

SUMMARY OF FINANCIAL RESULTS (REIT) For the Fiscal Period Ended October 31, 2016

December 15, 2016

Name of REIT Issuer: Invesco Office J-REIT, Inc. Stock Exchange Listing: TSE
 Securities Code: 3298 URL <http://www.invesco-reit.co.jp/>
 Representative: (Title) Executive Director (Name) Yoshifumi Matsumoto
 Name of Asset Manager: Invesco Global Real Estate Asia Pacific, Inc.
 Representative: (Title) Representative in Japan (Name) Yasuyuki Tsuji
 Contact: (Title) Head of Portfolio Management Department (Name) Hiroto Kai
 TEL +81-3-6447-3395

Scheduled date to file securities report: January 27, 2017 Scheduled date to commence distribution payments: January 23, 2017

Supplementary materials for financial results: Yes

Holding of financial results briefing session: Yes (For institutional investors and analysts)

(Values are rounded down to the nearest million yen)

1. Financial Results for the Fiscal Period Ended October 31, 2016 (Fifth Fiscal Period)
 (May 1, 2016 to October 31, 2016)

(1) Operating Results

(Percentages indicate percentage change from the previous period)

Period Ended	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Millions of Yen	%	Millions of Yen	%	Millions of Yen	%	Millions of Yen	%
October 31, 2016	5,684	35.9	2,597	50.1	2,230	52.4	2,229	52.4
April 30, 2016	4,183	4.5	1,730	3.3	1,463	4.7	1,462	4.7

Period Ended	Net Income per Unit	Return on Unitholders' Equity	Ratio of Ordinary Income to Total Assets	Ratio of Ordinary Income to Operating Revenues
	Yen	%	%	%
October 31, 2016	2,898	3.3	1.5	39.2
April 30, 2016	2,696	2.6	1.2	35.0

(Note 1) Net income per unit for the period is calculated by dividing the net income by the day-weighted average number of investment units.

(Note 2) Return on Unitholders' equity was calculated using the following formula and rounded to one decimal place.

Return on Unitholders' equity = Net income / [(total net assets at the beginning of the period + total net assets at the end of the period) / 2].

(Note 3) The ratio of ordinary income to total assets was calculated using the following formula and rounded to one decimal place.

The ratio of ordinary income to total assets = Ordinary income / [(total assets in the beginning of the period + total assets in the end of the period) / 2].

(Note 4) Percentages for operating revenues, operating income, ordinary income and net income indicate period-on-period changes.

(2) Distributions

Period Ended	Distributions per Unit (excluding Distributions in Excess of Earnings)	Total Distributions (excluding Distributions in Excess of Earnings)	Distributions in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Ratio of Distributions to Net Assets
	Yen	Millions of Yen	Yen	Millions of Yen	%	%
October 31, 2016	2,733	2,228	0	0	100.0	2.7
April 30, 2016	2,697	1,462	0	0	100.0	2.6

(Note 1) Due to the issuance of new investment units during the Fifth Fiscal Period ended October 31, 2016, the payout ratio was calculated using the following formula and rounded to one decimal place.

Payout ratio = Total distributions (excluding distributions in excess of earnings) ÷ Net income.

(Note 2) The ratio of distributions to net assets was calculated using the following formula and rounded to one decimal place.

Distributions per unit (excluding distributions in excess of earnings) / [(Net assets per unit at beginning of period + Net assets per unit at end of period) / 2].

(3) Financial Position

Period Ended	Total Assets	Net Assets	Ratio of Unitholders' Equity to Total Assets	Net Asset per Unit
	Millions of Yen	Millions of Yen	%	Yen
October 31, 2016	172,204	81,183	47.1	99,544
April 30, 2016	118,088	55,353	46.9	102,088

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at the End of the Fiscal Period
Period Ended	Millions of Yen	Millions of Yen	Millions of Yen	Millions of Yen
October 31, 2016	2,957	-50,324	49,033	6,882
April 30, 2016	2,725	-517	-1,414	5,216

2. Earnings Forecast for the Fiscal Period Ending April 30, 2017 (Sixth Fiscal Period)
(November 1, 2016 to April 30, 2017)

(Percentages indicate change from the previous period)

Period Ending	Operating Revenues		Operating Income		Ordinary Income		Net Income		Distributions per Unit (excluding Distributions in Excess of Earnings)	Distributions in Excess of Earnings per Unit
	Millions of Yen	%	Millions of Yen	%	Millions of Yen	%	Millions of Yen	%	Yen	Yen
April 30, 2017	6,519	14.7	3,236	24.6	2,873	28.9	2,872	28.9	3,523	0

(Reference) Forecasted net income per unit = Forecasted net income / Number of total investment units forecasted for the end of the period
Forecasted net income per unit for the fiscal period ending April 30, 2017: 3,523 yen

* Other

(1) Changes in Accounting Policies, Accounting Estimates or Restatements

- (a) Changes in Accounting Policies due to revisions to Accounting Standards and/or other Regulations: None
- (b) Changes in Accounting Policies due to other reasons: None
- (c) Changes in Accounting Estimates: None
- (d) Restatements: None

(2) Number of Investment Units Issued and Outstanding

- (i) Number of investment units issued and outstanding at the end of the period (including treasury units):
- (ii) Number of treasury units at the end of the period:

As of October 31, 2016	815,547 units	As of April 30, 2016	542,210 units
As of October 31, 2016	Nil units	As of April 30, 2016	Nil units

(Note) Please refer to “Notes to Per Unit Information” on page 29 for the number of investment units used as the basis for calculating net income per unit.

* The Implementation Status of Statutory Audit

At the time of this financial report, the audit procedures for the financial statements pursuant to the Financial Instruments and Exchange Act of Japan have not yet been completed.

* Explanation on the Appropriate Use of the Forecast of Results and Other Matters of Special Consideration

The forward-looking statements in this material are based on information currently available to us and certain assumptions that we believe to be reasonable. Actual operating performance may differ substantially from the forward-looking statements due to various factors. Furthermore, the forward-looking statements shall not be deemed as a guarantee or a commitment of the amount of future distributions. Please refer to “Assumptions for the Forecast of Investment Management Performance for the Fiscal Period Ending April 30, 2017” on page 12 for assumptions relating to the forward-looking statements.

I. Related Parties

Disclosure is omitted as there have been no significant changes to the structure of Invesco Office J-REIT, Inc. (hereinafter referred to as the “Investment Corporation”) as described in the most recent Securities Report (submitted on July 28, 2016).

II. Management Policies and Operating Conditions

A. Management Policies

Disclosure is omitted as there have been no significant changes in the Investment Policies, Investment Targets and Distribution Policies as described in the most recent Securities Report (submitted on July 28, 2016).

B. Operating Results

1. Summary of operating results for the fiscal period ended October 31, 2016 (the “Fifth Fiscal Period”)

a) Historical background of Investment Corporation

The Investment Corporation was established on February 27, 2014 by Invesco Global Real Estate Asia Pacific, Inc. as the organizer under the Act on Investment Trusts and Investment Corporations of Japan (hereinafter referred to as the “Investment Trust Act”). The Investment Corporation was listed on the Real Estate Investment Trust Securities Market of the Tokyo Stock Exchange (Securities code: 3298) on June 5, 2014.

The Investment Corporation is managed by Invesco Global Real Estate Asia Pacific, Inc. (hereinafter referred to as the “Asset Management Company”). The Asset Management Company belongs to the Invesco Group, one of the world’s leading independent asset management companies. The Investment Corporation aims to provide investors with opportunities to invest in office buildings in Japan with a strong focus on large-scale office buildings (see Note 1) located in Japan’s major metropolitan areas (see Note 2). These assets will be selected by experienced investment management specialists belonging to the Asset Management Company with the view to maximize investor value.

(Note 1) “Large-scale office buildings” refer to real estate with a building scale that meets the following criteria and is used primarily as office space, and mortgage-backed securities for which the underlying asset is real estate office space.

Tokyo Metropolitan Area: Total floor area of 10,000 m² or greater with a standard exclusive floor area on one floor covering at least 600 m².

Other regions: Total floor area of 7,000 m² or greater with a standard exclusive floor area on one floor covering at least 400 m².

(Note 2) The Investment Corporation defines “major metropolitan areas” as the Tokyo Metropolitan Area (Tokyo, Yokohama-shi, Kawasaki-shi, Saitama-shi, and Chiba-shi), Osaka-shi, Nagoya-shi and Fukuoka-shi; and sets this as its focused investment target area.

b) Investment Environment and Business Performance

During the Fifth Fiscal Period, in spite of the gradual growth in the domestic economy, domestic demand in the Japanese economy was sluggish. As a result of the appreciation of the Japanese yen from the beginning of 2016, concerns over reduced corporate earnings rose, which resulted in a downturn in corporate investment. Capital markets were also disrupted as a result of Brexit in June, 2016, and the economic slowdown in emerging countries and resource-rich countries.

As for the domestic office leasing market, demand for office space increased as a result of the corporate sector's strong performance, and both occupancy rates and rent levels remained steady. However, the pace of improvement shows significant slowdown in certain areas, including the Tokyo central business district, as there was increasing supply and supply demand loosened. With regards to real estate transactions, under the negative interest policy by Bank of Japan, acquisitions by J-REITs increased and led the market recovery. However, transaction volume was lower than last year and there was no significant change in transaction yield except certain areas.

Under these conditions, the Investment Corporation acquired trust beneficiary interests of five properties on June 1, 2016 as follows: Shinagawa Seaside East Tower (Shinagawa-ku, Tokyo; Acquisition price: 25,066 million yen), Akiba CO Building (Chiyoda-ku, Tokyo; Acquisition price: 8,078 million yen), Sun Towers Center Building (Setagaya-ku, Tokyo; Acquisition price: 6,615 million yen), Sendai Honcho Building (Sendai-shi, Miyagi; Acquisition price: 5,000 million yen) and Hakata Prime East (Fukuoka-shi, Fukuoka; Acquisition price: 4,500 million yen) by proceeds from the issuance of new investment units, loans and its own funds. Furthermore, the Investment Corporation acquired a silent partnership equity interest (hereinafter referred to as the "Silent Partnership Equity Interest") in Godo Kaisha Condor Property (investment amount 100 million yen) on June 29, 2016. In accordance with the terms of the acquisition, the Investment Corporation was granted a preferential negotiation right (hereinafter referred to as the "Preferential Negotiation Right") concerning the acquisition of the trust beneficiary interest of the trust that owns Kinshicho Prime Tower. These acquisitions were based on the Investment Corporation's management philosophy.

The fiscal period under review ended with the ownership of real estate trust beneficiary interests relating to thirteen (13) properties (total acquisition price: 154,207 million yen) that have a total leasable area of 203,212.97m², and one (1) Silent Partnership Equity Interest (total investment amount 100 million yen).

Regarding property management performance, the consistent leasing development of vacant space pushed the occupancy rate of the entire portfolio to 98.6% as of the end of the fiscal period under review. Along with this, the Investment Corporation pursued to improve earnings of the entire portfolio by seeking the possibility to increase rent on lease renewals.

c) Overview of Financing Activities

The fundamental policy of the Investment Corporation is to conduct stable and sound financial management to secure stable income over the medium to long term together with steady growth in asset value. Financing activities in the Fifth Fiscal Period are as follows.

The Investment Corporation issued 261,500 investment units through a public offering with May 31, 2016 as the payment date, and also issued 11,837 investment units through a third-party allocation accompanying capital increase through public offering on June 29, 2016. As a result, total unit holders-party allocates at 78,913 million yen and the number of investment units issued and outstanding was 815,547 units as of the end of the fiscal period under review.

Furthermore, the Investment Corporation borrowed 25,900 million yen on June 1, 2016. The loan proceeds were used for the acquisition of trust beneficiary interests of five properties and payment for related cost. Furthermore, the Investment Corporation borrowed 6,600 million yen on June 30, 2016. The loan proceeds were used for the repayment of short term loans of 6,600 million yen, which came due on June 30, 2016. Outstanding loans as of the end of the Fifth Fiscal Period totaled 82,100 million yen. The ratio of total interest-bearing debt (the total amount of loans and bonds) to total assets (i.e., the loan-to-value or "LTV") was at 47.7% at the end of the Fifth Fiscal Period.

On October 11, 2016, the Investment Corporation acquired the credit rating below.

Rating Agency	Rating	Rating Outlook
Japan Credit Rating Agency, Ltd. (JCR)	A+	Stable

d) Overview of Financial Results and Cash Distribution

As a result of the above, operating revenue amounted to 5,684 million yen, operating income amounted to 2,597 million yen, ordinary income amounted to 2,230 million yen, and net income amounted to 2,229 million yen for the fiscal period under review.

It was decided that all retained earnings would be distributed, except a fraction of less than one (1) yen per investment unit, with the aim to maximum the tax deductible expense of the profit distribution that is allowed under the special provisions for taxation (Article 67-15 of the Act on Special Measures Concerning Taxation). Consequently, distributions per investment unit amounted to 2,733 yen.

2. Outlook for the Next Fiscal Period

a) Future Management Policy and Other Issues

The gradual recovery of the Japanese economy is expected to continue. However, it is necessary to remain cautious about a possible slowdown in the global economy, uncertainty in exchange rates and resource prices. In addition, there is a possible downward swing against the investors' preceding expectations after the US presidential election. Improvements in domestic investment and consumption are expected as a result of the New Abenomics and government policies relating to promoting the engagement of all citizens, as well as on-going effects of the credit expansion of Bank of Japan.

In the office leasing market, the demand remains steady as the newly-built offices and corporate expansion are still at a high level. However, as the supply of office space increased in the Tokyo area and supply and demand loosens, it is further expected that rent increases will slow down. Real estate transaction volume and prices are likely to remain strong in the short term, on condition that solid demand and the favorable debt financing environment continue. However, in the mid-term, it is necessary to be prepared for the situation that real estate prices head downward by further adjustments in the capital market.

In view of the market environment described above, the Investment Corporation recognizes that it is crucial to pursue external growth through the acquisition of properties that will help enhance portfolio quality and profitability. This will be achieved by making maximum use of the investment expertise the Asset Management Company has accumulated over the past 17 years in Japan and the close relationships it has built with various market players as an independent asset manager. The Investment Corporation also needs to quickly achieve regional and tenant diversification in relation to the managed assets to secure stable earnings across its entire portfolio. Furthermore, the Investment Corporation considers it necessary to pursue internal growth through improvement in the profitability of managed properties, as rents in the office lease market are currently trending upward.

Based on the recognition of the issues described above, the Investment Corporation has been aiming to provide stable profit and to enhance the portfolio quality by investing mainly in large-scale office buildings in metropolitan areas such as the Tokyo area and steadily operating them, and it has been conducting its asset management for the purpose of improving both DPU amount and investors' value. However, as the current real estate investment market is fiercely competitive and it is necessary to sustainably secure and increase opportunities to acquire assets in order to maximize investor value through external growth, the Investment Corporation has determined to broaden the type of investable assets which it may invest, into the assets other than office building subject to certain limitations. By broadening the type of investable assets and assessing appropriate investment timing to make

rigorously selected investments in various assets, the Investment Corporation aims to realize sustainable external growth. As a result of expanding the size of the portfolio, diversification of both asset and tenants is expected to be furthered. Portfolio sustainability is also expected to be improved by combining assets having different cash flow characteristics. For these circumstances, as it is mentioned in “(b) Significant Events after the Balance Sheet Date/(Reference – Subsequent Events)/(2) Amendment of the Articles of Incorporation”, the Investment Corporation determined today to propose the amendment of the Articles of Incorporation at the General Meeting of Unitholders scheduled to take place on January 31, 2017.

(1) Investment Policy / External Growth Strategy

Japan’s economic activities are extremely concentrated in major urban areas, which serve as the base for business and consumption. Office buildings located in major urban areas offer a wealth of investment opportunities and relatively high rental demand can be expected. In addition, due to the concentration of economic activity, demand for office buildings as the site for economic activity and essential infrastructure is also likely to increase. Given the potential for growth driven by the scale of economic activity and population in these districts, office buildings located in major urban areas are likely to remain attractive investment targets.

Rents of office buildings in the Tokyo Metropolitan Area and other major urban areas show an upward trend, especially large office buildings. Rents in these areas can expect to rise ahead of other rents in a recovery phase and that may offer upside revenue potential through increased rents and higher occupancy rates. In addition, such office buildings are generally occupied by blue-chip companies with strong lease payment capacity. Depending on the equipment specifications, these office buildings can promise stable rents that are relatively high compared to other office buildings. Furthermore, relatively strong tenant demand can be expected in the areas in which such office buildings are located and it may also be possible to maintain high occupancy rates through tenant diversification and flexibility when setting rents.

From this perspective, the Investment Corporation will continue to place its focus on large-scale office buildings located in major metropolitan areas as its investment targets.

At the same time, the Investment Corporation will also make rigorously selected investments in (i) properties located in regional ordinance-designated cities that are expected to provide relatively high returns, and (ii) office buildings not considered to be large-scale, but where relatively high profitability can be anticipated with the aim of achieving stable rental income over the medium-to-long term plus steady growth in asset value.

As mentioned above, the Investment Corporation determined to propose the amendment of the Articles of Incorporation including change in investable assets in type at the General Meeting of Unitholders. After the resolution passed and the type of investable assets changed, investable assets other than large-scale office buildings are planned to be middle-scale offices, retail facilities, residential properties, hotels, logistics and others, and the investment ratio of these assets to be limited to less than 30% of the total portfolio. Even in the current fiercely competitive real estate investment market, it is expected that the opportunities of acquiring assets which are worth improving quality and profitability of the portfolio expand and sustainable external growth is realized. Furthermore, it is expected that the diversification of both assets and tenants and the profitability of portfolio improve by combing the assets with different types of profit characteristics. The Investment Corporation does not have any intention to change its basic policy; mainly invest in large scale office buildings, and the investment ratio of large scale office buildings is expected to be more than 70%.

(2) Management Policy / Internal Growth Strategy

The Investment Corporation will endeavor to (i) maintain and improve tenant satisfaction through meticulous property management services, (ii) maintain and improve rental income and occupancy rates, (iii) perform appropriate management and repairs, and (iv) promote rationalization and efficiency of management costs.

In its tenant leasing activities, the Investment Corporation will set appropriate rent conditions based upon its assessment and understanding of market trends and consideration of real estate characteristics for each managed asset. It will also fully utilize property management companies (hereinafter referred to as the "PM Companies") to select high-quality tenants. Leasing activities will also be carried out by giving consideration to the impact of the tenant composition of not only each individual property, but also the portfolio as a whole.

Since existing tenants are important clients, the Investment Corporation will make regular contact with them through the PM Companies to quickly identify tenant trends. Such trends include tenants that are considering increasing or decreasing leased space and tenants who are dissatisfied or are considering termination. At such time, the Investment Corporation will take appropriate and swift action.

The Investment Corporation will prepare a repair and maintenance plan along with a capital expenditure plan as part of the annual management review for each managed asset. The Investment Corporation will systematically carry out necessary repairs, maintenance and capital expenditures to improve the market competitiveness of the managed assets and to improve tenant satisfaction.

(3) Financing Strategy

In line with the fundamental policy of conducting steady and sound financial management to ensure stable income over the medium-to-long term and to support continuous growth in asset value, the Investment Corporation, paying careful attention to financial market trends, raises funds as follows.

Decisions on equity financing will be made on a comprehensive basis taking into account such matters as (i) the timing of new real property-related asset acquisitions, (ii) the specific LTV on each asset, (iii) the repayment schedules, (iv) the terms of the interest bearing debt, and (v) the market environment. This will all be viewed while giving consideration to the possible dilution of the interests of existing investors and any resulting decrease in the trading price of investment units.

In debt financing, the Investment Corporation aims to keep LTV levels within the range of 40% to 50% to maintain stable leverage control. However, there may be times when those LTV levels are temporarily exceeded. The Investment Corporation will seek stable financial management through repayment dates, diversification of lenders and the use of long-term fixed debt. At the same time, the Investment Corporation will take into account borrowing costs. In regard to lenders, the Investment Corporation will build a stable bank foundation centered on leading Japanese financial institutions.

b) Significant Events after the Balance Sheet Date

(1) Asset Disposition

On December 7, 2016, The Investment Corporation signed the sales and purchase agreement to dispose trust beneficiary interest in entrusted real estate regarding Harumi Island Triton Square Office Tower Z. The details of the disposition are as stated below.

Asset Scheduled for Disposition	Trust beneficiary interest in entrusted real estate in Japan
Name of Asset	Harumi Triton Square Office Tower Z
Location	Chuo-ku, Tokyo

Scheduled Disposition Price	10,100 million yen (Note 1)
Expected Book Value	9,190 million yen (Note 2)
Profit and Loss from Disposition	783 million yen (Note 3)
Purchaser	Not Applicable (Note 4)
Date of Contract	December 7, 2016
Scheduled Date of Disposition	December 16, 2016
Usage of Proceeds from Disposition	Funds to acquire the trust beneficiary interest in entrusted real estate which owned by Godo Kaisya Condor Property which is described in below “(Reference – Subsequent Events)(1) Exercising the Preferential Negotiation Right”
Settlement Method	Payment full on date of delivery

(Note 1) “Scheduled Disposition Price” mentioned herein is the sales price stated in the sales and purchase agreement regarding the Asset Scheduled for Disposition and rounded down to the million. The sales price excludes disposition-related costs, adjustment amount of property tax and city planning tax, consumption tax etc.

(Note 2) “Expected Book Value” mentioned herein is the expected value as of the scheduled disposition date and rounded down to the million.

(Note 3) The profit and loss from disposition is the amount deducted the expected book value and disposition cost from the disposition price.

(Note 4) The purchaser of the Asset Scheduled for Disposition is a domestic special purpose company. The name of purchaser has not been noted as approval for disclosure has not been obtained by the purchaser. The purchaser has no capital/personnel/transactional relations with the Investment Corporation/the Asset Management Company as well as its affiliated companies and parties with whom they are involved that need to be stated.

(Note5) For the details of the Asset Scheduled for Disposition, please refer to “V.Reference Information /B. Investment Assets”.

(Reference – Subsequent Events)

(1) Exercising the Preferential Negotiation Right

The Investment Corporation was given the Preferential Negotiation Right regarding the property described below which is owned by Godo Kaisha Condor Property. Due to the Disposition mentioned in “b) Significant Events after the Balance Sheet Date (1) Asset Disposition” above, the Investment Corporation expects rental revenue to decrease. Therefore, the Investment Corporation intends to exercise the Preferential Negotiation Right to acquire the substitutional asset.

By exercising the Preferential Negotiation Right, the Investment Corporation acquires the trust beneficiary interest described below, upon the consensus after discussion over the detailed sales and purchase conditions. However, as of the date hereof, the Asset Management Company has not determined the acquisition of the asset, and there is no sales and purchase agreement signed by each parties.

Target Asset of Exercising the Prudential Negotiation Right	Trust beneficiary interest in entrusted real estate in Japan
Name of Asset	Kinshicho Prime Tower
Location	Koutou-ku, Tokyo
Scheduled Acquisition Price	15,145 million yen (Note)
Seller (the counterparty of exercising the Preferential Negotiation Right)	Godo Kaisha Condor Property

Scheduled Date of Exercising the Preferential Negotiation Right	December 16, 2016
Scheduled Date of Contract	January 18, 2017
Scheduled Date of Acquisition	January 20, 2017

(Note) “Scheduled Acquisition Price” is the price as the date hereof and as a result of negotiation with the purchaser, the price may differ in the range which was stated as conditions of exercising the Preferential Negotiation Right (from 15,000 million yen to 15,185 million yen). The Scheduled Acquisition Price excludes acquisition-related costs, adjustment amount of property tax and city planning tax, consumption tax etc.

(2) Amendment of the Articles of Incorporation

The Investment Corporation is planning to propose the following amendment of the Articles of Incorporation at the General Meeting of Unitholders scheduled on January 31, 2017 (hereinafter, referred to as the “General Meeting of Unitholders”). Details of the amendment are described below.

- (i) Once the Investment Corporation specifies certain date of convocation of the general unitholders meeting in the Articles of Incorporation, it is allowed to omit the public notice in the procedures for such convocation under the Investment Trust Act and the Articles of Incorporation. Currently, it is stated that certain date is December 25, 2017 and the Investment Corporation changes it to December 25, 2018. In addition, a provision relating to the record date for determining which unitholders may exercise voting rights at the general unitholders meeting will be amended.
- (ii) The investment target of the Investment Corporation is mainly office buildings in metropolitan areas such as the Tokyo area. Considering the current real estate market situation, the Investment Corporation stays focus on investment in large scale office buildings in metropolitan areas, but plans to broaden its investable assets to enable selectively invest in other office buildings, retail facilities, residential properties, hotels, logistics and other (including the complex of these assets). The corresponding provisions are amended.
- (iii) To ensure the possible option to outsource the operation of the assets under management of the Investment Corporation, the corresponding provisions are amended. In line with the outsourcings, the corresponding provisions regarding the calculation method of Asset Management Fees (2) are amended. As the date hereof, the Investment Corporation does not expect to outsource the operation of any assets under management or any assets considering acquisition.
- (iv) A new provision is added to clarify that it is allowed for the Investment Corporation to lease real estate and sublease it to the third party.
- (v) To conform the termination of distributable amount which is described in the rules of the Investment Trusts Association, Japan the corresponding provisions are amended.
- (vi) Considering the current situation of economic environment, real estate market, real estate leasing market, J-REIT market, the corresponding provisions are made to clarify the standard of distribution in excess of amount of profit.
- (vii) Other than mentioned above, respective amendments will be made in line with necessary changes in expressions, clarification, and revision of wording.

(3) Election of Directors

The Investment Corporation’s executive director, Yoshifumi Matsumoto, offered to step down his post as of the end of the General Meeting of Unitholders and therefore, the election of one (1) executive director (candidate; Yugo Minemura) will be proposed at the General Meeting of Unitholders. According to the Investment Trust Act and the Article of Incorporation of the Investment Corporation, the term of office of newly elected executive director will be until the end of General Meeting of Unitholders, which will be held on the day within 30 days from the next day after 2 years from January 31, 2017, and on that General Meeting of Unitholders, the election of executive

director will be proposed.

The candidate for the new executive director position is as stated below.

Name (Date of Birth)	Brief Profile	
Yugo Minemura (June 28, 1977)	April, 2000	Joined Sumitomo Banking Corporation (Current Sumitomo Mitsui Banking Corporation).
	February, 2005	Joined Mizuho Securities Co., Ltd.
	March, 2008	Joined Morgan Stanley Japan Securities Co., Ltd. (Current Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.)
	August, 2010	Joined Nikko Cordial Securities Inc. (Current SMBC Nikko Securities Inc.)
	March, 2016	Joined Invesco Global Real Estate Asia Pacific, Inc.
	April, 2016	Appointed as the Fund Manager of the Investment Corporation (Present)

Along with electing a new executive director, the Investment Corporation's supervisory directors, Takashi Shimokado and Eiji Kawasaki, offered to step down their posts as of the end of the General Meeting of Unitholders for the purpose of conforming the term of office of executive director and the term of office of supervisory directors. Therefore, the election of two (2) supervisory directors will be proposed at the General Meeting of Unitholders. According to the Investment Trust Act and the Articles of Incorporation of the Investment Corporation, the term of office of the newly elected supervisory directors will be until the end of General Meeting of Unitholders which will be held on the day within 30 days from the next day after 2 years from January 31, 2017 and on that General Meeting of Unitholders, the election of supervisory directors will be proposed.

In addition, the election of one (1) substitute executive director (candidate; Yasuyuki Tsuji) will be proposed in preparation for any vacancy or an insufficient number of executive directors prescribed by laws and regulations.

3. Investment Management Performance Outlook

The forecast for the fiscal period ending April 30, 2017 (from November 1, 2016 to April 30, 2017) (Sixth Fiscal Period) is as follows. The figures below are calculated as of the date hereof based on the assumptions set forth in "Assumptions for the Forecast of Investment Management Performance for the Fiscal Period Ending April 30, 2017" below.

The forecast for the Fiscal Period Ending April 30, 2017 (from November 1, 2016 to April 30, 2017) (Sixth Fiscal Period) is as follows:

Operating Revenues	6,519	million yen
Operating Income	3,236	million yen
Ordinary Income	2,873	million yen
Net Income	2,872	million yen
Distributions per Unit	3,523	yen
Distributions in Excess of Earnings per Unit	0	yen

(Note) The forecast above was calculated based on assumptions as of the date hereof. Accordingly, actual operating revenues, operating income, ordinary income, net income and distributions per unit (excluding distributions in excess of earnings) may differ from the forecasted figures. In addition, the forecast above does not guarantee the amount of the distributions.

Assumptions for the Forecast of Investment Management Performance
for the Fiscal Period Ending April 30, 2017

Items	Assumptions
Calculation period	- Fiscal Period Ending April 30, 2017 (Sixth period) (from November 1, 2016 to April 30, 2017) (181 days)
Assets managed	<ul style="list-style-type: none"> - Based on the assumption of thirteen properties (hereinafter, the “owned assets”) which the Investment Corporation owns as the date hereof and Harumi Island Triton Square Office Tower Z (hereinafter, the “asset to be disposed”) which are to be disposed by the Investment Corporation on December 16, 2016. Also, the assumption is based on condition that the Investment Corporation exercises the preferential negotiation right to acquire Kinshicho Prime Tower (hereinafter, the “target asset of exercise of right”) on the same date and acquires the target asset of exercise of right on January 20, 2017. - It is based on the assumption that there will be no changes in managed assets except the above (such as the acquisition of new properties or the disposition of owned properties) until the end of the fiscal period ending April 30, 2017 (Sixth period). In fact, however, there is the possibility of fluctuations depending on changes in managed assets.
Operating revenues	<ul style="list-style-type: none"> - Based on the operating revenues from “Assets managed” above. The revenues from the leasing business for the owned assets are calculated, considering the lease agreements that are effective as of the date of this document, tenant circumstances, market circumstances, etc., and based on the assumption that no tenants will fail to pay or default on rents. The revenues from the leasing business for the target asset of exercise of right are calculated in consideration of information provided by the current owner or current trustee (hereinafter, the “current owners etc.”) of the target asset of exercise of right, the lease agreements that will be effective as of the scheduled date of the acquisition, market circumstances and other factors, and based on the assumption that no tenants will fail to pay or default on rents. - Profit from disposition of the asset to be disposed is expected to be 783 million yen.
Operating expenses	<ul style="list-style-type: none"> - Among the expenses for the leasing business, which is a major operating expense, the expenses other than the depreciation expenses are calculated reflecting variable factors of expenses based on the past actual figures for owned assets. The expenses for the target asset of exercise of right are calculated in consideration of information provided by the current owner, etc., and reflecting the variable factors of expenses based on the past actual figures. - The depreciation expenses are calculated including any incidental expenses, etc. according to the straight-line method. The estimates are 758 million yen. - Generally, in sales and purchases of real estate, etc., the fixed asset tax and the city planning tax, among others, are adjusted with the current owners etc. by calculation on a pro-rata basis for the relevant period upon the acquisition of the relevant real estate, etc. However, the Investment Corporation will not record the relevant adjusted amounts for the fixed asset tax, the city planning tax and other taxes under the expenses for the fiscal period during which the acquisition occurs because the said adjusted amounts will be included in the acquisition cost. Accordingly, part of the fixed asset tax, the city planning tax and other taxes of Shinagawa Seaside East Tower, Akiba CO Building, Sun Towers Center Building, Sendai Honcho Building and Hakata Prime East which the Investment Corporation acquired in the fiscal period ended October 31, 2016 (Fifth period) (hereinafter the “assets acquired in the fifth period”) will not be recorded under expenses for the fiscal period ending April 30, 2017 (Sixth period). Furthermore, the fixed asset tax, the city planning tax and other taxes of the target asset of exercise of right will not be recorded under expenses (If the fixed asset tax, the city planning tax and other taxes regarding the assets acquired in the fifth

	<p>period and the target asset of exercise of right are recorded as expenses on a full-year basis, the estimated amount is 141 million yen and 42 million yen each). In addition, the estimated total amount of the fixed asset tax, the city planning tax and other taxes to be included in the acquisition cost of the target asset of exercise of right is estimated be 80 million yen.</p> <ul style="list-style-type: none"> - In terms of repair costs, the asset management company (Invesco Global Real Estate Asia Pacific, Inc.) records the estimated cost amounts for each property as expenses. However, an increase in repair costs or additional repair costs may arise due to unpredictable causes, and thus the actual costs may differ substantially from the estimated costs.
Non-operating expenses	<ul style="list-style-type: none"> - The estimated interest expenses and other loan-related costs are expected to be 360 million yen for the fiscal period ending April 30, 2017 (Sixth period).
Loans	<ul style="list-style-type: none"> - While the Investment Corporation has a balance of borrowings amounting to 82,100 million yen as of the date of the document, it plans to undertake additional short-term borrowings of 5,500 million yen on January 20, 2017 to use as part of the funds for acquiring the target asset of exercise of right (hereinafter referred to as the “borrowing”). Afterwards, the balance of borrowings will amount to 87,600 million yen (hereinafter referred to as the “balance of borrowings after the acquisition of the target asset of exercise of right”). However, the amount of the borrowing and the balance of borrowings after the acquisition of the target asset of exercise of right may change. - The LTV ratio, which stood at 47.7% at the end of the fiscal period ended October 31, 2016 (Fifth period), is estimated at about 49.1% after the acquisition of the asset to be acquired. However, the balance after the Borrowing and the acquisition of the asset to be acquired may change, the LTV ratio after the acquisition of the asset may change accordingly. <ul style="list-style-type: none"> - The LTV ratio after the acquisition of the target asset of exercise of right is calculated according to the following formula. - $LTV \text{ ratio} = (\text{Balance of borrowings after the acquisition of the target asset of exercise of right}) / (\text{Total asset value after the acquisition of the target asset of exercise of right})$ - *Total asset value after the acquisition of the target asset of exercise of right = Expected total assets as of the end of the fiscal period ended October 31, 2016 (Fifth period) + funds to be procured associated with the acquisition of the target asset of exercise of right + deposits and guarantees pertaining to the target asset of exercise of right
Investment units	<ul style="list-style-type: none"> - Based on the assumption of 815,547 units which are issued as of today, and it is assumed that there will be no additional issue of investment units until April 30, 2017 (Sixth period).
Distributions per unit (excluding distributions in excess of earnings)	<ul style="list-style-type: none"> - The distributions per unit (excluding distributions in excess of earnings) are calculated based on the monetary distribution policy provided for under the rules of the Investment Corporation. - The distributions per unit may change due to various reasons, including a change in rent revenues arising from a change in managed assets or tenants or unexpected repairs.
Distributions in excess of earnings per unit	<ul style="list-style-type: none"> - Currently, the distribution of money arising from sources in excess of net income is not scheduled.

Other	<ul style="list-style-type: none">- Based on the assumption that there will be no revisions to laws, regulations, the tax system, accounting standards, listing rules, rules of the Investment Trusts Association, Japan, etc. that will affect the estimated figures described above.- Based on the assumption that there will be no unexpected material changes in general economic trends, real estate market circumstances, etc.
-------	---

C. Investment Risks

Disclosure is omitted since there are no significant changes from the investment risks described in the Securities Report submitted on July 28, 2016.

III. Financial Statements

A. Balance Sheet

(Unit: Thousands of Yen)

	Fourth Fiscal Period As of April 30, 2016	Fifth Fiscal Period As of October 31, 2016
ASSETS		
Current assets:		
Cash and cash deposits	3,272,098	3,711,863
Entrusted cash and entrusted cash deposits	7,364,727	10,264,404
Account receivables - operating	335,944	438,068
Consumption tax receivable	-	648,094
Income taxes receivable	-	1,386
Short-term prepaid expenses	170,714	270,814
Deferred tax assets	12	21
Other current assets	1,518	1,518
Total current assets	11,145,016	15,336,173
Fixed assets:		
Property and equipment		
Entrusted buildings	31,141,972	40,348,924
Accumulated depreciation	-1,760,962	-2,445,998
Entrusted buildings, net	29,381,009	37,902,926
Entrusted building improvements	300,473	370,321
Accumulated depreciation	-51,116	-70,988
Entrusted building improvements, net	249,356	299,332
Entrusted machineries	17,687	20,386
Accumulated depreciation	-1,510	-2,362
Entrusted machineries, net	16,176	18,024
Entrusted furniture and equipment	50,009	62,847
Accumulated depreciation	-7,943	-12,451
Entrusted furniture and equipment, net	42,066	50,396
Entrusted land	76,229,866	117,507,265
Entrusted construction in progress	18,590	20,525
Total property and equipment	105,937,067	155,798,472
Intangible assets:		
Other intangible assets	5,630	4,738
Total intangible assets	5,630	4,738
Investment and other assets:		
Investment in securities	307,359	102,531
Security deposits and guarantee deposits	10,000	10,101
Long-term prepaid expenses	217,974	463,185
Derivative assets	-	58,496
Other investments	465,376	430,545
Total investment and other assets	1,000,710	1,064,859
Total fixed assets	106,943,408	156,868,069
TOTAL ASSETS	118,088,424	172,204,243

(Unit: Thousands of Yen)

	Fourth Fiscal Period As of April 30, 2016	Fifth Fiscal Period As of October 31, 2016
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable - operating	346,197	563,516
Short-term loans	8,600,000	2,000,000
Current portion of long-term loans	-	13,000,000
Accounts payable - other	255,277	332,734
Accrued expenses	59,062	82,475
Income tax payable	766	738
Consumption tax payable	198,012	-
Rent received in advance	252,064	678,569
Other current liabilities	3,112	151,203
Total current liabilities	9,714,494	16,809,237
Non-current liabilities:		
Long-term loans	47,600,000	67,100,000
Entrusted tenant leasehold and security deposits	5,420,290	7,093,376
Deferred tax liabilities	-	18,478
Total non-current liabilities	53,020,290	74,211,855
TOTAL LIABILITIES	62,734,784	91,021,093
Net Assets		
Unitholders' equity:		
Unitholders' equity	53,891,022	78,913,658
Surplus:		
Retained earnings	1,462,617	2,229,474
Total surplus	1,462,617	2,229,474
Total Unitholders' equity	55,353,640	81,143,132
Valuation and translation adjustments:		
Deferred income on hedges	-	40,017
Total valuation and translation adjustments	-	40,017
TOTAL NET ASSETS	*1 55,353,640	*1 81,183,149
TOTAL LIABILITIES AND NET ASSETS	118,088,424	172,204,243

B. Statement of Income and Retained Earnings

	(Unit: Thousands of Yen)	
	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Operating revenues:		
Rental revenues	*1 3,827,863	*1 5,151,585
Other rental revenues	*1 351,652	*1 527,258
Dividend income from investments in securities	4,359	5,470
Total operating revenues	4,183,875	5,684,314
Operating expenses		
Property-related expenses	*1 2,041,895	*1 2,592,499
Asset management fees	325,303	410,212
General administration and Custodian fees	13,435	16,472
Compensation for directors	4,800	4,800
Other operating expenses	67,905	63,178
Total operating expenses	2,453,340	3,087,162
Operating income	1,730,535	2,597,151
Non-operating revenues		
Interest income	647	38
Cancellation refunds for insurance	4,120	-
Interest income on tax refund	1,605	-
Other non-operating revenues	-	99
Total non-operating revenues	6,373	138
Non-operating expenses		
Interest expense	194,818	242,619
Public offering costs	15,700	25,054
Financing costs	61,797	97,936
Other non-operating expenses	1,440	1,440
Total non-operating expenses	273,756	367,050
Ordinary income	1,463,152	2,230,238
Net income before income taxes	1,463,152	2,230,238
Current income taxes	863	1,051
Deferred tax expenses	3	-9
Total income taxes	867	1,042
Net income	1,462,285	2,229,196
Retained earnings at beginning of period	332	277
Retained earnings at the end of period	1,462,617	2,229,474

C. Statements of Changes in Net Assets

Fourth Fiscal Period: November 1, 2015 through April 30, 2016

(Unit: Thousands of Yen)

	Unitholders' Equity				Total Net Assets
	Unitholders' Capital	Surplus		Total Unitholders' Equity	
		Retained Earnings	Total Surplus		
Balance at the beginning of the period	53,891,022	1,396,523	1,396,523	55,287,545	55,287,545
Changes during the period:					
Cash distribution declared	-	-1,396,190	-1,396,190	-1,396,190	-1,396,190
Net income	-	1,462,285	1,462,285	1,462,285	1,462,285
Total changes during the period	-	66,094	66,094	66,094	66,094
Balance at the end of the period	*1 53,891,022	1,462,617	1,462,617	55,353,640	55,353,640

Fifth Fiscal Period: May 1, 2016 through October 31, 2016

(Unit: Thousands of Yen)

	Unitholders' Equity				Valuation and translation adjustments		Total Net Assets
	Unitholders' Capital	Surplus		Total Unitholders' Equity	Deferred income on hedges	Total valuation and translation adjustments	
		Retained Earnings	Total Surplus				
Balance at the beginning of the period	53,891,022	1,462,617	1,462,617	55,353,640	-	-	55,353,640
Changes during the period:							
Issuance of new investment units	25,022,635	-	-	25,022,635	-	-	25,022,635
Cash distribution declared	-	-1,462,340	-1,462,340	-1,462,340	-	-	-1,462,340
Net income	-	2,229,196	2,229,196	2,229,196	-	-	2,229,196
Net changes of items other than unitholders' equity	-	-	-	-	40,017	40,017	40,017
Total changes during the period	25,022,635	766,856	766,856	25,789,491	40,017	40,017	25,829,509
Balance at the end of the period	*1 78,913,658	2,229,474	2,229,474	81,143,132	40,017	40,017	81,183,149

D. Statements of Distributions

	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
I. Unappropriated retained earnings	1,462,617,935 yen	2,229,474,086 yen
II. Distributions	1,462,340,370 yen	2,228,889,951 yen
(Distributions per unit)	(2,697 yen)	(2,733 yen)
III. Retained earnings carried forward	277,565 yen	584,135 yen
Calculation method of distribution amount	<p>Pursuant to the distribution policy as defined in Article 35, Paragraph 1 of the Articles of Incorporation of the Investment Corporation, the amount of distributions shall be the amount that does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Act on Special Measures Concerning Taxation. Based on the distribution policy, the Investment Corporation declared a distribution amount of 1,462,340,370 yen, which does not exceed retained earnings and is the greatest value among integral multiples of 542,210 units, which is the number of investment units issued. Note that the Investment Corporation has not paid any portion of the amount that exceeds the profits defined in Article 35, Paragraph 2 of the Articles of Incorporation of the Investment Corporation.</p>	<p>Pursuant to the distribution policy as defined in Article 35, Paragraph 1 of the Articles of Incorporation of the Investment Corporation, the amount of distributions shall be the amount that does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Act on Special Measures Concerning Taxation. Based on the distribution policy, the Investment Corporation declared a distribution amount of 2,228,889,951 yen, which does not exceed retained earnings and is the greatest value among integral multiples of 815,547 units, which is the number of investment units issued. Note that the Investment Corporation has not paid any portion of the amount that exceeds the profits defined in Article 35, Paragraph 2 of the Articles of Incorporation of the Investment Corporation.</p>

E. Statement of Cash Flows

(Unit: Thousands of Yen)

	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Cash flows from operating activities:		
Income before income taxes	1,463,152	2,230,238
Depreciation expenses	561,916	711,158
Public offering costs	15,700	25,054
Financing costs	61,797	97,936
Interest income	-647	-38
Interest expense	194,818	242,619
(Increase) decrease in account receivables	-34,360	-102,124
(Increase) decrease in consumption tax receivable	499,668	-648,094
(Increase) decrease in income taxes receivable	-	-1,386
(Increase) decrease in short-term prepaid expenses	3,078	-23,066
(Increase) decrease in long-term prepaid expenses	8,548	-17,792
(Increase) decrease in other current assets	2,218	34,830
Increase (decrease) in accounts payable - operating	-27,358	171,753
Increase (decrease) in accounts payable - other	28,907	78,229
Increase (decrease) in consumption tax payable	198,012	-198,012
Increase (decrease) in rental received in advance	44,813	426,505
Increase (decrease) in other current liabilities	-94,494	148,091
Others	-4,359	1,155
Sub-total	2,921,412	3,177,058
Interest received	647	38
Interest expenses paid	-195,982	-219,206
Income taxes paid	-931	-766
Net cash provided by operating activities	2,725,145	2,957,123
Cash flows from Investing activities:		
Purchase of entrusted property and equipment	-216,523	-50,526,106
Redemption of investment in securities	-	304,359
Purchase of investment in securities	-301,465	-102,535
Payment of entrusted leasehold and security deposits	-	-101
Net cash used in investing activities	-517,988	-50,324,382
Cash flows from Financing activities:		
Proceeds from short-term borrowings	2,000,000	-
Repayments of short-term borrowings	-2,000,000	-6,600,000
Proceeds from long-term borrowings	-	32,500,000
Payment of financing costs	-4,010	-402,387
Proceeds from issuance of investment units	-	25,022,635
Payment of issuance of investment units	-15,700	-25,054
Distribution payments	-1,394,335	-1,461,578
Net cash provided by (used in) financing activities	-1,414,046	49,033,614
Net change in cash and cash equivalents	793,110	1,666,355
Cash and cash equivalents at the beginning of period	4,423,424	5,216,535
Cash and cash equivalents at the end of period	*1 5,216,535	*1 6,882,891

F. Notes on Assumption of Going Concern

Not applicable.

G. Notes on Significant Accounting Policies

1. Basis and Method of Valuation of Assets	<p>Securities Other securities Non-marketable securities The cost method based on the moving-average method is applied to securities with no market price available. The equity method is applied to an investment in silent partnership. The net income from the silent partnership is allocated to the Silent Partnership Equity Interest owned by the Investment Corporation.</p>								
2. Method of Depreciation of Fixed Assets	<p>(1) Property and equipment The straight-line method is used. The useful lives of property and equipment are listed below.</p> <table style="margin-left: 20px;"> <tr> <td>Entrusted buildings</td> <td style="text-align: right;">2 to 46 years</td> </tr> <tr> <td>Entrusted building improvements</td> <td style="text-align: right;">4 to 20 years</td> </tr> <tr> <td>Entrusted machinery</td> <td style="text-align: right;">2 to 17 years</td> </tr> <tr> <td>Entrusted furniture and equipment</td> <td style="text-align: right;">4 to 10 years</td> </tr> </table> <p>(2) Intangible fixed assets The straight-line method is used.</p> <p>(3) Long-term prepaid expenses The straight-line method is used.</p>	Entrusted buildings	2 to 46 years	Entrusted building improvements	4 to 20 years	Entrusted machinery	2 to 17 years	Entrusted furniture and equipment	4 to 10 years
Entrusted buildings	2 to 46 years								
Entrusted building improvements	4 to 20 years								
Entrusted machinery	2 to 17 years								
Entrusted furniture and equipment	4 to 10 years								
3. Accounting Method for Deferred Assets	<p>Public offering costs: All expenses are recorded when incurred.</p>								
4. Recognition of Revenue and Expenses	<p>Accounting treatment of fixed asset tax and other property-related taxes: For fixed asset tax, city planning tax, depreciable asset tax, etc., the amount of tax levied on real properties held corresponds to the accounting period and is recorded as property-related expenses. The amount equivalent to fixed asset tax to be paid by the Investment Corporation in the first year of acquisition relating to the real properties or trust beneficiary interests in real estate is not recorded as an expense, but included in the acquisition cost for the related properties. The fixed asset tax included in acquisition costs for properties in the Fifth Fiscal Period was 166,003 thousand yen.</p>								
5. Method of Hedge Accounting	<p>(1) Method of hedge accounting: Deferred hedge accounting is generally used for interest rate swaps. Special treatment is applied for interest rate swaps which satisfy the requirements for special treatment.</p> <p>(2) Hedge instruments and hedged items: Hedge instruments: Interest rate swap transactions Hedged items: Interest on borrowings</p> <p>(3) Hedging policy: The Investment Corporation conducts derivative transactions for the purpose of hedging risks provided for in the Articles of Incorporation of the Investment Corporation pursuant to the regulations that stipulate the basic policy of risk management.</p> <p>(4) Method of assessing hedge effectiveness: The effectiveness of hedging is measured by comparing the cumulative total cash flow fluctuation of the hedged items and that of the hedging instruments and verifying the ratio of differences in the amount of changes from both the hedged items and the hedging instruments. The assessment of hedge effectiveness is omitted for the interest rate swaps which satisfy the requirements for special treatment.</p>								
6. Scope of Cash and Cash Equivalents in the Statement of Cash Flows	<p>Cash and cash equivalents in the statement of cash flows include cash on hand, entrusted cash, demand deposits, entrusted cash deposits, and highly liquid short-term investments that are readily convertible, bear little risk in price fluctuations, and mature within three months of the date of acquisition.</p>								

7. Other Significant Information for Preparation of Financial Statements	<p>(1) Accounting policy for trust beneficiary interests in real estate: With regard to trust beneficiary interests in real estate, all assets and liabilities as well as all revenue and expense items associated with all entrusted assets are accounted for under the respective account item of the balance sheet and statement of income and retained earnings. Of the entrusted assets accounted for under the respective account item, the following significant items are separately indicated on the balance sheet:</p> <ul style="list-style-type: none"> i) Entrusted cash and entrusted cash deposits; ii) Entrusted buildings, entrusted building improvements, entrusted machineries, entrusted furniture and equipment, entrusted land and entrusted construction in progress; and iii) Entrusted tenant leasehold and security deposits. <p>(2) Accounting policy for consumption tax: All amounts in the accompanying financial statements exclude consumption tax.</p>
--	---

H. Additional Information

Starting from the fiscal period under review, the Investment Company adopts the Implementation Guidance on Recoverability of Deferred Tax Assets (The Accounting Standards Board of Japan Guidance No.26 of March 28, 2016).

I. Notes to Financial Statements

Disclosure of notes to operating lease transactions, securities, retirement benefits, transactions with related parties and asset retirement obligations are omitted in the Notes to Financial Statements, as their disclosure in this report is not material.

Notes to Balance Sheet

*1. Minimum net assets as provided in Article 67, paragraph 4, of the Act on Investment Trusts and Investment Corporations

	(Unit: Thousands of Yen)	
	Fourth Fiscal Period As of April 30, 2016	Fifth Fiscal Period As of October 31, 2016
Statutory Minimum Net Assets under Article 67	50,000	50,000

Notes to Statement of Income and Retained Earnings

*1. Breakdown of net operating income (loss)

	(Unit: Thousands of yen)	
	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
A. Rental and other operating revenues:		
Rental revenues		
Rental revenues	2,977,659	4,019,495
Common area service fee	605,444	850,859
Other rental revenues	244,760	281,229
Total rental revenues	3,827,863	5,151,585
Other rental-related revenues		
Other rental-related revenues	351,652	527,258
Total other rental-related revenues	351,652	527,258
Total rental and other related revenues	4,179,515	5,678,843
B. Property-related expenses:		
Property management fees	532,419	675,275
Utility expenses	426,718	601,624
Insurance	12,610	15,420
Repair and maintenance	135,461	134,639
Other taxes	317,579	395,728
Depreciation expenses	561,024	710,266
Other rental-related expenses	56,083	59,544
Total property-related expenses	2,041,895	2,592,499
C. Net operating income (A-B)	2,137,619	3,086,344

Notes to Statement of Changes in Net Assets

*1. Total number of authorized investment units and total number of investment units issued

	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Total number of authorized investment units	10,000,000 units	10,000,000 units
Total number of investment units issued	542,210 units	815,547 units

Notes to Statement of Cash Flows

*1. Reconciliation between cash and cash equivalents at end of period and relevant amount on the balance sheets

(Units: Thousands of Yen)

	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Cash and deposits	3,272,098	3,711,863
Entrusted cash and entrusted cash deposits	7,364,727	10,264,404
Entrusted cash deposits with restrictions (Note)	-5,420,290	-7,093,376
Cash and cash equivalents	5,216,535	6,882,891

(Note) Entrusted cash deposits with restrictions are retained for the refund of tenants' leasehold and security deposits.

Notes to Financial Instruments

1. Qualitative information for financial instruments

(a) Policy for financial instruments

The Investment Corporation's basic policy is to conduct stable and sound financial management to contribute to the continuous growth of assets under management and their efficient and appropriate management. The Investment Corporation procures funds by borrowing, issuing investment corporation bonds (including short-term investment corporation bonds; same shall apply hereinafter), or issuing investment units for the purpose of acquiring assets, paying repair expenses and other maintenance, management expenses, making distributions, and funding the Investment Corporation's operations including necessary working capital and debt repayments.

Temporary surpluses and entrusted tenant leasehold and security deposits are also invested in bank deposits considering the safety of the investment and convertibility into cash.

Derivative transactions are carried out only to hedge the risk of fluctuations in interest rates associated with borrowings and other risks.

(b) Content and risks of financial instruments and risk management system

Investment in securities are the equity interest in the silent partnership, and are exposed to credit risks of the issuer of the silent partnership as well as to price risk of the real estate market. The Investment Corporation tries to mitigate these risks by monitoring the financial status of the issuer of the silent partnership and environment of real estate market.

Borrowings are received mainly for the purpose of acquiring real estate and trust beneficiary interests in real estate.

Borrowings are exposed to liquidity risk on due dates. However, the Investment Corporation manages this risk mainly by appropriately managing the LTV ratio to limit the impact of higher market interest rates on the Investment Corporation's operations and endeavoring to maintain and strengthen its ability to raise capital from capital markets through capital increases. Also, by preparing monthly cash flow projections to constantly monitor on-hand liquidity and to formulate fund raising plans at an early stage and prepare the required capital. Floating-rate loans are exposed to the risk of fluctuations in interest rates. However, the Investment Corporation manages this risk mainly by adjusting the ratio of outstanding floating-rate loans to total borrowing depending on the finance environment.

Furthermore, these risks are managed through derivative transactions (interest rate swaps) as hedging instruments in certain floating-rate loans in order to fix interest rate payments and hedge the risk of fluctuations in interest rates. The hedge effectiveness of the interest rate swaps is assessed by comparing the cumulative changes in the cash flows of the hedging instruments and the hedged items and based on the respective amount of changes; provided, however, that the assessment of hedge effectiveness is omitted for those interest rate swaps that satisfy the requirements for special treatment.

Derivative transactions are conducted and managed in accordance with the internal regulations that specify the basic policy of risk management.

The surplus funds deposited to the financial institutions are exposed to the financial institutions' credit risk. However, the risks are managed through our selection of financial institutions with certain creditworthiness and by limiting the term of the deposit to short term.

Entrusted tenant leasehold and security deposits are deposits provided by tenants under lease agreements. This is exposed to liquidity risk due to the cancellation of the lease agreement before the original term. The risks are managed by monitoring liquidity on hand.

(c) Supplementary remarks on fair value of financial instruments

The fair value of financial instruments is based on market prices or reasonably calculated value if there is no market price available. As certain assumptions are used in calculating these values, these values may vary in the event different assumptions are used.

2. Matters regarding fair value of financial instruments

Balance sheet carrying amounts, fair values, and the difference between the two values are shown below. Financial instruments whose fair value is considered to be extremely difficult to determine are not included in the table below (Note 2).

Fourth Fiscal Period (as of April 30, 2016)

(Unit: Thousands of Yen)

	Balance Sheet Carrying Amount (Note1)	Fair Value (Note1)	Difference
(1) Cash and deposits	3,272,098	3,272,098	-
(2) Entrusted cash and entrusted cash deposits	7,364,727	7,364,727	-
Total assets	10,636,825	10,636,825	-
(3) Short-term loans	8,600,000	8,600,000	-
(4) Long-term loans	47,600,000	48,161,390	561,390
Total liabilities	56,200,000	56,761,390	561,390
(5) Derivative transactions	-	-	-

Fifth Fiscal Period (as of October 31, 2016)

(Unit: Thousands of Yen)

	Balance Sheet Carrying Amount (Note1)	Fair Value (Note1)	Difference
(1) Cash and deposits	3,711,863	3,711,863	-
(2) Entrusted cash and entrusted cash deposits	10,264,404	10,264,404	-
Total assets	13,976,267	13,976,267	-
(3) Short-term loans	2,000,000	2,000,000	-
(4) Current portion of long-term loans	13,000,000	13,006,247	6,247
(5) Long-term loans	67,100,000	67,532,053	432,053
Total liabilities	82,100,000	82,538,300	438,300
(6) Derivative transactions	58,496	58,496	-

(Note 1) Measurement of fair values of financial instruments:

(1) Cash and deposits, (2) Entrusted cash and entrusted cash deposits, and (3) Short-term loans

The book value is used as the fair value of these assets, given that the fair value is equivalent to the amount of the book value, as it is settled in a short time.

(4) Current portion of long-term loans, (5) Long-term loans

Because the interest rates of long-term loans carrying floating interest rates are to be revised periodically and thus their fair value is essentially the same as the book value, the book value is used as the fair value of these liabilities. The fair value of long-term loans carrying fixed interest rates is calculated by discounting the total of principal and interest at the rate assumed when a new, similar loan corresponding to the remaining period is made. The fair values

for interest rate swaps, to which special treatment is applied, are included in the fair value of long-term loans as the hedged item.

Some current portion of long-term loans and long-term loans are cancellable loans with a clause on early cancellation through exercise of early cancellation rights (i.e., compounded financial instruments), and the fair values of these loans are included in the fair value of long-term loans.

(6) Derivative transactions

Please refer to “Notes to Derivative Transactions” described below.

(Note 2) Balance sheet carrying amounts of financial instruments whose fair value is considered to be extremely difficult to determine:

(Unit: Thousands of Yen)

	Fourth Fiscal Period As of April 30, 2016	Fifth Fiscal Period As of October 31, 2016
(1) Investment in securities	307,359	102,531
(2) Entrusted tenant leasehold and security deposits	5,420,290	7,093,376

(1) Investment in securities (Silent Partnership Equity Interest) are not subject to fair value disclosure because there are no market prices to compare and it is not possible to reasonably estimate future cash flows. Therefore it is considered to be extremely difficult to determine their fair values.

(2) Entrusted tenant leasehold and security deposits, which are deposited by lessees of rental properties, are not subject to fair value disclosure because there are no market prices to compare. It is not possible to reasonably estimate future cash flows because, even if a lease agreement period is specified, there is the possibility of midterm cancellation, renewal or re-contract and it is impossible to estimate the real deposit term, and therefore it is considered to be extremely difficult to determine their fair values.

(Note 3) Redemption schedule for monetary claims after the balance sheet date
Fourth Fiscal Period (as of April 30, 2016)

(Unit: Thousands of Yen)

	Due within One (1) Year
Cash and deposits	3,272,098
Entrusted cash and entrusted cash deposits	7,364,727
Total	10,636,825

Fifth Fiscal Period (as of October 31, 2016)

(Unit: Thousands of Yen)

	Due within One (1) Year
Cash and deposits	3,711,863
Entrusted cash and entrusted cash deposits	10,264,404
Total	13,976,267

(Note 4) Expected amount of repayments of loans after the balance sheet date
Fourth Fiscal Period (As of April 30, 2016)

(Unit: Thousands of Yen)

	Due within 1 year	Due after 1 to 2 years	Due after 2 to 3 years	Due after 3 to 4 years	Due after 4 to 5 years	Due after 5 years
Short-term loans	8,600,000	-	-	-	-	-
Long-term loans	-	13,000,000	12,000,000	12,000,000	10,600,000	-

Fifth Fiscal Period (As of October 31, 2016)

(Unit: Thousands of Yen)

	Due within 1 year	Due after 1 to 2 years	Due after 2 to 3 years	Due after 3 to 4 years	Due after 4 to 5 years	Due after 5 years
Short-term loans	2,000,000	-	-	-	-	-
Long-term loans	13,000,000	12,000,000	12,000,000	23,950,000	19,150,000	-

Notes to Derivative Transactions

1. Derivative transactions not applying hedge accounting:

Fourth Fiscal Period (As of April 30, 2016)
Not applicable.

Fifth Fiscal Period (As of October 31, 2016)
Not applicable.

2. Derivative transactions applying hedge fund accounting:

The following table shows the contracted amount or principal equivalent amount as set forth in the contract as of the balance sheet date for each hedge accounting method.

Fourth Fiscal Period (As of April 30, 2016)

(Unit: Thousands of Yen)

Hedge Accounting Method	Type of Derivative Transaction	Major Hedged Item	Contracted Amount		Fair Value	Measurement Method for Fair Value
				Portion Due after 1 Year		
Special treatment for interest rate swaps	Interest rate swap transaction Payment: fixed interest rate Receipt: floating interest rate	Long-term loans	23,800,000	23,800,000	(Note)	-

(Note) Fair value for interest rate swaps with this special treatment is included in the fair value of "Long-term loans" in "Notes to Financial Instruments, 2. Matters regarding fair value of financial instruments" described above, as it is accounted for as a single unit with the hedged long-term loan.

Fifth Fiscal Period (As of October 31, 2016)

(Unit: Thousands of Yen)

Hedge Accounting Method	Type of Derivative Transaction	Major Hedged Item	Contracted Amount		Fair Value	Measurement Method for Fair Value
				Portion Due after 1 Year		
Standard method	Interest rate swap transaction Payment: fixed interest rate Receipt: floating interest rate	Long-term loans	31,600,000	31,600,000	58,496	The fair value is based on the price presented by the correspondent financial institutions.
Special treatment for interest rate swaps	Interest rate swap transaction Payment: fixed interest rate Receipt: floating interest rate	Long-term loans	23,800,000	23,800,000	(Note)	-
Total			55,400,000	55,400,000	58,496	-

(Note) Fair value for interest rate swaps with this special treatment is included in the fair value of "Long-term loans" in "Notes to Financial Instruments, 2. Matters regarding fair value of financial instruments" described above, as it is accounted for as a single unit with the hedged long-term loan.

Notes to Deferred Tax Accounting

1. Significant components of deferred tax assets and liabilities

(Unit: Thousands of Yen)

	Fourth Fiscal Period As of April 30, 2016	Fifth Fiscal Period As of October 31, 2016
Deferred tax assets:		
Accrued business office taxes, currently not deductible	12	21
Total deferred tax assets	12	21
Deferred tax liabilities:		
Deferred income on hedges	-	18,478
Total deferred tax liabilities	-	18,478
Net deferred tax assets (liabilities)	12	-18,457

2. Reconciliation of significant differences between the normal effective statutory tax rate and the effective tax rate after application of tax effect accounting

(Unit: %)

	Fourth Fiscal Period As of April 30, 2016	Fifth Fiscal Period As of October 31, 2016
Normal effective statutory tax rate	32.31	31.74
Adjustments:		
Distributions paid included as tax deductible	-32.29	-31.72
Other	0.04	0.03
Effective tax rate after application of deferred tax accounting	0.06	0.05

Notes to Investment and Rental Properties

The Investment Corporation holds large office buildings in major metropolitan areas. The balance sheet carrying amounts, changes during the period, and fair values of these rental properties are as follows:

(Unit: Thousands of Yen)

	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Balance sheet carrying amounts		
Balance at beginning of period	106,169,929	105,937,067
Changes during the period	-232,861	49,861,404
Balance at end of period	105,937,067	155,798,472
Fair value at end of period	118,338,000	170,478,000

(Note 1) The balance sheet carrying amount is the acquisition cost (including incidental expenses associated with acquisition) less accumulated depreciation. Intangible fixed assets (totaling 5,630 thousand yen at the end of the Fourth Fiscal Period and 4,738 thousand yen at the end of the Fifth Fiscal Period) are not included.

(Note 2) Relating to the changes during the Fourth Fiscal Period, the increase is mainly due to capital expenditures (328,162 thousand yen), while the decrease is principally attributable to depreciation (561,024 thousand yen). In the Fifth Fiscal Period, the increase is mainly due to asset acquisitions (50,237,755 thousand yen) and capital expenditures (333,915 thousand yen), while the decrease is principally attributable to depreciation (710,266 thousand yen).

(Note 3) The fair value at the end of the period is the appraisal value provided by an independent real estate appraiser. The fair value at the end of the period for Harumi Island Triton Square Office Tower Z is the sales price (10,100,000 thousand yen) which was stated in the sales and purchase agreement as of December 7, 2016.

The profit or loss concerning investment and rental properties is indicated under “Notes to Statement of Income and Retained Earnings.”

Notes to Segment Information

1. Segment Information

Disclosure is omitted as the Investment Corporation is comprised of a single reportable segment engaged in the real estate rental business.

2. Related information

Fourth Fiscal Period (November 1, 2015 through April 30, 2016)

(a) Information about products and services

Disclosure is omitted as operating revenues from external customers of products and services within a single segment exceeds 90% of operating revenues on the Statement of Income and Retained Earnings.

(b) Information about geographical area

i) Operating revenues

Disclosure is omitted since operating revenues from external customers in Japan exceeds 90% of operating revenues on the Statement of Income and Retained Earnings.

ii) Property and equipment

Disclosure is omitted since the amount of property and equipment located in Japan exceeds 90% of property and equipment on the Balance Sheet.

(c) Information about major customers

Disclosure is omitted as there is no external customer whose operating income accounts for 10 percent or more of total operating revenues on the Statement of Income and Retained Earnings.

Fifth Fiscal Period (May 1, 2016 through October 31, 2016)

(a) Information about products and services

Disclosure is omitted as operating revenues from external customers of products and services within a single segment exceeds 90% of operating revenues on the Statement of Income and Retained Earnings.

(b) Information about geographical area

i) Operating revenues

Disclosure is omitted since operating revenues from external customers in Japan exceeds 90% of operating revenues on the Statement of Income and Retained Earnings.

ii) Property and equipment

Disclosure is omitted since the amount of property and equipment located in Japan exceeds 90% of property and equipment on the Balance Sheet.

(c) Information about major customers

Disclosure is omitted as there is no external customer whose operating income accounts for 10 percent or more of total operating revenues on the Statement of Income and Retained Earnings.

Notes to Per Unit Information

	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Net assets per unit	102,088 yen	99,544 yen
Net income per unit	2,696 yen	2,898 yen

(Note 1) Net income per unit is calculated by dividing net income by the day-weighted average number of investment units for the period. Fully diluted net income per investment unit is not presented, as there is no potential investment unit.

(Note 2) The basis for calculating net income per unit is as follows:

	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Net income (Thousands of Yen)	1,462,285	2,229,196
Amount not attributable to common Unitholders (Thousands of Yen)	-	-
Net income attributable to common investment units (Thousands of Yen)	1,462,285	2,229,196
Average number of investment units for the period (Units)	542,210	769,115

Notes to Significant Subsequent Events

1. Asset Disposition

On December 7, 2016, The Investment Corporation signed the sales and purchase agreement to dispose trust beneficiary interest of the trust that owns Harumi Island Triton Square Office Tower Z. The details of the disposition are as stated below.

Asset Scheduled for Disposition	Trust beneficiary interest in entrusted real estate in Japan
Name of Asset	Harumi Triton Square Office Tower Z
Location	Chuo-ku, Tokyo
Scheduled Disposition Price	10,100 million yen (Note 1)
Expected Book Value	9,190 million yen (Note 2)
Profit and Loss from Disposition	783 million yen (Note 3)
Purchaser	Not applicable (Note 4)
Date of Contract	December 7, 2016
Scheduled Date of Disposition	December 16, 2016
Usage of Proceeds from Disposition	Funds to acquire the trust beneficiary interest in entrusted real estate which owned by Godo Kaisya Condor Property described in “II. Management Policies and Operating Conditions/B. Operating Results/2. Outlook for the Next Fiscal Period/b) Significant Events after the Balance Sheet Date/(Reference-Subsequent Events) /(1) Exercising the Preferential Negotiation Right”
Settlement Method	Payment full on date of delivery

(Note 1) “Scheduled Disposition Price” mentioned herein is the sales price stated in the sales and purchase agreement regarding the Asset Scheduled for Disposition and rounded down to the million. The sales price excludes acquisition-related costs, adjustment amount of property tax and city planning tax, consumption tax etc.

(Note 2) “Expected Book Value” mentioned herein is the expected value as of the scheduled disposition date and rounded down to the million.

(Note 3) The profit and loss from disposition is the amount deducted the expected book value and disposition cost from the disposition price.

(Note 4) The purchaser of the Asset Scheduled for Disposition is a domestic special purpose company. The name of purchaser has not been noted as approval for disclosure has not been obtained by the purchaser. The purchaser has no capital/personnel/transactional relations with the Investment Corporation/the Asset Management Company as well as its affiliated companies and parties with whom they are involved that need to be stated.

(Note 5) For the details of the Asset Scheduled for Disposition, please refer to “V. Reference Information /B. Investment Assets”.

J. Issuance of New Investment Units

Changes to Total Unitholders' Capital from the establishment of the Investment Corporation through the end of the Third Fiscal Period are as follows:

Date	Event	Total Number of Investment Units Issued and Outstanding (Units)		Total Unitholders' Capital (Millions of Yen)		Notes
		Change	Balance	Change	Balance	
February 27, 2014	Incorporation through private placement	1,500	1,500	150	150	(Note 1)
June 4, 2014	Capital increase through public offering	411,000	412,500	40,851	41,001	(Note 2)
June 25, 2014	Capital increase through third-party allotment	20,180	432,680	2,005	43,007	(Note 3)
May 26, 2015	Capital increase through public offering	104,300	536,980	10,364	53,371	(Note 4)
June 24, 2015	Capital increase through third-party allotment	5,230	542,210	519	53,891	(Note 5)
May 31, 2016	Capital increase through public offering	261,500	803,710	23,939	77,830	(Note 6)
June 29, 2016	Capital increase through third-party allotment	11,837	815,547	1,083	78,913	(Note 7)

(Note 1) At the incorporation of the Investment Corporation, investment units were issued with an issue price per unit of 100,000 yen.

(Note 2) New investment units were issued through a public offering with an issue price per unit of 103,000 yen (issue value: 99,395 yen).

(Note 3) New investment units were issued through a third-party allotment accompanying a capital increase through a public offering with an issue price per unit of 99,395 yen.

(Note 4) New investment units were issued through a public offering with an issue price per unit of 102,960 yen (issue value: 99,369 yen).

(Note 5) New investment units were issued through a third-party allotment accompanying a capital increase through a public offering with an issue price per unit of 99,369 yen.

(Note 6) New investment units were issued through a public offering with an issue price per unit of 94,672 yen (issue value: 91,545 yen).

(Note 7) New investment units were issued through a third-party allotment accompanying a capital increase through a public offering with an issue price per unit of 91,545 yen.

IV. Changes in Officers

(1) Changes in Officers of the Investment Corporation

There have been no changes in officers of the Investment Corporation described in "Officers" in the Securities Report submitted on July 28, 2016. Changes in officers will be disclosed in a timely manner when determined.

(2) Changes in Officers of the Asset Management Company

There have been no changes in officers of the Investment Corporation described in "Officers" in the Securities Report submitted on July 28, 2016. Changes in officers will be disclosed in a timely manner when determined.

V. Reference Information

A. Status of Investment

Type of Assets	Region		Fourth Fiscal Period As of April 30, 2016		Fifth Fiscal Period As of October 31, 2016		
			Total Amount Held (Millions of yen) (Note 1)	Percentage to Total Assets (%) (Note 2)	Total Amount Held (Millions of yen) (Note 1)	Percentage to Total Assets (%) (Note 2)	
Entrusted Real Estate (Note 3)	Major Metropolitan Areas (Note 4)	Tokyo Metropolitan Area (Note 5)	Tokyo 23 Wards	62,163	52.6	102,536	59.5
			Tokyo Metropolitan Area Outside the 23 Wards	29,120	24.7	28,975	16.8
			Other Major Metropolitan Areas	14,652	12.4	19,060	11.1
	Other Investment Target Regions		-	-	5,225	3.0	
Total Entrusted Real Estate			105,937	89.7	155,798	90.5	
Silent Partnership Equity Interest (Note 6)			307	0.3	102	0.1	
Deposits and Other Assets			11,843	10.0	16,303	9.5	
Total Assets			118,088	100.0	172,204	100.0	

(Note 1) Total amount held is based on the balance sheet carrying amount (book value less depreciation in the case of entrusted real estate).

(Note 2) Percentage to total assets is rounded to one decimal place.

(Note 3) All entrusted real estate is used primarily as offices.

(Note 4) “Major Metropolitan Areas” refer to Tokyo Metropolitan Area, Osaka-shi, Nagoya-shi, and Fukuoka-shi.

(Note 5) “Tokyo Metropolitan Area” refers to Tokyo, Yokohama-shi, Kawasaki-shi, Saitama-shi, and Chiba-shi.

(Note 6) “Silent Partnership Equity Interest” mentioned herein is the total amount of Silent Partnership Equity Interests, which are respectively operated by Godo Kaisha Eagle Property, Godo Kaisha Falcon Property and Godo Kaisha Hawk Property for the Fourth Fiscal Period and the Silent Partnership Equity Interest operated by Godo Kaisha Condor Property for the Fifth Fiscal Period.

	Fourth Fiscal Period As of April 30, 2016		Fifth Fiscal Period As of October 31, 2016	
	Balance Sheet Carrying Amount (Millions of yen)	Percentage to Total Assets (%) (Note)	Balance Sheet Carrying Amount (Millions of Yen)	Percentage to Total Assets (%) (Note)
Total Liabilities	62,734	53.1	91,021	52.9
Total Net Assets	55,353	46.9	81,183	47.1
Total Assets	118,088	100.0	172,204	100.0

(Note) “Percentage to Total Assets” is rounded to one decimal place.

B. Investment Assets

1. Major Investment in Securities

The table below shows the Investment Corporation's major investment in securities as of the end of the Fifth Fiscal Period.

Type of Assets	Name	Quantity	Book Value (Millions of yen)	Fair Value (Millions of yen)	Percentage to Total Asset (%) (Note 2)	Note
Silent Partnership Equity Interest	Silent Partnership Equity Interest Operated by Godo Kaisha Condor Property	-	102	113	0.1	(Note 3)
-	Total	-	102	113	0.1	-

(Note 1) Under the articles of incorporation of the Investment Corporation, the real estate assets regarding the Silent Partnership Equity Interests are evaluated according to the owned real estate assets. Thus, the net asset value complying with the Silent Partnership Equity Interest, which is calculated by deducting the total amount of assets complying with the Silent Partnership Equity Interest from the total amount of liabilities complying with the Silent Partnership Equity Interest, is employed.

(Note 2) "Percentage to Total Assets" represents the percentage of the amount of respective assets recorded on the balance sheet and rounded to the one decimal place.

(Note 3) The asset under management of Godo Kaisha Condor Property is trust beneficiary interest in real estate of Kinshicho Prime Tower.

2. Investment Properties

Not applicable.

3. Other Major Investment Assets

The table below shows the Investment Corporation's entrusted real estate as of the end of the Fifth Fiscal Period.

a) Price and Investment Percentage

Region	Property Name	Location	Acquisition Price (Millions of Yen) (Note 1)	Book Value at End of Period (Millions of Yen)	Assessed Value at End of Period (Millions of Yen) (Note 2)	Investment Percentage (%) (Note 3)	Acquisition Date
Tokyo 23 Wards	Ebisu Prime Square	Shibuya-ku, Tokyo	25,014	25,373	27,538	16.2	June 6, 2014
	Harumi Island Triton Square Office Tower Z (Note 4)	Chuo-ku, Tokyo	9,300	9,203	10,900	6.0	June 6, 2014
	CS Tower/CS Tower Annex	Taito-ku, Tokyo	13,700	13,861	15,700	8.9	June 6, 2014
	Tokyo Nissan Nishi-Gotanda Building	Shinagawa-ku, Tokyo	6,700	6,901	7,290	4.3	May 11, 2015
	Nishi-Shinjuku KF Building	Shinjuku-ku, Tokyo	6,600	6,837	7,020	4.3	June 30, 2015
	Shinagawa Seaside East Tower	Shinagawa-ku, Tokyo	25,066	25,334	26,600	16.3	June 1, 2016
	Akiba CO Building	Chiyoda-ku, Tokyo	8,078	8,325	9,150	5.2	June 1, 2016
	Sun Towers Center Building	Setagaya-ku, Tokyo	6,615	6,699	7,070	4.3	June 1, 2016
Tokyo Metropolitan Area Outside Tokyo 23 Wards	Queen's Square Yokohama	Yokohama-shi, Kanagawa	16,034	15,923	17,800	10.4	September 30, 2014
	ORTO Yokohama	Yokohama-shi, Kanagawa	13,000	13,052	14,400	8.4	June 1, 2015
Other Major Metropolitan Areas	Nagoya Prime Central Tower	Nagoya-shi, Aichi	14,600	14,512	18,000	9.5	June 6, 2014
	Hakata Prime East	Fukuoka-shi, Fukuoka	4,500	4,548	4,610	2.9	June 1, 2016
Other Areas	Sendai Honcho Building	Sendai-shi, Miyagi	5,000	5,225	5,200	3.2	June 1, 2016
Total			154,207	155,798	171,278	100.0	-

(Note 1) "Acquisition Price" represents the purchase price shown on the sale and purchase agreement pertaining to each managed asset, rounded to the nearest million yen. The purchase price does not include national and regional consumption tax and expenses incurred on the acquisition of each property.

(Note 2) "Assessed Value at End of Period" represents the appraisal value shown on the appraisal report of property as of the valuation date of the last day of the Fifth Fiscal Period rounded to the nearest million yen. For the summary of appraisal, please refer to "d) Summary of real estate appraisal report" described below.

(Note 3) "Investment Percentage" is calculated by dividing the acquisition price of each property by the total acquisition price of all managed assets, and is rounded to one decimal place.

(Note 4) Harumi Island Triton Square Office Tower Z is scheduled for disposition on December 16, 2016.

b) Overview of Buildings and Leases

Name of Property	Completion Date (Note 1)	Real Estate Rental Revenues (Millions of Yen) (Note 2) (Note 3)	Percentage to Total Real Estate Rental Revenues (%) (Note 3)	Total Number of Tenants (Note 4)	Leased Area (m ²) (Note 5)	Leasable Area (m ²) (Note 6)	Occupancy Rate (%) (Note 7)
Ebisu Prime Square	January 1997	798	14.1	92	16,922.43	17,354.04	97.5
Harumi Island Triton Square Office Tower Z	October 2001	Not Applicable	Not Applicable	1	11,076.32	11,076.32	100.0
CS Tower/CS Tower Annex (Note 8)	August 1991	559	9.9	25	19,948.51	19,998.31	99.8
Queen's Square Yokohama	June 1997	982	17.3	93	41,443.86	41,954.39	98.8
Nagoya Prime Central Tower (Note 8)	March 2009	Not Applicable	Not Applicable	42	15,853.46	17,117.10	92.6
Tokyo Nissan Nishi-Gotanda Building	April 1990	251	4.4	8	8,522.42	8,522.42	100.0
ORTO Yokohama	November 2000	549	9.7	23	23,593.92	23,593.92	100.0
Nishi-Shinjuku KF Building	January 1993	186	3.3	16	6,205.64	6,287.78	98.7
Shinagawa Seaside East Tower	August 2004	757	13.3	16	27,892.63	27,892.63	100.0
Akiba CO Building	May 2000	Not Applicable	Not Applicable	1	5,514.42	5,514.42	100.0
Sun Towers Center Building	June 1992	195	3.4	13	7,921.44	7,921.44	100.0
Sendai Honcho Building	November 1984	158	2.8	35	8,519.99	8,962.16	95.1
Hakata Prime East	April 1992	135	2.4	19	7,018.05	7,018.05	100.0
Total		5,678	100.0	384	200,433.08	203,212.97	98.6

(Note 1) "Completion Date" represents the construction date according to the register. With regards to Tokyo Nissan Nishi-Gotanda Building, date mentioned herein is the date of examined building certificate, as completion date is not stated in the register,

(Note 2) "Real Estate Rental Revenues" represent real estate rental revenues (real estate rental revenues from the acquisition date) during the Fifth Fiscal Period.

(Note 3) "Percentage to Total Real Estate Rental Revenues" is not disclosed for some properties because the tenant's authorization has not been obtained.

(Note 4) Unless otherwise specified, "Total Number of Tenants" represents the number of tenants under the lease agreement indicated in the relevant lease agreement pertaining to each managed asset as of the end of the Fifth Fiscal Period. If pass-through-type master lease agreements under which rents from end tenants are received intact, in principle, (hereinafter referred to as "pass-through-type master lease agreement(s)") are concluded with respect to managed assets, "Total Number of Tenants" represents the total number of end tenants. "Total Number of Tenants" is calculated taking one tenant that leases multiple leased spaces as one tenant if the leased spaces are the same property and as multiple tenants if the leased spaces are spread across multiple properties.

(Note 5) Unless otherwise specified, "Leased Area" represents the part of the total leased area stated in the relevant lease agreement pertaining to each managed asset as of the end of the Fifth Fiscal Period, which is the area equal to the Investment Corporation's interest. If a pass-through-type contract is concluded with respect to the managed asset, "Leased Area" represents the part of the total leased area according to the lease agreement with the end tenant which is the area equal to the Investment Corporation's interest, and if a fixed-type master lease agreement under which the Investment Corporation receives constant rent regardless of fluctuations in end tenant's rent, "Leased Area" represents the part of the leased area according to the master lease agreement that is the area equal to the Investment Corporation's interest.

(Note 6) Unless otherwise specified, "Leasable Area" is part of the total area that is available for lease in accordance with the relevant lease agreement or architectural drawing pertaining to each managed asset as of the end of the Fifth Fiscal Period that is the area equal to the Investment Corporation's interest.

(Note 7) "Occupancy Rate" represents the ratio of leased area to leasable area pertaining to each managed asset as of the last day of the Fifth Fiscal Period unless otherwise specified, rounded to one decimal place. Total section shows the ratio of total leased area to total leasable area pertaining to each managed asset, rounded to one decimal place.

(Note 8) Regarding Nagoya Prime Central Tower, the Investment Corporation holds sectional ownership as well as an interest of bylaw common elements and housing complex common elements, but the master lease agreement stipulates that the master lease company shall add together the rents for the entire office building and parking lot building (office

building common areas) so that distributions can be received based exclusively on owned area percentage. Consequently, Leased Area and Leasable Area represent the part of each area of the entire building that is the area equal to the Investment Corporation's exclusively owned area percentage, and Total Number of Tenants and Occupancy Rate represent the total number of tenants and occupancy rate for the entire building.

(Note 9) "Leased Area" and "Occupancy Rate" represent the leased area and occupancy rate pursuant to the lease agreement that is in effect as of the end of the Fifth Fiscal Period, and does not take into account situations where the lease agreement pertaining to an end tenant is to be cancelled, to be terminated or in the event of non-payment of rents.

c) Summary of Trust Beneficiary Interests in Real Estate

Property name	Trustee	Trust Maturity Date
Ebisu Prime Square	Mizuho Trust & Banking Co., Ltd.	End of April, 2024
Harumi Island Triton Square Office Tower Z	Mitsubishi UFJ Trust and Banking Corporation	End of June, 2024
CS Tower/CS Tower Annex	Mitsubishi UFJ Trust and Banking Corporation	End of June, 2024
Queen's Square Yokohama	Sumitomo Mitsui Trust Bank, Limited	End of February, 2024
Nagoya Prime Central Tower	Sumitomo Mitsui Trust Bank, Limited	End of June, 2024
Tokyo Nissan Nishi-Gotanda Building	Mitsubishi UFJ Trust and Banking Corporation	End of May, 2025
ORTO Yokohama	Sumitomo Mitsui Trust Bank, Limited	End of June, 2025
Nishi-Shinjuku KF Building	Sumitomo Mitsui Trust Bank, Limited	End of June, 2025
Shinagawa Seaside East Tower	Mitsubishi UFJ Trust and Banking Corporation	End of June, 2026
Akiba CO Building	Mitsubishi UFJ Trust and Banking Corporation	End of June, 2026
Sun Towers Center Building	Mitsubishi UFJ Trust and Banking Corporation	End of June, 2026
Sendai Honcho Building	Sumitomo Mitsui Trust Bank, Limited	End of June, 2026
Hakata Prime East	Mitsubishi UFJ Trust and Banking Corporation	End of June, 2026

d) Summary of Real Estate Appraisal Report

The Investment Corporation has obtained a real estate appraisal report for each entrusted real estate from Japan Real Estate Institute, Morii Appraisal & Investment Consulting, Inc. and The Tanizawa Sōgō Appraisal Co., Ltd. The appraisal value for each asset represents the appraisal value as of the valuation date at the end of the Fifth Fiscal Period. In addition, there is no conflict of interest between the appraisal agency and the Investment Corporation. A summary of the real estate appraisal report for each entrusted real estate is shown as follows.

Property Name	Appraisal Agency	Appraisal Value (Millions of Yen) (Note 1)	Summary of Real Estate Appraisal Report						
			Income Approach Value (Millions of yen)					Integrated Value (Millions of Yen) (Note 1)	NOI (Millions of Yen) (Note 2)
			Direct Capitalization Method		DCF Method				
			Value (Note 1)	Capitalization Rate (%)	Value (Note 1)	Discount rate (%)	Terminal Capitalization rate (%)		
Ebisu Prime Square	Japan Real Estate Institute	27,538	28,077	3.7	26,999	3.5	3.9	23,520	1,107
Harumi Island Triton Square Office Tower Z		10,900	11,000	4.1	10,700	3.8	4.3	12,100	486
CS Tower/CS Tower Annex		15,700	15,800	4.6	15,600	4.3	4.8	10,900	804
Queen's Square Yokohama		17,800	18,000	4.7	17,600	4.4	5.0	17,500	952
Nagoya Prime Central Tower		18,000	18,200	4.6	17,700	4.3	4.8	14,000	848
Tokyo Nissan Nishi-Gotanda Building		7,290	7,370	4.2	7,210	3.9	4.4	7,140	345
Sun Towers Center Building		7,070	7,120	4.5	7,010	4.1	4.6	6,560	344
Sendai Honcho Building		5,200	5,290	5.0	5,100	4.8	5.2	4,980	289
ORTO Yokohama	Morii Appraisal & Investment Consulting, Inc.	14,400	14,700	4.8	14,000	4.6	5.0	13,700	755
Shinagawa Seaside East Tower		26,600	27,600	3.9	26,200	3.7	4.1	27,600	1,137
Hakata Prime East		4,610	4,710	4.8	4,510	4.6	5.0	2,650	240
Nishi-Shinjuku KF Building	The Tanizawa Sōgō Appraisal Co., Ltd.	7,020	7,150	3.9	6,970	3.9	4.1	7,470	292
Akiba CO Building		9,150	9,420	3.7	9,040	3.8	3.9	12,400	355
Total		171,278	174,437	-	168,639	-	-	160,520	7,954

(Note 1) Unless otherwise specified, "Appraisal Value", "Value based on Direct Capitalization Method", "Value based on DCF Method" and "Integrated Value" are amounts equal to the Investment Corporation's interest out of the total appraisal value described in the real estate appraisal report, rounded down to the nearest million yen.

(Note 2) "NOI" (Net Operating Income) is defined as Net Operating Income based on the direct capitalization method stated in the real estate appraisal report and the NOI above shows the amounts equal to the Investment Corporation's interest, rounded down to the nearest million yen.

e) Overview of Engineering Reports

The Investment Corporation engages engineering companies below to investigate the status of the building (hereinafter referred to as the “Engineering Report”) and obtains an Engineering Report from the company for each entrusted real estate. The Engineering Report provides a mere opinion of the engineering company with no guarantee provided as to the accuracy of the opinion. An overview of the Engineering Report for each entrusted real estate is shown as follows.

Property Name	Date of Research	Engineering Company	Urgent/ Short-Term Repair Costs (Thousand Yen) (Note 1)	Long-Term Repair Costs (Annual Average) (Thousand Yen) (Note 2)
Ebisu Prime Square	January 2014	Hai Kokusai Consultant Ltd.	6,012	93,531
Harumi Island Triton Square Office Tower Z	March 2014	Nikken Sekkei Construction Management, Inc.	33,940	48,718
CS TOWER/CS TOWER ANNEX	March 2014	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	0	119,350
Queen's Square YOKOHAMA	March 2014	Nikken Sekkei Construction Management, Inc.	153,903	163,858
NAGOYA PRIME CENTRAL TOWER	March 2014	ERI SOLUTION CO., LTD.	2,458	20,098
Tokyo Nissan Nishi- Gotanda Building	April 2015	Earth-Appraisal Co., Ltd.	52,068	56,120
ORTO Yokohama	March 2015	Earth-Appraisal Co., Ltd.	113,665	77,421
Nishi-Shinjuku KF Building	June 2015	ERI SOLUTION CO., LTD.	2,180	23,485
Shinagawa Seaside East Tower	February 2016	Hai Kokusai Consultant Ltd.	4,440	100,596
Akiba CO Building	February 2016	ERI SOLUTION CO., LTD.	0	13,148
Sun Towers Center Building	February 2016	Hai Kokusai Consultant Ltd.	2,520	38,821
Sendai Honcho Building	February 2016	ERI SOLUTION CO., LTD.	0	37,076
Hakata Prime East	October 2015	Tokio Marine & Nichido Risk Consulting Co, Ltd.	0	23,558
Total			371,187	815,780

(Note1) "Urgent/Short-term Repair Costs" states the amount of the Investment Corporation's costs in proportion to its equity interests for repair and replacements that are necessary immediately or within approximately one (1) year and as indicated in the report on research on the conditions of buildings, rounded down to the nearest thousand yen.

(Note2) "Long-term Repair Costs" states the amount of the Investment Corporation's costs in proportion to its equity interest in an annual average amount of the estimated costs for repair and replacements for the following twelve (12) years as indicated in the report on research on the conditions of the buildings, rounded down to the nearest thousand yen.

f) Summary of Earthquake Risk Analysis

The Investment Corporation engages Sompo Risk Management & Health Care, Inc. to assess the probable maximum loss (“PML”) of each entrusted real estate and that of the portfolio, and obtains an Engineering Report from the company. The Engineering Report provides a mere opinion of the assessment company with no guarantee provided as to the accuracy of the opinion. The PML of each entrusted real estate and that of the portfolio are shown as follows.

Property Name	PML (%) (Note)
Ebisu Prime Square	2.35
Harumi Island Triton Square Office Tower Z	2.60
CS TOWER/CS TOWER ANNEX	3.21
Queen's Square YOKOHAMA	2.96
NAGOYA PRIME CENTRAL TOWER	3.61
Tokyo Nissan Nishi-Gotanda Building	7.14
ORTO Yokohama	4.94
Nishi-Shinjuku KF Building	5.03
Shinagawa Seaside East Tower	4.94
Akiba CO Building	6.18
Sun Towers Center Building	0.96
Sendai Honcho Building	2.66
Hakata Prime East	1.56
Total	2.37

(Note) The “PML” means the extent of the damage that would be incurred due to the largest earthquake (a great earthquake with the likelihood of occurring once in 475 years = a great earthquake with a 10% likelihood of occurring once in 50 years) foreseen during the assumed useful life (50 years being the usual useful life of a building) as a ratio (%) of the replacement value for the foreseeable restoration costs of the damage. The figure stated in the section “Total” is the PML (portfolio PML) for the entire Investment Corporation’s entrusted real estate in the “Report on evaluation of seismic PML for portfolio” dated March 2016 by Sompo Risk Management & Health Care, Inc.

g) Major Real Estate Properties

Ebisu Prime Square, Queens Square Yokohama, Nagoya Prime Central Tower and Shinagawa Seaside East Tower are the real estate and entrusted real estate held by the Investment Corporation as of the end of the Fifth Fiscal Period which correspond to major real estate (refers to buildings and facilities pertaining to land considered to be used as a single unit and whose real estate rental revenues account for 10 percent or more of total real estate rental revenues). Please refer to b) Overview of Buildings and Leases above for details of the real estate rental revenues, total number of tenants, leased area and leasable area of each managed real estate and entrusted real estate.

h) Leasing to Major Tenants

In relation to the real estate and entrusted real estate held by the Investment Corporation as of the end of the Fifth Fiscal Period, there are no tenants whose leased area accounts for 10 percent or more of the total leased area. (In case one tenant leases area in several different assets then the leased area is aggregated.)

i) Information Concerning Top 10 Tenants Based on Leased Area

The following table shows the top 10 tenants ranked based on leased area of real estate and entrusted real estate held by the Investment Corporation as of the end of the Fifth Fiscal Period.

	Name of Tenant	Name of Property	Leased Area (m ²) (Note 1)	Percentage to Total Leased Area (%) (Note 2)
1	FUJITSU MISSION CRITICAL SYSTEMS LIMITED	ORTO Yokohama	13,989.74	7.0
2	Tokyu Hotels Co., Ltd.	Queen's Square Yokohama	13,506.72	6.7
3	Sumitomo Corporation	Harumi Island Triton Square Office Tower Z	11,076.32	5.5
4	SUNROUTE Co., LTD	Shinagawa Seaside East Tower	9,237.18	4.6
5	Yachiyo Engineering Co., Ltd.	CS Tower/CS Tower Annex	8,533.78	4.3
6	Not Applicable (Note 3)	Shinagawa Seaside East Tower	7,456.21	3.7
7	Queen's East Co., Ltd.	Queen's Square Yokohama	6,395.39	3.2
8	Marvelous Inc.	Shinagawa Seaside East Tower	6,225.70	3.1
9	Tokyu Corporation	Queen's Square Yokohama	5,596.31	2.8
10	Good Smile Company	Akiba CO Building	5,514.42	2.8
Total			87,531.77	43.7

(Note 1) Unless otherwise stated, "Leased Area" represents the part of the total leased area stated in the relevant lease agreement pertaining to each managed real estate and entrusted real estate as of the end of the Fifth Fiscal Period that is the part equal to the Investment Corporation's interest.

(Note 2) "Percentage to Total Leased Area" represents the percentage of each tenant's leased area to the total leased area of all managed real estate and entrusted real estate, rounded to one decimal place.

(Note 3) Information is not disclosed as the tenant's authorization has not been obtained.

j) Capital Expenditure

(1) Future Plan for Capital Expenditure

The following table summarizes the major capital expenditure plan associated with renovation scheduled as of the end of the Fifth Fiscal Period for real estate and entrusted real estate held by the Investment Corporation as of the said date. Estimated construction cost includes the amounts to be expensed for accounting purpose.

Name of Property	Location	Purpose	Planned Period	Estimated Construction Cost (Thousands of Yen) (Note)		
				Total Amount	Paid During the Period	Total Amount Paid
Ebisu Prime Square	Shibuya-ku, Tokyo	Repair of rest rooms in Tower building	From December 2016 to March 2017	41,101	-	-
		Replacement of air-conditioning system in common spaces (Period II)	From June 2016 to January 2017	13,654	-	-
		Replacement of security in Tower building (Period I)	From January 2017 to March 2018	15,861	-	-
		Replacement of central management system	From September 2016 to March 2017	38,181		
CS Tower/CS Tower Annex	Taito-ku, Tokyo	Replacement of gondola cage	From December 2016 to April 2017	13,079	-	-
Queen's Square Yokohama	Yokohama-shi, Kanagawa	Replacement of central management system for equipment information	From February 2015 to February 2017	183,037	-	-
Tokyo Nissan Nishi-Gotanda Building	Shinagawa-ku, Tokyo	Replacement of high pressure electric power receiving facilities	From December 2016 to December 2016	16,139	-	-
ORTO Yokohama	Yokohama-shi, Kanagawa	Replacement of parts of co-generation system	From November 2016 to December 2016	11,000	-	-
Nishi-Shinjuku KF Building	Shinjuku-ku, Tokyo	Renewal of rest rooms and kitchens (2 floors)	From January 2017 to April 2017	13,786	-	-
Sendai Honcho Building	Sendai-shi, Miyagi	Renewal of common spaces (Entrance lobby and 10 standard floors)	From October 2016 to January 2017	125,000	-	-

(Note) "Estimated Construction Cost" represents the amount equal to the Investment Corporation's interest that was actually borne by the Investment Corporation.

(2) Capital Expenditure Incurred

The following table summarizes the major construction to real estate and entrusted real estate held as of the end of the Fifth Fiscal Period by the Investment Corporation that resulted in capital expenditures for the current period. Capital expenditures for the current period amounted to 333,915 thousand yen. The total construction costs amounted to 468,554 thousand yen, including repair and maintenance of 134,639 thousand yen that was accounted for as an expense in the current period.

Name of Property	Location	Purpose	Period	Construction Costs (Thousands of Yen) (Note)
Ebisu Prime Square	Shibuya-ku, Tokyo	Repair of external wall (Period II)	From January 2016 to October 2016	38,240
		Replacement of air-conditioning system in common spaces	From June 2016 to October 2016	29,471
CS Tower/CS Tower Annex	Taito-ku, Tokyo	Improvement of common spaces (3 floors)	From October 2016 to October 2016	44,490
Tokyo Nissan Nishi-Gotanda Building	Shinagawa-ku, Tokyo	Replacement of air-conditioning system in common spaces	From July 2016 to September 2016	13,936
Nishi-Shinjuku KF Building	Shinjuku-ku, Tokyo	Replacement of air-conditioning system (part of 1st and 2nd floor) and common spaces in the office area	From September 2016 to September 2016	37,420
Sendai Honcho Building	Sendai-shi, Miyagi	Improvement of common spaces (1 floor)	From August 2016 to September 2016	10,998

(Note) "Construction Costs" represents the amount equal to the Investment Corporation's interest that was actually borne by the Investment Corporation.

k) Reserved Amount for Long-Term Repairs Plan

The Investment Corporation formulates long-term repair plans for each real estate and entrusted real estate, and allocates a portion of its cash flows generated during the period to a reserve for repairs to meet large-scale repair projects over the medium-to-long terms. The following amount has been transferred to the reserve from period cash flows.

(Unit: Millions of Yen)

	First Fiscal Period February 27, 2014 thorough October 31, 2014	Second Fiscal Period November 1, 2014 through April 30, 2015	Third Fiscal Period May 1, 2015 through October 31, 2015	Fourth Fiscal Period November 1, 2015 through April 30, 2016	Fifth Fiscal Period May 1, 2016 through October 31, 2016
Reserve at the beginning of the period	-	29	29	29	34
Reserve for the fiscal period under review	29	-	-	5	94
Reversal of reserve for the fiscal period under review	-	-	-	-	-
Reserve brought forward to the next period	29	29	29	34	129

1) Income and Expenditure of Individual Entrusted Real Estate

(Unit: Millions of Yen)

Property Number	1		2	
Property Name	Ebisu Prime Square		Harumi Island Triton Square Office Tower Z	
Fiscal Period	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016
Number of Days	182 days	184 days	182 days	184 days
Rental revenues	672	707	Not Applicable (Note)	Not Applicable (Note)
Other rental revenues	88	90		
(i) Total real estate rental revenues	761	798		
Expenses for management and operation	65	62		
Utility expenses	104	110		
Insurance expenses	1	1		
Repair and maintenance	27	25		
Taxes and dues	65	69		
Depreciation	59	61		
Other property-related expenses	9	6		
(ii) Total property-related expenses	332	337		
(iii) Income (loss) from real estate rental business ((i)-(ii))	429	461	173	167
NOI ((iii)+Depreciation)	489	522	214	208

(Note) Information is not disclosed as the tenant's authorization has not been obtained.

(Unit: Millions of Yen)

Property Number	3		4	
Property Name	CS Tower/CS Tower Annex		Queen's Square Yokohama	
Fiscal Period	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016
Number of Days	182 days	184 days	182 days	184 days
Rental revenues	494	503	820	824
Other rental revenues	41	55	152	158
(i) Total real estate rental revenues	535	559	972	982
Expenses for management and operation	56	56	139	135
Utility expenses	45	46	166	168
Insurance expenses	1	1	4	3
Repair and maintenance	33	11	41	18
Taxes and dues	36	39	117	117
Depreciation	69	71	125	127
Other property-related expenses	1	2	22	27
(ii) Total property-related expenses	243	228	617	599
(iii) Income (loss) from real estate rental business ((i)-(ii))	292	330	355	382
NOI ((iii)+Depreciation)	362	401	481	510

(Unit: Millions of Yen)

Property Number	5		6	
Property Name	Nagoya Prime Central Tower		Tokyo Nissan Nishi-Gotanda Building	
Fiscal Period	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016
Number of Days	182 days	184 days	182 days	184 days
Rental revenues			226	234
Other rental revenues			13	16
(i) Total real estate rental revenues			239	251
Expenses for management and operation			24	21
Utility expenses	Not Applicable (Note)	Not Applicable (Note)	22	24
Insurance expenses			1	1
Repair and maintenance			4	6
Taxes and dues			0	24
Depreciation			22	24
Other property-related expenses			0	0
(ii) Total property-related expenses			75	103
(iii) Income (loss) from real estate rental business ((i)-(ii))	278	280	163	148
NOI ((iii)+Depreciation)	424	425	186	172

(Note) Information is not disclosed as the tenant's authorization has not been obtained.

(Unit: Millions of Yen)

Property Number	7		8	
Property Name	ORTO Yokohama		Nishi-Shinjuku KF Building	
Fiscal Period	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016	Fourth Fiscal Period Ended April 30, 2016	Fourth Fiscal Period Ended October 31, 2016
Number of Days	182 days	184 days	182 days	184 days
Rental revenues	546	549	170	169
Other rental revenues	-	-	15	17
(i) Total real estate rental revenues	546	549	186	186
Expenses for management and operation	117	117	14	16
Utility expenses	-	-	15	15
Insurance expenses	2	2	0	0
Repair and maintenance	4	15	13	8
Taxes and dues	20	51	0	16
Depreciation	84	85	11	12
Other property-related expenses	3	0	0	0
(ii) Total property-related expenses	232	272	55	69
(iii) Income (loss) from real estate rental business ((i)-(ii))	313	276	130	117
NOI ((iii)+Depreciation)	398	361	141	129

(Unit: Millions of Yen)

Property Number	9		10	
Property Name	Shinagawa Seaside East Tower		Akiba CO Building	
Fiscal Period	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016
Number of Days	-	153 days	-	153 days
Rental revenues	-	661	-	Not Applicable (Note)
Other rental revenues	-	95	-	
(i) Total real estate rental revenues	-	757	-	
Expenses for management and operation	-	78	-	
Utility expenses	-	105	-	
Insurance expenses	-	1	-	
Repair and maintenance	-	24	-	
Taxes and dues	-	-	-	
Depreciation	-	83	-	
Other property-related expenses	-	1	-	
(ii) Total property-related expenses	-	294	-	
(iii) Income (loss) from real estate rental business ((i)-(ii))	-	463	-	145
NOI ((iii)+Depreciation)	-	547	-	154

(Note) Information is not disclosed as the tenant's authorization has not been obtained.

(Unit: Millions of Yen)

Property Number	11		12	
Property Name	Sun Towers Center Building		Sendai Honcho Building	
Fiscal Period	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016
Number of Days	-	153 days	-	153 days
Rental revenues	-	181	-	144
Other rental revenues	-	14	-	14
(i) Total real estate rental revenues	-	195	-	158
Expenses for management and operation	-	24	-	15
Utility expenses	-	22	-	16
Insurance expenses	-	0	-	0
Repair and maintenance	-	8	-	4
Taxes and dues	-	-	-	-
Depreciation	-	15	-	16
Other property-related expenses	-	0	-	1
(ii) Total property-related expenses	-	71	-	56
(iii) Income (loss) from real estate rental business ((i)-(ii))	-	124	-	102
NOI ((iii)+Depreciation)	-	139	-	119

(Unit: Millions of Yen)

Property Number	13	
Property Name	Hakata Prime East	
Fiscal Period	Fourth Fiscal Period Ended April 30, 2016	Fifth Fiscal Period Ended October 31, 2016
Number of Days	-	153 days
Rental revenues	-	122
Other rental revenues	-	13
(i) Total real estate rental revenues	-	135
Expenses for management and operation	-	16
Utility expenses	-	11
Insurance expenses	-	0
Repair and maintenance	-	3
Taxes and dues	-	-
Depreciation	-	16
Other property-related expenses	-	0
(ii) Total property-related expenses	-	49
(iii) Income (loss) from real estate rental business ((i)-(ii))	-	86
NOI ((iii)+Depreciation)	-	102

m) Security

Not applicable.