

Presentation Material for Merger and Series of Concurrent Transactions (November 19, 2019)



日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

日本ヘルスケア投資法人

Nippon Healthcare Investment Corporation



大和リアル・エステート・アセット・マネジメント

Daiwa Real Estate Asset Management



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Current position of both REITs and new REIT (as of November 19, 2019)

 日本賃貸住宅投資法人 Japan Rental Housing Investments Inc.	Name of investment corporation	日本ヘルスケア投資法人 Nippon Healthcare Investment Corporation
<ul style="list-style-type: none"> Specializing in rental housing Focusing on 23 wards of Tokyo and 3 major metropolitan areas 	Investment targets	<ul style="list-style-type: none"> Specializing in healthcare facilities Focusing on 3 major metropolitan and mid-core urban areas
<ul style="list-style-type: none"> 193 properties, JPY 227.8 billion NOI Yield: 5.7%^{※1} 	Portfolio	<ul style="list-style-type: none"> 23 properties, JPY 19.7 billion NOI Yield : 6.2%^{※1}
<ul style="list-style-type: none"> Asset Size: 33rd (4th among Residential REITs) Market Cap: 36th (5th among Residential REITs) 	REIT Market Positioning ^{※2}	<ul style="list-style-type: none"> The lowest rank in terms of asset size and market cap among all J-REITs
<ul style="list-style-type: none"> JPY 171.5 billion 	Market capitalization ^{※2}	<ul style="list-style-type: none"> JPY 16.0 billion
<ul style="list-style-type: none"> Amid the intensified competition for acquisition of superior properties, a certain period of time (three to five years) is expected to be required in order to promote a property replacement strategy with a view to improve the quality of portfolio as a top priority. 	Challenge	<ul style="list-style-type: none"> While NHI has a large-scale pipeline by way of sponsor-support, there are limited opportunities for external growth due to the small size of assets and market capitalization.

Aiming at playing a role as a social infrastructure that comprehensively provides comfortable living spaces suited to each life stage, both REITs will start with the corporate name of “Daiwa Securities Living Investment Corporation” under the concept of “Support Life and Lifestyle of Everyone.”

“Support Life and Lifestyle of Everyone”

大和証券リビング投資法人 ^{※3}

Daiwa Securities Living Investment Corporation







※1 Calculated based on the figures for the most recent fiscal period. For JRHI, based on the total actual NOI for the FP ended September 2019 in the financial results announced on November 19, 2019, but i) deducting the total actual NOI of the 10 properties sold in such FP, ii) deducting the actual NOI, and adding the appraisal NOI, of the 4 properties acquired during such FP, and iii) adding the appraisal NOI of the one property acquired on October 29, 2019. The same shall apply in page 9.

※2 As at November 1, 2019. For more details, see page 14.

※3 This logo is temporary and has not formally been adopted.



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- In this material, “JRH” means “Japan Rental Housing Investments Inc.”
“NHI” means “Nippon Healthcare Investment Corporation.”
“DLI” means “Daiwa Securities Living Investment Corporation.”



Section I

Overview of the measures

Executive Summary

In order to improve unitholders' value, several measures^{※1} have been taken.

(i) Merger: Implementation of asset size expansion (JRH, NHI)

- Expansion of asset size^{※2} over 300 billion yen by improvement of liquidity through enhancement of positioning and market capitalization

(ii) Disposition: Early achievement of the New Medium-Term Target (property replacement strategy) (JRH)

- Disposition of 27 properties (the total acquisition price of which was 13.4 billion yen) for the total sale price of 13.6 billion yen and acquisition of alternative properties (see (iii) below)

(iii) Acquisition: Early achievement of external growth (NHI)

- Acquisition of 28 properties for 62.6 billion yen; entering into a new growth phase

(iv) Third-party allotment: Strengthen relationship with sponsor group (JRH, NHI)

- Implementation of equity financing (approximately 26.0 billion yen) by the sponsor group at the issue price exceeding P/NAV.

Items (ii) through (iv) to be carried out concurrently, with Item (i) as a condition precedent

Proceed to the next stage for growth through a concurrent series of transactions including the merger, aiming at enhancement of DPU



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大和証券グループ本社

Daiwa Securities Group Inc.

大和証券リビング投資法人

Daiwa Securities Living Investment Corporation

日本ヘルスケア投資法人

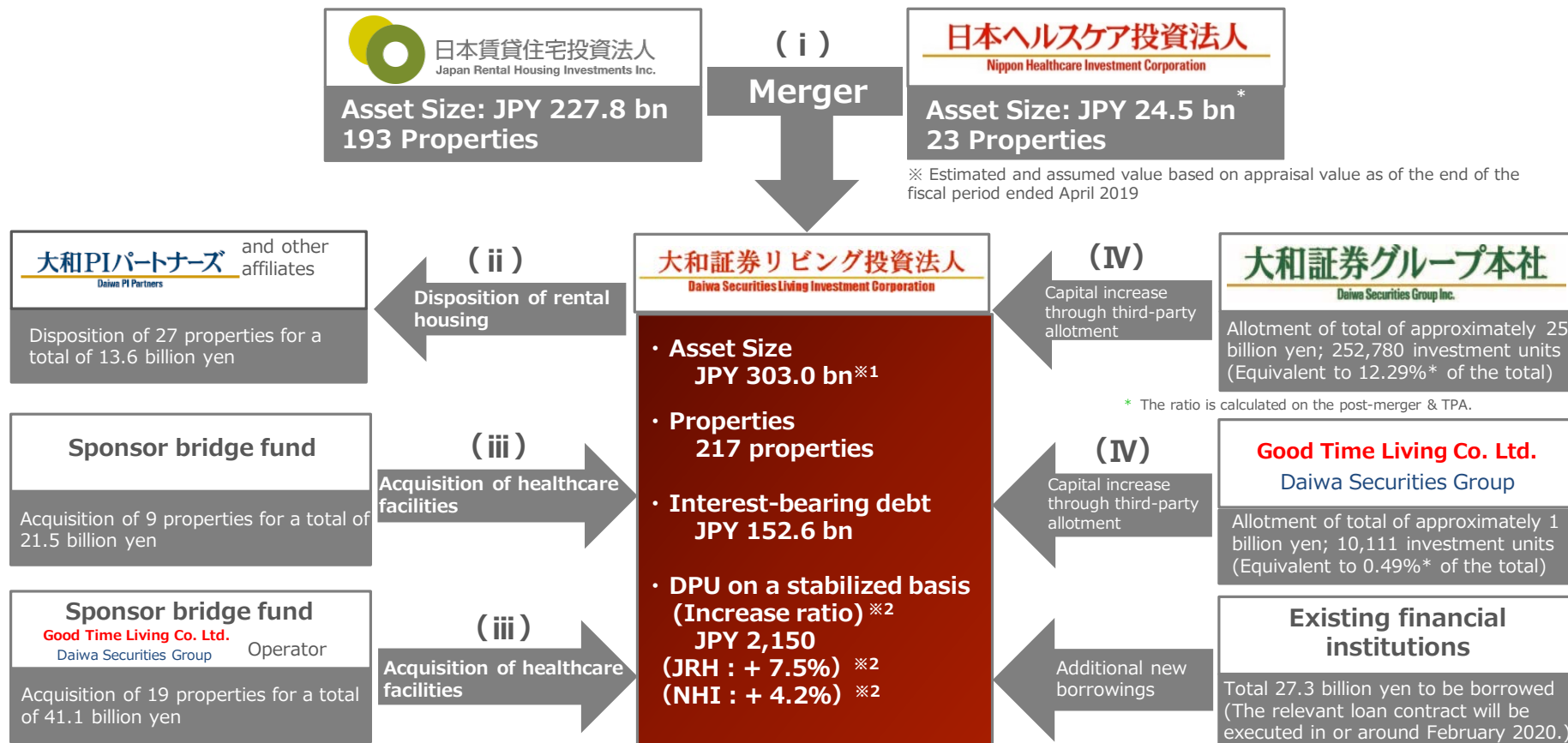
Nippon Healthcare Investment Corporation

※1 The merger, disposition, acquisition, third party allotment and relevant transactions are collectively referred to as the "measures."

※2 After the consideration of the measures. Unless otherwise indicated, the asset size is on an (anticipated) acquisition price basis.

Entire Scheme of the measures

Implementation of the measures concurrently through integrated efforts by the sponsor group



※1 Including Sengoku 4-chome PJ (already determined to be acquired) (scheduled to be acquired on April 10, 2020)

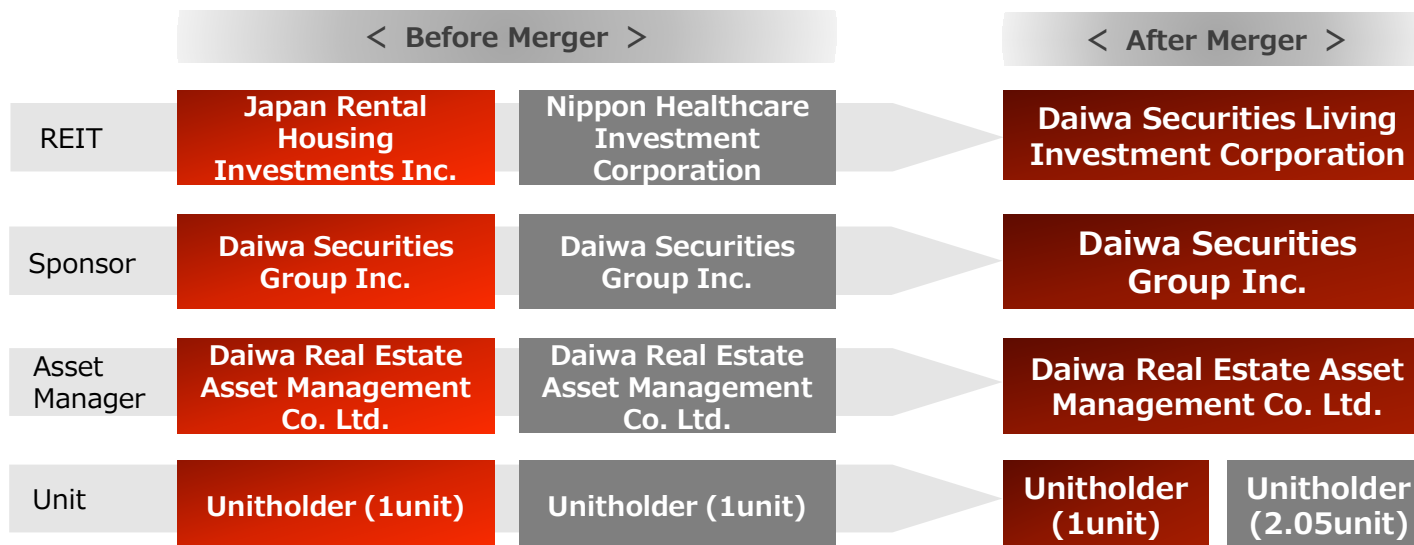
※2 Stabilized DPU is a forecasted figure for FP ending March 2021 after the merger.

Increase ratio is comparison between stabilized DPU and forecasted DPU for FP ending March 2020 for JRH (announced on November 19, 2019), and is between stabilized DPU and forecasted DPU for FP ending October 2019 for NHI (announced on June 19, 2019).

Merger Scheme

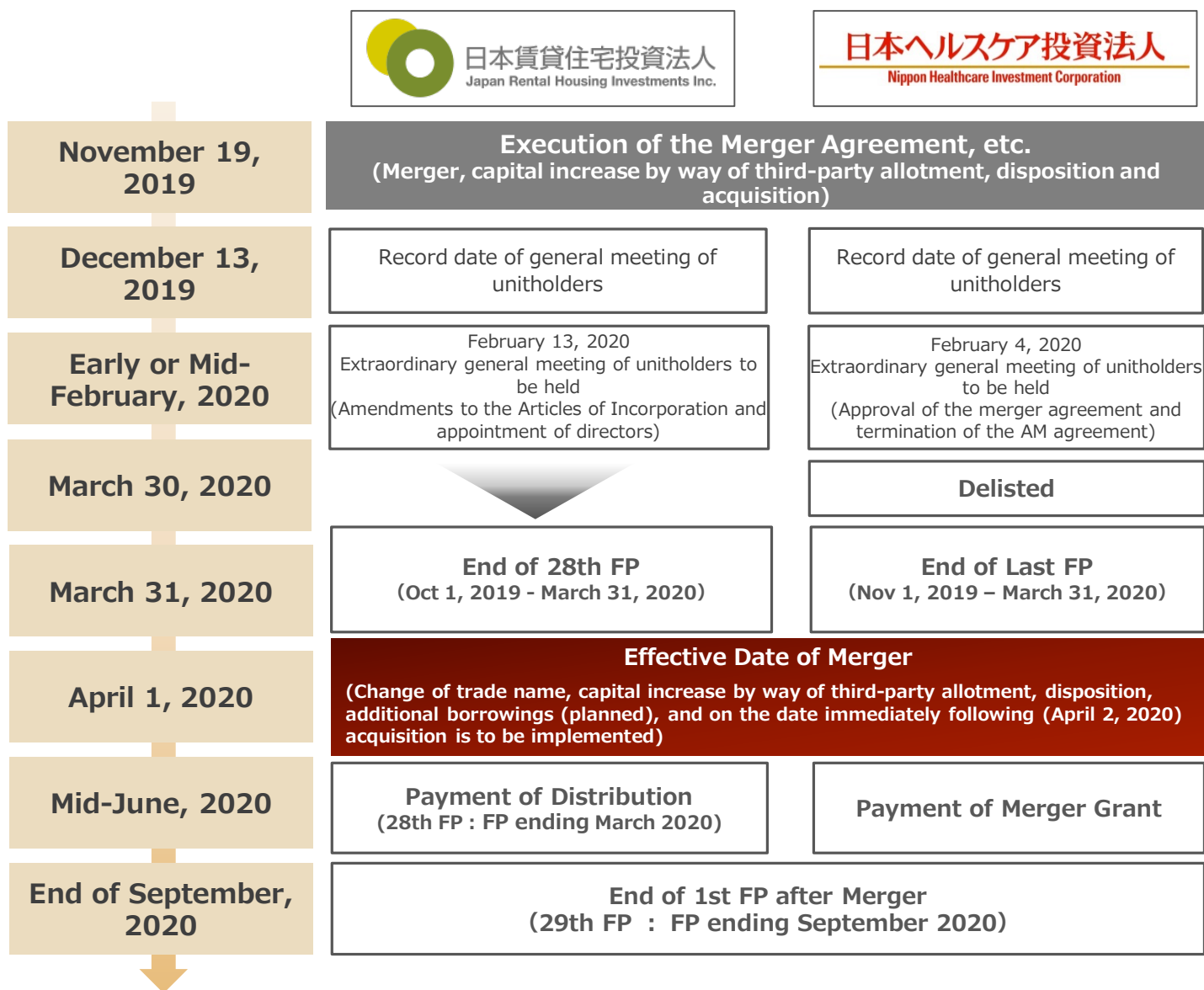
Name of New REIT	大和証券リビング投資法人 Daiwa Securities Living Investment Corporation
Type of Merger	<ul style="list-style-type: none"> Absorption-type merger Surviving corporation : Japan Rental Housing Investments Inc. (JRH) Absorbed corporation : Nippon Healthcare Investment Corporation (NHI)
Ratio of Merger	<ul style="list-style-type: none"> JRH: NHI = 1: 2.05 (In exchange for one NHI investment unit, 2.05 JRH investment units will be allocated)
Resolution at general meeting of unitholders	<ul style="list-style-type: none"> A special majority vote resolution is required for approval of the merger agreement at the NHI general meeting of unitholders (scheduled to be held on February 4, 2020) (For JRH, simplified merger procedures will apply* and such special resolution at the general meeting of unitholders is not required; however, a general meeting of unitholders of JRH is scheduled to be held on February 13, 2020 in order to amend the Articles of Incorporation and other relevant purpose.)
Asset Manager	<ul style="list-style-type: none"> Daiwa Real Estate Asset Management Co. Ltd. will continue to be entrusted with asset management business for the REIT after the merger.

- Simplified merger procedures whereby the surviving corporation is JRH and the absorbed corporation is NHI, and the approval by a resolution at the general meeting of unitholders of NHI is one of the condition precedents of the merger.



* Under Paragraph 2 of Article 149-7 of the Investment Trust Act, if the total number of investment units that the surviving corporation will deliver to the unitholders of the absorbed corporation does not exceed one-fifth (1/5) (20%) of the total number of issued investment units of the surviving corporation, the simplified merger procedures will apply.

Schedule



- In exchange for one investment unit of each of the unitholders that are recorded on the last unitholders register of NHI on March 31, 2020 (Tuesday), the day immediately preceding the effective date, 2.05 JRH investment units will be allocated.

Overview of New REIT

		JRH ^{Note1}	NHI ^{Note1}	Assets to be Acquired ^{Note2}	Assets to be Sold ^{Note3}	Decided Anticipated Assets ^{Note4}	DLI (Post-Measures)	
Portfolio	Asset Size ^{Note5}	JPY 227.8 bn	JPY 24.5 bn	JPY 62.6 bn	JPY 13.4 bn	JPY 1.4 bn	JPY 303.0 bn	
	Number of Properties ^{Note5}	193	23	28 ^{Note6}	27	1	217	
	NOI yield ^{Note7}	5.7%	6.2%	4.8% ^{Note8}	6.1% ^{Note9}	4.0% ^{Note8}	5.5 % ^{Note10}	
	Average Building Age ^{Note11}	15.2 years	11.8 years	6.8 years	23.0 years	New	13.2 years	
Finance	LTV	50.9%	46.6%	—	—	—	49.3 % ^{Note10}	
	Interest-Bearing Debt	JPY 115.5 bn	JPY 9.8 bn	—	—	—	JPY 152.6 bn ^{Note10}	
	Credit Ratings (JCR, R&I)	A+ (Stable)、A (Stable)	—	—	—	—	Aim for improvement	
Valuation of Unit holder	Total number of units issued and outstanding	1,640,060 units	74,632 units	—	—	—	2,055,946 units	
	NAV per unit ^{Note12}	JPY 98,045	JPY 202,199	—	—	—	JPY 99,462 ^{Note10}	
	Net Asset per unit	JPY 66,124	JPY 137,920	—	—	—	JPY 73,441 ^{Note10}	
	Forecasted distribution per unit	Forecast March 2020 FP ^{Note13}	Forecast October 2019 FP ^{Note14}	—	—	—	Forecast September 2020 FP ^{Note15}	Forecast March 2021 FP ^{Note15}
		JPY 2,000	JPY 4,230	—	—	—	JPY 2,150	JPY 2,150
	Forecasted distribution per unit and increase/decrease rate after the adjustment of merger ratio (NHI) ^{Note16}	—	—	—	—	—	JPY 4,407 (+4.2%)	JPY 4,407 (+4.2%)

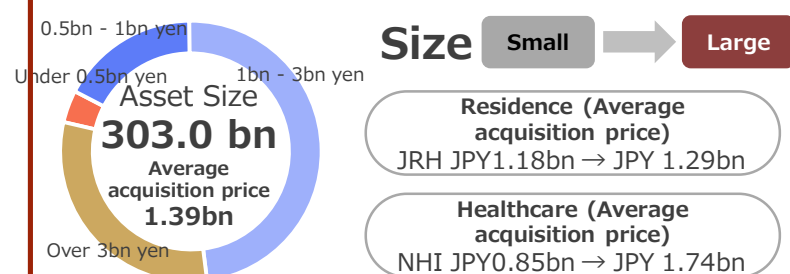
※ Notes of this page are shown on page 47.

Overview of New REIT (Portfolio)

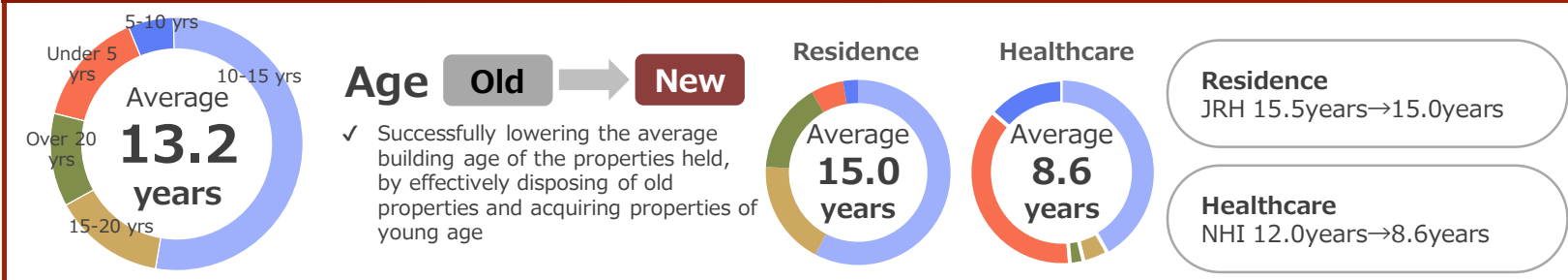
By Use



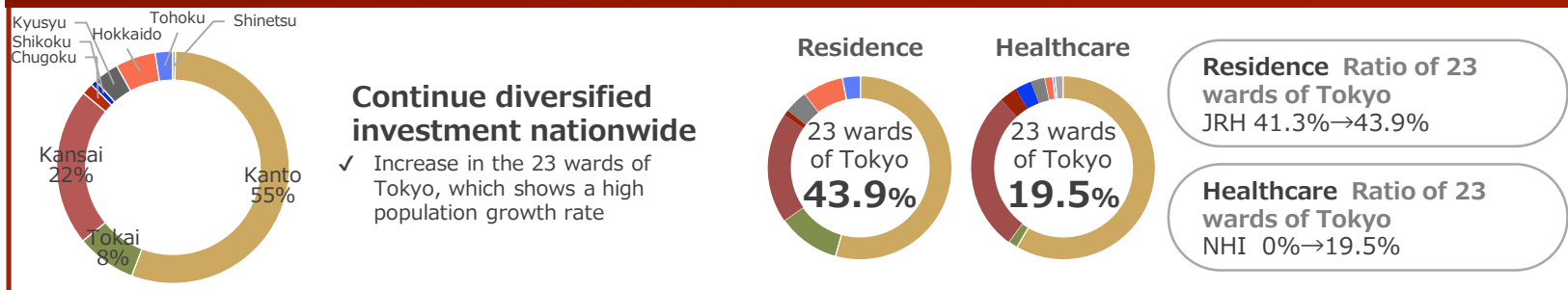
By Size



By Age



By Area



* Calculated taking into consideration the measures including the planned disposition and acquisition, and as of April 10, 2020, the last scheduled date of acquiring the properties. The percentages are on an (anticipated) acquisition price basis.



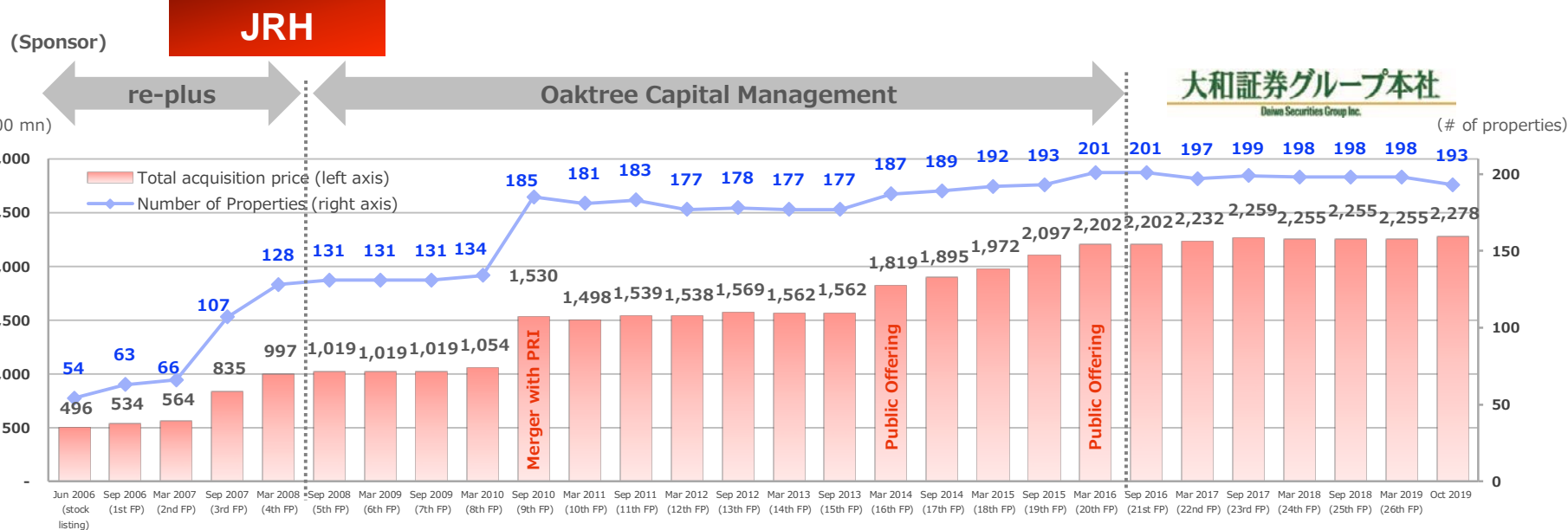
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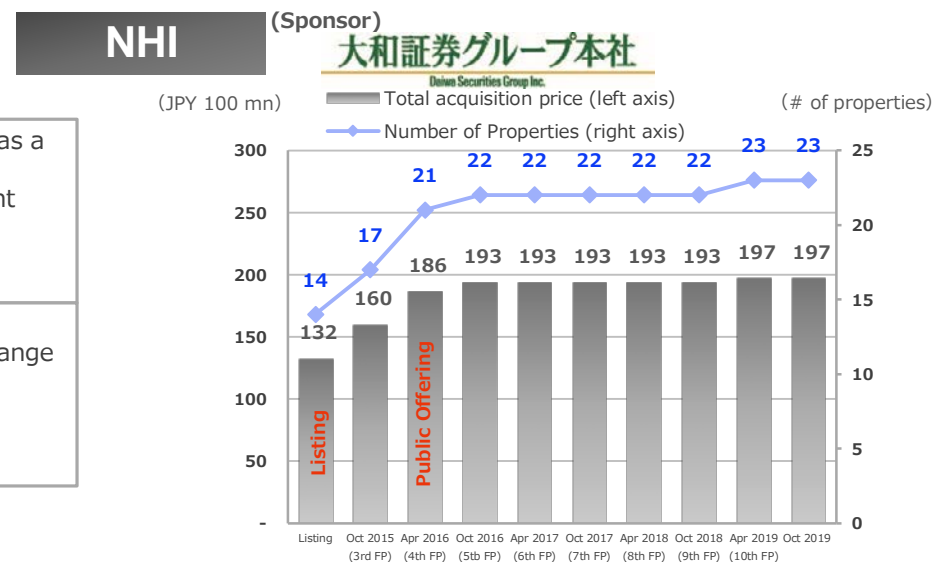
Section II

Significance of the measures

Track History of both REIT



JRH	<ul style="list-style-type: none"> In June 2006, listed on the Tokyo Stock Exchange as a residential specialized REIT In July 2010, merged with Prospect Reit Investment Corporation by way of absorption-type merger and thereafter steadily managed its assets while implementing replacement of properties
NHI	<ul style="list-style-type: none"> In November 2014, listed on the Tokyo Stock Exchange as the Japan's first healthcare specialized REIT Has steadily managed its assets while expanding pipelines through sponsor support



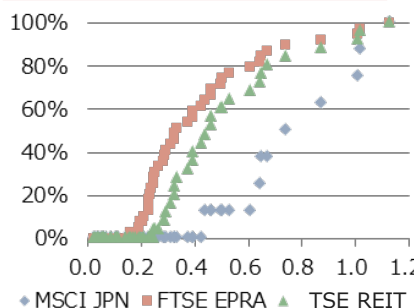
Market Positioning after Measures (Based on Asset Size)

**Asset size after the measures is over JPY 300 billion.
Therefore, market positioning and liquidity improve.**

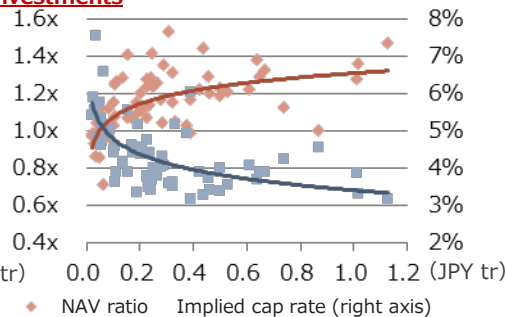
Importance of Asset Size in J-REIT Market Source: publicly available information

- As the asset size increases, (i) it will make it more likely for index funds to target for investment; (ii) the P/NAV ratio will tend to increase; and (iii) the implied cap rate will tend to decrease.

Percentage of index constituents by value of assets under investments



Valuation index by size of assets under investments



■ Other REIT
(Residence, Healthcare)

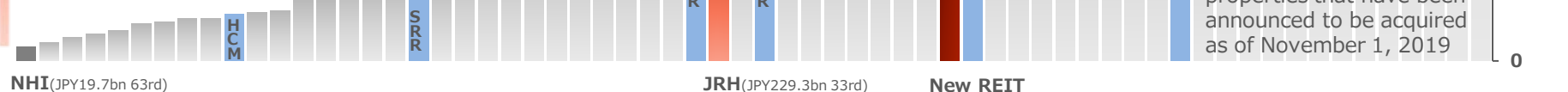
**Asset Size
JPY 303.0bn**

Investment Amount of Healthcare Asset 1st
(JPY87.1 billion)

Change of Asset Size	As of Nov, 2019 ^{※2}	After the measures ^{※2}
Residential REIT ^{※1}	4th	3rd
J-REIT	33rd	24th

※1 Excluding diversified-type investment corporations which hold residential assets from comparison

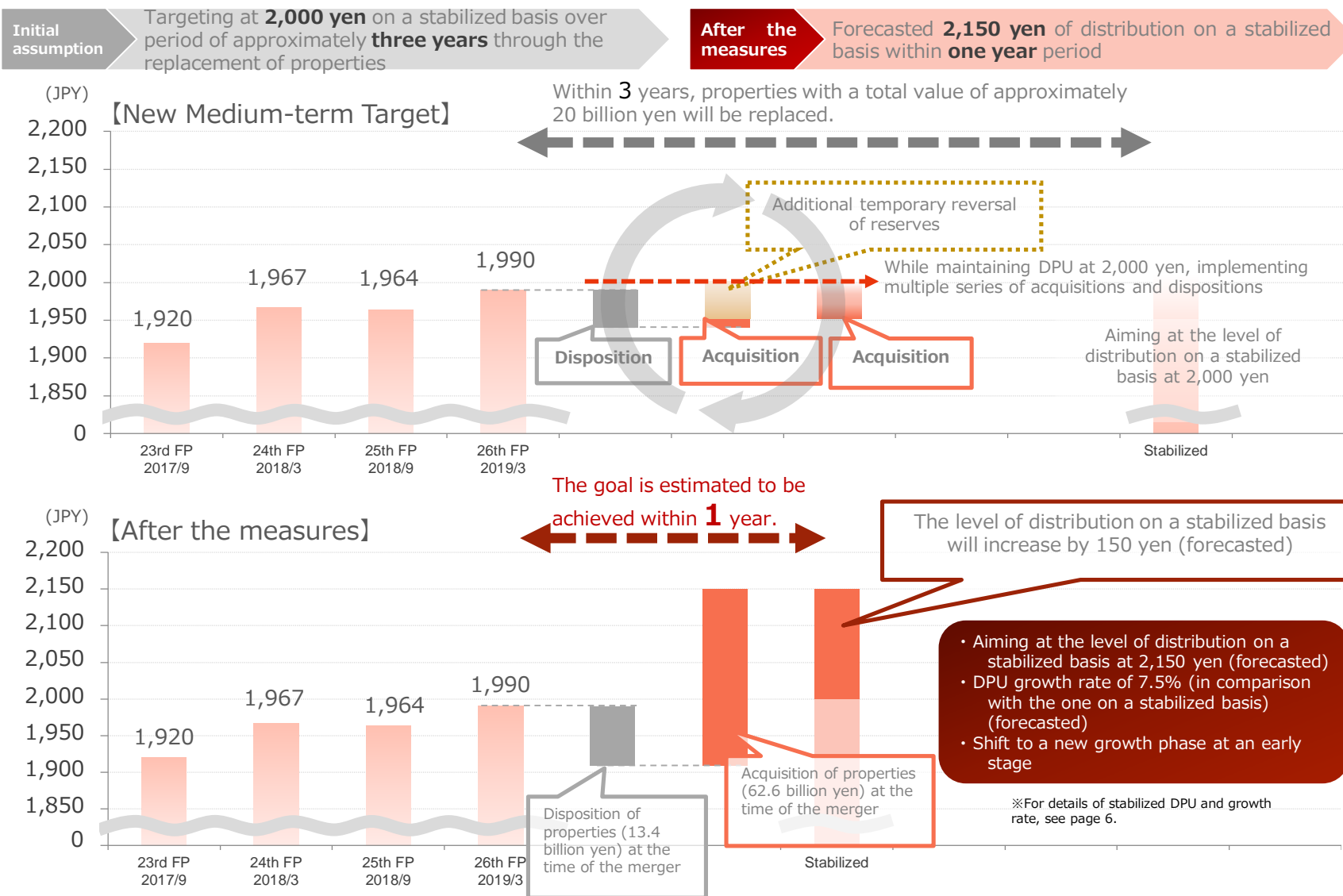
※2 A comparison based on asset size including the planned properties disclosed by other investment corporations as of November 1, 2019



Background and Purpose of The Measures

JRH

Disposition of 27 properties with a total sale price of 13.4 billion yen; achieve the enhanced value for unitholders by improving the quality of the portfolios at an early stage



List of Assets to be Sold (Residence 27 properties)

(JPY million)

No	Property Name	Planned Disposition Price	Appraisal Value	Book Value	Building Age	Location
1	willDo Kita 24 jo	286	286	265	13.7 years	Sapporo, Hokkaido
2	Gran Casa Minami13jo	406	406	450	13.8 years	Sapporo, Hokkaido
3	Gran Casa Minami9jo	461	461	521	13.0 years	Sapporo, Hokkaido
4	willDo Nishishitadai cho	593	593	463	13.4 years	Morioka, Iwate
5	Grand Mason Shichifuku	300	300	327	20.7 years	Sendai, Miyagi
6	Living Stage Higashi-Sendai	363	363	284	23.3 years	Sendai, Miyagi
7	willDo Koshigaya	575	575	426	14.5 years	Koshigaya, Saitama
8	Site Pia	456	456	480	32.0 years	Sagamihara, Kanagawa
9	willDo Niiza	585	585	546	12.9 years	Niiza, Saitama
10	Excelsior Sakae	545	545	595	17.6 years	Nagoya, Aichi
11	willDo Hibino	311	311	269	13.8 years	Nagoya, Aichi
12	willDo Inaei	648	648	535	12.6 years	Nagoya, Aichi
13	willDo Yokkaichi Unomori	563	563	427	12.1 years	Yokkaichi, Mie
14	Abreast Sakuragawa	507	507	341	19.2 years	Osaka, Osaka
15	Prospect Bishoen	330	330	249	14.1 years	Osaka, Osaka
16	Royal Garden Shinrin Koen	280	280	358	30.2 years	Sendai, Miyagi
17	Green Park Komatsujima	421	421	485	29.1 years	Sendai, Miyagi
18	Dia Palace Izumizaki	316	316	357	30.3 years	Sendai, Miyagi
19	Living Stage Minami-Sendai	222	222	146	24.5 years	Sendai, Miyagi
20	Takasagoseki Nibankan	757	757	549	24.7 years	Sendai, Miyagi
21	Iruma-ekimae Building	1,730	1,730	1,561	33.6 years	Iruma, Saitama
22	Iruma-ekimae Building No.II	648	648	761	31.6 years	Iruma, Saitama
23	Chez Moi Sakuragaoka	634	634	617	30.6 years	Tama, Tokyo
24	Corinne Tsudanuma	348	348	382	30.6 years	Narashino, Chiba
25	Chigasaki Daikan Plaza	483	483	458	32.1 years	Chigasaki, Kanagawa
26	Winbell Chorus Hiratsuka No.13	358	358	458	28.9 years	Hiratsuka, Kanagawa
27	Prospect Katsura	480	480	435	23.7 years	Kyoto, Kyoto

**Total
Planned Sale Price
/ Appraisal Value**

JPY 13,606 million

**Total Capital
Gain/Loss**

JPY 812 million

**Average
Building Age**

23.0 years

Considering that it is expected that properties will be disposed of at the sale price equivalent to the appraisal value, and from the perspectives of eliminating any uncertainty regarding implementation of transactions, information management and ensured settlement, JRH has determined to sell these properties to DAIWA PI Partners, a member corporation of the Sponsor Group, and other related companies.

* The appraisal value and book value are those as of the end of the fiscal period ended September 2019. The capital gain/loss is the estimated value as of November 19, 2019. The building age of the properties is as of November 19, 2019 and the average building age is the weighted average based on the acquisition price.

Acquisition of 28 properties with a total acquisition price of 62.6 billion yen
Enhancement of unitholders' value by achieving large-scale external growth

Properties held by the bridge funds of the Daiwa Securities Group Inc. (Sponsor)

<Acquisition of 9 properties, total of 21.5 billion yen>



**AIP
Kachidoki-Ekimae**



**PLAISANT GRAND
MINAMI YUKIGAYA**



**Irise Komae Bettei
(70% quasio-ownership
interest)**



**Aira no mori
Shakujiikoen**



**Senior Forest
Yokohama-Tsuzuki**

Other 4 properties

Properties managed by Good Time Living Co. Ltd. (a wholly-owned subsidiary of Daiwa Securities Group Inc.)

<Acquisition of 19 properties, total of 41.1 billion yen>



Saitama-Hasuda



Nagareyama-Nibankan



Kobe-Tarumi



Kameido



Center-Minami



Kourigaoka

Other 13 properties

大和証券グループ本社

Daiwa Securities Group Inc.

**Activating opportunities for growth at
an early stage through the collective
strengths of the Group**

Good Time Living Co. Ltd.

Daiwa Securities Group

- To be the largest REIT in terms of the asset size of healthcare facilities among J-REITs* (total value of 87.1 billion yen)
- Forecasted 31.6% DPU growth based on profit
- Improvement of its portfolio value by acquiring properties located in the central Tokyo area
- Promotion of the healthcare business by the entire group

*A comparison with the assets held by other REITs (including planned properties already announced) as of November 1, 2019

List of Assets to be Acquired (Healthcare 28 properties)

(JPY million)

No	Property Name	Planned Acquisition Price	Appraisal Value	Appraisal NOI Yield	Building Age	Location
1	AIP Kachidoki-Ekimaie	8,150	8,340	4.0%	2.5 years	Chuo-ku, Tokyo
2	PLAISANT GRAND MINAMI YUKIGAYA	3,380	3,400	4.1%	0.8 years	Ota-ku, Tokyo
3	Aira no mori Higashi-Ofuna	2,271	2,510	5.0%	0.8 years	Yokohama, Kanagawa
4	Aira no mori Shakujiikoen	2,070	2,190	4.5%	0.1 years	Nerima-ku, Tokyo
5	Aira no mori Edogawa-Shinozaki	1,499	1,560	4.6%	0.3 years	Edogawa-ku, Tokyo
6	Senior Forest Yokohama-Tsuzuki	1,202	1,270	4.7%	0.2 years	Yokohama, Kanagawa
7	Sompo no ie Toyonaka-Minamisone	825	835	5.0%	18.8 years	Toyonaka, Osaka
8	Irise Komae Bettei (70% quasico-ownership interest)	920	931	4.6%	2.8 years	Komae, Tokyo
9	Alpha Living Takamatsu Konyamachi	1,225	1,250	5.1%	3.1 years	Takamatsu, Kagawa
10	Good Time Living Center-Minami・Platesia Center-Minami	11,150	11,700	4.6%	4.4 years	Yokohama, Kanagawa
11	Good Time Living Chibaminato-Kaigandori・Platesia Chibaminato	4,516	4,700	5.1%	12.6 years	Chiba, Chiba
12	Good Time Living Yokohama-Tsuzuki	4,064	4,170	4.6%	11.2 years	Yokohama, Kanagawa
13	Good Time Living Senri-Hinatagaoka	2,800	2,840	4.7%	5.1 years	Suita, Osaka
14	Good Time Living Nakamozu	2,180	2,190	4.8%	4.6 years	Sakai, Osaka
15	Good Time Living Kourigaoka	2,120	2,160	4.8%	11.6 years	Hirakata, Osaka
16	Good Time Living Kameido	1,860	2,310	5.8%	11 years	Koto-ku, Tokyo
17	Good Time Living Mikage	1,820	2,260	5.7%	9.8 years	Kobe, Hyogo
18	Good Time Living Amagasaki-Shintoshin	1,585	1,660	4.8%	10.5 years	Amagasaki, Hyogo
19	Good Time Living Minami-Senri	1,430	1,520	5.2%	26.7 years	Suita, Osaka
20	Good Time Living Kobe-Tarumi	1,370	1,380	5.5%	13.3 years	Kobe, Hyogo
21	Good Time Living Chibaminato-Ekimaedori	1,320	1,550	6.0%	12.4 years	Chiba, Chiba
22	Good Time Living Senboku-Izumigaoka	980	1,030	5.7%	11.6 years	Sakai, Osaka
23	Good Time Living Ikeda-Midorigaoka	920	929	5.1%	12.5 years	Ikeda, Osaka
24	Good Time Living Nagatsuta-Minamidai	850	855	4.6%	6.4 years	Yokohama, Kanagawa
25	Good Time Living Saitama-Hasuda	659	667	5.4%	12.6 years	Hasuda, Saitama
26	Good Time Living Nagareyama-Ichibankan	610	612	5.1%	12 years	Nagareyama, Chiba
27	Good Time Living Nagareyama-Nibankan	563	677	6.9%	3.6 years	Nagareyama, Chiba
28	Good Time Living Amagasaki-Ekimaie	320	392	6.1%	11.1 years	Amagasaki, Hyogo

Total Planned Acquisition Price

JPY 62,660 million

Total Appraisal Value

JPY 65,888 million

Average Building Age

6.8 years

The assets to be acquired are healthcare facilities that conform to the basic policy of asset management stipulated in the Articles of Incorporation of NHI and the investment policy of the new REIT. NHI decided to acquire and lease the assets after evaluating their **scarcity** and **profitability**.

※ The appraisal value is as of November 1, 2019. The appraisal NOI yield is calculated by the appraisal NOI divided by the anticipated acquisition price and rounded to the first decimal place. The building age of the properties is as of November 19, 2019 and the average building age is the weighted average based on the anticipated acquisition price.

Strengthen relationships with sponsor groups and create a foundation for sustainable and stable growth

Total number of investment units to be issued	262,891 Units
Issue price	JPY 98,900
Total issue price	JPY 25,999,919,900
Total number of investment units after new issue and merger	2,055,946 units

Planned allottees and number of investment units to be allotted	Daiwa Securities Group Inc.	252,780 Units
	Good Time Living Co. Ltd.	10,111 Units
Number of investment units (and holding ratio) after new issue and merger	Daiwa Securities Group Inc.	323,374 units (15.72%)
	Good Time Living Co. Ltd.	10,111 units (0.49%)

Issue price is closing unit price at business day immediately preceding the issuance resolution date (November 18, 2019). Total issue price is approximately JPY 26 bn.

■ Expected effects by third-party allotment

■ Funds for acquisition of property

Procurement of highly stable funds as part of the funds for acquisition of the properties to be acquired of JPY 62.6 billion.

■ Efforts for same boat investment

Acceptance of additional same boat investment from the sponsor to align interests of unitholders, sponsor group and the asset manager.

It is also intended to strengthen operational cooperation with Good Time Living, including executing a backup operating agreement with Good Time Living and consideration of introducing a unitholder benefit program, and to improve earnings stability through providing incentives to raise the price of investment units.

Forecast of New REIT

	29th FP Forecast (September 2020)	30th FP Forecast (March 2021)	Remarks
Operating revenues	JPY 11,542 million	JPY 10,104 million	Expected gain on sale for 29th FP is 812 million yen.
Operating income	JPY 4,809 million	JPY 4,907 million	If positive goodwill is generated, an amortization expense will be recorded as SG&A expense.
Ordinary income	JPY 4,835 million	JPY 4,259 million	
Net Profit	JPY 4,834 million	JPY 4,259 million	If negative goodwill is generated, generated gain will be recorded as an extraordinary gain.
Internal reserves	JPY 480 million	-	A portion of the gain on sale is planned to be reserved as distribution reserves.
Reversal of internal reserves	JPY 67 million	JPY 158 million	Reserve for temporary difference adjustment will be flexibly utilized.
Total distribution amount	JPY 4,420 million	JPY 4,420 million	

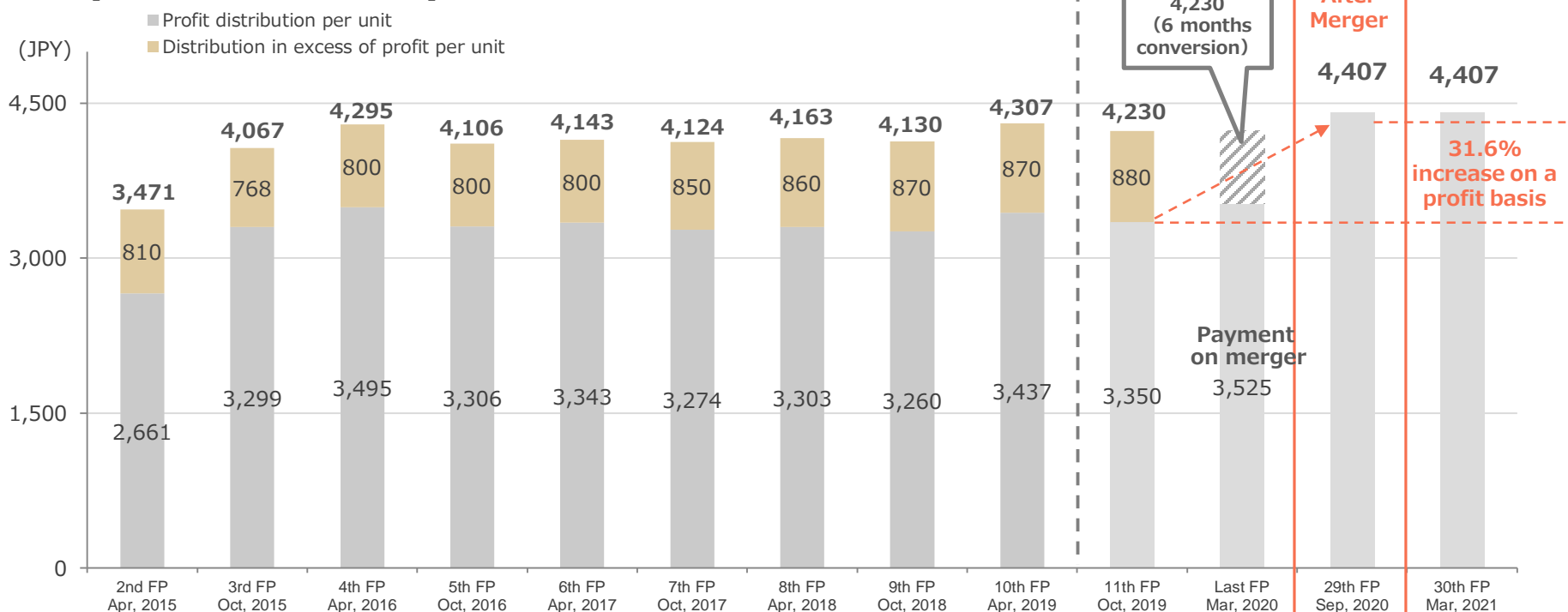
Net income per unit	JPY 2,351	JPY 2,071	The amount of reversal of reserve for temporary difference adjustment will be diminished as soon as covered by external growth through pipelines or otherwise.
Reversal of internal reserves per unit	JPY 32	JPY 77	
Distribution per unit (Adjusted for NHI merger ratio)	JPY 2,150 (JPY 4,407)	JPY 2,150 (JPY 4,407)	May change depending on status of goodwill
Change rate of distribution per unit (For NHI, comparison after adjusted for merger ratio)	JRH vs. 28th FP Forecast +7.5% NHI vs. 11th FP Forecast +4.2%	JRH vs. 28th FP Forecast +7.5% NHI vs. 11th FP Forecast +4.2%	

Number of properties	217 properties	217 properties	The timing of acquisition of pipeline properties other than the assets to be acquired has not been decided.
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Distribution on a profit basis will increase by 31.6%.

In addition, it is expected that the amount of payment on merger will be equivalent to the amount of distribution per unit, including distribution in excess of profit for April 2020 FP (adjusted for the actual management period of 5 months). (After the merger distribution in excess of profit cannot be made due to the balance of internal reserves outstanding, but the decrease will be supplemented by the increase in profit and reversal of reserve for temporary difference adjustment.)

【Transition of distribution】



※ The figures for the 29th FP and the 30th FP (post-merger) are adjusted for merger ratio.

※ For the details of the last FP, please refer to "Notice Concerning Forecast of Financial Results of March 2020 Fiscal Period (Final Fiscal Period) and Payment on Merger" dated November 19, 2019 announced by NHI.

Forecast (5 months) (adjusted for merger ratio)

DLI



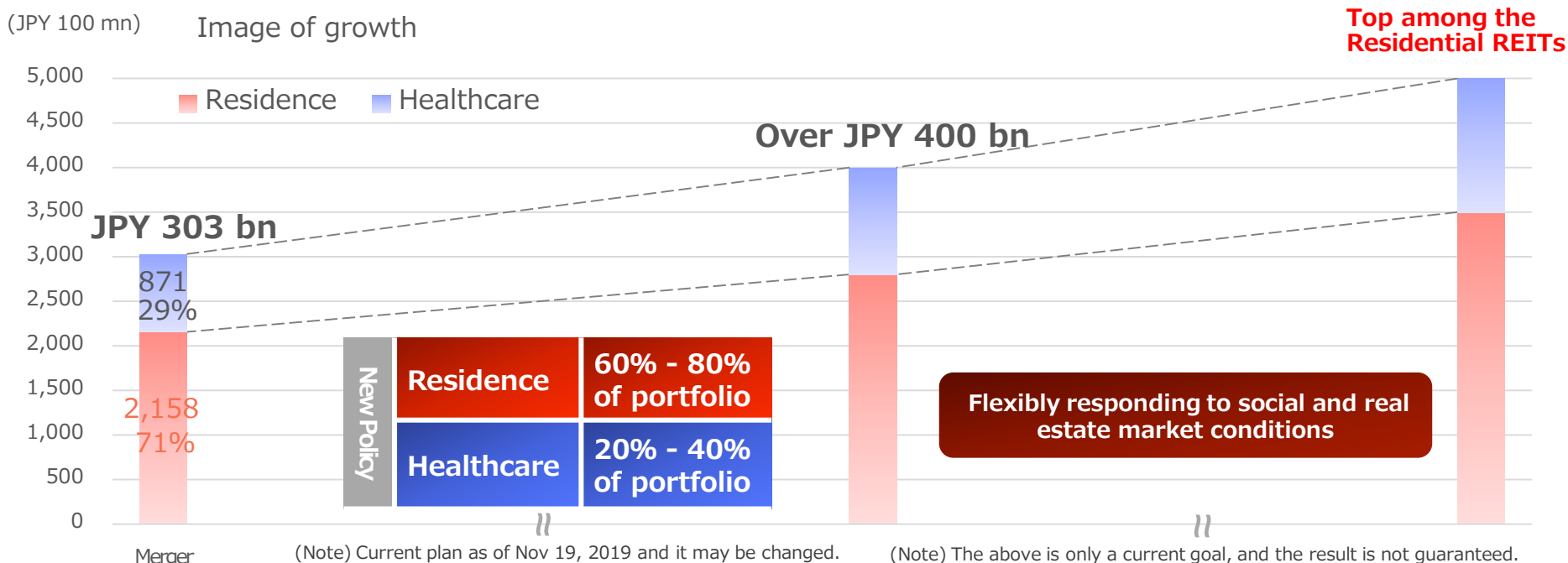
Section III

Growth strategy after the measures

Targeted Asset Size

To be a REIT that provides comfortable living spaces that “Support Life and Lifestyle of Everyone” suited to each life stage

For the time being, investment will be made primarily in residence, for which demand is high. In the medium term, the targeted asset size is JPY 400 billion, and in the long term, we will aim **at becoming the top in terms of asset size among the Residential REITs**.



Main Pipeline : Newly constructed properties and price over JPY 10 billion in total

Residence	
Naniwa-ku Motomachi 2-chome PJ	
Location	Naniwa-ku, Osaka
Completion date (Planned)	November, 2019

Healthcare		
	Chofu Tamagawa PJ	(Temporary name) Charm premier Kamakurayama
Location	Chofu, Tokyo	Kamakura, Kanagawa
Completion date (Planned)	December, 2019	July, 2020

Basic Policy and Strategy of New REIT (Residence)

While continuing to maintain nationwide diverse investment, we will invest primarily in the 23 wards of Tokyo and the Tokyo metropolitan area, as well as in the Kinki metropolitan area, the Chukyo metropolitan area, and other cities with long-term prospects for population growth. In particular, we will focus on areas with prominent future prospect in terms of profitability.

Investment Policy	<ul style="list-style-type: none"> • Properties for which negotiation trades are planned for rational reasons and properties for which there are few competing bidders. • Undervalued properties (properties for which it is highly likely that the new REIT will be able to improve earnings after acquisition in terms of rent, occupancy rate, operating expenses, etc.). • Properties to be acquired on one on one negotiation basis or via own network
Area	<ul style="list-style-type: none"> • Mainly the 23 wards of Tokyo and the Tokyo metropolitan area, and the Kinki metropolitan area, the Chukyo metropolitan area, and other areas where population growth is expected in the long term.
Size	<ul style="list-style-type: none"> • JPY 1 billion or more per property in principle.
Location	<ul style="list-style-type: none"> • Areas that are within a certain distance from major transportation facilities and are highly convenient for people to live in.
Other	<ul style="list-style-type: none"> • Studio Type and Family Type, the building age of which is in principle 10 years or less (avoiding premium rental properties).

23 wards of Tokyo and Capital Area

Center of Osaka city and Keihanshin Area

Center of Nagoya city

The acquisition of properties executed in 27th FP under the current investment policies and strategies of JRH (in total JPY 8.46 billion), to be continuously carried out pursuant to the above policies after the measures.

JPY 1.50bn



Gran Casa
Honkomagome
(Bunkyo-
ku, Tokyo)

JPY 0.88bn



Gran Casa
Urayasu
(Urayasu,
Chiba)

※ Scheduled to
be acquired on
April 10, 2020

JPY 2.49bn



Gran Casa Kitaurawa
(Saitama, Saitama)

(Temporary Name)
Sengoku 4-chome PJ ※
(Bunkyo-ku, Tokyo)

JPY 1.48bn

JPY 1.14bn



Serenite Umeda Reflet
(Osaka, Osaka)

JPY 0.95bn



AS Residence Chiyoda
(Nagoya, Aichi)

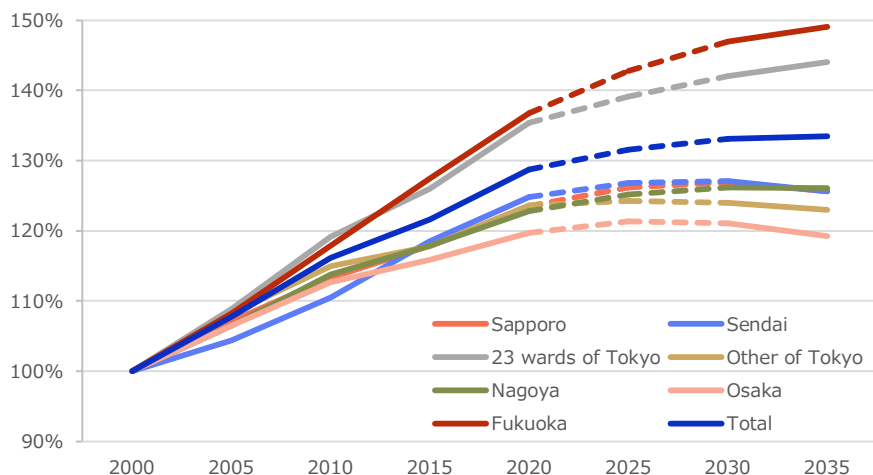
Circumstances Surrounding Rental Housings: Properties under Management Shift into Growth Phase

The supply-demand balance is appropriately adjusted, and the rent is on an upward trend. Market expansion and rent increases are expected to continue in metropolitan areas and central cities in rural areas

Total number of households in each region:
Number of household continues to increase

Source: Report prepared
by Style Act Co., Ltd.

Internal and external growth of owned properties: Shift
into growth phase



Internal
Growth

Disposition of properties for which rent is expected to decline

To be the portfolio expected for more internal growth than before (the rent decrease rate being 1.94% for the properties sold during the most recent two years)

External
Growth

Early implementation of large-scale exterior wall construction using the proceeds from the disposition.

As the upcoming major large-scale construction works, including the early implementation of large-scale exterior wall construction using the proceeds from the disposition, will be completed in the 29th FP (the first FP after the merger), the majority of the depreciation expense (approximately 1.6 bn per FP) can be allocated for reinvestment.

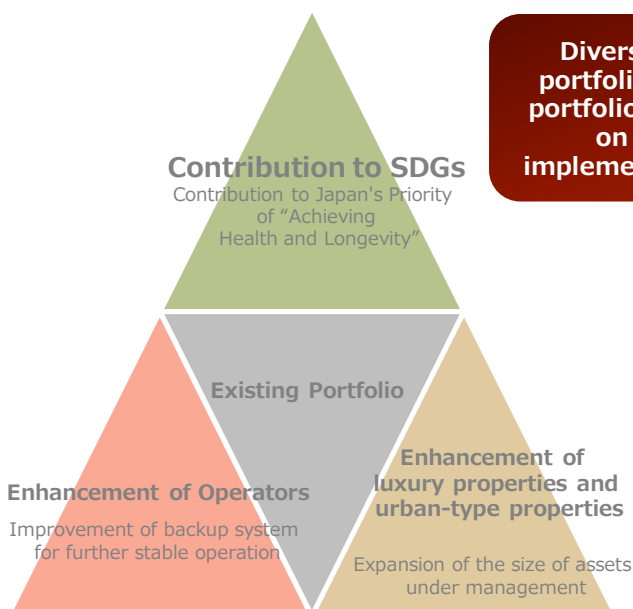
Macroeconomic Conditions in Rental Housing Market

1. Fundamentals	Both the salary level and rent are on an upward trend, and the economy continues to perform well, though implying some weakness.
2. Supply-Demand Balance	Private rental housing market has expanded . Supply in each city tends to be restrained, and the supply-demand balance in metropolitan areas, etc. is tight.
3. Transition of Rent and Deposit as well as Condition of Rental Housing Market	Rent is on an upward trend, and deposit levels are showing a slight recovery, but remain at a low level
4. Rent Revision Rate	Rent of existing stock is on an upward trend, and the market conditions indicate that the rent is not declining despite the age of the building.
5. Analysis of Factors for Excess Population Inflow and Trends, etc.	Population inflows to central cities in each region continue, and inflows to urban areas, especially metropolitan areas, are on the increase due to an increase in the jobs-to-applicants ratio.
6. Future Population per Administrative Regions	Population in each city will continue to increase until around 2030 to 2040, and households will continue to slightly increase thereafter.
7. Forecast of Number of Households per Type of Family	The number of rented housing will continue to increase until 2040. In particular, single-person households will be the core of those households
8. Trends in Number of Foreigners	Although the number of Japanese is decreasing, the number of foreigners is on an increasing trend and is expected to increase further in the future.

Basic Policy and Strategy of New REIT (Healthcare)

We will leverage the group's collective strengths to further stabilize investment and expand the scale thereof. In particular, our strength lies in having operators within the group.

Investment Policy	<ul style="list-style-type: none"> • Focus on fee-based homes for the elderly and elderly housing with support services • Properties, in respect of which the creditworthiness and the operational ability of the operator, exceed a certain level. • Properties, in respect of which the level of rent for individual facilities, exceed a certain level.
Area	<ul style="list-style-type: none"> • Nationwide, those areas that have commercial areas nearby where the elderly population is expected to increase, mainly in the three major metropolitan areas. (Commercial areas: To be located within approximately 3km to 5km of the relevant healthcare facility)
Size	<ul style="list-style-type: none"> • JPY 500 million or more per property in principle.



Diversification of healthcare portfolio; synergy with existing portfolio; and investments based on a SDGs perspective implemented by the entire group.

グッドタイムリビング

大和証券グループ

Operators within group

- Backup Operating Agreement executed on November 19, 2019

大和証券グループ本社

Daiwa Securities Group Inc.

Sponsor Support Agreement

大和証券リビング投資法人

Daiwa Securities Living Investment Corporation



大和証券グループ



ACA Group

大和ACAヘルスケア株式会社

Pipeline Support Agreement



AIP Healthcare Japan

Advisory Agreement

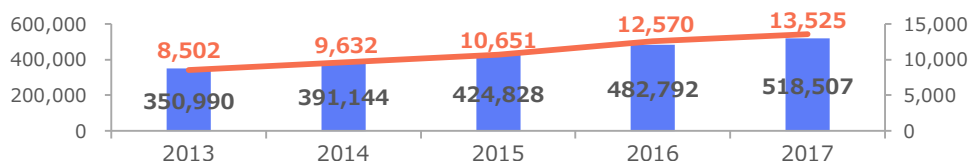
Circumstances Surrounding Healthcare Facilities : Increasing Demand

Expansion of investment in line with social and real estate market conditions as further supply promotion is required

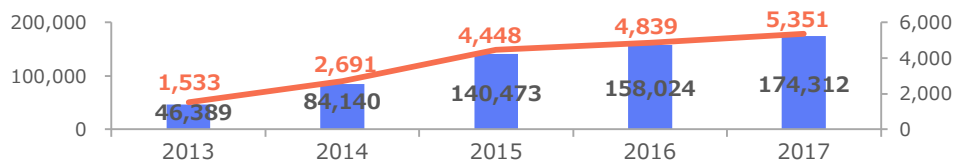
Healthcare Facilities : Steadily Increasing

Source: Websites of Statistics Bureau of Japan and Ministry of Health, Labour and Welfare

Trends of homes for the elderly (except Elderly housing with supportive services)



Trends of homes for the elderly (Elderly housing with supportive services)



Earnings, etc. of Operators : Market Expansion

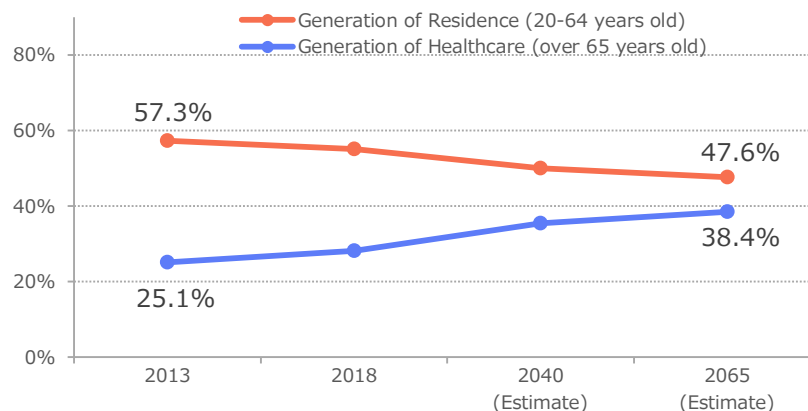
Source: Disclosure documents and websites of the companies

Revenue	Sales of Operators' Healthcare divisions who manage NHI's Properties Increased by 19% in 5 years after NHI's IPO.
Entry	Major companies are exploring new revenue sources amid the declining birth rate and aging population. (ex.) SOMPOHD, ALSOK, Sony, SEKISUI CHEMICAL, Japan Post, Keio Corporation, Toyota Housing, Nomura Real Estate Development, etc.

Social Situation : Increase of Generation of Healthcare

Source: Websites of Statistics Bureau of Japan and National Institute of Population and Social Security Research

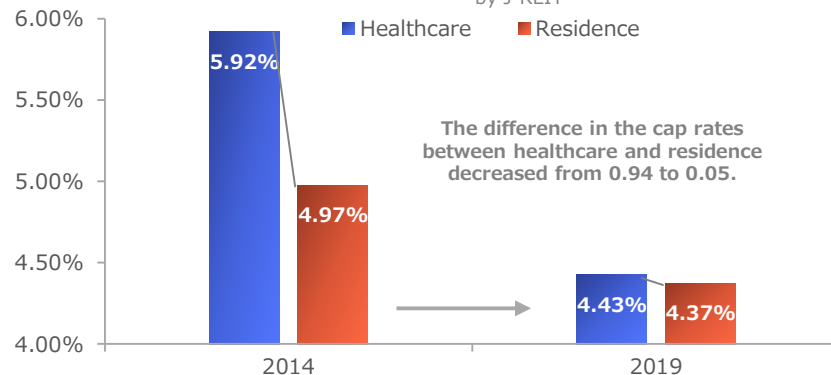
Trends in Percentage of Total Population by Generation



Real Estate Market Conditions : Decrease in Difference between Cap Rates

Source: Disclosure documents of the companies

Cap rate at the time of acquisition of properties in Tokyo 23 wards by J-REIT



Financial Status

Breakdown of interest-bearing debt (JRH and NHI) as of November 19, 2019

Lenders/Bond	Balance (JPY mn)	Share	Lenders/Bond	Balance (JPY mn)	Share
MUFG Bank, Ltd. (JRH)	33,678	26.9%	Hyakugo Bank, Ltd. (JRH)	1,000	0.8%
Sumitomo Mitsui Banking Corporation (JRH)	19,074	15.2%	Hiroshima Bank, Ltd. (JRH)	1,000	0.8%
Resona Bank, Limited (JRH・NHI)	12,169	9.7%	The Norinchukin Bank (JRH)	968	0.8%
Shinsei Bank, Limited (JRH・NHI)	11,675	9.3%	Shinkin Central Bank (NHI)	900	0.7%
Aozora Bank, Ltd (JRH)	9,343	7.5%	The Kagawa Bank, Ltd. (JRH)	700	0.6%
Mizuho Bank, Ltd. (JRH・NHI)	5,300	4.2%	ORIX Bank Corporation (JRH)	500	0.4%
The Bank of Fukuoka, Ltd. (JRH)	4,850	3.9%	The Ashikaga Bank, Ltd. (JRH)	500	0.4%
Development Bank of Japan Inc. (JRH)	3,500	2.8%	The Senshu Ikeda Bank, Ltd. (JRH)	500	0.4%
Sumitomo Mitsui Trust Bank, Limited (NHI)	1,700	1.4%	Nippon Life Insurance (JRH)	500	0.4%
Mizuho Trust & Banking Co., Ltd. (NHI)	1,200	1.0%	THE HIGASHI-NIPPON BANK, LIMITED (JRH)	230	0.2%
The Nomura Trust and Banking Co., Ltd. (JRH)	1,100	0.9%	The Dai-ichi Life Insurance Company, Limited (NHI)	200	0.2%
The Musashino Bank, Ltd. (NHI)	1,000	0.8%	Investment Corporation Bond (JRH)	13,800	11.0%
			Total	125,387	100%

■ Figures are based on borrowings as of November 19, 2019.

Prospects of interest-bearing debt (New REIT) as of the end of September 2020 (Forecast)

	JRH September 30, 2019	NHI April 30, 2019	New borrowing (Planned) April 1, 2020	DLI September 30, 2020
Interest-bearing Debt	JPY 115,587 million	JPY 9,800 million	JPY 27,300 million	JPY 152,687 million
Total Bank Loans	JPY 101,787 million	JPY 9,800 million	JPY 27,300 million	JPY 142,587 million
Total Bonds	JPY 13,800 million	JPY 0 million		JPY 10,100 million
Total Assets Based LTV	50.9%	46.6%		49.3%
Appraisal LTV	42.4%	40.0%		43.4%
Total Asset	JPY 227,187 million	JPY 21,019 million		JPY 310,012 million
Total Appraisal Value	JPY 272,304 million	JPY 24,508 million		JPY 352,144 million

JPY 27.3 billion of new borrowing is planned in connection with the measures

■ Figures are based on post-merger forecasts; therefore, the figures may fluctuate depending on the actual financing situation.

※Assuming that the bonds that will become due will be refinanced by bank borrowings.

Distribution

We will flexibly utilize reserve for temporary difference adjustment and distribution reserve to contribute to unitholder's value, and seek for further expansion while aiming to maintain stabilized distribution per unit at JPY 2,150.

Reserve for Temporary Difference Adjustment (as of September 30, 2019)

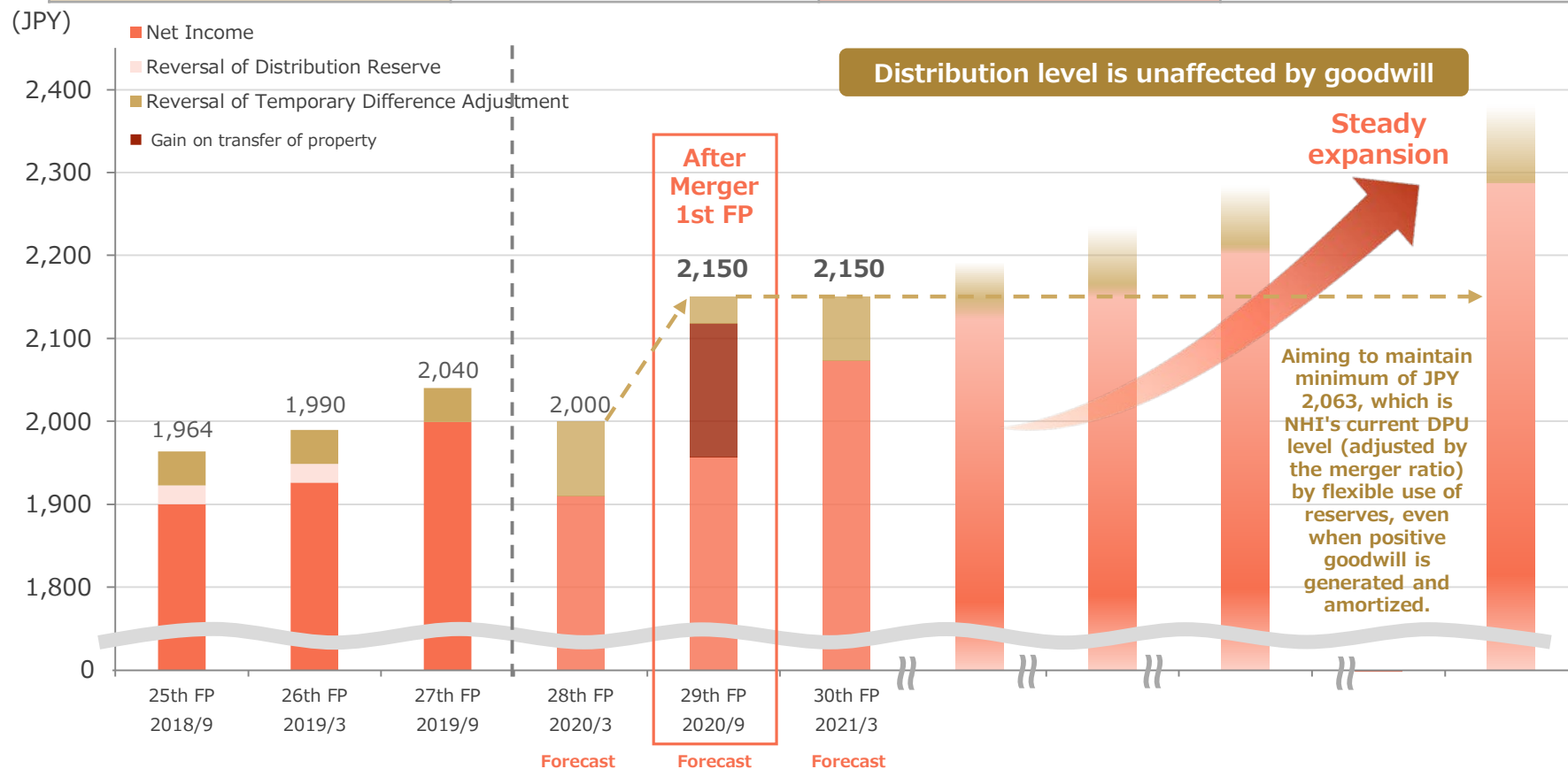
JPY 6,463 million

If negative goodwill arises from the merger, additional reserve will be recorded. If positive goodwill arises, the amount equivalent to amortization cost will be reversed.

Distribution Reserve (as of September 30, 2019)

JPY 232 million

JPY 480 million, a portion of the capital gain arising from the disposition, will be reserved additionally.

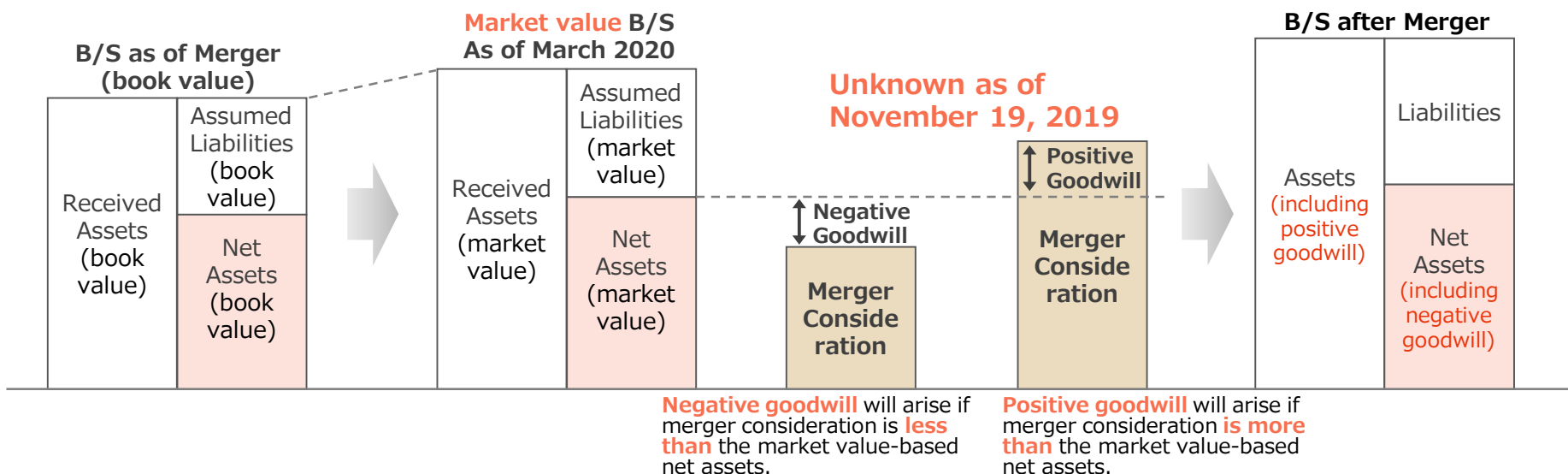


About Goodwill

- As a result of this merger, positive or negative goodwill is expected to arise; however, as of November 19, 2019, the exact amount of such goodwill is unknown. Therefore, the performance forecast after the Merger as announced on November 19, 2019 does not reflect the positive or negative goodwill.

NHI (absorbed corporation)

DLI (New REIT)



	Positive Goodwill	Negative Goodwill
Handling in B/S	Recorded as an intangible fixed asset	Portions not appropriated to the distribution in the first fiscal period after the Merger will be recorded as net assets (as RTA) to the extent necessary to satisfy the conduit requirements (i.e., dividends payout ratio of more than 90%).
Handling in P/L	Scheduled to be amortized as operating expenses on a straight-line basis within 20 years	Recorded as extraordinary income in the first fiscal period after the Merger
Measures taken for distributions	The amount equivalent to the amortization of goodwill is to be distributed by reversing the distribution reserve or the reserve for temporary difference adjustment (RTA) of JRH, and the amount of goodwill amortization in excess of both reserves is to be distributed by reversing the allowance for temporary difference adjustment (ATA).	As long as there is a balance of RTA, 1% or more of initial reserve amount, which is the averaged amount for 50 years (100 fiscal periods), is scheduled to be reversed and appropriated to the dividend every fiscal period. This can also be appropriated to extraordinary or incidental losses, such as loss on sale, impairment and retirement losses.

Asset Management Fee Structure of New REIT

■ Before Merger

JRH			NHI	
Management Fee 1		Management Fee 2	Management Fee 1 (Assets Basis)	Management Fee 2 (Operating Revenues Basis)
Total assets × 0.5%		Income Before Income Taxes × 3.0%	Total Valuation of Properties × 0.15%	Operating Revenues (a-b) × 6.5% ^(Note 1)
Acquisition Fee	Disposition Fee	Merger Fee	Management Fee 3 (Acquisition Basis)	Management Fee 4 (Disposition Basis)
Acquisition Price × 1.0%	Disposition Price × 0.5%	Valuation of Properties to Succeed × 1.0%	Acquisition Price × 1.5% [※] (including acquisition by a merger)	Disposition Price × 0.5%

In respect of the merger-related fees, only the fees arising with respect to JRH, the surviving corporation after the Merger, will be received.

※ The maximum rate under the Articles of Incorporation of NHI is 2%, but as of the date of this document, the rate for the acquisition fee is agreed at 1.5%.

■ After Merger ^(Note 2)

Change fee structure for the purpose of creating an asset management fee system that places greater emphasis on performance of management

DLI (New REIT)		
Management Fee 1		Management Fee 2
Total Valuation of Properties × 0.2%		Income Before Income Taxes × 8.0% ^(Note 3)
Acquisition Fee	Disposition Fee	Merger Fee
Acquisition Price × 1.0% (Residence) Acquisition Price × 1.5% (Healthcare)	Disposition Price × 0.5%	Valuation of Properties to Succeed × 1.0%

(Note 1) Operating revenues above is the amount calculated by subtracting b from a below.

a = the amount calculated by adding other operating revenues to operating revenues on the profit/loss statement

b = the amount calculated by subtracting depreciation from operating expenses on the profit/loss statement

(Note 2) The change is subject to an approval at the General Meeting of Unitholders of JRH to be held on February 13, 2020.

(Note 3) The net income before income taxes (the amount after adding goodwill amortization cost and deducting gain on negative goodwill) prior to the deduction of Management Fee 2 calculated for each fiscal period

Appendix

Overview of Current Unitholder Benefits Program (NHI)

We are also preparing for unitholder benefits program for properties to be acquired under the measures, and will announce details once it is determined.



With the cooperation of operators who are the tenants, the unitholder benefits program will be offered to unitholders as of the end of fiscal period ended October 2019. Same program is scheduled to be offered for new REIT unitholders after the merger.

- Discount coupon for the initial lump sum payment (JPY 200,000 discount from the initial lump sum payment, or in the case of the plan of JPY 0 initial lump sum payment, discount of the amount equivalent to the rent for one month)
- Free voucher for an overnight trial stay (for one night)



- <For the contract of advance payment plan>
- 3% discount from the advance payment
- <For the contract of monthly payment plan>
- From the monthly payment, persistent discount of 3% of the amount equivalent to the monthly rent (until the end of the contract term)



- 10% discount from the first monthly payment
- Free voucher for an overnight trial stay (for one night; with meals)
- Free voucher for a one-day facility tour (with lunch provided)



- <New York University School of Professional Studies, American Language Institute Tokyo Center>
- Free enrollment and discount from tuition
- <Nichii Life>
- Discount voucher for house keeping, childcare and self-pay care service



- Free voucher for an overnight trial stay (for one night)
- Free voucher for a one-day facility tour (with lunch provided)



- Free voucher for an overnight trial stay (for one night; with meals)



- Discount on occupancy expenses (discount of 2 months' rent of the facility upon moving in)



- Free voucher for an overnight trial stay (for one night; with meals)
- Free voucher for a facility tour (with lunch provided)



- Furniture will be presented to the new resident of the properties held by the REIT and managed by operators (chosen from the designated furniture catalog)
- The furniture to be given will be worth JPY 50,000, excluding tax.
- The resident can also choose two or more pieces of furniture if the total price is within JPY 50,000.



- Free voucher for an overnight trial stay (for one night; with meals); one-time only
- Free voucher for a one-day facility tour (with lunch provided); one-time only
- JPY 50,000 cash back for the monthly payment for a new resident



- Free voucher for a one-day facility tour (with lunch provided)
- Free monthly usage fee (equivalent to two months' rent)

Circumstances Surrounding Healthcare Facilities : Group-wide Initiatives

Contribution to solving a wide range of social issues through business activities

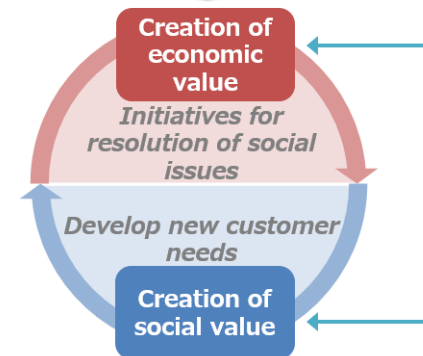
Cycle of Shared Value Creation

Initiatives aimed at SDGs (Sustainable Development Goals)

Stakeholders of Daiwa Securities Group

Customers Shareholders/creditors Employees Community and society

Promotion of business creating a sustainable society



Contribute to the realization of a prosperous society and improvement of people's lives



Entry into the healthcare field

Platform company in the healthcare sector
Daiwa ACA Healthcare

Shareholder Daiwa Group (66%)
ACA HC JAPAN HOLDINGS PTE.LTD (34%)

- Healthcare fields, including investments in hospitals and nursing homes in and outside Japan

• Becomes Backup Operator on Nov. 19, 2019
• Subscribes approximately JPY 1 bn by Third-Party Allotment

New solutions for elderly customers and families
Good Time Living

(Former company name : ORIX Living Corporation)

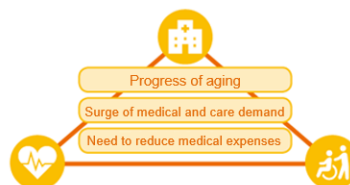
Shareholder Daiwa Group (100%)

- Operates facilities and housing for elderly people
- To enable Daiwa to provide new solutions to elderly customers and their families

Use our large customer network in Japan

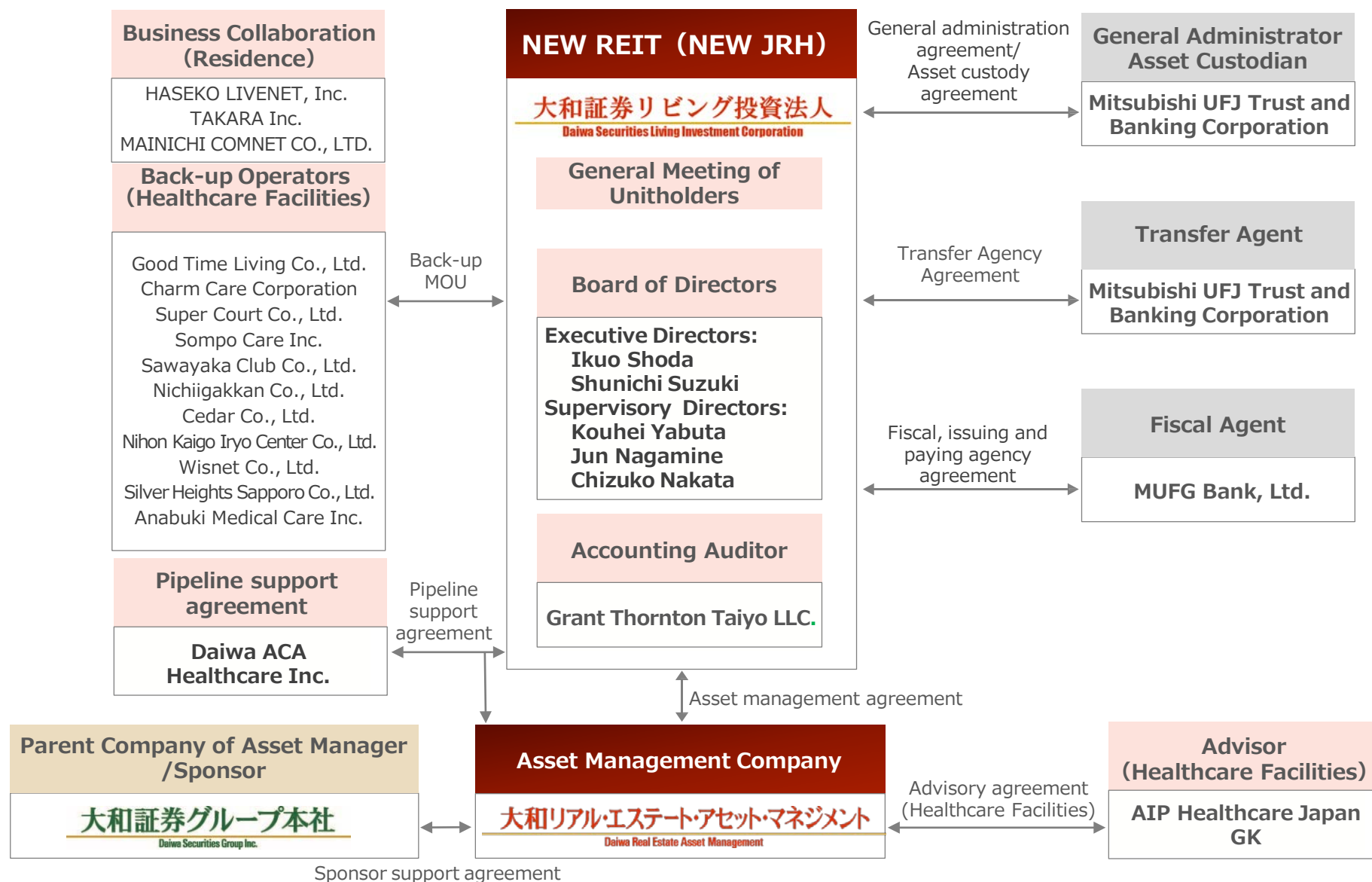
Support for ORIX Living's business

"A life with pleasure"



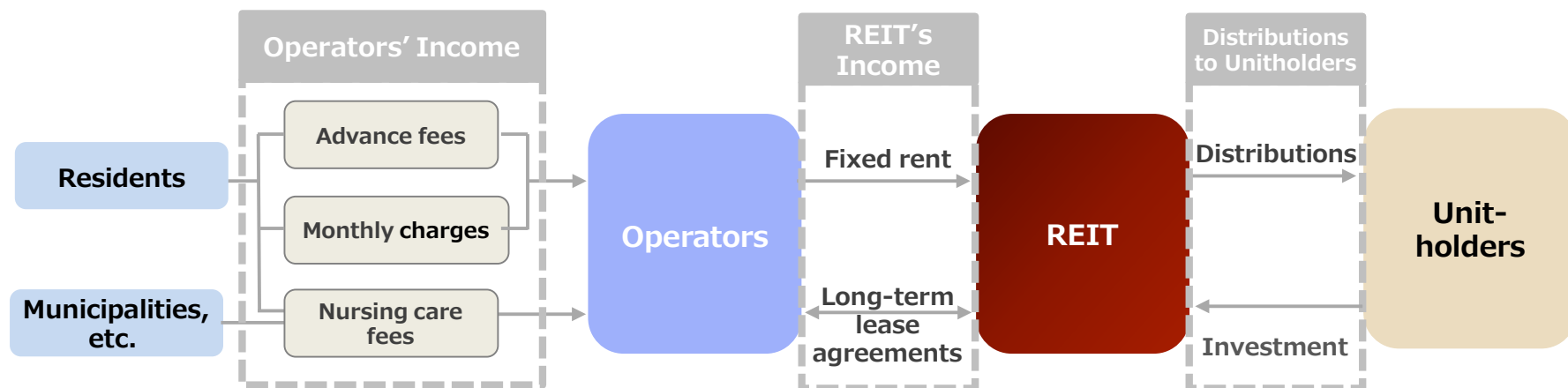
Contributing to Sustainable Development Goals through business

Structure Chart after the Measures (Planned)



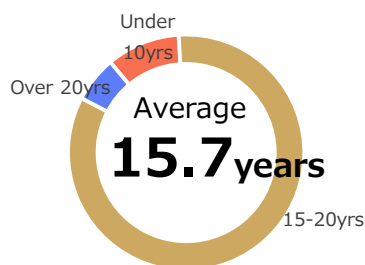
Stable Cash Flow Structure of Healthcare Facilities

Securing more stable cash flows with carefully selected operators and long-term fixed-rent lease agreements



Portfolio Data of Healthcare Facilities (As of November 19, 2019)

Remaining Lease Term



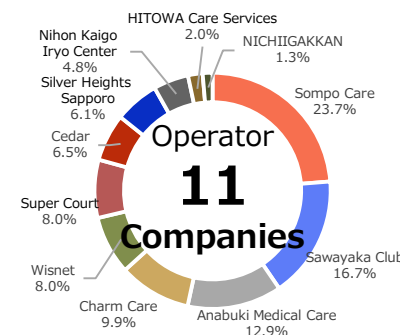
Fixed Rent Ratio



Occupancy Rate



Variance of Operators



Overview of Asset to be Acquired (28 properties) #1/6


Property Name	AIP Kachidoki-Ekimaie	PLAISANT GRAND MINAMI YUKIGAYA	Aira no mori Higashi-Ofuna	Aira no mori Shakujiikoen	Aira no mori Edogawa-Shinozaki
					
Location	Kachidoki 3, Chuo-ku, Tokyo	Minamiyukigaya 3, Ota-ku, Tokyo	Kasama 3, Sakae-ku, Yokohama-shi, Kanagawa	Miharadai 1, Nerima-ku, Tokyo	Shinozakimachi 5, Edogawa-ku, Tokyo
Nearest Station	Kachidoki Station on the Toei Oedo Line	Yukigaya-Otsuka Station on the Tokyu Ikegami Line	Ofuna Station on the JR Tokaido Line	Shakujiikoen Station on the Seibu Ikebukuro Line	Shinozaki Station on the Toei Shinjuku Line
Acquisition Price (JPY million)	8,150	3,380	2,271	2,070	1,499
Appraisal Value or Survey Price (JPY million) ^(Note1)	8,340	3,400	2,510	2,190	1,560
Appraisal NOI Yield (%) ^(Note2)	4.0%	4.1%	5.0%	4.5%	4.6%
Construction・Floors ^(Note3)	R C・9	R C・5	S・4	S・3	S・3
Land Area / Building Area (square meters)	1,543/7,702	1,552/3,064	3,086/3,610	1,763/2,234	1,286/1,973
Completion date	April, 2017	January, 2019	January, 2019	September, 2019	July, 2019
Units	90	61	88	62	53
Operator	NICHII Care Palace	Care 21	HALE Corporation	HALE Corporation	HALE Corporation

(Note1) Appraisal values are as of November 1, 2019.

(Note2) NOI yields are calculated by dividing the appraisal NOI by the acquisition price.

(Note3) For description of structure, "S" refers to steel-framed structure and "R C" refers to reinforced concrete structure.

Overview of Asset to be Acquired (28 properties) #2/6

Property Name	Senior Forest Yokohama-Tsuzuki	Sompo no ie Toyonaka-Minamisone	Irise Komae Bettei (70% quasio-ownership interest)	Alpha Living Takamatsu Konyamachi	Good Time Living Center-Minami・ Platesia Center-Minami
					
Location	Mihanayama, Tsuzuki-ku, Yokohama-shi, Kanagawa	Sone Minamimachi 2, Toyonaka-shi, Osaka	Higashinogawa 1, Komae-shi, Tokyo	Konyamachi, Takamatsu-shi, Kagawa	Chigasakichuo, Tsuzuki-ku, Yokohama-shi, Kanagawa
Nearest Station	Kawawacho Station on the Yokohama Municipal Subway Green Line	Sone Station on the Hankyu Takarazuka Main Line	Kitami Station on the Odakyu Odawara Line	Takamatsu Station on the JR Yosai Line	Center-Minami Station on the Yokohama Municipal Subway Blue Line and Green Line
Acquisition Price (JPY million)	1,202	825	920	1,225	11,150
Appraisal Value or Survey Price (JPY million) ^(Note1)	1,270	835	931	1,250	11,700
Appraisal NOI Yield (%) ^(Note2)	4.7%	5.0%	4.6%	5.1%	4.6%
Construction・Floors ^(Note3)	S・4	R C・B1・3	R C・3	R C・10	R C・11
Land Area / Building Area (square meters)	1,199/2,276	1,386/2,496	2,475/2,016	928/3,577	7,320/19,228
Completion date	August, 2019	January, 2001	January, 2017	September, 2016	May, 2015
Units	70	48	59	46	276
Operator	Medical Care System	Sompo Care	HITOWA Care Service	Anabuki Medical Care	Good Time Living

(Note1) Appraisal values are as of November 1, 2019.

(Note2) NOI yields are calculated by dividing the appraisal NOI by the acquisition price.

(Note3) For description of structure, "S" refers to steel-framed structure and "R C" refers to reinforced concrete structure.

Overview of Asset to be Acquired (28 properties) #3/6

Property Name	Good Time Living Chibaminato-Kaigandori- Platesia Chibaminato	Good Time Living Yokohama-Tsuzuki	Good Time Living Senri-Hinatagaoka	Good Time Living Nakamozu	Good Time Living Kourigaoka
					
Location	Chuoko 1, Chuo-ku, Chiba-shi, Chiba	Omaru, Tsuzuki-ku, Yokohama-shi, Kanagawa	Senrikanishi, Suita-shi, Osaka	Kanaokamachi, Kita-ku, Sakai-shi, Osaka	Korigaoka 3, Hirakata-shi, Osaka
Nearest Station	Chibaminato Station on the JR Keiyo Line	Tsuzuki-Fureainooka Station on the Yokohama Municipal Subway Green Line	Senrioka Station on the JR Tokaido Main Line	Shirasagi Station on the Nankai Koya Line	Murano Station on the Keihan Katano Line
Acquisition Price (JPY million)	4,516	4,064	2,800	2,180	2,120
Appraisal Value or Survey Price (JPY million) ^(Note1)	4,700	4,170	2,840	2,190	2,160
Appraisal NOI Yield (%) ^(Note2)	5.1%	4.6%	4.7%	4.8%	4.8%
Construction・Floors ^(Note3)	R C・11	R C・B1・6	R C・6	R C・5	R C・5
Land Area / Building Area (square meters)	3,904/17,101	2,224/7,031	4,732/6,660	2,965/5,962	2,500/4,930
Completion date	March, 2007	August, 2008	September, 2014	March, 2015	March, 2008
Units	141	117	122	68	98
Operator	Good Time Living	Good Time Living	Good Time Living	Good Time Living	Good Time Living

(Note1) Appraisal values are as of November 1, 2019.

(Note2) NOI yields are calculated by dividing the appraisal NOI by the acquisition price.

(Note3) For description of structure, "S" refers to steel-framed structure and "R C" refers to reinforced concrete structure.

Overview of Asset to be Acquired (28 properties) #4/6





Property Name	Good Time Living Kameido	Good Time Living Mikage	Good Time Living Amagasaki-Shintoshin	Good Time Living Minami-Senri	Good Time Living Kobe-Tarumi
					
Location	Kameido 9, Koto-ku, Tokyo	Mikagenakamachi 3, Higashinada-ku, Kobe-shi, Hyogo	Shioe 1, Amagasaki-shi, Hyogo	Yamadanishi 3, Suita-shi, Osaka	Amidabo Myodanicho, Tarumi-ku, Kobe-shi, Hyogo
Nearest Station	Hirai Station on the JR Sobu Main Line	Mikage Station on the Hanshin Electric Railway Main Line	Amagasaki Station on the JR Tokaido Main Line	Yamada Station on the Hankyu Senri Line	Gakuen-Toshi Station on the Kobe Municipal Subway Seishin-Yamate Line
Acquisition Price (JPY million)	1,860	1,820	1,585	1,430	1,370
Appraisal Value or Survey Price (JPY million) ^(Note1)	2,310	2,260	1,660	1,520	1,380
Appraisal NOI Yield (%) ^(Note2)	5.8%	5.7%	4.8%	5.2%	5.5%
Construction・Floors ^(Note3)	R C・5	R C・S・6	R C・6	R C・7	R C・7
Land Area / Building Area (square meters)	20,123※/5,096 ※Right ratio : 515,323/6,432,550	11,648※/7,028 ※Right ratio : 465,844/3,639,406	2,910/5,194	2,213/3,753	3,180/6,005
Completion date	November, 2008	January, 2010	April, 2009	February, 1993	June, 2006
Units	83	88	87	71	91
Operator	Good Time Living	Good Time Living	Good Time Living	Good Time Living	Good Time Living

(Note1) Appraisal values are as of November 1, 2019.

(Note2) NOI yields are calculated by dividing the appraisal NOI by the acquisition price.

(Note3) For description of structure, "S" refers to steel-framed structure and "R C" refers to reinforced concrete structure.

Overview of Asset to be Acquired (28 properties) #5/6



Property Name	Good Time Living Chibaminato-Ekimaedori	Good Time Living Senboku-Izumigaoka	Good Time Living Ikeda-Midorigaoka	Good Time Living Nagatsuta-Minamidai	Good Time Living Saitama-Hasuda
					
Location	Chuoko 1, Chuo-ku, Chiba-shi, Chiba	Takakuradai 3, Minami-ku, Sakai-shi, Osaka	Midorigaoka 1, Ikeda-shi, Osaka	Nagatsuta Minamidai 2, Midori-ku, Yokohama-shi, Kanagawa	Yamanouchi, Hasuda-shi, Saitama
Nearest Station	Chibaminato Station on the JR Keiyo Line	Izumigaoka Station on the Semboku Rapid Railway Line	Ikeda Station on the Hankyu Takarazuka Line	Nagatsuta Station on the Tokyu Den-en-toshi Line and JR Yokohama Line	Hasuda Station on the JR Tohoku Main Line
Acquisition Price (JPY million)	1,320	980	920	850	659
Appraisal Value or Survey Price (JPY million) ^(Note1)	1,550	1,030	929	855	667
Appraisal NOI Yield (%) ^(Note2)	6.0%	5.7%	5.1%	4.6%	5.4%
Construction・Floors ^(Note3)	R C・7	R C・5	R C・B1・5	R C・4	R C・6
Land Area / Building Area (square meters)	3,699※/7,777 ※Right ratio : 789,246/1,422,333	1,692/3,983	1,553/3,050	3,218/3,385	1,703/3,188
Completion date	June, 2007	March, 2008	April, 2007	May, 2013	April, 2007
Units	107	83	53	71	63
Operator	Good Time Living	Good Time Living	Good Time Living	Good Time Living	Good Time Living

(Note1) Appraisal values are as of November 1, 2019.

(Note2) NOI yields are calculated by dividing the appraisal NOI by the acquisition price.

(Note3) For description of structure, "S" refers to steel-framed structure and "R C" refers to reinforced concrete structure.

Overview of Asset to be Acquired (28 properties) #6/6

Property Name	Good Time Living Nagareyama-Ichibankan	Good Time Living Nagareyama-Nibankan	Good Time Living Amagasaki-Ekimae
			
Location	Otakanomoriminami 1, Nagareyama-shi, Chiba	Otakanomoriminami 2, Nagareyama-shi, Chiba	Misonocho, Amagasaki-shi, Hyogo
Nearest Station	Nagareyama-otakanomori Station on the Tsukuba Express Line and Tobu Noda Line	Nagareyama-otakanomori Station on the Tsukuba Express Line and Tobu Noda Line	Amagasaki Station on the Hanshin Electric Railway Main Line and Namba Line
Acquisition Price (JPY million)	610	563	320
Appraisal Value or Survey Price (JPY million) ^(Note1)	612	677	392
Appraisal NOI Yield (%) ^(Note2)	5.1%	6.9%	6.1%
Construction・Floors ^(Note3)	R C・3	R C・5	R C・5
Land Area / Building Area (square meters)	1,850/2,756	1,968/3,928	3,093※/3,520 ※Right ratio : 362,295/2,100,835
Completion date	October, 2007	March, 2016	September, 2008
Units	54	77	56
Operator	Good Time Living	Good Time Living	Good Time Living

(Note1) Appraisal values are as of November 1, 2019.

(Note2) NOI yields are calculated by dividing the appraisal NOI by the acquisition price.

(Note3) For description of structure, "S" refers to steel-framed structure and "R C" refers to reinforced concrete structure.

List of Properties as New REIT – Residence #1

Property Number	Property Name	Location	CompletionDate	Acquisition Price (thousand)	Share (%)
O-1-001	Satella Kita 34-jo	Sapporo, Hokkaido	1994/9	1,133,714	0.4
O-1-090	Sky Hills N15	Sapporo, Hokkaido	2000/3	712,000	0.2
O-1-091	Sky Hills Sakaemachi	Chitose, Hokkaido	2002/2	832,000	0.3
O-1-092	Domy Chitose	Chitose, Hokkaido	1999/3	476,000	0.2
O-1-093	Sky Hills Takadai I	Chitose, Hokkaido	1992/1	448,000	0.1
O-1-128	Alpha Tower Sapporo Minami4jo	Sapporo, Hokkaido	2009/4	1,185,000	0.4
O-1-132	Cresidence Sapporo Minami4jo	Sapporo, Hokkaido	2007/9	1,140,000	0.4
O-1-146	Gran Casa NagayamaKoen Dori	Sapporo, Hokkaido	2007/2	1,002,000	0.3
O-1-151	Gran Casa Minami11jo	Sapporo, Hokkaido	2007/4	830,000	0.3
O-2-054	willDo Kamisugi 3chome	Sendai, Miyagi	2007/3	506,000	0.2
O-2-123	West Park Hasekura	Sendai, Miyagi	2007/3	1,240,000	0.4
O-2-137	Forest Hill SendaiAoba	Sendai, Miyagi	2007/3	2,750,000	0.9
O-2-140	Gran Casa Sendai Itsutsubashi	Sendai, Miyagi	2007/11	2,100,000	0.7
O-4-008	willDo Kiyosumi	Koto-ku, Tokyo	2005/12	5,024,619	1.7
O-4-009	Turkey's Denen-Chofu No.2	Ota-ku, Tokyo	1989/2	281,523	0.1
O-4-011	willDo Yokohama Minami	Yokohama, Kanagawa	2002/2	233,142	0.1
O-4-024	VISTA Supreme	Machida, Tokyo	2005/3	563,584	0.2
O-4-025	Joy Oyamada I	Setagaya-ku, Tokyo	1985/7	624,265	0.2
O-4-031	willDo Otsuka	Toshima-ku, Tokyo	1994/3	725,229	0.2
O-4-039	Toshin Shoto Mansion	Sibuya-ku, Tokyo	1978/6	912,000	0.3
O-4-055	Harmony Kamikitazawa	Setagaya-ku, Tokyo	1993/2	400,000	0.1
O-4-062	willDo Minami Urawa	Saitama, Saitama	2007/3	396,000	0.1
O-4-069	College Square Kitaikubukuro	Itabashi-ku, Tokyo	2006/2	727,000	0.2
O-4-070	College Square Tobu Nerima	Itabashi-ku, Tokyo	2005/10	892,000	0.3
O-4-071	College Square Akatsuka	Nerima-ku, Tokyo	2006/3	734,000	0.2
O-4-072	College Square Higashikurume	Higashikurume, Tokyo	2007/9	523,000	0.2
O-4-073	College Square Waseda II	Toshima-ku, Tokyo	2007/7	215,000	0.1
O-4-074	College Square Myogadani	Bunkyo-ku, Tokyo	2007/3	1,060,000	0.3
O-4-075	College Square Shinkoiwa	Katsushika-ku, Tokyo	2007/3	724,000	0.2
O-4-076	College Square Kiba	Koto-ku, Tokyo	2006/11	639,000	0.2
O-4-077	College Square Kinshicho	Koto-ku, Tokyo	2006/3	490,000	0.2
O-4-078	College Square Waseda	Shinjyuku-ku, Tokyo	2007/3	316,000	0.1
O-4-089	Lexington Square Shinjuku Gyoen	Shinjyuku-ku, Tokyo	2005/8	1,010,000	0.3
O-4-095	Prospect Nihonbashi-Honcho	Chuo-ku, Tokyo	2004/11	808,000	0.3
O-4-096	Maison de Ville Takanawa Gyoranzaka	Minato-ku, Tokyo	1999/3	1,480,000	0.5
O-4-097	Roppongi Rise House	Minato-ku, Tokyo	2003/3	912,000	0.3
O-4-098	TK Flats Shibuya	Sibuya-ku, Tokyo	2002/11	4,770,000	1.6
O-4-099	Maison de Ville Naka-Meguro	Meguro-ku, Tokyo	1999/2	1,050,000	0.3
O-4-100	Prospect KALON Minowa	Taito-ku, Tokyo	2007/2	1,620,000	0.5
O-4-101	Prospect Shinonomebashi	Koto-ku, Tokyo	2004/3	3,040,000	1.0
O-4-102	Prospect Monzennakacho	Koto-ku, Tokyo	2007/1	1,080,000	0.4
O-4-103	Prospect Ogikubo	Suginami-ku, Tokyo	2007/2	701,000	0.2
O-4-104	Exceria Ikebukuro West II	Toshima-ku, Tokyo	2006/9	852,000	0.3
O-4-105	Prospect Omori-Kaigan	Ota-ku, Tokyo	2003/2	1,480,000	0.5
O-4-106	Prospect Musashi-Shinjo	Kawasaki, Kanagawa	2008/5	1,050,000	0.3
O-4-107	Fragrance Kawasaki	Kawasaki, Kanagawa	2003/9	548,900	0.2
O-4-108	Prospect Chuo-Rinkan	Yamato, Kanagawa	2006/5	524,000	0.2
O-4-120	Gala Place Shinjuku Gyoen	Shinjyuku-ku, Tokyo	2007/2	2,170,000	0.7
O-4-121	Joyce Court	Ota-ku, Tokyo	2002/11	3,010,000	1.0
O-4-122	Act Forme Asakusa	Taito-ku, Tokyo	2000/10	1,216,000	0.4

Property Number	Property Name	Location	CompletionDate	Acquisition Price (thousand)	Share (%)
O-4-125	Gran Casa Roppongi	Minato-ku, Tokyo	1993/3	1,480,808	0.5
O-4-126	Gran Casa Minami Aoyama	Minato-ku, Tokyo	2006/10	3,750,000	1.2
O-4-127	Storia Jingumae	Shibuya-ku, Tokyo	2004/11	3,160,000	1.0
O-4-129	Gran Casa Shinjuku Gyoen	Shinjyuku-ku, Tokyo	2003/2	2,525,000	0.8
O-4-133	Lietocourt Yotsuya	Shinjyuku-ku, Tokyo	2006/1	1,716,800	0.6
O-4-134	Lietocourt Motoakasaka	Minato-ku, Tokyo	2006/4	1,095,700	0.4
O-4-138	Gran Casa Ginza East	Chuo-ku, Tokyo	2005/2	2,000,000	0.7
O-4-145	Gran Casa Minowa	Taito-ku, Tokyo	2015/9	850,000	0.3
O-4-146	Gran Casa Honkomagome	Bunkyo ku, Tokyo	2019/8	1,500,000	0.5
O-4-157	Gran Casa Urayasu	Urayasu, Chiba	2019/7	886,041	0.3
O-5-013	willDo Kanayama masaki	Nagoya, Aichi	2006/2	490,095	0.2
O-5-040	willDo Chiyoda	Nagoya, Aichi	2006/7	633,000	0.2
O-5-041	willDo Taiko dori	Nagoya, Aichi	2006/8	1,120,000	0.4
O-5-042	willDo Kanayama	Nagoya, Aichi	2006/9	370,000	0.1
O-5-043	willDo Kanayama sawashita	Nagoya, Aichi	2007/1	375,000	0.1
O-5-056	willDo Kachigawa	Kasugai, Aichi	2007/2	503,000	0.2
O-5-057	Stagea Kogane	Nagoya, Aichi	2007/2	600,000	0.2
O-5-066	willDo Higashibetsuin	Nagoya, Aichi	2007/6	703,000	0.2
O-5-081	willDo Matsubara	Nagoya, Aichi	2007/8	549,000	0.2
O-5-086	willDo Daikancho	Nagoya, Aichi	2008/3	655,000	0.2
O-5-088	willDo Takabata	Nagoya, Aichi	2008/3	494,115	0.2
O-5-147	Sakura Hills Riverside WEST	Nagoya, Aichi	2007/11	1,920,000	0.6
O-5-148	Sakura Hills Riverside EAST	Nagoya, Aichi	2007/11	1,030,000	0.3
O-5-149	Sakura Hills Meeki NORTH	Nagoya, Aichi	2007/11	750,000	0.2
O-5-158	Gran Casa Chiyoda	Nagoya, Aichi	2007/11	959,000	0.3
O-6-014	willDo Ichioka	Osaka, Osaka	2006/2	722,761	0.2
O-6-015	willDo Ebie	Osaka, Osaka	2006/2	350,904	0.1
O-6-016	willDo Imafuku nishi	Osaka, Osaka	2005/10	413,857	0.1
O-6-046	willDo Tsukamoto	Osaka, Osaka	2006/3	730,000	0.2
O-6-049	willDo Tanimachi	Osaka, Osaka	2007/1	1,040,000	0.3
O-6-050	willDo Nanba w II	Osaka, Osaka	2006/3	486,000	0.2
O-6-051	willDo Nanba w I	Osaka, Osaka	2006/8	690,000	0.2
O-6-059	willDo Hamasaki dori	Kobe, Hyogo	2007/2	2,280,000	0.8
O-6-060	willDo Minamimorimachi	Osaka, Osaka	2007/3	493,000	0.2
O-6-064	willDo Matsuyamachi	Osaka, Osaka	2007/4	810,000	0.3
O-6-067	willDo Shin Osaka	Osaka, Osaka	2007/6	861,000	0.3
O-6-083	willDo Sannomiya East	Kobe, Hyogo	2007/8	731,000	0.2
O-6-085	willDo Kujo	Osaka, Osaka	2000/2	537,000	0.2
O-6-114	Prospect Nakanoshima	Osaka, Osaka	2006/8	734,000	0.2
O-6-116	Prospect Toyonaka Hattori	Toyonaka, Osaka	2005/12	366,000	0.1
O-6-117	Prospect Shimogamo	Kyoto, Kyoto	2006/2	281,000	0.1
O-6-118	Prospect Kawaramachi-Gojo	Kyoto, Kyoto	2007/1	583,000	0.2
O-6-119	Gransys Esaka	Suita, Osaka	2008/2	1,260,000	0.4
O-6-131	Serenite Koshien	Nishinomiya, Hyogo	2010/2	2,550,000	0.8
O-6-136	Pregio Miyakojima	Osaka, Osaka	2009/3	1,610,000	0.5
O-6-139	Serenite ShinOsaka Nibankan	Osaka, Osaka	2009/1	3,510,000	1.2
O-6-141	Gran Casa UmedaKita	Osaka, Osaka	2007/11	2,050,000	0.7
O-6-142	Serenite Honmachi Grande	Osaka, Osaka	2015/2	4,286,000	1.4
O-6-143	Gransys Tenmabashi	Osaka, Osaka	2007/5	4,050,000	1.3
O-6-144	DayGran Tsurumi	Osaka, Osaka	2007/3	1,030,000	0.3

List of Properties as New REIT – Residence #2

Property Number	Property Name	Location	CompletionDate	Acquisition Price (thousand)	Share (%)
O-6-150	Runai Nippombashi anheho	Osaka, Osaka	2009/2	1,400,000	0.5
O-6-152	HS Umeda EAST	Osaka, Osaka	2017/2	2,151,000	0.7
O-6-153	Serenite Umeda EST	Osaka, Osaka	2017/2	1,057,000	0.3
O-6-154	Serenite Yuhigaoka EST	Osaka, Osaka	2017/2	811,500	0.3
O-6-155	Serenite Umeda Reflet	Osaka, Osaka	2019/6	1,148,753	0.4
O-7-068	willDo Okayama-eki Nishiguchi	Okayama, Okayama	2007/9	1,220,000	0.4
O-7-087	willDo Okayamadaiku	Okayama, Okayama	2008/3	1,040,000	0.3
O-9-053	willDo Nakasu	Fukuoka, Fukuoka	2007/1	2,460,000	0.8
O-9-130	Renaissance 21 Hakata	Fukuoka, Fukuoka	2007/3	1,500,000	0.5
O-9-135	Granpark Tenjin	Fukuoka, Fukuoka	2005/2	4,698,000	1.6
Studio				137,214,317	45.3

F-1-041	Palais d'or Maruyama	Sapporo, Hokkaido	1989/11	559,000	0.2
F-1-069	Gran Casa Urasando	Sapporo, Hokkaido	2006/2	1,510,000	0.5
F-1-070	Gran Casa Kita3jo	Sapporo, Hokkaido	2012/1	1,265,880	0.4
F-1-075	Chijikoukanmae Tower Residence	Sapporo, Hokkaido	2006/5	4,530,000	1.5
F-2-004	willDo Takasago	Sendai, Miyagi	2005/6	364,904	0.1
F-4-008	Sereno Oniya	Saitama, Saitama	1997/11	1,554,523	0.5
F-4-009	Suzuran-kan	Saitama, Saitama	2000/3	441,190	0.1
F-4-010	Bonheur Tokiwa	Saitama, Saitama	1988/2	752,904	0.2
F-4-011	Profit Link Takenotsuka	Adachi-ku, Tokyo	1990/2	636,333	0.2
F-4-013	Dream Heights	Itabashi-ku, Tokyo	1985/10	358,666	0.1
F-4-014	Green Hills Asukayama	Kita-ku, Tokyo	1992/2	587,238	0.2
F-4-015	Oji Heights	Kita-ku, Tokyo	1991/11	347,857	0.1
F-4-016	Sakagami Royal Heights No. II	Arakawa-ku, Tokyo	1990/10	360,714	0.1
F-4-017	willDo Todoroki	Setagaya-ku, Tokyo	1996/10	1,764,809	0.6
F-4-019	Libest Nishi-chiba	Chiba, Chiba	1999/2	2,152,476	0.7
F-4-029	Libest Higashi Nakayama	Funabashi, Chiba	2000/2	1,371,314	0.5
F-4-031	MGA Kanamachi	Katsushika-ku, Tokyo	1990/9	484,000	0.2
F-4-035	Greenhills Roka	Setagaya-ku, Tokyo	1988/3	662,000	0.2
F-4-036	Lofty Hirai	Edogawa-ku, Tokyo	1989/5	324,000	0.1
F-4-038	Colonnade Kasuga	Bunkyo-ku, Tokyo	1991/7	3,115,277	1.0
F-4-039	The Palms Yoyogi Uehara Cosmo Terrace	Shibuya-ku, Tokyo	2004/11	1,250,000	0.4
F-4-040	Sun Terrace Yoyogi Uehara	Shibuya-ku, Tokyo	1999/2	1,180,000	0.4
F-4-044	Prospect Nihonbashikoamicho	Chuo-ku, Tokyo	2007/3	840,000	0.3
F-4-045	Park Terrace Ebisu	Shibuya-ku, Tokyo	2000/10	2,060,000	0.7
F-4-046	Prospect Dogenzaka	Shibuya-ku, Tokyo	2005/2	1,590,000	0.5
F-4-047	Prospect Glarsa Hiroo	Shibuya-ku, Tokyo	2005/11	3,560,000	1.2
F-4-048	Prospect Hatsu-dai	Shibuya-ku, Tokyo	2006/2	518,000	0.2
F-4-049	Prospect Nishi-Sugamo	Kita-ku, Tokyo	2006/6	1,110,000	0.4
F-4-050	Prospect Machiya	Arakawa-ku, Tokyo	2006/8	484,000	0.2
F-4-051	Prospect Kiyosumi-Teien	Koto-ku, Tokyo	2002/2	2,630,000	0.9
F-4-052	Prospect Morishita	Koto-ku, Tokyo	2006/1	1,260,000	0.4
F-4-053	Prospect Onshi-Koen	Koto-ku, Tokyo	2005/2	1,110,000	0.4
F-4-054	BELNOS 34	Katsushika-ku, Tokyo	1991/5	1,700,000	0.6
F-4-055	SK Residence	Toshima-ku, Tokyo	1990/2	805,000	0.3
F-4-056	Angel Heim Nishi-Rokugo No.2	Ota-ku, Tokyo	1997/5	1,012,000	0.3
F-4-057	Deim-Hashimoto	Sagamihara, Kanagawa	1987/8	748,000	0.2
F-4-058	Prospect Kawasaki	Kawasaki, Kanagawa	2006/8	1,520,000	0.5
F-4-059	Prospect Urawa-Tokiwa	Saitama, Saitama	1993/2	717,000	0.2

Property Number	Property Name	Location	CompletionDate	Acquisition Price (thousand)	Share (%)
F-4-064	Glana Ueno	Taito-ku, Tokyo	2005/8	1,100,000	0.4
F-4-065	The Residence Honmoku Yokohama Bayside	Yokohama, Kanagawa	2008/2	5,550,000	1.8
F-4-066	Lietocourt Asakusabashi	Taito-ku, Tokyo	2005/5	1,615,800	0.5
F-4-071	Gran Casa ShinKoiva	Katsushika-ku, Tokyo	2006/2	1,510,000	0.5
F-4-072	Gran Casa Ryogoku Ichibankan	Sumida-ku, Tokyo	2006/2	1,420,000	0.5
F-4-073	Gran Casa Ryogoku Nibankan	Sumida-ku, Tokyo	2006/6	770,000	0.3
F-4-076	Gran Casa Kitauraawa	Saitama, Saitama	2019/6	2,490,000	0.8
F-4-077	(Temporary name) Sengoku 4-chome PJ	Bunkyo, Tokyo	2019/12(planned)	1,480,000	0.5
F-5-023	willDo Temmachi	Nagoya, Aichi	2006/3	627,785	0.2
F-5-032	Stellato City Sakurayama	Nagoya, Aichi	2006/7	735,000	0.2
F-5-037	willDo Kurokawa	Nagoya, Aichi	2006/2	677,000	0.2
F-5-060	Gran Casa Daikan-Cho	Nagoya, Aichi	1986/3	1,082,000	0.4
F-5-061	Gran Casa Gokiso	Nagoya, Aichi	1991/2	932,500	0.3
F-5-067	Lietocourt Marunouchi	Nagoya, Aichi	2005/9	3,756,800	1.2
F-5-068	Gran Casa Kamimaezu	Nagoya, Aichi	2006/6	2,050,000	0.7
F-5-074	Sakura Hills Fujimi	Nagoya, Aichi	2007/6	2,750,000	0.9
F-6-026	willDo Nishi akashi	Akashi, Hyogo	2003/3	635,666	0.2
F-6-033	La Vita Nipponbashi	Osaka, Osaka	2006/9	1,860,000	0.6
F-6-062	Crown Heim Nishi-Tanabe	Osaka, Osaka	2004/1	405,000	0.1
Family				78,684,642	26.0
Residential				215,898,959	71.2

List of Properties as New REIT – Healthcare

Property Number	Property Name	Location	CompletionDate	Acquisition Price (thousand) (Note)	Share (%)
H-1-001	Charm Suite Ryokuchi Koen	Toyonaka, Osaka	2006/9	3,030,000	1.0
H-1-002	Sompo Care LAVIERE Sagamihara Chuo	Sagamihara, Kanagawa	2008/3	1,790,000	0.6
H-1-003	Verger Hirakata	Hirakata, Osaka	2007/2	1,560,000	0.5
H-1-004	Sawayaka Heart Life Nishikyogoku	Kyoto, Kyoto	2007/8	1,130,000	0.4
H-1-005	Sompo Care LAVIERE Kinugasayama Koen	Yokosuka, Kanagawa	2011/3	2,090,000	0.7
H-1-006	Super Court JR Nara-Ekimae	Nara, Nara	2009/6	1,750,000	0.6
H-1-007	La'nassica Arakogawa	Nagoya, Aichi	2008/4	1,460,000	0.5
H-1-008	Minna-no-ie Chuo-ku En'nami	Saitama, Saitama	2014/2	861,000	0.3
H-1-009	Minna-no-ie Omiya Tsutsujigaoka Park	Saitama, Saitama	2012/4	776,000	0.3
H-1-010	Sompo no ie Nishitanabeekimae	Osaka, Osaka	2007/2	739,000	0.2
H-1-011	Inise Komae Bettei	Komae, Tokyo	2017/1	1,319,500	0.4
H-2-001	AIP Kachidoki-Ekimae	Chuo-ku, Tokyo	2017/4	8,150,000	2.7
H-2-002	PLAISANT GRAND MINAMI YUKIGAYA	Ota-ku, Tokyo	2019/1	3,380,000	1.1
H-2-003	Aira no mori Higashi-Ofuna	Yokohama, Kanagawa	2019/1	2,271,195	0.7
H-2-004	Aira no mori Shakuji-koen	Nerima-ku, Tokyo	2019/9	2,070,000	0.7
H-2-005	Aira no mori Edogawa-Shinozaki	Edogawa-ku, Tokyo	2019/7	1,499,307	0.5
H-2-006	Senior Forest Yokohama-Tsuzuki	Yokohama, Kanagawa	2019/8	1,202,000	0.4
H-2-007	Sompo no ie Toyonaka-Minamisono	Toyonaka, Osaka	2001/1	825,000	0.3
H-2-008	Good Time Living Center-Minami - Platessa Center-Minami	Yokohama, Kanagawa	2015/5	11,150,000	3.7
H-2-009	Good Time Living Chibaminato-Kaigandori - Platessa Chibaminato	Chiba, Chiba	2007/3	4,516,000	1.5
H-2-010	Good Time Living Yokohama-Tsuzuki	Yokohama, Kanagawa	2008/8	4,064,000	1.3
H-2-011	Good Time Living Senri-Hinatagaoka	Suita, Osaka	2014/9	2,800,000	0.9
H-2-012	Good Time Living Nakamozi	Sakai, Osaka	2015/3	2,180,000	0.7
H-1-012	Good Time Living Kourigaoka	Hirakata, Osaka	2008/3	2,120,000	0.7
H-1-013	Good Time Living Kameido	Koto-ku, Tokyo	2008/11	1,860,000	0.6
H-1-014	Good Time Living Mikage	Kobe, Hyogo	2010/1	1,820,000	0.6
H-1-018	Good Time Living Amagasaki-Shintoshin	Amagasaki, Hyogo	2009/4	1,585,000	0.5
H-2-013	Good Time Living Minami-Senri	Suita, Osaka	1993/2	1,430,000	0.5
H-1-016	Good Time Living Kobe-Tarumi	Kobe, Hyogo	2006/6	1,370,000	0.5
H-1-015	Good Time Living Chibaminato-Ekimaedori	Chiba, Chiba	2007/6	1,320,000	0.4
H-1-017	Good Time Living Senboku-Izumigaoka	Sakai, Osaka	2008/3	980,000	0.3
H-1-019	Good Time Living Ikeda-Midorigaoka	Ikeda, Osaka	2007/4	920,000	0.3
H-1-020	Good Time Living Nagatsuta-Minamidai	Yokohama, Kanagawa	2013/5	850,000	0.3
H-1-021	Good Time Living Saitama-Hasuda	Hasuda, Saitama	2007/4	659,000	0.2
H-1-022	Good Time Living Nagareyama-Ichibankan	Nagareyama, Chiba	2007/10	610,000	0.2
H-1-023	Good Time Living Nagareyama-Nibankan	Nagareyama, Chiba	2016/3	563,000	0.2
H-1-024	Good Time Living Amagasaki-Ekimae	Amagasaki, Hyogo	2008/9	320,000	0.1
H-1-025	Sompo Care LAVIERE Hiroshima Hikarigaoka	Hiroshima, Hiroshima	2005/12	1,220,000	0.4
H-1-026	Sawayaka Kaikyokan	Kitakyushu, Fukuoka	2003/10	898,000	0.3
H-1-027	Sawayaka Meisui-kan	Kitakyushu, Fukuoka	2005/3	812,000	0.3
H-1-028	Nichii Care Center Fukushima Omori	Fukushima, Fukushima	2007/3	339,000	0.1
H-1-029	Sawayaka Hinodekan	Niigata, Niigata	2007/7	921,000	0.3
H-1-030	Sawayaka Obatake Sanbankan	Kitakyushu, Fukuoka	2011/9	355,000	0.1
H-1-031	Sawayaka Riverside Kurin	Niigata, Niigata	2009/10	323,000	0.1
H-1-032	Silver Heights Hitsujigaoka No.3	Sapporo, Hokkaido	2003/4	1,340,000	0.4
H-1-033	Alpha Living Okayama Nishigawa Ryokudoko	Okayama, Okayama	2014/8	788,000	0.3
H-1-034	Alpha Living Okayama Korakuen	Okayama, Okayama	1988/5	659,000	0.2
H-1-035	Alpha Living Takamatsu Ekimae	Takamatsu, Kagawa	2014/6	641,000	0.2

Property Number	Property Name	Location	CompletionDate	Acquisition Price (thousand) (Note)	Share (%)
H-2-012	Alpha Living Takamatsu Hyakkenmachi	Takamatsu, Kagawa	2010/6	627,000	0.2
H-1-012	Alpha Living Takamatsu Konyamachi	Takamatsu, Kagawa	2016/9	1,225,000	0.4
Healthcare				87,168,002	28.8
Total				303,066,962	100.0

(Note) Estimated and assumed value based on appraisal value as of the end of the fiscal period ended April 2019 for the properties to be succeeded from NHI.

Overview of Investment Corporations

Name of investment corporation	 日本賃貸住宅投資法人 Japan Rental Housing Investments Inc.	
Representative (Executive director)	Ikuo Shoda	Shunichi Suzuki
Supervisory directors	Kouhei Yabuta / Jun Nagamine	Tomohiko Shimizu / Chizuko Nakata
Securities code	8986	3308
Listing date	June 22, 2006	November 5, 2014
Fiscal period end	March / September	April / October
Number of outstanding investment units	1,640,060 units	74,632 units
Total amount of unitholders' capital	JPY 91,715 million	JPY 9,971 million
Asset manager	Daiwa Real Estate Asset Management Co. Ltd.	Daiwa Real Estate Asset Management Co. Ltd.
General administrator	Mitsubishi UFJ Trust and Banking Corporation	Reiwakaikeisha Tax Corporation
Asset custodian	Mitsubishi UFJ Trust and Banking Corporation	Mizuho Trust & Banking Co., Ltd.
Transfer agent	Mitsubishi UFJ Trust and Banking Corporation	Sumitomo Mitsui Trust Bank, Ltd.



Notes

* Notes on page 9

Note 1: Except as otherwise stated, figures regarding JRH are based on the figures in the (unaudited) financial results for the fiscal period ended September 2019 and other information as of the end of, or for, the same fiscal period, and the figures regarding NHI are based on the figures in the financial results for the fiscal period ended April 2019 and other information as of the end of, or for, the same fiscal period.

Note 2: Figures for the 28 properties to be acquired as stated in the “Notice on the Acquisition and Leasing of Assets” announced by NHI on November 19, 2019.

Note 3: Figures for the 27 properties to be disposed of as stated in the “Notice Concerning Disposition of Assets” announced by JRH on November 19, 2019.

Note 4: The figures relate to (Temporary name) Sengoku 4-chome PJ, which is described in the “Notice Concerning Acquisition of Assets (AS Residence Chiyoda, (Temporary name) Sengoku 4-chome PJ)” announced by JRH on September 20, 2019. The planned acquisition date for (Temporary name) Sengoku 4-chome PJ is April 10, 2020.

Note 5: The asset size of properties of JRH is stated based on the acquisition prices, and the asset size of NHI is stated based on the assumed purchase prices, using the appraisal values as of April 30, 2019. With respect to the assets to be disposed of, the total of the acquisition prices is also stated for the asset size.

Note 6: The quasi-co-ownership (additionally acquired) of Irise Komae that is already held by NHI is also included as one property.

Note 7: This figure is calculated using the (anticipated) acquisition prices.

Note 8: These figures are calculated using the appraisal NOI stated in the appraisal reports for the Assets to be Acquired or Decided Anticipated Assets.

Note 9: This figure is calculated based on actual NOI for the fiscal period ended September 2019 as annualized.

Note 10: These figures are calculated based on the figures assumed for calculating the figures stated in the “Notice Concerning Earnings Forecast for Fiscal Periods Ending September 2020 and March 2021, after the Merger between JRH and NHI” (the “Post-Merger Earnings Forecast”), which was published on November 19, 2019, specifically based on the forecasted figures for the fiscal period ending March 2021 which we assume as stabilized figures.

Note 11: Building ages are calculated as of November 19, 2019 using the weighted average based on (anticipated) acquisition prices. Figure of Post-Measures is calculated as trial base taking into consideration the dispositions and acquisitions in the Measures as of April 10, 2020, the latest scheduled acquisition date.


Note 12: Each figure is calculated based on the amount obtained by deducting the total amount of (forecast) distributions from the (estimated) net asset value on a mark-to-market basis, based on the appraisal value, etc. For the figure for DLI (Post-Measures), based on the finalized appraisal value available as of today.

Note 13: From the earnings forecast announced by JRH on November 19, 2019.

Note 14: From the earnings forecast announced by NHI on June 19, 2019.

Note 15: From the Post-Merger Earnings Forecast.

Note 16: These figures are the forecast distribution per unit with respect to the JRH investment units (including any fractions) to be delivered per NHI investment unit upon Merger (i.e., the amount obtained by multiplying the forecast distribution per unit for each fiscal period by the merger ratio).

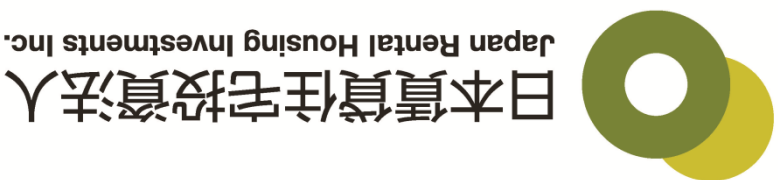
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日本ヘルスケア投資法人

Nippon Healthcare Investment Corporation