

<Amended part>

P.22 Sponsor Support ① (New Property)

■ Overview of Property (Nishidai NC Building)

・Total Leasable area

【Before Revision】3,798.48㎡    【After Revision】6,214.11㎡

For the Fiscal Period Ended April 30, 2016 (3rd Fiscal Period)

# Earnings Announcement

Securities Code: 3451

# Sponsor Support ① (New Property)

- Plan to acquire new property (Nishidai NC Building) under favorable conditions. Appraisal NOI yield is 6.02%.
- Average appraisal NOI yield of the portfolio including this property will be 6.19%, maintaining a high level.



## ■ Overview of Property (Nishidai NC Building)

- Date of sale contract: June 15, 2016
- Scheduled acquisition date: August 31, 2016
- Seller: Tosei Corporation
- Scheduled acquisition price: JPY 1,481 MM
- Appraised value: JPY 1,580 MM

- Appraisal NOI yield: 6.02%
- Estimated NOI: JPY 93 MM/year

Address	83-1, Takashimadaira 1-chome, Itabashi-ku, Tokyo
Property type	Office
Site area	1,394.73m <sup>2</sup>
Total Leasable area	6,214.11m <sup>2</sup>
Construction/Floors	S, SRC, flat roof, B1/7F
Completion of construction	March 1992