



**Nippon Accommodations Fund**

# Investor Presentation

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17th Period: March 2014 – August 2014



# Summary of NAF



## 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 287.7 billion
No. of Properties	112
Total Rentable Units	11,295
Total Rentable Area	468,458 <sup>mf</sup>
Portfolio in Tokyo 23 Wards	87.2%
Percentage of Single and Compact Units	82.1%

Focused Investment in Tokyo 23 Wards

Primarily Single and Compact Units

High Occupancy Rate 95.7%

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

\* Occupancy rate is the average monthly occupancy rate during the period.

\* Throughout this presentation, "Okawabata Parking" is included in acquisition amount, but not in the number of properties acquired.

## Financial Summary

Total Interest-Bearing Debt	JPY 156.5 billion
LTV	53.5%
Long-Term Debt Ratio	97.4%
Weighted Average Interest Rate	0.95%
Duration of Long-Term Debt	4.7 years
Credit Ratings	AA- R&I
	A+ S&P
	A3 Moody's

The Highest Credit Ratings Among Residential J-REITs

\* LTV – Interest-bearing debt / Total assets x 100

(End of the 17th Period; as of August 31, 2014)

# 17th Period Summary

## External Growth

- ✓ 17th Period 4 properties / JPY 16.0 bn  
( 2 properties / JPY 3.2 bn Park Axis acquired from sponsor )  
( 2 properties / JPY 12.7 bn Park Cube acquired from third parties )

P.5

## Distribution per Unit

- ✓ 17th Period JPY 7,672 Highest distribution per unit (April 2014 forecast\*: JPY +372)
- ✓ 18th Period JPY 7,750 Forecast
- ✓ Split of Investment Units two-for-one split effective date: March 1, 2014

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\* NAF forecasted a distribution per unit of JPY 7,300 for the 17th Period in the financial results issued on April 17, 2014.

## Internal Growth

- ✓ Occupancy rate 95.7% Average monthly occupancy rate
- ✓ Rent trends Improvement continued for 10 consecutive periods  
Positive result for Tokyo CBD

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~  
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## Financial Strategy

- ✓ Weighted average interest rate 1.02% → 0.95%
- ✓ Duration of long-term debt 4.2 years → 4.7 years

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## 17th Period: Overview

 **Nippon  
Accommodations  
Fund**

## External Growth from Steady Property Acquisitions

### Properties Acquired in the 17th Period

Name of Properties	Location	Acquisition Price (JPY million)	Rentable Area (m <sup>2</sup> )	Rentable Units	Completion Date	Acquisition Date	NOI Yield (%)*	Seller
Park Cube Nishigahara Stage	Kita-ku, Tokyo	4,110	19,693.35	357 residential 1 retail, etc.	November 6, 2009	March 7, 2014	6.9	ITOCHU Property Development, Ltd.
Park Cube Atagoyama Tower	Minato-ku, Tokyo	8,650	8,389.91	165	January 10, 2007	March 7, 2014	4.8	Not Disclosed
Park Axis Shibaura	Minato-ku, Tokyo	1,045	1,273.60	42	October 31, 2012	April 1, 2014	5.1	
Park Axis Asakusa Kuramae	Taito-ku, Tokyo	1,095	1,456.35	45	May 22, 2013	April 1, 2014	5.2	Mitsui Fudosan Co., Ltd.
Okawabata Parking	Chuo-ku, Tokyo	1,120	—	—	March 30, 1989	March 7, 2014	12.4	
<b>Total</b>		<b>16,020</b>	<b>30,813.21</b>	<b>609 residential 1 retail, etc.</b>			<b>5.9</b>	

\* Appraisal NOI / Acquisition price



Park Cube Nishigahara Stage



Park Cube Atagoyama Tower



Park Axis Shibaura



Park Axis Asakusa Kuramae



Okawabata Parking  
(Photo: Okawabata River City 21 panorama)

### LTV and Acquisition Capacity

(As of August 31, 2014)



\* Borrowing capacity up to 55% LTV

## Park Axis

### 1. Acquisitions of Park Axis series developed by the Mitsui Fudosan Group

#### ■ Status of sponsor pipeline

Developed and leasing  
**1,700 units at 18 properties**

Tokyo 23 Wards		
Tokyo 23 Wards	16 properties	1,530 units

Greater Tokyo		
Chiba Prefecture	1 property	114 units

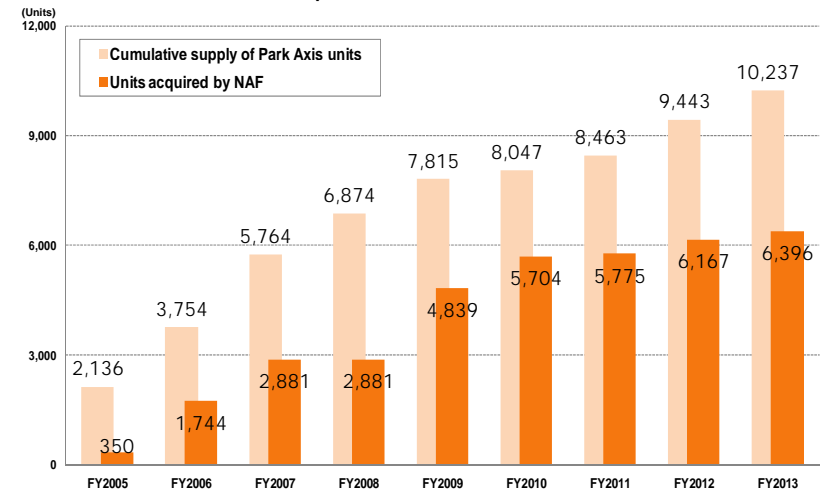
Other Major Cities		
Osaka	1 property	56 units

Total		
	18 properties	1,700 units

Source: Mitsui Fudosan Co., Ltd. website, *Park Axis Rental Housing* (as of September 30, 2014)

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

#### ■ Park Axis series acquisitions



Source: Mitsui Fudosan Co., Ltd. materials (as of March 31, 2014)

## Park Cube

### 2. Acquisitions from external pipeline

#### ■ Build good relationships with external pipeline

NAF's asset manager has developed its own information channels and is expanding opportunities to invest in high-quality properties developed by partners with which it has good relationships.

#### ■ Park Cube series acquisitions

**2,876 units at 28 properties**  
 (properties held as of August 31, 2014)

NAF has made a total of JPY 101.7 billion in acquisitions since the equity financing of 2011, consisting of JPY 39.6 billion in acquisitions from its sponsor group and JPY 62.0 billion in acquisitions from third parties\*.

\* Examples: KYORITSU MAINTENANCE CO., LTD., ITOCHU Property Development, Ltd., Sumitomo Forestry Co., Ltd., ITOCHU Corporation, and Tokyo Tatemono Co., Ltd.



Park Cube Meguro Tower

# Financial Highlights (17th Period: March 2014 – August 2014)

16th Period figures are adjusted for the investment unit split.



(JPY million)	16th Period (Ended February 28, 2014)	17th Period (Ended August 31, 2014)	Change
No. of Operating Days	181 days	184 days	+3 days
Total Revenues	9,241	10,152	+910
Operating Income	4,181	4,304	+123
Net Income	3,434	3,540	+105
Total Distributions	3,434	3,540	+105
Distribution per Unit*	7,444 yen	7,672 yen	+228 yen
Units Outstanding*	461,422 units	461,422 units	—
Total Assets	277,125	292,317	+15,191
Total Net Assets	129,191	129,296	+105

Assets Under Management	Total Acquisition Price <sup>1</sup>	271,713	287,733	+16,020
	No. of Properties	108 properties	112 properties	+4 properties
	Total Rentable Units (Including retail, etc.)	10,685 units	11,295 units	+610 units
Average Monthly Occupancy Rate	96.3 %	95.7 %	-0.6 points	
LTV <sup>2</sup> (At the end of the Period)	51.2 %	53.5 %	+2.3 points	

\* NAF implemented a two-for-one split of investment units with an effective date of March 1, 2014. The figures for the 16th Period are adjusted for the split.

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

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

## Reference: Variance with Performance Forecast

(JPY million)	April 2014 Forecast: (1)	Actual: (2)	Change: (2) – (1)
Total Revenues	10,092	10,152	+59
Net Income	3,368	3,540	+171
Distribution per Unit	7,300 yen	7,672 yen	+372 yen

Notes
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	(JPY million)
<b>Revenues</b>	
<b>Rental revenues</b>	
Properties acquired in 17th Period	+825
Full-period contribution from properties acquired in 16th Period	+ 20
Existing properties	+ 63
<b>Operating expenses</b>	
Rental expenses	+466
Taxes	+ 83
Depreciation and amortization	+111
<b>Non-operating expenses</b>	-18

	(JPY million)
<b>Revenues</b>	
<b>Rental revenues</b>	+59
<b>Operating expenses</b>	-25
<b>Non-operating income and expenses</b>	+86



# Forecast (18th Period: September 2014 - February 2015)



(JPY million)		17th Period (Ended August 31, 2014)	18th Period (Forecast) (Ending February 28, 2015)	Change	Notes
No. of Operating Days		184 days	181 days	-3 days	
Total Revenues		10,152	10,092	-59	
Operating Income		4,304	4,311	+6	
Net Income		3,540	3,576	+36	
Total Distributions		3,540	3,576	+35	
Distribution per Unit		7,672 yen	7,750 yen	+78 yen	
Units Outstanding		461,422 units	461,422 units	—	
Total Assets		292,317	—	—	
Total Net Assets		129,296	—	—	
Assets Under Management	Total Acquisition Price <sup>1</sup>	287,733	287,733	—	
	No. of Properties	112 properties	112 properties	—	
	Total Rentable Units (Including retail, etc.)	11,295 units	11,295 units	—	
Average Monthly Occupancy Rate		95.7 %	96.0 %	+0.3 points	
LTV <sup>2</sup> (At the end of the Period)		53.5 %	—	—	

(JPY million)	
<b>Revenues</b>	
<b>Rental revenues</b>	
Full-period contribution from properties acquired in 17th Period	+45
Existing properties	-104
<b>Operating expenses</b>	
Rental expenses	-83
Depreciation and amortization	-12
<b>Non-operating expenses</b>	+29

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

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

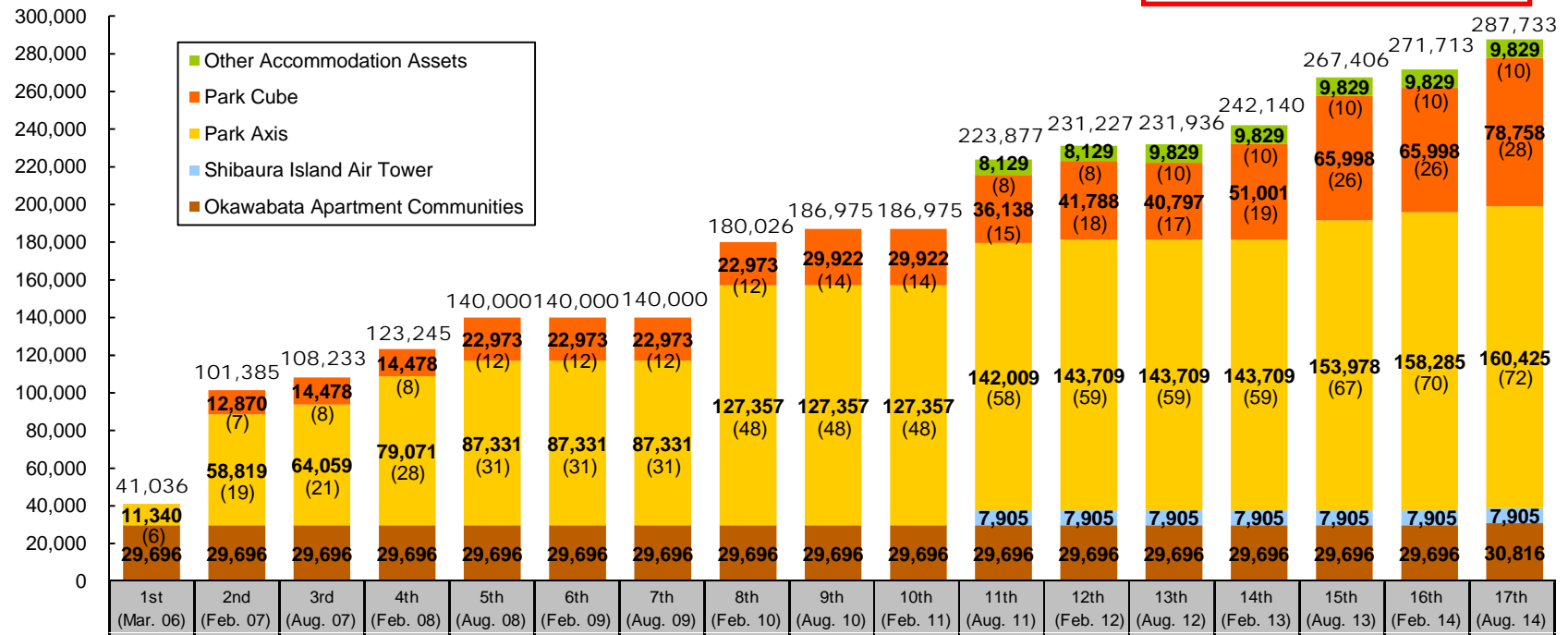
# External Growth - Track Record



## Portfolio Growth Track Record

### ■ AUM (Based on Acquisition Price)

(JPY million)

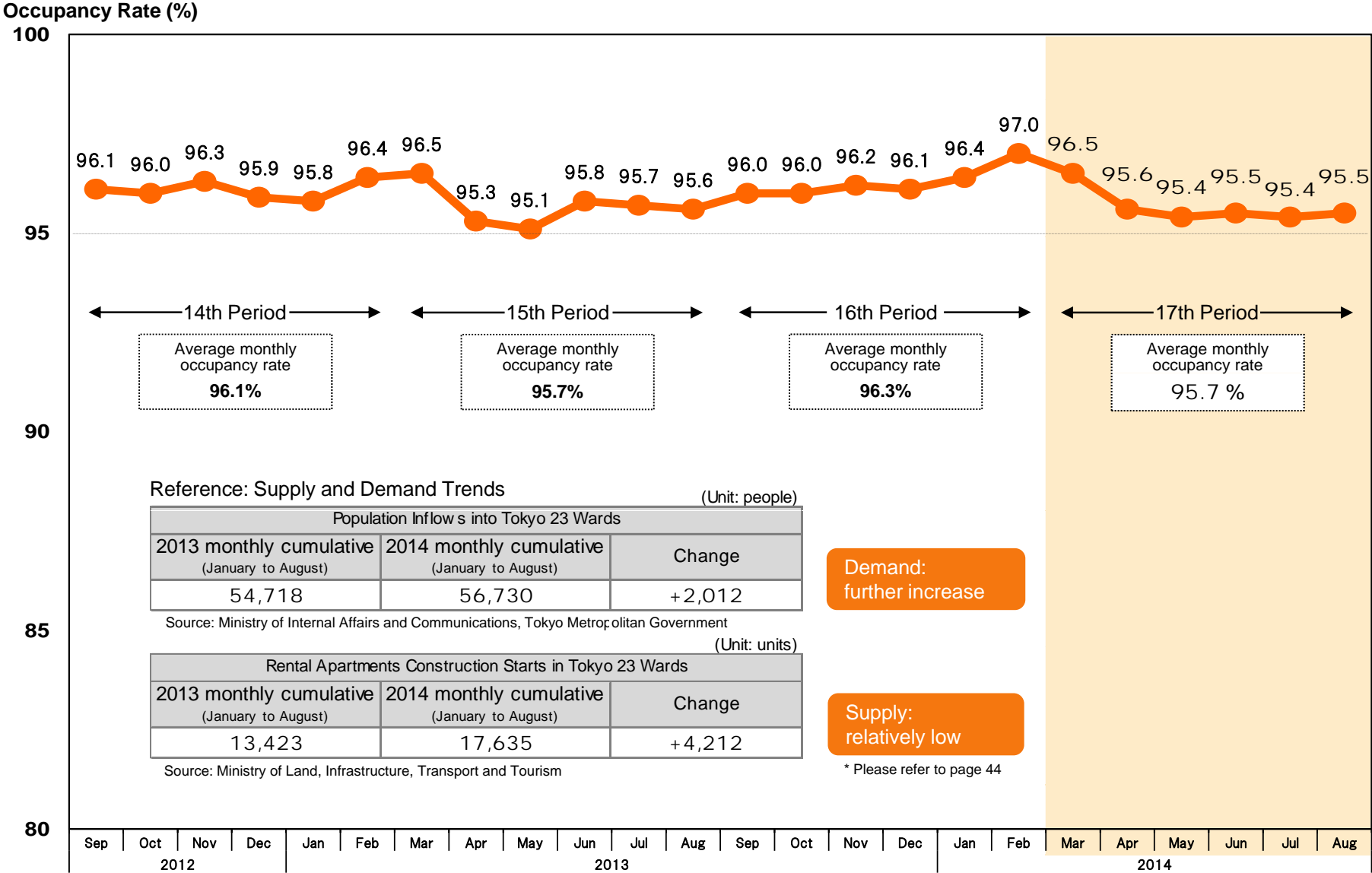


17th Period  
Units for rental apartments exceeded  
10,000 units

Properties	7	27	30	37	44	44	44	61	63	63	83	87	88	90	105	108	112
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	10,175
Other Accommodation Assets	—	—	—	—	—	—	—	—	—	—	918	918	1,120	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	11,295
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%	5.3%	5.2%

\* 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



# Rental Apartment Rent Trends (1)

## Improvement Continued for 10 Consecutive Periods

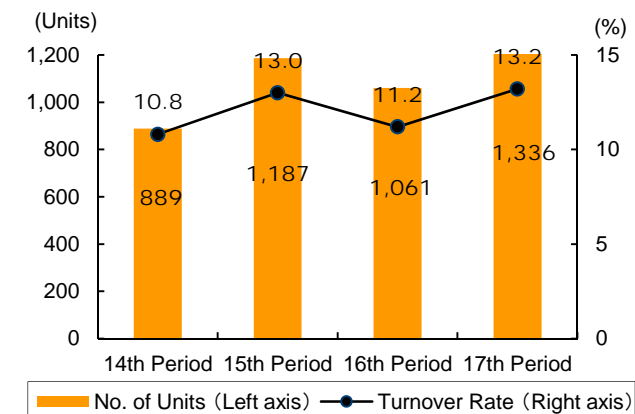
(JPY thousand)

Tenant Turnover	14th Period	15th Period	16th Period	17th Period
No. of Units	889	1,187	1,061	1,336
Monthly Rent Net Change	-2,397	-2,205	-1,391	-1,476
Rent Increase	2,351 (364 units)	3,087 (501 units)	2,583 (429 units)	3,429 (599 units)
Rent Decrease	-4,749 (434 units)	-5,293 (571 units)	-3,974 (499 units)	-4,906 (599 units)
Total Monthly Rent before Tenant Turnover	134,824	175,118	156,508	188,350
Percentage Change	-1.8 %	-1.3 %	-0.9 %	-0.8 %

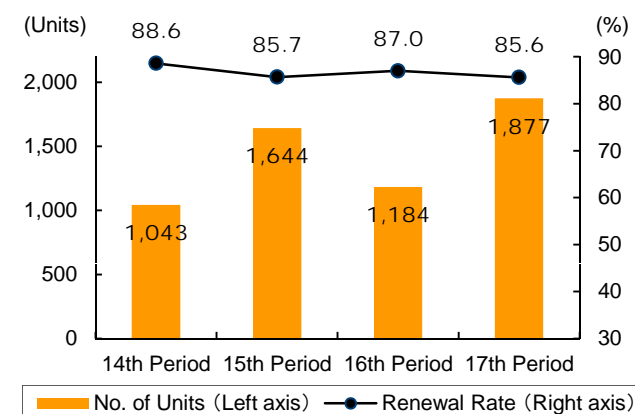
Renewal	14th Period	15th Period	16th Period	17th Period
No. of Units	1,043	1,644	1,184	1,877
Monthly Rent Net Change	-971	-1,188	-639	-367
Rent Increase (Units)	0	1	2	5
Rent Decrease (Units)	61	120	53	38
Total Monthly Rent before Renewal	151,516	231,938	178,739	257,363
Percentage Change	-0.6 %	-0.5 %	-0.4 %	-0.1 %

Total	14th Period	15th Period	16th Period	17th Period
No. of Units	1,932	2,831	2,245	3,213
Net Monthly Rent Change	-3,369	-3,394	-2,031	-1,844
Total Monthly Rent before Tenant Turnover / Renewal	286,341	407,057	335,247	445,713
Percentage Change	-1.2 %	-0.8 %	-0.6 %	-0.4 %

■ Turnover Rate<sup>1</sup>



■ Renewal Rate<sup>2</sup>



1. Turnover rate = No. of turnovers during the fiscal period / No. of rental units per property, 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.

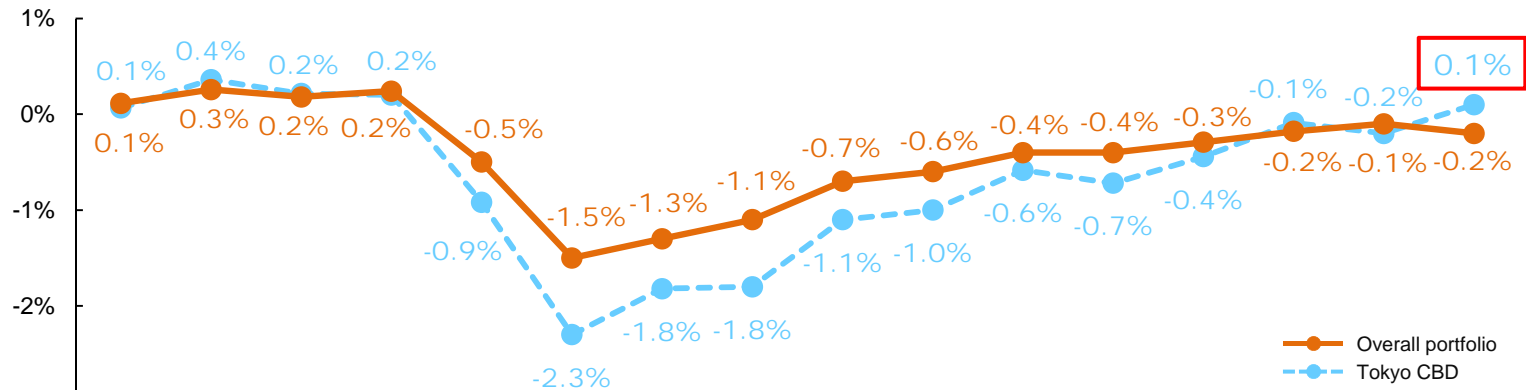
\* Continual renewal contracts under the periodic tenancy agreement are counted as renewals.  
\* Calculations above do not include figures for retail and other accommodation assets.



# Rental Apartment Rent Trends (2)

## Positive Result for Tokyo CBD

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



	17th 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	16th Period	17th Period
		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	13/9-14/2	14/3-14/8
Tokyo CBD	¥12,559	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%	-0.2%	0.1%
Tokyo 23 Wards (excluding CBD)	¥12,139	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%	-0.2%	-0.2%
Greater Tokyo	¥10,908	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%	-0.1%	-0.2%
Other Major Cities	¥7,745	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%	-0.3%	-0.6%
Overall portfolio	¥11,505	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%	-0.1%	-0.2%

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

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

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

17th Period breakdown	Properties held at the beginning of 15th Period	-0.1%
	Properties acquired after the beginning of 15th Period	-1.1%

## Efforts to Maintain and Improve the Competitiveness of Okawabata

Okawabata Apartment Communities	
Location	Chuo-ku, Tokyo
Acquisition price	JPY 30,816 million
Rentable area	43,812.41m <sup>2</sup>
Rentable units	544



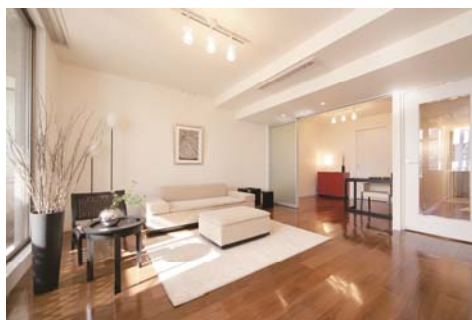
NAF plans and executes timely renovation work to add value to flagship property Okawabata Apartment Communities in order to maintain and improve its competitiveness

### Common area renovation

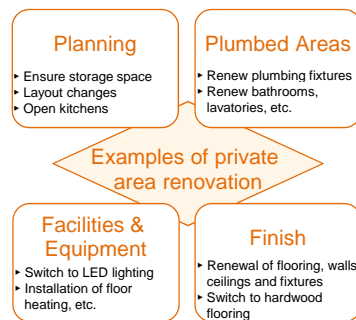
Periodic inspection and renewal to maintain property asset value over the long term

### Private area renovation

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



Parkside Wings renovated units



## Renovation Outcomes

### Quick leasing

Renovations lead to increase in applicants and **quick leasing**

### Increased rent

- Rents have risen significantly for recently renovated units
- Overall, rents increased upon tenant turnover at Okawabata Apartment Communities during the 17th Period (JPY thousand)

	17th Period Tenant Turnover	Okawabata Apartment Communities	Recently Renovated Units	Other Units
No. of Units		47	10	37
Monthly Rent Net Change		329	240	89
Rent Increase		475 ( 31 units)	266 ( 9 units)	209 ( 22 units)
Rent Decrease		-145 ( 12 units)	-26 ( 1 unit)	-119 ( 11 units)
Total Monthly Rent before Tenant Turnover		12,760	2,917	9,843
<b>Percentage Change</b>		<b>2.6 %</b>	<b>8.2 %</b>	<b>0.9 %</b>
Average monthly rent	Before Turnover	271,510 yen	291,700 yen	266,053 yen
	<b>17th Period Change</b>	<b>7,012 yen</b>	<b>24,000 yen</b>	<b>2,421 yen</b>
	After Turnover	278,522 yen	315,700 yen	268,474 yen

## Internal Growth Initiatives to Raise NOI

### Revision of Building Management

- ▶ Ongoing revision of management items
- ▶ Leverage economies of scale using bulk ordering and central buying to subcontractors
- ▶ Maintain and improve building management quality while reducing costs

### Initiatives to Conserve Energy

- ▶ Revise the electricity contract in common areas and install energy saving circuit breakers
- ▶ Reduce electricity use and CO<sub>2</sub> emissions by installing LEDs and other equipments
- ▶ Eco-friendly approaches while reducing costs

Raise NOI through Ongoing Initiatives

### Change in PM Fee Structure

- ▶ The change to a fee structure linked with revenues and operating income from property leasing further strengthens the shared objective of maximizing unitholder value
- ▶ Expected to increase revenues and lower costs by further enhancing operating capabilities

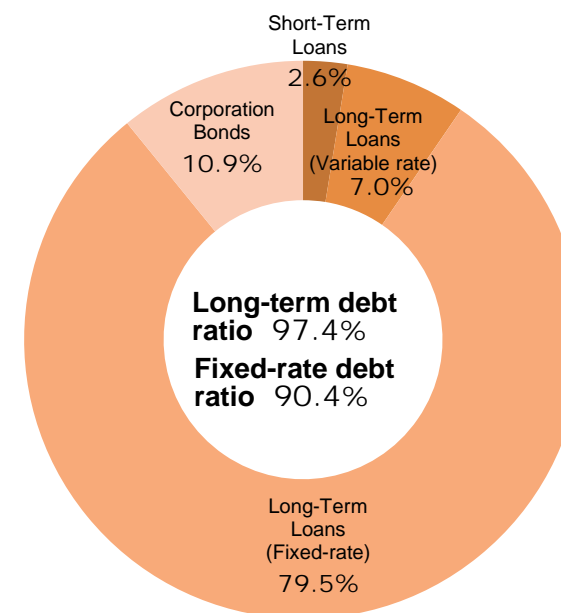
### Reinforce Value Chains of the Mitsui Fudosan Group

- 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

# Financial Strategy and Credit Rating (1)

## Debt Overview

(JPY million)	16th Period (Ended February 28, 2014)	17th Period (Ended August 31, 2014)	Change
Short-Term Loans	4,000	4,000	—
Long-Term Loans (Variable rate)	14,000	11,000	-3,000
Long-Term Loans (Fixed-rate)	107,000	124,500	+17,500
Corporation Bonds	17,000	17,000	—
<b>Total</b>	<b>142,000</b>	<b>156,500</b>	<b>+14,500</b>
LTV	51.2 %	53.5 %	+2.3 points
Long-Term Debt Ratio	97.2 %	97.4 %	+0.3 points
Fixed-Rate Debt Ratio	87.3 %	90.4 %	+3.1 points
Weighted-Average Interest Rate	1.02 %	0.95 %	-0.07 points
Duration of Long-Term Debt	4.2 years	4.7 years	+0.5 years
Lender	17 <small>financial institutions</small>	21 <small>financial institutions</small>	+4 <small>financial institutions</small>



\* Borrowings in the left chart are classified according to lender contract.  
\* The weighted-average interest rate at period-end is calculated based on the interest rate as of August 31, 2014.

## Commitment Line

<b>Sumitomo Mitsui Banking Corporation</b>	Maximum amount of borrowing: JPY <b>7.0</b> billion
<b>Mizuho Bank, Ltd.</b>	Maximum amount of borrowing: JPY <b>3.0</b> billion

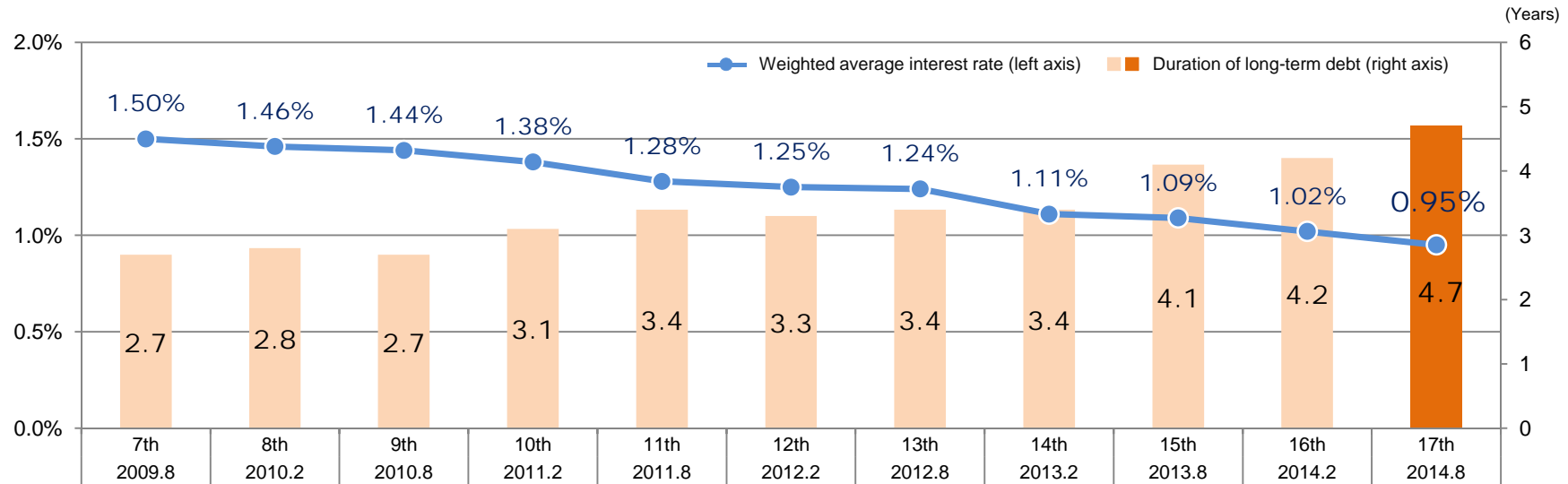
## Highest Ratings among Residential J-REITs

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

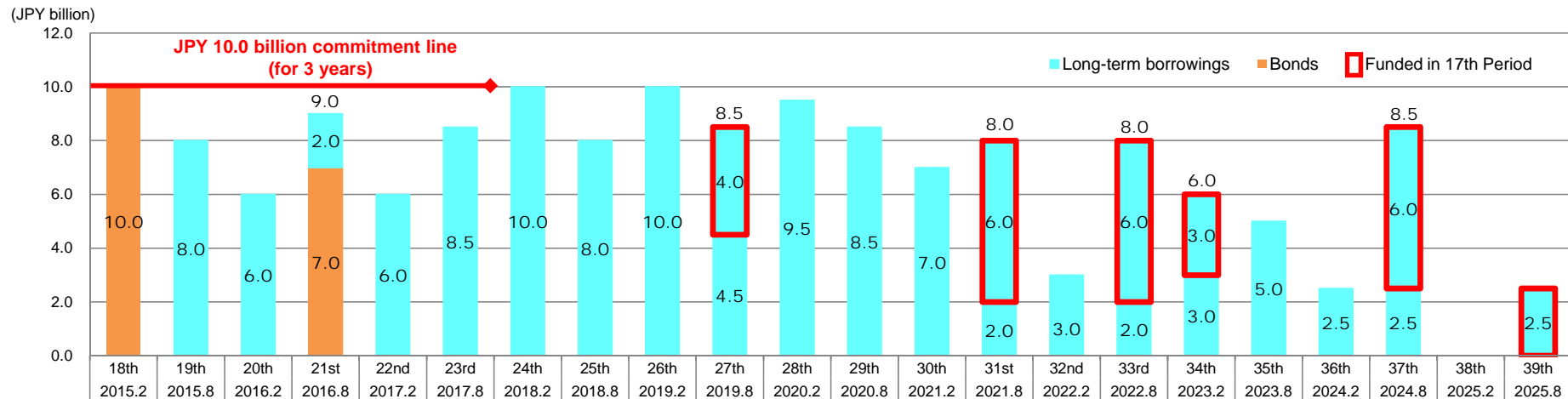


# Financial Strategy and Credit Rating (2)

## Financing Costs and Maturities

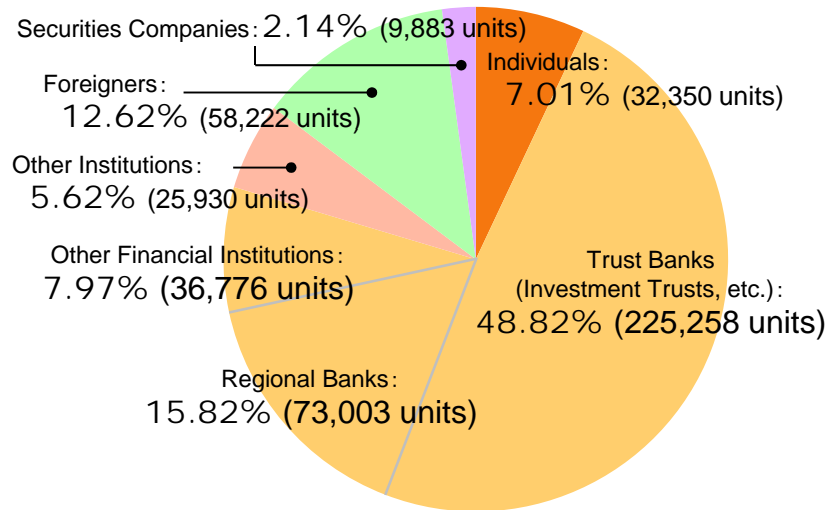


## Long-Term Debt Maturity Ladder

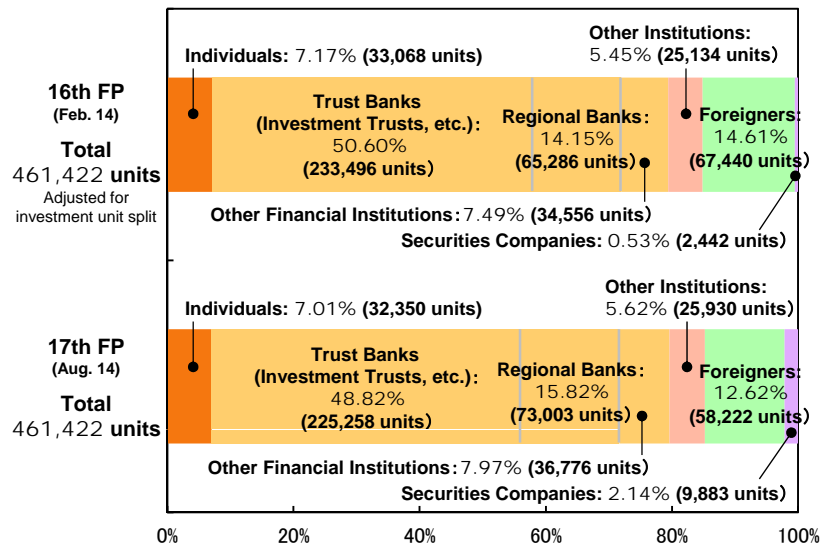


# Unitholders

## Number of Units by Unitholder Type



## Changes in Unitholder Composition



## Number of Units and Unitholders

	Individuals	Trust Banks (Investment Trusts, etc.)	Regional Banks	Other Financial Institutions	Other Institutions	Foreigners	Securities Companies	Total
Number of Units Held	32,350	225,258	73,003	36,776	25,930	58,222	9,883	461,422
Number of Unitholders	6,300	16	61	63	140	180	14	6,774

## Major Unitholders

Name	Number of Units Held	Percentage of Total <sup>1</sup> (%)
Japan Trustee Services Bank, Ltd. (Trust Account)	121,143	26.25
The Master Trust Bank of Japan, Ltd. (Trust Account)	26,425	5.72
The Nomura Trust and Banking Co., Ltd. (Investment Account)	26,058	5.64
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	22,698	4.91
Mitsui Fudosan Co., Ltd.	15,600	3.38
The Chugoku Bank, Limited	8,940	1.93
Mizuho Trust & Banking Co., Ltd.	7,635	1.65
Sumitomo Mitsui Trust Bank, Limited	7,200	1.56
MetLife Insurance K.K.	6,994	1.51
Trust & Custody Services Bank, Ltd. (Money Trust Tax Account)	6,806	1.47
<b>Total</b>	<b>249,499</b>	<b>54.07</b>

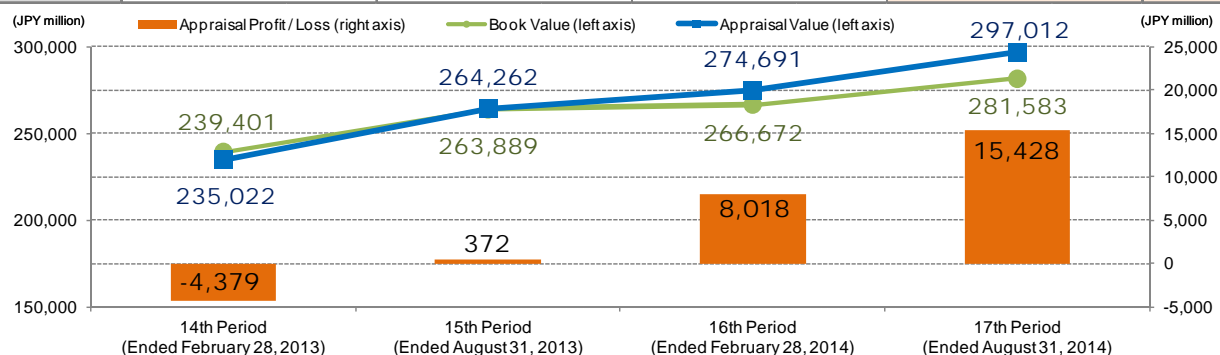
1. Number of units held as a percentage of total units issued and outstanding, rounded down to the nearest hundredth.

# Appraisal Value Summary

## Appraisal Value has Increased for More than 90 percent of Properties

(JPY million)		14th Period (Ended February 28, 2013)	15th Period (Ended August 31, 2013)	16th Period (Ended February 28, 2014)	17th Period (Ended August 31, 2014)	Change
No. of Properties		90 properties	105 properties	108 properties	112 properties	+4 properties
Appraisal Value	A	235,022	264,262	274,691	297,012	+22,321
Book Value	B	239,401	263,889	266,672	281,583	+14,911
Appraisal Profit / Loss	A-B	-4,379	372	8,018	15,428	+7,409
Appraisal Profit / Loss Ratio	(A-B)/B	-1.8 %	0.1 %	3.0 %	5.5 %	+2.5 points

For details,  
see pages  
52-54.



### Appraisal value has increased for more than 90 percent of properties held at the end of the 16th Period

PoP Change in Appraisal Value			PoP Change in Capitalization Rate (Weighted Average)			
			16th Period	17th Period	Change	
Increase	98 properties	90.7%				
No Change	7 properties	6.5%				
Decrease	3 properties	2.8%				
Total	108 properties	100.0%				
			Tokyo 23 Wards	4.8%	4.7%	-0.1 points
			Greater Tokyo	5.5%	5.4%	-0.1 points
			Other Major Cities	5.7%	5.6%	-0.1 points
			Total	4.9%	4.8%	-0.1 points

\* Appraisal value for "Okawabata Apartment Communities" as of the end of the 17th Period (August 31, 2014) includes "Okawabata Parking" acquired during the 17th Period. Please refer to "Okawabata Apartment Communities appraisal and other data" presented at right.

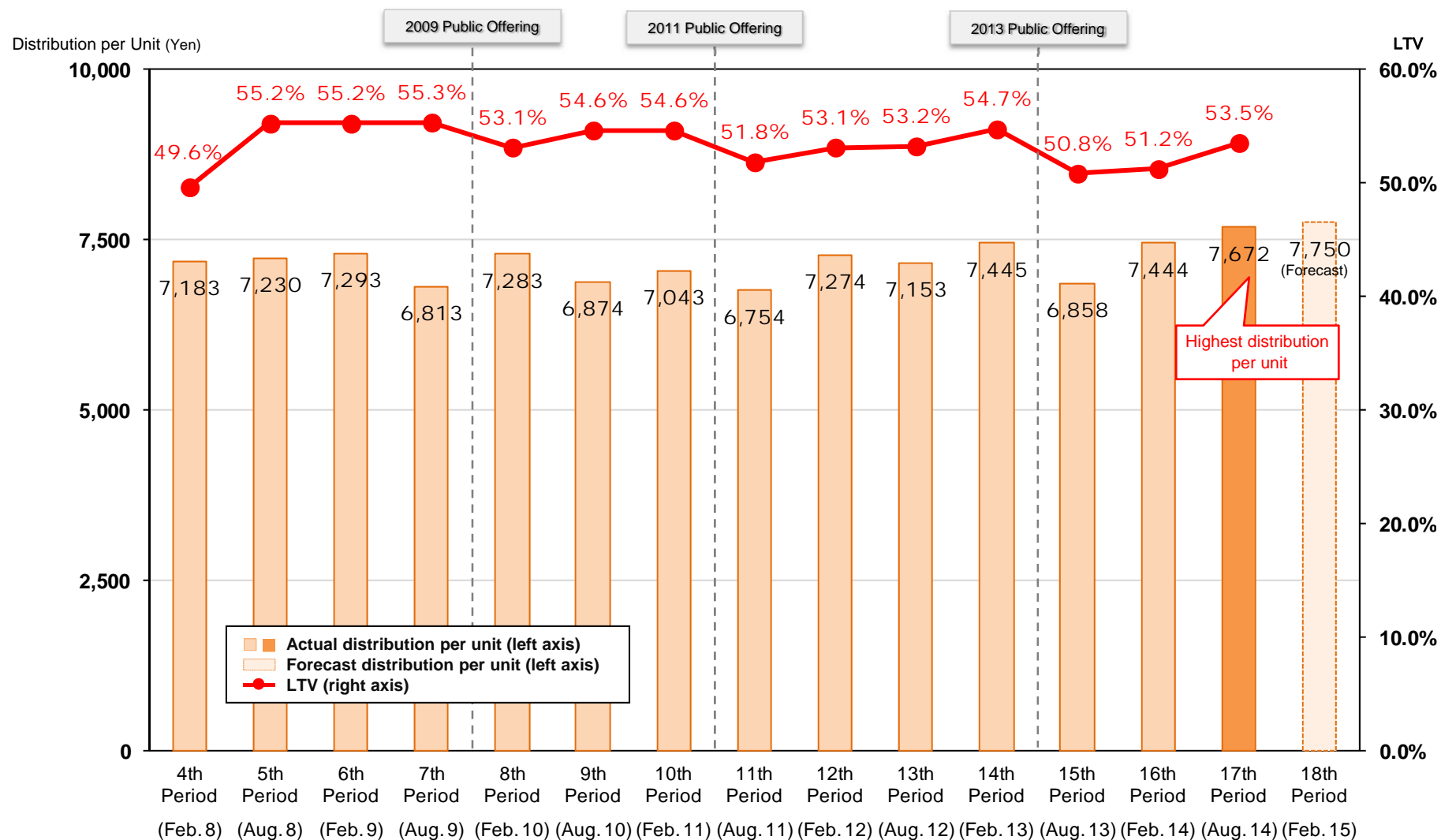
### Okawabata Apartment Communities appraisal and other data (JPY million)

	Previous appraisal <sup>1</sup>		17th Period <sup>2</sup>	
	Appraisal value	Capitalization rate	Appraisal value	Capitalization rate
Okawabata Apartment Communities	24,500	4.7%		
Okawabata Parking	1,300	6.5%	26,900	4.6%
Total	25,800	—		

1. "Okawabata Apartment Communities" appraisal value as of February 28, 2014. "Okawabata Parking" appraisal value as of January 31, 2014.

2. Appraisal value for "Okawabata Apartment Communities" as of the end of the 17th Period (August 31, 2014) includes "Okawabata Parking".

# Track Record of Distributions



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



# Historical Operating Performance

		4th Period	5th Period	6th Period	7th Period	8th Period	9th Period	10th Period	11th Period	12th Period	13th Period	14th Period	15th Period	16th Period	17th Period
		Feb. 2008	Aug. 2008	Feb. 2009	Aug. 2009	Feb. 2010	Aug. 2010	Feb. 2011	Aug. 2011	Feb. 2012	Aug. 2012	Feb. 2013	Aug. 2013	Feb. 2014	Aug. 2014
Number of Operating Days	Days	182	184	181	184	181	184	181	184	182	184	181	184	181	184
Total Revenues	JPY mn	4,092	4,498	4,508	4,474	5,918	6,217	6,180	7,565	7,857	8,103	8,082	9,002	9,241	10,152
Rental Revenues	JPY mn	4,092	4,498	4,508	4,474	5,362	6,217	6,180	7,565	7,857	8,018	8,078	8,997	9,241	10,152
Gain on Sale of Investment Properties	JPY mn	—	—	—	—	556	—	—	—	—	85	—	—	—	—
Dividend Income from Anonymous Partnership	JPY mn	—	—	—	—	—	—	—	—	—	—	3	4	—	—
Net Operating Income from Property Leasing <sup>1</sup>	JPY mn	3,316	3,541	3,614	3,507	4,178	4,770	4,839	5,763	6,113	6,072	6,222	6,783	7,090	7,450
Depreciation	JPY mn	731	847	862	850	1,060	1,240	1,251	1,586	1,699	1,719	1,748	1,915	1,976	2,088
Operating Income from Property Leasing	JPY mn	2,585	2,693	2,751	2,657	3,117	3,529	3,587	4,176	4,413	4,352	4,474	4,867	5,113	5,362
Operating Income	JPY mn	2,103	2,212	2,248	2,169	3,010	2,895	2,944	3,420	3,613	3,634	3,655	3,964	4,181	4,304
Income before Income Taxes	JPY mn	1,631	1,642	1,656	1,547	2,276	2,148	2,200	2,631	2,833	2,856	2,900	3,165	3,435	3,541
Net Income	JPY mn	1,630	1,641	1,655	1,546	2,275	2,147	2,199	2,630	2,832	2,855	2,899	3,164	3,434	3,540
Capital Expenditure	JPY mn	538	442	72	138	94	145	76	125	114	114	278	252	247	168
Total Assets	JPY mn	129,969	146,666	146,665	146,541	186,428	192,478	192,360	230,551	237,222	237,854	245,982	273,872	277,125	292,317
Interest-Bearing Debt	JPY mn	64,500	81,000	81,000	81,000	99,000	105,000	105,000	119,500	126,000	126,500	134,500	139,000	142,000	156,500
LTV <sup>2</sup>	%	49.6	55.2	55.2	55.3	53.1	54.6	54.6	51.8	53.1	53.2	54.7	50.8	51.2	53.5
Total Net Assets	JPY mn	62,608	62,619	62,634	62,525	83,377	83,249	83,302	105,865	106,068	106,090	106,204	128,921	129,191	129,296
Total Distributions	JPY mn	1,630	1,641	1,655	1,546	2,275	2,147	2,199	2,630	2,832	2,785	2,899	3,164	3,434	3,540
Units Outstanding	Units	226,960	226,960	226,960	226,960	312,356	312,356	312,356	389,422	389,422	389,422	389,422	461,422	461,422	461,422
Total Net Assets per Unit	Yen	275,858	275,906	275,969	275,489	266,931	266,522	266,691	271,852	272,373	272,431	272,723	279,400	279,985	280,214
Unitholders' Capital per Unit	Yen	268,675	268,675	268,675	268,675	259,648	259,648	259,648	265,098	265,098	265,098	265,098	272,390	272,390	272,390
Distribution per Unit	Yen	7,183	7,230	7,293	6,813	7,283	6,874	7,043	6,754	7,274	7,153	7,445	6,858	7,444	7,672
NAV per unit <sup>3</sup>	Yen	292,435	290,969	261,120	221,674	224,266	225,884	224,501	237,639	242,498	246,720	254,032	273,349	289,920	305,978
Unit Market Price	Yen	298,500	247,500	185,500	256,000	230,500	244,000	299,000	289,000	264,500	262,000	340,000	321,500	351,000	378,000
Book Value=(A)	JPY mn	125,697	142,687	141,917	141,250	181,656	188,118	187,046	224,429	230,632	229,973	239,401	263,889	266,672	281,583
Appraisal Value=(B)	JPY mn	131,090	147,747	140,203	130,583	170,604	177,572	176,068	213,736	221,831	222,746	235,022	264,262	274,691	297,012
Appraisal Profit / Loss=(B)-(A)	JPY mn	5,392	5,059	-1,714	-10,667	-11,052	-10,546	-10,978	-10,693	-8,801	-7,227	-4,379	372	8,018	15,428
No. of Properties	#	37	44	44	44	61	63	63	83	87	88	90	105	108	112
Total Acquisition Price	JPY mn	123,245	140,000	140,000	140,000	180,026	186,975	186,975	223,877	231,227	231,936	242,140	267,406	271,713	287,733
Total Rental Units	Units	3,735	4,256	4,256	4,256	6,214	6,464	6,464	8,722	9,131	9,281	9,509	10,516	10,685	11,295
Residential	Units	3,727	4,247	4,247	4,247	6,199	6,447	6,447	7,775	8,181	8,129	8,356	9,361	9,529	10,138
Retail	Units	8	9	9	9	15	17	17	29	32	32	33	35	36	37
Other Accommodation Assets	Units	—	—	—	—	—	—	—	918	918	1,120	1,120	1,120	1,120	1,120
Total Rentable Area	m <sup>2</sup>	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	437,645.07	468,458.28
Average monthly occupancy rate during the period	%	96.8	94.3	95.6	94.5	95.4	95.6	95.8	95.7	95.9	95.9	96.1	95.7	96.3	95.7

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

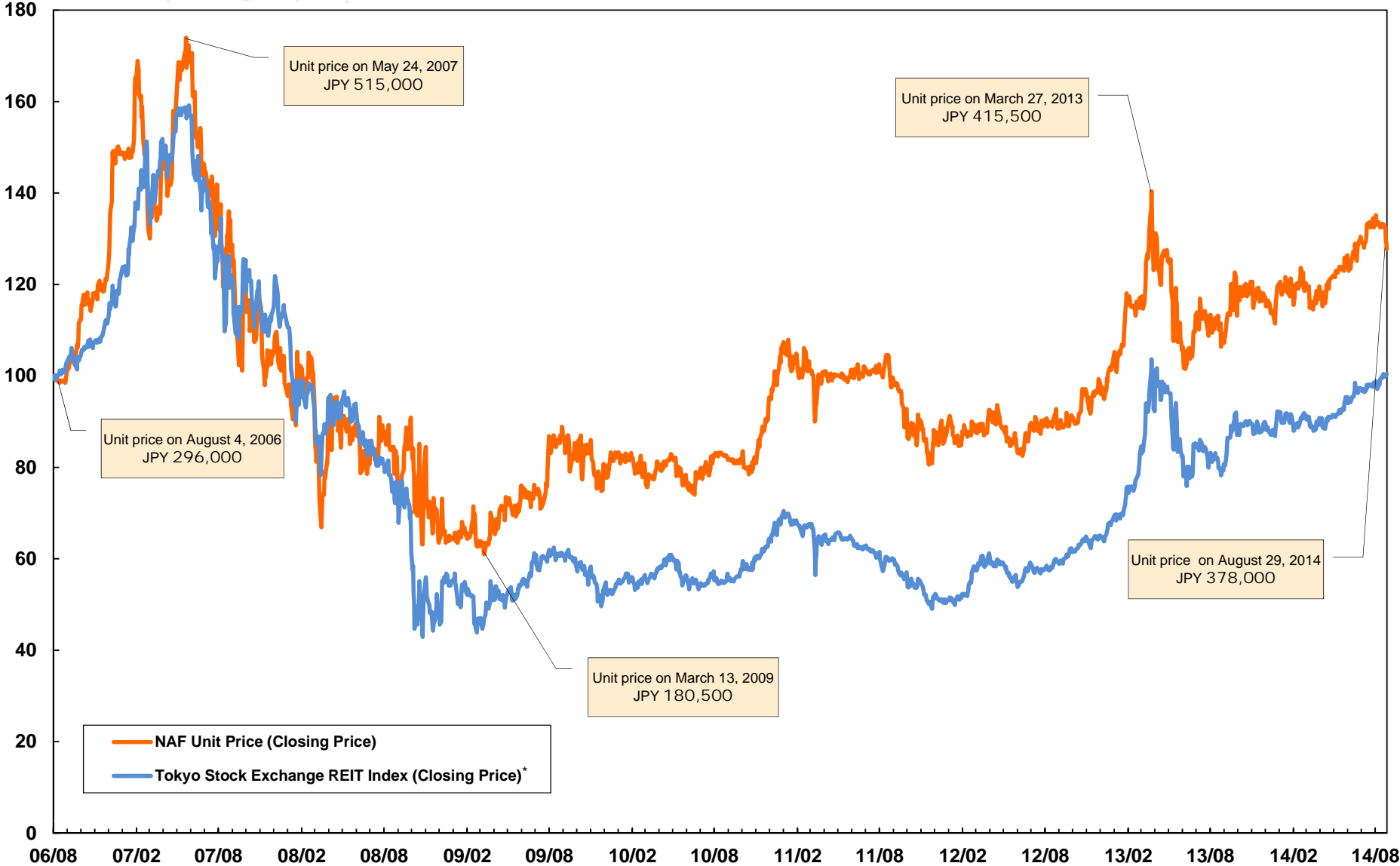
1. Net operating income from property leasing does not include Gain on sale of investment properties or Dividend income from Anonymous Partnership.

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

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

# Historical Unit Price since IPO

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



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

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

# Financial Summary (1) Income Statement



(JPY million)	16th Period (Ended February 28, 2014)	17th Period (Ended August 31, 2014)	Change
Total Revenues	9,241	10,152	+910
Rental Expenses	1,730	2,196	+466
Real Estate Taxes	421	505	+83
Depreciation and Amortization	1,976	2,088	+111
Total Rental Expenses	4,128	4,789	+661
Operating Income from Property Leasing	5,113	5,362	+248
Asset Management Fees	667	720	+53
Other Expenses	264	336	+71
Operating Income	4,181	4,304	+123
Non-Operating Income	-745	-763	-18
Income before Income Taxes	3,435	3,541	+105
Current and Deferred Income Taxes	0	0	+0
Net Income	3,434	3,540	+105
Total Distributions	3,434	3,540	+105
Distribution per Unit*	7,444 yen	7,672 yen	+228 yen
No. of Units Outstanding*	461,422 units	461,422 units	—
Net Operating Income (from Property Leasing Activities)	7,090	7,450	+360
Funds from Operations	5,411	5,628	+217
Number of Days in Period	181 days	184 days	+3 days

\* NAF implemented a two-for-one split of investment units with an effective date of March 1, 2014. Distributions per unit for the 16th Period are adjusted for this split.

# Financial Summary (2) Balance Sheet

(JPY million)	16th Period (Ended February 28, 2014)	17th Period (Ended August 31, 2014)	Change
<b>Total Assets</b>	277,125	292,317	+15,191
Cash and cash equivalents	8,579	8,318	-261
Total investment properties	266,681	281,592	+14,910
Others	1,864	2,406	+542
<b>Total Liabilities</b>	147,934	163,020	+15,086
Interest-bearing debt	142,000	156,500	+14,500
Tenant security deposits	3,264	3,429	+165
Others	2,670	3,091	+420
<b>Total Net Assets</b>	129,191	129,296	+105
Unitholders' capital	125,686	125,686	—
Reserve for distribution	70	70	—
Retained earnings	3,434	3,540	+105
<b>No. of Properties</b>	108 properties	112 properties	+4 properties
<b>Total Acquisition Price</b>	271,713	287,733	+16,020
<b>Total Rentable Area</b>	437,645.07 m <sup>2</sup>	468,458.28 m <sup>2</sup>	+30,813.21 m <sup>2</sup>
<b>Average monthly occupancy rate during the period</b>	96.3 %	95.7 %	-0.6 points
<b>Capital Ratio (Net Assets / Total Assets)</b>	46.6 %	44.2 %	-2.4 points
<b>LTV<sup>1</sup></b>	51.2 %	53.5 %	+2.3 points
<b>Interest-Bearing Debt Ratio<sup>2</sup></b>	53.0 %	55.5 %	+2.4 points
<b>Book Value per Unit*</b>	279,985 yen	280,214 yen	+229 yen
<b>Original Capital per Unit*</b>	272,390 yen	272,390 yen	—
<b>Units Outstanding*</b>	461,422 units	461,422 units	—

\* NAF implemented a two-for-one split of investment units with an effective date of March 1, 2014. Distributions per unit for the 16th Period are adjusted for this split.

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 18th Period (Ending February 28, 2015)
Total Revenues		10,092
	Rental expenses	2,113
	Real estate taxes	505
	Depreciation and amortization	2,076
Total Rental Expenses		4,694
Operating Income from Property Leasing		5,397
Asset Management Fees		720
Other Expenses		366
Operating Income		4,311
Non-Operating Income		-734
Income before Income Taxes		3,577
Current and Deferred Income Taxes		1
Net Income		3,576
Distribution per Unit		7,750 yen
(No. of units outstanding)		(461,422 units)

## Assumptions

### ■ Assets Under Management

112 properties as of October 20, 2014  
(assumes no acquisition or sale of investment assets until February 28, 2015)

### ■ Interest-bearing debt

JPY 156.5 billion as of October 20, 2014  
(assumes no change in interest-bearing debt until February 28, 2015)

### ■ Average monthly occupancy rate

96.0%

### ■ Units outstanding

461,422 units  
(assumes no issue of units through February 28, 2015)







**Features, Strategies and  
Acquisition Policy**

 **Nippon  
Accommodations  
Fund**

## 1. Investment in Accommodation Assets

---

- 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

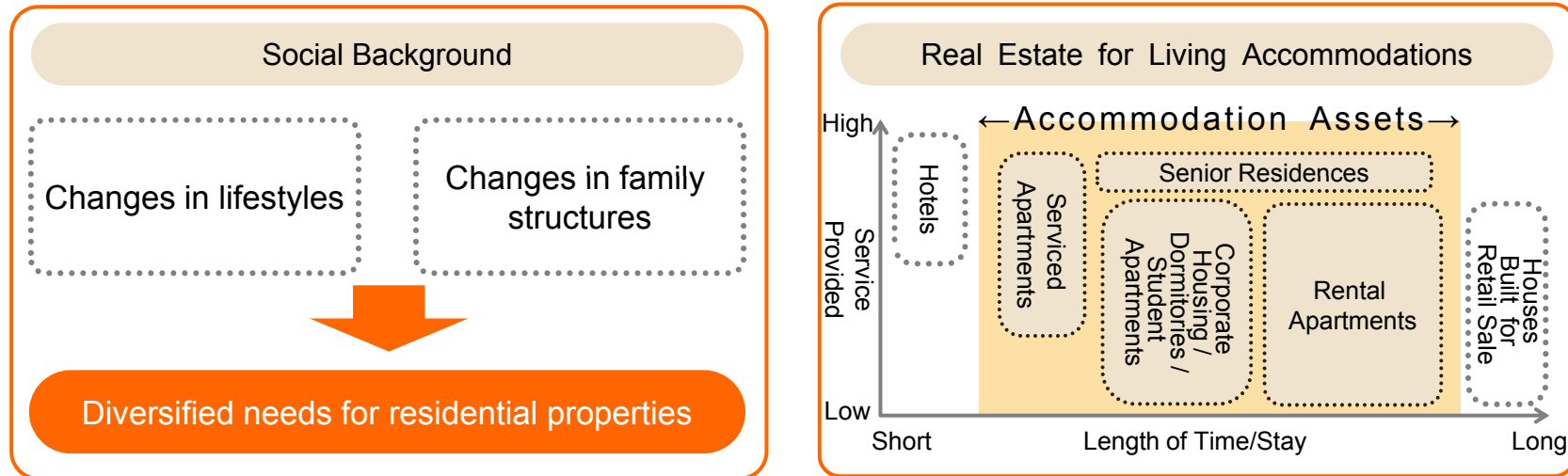
## 2. Utilization of the Mitsui Fudosan Group

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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”

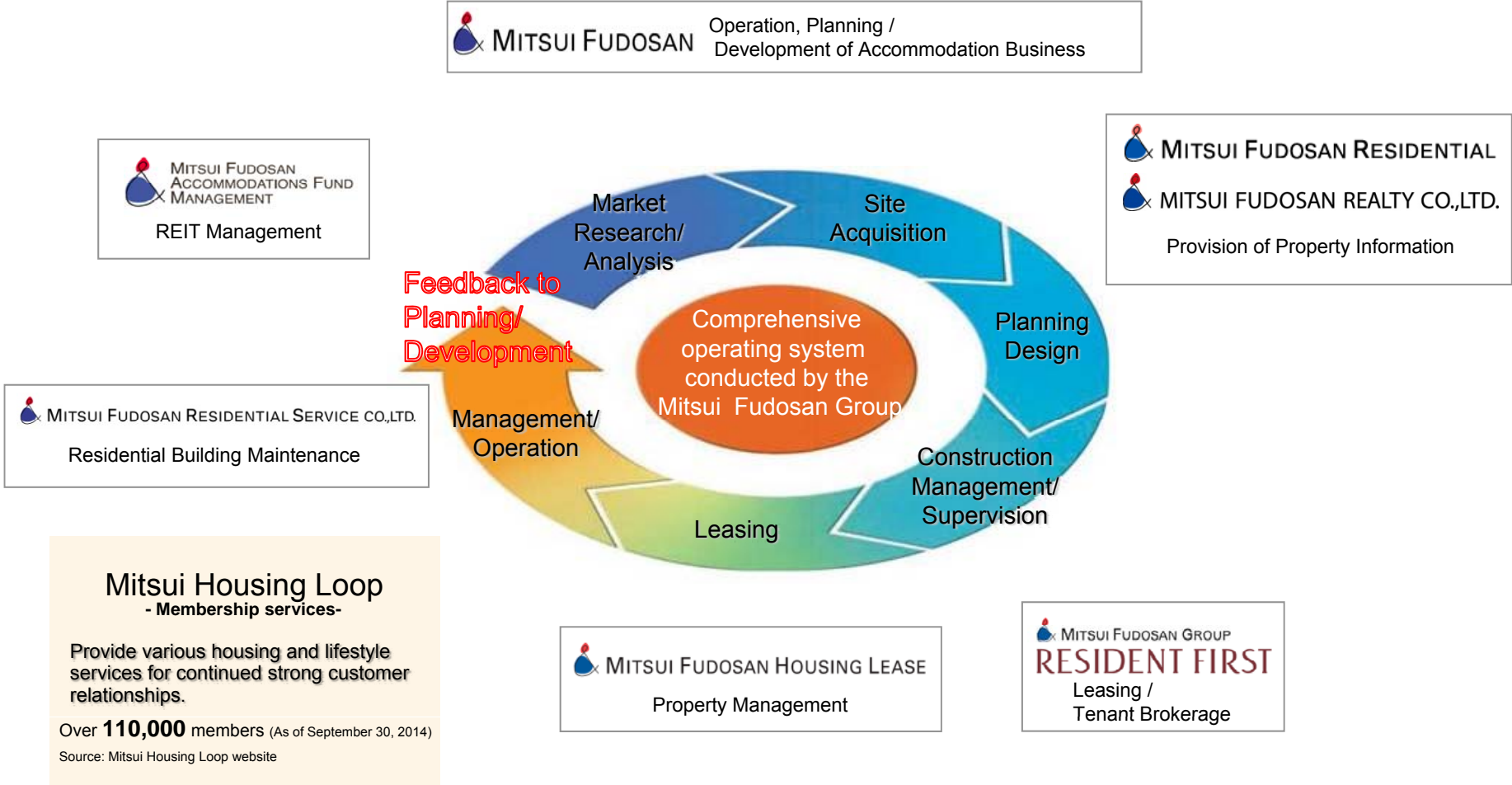


**Accommodate = “to provide satisfactory services”**

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

**Objective: Maximize Value of Accommodation Assets**

## Leveraging the Comprehensive Strengths of the Mitsui Fudosan Group



## Investment Areas

- Rental apartments: mainly in 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 Tokyo 23 wards.

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)





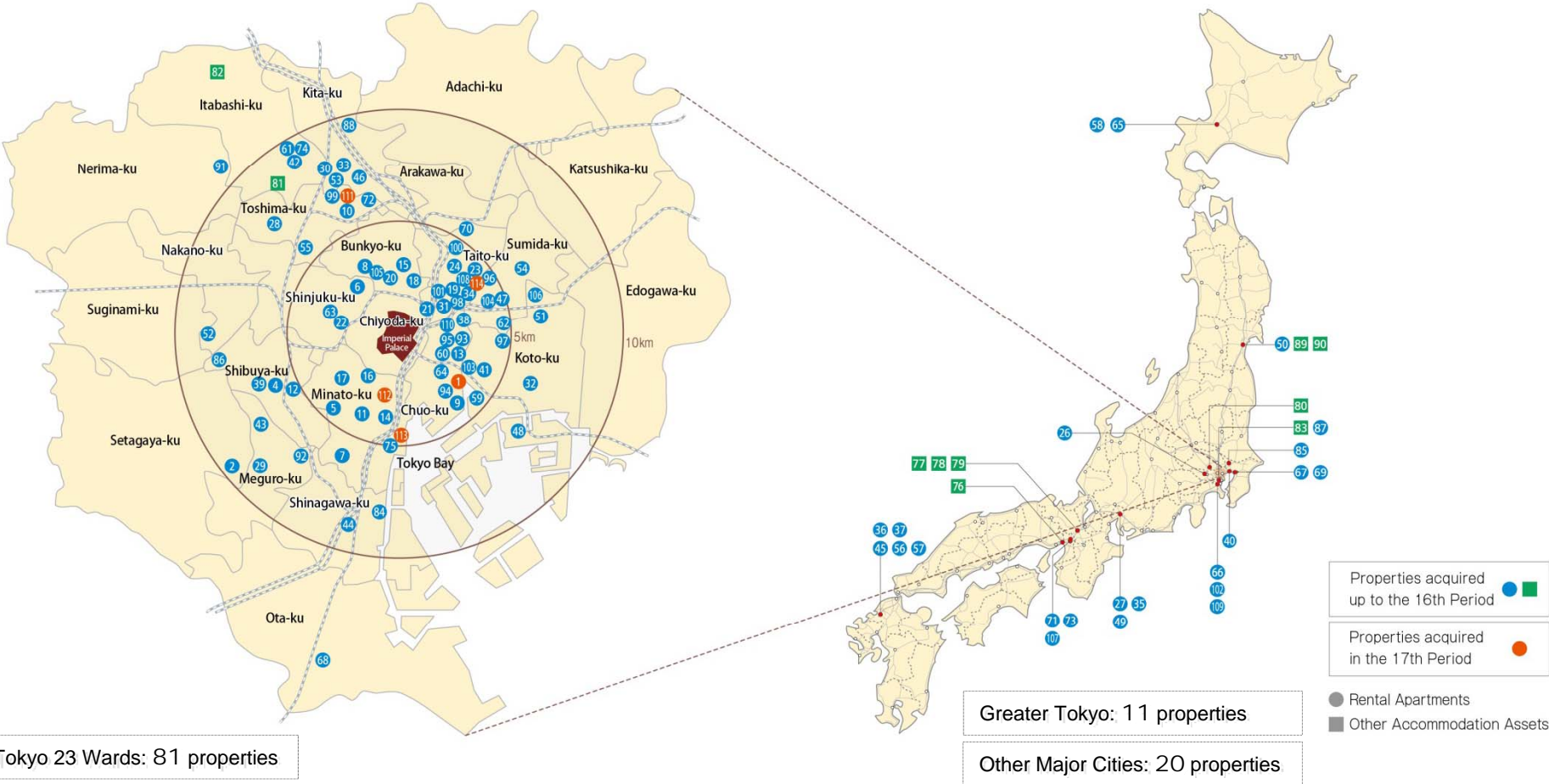


## Appendix (1): Portfolio





**Number of Properties: 112, Number of Units: 11,295**

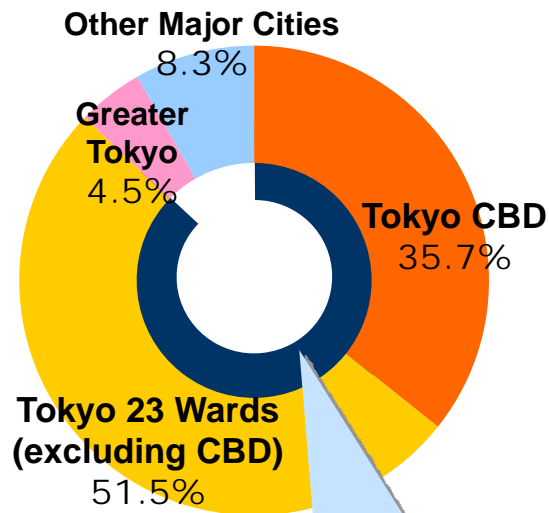


\* NAF's portfolio consisted of 112 properties as of August 31, 2014.  
 \* Circled numbers correspond to the property numbers on pages 35 and 36.

# Portfolio – Rental Apartment Characteristics (1)

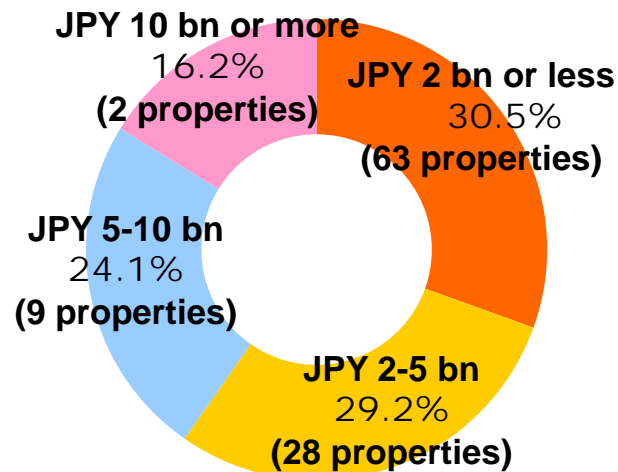
## Investing Mainly in Large-Scale Properties, with a Focus in Tokyo 23 Wards

1. Location<sup>1</sup>



87.2% are located in Tokyo 23 wards

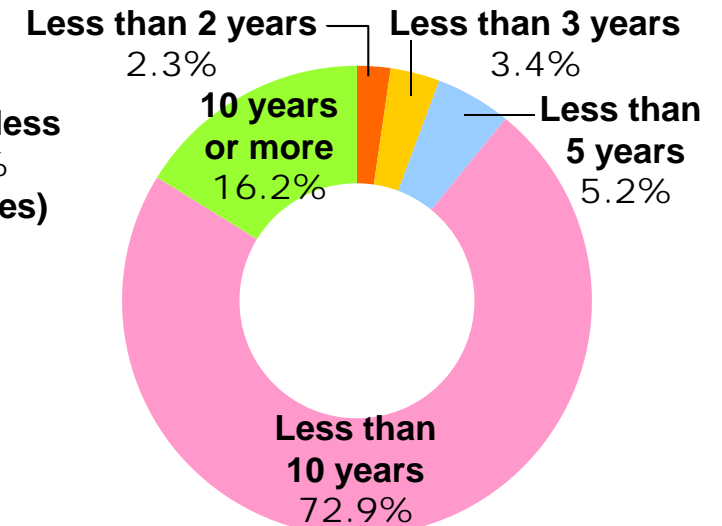
2. Acquisition Price



Average: JPY 2.7 bn per property

(JPY 2.4 bn excluding Okawabata)

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



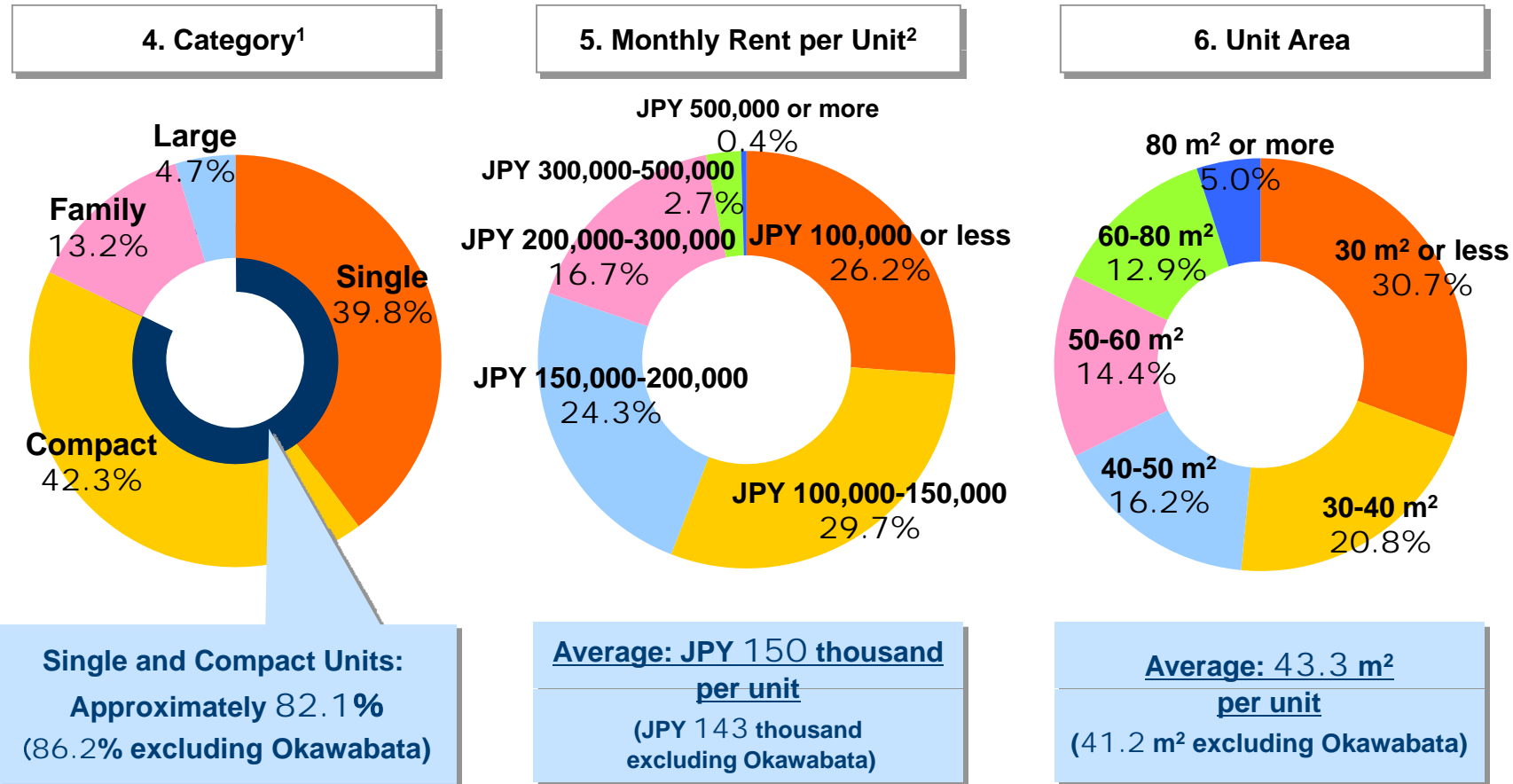
Average: 9.2 years

(7.1 years excluding Okawabata)

\* The data above are calculations for rental apartments owned as of August 31, 2014 and do not include other accommodation assets.  
 \* The calculations for graphs 1 to 3 are based on acquisition price (graph 3 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 include Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima and Fukuoka.  
 2. The calculations are based on individual property age as of August 31, 2014.

# Portfolio – Rental Apartment Characteristics (2)

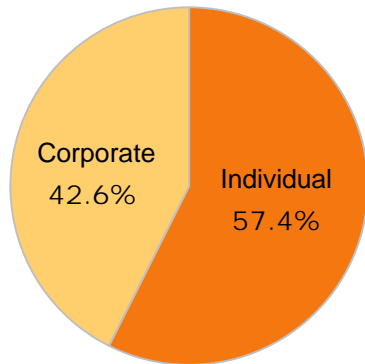
## Properties Mainly Composed of Relatively Small Single and Compact Units



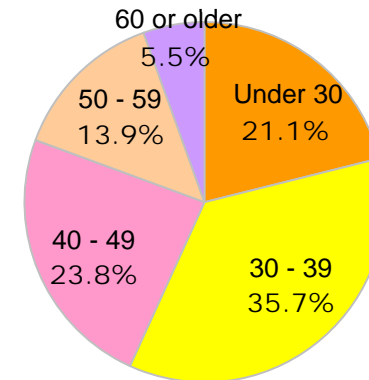
\* The data above are calculations for rental apartments owned as of August 31, 2014 and do not include other accommodation assets.  
 \* The calculations for graphs 4 to 6 are based on units, excluding retail units.  
 1. Calculation based on unit categories as of August 31, 2014.  
 2. Calculation based on total monthly rent (rent and common area fees) per unit as of August 31, 2014.

# Tenant Characteristics

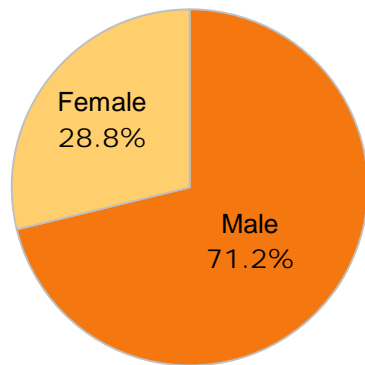
Lessee Type



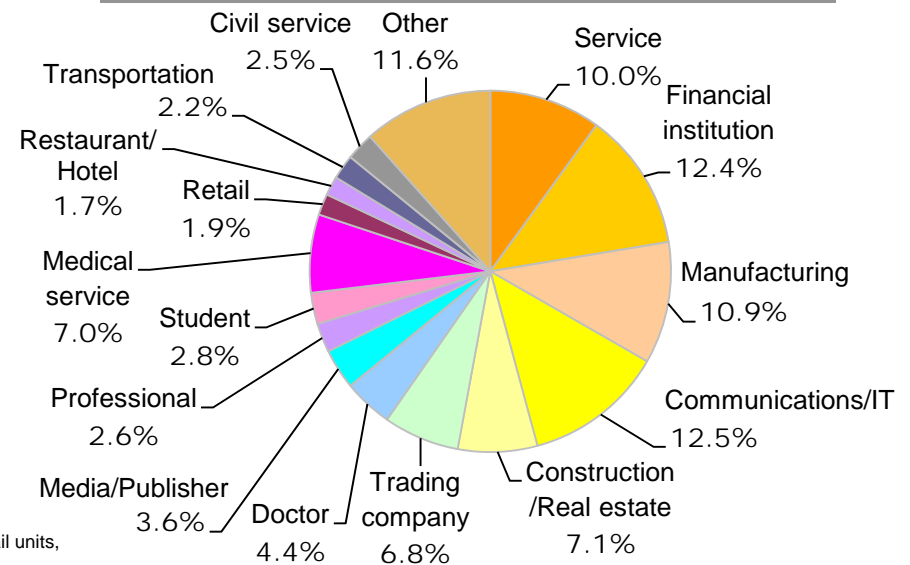
Age



Gender



Category of Business



\* All data above are based on information provided by tenants at the point of contract.  
 \* The data above are calculations for rental apartments owned as of August 31, 2014, excluding retail units, and do not include other accommodation assets.

# Portfolio List

No.	Property Name	Location	Acquisition Price (JPY mn) <sup>1</sup>	Portfolio Share (%)	Rentable Area (m <sup>2</sup> )	Rentable Units (Units)	PML (%)
1	River Point Tower	Chuo-ku, Tokyo	30,816	10.7%	43,812.41	544	4.5
	Okawabata Apartment Communities						7.9
	Park Side Wings						7.0
	Pier West House						3.2
	Okawabata Parking						
2	Park Axis Gakugei Daigaku	Setagaya-ku, Tokyo	1,760	0.6%	2,437.66	64	7.6
4	Park Axis Shibuya Jirnan	Shibuya-ku, Tokyo	3,230	1.1%	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	1.8%	4,704.44	99	8.7
8	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	4,440	1.5%	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	1.4%	3,938.14	64	7.4
12	Park Axis Shibuya	Shibuya-ku, Tokyo	1,282	0.4%	1,094.28	20	7.9
13	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	7,557	2.6%	10,025.40	185	7.6
14	Park Axis Hamamatsucho	Minato-ku, Tokyo	2,025	0.7%	2,426.45	80	7.1
15	Park Axis Hongo no Mori	Bunkyo-ku, Tokyo	2,910	1.0%	3,317.94	87	8.8
16	Park Axis Tameike Sanno	Minato-ku, Tokyo	2,860	1.0%	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	3.4%	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	0.6%	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	0.6%	1,884.77	60	8.3
30	Park Axis Shin Itabashi	East	3,430	1.2%	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 Toyochi	Koto-ku, Tokyo	3,950	1.4%	5,412.40	140	10.2
33	Park Axis Takinogawa	Kita-ku, Tokyo	1,820	0.6%	2,924.75	49	5.8
34	Park Axis Asakusabashi	Taito-ku, Tokyo	2,717	0.9%	3,400.78	79	8.9
38	Park Axis Nihonbashi Hamacho	Chuo-ku, Tokyo	5,540	1.9%	6,999.83	118	8.1
39	Park Cube Yoyogi Tomigaya	Shibuya-ku, Tokyo	1,975	0.7%	1,929.10	38	7.1
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	1.4%	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	2.6%	16,474.06	300	10.0
51	Park Axis Kameido	Koto-ku, Tokyo	2,359	0.8%	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	0.4%	1,463.25	37	7.9
59	Park Axis Toyosu	Koto-ku, Tokyo	14,300	5.0%	25,537.94	403	7.8
60	Park Axis Hatchobori	Chuo-ku, Tokyo	1,760	0.6%	2,416.29	64	9.1
61	Park Axis Itabashi Honcho	Itabashi-ku, Tokyo	987	0.3%	2,048.31	66	9.2
62	Park Axis Sumiyoshi	Sumida-ku, Tokyo	1,006	0.3%	1,785.72	60	11.4
63	Park Cube Yotsuya Sancho	Shinjuku-ku, Tokyo	2,749	1.0%	3,599.82	130	8.7
64	Park Cube Hatchobori	Chuo-ku, Tokyo	4,200	1.5%	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	0.2%	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	0.6%	3,661.58	99	7.7
75	Shiba Island Air Tower <sup>2</sup>	Air Tower	7,905	2.7%	17,646.33	272	2.3
		Air Terrace					8.7
84	Park Cube Higashi Shinagawa	Shinagawa-ku, Tokyo	6,060	2.1%	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	0.4%	2,656.00	34	6.5
92	Park Cube Meguro Tower	Meguro-ku, Tokyo	9,000	3.1%	12,367.62	194	3.1
93	Park Cube Nihonbashi Suitengu	Chuo-ku, Tokyo	2,711	0.9%	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	0.4%	2,241.63	45	9.5
97	Park Axis Kiyosumi Shirakawa	Koto-ku, Tokyo	696	0.2%	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	0.6%	2,355.07	72	9.7
104	Park Axis KinshichoShinsui Koen	Sumida-ku, Tokyo	1,369	0.5%	2,085.62	60	8.0
105	Park Cube Kasuga Andozaka	Bunkyo-ku, Tokyo	2,670	0.9%	3,581.09	68	6.5
106	Park Cube Kameido	Koto-ku, Tokyo	3,020	1.0%	4,442.09	122	10.4
108	Park Axis Shin Okachimachi East	Taito-ku, Tokyo	1,299	0.5%	1,847.01	49	7.4
110	Park Axis Nihonbashi Honcho	Chuo-ku, Tokyo	1,469	0.5%	1,808.12	49	7.6
111	Park Cube Nishigahara Stage	Kita-ku, Tokyo	4,110	1.4%	19,693.35	358	7.0
112	Park Cube Atagoyama Tower	Minato-ku, Tokyo	8,650	3.0%	8,389.91	165	3.7
113	Park Axis Shibaura	Minato-ku, Tokyo	1,045	0.4%	1,273.60	42	9.1
114	Park Axis Asakusa Kuramae	Taito-ku, Tokyo	1,095	0.4%	1,456.35	45	6.7
23 Wards of Tokyo Total			242,424	84.3%	357,793.97	7,645	
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 Shimmachi	Chiba-shi, Chiba	1,679	0.6%	3,318.15	84	11.1
69	Park Axis Chiba	Chiba-shi, Chiba	970	0.3%	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
109	Park Axis Yokohama Yamashitacho	Yokohama-shi, Kanagawa	1,539	0.5%	2,325.92	71	11.2
Greater Tokyo Total			12,326	4.3%	22,876.13	757	
27	Park Axis Meieki Minami	Nagoya-shi, Aichi	2,440	0.8%	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	0.5%	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 Gotokumachi	Fukuoka-shi, Fukuoka	742	0.3%	2,707.88	112	2.8
49	Park Axis Shirakabe	Nagoya-shi, Aichi	1,547	0.5%	4,735.89	86	6.1
50	Park Axis Sendai	Sendai-shi, Miyagi	2,320	0.8%	8,843.17	204	5.7
56	Park Axis Hakata Minoshima	Fukuoka-shi, Fukuoka	960	0.3%	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	0.8%	4,309.24	130	11.2
73	Park Axis Utsubo Koen	Osaka-shi, Osaka	2,399	0.8%	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	8.0%	65,085.92	1,773	
Rental Apartments Total			277,904	96.6%	445,756.02	10,175	
76	Dormy Ashiya	Ashiya-shi, Hyogo	928	0.3%	2,826.00	140	10.0
77	Kawaijuku Kyoto Gakushin Ryo	Kyoto-shi, Kyoto	991	0.3%	2,785.40	134	5.5
78	Sundai Horikawa Ryo	Kyoto-shi, Kyoto	916	0.3%	2,043.32	113	6.9
79	Dormitory Rakuoku	Kyoto-shi, Kyoto	374	0.1%	1,035.00	69	6.5
80	Rikkyo University International Dormitory (RUID) Shiki	Shiki-shi, Saitama	1,478	0.5%	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	0.4%	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 Kakyojin	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	3.4%	22,702.26	1,120	
Grand Total			287,733	100.0%	468,458.28	11,295	3.6

(Portfolio PML)

\* As of August 31, 2014

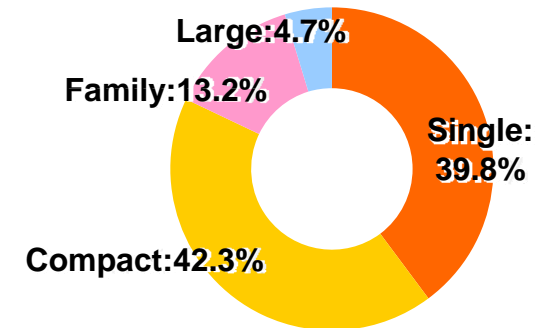
\* Properties acquired in the 17th Period are highlighted in light orange.

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 rounding 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 Shiokanedai	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 Toyoko	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 Tatsumi 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
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

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.

68	Park Axis Kamata Ichibankan	52	11	0	0	63	0
70	Park Axis Taizo 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 Sutengu	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 Akhabara East	38	20	0	0	58	0
103	Park Axis Kayabacho	37	35	0	0	72	0
104	Park Axis Kinsicho Shinsui 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
108	Park Axis Shin Okachimachi East	23	26	0	0	49	0
110	Park Axis Nihonbashi Honcho	13	36	0	0	49	0
111	Park Cube Nishigahara Stage	0	229	111	17	357	1
112	Park Cube Atagoyama Tower	74	21	44	26	165	0
113	Park Axis Shibaura	30	12	0	0	42	0
114	Park Axis Asakusa Kuramae	30	15	0	0	45	0
Tokyo 23 Wards Total		2,546	3,381	1,218	478	7,623	22
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 Tamemachi Koen	45	18	0	0	63	0
109	Park Axis Yokohama Yamashitacho	47	23	0	0	70	1
Greater Tokyo Total		614	99	33	—	746	11
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		4,035	4,288	1,336	479	10,138	37

	<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.

\* Calculation of rental apartments as of August 31, 2014

\* Properties acquired in the 17th Period are highlighted in light orange.

1. Category and rentable units for Shibaura Island Air Tower are calculated by multiplying NAF's ownership (31%) by the property's total rentable units in each unit classification, and are rounded to the nearest unit.

# Occupancy Rates



No.	Property Name	2014 Aug. 31			2014 Jul. 31	2014 Jun. 30	2014 May 31	2014 Apr. 30	2014 Mar. 31	2014 Feb. 28	2014 Jan. 31	2013 Dec. 31	2013 Nov. 30	2013 Oct. 31	2013 Sep. 30	2013 Aug. 31
		Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Occupancy Rate	Occupancy Rate											
1	Okawabata Apartment Communities	43,812.41	41,051.23	93.7%	92.8%	93.5%	93.8%	94.2%	94.9%	95.0%	95.1%	94.6%	94.1%	93.4%	92.6%	92.7%
2	Park Axis Gakugei Daigaku	2,437.66	2,374.72	97.4%	98.5%	97.0%	98.5%	98.5%	97.4%	98.8%	98.8%	93.8%	95.0%	97.0%	94.1%	92.9%
4	Park Axis Shibuya Jinan	2,766.62	2,525.71	91.3%	90.0%	87.4%	85.0%	91.4%	94.9%	98.1%	97.2%	96.9%	98.4%	96.8%	95.5%	93.0%
5	Park Axis Aoyama Kotto Dori	1,537.24	1,346.13	87.6%	85.0%	85.2%	87.6%	90.9%	94.9%	100.0%	93.5%	91.7%	89.1%	95.7%	94.2%	89.4%
6	Park Axis Kagurazaka Stage	1,891.05	1,814.82	96.0%	93.6%	97.4%	94.7%	94.7%	97.3%	94.9%	97.3%	95.5%	96.8%	97.1%	98.6%	100.0%
7	Park Axis Shirokanedai	4,704.44	4,281.16	91.0%	90.6%	89.8%	89.8%	93.8%	93.1%	93.5%	96.3%	96.6%	93.4%	94.0%	98.9%	97.8%
8	Park Axis Bunkyo Stage	6,078.93	5,884.89	96.8%	95.2%	97.2%	97.3%	96.9%	98.0%	98.4%	98.3%	97.8%	97.8%	96.2%	95.9%	98.7%
9	Park Axis Tsukishima	1,383.99	1,290.59	93.3%	96.8%	98.8%	93.9%	93.9%	93.9%	96.4%	100.0%	100.0%	100.0%	100.0%	90.8%	90.8%
10	Park Axis Otsuka	2,606.37	2,553.06	98.0%	98.0%	98.6%	98.6%	97.2%	98.6%	98.6%	94.4%	96.5%	98.0%	96.5%	96.5%	98.0%
11	Park Axis Minami Azabu	3,938.14	3,862.79	98.1%	97.1%	100.0%	98.2%	94.2%	96.7%	100.0%	100.0%	95.3%	91.1%	89.2%	95.6%	96.8%
12	Park Axis Shibuya	1,094.28	1,044.83	95.5%	95.5%	95.5%	95.5%	95.5%	100.0%	100.0%	100.0%	96.1%	100.0%	100.0%	100.0%	100.0%
13	Park Axis Nihonbashi Stage	10,025.40	9,754.29	97.3%	97.5%	97.7%	97.0%	99.0%	99.4%	98.4%	96.0%	98.0%	99.6%	99.2%	97.4%	97.1%
14	Park Axis Hamamatsucho	2,426.45	2,289.40	94.4%	95.5%	96.7%	95.4%	94.2%	95.4%	96.6%	97.8%	98.9%	98.8%	97.7%	96.6%	95.0%
15	Park Axis Hongo no Mori	3,317.94	3,188.02	96.1%	95.7%	96.0%	95.4%	98.5%	96.9%	100.0%	100.0%	95.1%	93.3%	97.3%	95.3%	95.8%
16	Park Axis Tameike Sanno	2,710.69	2,585.24	95.4%	93.7%	95.6%	98.2%	97.4%	96.7%	100.0%	95.3%	98.5%	98.5%	96.7%	96.7%	98.2%
17	Park Axis Roppongi Hinokicho Koen	2,054.46	1,806.38	87.9%	87.9%	88.3%	94.3%	96.9%	96.9%	96.9%	97.9%	97.9%	100.0%	100.0%	100.0%	98.2%
18	Park Axis Ochonomizu Stage	12,025.25	11,393.60	94.7%	95.7%	93.8%	94.4%	95.3%	98.8%	99.6%	96.7%	97.7%	98.3%	96.5%	98.0%	96.9%
19	Park Axis Okachimachi	1,621.73	1,522.49	93.9%	93.9%	100.0%	95.1%	97.7%	97.7%	95.1%	98.5%	93.9%	92.3%	97.7%	100.0%	91.8%
20	Park Cube Hongo	2,160.12	1,976.74	91.5%	94.8%	100.0%	100.0%	100.0%	98.4%	100.0%	98.3%	100.0%	98.3%	98.3%	98.3%	95.0%
21	Park Cube Kanda	3,194.59	3,068.23	96.0%	98.0%	100.0%	99.0%	99.3%	100.0%	96.0%	96.1%	96.1%	96.1%	97.9%	96.8%	97.9%
22	Park Cube Ichigaya	2,288.46	2,183.72	95.4%	94.1%	97.7%	100.0%	97.3%	98.6%	97.4%	96.0%	92.7%	94.1%	95.6%	95.6%	87.0%
23	Park Cube Asakusa Taw aramachi	4,012.68	3,901.16	97.2%	96.9%	90.2%	95.0%	96.7%	100.0%	98.8%	100.0%	97.8%	100.0%	96.8%	97.0%	98.6%
24	Park Cube Ueno	3,041.61	2,946.95	96.9%	95.9%	97.0%	100.0%	98.9%	98.9%	97.9%	98.8%	97.8%	98.9%	96.5%	97.7%	95.6%
28	Park Cube Kebukuro Kanamecho	1,886.82	1,741.66	92.3%	92.3%	93.8%	92.3%	95.4%	98.5%	100.0%	98.5%	98.5%	96.9%	95.4%	92.3%	92.3%
29	Park Axis Meguro Honcho	1,884.77	1,731.91	91.9%	96.8%	98.6%	98.6%	98.6%	98.3%	91.3%	87.8%	91.3%	89.6%	93.0%	94.8%	98.3%
30	Park Axis Shin Itabashi	4,395.99	4,341.00	98.7%	91.5%	90.2%	88.0%	86.3%	76.5%	97.8%	100.0%	99.0%	100.0%	98.8%	98.8%	98.8%
31	Park Axis Akihabara	1,346.07	1,271.54	94.5%	98.2%	95.3%	100.0%	95.2%	97.8%	100.0%	98.2%	95.9%	100.0%	98.2%	98.2%	100.0%
32	Park Axis Toyocho	5,412.40	5,296.65	97.9%	96.4%	96.4%	95.0%	95.0%	96.4%	99.3%	98.6%	95.7%	97.1%	98.6%	97.2%	97.9%
33	Park Axis Takinogawa	2,924.75	2,869.11	98.1%	98.1%	100.0%	98.2%	98.1%	100.0%	100.0%	98.1%	100.0%	98.3%	98.2%	98.2%	98.1%
34	Park Axis Asakusabashi	3,400.78	3,400.78	100.0%	97.7%	98.4%	97.3%	96.3%	98.7%	100.0%	100.0%	98.6%	98.4%	98.4%	98.4%	98.6%
38	Park Axis Nihonbashi Hamacho	6,999.83	6,878.80	98.3%	100.0%	100.0%	100.0%	99.3%	97.8%	99.0%	99.0%	96.3%	95.9%	96.0%	96.7%	95.2%
39	Park Cube Yoyogi Tomigaya	1,929.10	1,782.73	92.4%	97.1%	94.9%	100.0%	97.1%	97.1%	100.0%	97.8%	97.8%	97.8%	97.8%	100.0%	100.0%
41	Park Axis Monzen Nakacho	1,886.39	1,812.02	96.1%	97.4%	96.3%	94.7%	97.2%	96.1%	100.0%	98.6%	97.7%	100.0%	100.0%	97.1%	88.0%
42	Park Cube Itabashi Honcho	5,317.07	4,984.04	93.7%	94.3%	93.4%	92.8%	93.3%	93.2%	96.0%	93.9%	95.4%	98.1%	96.5%	94.1%	94.3%
43	Park Cube Gakugei Daigaku	957.88	870.75	90.9%	87.5%	91.4%	95.2%	95.2%	95.2%	95.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
44	Park Cube Omachi	1,511.12	1,394.32	92.3%	92.3%	90.9%	91.2%	95.7%	96.9%	90.5%	95.7%	95.7%	100.0%	100.0%	100.0%	98.4%
46	Park Axis Nishigahara	1,435.83	1,409.99	98.2%	94.6%	96.4%	94.5%	96.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.2%	91.1%
47	Park Axis Kinshicho	2,288.13	2,243.05	98.0%	96.1%	98.0%	94.9%	94.3%	94.0%	95.5%	98.9%	97.5%	98.9%	98.3%	94.3%	94.1%
48	Park Axis Tatsumi Stage	16,474.06	15,249.09	92.6%	93.6%	93.5%	93.9%	94.7%	96.0%	97.4%	96.9%	97.8%	98.2%	96.3%	96.8%	94.9%
51	Park Axis Kameido	3,986.78	3,693.26	92.6%	95.1%	96.7%	96.4%	98.3%	99.3%	98.1%	96.6%	96.6%	95.0%	95.0%	92.7%	95.5%
52	Park Axis Honancho	1,231.08	1,187.38	96.5%	93.0%	96.5%	96.5%	92.7%	92.6%	100.0%	97.2%	97.2%	97.2%	96.9%	93.3%	100.0%
53	Park Axis Itabashi	2,567.96	2,466.31	96.0%	96.0%	97.2%	97.2%	95.6%	98.4%	96.6%	95.0%	95.3%	94.9%	96.0%	96.0%	93.0%
54	Park Axis Oshiage	2,121.29	2,121.29	100.0%	98.1%	100.0%	96.8%	98.8%	97.5%	94.7%	94.7%	97.5%	100.0%	98.1%	100.0%	96.1%
55	Park Axis Takadanobaba	1,463.25	1,427.90	97.6%	94.7%	92.0%	94.7%	94.7%	92.2%	100.0%	97.6%	97.6%	97.7%	100.0%	97.7%	100.0%
59	Park Axis Toyosu	25,537.94	24,836.92	97.3%	96.9%	98.2%	98.1%	96.8%	96.9%	96.2%	95.4%	94.5%	92.9%	93.8%	93.5%	92.9%
60	Park Axis Hatchobori	2,416.29	2,337.42	96.7%	93.5%	96.8%	96.8%	91.0%	95.5%	100.0%	98.9%	98.9%	100.0%	96.5%	97.8%	96.8%
61	Park Axis Itabashi Honcho	2,048.31	1,850.48	90.3%	94.5%	92.9%	91.6%	91.6%	95.9%	97.4%	93.2%	97.2%	98.7%	95.2%	91.8%	90.2%
62	Park Axis Sumiyoshi	1,785.72	1,746.44	97.8%	97.8%	97.8%	96.4%	97.2%	97.2%	95.9%	95.1%	92.9%	95.1%	94.6%	98.6%	100.0%
63	Park Cube Yotsuya Sancho	3,599.82	3,451.43	95.9%	92.8%	94.7%	95.8%	96.7%	97.5%	97.0%	97.7%	100.0%	97.9%	94.5%	95.3%	96.7%
64	Park Cube Hatchobori	5,191.86	4,903.17	94.4%	95.0%	94.4%	95.2%	95.2%	95.8%	96.8%	95.3%	96.8%	96.6%	96.9%	95.3%	96.8%
68	Park Axis Kamata Ichibankan	1,721.28	1,650.12	95.9%	91.8%	93.1%	95.9%	97.3%	98.6%	96.1%	96.1%	92.0%	92.0%	95.9%	95.9%	100.0%
70	Park Axis Taizo Nagishi	1,283.13	1,232.99	96.1%	100.0%	92.5%	98.0%	100.0%	92.5%	96.1%	96.1%	98.0%	96.1%	96.1%	96.1%	96.2%
72	Park Axis Komagome	1,979.51	1,926.92	97.3%	97.3%	97.3%	100.0%	100.0%	100.0%	92.7%	95.3%	98.0%	97.3%	94.7%	92.0%	91.4%
74	Park Axis Itabashi Honcho Nibanakan	3,661.58	3,565.96	97.4%	97.4%	96.0%	94.3%	91.5%	89.0%	93.1%	93.8%	93.0%	95.5%	97.4%	95.5%	95.5%
75	Shibaura Island Air Tow er	17,846.33	16,636.35	93.3%	95.4%	95.5%	94.8%	95.1%	95.9%	96.8%	94.6%	94.6%	94.9%	95.2%	95.2%	95.2%
84	Park Cube Hgashi Shinagawa	10,636.67	10,270.84	96.6%	97.4%	97.4%	94.9%	94.7%	96.3%	95.2%	95.6%	94.2%	96.5%	96.8%	97.4%	94.9%
86	Park Cube Sasazuka	2,416.00	2,345.19	97.1%	96.3%	94.4%	96.1%	93.6%	95.2%	93.7%	94.0%	95.4%	95.3%	97.0%	97.0%	95.3%
88	Park Axis Hgashi Jujo	2,893.54	2,893.54	100.0%	100.0%	96.9%	91.8%	96.6%	100.0%	100.0%	100.0%	99.1%	98.2%	96.5%	97.4%	98.4%

91	Park Cube Helwada	2,656.00	2,494.90	93.9%	100.0%	97.1%	97.1%	97.1%	100.0%	94.7%	94.7%	97.9%	97.9%	89.5%	92.7%	95.5%
92	Park Cube Meguro Tower	12,367.62	11,945.99	96.6%	96.0%	95.3%	94.2%	97.6%	97.8%	96.3%	95.5%	94.7%	92.9%	94.5%	93.6%	94.0%
93	Park Cube Nhonbashi Sultengu	4,235.33	4,131.45	97.5%	97.7%	98.6%	100.0%	98.5%	98.6%	94.4%	90.9%	90.2%	89.9%	90.1%	89.6%	93.0%
94	Park Cube Ginza East	3,358.63	3,153.56	93.9%	93.9%	89.9%	94.7%	97.5%	100.0%	100.0%	96.0%	94.9%	97.3%	96.1%	90.9%	89.4%
95	Park Cube Kayabacho	1,695.06	1,637.03	96.6%	100.0%	96.6%	96.6%	96.8%	100.0%	100.0%	96.6%	100.0%	100.0%	96.0%	100.0%	100.0%
96	Park Cube Honjo Azumabashi	2,241.63	2,241.63	100.0%	100.0%	100.0%	97.5%	92.6%	100.0%	97.6%	97.6%	95.2%	95.1%	100.0%	100.0%	100.0%
97	Park Axis Kyosumi Shirakawa	1,159.84	1,081.19	93.2%	93.2%	95.5%	95.5%	92.8%	95.5%	95.5%	92.8%	90.5%	90.6%	95.5%	100.0%	100.0%
98	Park Axis Asakusabashi Nichome	1,569.00	1,495.44	95.3%	95.3%	97.0%	100.0%	95.0%	97.0%	95.0%	95.0%	97.0%	100.0%	100.0%	100.0%	93.3%
99	Park Axis Nishi Sugamo	2,326.32	2,298.09	98.8%	97.7%	93.1%	95.4%	93.1%	95.3%	95.1%	97.4%	97.4%	98.8%	95.4%	97.6%	97.6%
100	Park Axis Ueno	1,992.29	1,992.29	100.0%	100.0%	97.9%	97.9%	97.9%	98.7%	100.0%	98.7%	95.4%	96.7%	100.0%	100.0%	98.7%
101	Park Axis Akihabara East	1,890.20	1,784.46	94.4%	98.6%	95.1%	94.4%	96.5%	100.0%	100.0%	98.6%	98.6%	95.1%	94.4%	95.8%	100.0%
103	Park Axis Kayabacho	2,355.07	2,166.24	92.0%	95.4%	97.1%	100.0%	100.0%	98.3%	98.9%	97.1%	98.3%	100.0%	98.9%	97.2%	100.0%
104	Park Axis Kinshicho Shinsui Koen	2,085.62	2,060.52	98.8%	97.5%	92.9%	92.2%	91.0%	90.0%	97.3%	96.9%	97.6%	96.3%	92.6%	93.5%	92.6%
105	Park Cube Kasuga Andozaka	3,581.09	3,197.93	89.3%	92.4%	93.7%	95.6%	97.5%	98.1%	100.0%	99.3%	99.3%	90.7%	90.9%	91.2%	91.4%
106	Park Cube Kameido	4,442.09	4,279.56	96.3%	97.4%	98.3%	96.9%	92.9%	96.4%	95.8%	94.6%	94.0%	95.2%	97.0%	97.0%	90.9%
108	Park Axis Shin Okachimachi East	1,847.01	1,821.17	98.6%	98.6%	96.2%	90.7%	95.8%	97.2%	97.2%	94.4%	94.4%	97.2%	100.0%	100.0%	-
110	Park Axis Nhonbashi Honcho	1,808.12	1,808.12	100.0%	100.0%	100.0%	100.0%	100.0%	96.7%	98.4%	96.7%	94.5%	97.4%	100.0%	98.4%	-
111	Park Cube Nshigahara Stage	19,693.35	18,668.96	94.8%	92.2%	91.9%	91.0%	89.2%	90.8%	-	-	-	-	-	-	-
112	Park Cube Atagoyama Tower	8,389.91	7,198.55	85.8%	84.7%	87.7%	89.3%	90.2%	91.4%	-	-	-	-	-	-	-
113	Park Axis Shibaura	1,273.60	1,273.60	100.0%	97.1%	100.0%	95.0%	97.1%	-	-	-	-	-	-	-	-
114	Park Axis Asakusa Kuramae	1,456.35	1,402.38	96.3%	94.7%	96.4%	92.9%	94.7%	-	-	-	-	-	-	-	-
Tokyo 23 Wards Total		357,793.97	340,600.56	95.2%	95.0%	95.2%	95.1%	95.2%	96.1%	97.0%	96.3%	96.0%	96.0%	95.8%	95.6%	95.1%
26	Park Cube Keio Hachioji II	3,082.32	3,082.32	100.0%	100.0%	100.0%	97.8%	97.8%	100.0%	100.0%	97.8%	97.8%	100.0%	97.7%	100.0%	98.1%
40	Park Axis Nishi Funabashi	2,074.35	1,980.49	95.5%	95.5%	96.0%	100.0%	98.5%	98.5%	93.3%	98.2%	95.9%	92.2%	96.7%	94.5%	95.3%
66	Park Axis Yokohama Kogaya	2,706.59	2,656.99	98.2%	97.2%	98.2%	97.4%	97.4%	97.3%	98.1%	96.4%	96.6%	94.7%	94.6%	95.5%	96.3%
67	Park Axis Chiba Shinmachi	3,318.15	3,154.05	95.1%	94.8%	95.7%	96.6%	94.8%	97.4%	93.6%	92.1%	92.1%	92.0%	92.8%	91.1%	94.1%
69	Park Axis Chiba	2,270.32	2,145.26	94.5%	94.5%	92.2%	93.3%	95.5%	98.9%	91.3%	91.3%	91.3%	92.3%	94.5%	95.7%	95.7%
85	Park Cube Kita Matsudo	2,358.66	2,258.66	95.8%	97.5%	96.6%	98.3%	98.3%	99.2%	97.5%	97.5%	97.5%	97.5%	100.0%	100.0%	99.2%
87	Park Cube Musashi Kosugi	3,057.36	2,990.10	97.8%	99.2%	97.7%	96.3%	96.2%	97.1%	96.3%	97.9%	97.0%	95.4%	94.0%	96.3%	95.6%
102	Park Axis Yokohama Tanmachi Koen	1,682.46	1,649.28	98.0%	96.1%	94.6%	94.6%	94.7%	96.6%	98.1%	100.0%	98.6%	94.6%	96.1%	98.0%	100.0%
109	Park Axis Yokohama Yamashitacho	2,325.92	2,166.50	93.1%	92.6%	96.0%	97.1%	98.9%	100.0%	98.3%	98.5%	97.6%	91.4%	94.9%	-	-
Greater Tokyo Total		22,876.13	22,083.65	96.5%	96.6%	96.6%	96.9%	96.9%	98.3%	96.3%	96.2%	96.0%	95.2%	95.2%	96.1%	96.6%
27	Park Axis Meieki Minami	5,565.13	5,540.87	99.6%	98.3%	100.0%	97.6%	99.4%	97.5%	100.0%	97.9%	98.5%	97.4%	97.9%	99.6%	100.0%
35	Park Axis Marunouchi	3,821.75	3,644.14	95.4%	98.1%	98.1%	97.4%	97.2%	100.0%	97.9%	100.0%	98.1%	98.1%	99.4%	98.7%	98.7%
36	Park Axis Ropponmatsu	3,473.67	3,266.44	94.0%	94.0%	95.2%	94.1%	93.9%	99.9%	99.0%	96.8%	96.8%	96.1%	96.8%	96.8%	96.8%
37	Park Axis Hakataeki Minami	4,668.29	4,583.07	98.2%	98.8%	99.4%	98.0%	98.8%	100.0%	100.0%	95.1%	95.6%	97.8%	96.9%	98.7%	97.1%
45	Park Axis Naka Gofukumachi	2,707.88	2,611.17	96.4%	95.5%	95.5%	95.5%	97.3%	97.3%	99.1%	97.3%	96.4%	93.7%	95.5%	97.3%	96.4%
49	Park Axis Shirakabe	4,735.89	4,499.82	95.0%	92.7%	93.0%	94.1%	97.0%	96.1%	92.9%	97.8%	96.5%	97.8%	97.5%	96.0%	93.8%
50	Park Axis Sendai	8,843.17	8,807.47	99.6%	99.5%	97.6%	96.9%	96.8%	97.5%	98.0%	98.0%	96.3%	99.0%	97.1%	97.3%	99.2%
56	Park Axis Hakata Minoshima	3,461.85	3,429.22	99.1%	92.4%	91.5%	90.8%	91.6%	94.3%	94.2%	89.6%	87.8%	89.6%	90.4%	93.1%	91.5%
57	Park Axis Takamiya Higashi	2,289.21	2,145.74	93.7%	92.1%	91.1%	93.5%	93.1%	93.1%	98.4%	94.2%	94.2%	95.8%	91.6%	92.3%	93.9%
58	Park Axis Sapporo Shokubutsuen Mae	7,845.01	7,363.88	93.9%	93.4%	93.3%	94.0%	95.3%	98.7%	95.1%	95.1%	95.8%	98.5%	97.2%	97.9%	95.8%
65	Park Axis Shin Sapporo	3,729.05	3,594.19	96.4%	98.8%	96.7%	98.8%	98.8%	98.8%	97.6%	97.6%	95.5%	93.3%	95.8%	96.7%	94.3%
71	Park Axis Esaka Hiroshibacho	4,309.24	3,642.02	84.5%	87.8%	86.3%	87.0%	91.5%	96.2%	92.5%	92.6%	92.6%	92.5%	92.7%	93.4%	94.1%
73	Park Axis Utsubo Koen	4,952.45	4,410.21	89.1%	94.3%	97.2%	95.5%	96.6%	96.3%	94.6%	94.6%	96.6%	97.6%	98.2%	97.9%	98.3%
107	Park Cube Kitahama	4,683.33	4,529.91	96.7%	93.6%	93.3%	90.9%	90.9%	92.1%	89.6%	89.7%	91.3%	95.4%	94.3%	91.7%	88.7%
Other Major Cities Total		65,085.92	62,068.15	95.4%	95.3%	95.2%	94.8%	95.8%	97.1%	96.2%	95.6%	95.4%	96.5%	96.2%	96.6%	96.0%
Rental Apartments Total		445,756.02	424,752.36	95.3%	95.1%	95.3%	95.1%	95.4%	96.3%	96.9%	96.2%	95.9%	96.0%	95.8%	95.7%	95.3%
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	Kawajuku 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 Rakuhoku	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	Rikyo University International Dormitory (RUID) Shiki	2,293.20	2,293.20	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	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 Nshidai	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 Kakyoin	1,564.40	1,564.40	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	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		468,458.28	447,454.62	95.5%	95.4%	95.4%	95.6%	95.6%	96.5%	97.0%	96.4%	96.1%	96.2%	96.0%	96.0%	95.6%

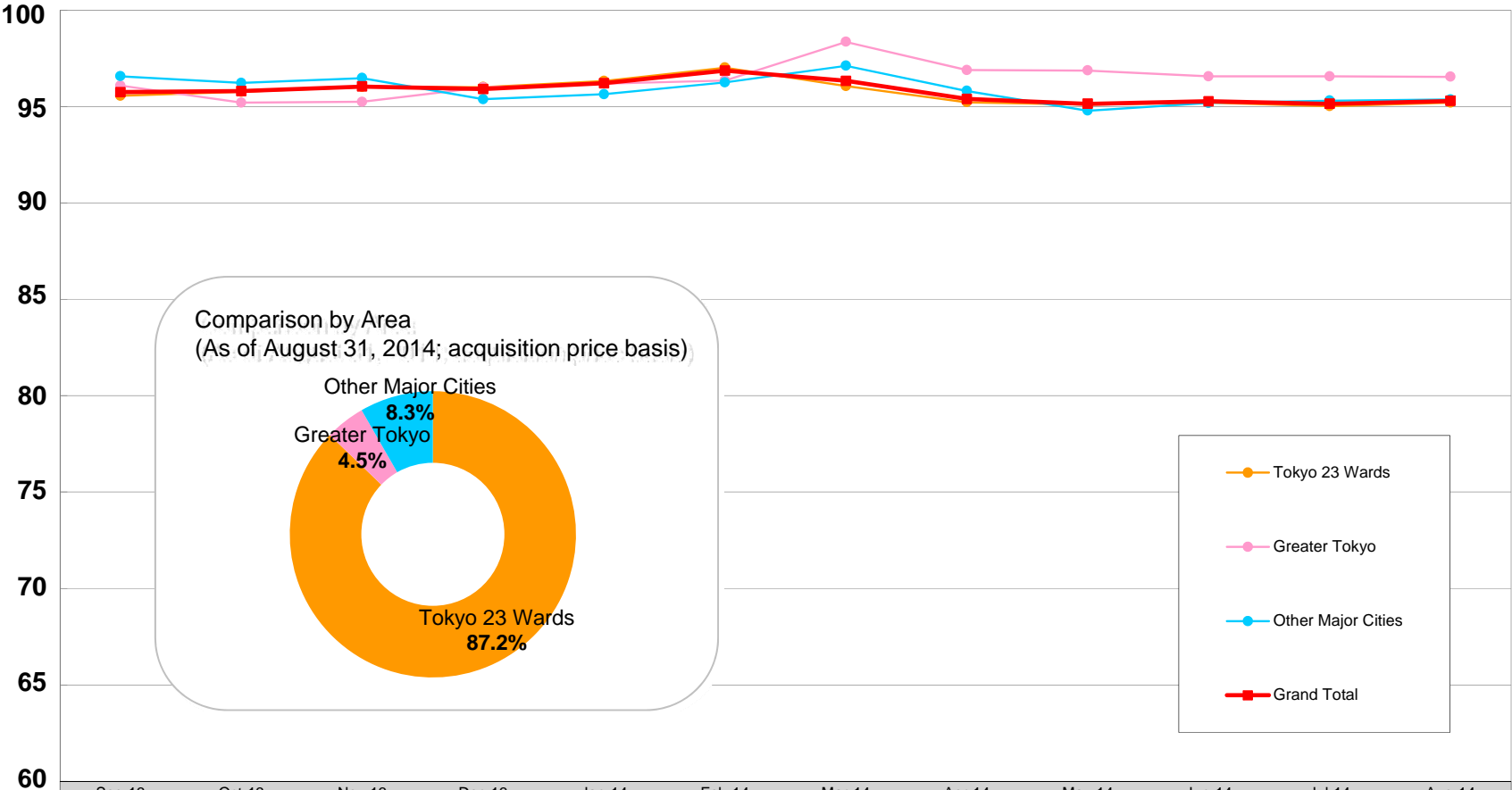
\* Properties acquired in the 17th Period are highlighted in light orange.

\* 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-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
— Tokyo 23 Wards	95.6%	95.8%	96.0%	96.0%	96.3%	97.0%	96.1%	95.2%	95.1%	95.2%	95.0%	95.2%
— Greater Tokyo	96.1%	95.2%	95.2%	96.0%	96.2%	96.3%	98.3%	96.9%	96.9%	96.6%	96.6%	96.5%
— Other Major Cities	96.6%	96.2%	96.5%	95.4%	95.6%	96.2%	97.1%	95.8%	94.8%	95.2%	95.3%	95.4%
— Grand Total	95.7%	95.8%	96.0%	95.9%	96.2%	96.9%	96.3%	95.4%	95.1%	95.3%	95.1%	95.3%

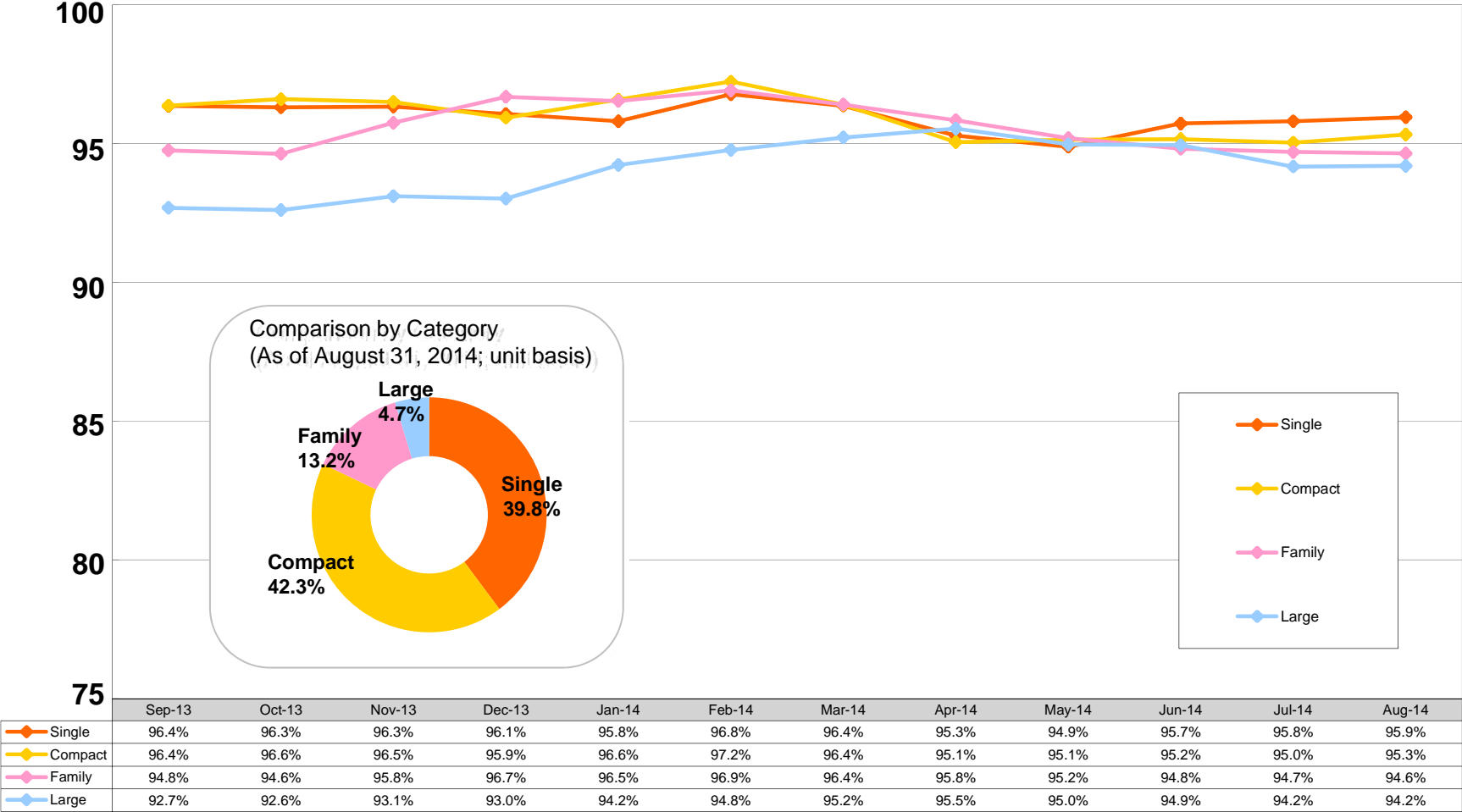
\* The figures above are calculations for rental apartments owned at the end of each month, excluding other accommodation assets.



# Occupancy Rates by Category



Occupancy rate (%)



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

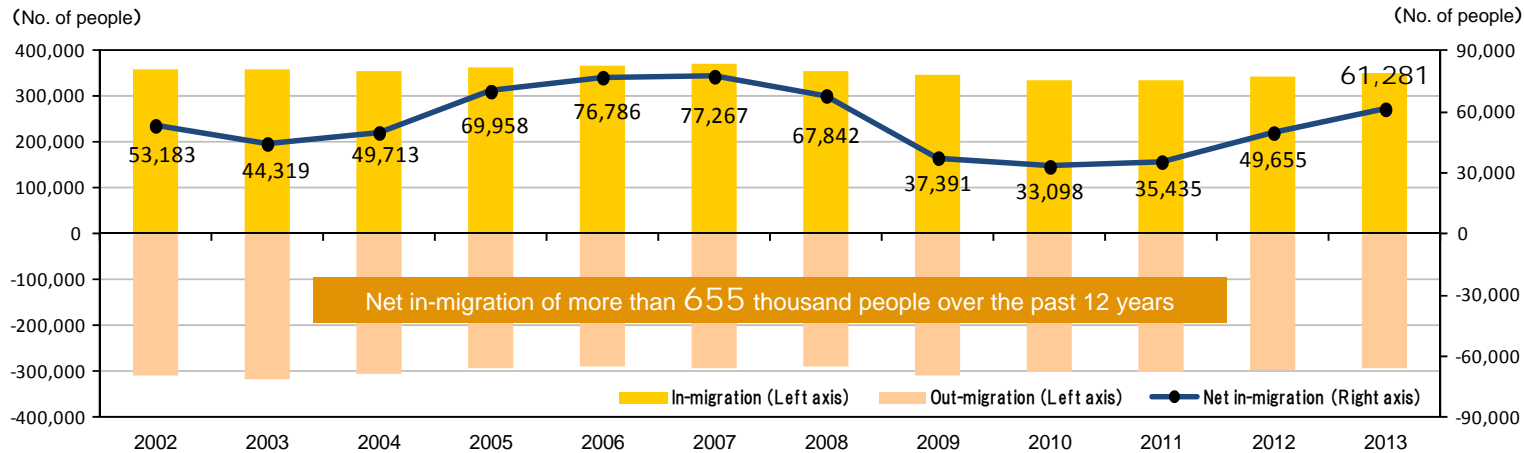




## Appendix (2): Business Environment

 **Nippon  
Accommodations  
Fund**

## Population Change in Tokyo 23 Wards

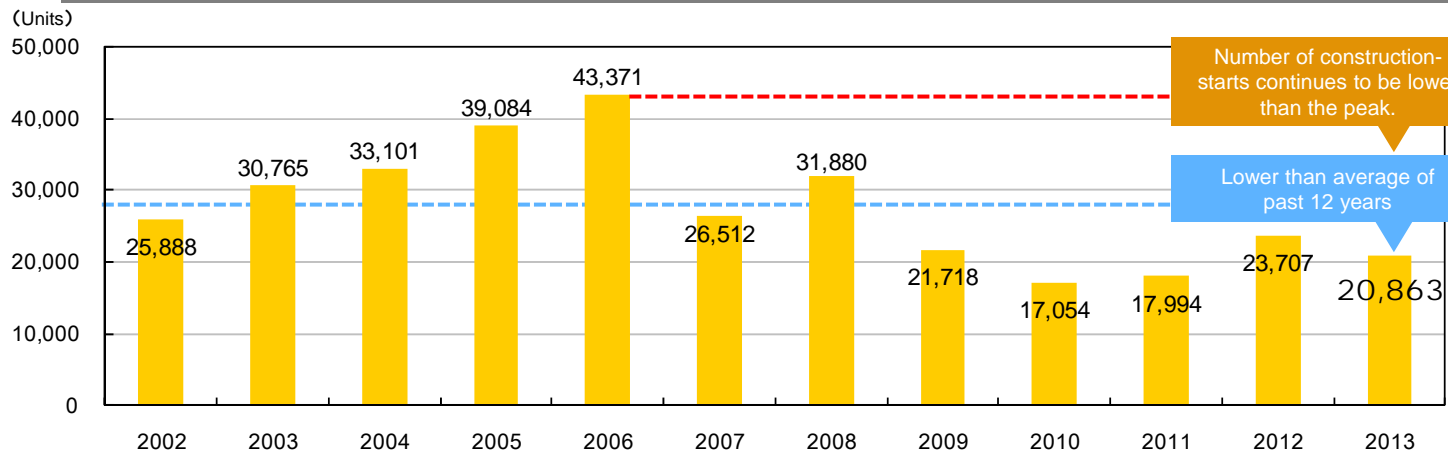


Source: Tokyo Metropolitan Government, Ministry of Internal Affairs and Communications

Population Increase Continues in 2014

2014 monthly cumulative (January to August)
56,730 people
Change
+2,012 people

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

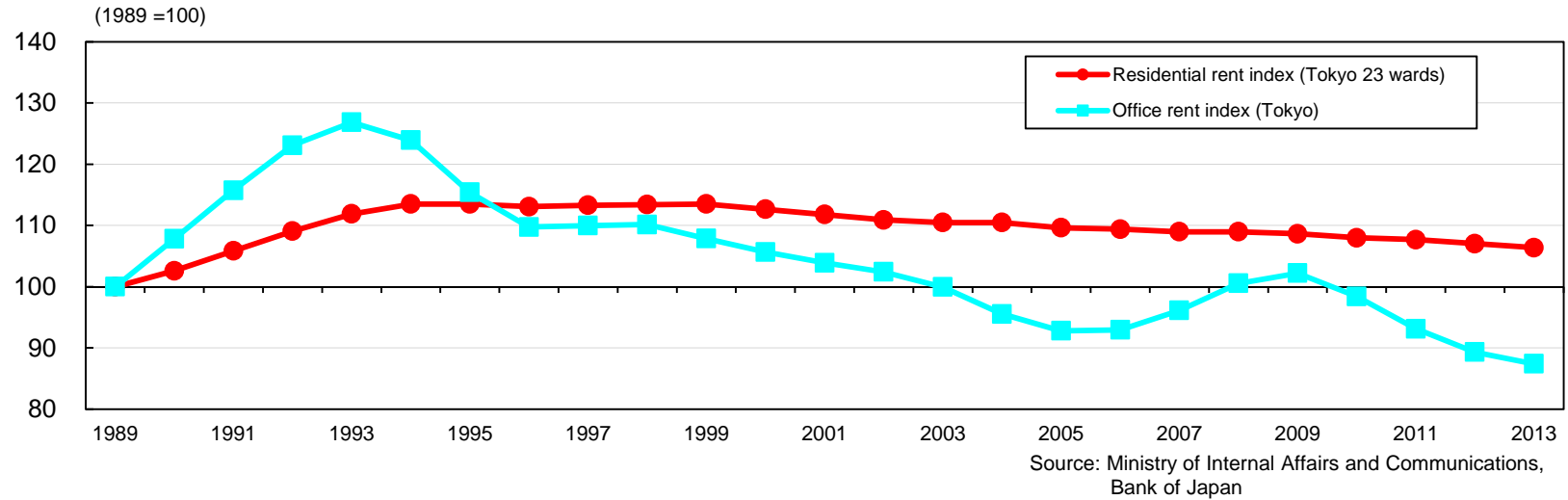


Source: Ministry of Land, Infrastructure, Transport and Tourism

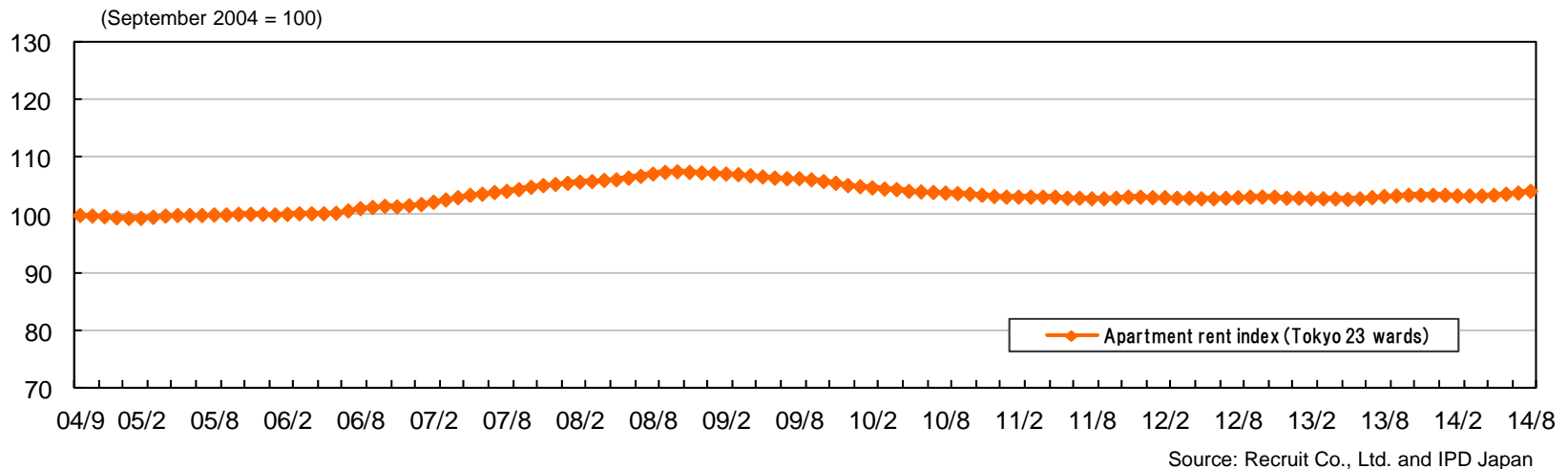
Development Sustained at Low Level in 2014

2014 monthly cumulative (January to August)
17,635 units
Change
+4,212 units

## Rent Fluctuation: Residential / Office



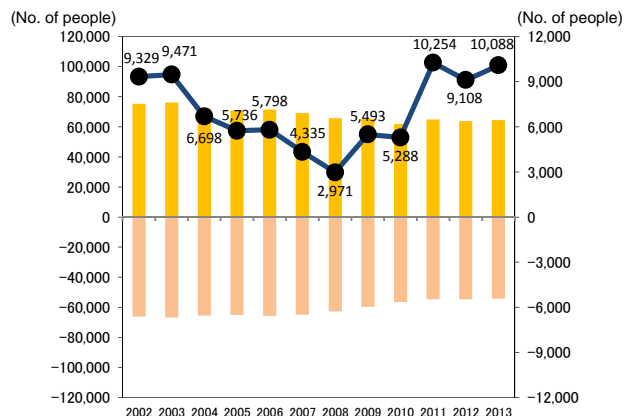
## Rents Remain Stable



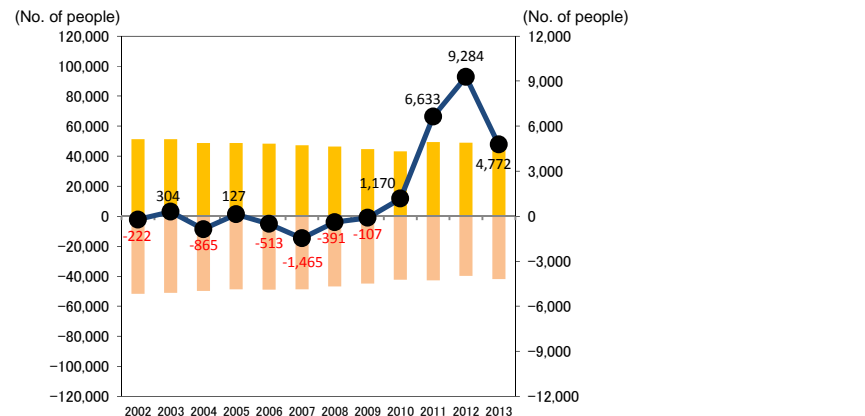
# Business Environment – Other Major Cities (1)

## Population Change

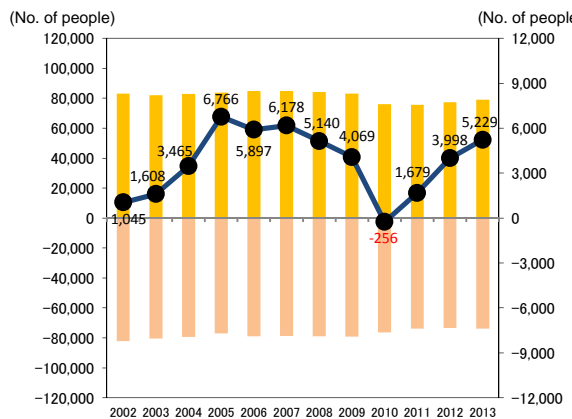
### Sapporo



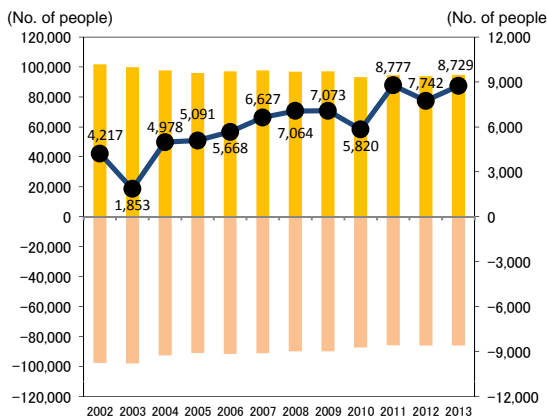
### Sendai



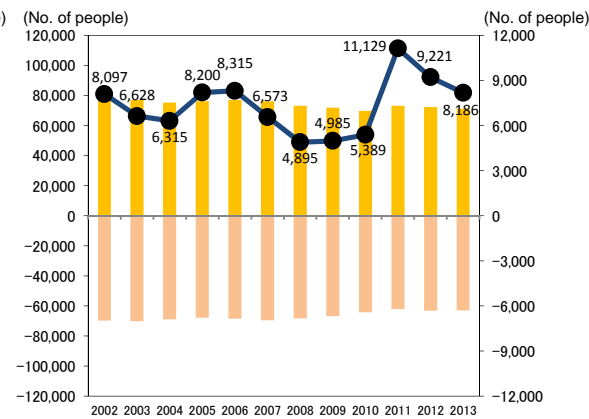
### Nagoya



### Osaka



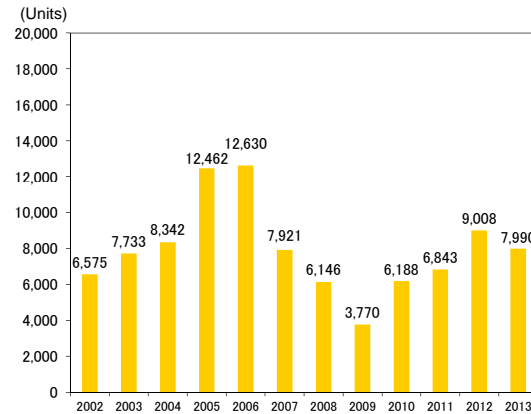
### Fukuoka



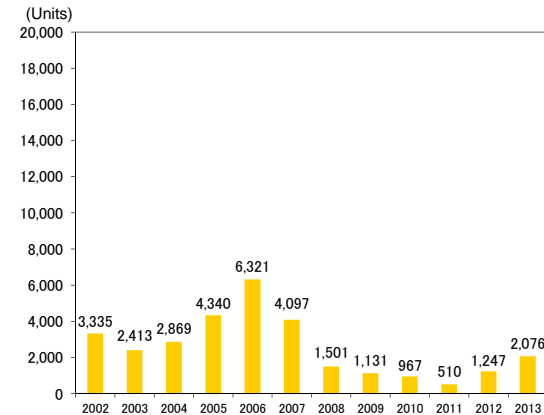
Source: Ministry of Internal Affairs and Communications

## Construction-Starts for Rental Apartments

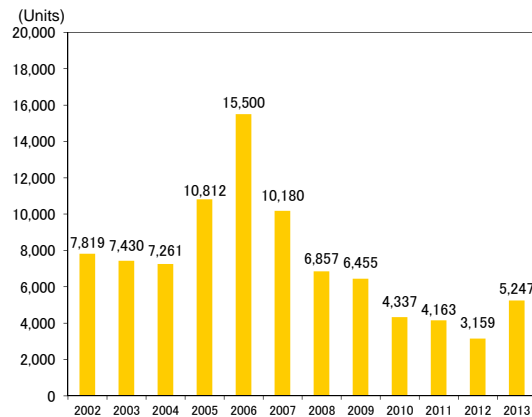
Sapporo



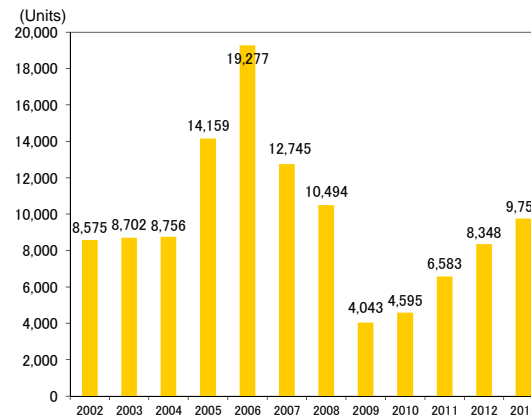
Sendai



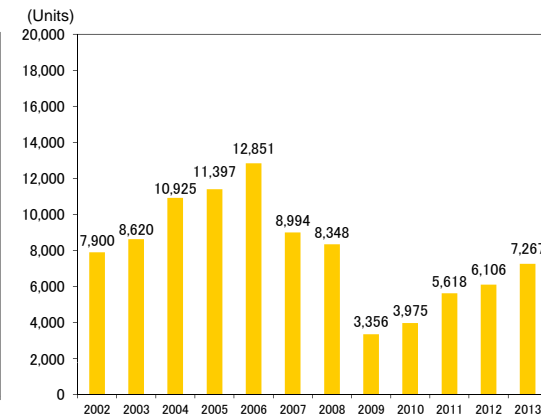
Nagoya



Osaka



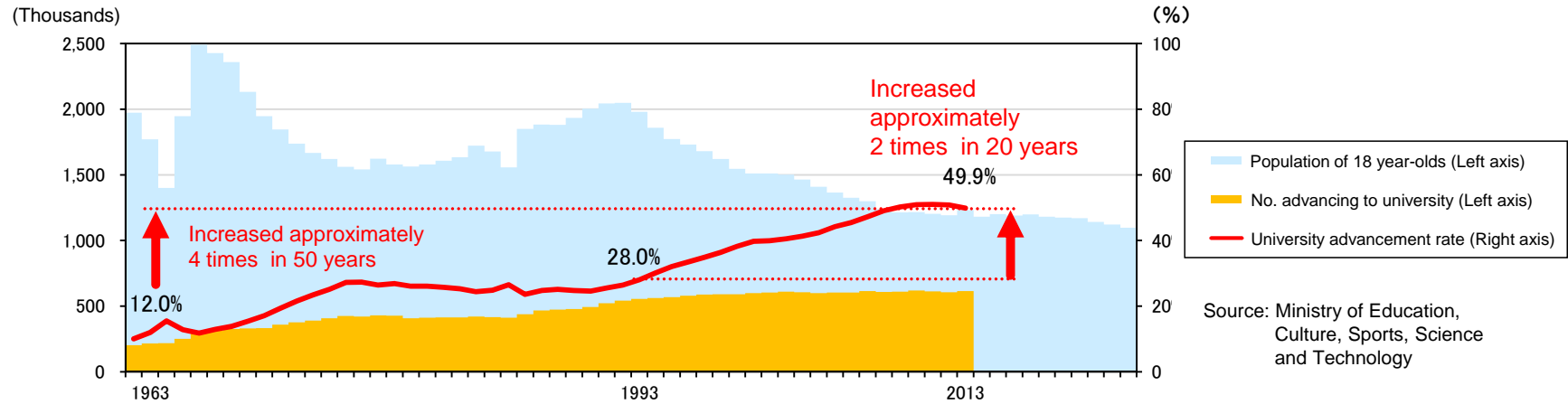
Fukuoka



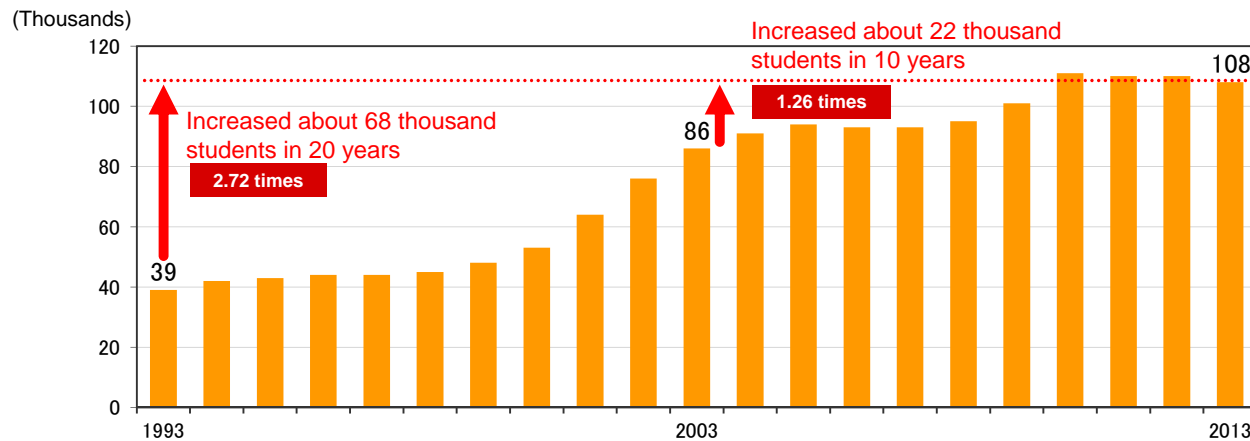
Source: Ministry of Land, Infrastructure, Transport and Tourism



## University Advancement Rate



## Number of Foreign Students



A modern interior hallway with black tufted walls and a glass-walled room. The hallway features a black tufted wall on the left, a glass-walled room on the right, and a white tiled floor. A decorative white branch arrangement is in a black planter on the left. A framed artwork is on the wall. The ceiling has recessed lighting. The overall design is sleek and contemporary.

## Appendix (3): Financial Details

# Interest-Bearing Debt

	Lender	Issue date of loans	Balance (JPY mn)	Interest rate <sup>1</sup>	Date of maturity	Repayment method	Notes
	Short-term loans	Shinkin Central Bank	2014.08.29	1,000	0.2%	2014.09.30	Bullet Payment
Shinsei Bank, Limited		2014.08.29	2,000	0.2%	2014.09.30		
The 77 Bank, Ltd.		2014.08.29	1,000	0.2%	2014.09.30		
Total short-term loans			<b>4,000</b>				
Long-term loans	Sumitomo Mitsui Banking Corporation	2010.11.30	4,000	0.6% <sup>3</sup>	2015.11.30	Bullet Payment	Unsecured Unguaranteed Pari Passu <sup>2</sup>
		2011.08.12	5,000	1.2%	2018.08.13		
		2012.08.31	5,500	0.9%	2020.02.28		
		2014.05.28	3,000	0.7%	2021.05.28		
		2014.05.30	2,000	0.5%	2019.05.31		
	Sumitomo Mitsui Trust Bank, Limited	2010.11.30	2,000	0.6% <sup>3</sup>	2015.11.30		
		2011.08.12	3,500	1.0%	2017.08.14		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2010.03.05	2,000	1.6%	2015.03.05		
	NIPPON LIFE INSURANCE COMPANY	2011.02.28	2,000	1.3%	2017.02.28		
		2011.02.28	1,000	1.5%	2018.02.28		
		2013.11.29	2,000	0.9%	2022.11.30		
		2014.05.30	3,000	1.0%	2024.05.31		
	Development Bank of Japan Inc.	2010.10.18	5,000	1.2%	2017.10.18		
		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.	2014.04.01	2,500	1.2%	2025.04.01		
		2012.09.14	1,000	0.5%	2017.09.14		
		2013.05.31	1,500	0.8%	2019.05.31		
	Mizuho Bank, Ltd.	2014.04.11	1,000	0.6%	2021.04.09		
		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, Limited	2013.11.29	2,000	0.8%	2021.11.30		
2011.04.01		2,000	1.0%	2016.04.01			
2011.04.19		2,000	1.0%	2015.04.20			
Shinsei Bank, Limited	2011.04.19	1,000	1.0%	2015.04.20			
	2013.07.19	1,000	1.2%	2023.01.19			
	2014.05.28	1,000	0.7%	2021.05.28			
	2014.05.28	1,000	1.0%	2024.05.28			
Shinkin Central Bank	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	
		2013.10.28	2,500	0.6%	2020.04.28	
	Mitsubishi UFJ Trust and Banking Corporation	2011.04.25	3,000	1.2%	2017.04.25	
		2011.09.01	5,000	0.5% <sup>4</sup>	2018.09.03	
		2013.03.15	2,000	0.7%	2020.03.16	
		2013.03.15	4,000	0.7%	2020.09.15	
		2013.08.23	1,000	1.0%	2021.08.23	
		2014.03.07	3,000	0.8%	2022.03.07	
		2014.03.07	3,000	0.9%	2022.09.07	
	The Norinchukin Bank	2014.05.30	3,000	0.8%	2022.05.31	
		2011.04.01	1,500	0.9%	2015.04.01	
	Resona Bank, Limited	2013.11.29	3,000	0.7%	2020.11.30	
		2011.04.01	2,000	1.2%	2017.04.03	
	Mizuho Trust & Banking Co., Ltd.	2012.12.14	3,000	0.6%	2019.12.16	
		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	
	The Yamaguchi Bank, Ltd.	2013.08.23	1,000	1.1%	2022.08.23	
2013.06.14		1,000	1.3%	2023.06.14		
2013.07.19		1,000	1.3%	2023.07.19		
The Daishi Bank, Ltd.	2014.05.30	1,000	1.0%	2024.05.31		
	2013.10.28	2,000	0.6%	2020.04.28		
MITSUI LIFE INSURANCE COMPANY LIMITED	2014.03.28	1,000	1.0%	2024.03.28		
The Ashikaga Bank, Ltd.	2014.06.30	2,000	0.3%	2019.06.30		
DAIDO LIFE INSURANCE COMPANY	2014.06.30	1,000	0.6%	2021.06.30		
Total long-term loans			<b>135,500</b>			
Total Loans			<b>139,500</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>156,500</b>			

\* As of August 31, 2014

- The interest rate for each lender, which is the weighted-average interest rate on the outstanding balance of multiple short-term loans from the same lender, is rounded to the nearest tenth. For multiple short term loans from the same lender, issue and maturity dates for the loan with the earliest maturity date are shown; if the maturity date of the loans is the same and the issue dates differ, the earliest issue date is shown.
- The loans in the table above are ranked pari passu in accordance with specified clauses in the loan agreements between NAF and all of its lenders.
- Interest rate applicable from August 29, 2014 to September 29, 2014.
- Interest rate applicable from August 1, 2014 to August 31, 2014.

# Appraisal Value (1)

Property Name	Acquisition Price (JPY mn)	16th Period				17th 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	(Note) 30,816	30,848	24,500	4.7%	▲6,348	(Note) 32,050	(Note) 26,900	4.6%	▲5,150	▲0.1%	1,197
Park Axis Gakugei Daigaku	1,760	1,608	1,790	4.6%	181	1,597	1,790	4.5%	192	▲0.1%	11
Park Axis Shibuya Jinnan	3,230	3,049	2,820	4.5%	▲229	3,034	2,860	4.4%	▲174	▲0.1%	54
Park Axis Aoyama Kotto Dori	1,730	1,635	1,530	4.5%	▲105	1,627	1,570	4.4%	▲57	▲0.1%	48
Park Axis Kagurazaka Stage	1,400	1,300	1,390	4.8%	89	1,292	1,420	4.7%	127	▲0.1%	38
Park Axis Shirokanedai	5,140	4,854	4,590	4.6%	▲264	4,831	4,690	4.5%	▲141	▲0.1%	122
Park Axis Bunkyo Stage	4,440	4,210	4,180	4.8%	▲30	4,187	4,240	4.7%	52	▲0.1%	82
Park Axis Tsukishima	930	868	982	4.7%	113	862	1,000	4.6%	137	▲0.1%	23
Park Axis Otsuka	1,655	1,560	1,540	4.9%	▲20	1,550	1,560	4.8%	9	▲0.1%	30
Park Axis Minami Azabu	3,939	3,777	3,180	4.6%	▲597	3,761	3,250	4.5%	▲511	▲0.1%	85
Park Axis Shibuya	1,282	1,235	1,070	4.6%	▲165	1,231	1,070	4.5%	▲161	▲0.1%	4
Park Axis Nihonbashi Stage	7,557	7,015	6,980	4.6%	▲35	6,970	7,140	4.5%	169	▲0.1%	205
Park Axis Hamamatsucho	2,025	1,932	2,050	4.7%	117	1,922	2,080	4.6%	157	▲0.1%	39
Park Axis Hongo no Mori	2,910	2,715	2,980	4.6%	264	2,697	3,050	4.5%	352	▲0.1%	87
Park Axis Tameike Sanno	2,860	2,681	2,450	4.6%	▲231	2,665	2,490	4.5%	▲175	▲0.1%	55
Park Axis Roppongi Hinokicho Koen	2,170	2,098	1,890	4.5%	▲208	2,089	1,900	4.4%	▲189	▲0.1%	19
Park Axis Ochanomizu Stage	9,710	9,178	10,200	4.6%	1,021	9,129	10,500	4.5%	1,370	▲0.1%	349
Park Axis Okachimachi	1,070	994	1,080	4.8%	85	986	1,090	4.7%	103	▲0.1%	17
Park Cube Hongo	1,760	1,716	1,920	4.6%	203	1,709	1,960	4.5%	250	▲0.1%	46
Park Cube Kanda	2,454	2,378	2,650	4.6%	271	2,369	2,730	4.5%	360	▲0.1%	89
Park Cube Ichigaya	1,949	1,922	2,020	4.6%	97	1,915	2,060	4.5%	144	▲0.1%	46
Park Cube Asakusa Tawaramachi	2,508	2,390	2,710	4.8%	319	2,376	2,760	4.7%	383	▲0.1%	64
Park Cube Ueno	2,233	2,148	2,200	4.8%	51	2,138	2,240	4.7%	101	▲0.1%	50
Park Cube Ikebukuro Kanamecho	1,608	1,606	1,390	4.8%	▲216	1,598	1,410	4.7%	▲188	▲0.1%	27
Park Axis Meguro Honcho	1,810	1,741	1,490	4.8%	▲251	1,732	1,530	4.7%	▲202	▲0.1%	48
Park Axis Shin Itabashi	3,430	3,188	3,100	4.9%	▲88	3,166	2,970	4.8%	▲196	▲0.1%	▲107
Park Axis Akihabara	1,200	1,144	1,010	4.7%	▲134	1,137	1,030	4.6%	▲107	▲0.1%	26
Park Axis Toyochi	3,950	3,738	3,560	5.0%	▲178	3,711	3,590	4.9%	▲121	▲0.1%	57
Park Axis Takinogawa	1,820	1,721	1,740	4.9%	18	1,709	1,790	4.8%	80	▲0.1%	61
Park Axis Asakusabashi	2,717	2,577	2,660	5.0%	82	2,559	2,750	4.8%	190	▲0.2%	107
Park Axis Nihonbashi Hamacho	5,540	5,230	5,030	4.7%	▲200	5,197	5,110	4.6%	▲87	▲0.1%	112
Park Cube Yoyogi Tomigaya	1,975	1,924	1,590	4.6%	▲334	1,911	1,600	4.5%	▲311	▲0.1%	22
Park Axis Monzen Nakacho	1,700	1,616	1,490	4.8%	▲126	1,605	1,520	4.7%	▲85	▲0.1%	40
Park Cube Itabashi Honcho	4,170	4,017	3,590	4.8%	▲427	3,990	3,620	4.7%	▲370	▲0.1%	56
Park Cube Gakugei Daigaku	910	886	744	4.6%	▲142	882	758	4.5%	▲124	▲0.1%	18
Park Cube Oimachi	1,440	1,386	1,420	4.8%	33	1,376	1,450	4.7%	73	▲0.1%	39
Park Axis Nishigahara	840	817	889	5.1%	71	811	898	5.0%	86	▲0.1%	15
Park Axis Kinsicho	1,448	1,413	1,680	4.9%	266	1,404	1,700	4.7%	295	▲0.2%	28
Park Axis Tatsumi Stage	7,464	7,253	9,130	5.1%	1,876	7,199	9,160	5.0%	1,960	▲0.1%	83
Park Axis Kameido	2,359	2,286	2,590	5.1%	303	2,269	2,610	5.0%	340	▲0.1%	37
Park Axis Honancho	745	722	801	4.9%	78	716	817	4.8%	100	▲0.1%	22
Park Axis Itabashi	1,448	1,404	1,750	4.9%	345	1,392	1,740	4.8%	347	▲0.1%	1

(Note) The amounts for "acquisition price", "book value as of the end of the 17th Period" and "appraisal value as of the end of the 17th Period" for "Okawabata Apartment Communities" each include "Okawabata Parking" acquired during the 17th Period. Please refer to "Okawabata Apartment Communities appraisal and the other data" on page 18.

# Appraisal Value (2)

Property Name	Acquisition Price (JPY mn)	16th Period				17th 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)
Park Axis Oshiage	1,193	1,154	1,350	5.1%	195	1,145	1,380	5.0%	234	▲0.1%	39
Park Axis Takadanobaba	1,222	1,204	1,500	4.7%	295	1,198	1,510	4.6%	311	▲0.1%	16
Park Axis Toyosu	14,300	13,649	16,000	4.9%	2,350	13,523	16,300	4.8%	2,776	▲0.1%	425
Park Axis Hatchobori	1,760	1,725	1,990	4.8%	264	1,713	2,040	4.7%	326	▲0.1%	61
Park Axis Itabashi Honcho	987	952	1,150	5.0%	197	941	1,150	4.9%	208	▲0.1%	10
Park Axis Sumiyoshi	1,006	974	1,120	5.2%	145	964	1,140	5.1%	175	▲0.1%	29
Park Cube Yotsuya Sancho	2,749	2,759	3,240	4.6%	480	2,737	3,260	4.5%	522	▲0.1%	41
Park Cube Hatchobori	4,200	4,258	4,710	4.7%	451	4,232	4,820	4.6%	587	▲0.1%	135
Park Axis Kamata Ichibankan	1,069	1,071	1,160	4.9%	88	1,064	1,170	4.8%	105	▲0.1%	17
Park Axis Taito Negishi	672	668	741	5.1%	72	662	756	5.0%	93	▲0.1%	21
Park Axis Komagome	1,389	1,378	1,530	4.8%	151	1,368	1,560	4.7%	191	▲0.1%	40
Park Axis Itabashi Honcho Nibankan	1,859	1,822	2,080	5.0%	257	1,802	2,130	4.9%	327	▲0.1%	70
Shibaura Island Air Tower *1	7,905	7,732	8,740	-	1,007	7,631	8,960	-	1,328	-	320
Park Cube Higashi Shinagawa	6,060	6,123	6,550	5.0%	426	6,070	6,680	4.9%	609	▲0.1%	182
Park Cube Sasazuka	2,200	2,228	2,280	4.7%	51	2,216	2,290	4.6%	73	▲0.1%	22
Park Axis Higashi Jujo	1,700	1,716	1,890	4.9%	173	1,704	1,930	4.8%	225	▲0.1%	51
Park Cube Heiwadai	1,204	1,254	1,280	5.1%	25	1,241	1,310	5.0%	68	▲0.1%	42
Park Cube Meguro Tower	9,000	9,446	10,200	4.6%	753	9,379	10,400	4.5%	1,020	▲0.1%	266
Park Cube Nihonbashi Suitengu	2,711	2,756	2,980	4.7%	223	2,742	3,050	4.6%	307	▲0.1%	84
Park Cube Ginza East	2,269	2,314	2,400	4.7%	85	2,302	2,420	4.6%	117	▲0.1%	32
Park Cube Kayabacho	1,105	1,135	1,220	4.7%	84	1,130	1,250	4.6%	119	▲0.1%	34
Park Cube Honjo Azumabashi	1,252	1,290	1,320	4.9%	29	1,282	1,340	4.8%	57	▲0.1%	27
Park Axis Kiyosumi Shirakawa	696	718	740	5.0%	21	715	760	4.8%	44	▲0.2%	23
Park Axis Asakusabashi Nichome	1,079	1,106	1,140	4.9%	33	1,096	1,160	4.8%	63	▲0.1%	29
Park Axis Nishi Sugamo	1,439	1,467	1,540	4.9%	72	1,467	1,560	4.8%	92	▲0.1%	19
Park Axis Ueno	1,389	1,418	1,470	4.9%	51	1,408	1,500	4.8%	91	▲0.1%	40
Park Axis Akihabara East	1,369	1,397	1,460	4.9%	62	1,387	1,480	4.8%	92	▲0.1%	30
Park Axis Kayabacho	1,809	1,849	1,940	4.8%	90	1,835	1,960	4.7%	124	▲0.1%	34
Park Axis Kinshicho Shinsui Koen	1,369	1,410	1,460	5.0%	49	1,399	1,470	4.9%	70	▲0.1%	20
Park Cube Kasuga Andozaka	2,670	2,720	2,800	4.7%	79	2,705	2,860	4.6%	154	▲0.1%	74
Park Cube Kameido	3,020	3,078	3,110	5.0%	31	3,061	3,190	4.8%	128	▲0.2%	97
Park Axis Shin Okachimachi East	1,299	1,326	1,350	4.9%	23	1,330	1,370	4.8%	39	▲0.1%	16
Park Axis Nihonbashi Honcho	1,469	1,497	1,530	4.6%	32	1,503	1,590	4.5%	86	▲0.1%	54
Park Cube Keio Hachioji II	1,130	1,039	1,240	5.4%	200	1,030	1,270	5.3%	239	▲0.1%	39
Park Axis Nishi Funabashi	1,020	943	892	5.4%	▲51	933	907	5.3%	▲26	▲0.1%	25
Park Axis Yokohama Idogaya	1,419	1,404	1,520	5.3%	115	1,389	1,560	5.2%	170	▲0.1%	54
Park Axis Chiba Shinmachi	1,679	1,647	1,850	5.5%	202	1,627	1,880	5.4%	252	▲0.1%	50
Park Axis Chiba	970	952	999	5.6%	46	939	1,020	5.5%	80	▲0.1%	33
Park Cube Kita Matsudo	1,200	1,202	1,260	5.7%	57	1,190	1,280	5.6%	89	▲0.1%	32
Park Cube Musashi Kosugi	2,250	2,230	2,490	5.1%	259	2,211	2,540	5.0%	328	▲0.1%	68
Park Axis Yokohama Tanmachi Koen	1,119	1,147	1,190	5.2%	42	1,137	1,190	5.1%	52	▲0.1%	9
Park Axis Yokohama Yamashitacho	1,539	1,575	1,570	5.1%	▲5	1,578	1,590	5.0%	11	▲0.1%	17



# Appraisal Value (3)

Property Name	Acquisition Price (JPY mn)	16th Period				17th 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)
Park Axis Meieki Minami	2,440	2,195	1,940	5.6%	▲255	2,174	1,980	5.5%	▲194	▲0.1%	61
Park Axis Marunouchi	1,920	1,752	1,600	5.4%	▲152	1,735	1,630	5.3%	▲105	▲0.1%	47
Park Axis Ropponmatsu	1,515	1,409	1,160	5.4%	▲249	1,397	1,200	5.3%	▲197	▲0.1%	51
Park Axis Hakataeki Minami	1,890	1,734	1,580	5.5%	▲154	1,717	1,610	5.4%	▲107	▲0.1%	47
Park Axis Naka Gofukumachi	742	707	862	5.5%	154	697	875	5.4%	177	▲0.1%	22
Park Axis Shirakabe	1,547	1,491	1,840	5.5%	348	1,476	1,870	5.4%	393	▲0.1%	44
Park Axis Sendai	2,320	2,224	2,830	5.9%	605	2,198	2,880	5.8%	681	▲0.1%	75
Park Axis Hakata Minoshima	960	912	1,150	5.7%	237	899	1,150	5.6%	250	▲0.1%	12
Park Axis Takamiya Higashi	605	561	709	5.7%	147	551	720	5.6%	168	▲0.1%	21
Park Axis Sapporo Shokubutsuen Mae	1,650	1,548	1,890	5.8%	341	1,525	1,870	5.7%	344	▲0.1%	2
Park Axis Shin Sapporo	827	807	877	6.0%	69	794	893	5.9%	98	▲0.1%	29
Park Axis Esaka Hiroshibacho	2,369	2,323	2,570	5.4%	246	2,299	2,570	5.3%	270	▲0.1%	23
Park Axis Utsubo Koen	2,399	2,352	2,670	5.4%	317	2,326	2,710	5.3%	383	▲0.1%	65
Park Cube Kitahama	1,970	2,040	2,080	5.4%	39	2,026	2,090	5.3%	63	▲0.1%	23
Dormy Ashiya	928	923	1,080	6.3%	156	910	1,100	6.2%	189	▲0.1%	33
Kawaijuku Kyoto Gakushin Ryo	991	990	1,160	6.0%	169	978	1,160	6.0%	181	-	11
Sundai Horikawa Ryo	916	934	1,120	6.0%	185	928	1,140	5.9%	211	▲0.1%	26
Dormitory Rakuhoku	374	378	455	6.4%	76	372	463	6.3%	90	▲0.1%	13
Rikkyo University International Dormitory (RUID) Shiki	1,478	1,509	1,720	6.1%	210	1,501	1,750	6.0%	248	▲0.1%	38
Dormy Naka Itabashi	1,041	1,069	1,260	5.6%	190	1,060	1,280	5.5%	219	▲0.1%	28
Philosophia Nishidai	1,249	1,276	1,460	5.7%	183	1,264	1,480	5.6%	215	▲0.1%	31
Dormy Musashi Kosugi	1,152	1,180	1,390	5.8%	209	1,170	1,410	5.7%	239	▲0.1%	29
Artis Sendai Kakyoin	540	566	610	6.5%	43	559	615	6.4%	55	▲0.1%	11
Artis Sendai Kimachi Dori	1,160	1,229	1,340	6.5%	110	1,215	1,350	6.4%	134	▲0.1%	24
<b>Subtotal</b>	<b>272,833</b>	<b>266,672</b>	<b>274,691</b>	<b>-</b>	<b>8,018</b>	<b>266,163</b>	<b>281,182</b>	<b>-</b>	<b>15,018</b>	<b>-</b>	<b>6,999</b>
Properties acquired in the 17th Period											
Park Cube Nishigahara Stage	4,110	-	-	-	-	4,361	4,760	*2	398	-	398
Park Cube Atagoyama Tower	8,650	-	-	-	-	8,846	8,790	4.5%	▲56	-	▲56
Park Axis Shibaura	1,045	-	-	-	-	1,081	1,110	4.7%	28	-	28
Park Axis Asakusa Kuramae	1,095	-	-	-	-	1,130	1,170	4.8%	39	-	39
<b>Subtotal</b>	<b>14,900</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,420</b>	<b>15,830</b>	<b>-</b>	<b>409</b>	<b>-</b>	<b>409</b>
<b>Total</b>	<b>287,733</b>	<b>266,672</b>	<b>274,691</b>	<b>-</b>	<b>8,018</b>	<b>281,583</b>	<b>297,012</b>	<b>-</b>	<b>15,428</b>	<b>-</b>	<b>7,409</b>

\* Appraisal value and book value are as of the end of each period (16th Period: February 28, 2014; 17th Period: August 31, 2014)

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

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

\*2. Appraisal cap rate of Park Cube Nishigahara Stage: 5.1% (Discount rate based on the Inwood method of capitalization over a definite term)

# Income Statement by Property (1)



(JPY thousand)

No.	1	2	4	5	6	7	8	9	10	11
Property Name	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	(Note) 184	184	184	184	184	184	184	184	184	184
Rental Revenues	1,012,250	56,030	74,528	41,197	43,069	129,758	132,080	29,775	50,561	93,677
Others	31,348	2,021	5,223	1,292	1,635	6,018	8,298	1,303	2,527	4,754
<b>Total Rental Revenues (A)</b>	<b>1,043,598</b>	<b>58,051</b>	<b>79,751</b>	<b>42,490</b>	<b>44,705</b>	<b>135,776</b>	<b>140,378</b>	<b>31,079</b>	<b>53,088</b>	<b>98,432</b>
Real Estate Taxes	53,562	3,137	4,092	2,215	2,274	6,470	5,816	1,562	2,635	4,796
Rental Expenses	238,628	9,563	16,375	8,308	8,460	26,452	24,914	5,680	8,271	18,947
Property Management Fees	148,413	6,089	7,452	4,343	4,994	12,760	13,848	3,531	5,014	10,184
Repair and Maintenance	48,533	968	5,226	2,133	1,595	7,834	7,466	996	1,249	4,599
Trust Fees	1,851	600	—	—	—	—	—	—	—	441
Utilities	16,634	929	989	652	443	1,390	1,087	375	520	882
Insurance	1,908	66	83	49	49	131	136	33	59	103
Leasing-related Service Fees, etc.	14,157	311	2,538	932	878	3,915	2,256	671	813	1,676
Other Rental Expenses	7,130	597	85	196	499	420	119	72	613	1,060
Depreciation	176,324	11,940	15,374	8,214	8,299	23,083	22,651	5,886	10,097	15,914
<b>Total Rental Expenses (B)</b>	<b>468,514</b>	<b>24,641</b>	<b>35,843</b>	<b>18,737</b>	<b>19,034</b>	<b>56,006</b>	<b>53,382</b>	<b>13,128</b>	<b>21,004</b>	<b>39,659</b>
Operating Income (A) — (B)	575,084	33,410	43,908	23,752	25,670	79,769	86,995	17,950	32,084	58,772
Net Operating Income	751,408	45,351	59,283	31,966	33,969	102,853	109,646	23,837	42,182	74,687

(Note) Acquired on March 7, 2014, "Okawabata Parking" operated for only 178 days during the 17th Period, and is included in the income statement of "Okawabata Apartment Communities."

# Income Statement by Property (2)

(JPY thousand)

No.	12	13	14	15	16	17	18	19	20	21
Property Name	Park Axis Shibuya	Park Axis Nihonbashi Stage	Park Axis Hamamatsucho	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	31,246	221,786	59,057	86,440	76,831	52,663	292,824	33,332	54,983	77,658
Others	1,682	10,316	2,923	4,043	3,353	2,966	20,903	1,815	732	4,243
<b>Total Rental Revenues (A)</b>	<b>32,929</b>	<b>232,103</b>	<b>61,981</b>	<b>90,484</b>	<b>80,184</b>	<b>55,629</b>	<b>313,728</b>	<b>35,147</b>	<b>55,715</b>	<b>81,902</b>
Real Estate Taxes	1,496	11,186	2,830	4,037	4,001	3,659	14,483	1,787	2,386	3,620
Rental Expenses	6,114	40,079	13,891	13,609	13,021	8,709	60,399	7,014	8,337	14,356
Property Management Fees	3,614	25,670	6,163	8,834	8,248	5,363	34,289	3,686	5,087	8,225
Repair and Maintenance	1,366	6,749	4,252	2,525	2,246	1,750	16,861	1,836	1,451	3,859
Trust Fees	441	500	497	—	—	—	—	—	501	498
Utilities	360	1,513	644	1,033	883	610	2,225	531	699	642
Insurance	30	255	54	96	81	57	303	41	48	70
Leasing-related Service Fees, etc.	63	3,584	1,602	941	1,210	647	6,269	822	443	985
Other Rental Expenses	238	1,806	676	179	351	279	449	95	105	74
Depreciation	4,587	45,826	9,542	17,881	16,174	9,141	49,604	7,703	6,832	10,660
<b>Total Rental Expenses (B)</b>	<b>12,199</b>	<b>97,091</b>	<b>26,264</b>	<b>35,528</b>	<b>33,197</b>	<b>21,510</b>	<b>124,487</b>	<b>16,505</b>	<b>17,556</b>	<b>28,636</b>
Operating Income (A) — (B)	20,730	135,011	35,716	54,955	46,987	34,119	189,240	18,642	38,159	53,265
Net Operating Income	25,317	180,837	45,259	72,837	63,161	43,260	238,844	26,345	44,991	63,925

# Income Statement by Property (3)

(JPY thousand)

No.	22	23	24	28	29	30	31	32	33	34
Property Name	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 Takingawa	Park Axis Asakusabashi
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	58,230	77,951	66,903	40,492	46,170	81,230	31,473	111,068	54,760	83,396
Others	2,650	6,828	4,229	2,127	1,173	5,737	1,736	5,830	2,655	2,473
<b>Total Rental Revenues (A)</b>	<b>60,881</b>	<b>84,780</b>	<b>71,132</b>	<b>42,620</b>	<b>47,344</b>	<b>86,968</b>	<b>33,210</b>	<b>116,898</b>	<b>57,415</b>	<b>85,870</b>
Real Estate Taxes	2,582	4,348	3,154	1,939	2,376	5,398	1,458	5,778	3,230	4,485
Rental Expenses	10,591	20,040	12,031	8,749	8,215	26,555	6,892	23,520	9,038	15,375
Property Management Fees	5,592	7,277	7,210	4,382	4,832	9,003	3,543	11,252	5,691	9,000
Repair and Maintenance	1,900	9,321	2,222	2,835	1,758	9,256	2,053	6,563	2,174	3,584
Trust Fees	498	501	501	—	—	—	—	—	—	—
Utilities	909	1,088	816	543	461	1,757	492	1,800	451	699
Insurance	49	86	65	42	49	118	34	133	61	87
Leasing-related Service Fees, etc.	1,415	1,582	1,064	770	1,016	6,075	550	3,217	564	1,608
Other Rental Expenses	225	183	149	175	97	343	218	553	94	395
Depreciation	6,967	14,586	10,218	7,409	8,882	25,156	6,569	27,960	11,031	17,267
<b>Total Rental Expenses (B)</b>	<b>20,141</b>	<b>38,975</b>	<b>25,404</b>	<b>18,098</b>	<b>19,473</b>	<b>57,110</b>	<b>14,920</b>	<b>57,259</b>	<b>23,300</b>	<b>37,129</b>
Operating Income (A) — (B)	40,739	45,804	45,728	24,522	27,870	29,858	18,289	59,639	34,115	48,740
Net Operating Income	47,707	60,391	55,947	31,931	36,752	55,014	24,859	87,599	45,147	66,008

# Income Statement by Property (4)



(JPY thousand)

No.	38	39	41	42	43	44	46	47	48	51
Property Name	Park Axis Nihonbashi Hamacho	Park Cube Yoyogi Tomigaya	Park Axis 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	147,810	47,702	46,424	104,813	21,586	39,683	30,117	50,885	288,072	83,775
Others	4,777	2,824	1,458	4,320	1,556	4,071	2,901	1,695	15,219	4,600
<b>Total Rental Revenues (A)</b>	<b>152,588</b>	<b>50,526</b>	<b>47,882</b>	<b>109,134</b>	<b>23,142</b>	<b>43,755</b>	<b>33,019</b>	<b>52,581</b>	<b>303,292</b>	<b>88,375</b>
Real Estate Taxes	7,517	2,625	2,334	6,400	1,427	1,866	2,046	2,376	18,143	4,331
Rental Expenses	20,828	8,653	9,605	21,537	4,539	9,529	7,610	9,599	56,816	16,326
Property Management Fees	14,241	5,546	5,129	10,672	2,858	4,214	3,911	5,582	28,659	9,047
Repair and Maintenance	3,018	1,377	2,523	6,132	838	2,957	1,787	1,784	17,142	4,236
Trust Fees	—	—	—	—	—	—	—	—	—	—
Utilities	1,592	558	726	1,366	333	427	690	638	3,961	960
Insurance	172	53	46	137	25	41	38	62	371	107
Leasing-related Service Fees, etc.	1,097	381	1,042	2,695	368	1,124	995	1,203	5,208	1,318
Other Rental Expenses	706	735	138	533	114	763	187	328	1,471	655
Depreciation	35,161	12,896	10,768	26,192	4,894	9,681	6,493	8,925	54,465	17,810
<b>Total Rental Expenses (B)</b>	<b>63,507</b>	<b>24,175</b>	<b>22,708</b>	<b>54,130</b>	<b>10,860</b>	<b>21,077</b>	<b>16,150</b>	<b>20,901</b>	<b>129,424</b>	<b>38,468</b>
Operating Income (A) — (B)	89,080	26,351	25,174	55,003	12,282	22,678	16,868	31,679	173,868	49,907
Net Operating Income	124,242	39,248	35,942	81,196	17,176	32,360	23,362	40,604	228,333	67,717

# Income Statement by Property (5)

(JPY thousand)

No.	52	53	54	55	59	60	61	62	63	64
Property Name	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	25,400	54,532	44,136	42,097	530,677	60,082	36,173	38,359	92,837	136,112
Others	989	1,908	1,981	817	26,409	2,701	1,745	1,656	3,493	4,812
<b>Total Rental Revenues (A)</b>	<b>26,390</b>	<b>56,441</b>	<b>46,118</b>	<b>42,915</b>	<b>557,087</b>	<b>62,784</b>	<b>37,918</b>	<b>40,015</b>	<b>96,331</b>	<b>140,925</b>
Real Estate Taxes	1,419	3,294	2,503	1,838	28,340	2,591	2,341	2,067	4,766	4,491
Rental Expenses	5,584	9,126	7,365	7,989	125,497	12,035	8,556	8,041	20,309	25,893
Property Management Fees	3,138	5,654	4,824	4,686	79,717	6,276	4,171	5,009	11,120	13,639
Repair and Maintenance	1,266	1,662	838	1,988	18,263	3,167	2,490	1,395	4,579	5,452
Trust Fees	—	—	—	—	—	—	—	—	450	—
Utilities	434	576	576	442	12,601	523	481	420	1,043	2,763
Insurance	32	75	58	44	687	73	56	49	112	154
Leasing-related Service Fees, etc.	670	1,023	879	624	10,703	1,640	1,220	664	2,648	3,205
Other Rental Expenses	42	133	187	202	3,524	354	136	501	355	677
Depreciation	6,005	11,511	9,412	6,376	128,784	11,874	10,255	9,286	21,842	26,103
<b>Total Rental Expenses (B)</b>	<b>13,010</b>	<b>23,933</b>	<b>19,281</b>	<b>16,203</b>	<b>282,623</b>	<b>26,502</b>	<b>21,153</b>	<b>19,395</b>	<b>46,918</b>	<b>56,488</b>
Operating Income (A) — (B)	13,379	32,508	26,836	26,711	274,464	36,282	16,765	20,620	49,412	84,436
Net Operating Income	19,385	44,019	36,248	33,087	403,248	48,157	27,020	29,906	71,255	110,540



# Income Statement by Property (6)

(JPY thousand)

No.	68	70	72	74	75	84	86	88	91	92
Property Name	Park Axis Kamata Ichibankan	Park Axis Taito Negishi	Park Axis Komagome	Park Axis Itabashi Honcho Nibankan	Shibaura Island Air Tower	Park Cube Higashi Shinagawa	Park Cube Sasazuka	Park Axis Higashi Jujo	Park Cube Heiwadai	Park Cube Meguro Tower
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	36,445	25,778	47,755	67,333	414,080	204,680	66,119	58,487	44,078	315,207
Others	1,854	1,678	3,501	5,933	24,312	10,605	3,707	2,643	1,837	9,789
<b>Total Rental Revenues (A)</b>	<b>38,300</b>	<b>27,457</b>	<b>51,256</b>	<b>73,266</b>	<b>438,393</b>	<b>215,286</b>	<b>69,827</b>	<b>61,131</b>	<b>45,915</b>	<b>324,997</b>
Real Estate Taxes	1,938	1,347	1,733	3,806	21,955	11,262	3,383	3,173	2,707	18,459
Rental Expenses	7,630	7,381	7,224	17,222	161,275	37,703	12,870	13,039	8,042	59,256
Property Management Fees	4,412	3,275	5,072	8,635	64,857	21,567	7,519	5,678	4,998	35,235
Repair and Maintenance	1,486	2,388	736	4,632	15,902	8,560	2,309	4,783	882	9,033
Trust Fees	—	—	—	—	930	400	—	—	400	—
Utilities	422	370	497	879	14,067	1,417	959	800	591	4,828
Insurance	44	36	56	95	1,007	276	77	68	63	352
Leasing-related Service Fees, etc.	1,063	1,007	654	2,787	4,656	4,838	1,932	1,498	675	7,125
Other Rental Expenses	201	303	208	191	59,854	643	72	210	430	2,681
Depreciation	7,245	6,431	10,214	20,081	108,236	52,740	12,167	11,898	12,748	66,923
<b>Total Rental Expenses (B)</b>	<b>16,813</b>	<b>15,161</b>	<b>19,172</b>	<b>41,110</b>	<b>291,467</b>	<b>101,707</b>	<b>28,421</b>	<b>28,111</b>	<b>23,497</b>	<b>144,639</b>
Operating Income (A) — (B)	21,487	12,296	32,084	32,156	146,925	113,579	41,405	33,019	22,418	180,357
Net Operating Income	28,732	18,728	42,298	52,238	255,161	166,320	53,572	44,918	35,166	247,281

# Income Statement by Property (7)



(JPY thousand)

No.	93	94	95	96	97	98	99	100	101	103
Property Name	Park Cube Nihonbashi Suitengu	Park Cube Ginza East	Park Cube Kayabacho	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
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	89,171	70,339	36,153	41,429	23,521	36,146	46,445	46,737	45,222	59,272
Others	3,396	2,461	1,954	1,679	2,091	3,441	5,791	4,816	2,088	2,064
<b>Total Rental Revenues (A)</b>	<b>92,567</b>	<b>72,800</b>	<b>38,107</b>	<b>43,109</b>	<b>25,613</b>	<b>39,587</b>	<b>52,237</b>	<b>51,553</b>	<b>47,311</b>	<b>61,337</b>
Real Estate Taxes	4,049	3,708	1,753	2,291	1,252	1,986	2,425	2,815	2,250	3,080
Rental Expenses	16,716	14,359	4,737	7,740	4,662	8,241	12,813	8,833	7,504	9,490
Property Management Fees	7,245	6,206	3,297	3,784	3,036	5,367	7,510	6,487	5,105	5,632
Repair and Maintenance	5,217	4,396	639	2,342	878	984	2,709	1,026	864	1,103
Trust Fees	400	400	—	—	—	—	—	—	—	—
Utilities	1,040	820	378	709	347	576	758	541	554	708
Insurance	109	89	34	47	26	50	56	57	54	76
Leasing-related Service Fees, etc.	2,128	1,809	370	693	274	1,088	1,594	580	608	843
Other Rental Expenses	575	636	18	163	99	173	184	140	317	1,126
Depreciation	18,187	15,660	4,714	7,806	4,332	9,114	9,835	10,690	10,203	14,781
<b>Total Rental Expenses (B)</b>	<b>38,953</b>	<b>33,728</b>	<b>11,206</b>	<b>17,839</b>	<b>10,246</b>	<b>19,343</b>	<b>25,074</b>	<b>22,339</b>	<b>19,958</b>	<b>27,352</b>
Operating Income (A) — (B)	53,614	39,072	26,901	25,270	15,366	20,244	27,162	29,213	27,352	33,984
Net Operating Income	71,802	54,733	31,616	33,076	19,698	29,359	36,998	39,904	37,556	48,766

# Income Statement by Property (8)



(JPY thousand)

No.	104	105	106	108	110	111	112	113	114	26
Property Name	Park Axis Kinshicho Shinsui Koen	Park Cube Kasuga Andozaka	Park Cube Kameido	Park Axis Shin Okachimachi East	Park Axis Nihonbashi Honcho	Park Cube Nishigahara Stage	Park Cube Atagoyama Tower	Park Axis Shibaura	Park Axis Asakusa Kuramae	Park Cube Keio Hachioji II
No. of Operating Days	184	184	184	184	184	178	178	153	153	184
Rental Revenues	45,065	81,087	94,245	40,812	46,427	376,988	205,375	28,169	28,644	43,896
Others	1,308	3,216	4,596	1,017	288	19,795	5,557	829	691	1,717
<b>Total Rental Revenues (A)</b>	<b>46,374</b>	<b>84,303</b>	<b>98,842</b>	<b>41,830</b>	<b>46,716</b>	<b>396,784</b>	<b>210,933</b>	<b>28,999</b>	<b>29,336</b>	<b>45,613</b>
Real Estate Taxes	2,218	4,461	4,811	1,925	2,148	—	—	—	—	2,713
Rental Expenses	8,477	15,780	18,031	6,430	4,640	260,356	55,593	4,636	4,170	7,282
Property Management Fees	5,160	6,686	9,369	3,570	3,161	47,469	27,851	3,322	2,580	4,358
Repair and Maintenance	1,157	5,477	4,892	814	320	13,493	16,527	187	414	1,367
Trust Fees	—	400	400	—	—	—	—	—	—	501
Utilities	509	935	900	506	604	2,704	3,379	344	364	592
Insurance	60	89	102	44	46	573	230	27	30	60
Leasing-related Service Fees, etc.	1,294	1,065	2,087	1,208	373	14,879	5,739	626	617	389
Other Rental Expenses	295	1,125	277	285	134	181,237	1,864	127	162	12
Depreciation	10,899	14,915	17,315	7,492	8,406	58,798	36,539	4,572	4,950	9,998
<b>Total Rental Expenses (B)</b>	<b>21,595</b>	<b>35,157</b>	<b>40,158</b>	<b>15,848</b>	<b>15,195</b>	<b>319,154</b>	<b>92,132</b>	<b>9,208</b>	<b>9,120</b>	<b>19,994</b>
Operating Income (A) — (B)	24,778	49,145	58,683	25,982	31,520	77,629	118,800	19,790	20,215	25,618
Net Operating Income	35,678	64,061	75,999	33,474	39,926	136,428	155,340	24,362	25,165	35,616

# Income Statement by Property (9)



(JPY thousand)

No.	40	66	67	69	85	87	102	109	27	35
Property Name	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	Park Axis Yokohama Yamashitacho	Park Axis Meieki Minami	Park Axis Marunouchi
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	32,721	54,102	68,609	40,324	47,866	78,705	37,783	51,376	82,855	59,691
Others	2,277	3,255	4,085	1,902	2,318	7,449	2,391	772	4,579	2,334
<b>Total Rental Revenues (A)</b>	<b>34,998</b>	<b>57,357</b>	<b>72,694</b>	<b>42,226</b>	<b>50,184</b>	<b>86,154</b>	<b>40,174</b>	<b>52,148</b>	<b>87,434</b>	<b>62,026</b>
Real Estate Taxes	2,388	3,580	4,767	2,808	2,486	3,907	2,376	3,527	5,531	3,631
Rental Expenses	10,233	9,838	16,017	10,126	10,186	15,196	6,947	5,791	19,355	11,893
Property Management Fees	3,960	6,724	8,823	5,719	5,658	9,342	4,660	3,949	8,289	6,405
Repair and Maintenance	4,373	1,240	2,797	1,677	3,042	3,057	685	568	7,270	2,944
Trust Fees	—	—	—	—	—	400	—	—	—	—
Utilities	494	702	2,880	981	652	581	329	774	1,138	941
Insurance	48	81	102	60	71	93	46	65	121	85
Leasing-related Service Fees, etc.	1,206	467	918	1,092	695	1,624	937	283	1,774	1,006
Other Rental Expenses	149	622	495	595	66	96	286	149	761	510
Depreciation	10,067	14,824	20,092	12,211	12,750	18,863	9,397	11,541	21,508	17,365
<b>Total Rental Expenses (B)</b>	<b>22,688</b>	<b>28,243</b>	<b>40,877</b>	<b>25,145</b>	<b>25,423</b>	<b>37,967</b>	<b>18,720</b>	<b>20,860</b>	<b>46,395</b>	<b>32,889</b>
Operating Income (A) — (B)	12,309	29,113	31,817	17,080	24,760	48,187	21,454	31,287	41,039	29,136
Net Operating Income	22,376	43,937	51,909	29,291	37,511	67,051	30,851	42,829	62,548	46,501

# Income Statement by Property (10)

(JPY thousand)

No.	36	37	45	49	50	56	57	58	65	71
Property Name	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	Park Axis Sapporo Shokubutsuen Mae	Park Axis Shin Sapporo	Park Axis Esaka Hiroshibacho
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	46,621	65,044	37,256	66,826	115,334	43,220	28,377	81,131	40,318	86,829
Others	774	787	695	3,956	5,332	1,250	446	2,932	1,300	5,475
<b>Total Rental Revenues (A)</b>	<b>47,395</b>	<b>65,832</b>	<b>37,951</b>	<b>70,783</b>	<b>120,666</b>	<b>44,471</b>	<b>28,824</b>	<b>84,064</b>	<b>41,618</b>	<b>92,305</b>
Real Estate Taxes	3,404	4,308	2,849	5,017	7,688	3,939	1,936	8,285	3,991	4,641
Rental Expenses	11,853	13,785	11,106	16,116	26,354	11,991	7,242	16,669	7,593	18,349
Property Management Fees	6,137	8,118	5,145	7,660	12,891	5,176	3,205	8,896	4,287	10,015
Repair and Maintenance	2,625	2,172	3,218	4,647	7,513	3,489	1,798	3,137	902	4,944
Trust Fees	—	—	—	—	—	—	—	—	—	—
Utilities	618	764	975	1,128	1,418	859	713	2,399	1,289	1,360
Insurance	71	88	56	100	166	81	55	143	73	119
Leasing-related Service Fees, etc.	964	703	1,100	1,789	2,763	1,308	848	1,432	445	1,785
Other Rental Expenses	1,436	1,938	608	790	1,602	1,076	620	660	594	123
Depreciation	13,384	17,737	9,529	14,589	25,167	12,930	10,124	22,755	13,088	23,909
<b>Total Rental Expenses (B)</b>	<b>28,641</b>	<b>35,830</b>	<b>23,485</b>	<b>35,724</b>	<b>59,210</b>	<b>28,861</b>	<b>19,303</b>	<b>47,709</b>	<b>24,674</b>	<b>46,900</b>
Operating Income (A) — (B)	18,753	30,001	14,466	35,058	61,455	15,610	9,521	36,354	16,944	45,404
Net Operating Income	32,137	47,738	23,996	49,648	86,623	28,540	19,646	59,109	30,033	69,314

# Income Statement by Property (11)

(JPY thousand)

No.	73	107	76	77	78	79	80	81	82	83
Property Name	Park Axis Utsubo Koen	Park Cube Kitahama	Dormy Ashiya	Kawaijuku Kyoto Gakushin Ryo	Sundai Horikawa Ryo	Dormitory Rakuho	Rikkyo University International Dormitory (RUID) Shiki	Dormy Naka Itabashi	Philosophia Nishidai	Dormy Musashi Kosugi
No. of Operating Days	184	184	184	184	184	184	184	184	184	184
Rental Revenues	96,859	69,877	40,404	39,492	37,002	16,476	55,500	38,244	45,000	43,284
Others	7,136	1,694	—	—	—	—	—	—	—	—
<b>Total Rental Revenues (A)</b>	<b>103,995</b>	<b>71,572</b>	<b>40,404</b>	<b>39,492</b>	<b>37,002</b>	<b>16,476</b>	<b>55,500</b>	<b>38,244</b>	<b>45,000</b>	<b>43,284</b>
Real Estate Taxes	5,202	4,466	3,217	2,143	2,063	1,228	2,693	2,815	3,138	2,810
Rental Expenses	19,716	14,255	77	544	275	35	1,563	50	62	57
Property Management Fees	10,515	7,129	—	—	—	—	—	—	—	—
Repair and Maintenance	5,546	3,719	—	476	—	—	1,501	—	—	—
Trust Fees	—	—	—	—	—	—	—	—	—	—
Utilities	1,100	1,200	—	—	—	—	—	—	—	—
Insurance	133	104	77	68	58	35	62	50	62	57
Leasing-related Service Fees, etc.	2,085	2,026	—	—	—	—	—	—	—	—
Other Rental Expenses	334	75	—	—	217	—	—	—	—	—
Depreciation	25,518	18,719	13,682	12,918	8,443	5,920	11,531	8,957	11,526	9,996
<b>Total Rental Expenses (B)</b>	<b>50,437</b>	<b>37,441</b>	<b>16,976</b>	<b>15,607</b>	<b>10,781</b>	<b>7,184</b>	<b>15,787</b>	<b>11,823</b>	<b>14,726</b>	<b>12,863</b>
Operating Income (A) — (B)	53,558	34,130	23,427	23,884	26,220	9,291	39,712	26,420	30,273	30,420
Net Operating Income	79,076	52,849	37,109	36,803	34,663	15,211	51,243	35,378	41,799	40,416



# Income Statement by Property (12)

(JPY thousand)

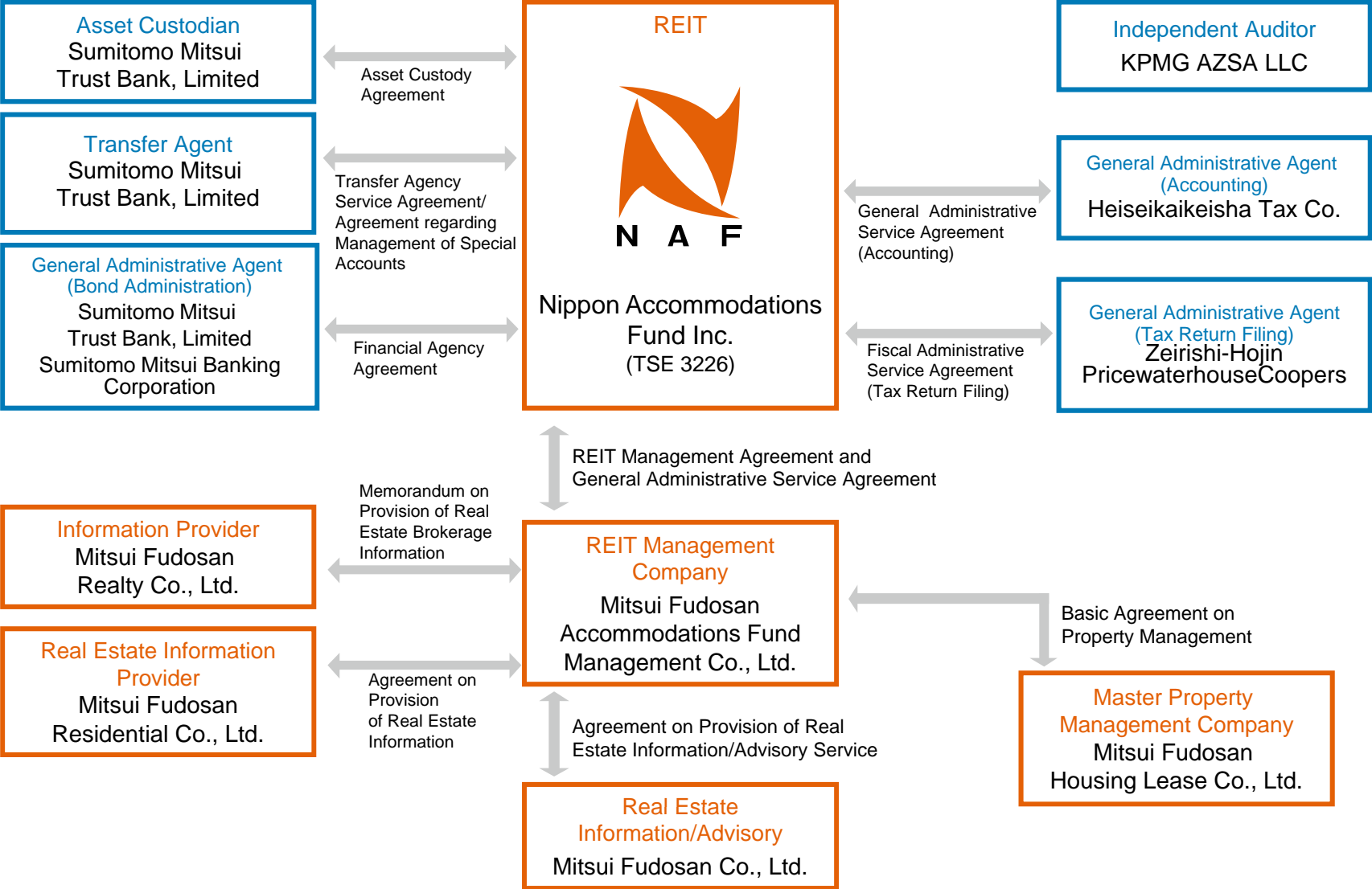
No.	89	90	
Property Name	Artis Sendai Kakyoin	Artis Sendai Kimachi Dori	Total
No. of Operating Days	184	184	
Rental Revenues	22,845	53,622	9,711,442
Others	—	—	440,611
<b>Total Rental Revenues (A)</b>	<b>22,845</b>	<b>53,622</b>	<b>10,152,053</b>
Real Estate Taxes	1,891	5,448	505,380
Rental Expenses	659	2,540	2,196,225
Property Management Fees	28	90	1,103,002
Repair and Maintenance	593	416	437,971
Trust Fees	—	—	11,515
Utilities	—	—	138,605
Insurance	35	88	13,307
Leasing-related Service Fees, etc.	—	—	193,077
Other Rental Expenses	1	1,944	298,746
Depreciation	6,593	14,259	2,088,345
<b>Total Rental Expenses (B)</b>	<b>9,143</b>	<b>22,248</b>	<b>4,789,952</b>
Operating Income (A) — (B)	13,701	31,374	5,362,101
Net Operating Income	20,294	45,634	7,450,447



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

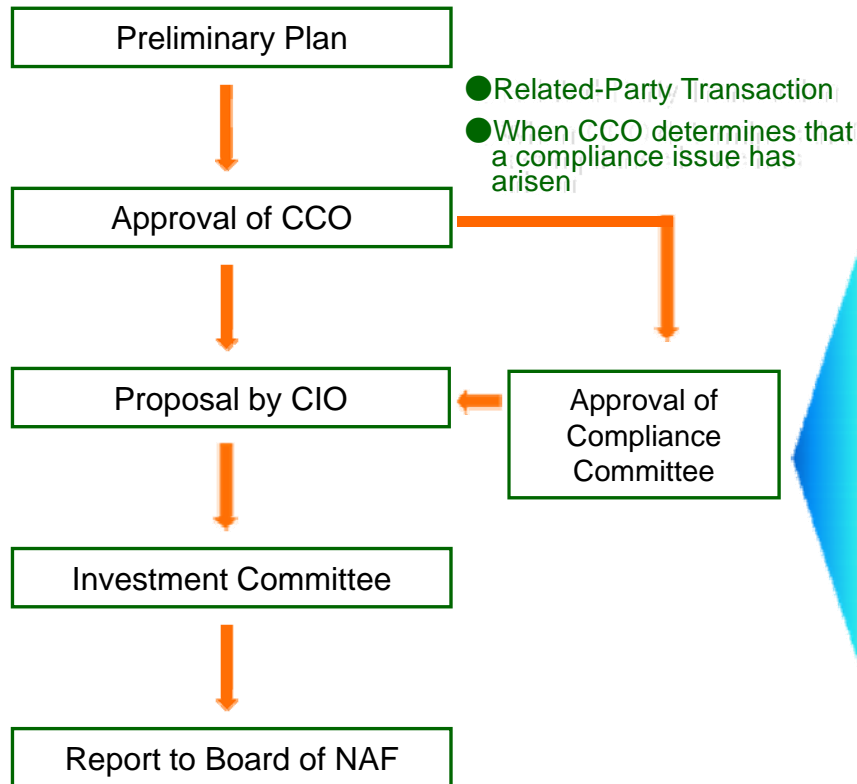


# Structure of the REIT



## Investment Policy

### Acquisitions/Sale Decision Making Process



### Compliance Checking System

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

The following require approval of the Compliance Committee

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

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

#### The 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

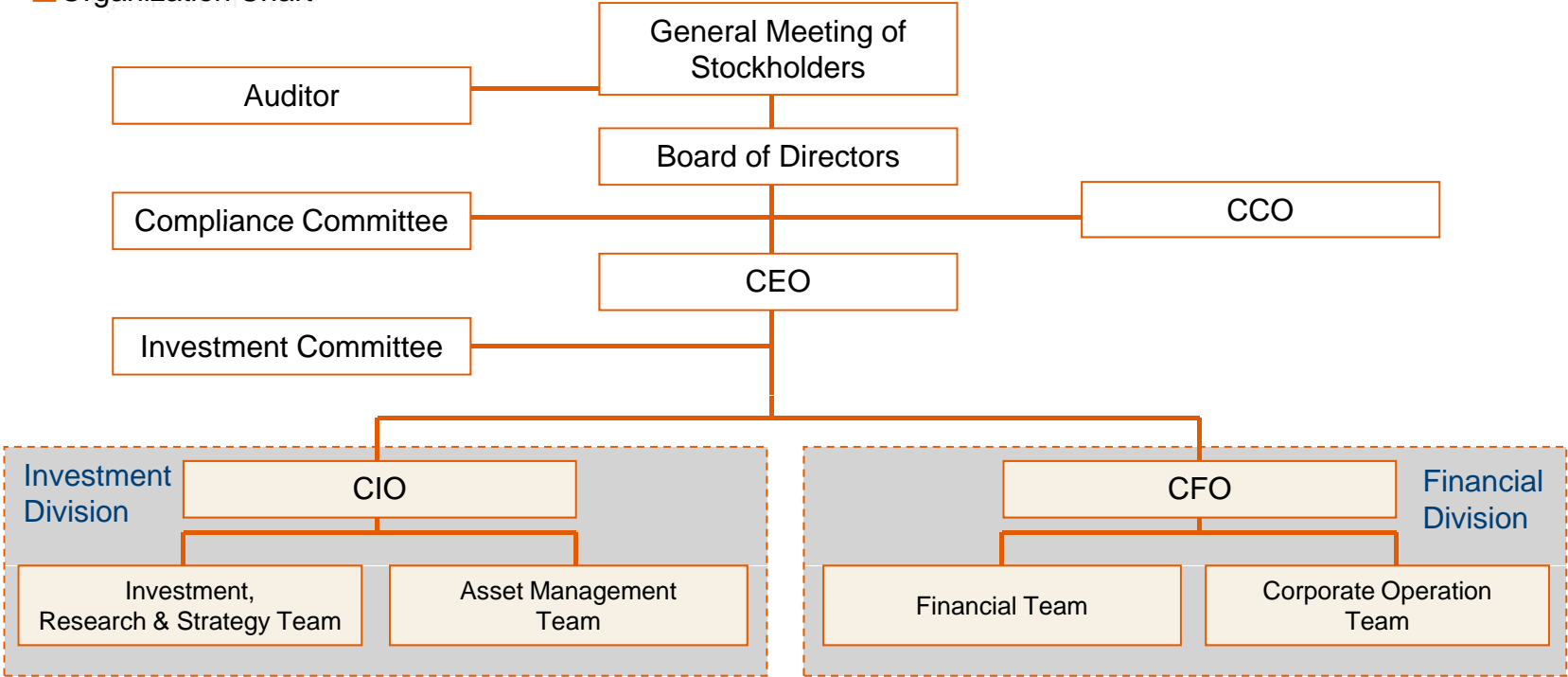
CCO can suspend discussion when he sees any problem in the discussion process

Related-party transactions require approval by independent external professionals

## Company Profile

- Company Name: Mitsui Fudosan Accommodations Fund Management Co., Ltd.
- Address: 4-1, Nihonbashi 1-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



## NAF Website Renewed in August 2014

NAF discloses information to investors in a timely manner via its website. In addition to its corporate profile and investment policy, NAF updates the site with the latest news including information on distributions, portfolio data and financial results. We will continue to enhance our information disclosure, so please visit the site for details.

The screenshot shows the NAF website interface with several key sections highlighted by callouts:

- Distributions:** A callout box on the left points to the 'Distributions' section, which displays declared and forecast distributions. The declared distribution for February 2014 (18th Fiscal Period) is ¥14,888 per unit, and the forecast for August 2014 (17th Fiscal Period) is ¥7,300 per unit (After 2-for-1 split).
- What's New:** A callout box on the left points to the 'What's New' section, which lists recent news releases and notices, such as an earthquake in Ibaraki Prefecture and updates to the 'Borrowings' and 'Occupancy Rate' pages.
- Portfolio Data:** A callout box on the right points to the 'Portfolio Data' section, which provides a summary of the fund's assets, including 112 properties, a total acquisition price of ¥287,733 million, and an occupancy rate of 95.5% as of August 31, 2014.
- Latest Financial Statements:** A callout box on the right points to the 'Latest Financial Statements' section, which offers access to current and previous financial results, investor presentations, and NAF reports.

<http://www.naf-r.jp/english/>

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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**NAF website:**  
**<http://www.naf-r.jp/english/index.html/>**