

Hulic Reit, Inc.

Asset Management Report

Fiscal period ended August 31, 2015 (March 1, 2015 to August 31, 2015)

To Our Unitholders

First of all, I would like to convey my sincere appreciation to you, our unitholders, for your continued support of Hulic Reit, Inc.

Hulic Reit, Inc. was listed on the Real Estate Investment Trust Securities Market (J-REIT Market) of the Tokyo Stock Exchange on February 7, 2014, and we have steadily built a track record since then. We have now successfully completed our 3rd fiscal period (fiscal period ended August 31, 2015). This is entirely due to the strong support of our unitholders, and for this I would like to express my heartfelt gratitude.

I am pleased to report here an overview of our asset management and our operating results in the 3rd fiscal period (fiscal period ended August 31, 2015).

In our 3rd fiscal period, we recorded operating revenues of ¥4,713 million (an increase of 16.3% compared to the previous fiscal period), operating income of ¥2,626 million (a decrease of 1.2% compared to the previous fiscal period), and net income of ¥2,303 million (an increase of 0.8% compared to the previous fiscal period). Moreover, we have expanded our portfolio at the end of the 3rd fiscal period to 31 properties (13 office properties, 6 retail properties, 4 private nursing homes and 8 network centers) at ¥156,218 million. We have strived to manage our investments stably, such as by maintaining the portfolio's occupancy rates at a high level through the use of property operation and leasing capabilities of our sponsor, the Hulic Group.

We will continue to work to maximize unitholder value by maintaining and growing profits over the medium to long term and increasing the size and value of our portfolio through the support of our sponsor.

We ask for the continued support of our unitholders.

Hulic Reit, Inc.
Eiji Tokita, Executive Officer

(Reference) Composition of Unitholders

(As of August 31, 2015)

Category	Individuals	Financial institutions	Securities firms	Other corporations	Foreign individuals	Total
Number of Unitholders by Type (persons)	6,249	74	17	178	120	6,638
Percentage (Note) (%)	94.1	1.1	0.3	2.7	1.8	100.00
Number of Investment Units by Unitholder Type (unit)	56,658	428,365	11,084	116,331	168,562	781,000
Percentage (Note) (%)	7.3	54.8	1.4	14.9	21.6	100.00

(Note) Percentages shown are rounded down to one decimal place.

I. Asset Investment Report

1. Summary of asset management

(1) Changes in investment performance, etc. of the Investment Corporation

Fiscal period	Unit	1st fiscal period (From November 7, 2013 to August 31, 2014)	2nd fiscal period (From September 1, 2014 to February 28, 2015)	3rd fiscal period (From March 1, 2015 to August 31, 2015)
Operating revenues	Millions of yen	3,660	4,054	4,713
[Of the above, real estate lease business revenues]	Millions of yen	[3,660]	[4,054]	[4,713]
Operating expenses	Millions of yen	1,180	1,397	2,087
[Of the above, expenses related to real estate lease business]	Millions of yen	[763]	[943]	[1,551]
Operating income	Millions of yen	2,480	2,656	2,626
Ordinary income	Millions of yen	1,555	2,286	2,304
Net income	Millions of yen	1,553	2,285	2,303
Total assets	Millions of yen	108,794	157,784	166,256
[Change from the previous fiscal period]	%	[-]	[+45.0]	[+5.4]
Net assets	Millions of yen	69,496	88,902	88,921
[Change from the previous fiscal period]	%	[-]	[+27.9]	[+0.0]
Unitholders' capital	Millions of yen	67,943	86,617	86,617
Total number of investment units issued	Unit	652,000	781,000	781,000
Net assets per unit	Yen	106,590	113,831	113,855
Total distributions	Millions of yen	1,553	2,285	2,303
Payout ratio (Note 2)	%	99.9	99.9	99.9
Net income per unit (Note 3)	Yen	3,450	3,115	2,950
Distributions per unit	Yen	2,383	2,926	2,950
[Of the above, distributions of earnings per unit]	Yen	[2,383]	[2,926]	[2,950]
[Of the above, distributions in excess of earnings per unit]	Yen	[-]	[-]	[-]
Equity ratio (Note 4)	%	63.9	56.3	53.5
[Change from the previous fiscal period]	%	[-]	[(7.6)]	[(2.8)]
Return on equity (Note 5)	%	4.5	2.9	2.6
[Annualized]	%	[5.5]	[5.8]	[5.1]
[Other reference information]				
Number of properties	Properties	21	28	31
Total leasable area	m ²	119,413.41	183,750.84	192,627.85
Occupancy rate at end of period	%	99.1	99.0	98.2

(Note 1) The amount does not include consumption tax and local consumption tax.

(Note 2) The payout ratio is rounded down to one decimal place.

(Note 3) Net income per unit is calculated by dividing net income by the average number of investment units for the period.
Average number of investment units is 450,347 units for the 1st fiscal period, 733,452 units for the 2nd fiscal period and 781,000 units for the 3rd fiscal period.

(Note 4) Equity ratio is calculated with the following formula:

$$\text{Equity ratio} = \text{net assets at end of period} / \text{total assets at end of period} \times 100$$

(Note 5) Return on equity is calculated with the following formula:

$$\text{Return on equity (net income to net assets ratio)} = \text{net income} / [(\text{net assets at beginning of period} + \text{net assets at end of period}) / 2] \times 100$$

The value in brackets of return on equity is the value calculated with number of business days (1st fiscal period: 298 days; 2nd fiscal period: 181 days; 3rd fiscal period: 184 days) converted into annual values.

(2) Transition of the Investment Corporation for the fiscal period under review

The Investment Corporation was established on November 7, 2013, with Hulic Reit Management Co., Ltd. (hereinafter referred to as the “Asset Manager”) as the organizer under the Act on Investment Trusts and Investment Corporations of Japan (hereinafter referred to as the “Investment Trust Act”). On November 25, 2013, the Investment Corporation was registered with the Director-General of the Kanto Local Finance Bureau (registration number: Director-General of the Kanto Local Finance Bureau No. 88). The Investment Corporation issued new investment units through a public offering with the payment date on February 6, 2014, which were listed on the Real Estate Investment Trust Securities (J-REIT) Market of Tokyo Stock Exchange, Inc. (the Tokyo Stock Exchange) (Securities code: 3295) on February 7, 2014. New investment units were issued through a third-party allotment on March 7, 2014. In addition, the Investment Corporation carried out capital increases through its first public offering since its listing on November 6, 2014, and through third-party allotment on November 21, 2014. As a result, the number of investment units issued at the end of the reporting period was 781,000.

The Investment Corporation primarily invests in and manages office buildings and retail facilities.

i) Investment environment and investment performance

Investment environment: Despite concerns over a slowdown in the global economy, such as China, export-related companies and others are seeing earnings growth driven by the drop in oil prices and the impact of the yen’s depreciation, and the employment and personal income environment is showing signs of improvement. These and other factors have seen the investment environment continue along a gradual recovery track.

In the rental office market, the vacancy rate fell due to an improvement in the supply and demand, particularly in the central area of Tokyo, while rent levels maintained a gradual recovery trend.

Investment performance: During the reporting period, the Investment Corporation acquired Sasazuka South Building on March 9, 2015, Tokyo Nishi Ikebukuro Building on March 31, 2015 and Gate City Ohsaki on April 16, 2015, making a total of 3 properties (acquisition price: ¥8,050 million). As a result, the number of properties held by the Investment Corporation at the end of the reporting period was 31, and the total acquisition price was ¥156,218 million. The occupancy rate of the entire portfolio at the end of the reporting period was 98.2%, thus it was maintained at a high level, despite the slight decline from the end of the previous fiscal period.

ii) Status of financing

During the reporting period, the Investment Corporation secured long-term loans totaling ¥2,000 million on March 9, 2015, and short-term loans totaling ¥5,770 million on March 31 and April 16, 2015, as additional funds for asset acquisitions. On August 31, 2015, the Investment Corporation made early repayment of the whole amount of the short-term loans through issuance of ¥2,000 million in investment corporation bonds and refinancing ¥3,770 million as long-term loans payable. With regard to the long-term loans payable, the Investment Corporation fixed the interest rate for all such borrowings through interest rate swaps, etc. undertaken to hedge the risk of future interest rate volatility.

As a result, at the end of the reporting period, interest-bearing debt totaled ¥68,470 million (comprising ¥3,960 million in short-term loans payable, ¥62,510 million in long-term loans payable and ¥2,000 million in investment corporation bonds), resulting in a loan-to-value (LTV) ratio of 41.2%.

Issuer credit ratings of the Investment Corporation as of the end of the reporting period are as follows:

Credit rating agency	Contents of credit rating
Japan Credit Rating Agency, Ltd.	Long-term issuer rating: A+, Rating outlook: Positive

iii) Overview of financial results and distributions

As a result of the above asset management, operating revenues for the reporting period were ¥4,713 million (an increase of 16.3% compared to the previous fiscal period), and operating income was ¥2,626 million (a decrease of 1.2% compared to the previous fiscal period). Ordinary income for the reporting period, less interest expenses, etc. for borrowings, etc. was ¥2,304 million (an increase of 0.8% compared to the previous fiscal period) and net income was ¥2,303 million (an increase of 0.8% compared to the previous fiscal period).

Furthermore, in accordance with the distribution policy set forth in the Investment Corporation's Articles of Incorporation, the Investment Corporation has decided to pay distributions for the reporting period in an amount roughly equal to unappropriated retained earnings, with the aim of including distributions of profits in tax deductible expenses pursuant to special measures for the taxation system for investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation). Consequently, distributions per unit came to ¥2,950.

(3) Status of capital increase, etc.

Capital increase, etc. from the establishment of the Investment Corporation to the end of the reporting period are shown as below.

Date	Event	Total number of investment units issued (Units)		Total unitholders' capital (Millions of yen)		Remarks
		Change	Balance	Change	Balance	
November 7, 2013	Incorporation through private placement	2,000	2,000	200	200	(Note 1)
February 6, 2014	Capital increase through public offering	617,500	619,500	64,355	64,555	(Note 2)
March 7, 2014	Capital increase through third-party allotment	32,500	652,000	3,387	67,943	(Note 3)
November 6, 2014	Capital increase through public offering	122,860	774,860	17,785	85,728	(Note 4)
November 21, 2014	Capital increase through third-party allotment	6,140	781,000	888	86,617	(Note 5)

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

(Note 2) New investment units were issued through public offering with an issue price per unit of ¥108,000 (issue value: ¥104,220) in order to raise funds for the acquisition of new properties, etc.

(Note 3) New investment units were issued through a private placement allocated to Mizuho Securities Co., Ltd. with an issue value per unit of ¥104,220.

(Note 4) New investment units were issued through public offering with an issue price per unit of ¥150,150 (issue value: ¥144,760) in order to raise funds for the acquisition of new properties, etc.

(Note 5) New investment units were issued through a private placement allocated to Mizuho Securities Co., Ltd. with an issue value per unit of ¥144,760.

<Changes in market price of investment unit>

The highest and lowest unit prices (closing price) of the investment securities of the Investment Corporation by fiscal period on the J-REIT Market of the Tokyo Stock Exchange are as follows:

Highest and lowest unit prices by fiscal period (Closing price)	Fiscal period	1st fiscal period ended August 31, 2014	2nd fiscal period ended February 28, 2015	3rd fiscal period ended August 31, 2015
	Highest (Yen)	181,500	185,000	192,800
	Lowest (Yen)	130,000	154,000	134,400

(4) Distributions, etc.

Distributions for the fiscal period under review (the 3rd fiscal period) are ¥2,950 per unit. The Investment Corporation, with the aim of applying special measures for the taxation system for investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation) to deduct an amount equivalent to distributions of earnings from the taxable income of the Investment Corporation as a tax deductible expense, will pay distributions for the fiscal period under review in an amount roughly equal to unappropriated retained earnings.

Fiscal period	1st fiscal period (From November 7, 2013 to August 31, 2014)	2nd fiscal period (From September 1, 2014 to February 28, 2015)	3rd fiscal period (From March 1, 2015 to August 31, 2015)
Total unappropriated retained earnings	¥1,553,814 thousand	¥2,285,360 thousand	¥2,304,150 thousand
Accumulated earnings	¥98 thousand	¥154 thousand	¥200 thousand
Total amount of cash distributions (Distributions per unit)	¥1,553,716 thousand (¥2,383)	¥2,285,206 thousand (¥2,926)	¥2,303,950 thousand (¥2,950)
Of the above, total amount of distributions of earnings (Distributions of earnings per unit)	¥1,553,716 thousand (¥2,383)	¥2,285,206 thousand (¥2,926)	¥2,303,950 thousand (¥2,950)
Of the above, total amount of refunds of unitholders' capital (Refunds of unitholders' capital per unit)	— (—)	— (—)	— (—)

(5) Future investment policies and issues to address

In terms of the outlook for the rental office market, the balance of supply and demand is likely to keep improving on the back of improvements in the employment situation and business results, while the vacancy rate is expected to gradually decrease. Meanwhile, rent levels are expected to improve due to declining vacancy rates, albeit probably at a gradual pace. In the real estate selling market, the intense competition for property acquisitions is expected to continue due to prospects of a full-fledged recovery in the rental market and favorable fund procurement conditions due to lower interest rates.

Against this backdrop, the Investment Corporation will focus on commercial properties in the greater Tokyo area, aiming to maximize unitholder value over the medium and long term, and invest in next-generation assets, aiming to support stable earnings over the long-term. As part of these efforts to maximize investor value over the medium and long term, the Investment Corporation will implement efforts combining the Asset Manager's own measures to drive external and internal growth while using the support of the Hulic Group. The Investment Corporation will maintain and grow profits over the medium and long term and increase the size and value of the asset portfolio.

In terms of financing strategy, the Investment Corporation will maintain the LTV ratio at an appropriate level and shift to longer loan-terms with fixed interest rates and staggered repayment dates in order to maintain a stable and healthy financial position.

(6) Significant events after the reporting period

Not applicable.

2. Overview of the Investment Corporation

(1) Status of unitholders' capital

	1st fiscal period As of August 31, 2014	2nd fiscal period As of February 28, 2015	3rd fiscal period As of August 31, 2015
Total number of authorized investment units	20,000,000 units	20,000,000 units	20,000,000 units
Total number of investment units issued	652,000 units	781,000 units	781,000 units
Unitholders' capital	¥67,943 million	¥86,617 million	¥86,617 million
Number of unitholders	6,272 persons	7,275 persons	6,638 persons

(2) Matters regarding investment units

The top 10 unitholders based on the percentage of investment units owned to total investment units issued as of the end of the fiscal period under review are as follows:

Name	Number of investment units owned (Units)	Percentage of investment units owned to total investment units issued (%)
Japan Trustee Services Bank, Ltd. (Trust account)	173,077	22.16
The Master Trust Bank of Japan, Ltd. (Trust account)	94,833	12.14
Hulic Co., Ltd.	93,720	12.00
Trust & Custody Services Bank, Ltd. (Securities investment trust account)	73,442	9.40
The Nomura Trust and Banking Co., Ltd. (Investment accounts)	29,933	3.83
NOMURA BANK(LUXEMBOURG)S.A.	29,138	3.73
STATE STREET BANK AND TRUST COMPANY	16,281	2.08
STATE STREET BANK AND TRUST COMPANY 505223	14,559	1.86
BARCLAYS BANK PLC A/C CLIENT SEGREGATED A/C PB CAYMAN CLIENTS	10,329	1.32
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	8,138	1.04
Total	543,450	69.58

(Note) Percentage of investment units owned to total investment units issued is rounded down to two decimal places.

(3) Matters relating to officers, etc.

i) Executive Officers, Supervisory Officers and Accounting Auditor for the fiscal period under review are as follows:

Title and post	Name	Major concurrent post, etc.	Total amount of compensation for each position during the fiscal period under review
Executive Officer	Eiji Tokita	President and CEO of Hulic Reit Management Co., Ltd.	¥- thousand
Supervisory Officer (Note 1)	Kunio Shimada	Representative Partner of Shimada, Hamba and Osajima (law firm)	¥3,000 thousand
	Shigeru Sugimoto	Representative of Sakura Horwath Audit Corporation	¥3,000 thousand
Accounting Auditor (Note 2)	Ernst & Young ShinNihon LLC	-	¥13,750 thousand

(Note 1) Although the Supervisory Officers may be officers in corporations other than the ones indicated above, there is no conflict of interest between the Investment Corporation and such corporations, including those indicated above.

(Note 2) Compensation to the Accounting Auditor includes compensation for auditing English financial statements and compensation for work to prepare comfort letters regarding issuance of investment corporation bonds.

ii) Policy regarding the dismissal or non-reappointment of the Independent Auditor

Dismissal or non-reappointment of the Independent Auditor shall be examined at the Investment Corporation's Board of Directors, pursuant to the provisions of the Investment Trust Act in the case of dismissal, or in light of a comprehensive consideration of quality of auditing, amount of compensation for auditing and various other circumstances in the case of non-reappointment.

(4) Asset Manager, Asset Custodian and Administrative Agents

The names of the Asset Manager, Asset Custodian, and Administrative Agents at the end of the fiscal period under review are as follows:

Consignment classification	Name
Asset Manager	Hulic Reit Management Co., Ltd.
Asset Custodian	Mizuho Trust & Banking Co., Ltd.
Administrative Agents (administration of the unitholders' registry, etc.)	Mizuho Trust & Banking Co., Ltd.
Administrative Agents (accounting work, etc.)	Mizuho Trust & Banking Co., Ltd.
Administrative Agents (administration related to institutional management)	Mizuho Trust & Banking Co., Ltd.
Administrative Agents (administration of investment corporation bonds)	Mizuho Bank, Ltd.

3. Status of portfolio of the Investment Corporation

(1) Composition of the assets of the Investment Corporation

Type of assets	Category	Region (Note 1)	2nd fiscal period (As of February 28, 2015)		3rd fiscal period (As of August 31, 2015)		
			Total amount held (Millions of yen) (Note 2)	Percentage to total assets (%) (Note 3)	Total amount held (Millions of yen) (Note 2)	Percentage to total assets (%) (Note 3)	
Real estate in trust	Tokyo Commercial Properties	Six central wards of Tokyo	104,127	66.0	110,672	66.6	
		Other wards of Tokyo	6,602	4.2	8,222	4.9	
		Other	4,850	3.1	4,828	2.9	
		Total	115,580	73.3	123,722	74.4	
	Next Generation Assets	Six central wards of Tokyo	–	–	–	–	
		Other wards of Tokyo	20,356	12.9	20,341	12.2	
		Other	13,576	8.6	13,508	8.1	
		Total	33,932	21.5	33,850	20.4	
	Total real estate in trust			149,512	94.8	157,573	94.8
	Deposits and other assets			8,272	5.2	8,682	5.2
Total assets			157,784	100.0	166,256	100.0	

(Note 1) Six central wards of Tokyo refer to Chiyoda ward (Chiyoda-ku), Chuo ward (Chuo-ku), Minato ward (Minato-ku), Shinjuku ward (Shinjuku-ku), Shibuya ward (Shibuya-ku) and Shinagawa ward (Shinagawa-ku).

(Note 2) Total amount held represents the balance sheet carrying amount (for real estate in trust, book value less depreciation expenses).

(Note 3) Percentage to total assets represents the ratio of each asset held to total assets, rounded to one decimal place.

(2) Major assets held

The outline of the major assets held by the Investment Corporation as of the end of the fiscal period under review (top 10 properties by book value at the end of the fiscal period) is as follows:

Property name	Book value (Thousands of yen)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Percentage to total real estate lease business revenues (%) (Note 4)	Primary asset class
Ochanomizu Sola City (Note 6)	22,752,018	8,341.22	8,012.15	96.1	– (Note 5)	Office property
Hulic Kamiyacho Building (Note 6)	20,150,592	12,991.85	11,279.19	86.8	11.2	Office property
Hulic Kudan Building (Land)	11,191,213	3,351.07	3,351.07	100.0	5.6	Office property
Oimachi Redevelopment Building (#2)	9,498,547	14,485.66	14,485.66	100.0	6.6	Retail property
Toranomon First Garden (Note 6)	8,579,766	5,689.97	5,689.97	100.0	5.9	Office property
Chiba Network Center	7,252,708	23,338.00	23,338.00	100.0	4.7	Network center
Oimachi Redevelopment Building (#1) (Note 6)	6,263,152	10,612.67	10,612.67	100.0	4.6	Retail property
Hulic Shinjuku 3 Chome Building	5,569,515	1,351.15	1,351.15	100.0	3.3	Retail property
Rapiros Roppongi (Note 6)	5,551,896	5,875.17	5,875.17	100.0	4.6	Office property
Trust Garden Youganomori	5,425,700	5,977.75	5,977.75	100.0	– (Note 5)	Private nursing homes
Total	102,235,111	92,014.51	89,972.78	97.8	–	

(Note 1) Leasable area shows the floor area for which leasing of that building is considered possible based on the lease agreements and floor plans of the buildings relating to each asset (for multiple building asset, the sum total of the leasable floor areas of each building).

(Note 2) Leased area shows the actual area which is leased under each lease agreement entered into with the end-tenants and indicated in each lease agreement.

(Note 3) Occupancy rate is calculated with the formula: leased area ÷ leasable area × 100

(Note 4) Percentage to total real estate lease business revenues shows the percentage obtained by dividing the real estate lease business revenues of each property by the aggregate amount for all properties.

(Note 5) Locations marked with a – (minus sign) in percentage to total real estate lease business revenues indicate that the Investment Corporation has not obtained permission from the end-tenant or other relevant party of these properties to disclose the relevant information.

(Note 6) The leasable area, leased area and occupancy rate of Ochanomizu Sola City show figures equivalent to the pro-rata portion of the Investment Corporation's ownership interest in the property (13.0%). The leasable area, leased area and occupancy rate of Hulic Kamiyacho Building show figures equivalent to the pro-rata portion of the Investment Corporation's ownership interest in the property (approximately 39.9%). The leasable area, leased area and occupancy rate of Toranomon First Garden show figures equivalent to the Investment Corporation's stratified ownership interest in the property (the Investment Corporation's ownership interest: stratified ownership of 5,493.69 m2 and approximately 71.1% co-ownership interest in stratified ownership of 275.98 m2). The leasable area, leased area, and occupancy rate of Oimachi Redevelopment Building (#1) show figures for the pro-rata portion of the Investment Corporation's stratified ownership interest in the property (the Investment Corporation's ownership interest: approximately 82.6% co-ownership interest in stratified ownership of 12,843.24 m2). The leasable area, leased area, and occupancy rate of Rapiros Roppongi show figures equivalent to the pro-rata portion of the Investment Corporation's stratified ownership interest in the property (stratified ownership of 5,578.56 m2 and approximately 50.5% co-ownership interest in stratified ownership of 586.37 m2).

(3) Details of assets incorporated into the portfolio, such as real estate

The outline of real estate and beneficiary rights of real estate in trust invested in by the Investment Corporation as of the end of the fiscal period under review is as follows:

Category	Property name	Location	Asset type	Book value at end of period (Millions of yen)	Assessed value at end of period (Millions of yen) (Note)			
Tokyo Commercial Properties	Office properties	Hulic Kamiyacho Building	4-3-13, Toranomon, Minato-ku, Tokyo	Beneficiary right of real estate in trust	20,150	22,000		
		Hulic Kudan Building (Land)	1-13-5, Kudankita, Chiyoda-ku, Tokyo	Beneficiary right of real estate in trust	11,191	12,100		
		Toranomon First Garden	1-7-12, Toranomon, Minato-ku, Tokyo	Beneficiary right of real estate in trust	8,579	9,770		
		Rapiros Roppongi	6-1-24, Roppongi, Minato-ku, Tokyo	Beneficiary right of real estate in trust	5,551	6,100		
		Hulic Takadanobaba Building	3-19-10, Takada, Toshima-ku, Tokyo	Beneficiary right of real estate in trust	3,898	4,170		
		Hulic Kanda Building	1-16-5, Kanda-Sudacho, Chiyoda-ku, Tokyo	Beneficiary right of real estate in trust	3,744	3,920		
		Hulic Kandabashi Building	1-21-1, Kanda-Nishikicho Chiyoda-ku, Tokyo	Beneficiary right of real estate in trust	2,492	2,630		
		Hulic Kakigaracho Building	1-28-5, Nihonbashi-Kakigaracho, Chuo-ku, Tokyo	Beneficiary right of real estate in trust	2,224	2,620		
		Ochanomizu Sola City	4-6, Kanda-Surugadai, Chiyoda-ku, Tokyo	Beneficiary right of real estate in trust	22,752	24,310		
		Hulic Higashi Ueno 1 Chome Building	1-7-15, Higashi-Ueno, Taito-ku, Tokyo	Beneficiary right of real estate in trust	2,680	2,800		
		Sasazuka South Building	1-64-8, Sasazuka, Shibuya-ku, Tokyo	Beneficiary right of real estate in trust	2,187	2,120		
		Tokyo Nishi Ikebukuro Building	1-7-7 Nishi-Ikebukuro, Toshima-ku, Tokyo	Beneficiary right of real estate in trust	1,643	1,710		
		Gate City Ohsaki	1-11-1 Ohsaki, Shinagawa-ku, Tokyo	Beneficiary right of real estate in trust	4,569	4,500		
		Tokyo Commercial Properties	Retail properties	Oimachi Redevelopment Building (#2)	5-20-1, Higashi-Oi, Shinagawa-ku, Tokyo	Beneficiary right of real estate in trust	9,498	11,300
				Oimachi Redevelopment Building (#1)	5-18-1, Higashi-Oi, Shinagawa-ku, Tokyo	Beneficiary right of real estate in trust	6,263	7,010
Dining Square Akihabara Building	1-16-2, Kanda-Sakumacho, Chiyoda-ku, Tokyo			Beneficiary right of real estate in trust	3,226	3,590		
Hulic Jingumae Building	5-17-9, Jingumae, Shibuya-ku, Tokyo			Beneficiary right of real estate in trust	2,671	3,190		
Tokyo Commercial Properties	Retail properties	Hulic Shinjuku 3 Chome Building	3-17-2, Shinjuku, Shinjuku-ku, Tokyo	Beneficiary right of real estate in trust	5,569	5,850		
		Yokohama Yamashitacho Building	36-1, Yamashitacho, Naka-ku, Yokohama-shi, Kanagawa	Beneficiary right of real estate in trust	4,828	5,060		
Next Generation Assets	Private nursing homes	Aria Matsubara	5-34-6, Matsubara, Setagaya-ku, Tokyo	Beneficiary right of real estate in trust	3,252	4,160		
		Trust Garden Youganomori	1-3-1, Yoga, Setagaya-ku, Tokyo	Beneficiary right of real estate in trust	5,425	6,570		
		Trust Garden Sakurashinmachi	2-11-1, Tsurumaki, Setagaya-ku, Tokyo	Beneficiary right of real estate in trust	2,897	3,480		
		Trust Garden Sugunami Miyamae	2-11-10, Miyamae, Sugunami-ku, Tokyo	Beneficiary right of real estate in trust	2,811	3,370		

Category		Property name	Location	Asset type	Book value at end of period (Millions of yen)	Assessed value at end of period (Millions of yen) (Note)
Next Generation Assets	Network centers	Ikebukuro Network Center	4-30-17, Kamiikebukuro, Toshima-ku, Tokyo	Beneficiary right of real estate in trust	4,588	5,050
		Tabata Network Center	6-2-8, Tabata, Kita-ku, Tokyo	Beneficiary right of real estate in trust	1,366	1,530
		Hiroshima Network Center	2-6-6, Hikarimachi, Higashi-ku, Hiroshima-shi, Hiroshima	Beneficiary right of real estate in trust	1,082	1,190
		Atsuta Network Center	20-1, Hatanochō, Atsuta-ku, Nagoya-shi, Aichi	Beneficiary right of real estate in trust	1,019	1,090
Next Generation Assets	Network centers	Nagano Network Center	1600-12, Oaza Tsurugamidōri, Nagano-shi, Nagano	Beneficiary right of real estate in trust	309	364
		Chiba Network Center	1-1-1, Muzaigakudai, Inzai-shi, Chiba	Beneficiary right of real estate in trust	7,252	7,080
		Sapporo Network Center	2-4-1, Kita 9 Jo Nishi, Kita-ku, Sapporo-shi, Hokkaido	Beneficiary right of real estate in trust	2,596	2,540
		Keihanna Network Center	113-1, Kizukumomura, Kizukawa-shi, Kyoto	Beneficiary right of real estate in trust	1,248	1,280
Total					157,573	172,454

(Note) The figures for assessed value at end of period show the appraisal price stated on the real estate appraisal report created by the real estate appraisers of Daiwa Real Estate Appraisal Co., Ltd, Japan Real Estate Institute, CBRE K.K. and The Tanizawa Sōgō Appraisal Co., Ltd. based on the methods and standards for asset appraisal set forth in the Investment Corporation's Articles of Incorporation and the rules set forth by The Investment Trusts Association, Japan.

The trends of the lease business by real estate and beneficiary rights of real estate in trust invested in by the Investment Corporation are as follows:

Category	Property name	2nd fiscal period (From September 1, 2014 to February 28, 2015)				3rd fiscal period (From March 1, 2015 to August 31, 2015)				
		Number of tenants at end of period (Tenants) (Note 1)	Occupancy rate at end of period (%) (Note 2)	Real estate lease business revenues during the period (Thousands of yen) (Note 3) (Note 4)	Percentage to total real estate lease business revenues (%) (Note 4)	Number of tenants at end of period (Tenants) (Note 1)	Occupancy rate at end of period (%) (Note 2)	Real estate lease business revenues during the period (Thousands of yen) (Note 3) (Note 4)	Percentage to total real estate lease business revenues (%) (Note 4)	
Tokyo Commercial Properties	Office properties	Hulic Kamiyacho Building	1	96.4	550,804	13.6	1	86.8	526,490	11.2
		Hulic Kudan Building (Land)	1	100.0	265,002	6.5	1	100.0	265,002	5.6
		Toranomon First Garden	1	100.0	280,384	6.9	1	100.0	279,710	5.9
		Rapiros Roppongi	1	100.0	216,556	5.3	1	100.0	216,791	4.6
		Hulic Takadanobaba Building	1	100.0	174,058	4.3	1	100.0	174,249	3.7
		Hulic Kanda Building	1	100.0	148,666	3.7	1	64.1	121,393	2.6
		Hulic Kandabashi Building	1	79.3	80,637	2.0	1	100.0	72,523	1.5
		Hulic Kakigaracho Building	1	100.0	105,867	2.6	1	100.0	105,614	2.2
		Ochanomizu Sola City	1	91.4	(Note 4)	(Note 4)	1	96.1	(Note 4)	(Note 4)
		Hulic Higashi Ueno 1 Chome Building	1	95.6	64,180	1.6	1	100.0	91,239	1.9
		Sasazuka South Building	–	–	–	–	1	100.0	83,125	1.8
		Tokyo Nishi Ikebukuro Building	–	–	–	–	1	100.0	46,316	1.0
		Gate City Ohsaki	–	–	–	–	2	100.0	102,651	2.2
		Retail properties	Oimachi Redevelopment Building (#2)	1	100.0	312,000	7.7	1	100.0	312,000
Oimachi Redevelopment Building (#1)	1		100.0	218,931	5.4	1	100.0	218,931	4.6	
Dining Square Akihabara Building	1		100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)	
Hulic Jingumae Building	1		100.0	86,906	2.1	1	100.0	85,323	1.8	
Hulic Shinjuku 3 Chome Building	1		100.0	114,434	2.8	1	100.0	153,729	3.3	
Yokohama Yamashitacho Building	1		100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)	
Next Generation Assets	Private nursing homes	Aria Matsubara	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
		Trust Garden Youganomori	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
		Trust Garden Sakurashinmachi	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
		Trust Garden Suginami Miyamae	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
	Network centers	Ikebukuro Network Center	1	100.0	135,600	3.3	1	100.0	135,600	2.9
		Tabata Network Center	1	100.0	45,088	1.1	1	100.0	45,088	1.0
		Hiroshima Network Center	1	100.0	43,845	1.1	1	100.0	43,845	0.9
		Atsuta Network Center	1	100.0	36,743	0.9	1	100.0	36,743	0.8
		Nagano Network Center	1	100.0	17,587	0.4	1	100.0	17,587	0.4
		Chiba Network Center	1	100.0	93,792	2.3	1	100.0	223,633	4.7
		Sapporo Network Center	1	100.0	35,102	0.9	1	100.0	83,706	1.8
		Keihanna Network Center	1	100.0	35,412	0.9	1	100.0	47,047	1.0

Total	28	99.0	4,054,670	100.0	32	98.2	4,713,897	100.0
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(Note 1) Number of tenants is stated as 1 when a master lease agreement has been concluded with a master lease company. Moreover, the number of tenants is stated as 1 for the Hulic Kudan Building (Land). The number of tenants for Gate City Ohsaki is stated as 2 because master lease agreements were concluded with the respective master lease companies of the office and commercial building and the residential building, respectively.

(Note 2) Occupancy rate is calculated with the formula: leased area ÷ leasable area × 100

(Note 3) Real estate leasing business revenues during the period shows the sum total of the real estate lease business revenues during the period for each real estate, etc.

(Note 4) Real estate leasing business revenues during the period and percentage to total real estate lease business revenues are not disclosed because the Investment Corporation has not obtained permission from the end-tenant or other relevant party of these properties to disclose the relevant information.

(4) Status of outstanding contracted amount and fair value of specified transactions

The status of the contracted amount and fair value of specified transactions outstanding for the Investment Corporation as of August 31, 2015 is as follows:

Category	Type	Contracted amount (Millions of yen)		Fair value (Millions of yen)
		(Note 1)	Portion due after 1 year (Note 1)	(Note 2)
Off-market- transaction	Interest rate swap transaction			
	Payment: fixed interest rate Receipt: floating interest rate	59,646	59,646	–
Total		59,646	59,646	–

(Note 1) Contracted amount for interest rate swap transaction is shown based on the assumed principal.

(Note 2) Of these transactions, the statement of the fair value has been omitted for those transactions that satisfy requirements of special treatment based on accounting standards for financial instruments.

(5) Status of other assets

Trust beneficiary rights primarily in real estate is stated together in “(3) Details of assets incorporated into the portfolio, such as real estate” above.

There are no major specified assets incorporated into the portfolio that are a major investment target by the Investment Corporation other than those listed in the aforementioned “(3),” as of the end of the fiscal period under review.

(6) Status of asset holding by country and region

Not applicable for countries and regions other than Japan.

4. Capital expenditures for properties held

(1) Schedule of capital expenditures

For properties held by the Investment Corporation or properties in trust for beneficiary right of real estate in trust, the main capital expenditures for renovation work, etc. currently scheduled are as follows. Estimated capital expenditure for work includes parts that are charged to expenses.

Property name	Location	Purpose	Scheduled period	Estimated capital expenditure for work (Millions of yen)		
				Total amount	Payment during the period	Total amount paid
Hulic Kandabashi Building	Chiyoda-ku, Tokyo	Renewal work for air-conditioning facility	From April 2016 to July 2016	99	–	–
Trust Garden Sakurashinmachi	Setagaya-ku, Tokyo	Renewal work for air-conditioning units in the common area	From January 2016 to June 2016	38	–	–
Trust Garden Suginami Miyamae	Suginami-ku, Tokyo	Renewal work for air-conditioning units in the common area	From March 2016 to June 2016	38	–	–
Tabata Network Center	Kita-ku, Tokyo	Renewal work involving rooftop waterproofing	From May 2016 to June 2016	30	–	–
Hiroshima Network Center	Hiroshima-shi, Hiroshima	Renovation work involving spray painting of exterior walls	From March 2016 to June 2016	25	–	–
Nagano Network Center	Nagano-shi, Nagano	Renewal work involving waterproofing and sealing exterior walls	From April 2016 to June 2016	11	–	–

(2) Capital expenditures during the period

In the reporting period, capital expenditures in the entire portfolio amounted to ¥143,877 thousand, and repair expenses came to ¥52,694 thousand. In aggregate, construction work of ¥196,571 thousand was carried out during the fiscal period.

Single items of construction work carried out during the period on assets held as of August 31, 2015, for which the capital expenditure was ¥10 million or more are shown as below.

Property name	Location	Purpose	Period	Capital expenditure for work (Millions of yen)
Hulic Kamiyacho Building	Minato-ku, Tokyo	Renovation work for elevator (machine no. 9)	From April 2015 to August 2015	15
Trust Garden Sakurashinmachi	Setagaya-ku, Tokyo	Renovation work for external wall tiles	From June 2015 to August 2015	21
Trust Garden Suginami Miyamae	Suginami-ku, Tokyo	Renovation work for external wall tiles	From June 2015 to August 2015	26

(3) Money accumulated for long-term repair plan

Not applicable.

5. Status of expenses and liabilities

(1) Details of expenses relating to asset management, etc.

Item	2nd fiscal period (From September 1, 2014 to February 28, 2015)	3rd fiscal period (From March 1, 2015 to August 31, 2015)
(a) Asset management fee	¥343,190 thousand	¥393,028 thousand
(b) Asset custody fee	¥6,711 thousand	¥9,225 thousand
(c) Administrative service fees	¥22,212 thousand	¥29,993 thousand
(d) Directors' compensations	¥6,000 thousand	¥6,000 thousand
(e) Other operating expenses	¥75,784 thousand	¥98,098 thousand
Total	¥453,899 thousand	¥536,345 thousand

(Note) Other than the amount stated above, asset management fee includes the portion of compensations associated with a property acquisition factored into the book value of the individual properties (the 2nd fiscal period: ¥147,460 thousand; the 3rd fiscal period: ¥29,325 thousand).

(2) Status of Borrowings

Status of borrowings of the Investment Corporation as of the end of the fiscal period under review is as follows:

Category	Lender	Loan execution date	Balance at beginning of period (Millions of yen)	Balance at end of period (Millions of yen)	Average interest rate (Note 1) (Note 2)	Repayment date	Repayment method	Use	Remarks
Short-term loans payable	Mizuho Bank, Ltd.	February 9, 2015	1,980	1,980	0.3300%	February 7, 2016			
	Sumitomo Mitsui Banking Corporation		1,386	1,386					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		594	594					
	Subtotal (Note 4)		3,960	3,960					
Long-term loans payable	Mizuho Bank, Ltd.	February 7, 2014	2,460	2,460	0.4923%	February 7, 2017	Lump-sum repayment	(Note 3)	Unsecured and unguaranteed
	Sumitomo Mitsui Banking Corporation		1,930	1,930					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,080	1,080					
	Mizuho Trust & Banking Co., Ltd.		1,130	1,130					
	Sumitomo Mitsui Trust Bank, Limited		790	790					
	The Norinchukin Bank		790	790					
	Resona Bank, Limited		310	310					
	Mizuho Bank, Ltd.	February 7, 2014	2,570	2,570	0.7738%	February 7, 2019			
	Sumitomo Mitsui Banking Corporation		1,950	1,950					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,100	1,100					
	Mizuho Trust & Banking Co., Ltd.		1,050	1,050					
	The Norinchukin Bank		1,660	1,660					
	Resona Bank, Limited		220	220					

Category	Lender	Loan execution date	Balance at beginning of period (Millions of yen)	Balance at end of period (Millions of yen)	Average interest rate (Note 1) (Note 2)	Repayment date	Repayment method	Use	Remarks
Long-term loans payable	Mizuho Bank, Ltd.	February 27, 2015	1,000	1,000	0.4350%	August 30, 2019	Lump-sum repayment	(Note 3)	Unsecured and unguaranteed
	Sumitomo Mitsui Banking Corporation		960	960					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		550	550					
	Mizuho Trust & Banking Co., Ltd.		300	300					
	Sumitomo Mitsui Trust Bank, Limited		500	500					
	The Norinchukin Bank		500	500					
	Resona Bank, Limited		170	170					
	Shinkin Central Bank		200	200					
	Aozora Bank, Ltd.		200	200					
	Shinsei Bank, Limited		200	200					
	Mizuho Bank, Ltd.	February 27, 2015	1,650	1,650	0.4845%	February 28, 2020			
	Sumitomo Mitsui Banking Corporation		890	890					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		700	700					
	Mizuho Trust & Banking Co., Ltd.		660	660					
	The Norinchukin Bank		1,400	1,400					
	Resona Bank, Limited		140	140					
	Shinkin Central Bank		300	300					
	Sumitomo Mitsui Banking Corporation	March 9, 2015	-	2,000	0.4810%	August 31, 2020			
	Mizuho Bank, Ltd.	February 27, 2014	2,560	2,560	1.1713%	February 7, 2021			
	Sumitomo Mitsui Banking Corporation		1,950	1,950					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,060	1,060					
	Mizuho Trust & Banking Co., Ltd.		1,050	1,050					
	Sumitomo Mitsui Trust Bank, Limited		1,660	1,660					
	Resona Bank, Limited		270	270					
	Mizuho Bank, Ltd.	February 27, 2015	2,800	2,800	0.6750%	August 31, 2021			
	Sumitomo Mitsui Banking Corporation		2,110	2,110					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		830	830					
	Mizuho Trust & Banking Co., Ltd.		790	790					
	Aozora Bank, Ltd.		300	300					
	Shinsei Bank, Limited		300	300					
	Mizuho Bank, Ltd.	February 27, 2015	2,385	2,385	0.7730%	February 28, 2022			
	Sumitomo Mitsui Banking Corporation		1,710	1,710					
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,055		1,055						
Mizuho Trust & Banking Co., Ltd.	800		800						
Sumitomo Mitsui Trust Bank, Limited	1,400		1,400						
Resona Bank, Limited	200		200						
Development Bank of Japan Inc.	February 7, 2014	2,450	2,450	1.6100%	August 7, 2022				

Category	Lender	Loan execution date	Balance at beginning of period (Millions of yen)	Balance at end of period (Millions of yen)	Average interest rate (Note 1) (Note 2)	Repayment date	Repayment method	Use	Remarks
Long-term loans payable	Mizuho Bank, Ltd.	August 31, 2015	—	1,144	0.7488%	August 31, 2022	Lump-sum repayment	(Note 3)	Unsecured and unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		—	710					
	Mizuho Trust & Banking Co., Ltd.		—	549					
	Sumitomo Mitsui Trust Bank, Limited		—	414					
	The Norinchukin Bank		—	414					
	Resona Bank, Limited		—	125					
	Development Bank of Japan Inc.	August 31, 2015	—	414	0.7550%	August 31, 2022			
Long-term loans payable	Mizuho Bank, Ltd.	February 7, 2014	400	400	1.8188%	February 7, 2024	Lump-sum repayment	(Note 3)	Unsecured and unguaranteed
	Sumitomo Mitsui Banking Corporation		300	300					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		300	300					
	Development Bank of Japan Inc.	February 27, 2015	1,900	1,900	1.1738%	August 30, 2024			
	Mizuho Bank, Ltd.	February 27, 2015	250	250	1.4600%	February 28, 2025			
	Sumitomo Mitsui Banking Corporation		125	125					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		125	125					
	Mizuho Bank, Ltd.	February 27, 2015	150	150	1.7500%	February 26, 2027			
	Sumitomo Mitsui Banking Corporation		75	75					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		75	75					
		Subtotal		56,740	62,510				
	Total		60,700	66,470					

(Note 1) Average interest rate shows the weighted average rate, and the amount has been rounded to four decimal places. Moreover, for borrowings hedged using interest rate swaps to avoid interest rate fluctuation risks, an interest rate that considers the effect of the interest rate swap is shown.

(Note 2) Long-term loans payable are borrowings that carry fixed interest. (Includes borrowings that have had the interest fixed by using interest rate swaps)

(Note 3) The borrowings were funds to purchase trust beneficiary rights of real estate in trust (including ancillary expenses) and repay borrowings.

(Note 4) Borrowings in the amount of ¥1,400 million and ¥4,370 million were made on March 31, 2015 and April 16, 2015, respectively, and early repayment of the entire amount was made on August 31, 2015.

(3) Investment corporation bonds

Issuance of investment corporation bonds of the Investment Corporation as of the end of the fiscal period under review is as follows:

Bond name	Issuance date	Balance at beginning of period (Millions of yen)	Balance at end of period (Millions of yen)	Interest rate (%)	Repayment date	Repayment Method	Use	Remarks
First Series Unsecured Investment Corporation Bond	August 31, 2015	—	2,000	0.950	August 29, 2025	Lump-sum repayment	(Note 1)	Unsecured (Note 2)
Total		—	2,000					

(Note 1) Specific use of the proceeds is to be allocated to repayment of borrowings.

(Note 2) Corporation bond with *pari passu* conditions among specified investment corporations.

(4) Short-term investment corporation bonds

Not applicable.

(5) Investment unit options

Not applicable.

6. Status of trading during the period

(1) Status of trading, etc. of real estate, etc. and asset-backed securities, etc.

Type of assets	Property name	Acquisition		Transfer			
		Acquisition date	Acquisition price (Millions of yen) (Note)	Transfer date	Transfer price (Millions of yen) (Note)	Book value (Millions of yen)	Gain (loss) on transfer (Millions of yen)
Trust beneficiary rights	Sasazuka South Building	March 9, 2015	2,100	–	–	–	–
Trust beneficiary rights	Tokyo Nishi Ikebukuro Building	March 31, 2015	1,580	–	–	–	–
Trust beneficiary rights	Gate City Ohsaki	April 16, 2015	4,370	–	–	–	–
Total		–	8,050	–	–	–	–

(Note) Acquisition price and transfer price show the amount that does not include expenses incurred on the acquisitions of the said real estate, etc., and is equivalent to the acquisition prices stated on the sales agreements.

(2) Status of trading, etc. of other assets

The main other assets outside the above-mentioned real estate, etc. and asset-backed securities, etc. are mostly bank deposits and bank deposits within assets in trust.

(3) Investigation of the prices, etc. of specified assets

i) Real estate, etc.

Acquisition / Disposal	Type of assets	Property name	Transaction date	Acquisition price (Millions of yen) (Note 1)	Appraisal value (Millions of yen) (Note 2)	Appraisal agency	Valuation date
Acquisition	Beneficiary right of real estate in trust	Sasazuka South Building	March 9, 2015	2,100	2,110	Japan Real Estate Institute	December 31, 2014
		Tokyo Nishi Ikebukuro Building	March 31, 2015	1,580	1,700		March 1, 2015
		Gate City Ohsaki	April 16, 2015	4,370	4,500		April 1, 2015
Total				8,050	8,310	–	–

(Note 1) Acquisition price shows the amount that do not include expenses incurred on the acquisitions of the said real estate, etc., and are equivalent to the acquisition prices stated on the sales agreements

(Note 2) The real estate appraisal is conducted by applying Real Property Appraisal Standards Practical Theory Chapter 3: Appraisal of the Prices of Securitized Properties.

ii) Other

For items which are transactions carried out by the Investment Corporation and for which investigation of prices, etc. is deemed necessary based on Article 201, Paragraph 2 of the Investment Trust Act, the investigation is entrusted to Ernst & Young ShinNihon LLC.

Transactions to which the relevant investigation became applicable during the applicable period from March 1, 2015, through August 31, 2015, consisted of 2 interest rate swap transactions, and an investigation report regarding these transactions was received from Ernst & Young ShinNihon LLC. When such an investigation is carried out, investigation of the name of the counterparty in the interest rate swap transaction, the issue, the agreed figures, the type of financial instrument or financial index, the transaction period and other details regarding the relevant interest rate swap is entrusted.

(4) Status of transactions with interested person, etc.

i) Status of transactions

Category	Transaction amount	
	Purchase price	Sale price
Total	¥8,050 million	¥- million
Breakdown of transactions with interested person, etc.		
Hulic Co., Ltd.	¥4,370 million (54.3%)	¥- million (-%)
Total	¥4,370 million (54.3%)	¥- million (-%)

ii) Amount of service fees, etc. paid

Category	Total amount of service fees paid (A) (Thousands of yen)	Transactions with interested person, etc.		Percentage to total amount B/A (%)
		Payee	Payment amount (B) (Thousands of yen)	
Management consignment expenses	239,248	Hulic Building Management Co., Ltd.	60,572	25.3
		Tokyo Fudosan Kanri Co., Ltd.	56,797	23.7
Other expenses related to rent business	206,686	Hulic Building Management Co., Ltd.	2,782	1.3
		Hulic Build Co., Ltd.	290	0.1
		Hulic Co., Ltd.	39	0.0
		Tokyo Fudosan Kanri Co., Ltd.	1,583	0.8

(Note 1) Interested person, etc. are the interested person, etc. of the asset management company that have concluded an asset management agreement with the Investment Corporation as prescribed under Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations of Japan and Article 26, Item 27 of the Regulations for Asset Investment Reports by Investment Trusts and Investment Corporations of the Investment Trusts Association, Japan.

(Note 2) Other than the above-mentioned service fees, etc. paid, payment amounts concerning repairs etc. ordered to interested person, etc. during the fiscal period under review are as follows:

Hulic Building Management Co., Ltd.	¥1,573 thousand
Hulic Build Co., Ltd.	¥41,099 thousand
Tokyo Fudosan Kanri Co., Ltd.	¥2,119 thousand

(5) Transactions with Asset Manager pertaining to its business other than asset management

There are no applicable transactions because the Asset Manager of the Investment Corporation (Hulic Reit Management Co., Ltd.) does not engage in any other businesses, such as Type I Financial Instruments Business, Type II Financial Instruments Business, Real Estate Brokerage Business, or Real Estate Specified Joint Enterprise.

7. Financial information

(1) Assets, liabilities, principal, and profit and loss

Please refer to “Balance Sheet,” “Statement of Income and Retained Earnings,” “Statement of Changes in Net Assets,” “Notes” and “Statement of Cash Distributions” below.

(2) Changes in the calculation method of depreciation expenses

Not applicable.

(3) Changes in the evaluation method of real estate, etc.

Not applicable.

(4) Beneficiary certificates of investment trusts, etc. set up by the Corporation

Not applicable.

(5) Disclosure regarding corporation holding overseas real estate

Not applicable.

(6) Disclosure regarding real estate owned by corporation holding overseas real estate

Not applicable.

8. Other

(1) Announcements

i) General Meeting of Unitholders

The 2nd General Meeting of Unitholders of Hulic Reit, Inc. was held on May 28, 2015.

The outline of matters approved at the General Meeting of Unitholders is as follows:

Proposals	Outline
<p>Proposal No. 1 Partial Amendment of Articles of Incorporation</p>	<p>The Articles of Incorporation were amended as follows in accordance with the original proposal.</p> <ol style="list-style-type: none"> (1) In connection with the amendment of the Investment Trust Act, necessary changes were made. <ol style="list-style-type: none"> i) As a provision for convening a general meeting of unitholders on a certain day and without delay on a subsequent day, a provision was added to the effect that a general meeting of unitholders will be convened on May 1, 2017 and without delay on a subsequent day; subsequently, every other year, on May 1 and without delay on a subsequent day, and that extraordinary general meetings of unitholders will be convened as required. Further, with respect to the general meeting of unitholders convened pursuant to the first sentence of the proposed Article 9, Paragraph 2, a provision was added for a record date for determining unitholders authorized to exercise rights at said general meeting of unitholders. ii) Concerning the term of office of the officers, a provision was added to the effect that by a resolution of the general meeting of unitholders, the term of office may be extended or shortened to the extent allowed by laws and regulations. (2) In conjunction with the amendment of the Investment Trust Act Enforcement Ordinance, in cases where the purpose of an investment trust or investment corporation is to invest mainly in real estate and other assets (i.e., the assets set forth in Article 105, Paragraph 1, Item 1 of the Investment Trust Act Enforcement Ordinance), it is now necessary to indicate this in its articles of incorporation; accordingly, the necessary changes, etc. were made to the relevant provisions. (3) With the amendment of the Enforcement Order of the Investment Trust Act, new categories of specified assets (meaning the assets set forth in Article 3 of Enforcement Order of the Investment Trust Act) were added; accordingly, renewable energy generation facilities will be added to the specified assets that are investments and other necessary changes were made. (4) With respect to the issue of inconsistencies between taxes and accounting at investment corporations, necessary changes were made in connection with the amendment of the Calculation Rules for Investment Corporations and the Act on Special Measures concerning Taxation. (5) In order to make clear how, when calculating Investment Fee II, Hulic Reit handles cases where it acquires and possesses units, a provision was added to the effect that the total number of outstanding units as of the end of a fiscal year shall exclude Hulic Reit's holdings of its own units. (6) In addition to the foregoing, provisions that have become unnecessary in conjunction with the amendment of the Ordinance for Enforcement of the Act on Special Measures Concerning Taxation were deleted; supplementary provisions that became unnecessary in

Proposals	Outline
	conjunction with the amendment of the Investment Trust Act were deleted; provisions that became unnecessary in conjunction with the end of Hulic Reit's first business term were deleted; the order in which officers will be chosen to chair Board of Directors meeting was clarified; and other necessary changes to provisions were made for purposes such as clarifying the specifics of the provisions.
Proposal No. 2 Election of One (1) Executive Officers	Eiji Tokita was elected as Executive Officer as originally proposed.
Proposal No. 3 Election of One (1) Substitute Executive Officer	Kazuaki Chokki was elected as Substitute Executive Officer as originally proposed.
Proposal No. 4 Election of Two (2) Supervisory Officers	Kunio Shimada and Shigeru Sugimoto were elected as Supervisory Officer as originally proposed.

ii) Meeting of Board of Directors of the Investment Corporation

The outline of conclusions or amendments to major agreements, etc. approved at meetings of the Board of Directors of the Investment Corporation during the fiscal period under review is as follows:

Date of Board of Directors meeting	Approved items	Outline
June 10, 2015	Conclusion of first amendment memorandum regarding the Asset Management Agreement	In conjunction with the approval of a proposal to amend part of the Articles of Incorporation at the 2nd General Meeting of Unitholders of the Investment Corporation held on May 28, 2015, the Board of Directors approved the conclusion of a memorandum for making the necessary amendment to the Asset Management Agreement.
July 3, 2015	Comprehensive resolution on issuance of investment corporation bonds and associated consignment of general administrative duties	The Board of Directors made a comprehensive resolution relating to the issuance of investment corporation bonds with a total issue amount to be within ¥10,000 million and an issuance period from July 3, 2015 to February 29, 2016. The Board of Directors approved candidate companies for consignment of administrative duties relating to offering the investment corporation bonds as well as administrative duties relating to receiving requests relating to exercise of rights of investment corporation bondholders, and other applications from investment corporation bondholders, and operations during the term of the investment corporation bonds (including fiscal agent duties, issuing agent duties, and paying agent duties). The Board of Directors delegated selection of the consignee for general administrative duties relating to the investment corporation bonds and decision making on the scope and the specific consignment conditions of consignment of general administrative duties, and all the necessary matters related to the consignment of administrative operations to the executive officer.

(2) Others

Unless otherwise stated, monetary amounts have been rounded down and percentage figures have been rounded off to the nearest indicated unit in this report

9. Risk Factors

An investment in our units involves significant risks. The principal risks with respect to investment in Hulic Reit, Inc. are as follows.

Property and Business Risks

- We have a limited operating history.
- The Asset Manager has limited experience in operating a J-REIT.
- Any adverse conditions in the Japanese economy could adversely affect us.
- We may not be able to acquire properties to execute our growth and investment strategy in a manner that is accretive to earnings.
- Illiquidity in the real estate market may limit our ability to grow or adjust our portfolio.
- The past experience of Hulic Co., Ltd. in the Japanese real estate market is not an indicator or guarantee of our future results.
- Our reliance on Hulic Co., Ltd. and other Hulic Group companies could have a material adverse effect on our business.
- There are potential conflicts of interest between us and certain Hulic Group companies, including the Asset Manager.
- We face significant competition in seeking tenants and it may be difficult to find replacement tenants.
- Increases in prevailing market interest rates may increase our interest expense and may result in a decline in the market price of our units.
- We may suffer large losses if any of our properties incurs damage from a natural or man-made disaster.
- Most of the properties in our portfolio are concentrated in Tokyo and the surrounding areas.
- Investments in next generation assets expose us to risks that are not associated with other real estate classes.
- Any inability to obtain financing for future acquisitions could adversely affect the growth of our portfolio.
- Liquidity and other limitations on our activities under debt financing arrangements may adversely affect our business, financial condition and results of operations.
- A high LTV ratio may increase our exposure to changes in interest rates and have a material adverse effect on our results of operations.
- We may suffer impairment losses relating to our properties.
- Decreases in tenant leasehold deposits and/or security deposits may increase our funding costs.
- Our lack of control over operating costs may adversely affect our business.
- We may lose rental revenues in the event of lease terminations, decreased lease renewals, or the default of a tenant as a result of financial difficulty or insolvency, and are exposed to the risk of careless or imprudent management of properties by tenants.
- Master lease agreements expose us to the risk of becoming an unsecured creditor of Hulic Co., Ltd. as our master lessee in the event of its insolvency.
- Our cost of complying with regulations applicable to our properties could adversely affect the results of our operations.
- Any property defect may adversely affect our financial condition and results of operations.
- We rely on expert appraisals and engineering, environmental and seismic reports, which are subject to significant uncertainties.

- We rely on industry and market data that are subject to significant uncertainties.
- Our buildings may violate earthquake resistance or other building codes, and any such buildings may collapse in even minor earthquakes or may be required to be strengthened or demolished by us at significant expense.
- The environmental assessments of our properties made prior to our ownership may not uncover all environmental liabilities, and Japanese laws subject property owners to strict environmental liabilities.
- Entering into forward commitment contracts or contracts to purchase properties under development may expose us to contractual penalties and market risks.
- We may be exposed to regulatory and financial risks related to climate change.
- Our success depends on the performance of service providers to which we are required to assign various key functions.
- Our performance depends on the efforts of key personnel of the Asset Manager.
- J-REITs and their asset managers are subject to tight supervision by the regulatory authorities.

Taxation Risks

- Our failure to satisfy a complex series of requirements pursuant to Japanese tax regulations would disqualify us from certain taxation benefits and significantly reduce our cash distributions to our unitholders.
- If the Japanese tax authorities disagree with our interpretations of the Japanese tax laws and regulations for prior periods, we may be forced to pay additional taxes for those periods.
- We may not be able to benefit from reductions in certain real estate taxes enjoyed by qualified J-REITs.
- Changes in Japanese tax laws may significantly increase our tax burden.
- We expect to be treated as a “passive foreign investment company” for U.S. federal income tax purposes.
- Unitholders may be subject to U.S. Foreign Account Tax Compliance Act (FATCA) withholding tax after 2016.

Legal and Regulatory Risks

- Insider trading regulations designed to protect unitholders of J-REITs have only recently come into force, and their interpretation and scope of enforcement remain uncertain.
- Our ownership rights in some of our properties may be declared invalid or limited.
- We may lose our rights in a property if the purchase of the property is recharacterized as a secured financing.
- Our leasehold or subleasehold rights may be terminated or may not be asserted against a third party in some cases.
- Our properties for which third parties hold leasehold interests in the land but own the buildings thereupon may subject us to various risks.
- Some of our properties are held in the form of stratified ownership (*kubun shoyū*) interests, and our rights relating to such properties may be affected by the intentions of other owners.
- Some of our properties are held in the form of a property or trust co-ownership interest, and our rights relating to such properties may be affected by the intentions of other owners.

- We may hold interests in some properties through preferred shares of special purpose companies (*tokutei mokuteki kaisha*) in the future, and illiquidity in the market for such shares may limit our ability to sell our interest, and our rights relating to the properties held by such special purpose companies may be limited.
- Some of our properties are subject to preferential negotiation rights of others.
- We may hold interests in some properties through Japanese anonymous association (*tokumei kumiai*) agreements, and our rights relating to such properties may be limited.
- We own all of our properties through trust beneficiary interests and may suffer losses as a trust beneficiary.
- There are important differences regarding the rights of unitholders in a J-REIT compared to those of shareholders in a corporation.
- Our units may be deemed to constitute “plan assets” for ERISA purposes, which may lead to the rescission of certain of our transactions, tax or fiduciary liability and our being held in violation of ERISA requirements.

Independent Auditor's Report

The Board of Directors
Hulic Reit, Inc.

We have audited the accompanying financial statements of Hulic Reit, Inc., which comprise the balance sheet as at August 31, 2015, and the statements of income and retained earnings, changes in net assets and cash flows for the fiscal period then ended and a summary of significant accounting policies and other explanatory information, all expressed in Japanese yen.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for designing and operating such internal control as management determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in Japan. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. The purpose of an audit of the financial statements is not to express an opinion on the effectiveness of the entity's internal control, but in making these risk assessments the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Hulic Reit, Inc. as at August 31, 2015, and its financial performance and cash flows for the fiscal period then ended in conformity with accounting principles generally accepted in Japan.

Ernst & Young Shin Nihon LLC

November 30, 2015
Tokyo, Japan

II. Financial Statements

(1) Balance Sheets

(Unit: thousands of yen)

	Reporting period (As of August 31, 2015)	Previous period (As of February 28, 2015)
Assets		
Current assets		
Cash and deposits (Notes 4 and 13)	4,394,069	3,297,438
Cash and deposits in trust (Notes 4 and 13)	3,716,473	3,473,427
Operating accounts receivable	20,029	8,235
Prepaid expenses	37,320	25,064
Deferred tax assets (Note 6)	15	16
Consumption taxes receivable	–	959,201
Other	612	29,545
Total current assets	8,168,520	7,792,928
Noncurrent assets		
Property, plant and equipment (Note 5)		
Buildings in trust	34,830,610	32,624,054
Accumulated depreciation	(1,200,450)	(712,768)
Buildings in trust, net	33,630,159	31,911,285
Structures in trust	242,484	234,805
Accumulated depreciation	(26,304)	(16,668)
Structures in trust, net	216,180	218,136
Machinery and equipment in trust	142,234	126,816
Accumulated depreciation	(18,938)	(10,239)
Machinery and equipment in trust, net	123,296	116,577
Tools, furniture and fixtures in trust	9,113	8,514
Accumulated depreciation	(1,268)	(543)
Tools, furniture and fixtures in trust, net	7,844	7,971
Land in trust	115,124,682	108,787,109
Total property, plant and equipment	149,102,164	141,041,081
Intangible assets		
Leasehold rights in trust	8,471,289	8,471,289
Other	7,170	8,189
Total intangible assets	8,478,460	8,479,478
Investments and other assets		
Lease and guarantee deposits	20,000	20,000
Long-term prepaid expenses	467,007	451,422
Total investments and other assets	487,007	471,422
Total noncurrent assets	158,067,631	149,991,982
Deferred assets		
Investment corporation bond issuance costs	19,956	–
Total deferred assets	19,956	–
Total assets	166,256,109	157,784,910

	(Unit: thousands of yen)	
	Reporting period (As of August 31, 2015)	Previous period (As of February 28, 2015)
Liabilities		
Current liabilities		
Operating accounts payable	351,800	94,633
Short-term loans payable (Notes 7 and 13)	3,960,000	3,960,000
Accounts payable - other	484,714	459,545
Accrued expenses	50,023	46,983
Income taxes payable	827	826
Accrued consumption taxes	50,934	-
Advances received	806,762	729,959
Deposits received	40	4,722
Total current liabilities	5,705,103	5,296,670
Noncurrent liabilities		
Investment corporation bond (Notes 8 and 13)	2,000,000	-
Long-term loans payable (Notes 7 and 13)	62,510,000	56,740,000
Tenant leasehold and security deposits in trust	7,119,816	6,845,840
Total noncurrent liabilities	71,629,816	63,585,840
Total liabilities	77,334,919	68,882,510
Net assets (Note 9)		
Unitholders' equity (Note 10)		
Unitholders' capital	86,617,040	86,617,040
Surplus		
Unappropriated retained earnings (Note 11)	2,304,150	2,285,360
Total surplus	2,304,150	2,285,360
Total unitholders' equity	88,921,190	88,902,400
Total net assets (Note 9)	88,921,190	88,902,400
Total liabilities and net assets	166,256,109	157,784,910

See accompanying notes to financial statements.

(2) Statements of Income and Retained Earnings

(Unit: thousands of yen)

	Reporting period (From March 1, 2015 to August 31, 2015)	Previous period (From September 1, 2014 to February 28, 2015)
Operating revenues		
Rent revenue - real estate (Note 12)	4,522,097	3,885,802
Other lease business revenues (Note 12)	191,800	168,867
Total operating revenues	4,713,897	4,054,670
Operating expenses		
Expenses related to rent business (Note 12)	1,551,508	943,792
Asset management fee	393,028	343,190
Asset custody fee	9,225	6,711
Administrative service fees	29,993	22,212
Directors' compensations	6,000	6,000
Other operating expenses	98,098	75,784
Total operating expenses	2,087,854	1,397,692
Operating income	2,626,043	2,656,978
Non-operating income		
Interest income	566	536
Interest on refund	47	1,137
Total non-operating income	613	1,673
Non-operating expenses		
Interest expenses	246,862	163,883
Interest expenses on investment corporation bonds	51	–
Borrowing related expenses	74,798	61,670
Investment unit issuance costs	–	146,891
Amortization of investment corporation bond issuance costs	5	–
Total non-operating expenses	321,718	372,444
Ordinary income	2,304,939	2,286,207
Income before income taxes	2,304,939	2,286,207
Income taxes - current (Note 6)	942	935
Income taxes - deferred (Note 6)	0	11
Total income taxes	942	946
Net income(Note 18)	2,303,996	2,285,261
Retained earnings brought forward	154	98
Unappropriated retained earnings	2,304,150	2,285,360

See accompanying notes to financial statements.

(3) Statements of Changes in Net Assets

Reporting period (From March 1, 2015 to August 31, 2015)

(Unit: thousands of yen)

	Unitholders' equity (Note 10)				Total net assets
	Unitholders' capital	Surplus		Total unitholders' equity	
		Unappropriated retained earnings	Total surplus		
Balance at the beginning of the period	86,617,040	2,285,360	2,285,360	88,902,400	88,902,400
Changes of items during the period					
Dividends of surplus	–	(2,285,206)	(2,285,206)	(2,285,206)	(2,285,206)
Net income	–	2,303,996	2,303,996	2,303,996	2,303,996
Total changes of items during the period	–	18,790	18,790	18,790	18,790
Balance at the end of the period	86,617,040	2,304,150	2,304,150	88,921,190	88,921,190

Previous period (From September 1, 2014 to February 28, 2015)

(Unit: thousands of yen)

	Unitholders' equity (Note 10)				Total net assets
	Unitholders' capital	Surplus		Total unitholders' equity	
		Unappropriated retained earnings	Total surplus		
Balance at the beginning of the period	67,943,000	1,553,814	1,553,814	69,496,814	69,496,814
Changes of items during the period					
Issuance of new investment units	18,674,040	–	–	18,674,040	18,674,040
Dividends of surplus	–	(1,553,716)	(1,553,716)	(1,553,716)	(1,553,716)
Net income	–	2,285,261	2,285,261	2,285,261	2,285,261
Total changes of items during the period	18,674,040	731,545	731,545	19,405,585	19,405,585
Balance at the end of the period	86,617,040	2,285,360	2,285,360	88,902,400	88,902,400

See accompanying notes to financial statements.

(4) Statements of Cash Flows

(Unit: thousands of yen)

	Reporting period (From March 1, 2015 to August 31, 2015)	Previous period (From September 1, 2014 to February 28, 2015)
Net cash provided by (used in) operating activities		
Income before income taxes	2,304,939	2,286,207
Depreciation and amortization	507,759	413,856
Amortization of investment corporation bond issuance costs	5	–
Investment unit issuance costs	–	146,891
Interest income	(566)	(536)
Interest expenses	246,914	163,883
Decrease (increase) in operating accounts receivable	(11,794)	(5,114)
Decrease (increase) in consumption taxes refund receivable	959,201	(313,699)
Decrease (increase) in prepaid expenses	(12,256)	(6,739)
Increase (decrease) in operating accounts payable	175,150	(184,542)
Increase (decrease) in accounts payable - other	23,861	56,148
Increase (decrease) in accrued consumption taxes	50,934	–
Increase (decrease) in advances received	76,802	179,813
Increase (decrease) in deposits received	(4,681)	(1,586)
Decrease (increase) in long-term prepaid expenses	(15,585)	(245,066)
Other, net	31,407	(28,832)
Subtotal	4,332,093	2,460,681
Interest income received	566	536
Interest expenses paid	(246,463)	(167,115)
Income taxes (paid) refund	(826)	(1,403)
Net cash provided by (used in) operating activities	4,085,369	2,292,698
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment in trust	(8,485,808)	(41,868,393)
Purchase of intangible assets in trust	–	(5,417,714)
Payments for lease and guarantee deposits	–	(10,000)
Repayments of tenant leasehold and security deposits in trust	(132,193)	(11,852)
Proceeds from tenant leasehold and security deposits in trust	406,169	1,815,264
Net cash provided by (used in) investing activities	(8,211,832)	(45,492,695)
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	5,770,000	31,660,000
Decrease in short-term loans payable	(5,770,000)	(31,660,000)
Proceeds from long-term loans payable	5,770,000	27,700,000
Proceeds from issuance of investment corporation bonds	1,980,037	–
Proceeds from issuance of investment units	–	18,556,841
Dividends paid	(2,283,897)	(1,552,147)
Net cash provided by (used in) financing activities	5,466,139	44,704,694
Net increase (decrease) in cash and cash equivalents	1,339,676	1,504,697
Cash and cash equivalents at beginning of period	6,770,865	5,266,168
Cash and cash equivalents at end of period (Note 4)	8,110,542	6,770,865

See accompanying notes to financial statements.

(5) Notes to Financial Statements

For the periods from March 1, 2015 to August 31, 2015 and from September 1, 2014 to February 28, 2015

1. Organization

Hulic Reit, Inc. (“the Investment Corporation”) was incorporated by Hulic REIT Management Co., Ltd. (the Investment Corporation’s Asset Manager) on November 7, 2013 with ¥200 million in capital (2,000 units), and registration was approved based on Article 187 of the Act on Investment Trusts and Investment Corporations of Japan (the “Investment Trust Act”) on November 25, 2013 (Registration No. 88 filed with the Director-General of the Kanto Local Finance Bureau). Subsequently, the Investment Corporation issued new investment units through a public offering (617,500 units) on February 6, 2014. Those units were listed on the Real Estate Investment Trust Section of the Tokyo Stock Exchange on February 7, 2014 (Securities Code: 3295). In addition, the Investment Corporation issued new investment units through an allocation to a third-party (32,500 units) on March 7, 2014. Following the issuances of new investment units during the current period through the first public offering after initial listing (122,860 units) on November 6, 2014 and through a further allocation to a third-party (6,140 units) on November 21, 2014, the total number of investment units outstanding was 781,000 units as of August 31, 2015.

The Investment Corporation’s real estate portfolio as of August 31, 2015 was comprised of 31 properties under management with a total leasable floor area of 192,627.85 m². The Investment Corporation has already invested ¥156,218 million (based on acquisition price) into this portfolio. The occupancy rate as of August 31, 2015 was 98.2%.

2. Basis of Presentation

The financial statements of the Investment Corporation have been prepared in accordance with accounting principles generally accepted in Japan (“Japanese GAAP”), including provisions set forth in the Financial Instruments and Exchange Act of Japan, the Investment Trust Act, the Companies Act of Japan and related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards. The accompanying financial statements are basically a translation of the financial statements of the Investment Corporation, which were prepared in accordance with Japanese GAAP and were presented in the Securities Report of the Investment Corporation filed with the Kanto Local Finance Bureau of the Ministry of Finance. In preparing the accompanying financial statements, certain reclassifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. Amounts less than one thousand yen have been rounded down. As a result, the totals shown in the financial statements and notes thereto do not necessarily agree with the sum of the individual amounts. The Investment Corporation does not prepare consolidated financial statements, as the Investment Corporation has no subsidiaries.

3. Summary of Significant Accounting Policies

(1) Property, plant and equipment (including assets in trust) and depreciation

Property, plant and equipment are stated at cost, which includes the purchase price and related costs for acquisition, less accumulated depreciation. Depreciation of property, plant and equipment is calculated on a straight-line basis over the estimated useful lives of the assets ranging as stated below:

Buildings	3 to 63 years
Structures	4 to 18 years
Machinery and equipment	3 to 10 years
Tools, furniture and fixtures	6 to 10 years

(2) Intangible assets

Intangible assets are amortized on a straight-line basis over the estimated useful lives. Software for internal use is amortized over the estimated useful life of five years.

(3) Long-term prepaid expenses

Long-term prepaid expenses are amortized on a straight-line basis over the estimated useful lives.

(4) Investment corporation bond issuance costs

Investment corporation bond issuance costs is amortized on a straight-line basis over the redemption period.

(5) Accounting for property taxes

For property tax, city planning tax and depreciable asset tax, the Investment Corporation charges the amount of property taxes assessed and determined applicable to the current period to expenses related to rent business.

Registered owners of properties in Japan as of January 1 are responsible for paying property taxes for the calendar year based on assessments by local governments. Therefore, registered owners who sold properties to the Investment Corporation were liable for property taxes for the calendar year, including the period from the date of the acquisition by the Investment Corporation until the end of the year. The Investment Corporation reimbursed sellers of properties for the equivalent amount of property taxes and included the amount in the acquisition cost of real estate. The amounts equivalent to property taxes included in the cost of acquisition of real estate are ¥41,649 thousand and ¥18,418 thousand for the periods from March 1, 2015 to August 31, 2015 and from September 1, 2014 to February 28, 2015, respectively.

(6) Hedge accounting method

(a) Hedge accounting method

Deferred hedge accounting is adopted for interest rate swap transactions. However, special treatment is adopted for interest rate swaps when the requirements for special treatment are fulfilled.

(b) Hedging instruments and hedged items

Hedging instruments:	Interest rate swap transactions
Hedged items:	Interest payments on borrowings

(c) Hedging policy

The Investment Corporation conducts derivative transactions to hedge risks as stipulated in the Investment Corporation's Articles of Incorporation in accordance with the Investment Corporation's risk management policy.

(d) Method for assessing the effectiveness of hedging

An assessment of the effectiveness of hedging is omitted for interest rate swaps because they fulfill the requirements for special treatment.

(7) Cash and cash equivalents

Cash and cash equivalents in the statement of cash flows consist of cash on hand and cash in trust; deposits and deposits in trust that can be withdrawn at any time; and short-term investments with a maturity of three months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.

(8) Accounting for trust beneficial interests in real estate

For trust beneficial interests in real estate owned by the Investment Corporation, all accounts of assets and liabilities within the assets in trust as well as all accounts of revenues generated and expenses incurred from the assets in trust are recognized in the relevant accounts of the balance sheet and the statement of income and retained earnings.

The following material items of the assets in trust recognized in the relevant accounts are separately listed on the balance sheet.

- (a) Cash and deposits in trust
- (b) Buildings in trust; Structures in trust; Machinery and equipment in trust; Tools, furniture and fixtures in trust; and Land in trust
- (c) Leasehold rights in trust
- (d) Tenant leasehold and security deposits in trust

(9) Consumption taxes

Transactions subject to consumption taxes are recorded at amounts exclusive of consumption taxes. Non-deductible consumption taxes related to the acquisition of assets are treated as the cost of applicable assets.

4. Cash and Cash Equivalents

Cash and cash equivalents as of August 31, 2015 and February 28, 2015 consist of the following balance sheet items:

	(Unit: thousands of yen)	
	Reporting period (As of August 31, 2015)	Previous period (As of February 28, 2015)
Cash and deposits	¥ 4,394,069	¥ 3,297,438
Cash and deposits in trust	3,716,473	3,473,427
Total cash and cash equivalents	¥ 8,110,542	¥ 6,770,865

5. Property, Plant and Equipment and Intangible Assets

The following table shows the summary of property, plant and equipment and intangible assets:

(Unit: thousands of yen)

Type of asset	Balance at the beginning of the period	Amount of increase during the period	Amount of decrease during the period	Balance at the end of the period	Accumulated depreciation / Accumulated amortization		Net balance at the end of the period	Remarks	
						Depreciation and amortization			
Property, plant and equipment	Buildings in trust	¥32,624,054	¥2,206,555	–	¥ 34,830,610	¥1,200,450	¥ 487,681	¥ 33,630,159	acquisition of property
	Structures in trust	234,805	7,679	–	242,484	26,304	9,635	216,180	
	Machinery and equipment in trust	126,816	15,417	–	142,234	18,938	8,698	123,296	
	Tools, furniture and fixtures in trust	8,514	598	–	9,113	1,268	725	7,844	
	Land in trust	108,787,109	6,337,573	–	115,124,682	–	–	115,124,682	acquisition of property
	Total	¥141,781,300	¥8,567,824	–	¥150,349,125	¥ 1,246,960	¥ 506,741	¥149,102,164	
Intangible assets	Leasehold rights in trust	8,471,289	–	–	8,471,289	–	–	8,471,289	
	Other	10,186	–	–	10,186	3,015	1,018	7,170	
	Total	8,481,476	–	–	8,481,476	3,015	1,018	8,478,460	

(Note) The amount of increase during the period is mainly from the acquisition of 3 properties in total such as Sasazuka South Building, Tokyo Nishi Ikebukuro Building and Gate City Ohsaki.

6. Income Taxes

(1) Significant components of deferred tax assets and deferred tax liabilities

(Deferred tax assets)

(Unit: thousands of yen)

	Reporting period (As of August 31, 2015)		Previous period (As of February 28, 2015)	
Enterprise tax payable	¥	15	¥	16
Total deferred tax assets		15		16
Net deferred tax assets	¥	15	¥	16

(2) Reconciliation of significant differences between the statutory tax rate and the effective tax rate

	Reporting period (As of August 31, 2015)		Previous period (As of February 28, 2015)	
Statutory tax rate		34.15%		34.16%
(Adjustments)				
Deductible cash distribution		(34.14)%		(34.15)%
Others		0.03%		0.03%
Effective tax rate		0.04%		0.04%

7. Short-term Loans Payable and Long-term Loans Payable

Summary information regarding short-term loans payable and long-term loans payable as of August 31, 2015 is as follows:

Classification	Lender	Loan execution date	Balance at the beginning of the period (millions of yen)	Balance at the end of the period (millions of yen)	Average interest rate (%) (Note 1) (Note 2)	Repayment date	Repayment method	Use	Remarks
Short-term loans payable	Mizuho Bank, Ltd.	February 9, 2015	1,980	1,980	0.3300	February 7, 2016	Lump-sum repayment	(Note 3)	Unsecured and unguaranteed
	Sumitomo Mitsui Banking Corporation		1,386	1,386					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		594	594					
	Subtotal (Note 4)		¥ 3,960	¥ 3,960					
Long-term loans payable	Mizuho Bank, Ltd.	February 7, 2014	¥ 2,460	¥ 2,460	0.4923	February 7, 2017	Lump-sum repayment	(Note 3)	Unsecured and unguaranteed
	Sumitomo Mitsui Banking Corporation		1,930	1,930					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,080	1,080					
	Mizuho Trust & Banking Co., Ltd.		1,130	1,130					
	Sumitomo Mitsui Trust Bank, Limited		790	790					
	The Norinchukin Bank		790	790					
	Resona Bank, Limited		310	310					
	Mizuho Bank, Ltd.		February 7, 2014	2,570					
	Sumitomo Mitsui Banking Corporation	1,950		1,950					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,100		1,100					
	Mizuho Trust & Banking Co., Ltd.	1,050		1,050					
	The Norinchukin Bank	1,660		1,660					
	Resona Bank, Limited	220		220					
	Mizuho Bank, Ltd.	February 27, 2015		1,000	1,000	0.4350			
	Sumitomo Mitsui Banking Corporation		960	960					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		550	550					
	Mizuho Trust & Banking Co., Ltd.		300	300					
	Sumitomo Mitsui Trust Bank, Limited		500	500					
	The Norinchukin Bank		500	500					
	Resona Bank, Limited		170	170					
	Shinkin Central Bank		200	200					
	Aozora Bank, Ltd.		200	200					
	Shinsei Bank, Limited		200	200					
	Mizuho Bank, Ltd.	February 27, 2015	1,650	1,650	0.4845	February 28, 2020			
	Sumitomo Mitsui Banking Corporation		890	890					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		700	700					
	Mizuho Trust & Banking Co., Ltd.		660	660					
	The Norinchukin Bank		1,400	1,400					
	Resona Bank, Limited		140	140					
	Shinkin Central Bank		300	300					
Sumitomo Mitsui Banking Corporation	March 9, 2015	-	2,000	0.4810	August 31, 2020				
Mizuho Bank, Ltd.	February 7, 2014	2,560	2,560	1.1713	February 7, 2021				
Sumitomo Mitsui Banking Corporation		1,950	1,950						

Long-term loans payable	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 7, 2014	1,060	1,060	1.1713	February 7, 2021	Lump-sum repayment	(Note 3)	Unsecured and unguaranteed			
	Mizuho Trust & Banking Co., Ltd.		1,050	1,050								
	Sumitomo Mitsui Trust Bank, Limited		1,660	1,660								
	Resona Bank, Limited		270	270								
	Mizuho Bank, Ltd.	February 27, 2015	2,800	2,800	0.6750	August 31, 2021						
	Sumitomo Mitsui Banking Corporation		2,110	2,110								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		830	830								
	Mizuho Trust & Banking Co., Ltd.		790	790								
	Aozora Bank, Ltd.		300	300								
	Shinsei Bank, Limited		300	300								
	Mizuho Bank, Ltd.		2,385	2,385								
	Sumitomo Mitsui Banking Corporation	February 27, 2015	1,710	1,710	0.7730	February 28, 2022						
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,055	1,055								
	Mizuho Trust & Banking Co., Ltd.		800	800								
	Sumitomo Mitsui Trust Bank, Limited		1,400	1,400								
	Resona Bank, Limited		200	200								
	Development Bank of Japan Inc.		February 7, 2014	2,450						2,450	1.6100	August 7, 2022
	Mizuho Bank, Ltd.		August 31, 2015	–						1,144	0.7488	August 31, 2022
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	–		710								
	Mizuho Trust & Banking Co., Ltd.	–		549								
	Sumitomo Mitsui Trust Bank, Limited	–		414								
	The Norinchukin Bank	–		414								
	Resona Bank, Limited	–		125								
	Development Bank of Japan Inc.	August 31, 2015		–	414	0.7550				August 31, 2022		
	Mizuho Bank, Ltd.	February 7, 2014	400	400	1.8188	February 7, 2024						
	Sumitomo Mitsui Banking Corporation		300	300								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		300	300								
Development Bank of Japan Inc.	February 27, 2015	1,900	1,900	1.1738	August 30, 2024							
Mizuho Bank, Ltd.	February 27, 2015	250	250	1.4600	February 28, 2025							
Sumitomo Mitsui Banking Corporation		125	125									
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		125	125									
Mizuho Bank, Ltd.	February 27, 2015	150	150	1.7500	February 26, 2027							
Sumitomo Mitsui Banking Corporation		75	75									
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		75	75									
Subtotal		¥ 56,740	¥ 62,510									
Total		¥ 60,700	¥ 66,470									

(Note 1) The average interest rate shows the weighted average rate rounded to four decimal places. Moreover, for borrowings hedged using interest rate swaps to avoid interest rate fluctuation risks, a weighted average that accounts for the effect of the interest rate swap is shown.

(Note 2) Long-term loans payable are borrowings that carry fixed interest (including borrowings where the interest rate is fixed by using interest rate swaps).

(Note 3) The borrowings were funds to purchase trust beneficiary rights of real estate in trust (including ancillary expenses) and to repay borrowings.

(Note 4) The Investment Corporation borrowed ¥14,000 million on March 31, 2015, and ¥4,370 million on April 16, 2015, and made an early repayment of all these amounts on August 31, 2015.

8. Investment Corporation Bond

Summary information regarding investment corporation bond as of August 31, 2015 is as follows:

Issue	Issuance date	Balance at the beginning of the period (millions of yen)	Balance at the end of the period (millions of yen)	Interest rate (%)	Repayment date	Repayment method	Use	Collateral
1st Series Unsecured Investment Corporation Bond	August 31, 2015	¥ -	¥ 2,000	0.950	August 29, 2025	Lump-sum repayment	Repayment of borrowings	None (Note 1)
Total		¥ -	¥ 2,000					

(Note 1) With limited inter-bond pari passu clause.

9. Net Assets

The Investment Corporation is required to maintain net assets of at least ¥50 million pursuant to the Investment Trust Act.

10. Unitholder's Equity

	Reporting period (From March 1, 2015 to August 31, 2015)	Previous period (From September 1, 2014 to February 28, 2015)
Total number of authorized investment units	20,000,000 units	20,000,000 units
Number of investment units issued	781,000 units	781,000 units

11. Distributions

Pursuant to the distribution policy prescribed in Article 35, Paragraph 1 of the Investment Corporation's Articles of Incorporation, the distribution amount shall be in excess of an amount equivalent to 90% of earnings available for distributions as defined in Article 67-15 of the Act on Special Measures Concerning Taxation, but not in excess of the amount of earnings. Based on this policy, the Investment Corporation has declared the total distributions to be ¥2,303,950,000, which is the largest integral multiple of the number of investment units issued and outstanding (781,000 units), and not in excess of unappropriated retained earnings.

In addition, the Investment Corporation shall not distribute cash in an amount in excess of earnings prescribed in Article 35, Paragraph 2 of the Investment Corporation's Articles of Incorporation.

	Reporting period (From March 1, 2015 to August 31, 2015)	Previous period (From September 1, 2014 to February 28, 2015)
I Unappropriated retained earnings	¥ 2,304,150,312	¥ 2,285,360,110
II Distribution amount	¥ 2,303,950,000	¥ 2,285,206,000
[Distributions per unit]	[¥ 2,950]	[¥ 2,926]
III Retained earnings brought forward	¥ 200,312	¥ 154,110

12. Breakdown of Property-related Revenues and Expenses

(1) Breakdown of property operating income

	(Unit: thousands of yen)			
	Reporting period (From March 1, 2015 to August 31, 2015)		Previous period (From September 1, 2014 to February 28, 2015)	
A. Property operating revenues				
Rent revenue - real estate				
Rent	¥ 3,843,946		¥ 3,266,266	
Land rent	265,002		265,002	
Common area revenue	413,148	4,522,097	354,534	3,885,802
Other lease business revenues				
Utilities revenue	137,312		119,069	
Other revenue	54,487	191,800	49,798	168,867
Total property operating revenues		¥ 4,713,897		¥ 4,054,670
B. Property operating expenses				
Expenses related to rent business				
Property management fees	¥ 239,248		¥ 196,146	
Utilities	157,089		133,265	
Property and other taxes	381,230		2	
Insurance premium	7,819		7,773	
Maintenance and repairs	52,694		43,903	
Depreciation	506,741		412,837	
Other expenses related to rent business	206,686	1,551,508	149,864	943,792
Total property operating expenses		¥ 1,551,508		¥ 943,792
C. Property operating income (A – B)		¥ 3,162,389		¥ 3,110,878

(2) Transactions with major unitholders

	(Unit: thousands of yen)			
	Reporting period (From March 1, 2015 to August 31, 2015)		Previous period (From September 1, 2014 to February 28, 2015)	
From operating transactions				
Rent revenue - real estate	¥	795,933	¥	795,933

13. Financial Instruments

(1) Overview

(i) Policy for financial instruments

The Investment Corporation procures essential funds for acquiring properties, repairs and repayment of debt mainly through loans from financial institutions, issuance of investment corporation bonds and issuance of investment units and other means. In procuring interest-bearing debt, the Investment Corporation takes into account a balance between flexibility in procurement of funds and financial stability.

Furthermore, the Investment Corporation uses derivatives only for the purpose of hedging fluctuation risk of interest rates for borrowings and others and does not enter into derivative transactions for any speculative purposes.

(ii) Types of financial instruments, related risks, and risk management

Deposits are used for investment of the Investment Corporation's surplus funds. As they are exposed to credit risk such as bankruptcy of the depository financial institutions, deposits are carried out with safety and redeemability taken into consideration and are limited to short-term deposits.

Borrowings and investment corporation bonds are conducted mainly for the purpose of acquiring properties, refinancing of existing borrowings. Of these borrowings, those with floating interest rates are exposed to interest rate fluctuation risk. To avoid this fluctuation risk, the Investment Corporation uses derivative

transactions (interest rate swaps) as hedging instruments, which, in effect, converts fluctuating interest rates into fixed interest rates.

For the method of hedge accounting, hedging instruments and hedged items, hedging policy and the method of assessing hedge effectiveness, please refer to “(6) Hedge accounting method” in “3.-Summary of Significant Accounting Policies” above.

(iii) Supplemental explanation of the fair value of financial instruments

The fair values of financial instruments are based on their market prices, if available. If there is no available market price for certain financial instruments, such fair value is based on the value reasonably estimated. Since variable factors are reflected in estimating the fair value, different assumptions could result in a different fair value. The contract amounts related to derivatives mentioned in “Derivative transactions” below do not represent the value of the market risk associated with the derivative transactions.

(2) Fair value of financial instruments

The carrying amounts on the balance sheet, fair values, and the differences between the two values as of August 31, 2015 and February 28, 2015 are as follows:

(Unit: thousands of yen)

	Reporting period (As of August 31, 2015)			Previous period (As of February 28, 2015)		
	Carrying amount	Fair value	Difference	Carrying amount	Fair value	Difference
Cash and deposits	¥ 4,394,069	¥ 4,394,069	¥ -	¥ 3,297,438	¥ 3,297,438	¥ -
Cash and deposits in trust	3,716,473	3,716,473	-	3,473,427	3,473,427	-
Total	¥ 8,110,542	¥ 8,110,542	¥ -	¥ 6,770,865	¥ 6,770,865	¥ -
Short-term loans payable	¥ 3,960,000	¥ 3,960,000	¥ -	¥ 3,960,000	¥ 3,960,000	¥ -
Investment corporation bond	2,000,000	1,992,600	(7,400)	-	-	-
Long-term loans payable	62,510,000	61,061,520	(1,448,480)	56,740,000	55,316,760	(1,423,240)
Total	¥ 68,470,000	¥ 67,014,120	¥ (1,455,880)	¥ 60,700,000	¥ 59,276,760	¥ (1,423,240)
Derivative transactions	¥ -	¥ -	¥ -	¥ -	¥ -	¥ -

(Note 1) Methods to determine the fair values of financial instruments and matters regarding derivative transactions

Assets

(i) Cash and deposits, and (ii) Cash and deposits in trust

As these are settled within a short period of time, the fair value is approximately the same as the carrying amount and is thus stated at that carrying amount.

Liabilities

(i) Short-term loans payable

As these are settled within a short period of time with variable interest rates, the fair value is approximately the same as the carrying amount and is thus stated at that carrying amount.

(ii) Investment corporation bond

The fair value is calculated based on reference indicative prices of sale/purchase transactions provided by financial institutions, etc.

(iii) Long-term loans payable

Since long-term loans payable that carry floating interest rates are reviewed on a short-term interval to reflect market interest rates, and the Investment Corporation's credit standing did not change significantly after the execution of the loans, their fair value is considered approximate to the carrying amounts. Therefore, the carrying amounts are used as the fair value of these liabilities. (However, for long-term loans payable with floating interest rates to which special treatment for interest rate swaps is applied (Please refer to “Derivative transactions” below.), the fair value is calculated by discounting the sum of principal and interest, which are treated in combination with the said interest rate swap, at a reasonable rate estimated for a similar new loan that is made corresponding to the remaining period.)

The fair value of long-term loans payable carrying fixed interest rates is calculated by discounting the sum of principal and interest at a reasonable rate estimated for a similar new loan that is made corresponding to the remaining period.

(Note 2) Redemption schedule for monetary claims as of August 31, 2015 and February 28, 2015

(Unit: thousands of yen)

As of August 31, 2015	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Cash and deposits	¥ 4,394,069	¥ –	¥ –	¥ –	¥ –	¥ –
Cash and deposits in trust	3,716,473	–	–	–	–	–
Total	¥ 8,110,542	¥ –	¥ –	¥ –	¥ –	¥ –

(Unit: thousands of yen)

As of February 28, 2015	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Cash and deposits	¥ 3,297,438	¥ –	¥ –	¥ –	¥ –	¥ –
Cash and deposits in trust	3,473,427	–	–	–	–	–
Total	¥ 6,770,865	¥ –	¥ –	¥ –	¥ –	¥ –

(Note 3) Redemption schedule for long-term loans payable and other interest-bearing debt as of August 31, 2015 and February 28, 2015

(Unit: thousands of yen)

As of August 31, 2015	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Short-term loans payable	¥ 3,960,000	¥ –	¥ –	¥ –	¥ –	¥ –
Investment corporation bond	–	–	–	–	–	2,000,000
Long-term loans payable	–	8,490,000	–	13,130,000	7,740,000	33,150,000
Total	¥ 3,960,000	¥ 8,490,000	¥ –	¥ 13,130,000	¥ 7,740,000	¥ 35,150,000

(Unit: thousands of yen)

As of February 28, 2015	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Short-term loans payable	¥ 3,960,000	¥ –	¥ –	¥ –	¥ –	¥ –
Long-term loans payable	–	8,490,000	–	8,550,000	10,320,000	29,380,000
Total	¥ 3,960,000	¥ 8,490,000	¥ –	¥ 8,550,000	¥ 10,320,000	¥ 29,380,000

14. Derivative Transactions

(1) Derivative transactions not applying hedge accounting

As of August 31, 2015 and February 28, 2015

Not applicable.

(2) Derivative transactions applying hedge accounting

The contracted amount or principal amount equivalent set forth in the contract as of August 31, 2015 and February 28, 2015 for each hedge accounting method is as follows:

(Unit: thousands of yen)

As of August 31, 2015						
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 of interest rate swaps	Interest rate swap transaction Payment: fixed interest rate Receipt: floating interest rate	Long-term loans payable	¥ 59,646,000	¥ 59,646,000	*	–

(Unit: thousands of yen)

As of February 28, 2015						
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 of interest rate swaps	Interest rate swap transaction Payment: fixed interest rate Receipt: floating interest rate	Long-term loans payable	¥ 54,290,000	¥ 54,290,000	*	–

* Interest rate swap transactions to which special treatment is applied are accounted for as an integral part of long-term loans payable, the hedged item. Thus, their fair values are included in the fair value of long-term loans payable. (Please refer to the preceding “13. Financial Instruments, (2) Fair value of financial instruments, (Note 1) Methods to determine the fair values of financial instruments and matters regarding derivative transactions, Liabilities (iii) Long-term loans payable.”)

15. Leases

Operating lease transactions (Lessor)

Future minimum lease payments under noncancelable operating lease transactions

(Unit: thousands of yen)

	Reporting period (As of August 31, 2015)	Previous period (As of February 28, 2015)
Due within 1 year	¥ 3,898,031	¥ 4,013,524
Due after 1 year	9,193,882	11,495,118
Total	¥ 13,091,913	¥ 15,508,643

16. Investment and Rental Properties

The Investment Corporation owns rental office buildings and other properties in Tokyo and other regions for rent revenue. The balance sheet carrying amounts, changes during the fiscal period under review, and fair values of these rental properties are as follows:

	(Unit: thousands of yen)			
	Reporting period (From March 1, 2015 to August 31, 2015)		Previous period (From September 1, 2014 to February 28, 2015)	
Carrying amount				
Balance at the beginning of the period	¥	149,512,370	¥	102,635,863
Changes during period		8,061,083		46,876,507
Balance at the end of the period	¥	157,573,453	¥	149,512,370
Fair value at the end of the period	¥	172,454,000	¥	159,692,000

(Note 1) The balance sheet carrying amount is the acquisition cost less accumulated depreciation.

(Note 2) The main reason for the increase in the investment and rental properties during the reporting period and the previous period is the acquisition of beneficiary rights of real estate in trust of 3 properties (¥8,424,152 thousand) and 7 properties (¥47,245,344 thousand), respectively. The decrease during the reporting period and the previous period is mainly due to depreciation (¥506,741 thousand and ¥412,837 thousand, respectively).

(Note 3) The fair value at the end of the period is the appraisal value provided by an independent real estate appraiser. The profit or loss for the period under review concerning investment and rental properties is indicated under “12. Breakdown of Property-related Revenues and Expenses.”

17. Related-Party Transactions

(1) Parent company, major corporate unitholders and other

Reporting period (From March 1, 2015 to August 31, 2015)

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Business or occupation	Percentage of voting rights held	Relationship		Nature of transaction	Amount of transaction (thousands of yen)	Account item	Balance at the end of the period (thousands of yen)
						Inter-locking officers	Business relationship				
Major corporate unitholder	Hulic Co., Ltd.	Chuo -ku, Tokyo	¥62,631,528	Real estate business	(directly) 12.00%	-	Rent and management of real estate	Purchase of beneficiary right of real estate in trust	¥ 4,370,000	-	¥ -
								Keeping of leasehold and security deposits	¥ 383,363	Tenant leasehold and security deposits in trust	¥5,670,434
								Repayment of leasehold and security deposits	¥ 132,193		
								Earning of rent revenue, etc.	¥ 795,933	Advances received	¥ 139,734

(Note 1) Transaction terms are determined based on current market prices.

(Note 2) Consumption taxes are not included in amount of transaction but are included in balance at the end of the period.

Previous period (From September 1, 2014 to February 28, 2015)

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Business or occupation	Percentage of voting rights held	Relationship		Nature of transaction	Amount of transaction (thousands of yen)	Account item	Balance at the end of the period (thousands of yen)
						Inter-locking officers	Business relationship				
Major corporate unitholder	Hulic Co., Ltd.	Chuo -ku, Tokyo	¥22,293,503	Real estate business	(directly) 12.00%	-	Rent and management of real estate	Purchase of beneficiary right of real estate in trust	¥ 28,954,000	-	¥ -
								Keeping of leasehold and security deposits	¥ 667,554	Tenant leasehold and security deposits in trust	¥5,419,264
								Repayment of leasehold and security deposits	¥ 11,852		
								Earning of rent revenue, etc.	¥ 795,933	Advances received	¥ 139,734

(Note 1) Transaction terms are determined based on current market prices.

(Note 2) Consumption taxes are not included in amount of transaction but are included in balance at the end of the period.

(2) Affiliated companies and other

Reporting period (From March 1, 2015 to August 31, 2015) and previous period (From September 1, 2014 to February 28, 2015)

Not applicable.

(3) Fellow subsidiary companies and other

Reporting period (From March 1, 2015 to August 31, 2015)

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Business or occupation	Percentage of voting rights held	Relationship		Nature of transaction	Amount of transaction (thousands of yen)	Account item	Balance at the end of the period (thousands of yen)
						Inter-locking officers	Business relationship				
Companies whose majority of voting rights are owned by major (corporate) unitholder	Hulic Reit Management Co., Ltd.	Chuo -ku, Tokyo	¥ 200,000	Asset management for investment corporations	-	1	Consignment of asset management	Payment of asset management fees	¥ 422,353	Operating accounts payable	¥ 424,470

(Note 1) The asset management fees for the reporting period include management fees of ¥29,325 thousand relating to the acquisitions that are capitalized as part of the acquisition cost for the individual real property.

(Note 2) Transaction terms are determined based on current market prices.

(Note 3) Consumption taxes are not included in amount of transaction but are included in balance at the end of the period.

Previous period (From September 1, 2014 to February 28, 2015)

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Business or occupation	Percentage of voting rights held	Relationship		Nature of transaction	Amount of transaction (thousands of yen)	Account item	Balance at the end of the period (thousands of yen)
						Inter-locking officers	Business relationship				
Companies whose majority of voting rights are owned by major (corporate) unitholder	TMK Sonic Investments 6	Minato-ku, Tokyo	¥ 350,000	Real estate business	–	–	Subsidiary of major unitholder	Purchase of beneficiary right of real estate in trust	¥ 5,550,000	–	–
	Hulic Reit Management Co., Ltd.	Chuo-ku, Tokyo	¥ 200,000	Asset management for investment corporations	–	1	Consignment of asset management	Payment of asset management fees	¥ 490,650	Operating accounts payable	¥ 370,645

(Note 1) The asset management fees for the reporting period include management fees of ¥147,460 thousand relating to the acquisitions that are capitalized as part of the acquisition cost for the individual real property.

(Note 2) Transaction terms are determined based on current market prices.

(Note 3) Consumption taxes are not included in amount of transaction but are included in balance at the end of the period.

(4) Directors, major individual unitholders and other

Reporting period (From March 1, 2015 to August 31, 2015) and previous period (From September 1, 2014 to February 28, 2015)

Transactions carried out by Eiji Tokita, Executive Officer of the Investment Corporation, as the Representative of a third party (Hulic Reit Management Co., Ltd.) are as shown above in transactions with Hulic Reit Management Co., Ltd. in “(3) Fellow subsidiary companies and other.”

18. Per Unit Information

(Unit: yen)

	Reporting period (From March 1, 2015 to August 31, 2015)	Previous period (From September 1, 2014 to February 28, 2015)
Net assets per unit	¥ 113,855	¥ 113,831
Net income per unit	¥ 2,950	¥ 3,115

(Note 1) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units during the period. Diluted net income per unit has not been stated as there are no potentially dilutive investment units.

(Note 2) The following is the basis for calculating net income per unit:

		Reporting period (From March 1, 2015 to August 31, 2015)	Previous period (From September 1, 2014 to February 28, 2015)
Net income	(thousands of yen)	¥ 2,303,996	¥ 2,285,261
Amount not attributable to common unitholders	(thousands of yen)	¥ –	¥ –
Net income attributable to common investment units	(thousands of yen)	¥ 2,303,996	¥ 2,285,261
Average number of investment units during the period	(units)	781,000	733,452

19. Segment and Related Information

[Segment information]

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

[Related information]

Reporting period (from March 1, 2015 to August 31, 2015)

(1) Information about each product and service

Disclosure is omitted as operating revenues from external customers within a single product/service category accounts for over 90% of operating revenues on the statement of income and retained earnings.

(2) Information about each geographical area

(i) Operating revenues

Disclosure is omitted as operating revenues from external customers in Japan exceeded 90% of operating revenues on the statement of income and retained earnings.

(ii) Property, plant and equipment

Disclosure is omitted as the amount of property, plant and equipment located in Japan exceeded 90% of property, plant and equipment on the balance sheet.

(3) Information about major customers

Name of tenant	Operating revenues	(Unit: thousands of yen) Related segment
Hulic Co., Ltd.	¥ 795,933	Real estate lease business
SoftBank Corp. (Note)	633,252	Real estate lease business

(Note) Softbank Telecom Corp. was merged into Softbank Mobile Corp. on April 1, 2015. Softbank Mobile Corp. was then renamed as SoftBank Corp. on July 1, 2015.

Previous period (from September 1, 2014 to February 28, 2015)

(1) Information about each product and service

Disclosure is omitted as operating revenues from external customers within a single product/service category accounts for over 90% of operating revenues on the statement of income and retained earnings.

(2) Information about each geographical area

(i) Operating revenues

Disclosure is omitted as operating revenues from external customers in Japan exceeded 90% of operating revenues on the statement of income and retained earnings.

(ii) Property, plant and equipment

Disclosure is omitted as the amount of property, plant and equipment located in Japan exceeded 90% of property, plant and equipment on the balance sheet.

(3) Information about major customers

Name of tenant	Operating revenues	(Unit: thousands of yen) Related segment
Hulic Co., Ltd.	¥ 795,933	Real estate lease business
Softbank Telecom Corp. (Note)	443,161	Real estate lease business

(Note) Softbank Telecom Corp. was merged into Softbank Mobile Corp. on April 1, 2015.

20. Commitment Line Contracts

The Investment Corporation has commitment line contracts with banks and other financial institutions.

	(Unit: thousands of yen)	
	Reporting period (As of August 31, 2015)	Previous period (As of February 28, 2015)
Total amount of commitment line contracts	¥10,000,000	¥10,000,000
Borrowings outstanding	-	-
Remaining available amount	¥10,000,000	¥10,000,000

21. Asset Retirement Obligations

Reporting period (From March 1, 2015 to August 31, 2015) and previous period (From September 1, 2014 to February 28, 2015)

Not applicable.

22. Subsequent Events

Not applicable.