



# Investor Presentation

22nd Period: September 2016 – February 2017

April 2017

**Nippon Accommodations Fund Inc.**

Mitsui Fudosan Accommodations Fund Management Co., Ltd.

# Summary of NAF



## Features

**1. Investments in Accommodation Assets, Primarily "Rental Apartments"**

**2. Leveraging the Mitsui Fudosan Group's Value Chain**

## Portfolio Summary

Total Acquisition Price	JPY 297.4 billion
No. of Investment Properties	118
Total Rentable Units	11,709
Total Rentable Area	479,614 m <sup>2</sup>
Portfolio in Tokyo 23 Wards	87.6 %
Percentage of Single and Compact Units	82.7 %

Focused Investment in Tokyo 23 Wards

Primarily Single and Compact Units

High Occupancy Rate 96.8 %

\* 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 22nd period.

## Financial Summary

Total Interest-Bearing Debt	JPY 147.0 billion
LTV	50.1 %
Long-Term Debt Ratio	95.9 %
Weighted-Average Interest Rate	0.76 %
Duration of Long-Term Debt	4.2 years
Credit Rating	AA- R&I
	A+ S&P
	A3 Moody's

The Highest Credit Ratings Among Residential J-REITs

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

(End of the 22nd Period; as of February 28, 2017)

# 22nd Period Summary

## Distribution per Unit

✓ 22nd Period JPY 8,428 (JPY +178 from forecast\*1)

P.5

(\*1) The forecasted distribution per unit for the 22nd period stated in the Kessan Tanshin as of October 20, 2016 was JPY 8,250.

## Internal Growth

✓ Occupancy Rate 96.8% Average Monthly Occupancy Rate (+0.4% from forecast\*2)

✓ Rent Trends Rent Change at Tenant Turnover Positive for 5 Consecutive Periods  
Rent Change at Renewal Positive for 4 Consecutive Periods

P.11  
~  
P.13

(\*2) The expected average monthly occupancy rate during the 22nd period stated in the Kessan Tanshin as of October 20, 2016 was 96.4%.

## Financial Strategy

✓ Weighted-Average Interest Rate 0.78% → 0.76%

✓ Duration of Long-Term Debt 4.2 years

P.14  
P.15

## External Growth

✓ Property Acquisitions 1 Property JPY 2.3 billion in the 23rd Period

P.7

\* Gain on sale of the one investment property sold during the 22nd Period was added to internal reserves.

## Distribution per Unit (Forecast)

✓ 23rd Period JPY 8,200 (Comparison with same period of previous year:\*3 JPY +70)

P.6

(\*3) The distribution per unit for the 21st period was JPY 8,130.

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# Overview

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# Financial Highlights (22nd Period: September 2016 - February 2017)

(JPY million)		22nd Period (Forecast) (Ended February 28, 2017)	22nd Period (Ended February 28, 2017)	Comparison with Forecast		21st Period (Ended August 31, 2016)	Comparison with the 21st Period	
		①	②	Change ②-①	Notes	③	Change ②-③	Notes
Number of Operating Days		181 days	181 days	—	(JPY million)	184 days	-3 days	(JPY million)
Total Revenues		10,521	10,650	+128	■ Revenues +128	10,621	+28	■ Revenues +28
Operating Income		4,586	4,717	+130	Existing properties +82	4,567	+149	Existing properties -36
Net income		3,997	4,138	+141	Property sold in the 22nd period -11	3,939	+199	Full-period contribution from properties acquired in the 21st period +19
Internal Reserves		—	55	+55	Gain on sale of investment property +58	—	+55	Property sold in the 22nd period -12
Total Distributions		3,997	4,083	+86		3,939	+144	Gain on sale of investment property +58
Distribution per Unit		8,250 yen	8,428 yen	+178 yen	■ Operating expenses -2	8,130 yen	+298 yen	■ Operating expenses -120
Units Outstanding		484,522 units	484,522 units	—	Rental expenses +0	484,522 units	—	Rental expenses -137
Total Assets		—	293,446	—	Real estate taxes -0	295,463	-2,016	Real estate taxes -0
Total Net Assets		—	139,812	—	Depreciation and amortization -1	139,612	+199	Depreciation and amortization -9
AUM	Total Acquisition Price <sup>1</sup>	298,718	297,435	-1,282	Asset management fees +22	298,718	-1,282	Asset management fees +21
	No. of Investment properties	119 properties	118 properties	-1 property	Other expenses -23	119 properties	-1 property	Other expenses +5
	Total Rentable Units (Including retail units)	11,729 units	11,709 units	-20 units	■ Non-operating income +4	11,729 units	-20 units	■ Non-operating income -2
Average Monthly Occupancy Rate		96.4 %	96.8 %	+0.4 points	■ Non-operating expenses -6	96.4 %	+0.4 points	■ Non-operating expenses -51
LTV <sup>2</sup> (At the end of the Period)		—	50.1 %	—	Interest expense -6	50.4 %	-0.3 points	Interest expense -51
					■ Internal reserves +55			■ Internal reserves +55

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

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

# Forecast (23rd Period: March 2017 - August 2017)

(JPY million)		22nd Period (Ended February 28, 2017)	23rd Period (Forecast) (Ending August 31, 2017)	Comparison with the 22nd Period	
				Change	Notes
Number of Operating Days		181 days	184 days	+3 days	(JPY million)
Total Revenues		10,650	10,666	+16	<b>Revenues</b> +16 Existing properties +51 Property acquired in the 23rd period +42 Property sold in the 22nd period -20 Gain on sale of investment property -58
Operating Income		4,717	4,545	-172	
Net Income		4,138	3,973	-165	
Internal Reserves		55	—	-55	
Total Distributions		4,083	3,973	-110	<b>Operating expenses</b> +188 Rental expenses +171 Real estate taxes +4 Depreciation and amortization -0 Asset management fees -16 Other expenses +30
Distribution per Unit		8,428 yen	8,200 yen	-228 yen	
Units Outstanding		484,522 units	484,522 units	—	
Total Assets		293,446	—	—	
Total Net Assets		139,812	—	—	<b>Non-operating income</b> -4 <b>Non-operating expenses</b> -11 Interest expense -11 <b>Internal reserves</b> -55
AUM	Total Acquisition Price <sup>1</sup>	297,435	299,735	+2,300	
	No. of Investment properties	118 properties	119 properties	+1 property	
	Total Rentable Units (Including retail units)	11,709 units	11,794 units	+85 units	
Average Monthly Occupancy Rate		96.8 %	96.4 %	-0.4 points	
LTV <sup>2</sup> (At the end of the Period)		50.1 %	—	—	

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

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



# External Growth (1) Acquisition and Sale

## ■ Property Sold in the 22nd Period

	Name of Property	Location	Sale Date	Completion Date	Rentable Area (㎡)	Rentable Units (units)	Sale Price (JPY million)	Gain on Sale of Investment Property (JPY million)	Internal Reserves (JPY million)
Rental Apartments	Park Axis Shibuya	Shibuya-ku, Tokyo	December 26, 2016	April 25, 2003	1,094.28	20	1,270	58	55

## ■ Property Planned to Be Acquired in the 23rd Period

	Name of Property	Location	Planned Acquisition Date	Completion Date	Rentable Area (㎡)	Rentable Units (units)	Acquisition Price (JPY million)	NOI Yield (%)*	Seller
Rental Apartments	Park Axis Higashi Koenji	Suginami-ku, Tokyo	April 27, 2017	February 27, 2015	2,679.96	85	2,300	4.6	Mitsui Fudosan Residential Co., Ltd.

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



## ■ LTV and Acquisition Capacity (Estimate as of August 31, 2017)

LTV

Approx. 50%

Acquisition  
Capacity\*

Approx. JPY 30 billion

\* Borrowing capacity up to 55% LTV



# External Growth (2) External Growth Strategy

## Park Axis Series Development Status (Pipeline)

Developed and leasing  
2,862 units at 29 properties

Tokyo 23 wards		Other Major Cities	
23 properties	2,336 units	4 properties	268 units
Greater Tokyo		Total	
2 properties	258 units	29 properties	2,862 units



Source: Mitsui Fudosan Residential Co., Ltd. website, *Park Axis Rental Housing* (as of March 31, 2017)

\* Totals excluding Park Axis Higashi Koenji, which NAF plans to acquire on April 27, 2017.

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

## Basic Strategy for External Growth in Rental Apartments

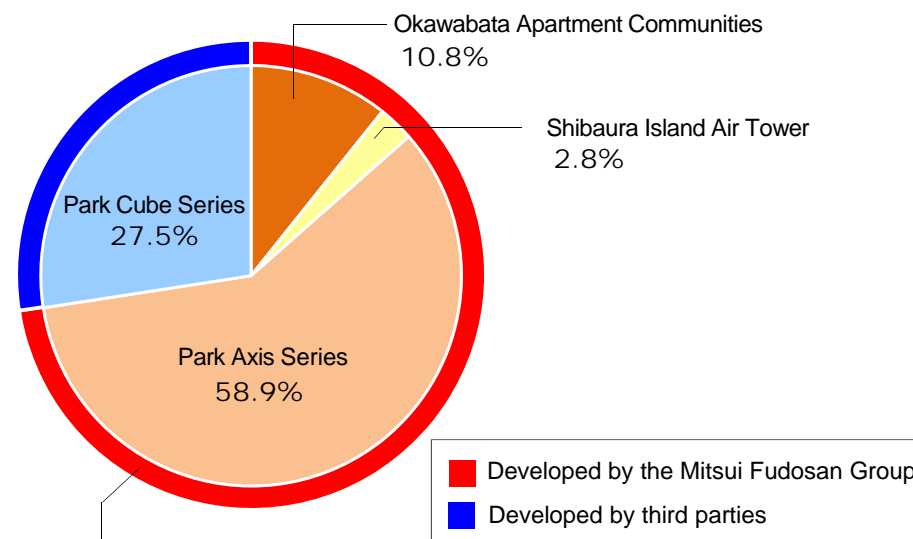


Acquisitions of Park Axis series developed by the Mitsui Fudosan Group



Acquisitions of Park Cube series from third parties

## Asset Classification of Rental Apartments (As of the end of the 22nd period, acquisition price basis)

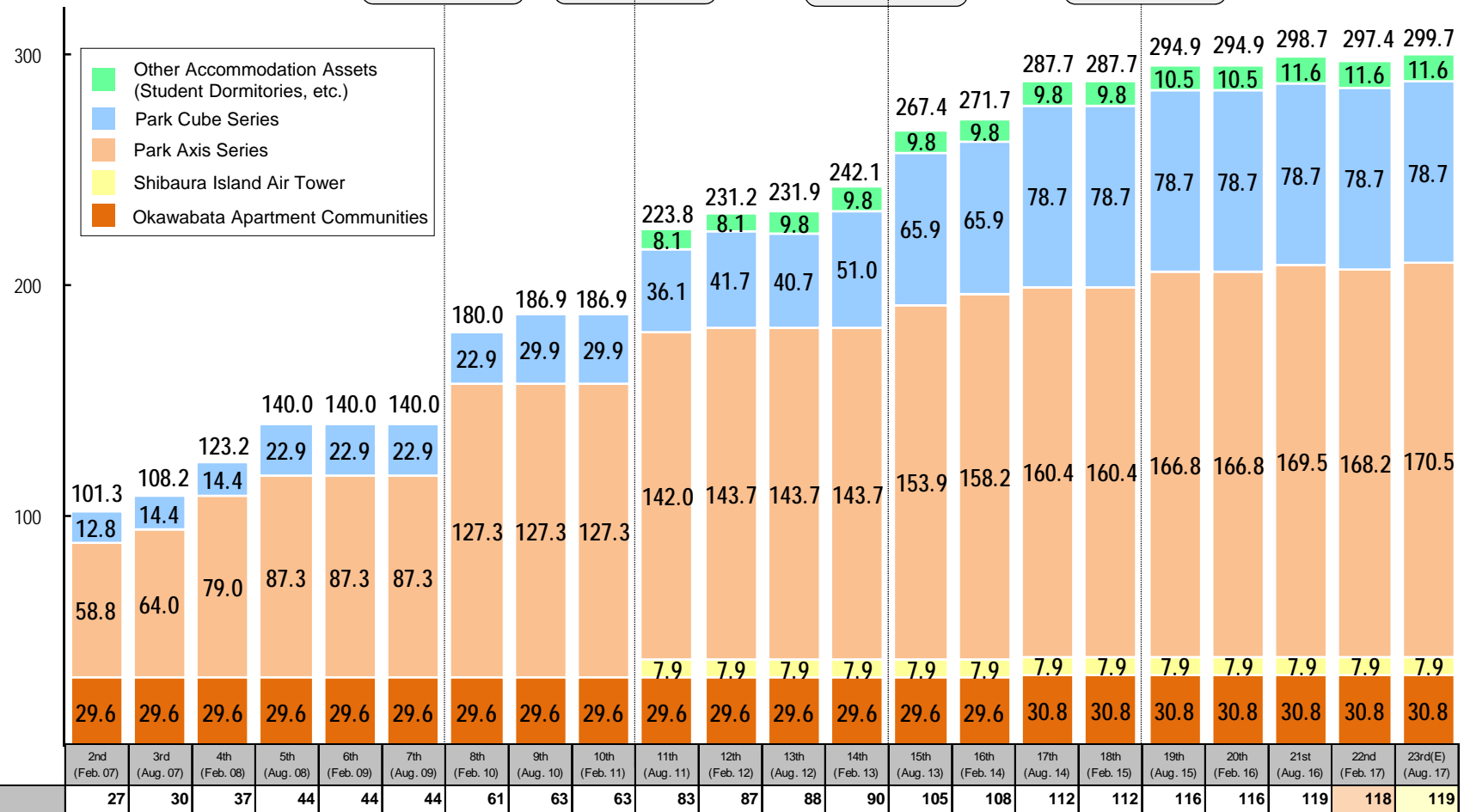


Investment mainly focused on rental apartments developed by the Mitsui Fudosan Group

# Portfolio (1) Track Record of External Growth

## ■ AUM (Based on Acquisition Price)

(JPY billion)



(Units)

Rental Apartments <sup>1</sup>	2,761	3,038	3,735	4,256	4,256	4,256	6,214	6,464	6,464	7,804	8,213	8,161	8,389	9,396	9,565	10,175	10,175	10,438	10,438	10,538	10,518	10,603
Other Accommodation Assets	—	—	—	—	—	—	—	—	—	918	918	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,191	1,191	1,191
Rentable Units	2,761	3,038	3,735	4,256	4,256	4,256	6,214	6,464	6,464	8,722	9,131	9,281	9,509	10,516	10,685	11,295	11,295	11,558	11,558	11,729	11,709	11,794

NOI Yield <sup>2</sup>	5.5%	5.2%	5.4%	5.1%	5.2%	5.0%	5.3%	5.1%	5.2%	5.3%	5.4%	5.2%	5.3%	5.1%	5.3%	5.2%	5.3%	5.1%	5.3%	5.2%	5.3%	—
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1. Figures for rental apartments include retail units.

2. NOI Yield = Weighted average of actual NOI annualized / Acquisition price x 100

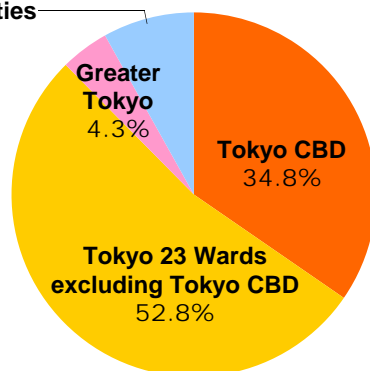
# Portfolio (2) Rental Apartments Characteristics

## 1 Location

Tokyo 23 wards:  
87.6%

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

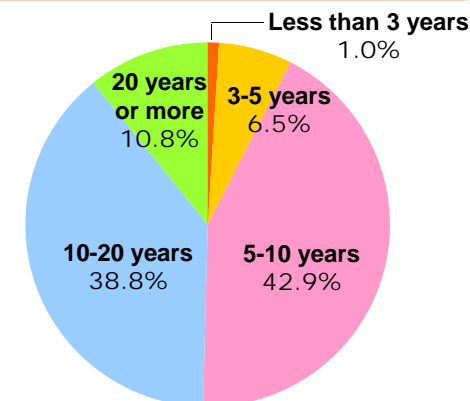
Other Major Cities  
8.1%



## 2 Property Age

Average: 11.4 years  
(9.4 years excluding Okawabata)

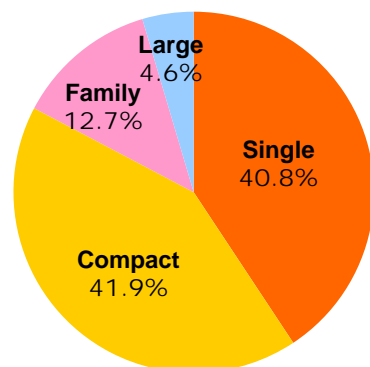
\* The calculations are based on individual property age as of February 28, 2017.



## 3 Category

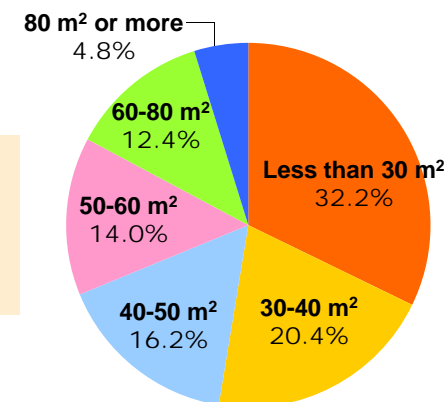
Single and Compact Units:  
82.7%

\* Calculation based on unit categories as of February 28, 2017.



## 4 Unit Area

Average: 42.8 m<sup>2</sup>  
per Unit



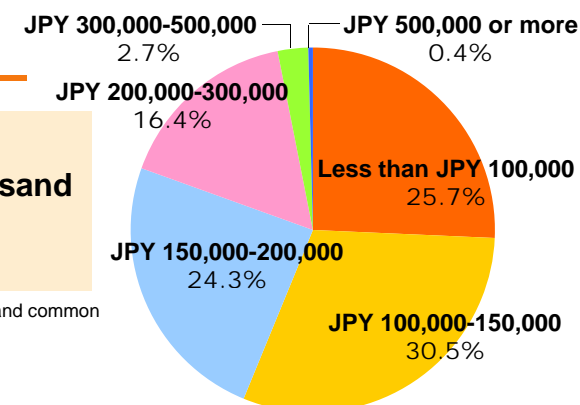
	<30㎡	≥30㎡ <40㎡	≥40㎡ <50㎡	≥50㎡ <60㎡	≥60㎡ <70㎡	≥70㎡ <80㎡	≥80㎡ <90㎡	≥90㎡ <100㎡	≥100㎡
STUDIO	S	S	C	C	L	L	L	L	L
1BED	S	C	C	C	L	L	L	L	L
2BED		C	C	C	F	F	L	L	L
3BED				F	F	F	F	L	L
4BED					F	F	F	F	L

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

## 5 Monthly Rent per Unit

Average: JPY 150 thousand  
per Unit

\* Calculation based on total monthly rent (rent and common area fees) per unit as of February 28, 2017.

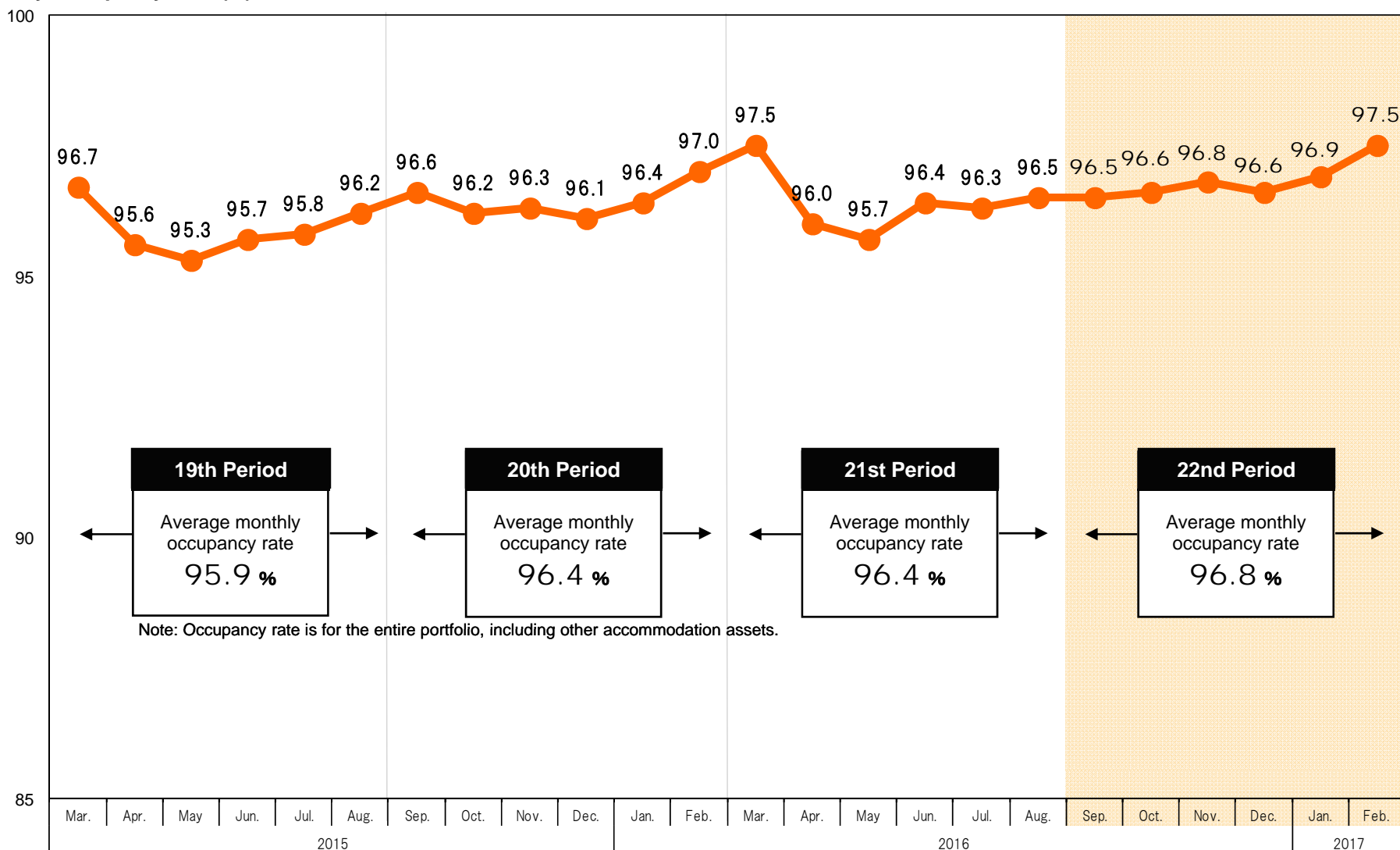


- \* The data above are calculations for rental apartments owned as of February 28, 2017 and do not include other accommodation assets.
- \* The calculations for graphs 1 and 2 are based on acquisition price.
- \* The calculations for graphs 3 to 5 are based on units, excluding retail units.

# Internal Growth (1) Historical Occupancy Rates

## Stable Occupancy Rate

Monthly Occupancy Rate (%)



# Internal Growth (2) Rent Trends at Tenant Turnover

## Positive Results and Upward Trend for 5 Consecutive Periods

### Change in Rent of Rental Apartments at Tenant Turnover

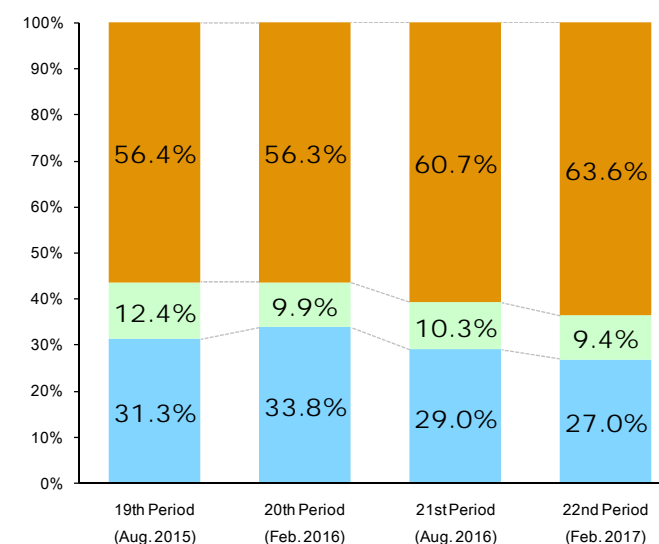
(JPY thousand)

Tenant Turnover	19th Period (Aug. 2015)	20th Period (Feb. 2016)	21st Period (Aug. 2016)	22nd Period (Feb. 2017)
No. of Units	1,352 units	1,114 units	1,396 units	1,127 units
Rent Increase	762 units	627 units	847 units	717 units
Rent Unchanged	167 units	110 units	144 units	106 units
Rent Decrease	423 units	377 units	405 units	304 units
Monthly Rent Net Change	1,320	1,688	2,650	3,244
Rent Increase	4,969	4,298	5,310	5,353
Rent Decrease	-3,649	-2,610	-2,659	-2,108
Percentage Change	0.7 %	1.0 %	1.3 %	1.9 %

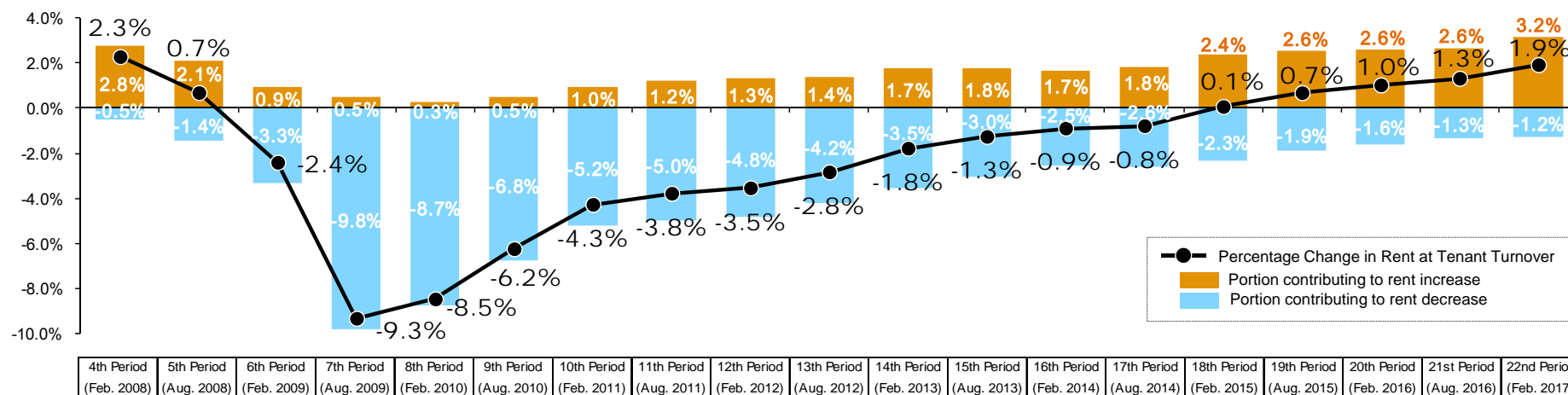
Average rate of increase : 4.8 %  
Average rate of decrease : -4.9 %

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

### Percentage of Rent Changed Units at Tenant Turnover



### Percentage Change in Rent at Tenant Turnover



# Internal Growth (3) Rent Trends at Renewal

## Rent Change Positive for 4 Consecutive Periods

### Change in Rent of Rental Apartments at Renewal

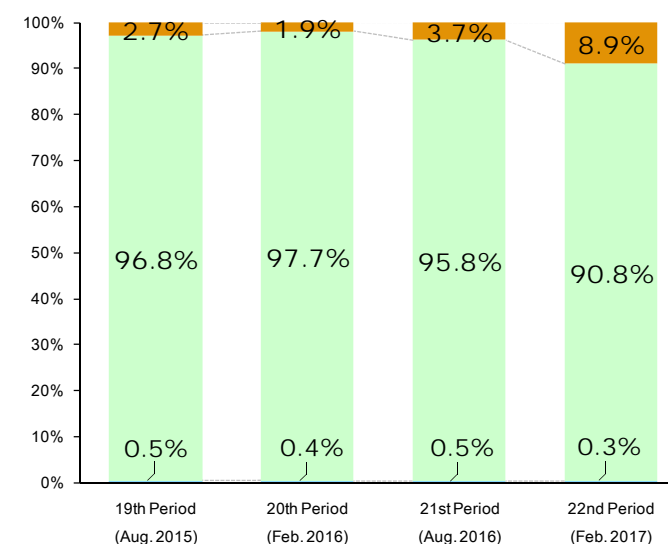
(JPY thousand)

Renewal	19th Period (Aug. 2015)	20th Period (Feb. 2016)	21st Period (Aug. 2016)	22nd Period (Feb. 2017)
No. of Units	1,902 units	1,452 units	2,031 units	1,483 units
Rent Increase	52 units	27 units	76 units	132 units
Rent Unchanged	1,841 units	1,419 units	1,945 units	1,346 units
Rent Decrease	9 units	6 units	10 units	5 units
Monthly Rent Net Change	119	41	192	348
Rent Increase	167	65	242	364
				Average rate of increase : 1.7 %
Rent Decrease	-48	-24	-50	-16
				Average rate of decrease : -2.0 %
Percentage Change	0.0 %	0.0 %	0.1 %	0.2 %

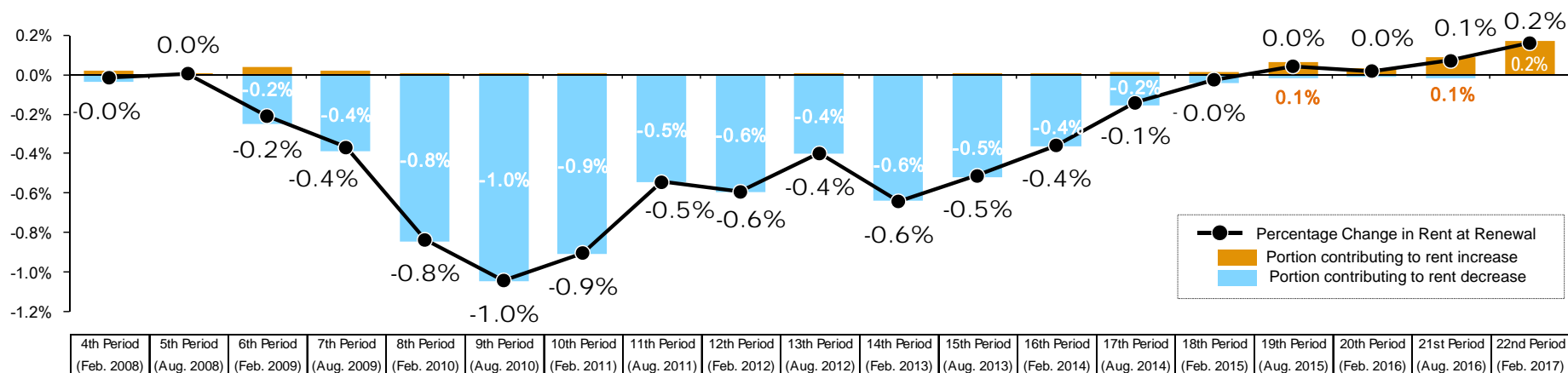
\* Continual renewal contracts under the periodic tenancy agreement are excluded from tenant turnover and counted as renewals.

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

### Percentage of Rent Changed Units at Renewal



### Percentage Change in Rent at Renewal

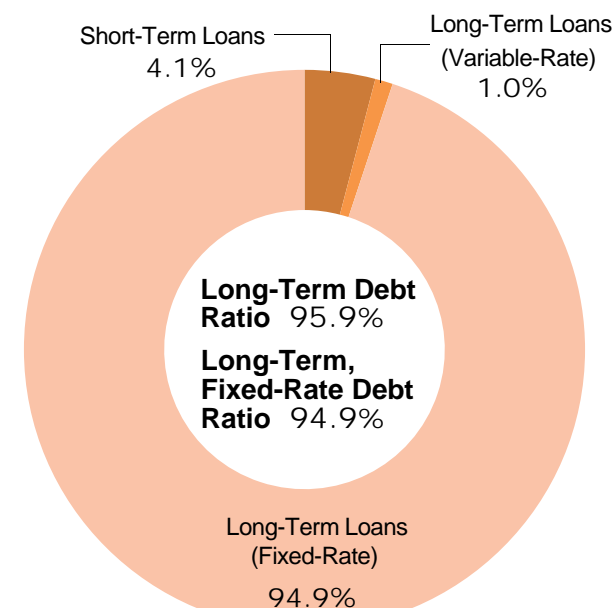




# Financial Strategy and Credit Ratings (1)

## Debt Overview

(JPY million)	21st Period (Ended August 31, 2016)	22nd Period (Ended February 28, 2017)	Change
Short-Term Loans	7,000	6,000	-1,000
Long-Term Loans (Variable-Rate)	1,500	1,500	—
Long-Term Loans (Fixed-Rate)	140,500	139,500	-1,000
Total	149,000	147,000	-2,000
LTV	50.4 %	50.1 %	-0.3 points
Long-Term Debt Ratio	95.3 %	95.9 %	+0.6 points
Long-Term, Fixed-Rate Debt Ratio	94.3 %	94.9 %	+0.6 points
Weighted-Average Interest Rate	0.78 %	0.76 %	-0.02 points
Duration of Long-Term Debt	4.3 years	4.2 years	-0.1 years
Lender	21 financial institutions	22 financial institutions	+1 financial institution



\* 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 February 28, 2017.

## Commitment Line

### Sumitomo Mitsui Banking Corporation

Maximum amount of borrowing: JPY 5.0 billion

### Sumitomo Mitsui Trust Bank, Limited

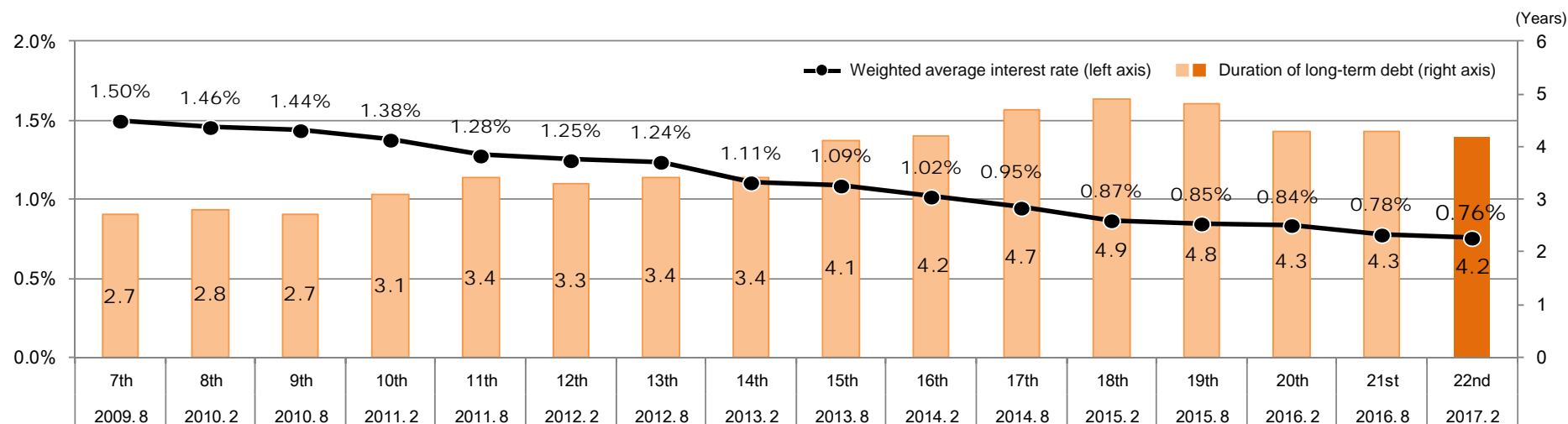
Maximum amount of borrowing: JPY 5.0 billion

## Highest Ratings among Residential J-REITs

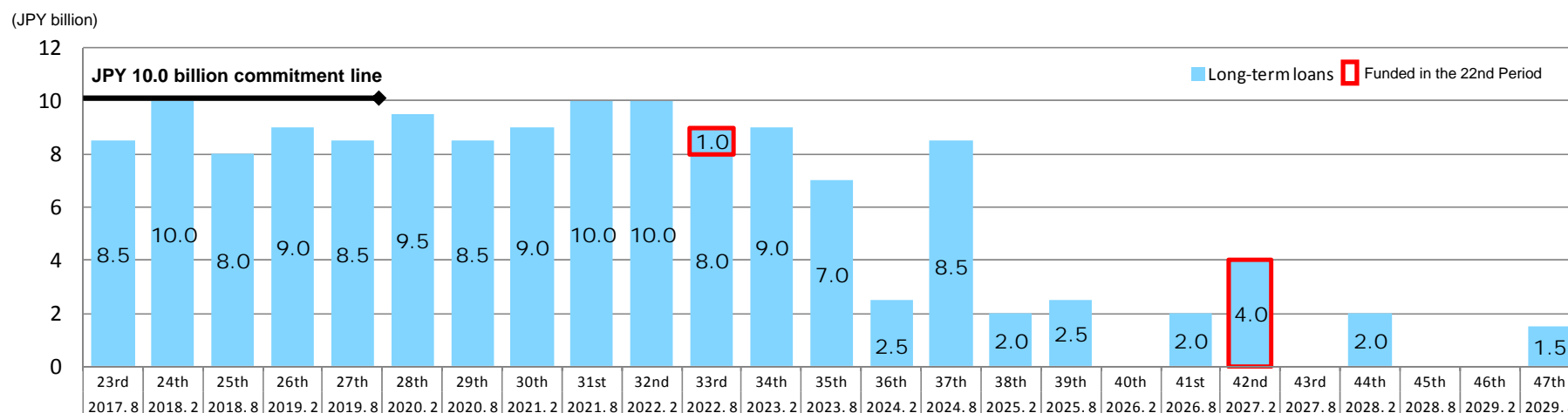
Rating Agency	Rating
R&I	AA- (Issuer Rating)
S&P	A+ (Long-term Rating)
Moody's	A3 (Issuer Rating)

# Financial Strategy and Credit Ratings (2)

## Financing Costs and Maturities



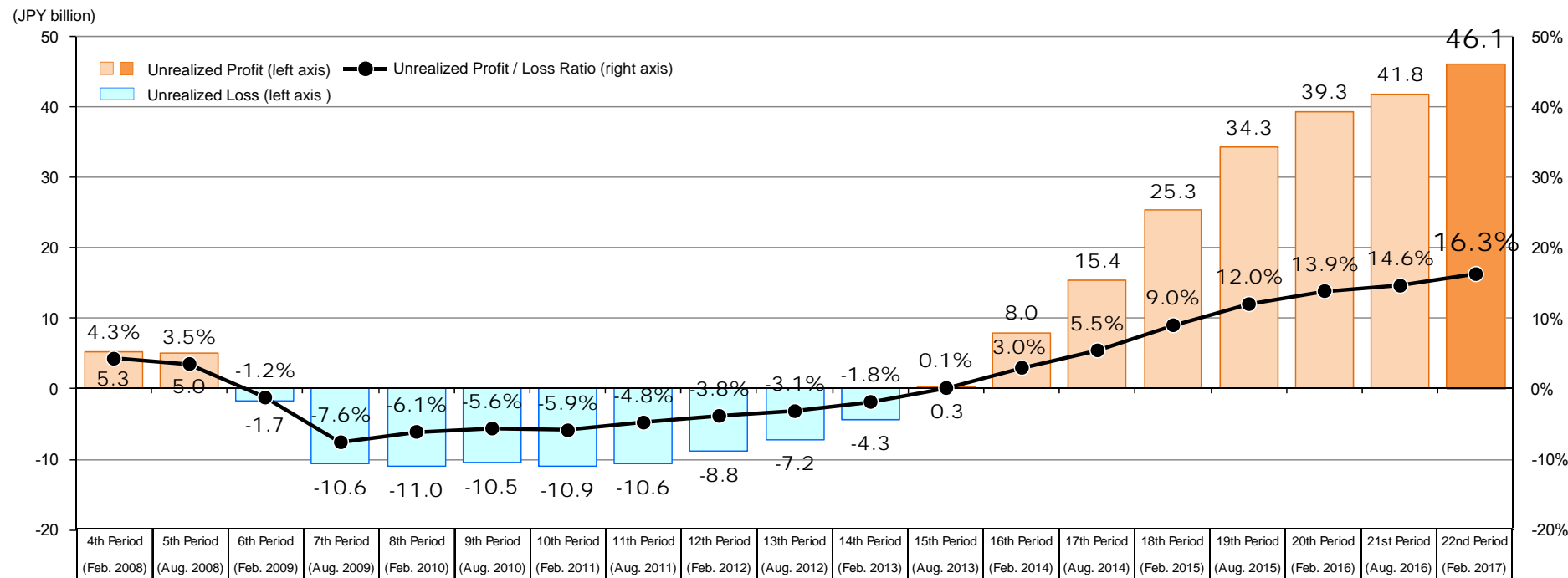
## Long-Term Interest-Bearing Debt Maturity Ladder



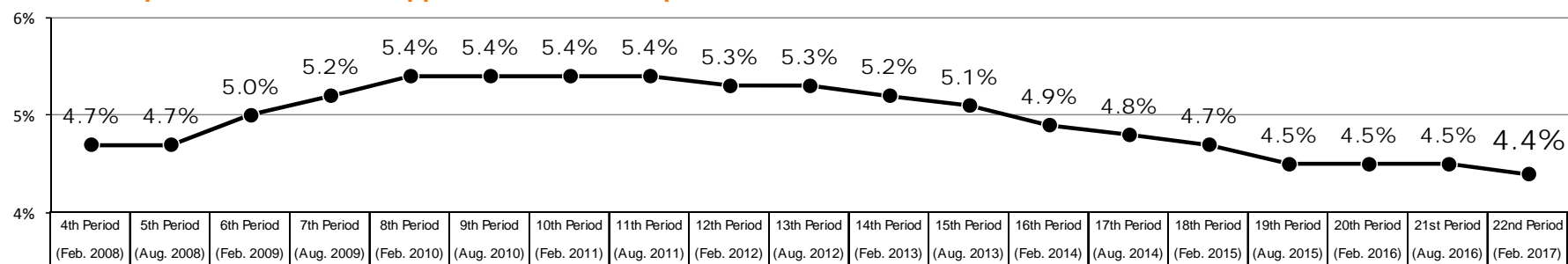
# Unrealized Profit / Loss

## Unrealized Profit Continues to Increase

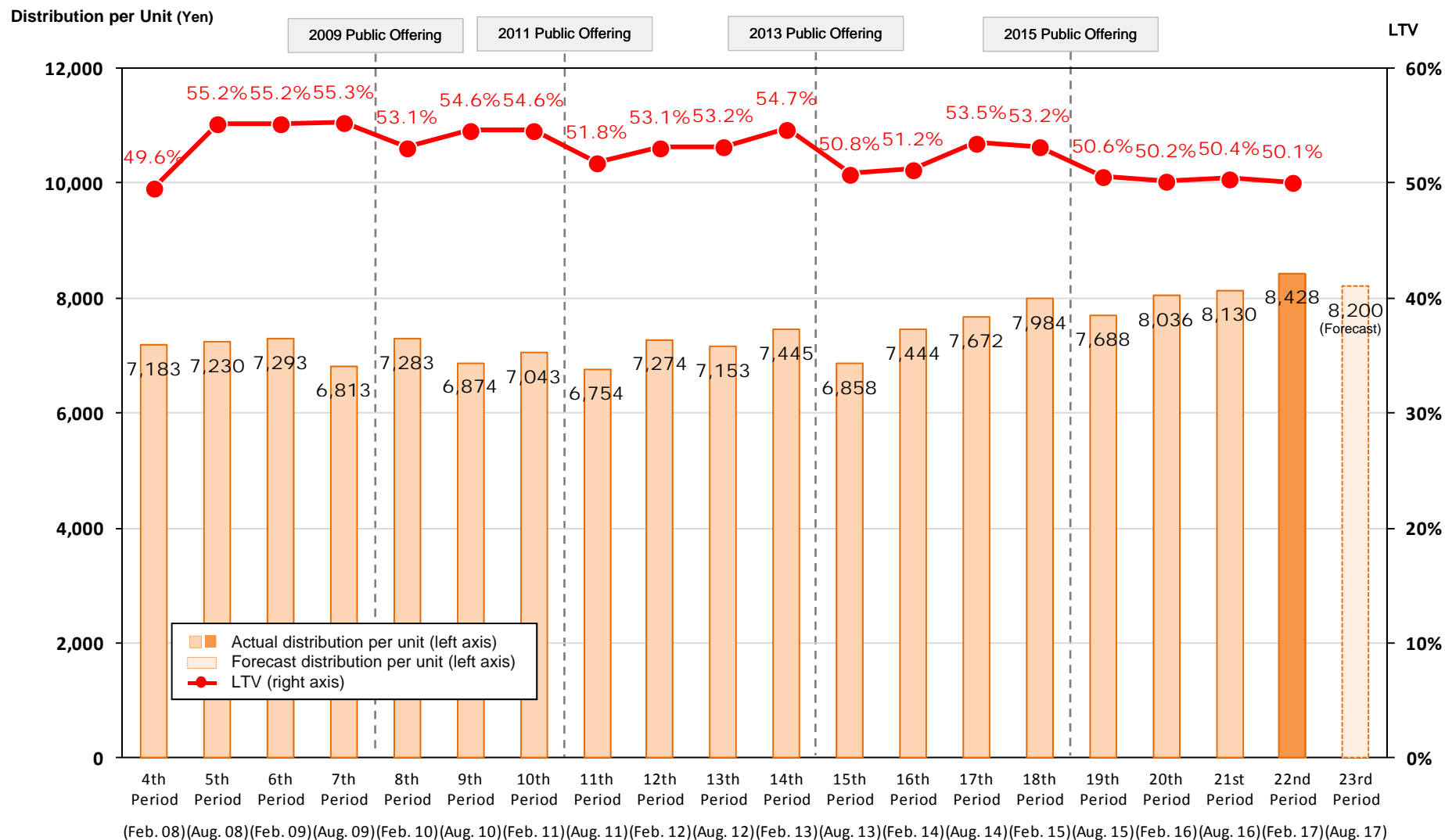
### Unrealized Profit / Loss and Unrealized Profit / Loss Ratio



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



# Track Record of Distributions



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

## Amendment to Articles of Incorporation to Enable Investment in Hotels

If Proposal 1: Partial Amendments of the Articles of Incorporation\* is approved at NAF's Eighth General Meeting of Unitholders planned for May 19, 2017, NAF will **also be able to invest in Real Estate-Related Assets consisting of or backed by real estate that is primarily used or may be primarily used as hotels.**

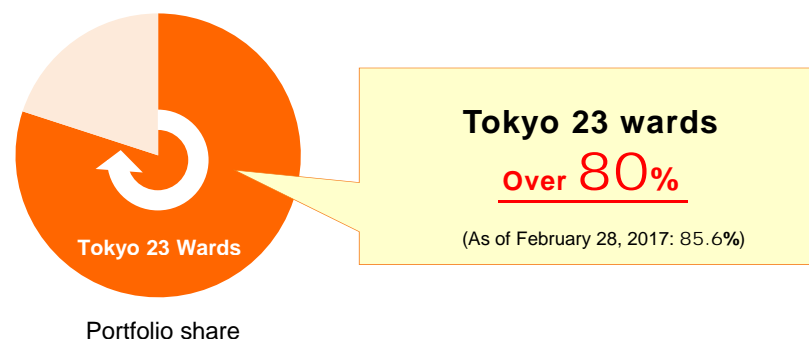
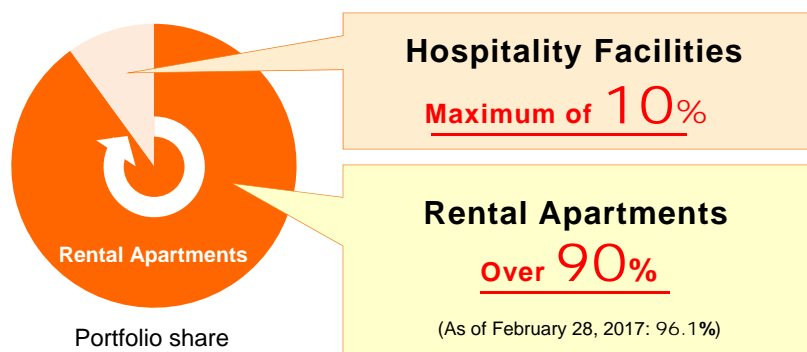
\* Please refer to the press release of April 18, 2017 titled "Notification of Amendments to Articles of Incorporation and Election of Directors."

\* Conditional upon this amendment, the asset management company is studying amendments to the asset management guidelines, as summarized below.

- 1 Our asset portfolio has grown to about ¥300 billion since NAF listed its units 10 years ago.
- 2 We have diversified our accommodation assets to address economic and social changes.
- 3 We have created an investment framework that generates sustainable external growth by changing with the times.



## Continuing Our Basic Policy of Investing Mainly in Rental Apartments



# Historical Operating Performance

		11th Period	12th Period	13th Period	14th Period	15th Period	16th Period	17th Period	18th Period	19th Period	20th Period	21st Period	22nd Period
		Aug. 2011	Feb. 2012	Aug. 2012	Feb. 2013	Aug. 2013	Feb. 2014	Aug. 2014	Feb. 2015	Aug. 2015	Feb. 2016	Aug. 2016	Feb. 2017
Number of Operating Days	Days	184	182	184	181	184	181	184	181	184	182	184	181
Total Revenues	JPY mn	7,565	7,857	8,103	8,082	9,002	9,241	10,152	10,129	10,435	10,433	10,621	10,650
Rental Revenues	JPY mn	7,565	7,857	8,018	8,078	8,997	9,241	10,152	10,129	10,435	10,433	10,621	10,592
Gain on Sale of Investment Properties	JPY mn	—	—	85	—	—	—	—	—	—	—	—	58
Dividend Income from Anonymous Partnership	JPY mn	—	—	—	3	4	—	—	—	—	—	—	—
Net Operating Income from Property Leasing <sup>1</sup>	JPY mn	5,763	6,113	6,072	6,222	6,783	7,090	7,450	7,524	7,564	7,723	7,745	7,854
Depreciation and Amortization	JPY mn	1,586	1,699	1,719	1,748	1,915	1,976	2,088	2,075	2,083	2,073	2,066	2,056
Operating Income from Property Leasing	JPY mn	4,176	4,413	4,352	4,474	4,867	5,113	5,362	5,449	5,481	5,649	5,679	5,797
Operating Income	JPY mn	3,420	3,613	3,634	3,655	3,964	4,181	4,304	4,374	4,372	4,531	4,567	4,717
Income before Income Taxes	JPY mn	2,631	2,833	2,856	2,900	3,165	3,435	3,541	3,685	3,725	3,894	3,940	4,139
Net income	JPY mn	2,630	2,832	2,855	2,899	3,164	3,434	3,540	3,684	3,725	3,893	3,939	4,138
Capital Expenditure	JPY mn	125	114	114	278	252	247	168	159	163	240	175	231
Total Assets	JPY mn	230,551	237,222	237,854	245,982	273,872	277,125	292,317	290,463	295,644	293,684	295,463	293,446
Interest-Bearing Debt	JPY mn	119,500	126,000	126,500	134,500	139,000	142,000	156,500	154,500	149,500	147,500	149,000	147,000
LTV <sup>2</sup>	%	51.8	53.1	53.2	54.7	50.8	51.2	53.5	53.2	50.6	50.2	50.4	50.1
Total Net Assets	JPY mn	105,865	106,068	106,090	106,204	128,921	129,191	129,296	129,441	139,398	139,567	139,612	139,812
Total Distribution	JPY mn	2,630	2,832	2,785	2,899	3,164	3,434	3,540	3,683	3,725	3,893	3,939	4,083
Units Outstanding	Units	389,422	389,422	389,422	389,422	461,422	461,422	461,422	461,422	484,522	484,522	484,522	484,522
Total Net Assets per Unit	Yen	271,852	272,373	272,431	272,723	279,400	279,985	280,214	280,526	287,703	288,051	288,145	288,557
Unitholders' Capital per Unit	Yen	265,098	265,098	265,098	265,098	272,390	272,390	272,390	272,390	279,870	279,870	279,870	279,870
Distribution per Unit	Yen	6,754	7,274	7,153	7,445	6,858	7,444	7,672	7,984	7,688	8,036	8,130	8,428
NAV per Unit <sup>3</sup>	Yen	237,639	242,498	246,720	254,032	273,349	289,920	305,978	327,380	350,911	361,312	366,419	375,353
Unit Market Price	Yen	289,000	264,500	262,000	340,000	321,500	351,000	378,000	457,000	404,500	413,500	443,000	486,500
Book Value=(A)	JPY mn	224,429	230,632	229,973	239,401	263,889	266,672	281,583	279,758	285,457	283,751	285,839	282,842
Appraisal Value=(B)	JPY mn	213,736	221,831	222,746	235,022	264,262	274,691	297,012	305,062	319,808	323,142	327,704	328,981
Unrealized Profit / Loss=(B) — (A)	JPY mn	-10,693	-8,801	-7,227	-4,379	372	8,018	15,428	25,303	34,350	39,390	41,864	46,138
Number of Investment Properties	#	83	87	88	90	105	108	112	112	116	116	119	118
Total Acquisition Price	JPY mn	223,877	231,227	231,936	242,140	267,406	271,713	287,733	287,733	294,918	294,918	298,718	297,435
Total Rentable Units	Units	8,722	9,131	9,281	9,509	10,516	10,685	11,295	11,295	11,558	11,558	11,729	11,709
Residential	Units	7,775	8,181	8,129	8,356	9,361	9,529	10,138	10,138	10,400	10,400	10,500	10,480
Retail, etc.	Units	29	32	32	33	35	36	37	37	38	38	38	38
Other Accommodation Assets	Units	918	918	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,191	1,191
Total Rentable Area	m <sup>2</sup>	363,803	374,529	377,342	392,366	431,664	437,645	468,458	468,458	476,445	476,445	480,709	479,614
Average monthly occupancy rate during the period	%	95.7	95.9	95.9	96.1	95.7	96.3	95.7	96.1	95.9	96.4	96.4	96.8

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

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

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

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



# Financial Summary (1) Income Statement

(JPY million)		21st Period (Ended August 31, 2016)	22nd Period (Ended February 28, 2017)	Change
Total Revenues		10,621	10,592	-29
	Rental expenses	2,292	2,154	-137
	Real estate taxes	583	583	-0
	Depreciation and amortization	2,066	2,056	-9
Total Rental Expenses		4,942	4,794	-147
Operating Income from Property Leasing		5,679	5,797	+118
Gain on Sale of Investment Properties		—	58	+58
Asset Management Fees		766	788	+21
Other Expenses		345	350	+5
Operating Income		4,567	4,717	+149
Non-Operating Income and Expenses		-627	-578	+49
Income before Income Taxes		3,940	4,139	+199
Current and Deferred Income Taxes		0	0	-0
Net income		3,939	4,138	+199
Internal Reserves		—	55	+55
Total Distribution		3,939	4,083	+144
Distribution per Unit		8,130 yen	8,428 yen	+298 yen
Number of Units Outstanding		484,522 units	484,522 units	—
Net Operating Income (from Property Leasing Activities)		7,745	7,854	+109
Funds from Operations		6,005	6,137	+131
Number of Days in the Period		184 days	181 days	-3 days

# Financial Summary (2) Balance Sheet

	(JPY million)	21st Period (Ended August 31, 2016)	22nd Period (Ended February 28, 2017)	Change
<b>Total Assets</b>		295,463	293,446	-2,016
Cash and cash equivalents		7,092	8,050	+958
Total investment properties		285,232	282,235	-2,996
Others		3,139	3,160	+21
<b>Total Liabilities</b>		155,850	153,634	-2,215
Interest-bearing debt		149,000	147,000	-2,000
Tenant security deposits		3,597	3,600	+3
Others		3,252	3,033	-219
<b>Total Net Assets</b>		139,612	139,812	+199
Unitholders' capital		135,603	135,603	—
Reserve for distribution		70	70	—
Retained earnings		3,939	4,138	+199
<b>Number of Investment Properties</b>		119 properties	118 properties	-1 property
<b>Total Acquisition Price</b>		298,718	297,435	-1,282
<b>Total Rentable Area</b>		480,709 m <sup>2</sup>	479,614 m <sup>2</sup>	-1,094 m <sup>2</sup>
<b>Average Monthly Occupancy Rate during the period</b>		96.4 %	96.8 %	+0.4 points
<b>Capital Ratio (Net Assets / Total Assets)</b>		47.3 %	47.6 %	+0.3 points
<b>LTV<sup>1</sup></b>		50.4 %	50.1 %	-0.3 points
<b>Interest-Bearing Debt Ratio<sup>2</sup></b>		52.4 %	52.0 %	-0.4 points
<b>Book Value per Unit</b>		288,145 yen	288,557 yen	+412 yen
<b>Original Capital per Unit</b>		279,870 yen	279,870 yen	—
<b>Units Outstanding</b>		484,522 units	484,522 units	—

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

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

# Financial Summary (3) Details of Forecast

(JPY million)		Forecast for the 23rd Period (Ending August 31, 2017)
Total Revenues		10,666
	Rental expenses	2,325
	Real estate taxes	587
	Depreciation and amortization	2,056
Total Rental Expenses		4,969
Operating Income from Property Leasing		5,697
Asset Management Fees		771
Other Expenses		380
Operating Income		4,545
Non-Operating Income and Expenses		-570
Income before Income Taxes		3,974
Current and Deferred Income Taxes		1
Net Income		3,973
Distribution per Unit (Number of units outstanding)		8,200 yen (484,522 units)

## Assumptions

### ■ Assets under management

119 properties, consisting of 118 properties held as of April 18, 2017 and “Park Axis Higashi Koenji”, to be acquired on April 27, 2017.

### ■ Average monthly occupancy rate

96.4%

### ■ Interest-bearing debt

New financing of JPY 2.0 billion in loans upon the acquisition of “Park Axis Higashi Koenji” planned for April 27, 2017.  
(Interest-bearing debt of JPY 149.0 billion until August 31, 2017, including the above financing)

### ■ Non-operating expenses

Amortization of investment unit issuance expenses  
JPY 4 million

### ■ Units outstanding

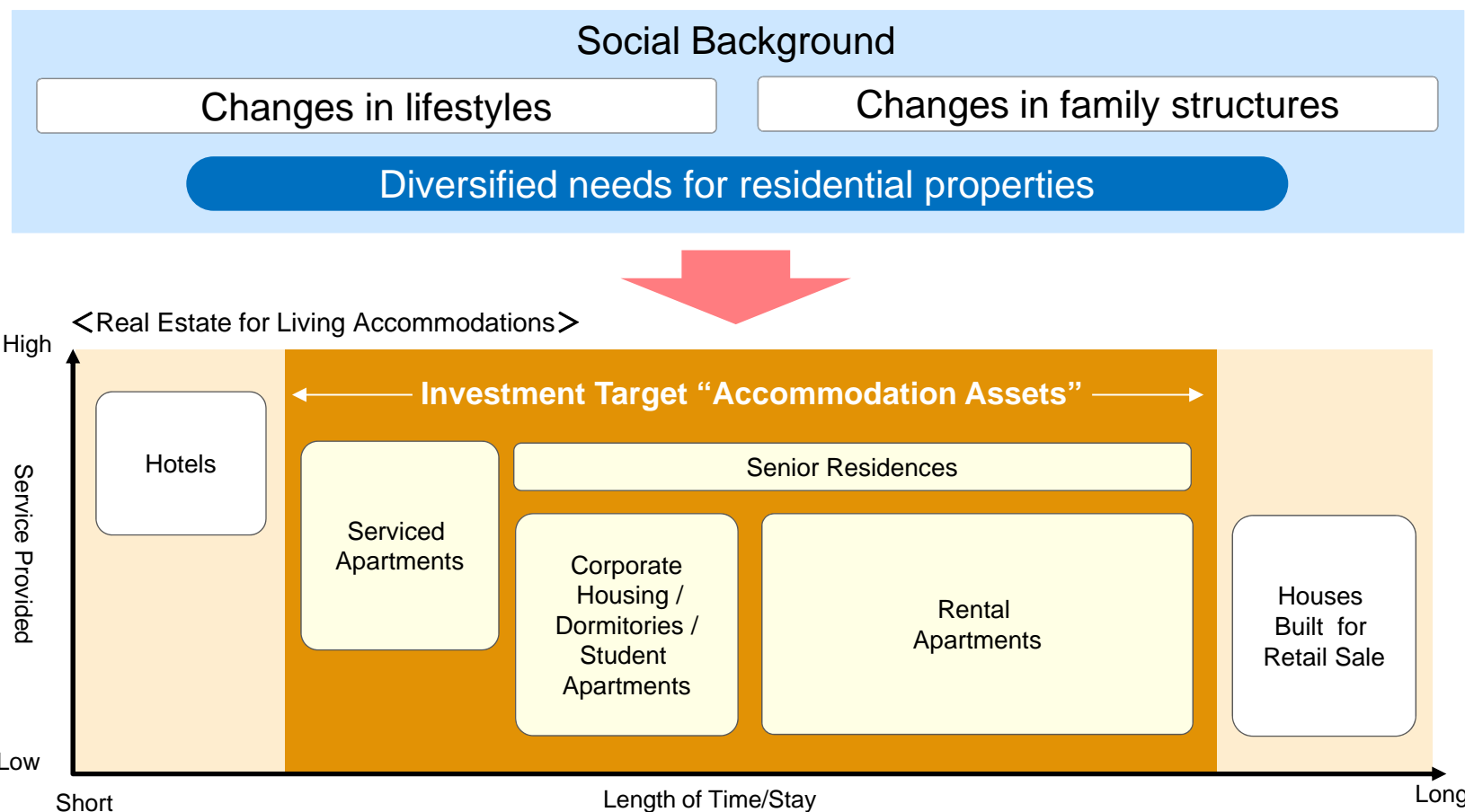
484,522 units  
(assumes no issuance of units through to August 31, 2017)



# **Features, Strategies and Acquisition Policy**

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## Investment in Accommodation Assets to Meet Diversified Needs for Residential Properties



If Proposal 1: Partial Amendments of the Articles of Incorporation\* is approved at NAF's Eighth General Meeting of Unitholders planned for May 19, 2017, NAF will also be able to invest in Real Estate-Related Assets consisting of or backed by real estate that is primarily used or may be primarily used as hotels. Please refer to page 18 for the overview of the changes.

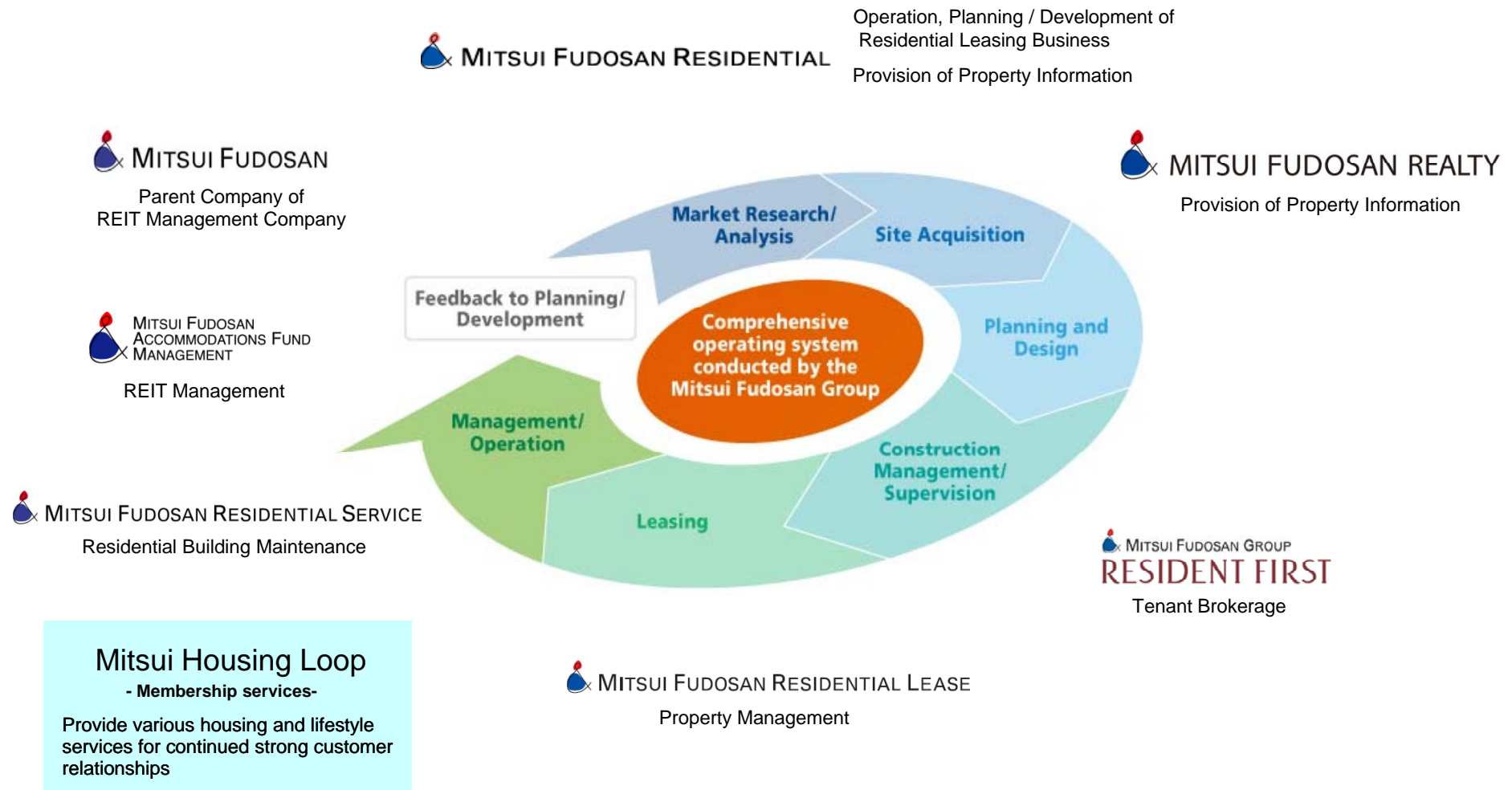
\*Please refer to the press release of April 18, 2017 titled "Notification of Amendments to Articles of Incorporation and Election of Directors."



## Features and Strategies (2) Leveraging the Mitsui Fudosan Group



### Delivering Quality Portfolio and Efficient Operating System by Leveraging the Mitsui Fudosan Group's Value Chain



## 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)

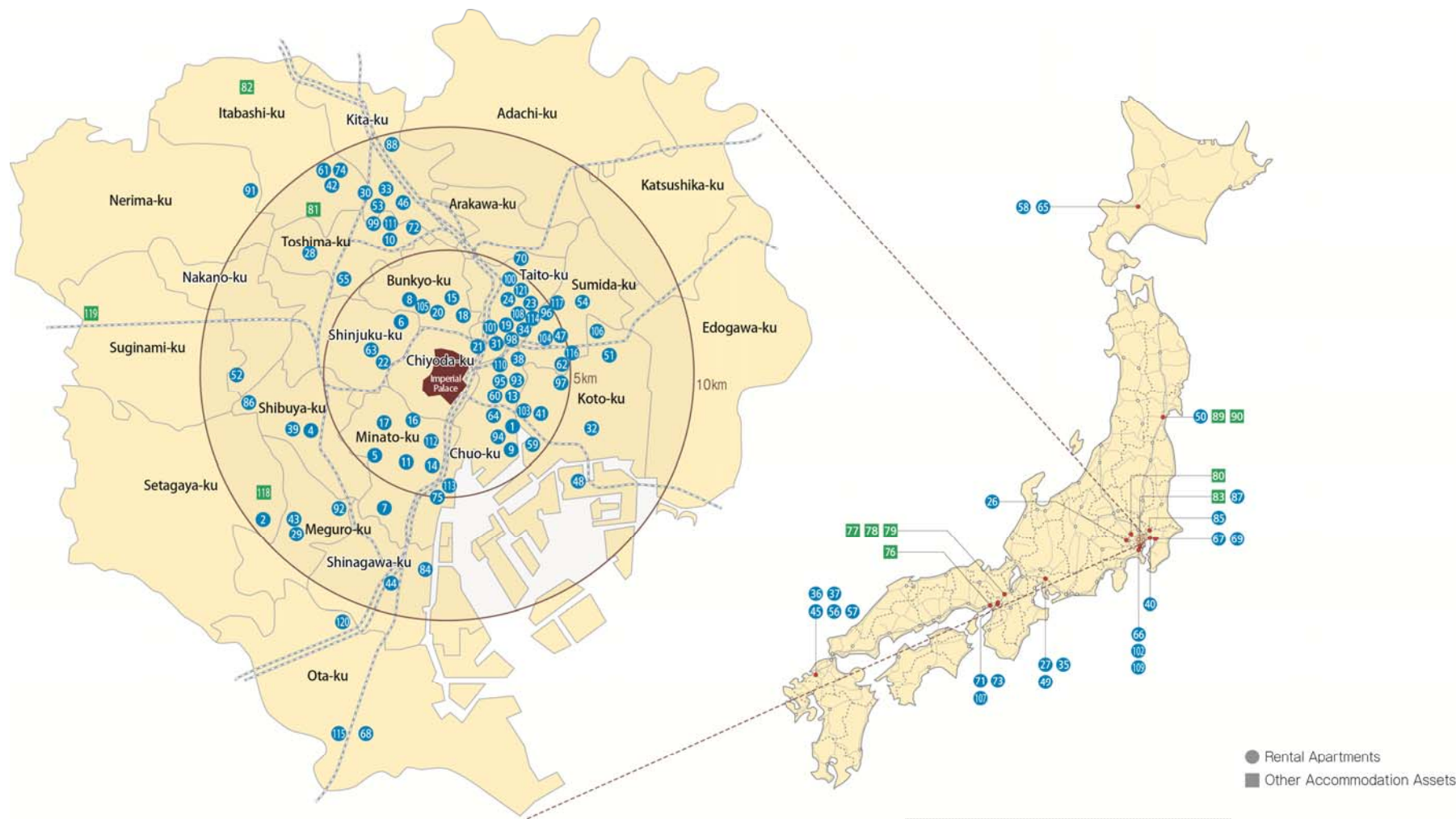
If Proposal 1: Partial Amendments of the Articles of Incorporation\* is approved at NAF's Eighth General Meeting of Unitholders planned for May 19, 2017, NAF will also be able to invest in Real Estate-Related Assets consisting of or backed by real estate that is primarily used or may be primarily used as hotels. Please refer to page 18 for the overview of the changes.

\*Please refer to the press release of April 18, 2017 titled "Notification of Amendments to Articles of Incorporation and Election of Directors."

# Appendix (1) : Portfolio

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# Portfolio Map



Tokyo 23 Wards: 87 properties

Greater Tokyo: 11 properties

Other Major Cities: 20 properties

- \* NAF's portfolio consisted of 118 properties as of February 28, 2017.
- \* Circled numbers correspond to the property numbers on pages 29 to 32.

# Portfolio List (1/4)

No.	Property Name	Location	Acquisition Price (JPY mn) <sup>1</sup>	Portfolio Share (%)	Rentable Area (m <sup>2</sup> )	Rentable Units (Units)	PML (%)
1	Okawabata Apartment Communities	Chuo-ku, Tokyo	30,816	10.4	43,812.41	544	1.8
							2.7
							2.7
							1.7
2	Park Axis Gakugei Daigaku	Setagaya-ku, Tokyo	1,760	0.6	2,437.66	64	5.0
4	Park Axis Shibuya Jinnan	Shibuya-ku, Tokyo	3,230	1.1	2,766.62	75	4.1
5	Park Axis Aoyama Kotto Dori	Minato-ku, Tokyo	1,730	0.6	1,537.24	40	4.5
6	Park Axis Kagurazaka Stage	Shinjuku-ku, Tokyo	1,400	0.5	1,891.05	59	3.0
7	Park Axis Shirokanedai	Minato-ku, Tokyo	5,140	1.7	4,704.44	99	4.2
8	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	4,440	1.5	6,078.93	154	3.6
9	Park Axis Tsukishima	Chuo-ku, Tokyo	930	0.3	1,383.99	30	3.2
10	Park Axis Otsuka	Toshima-ku, Tokyo	1,655	0.6	2,606.37	52	2.4
11	Park Axis Minami Azabu	Minato-ku, Tokyo	3,939	1.3	3,938.14	64	3.0
13	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	7,557	2.5	10,025.40	185	4.5
14	Park Axis Hamamatsucho	Minato-ku, Tokyo	2,025	0.7	2,426.45	80	3.3
15	Park Axis Hongo no Mori	Bunkyo-ku, Tokyo	2,910	1.0	3,317.94	87	4.0
16	Park Axis Tameike Sanno	Minato-ku, Tokyo	2,860	1.0	2,710.69	70	3.5
17	Park Axis Roppongi Hinokicho Koen	Minato-ku, Tokyo	2,170	0.7	2,054.46	46	5.8
18	Park Axis Ochanomizu Stage	Bunkyo-ku, Tokyo	9,710	3.3	12,025.25	324	3.9
19	Park Axis Okachimachi	Taito-ku, Tokyo	1,070	0.4	1,621.73	42	4.0
20	Park Cube Hongo	Bunkyo-ku, Tokyo	1,760	0.6	2,160.12	60	3.9
21	Park Cube Kanda	Chiyoda-ku, Tokyo	2,454	0.8	3,194.59	95	2.4
22	Park Cube Ichigaya	Shinjuku-ku, Tokyo	1,949	0.7	2,288.46	53	2.9
23	Park Cube Asakusa Tawaramachi	Taito-ku, Tokyo	2,508	0.8	4,012.68	76	2.8
24	Park Cube Ueno	Taito-ku, Tokyo	2,233	0.8	3,041.61	91	2.8
28	Park Cube Ikebukuro Kanamecho	Toshima-ku, Tokyo	1,608	0.5	1,886.82	65	3.8
29	Park Axis Meguro Honcho	Meguro-ku, Tokyo	1,810	0.6	1,884.77	60	5.8
30	Park Axis Shin Itabashi	Itabashi-ku, Tokyo	3,430	1.2	4,395.99	152	3.4
							3.3
31	Park Axis Akihabara	Chiyoda-ku, Tokyo	1,200	0.4	1,346.07	41	3.3
32	Park Axis Toyochi	Koto-ku, Tokyo	3,950	1.3	5,412.40	140	5.8
33	Park Axis Takinogawa	Kita-ku, Tokyo	1,820	0.6	2,924.75	49	4.0
34	Park Axis Asakusabashi	Taito-ku, Tokyo	2,717	0.9	3,400.78	79	3.2
38	Park Axis Nihonbashi Hamacho	Chuo-ku, Tokyo	5,540	1.9	6,999.83	118	4.2
39	Park Cube Yoyogi Tomigaya	Shibuya-ku, Tokyo	1,975	0.7	1,929.10	38	5.8

# Portfolio List (2/4)

No.	Property Name	Location	Acquisition Price (JPY mn) <sup>1</sup>	Portfolio Share (%)	Rentable Area (㎡)	Rentable Units (Units)	PML (%)
41	Park Axis Monzen Nakacho	Koto-ku, Tokyo	1,700	0.6	1,886.39	55	5.1
42	Park Cube Itabashi Honcho	Itabashi-ku, Tokyo	4,170	1.4	5,317.07	166	2.9
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	3.2
46	Park Axis Nishigahara	Kita-ku, Tokyo	840	0.3	1,435.83	46	2.4
47	Park Axis Kinshicho	Sumida-ku, Tokyo	1,448	0.5	2,288.13	65	4.2
48	Park Axis Tatsumi Stage	Koto-ku, Tokyo	7,464	2.5	16,474.06	300	5.1
51	Park Axis Kameido	Koto-ku, Tokyo	2,359	0.8	3,986.78	118	5.6
52	Park Axis Honancho	Nakano-ku, Tokyo	745	0.3	1,231.08	31	3.0
53	Park Axis Itabashi	Kita-ku, Tokyo	1,448	0.5	2,567.96	64	5.3
54	Park Axis Oshiage	Sumida-ku, Tokyo	1,193	0.4	2,121.29	58	4.9
55	Park Axis Takadanobaba	Toshima-ku, Tokyo	1,222	0.4	1,463.25	37	2.7
59	Park Axis Toyosu	Koto-ku, Tokyo	14,300	4.8	25,537.94	403	3.9
60	Park Axis Hatchobori	Chuo-ku, Tokyo	1,760	0.6	2,416.29	64	3.2
61	Park Axis Itabashi Honcho	Itabashi-ku, Tokyo	987	0.3	2,048.31	66	4.0
62	Park Axis Sumiyoshi	Sumida-ku, Tokyo	1,006	0.3	1,785.72	60	7.4
63	Park Cube Yotsuya Sanchome	Shinjuku-ku, Tokyo	2,749	0.9	3,599.82	130	5.1
64	Park Cube Hatchobori	Chuo-ku, Tokyo	4,200	1.4	5,191.86	120	2.4
68	Park Axis Kamata Ichibankan	Ota-ku, Tokyo	1,069	0.4	1,721.28	63	6.7
70	Park Axis Taito Negishi	Taito-ku, Tokyo	672	0.2	1,283.13	40	4.2
72	Park Axis Komagome	Toshima-ku, Tokyo	1,389	0.5	1,979.51	40	2.5
74	Park Axis Itabashi Honcho Nibankan	Itabashi-ku, Tokyo	1,859	0.6	3,661.58	99	3.1
75	Shibaura Island Air Tower <sup>2</sup> Air Terrace	Minato-ku, Tokyo	7,905	2.7	17,646.33	272	1.9
							7.5
84	Park Cube Higashi Shinagawa	Shinagawa-ku, Tokyo	6,060	2.0	10,636.67	201	3.5
86	Park Cube Sasazuka	Shibuya-ku, Tokyo	2,200	0.7	2,416.00	93	3.4
88	Park Axis Higashi Jujo	Kita-ku, Tokyo	1,700	0.6	2,893.54	71	3.1
91	Park Cube Heiwadai	Nerima-ku, Tokyo	1,204	0.4	2,656.00	34	2.8
92	Park Cube Meguro Tower	Meguro-ku, Tokyo	9,000	3.0	12,367.62	194	2.2
93	Park Cube Nihonbashi Suitengu	Chuo-ku, Tokyo	2,711	0.9	4,235.33	77	4.4
94	Park Cube Ginza East	Chuo-ku, Tokyo	2,269	0.8	3,358.63	77	3.0
95	Park Cube Kayabacho	Chuo-ku, Tokyo	1,105	0.4	1,695.06	28	3.2
96	Park Cube Honjo Azumabashi	Sumida-ku, Tokyo	1,252	0.4	2,241.63	45	4.6
97	Park Axis Kiyosumi Shirakawa	Koto-ku, Tokyo	696	0.2	1,159.84	36	3.7
98	Park Axis Asakusabashi Nichome	Taito-ku, Tokyo	1,079	0.4	1,569.00	48	3.4



# Portfolio List (3/4)

No.	Property Name	Location	Acquisition Price (JPY mn) <sup>1</sup>	Portfolio Share (%)	Rentable Area (m <sup>2</sup> )	Rentable Units (Units)	PML (%)
99	Park Axis Nishi Sugamo	Kita-ku, Tokyo	1,439	0.5	2,326.32	56	3.9
100	Park Axis Ueno	Taito-ku, Tokyo	1,389	0.5	1,992.29	59	3.3
101	Park Axis Akihabara East	Taito-ku, Tokyo	1,369	0.5	1,890.20	58	3.8
103	Park Axis Kayabacho	Chuo-ku, Tokyo	1,809	0.6	2,355.07	72	3.0
104	Park Axis Kinshicho Shinsui Koen	Sumida-ku, Tokyo	1,369	0.5	2,085.62	60	7.5
105	Park Cube Kasuga Andozaka	Bunkyo-ku, Tokyo	2,670	0.9	3,581.09	68	2.7
106	Park Cube Kameido	Koto-ku, Tokyo	3,020	1.0	4,442.09	122	5.5
108	Park Axis Shin Okachimachi East	Taito-ku, Tokyo	1,299	0.4	1,847.01	49	3.0
110	Park Axis Nihonbashi Honcho	Chuo-ku, Tokyo	1,469	0.5	1,808.12	49	2.5
111	Park Cube Nishigahara Stage	Kita-ku, Tokyo	4,110	1.4	19,693.35	358	2.5
112	Park Cube Atagoyama Tower	Minato-ku, Tokyo	8,650	2.9	8,389.91	165	2.4
113	Park Axis Shibaura	Minato-ku, Tokyo	1,045	0.4	1,273.60	42	5.2
114	Park Axis Asakusa Kuramae	Taito-ku, Tokyo	1,095	0.4	1,456.35	45	3.0
115	Park Axis Kamata Station Gate	Ota-ku, Tokyo	4,144	1.4	4,582.72	158	3.2
116	Park Axis Kinshicho Residence	Sumida-ku, Tokyo	1,251	0.4	1,793.33	56	4.0
117	Park Axis Oshiage Sumida Koen	Sumida-ku, Tokyo	1,055	0.4	1,610.49	49	5.2
120	Park Axis Magome Residence	Ota-ku, Tokyo	1,450	0.5	1,621.94	55	9.6
121	Park Axis Higashi Ueno	Taito-ku, Tokyo	1,250	0.4	1,460.10	45	4.0
Tokyo 23 Wards Total			250,291	84.1	367,768.27	7,988	
26	Park Cube Keio Hachioji II	Hachioji-shi, Tokyo	1,130	0.4	3,082.32	48	4.0
40	Park Axis Nishi Funabashi	Funabashi-shi, Chiba	1,020	0.3	2,074.35	55	3.2
66	Park Axis Yokohama Idogaya	Minami-ku, Yokohama-shi, Kanagawa	1,419	0.5	2,706.59	100	6.3
67	Park Axis Chiba Shinmachi	Chuo-ku, Chiba-shi, Chiba	1,679	0.6	3,318.15	84	1.9
69	Park Axis Chiba	Chuo-ku, Chiba-shi, Chiba	970	0.3	2,270.32	91	2.3
85	Park Cube Kita Matsudo	Matsudo-shi, Chiba	1,200	0.4	2,358.66	109	1.6
87	Park Cube Musashi Kosugi	Nakahara-ku, Kawasaki-shi, Kanagawa	2,250	0.8	3,057.36	136	3.3
102	Park Axis Yokohama Tanmachi Koen	Kanagawa-shi, Yokohama-shi, Kanagawa	1,119	0.4	1,682.46	63	4.1
109	Park Axis Yokohama Yamashitacho	Naka-ku, Yokohama-shi, Kanagawa	1,539	0.5	2,325.92	71	8.2
Greater Tokyo Total			12,326	4.1	22,876.13	757	
27	Park Axis Meieki Minami	Nakamura-ku, Nagoya-shi, Aichi	2,440	0.8	5,565.13	169	3.7
35	Park Axis Marunouchi	Naka-ku, Nagoya-shi, Aichi	1,920	0.6	3,821.75	99	2.9
36	Park Axis Ropponmatsu	Chuo-ku, Fukuoka-shi, Fukuoka	1,515	0.5	3,473.67	112	2.5
37	Park Axis Hakataeki Minami	Hakata-ku, Fukuoka-shi, Fukuoka	1,890	0.6	4,668.29	177	3.0
45	Park Axis Naka Gofukumachi	Hakata-ku, Fukuoka-shi, Fukuoka	742	0.2	2,707.88	112	2.9
49	Park Axis Shirakabe	Higashi-ku, Nagoya-shi, Aichi	1,547	0.5	4,735.89	86	3.0

# Portfolio List (4/4)

No.	Property Name	Location	Acquisition Price (JPY mn) <sup>1</sup>	Portfolio Share (%)	Rentable Area (㎡)	Rentable Units (Units)	PML (%)
50	Park Axis Sendai	Wakabayashi-ku, Sendai-shi, Miyagi	2,320	0.8	8,843.17	204	2.8
56	Park Axis Hakata Minoshima	Hakata-ku, Fukuoka-shi, Fukuoka	960	0.3	3,461.85	112	2.7
57	Park Axis Takamiya Higashi	Minami-ku, Fukuoka-shi, Fukuoka	605	0.2	2,289.21	70	5.1
58	Park Axis Sapporo Shokubutsuen Mae	Chuo-ku, Sapporo-shi, Hokkaido	1,650	0.6	7,845.01	146	1.1
65	Park Axis Shin Sapporo	Atsubetsu-ku, Sapporo-shi, Hokkaido	827	0.3	3,729.05	85	2.4
71	Park Axis Esaka Hiroshibacho	Suita-shi, Osaka	2,369	0.8	4,309.24	130	4.9
73	Park Axis Utsubo Koen	Nishi-ku, Osaka-shi, Osaka	2,399	0.8	4,952.45	133	8.6
107	Park Cube Kitahama	Chuo-ku, Osaka-shi, Osaka	1,970	0.7	4,683.33	138	5.7
Other Major Cities Total			23,154	7.8	65,085.92	1,773	
Rental Apartments Total			285,771	96.1	455,730.32	10,518	
76	Dormy Ashiya	Ashiya-shi, Hyogo	928	0.3	2,826.00	140	6.6
77	Kawaijuku Kyoto Gakushin Ryo	Nakagyo-ku, Kyoto-shi, Kyoto	991	0.3	2,785.40	134	12.9
78	Sundai Horikawa Ryo	Kamigyo-ku, Kyoto-shi, Kyoto	916	0.3	2,043.32	113	8.8
79	Dormy Rakuoku	Kita-ku, Kyoto-shi, Kyoto	374	0.1	1,035.00	69	8.8
80	Rikkyo University International Dormitory (RUID) Shiki	Shiki-shi, Saitama	1,478	0.5	2,293.20	126	3.0
81	Dormy Naka Itabashi	Itabashi-ku, Tokyo	1,041	0.3	1,911.00	105	5.5
82	Philosophia Nishidai	Itabashi-ku, Tokyo	1,249	0.4	2,184.00	120	5.3
83	Dormy Musashi Kosugi	Nakahara-ku, Kawasaki-shi, Kanagawa	1,152	0.4	1,996.47	111	7.3
89	Artis Sendai Kakyoin	Aoba-ku, Sendai-shi, Miyagi	540	0.2	1,564.40	60	3.0
90	Artis Sendai Kimachi Dori	Aoba-ku, Sendai-shi, Miyagi	1,160	0.4	4,063.47	142	2.7
118	Medical Home Granda Sangen Jaya (Land with leasehold interest)	Setagaya-ku, Tokyo	735	0.2	—	—	—
119	Dormy Nishi Ogikubo	Suginami-ku, Tokyo	1,100	0.4	1,181.91	71	8.8
Other Accommodation Assets Total			11,664	3.9	23,884.17	1,191	
Grand Total			297,435	100.0	479,614.49	11,709	2.4

\* As of February 28, 2017

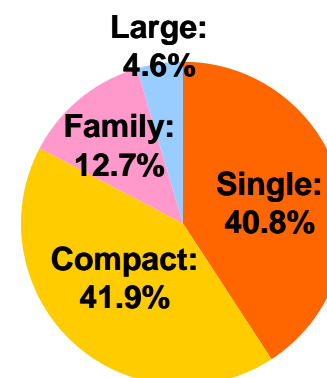
(Portfolio PML)<sup>3</sup>

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.
3. Portfolio PML is the PML for all NAF's portfolio, 117 properties excluding Medical Home Granda Sangen Jaya (Land with leasehold interest).

# Breakdown of Units by Category (1/3)

No.	Property Name	Category (Units)				Rentable Units (Units)	
		Single	Compact	Family	Large	Residential	Retail, etc.
1	Okawabata Apartment Communities	0	52	294	198	544	0
2	Park Axis Gakugei Daigaku	37	21	6	0	64	0
4	Park Axis Shibuya Jinnan	51	24	0	0	75	0
5	Park Axis Aoyama Kotto Dori	12	28	0	0	40	0
6	Park Axis Kagurazaka Stage	44	15	0	0	59	0
7	Park Axis Shirokanedai	29	39	26	5	99	0
8	Park Axis Bunkyo Stage	80	70	4	0	154	0
9	Park Axis Tsukishima	0	30	0	0	30	0
10	Park Axis Otsuka	0	39	13	0	52	0
11	Park Axis Minami Azabu	0	38	16	10	64	0
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	64	25	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	125	40	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 Karneido	40	78	0	0	118	0
52	Park Axis Honancho	7	24	0	0	31	0

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.

# Breakdown of Units by Category (2/3)

No.	Property Name	Category (Units)				Rentable Units (Units)	
		Single	Compact	Family	Large	Residential	Retail, etc.
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 Sanchome	112	18	0	0	130	0
64	Park Cube Hatchobori	0	118	0	0	118	2
68	Park Axis Kamata Ichibankan	52	11	0	0	63	0
70	Park Axis Taito Negishi	28	12	0	0	40	0
72	Park Axis Komagome	3	36	0	0	39	1
74	Park Axis Itabashi Honcho Nibankan	44	55	0	0	99	0
75	Shibaura Island Air Tower <sup>1</sup>	47	103	63	57	270	2
84	Park Cube Higashi Shinagawa	0	137	23	41	201	0
86	Park Cube Sasazuka	75	16	0	1	92	1
88	Park Axis Higashi Jujo	26	44	0	0	70	1
91	Park Cube Heiwadai	0	1	33	0	34	0
92	Park Cube Meguro Tower	43	64	10	76	193	1
93	Park Cube Nihonbashi Suitengu	0	55	22	0	77	0
94	Park Cube Ginza East	0	77	0	0	77	0
95	Park Cube Kayabacho	0	18	9	0	27	1
96	Park Cube Honjo Azumabashi	9	36	0	0	45	0
97	Park Axis Kiyosumi Shirakawa	18	18	0	0	36	0
98	Park Axis Asakusabashi Nichome	24	24	0	0	48	0
99	Park Axis Nishi Sugamo	14	42	0	0	56	0
100	Park Axis Ueno	31	28	0	0	59	0
101	Park Axis Akihabara East	38	20	0	0	58	0
103	Park Axis Kayabacho	37	35	0	0	72	0
104	Park Axis Kinshicho 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
115	Park Axis Kamata Station Gate	123	34	0	0	157	1
116	Park Axis Kinshicho Residence	34	22	0	0	56	0

	<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.

# Breakdown of Units by Category (3/3)

No.	Property Name	Category (Units)				Rentable Units (Units)	
		Single	Compact	Family	Large	Residential	Retail, etc.
117	Park Axis Oshiage Sumida Koen	34	15	0	0	49	0
120	Park Axis Magome Residence	40	15	0	0	55	0
121	Park Axis Higashi Ueno	30	15	0	0	45	0
Tokyo 23 Wards Total		2,785	3,489	1,215	476	7,965	23
26	Park Cube Keio Hachioji II	0	14	33	0	47	1
40	Park Axis Nishi Funabashi	25	30	0	0	55	0
66	Park Axis Yokohama Idogaya	96	3	0	0	99	1
67	Park Axis Chiba Shinmachi	66	11	0	0	77	7
69	Park Axis Chiba	91	0	0	0	91	0
85	Park Cube Kita Matsudo	108	0	0	0	108	1
87	Park Cube Musashi Kosugi	136	0	0	0	136	0
102	Park Axis Yokohama Tanmachi Koen	45	18	0	0	63	0
109	Park Axis Yokohama Yamashitacho	47	23	0	0	70	1
Greater Tokyo Total		614	99	33	0	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
Rental Apartments Total		4,274	4,396	1,333	477	10,480	38

\* Calculation of rental apartments as of February 28, 2017

\* Calculation based on unit categories as of February 28, 2017.

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 (1/4)

No.	Property Name	22nd Period								21st Period					
		2017 Feb 28			2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30	2016 Aug 31	2016 Jul 31	2016 Jun 30	2016 May 31	2016 Apr 30	2016 Mar 31
		Rentable Area (㎡)	Rented Area (㎡)	Occupancy Rate	Occupancy Rate										
1	Okawabata Apartment Communities	43,812.41	40,769.62	93.1%	91.8%	92.7%	94.3%	94.0%	94.5%	95.0%	94.3%	94.3%	93.6%	94.2%	93.8%
2	Park Axis Gakugei Daigaku	2,437.66	2,352.39	96.5%	96.0%	96.0%	96.9%	95.7%	97.7%	98.8%	94.3%	95.7%	93.9%	96.9%	98.8%
4	Park Axis Shibuya Jinnan	2,766.62	2,707.22	97.9%	99.1%	97.9%	95.9%	95.1%	98.8%	98.6%	96.8%	92.2%	89.2%	93.2%	95.0%
5	Park Axis Aoyama Kotto Dori	1,537.24	1,450.52	94.4%	97.6%	97.6%	100.0%	100.0%	98.3%	96.4%	96.4%	95.8%	94.9%	94.9%	94.9%
6	Park Axis Kagurazaka Stage	1,891.05	1,864.00	98.6%	97.6%	93.9%	98.6%	95.3%	90.8%	94.1%	96.0%	97.4%	96.1%	98.6%	100.0%
7	Park Axis Shirokanedai	4,704.44	4,546.72	96.6%	97.6%	97.9%	95.7%	95.7%	97.6%	94.3%	94.9%	97.2%	96.5%	93.6%	93.8%
8	Park Axis Bunkyo Stage	6,078.93	6,002.23	98.7%	100.0%	100.0%	99.0%	97.8%	98.0%	94.9%	98.4%	97.6%	97.4%	97.2%	98.2%
9	Park Axis Tsukishima	1,383.99	1,333.97	96.4%	96.4%	93.2%	96.8%	96.8%	100.0%	100.0%	97.1%	96.4%	100.0%	100.0%	100.0%
10	Park Axis Otsuka	2,606.37	2,606.37	100.0%	98.0%	96.5%	97.2%	95.2%	95.7%	91.9%	96.7%	98.6%	96.3%	96.3%	96.7%
11	Park Axis Minami Azabu	3,938.14	3,823.44	97.1%	98.5%	98.8%	98.5%	100.0%	100.0%	96.7%	98.1%	98.2%	100.0%	98.5%	98.5%
12	Park Axis Shibuya	—	—	—	—	—	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
13	Park Axis Nihonbashi Stage	10,025.40	9,864.19	98.4%	98.7%	98.2%	98.0%	98.3%	97.3%	96.3%	95.7%	98.0%	97.3%	96.3%	97.9%
14	Park Axis Hamamatsucho	2,426.45	2,344.69	96.6%	97.8%	97.9%	96.6%	93.4%	95.7%	93.4%	96.6%	95.4%	95.4%	96.5%	98.8%
15	Park Axis Hongo no Mori	3,317.94	3,275.02	98.7%	98.7%	97.5%	97.5%	99.0%	98.1%	98.1%	96.8%	95.9%	95.8%	97.4%	100.0%
16	Park Axis Tameike Sanno	2,710.69	2,628.09	97.0%	97.9%	97.5%	99.0%	96.8%	96.5%	100.0%	98.1%	100.0%	98.2%	97.9%	100.0%
17	Park Axis Roppongi Hinokicho Koen	2,054.46	2,054.46	100.0%	96.0%	94.3%	94.3%	94.2%	98.2%	96.5%	96.5%	98.2%	93.1%	94.9%	97.7%
18	Park Axis Ochanomizu Stage	12,025.25	11,906.71	99.0%	98.2%	97.2%	97.4%	95.9%	95.9%	96.1%	96.6%	96.9%	95.1%	96.5%	98.0%
19	Park Axis Okachimachi	1,621.73	1,621.73	100.0%	100.0%	96.1%	98.5%	94.6%	97.7%	97.7%	97.7%	95.3%	100.0%	95.4%	100.0%
20	Park Cube Hongo	2,160.12	2,160.12	100.0%	100.0%	100.0%	98.4%	98.3%	96.7%	93.4%	96.6%	91.5%	91.7%	93.3%	98.3%
21	Park Cube Kanda	3,194.59	3,124.99	97.8%	98.5%	95.5%	99.3%	95.3%	94.8%	93.8%	94.1%	97.0%	96.0%	99.0%	97.9%
22	Park Cube Ichigaya	2,288.46	2,258.37	98.7%	97.4%	98.7%	98.6%	100.0%	97.7%	97.7%	95.4%	94.1%	95.4%	97.3%	97.7%
23	Park Cube Asakusa Tawaramachi	4,012.68	3,962.68	98.8%	96.3%	96.4%	98.6%	98.4%	97.0%	98.4%	98.8%	98.8%	94.1%	94.5%	98.5%
24	Park Cube Ueno	3,041.61	3,010.81	99.0%	100.0%	100.0%	97.7%	97.8%	99.0%	97.9%	99.0%	96.8%	97.8%	93.5%	98.9%
28	Park Cube Ikebukuro Kanamecho	1,886.82	1,886.82	100.0%	98.5%	93.8%	93.8%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	96.9%	95.4%
29	Park Axis Meguro Honcho	1,884.77	1,851.96	98.3%	98.3%	94.8%	93.3%	91.6%	96.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
30	Park Axis Shinjimbashi	4,395.99	4,395.99	100.0%	97.3%	95.6%	98.5%	99.0%	97.4%	97.9%	96.3%	96.7%	98.4%	98.8%	96.5%
31	Park Axis Akihabara	1,346.07	1,346.07	100.0%	97.1%	97.1%	100.0%	100.0%	97.1%	97.1%	93.4%	96.4%	97.1%	97.1%	100.0%
32	Park Axis Toyokocho	5,412.40	5,373.65	99.3%	99.3%	97.1%	97.9%	98.6%	97.2%	95.0%	97.1%	96.4%	95.7%	97.1%	100.0%
33	Park Axis Takinogawa	2,924.75	2,924.75	100.0%	100.0%	96.4%	94.5%	98.3%	96.6%	96.6%	94.7%	94.7%	94.7%	91.9%	96.5%
34	Park Axis Asakusabashi	3,400.78	3,400.78	100.0%	99.3%	99.3%	100.0%	100.0%	100.0%	98.4%	97.2%	98.4%	97.0%	96.1%	100.0%
38	Park Axis Nihonbashi Hamacho	6,999.83	6,999.83	100.0%	99.0%	98.6%	98.6%	97.6%	97.1%	98.6%	97.1%	97.8%	97.5%	97.4%	95.4%
39	Park Cube Yoyogi Tomigaya	1,929.10	1,887.47	97.8%	100.0%	97.5%	100.0%	97.1%	97.5%	95.0%	97.5%	97.5%	97.1%	97.1%	97.2%
41	Park Axis Monzen Nakacho	1,886.39	1,783.96	94.6%	95.8%	94.4%	94.4%	93.3%	96.3%	97.7%	100.0%	100.0%	98.6%	94.7%	98.7%
42	Park Cube Itabashi Honcho	5,317.07	5,252.29	98.8%	97.9%	97.4%	95.8%	96.7%	97.1%	98.1%	96.2%	96.6%	94.9%	97.6%	98.5%

# Occupancy Rates (2/4)

No.	Property Name	22nd Period								21st Period					
		2017 Feb 28			2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30	2016 Aug 31	2016 Jul 31	2016 Jun 30	2016 May 31	2016 Apr 30	2016 Mar 31
		Rentable Area (㎡)	Rented Area (㎡)	Occupancy Rate	Occupancy Rate										
43	Park Cube Gakugei Daigaku	957.88	920.17	96.1%	100.0%	100.0%	91.4%	91.4%	91.4%	96.2%	92.5%	92.5%	100.0%	94.6%	95.2%
44	Park Cube Oimachi	1,511.12	1,460.46	96.6%	97.1%	97.3%	97.3%	95.9%	98.6%	98.6%	96.6%	98.6%	98.2%	98.2%	100.0%
46	Park Axis Nishigahara	1,435.83	1,409.99	98.2%	96.3%	100.0%	100.0%	100.0%	96.4%	100.0%	94.6%	94.6%	92.7%	96.4%	98.2%
47	Park Axis Kinshicho	2,288.13	2,262.57	98.9%	100.0%	100.0%	100.0%	95.5%	96.3%	96.3%	96.3%	92.6%	92.0%	95.1%	97.1%
48	Park Axis Tatsumi Stage	16,474.06	16,347.40	99.2%	97.8%	96.4%	97.3%	96.2%	95.1%	95.6%	96.5%	97.6%	95.3%	95.2%	98.3%
51	Park Axis Kameido	3,986.78	3,882.76	97.4%	96.7%	93.1%	97.4%	95.7%	94.4%	96.8%	94.1%	95.6%	97.3%	97.1%	100.0%
52	Park Axis Honancho	1,231.08	1,188.39	96.5%	96.5%	96.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
53	Park Axis Itabashi	2,567.96	2,492.96	97.1%	95.9%	91.8%	95.9%	97.3%	98.3%	100.0%	96.4%	94.2%	94.2%	95.5%	98.8%
54	Park Axis Oshiage	2,121.29	2,121.29	100.0%	100.0%	100.0%	98.6%	100.0%	97.3%	95.9%	97.3%	94.7%	95.2%	98.1%	98.8%
55	Park Axis Takadanobaba	1,463.25	1,395.09	95.3%	95.3%	86.3%	86.3%	89.0%	89.0%	89.0%	89.0%	86.7%	89.0%	89.0%	84.2%
59	Park Axis Toyosu	25,537.94	24,828.29	97.2%	96.0%	95.9%	95.5%	95.7%	96.9%	97.9%	96.6%	96.8%	95.9%	97.1%	98.0%
60	Park Axis Hatchobori	2,416.29	2,365.58	97.9%	96.8%	97.9%	97.9%	96.7%	96.7%	97.8%	98.9%	97.9%	96.7%	94.6%	100.0%
61	Park Axis Itabashi Honcho	2,048.31	1,979.22	96.6%	97.9%	96.5%	93.6%	95.6%	97.1%	97.2%	91.8%	96.0%	95.9%	97.3%	96.6%
62	Park Axis Sumiyoshi	1,785.72	1,746.44	97.8%	93.4%	96.4%	97.8%	96.4%	100.0%	98.6%	95.1%	93.7%	97.3%	98.6%	97.8%
63	Park Cube Yotsuya Sancho	3,599.82	3,599.82	100.0%	98.6%	97.7%	97.9%	97.9%	96.8%	96.1%	96.9%	97.9%	97.9%	95.4%	97.1%
64	Park Cube Hatchobori	5,191.86	4,892.81	94.2%	94.2%	96.9%	95.3%	94.4%	93.6%	97.6%	96.8%	97.6%	97.4%	97.6%	98.4%
68	Park Axis Kamata Ichibankan	1,721.28	1,721.28	100.0%	95.7%	97.1%	98.6%	98.6%	100.0%	98.6%	100.0%	98.0%	92.1%	95.7%	98.4%
70	Park Axis Taito Negishi	1,283.13	1,283.13	100.0%	100.0%	100.0%	100.0%	100.0%	98.0%	96.2%	94.3%	94.3%	98.0%	94.3%	98.0%
72	Park Axis Komagome	1,979.51	1,979.51	100.0%	100.0%	100.0%	100.0%	98.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
74	Park Axis Itabashi Honcho Nibankan	3,661.58	3,521.25	96.2%	96.7%	96.7%	96.7%	96.8%	96.7%	96.7%	92.0%	97.4%	96.7%	95.4%	95.5%
75	Shibaura Island Air Tow er	17,646.33	17,071.30	96.7%	96.8%	96.6%	97.2%	96.9%	96.7%	96.4%	96.2%	96.6%	96.0%	95.6%	96.1%
84	Park Cube Higashi Shinagaw a	10,636.67	10,636.67	100.0%	98.9%	99.5%	99.5%	99.5%	100.0%	100.0%	98.4%	98.1%	98.5%	98.8%	99.1%
86	Park Cube Sasazuka	2,416.00	2,355.76	97.5%	98.3%	98.3%	98.3%	99.2%	96.4%	96.4%	95.6%	96.7%	98.3%	96.2%	96.2%
88	Park Axis Higashi Jujo	2,893.54	2,829.19	97.8%	97.5%	96.6%	94.2%	93.3%	95.0%	94.7%	95.5%	94.2%	96.0%	99.1%	94.7%
91	Park Cube Heiw adai	2,656.00	2,656.00	100.0%	100.0%	100.0%	100.0%	97.2%	94.1%	94.1%	97.2%	97.2%	94.3%	97.1%	97.0%
92	Park Cube Meguro Tow er	12,367.62	11,936.49	96.5%	96.8%	95.5%	97.5%	97.8%	94.1%	95.3%	99.0%	97.2%	96.3%	97.1%	96.5%
93	Park Cube Nihonbashi Suitengu	4,235.33	4,235.33	100.0%	96.8%	98.3%	98.3%	98.1%	97.6%	95.3%	94.1%	94.3%	95.4%	97.4%	98.3%
94	Park Cube Ginza East	3,358.63	3,315.72	98.7%	100.0%	98.8%	92.4%	91.2%	96.4%	96.4%	97.6%	97.3%	97.2%	97.6%	97.6%
95	Park Cube Kayabacho	1,695.06	1,637.03	96.6%	100.0%	100.0%	96.8%	100.0%	100.0%	96.6%	93.3%	96.8%	100.0%	100.0%	100.0%
96	Park Cube Honjo Azumabashi	2,241.63	2,241.63	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	97.5%	97.5%	100.0%	100.0%	100.0%	93.9%
97	Park Axis Kiyosumi Shirakaw a	1,159.84	1,159.84	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	90.3%	94.9%	92.2%	88.1%	97.7%	100.0%
98	Park Axis Asakusabashi Nichome	1,569.00	1,569.00	100.0%	98.0%	100.0%	100.0%	100.0%	98.0%	98.0%	97.0%	100.0%	100.0%	95.3%	93.3%
99	Park Axis Nishi Sugamo	2,326.32	2,265.00	97.4%	94.9%	96.1%	96.1%	97.6%	98.7%	97.8%	98.9%	97.5%	96.5%	96.5%	100.0%
100	Park Axis Ueno	1,992.29	1,941.64	97.5%	96.2%	98.7%	98.7%	93.3%	94.6%	95.8%	94.6%	97.9%	97.9%	100.0%	97.9%

# Occupancy Rates (3/4)

No.	Property Name	22nd Period								21st Period					
		2017 Feb 28			2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30	2016 Aug 31	2016 Jul 31	2016 Jun 30	2016 May 31	2016 Apr 30	2016 Mar 31
		Rentable Area (㎡)	Rented Area (㎡)	Occupancy Rate	Occupancy Rate										
101	Park Axis Akihabara East	1,890.20	1,864.17	98.6%	97.2%	95.8%	95.9%	97.2%	98.6%	98.6%	95.1%	97.9%	96.5%	93.0%	97.2%
103	Park Axis Kayabacho	2,355.07	2,246.75	95.4%	100.0%	98.3%	100.0%	94.5%	96.2%	98.9%	93.8%	96.6%	94.9%	100.0%	95.7%
104	Park Axis Kinshicho Shinsui Koen	2,085.62	2,085.62	100.0%	95.0%	93.1%	96.3%	96.3%	96.3%	97.6%	98.8%	94.8%	97.6%	97.5%	97.5%
105	Park Cube Kasuga Andozaka	3,581.09	3,581.09	100.0%	98.8%	96.6%	95.6%	95.4%	97.9%	97.9%	93.5%	93.6%	95.5%	93.8%	97.4%
106	Park Cube Kameido	4,442.09	4,342.81	97.8%	97.2%	97.7%	96.2%	97.9%	97.8%	96.5%	95.1%	94.3%	93.4%	94.5%	98.3%
108	Park Axis Shin Okachimachi East	1,847.01	1,795.33	97.2%	91.1%	95.2%	90.1%	90.1%	97.3%	97.6%	94.9%	100.0%	94.2%	94.2%	97.2%
110	Park Axis Nihonbashi Honcho	1,808.12	1,705.56	94.3%	96.0%	98.3%	97.4%	94.0%	95.2%	97.8%	97.4%	100.0%	100.0%	93.9%	98.4%
111	Park Cube Nishigahara Stage	19,693.35	19,166.20	97.3%	97.2%	96.1%	96.5%	97.1%	95.9%	95.7%	94.3%	93.5%	93.2%	93.4%	96.4%
112	Park Cube Atagoyama Tower	8,389.91	8,177.00	97.5%	96.8%	97.2%	97.1%	94.2%	97.1%	95.7%	96.8%	98.0%	98.2%	98.6%	99.6%
113	Park Axis Shibaura	1,273.60	1,236.48	97.1%	100.0%	98.0%	98.0%	93.8%	98.0%	98.0%	98.0%	100.0%	95.8%	98.0%	98.0%
114	Park Axis Asakusa Kuramae	1,456.35	1,456.35	100.0%	97.1%	97.1%	97.1%	100.0%	98.3%	96.4%	93.5%	100.0%	96.3%	96.3%	100.0%
115	Park Axis Kamata Station Gate	4,582.72	4,441.83	96.9%	96.9%	96.2%	96.3%	95.9%	96.4%	98.0%	96.5%	96.6%	92.7%	93.1%	97.0%
116	Park Axis Kinshicho Residence	1,793.33	1,690.95	94.3%	92.0%	97.1%	97.1%	98.6%	97.1%	94.9%	98.6%	98.6%	98.6%	93.0%	98.6%
117	Park Axis Oshiage Sumida Koen	1,610.49	1,610.49	100.0%	100.0%	97.1%	97.1%	97.1%	98.4%	98.4%	100.0%	98.4%	96.8%	88.1%	97.1%
120	Park Axis Magome Residence	1,621.94	1,595.94	98.4%	96.8%	96.8%	96.8%	96.8%	100.0%	100.0%	96.8%	96.8%	91.0%	89.4%	—
121	Park Axis Higashi Ueno	1,460.10	1,408.94	96.5%	98.2%	93.5%	93.5%	93.5%	97.0%	97.0%	97.0%	100.0%	96.5%	90.4%	—
Tokyo 23 Wards Total		367,768.27	358,426.43	97.5%	96.9%	96.5%	96.8%	96.5%	96.6%	96.6%	96.2%	96.4%	95.8%	96.0%	97.2%
26	Park Cube Keio Hachioji II	3,082.32	3,015.30	97.8%	96.0%	97.8%	97.8%	100.0%	100.0%	97.7%	100.0%	100.0%	100.0%	100.0%	97.7%
40	Park Axis Nishi Funabashi	2,074.35	2,046.30	98.6%	97.2%	98.7%	98.7%	98.5%	98.7%	98.7%	98.7%	98.7%	97.3%	96.0%	98.5%
66	Park Axis Yokohama Idogaya	2,706.59	2,682.68	99.1%	97.3%	96.4%	96.4%	95.4%	93.5%	95.4%	93.6%	91.7%	92.6%	97.2%	98.2%
67	Park Axis Chiba Shinmachi	3,318.15	3,079.20	92.8%	94.9%	95.8%	98.4%	99.1%	99.1%	97.4%	98.2%	97.5%	92.5%	93.5%	98.5%
69	Park Axis Chiba	2,270.32	2,171.01	95.6%	93.4%	92.3%	95.7%	94.6%	97.8%	93.4%	94.5%	94.5%	95.6%	98.8%	100.0%
85	Park Cube Kita Matsudo	2,358.66	2,198.66	93.2%	92.4%	96.6%	97.5%	96.6%	98.3%	98.3%	100.0%	99.2%	98.3%	96.6%	99.2%
87	Park Cube Musashi Kosugi	3,057.36	2,947.00	96.4%	97.1%	97.8%	97.8%	97.8%	95.5%	93.3%	95.5%	97.1%	97.8%	95.6%	96.3%
102	Park Axis Yokohama Tanmachi Koen	1,682.46	1,650.19	98.1%	98.0%	96.6%	98.6%	98.5%	98.6%	98.6%	98.6%	96.6%	94.7%	93.2%	100.0%
109	Park Axis Yokohama Yamashitacho	2,325.92	2,195.77	94.4%	95.6%	95.4%	96.7%	95.7%	94.6%	96.7%	96.3%	96.9%	95.8%	95.3%	93.4%
Greater Tokyo Total		22,876.13	21,986.11	96.1%	95.7%	96.4%	97.5%	97.5%	97.3%	96.5%	97.2%	97.0%	96.1%	96.3%	97.9%
27	Park Axis Meieki Minami	5,565.13	5,491.81	98.7%	98.1%	96.1%	96.8%	98.3%	92.1%	95.1%	94.7%	97.9%	95.8%	95.1%	98.7%
35	Park Axis Marunouchi	3,821.75	3,821.75	100.0%	98.5%	100.0%	98.7%	97.8%	93.0%	93.2%	92.5%	88.3%	88.4%	91.0%	98.1%
36	Park Axis Ropponmatsu	3,473.67	3,473.67	100.0%	98.9%	97.5%	97.6%	97.4%	96.4%	97.3%	97.9%	97.6%	98.4%	96.2%	100.0%
37	Park Axis Hakataeki Minami	4,668.29	4,668.29	100.0%	99.3%	99.5%	97.2%	97.8%	98.1%	98.8%	100.0%	98.3%	100.0%	98.3%	98.8%
45	Park Axis Naka Gofukumachi	2,707.88	2,635.33	97.3%	94.6%	96.4%	97.3%	97.3%	95.5%	96.4%	97.3%	97.3%	94.6%	92.0%	97.3%
49	Park Axis Shirakabe	4,735.89	4,602.56	97.2%	93.7%	95.8%	96.8%	95.7%	90.6%	88.6%	86.6%	88.1%	88.1%	89.5%	92.2%
50	Park Axis Sendai	8,843.17	8,665.49	98.0%	98.9%	99.6%	98.8%	98.7%	98.9%	99.5%	99.2%	96.6%	95.6%	96.3%	99.0%



# Occupancy Rates (4/4)

No.	Property Name	22nd Period								21st Period					
		2017 Feb 28			2017 Jan 31	2016 Dec 31	2016 Nov 30	2016 Oct 31	2016 Sep 30	2016 Aug 31	2016 Jul 31	2016 Jun 30	2016 May 31	2016 Apr 30	2016 Mar 31
		Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Occupancy Rate	Occupancy Rate										
56	Park Axis Hakata Minoshima	3,461.85	3,461.85	100.0%	98.1%	99.1%	99.1%	96.2%	98.1%	98.9%	99.3%	98.6%	96.5%	94.1%	99.0%
57	Park Axis Takamiya Higashi	2,289.21	2,247.59	98.2%	94.4%	94.4%	93.4%	97.1%	98.2%	98.9%	97.4%	98.4%	95.3%	94.2%	98.4%
58	Park Axis Sapporo Shokubutsuen Mae	7,845.01	7,532.27	96.0%	94.5%	92.6%	91.9%	93.3%	96.7%	95.4%	96.7%	93.9%	91.2%	90.4%	97.2%
65	Park Axis Shin Sapporo	3,729.05	3,685.13	98.8%	97.6%	98.8%	97.6%	98.8%	96.4%	96.4%	96.4%	92.0%	90.8%	93.0%	93.2%
71	Park Axis Esaka Hiroshibacho	4,309.24	4,149.36	96.3%	96.3%	94.7%	94.0%	93.0%	90.6%	89.0%	90.7%	90.0%	91.4%	99.3%	100.0%
73	Park Axis Utsubo Koen	4,952.45	4,505.39	91.0%	91.0%	90.3%	90.3%	90.3%	89.6%	91.5%	89.5%	93.0%	95.3%	97.2%	100.0%
107	Park Cube Kitahama	4,683.33	4,626.45	98.8%	94.3%	89.4%	88.7%	89.2%	92.3%	92.1%	92.1%	96.5%	90.4%	94.8%	96.9%
Other Major Cities Total		65,085.92	63,566.94	97.7%	96.4%	95.9%	95.5%	95.7%	94.8%	95.1%	95.1%	94.7%	93.6%	94.4%	97.8%
Rental Apartments Total		455,730.32	443,979.48	97.4%	96.8%	96.4%	96.7%	96.4%	96.4%	96.3%	96.1%	96.2%	95.5%	95.8%	97.3%
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%
77	Kaw aijuku Kyoto Gakushin Ryo	2,785.40	2,785.40	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
78	Sundai Horikaw a Ryo	2,043.32	2,043.32	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
79	Dormy Rakuoku	1,035.00	1,035.00	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
80	Rikkyo University International Dormitory (RUID) Shiki	2,293.20	2,293.20	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
81	Dormy Naka Itabashi	1,911.00	1,911.00	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
82	Philosophia Nishidai	2,184.00	2,184.00	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
83	Dormy Musashi Kosugi	1,996.47	1,996.47	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
89	Artis Sendai Kakyoin	1,564.40	1,564.40	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
90	Artis Sendai Kimachi Dori	4,063.47	4,063.47	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
118	Medical Home Granda Sangen Jaya (Land with leasehold interest)	—	—	—	—	—	—	—	—	—	—	—	—	—	—
119	Dormy Nishi Ogikubo	1,181.91	1,181.91	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Other Accommodation Assets Total		23,884.17	23,884.17	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		479,614.49	467,863.65	97.5%	96.9%	96.6%	96.8%	96.6%	96.5%	96.5%	96.3%	96.4%	95.7%	96.0%	97.5%

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

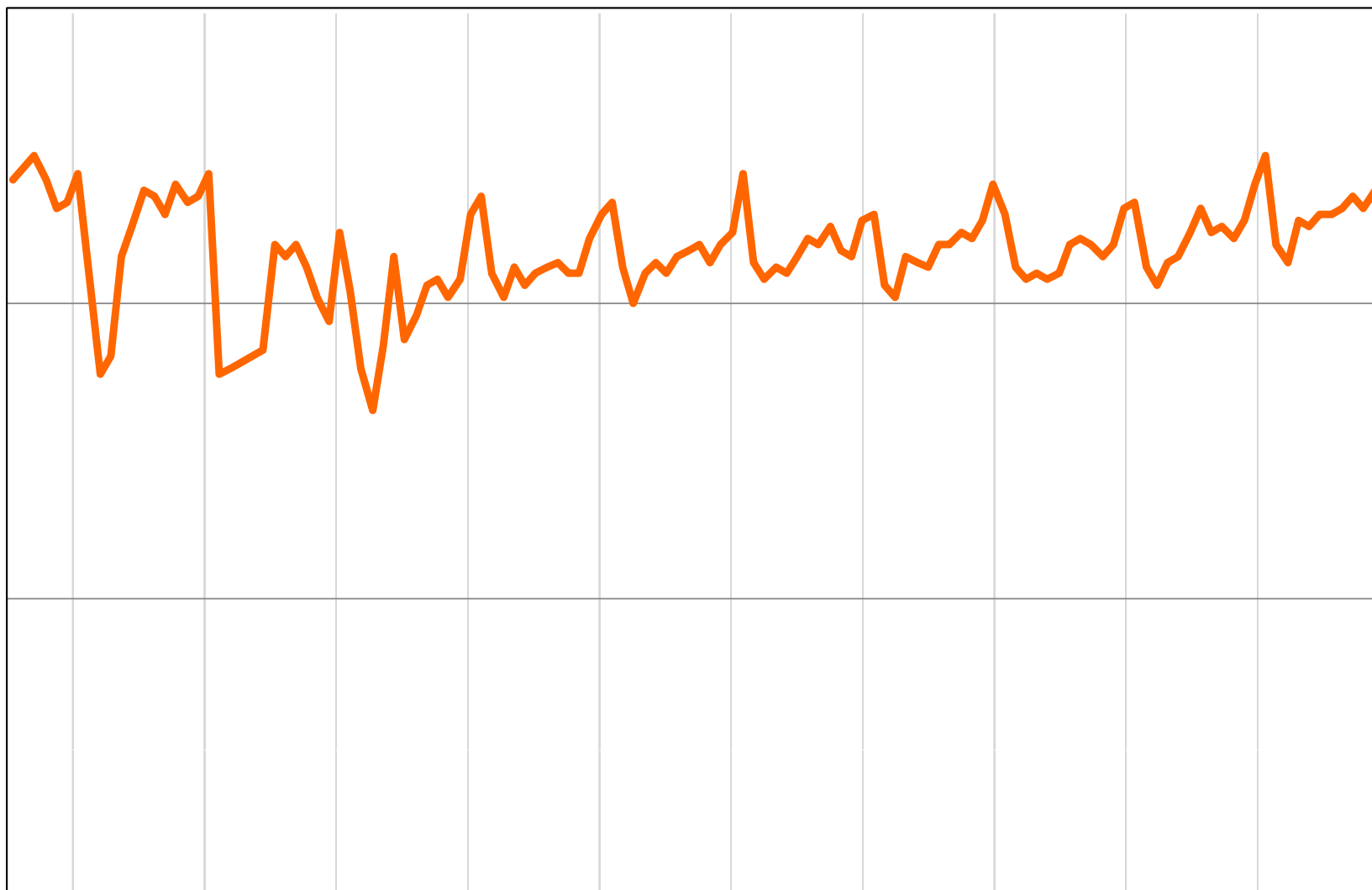
# Historical Occupancy Rates since IPO

Monthly Occupancy rate

100%

95%

90%

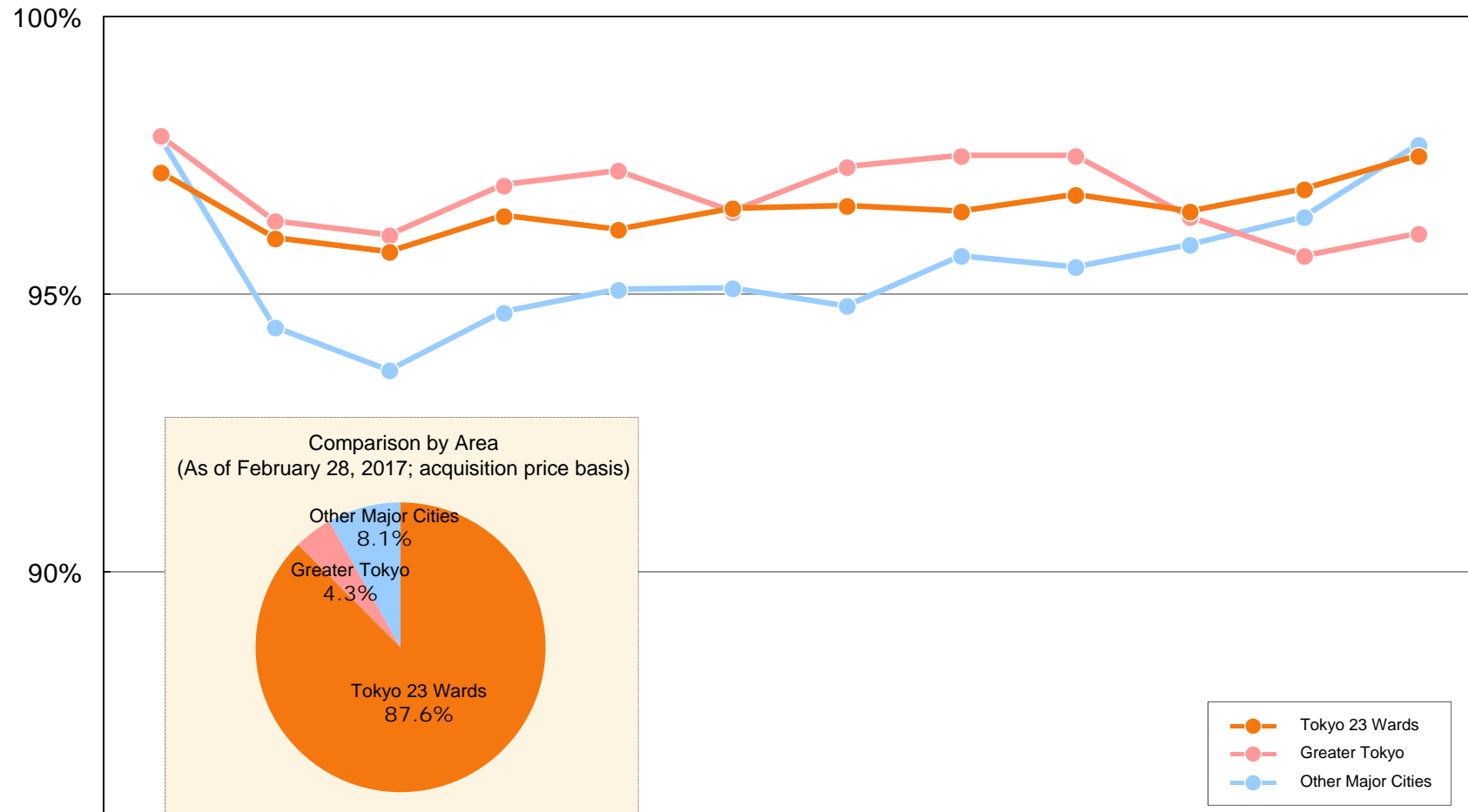


	2nd (Feb. 07)	3rd (Aug. 07)	4th (Feb. 08)	5th (Aug. 08)	6th (Feb. 09)	7th (Aug. 09)	8th (Feb. 10)	9th (Aug. 10)	10th (Feb. 11)	11th (Aug. 11)	12th (Feb. 12)	13th (Aug. 12)	14th (Feb. 13)	15th (Aug. 13)	16th (Feb. 14)	17th (Aug. 14)	18th (Feb. 15)	19th (Aug. 15)	20th (Feb. 16)	21st (Aug. 16)	22nd (Feb. 17)
Average Monthly Occupancy Rate	97.1%	95.4%	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%	96.1%	95.9%	96.4%	96.4%	96.8%

\* The average monthly occupancy rate for the 2nd period is based on the calculation for the post-IPO period from August 31, 2006 to February 28, 2007.

# Occupancy Rates by Area

Monthly Occupancy rate

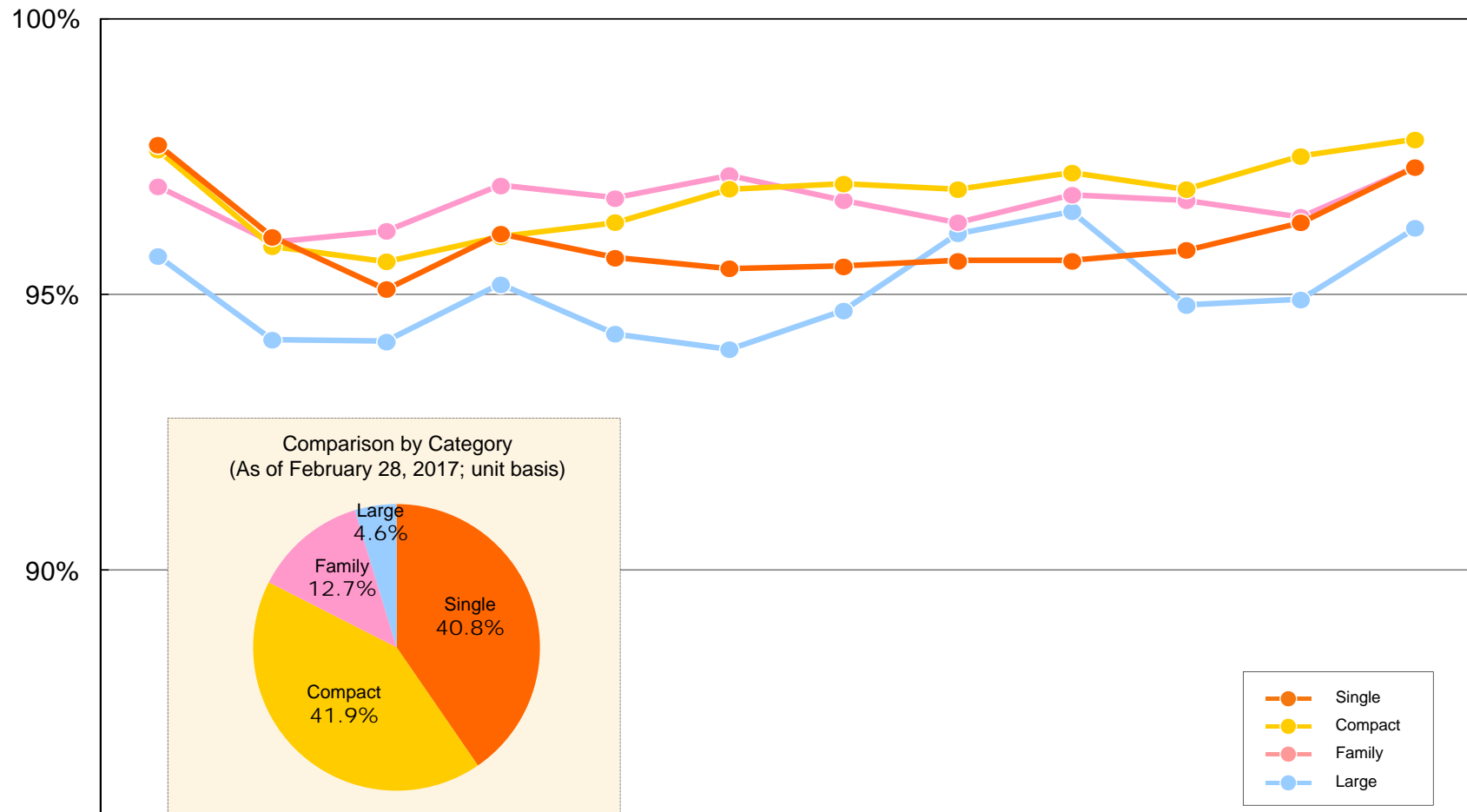


	21st Period						22nd Period					
	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Tokyo 23 Wards	97.2%	96.0%	95.8%	96.4%	96.2%	96.6%	96.6%	96.5%	96.8%	96.5%	96.9%	97.5%
Greater Tokyo	97.9%	96.3%	96.1%	97.0%	97.2%	96.5%	97.3%	97.5%	97.5%	96.4%	95.7%	96.1%
Other Major Cities	97.8%	94.4%	93.6%	94.7%	95.1%	95.1%	94.8%	95.7%	95.5%	95.9%	96.4%	97.7%

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

# Occupancy Rates by Category

Monthly Occupancy rate



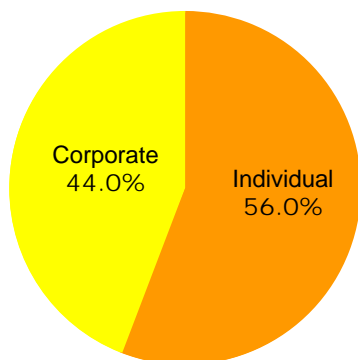
	21st Period						22nd Period					
	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Single	97.7%	96.0%	95.1%	96.1%	95.7%	95.5%	95.5%	95.6%	95.6%	95.8%	96.3%	97.3%
Compact	97.6%	95.9%	95.6%	96.0%	96.3%	96.9%	97.0%	96.9%	97.2%	96.9%	97.5%	97.8%
Family	97.0%	95.9%	96.1%	97.0%	96.7%	97.2%	96.7%	96.3%	96.8%	96.7%	96.4%	97.3%
Large	95.7%	94.2%	94.1%	95.2%	94.3%	94.0%	94.7%	96.1%	96.5%	94.8%	94.9%	96.2%

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

# Tenant Characteristics

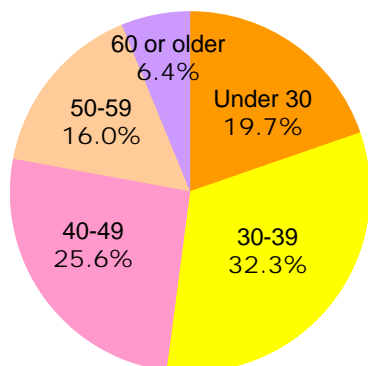
1

## Lessee Type



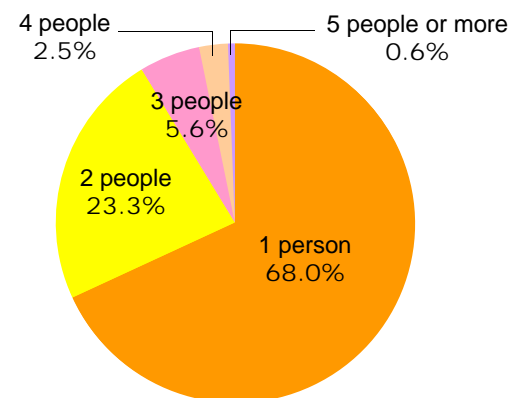
2

## Age



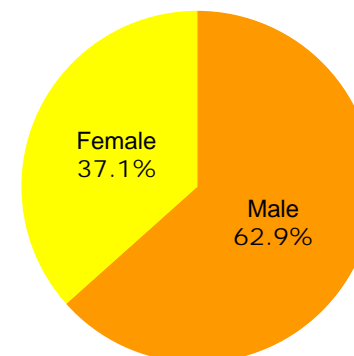
3

## Number of Occupants



4

## Gender of Single Occupants



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

\* The data above are calculations for rental apartments owned as of February 28, 2017, excluding retail units and other accommodation assets.

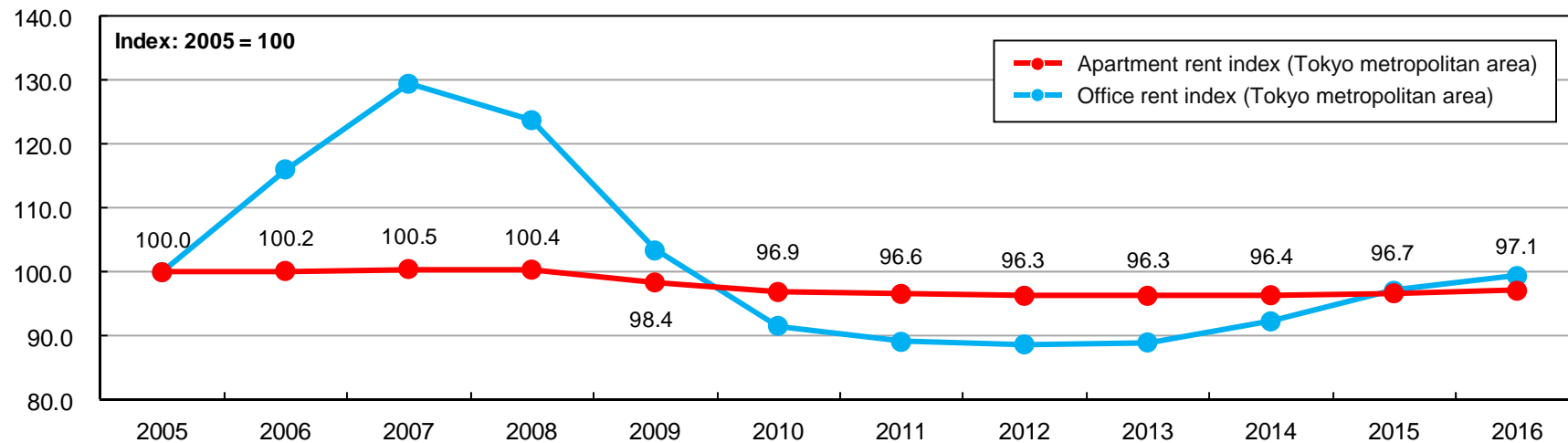


## **Appendix (2) : Business Environment**

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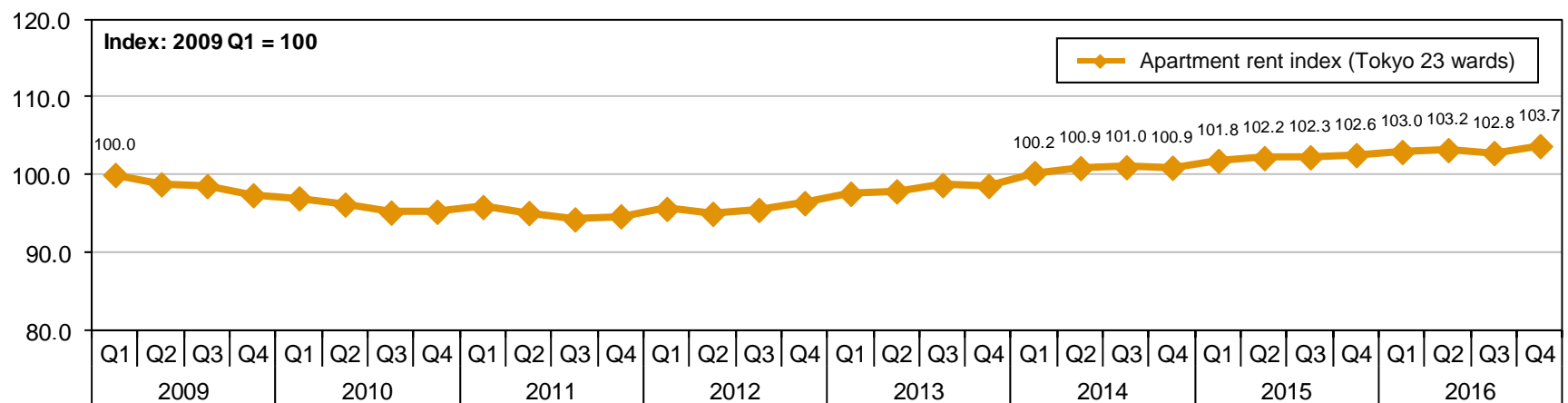
# Trends in Apartment Rents

## Rent Fluctuation: Apartments / Offices



Source: Japan Real Estate Institute

## Apartment Rent Index in Tokyo 23 Wards



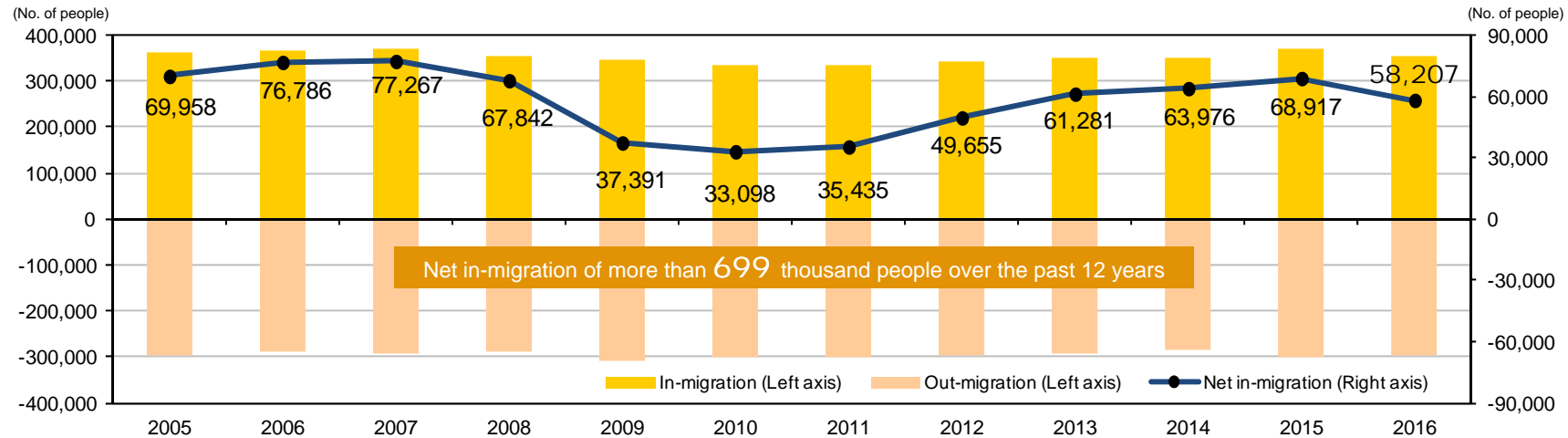
Source: At Home Co., Ltd. and Sumitomo Mitsui Trust Research Institute Co., Ltd.

\*Prepared by Mitsui Fudosan Accommodations Fund Management based on the Apartment Rent Index (general: 18m<sup>2</sup>-100m<sup>2</sup>)



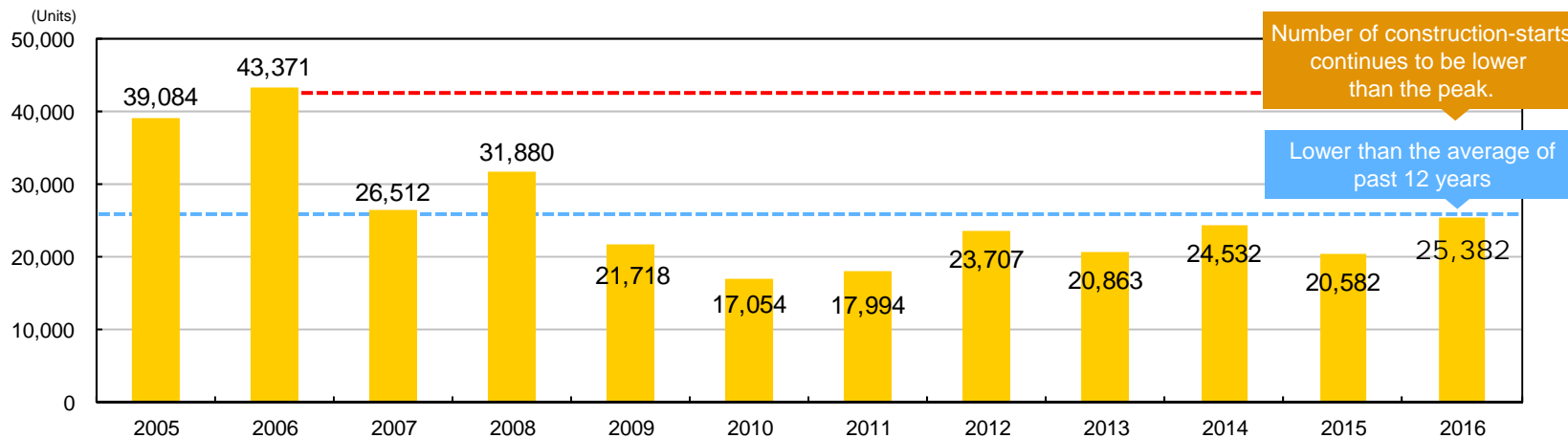
# Supply and Demand of Rental Apartments - Tokyo 23 Wards

## Population Change in Tokyo 23 Wards



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

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

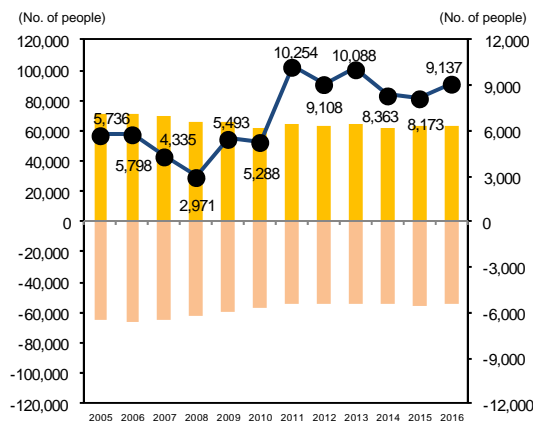


Source: Ministry of Land, Infrastructure, Transport and Tourism (SRC and RC)

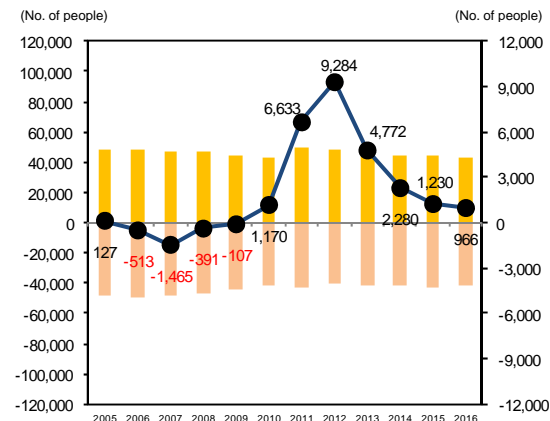
# Demand for Rental Apartments - Other Major Cities

## Population Change

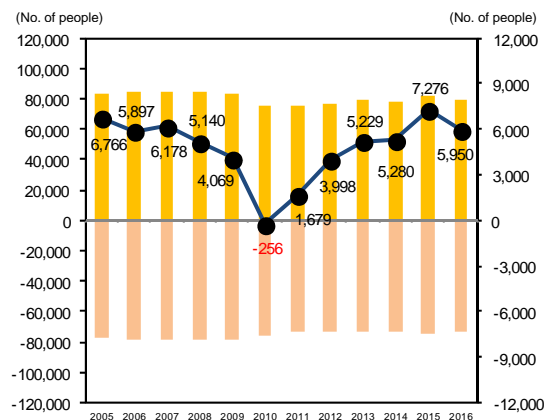
Sapporo



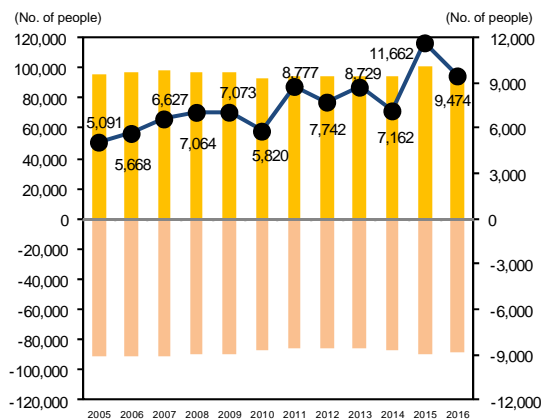
Sendai



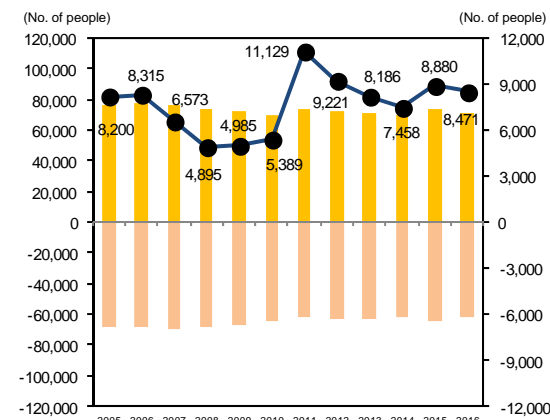
Nagoya



Osaka



Fukuoka

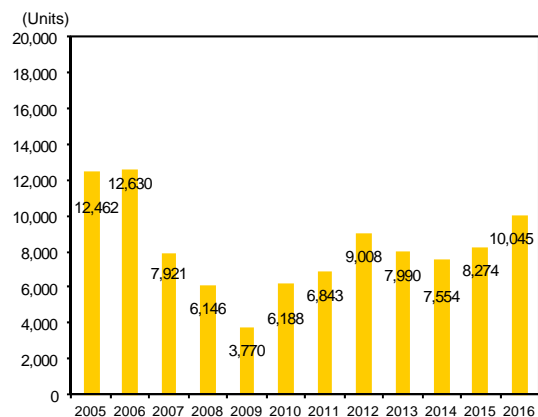


Source: Ministry of Internal Affairs and Communications

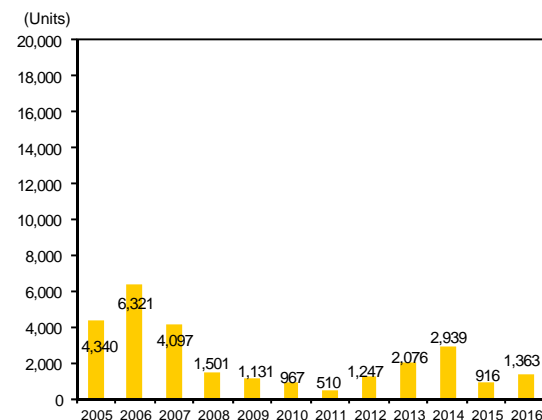
# Supply of Rental Apartments - Other Major Cities

## Construction-Starts for Rental Apartments

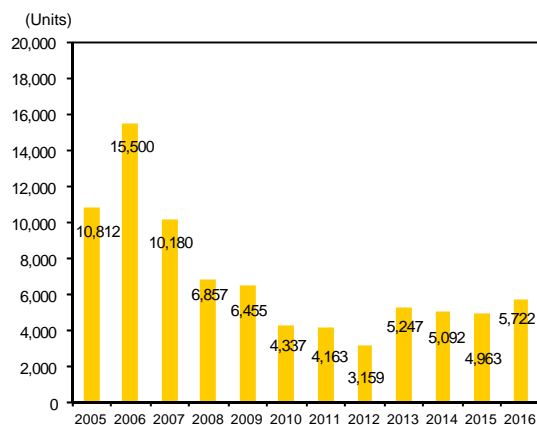
Sapporo



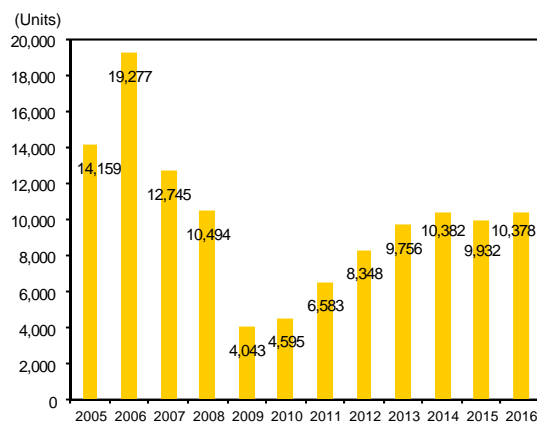
Sendai



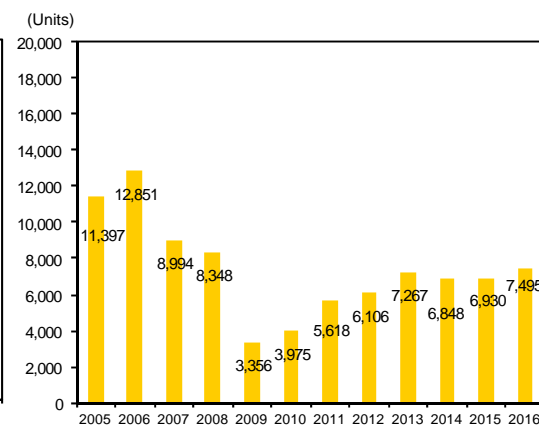
Nagoya



Osaka

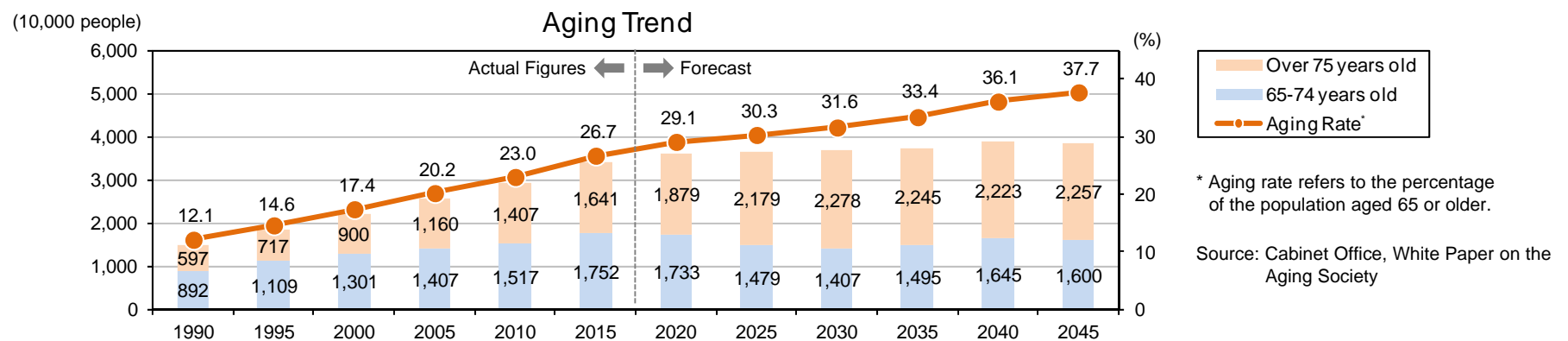
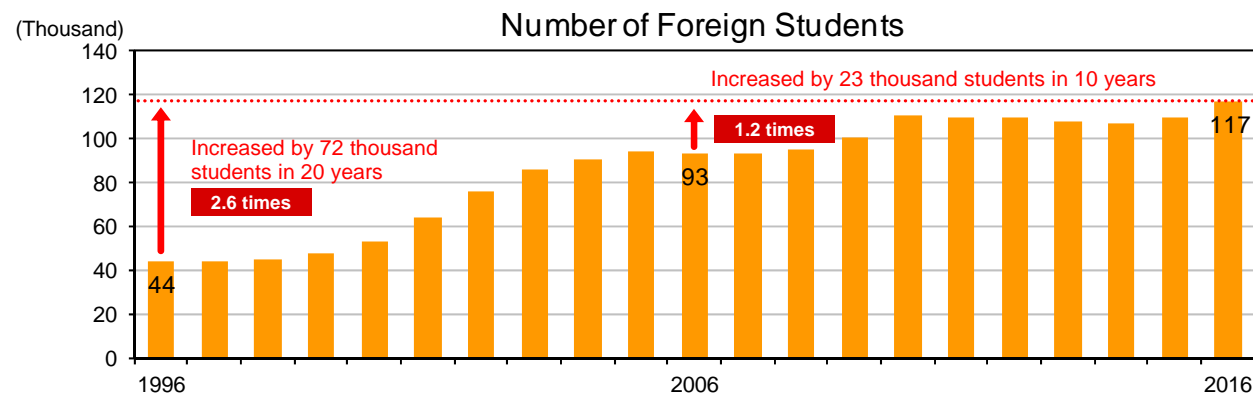
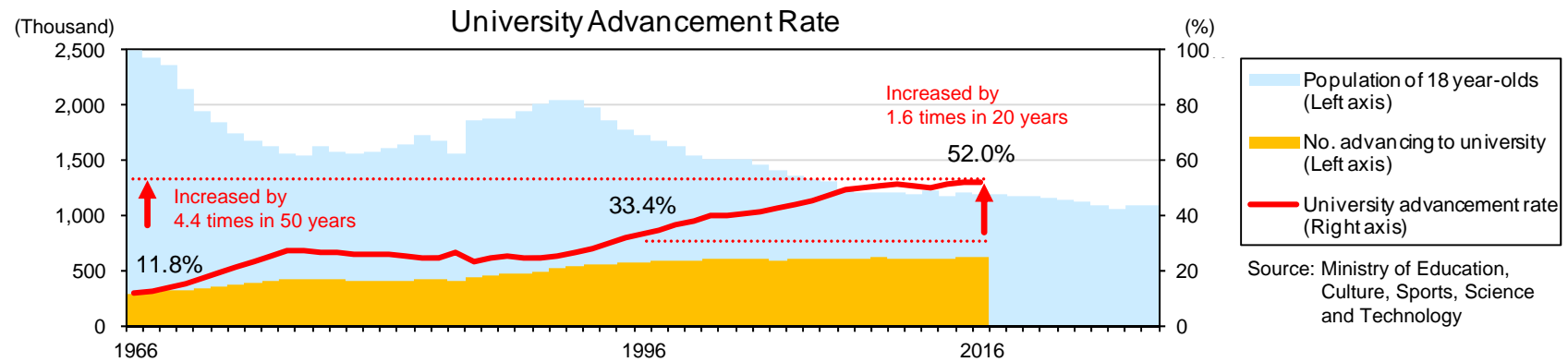


Fukuoka



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

# Business Environment - Other Accommodation Assets



## **Appendix (3) : Financial Details**

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# Interest-Bearing Debt

	Lender	Issue date of loans	Balance (JPY mn)	Interest rate	Date of maturity	Repayment method	Use of funds	Notes
Short-term loans	The 77 Bank, Ltd.	2017.02.28	2,000	0.06000%	2017.03.31	Bullet Payment	*1	Unsecured Unguaranteed Pari Passu *2
	Shinkin Central Bank	2017.02.28	2,000	0.06000%	2017.03.31			
	Mizuho Bank, Ltd.	2017.02.28	2,000	0.06000%	2017.03.31			
	Total short-term loans		6,000					
Long-term loans	Sumitomo Mitsui Banking Corporation	2011.08.12	5,000	1.15750%	2018.08.13	Bullet Payment	*1	Unsecured Unguaranteed Pari Passu *2
		2012.08.31	5,500	0.90500%	2020.02.28			
		2014.05.28	3,000	0.65750%	2021.05.28			
		2014.05.30	2,000	0.45125%	2019.05.31			
		2014.09.30	4,000	0.32000%	2018.09.28			
		2014.11.28	2,000	0.51375%	2021.11.30			
		2016.07.29	1,500	0.16500% *3	2029.07.31			
	Sumitomo Mitsui Trust Bank, Limited	2011.08.12	3,500	0.98000%	2017.08.14			
		2014.09.30	2,000	0.44625%	2020.09.30			
	NIPPON LIFE INSURANCE COMPANY	2011.02.28	1,000	1.46500%	2018.02.28			
		2013.11.29	2,000	0.93375%	2022.11.30			
		2014.05.30	3,000	0.98750%	2024.05.31			
		2014.11.28	1,000	0.51375%	2021.11.30			
	Development Bank of Japan Inc.	2010.10.18	5,000	1.15800%	2017.10.18			
		2011.12.21	2,000	1.04300%	2018.12.21			
		2012.04.11	3,000	1.03300%	2019.04.11			
		2013.04.11	3,000	1.05400%	2023.04.11			
		2013.08.06	2,500	1.32900%	2024.02.06			
		2013.08.06	2,500	1.39800%	2024.08.06			
		2014.04.01	2,500	1.17750%	2025.04.01			
		2016.06.30	2,000	0.18248%	2027.12.30			
	The Hachijuni Bank, Ltd.	2012.09.14	1,000	0.54200%	2017.09.14			
		2013.05.31	1,500	0.81500%	2019.05.31			
		2014.04.11	1,000	0.63900%	2021.04.09			
	Mizuho Bank, Ltd.	2011.04.19	1,000	1.47000%	2018.04.19			
		2011.10.31	3,000	0.89000%	2017.10.31			
		2012.12.14	2,000	0.72250%	2020.06.15			
		2013.11.29	2,000	0.82500%	2021.11.30			
	The Chugoku Bank, Limited	2015.07.31	2,000	0.55000%	2023.07.31			
		2016.05.31	2,000	0.21880%	2026.05.29			
	Shinsei Bank, Limited	2013.07.19	1,000	1.22500%	2023.01.19			
		2014.05.28	1,000	0.65750%	2021.05.28			
		2014.05.28	1,000	0.99250%	2024.05.28			

	Shinkin Central Bank	2012.10.12	3,000	0.61750%	2018.10.12	Bullet Payment	*1	Unsecured Unguaranteed Pari Passu *2
		2017.01.31	2,000	0.38880%	2027.01.29			
	The Bank of Fukuoka, Ltd.	2012.10.31	2,000	0.55000%	2018.04.27			
		2013.07.08	1,000	0.82687%	2020.01.08			
		2013.10.28	2,500	0.59437%	2020.04.28			
		2017.02.20	2,000	0.43500%	2027.02.26			
		Mitsubishi UFJ Trust and Banking Corporation	2011.04.25	3,000	1.23000%			
	2013.03.15		2,000	0.67000%	2020.03.16			
	2013.03.15		4,000	0.72750%	2020.09.15			
	2013.08.23		1,000	0.96250%	2021.08.23			
	2014.03.07		3,000	0.79375%	2022.03.07			
	2014.03.07		3,000	0.85500%	2022.09.07			
	2014.05.30		3,000	0.76500%	2022.05.31			
	2014.10.01		2,000	0.53250%	2021.10.01			
	2014.10.01		3,000	0.62125%	2022.10.03			
	The Norinchukin Bank	2013.11.29	3,000	0.69500%	2020.11.30			
		2014.12.30	2,000	0.43250%	2021.12.30			
	Resona Bank, Limited	2011.04.01	2,000	1.17750%	2017.04.03			
		2012.12.14	3,000	0.62625%	2019.12.16			
	Mizuho Trust & Banking Co., Ltd.	2013.06.14	1,000	1.04000%	2021.06.14			
		2013.06.14	1,000	1.15750%	2022.06.14			
		2013.08.23	1,000	1.02438%	2022.02.23			
		2013.08.23	1,000	1.08625%	2022.08.23			
	The Yamaguchi Bank, Ltd.	2013.06.14	1,000	1.26000%	2023.06.14			
		2013.07.19	1,000	1.28125%	2023.07.19			
		2014.05.30	1,000	0.98750%	2024.05.31			
	The Daishi Bank, Ltd.	2013.10.28	2,000	0.59437%	2020.04.28			
2014.12.30		1,000	0.40062%	2021.06.30				
2016.07.29		1,000	0.09000%	2021.07.30				
MITSUI LIFE INSURANCE COMPANY LIMITED	2014.03.28	1,000	1.04375%	2024.03.28				
The Ashikaga Bank, Ltd.	2014.06.30	2,000	0.33375%	2019.06.30				
DAIDO LIFE INSURANCE COMPANY	2014.06.30	1,000	0.57875%	2021.06.30				
TAIYO LIFE INSURANCE COMPANY	2014.12.30	2,000	0.64750%	2024.12.30				
The Iyo Bank, Ltd.	2016.09.30	1,000	0.09000%	2022.03.31				
Total long-term loans			141,000					
Total Loans			147,000					
Total Interest-Bearing Debt			147,000					

\* As of February 28, 2017

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

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

\*3. Interest rate applicable from February 28, 2017 to March 30, 2017.

# Appraisal Value (1/4)

No.	Property Name	Acquisition Price (JPY mn)	21st Period				22nd Period				Change from Previous Period	
			Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)
1	Okawabata Apartment Communities	30,816	32,056	28,200	4.2%	▲ 3,856	32,039	28,200	4.2%	▲ 3,839	—	17
2	Park Axis Gakugei Daigaku	1,760	1,551	1,910	4.2%	358	1,542	1,910	4.2%	367	—	9
4	Park Axis Shibuya Jinnan	3,230	2,975	3,020	4.1%	44	2,961	3,030	4.1%	68	—	24
5	Park Axis Aoyama Kotto Dori	1,730	1,596	1,630	4.1%	33	1,588	1,630	4.1%	41	—	7
6	Park Axis Kagurazaka Stage	1,400	1,261	1,480	4.4%	218	1,253	1,520	4.3%	266	▲ 0.1%	47
7	Park Axis Shirokanedai	5,140	4,753	5,110	4.2%	356	4,733	5,250	4.1%	516	▲ 0.1%	159
8	Park Axis Bunkyo Stage	4,440	4,100	4,590	4.4%	489	4,081	4,710	4.3%	628	▲ 0.1%	139
9	Park Axis Tsukishima	930	841	1,080	4.3%	238	836	1,080	4.3%	243	—	5
10	Park Axis Otsuka	1,655	1,512	1,700	4.5%	187	1,503	1,730	4.4%	226	▲ 0.1%	38
11	Park Axis Minami Azabu	3,939	3,703	3,550	4.2%	▲ 153	3,689	3,640	4.1%	▲ 49	▲ 0.1%	104
13	Park Axis Nihonbashi Stage	7,557	6,805	8,150	4.2%	1,344	6,766	8,380	4.1%	1,613	▲ 0.1%	269
14	Park Axis Hamamatsucho	2,025	1,889	2,190	4.3%	300	1,881	2,190	4.3%	308	—	7
15	Park Axis Hongo no Mori	2,910	2,635	3,270	4.2%	634	2,619	3,280	4.2%	660	—	25
16	Park Axis Tameike Sanno	2,860	2,609	2,730	4.2%	120	2,595	2,800	4.1%	204	▲ 0.1%	84
17	Park Axis Roppongi Hinokicho Koen	2,170	2,073	2,040	4.1%	▲ 33	2,064	2,040	4.1%	▲ 24	—	8
18	Park Axis Ochanomizu Stage	9,710	8,944	11,200	4.2%	2,255	8,898	11,200	4.2%	2,301	—	45
19	Park Axis Okachimachi	1,070	959	1,190	4.3%	230	953	1,200	4.3%	246	—	16
20	Park Cube Hongo	1,760	1,684	2,040	4.2%	355	1,678	2,050	4.2%	371	—	16
21	Park Cube Kanda	2,454	2,335	2,920	4.2%	584	2,326	2,920	4.2%	593	—	9
22	Park Cube Ichigaya	1,949	1,890	2,170	4.2%	279	1,884	2,170	4.2%	285	—	6
23	Park Cube Asakusa Tawaramachi	2,508	2,323	2,880	4.3%	556	2,310	2,880	4.3%	569	—	12
24	Park Cube Ueno	2,233	2,099	2,390	4.3%	290	2,090	2,390	4.3%	299	—	9
28	Park Cube Ikebukuro Kanamecho	1,608	1,570	1,590	4.2%	19	1,564	1,590	4.2%	25	—	6
29	Park Axis Meguro Honcho	1,810	1,698	1,610	4.4%	▲ 88	1,689	1,640	4.3%	▲ 49	▲ 0.1%	38
30	Park Axis Shin Itabashi	3,430	3,075	2,970	4.5%	▲ 105	3,053	2,970	4.5%	▲ 83	—	22
31	Park Axis Akihabara	1,200	1,113	1,080	4.3%	▲ 33	1,106	1,080	4.3%	▲ 26	—	6
32	Park Axis Toyoko	3,950	3,606	3,720	4.6%	113	3,580	3,730	4.6%	149	—	35
33	Park Axis Takinogawa	1,820	1,667	1,990	4.3%	322	1,657	2,030	4.3%	372	—	50
34	Park Axis Asakusabashi	2,717	2,493	2,990	4.4%	496	2,478	3,060	4.3%	581	▲ 0.1%	84
38	Park Axis Nihonbashi Hamacho	5,540	5,068	5,520	4.3%	451	5,039	5,530	4.3%	490	—	39
39	Park Cube Yoyogi Tomigaya	1,975	1,864	1,760	4.2%	▲ 104	1,852	1,800	4.1%	▲ 52	▲ 0.1%	51
41	Park Axis Monzen Nakacho	1,700	1,564	1,630	4.4%	65	1,555	1,630	4.4%	74	—	9
42	Park Cube Itabashi Honcho	4,170	3,891	4,000	4.2%	108	3,866	4,000	4.2%	133	—	24
43	Park Cube Gakugei Daigaku	910	864	820	4.1%	▲ 44	859	820	4.1%	▲ 39	—	4
44	Park Cube Oimachi	1,440	1,343	1,510	4.4%	166	1,335	1,560	4.3%	224	▲ 0.1%	57
46	Park Axis Nishigahara	840	785	974	4.7%	188	779	997	4.6%	217	▲ 0.1%	29



# Appraisal Value (2/4)

No.	Property Name	Acquisition Price (JPY mn)	21st Period				22nd Period				Change from Previous Period	
			Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)
47	Park Axis Kinshicho	1,448	1,369	1,860	4.3%	490	1,360	1,870	4.3%	509	—	18
48	Park Axis Tatsumi Stage	7,464	6,990	9,680	4.7%	2,689	6,945	9,920	4.6%	2,974	▲ 0.1%	284
51	Park Axis Kameido	2,359	2,199	2,770	4.7%	570	2,183	2,810	4.6%	626	▲ 0.1%	56
52	Park Axis Honancho	745	693	836	4.5%	142	687	848	4.4%	160	▲ 0.1%	17
53	Park Axis Itabashi	1,448	1,348	1,890	4.3%	541	1,337	1,890	4.3%	552	—	11
54	Park Axis Oshiage	1,193	1,107	1,440	4.7%	332	1,099	1,470	4.6%	370	▲ 0.1%	38
55	Park Axis Takadanobaba	1,222	1,173	1,480	4.2%	306	1,167	1,420	4.2%	252	—	▲ 53
59	Park Axis Toyosu	14,300	13,017	17,700	4.5%	4,682	12,901	18,000	4.4%	5,098	▲ 0.1%	415
60	Park Axis Hatchobori	1,760	1,666	2,180	4.4%	513	1,655	2,240	4.3%	584	▲ 0.1%	71
61	Park Axis Itabashi Honcho	987	901	1,220	4.6%	318	891	1,230	4.5%	338	▲ 0.1%	19
62	Park Axis Sumiyoshi	1,006	927	1,180	4.8%	252	918	1,210	4.7%	291	▲ 0.1%	38
63	Park Cube Yotsuya Sanchome	2,749	2,651	3,450	4.2%	798	2,630	3,530	4.1%	899	▲ 0.1%	100
64	Park Cube Hatchobori	4,200	4,129	5,150	4.3%	1,020	4,105	5,280	4.2%	1,174	▲ 0.1%	154
68	Park Axis Kamata Ichibankan	1,069	1,035	1,230	4.5%	194	1,027	1,260	4.4%	232	▲ 0.1%	37
70	Park Axis Taito Negishi	672	637	782	4.7%	144	630	799	4.6%	168	▲ 0.1%	23
72	Park Axis Komagome	1,389	1,327	1,700	4.4%	372	1,317	1,740	4.3%	422	▲ 0.1%	49
74	Park Axis Itabashi Honcho Nibankan	1,859	1,723	2,180	4.6%	456	1,703	2,230	4.5%	526	▲ 0.1%	70
75	Shibaura Island Air Tower <sup>1</sup>	7,905	7,240	9,520	—	2,279	7,154	8,900	—	1,745	—	▲ 533
84	Park Cube Higashi Shinagawa	6,060	5,865	6,830	4.6%	964	5,815	6,940	4.5%	1,124	▲ 0.1%	160
86	Park Cube Sasazuka	2,200	2,168	2,490	4.2%	321	2,157	2,490	4.2%	332	—	11
88	Park Axis Higashi Jujo	1,700	1,658	2,150	4.3%	491	1,648	2,120	4.4%	471	0.1%	▲ 19
91	Park Cube Heiwadai	1,204	1,195	1,380	4.7%	184	1,184	1,410	4.6%	225	▲ 0.1%	41
92	Park Cube Meguro Tower	9,000	9,134	11,300	4.2%	2,165	9,071	11,500	4.1%	2,428	▲ 0.1%	262
93	Park Cube Nihonbashi Suitengu	2,711	2,676	3,300	4.3%	623	2,661	3,300	4.3%	638	—	15
94	Park Cube Ginza East	2,269	2,246	2,600	4.3%	353	2,233	2,600	4.3%	366	—	13
95	Park Cube Kayabacho	1,105	1,112	1,360	4.3%	247	1,108	1,360	4.3%	251	—	4
96	Park Cube Honjo Azumabashi	1,252	1,255	1,510	4.4%	254	1,248	1,520	4.4%	271	—	16
97	Park Axis Kiyosumi Shirakawa	696	699	833	4.3%	133	695	833	4.3%	137	—	3
98	Park Axis Asakusabashi Nichome	1,079	1,060	1,230	4.5%	169	1,051	1,260	4.4%	208	▲ 0.1%	39
99	Park Axis Nishi Sugamo	1,439	1,428	1,660	4.5%	231	1,418	1,690	4.4%	271	▲ 0.1%	39
100	Park Axis Ueno	1,389	1,365	1,560	4.5%	194	1,355	1,630	4.4%	274	▲ 0.1%	80
101	Park Axis Akihabara East	1,369	1,346	1,550	4.5%	203	1,336	1,580	4.4%	243	▲ 0.1%	40
103	Park Axis Kayabacho	1,809	1,776	2,080	4.4%	303	1,761	2,120	4.3%	358	▲ 0.1%	54
104	Park Axis Kinshicho Shinsui Koen	1,369	1,355	1,570	4.6%	214	1,345	1,590	4.5%	244	▲ 0.1%	30
105	Park Cube Kasuga Andozaka	2,670	2,648	3,000	4.3%	351	2,634	3,020	4.3%	385	—	33
106	Park Cube Kameido	3,020	2,992	3,490	4.3%	497	2,976	3,490	4.3%	513	—	16

# Appraisal Value (3/4)

No.	Property Name	Acquisition Price (JPY mn)	21st Period				22nd Period				Change from Previous Period	
			Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Book Value (JPY mn)	Appraisal Value (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)	Appraisal Cap Rate	Appraisal Profit/Loss (JPY mn)
108	Park Axis Shin Okachimachi East	1,299	1,300	1,460	4.5%	159	1,292	1,480	4.4%	187	▲0.1%	27
110	Park Axis Nihonbashi Honcho	1,469	1,469	1,720	4.2%	250	1,461	1,770	4.1%	308	▲0.1%	58
111	Park Cube Nishigahara Stage <sup>2</sup>	4,110	4,209	4,590	—	380	4,163	4,710	—	546	—	165
112	Park Cube Atagoyama Tower	8,650	8,766	8,950	4.1%	183	8,730	8,960	4.1%	229	—	45
113	Park Axis Shibaura	1,045	1,069	1,210	4.3%	140	1,064	1,220	4.3%	155	—	15
114	Park Axis Asakusa Kuramae	1,095	1,115	1,270	4.3%	154	1,109	1,270	4.3%	160	—	6
115	Park Axis Kamata Station Gate	4,144	4,237	4,560	4.3%	322	4,218	4,560	4.3%	341	—	19
116	Park Axis Kinshicho Residence	1,251	1,288	1,420	4.3%	131	1,280	1,420	4.3%	139	—	7
117	Park Axis Oshiage Sumida Koen	1,055	1,089	1,250	4.5%	160	1,082	1,250	4.5%	167	—	7
120	Park Axis Magome Residence	1,450	1,494	1,460	4.5%	▲34	1,497	1,480	4.4%	▲17	▲0.1%	16
121	Park Axis Higashi Ueno	1,250	1,291	1,270	4.4%	▲21	1,292	1,300	4.3%	7	▲0.1%	28
26	Park Cube Keio Hachioji II	1,130	993	1,300	5.0%	306	984	1,300	5.0%	315	—	9
40	Park Axis Nishi Funabashi	1,020	896	950	5.0%	53	888	971	4.9%	82	▲0.1%	29
66	Park Axis Yokohama Idogaya	1,419	1,330	1,660	4.9%	329	1,316	1,680	4.8%	363	▲0.1%	34
67	Park Axis Chiba Shinmachi	1,679	1,554	1,910	5.1%	355	1,534	1,930	5.0%	395	▲0.1%	39
69	Park Axis Chiba	970	891	1,050	5.2%	158	879	1,080	5.1%	200	▲0.1%	41
85	Park Cube Kita Matsudo	1,200	1,139	1,380	5.2%	240	1,127	1,380	5.2%	252	—	12
87	Park Cube Musashi Kosugi	2,250	2,137	2,710	4.6%	572	2,118	2,720	4.6%	601	—	28
102	Park Axis Yokohama Tanmachi Koen	1,119	1,100	1,280	4.8%	179	1,090	1,300	4.7%	209	▲0.1%	29
109	Park Axis Yokohama Yamashitacho	1,539	1,532	1,740	4.7%	207	1,520	1,770	4.6%	249	▲0.1%	41
27	Park Axis Meieki Minami	2,440	2,095	2,090	5.2%	▲5	2,076	2,130	5.1%	53	▲0.1%	59
35	Park Axis Marunouchi	1,920	1,670	1,720	5.0%	49	1,655	1,720	5.0%	64	—	15
36	Park Axis Ropponmatsu	1,515	1,345	1,330	4.8%	▲15	1,333	1,350	4.7%	16	▲0.1%	32
37	Park Axis Hakataeki Minami	1,890	1,650	1,690	4.9%	39	1,634	1,720	4.8%	85	▲0.1%	45
45	Park Axis Naka Gofukumachi	742	661	965	4.9%	303	652	974	4.8%	321	▲0.1%	17
49	Park Axis Shirakabe	1,547	1,421	1,970	5.1%	548	1,407	1,970	5.0%	562	▲0.1%	13
50	Park Axis Sendai	2,320	2,102	3,070	5.5%	967	2,079	3,100	5.4%	1,020	▲0.1%	52
56	Park Axis Hakata Minoshima	960	849	1,110	5.3%	260	837	1,130	5.2%	292	▲0.1%	32
57	Park Axis Takamiya Higashi	605	516	710	5.3%	193	506	713	5.2%	206	▲0.1%	12
58	Park Axis Sapporo Shokubutsuen Mae	1,650	1,436	1,960	5.4%	523	1,416	1,980	5.3%	563	▲0.1%	40
65	Park Axis Shin Sapporo	827	742	932	5.6%	189	729	922	5.5%	192	▲0.1%	3
71	Park Axis Esaka Hiroshibacho	2,369	2,210	2,550	5.0%	339	2,188	2,610	4.9%	421	▲0.1%	82
73	Park Axis Utsubo Koen	2,399	2,230	2,770	5.0%	539	2,206	2,830	4.9%	623	▲0.1%	83
107	Park Cube Kitahama	1,970	1,953	2,150	5.0%	196	1,935	2,150	5.0%	214	—	18

# Appraisal Value (4/4)

No.	Property Name	Acquisition Price (JPY mn)	21st Period				22nd 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)
76	Dormy Ashiya	928	855	1,210	5.7%	354	841	1,220	5.6%	378	▲0.1%	23
77	Kawaijuku Kyoto Gakushin Ryo	991	927	1,270	5.5%	342	915	1,250	5.4%	334	▲0.1%	▲7
78	Sundai Horikawa Ryo	916	895	1,220	5.5%	324	887	1,190	5.4%	302	▲0.1%	▲21
79	Dormy Rakuohoku	374	349	494	5.9%	144	344	463	5.8%	118	▲0.1%	▲25
80	Rikkyo University International Dormitory (RUID) Shiki	1,478	1,454	1,870	5.6%	415	1,443	1,820	5.6%	376	—	▲38
81	Dormy Naka Itabashi	1,041	1,025	1,400	5.0%	374	1,016	1,330	5.0%	313	—	▲61
82	Philosophia Nishidai	1,249	1,218	1,630	5.1%	411	1,207	1,550	5.1%	342	—	▲68
83	Dormy Musashi Kosugi	1,152	1,130	1,510	5.3%	379	1,120	1,460	5.3%	339	—	▲40
89	Artis Sendai Kakyoin	540	533	666	5.9%	132	526	676	5.8%	149	▲0.1%	16
90	Artis Sendai Kimachi Dori	1,160	1,158	1,460	5.9%	301	1,144	1,490	5.8%	345	▲0.1%	44
118	Medical Home Granda Sang-en Jaya (Land with leasehold interest)	735	770	792	4.1%	21	770	805	4.0%	34	▲0.1%	13
119	Dormy Nishi Ogikubo	1,100	1,165	1,130	4.7%	▲35	1,167	1,140	4.7%	▲27	—	8
<b>Subtotal</b>		<b>297,435</b>	<b>284,625</b>	<b>326,554</b>	<b>—</b>	<b>41,928</b>	<b>282,842</b>	<b>328,981</b>	<b>—</b>	<b>46,138</b>	<b>—</b>	<b>4,209</b>
Property sold in the 22nd Period												
12	Park Axis Shibuya	1,282	1,213	1,150	4.1%	▲63	—	—	—	—	—	63
<b>Subtotal</b>		<b>1,282</b>	<b>1,213</b>	<b>1,150</b>	<b>—</b>	<b>▲63</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>63</b>
<b>Total</b>		<b>298,718</b>	<b>285,839</b>	<b>327,704</b>	<b>—</b>	<b>41,864</b>	<b>282,842</b>	<b>328,981</b>	<b>—</b>	<b>46,138</b>	<b>—</b>	<b>4,273</b>

\* Appraisal value and book value are as of the end of each period (21st Period: August 31, 2016 ; 22nd Period: February 28, 2017).

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

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

\*2. Appraisal cap rate of Park Cube Nishigahara Stage was 4.8% for the 21st period and 4.7% for the 22nd period.

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

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

PoP Change in Appraisal Value			
Increase	No Change	Decrease	Total
74 properties	33 properties	11 properties	118 properties

\* Total excluding Park Axis Shibuya, which was disposed of during the 22nd Period

# Income Statement by Property (1/12)

(JPY thousand)

No.	1	2	4	5	6	7	8	9	10	11
Property Name	Okaw abata 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 Mnami Azabu
No. of Operating Days	181	181	181	181	181	181	181	181	181	181
Rental Revenues	1,021,364	54,726	80,469	45,885	43,501	139,894	136,742	30,592	50,295	99,233
Others	33,777	2,775	2,260	1,943	1,754	7,078	5,391	1,385	1,848	3,768
<b>Total Rental Revenues (A)</b>	<b>1,055,142</b>	<b>57,502</b>	<b>82,730</b>	<b>47,828</b>	<b>45,256</b>	<b>146,972</b>	<b>142,133</b>	<b>31,978</b>	<b>52,144</b>	<b>103,002</b>
Real Estate Taxes	83,482	3,134	4,130	2,265	2,268	6,589	5,803	1,577	2,620	4,922
Rental Expenses	262,976	10,960	14,857	7,031	10,672	27,282	21,514	5,353	9,648	19,533
Property Management Fees	155,112	5,858	8,109	4,847	4,478	13,328	14,125	3,656	5,235	10,250
Repair and Maintenance	68,261	2,922	4,015	812	3,742	9,080	4,399	1,072	2,489	6,577
Trust Fees	1,851	442	—	—	—	—	—	—	—	441
Utilities	14,516	663	756	500	407	968	783	256	429	461
Insurance	1,903	65	82	48	48	129	133	33	58	101
Leasing-related Service Fees, etc.	15,563	482	1,667	492	1,541	3,527	1,940	325	1,142	1,173
Other Rental Expenses	5,766	524	226	330	454	247	132	9	293	526
Depreciation	183,503	11,237	14,535	7,886	7,936	20,198	21,557	5,525	9,399	15,604
<b>Total Rental Expenses (B)</b>	<b>529,962</b>	<b>25,332</b>	<b>33,523</b>	<b>17,184</b>	<b>20,876</b>	<b>54,070</b>	<b>48,875</b>	<b>12,456</b>	<b>21,668</b>	<b>40,060</b>
<b>Operating Income (A) — (B)</b>	<b>525,179</b>	<b>32,169</b>	<b>49,206</b>	<b>30,644</b>	<b>24,379</b>	<b>92,902</b>	<b>93,257</b>	<b>19,521</b>	<b>30,475</b>	<b>62,941</b>
<b>Net Operating Income</b>	<b>708,683</b>	<b>43,407</b>	<b>63,741</b>	<b>38,531</b>	<b>32,316</b>	<b>113,100</b>	<b>114,815</b>	<b>25,047</b>	<b>39,875</b>	<b>78,546</b>

# Income Statement by Property (2/12)

(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	116	181	181	181	181	181	181	181	181	181
Rental Revenues	19,888	226,080	59,812	88,672	78,801	54,924	301,197	33,394	55,185	76,180
Others	430	13,213	2,044	2,521	3,112	3,556	13,339	1,417	1,814	3,887
<b>Total Rental Revenues (A)</b>	<b>20,319</b>	<b>239,294</b>	<b>61,857</b>	<b>91,193</b>	<b>81,914</b>	<b>58,480</b>	<b>314,537</b>	<b>34,811</b>	<b>56,999</b>	<b>80,068</b>
Real Estate Taxes	1,471	11,096	2,854	4,032	3,994	3,788	14,564	1,768	2,388	3,643
Rental Expenses	3,890	39,230	13,623	12,829	17,914	10,873	54,051	6,450	9,528	14,383
Property Management Fees	2,556	25,590	6,133	9,162	8,371	5,728	33,700	3,604	5,206	8,065
Repair and Maintenance	67	6,711	4,700	2,000	7,177	2,913	13,060	1,653	2,064	3,534
Trust Fees	866	442	442	—	—	—	—	—	442	442
Utilities	194	1,141	531	573	658	427	1,667	360	532	564
Insurance	23	251	53	95	80	56	298	41	47	69
Leasing-related Service Fees, etc.	30	3,467	1,175	909	1,319	1,694	4,985	573	1,139	1,660
Other Rental Expenses	153	1,624	586	88	307	52	338	217	94	46
Depreciation	3,079	43,253	9,504	15,972	14,290	9,125	46,599	6,811	6,449	10,844
<b>Total Rental Expenses (B)</b>	<b>8,441</b>	<b>93,580</b>	<b>25,983</b>	<b>32,834</b>	<b>36,199</b>	<b>23,787</b>	<b>115,215</b>	<b>15,030</b>	<b>18,366</b>	<b>28,870</b>
<b>Operating Income (A) — (B)</b>	<b>11,877</b>	<b>145,713</b>	<b>35,874</b>	<b>58,359</b>	<b>45,714</b>	<b>34,693</b>	<b>199,321</b>	<b>19,781</b>	<b>38,633</b>	<b>51,197</b>
<b>Net Operating Income</b>	<b>14,957</b>	<b>188,967</b>	<b>45,379</b>	<b>74,331</b>	<b>60,005</b>	<b>43,818</b>	<b>245,921</b>	<b>26,593</b>	<b>45,082</b>	<b>62,041</b>

# Income Statement by Property (3/12)

(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 Shinjuku Itabashi	Park Axis Akihabara	Park Axis Toyokocho	Park Axis Takinogawa	Park Axis Asakusabashi
No. of Operating Days	181	181	181	181	181	181	181	181	181	181
Rental Revenues	59,471	79,576	68,028	41,140	44,750	89,338	31,645	112,548	55,265	85,088
Others	1,640	4,191	2,924	2,285	3,003	2,162	1,441	4,151	1,683	2,015
Total Rental Revenues (A)	61,111	83,768	70,952	43,425	47,754	91,501	33,087	116,700	56,948	87,104
Real Estate Taxes	2,598	4,359	3,150	1,935	2,370	5,354	1,440	5,730	3,211	4,434
Rental Expenses	9,522	15,698	14,193	7,752	7,804	16,250	5,312	19,786	8,659	12,511
Property Management Fees	5,685	7,360	7,101	4,252	4,725	10,168	3,429	11,157	5,372	9,514
Repair and Maintenance	1,548	5,432	4,697	1,787	1,756	3,312	1,024	5,207	1,963	1,807
Trust Fees	442	442	442	—	—	—	—	—	—	—
Utilities	734	852	681	400	408	1,210	318	976	462	534
Insurance	49	84	64	41	48	116	34	131	60	85
Leasing-related Service Fees, etc.	853	1,344	1,023	1,035	678	1,326	463	1,970	700	428
Other Rental Expenses	209	181	181	235	187	115	41	342	100	142
Depreciation	6,616	13,244	9,569	6,906	8,737	23,245	6,231	26,518	10,587	15,659
Total Rental Expenses (B)	18,737	33,301	26,913	16,595	18,912	44,850	12,983	52,035	22,458	32,606
Operating Income (A) — (B)	42,374	50,467	44,038	26,830	28,841	46,650	20,104	64,664	34,489	54,497
Net Operating Income	48,990	63,711	53,608	33,737	37,579	69,896	26,335	91,183	45,077	70,157

# Income Statement by Property (4/12)

(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	181	181	181	181	181	181	181	181	181	181
Rental Revenues	148,929	50,135	45,995	108,387	22,380	42,197	32,069	52,955	293,395	82,850
Others	10,218	1,443	1,979	3,691	751	2,242	1,315	2,047	11,166	3,776
<b>Total Rental Revenues (A)</b>	<b>159,147</b>	<b>51,579</b>	<b>47,975</b>	<b>112,079</b>	<b>23,131</b>	<b>44,439</b>	<b>33,385</b>	<b>55,002</b>	<b>304,562</b>	<b>86,627</b>
Real Estate Taxes	7,494	2,601	2,300	6,334	1,426	1,836	2,032	2,366	18,139	4,300
Rental Expenses	24,063	9,645	10,253	17,708	4,712	6,897	6,665	9,680	49,037	16,445
Property Management Fees	14,576	5,574	5,101	11,013	3,091	4,517	3,564	5,684	29,026	9,018
Repair and Maintenance	5,710	1,892	3,011	3,483	891	1,702	1,561	1,974	11,269	4,819
Trust Fees	—	—	—	—	—	—	—	—	—	—
Utilities	1,338	390	593	1,133	264	322	708	502	2,691	892
Insurance	169	52	45	134	24	40	38	61	365	106
Leasing-related Service Fees, etc.	2,108	1,006	1,111	1,462	398	244	737	1,188	5,438	1,338
Other Rental Expenses	159	727	390	479	42	68	55	267	245	269
Depreciation	30,046	11,803	9,869	24,450	4,651	7,349	6,307	8,578	52,713	17,140
<b>Total Rental Expenses (B)</b>	<b>61,604</b>	<b>24,050</b>	<b>22,424</b>	<b>48,493</b>	<b>10,790</b>	<b>16,083</b>	<b>15,005</b>	<b>20,624</b>	<b>119,890</b>	<b>37,886</b>
<b>Operating Income (A) — (B)</b>	<b>97,543</b>	<b>27,528</b>	<b>25,551</b>	<b>63,585</b>	<b>12,341</b>	<b>28,356</b>	<b>18,379</b>	<b>34,377</b>	<b>184,672</b>	<b>48,740</b>
<b>Net Operating Income</b>	<b>127,589</b>	<b>39,332</b>	<b>35,421</b>	<b>88,036</b>	<b>16,993</b>	<b>35,706</b>	<b>24,686</b>	<b>42,956</b>	<b>237,386</b>	<b>65,881</b>

# Income Statement by Property (5/12)

(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 Sanchome	Park Cube Hatchobori
No. of Operating Days	181	181	181	181	181	181	181	181	181	181
Rental Revenues	25,821	53,331	45,274	33,972	537,158	61,659	36,982	38,576	96,632	137,233
Others	1,013	3,898	3,113	2,202	24,050	2,512	1,083	1,592	2,478	6,424
Total Rental Revenues (A)	26,835	57,230	48,387	36,175	561,209	64,171	38,065	40,168	99,110	143,658
Real Estate Taxes	1,400	3,272	2,477	1,836	27,808	3,323	2,507	2,397	5,307	6,647
Rental Expenses	4,392	11,592	6,890	7,869	122,285	9,167	8,196	7,445	17,147	23,888
Property Management Fees	3,223	5,643	5,061	4,174	79,432	6,022	4,100	5,042	10,794	13,000
Repair and Maintenance	730	4,397	729	2,337	22,770	1,770	2,784	1,162	3,254	5,630
Trust Fees	—	—	—	—	—	—	—	—	450	—
Utilities	349	477	465	522	10,474	452	392	358	770	2,333
Insurance	32	74	57	43	676	72	55	48	110	151
Leasing-related Service Fees, etc.	30	881	378	673	7,021	665	792	579	1,708	2,395
Other Rental Expenses	27	118	197	117	1,909	184	71	252	59	377
Depreciation	5,802	11,200	9,033	6,275	124,703	11,571	9,813	8,923	21,055	25,048
Total Rental Expenses (B)	11,595	26,065	18,401	15,981	274,797	24,062	20,517	18,766	43,510	55,585
Operating Income (A) — (B)	15,239	31,164	29,986	20,194	286,411	40,109	17,548	21,402	55,600	88,073
Net Operating Income	21,042	42,365	39,019	26,469	411,115	51,680	27,361	30,325	76,655	113,121



# Income Statement by Property (6/12)

(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	181	181	181	181	181	181	181	181	181	181
Rental Revenues	37,353	26,884	48,771	69,694	426,443	212,791	67,479	57,929	44,602	320,622
Others	1,897	332	947	1,995	25,841	6,193	2,035	1,784	799	9,429
Total Rental Revenues (A)	39,250	27,216	49,719	71,690	452,285	218,984	69,514	59,713	45,401	330,052
Real Estate Taxes	2,080	1,567	2,473	4,660	21,633	11,246	3,625	3,115	2,700	18,161
Rental Expenses	6,710	5,775	6,768	14,162	162,251	28,867	11,382	10,132	7,279	64,805
Property Management Fees	4,494	3,427	5,107	8,717	65,319	22,888	8,025	5,805	5,070	37,887
Repair and Maintenance	1,338	1,486	531	3,303	16,608	2,276	1,513	2,436	302	13,478
Trust Fees	—	—	—	—	930	400	—	—	400	—
Utilities	337	302	583	672	12,008	1,188	763	525	474	3,284
Insurance	44	36	55	94	761	271	75	67	62	346
Leasing-related Service Fees, etc.	294	299	136	1,259	6,072	952	769	1,182	444	7,513
Other Rental Expenses	201	223	355	115	60,550	889	234	114	524	2,294
Depreciation	7,245	6,445	10,224	20,151	97,757	50,567	12,207	11,162	11,858	62,603
Total Rental Expenses (B)	16,037	13,788	19,466	38,973	281,642	90,680	27,216	24,410	21,838	145,569
Operating Income (A) — (B)	23,213	13,428	30,252	32,716	170,643	128,303	42,298	35,302	23,562	184,482
Net Operating Income	30,459	19,874	40,477	52,867	268,400	178,870	54,505	46,465	35,421	247,085

# Income Statement by Property (7/12)

(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	181	181	181	181	181	181	181	181	181	181
Rental Revenues	89,785	71,609	36,966	42,342	24,615	37,571	48,329	46,761	45,253	59,702
Others	4,189	2,907	1,640	1,739	452	1,201	1,541	1,180	2,014	3,731
Total Rental Revenues (A)	93,975	74,516	38,606	44,082	25,067	38,773	49,870	47,942	47,267	63,433
Real Estate Taxes	4,103	3,705	1,739	2,278	1,236	1,793	2,213	1,996	2,048	2,799
Rental Expenses	15,852	14,152	5,632	5,316	4,124	5,360	6,655	8,999	6,782	10,278
Property Management Fees	7,774	6,810	3,301	3,454	2,623	3,582	4,430	5,056	4,859	6,717
Repair and Maintenance	5,041	3,805	1,304	766	614	577	1,066	2,113	658	1,494
Trust Fees	400	400	—	—	—	—	—	—	—	—
Utilities	689	532	330	670	292	433	415	477	408	570
Insurance	107	87	33	46	25	49	55	56	53	75
Leasing-related Service Fees, etc.	1,330	2,007	601	299	418	387	593	892	629	1,061
Other Rental Expenses	509	508	60	79	149	328	94	402	172	359
Depreciation	16,323	14,589	4,476	7,045	3,994	9,125	9,886	10,700	10,216	14,798
Total Rental Expenses (B)	36,279	32,447	11,848	14,640	9,355	16,278	18,755	21,697	19,047	27,876
Operating Income (A) — (B)	57,695	42,069	26,757	29,442	15,711	22,494	31,115	26,244	28,220	35,557
Net Operating Income	74,018	56,658	31,234	36,487	19,706	31,620	41,001	36,945	38,436	50,356

# Income Statement by Property (8/12)

(JPY thousand)

No.	104	105	106	108	110	111	112	113	114	115
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 Axis Kamata Station Gate
No. of Operating Days	181	181	181	181	181	181	181	181	181	181
Rental Revenues	45,580	83,860	94,478	40,212	46,081	398,254	231,141	34,677	35,132	118,825
Others	2,018	3,714	2,570	1,221	1,438	16,991	10,060	1,116	556	5,793
<b>Total Rental Revenues (A)</b>	<b>47,599</b>	<b>87,575</b>	<b>97,049</b>	<b>41,434</b>	<b>47,520</b>	<b>415,246</b>	<b>241,202</b>	<b>35,793</b>	<b>35,688</b>	<b>124,618</b>
Real Estate Taxes	2,019	4,497	4,843	1,771	2,070	20,263	13,186	1,864	1,715	4,925
Rental Expenses	7,734	14,508	15,889	6,993	6,896	260,333	48,955	5,999	4,748	17,606
Property Management Fees	5,534	7,152	9,298	4,101	3,736	39,230	30,724	4,234	3,269	10,841
Repair and Maintenance	1,122	3,166	3,091	1,679	1,777	18,675	7,230	778	589	3,292
Trust Fees	—	400	400	—	—	—	—	—	—	—
Utilities	448	666	691	388	425	1,886	3,377	394	377	826
Insurance	59	88	101	43	45	582	234	32	35	119
Leasing-related Service Fees, etc.	381	1,935	1,370	555	846	7,583	6,669	512	423	1,977
Other Rental Expenses	189	1,099	936	224	65	192,375	719	47	52	549
Depreciation	10,899	13,927	16,717	7,512	8,321	56,412	36,480	5,558	6,031	19,362
<b>Total Rental Expenses (B)</b>	<b>20,654</b>	<b>32,933</b>	<b>37,450</b>	<b>16,277</b>	<b>17,288</b>	<b>337,009</b>	<b>98,622</b>	<b>13,423</b>	<b>12,495</b>	<b>41,894</b>
<b>Operating Income (A) — (B)</b>	<b>26,945</b>	<b>54,642</b>	<b>59,598</b>	<b>25,157</b>	<b>30,232</b>	<b>78,236</b>	<b>142,579</b>	<b>22,370</b>	<b>23,193</b>	<b>82,724</b>
<b>Net Operating Income</b>	<b>37,844</b>	<b>68,569</b>	<b>76,316</b>	<b>32,669</b>	<b>38,553</b>	<b>134,648</b>	<b>179,060</b>	<b>27,929</b>	<b>29,225</b>	<b>102,086</b>

# Income Statement by Property (9/12)

(JPY thousand)

No.	116	117	120	121	26	40	66	67	69	85
Property Name	Park Axis Kinshicho Residence	Park Axis Oshiage Sumida Koen	Park Axis Magome Residence	Park Axis Higashi Ueno	Park Cube Keio Hachioji II	Park Axis Nishi Funabashi	Park Axis Yokohama Idogaya	Park Axis Chiba Shinmachi	Park Axis Chiba	Park Cube Kita Matsudo
No. of Operating Days	181	181	181	181	181	181	181	181	181	181
Rental Revenues	38,517	36,061	40,315	34,753	44,042	33,506	53,249	70,695	39,423	47,122
Others	1,092	526	1,249	525	1,554	1,224	2,063	2,983	1,148	1,332
Total Rental Revenues (A)	39,610	36,588	41,564	35,279	45,597	34,731	55,312	73,679	40,571	48,455
Real Estate Taxes	1,739	1,745	—	—	2,723	2,362	3,484	4,593	2,684	2,426
Rental Expenses	6,464	5,052	4,055	5,287	7,601	6,709	9,759	13,363	9,106	10,411
Property Management Fees	4,339	3,195	3,326	3,113	4,421	4,003	6,033	8,829	5,674	5,597
Repair and Maintenance	1,001	614	210	845	1,905	1,965	2,089	1,591	1,748	3,608
Trust Fees	—	—	—	—	442	—	—	—	—	—
Utilities	395	412	302	483	462	311	521	2,241	786	626
Insurance	47	43	43	41	59	47	79	100	59	70
Leasing-related Service Fees, etc.	627	311	25	687	292	284	776	312	367	421
Other Rental Expenses	53	476	148	115	17	96	258	288	468	88
Depreciation	7,767	7,230	6,897	6,657	9,474	9,093	14,852	20,305	12,237	12,773
Total Rental Expenses (B)	15,970	14,029	10,953	11,944	19,799	18,164	28,095	38,261	24,028	25,610
Operating Income (A) — (B)	23,639	22,558	30,611	23,334	25,798	16,566	27,216	35,417	16,543	22,844
Net Operating Income	31,406	29,789	37,508	29,992	35,272	25,660	42,068	55,723	28,780	35,617

# Income Statement by Property (10/12)

(JPY thousand)

No.	87	102	109	27	35	36	37	45	49	50
Property Name	Park Cube Musashi Kosugi	Park Axis Yokohama Tanmachi Koen	Park Axis Yokohama Yamashitacho	Park Axis Meieki Minami	Park Axis Marunouchi	Park Axis Ropponmatsu	Park Axis Hakataeki Minami	Park Axis Naka Gofukumachi	Park Axis Shirakabe	Park Axis Sendai
No. of Operating Days	181	181	181	181	181	181	181	181	181	181
Rental Revenues	79,615	39,304	51,576	83,321	61,019	47,678	61,998	35,836	64,588	117,829
Others	2,909	2,753	2,488	2,498	1,090	563	475	432	2,150	3,055
Total Rental Revenues (A)	82,524	42,058	54,064	85,819	62,110	48,241	62,473	36,269	66,739	120,885
Real Estate Taxes	3,862	2,114	3,234	5,496	3,578	3,402	4,298	2,821	4,954	7,664
Rental Expenses	13,465	7,422	8,706	16,782	11,586	10,066	13,912	8,774	14,465	22,722
Property Management Fees	8,660	4,731	5,238	9,305	7,152	6,068	7,559	4,921	7,422	13,099
Repair and Maintenance	2,229	1,308	1,733	3,951	1,712	1,807	3,327	2,131	2,767	5,083
Trust Fees	400	—	—	—	—	—	—	—	—	—
Utilities	505	308	539	1,077	845	473	681	898	823	1,291
Insurance	91	45	64	119	84	69	86	55	99	163
Leasing-related Service Fees, etc.	1,414	696	1,026	1,511	968	491	592	481	2,759	1,338
Other Rental Expenses	163	331	104	816	823	1,156	1,665	285	593	1,746
Depreciation	18,882	9,398	11,622	19,532	15,430	13,198	15,787	8,842	14,196	24,153
Total Rental Expenses (B)	36,210	18,934	23,563	41,811	30,595	26,667	33,998	20,438	33,615	54,539
Operating Income (A) — (B)	46,314	23,124	30,501	44,008	31,514	21,573	28,475	15,831	33,123	66,345
Net Operating Income	65,197	32,522	42,124	63,541	46,945	34,772	44,263	24,673	47,320	90,499

# Income Statement by Property (11/12)

(JPY thousand)

No.	56	57	58	65	71	73	107	76	77	78
Property Name	Park Axis Hakata Minoshima	Park Axis Takamiya Higashi	Park Axis Sapporo Shokubutsuen Mae	Park Axis Shin Sapporo	Park Axis Esaka Hiroshibacho	Park Axis Utsubo Koen	Park Cube Kitahama	Dormy Ashiya	Kaw aijuku Kyoto Gakushin Ryo	Sundai Horikaw a Ryo
No. of Operating Days	181	181	181	181	181	181	181	181	181	181
Rental Revenues	44,796	28,097	81,006	40,347	86,818	89,391	66,911	40,404	39,492	37,002
Others	679	296	2,006	284	5,699	3,200	871	—	—	—
<b>Total Rental Revenues (A)</b>	<b>45,476</b>	<b>28,393</b>	<b>83,012</b>	<b>40,632</b>	<b>92,518</b>	<b>92,592</b>	<b>67,783</b>	<b>40,404</b>	<b>39,492</b>	<b>37,002</b>
Real Estate Taxes	3,925	2,552	8,210	3,920	5,072	5,766	4,410	3,208	2,120	2,072
Rental Expenses	10,615	6,019	18,026	7,251	16,098	15,452	16,023	164	67	57
Property Management Fees	5,097	3,165	8,206	4,283	10,381	10,008	6,990	—	—	—
Repair and Maintenance	2,464	1,152	4,946	997	1,640	2,483	3,323	89	—	—
Trust Fees	—	—	—	—	—	—	—	—	—	—
Utilities	732	681	2,681	1,494	733	718	1,235	—	—	—
Insurance	80	54	140	72	117	131	102	75	67	57
Leasing-related Service Fees, etc.	935	315	988	265	3,031	1,652	3,931	—	—	—
Other Rental Expenses	1,306	651	1,063	136	193	457	439	—	—	—
Depreciation	12,325	9,912	21,045	13,100	22,671	23,806	18,216	13,687	12,780	8,249
<b>Total Rental Expenses (B)</b>	<b>26,866</b>	<b>18,484</b>	<b>47,282</b>	<b>24,271</b>	<b>43,841</b>	<b>45,025</b>	<b>38,650</b>	<b>17,059</b>	<b>14,968</b>	<b>10,378</b>
<b>Operating Income (A) — (B)</b>	<b>18,609</b>	<b>9,909</b>	<b>35,730</b>	<b>16,360</b>	<b>48,676</b>	<b>47,567</b>	<b>29,133</b>	<b>23,344</b>	<b>24,523</b>	<b>26,623</b>
<b>Net Operating Income</b>	<b>30,934</b>	<b>19,822</b>	<b>56,776</b>	<b>29,460</b>	<b>71,347</b>	<b>71,373</b>	<b>47,349</b>	<b>37,031</b>	<b>37,304</b>	<b>34,872</b>

# Income Statement by Property (12/12)

(JPY thousand)

No.	79	80	81	82	83	89	90	118	119	Total
Property Name	Dormy Rakuoku	Rikkyo University International Dormitory (RUID) Shiki	Dormy Naka Itabashi	Philosophia Nishidai	Dormy Musashi Kosugi	Artis Sendai Kakyoin	Artis Sendai Kimachi Dori	Medical Home Granda Sangen Jaya (Land with leasehold interest)	Dormy Nishi Ogikubo	
No. of Operating Days	181	181	181	181	181	181	181	181	181	
Rental Revenues	16,476	55,500	38,244	45,000	43,284	22,845	53,622	16,800	30,240	10,210,136
Others	—	—	—	—	—	4	3	—	—	382,330
Total Rental Revenues (A)	16,476	55,500	38,244	45,000	43,284	22,850	53,625	16,800	30,240	10,592,466
Real Estate Taxes	1,200	2,582	2,716	2,977	2,746	1,804	5,233	552	—	583,382
Rental Expenses	184	61	49	61	238	110	2,904	—	399	2,154,544
Property Management Fees	—	—	—	—	—	48	70	—	—	1,133,982
Repair and Maintenance	150	—	—	—	182	26	801	—	360	420,048
Trust Fees	—	—	—	—	—	—	—	—	—	11,323
Utilities	—	—	—	—	—	—	—	—	—	115,117
Insurance	34	61	49	61	56	34	87	—	39	13,254
Leasing-related Service Fees, etc.	—	—	—	—	—	—	—	—	—	160,710
Other Rental Expenses	—	—	—	—	—	1	1,944	—	—	300,108
Depreciation	5,650	11,549	8,957	11,528	9,996	6,593	14,259	—	4,409	2,056,656
Total Rental Expenses (B)	7,035	14,192	11,723	14,567	12,980	8,507	22,398	552	4,808	4,794,584
Operating Income (A) — (B)	9,440	41,307	26,520	30,432	30,303	14,342	31,227	16,248	25,431	5,797,882
Net Operating Income	15,091	52,856	35,477	41,961	40,299	20,935	45,487	16,248	29,840	7,854,538



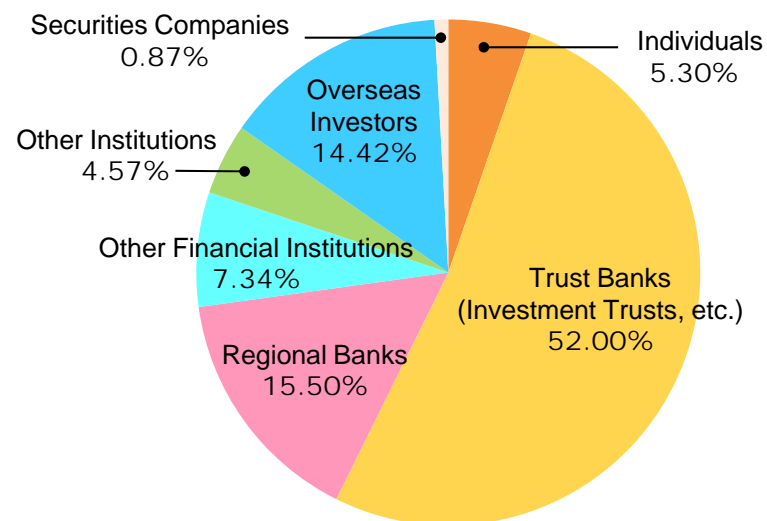


# **Appendix (4) : Corporate Structure and Asset Management Company**

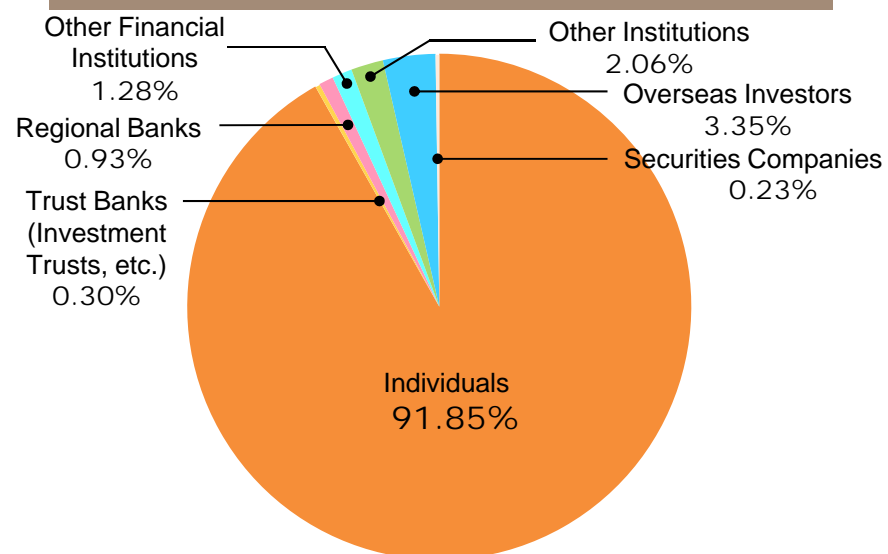
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# Unitholders

## Ownership by Unitholders (Total 484,522 units)



## Number of Unitholders (Total 6,008 people)



## Number of Units and Unitholders

	Individuals	Trust Banks (Investment Trusts, etc.)	Regional Banks	Other Financial Institutions	Other Institutions	Overseas Investors	Securities Companies	Total
Number of Units Held	25,673	251,965	75,105	35,571	22,156	69,846	4,206	484,522
Number of Unitholders	5,518	18	56	77	124	201	14	6,008

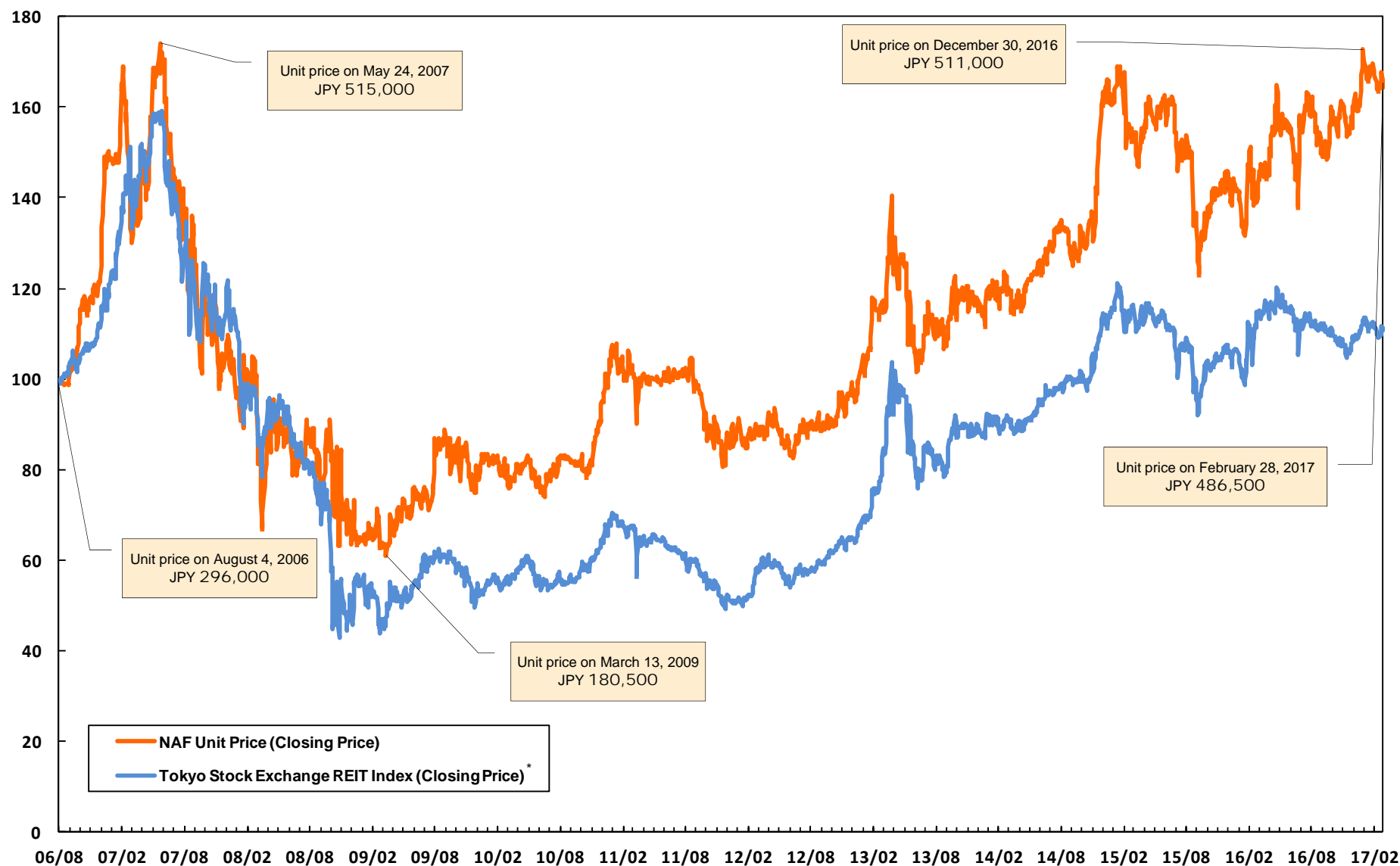
## Major Unitholders

Name	Number of Units Held	Percentage of Total <sup>1</sup> (%)
Japan Trustee Services Bank, Ltd. (Trust Account)	121,953	25.16
The Master Trust Bank of Japan, Ltd. (Trust Account)	54,465	11.24
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	31,502	6.50
The Nomura Trust and Banking Co., Ltd. (Investment Account)	17,340	3.57
Mitsui Fudosan Residential Co., Ltd.	15,600	3.21
The Chugoku Bank, Limited	9,576	1.97
Trust & Custody Services Bank, Ltd. (Money Trust Tax Account)	7,759	1.60
State Street Bank and Trust Company 505012	7,015	1.44
State Street Bank - West Pension Fund Clients - Exempt 505233	6,516	1.34
MetLife Insurance	5,916	1.22
Total	277,642	57.30

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

# Historical Unit Price since IPO

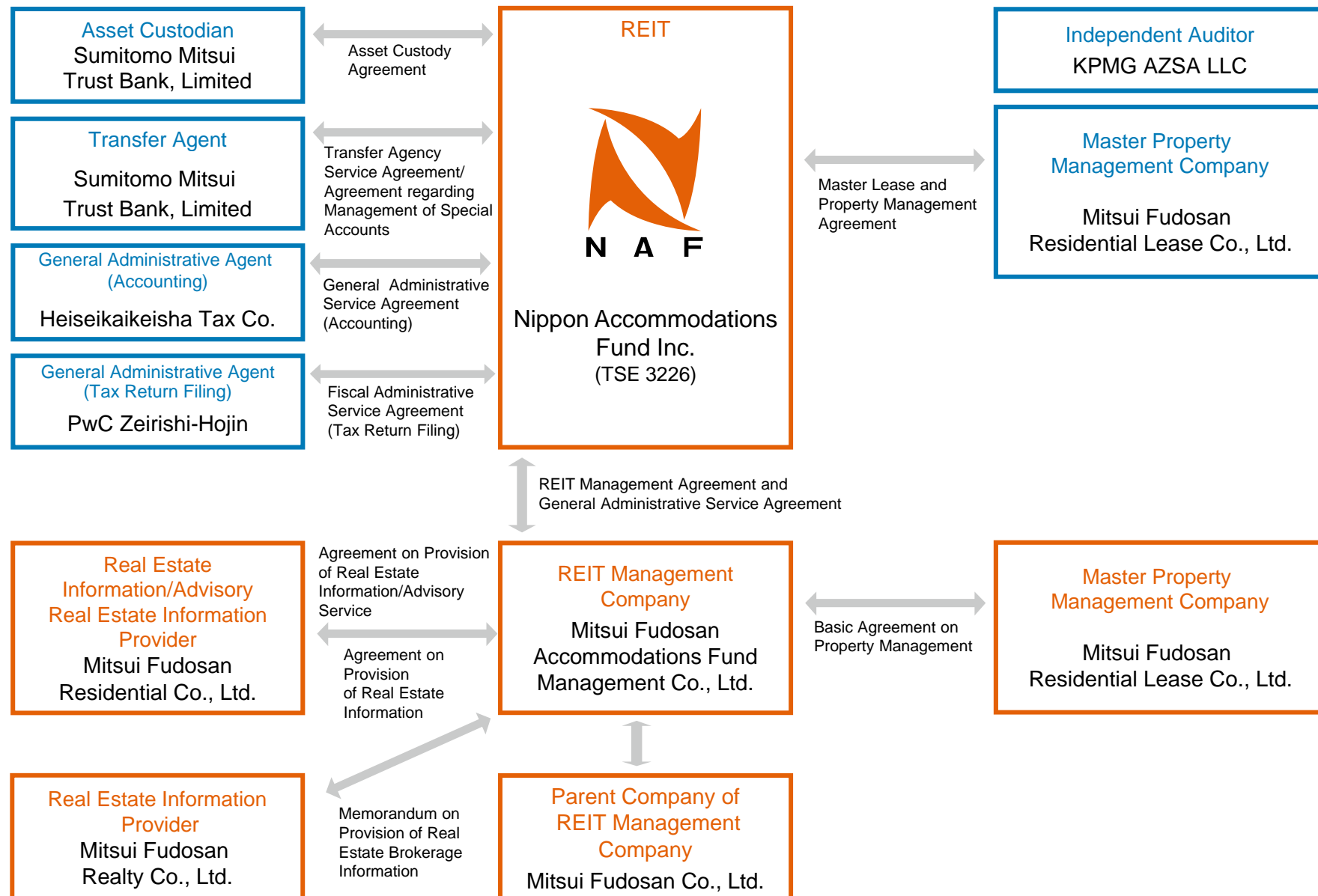
Index: Date of IPO (NAF: August 4, 2006) = 100



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

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

# Structure of the REIT

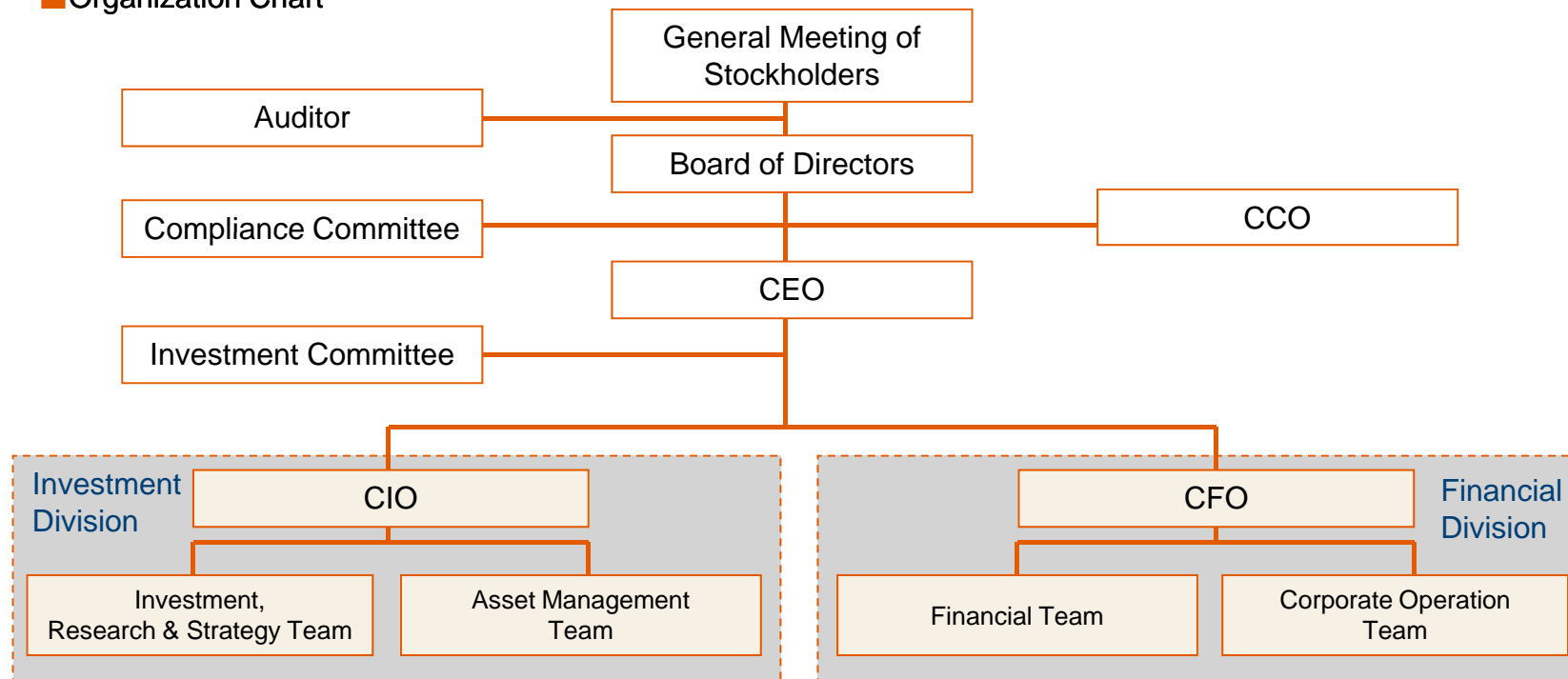


# Overview of the Asset Management Company

## Company Profile

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

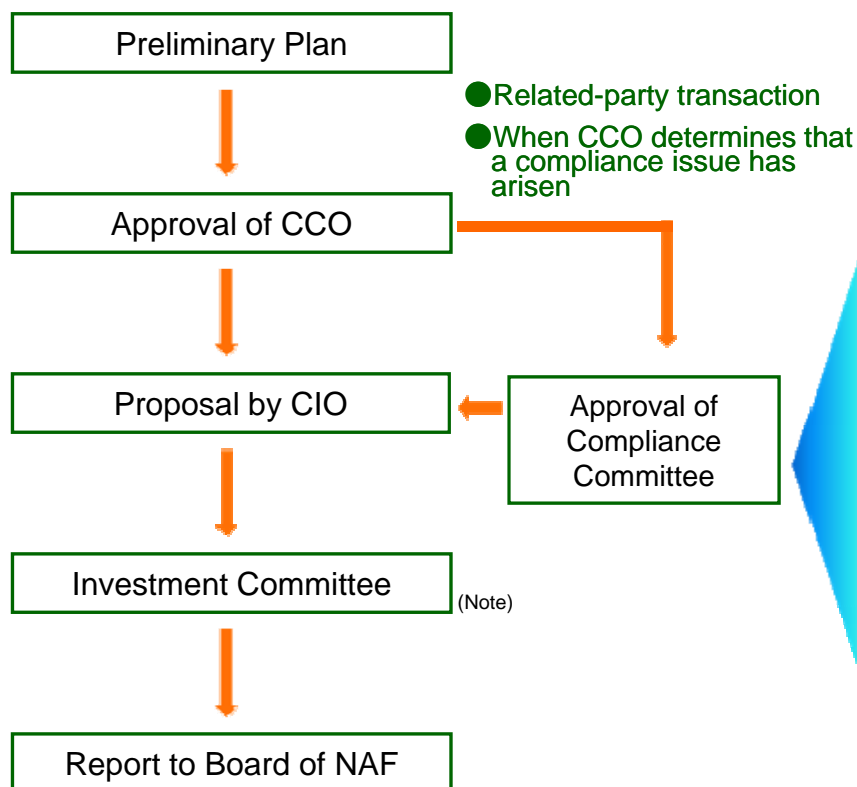
### ■ Organization Chart



# Decision - Making Process and Mitigating Conflict of Interest

## 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 sponsor-related parties

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**

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

# Sustainability Initiatives

## ■ Asset management company has upgraded system for promoting sustainability

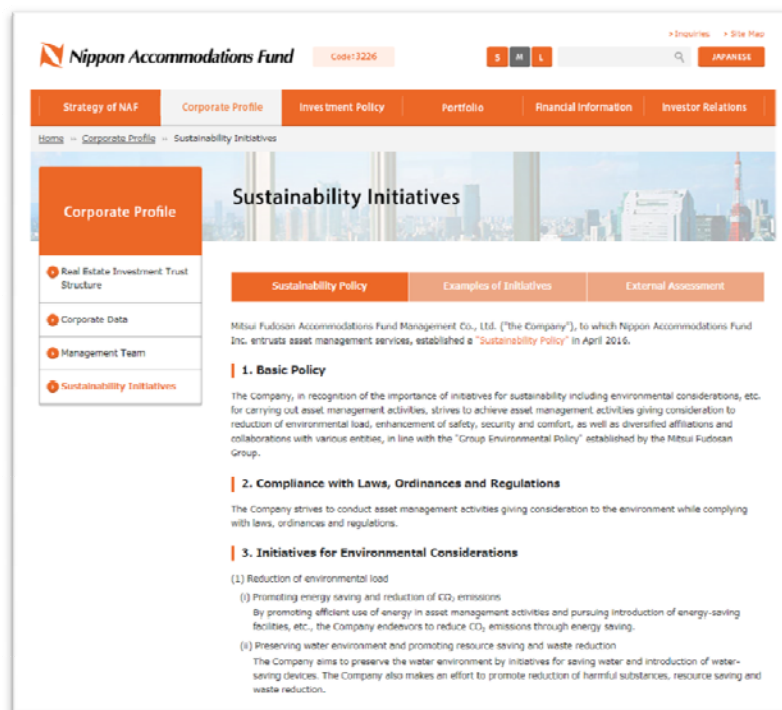
Striving to conduct asset management activities in line with the “Group Environmental Policy” established by the Mitsui Fudosan Group.

Reduction of  
environmental  
load

Enhancement of  
safety, security  
and comfort

Diversified affiliations  
and collaborations  
with various entities

New web page established to facilitate disclosure of sustainability initiatives (April 2017)



## ■ Initiatives to Reduce Environmental Load

Promoting energy saving and reduction of CO<sub>2</sub> emissions.

	Installation completed	(in the 22nd Period)
LED lighting	42 properties	(6 properties)

## ■ Status of DBJ Green Building Certification Acquisition

The two properties below had acquired certification as of the end of the 22nd Period

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

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

(Financial Instruments Firm, Kanto Finance Bureau(registration) No. 401 Member of the Investment Trusts Association, Japan)