

April 20, 2016

For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
Representative: Atsushi Kato, Executive Director
(Code: 3468)

Asset Management Company
Star Asia Investment Management Co., Ltd.
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Notice Concerning Completion of Asset Acquisition

Star Asia Investment Corporation ("SAR") announces that it today completed acquisition of the following 7 properties (the "Acquired Assets") as stated in the securities registration statement submitted on March 16, 2016, as described below.

1. Overview of acquisition

Type	Property no. (Note 1)	Property name	Location	Acquisition price (mn yen) (Note 2)
Office	OFC-04	Nishi-Shinjuku Matsuya Building	Shibuya-ku, Tokyo	1,763
Office	OFC-05	Alphabet Seven	Minato-ku, Tokyo	1,725
Office	OFC-06	Shibuya MK Building	Shibuya-ku, Tokyo	2,042
Office	OFC-07	Hakata-eki Higashi 113 Building	Hakata-ku, Fukuoka-shi, Fukuoka	1,885
Office	OFC-08	Asahi Building	Kanagawa-ku, Yokohama-shi, Kanagawa	6,320
Residential property	RSC-04	Urban Park Shin-Yokohama	Kohoku-ku, Yokohama-shi, Kanagawa	2,528
Residential property	RSC-05	Urban Park Namba	Naniwa-ku, Osaka-shi, Osaka	1,490
Total (7 properties)				17,753

(Note 1) Please refer to "2. Description of Acquired Assets" below, for "Property no."

(Note 2) "Acquisition price" indicates the sale and purchase price stated in the sale and purchase agreement for the acquired asset, rounded to the nearest million yen. The sale and purchase price does not include consumption tax, local consumption tax and various expenses required for the acquisition.

- (1) Contract date : Please refer to "2. Description of Acquired Assets" below.
- (2) Acquisition date : April 20, 2016 (delivery and settlement date)
- (3) Sellers : Please refer to "3. Seller profile" later in this document.
- (4) Acquisition financing : Proceeds from the issuance of new investment units for which resolution was made at the Board of Directors meeting of SAR held on March 16, 2016, April 1, 2016 and April 11, 2016
- (5) Settlement method : Payment of entire amount on acquisition date

2. Description of Acquired Assets

Overview of Acquired Assets is shown in the tables (1)-(7) below. A glossary of the terms used in the tables is

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provided below.

a. Explanation on "Property no." and "Type"

The Acquired Assets are categorized into office building (OFC), retail property (RTL), residential property (RSC), logistics property (LGC) and hotel (HTL) in accordance with its use and indicated as such in "Type." "Property no." is the number given to each property by category. When a property is a mixed-use facility with multiple uses, it is categorized into the use for which the property's total assumed rent revenue by use is the greatest.

b. Explanation on "Overview of specified asset"

- "Acquisition price" is the sale and purchase price stated in the sale and purchase agreement for the Acquired Asset (excluding consumption tax, local consumption tax and various expenses required for the acquisition), rounded to the nearest million yen.
- "Date of conclusion of sales and purchase agreement" is the date on which SAR concluded the sale and purchase agreement.
- "Location" is the lot number stated in the real estate registry. "Indication of residential address" is the indication of residential address. In cases where there is no indication of residential address, it is the building location in the real estate registry (if several, then one of the locations).
- Explanation on "Land"
 - (i) "Type of ownership" is the type of right held by the trustee of the Acquired Asset.
 - (ii) "Site area" is the land area stated in the real estate registry and may differ from the present state.
 - (iii) "Use district" is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act.
 - (iv) "Building coverage ratio" and "Floor area ratio" are the figures provided in accordance with related laws and regulations, such as the Building Standards Act and the City Planning Act.
- Explanation on "Building"
 - (i) "Type of ownership" is the type of right held by the trustee of the Acquired Asset.
 - (ii) "Total floor area" is the total floor area stated in the real estate registry and may differ from the present state.
 - (iii) "Use" is the major type of building out of types stated in the real estate registry and may differ from the present state.
 - (iv) "Construction completion" is the date of new construction stated in the real estate registry for the main building.
 - (v) "Structure and floors" is the structure stated in the real estate registry for the main building and may differ from the present state.
- "Property Management company" is the property management company which is entrusted with property management.
- "Master lease company" is the master lease company which is entrusted with master leasing.

c. Explanation on "Status of leasing"

- "Total leasable area" is the total floor area of the portions of buildings of each Acquired Asset which are regarded as being available for leasing (including the area of co-owned portions, etc. if such is leased) and does not include parking or the leasable area of land for other use. Since Total leasable area is not the area stated in the real estate registry but the area calculated on the area stated in the lease agreement or building drawing, etc., thus is not necessarily the same as the total floor area in the real estate registry. The figures are based on the information as of the end of November 2015, which was provided by the previous owners of the Acquired Assets.
- "Total leased area" is the leased floor area indicated in the lease agreement for each Acquired Asset as of the end of November 2015, out of the leasable area, and does not include parking or the leased area of land for other use. The figures are based on the information as of the end of November 2015,

which was provided by the previous owners of the Acquired Assets.

- “Occupancy rate” is the ratio of the total leased area to total leasable area for each Acquired Asset, rounded to the first decimal place. The figures are based on the information as of the end of November 2015, which was provided by the previous owners of the Acquired Assets.
- “Total number of tenants” is the total number of tenants stated in the lease agreement for each Acquired Asset as of the end of November 2015. If one tenant is leasing more than one rent space, the said tenant shall be counted as one in the case where the rented spaces are in the same Acquired Asset, but will be counted as separate tenants and the sum total is indicated in the case where the rented spaces cover more than one Acquired Asset. Furthermore, in cases where a pass-through type master lease agreement has been concluded for the concerned Acquired Asset, the total number of end tenants is stated.
- “Monthly rent (including common area maintenance fee) is the total of monthly rents (including common area maintenance fee, excluding use fees for warehouses, signboards, parking lots, etc.; any free rent as of the end of November 2015 shall not be considered) indicated in the lease agreements concluded with tenants which are effective as of the end of November 2015.
- “Security and guarantee deposits” is the sum total amount of tenant security and guarantee deposits required based on the lease agreement for the Acquired Asset as of the end of November 2015 (limited to those occupied as of the said date). For the Acquired Assets, it is the sum total amount of tenant security and guarantee deposits based on lease agreements concluded with end-tenants in cases where a master lease agreement has been concluded.

d. Explanation on “Special notations”

“Special notations” is concerning matters considered important in rights, use, etc. of the each Acquired Asset, as well as matters considered important in consideration of the degree of impact on valuation, profitability and disposability of the each Acquired Asset.

e. Explanation on “Summary of real estate appraisal report

- “Summary of real estate appraisal report” is based on the real estate appraisal report prepared by Daiwa Real Estate Appraisal Co., Ltd. and Japan Real Estate Institute for each Acquired Asset.
- “Appraisal value” is only an opinion regarding the price of the subject real estate on the date of value provided by the real estate appraiser and such who made the appraisal pursuant to the Act on Real Estate Appraisal (Act No. 152 of 1963, as amended), the Real Estate Appraisal Standards, etc.
- Even if the same real estate is reappraised, the appraisal value may be indicated differently depending on the real estate appraiser, the method of appraisal or the timing. In addition, the concerned real estate appraisal does not guarantee or assure the possibility of transaction at the appraised value at present or in the future.
- There is no special vested interest between Daiwa Real Estate Appraisal Co., Ltd. or Japan Real Estate Institute, which performed the real estate appraisal, and SAR or the Asset Manager.

f. Explanation on “Property information and acquisition highlight based on the survey by the Asset Manager”

In “Property information and acquisition highlight based on the survey by the Asset Manager,” the Asset Manager describes basic nature, features, etc. of the property referencing the appraisal report and also considering the result of survey it has conducted on its own, as well as the background to the acquisition (for properties acquired from the Star Asia Group, the background to the acquisition by the Star Asia Group; and for properties acquired with sales information which the Asset Manager obtained on its own, the background to the said acquisition).

g. Explanation on “Comprehensive evaluation by SAR”

“Comprehensive evaluation by SAR” is SAR’s own evaluation.

(1) OFC-04 Nishi-Shinjuku Matsuya Building

Property no.	OFC-04	Property name	Nishi-Shinjuku Matsuya Building	Type	Office
Overview of specified asset					
Type of specified asset		Beneficiary interest in trust	Trustee	Mizuho Trust & Banking Co., Ltd.	
Acquisition price		1,763 million yen	Date of conclusion of sale and purchase agreement	March 11, 2016	
Appraisal value		2,120 million yen	Seller	GK Hobie	
Location		4-31-6 Yoyogi, Shibuya-ku, Tokyo and other			
Indication of residential address		4-31-6 Yoyogi, Shibuya-ku, Tokyo			
Nearest station		Approximately 3-minute walk from Hatsudai Station on the Keio New Line			
Land	Type of ownership	Surface right			
	Site area	589.94m ²	Use district	Commercial district	
	Building coverage ratio	80%	Floor area ratio	700%	
Building	Type of ownership	Proprietary ownership			
	Total floor area	5,117.80m ²	Use	Office, store, parking	
	Construction completion	May 28, 1987	Structure and floors	Steel-framed reinforced concrete structure 1 floor below ground / 9 floors above ground	
Collateral		None			
Property management company		Shimizu Comprehensive Development	Master lease company	SAR	
Status of leasing					
Total leasable area		3,512.19m ²	Total number of tenants	8	
Total leased area		3,097.44m ²	Monthly rent (including common area maintenance fee)	11,557 thousand yen	
Occupancy rate		88.2%	Security and guarantee deposits	78,283,032 yen	
Special notations					
Not applicable.					

(Unit: yen)

Summary of real estate appraisal report		
Property name		Nishi-Shinjuku Matsuya Building
Appraisal value		2,120,000,000
Appraisal firm		Daiwa Real Estate Appraisal Co., Ltd.
Date of value		November 1, 2015
Item	Details	Description, etc.
Indicated value by income approach	2,120,000,000	Estimated by emphasizing the indicated value by DCF method and verifying with the indicated value by direct capitalization method.
Indicated value by direct capitalization method	2,170,000,000	
(1) Operating revenue ((a)-(b))	177,507,779	
(a) Gross potential income	189,640,920	
(b) Vacancy loss, etc.	12,133,141	Recorded taking into consideration the average vacancy rate in the area, competitiveness of the subject real estate, etc.
(2) Operating expenses	67,950,111	
Maintenance and management fee	9,892,600	Recorded by judging the scheduled agreement fee to be appropriate.
Utilities expenses	20,661,000	Appraised by reference to the level of similar real estate and historical data.

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Repair expenses	2,904,500	Appraised based on the ER by reference to the level of repair expenses of similar real estate.
Property Management fee	3,282,634	Recorded based on the scheduled agreement.
Tenant leasing cost, etc.	1,380,377	Recorded the amount equivalent to 1.5 month rent to be paid by newly occupying tenant by reference to the level of similar real estate.
Property taxes	6,391,700	Appraised by reference to the actual data.
Insurance premium	560,000	Appraised by reference to the level of similar real estate.
Other expenses	22,877,300	Appraised by reference to the actual data of discretionary reserve, land rent and road occupying fee.
(3) Net operating income (NOI=(1)-(2))	109,557,668	
(4) Financial interests on deposits	1,721,260	Appraised investment return as 2.0%.
(5) Capital expenditures	13,727,475	Appraised based on the ER by reference to the level of renewal expenses of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	97,551,453	
(7) Capitalization rate	4.5%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	2,100,000,000	
Discount rate	4.3%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	4.7%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	1,660,000,000	Estimated by making depreciation adjustment to replacement cost.
Ratio of land	75.1%	
Ratio of building	24.9%	
Matters considered in reconciliation of indicated values and determination of appraisal value		Determined using the indicated value by income approach as standard and by reference to the indicated value by cost approach.

Property information and acquisition highlight based on the survey by the Asset Manager

- (1) Property information
- A multi-tenant office building located an approximate 3-minute walk from Hatsudai Station on the Keio Line, the property offers excellent transportation convenience, since in addition to access by train, the area is served by multiple bus routes.
 - In addition to the series of retail/office skyscrapers lining Koshu-Kaido street, the area is close to Shinjuku sub-center as well as nearby large-scale buildings such as Tokyo Opera City and the head office of NTT East therefore having a reasonably high concentration of office buildings.
 - Along with a stately exterior, the building features a convenience store on the first floor and is equipped with standard facilities typically sought by tenants, fair demand from affiliated companies of tenants of large-scale buildings located in the surrounding area can be expected.
- (2) Acquisition highlight
- SAR acquired, with the support of the Sponsor, the property (real estate, etc.) which Star Asia Group had acquired by acquiring real estate-related debts and exercising the accompanied authority to give instructions (acquisition through special situation investment).

Comprehensive evaluation by SAR: Evaluation of income stability and growth

For the following reasons, SAR believes the property can gain stable revenue over the medium to long-term and can also expect income growth from increased rent, etc. into the future.

- (1) Located in the Nishi-Shinjuku area, which has a high concentration of office buildings.
- (2) In addition to access by train, the area is well served by bus routes and provides convenient access to various locations within central Tokyo.
- (3) The property is expected to attract fair demand from affiliated companies of tenants of large-scale buildings located in Shinjuku sub-center or its surrounding area.

(2) OFC-05 Alphabet Seven

Property no.	OFC-05	Property name	Alphabet Seven	Type	Office
Overview of specified asset					
Type of specified asset		Beneficiary interest in trust	Trustee	Mizuho Trust & Banking Co., Ltd.	
Acquisition price		1,725 million yen	Date of conclusion of sale and purchase agreement	March 11, 2016	
Appraisal value		2,240 million yen	Seller	GK Hobie	
Location		7-327-1 Akasaka, Minato-ku, Tokyo and other			
Indication of residential address		7-6-38 Akasaka, Minato-ku, Tokyo			

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Nearest station		Approximately 5-minute walk from Akasaka Station on the Tokyo Metro Chiyoda Line		
Land	Type of ownership	Proprietary ownership		
	Site area	1,286.45m ²	Use district	Category I Mid-to-high-rise exclusive residential district
	Building coverage ratio	60%	Floor area ratio	300%
Building	Type of ownership	Proprietary ownership		
	Total floor area	4,132.80m ²	Use	Office, apartment complex, parking
	Construction completion	January 6, 1990	Structure and floors	Reinforced concrete structure 1 floor below ground / 6 floors above ground
Collateral		None		
Property management company		Shimizu Comprehensive Development	Master lease company	SAR
Status of leasing				
Total leasable area		2,464.59m ²	Total number of tenants	7
Total leased area		2,190.80m ²	Monthly rent (including common area maintenance fee)	9,855 thousand yen
Occupancy rate		88.9%	Security and guarantee deposits	91,523,732 yen
Special notations				
Since the use district of the building has been changed after the construction, a building for office use cannot be constructed upon rebuilding.				

(Unit: yen)

Summary of real estate appraisal report			
Property name		Alphabet Seven	
Appraisal value		2,240,000,000	
Appraisal firm		Japan Real Estate Institute	
Date of value		November 1, 2015	
Item		Details	Description, etc.
Indicated value by income approach		2,240,000,000	Estimated by correlation of the indicated value by direct capitalization method and the indicated value by DCF method.
Indicated value by direct capitalization method		2,270,000,000	
(1) Operating revenue ((a)-(b))		139,023,000	
(a) Gross potential income		152,219,000	
(b) Vacancy loss, etc.		13,196,000	Appraised taking into consideration the occupancy status of the subject real estate and similar real estate and future supply/ demand trend.
(2) Operating expenses		38,095,000	
Maintenance and management fee		7,800,000	Appraised by reference to the agreement terms and the level of similar real estate.
Utilities expenses		11,000,000	Appraised by reference to actual data and the level of similar real estate.
Repair expenses		2,479,000	Appraised by reference to costs for restoring to original state, repair and renewal expenses in the ER and the level of similar real estate.
Property Management fee		1,890,000	Appraised by reference to the agreement terms and the level of similar real estate.
Tenant leasing cost, etc.		3,062,000	Appraised by reference to the agreement terms and the level of similar real estate.
Property taxes		11,528,000	Appraised based on actual data.
Insurance premium		336,000	Appraised by reference to the level of similar real estate.
Other expenses		0	None
(3) Net operating income (NOI=(1)-(2))		100,928,000	
(4) Financial interests on deposits		1,750,000	Appraised investment return as 2.0%.

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(5) Capital expenditures	5,030,000	Appraised by reference to repair and renewal expenses in the ER and the level of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	97,648,000	
(7) Capitalization rate	4.3%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	2,200,000,000	
Discount rate	4.1%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	4.5%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	2,440,000,000	Estimated by multiplying the total of the land price and the building price by marketability correction rate.
Ratio of land	89.7%	
Ratio of building	10.3%	
Matters considered in reconciliation of indicated values and determination of appraisal value		Employed the indicated value by income approach with the indicated value by cost approach only as reference.

Property information and acquisition highlight based on the survey by the Asset Manager

(1) Property information

- Located an approximate 5-minute walk from Akasaka Station on the Tokyo Metro Chiyoda Line, the property is a multi-tenant office/residential building in the Akasaka area, which offers excellent convenience and access to central Tokyo.
- The surrounding area has a high concentration of office buildings, such as the TBS building and Akasaka Biz Tower, and is also a thriving commercial district with many restaurants and service-related businesses.
- A medium-scale office/residential building with an elegant exterior, the property enjoys a strong competitive advantage as a residence thanks to the characteristics of the area, and in terms of office space, fair demand from affiliated companies of tenants of the TBS building and Akasaka Biz Tower can be anticipated.

(2) Acquisition highlight

- SAR acquired, with the support of the Sponsor, the property (real estate, etc.) which Star Asia Group had acquired by acquiring real estate-related debts and exercising the accompanied authority to give instructions (acquisition through special situation investment).

Comprehensive evaluation by SAR: Evaluation of income stability and growth

For the following reasons, SAR believes the property can gain stable revenue over the medium to long-term and can also expect income growth from increased rent, etc. into the future.

- (1) Located in the Akasaka area, one of central Tokyo's leading office/commercial districts.
- (2) The property is expected to attract fair demand from affiliated companies of tenants of the TBS building, Akasaka Biz Tower, etc.
- (3) Thanks to the popularity of the area, location conditions, etc., there is also strong demand for the residential units of the property.

(3) OFC-06 Shibuya MK Building

Property no.	OFC-06	Property name	Shibuya MK Building	Type	Office
Overview of specified asset					
Type of specified asset		Beneficiary interest in trust	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Acquisition price		2,042 million yen	Date of conclusion of sale and purchase agreement	March 11, 2016	
Appraisal value		2,150 million yen	Seller	GK Hobie	
Location		3-3-5 Shibuya, Shibuya-ku, Tokyo and other			
Indication of residential address		3-3-2 Shibuya, Shibuya-ku, Tokyo			
Nearest station		Approximately 7-minute walk from Shibuya Station on the JR Yamanote Line			
Land	Type of ownership	Proprietary ownership (Partially leasehold) (Note)			
	Site area	620.42m ² (Note)	Use district	Commercial district	
	Building coverage ratio	80%	Floor area ratio	500%	
Building	Type of ownership	Proprietary ownership			

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Total floor area	1,982.86m ²	Use	Office
Construction completion	July 31, 1993	Structure and floors	Reinforced structure 6 floors above ground
Collateral	None		
Property management company	Best Property Corporation	Master lease company	SAR
Status of leasing			
Total leasable area	1,612.88m ²	Total number of tenants	5
Total leased area	1,612.88m ²	Monthly rent(including common area maintenance fee)	8,565 thousand yen
Occupancy rate	100.00%	Security and guarantee deposits	51,197,271 yen
Special notations			
Not applicable.			

(Note) 2.62 m² out of the site area indicated is leased from the leaseholder of the adjacent land.

(Unit: yen)

Summary of real estate appraisal report		
Property name	Shibuya MK Building	
Appraisal value	2,150,000,000	
Appraisal firm	Japan Real Estate Institute	
Date of value	November 1, 2015	
Item	Details	Description, etc.
Indicated value by income approach	2,150,000,000	Estimated by correlation of the indicated value by direct capitalization method and the indicated value by DCF method.
Indicated value by direct capitalization method	2,180,000,000	
(1) Operating revenue ((a)-(b))	123,678,000	
(a) Gross potential income	128,936,000	
(b) Vacancy loss, etc.	5,258,000	Appraised taking into consideration the occupancy status of the subject real estate and similar real estate and future supply/ demand trend.
(2) Operating expenses	28,680,000	
Maintenance and management fee	6,320,000	Appraised by reference to the agreement terms and the level of similar real estate.
Utilities expenses	9,000,000	Appraised by reference to actual data and the level of similar real estate.
Repair expenses	1,809,000	Appraised by reference to repair and renewal expenses in the ER and the level of similar real estate.
Property Management fee	2,036,000	Appraised by reference to the agreement terms and the level of similar real estate.
Tenant leasing cost, etc.	815,000	Appraised by reference to the agreement terms and the level of similar real estate.
Property taxes	8,375,000	Appraised based on actual data.
Insurance premium	161,000	Appraised by reference to the level of similar real estate.
Other expenses	164,000	Recorded land rent paid.
(3) Net operating income (NOI=(1)-(2))	94,998,000	
(4) Financial interests on deposits	1,114,000	Appraised investment return as 2.0%.
(5) Capital expenditures	4,440,000	Appraised by reference to repair and renewal expenses in the ER and the level of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	91,672,000	
(7) Capitalization rate	4.2%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	2,110,000,000	
Discount rate	4.0%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	4.4%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	1,970,000,000	Estimated by multiplying the total of the land price and the building price by marketability correction rate.

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Ratio of land	90.2%	
Ratio of building	9.8%	
Matters considered in reconciliation of indicated values and determination of appraisal value	Employed the indicated value by income approach with the indicated value by cost approach only as reference.	

Property information and acquisition highlight based on the survey by the Asset Manager

(1) Property information

- Located an approximate 7-minute walk from Shibuya Station on the JR, Tokyo Metro, and private railway lines, the property is a multi-tenant office building in the Shibuya area, which offers excellent access and convenience.
- As one of Japan's leading commercial districts, the Shibuya area is an extremely busy shopping center; it has also become known as an office district in recent years, due to companies in fields such as IT and fashion moving into the area, and it is expected to develop even more in future thanks to the renovation of Shibuya Station and construction of multiple skyscrapers near the station.
- In addition to a stately exterior, the property fully meets the standards typically sought by tenants when it comes to facilities, including individual air-conditioning and raised floors, which make it appealing to tenant companies from a wide range of fields.

(2) Acquisition highlight

- SAR acquired, with the support of the Sponsor, the property which Star Asia Group had acquired through a domestic brokerage company on a negotiation basis.

Comprehensive evaluation by SAR: Evaluation of income stability and growth

For the following reasons, SAR believes the property can gain stable revenue over the medium to long-term and can also expect income growth from increased rent, etc. into the future.

- (1) Located in the Shibuya area, one of Japan's leading commercial districts
- (2) The property, located in Shibuya area, has a strong appeal for fashion and IT-related companies.
- (3) Following the completion of the Shibuya Station area redevelopment project, further development is expected going forward.

(4) OFC-07 Hakata-eki Higashi 113 Building

Property no.	OFC-07	Property name	Hakata-eki Higashi 113 Building		Type	Office
Overview of specified asset						
Type of specified asset			Trust beneficiary right	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Acquisition price			1,885 million yen	Date of conclusion of sale and purchase agreement	(Note)	
Appraisal value			1,920 million yen	Seller	West Wood Capital Co., Ltd.	
Location			1-231 Hakataeki Higashi, Hakata-ku, Fukuoka-shi, Fukuoka and other			
Indication of residential address			1-13-9 Hakataeki Higashi, Hakata-ku, Fukuoka-shi, Fukuoka			
Nearest station			Approximately 5-minute walk from Hakata Station on the JR and Fukuoka City Subway lines			
Land	Type of ownership		Proprietary ownership			
	Site area		950.75m ²	Use district	Commercial district	
	Building coverage ratio		80%	Floor area ratio	500%	
Building	Type of ownership		Proprietary ownership			
	Total floor area		4,888.70m ² (including 17.25m ² pump room)	Use	Office	
	Construction completion		October 3, 1987	Structure and floors	Steel-framed reinforced concrete structure 8 floors above ground	
Collateral			None			
Property management company			OHI Co., Ltd.	Master lease company		SAR
Status of leasing						
Total leasable area		3,600.44m ²		Total number of tenants	33	
Total leased area		3,600.44m ²		Monthly rent(including common area maintenance fee)	10,360 thousand yen	
Occupancy rate		100.0%		Security and guarantee deposits	87,614,847 yen	
Special notations						
Not applicable.						

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(Note) SAR succeeded, on April 20, 2016, the status of a buyer under the beneficiary interest in trust sale and purchase agreement dated December 25, 2015, which was concluded between the seller and GK SAPR2 belonging to the Sponsor Group.

(Unit: yen)

Summary of real estate appraisal report		
Property name	Hakata-eki Higashi 113 Building	
Appraisal value	1,920,000,000	
Appraisal firm	Daiwa Real Estate Appraisal Co., Ltd.	
Date of value	November 1, 2015	
Item	Details	Description, etc.
Indicated value by income approach	1,920,000,000	Estimated by emphasizing the indicated value by DCF method and verifying with the indicated value by direct capitalization method.
Indicated value by direct capitalization method	2,020,000,000	
(1) Operating revenue ((a)-(b))	161,138,824	
(a) Gross potential income	170,394,552	
(b) Vacancy loss, etc.	9,255,728	Recorded taking into consideration the average vacancy rate in the area, competitiveness of the subject real estate, etc.
(2) Operating expenses	50,453,650	
Maintenance and management fee	11,400,000	Recorded by judging the scheduled agreement fee to be appropriate.
Utilities expenses	14,321,000	Appraised by reference to the level of similar real estate and historical data.
Repair expenses	8,611,083	Appraised based on the ER by reference to the level of repair expenses of similar real estate.
Property Management fee	3,781,114	Recorded based on the scheduled agreement.
Tenant leasing cost, etc.	964,253	Recorded the amount equivalent to 1 month rent to be paid by newly occupying tenant by reference to the level of similar real estate.
Property taxes	10,172,200	Appraised by reference to the actual data.
Insurance premium	553,000	Appraised by reference to the level of similar real estate.
Other expenses	651,000	Appraised by reference to the actual data of other miscellaneous expenses.
(3) Net operating income (NOI=(1)-(2))	110,685,174	
(4) Financial interests on deposits	1,915,855	Appraised investment return as 2.0%.
(5) Capital expenditures	11,807,191	Appraised based on the ER by reference to the level of renewal expenses of similar real estate (taking into consideration the CM fee).
(6) Net cash flow (NCF=(3)+(4)-(5))	100,793,838	
(7) Capitalization rate	5.0%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	1,870,000,000	
Discount rate	4.8%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	5.2%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	1,980,000,000	Estimated by making depreciation adjustment to replacement cost.
Ratio of land	77.9%	
Ratio of building	22.1%	
Matters considered in reconciliation of indicated values and determination of appraisal value	Determined using the indicated value by income approach as standard and by reference to the indicated value by cost approach.	

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Property information and acquisition highlight based on the survey by the Asset Manager

(1) Property information

- Located an approximate 5-minute walk from Hakata Station on the JR and Fukuoka City Subway lines, the property is a multi-tenant office building in the Hakata-eki-higashi area, which has one of the highest concentrations of office buildings in Fukuoka.
- Thanks to its favorable location right next to Hakata Station, the area is a popular business district with many office buildings and city hotels. Furthermore, due to the impact of the Hakata Station area redevelopment project, it is expected to develop even more as a commercial and office district going forward.
- The office building has an elegant appearance, enhanced by renovations to the entrance hall and common areas on each floor in 2012, and it also fully meets the standards typically sought by tenants with regard to various facilities, including square-shaped column-free space (in some areas), individual air-conditioning, and raised floors, which makes it appealing to tenant companies from a wide range of fields.

(2) Acquisition highlight

- SAR acquired the property on a negotiation basis through its unique relationship.

Comprehensive evaluation by SAR: Evaluation of income stability and growth

For the following reasons, SAR believes the property can gain stable revenue over the medium to long-term and can also expect income growth from increased rent, etc. into the future.

- (1) Located in the Hakata-eki-higashi area where there is a fair concentration of office buildings.
- (2) Thanks to the renovated entrance hall and common areas on each floor, it appeals to tenant companies from a wide range of fields.
- (3) With the completion of the Hakata Station area redevelopment project, further development is expected going forward.

(5) OFC-08 Asahi Building

Property no.	OFC-08	Property name	Asahi Building	Type	Office
Overview of specified asset					
Type of specified asset		Beneficiary interest in trust	Trustee	Sumitomo Mitsui Trust Bank, Limited	
Acquisition price		6,320 million yen	Date of conclusion of sale and purchase agreement	(Note 1)	
Appraisal value		6,370 million yen	Seller	GK Fireball	
Location		33-8 Tsuruya-cho, Kanagawa-ku, Yokohama-shi, Kanagawa and other			
Indication of residential address		3-33-8 Tsuruya-cho, Kanagawa-ku, Yokohama-shi, Kanagawa			
Nearest station		Approximately 8-minute walk from Yokohama Station on the JR Tokaido Main Line			
Land	Type of ownership	Proprietary ownership			
	Site area	1,906.86m ²	Use district	Commercial district	
	Building coverage ratio	80%	Floor area ratio	500% (Note 2)	
Building	Type of ownership	Proprietary ownership			
	Total floor area	12,353.83m ²	Use	Store, office, parking	
	Construction completion	November 25, 1994	Structure and floors	Steel-framed, Steel-framed reinforced concrete and Reinforced concrete structure 2 floors below ground / 12 floors above ground	
Collateral		None			
Property management company		Sanko Office Management, Co., Ltd.	Master lease company	SAR	
Status of leasing					
Total leasable area		8,684.30m ²	Total number of tenants	18	
Total leased area		8,101.80m ²	Monthly rent(including common area maintenance fee)	29,081 thousand yen	
Occupancy rate		93.3%	Security and guarantee deposits	219,720,540 yen	
Special notations					
Not applicable.					

(Note 1) SAR succeeded, on April 20, 2016, the status of a buyer under the beneficiary interest in trust sale and purchase agreement dated January 22, 2016, which was concluded between the seller and GK SAPR2 belonging to the Sponsor

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Group.
(Note 2) Floor area ratio with the mitigation due to public open space is 636.10%.

(Unit: yen)

Summary of real estate appraisal report		
Property name	Asahi Building	
Appraisal value	6,370,000,000	
Appraisal firm	Japan Real Estate Institute	
Date of value	November 1, 2015	
Item	Details	Description, etc.
Indicated value by income approach	6,370,000,000	Estimated by correlation of the indicated value by direct capitalization method and the indicated value by DCF method.
Indicated value by direct capitalization method	6,400,000,000	
(1) Operating revenue ((a)-(b))	427,972,000	
(a) Gross potential income	444,229,000	
(b) Vacancy loss, etc.	16,257,000	Appraised taking into consideration the occupancy status of the subject real estate and similar real estate and future supply/ demand trend.
(2) Operating expenses	119,542,000	
Maintenance and management fee	27,500,000	Appraised by reference to the agreement terms and the level of similar real estate.
Utilities expenses	38,000,000	Appraised by reference to actual data and the level of similar real estate.
Repair expenses	13,446,000	Appraised by reference to repair and renewal expenses in the ER and the level of similar real estate.
Property Management fee	4,708,000	Appraised by reference to the agreement terms and the level of similar real estate.
Tenant leasing cost, etc.	2,610,000	Appraised by reference to the agreement terms and the level of similar real estate.
Property taxes	32,004,000	Appraised based on actual data.
Insurance premium	1,260,000	Appraised by reference to the level of similar real estate.
Other expenses	14,000	Recorded joint use fees, etc.
(3) Net operating income (NOI=(1)-(2))	308,430,000	
(4) Financial interests on deposits	4,877,000	Appraised investment return as 2.0%.
(5) Capital expenditures	31,690,000	Appraised by reference to repair and renewal expenses in the ER and the level of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	281,617,000	
(7) Capitalization rate	4.4%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	6,340,000,000	
Discount rate	4.1%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	4.5%	Appraised by reflecting aging risk, market trend risk, etc.

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Indicated value by cost approach	5,470,000,000	Estimated by multiplying the total of the land price and the building price by marketability correction rate.
Ratio of land	70.1%	
Ratio of building	29.9%	
Matters considered in reconciliation of indicated values and determination of appraisal value		Employed the indicated value by income approach with the indicated value by cost approach only as reference.

Property information and acquisition highlight based on the survey by the Asset Manager

(1) Property information

- A multi-tenant office building located an approximate 8-minute walk from Yokohama Station on the JR Tokaido Main Line.
- The Yokohama Station West Exit area, where the property is situated, is one of Kanagawa's leading commercial districts, with a high level of commercial traffic, and it is also known as one of Yokohama's most popular office districts, along with the Minato-Mirai area. With multiple skyscraper complexes being constructed near Yokohama Station, it is expected that the area will develop even more going forward as one of Japan's leading commercial and office districts.
- In addition to a stately exterior, the property fully meets the standards typically sought by tenants when it comes to facilities, including individual air-conditioning and raised floors which make it appealing to tenant companies from a wide range of fields.

(2) Acquisition highlight

- SAR acquired, with the support of the Sponsor, the property which Star Asia Group had acquired on a negotiation basis using the information obtained from domestic financial institutions.

Comprehensive evaluation by SAR: Evaluation of income stability and growth

For the following reasons, SAR believes the property can gain stable revenue over the medium to long-term and can also expect income growth from increased rent, etc. into the future.

- (1) Located in the Yokohama Station West Exit area where there is a concentration of commercial and office buildings.
- (2) The floors can be subdivided into smaller spaces, enabling the building to flexibly accommodate demand from branch offices of companies in various fields.
- (3) With the completion of the Yokohama Station area redevelopment project and the Excite Yokohama 22 project, further development is expected going forward.

(6) RSC-04 Urban Park Shin-Yokohama

Property no.	RSC-04	Property name	Urban Park Shin-Yokohama	Type	Residential property
Overview of specified asset					
Type of specified asset		Beneficiary interest in trust	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Acquisition price		2,528 million yen	Date of conclusion of sale and purchase agreement	March 11, 2016	
Appraisal value		2,540 million yen	Seller	GK SAPR1 (Note 1)	
Location		2-18-10 Shin-Yokohama, Kohoku-ku, Yokohama-shi, Kanagawa and other			
Indication of residential address		2-18-5 Shin-Yokohama, Kohoku-ku, Yokohama-shi, Kanagawa			
Nearest station		Approximately 9-minute walk from Shin-Yokohama Station on the JR Tokaido Shinkansen and Yokohama Line and other			
Land	Type of ownership	Proprietary ownership			
	Site area	862.00m ²	Use district	Commercial district	
	Building coverage ratio	80%	Floor area ratio	600%(Note 2)	
Building	Type of ownership	Proprietary ownership			
	Total floor area	5,171.12m ²	Use	Apartment complex, parking, store	
	Construction completion	May 30, 2009	Structure and floors	Steel-framed structure 1 floor below ground / 10 floors above ground	
Collateral		None			
Property management company		Haseko Livenet Inc.	Master lease company	Haseko Livenet Inc.	
Status of leasing					

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Total leasable area	3,989.11m ²	Total number of tenants	75
Total leased area	3,925.70m ²	Monthly rent(including common area maintenance fee)	11,536 thousand yen
Occupancy rate	98.4%	Security and guarantee deposits	7,628,000 yen
Special notations			
Not applicable.			

(Note 1) This is a property for which SAR requested warehousing from the Sponsor. There is no separate compensation in line with such request.

(Note 2) Floor area ratio will be 597% due to the width of the frontal road.

(Unit: yen)

Summary of real estate appraisal report		
Property name	Urban Park Shin-Yokohama	
Appraisal value	2,540,000,000	
Appraisal firm	Daiwa Real Estate Appraisal Co., Ltd.	
Date of value	November 1, 2015	
Item	Details	Description, etc.
Indicated value by income approach	2,540,000,000	Estimated by emphasizing the indicated value by DCF method and verifying with the indicated value by direct capitalization method.
Indicated value by direct capitalization method	2,590,000,000	
(1) Operating revenue ((a)-(b))	153,920,812	
(a) Gross potential income	161,811,649	
(b) Vacancy loss, etc.	7,890,837	Recorded taking into consideration the average vacancy rate in the area, competitiveness of the subject real estate, etc.
(2) Operating expenses	29,091,508	
Maintenance and management fee	6,432,000	Recorded by judging the scheduled agreement fee to be appropriate.
Utilities expenses	1,611,192	Appraised by reference to the level of similar real estate and historical data.
Repair expenses	3,344,406	Appraised by reference to the level of repair expenses of similar real estate.
Property Management fee	2,998,518	Recorded based on the scheduled agreement.
Tenant leasing cost, etc.	4,252,112	Recorded the amount equivalent to 1.5 month rent to be paid by newly occupying tenant by reference to the level of similar real estate.
Property taxes	9,345,800	Appraised by reference to the actual data.
Insurance premium	507,480	Appraised by reference to the level of similar real estate.
Other expenses	600,000	Appraised by reference to the actual data of maintenance and management fee and discretionary reserve.
(3) Net operating income (NOI=(1)-(2))	124,829,304	
(4) Financial interests on deposits	275,999	Appraised investment return as 2.0%.
(5) Capital expenditures	3,396,583	Appraised based on the ER by reference to the level of renewal expenses of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	121,708,720	
(7) Capitalization rate	4.7%	Appraised by comprehensively taking into account the competitiveness of the subject real estate.
Indicated value by DCF method	2,520,000,000	
Discount rate	4.5%	Appraised by comprehensively taking into account the competitiveness of the subject real estate
Terminal capitalization rate	4.9%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	2,530,000,000	Estimated by making depreciation adjustment to replacement cost.
Ratio of land	55.0%	
Ratio of building	45.0%	

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Matters considered in reconciliation of indicated values and determination of appraisal value

Determined using the indicated value by income approach as standard and by reference to the indicated value by cost approach.

Property information and acquisition highlight based on the survey by the Asset Manager

(1) Property information

- A residential building for singles located an approximate 9-minute walk from Shin-Yokohama Station on the JR Tokaido Shinkansen Line and Yokohama Line.
- The property offers excellent convenience for everyday living, with many retail stores and restaurants clustered around Shin-Yokohama Station, and is also located in a high-quality residential environment adjacent to Shin-Yokohama Park, home of International Stadium Yokohama.
- In addition to an elegant tiled facade and tastefully designed entrance hall, the units of the building are equipped with high-grade household facilities, making the property highly appealing to singles in their twenties and thirties, the main targets of the property.

(2) Acquisition highlight

- SAR acquired the property on a negotiation basis through its unique relationship (utilizing warehousing function by the Sponsor Group).

Comprehensive evaluation by SAR: Evaluation of income stability

For the following reasons, SAR believes the property can gain stable revenue over the medium to long-term.

- (1) Located in the Shin-Yokohama area, which provides convenient transportation access.
- (2) In addition to an elegant facade, the building is equipped with premium household facilities.
- (3) Access to central Tokyo will improve considerably with the opening of direct services linking the Sagami and Tokyu railway lines.

(7) RSC-05 Urban Park Namba

Property no.	RSC-05	Property name	Urban Park Namba	Type	Residential property
Overview of specified asset					
Type of specified asset		Beneficiary interest in trust (Note 1)	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Acquisition price		1,490 million yen	Date of conclusion of sale and purchase agreement	(Note 1)	
Appraisal value		1,560 million yen	Seller	Not disclosed (Note 2)	
Location		2-7-18 Inari, Naniwa-ku, Osaka-shi, Osaka			
Indication of residential address		2-7-22 Inari, Naniwa-ku, Osaka-shi, Osaka			
Nearest station		Approximately 6-minute walk from Sakuragawa Station on the Osaka Municipal Subway Sennichimae Line			
Land	Type of ownership	Proprietary ownership			
	Site area	670.39m ²	Use district	Quasi Industrial District	
	Building coverage ratio	60%	Floor area ratio	400%	
Building	Type of ownership	Proprietary ownership			
	Total floor area	2,776.87m ²	Use	Apartment complex, parking	
	Construction completion	January 9, 2013	Structure and floors	Reinforced concrete structure 14 floors above ground	
Collateral		None			
Property management company		Phoenix Kanri Inc.	Master lease company	Phoenix Kanri Inc.	
Status of leasing					
Total leasable area		2,584.81m ²	Total number of tenants	110	
Total leased area		2,414.26m ²	Monthly rent(including common area maintenance fee)	7,726 thousand yen	
Occupancy rate		93.4%	Security and guarantee deposits	100,000 yen	
Special notations					
Not applicable.					

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(Note 1) SAR succeeded, on April 20, 2016, the status of a buyer under the trust beneficiary interest sale and purchase contract dated February 2, 2016, which was concluded between the seller and GK SAPR2 belonging to the Sponsor Group.

(Note 2) The information is undisclosed as consent to disclosure has not been obtained from the seller.

(Unit: yen)

Summary of real estate appraisal report		
Property name	Urban Park Namba	
Appraisal value	1,560,000,000	
Appraisal firm	Daiwa Real Estate Appraisal Co., Ltd.	
Date of value	November 1, 2015	
Item	Details	Description, etc.
Indicated value by income approach	1,560,000,000	Estimated by emphasizing the indicated value by DCF method and verifying with the indicated value by direct capitalization method.
Indicated value by direct capitalization method	1,590,000,000	
(1) Operating revenue ((a)-(b))	100,144,873	
(a) Gross potential income	105,258,224	
(b) Vacancy loss, etc.	5,113,351	Recorded taking into consideration the average vacancy rate in the area, competitiveness of the subject real estate, etc.
(2) Operating expenses	18,974,581	
Maintenance and management fee	3,671,400	Recorded by judging the scheduled agreement fee to be appropriate.
Utilities expenses	1,406,556	Appraised by reference to the level of similar real estate and historical data.
Repair expenses	1,696,984	Appraised by reference to the ER while taking into consideration the level of repair expenses of similar real estate.
Property Management fee	1,471,240	Recorded based on the scheduled agreement.
Tenant leasing cost, etc.	5,169,301	Recorded the amount equivalent to 1.5 month rent to be paid by newly occupying tenant by reference to the level of similar real estate.
Property taxes	5,127,400	Appraised by reference to the actual data.
Insurance premium	337,700	Appraised by reference to the level of similar real estate.
Other expenses	94,000	Appraised by reference to the actual data of supplies expenses and discretionary reserve such as other miscellaneous expenses.
(3) Net operating income (NOI=(1)-(2))	81,170,292	
(4) Financial interests on deposits	0	Appraised investment return as 2.0%.
(5) Capital expenditures	1,891,120	Appraised by reference to the ER while taking into consideration the level of renewal expenses of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	79,279,172	
(7) Capitalization rate	5.0%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	1,540,000,000	
Discount rate	4.8%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	5.2%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	1,450,000,000	Estimated by making depreciation adjustment to replacement cost.
Ratio of land	52.2%	
Ratio of building	47.8%	
Matters considered in reconciliation of indicated values and determination of appraisal value		Determined using the indicated value by income approach as standard and by reference to the indicated value by cost approach.

Property information and acquisition highlight based on the survey by the Asset Manager

(1) Property information

- A residential building for singles located an approximate 9-minute walk from Namba Station on the JR Kansai Main Line and approximate 6-minute walk from Sakuragawa Station on the Osaka Municipal Subway Sennichimae Line.

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- Highly advantageous location within walking distance of Namba, one of Osaka's leading shopping districts.
- In addition to an elegant tiled facade, the units of the building are equipped with high-grade household facilities, making the property highly appealing to singles in their twenties and thirties, the main target of the property.

(2) Acquisition highlight

- SAR acquired the property on a negotiation basis through its unique relationship.

Comprehensive evaluation by SAR: Evaluation of income stability

For the following reasons, SAR believes that the property can gain stable revenue over the medium to long-term.

- (1) Located near Namba, one of Osaka's leading commercial areas.
- (2) In addition to an elegant facade, the building is equipped with premium household facilities.
- (3) The influx of population into central Osaka due to the impact of strong in-bound demand has had a stabilizing effect on occupancy rates.

3. Seller profile

(1) OFC-04 Nishi-Shinjuku Matsuya Building, OFC-05 Alphabet Seven and OFC-06 Shibuya MK Building

Name	GK Hobie
Location	5-1-4 Toranomon, Minato-ku, Tokyo
Representative	Representative partner: Ippanshadanhoujin Zaimokuza Operational executor: Takaaki Fukunaga
Main business description	1. Acquisition, ownership, disposition of real estate 2. Leasing and management of real estate 3. Acquisition, ownership, disposition of beneficially interest in trust 4. Acquisition, ownership, disposition of securities 5. All business incidental to the above
Capital	300,000 yen
Established	January 4, 2012
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The Seller does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the "Rules on Transactions with Interested Parties", which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR's assets. Upon conducting the acquisition of the assets, the Asset Manager has performed deliberation and resolution in accordance with the voluntary rules.

(2) OFC-07 Hakata-eki Higashi 113 Building

Name	West Wood Capital Co., Ltd.
Location	2-7-46-201 Shirokane, Minato-ku, Tokyo
Representative	Takashi Nishiki
Main business description	Purchase/sale and ownership of securities, investment in venture companies, etc.
Capital	10 million yen
Established	December 25, 2002
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The Seller does not fall under the category of related party of SAR/the Asset Manager.

(3) OFC-08 Asahi Building

Name	GK Fireball
Location	1-1-7 Motoakasaka, Minato-ku, Tokyo
Representative	Representative partner: Ippanshadanhoujin Yuigahama Operational executor: Terumitsu Nosaka
Main business description	1. Acquisition, ownership, disposition and management of beneficiary interest in trust 2. Sales, ownership, management and leasing of real estate

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	3. All business incidental to the above
Capital	100,000 yen
Established	March 18, 2010
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The Seller does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties”, which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR’s assets. Upon conducting the acquisition of the assets, the Asset Manager has performed deliberation and resolution in accordance with the voluntary rules.

(4) RSC-04 Urban Park Shin-Yokohama

Name	GK SAPR 1
Location	5-1-4 Toranomon, Minato-ku, Tokyo
Representative	Representative partner: Ippanshadanhojin SAPR Holding 1 Operational executor: Takaaki Fukunaga
Main business description	1. Acquisition, ownership and disposition of stocks, specified capital contribution, capital and other equity interest of stock companies, special purpose companies, limited liability companies and other corporations 2. Acquisition, ownership and disposition of beneficiary interest in trust of real estate 3. Acquisition, ownership and disposition of loan claims 4. Acquisition, ownership and disposition of corporate bonds, silent partnership interest and other securities 5. Sales, leasing, management, acquisition, ownership, disposition and use of real estate 6. All business incidental to the above
Capital	300,000 yen
Established	October 9, 2015
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The Seller does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties”, which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR’s assets. Upon conducting the acquisition of the assets, the Asset Manager has performed deliberation and resolution in accordance with the voluntary rules.

(5) RSC-05 Urban Park Namba

Name	(Note)
Location	(Note)
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The Seller does not fall under the category of related party of SAR/the Asset Manager.

(Note) The information is undisclosed as consent to disclosure has not been obtained from the seller.

4. Status of Parties Related to the Acquisition of the Property

(1) OFC-04 Nishi-Shinjuku Matsuya Building

	Previous owner, previous trustee	Before Previous owner, previous trustee
Company name	GK Hobie	Other than the one with a relationship of special interest
Relationship with parties who have special interests	The company does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the "Rules on Transactions with Interested Parties" set forth by the Asset Manager.	—
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	(Note)	—
Acquisition period	January 27, 2012	—

(Note) Omitted as the current owner has owned the property for over one year.

(2) OFC-05 Alphabet Seven

	Previous owner, previous trustee	Before Previous owner, previous trustee
Company name	GK Hobie	Other than the one with a relationship of special interest
Relationship with parties who have special interests	The company does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the "Rules on Transactions with Interested Parties" set forth by the Asset Manager.	—
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	(Note)	—
Acquisition period	February 28, 2012	—

(Note) Omitted as the current owner has owned the property for over one year.

(3) OFC-06 Shibuya MK Building

	Previous owner, previous trustee	Before Previous owner, previous trustee
Company name	GK Hobie	Other than the one with a relationship of special interest
Relationship with parties who have special interests	The company does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the "Rules on Transactions with Interested Parties" set forth by the Asset Manager.	—
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	(Note)	—
Acquisition period	March 27, 2014	—

(Note) Omitted as the current owner has owned the property for over one year.

(4) OFC-08 Asahi Building

	Previous owner, previous trustee	Before Previous owner, previous trustee
Company name	GK Fireball	Other than the one with a relationship of special interest
Relationship with parties who have special interests	The company does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the	—

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	category of interested party prescribed in the “Rules on Transactions with Interested Parties” set forth by the Asset Manager.	
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	(Note)	—
Acquisition period	November 28, 2014	—

(Note) Omitted as the current owner has owned the property for over one year.

(5) RSC-04 Urban Park Shin-Yokohama

	Previous owner, previous trustee	Before Previous owner, previous trustee
Company name	GKS APR 1	Other than the one with a relationship of special interest
Relationship with parties who have special interests	The company does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties” set forth by the Asset Manager.	—
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	2,420 million yen	—
Acquisition period	January 27, 2016	—

(Note) Since the sellers of OFC-07Hakata-eki Higashi 113 Building and RSC-05Urban Park Namba do not fall under the category of party having special vested interest, their descriptions are omitted.

5. Overview of broker

(1) OFC-04 Nishi-Shinjuku Matsuya Building, OFC-05 Alphabet Seven, OFC-06 Shibuya MK Building, OFC-08 Asahi Building, RSC-04 Urban Park Shin-Yokohama

1) Overview of broker

Name	Jones Lang LaSalle, Inc.
Location	2-13-10 Nagata-cho, Chiyoda-ku, Tokyo
Representative	Toshinobu Kawanishi
Main business description	1. Consultant and research of real estate investment 2. Sales, trading, leasing, management of real estate; and agent and brokerage of such 3. Appraisal and consultant of real estate 4. through 24. Omission 25. All business incidental to the above
Capital	195 million yen
Established	April 23, 1985
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The company does not fall under the category of related party of SAR/the Asset Manager.

2) Breakdown and value of the brokerage commission

Since the consent has not been obtained from the broker, the information is not disclosed as an undisclosed case due to unavoidable reasons.

(2) OFC-07 Hakata-eki Higashi 113 Building

1) Overview of broker

Name	OHI Co., Ltd.
Location	4-6-7 Tenjin, Chuo-ku, Fukuoka-shi, Fukuoka
Representative	Eiji Igawa

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Main business description	Management, leasing, sales and brokerage of real estate
Capital	11 million yen
Established	October 10, 2003
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The company does not fall under the category of related party of SAR/the Asset Manager.

2) Breakdown and value of the brokerage commission

Since the consent has not been obtained from the broker, the information is not disclosed as an undisclosed case due to unavoidable reasons.

(3) RSC-05 Urban Park Namba

1) Overview of broker

Name	Blue Sky Associates Co., Ltd.
Location	2-11-13 Akasaka, Minato-ku, Tokyo
Representative	Taketo Kaneko
Main business description	<ul style="list-style-type: none"> Sales, ownership and brokerage of real estate beneficiary interest in trust Type II financial instruments business, investment advising/agent and related consulting, etc.
Capital	10 million yen
Established	April 6, 2012
Relationship with investment corporation or asset management company	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personal relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The company does not fall under the category of related party of SAR/the Asset Manager.

2) Breakdown and value of the brokerage commission

Since the consent has not been obtained from the broker, the information is not disclosed as an undisclosed case due to unavoidable reasons.

6. Future Outlook

For the outlook of the operating results of SAR for the fiscal periods ending July 31, 2016 and January 31, 2017, please refer to the “Notice Concerning Forecasts for the Fiscal Periods Ending July 31, 2016 and January 31, 2017” separately announced today.

- * This material is distributed to the press club of the Tokyo Stock Exchange (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.
- * Star Asia Investment Corporation website address: <http://starasia-reit.com/en/>

< Reference Materials >

- Reference Material 1: Summary of engineering report and earthquake risk analysis
- Reference Material 2: Location maps/photos of exterior of properties
- Reference Material 3: Portfolio list

Reference Material 1: Summary of engineering report and earthquake risk analysis

Property no.	Property name	Engineering report				Earthquake risk analysis (Note 4)
		Investigator (Note 1)	Investigation report date	Emergency and short-term repair expenses (thousand yen) (Note 2)	Medium to long-term repair expenses (thousand yen) (Note 3)	PML (%)
OFC-01	Minami-Azabu Shibuya Building	Deloitte Touche Tohmatsu	December 2015	0	18,000	12.6
OFC-02	Oak Minami-Azabu Building	Deloitte Touche Tohmatsu	December 2015	0	23,286	High-rise bldg.: 11.2 Low-rise bldg. A: 6.3 Low-rise bldg. B: 5.5
OFC-03	Honmachibashi Tower	Deloitte Touche Tohmatsu	December 2015	0	25,058	2.7
OFC-04	Nishi-Shinjuku Matsuya Building	Deloitte Touche Tohmatsu	December 2015	0	16,002	12.2
OFC-05	Alphabet Seven	Deloitte Touche Tohmatsu	December 2015	0	7,000	7.8
OFC-06	Shibuya MK Building	Deloitte Touche Tohmatsu	December 2015	0	6,031	13.1
OFC-07	Hakata-eki Higashi 113 Building	Earth Appraisal	December 2015	0	20,018	7.1
OFC-08	Asahi Building	Earth Appraisal	December 2015	950	44,821	4.8
RSC-01	Urban Park Azabujuban	Deloitte Touche Tohmatsu	December 2015	0	3,515	7.2
RSC-02	Urban Park Daikanyama	Deloitte Touche Tohmatsu	December 2015	0	18,023	Existing bldg.: 12.7 Bldg. A: 10.2 Bldg. B: 7.9
RSC-03	Urban Park Yoyogikoen	Deloitte Touche Tohmatsu	December 2015	0	3,498	10.6
RSC-04	Urban Park Shin-Yokohama	Tokio Marine & Nichido Fire Insurance	December 2015	0	5,440	14.5
RSC-05	Urban Park Namba	Tokio Marine & Nichido Fire Insurance	December 2015	0	2,321	13.2
LGC-01	Iwatsuki Logistics	Deloitte Touche Tohmatsu	December 2015	0	5,103	12.2
LGC-02	Yokohama Logistics	Deloitte Touche Tohmatsu	December 2015	0	32,395	10.8
LGC-03	Funabashi Logistics	Deloitte Touche Tohmatsu	December 2015	0	59,941	Bldg. 1-A: 13.9 Bldg. 1-B: 14.4 Bldg. 2: 11.1
HTL-01	R&B Hotel Umeda East	Earth Appraisal	December 2015	0	11,429	11.4
HTL-02	Smile Hotel Namba	Earth Appraisal	December 2015	0	2,125	12.3
Entire portfolio (Note 4)						3.58

(Note 1) "Deloitte Touche Tohmatsu," "Earth Appraisal" and "Tokio Marine & Nichido Fire Insurance" in the "Investigator" refers to Deloitte Tohmatsu Property Risk Solution Co., Ltd., Earth-Appraisal Co., Ltd. and Tokio Marine & Nichido Risk Consulting Co., Ltd., respectively.

(Note 2) "Emergency and short-term repair expenses" is the expenses stated in the engineering report as expenses in urgent need and repair and renewal expenses required within roughly one year, rounded to the nearest thousand yen.

(Note 3) "Medium to long-term repair expenses" is the average amount per year of the repair and renewal expenses projected for the next 12 years stated in the engineering report, rounded to the nearest thousand yen.

(Note 4) SAR consigned calculation of individual PML and portfolio PML to Deloitte Tohmatsu Property Risk Solution Co., Ltd. and have received the reports. The figure in the entire portfolio column is the PML for the entire portfolio (portfolio PML) based on the company's "portfolio earthquake risk evaluation report" dated February 2016.

Reference Material 2: Location maps/photos of exterior of properties

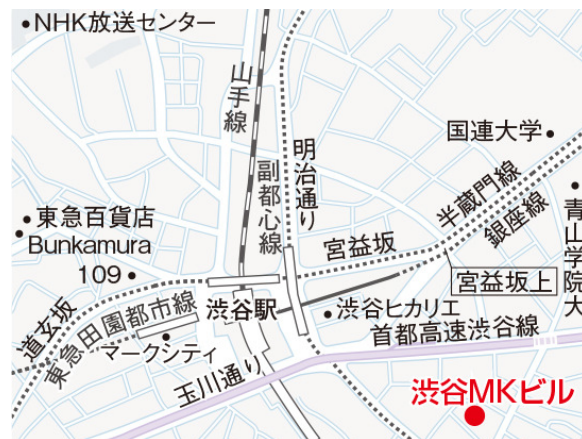
OFC-04 Nishi-Shinjuku Matsuya Building



OFC-05 Alphabet Seven



OFC-06 Shibuya MK Building



OFC-07 Hakata-eki Higashi 113 Building



OFC-08 Asahi Building



RSC-04 Urban Park Shin-Yokohama



RSC-05 Urban Park Namba



Reference Material 3: Portfolio list

Property no.	Property name	Location	Acquisition price (million yen)	Real estate appraisal value (million yen)	Investment ratio (%) (Note)
OFC-01	Minami-Azabu Shibuya Building	Minato-ku, Tokyo	2,973	3,000	4.8
OFC-02	Oak Minami-Azabu Building	Minato-ku, Tokyo	3,271	3,300	5.3
OFC-03	Honmachibashi Tower	Chuo-ku, Osaka-shi, Osaka	6,065	6,530	9.9
OFC-04	Nishi-Shinjuku Matsuya Building	Shibuya-ku, Tokyo	1,763	2,120	2.9
OFC-05	Alphabet Seven	Minato-ku, Tokyo	1,725	2,240	2.8
OFC-06	Shibuya MK Building	Shibuya-ku, Tokyo	2,042	2,150	3.3
OFC-07	Hakata-eki Higashi 113 Building	Hakata-ku, Fukuoka-shi, Fukuoka	1,885	1,920	3.1
OFC-08	Asahi Building	Kanagawa-ku, Yokohama-shi, Kanagawa	6,320	6,370	10.3
Office subtotal					42.4
RSC-01	Urban Park Azabujuban	Minato-ku, Tokyo	2,045	2,130	3.3
RSC-02	Urban Park Daikanyama	Shibuya-ku, Tokyo	6,315	7,120	10.3
RSC-03	Urban Park Yoyogikoen	Shibuya-ku, Tokyo	875	1,040	1.4
RSC-04	Urban Park Shin-Yokohama	Kohoku-ku, Yokohama-shi, Kanagawa	2,528	2,540	4.1
RSC-05	Urban Park Namba	Naniwa-ku, Osaka-shi, Osaka	1,490	1,560	2.4
Residential property subtotal					21.6
LGC-01	Iwatsuki Logistics	Iwatsuki-ku, Saitama-shi, Saitama	6,942	7,000	11.3
LGC-02	Yokohama Logistics	Kanagawa-ku, Yokohama-shi, Kanagawa	3,560	3,840	5.8
LGC-03	Funabashi Logistics	Funabashi-shi, Chiba	7,875	8,200	12.8
Logistics property subtotal					29.9
HTL-01	R&B Hotel Umeda East	Kita-ku, Osaka-shi, Osaka	2,069	2,210	3.4
HTL-02	Smile Hotel Namba	Naniwa-ku, Osaka-shi, Osaka	1,750	1,860	2.8
Hotel subtotal					6.2
			61,493	65,130	100.0

(Note) "Investment ratio" is the ratio of acquisition price for each Acquired Asset to the total of acquisition prices, rounded to the first decimal place.