

(REIT) Financial Report for Fiscal Period Ended July 31, 2017

September 13, 2017

REIT Securities Issuer: Star Asia Investment Corporation
 Securities Code: 3468
 Representative: Atsushi Kato, Executive Director

Stock Exchange Listing: Tokyo Stock Exchange
 URL: <http://starasia-reit.com>

Asset Management Company: Star Asia Investment Management Co., Ltd.
 Representative: Atsushi Kato, President and CEO
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Scheduled date of commencement of cash distribution payment: October 12, 2017
 Scheduled date of submission of securities report: October 24, 2017

Preparation of supplementary financial results briefing materials: Yes
 Holding of financial results briefing session: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

1. Status of Management and Assets for Fiscal Period Ended July 31, 2017 (from February 1, 2017 to July 31, 2017)

(1) Management Status

(% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenue		Operating income		Ordinary income		Net income	
	million yen	%	million yen	%	million yen	%	million yen	%
Ended Jul. 2017	3,211	59.2	2,098	76.2	1,833	70.8	1,832	70.8
Ended Jan. 2017	2,017	8.5	1,190	3.7	1,073	220.1	1,072	221.2

Fiscal period	Net income per unit	Ratio of net income to equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenue
	yen	%	%	%
Ended Jul. 2017	4,697	4.8	2.4	57.1
Ended Jan. 2017	3,111	3.1	1.6	53.2

(2) Status of Cash Distribution

Fiscal period	Cash distribution per unit (not including cash distribution in excess of earnings)	Total cash distribution (not including cash distribution in excess of earnings)	Cash distribution in excess of earnings per unit	Total cash distribution in excess of earnings	Cash distribution payout ratio	Ratio of cash distribution to net assets
	yen	million yen	yen	million yen	%	%
Ended Jul. 2017	4,423	1,832	0	0	100.0	4.4
Ended Jan. 2017	3,112	1,072	0	0	100.0	3.1

(Note) For the fiscal period ended July 31, 2017, cash distribution payout ratio is calculated by the following formula due to changes in the number of investment units during the period following issuance of new investment units during the period:

$$\text{Cash distribution payout ratio} = \frac{\text{Total cash distribution (not including cash distribution in excess of earnings)}}{\text{Net income}} \times 100$$

(3) Financial Position

Fiscal period	Total assets	Net assets	Equity ratio	Net assets per unit
	million yen	million yen	%	yen
Ended Jul. 2017	83,609	41,892	50.1	101,116
Ended Jan. 2017	67,363	34,674	51.5	100,592

(4) Status of Cash Flows

Fiscal period	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	million yen	million yen	million yen	million yen
Ended Jul. 2017	4,721	(18,283)	13,900	4,837
Ended Jan. 2017	2,803	(181)	(2,686)	4,498

2. Management Status Forecast for Fiscal Period Ending January 31, 2018 (from August 1, 2017 to January 31, 2018) and Fiscal Period Ending July 31, 2018 (from February 1, 2018 to July 31, 2018)

(% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenue		Operating income		Ordinary income		Net income		Cash distribution per unit (not including cash distribution in excess of earnings)	Cash distribution in excess of earnings per unit
	million yen	%	million yen	%	million yen	%	million yen	%	yen	yen
Ending Jan. 2018	3,131	(2.5)	2,009	(4.2)	1,859	1.4	1,783	(2.7)	4,039	0
Ending Jul. 2018	2,395	(23.5)	1,289	(35.8)	1,140	(38.7)	1,139	(36.1)	2,750	0

(Reference) Forecast net income per unit (fiscal period ending January 31, 2018) 4,305 yen

Forecast net income per unit (fiscal period ending July 31, 2018) 2,750 yen

* Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates, and Retrospective Restatement

- ① Changes in accounting policies accompanying amendments to accounting standards, etc.: No
- ② Changes in accounting policies other than ①: No
- ③ Changes in accounting estimates: No
- ④ Retrospective restatement: No

(2) Total Number of Investment Units Issued and Outstanding

① Total number of investment units issued and outstanding (including own investment units) at end of period

Fiscal period ended Jul. 31, 2017	414,300 units	Fiscal period ended Jan. 31, 2017	344,700 units
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② Number of own investment units at end of period

Fiscal period ended Jul. 31, 2017	0 units	Fiscal period ended Jan. 31, 2017	0 units
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* Presentation of Status of Implementation of Audit Procedures

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

* Explanation of Appropriate Use of Management Status Forecast, and Other Matters of Special Note

The management status outlook and other forward-looking statements contained in this document are based on information that are currently available and certain assumptions that are deemed reasonable by Star Asia Investment Corporation. Accordingly, the actual management status, etc. may differ materially due to various factors. In addition, the forecast figures are the current figures calculated under the assumptions described in "Assumptions Underlying Management Status Forecast for Fiscal Period Ending January 31, 2018 and Fiscal Period Ending July 31, 2018" on page 3-4. Accordingly, the actual operating revenue, operating income, ordinary income, net income, cash distribution per unit (not including cash distribution in excess of earnings) and cash distribution in excess of earnings per unit may vary due to acquisition/disposition of real estate, etc., trends of the real estate market, etc., fluctuations in interest rates or other changes in the circumstances surrounding Star Asia Investment Corporation, etc. in the future. In addition, the forecast is not a guarantee of the amount of cash distribution.

Assumptions Underlying Operating Results Forecasts for
Fiscal Period Ending January 31, 2018 and Fiscal Period Ending July 31, 2018

Item	Assumptions
Calculation period	<ul style="list-style-type: none"> ➤ Fiscal period ending January 31, 2018: August 1, 2017 – January 31, 2018 (184 days) ➤ Fiscal period ending July 31, 2018: February 1, 2018 – July 31, 2018 (181 days)
Investment assets	<ul style="list-style-type: none"> ➤ For the real estate beneficiary interests in trust of the 24 properties held by SAR as of July 31, 2017, there is a change in the investment assets due to the transfer of real estate beneficiary interests in trust of a property as noted below as <Transfer> and SAR owns 23 properties <Existing Properties> at the date of this document. It is assumed that there are no other changes (new property acquisitions, sales of Existing Properties, etc.) in the investment assets through the end of the fiscal period ending July 31, 2018. <Transfer> Property name: Oak Minami-Azabu (Quasi co-ownership interest: 51%) Transfer date: August 1, 2017 In practice, this may vary due to changes in investment assets.
Operating revenue	<ul style="list-style-type: none"> ➤ Rent revenues from the Existing Properties are calculated based on the rent stated in the lease agreements that are effective as of the date of this document taking factors such as market movement into consideration. ➤ As to operating revenue, it is assumed that no rent payments will be delinquent or declined by tenants. ➤ Gain on sales of real estate property from the Transfer is expected to be 779 million yen for the fiscal period ending January 31, 2018.
Operating expenses	<ul style="list-style-type: none"> ➤ Among expenses related to rent business of the Existing Properties, which are the principal operating expenses, expenses excluding depreciation are calculated on the basis of historical data, reflecting variable factors of expenses. ➤ Fixed property taxes, city planning taxes and other public charges are expected to be 139 million yen for the fiscal period ending January 31, 2018 and 175 million yen for the fiscal period ending July 31, 2018. ➤ For the Properties acquired during the fiscal period ended July 31, 2017 (3rd fiscal period), fixed property taxes, city planning taxes and other public charges in fiscal 2017 are settled on a pro rata basis based on the number of days of ownership with the sellers at the time of acquisition of the properties. However, in the case of SAR, the settled amount is included in the acquisition cost and thus not be recorded as expenses in the fiscal period ending January 31, 2018. In addition, fixed property taxes, city planning taxes and other public charges in fiscal 2018 for the Property acquired during the fiscal period ended July 31, 2017 will be recorded as expenses from the fiscal period ending July 31, 2018. ➤ For the expenditures for repair and maintenance of buildings, 50 million yen is expected for the fiscal period ending January 31, 2018 and 47 million yen is expected for the fiscal period ending July 31, 2018 based on repair and maintenance plans drawn up by the Asset Management Company. However, the expenditures for repair and maintenance for the fiscal periods could differ significantly from the estimated amounts, as expenditures may arise urgently due to damage to buildings and such caused by unexpected factors, and because the variance in amounts generally tends to be significant from year to year and repair and maintenance expenses do not arise regularly. ➤ Depreciation is calculated using the straight line method, including incidental expenses and others, and is expected to be 312 million yen for the fiscal period ending January 31, 2018 and 323 million yen for the fiscal period ending July 31, 2018.
NOI (Net Operating Income)	<ul style="list-style-type: none"> ➤ The NOI of SAR's portfolio is expected to be 1,832 million yen for the fiscal period ending January 31, 2018 and 1,848 million yen for the fiscal period ending July 31, 2018. ➤ NOI is calculated by using the following calculation method. NOI = rent revenue – rent expenses (excluding depreciation)
Non-operating expenses	<ul style="list-style-type: none"> ➤ Interest expense and other financial expenses are expected to total 150 million yen for the fiscal period ending January 31, 2018 and 149 million yen for the fiscal period ending July 31, 2018. ➤ It is assumed that 7,300 million yen of loans payable due for repayment in the fiscal period ending July 31, 2018 will be refinanced in the term. However, it is assumed that temporary expenses due to the refinancing are not expected to be incurred at this time and internal reserve expected to be made in the fiscal period ending January 31, 2018 will be utilized to cancel negative affect on distribution even in case any temporary expenses regarding the refinance are incurred.
Debt financing	<ul style="list-style-type: none"> ➤ The total amount of interest-bearing liabilities is assumed to be 37,350 million yen as of the end of the fiscal period ending January 31, 2018 and July 31, 2018. ➤ As of today, SAR has 37,740 million yen of outstanding borrowings. ➤ It is assumed to repay 390 million yen by the end of the fiscal period ending January 31, 2018 by using consumption tax refund resulting from acquisition of the properties and payment of other various expenses during the fiscal period ended July 31, 2017. ➤ It is assumed that 7,300 million yen of loans payable due for repayment in the fiscal period ending July 31, 2018 will be refinanced in the term.
Investment units	<ul style="list-style-type: none"> ➤ The total number of investment units issued and outstanding as of the date of this document, which is

Item	Assumptions
	<p>414,300 units, is assumed.</p> <ul style="list-style-type: none"> ➤ It is assumed that there will be no changes in the number of investment units issued due to additional issuance, etc. of new investment units through the end of the fiscal period ending July 31, 2018.
Cash distribution per unit (not including cash distribution in excess of earnings)	<ul style="list-style-type: none"> ➤ Cash distribution per unit (not including cash distribution in excess of earnings) is calculated on the assumption described in the cash distribution policy stipulated in SAR's Articles of Incorporation. ➤ It is assumed that derivative transactions (interest rate swaps) will continue to be conducted. However, it is assumed that deferred losses on hedges, which is an item of deduction from net assets (those provided in Article 2, item 30 (b) of the Ordinance on Accountings of Investment Corporations), is nonaccrual in the fiscal periods ending January 31, 2018 and ending July 31, 2018, and cash distribution per unit (not including cash distribution in excess of earnings) will not be affected by changes in items of deduction from net assets in the calculation. ➤ It is possible that the cash distribution per unit (not including cash distribution in excess of earnings) could change due to various factors, including changes in investment assets, changes in rent revenue accompanying changes in tenants, etc., or unexpected repair and maintenance, etc. In addition, cash distribution per unit (not including cash distribution in excess of earnings) may be affected by changes in items of deduction from net assets. ➤ As to 779 million yen expected for the fiscal period ending January 31, 2018 as gain on sales of real estate property from the Transfer described in the above "Operating revenue," 110 million yen is expected to be recorded as voluntary reserve and be internally retained on the basis the conduit requirements are not met. In practice, the amount of voluntary reserve may change. ➤ It is a policy to utilize the internally retained earnings in order to mitigate the negative affect on distribution mainly by temporary decrease in income and expenses incurred in management in and after the fiscal period ending January 31, 2018 (5th fiscal period). ➤ Due to the internal reserve, 75 million yen of expense is expected to be incurred as income taxes in the fiscal period ending January 31, 2018.
Cash distribution in excess of earnings per unit	<ul style="list-style-type: none"> ➤ It is assumed that no deferred losses on hedges will be incurred, which is an item of deduction from net assets, as described above. Of cash distribution in excess of earnings, that attributable to allowance for temporary difference adjustment is not scheduled at this point. ➤ In addition, of cash distribution in excess of earnings, that falling under the category of cash distribution accompanying decrease in capital, etc. under tax law is not scheduled at this point.
Other	<ul style="list-style-type: none"> ➤ Forecasts are based on the assumption that revisions that impact the above forecast figures will not be made to laws and regulations, tax systems, accounting standards, listing rules, and rules of The Investment Trusts Association, Japan etc. ➤ Forecasts are based on the assumption that there will be no major unforeseen changes to general economic trends and real estate market conditions, etc.

3. Financial Statements

(1) Balance Sheet

(Unit: thousand yen)

	2nd fiscal period (As of January 31, 2017)	3rd fiscal period (As of July 31, 2017)
Assets		
Current assets		
Cash and deposits	1,839,594	1,598,847
Cash and deposits in trust	2,659,211	3,239,091
Operating accounts receivable	50,089	52,745
Prepaid expenses	88,279	108,945
Deferred tax assets	11	20
Consumption taxes receivable	-	261,743
Other	8,650	-
Total current assets	4,645,837	5,261,393
Non-current assets		
Property, plant and equipment		
Buildings in trust	20,317,871	25,006,453
Accumulated depreciation	(490,008)	(764,163)
Buildings in trust, net	19,827,862	24,242,289
Structures in trust	9,606	9,606
Accumulated depreciation	(61)	(397)
Structures in trust, net	9,545	9,209
Machinery and equipment in trust	6,282	11,270
Accumulated depreciation	(137)	(499)
Machinery and equipment in trust, net	6,144	10,771
Tools, furniture and fixtures in trust	7,628	9,971
Accumulated depreciation	(731)	(1,228)
Tools, furniture and fixtures in trust, net	6,896	8,743
Land in trust	39,208,659	50,426,286
Construction in progress in trust	2,161	-
Total property, plant and equipment	59,061,270	74,697,300
Intangible assets		
Leasehold rights in trust	3,459,138	3,459,138
Total intangible assets	3,459,138	3,459,138
Investments and other assets		
Long-term prepaid expenses	127,156	146,256
Lease and guarantee deposits	10,000	10,000
Other	60,135	35,321
Total investments and other assets	197,292	191,577
Total non-current assets	62,717,701	78,348,016
Total assets	67,363,539	83,609,410

(Unit: thousand yen)

	2nd fiscal period (As of January 31, 2017)	3rd fiscal period (As of July 31, 2017)
Liabilities		
Current liabilities		
Operating accounts payable	245,131	227,743
Short-term loans payable	1,000,000	-
Current portion of long-term loans payable	-	8,680,000
Accounts payable - other	246,508	269,194
Accrued expenses	5,336	7,030
Income taxes payable	844	1,023
Accrued consumption taxes	76,405	12,734
Advances received	319,180	589,678
Other	6,574	9,492
Total current liabilities	1,899,981	9,796,897
Non-current liabilities		
Long-term loans payable	29,200,000	30,050,000
Tenant leasehold and security deposits in trust	1,589,434	1,863,336
Other	-	6,635
Total non-current liabilities	30,789,434	31,919,971
Total liabilities	32,689,416	41,716,869
Net assets		
Unitholders' equity		
Unitholders' capital	33,541,125	40,031,185
Capital deduction		
Allowance for temporary difference adjustment	(26,197)	-
Total capital deduction	(26,197)	-
Unitholders' capital, net	33,514,927	40,031,185
Surplus		
Unappropriated retained earnings (undisposed loss)	1,099,059	1,832,669
Total surplus	1,099,059	1,832,669
Total unitholders' equity	34,613,987	41,863,855
Valuation and translation adjustments		
Deferred gains or losses on hedges	60,135	28,686
Total valuation and translation adjustments	60,135	28,686
Total net assets	34,674,123	41,892,541
Total liabilities and net assets	67,363,539	83,609,410

(2) Statement of Income

(Unit: thousand yen)

	2nd fiscal period From: August 1, 2016 To: January 31, 2017	3rd fiscal period From: February 1, 2017 To: July 31, 2017
Operating revenue		
Lease business revenue	1,865,642	2,146,216
Other lease business revenue	151,743	166,563
Gain on sales of real estate property	-	898,612
Total operating revenue	2,017,386	3,211,392
Operating expenses		
Expenses related to rent business	624,655	836,576
Asset management fee	146,714	189,465
Asset custody and administrative service fees	14,792	16,912
Directors' compensations	2,400	2,400
Other operating expenses	38,230	67,794
Total operating expenses	826,793	1,113,150
Operating income	1,190,592	2,098,241
Non-operating income		
Interest income	17	21
Interest on refund	745	-
Total non-operating income	762	21
Non-operating expenses		
Interest expenses	68,522	82,120
Borrowing related expenses	49,349	129,149
Investment unit issuance expenses	-	48,461
Other	-	5,000
Total non-operating expenses	117,871	264,731
Ordinary income	1,073,483	1,833,531
Income before income taxes	1,073,483	1,833,531
Income taxes - current	847	1,026
Income taxes - deferred	21	(8)
Total income taxes	868	1,018
Net income	1,072,615	1,832,513
Retained earnings brought forward	26,444	155
Unappropriated retained earnings (undisposed loss)	1,099,059	1,832,669

(3) Statement of Unitholders' Equity

2nd fiscal period (from August 1, 2016 to January 31, 2017)

(Unit: thousand yen)

	Unitholders' equity			
	Unitholders' capital			
	Unitholders' capital	Capital deduction		Unitholders' capital, net
Allowance for temporary difference adjustment		Total capital deduction		
Balance at beginning of the period	33,541,125	-	-	33,541,125
Changes of items the period				
Dividends from surplus				
Distributions in excess of earnings in allowance for temporary difference adjustment		(26,197)	(26,197)	(26,197)
Net income				
Net changes of items other than unitholders' equity				
Total changes of items during the period	-	(26,197)	(26,197)	(26,197)
Balance at end of the period	33,541,125	(26,197)	(26,197)	33,514,927

(Unit: thousand yen)

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings (undisposed loss)	Total surplus				
Balance at beginning of the period	333,916	333,916	33,875,041	(26,238)	(26,238)	33,848,802
Changes of items during the period						
Dividends from surplus	(307,472)	(307,472)	(307,472)			(307,472)
Distributions in excess of earnings in allowance for temporary difference adjustment			(26,197)			(26,197)
Net income	1,072,615	1,072,615	1,072,615			1,072,615
Net changes of items other than unitholders' equity				86,374	86,374	86,374
Total changes of items during the period	765,142	765,142	738,945	86,374	86,374	825,320
Balance at end of the period	1,099,059	1,099,059	34,613,987	60,135	60,135	34,674,123

3rd fiscal period (from February 1, 2017 to July 31, 2017)

(Unit: thousand yen)

	Unitholders' equity			
	Unitholders' capital			
	Unitholders' capital	Capital deduction		Unitholders' capital, net
		Allowance for temporary difference adjustment	Total capital deduction	
Balance at beginning of the period	33,541,125	(26,197)	(26,197)	33,514,927
Changes of items the period				
Issuance of new investment units	6,490,060			6,490,060
Dividends from surplus				
Reversal of allowance for temporary difference adjustment		26,197	26,197	26,197
Net income				
Net changes of items other than unitholders' equity				
Total changes of items during the period	6,490,060	26,197	26,197	6,516,258
Balance at end of the period	40,031,185	-	-	40,031,185

(Unit: thousand yen)

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings (undisposed loss)	Total surplus				
Balance at beginning of the period	1,099,059	1,099,059	34,613,987	60,135	60,135	34,674,123
Changes of items during the period						
Issuance of new investment units			6,490,060			6,490,060
Dividends from surplus	(1,072,706)	(1,072,706)	(1,072,706)			(1,072,706)
Reversal of allowance for temporary difference adjustment	(26,197)	(26,197)	-			-
Net income	1,832,513	1,832,513	1,832,513			1,832,513
Net changes of items other than unitholders' equity				(31,449)	(31,449)	(31,449)
Total changes of items during the period	733,610	733,610	7,249,868	(31,449)	(31,449)	7,218,418
Balance at end of the period	1,832,669	1,832,669	41,863,855	28,686	28,686	41,892,541

(4) Statement of Cash Distributions

(Unit: yen)

	2nd fiscal period From: August 1, 2016 To: January 31, 2017	3rd fiscal period From: February 1, 2017 To: July 31, 2017
I. Unappropriated retained earnings	1,099,059,426	1,832,669,478
II. Capitalization	26,197,200	-
Reversal of allowance for temporary difference adjustment	26,197,200	-
III. Cash distribution	1,072,706,400	1,832,448,900
[Cash distribution per unit]	[3,112]	[4,423]
Cash distribution of earnings	1,072,706,400	1,832,448,900
[Cash distribution of earnings per unit]	[3,112]	[4,423]
IV. Retained earnings carried forward	155,826	220,578

Method of calculation of amount of cash distribution

2nd fiscal period (from August 1, 2016 to January 31, 2017):

Pursuant to the cash distribution policy provided in Article 35, Paragraph 1 of SAR's Articles of Incorporation, SAR shall distribute in excess of the amount equivalent to 90% of the amount of distributable earnings of SAR as defined in Article 67-15 of the Act on Special Measures Concerning Taxation. In accordance with such policy, concerning cash distribution of earnings (not including cash distribution in excess of earnings), the decision was made to distribute 1,072,706,400 yen, which is the entire amount of the earnings provided in Article 136, Paragraph 1 of the Act on Investment Trusts and Investment Corporations after deduction of reversal of allowance for temporary difference adjustment (those provided in Article 2, Paragraph 2, Item 30 of the Ordinance on Accountings of Investment Corporations) but excluding the portion where cash distribution of earnings per unit becomes a fractional amount of less than 1 yen, as cash distribution of earnings.

3rd fiscal period (from February 1, 2017 to July 31, 2017):

Pursuant to the cash distribution policy provided in Article 35, Paragraph 1 of SAR's Articles of Incorporation, SAR shall distribute in excess of the amount equivalent to 90% of the amount of distributable earnings of SAR as defined in Article 67-15 of the Act on Special Measures Concerning Taxation. In accordance with such policy, concerning cash distribution of earnings (not including cash distribution in excess of earnings), the decision was made to distribute 1,832,448,900 yen, which is the entire amount of the unappropriated retained earnings but excluding the portion where cash distribution of earnings per unit becomes a fractional amount of less than 1 yen, as cash distribution of earnings.

(5) Statement of Cash Flows

(Unit: thousand yen)

	2nd fiscal period From: August 1, 2016 To: January 31, 2017	3rd fiscal period From: February 1, 2017 To: July 31, 2017
Cash flows from operating activities		
Income before income taxes	1,073,483	1,833,531
Depreciation	244,255	287,475
Investment unit issuance expenses	-	48,461
Interest income	(17)	(21)
Interest expenses	68,522	82,120
Decrease (increase) in operating accounts receivable	2,605	(2,655)
Decrease (increase) in consumption taxes refund receivable	1,259,266	(261,743)
Increase (decrease) in accrued consumption taxes	76,405	(63,671)
Decrease (increase) in prepaid expenses	8,359	(20,666)
Decrease (increase) in long-term prepaid expenses	37,321	(19,099)
Increase (decrease) in operating accounts payable	27,974	226
Increase (decrease) in accounts payable - other	30,558	59,804
Increase (decrease) in advances received	53,796	270,497
Decrease from sales of property, plant and equipment in trust	-	2,579,413
Other, net	(9,301)	9,366
Subtotal	2,873,232	4,803,041
Interest income received	17	21
Interest expenses paid	(68,706)	(80,426)
Income taxes paid	(1,493)	(848)
Net cash provided by (used in) operating activities	2,803,050	4,721,788
Cash flows from investing activities		
Purchase of property, plant and equipment in trust	(244,489)	(18,557,651)
Repayments of tenant leasehold and security deposits in trust	(61,153)	(208,168)
Proceeds from tenant leasehold and security deposits in trust	124,224	482,179
Net cash provided by (used in) investing activities	(181,418)	(18,283,641)
Cash flows from financing activities		
Increase in short-term loans payable	-	600,000
Decrease in short-term loans payable	(2,355,000)	(1,600,000)
Proceeds from long-term loans payable	-	9,830,000
Repayments of long-term loans payable	-	(300,000)
Proceeds from issuance of investment units	-	6,441,599
Dividends paid	(331,910)	(1,070,613)
Net cash provided by (used in) financing activities	(2,686,910)	13,900,986
Net increase (decrease) in cash and cash equivalents	(65,279)	339,133
Cash and cash equivalents at beginning of period	4,564,085	4,498,806
Cash and cash equivalents at end of period	4,498,806	4,837,939