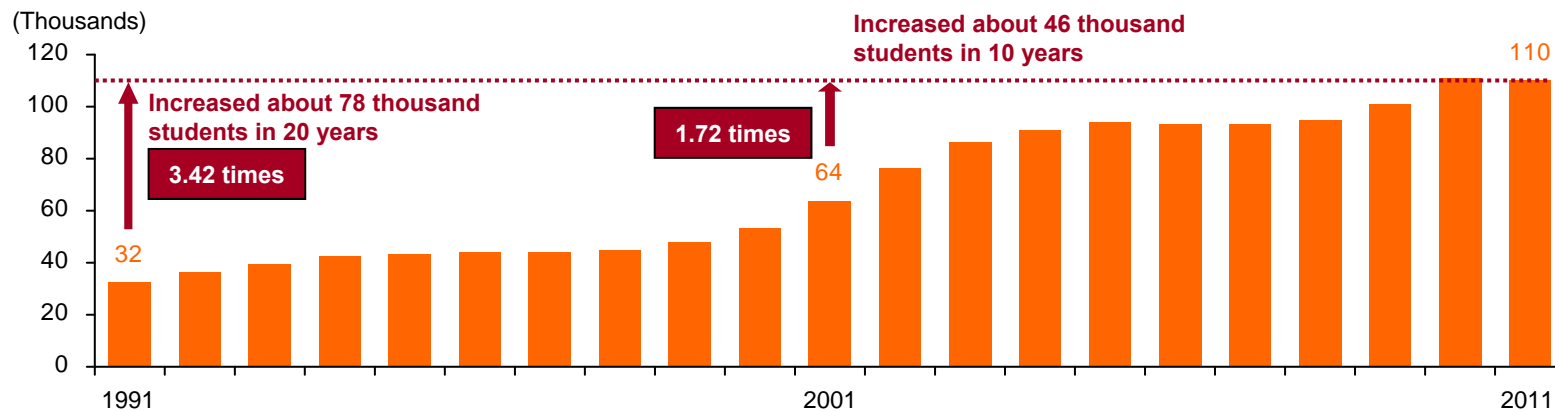
Business Environment - Dormitory

University Advancement Rate



Source: Ministry of Education, Culture, Sports, Science and Technology, "School Basic Statistics", "White Paper on Education", National Institute of Population and Social Security Research, "Population Projection for Japan"

Number of Foreign Students

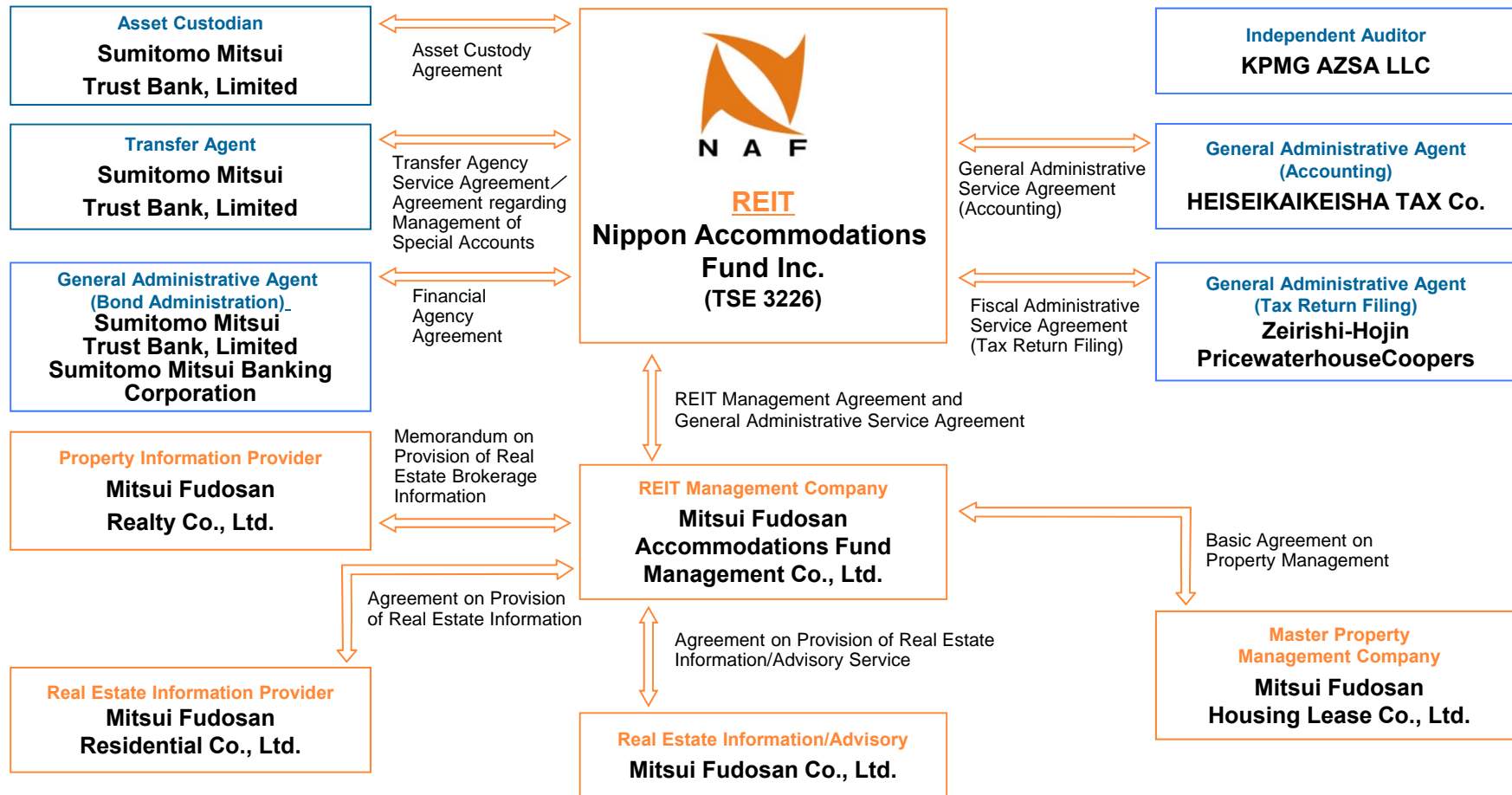


Source: Ministry of Education, Culture, Sports, Science and Technology, "Statistical Abstract of Education", Japan Student Services Organization, "International Students in Japan 2011"



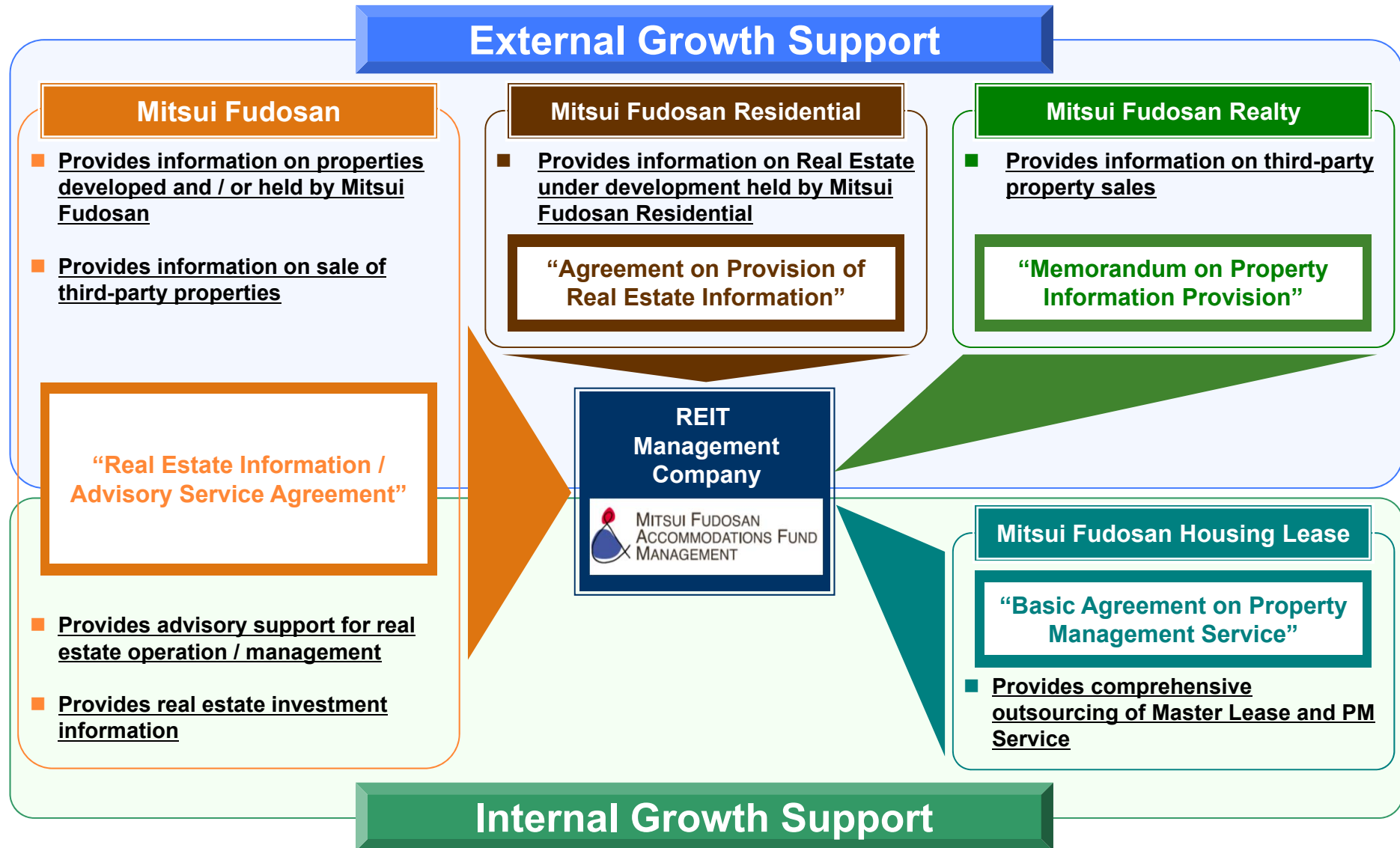
Related Companies / Structure of the REIT

Structure of the REIT





Support Agreements with the Mitsui Fudosan Group

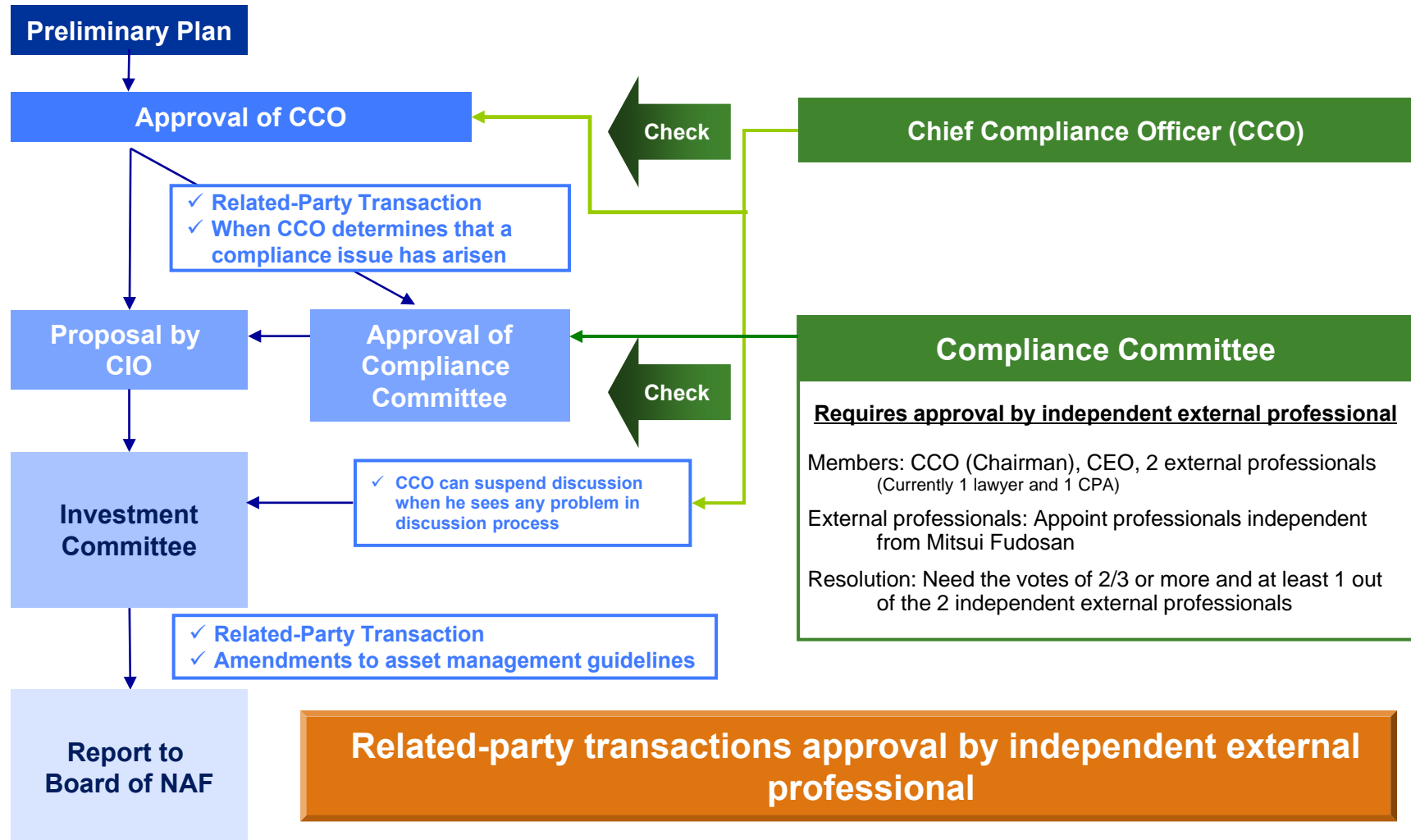




Decision-Making Process and Mitigating Conflict of Interest

Investment Policy & Acquisitions/Sale Decision Process

Compliance Checking System





Mitigating Conflict of Interest

Definition of Related Parties

1. Related Parties (and etc.) as defined in the investment trust law
2. Shareholders of the REIT management company
3. SPC, of which the shareholders of the REIT management company own more than 15%

Acquisition from Sponsor Related Party



Status of current portfolio

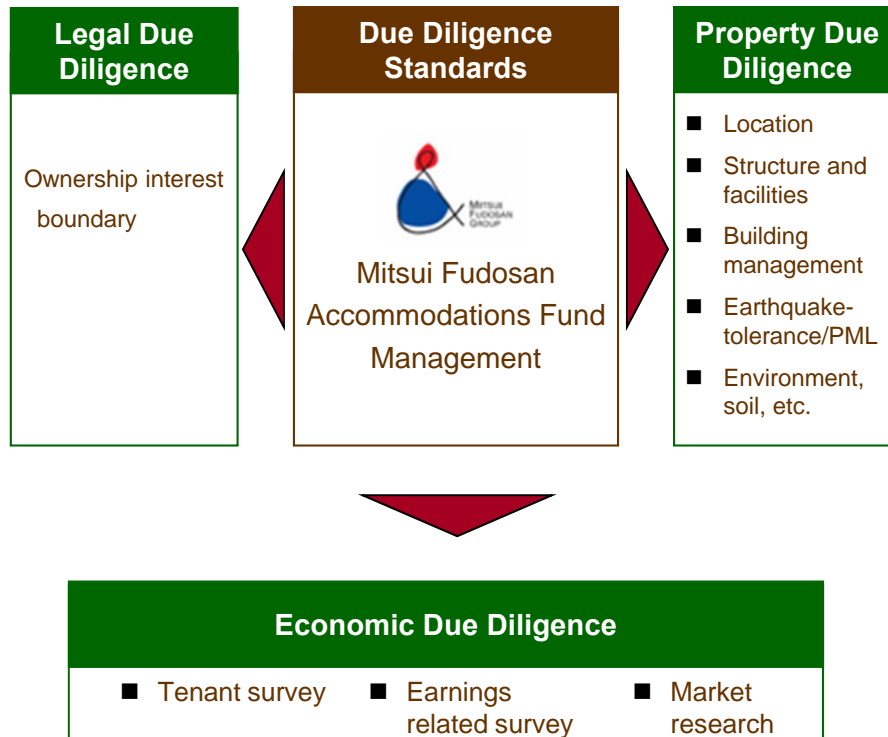
- All 88 properties acquired below appraisal value (Independent appraiser: Daiwa Real Estate Appraisal, Morii Appraisal & Investment Consulting, Chuo Real Estate Appraisal)



Due Diligence by the REIT Management Company

The REIT management company makes overall investment decisions using the following due diligence standards, which are based on asset management guidelines.

As part of the due diligence process, an appraisal report and engineering report are obtained from third-party professionals to make judgments. In addition, the REIT management company conducts the following research on its own to make investment decisions.



- ### Use of Mitsui Fudosan's Support
1. Provides information on real estate investment (rental housing market information)
 2. Advisory service (due diligence and review of engineering drawings and construction, etc.)



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