

December 6, 2007

To All Concerned Parties

Issuer of Real Estate Investment Trust Securities
1-1, Nihonbashi-Muromachi 2-Chome, Chuo-Ku,
Tokyo 103-0022
Nippon Accommodations Fund Inc.
Representative Executive Director Nobuyuki Nakai
(Code Number 3226)
Investment Trust Management Company
Mitsui Fudosan Accommodations Fund Management Co., Ltd.
Representative President and CEO Nobuyuki Nakai
Contact CFO and Director Morio Shibata
(TEL. 03-3246-3677)

Notification concerning Acquisition of Assets

This is a notification that Nippon Accommodations Fund Inc. ("NAF") decided on the acquisition of assets as shown below.

1. Overview of acquisitions

(1) Park Cube Gakugei Daigaku (tentative name)

- | | |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Name of property | Park Cube Gakugei Daigaku (tentative name) |
| (b) Type of property to be acquired | Real estate |
| (c) Acquisition price | ¥910,000,000
(exclusive of miscellaneous expenses for acquisition ,fixed
property taxes, urban planning taxes, consumption taxes, and
local consumption taxes) |
| (d) Date of conclusion of sales contract | November 21, 2007 |
| (e) Date of handover | March 28, 2008 (planned) |
| (f) Seller | Meiwa Estate Company Limited |
| (g) Acquisition funds | Own funds or loans |
| (h) Method of payment | Full payment at the time of delivery |

(2) Park Cube Itabashi Honcho (tentative name)

- | | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Name of property | Park Cube Itabashi Honcho (tentative name) |
| (b) Type of property to be acquired | Real estate |
| (c) Acquisition price | ¥4,170,000,000
(exclusive of miscellaneous expenses for acquisition , fixed
property taxes, urban planning taxes, consumption taxes, and
local consumption taxes) |
| (d) Date of conclusion of contract | November 21, 2007 |
| (e) Date of handover | March 27, 2008 (planned) |
| (f) Seller | Meiwa Estate Company Limited |
| (g) Acquisition funds | Own funds or loans |
| (h) Method of payment | Full payment at the time of delivery |

2. Reason for acquisition

Based on the provisions for investments and policies on asset management set forth in the by-laws, the decision to acquire these properties was made to ensure the steady growth of the whole portfolio, and for the diversification and improvement of the investment portfolio in Tokyo's 23 wards.

3. Description of the properties to be acquired

(1) Outline of the properties to be acquired

(a) Park Cube Gakugei Daigaku (tentative name)

Name of property to be acquired		Park Cube Gakugei Daigaku (tentative name)
Type of property to be acquired		Real estate
Acquisition price (Note 1)		¥910 million
Appraised value (Note 2)		¥920 million
Date of value appraisal (Note 2)		November 15, 2007
Location	Residence lot number	2545-15, 2545-18, and 2545-20, Gohongi 3-chome, Meguro-ku, Tokyo
Land	Building-to-land ratio	60%
	Floor-area ratio	150%
	Zoning	Category 1 District Exclusively for Low Rise Residential Buildings
	Site area (Note 3)	864.42m ²
	Ownership form	Proprietorship
Buildings	Planned completion date (Note 4)	During last 10 days of March, 2008
	Structure / Number of stories (Note 5)	Reinforced concrete structure / 3 storeys
	Uses (Note 5)	Apartment building
	Gross floor area (Note 5)	1,327.12m ²
	Ownership form	Proprietorship
	Rentable units	24
	Rentable area	957.88m ²
Existence of security interests		None
Special affairs (Note 6)		None
Special features of the property		<p>This property is in a good location in terms of accessibility to the nearest station. It is 7 minutes walk from Gakugei Daigaku Station on the Tokyu Toyoko Line.</p> <p>This property is located in a quiet residential area, and also has good living convenience, with many restaurants and retail stores around the nearby train station.</p> <p>This area has good access to major business districts, so firm rental demand can be expected from single persons who value transportation convenience and the living environment.</p> <p>This property's acquisition price is below the investment amount NAF determined in its investment criteria (in principle 1 billion yen or more per property). Despite the acquisition price of less than 1 billion yen, the reasons for acquisition are the unique aspects of this property, and it is judged that this will contribute to improving NAF's portfolio in Tokyo's 23 wards.</p>

Details of tenants (Note 7)	Total number of tenants	1 (planned)
	Rentable units	24 apartments
	Rented units	—
	Rentable area (m ²)	957.88
	Rented area (m ²)	—

(b) Park Cube Itabashi Honcho (tentative name)

Name of property to be acquired		Park Cube Itabashi Honcho (tentative name)
Type of property to be acquired		Real estate
Acquisition price (Note 1)		¥4,170 million
Appraised value (Note 2)		¥4,190 million
Date of value appraisal (Note 2)		November 15, 2007
Location	Residence indication	18-6, 18-7, and 18-8, Yamato-cho, Itabashi-ku, Tokyo
Land	Building-to-land ratio	80%
	Floor-area ratio	500% and 600%
	Zoning	Commercial district
	Site area (Note 3)	1,207.46m ²
	Ownership form	Proprietorship
Buildings	Planned completion date (Note 4)	During last 10 days of March, 2008
	Structure / Number of stories (Note 5)	Reinforced concrete structure (partially steel frame structure) 14 storeys
	Uses (Note 5)	Apartment building, shop
	Gross floor area (Note 5)	7,514.28m ²
	Ownership form	Proprietorship
	Rentable units	165 apartments, 1 retail
	Rentable area	5,317.07m ²
Existence of security interests		None
Special affairs (Note 6)		None
Special features of the property		<p>This property is in an extremely good location in terms of accessibility to the nearest station. It is a 1 minute walk from Itabashi Honcho Station on the Toei Mita Line.</p> <p>This property has good living convenience, with many restaurants and retail stores around the nearby train station.</p> <p>This area has good access to major business districts, so firm rental demand can be expected from single persons and small families who value transportation convenience and living environment.</p>

Details of tenants (Note 7)	Total number of tenants	1 (planned)
	Rentable units	166 apartments
	Rented units	—
	Rentable area (m ²)	5,317.07
	Rented area (m ²)	—

(Note 1) "Acquisition Price" notes the sales price (exclusive of miscellaneous expenses for acquisition, fixed property taxes, urban planning taxes, consumption taxes and local consumption taxes) specified in the real estate sales contract for the property planned for acquisition.

(Note 2) "Appraised Value" and "Date of Value Appraisal" are stated based on the amount noted in the

real estate appraisal reports which Morii Appraisal & Investment Consulting, Inc. prepared for the properties planned for acquisition. Furthermore, "Real estate appraisal" differs from an appraisal value through price valuation for real estate as determined in the Law on Price Valuation for Real Estate, Article 2, Clause 1. The construction is not yet completed on the appraised buildings making it difficult to confirm the appraised real estate, so for the date set for the value appraisal, the real estate appraiser applied appraisal valuation techniques to seek the prices while assuming that the completion plans for the buildings will be completed as planned.

- (Note 3) "Site Area" of the Land item notes the land area as entered in the register. Also, for Park Cube Itabashi Honcho(tentative name), per prior discussions with Itabashi City, there is a plan to carry out subdivision registration procedures after construction completion for the portion to be transferred as a road site (approximately 3.42m²).
- (Note 4) "Completion Date" of the Buildings item notes the planned date for the seller to receive transfer of the buildings from the construction company.
- (Note 5) "Structure / Number of Storeys", "Uses" and "Gross Floor Area" are stated based on information in the confirmation certificates (Park Cube Gakugei Daigaku (tentative name): November 7, 2007, 07EBCT0402; Park Cube Itabashi Honcho(tentative name): August 31, 2007, TBTC06A0177-III).
- (Note 6) "Special Affairs" notes matters which NAF recognizes as important as of today, taking into consideration their effects on title-related matters, use, appraised value, profitability, etc. of the property acquired.
- (Note 7) Description of the "Details of Tenants" column:
- (i) "Total number of Tenants" is noted as "1" where a master lease contract (blanket lease contract) has been concluded with a master lease company. As to the properties planned for acquisition, the plan is to conclude a master lease contract on the planned acquisition date with Mitsui Fudosan Housing Lease Co., Ltd. as the master lease company, and the above Total Number of Tenants means the total number of tenants after conclusion of the said master lease contract.
 - (ii) "Rentable Units" notes the number of rentable units in the properties planned for acquisition.
 - (iii) No items correspond to "Rented Units" and "Rented Area", because construction is not yet completed on the properties planned for acquisition.
 - (iv) "Rentable Area" shows the total rentable area of the buildings of the property acquired based on the confirmation application plans, because construction is not yet completed on the properties planned for acquisition.

(2) Outline of investigations into the state of the buildings

Appraisal work is currently contracted to a third party investigative body. The plan is for investigations into the state of the buildings to be properly completed by the transfer date, before acquisition of the properties.

4. Outline of seller

Trade name	Meiwa Estate Company Limited
Head office address	Meiwa Estate Shibuya Shinsen Building, 9-6, Shinsen-cho, Shibuya-ku, Tokyo
Representative	Representative Director Hideaki Harada
Capital	¥3,537,500,000
Stockholders	Hayabusa Kohatsu Company Limited Hideaki Harada Meiken Systems Company Limited Toshikatsu Harada Hitoshi Takasugi

Description of principal operations	<ol style="list-style-type: none"> 1. Business concerning real estate sales, brokerage, rental, management, and appraisal 2. Business concerning development, civil works, and sales of residential land, industrial sites, etc. 3. Design, construction, supervision, and contracting for construction and civil works 4. Business concerning surveying of real estate 5. Business concerning maintenance, management, and cleaning of building facilities 6. Business concerning sales, export, import, brokerage, manufacturing, and processing of furniture, interior decorations, etc. 7. Business concerning sales, manufacturing, and processing of housing facilities equipment, such as unit bathrooms and kitchens 8. Business concerning sales and supply of daily sundries, utensils, etc. 9. Business concerning information processing services, information provision services, and advertising 10. Travel business based on the Travel Agency Law 11. Management of hotels and restaurants 12. Business concerning offering and consignment of memberships in tourism facilities and recreation facilities 13. Non-life insurance agency business 14. Business concerning offering of life insurance 15. Financial business 16. Business concerning the acquisition, holding, sale, and brokerage of trust beneficiary rights 17. Sales, brokerage, and management of investments and investment shares in special purpose companies and tokubetsu mokuteki kaisha (corporations determined in financial statement terminology, and in rules regarding stocks and methods of creation), and in real estate investment trusts 18. Projects based on the Real Estate Specific Joint Enterprise Law 19. Investment advisory business for real estate, securities, and other financial assets 20. Business concerning worker dispatch business 21. Business incidental or relevant to each of the above items.
Relationship with NAF or investment trust management company	None

5. Outline of the intermediaries

There are no intermediaries involved in transactions for the acquisition of these properties

6. Transactions with related parties

For the properties planned for acquisition, the plan is to make Mitsui Fudosan Housing Lease Co., Ltd. the master lease company and property management company. Mitsui Fudosan Housing Lease Co., Ltd. corresponds to a related party (see note). Thus in accordance with NAF's own rules for asset management concerning transactions with related parties, the plan is to first have these master lease and property management contracts pass through deliberation and resolution by the Compliance Committee and the Investment Committee of the investment

management company before the property acquisitions are completed, then to conclude the contracts.

Note: Related party signifies a related party of an investment trust outsourcing company which has concluded an asset management outsourcing contract with NAF, as provided for in Article 123 of Order for Enforcement on Act on Securities Investment Trust and Securities Investment Corporations.

7. Situation of the acquirer of the properties

(if the previous owners, trust beneficiaries, etc. are special related parties)

There are no such special related parties.

8. Earthquake resistance matters

For acquisition of properties planned for acquisition, NAF receives reports from the sellers showing that the structural designs of the buildings conform to the Building Standards Law, and that earthquake resistance performance required by laws and regulations are secured.

Also, NAF commissioned Mitsui Fudosan Co., Ltd., an expert on building structure calculations, to closely inspect and verify the details of earthquake-resistant structures including structure calculation statements (specifically, to verify the structure calculations, load calculations, stress calculations, computation on framework members and the second-order design, and then to validate the adequacy of the design). As a result, it has been confirmed by the above mentioned expert Mitsui Fudosan Co., Ltd. that there are no suspicions concerning falsification of structure calculation and construction drawings by which aseismic capacity required in accordance the Building Standards Law is secured for the buildings of the properties acquired. Based on the said confirmation, the investment trust management company has judged that the aseismic capacity required by the Building Standard Law has been secured.

Furthermore, in addition to close inspections and verifications of the buildings of the property acquired by Mitsui Fudosan Co., Ltd., NAF requested re-inspection of the properties by the third party investigative body noted below (Sumitomo Mitsui Construction Co., Ltd.). The re-inspection is in process, but no illegal manipulation such as intentional falsification or deception was found in the structure calculation statements, and it has been confirmed that the structure calculations were appropriately carried out in compliance with the relevant laws.

As of November 21, 2007, the building owners, main contractors, and designers of the properties planned for acquisition are as follows. None of these parties has been publicly named by the Ministry of Land, Infrastructure and Transport as a party who took part in any falsifications of property structure calculation statements.

In addition, NAF always examines earthquake risks during the course of due diligence upon acquisition of a property, from perspectives which differ from investigations for building certification performed by an inspection and certification agency. NAF makes a decision on acquisition after performing appropriate analysis of earthquake risks of the property to be acquired, considering themselves the structural earthquake-resistance of the building to be acquired, based on site surveys, drawing reviews using structure drawings, structural design outlines, etc.

Companies engaged in design of the properties acquired

Property name	Building owner	Contractor	Building design company	Structure design company	Building certifier
Park Cube Gakugei Daigaku (tentative name)	Meiwa Estate Company Limited	Sakata – Construction Co., Ltd.	Taiyo Kikaku Jimusyo Co., Ltd.	Beams Design Consultant Co., Ltd.	E-house Building Center
Park Cube Itabashi Honcho (tentative name)	Meiwa Estate Company Limited	Shinnihon Corporation	Shinnihon Corporation	Cross Factory Co., Ltd.	Tokyo Bldg-Tech Center Co., Ltd.

Profile of the third party investigative body (investigations of the state of the buildings, reinvestigation of earthquake risk assessments and structure calculation statements)

Trade name	Sumitomo Mitsui Construction Co., Ltd.
Head office address	5-25, Nishi-Shinjuku 7-chome, Shinjuku-ku, Tokyo
Representative	Representative Director and President: Hisaya Igarashi
Capital	¥16,859,138,000
Description of principal operations	<ul style="list-style-type: none"> (1) Contracting and design supervision for civil works, construction, prestressed concrete, electrical and piping work, and other construction (2) Design supervision for ocean development, regional development, urban development, resource development, and environmental improvement (3) For each of the above items, contracting to perform engineering and consulting work such as surveys, planning, and proposals (4) Real estate acquisition, management, use, disposal, and leasing (5) Real estate sales, brokerage, and appraisal (6) Manufacturing, supply, sales, and rental of civil works and construction materials, prestressed concrete products, seismic isolation equipment, seismic control equipment, machinery, equipment, etc. (7) Maintenance, repair, and security for civil works and buildings (8) Operations concerning landscaping and gardening (9) Development, acquisition, license, and sales of industrial property rights, copyrights, and computer software (10) Information processing services business and information provision business (11) Development, sales, leasing, and maintenance of electronic office equipment such as computers (12) General leasing business (13) Administration, management, operation, and leasing of elderly residential facilities, training, medical care, sports facilities, leisure facilities such as ski resorts and amusement parks, lodging facilities, and restaurants (14) Worker dispatch operations (15) Non-life insurance agency business (16) Money lending and other financial business (17) Operations concerning pollution prevention (18) Collection, transport, processing, and recycling of industrial waste (19) Surveys and evaluation of soil and groundwater pollution. Design, construction, and supervision for its rehabilitation and purification (20) Operations incidental or relevant to each of the above items.
Relationship with NAF or investment trust management company	None

9. Risks concerning property transfer and methods of avoiding such risks

All these properties are in development with completion of the buildings planned in March 2008. Therefore, there are inherent construction completion and building transfer risks etc. until the buildings are completed, but NAF is working to avoid construction completion and building transfer risks, mainly by establishing the following points as terms for payment of the purchase prices.

- Based on the design plans specified in the sales contracts, the buildings were constructed, inspection certificates were obtained, and all approvals and permits required by laws and regulations were obtained.
- It was confirmed that all construction related laws and regulations for the buildings such as the Building Standards Law have been complied with, and confirmed that there are no particular problems with the results of prescribed due diligence.

10. Outlook for the situation of asset management after acquisition of these properties

Acquisition of these properties will have no effects on the investment situation of NAF in the year ending February 2008.

* This English language notice is a translation of the Japanese language notice dated November 21, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NAF makes no warranties as to its accuracy or completeness.

[Attached documents]

- Summary of the appraisal reports on the prices of the properties planned for acquisition
- Portfolio list after the planned acquisitions of the properties are completed (on a (planned) acquisition price basis)
- Maps to locate the properties planned for acquisition

Summary of the appraisal reports on the prices of properties planned for acquisition

(1) Park Cube Gakugei Daigaku (tentative name)

(Thousands of yen)

Appraised value (specified value)	920,000	
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Assessment item		Details	Basis for assessment
Operating revenues	(a) Unit rental revenues, including commons area fees	50,771	Assessed stable rents etc. which can be received over the mid and long term, based on levels of rents and commons area fees of the assessed real estate, and when assuming they are newly rented.
	(b) Utilities revenues	0	There are no utilities charges collected from renters.
	(c) Parking lot revenues	3,456	Assessed stable usage fees which can be received over the mid and long term, based on levels of usage fees etc. when assuming that they are newly rented.
	(d) Other revenues	3,255	Assessed other revenues, based on mid and long term stable rent revenues which can be received from each tenant when new contracts are signed, and considering the estimated number of months of key money and annual tenant turnover ratio.
	Revenues from key money, etc.	2,000	
	Renewal fees	1,058	
	Other revenues	197	
	(1): (a)+(b)+(c)+(d)	57,482	
	(e) Total loss from vacancies etc.	3,037	Assessed mid and long term operating levels, considering characteristics of the assessed property and vacancies of comparable real estate nearby.
	(f) Loss on bad debts	0	Not totaled, due to consideration of collateral such as security deposits.
(2) Operating revenues [(1)-(e)-(f)]		54,445	
Operating expenses	(g) Maintenance expense	267	Assessed by referring to actual results of comparable real estate.
	(h) Utilities expense	626	Assessed by referring to actual results of comparable real estate.
	(i) Repair expense	2,264	Assessed considering expenses to return units to original condition accompanying tenant turnover, and medium and long term repair expenses by referring to actual results of comparable real estate.
	(j) Property management fees	2,400	Assessed by referring to actual results of comparable real estate.
	(k) Tenant soliciting fee, etc.	2,063	Assessed at 1.5 months of the unit rental revenue from above as fees, considering annual tenant turnover ratio, operating rate, current contract terms and lease terms of comparable real estate nearby, etc. The fees include fees to find and contract with new tenants and administrative fees for renewals of tenants.
	(l) Taxes and public dues	3,065	For the land, this was assessed based on the 2007 business year tax register, considering the special measures for small residential lots. For the building, this was assessed by referring to actual results of comparable real estate, considering adjustments for the passage of time, etc.
	(m) Property insurance fee	134	Assessed by considering insurance rates for comparable buildings, etc.
	(n) Other expenses	86	Totaled based on the values shown in estimates.
	(3) Operating expenses [(g)+(h)+(i)+(j)+(k)+(l)+(m)+(n)]	10,905	

(4) Net operating income [(2) – (3)]		43,540	
	(o) Earnings from temporary deposit	161	Assumed security deposits held multiplied by an assumed 2.0% investment yield. This yield is from a medium to long term perspective, based on data independently obtained by the real estate appraiser.
	(p) Capital expenditures	534	Assessed by referring to actual results of comparable real estate.
(5) Net income [(4)+(o)-(p)]		43,167	
(6) Cap rate		4.6%	Decided on a cap rate for apartment buildings located in the lowest risk districts, after comprehensively considering yields of transactions in comparable apartment buildings in the market, results of a real estate investor survey, etc. Then assessed a yield difference in comparison with districts which meet the above criteria, based on cap rates for the appraisal values of the assessed real estate and for comparable real estate, considering rental supply and demand trends and property sales trends in these districts, etc.
Value of earnings calculated by the direct capitalization method [(5)÷(6)]		938,000	
Value calculated by discounted cash flow method		902,000	
	Discount rate	4.3%	Assessed by a method comparing with sample transactions in comparable real estate, together with a method which considers the specific characteristics of real estate to adjust yields of financial assets, and also considering interviews with investors, etc.
	Terminal cap rate	4.9%	Adjusts the cap rate assessed above by comprehensively considering the characteristics of the net income adopted, future uncertainties, liquidity, market characteristics, etc.
Cost method value		947,000	
	Total value of land and building		947,000
	Land value		680,000
	Building value		267,000
Adjustment		0	The total value of the land and building is judged to be unchanged.

(2) Park Cube Itabashi Honcho (tentative name)

(Thousands of yen)

Appraised value (specified value)	4,190,000
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Assessment item		Details	Basis for assessment
Operating revenues	(a) Unit rental revenues, including commons area fees	238,834	Assessed stable rents etc. which can be received over the medium and long term, based on levels of rents and commons area fees of the assessed real estate, and when assuming they are newly rented.
	(b) Utilities revenues	0	There are no utilities charges collected from renters.
	(c) Parking lot revenues	13,932	Assessed stable usage fees which can be received over the medium and long term, based on levels of usage fees etc. when assuming that they are newly rented.
	(d) Other revenues	12,667	Assessed other revenues based on medium and long term stable rent revenues which can be received from each tenant when new contracts are signed, and considering the estimated number of months of key money and annual tenant turnover ratio.
	Revenues from key money, etc.	7,091	
	Renewal fees	4,501	
	Other revenues	1,075	
	(1): (a)+(b)+(c)+(d)	265,433	
	(e) Total loss from vacancies etc.	13,458	Assessed medium and long term operating levels, considering characteristics of the assessed property and vacancies of comparable real estate nearby.
	(f) Loss on bad debts	0	Not totaled, due to consideration of collateral such as security deposits.
(2) Operating revenues [(1)-(e)-(f)]		251,975	
Operating expenses	(g) Maintenance expense	7,330	Assessed by referring to actual results of comparable real estate.
	(h) Utilities expense	2,893	Assessed by referring to actual results of comparable real estate.
	(i) Repair expense	4,217	Assessed considering expenses to return units to original condition accompanying tenant turnover, and medium and long term repair expenses by referring to actual results of comparable real estate.
	(j) Property management fees	7,692	Assessed considering property management fees of comparable buildings.
	(k) Tenant soliciting fee, etc.	8,020	Assessed at 1.2 months of the unit rental revenue from above as fees, considering annual tenant turnover ratio, operating rate, current contract terms and lease terms of comparable real estate nearby, etc. The fees include fees to find and contract with new tenants and administrative fees for renewals of tenants.
	(l) Taxes and public dues	12,947	For the land, this was assessed based on the 2007 business year tax register, considering the special measures for small residential lots. For the building, this was assessed by referring to actual results of comparable real estate, considering adjustments for the passage of time, etc.
	(m) Property insurance fee	765	Assessed by considering insurance rates for comparable buildings, etc.

	(n) Other expenses	200	Totaled based on the values shown in estimates.
	(3) Operating expenses [(g)+(h)+(i)+(j)+(k)+(l)+(m)+(n)]	44,064	
	(4) Net operating income [(2) – (3)]	207,911	
	(o) Earnings from temporary deposit	1,053	Assumed security deposits held multiplied by an assumed 2.0% investment yield. This yield is from a medium to long term perspective, based on data independently obtained by the real estate appraiser.
	(p) Capital expenditures	3,060	Assessed by referring to actual results of comparable real estate.
	(5) Net income [(4)+(o)-(p)]	205,904	
	(6) Cap rate	4.8%	Decided on a cap rate for apartment buildings located in the lowest risk districts, after comprehensively considering yields of transactions in comparable apartment buildings in the market, results of a real estate investor survey, etc. Then assessed a yield difference in comparison with districts which meet the above criteria, based on cap rates for the appraisal values of the assessed real estate and for comparable real estate, considering rental supply and demand trends and property sales trends in these districts, etc.
	Value of earnings calculated by the direct capitalization method [(5)÷(6)]	4,290,000	
	Value calculated by discounted cash flow method	4,090,000	
	Discount rate	4.5%	Assessed by a method comparing with sample transactions in comparable real estate, together with a method which considers the specific characteristics of real estate to adjust yields of financial assets, and also considering interviews with investors, etc.
	Terminal cap rate	5.1%	Adjusts the cap rate assessed above by comprehensively considering the characteristics of the net income adopted, future uncertainties, liquidity, market characteristics, etc.
	Cost method value	2,750,000	
	Total value of land and building	2,750,000	
	Land value	1,220,000	
	Building value	1,530,000	
	Adjustment	0	The total value of the land and building is judged to be unchanged.

For the above appraisal reports, appraised buildings are not yet complete making it difficult to confirm the appraised real estate, so at the date assumed for the appraisal, it is assumed that the appraised buildings will be completed according to their design plans, thus the appraisals do not go beyond assessments of prices which indicate investment profitability value in order to show to investors. Each corresponding appraisal valuation is the judgment and opinion of the appraiser at a fixed point in time, with no guarantees as to the validity or accuracy of these reports, or the possibility of transactions at the appraised values.

Yen amounts are rounded off to the nearest thousand yen.

Portfolio list after the planned acquisitions of the properties are completed (on a (planned) acquisition price basis)

No.	Name	Location	Acquisition Price (Note 1)	Portfolio Share (Note 2)
1	Okawabata River Point Tower Apartment Park Side Wings Communities Pier West House	Chuo-ku, Tokyo	29,696	23.1
2	Park Axis Gakugei Daigaku	Setagaya-ku, Tokyo	1,760	1.4
3	Park Axis Ichigaya	Shinjuku-ku, Tokyo	2,570	2.0
4	Park Axis Shibuya Jinnan	Shibuya-ku, Tokyo	3,230	2.5
5	Park Axis Aoyama Kotto-dori	Minato-ku, Tokyo	1,730	1.3
6	Park Axis Kagurazaka Stage	Shinjuku-ku, Tokyo	1,400	1.1
7	Park Axis Shiroganeda	Minato-ku, Tokyo	5,140	4.0
8	Park Axis Bunkyo Stage	Bunkyo-ku, Tokyo	4,440	3.5
9	Park Axis Tsukishima	Chuo-ku, Tokyo	930	0.7
10	Park Axis Otsuka	Toshima-ku, Tokyo	1,655	1.3
11	Park Axis Minami Azabu	Minato-ku, Tokyo	3,939	3.1
12	Park Axis Shibuya	Shibuya-ku, Tokyo	1,282	1.0
13	Park Axis Nihonbashi Stage	Chuo-ku, Tokyo	7,557	5.9
14	Park Axis Hamamatsucho	Minato-ku, Tokyo	2,025	1.6
15	Park Axis Hongo No Mori	Bunkyo-ku, Tokyo	2,910	2.3
16	Park Axis Tameike Sanno	Minato-ku, Tokyo	2,860	2.2
17	Park Axis Roppongi Hinokicho Park	Minato-ku, Tokyo	2,170	1.7
18	Park Axis Ochanomizu Stage	Bunkyo-ku, Tokyo	9,710	7.6
19	Park Axis Okachimachi	Taito-ku, Tokyo	1,070	0.8
20	Park Cube Hongo	Bunkyo-ku, Tokyo	1,760	1.4
21	Park Cube Kanda	Chiyoda-ku, Tokyo	2,454	1.9
22	Park Cube Ichigaya	Shinjuku-ku, Tokyo	1,794	1.4
23	Park Cube Asakusa Tawaramachi	Taito-ku, Tokyo	2,508	2.0
24	Park Cube Ueno	Taito-ku, Tokyo	2,233	1.7
28	Park Cube Ikebukuro Kanamecho	Toshima-ku, Tokyo	1,608	1.3
29	Park Axis Meguro Honcho	Meguro-ku, Tokyo	1,810	1.4
30	Park Axis Shin Itabashi	Itabashi-ku, Tokyo	3,430	2.7
31	Park Axis Akihabara	Chiyoda-ku, Tokyo	1,200	0.9
32	Park Axis Toyochi	Koto-ku, Tokyo	3,950	3.1
33	Park Axis Takinogawa	Kita-ku, Tokyo	1,820	1.4
34	Park Axis Asakusabashi	Taito-ku, Tokyo	2,717	2.1
38	Park Cube Gakugei Daigaku(tentative name)	Meguro-ku, Tokyo	910	0.7
39	Park Cube Itabashi Honcho(tentative name)	Itabashi-ku, Tokyo	4,170	3.2
	Tokyo 23 wards Total		118,439	92.3

25	Park Cube Keio Hachioji	Hachioji-shi, Tokyo	991	0.8
26	Park Cube Keio Hachioji 2	Hachioji-shi, Tokyo	1,130	0.9
	Greater Tokyo Total (Note 3)		2,121	1.7

27	Park Axis Meieki Minami	Nakamura-ku, Nagoya-shi, Aichi	2,440	1.9
35	Park Axis Marunouchi	Naka-ku, Nagoya-shi, Aichi	1,920	1.5
36	Park Axis Ropponmatsu	Chuo-ku, Fukuoka-shi, Fukuoka	1,515	1.2
37	Park Axis Hakataeki Minami	Hakata-ku, Fukuoka-shi, Fukuoka	1,890	1.5
	Other Major Cities Total (Note 4)		7,765	6.1

	Total		128,325	100.0
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(Note 1) “Acquisition Price” refers to the sale price (exclusive of miscellaneous expenses for acquisition, fixed property taxes, urban planning taxes, consumption taxes and local consumption taxes) of the property acquired or the property to be acquired. Amounts less than one million yen have been rounded off.

(Note 2) “Portforio Shere” means the percentage of the acquisition price for the property acquired or the property to be acquired compared to the total amount, rounded to the nearest one decimal place.

(Note 3) “Greater Tokyo ” refers to four prefectures, Tokyo (excluding Tokyo’s 23 wards), Kanagawa, Saitama and Chiba.

(Note 4) “Other Major Cities” refers to the regional hub government-ordinance-designated cities

Maps to locate the properties planned for acquisition

① Park Cube Gakugei Daigaku(tentative name)



② Park Cube Itabashi Honcho(tentative name)

