

TRANSLATION

September 18, 2013

Real Estate Investment Trust Securities Issuer
Sekisui House SI Investment Corporation
2-12 Kojimachi, Chiyoda-ku, Tokyo
Representative: Junichi Inoue, Executive Director
(Securities Code: 8973)

Asset Management Company
Sekisui House SI Asset Management, Ltd.
2-12 Kojimachi, Chiyoda-ku, Tokyo
Representative: Junichi Inoue, President
Inquiries: Nobuyoshi Sato, General Manager
IR & Financial Affairs Department
TEL: +81-3-5215-8973 (main)

[Correction] Notice Concerning Partial Correction to English Version
“Notice Concerning Completion of Acquisition of Trust Beneficiary Interests in Domestic Real Estate
(Prime Maison WASEDA and 3 Other Properties)” dated September 6, 2013

Sekisui House SI Investment Corporation hereby announces that there was an error in part of the English version press release “Notice Concerning Completion of Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)” announced on September 6, 2013 as described below. The corrected parts have been underlined.

Description of Correction

“Title”

<Before Correction>

Notice Concerning Completion of Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)

<After Correction>

Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)

*There are no corrections other than the above. Furthermore, the press release “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)” announced on September 6, 2013 is a translation of the Japanese version, and if there is any discrepancy between the English translation and the Japanese version, the Japanese version shall prevail.

*Sekisui House SI Investment Corporation website: <http://www.shsi-reit.co.jp/eng/>

<Attachments>

[Attachment 1]

The entire text of the corrected press release “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)”

[Attachment 1]

The entire text of the corrected press release “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)”

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Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate
(Prime Maison WASEDA and 3 Other Properties)

Sekisui House SI Investment Corporation (the “Investment Corporation”) hereby announces that it has today decided on the asset acquisitions as described below.

1. Background of Acquisitions

Based on the pipeline support agreement (Note), Sekisui House, Ltd. (“Sekisui House”) has provided the Investment Corporation with information on residential properties. Having repeatedly investigated the information, the Investment Corporation has decided to acquire the trust beneficiary interests for each of the trust assets, which comprises four properties in the rental housing Prime Maison series planned, developed and operated by Sekisui House, with a total planned acquisition price of 6,200 million yen (the “properties to be acquired.”)

The acquisitions of the properties to be acquired, combined with the asset transfer described in the press release “Notice Concerning Assignment of Trust Beneficiary Interests in Domestic Real Estate (Quasi-co-ownership share of trust beneficiary interests in real estate for Hamamatsu Plaza East Ito-Yokado Building)” separately announced today, represent a replacement of portfolio assets implemented under the strong support of Sekisui House, the main sponsor of the Investment Corporation (the “Asset Replacement”). The Investment Corporation believes that the Asset Replacement should advance the enhancement of the portfolio quality as part of the growth strategy focused on residential properties.

(Note) For details of the pipeline support agreement with Sekisui House, please refer to the press release “Notice Concerning Execution of Agreements Concerning Preferential Negotiation Rights and Preferential Provision of Information on Properties with New Sponsors” dated March 8, 2010.

2. Overview of Acquisitions

(1) Prime Maison WASEDA

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| 1. Name of property: | Prime Maison WASEDA |
| 2. Type of property: | Trust beneficiary interest, trust assets which are comprised mainly of real estate |
| 3. Planned acquisition price: | 1,280,000,000 yen (Note) |
| 4. Date of conclusion of sales contract: | September 6, 2013 |
| 5. Planned date of acquisition: | October 1, 2013 |
| 6. Seller: | Sekisui House, Ltd. |
| 7. Funds for acquisition: | Acquisition through borrowings and cash on hand is planned. |

This translation is for informational purpose only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

(2) Prime Maison HATCHOBORI

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|--|--|
| 1. Name of property: | Prime Maison HATCHOBORI |
| 2. Type of property: | Trust beneficiary interest, trust assets which are comprised mainly of real estate |
| 3. Planned acquisition price: | 1,160,000,000 yen (Note) |
| 4. Date of conclusion of sales contract: | September 6, 2013 |
| 5. Planned date of acquisition: | October 1, 2013 |
| 6. Seller: | Sekisui House, Ltd. |
| 7. Funds for acquisition: | Acquisition through borrowings and cash on hand is planned. |

(3) Prime Maison JINBOCHO

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| 1. Name of property: | Prime Maison JINBOCHO |
| 2. Type of property: | Trust beneficiary interest, trust assets which are comprised mainly of real estate |
| 3. Planned acquisition price: | 1,640,000,000 yen (Note) |
| 4. Date of conclusion of sales contract: | September 6, 2013 |
| 5. Planned date of acquisition: | October 1, 2013 |
| 6. Seller: | Sekisui House, Ltd. |
| 7. Funds for acquisition: | Acquisition through borrowings and cash on hand is planned. |

(4) Prime Maison GOTENYAMA EAST

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| 1. Name of property: | Prime Maison GOTENYAMA EAST |
| 2. Type of property: | Trust beneficiary interest, trust assets which are comprised mainly of real estate |
| 3. Planned acquisition price: | 2,120,000,000 yen (Note) |
| 4. Date of conclusion of sales contract: | September 6, 2013 |
| 5. Planned date of acquisition: | October 1, 2013 |
| 6. Seller: | Sekisui House, Ltd. |
| 7. Funds for acquisition: | Acquisition through borrowings and cash on hand is planned. |

(Note) The “Planned acquisition prices” do not include miscellaneous acquisition related expenses, fixed asset taxes, city planning taxes, consumption taxes and local consumption taxes.

3. Reason for Acquisition

The Investment Corporation will acquire these assets to secure stable earnings and enhance the residential portfolio in Greater Tokyo Area and Major Urban Areas based on the asset management objectives and policies set forth in the Investment Corporation’s Articles of Incorporation. The characteristics of each property are as follows.

(1) Prime Maison WASEDA

The property is a rental apartment primarily comprised of single and compact type units, and is an approximate 8-minute walk from Waseda Station on the Tokyo Metro Tozai Line and Edogawabashi Station on the Tokyo Metro Yurakucho Line, respectively. The property enjoys good access to central parts of Tokyo, as it takes about 10 minutes by train from Waseda Station, the station nearest to the property, to Otemachi Station, featuring high traffic convenience and proximity to downtown Tokyo. In addition, the property offers excellent living convenience and comfort, with various facilities including supermarkets, post office and hospitals fully available in the surrounding area. Because of these characteristics, demand for the property is expected to come primarily from singles and DINKs that seek traffic convenience to central Tokyo.

(2) Prime Maison HATCHOBORI

The property enjoys good traffic convenience as it stands in close proximity to Hatchobori Station on the Tokyo Metro Hibiya Line and the JR Keiyo Line and is an approximate 1-minute walk from the nearest station. It also features good living environment with relatively high availability of various facilities including convenience stores and post office. The area where the property is located is a commercial district with a mix of high-rise apartments, high-rise office buildings with shops and other facilities, and has convenient proximity to central parts of Tokyo such as Tokyo Station and the Ginza area. As such, it is an area preferred more highly

than other areas in the region. In addition, concerning the building, the interior of the entrance and inner hallways have been finished with high grade materials and work. The property is a rental apartment primarily comprised of single and compact type units, with demand coming primarily from singles and DINKs that seek traffic convenience to central Tokyo.

(3) Prime Maison JINBOCHO

The property is a rental apartment primarily comprised of single and compact type units, and is situated in a favorable location with multiple railway stations available, as it is an approximate 4-minute walk from Jinbocho Station on the Tokyo Metro Hanzomon Line and Toei Subway Shinjuku and Mita Lines as well as an approximate 7-minute walk from Suidobashi Station on the JR lines. The area where the property is located is a commercial district where there are medium- to small-sized office buildings and high-rise condominiums, and features good access to major stations as it is one of the central parts of Tokyo. Accordingly, the area enjoys solid demand for condominiums primarily from businessmen commuting to Marunouchi, Otemachi and other business destinations. In addition, for rental apartments, demand is expected to come primarily from singles and DINKs households as there are also many educational institutions including universities in the neighboring areas. Also, the area offers good environment in terms of daily convenience with restaurants and other shops fully available.

(4) Prime Maison GOTENYAMA EAST

The property is an approximate 10-minute walk from Kitashinagawa Station on the Keihin Kyuko Main Line and a 12-minute walk from Shinagawa Station on the JR lines. Located in a quiet and classy residential area on a hill, it is a rental apartment for high-income earners, with high-grade building and facility specifications on top of concierge services. The neighboring areas are surrounded by hilly terrains and situated near the boundary of Shinagawa Ward and Minato Ward, and there are famous luxury residential areas commonly called Gotenyama and Shimazuyama on the hill top, while the adjacent Takanawa district has foreign embassies and other facilities and is full of greenery. The property, which enjoys good sunlight and ventilation as it stands southbound on a hilly area, is comprised of units ranging from approximately 89m² to 169m² in space, and is expected to attract demand primarily from high net worth families and DINKs. The area is also popular among businesspersons and their families, as Shinagawa Station on the JR lines, which is within walking distance, offers convenience for using Shinkansen trains, and access to the airports and large city hotels, among other benefits.

4. Description of Properties to be Acquired

(1) Prime Maison WASEDA

Overview of specified asset (trust beneficiary interest)					
Trustee (planned)		Mitsubishi UFJ Trust and Banking Corporation		Trust expiration date (planned)	Last day of September 2023
Location	(Address) 544-11 Waseda Tsurumaki-cho, Shinjuku-ku, Tokyo (Lot) 544-11 Waseda Tsurumaki-cho, Shinjuku-ku, Tokyo				
Land	Ownership form	Proprietorship		Ownership form	Proprietorship
	Zoning	Commercial district Quasi-industrial district		Use	Apartment complex
	Site area (m ²)	358.54		Total floor area (m ²)	1,914.93
	Floor-area ratio (zoning designation)	Commercial district: 500% Quasi-industrial district: 400%		Structure and number of floors	RC, 13F/B1F
	Building-to-land ratio (zoning designation)	Commercial district: 80% Quasi-industrial district: 60%		Construction completion date	November 8, 2012
Planned acquisition price (thousand yen)		1,280,000		Collateral	None
Overview of leasing and management					
Total leasable floor area (m ²)		1,650.66		Total number of tenants	1
Total leased floor area (m ²)		1,385.63		Number of leasable units	60
Occupancy rate (based on floor area)		83.9%		Number of leased units	50

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Deposit (thousand yen)	5,622	Total rent revenue per month(thousand yen)	6,014	
Property manager	Sekiwa Real Estate, Ltd.	Master lease company	Sekiwa Real Estate, Ltd	
Overview of appraisal report (monetary unit: thousand yen)		Overview of building engineering report (building condition evaluation), etc.		
Appraisal method	Appraisal by Japan Real Estate Institute	Evaluation company	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
Appraisal value	1,360,000	Repair costs (thousand yen)	Urgent	0
Date of appraisal	August 1, 2013		Within 1 year	0
			2 to 12 years	21,496
		Building replacement value (thousand yen)	523,200	
		Probable maximum loss (PML)	1.6%	
Special Notations				
1. The building-to-land ratio and the floor-area ratio of the land for the trust beneficiary interest differ depending on the zoning, set at 500% and 80% for the area within 20 meters from the boundary line of the road on the western side (commercial district) and 400% and 60% for the area over 20 meters from the boundary line of the road on the western side (quasi-industrial district), respectively. However, when calculating the weighted-average by the covered space, the ratios are 496.60% and 99.32%, respectively. Furthermore, the floor-area ratio of the land for the trust beneficiary interest is 80% for commercial district and 60% for quasi-industrial district in principle. However, as the building is fire-resistant in a fire zone and stands on a corner lot, increased ratios of 100% and 80% apply, respectively.				

(2) Prime Maison HATCHOBORI

Overview of specified asset (trust beneficiary interest)					
Trustee (planned)	Sumitomo Mitsui Trust Bank, Limited.	Trust expiration date (planned)	Last day of September 2023		
Location	(Address) 4-11-9 Hatchobori, Chuo-ku, Tokyo (Lot) 4-3-12 Hatchobori, Chuo-ku, Tokyo				
Land	Ownership form	Proprietorship	Building	Ownership form	Proprietorship
	Zoning	Commercial district		Use	Apartment complex
	Site area (m ²)	302.07		Total floor area (m ²)	1,901.58
	Floor-area ratio (zoning designation)	500%		Structure and number of floors	RC, 9F
	Building-to-land ratio (zoning designation)	80%		Construction completion date	November 16, 2012
Planned acquisition price (thousand yen)	1,160,000	Collateral	None		
Overview of leasing and management					
Total leasable floor area (m ²)	1,382.32	Total number of tenants	1		
Total leased floor area (m ²)	1,125.04	Number of leasable units	45		
Occupancy rate (based on floor area)	81.4%	Number of leased units	39		
Deposit (thousand yen)	5,100	Total rent revenue per month(thousand yen)	5,167		
Property manager	Sekiwa Real Estate, Ltd.	Master lease company	Sekiwa Real Estate, Ltd		
Overview of appraisal report (monetary unit: thousand yen)		Overview of building engineering report (building condition evaluation), etc.			
Appraisal method	Appraisal by Japan Real Estate Institute	Evaluation company	Tokio Marine & Nichido Risk Consulting Co., Ltd.		
Appraisal value	1,210,000	Repair costs (thousand yen)	Urgent	0	
Date of appraisal	August 1, 2013		Within 1 year	0	
			2 to 12 years	14,741	

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	Building replacement value (thousand yen)	429,400
	Probable maximum loss (PML)	8.0%
Special Notations		
<ol style="list-style-type: none"> The building-to-land ratio of the land of the property in trust is essentially 80%. However, due to the mitigation of fireproof building rules in fire-prevention districts, it is set at 100%. The floor-area ratio of the property in trust is designated to be 500% at maximum, but is limited by the road width of the front road. However, due to the addition to the road width of the front road based on the distance to a specified road (pursuant to Article 52, Paragraph 9 of the Building Standards Act), it is set at approximately 492%. 		

(3) Prime Maison JINBOCHO

Overview of specified asset (trust beneficiary interest)					
Trustee		Mizuho Trust & Banking Co., Ltd.	Trust expiration date		Last day of September 2023
Location		(Address) 1-50-9 Kandajinbo-cho, Chiyoda-ku, Tokyo (Lot) 1-50-9 Kandajinbo-cho, Chiyoda-ku, Tokyo			
Land	Ownership form	Proprietorship		Ownership form	Proprietorship
	Zoning	Commercial district		Use	Apartment complex
	Site area (m ²)	389.48		Total floor area (m ²)	2,341.30
	Floor-area ratio (zoning designation)	500%		Structure and number of floors	RC, 14F
	Building-to-land ratio (zoning designation)	80%		Construction completion date	March 1, 2013
Planned acquisition price (thousand yen)		1,640,000	Collateral		None
Overview of leasing and management					
Total leasable floor area (m ²)		1,819.90	Total number of tenants		1
Total leased floor area (m ²)		1,738.30	Number of leasable units		63
Occupancy rate (based on floor area)		95.5%	Number of leased units		61
Deposit (thousand yen)		7,468	Total rent revenue per month(thousand yen)		7,974
Property manager		Sekiwa Real Estate, Ltd	Master lease company		Sekiwa Real Estate, Ltd
Overview of appraisal report (monetary unit: thousand yen)			Overview of building engineering report (building condition evaluation), etc.		
Appraisal method	Appraisal by Chuo Real Estate Appraisal Co., Ltd.		Evaluation company		Sompo Japan Nippon Kowa Risk Management Inc.
Appraisal value	1,670,000		Repair costs (thousand yen)	Urgent	0
Date of appraisal	August 1, 2013			Within 1 year	0
				2 to 12 years	21,260
			Building replacement value (thousand yen)		571,000
			Probable maximum loss (PML)		5.6%
Special Notations					
<ol style="list-style-type: none"> The building-to-land ratio of the land of the property in trust is essentially 80%. However, due to the mitigation of fireproof building rules in fire-prevention districts, it is set at 100%. The floor-area ratio of the property in trust is designated to be 500% at maximum, but is limited by the road width of the front road (480%). However, due to the addition to the road width of the front road based on the distance to a specified road (pursuant to Article 52, Paragraph 9 of the Building Standards Act), it is set at 500% 					

(4) Prime Maison GOTENYAMA EAST

Overview of specified asset (trust beneficiary interest)					
Trustee		Mizuho Trust & Banking Co., Ltd.		Trust expiration date	
				Last day of September 2023	
Location		(Address) 6-6-33 Kitashinagawa, Shinagawa-ku, Tokyo (Lot) 6-342- Kitashinagawa, Shinagawa-ku, Tokyo			
Land	Ownership form	Proprietorship		Ownership form	Proprietorship
	Zoning	Category I exclusively low-story residential district		Use	Apartment complex
	Site area (m ²)	2,270.66		Total floor area (m ²)	3,727.89
	Floor-area ratio (zoning designation)	150%		Structure and number of floors	RC, 4F/B1F
	Building-to-land ratio (zoning designation)	60%		Construction completion date	January 18, 2011
Planned acquisition price (thousand yen)		2,120,000		Collateral	
				None	
Overview of leasing and management					
Total leasable floor area (m ²)		2,512.91		Total number of tenants	
				1	
Total leased floor area (m ²)		2,512.91		Number of leasable units	
				22	
Occupancy rate (based on floor area)		100%		Number of leased units	
				22	
Deposit (thousand yen)		45,810		Total rent revenue per month(thousand yen)	
				12,630	
Property manager		Sekiwa Real Estate, Ltd		Master lease company	
				Sekiwa Real Estate, Ltd.	
Overview of appraisal report (monetary unit: thousand yen)			Overview of building engineering report (building condition evaluation), etc.		
Appraisal method	Appraisal by Chuo Real Estate Appraisal Co., Ltd.		Evaluation company		Tokyo Bldg-Tech Center Co., Ltd.
Appraisal value	2,420,000		Repair costs (thousand yen)	Urgent	0
Date of appraisal	August 1, 2013			Within 1 year	0
				2 to 12 years	7,260
			Building replacement value (thousand yen)		1,191,000
			Probable maximum loss (PML)		10.5%
Special notations					
1. None					

[Explanations on the Items in the Tables above]

- The "Location (Address)" column refers to the residence indication. For properties not yet having residence indication, what is stated in the location column in the registry of the building (including registration record; the same applies hereafter) is entered. The "Location (Lot)" column indicates the lot stated in the land registry (if there are multiple lots, then one of these lots).
- The "Ownership form" columns of land and building indicate the type of right that the real estate trustee holds on the trust real estate
- The "Zoning" column of land indicates the type of zoning district classified in accordance with Article 8, Paragraph 1, Item 1 of the City Planning Act (Law no. 100, 1968, as amended; hereafter the "City Planning Act").
- The "Site area" column of land indicates the acreage stated in the registry (if there are multiple acreages, then the total is indicated).
- The "Floor-area ratio" column of land is the ratio of the total floor area of the building to the site area as stipulated in Article 52 of the Building Standards Act and indicates the figures stipulated by the City Planning Act according to zoning, etc.
- The "Building-to-land ratio" column of land is the ratio of the building area of the building to the site area as stipulated in Article 53 of the Building Standards Act and indicates the figures stipulated by the City Planning Act according to zoning, etc.
- The "Use" column of building indicates the primary type of use stated in the registry.
- The "Total floor area" column of building indicates the sum total of the floor areas of the main building stated in the registry.
- The "Structure and number of floors" column of building indicates the structure as stated in the registry. The abbreviations in the "structure and number of floors" column is as shown below:

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RC: Reinforced concrete; F: Floors, B: Basement

10. The “Construction completion date” column of building is the initial completion date as stated in the registry.
11. The “Overview of leasing and management” column indicates information as of the end of August 31 2013 and is based on numbers and information provided by the present owners of the properties to be acquired. The “Total rent revenue per month(thousand yen)” column represents the sum total of monthly rents (including common area fees) stated in the lease agreements effective as of the end of August 2013. Furthermore, the “Total leasable floor area” and “Total leased floor area” are not the figures stated in the registry but rather indicate the total of leased floor areas as stated in the lease agreements. However, in cases where there are obvious errors in the lease agreements, the figures are based on the building’s completion plan. Since the trustee (planned) plans to enter into an existing master lease agreement with the master lease company on October 1, 2013 the “Total number of tenants” column states “1”.
12. The “Property manager” column indicates the planned property management company to which property management services for each of the properties to be acquired are entrusted as of today.
13. The “Master lease company” column indicates the lessee that as of today plans to enter into a master lease agreement with the trustee (planned).
14. The “probable maximum loss (PML)” column is based on portfolio earthquake PML reports created by Sompo Japan Nipponkoa Risk Management Inc. (the trade name changed from NKSJ Risk Management, Inc. as of April 1, 2013). Portfolio earthquake PML reports comprise only of the views of the investigating company and the Investment Corporation does not guarantee the accuracy of its contents. PML represents the rate of probable maximum loss to be caused by earthquakes. In this press release, it means the extent of damage to be caused by one of the biggest earthquakes anticipated to happen within the expected duration of service (the biggest earthquake which happens once every 475 years, with a 10% chance of happening once every 50 years; expected duration of service of a general building is 50 years) represented by the ratio (%) of the estimated cost of restoration from the damage to the replacement cost. The numbers are rounded to the nearest first decimal place.

5. Overview of Seller

(1) Name	Sekisui House, Ltd.
(2) Address	1-1-88 Ooyodonaka, Kita-ku, Osaka-shi, Osaka
(3) Representative	Isami Wada, Chairman, Representative Director and CEO Toshinori Abe, President, Representative Director and COO
(4) Business activities	Design, construction and contracting of prefabricated houses; purchase and sale, brokerage, lease and management of real estate; and all businesses related to these.
(5) Capital	186,554 million yen
(6) Establish	August 1960
(7) Relationship with the Investment Corporation and the Asset Management Company	
Capital relationship	The Seller owns approximately 4.88% of the Investment Corporation’s investment units issued and outstanding. In addition, it owns 75% of the shares issued and outstanding of Sekisui House SI Asset Management, Ltd. (the “Asset Management Company”) to which the Investment Corporation entrusts the management of its assets. Accordingly, the Seller falls within the scope of an interested party, etc. as defined in the Act on Investment Trusts and Investment Corporations and falls within the scope of related parties as defined in the voluntary rules on conflicts of interests of the Investment Corporation.
Personal relationship	The Seller has dispatched two part-time directors and a part-time auditor to the Asset Management Company.
Business relationship	The Seller has executed an agreement on preferential negotiation rights, etc. with the Asset Management Company, with an aim to establish pipelines of property information, etc. centering on residential properties.
Related party or not	The Seller is the parent company of the Asset Management Company and falls within the scope of related parties.

6. Status of Parties Related to the Acquisition of the Properties

(1) Prime Maison WASEDA

	Current owner	Previous owner
Company name	Sekisui House, Ltd.	None
Relationship with related parties	Please refer to 5. Overview of Seller above.	—

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Acquisition background and reason, etc.	Proprietary development property	—
Acquisition price	—	—
Acquisition period	—	—

(2)Prime Maison HATCHOBORI

	Current owner	Previous owner
Company name	Sekisui House, Ltd.	None
Relationship with related parties	Please refer to 5. Overview of Seller above.	—
Acquisition background and reason, etc.	Proprietary development property	—
Acquisition price	—	—
Acquisition period	—	—

(3)Prime Maison JINBOCHO

	Current owner	Previous owner
Company name	Sekisui House, Ltd.	None
Relationship with related parties	Please refer to 5. Overview of Seller above.	—
Acquisition background and reason, etc.	Proprietary development property	—
Acquisition price	—	—
Acquisition period	—	—

(4)Prime Maison GOTENYAMA EAST

	Current owner	Previous owner
Company name	Sekisui House, Ltd.	None
Relationship with related parties	Please refer to 5. Overview of Seller above.	—
Acquisition background and reason, etc.	Proprietary development property	—
Acquisition price	—	—
Acquisition period	—	—

7. Design, etc. of the Assets to be Acquired

Property name	Owner at the time of construction	Building designer	Structure designer	Constructor	Building inspector
Prime Maison WASEDA	Sekisui House, Ltd.	Nakamura Akira Architect & Associates	TK Architects Corporation	Sekisui House, Ltd.	Good-eyes
Prime Maison HATCHOBORI	Sekisui House, Ltd.	Koken Architects, Inc.	Matsuo Architects Office	Sekisui House, Ltd.	Urban Housing Evaluation Center
Prime Maison JINBOCHO	Sekisui House, Ltd.	Akane Architect & Associates	CROSS Factory	Taisei Corporation	Urban Housing Evaluation Center
Prime Maison GOTENYAMA EAST	Sekisui House, Ltd.	Nikken Housing System Ltd.	Taisei Corporation	Taisei Corporation	Urban Housing Evaluation Center

Except for Prime Maison GOTENYAMA EAST, the properties to be acquired were subject to the structural calculation conformity evaluation by a designated structural calculation conformity evaluation institution in accordance with the amendment of the Building Standards Act enforced in June 2007. Since Prime Maison GOTENYAMA EAST was not subject to the evaluation, the Investment Corporation commissioned a verification investigation of its structural calculation sheet to a specialized third-party institution (Tokyo Bldg-Tech Center Co., Ltd.) and has subsequently been reported of the results of a simple screening investigation that there were no particular deliberate falsifications or

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concealed fraud in the structural calculation report, etc.

(Reference) Overview of Specialized Institution

Name	Tokyo Bldg-Tech Center Co., Ltd.
Head office address	1-1-4 Higashi-Nihonbashi, Chuo-ku, Tokyo
Representative	Katsuichi Kobayashi, President & Representative Director
Capital	180 million yen
Business activities	1. Designated verification inspection services under the Building Standards Act 2. Designated performance evaluation provider services under the Building Standards Act 3. Designated structural calculation conformity evaluation provider services under the Building Standards Act 4. Registered housing performance evaluation institution services under the Housing Quality Assurance Act 5. Registered examination institution services under the Housing Quality Assurance Act, etc.

8. Overview of Brokerage

Not applicable.

9. Transaction with Interested Party

As stated earlier, Sekisui House, the Buyer mentioned above, falls within the scope of interested party, etc. and falls within the scope of related parties as defined in the voluntary rules on conflicts of interests of the Investment Corporation. Accordingly, upon executing the trust beneficiary interest transfer agreements concerning the acquisitions of the properties to be acquired, approval was made by the Risk Management and Compliance Office of the Asset Management Company, and discussions and decisions or resolutions were made by the Investment Committee, the Compliance Committee and the Board of Directors of the Asset Management Company as well as the Board of Directors of the Investment Corporation, pursuant to the voluntary rules mentioned above.

In addition, the Investment Corporation plans to entrust property management services and services as master lease company for the properties to be acquired to Sekiwa Real Estate, Ltd., which falls within the scope of interested party, etc. and related parties. Upon entrusting these services, the Investment Corporation will take the same procedures as above pursuant to the voluntary rules mentioned above.

10. Settlement

The Investment Corporation plans to make a lump-sum payment of the acquisition cost, etc. to the seller on the planned date of acquisition.

11. Time Schedule of Acquisition

Time schedule of acquisition for the assets to be acquired are as follows:

Date of determination of acquisition	September 6, 2013
Date of the trust beneficiary interest transfer agreement	September 6, 2013
Payment date	October 1, 2013 (planned)
Date of transfer of trust beneficiary interests (planned date of acquisition)	October 1, 2013 (planned)

12. Future Outlook

The acquisition of the properties to be acquired will have no impact on the Investment Corporation's management status forecast for the fiscal period ending September 2013 (April 1, 2013 to September 30, 2013) announced on May 24, 2013, as the acquisition date is scheduled to be October 1, 2013.

As for the impact of the asset transfer mentioned earlier on the above forecast, please refer to the press release

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“Notice Concerning Assignment of Trust Beneficiary Interests in Domestic Real Estate (Quasi-co-ownership share of trust beneficiary interests in real estate for Hamamatsu Plaza East Ito-Yokado Building)” separately announced today.

Please note that the English versions of press releases up to the end of 2012 are not available.

* Sekisui House SI Investment Corporation website: <http://www.shsi-reit.co.jp/eng/>

<Attachments>

[Attachment 1] Overview of Appraisal Report of Assets to be Acquired

[Attachment 2] Photos of Exterior of Assets to be Acquired

[Attachment 3] Portfolio List after the Acquisition of Assets

[Attachment 1] Overview of Appraisal Report of Assets to be Acquired

(unit: thousands of yen)

	Prime Maison WASEDA	Prime Maison HATCHOBORI
Appraisal value (specified value)	1,360,000	1,210,000
Appraisal date	August 1, 2013	August 1, 2013
Operating revenues	89,145	75,777
Unit rental revenues, etc. (including common area fees)	87,348	75,455
Parking lot revenue	1,488	100
Other revenues, etc.	4,249	3,656
Vacancy loss, etc.	(3,940)	(3,434)
Operating expenses	20,676	15,156
Maintenance and utility expenses	7,260	4,110
Repair expenses (including restoration expenses)	1,136	869
PM fees and tenant solicitation expenses, etc.	6,245	5,239
Taxes and public dues	4,934	3,934
Other expenses	1,101	1,004
Net operating income (NOI)	68,469	60,621
Gain on management of income from lump-sum payment	132	113
Capital expenditure, etc.	(1,254)	(860)
Net income (NCF)	67,347	59,874
Capitalization rate	4.9%	4.9%
Value of earnings calculated by the direct capitalization method	1,370,000	1,220,000
Value of earnings calculated by discounted cash flow (DFC) method	1,340,000	1,190,000
Discount rate	4.7%	4.7%
Terminal capitalization rate	5.1%	5.1%
Cost method value	1,210,000	967,000
Land ratio	43.7%	38.0%
Building ratio	56.3%	62.0%

(Note) Amounts are rounded down to the nearest thousand yen and therefore the total amount may differ from the figures for operating revenues, operating expenses and other items.

*Comparison with current unit rent

Average unit rent based on appraisal	4,408 yen/m ² (14,577 yen/tsubo)	4,548 yen/m ² (15,037 yen/tsubo)
Average unit rent based on lease agreements	4,340 yen/m ² (14,347yen/tsubo)	4,592 yen/m ² (15,182 yen/tsubo)

(Note 2) "Average unit rent based on appraisal" has been calculated based on the unit rental revenues by the direct capitalization method stated in the above appraisal.

(Note 3) "Average unit rent based on lease agreements" has been calculated based on the monthly rental revenue of respective assets to be acquired indicated in 4. Description of properties to be acquired above.

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(unit: thousands of yen)

	Prime Maison JINBOCHO	Prime Maison GOTENYAMA EAST
Appraisal value (specified value)	1,670,000	2,420,000
Appraisal date	August 1, 2013	August 1, 2013
Operating revenues	103,805	161,417
Unit rental revenues, etc. (including common area fees)	101,729	159,641
Parking lot revenue	540	11,040
Other revenues, etc.	4,642	3,746
Vacancy loss, etc.	(3,106)	(13,010)
Operating expenses	20,914	43,996
Maintenance and utility expenses	5,536	17,707
Repair expenses (including restoration expenses)	1,379	1,129
PM fees and tenant solicitation expenses, etc.	7,332	10,402
Taxes and public dues	5,895	13,921
Other expenses	772	837
Net operating income (NOI)	82,891	117,421
Gain on management of income from lump-sum payment	155	774
Capital expenditure, etc.	(967)	(3,125)
Net income (NCF)	82,079	115,070
Capitalization rate	4.8%	4.6%
Value of earnings calculated by the direct capitalization method	1,710,000	2,500,000
Value of earnings calculated by discounted cash flow (DFC) method	1,670,000	2,420,000
Discount rate	4.5%	4.3%
Terminal capitalization rate	5.0%	4.8%
Cost method value	1,160,000	3,770,000
Land ratio	50.0%	69.5%
Building ratio	50.0%	30.5%

(Note) Amounts are rounded down to the nearest thousand yen and therefore the total amount may differ from the figures for operating revenues, operating expenses and other items.

*Comparison with current unit rent

Average rent based on appraisal	4,658 yen/m ² (15,398 yen/tsubo)	5,294 yen/m ² (17,500 yen/tsubo)
Average rent based on lease agreements	4,587 yen/m ² (15,164 yen/tsubo)	5,026 yen/m ² (16,615yen/tsubo)

(Note 2) "Average unit rent based on appraisal" has been calculated based on the unit rental revenues by the direct capitalization method stated in the above appraisal.

(Note 3) "Average unit rent based on lease agreements" has been calculated based on the monthly rental revenue of respective assets to be acquired indicated in 4. Description of properties to be acquired above.

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[Attachment 2] Exterior Photos of Assets to be Acquired

(1)Prime Maison WASEDA



(2) Prime Maison HATCHOBORI



(3)Prime Maison JINBOCHO



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(4) Prime Maison GOTENYAMA EAST



[Attachment 3] Portfolio List after the Acquisition of the Assets

Property No.	Property Name	Location (Note 1)	(Planned) Acquisition Date	(Planned) Acquisition Price (Million yen) (Note 2)	Investment Ratio (Note 3)
Residence-1	Esty Maison GINZA	Ginza, Chuo-ku, Tokyo	Aug. 2, 2005	5,290	3.6%
Residence-3	Esty Maison AZABUNAGASAKA	Roppongi, Minato-ku, Tokyo	Aug. 2, 2005	1,730	1.2%
Residence-4	Esty Maison EBISU II	Higashi, Shibuya-ku, Tokyo	Aug. 2, 2005	1,960	1.3%
Residence-5	Esty Maison EBISU	Hiroo, Shibuya-ku, Tokyo	Aug. 2, 2005	700	0.5%
Residence-6	Esty Maison KANDA	Kandata-cho, Chiyoda-ku, Tokyo	Aug. 2, 2005	1,360	0.9%
Residence-7	Esty Maison SENDAGAYA	Daikyo-cho, Shinjuku-ku, Tokyo	Aug. 2, 2005	576	0.4%
Residence-8	Esty Maison KITASHINJUKU	Kita-shinjuku, Shinjuku-ku, Tokyo	Aug. 2, 2005	1,290	0.9%
Residence-10	Esty Maison ASAKUSAKOMAGATA	Komagata, Taito-ku, Tokyo	Aug. 2, 2005	1,870	1.3%
Residence-11	Esty Maison MACHIDA	Hara-machida, Machida-shi, Tokyo	Aug. 2, 2005	1,360	0.9%
Residence-12	Esty Maison KAWASAKI	Ogawa-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa	Aug. 2, 2005	2,130	1.4%
Residence-13	Esty Maison IMAIKE	Imaike, Chikusa-ku, Nagoya-shi, Aichi	Aug. 2, 2005	300	0.2%
Residence-14	Esty Maison SHINKAWASAKI	Furuchiba, Saiwai-ku, Kawasaki-shi, Kanagawa	Nov. 1, 2005	1,018	0.7%
Residence-15	Esty Maison YOKOHAMA	Tsuruya-cho, Kanagawa-ku, Yokohama-shi, Kanagawa	Feb. 28, 2007	2,090	1.4%
Residence-16	Esty Maison KAMEIDO	Kameido, Koto-ku, Tokyo	Jan. 31, 2006	1,650	1.1%
Residence-17	Esty Maison MEGURO	Mita, Meguro-ku, Tokyo	Feb. 1, 2006	887	0.6%
Residence-18	Esty Maison YACHIYOMIDORIGAOKA	Midorigaoka, Yachyo-shi, Chiba	Jan. 23, 2006	1,348	0.9%
Residence-19	Esty Maison SUGAMO	Sugamo, Toshima-ku, Tokyo	Mar. 9, 2007	1,510	1.0%
Residence-20	Esty Maison KYOBASHI	Higashinoda-machi, Miyakojima-ku, Osaka-shi, Osaka	Apr. 3, 2006	2,774	1.9%
Residence-21	Esty Maison MEGUROHONCHO	Megurohoncho, Meguro-ku, Tokyo	Mar. 30, 2006	1,220	0.8%
Residence-22	Esty Maison HAKURAKU	Rokkakubashi, Kanagawa-ku, Yokohama-shi, Kanagawa	Apr. 3, 2006	844	0.6%
Residence-23	Esty Maison MINAMIHORIE	Minamihorie, Nishi-ku, Osaka-shi, Osaka	Mar. 9, 2007	1,055	0.7%
Residence-24	Esty Maison GOTANDA	Nishi-gotanda, Shinagawa-ku, Tokyo	Sep. 14, 2006	3,043	2.1%
Residence-25	Esty Maison OISENDAIZAKA	Higashi-oi, Shinagawa-ku, Tokyo	Sep. 14, 2006	2,440	1.7%
Residence-26	Esty Maison SHINAGAWA SEASIDE	Higashi-Shinagawa, Shinagawa-ku, Tokyo	Sep. 14, 2006	2,200	1.5%
Residence-27	Esty Maison MINAMIAZABU	Minamiazabu, Minato-ku, Tokyo	Oct. 23, 2006	1,300	0.9%
Residence-28	Esty Maison JYOUTOU	Noe, Jyoutou-ku, Osaka-shi, Osaka	Nov. 15, 2006	1,075	0.7%
Residence-29	Esty Maison TSUKAMOTO	Tsukamoto, Yodogawa-ku, Osaka-shi, Osaka	Dec. 1, 2006	1,250	0.8%
Residence-30	Esty Maison KAWASAKI II	Ogawa-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa	Mar. 28, 2007	1,900	1.3%
Residence-31	Esty Maison AZABUJUBAN	Azabujuban, Minato-ku, Tokyo	May 11, 2007	2,700	1.8%
Residence-33	Esty Maison ITABASHIHONCHO	Yamato-cho, Itabashi-ku, Tokyo	Aug. 21, 2007	1,000	0.7%
Residence-34	Esty Maison OIZUMIGAKUEN	Higashi-Oizumi, Nerima-ku, Tokyo	Aug. 21, 2007	871	0.6%
Residence-35	Esty Maison TENJINHIGASHI I	Susaki-machi, Hakata-ku, Fukuoka-shi, Fukuoka	Sep. 28, 2007	445	0.3%
Residence-36	Esty Maison TENJINHIGASHI II	Susaki-machi, Hakata-ku, Fukuoka-shi, Fukuoka	Sep. 28, 2007	840	0.6%
Residence-37	Esty Maison SHIJONISHINOTOIN	Miyodenji-cho, Shijo-sagaru, Nishinotoin-dori, Shimogyo-ku, Kyoto-shi, Kyoto	Apr. 25, 2008	1,420	1.0%
Residence-39	Esty Maison HIGASHISHINAGAWA	Higashi-Shinagawa, Shinagawa-ku, Tokyo	Jul. 1, 2008	2,610	1.8%
Residence-40	Esty Maison HACHIOJIMINAMINO	Nishikatakura, Hachioji-shi, Tokyo	Nov. 1, 2007	1,000	0.7%
Residence-41	Esty Maison NISHINAKAJIMA	Higashinakajima, Higashiyodogawa-ku, Osaka-shi, Osaka	Nov. 1, 2007	2,250	1.5%
Residence-42	Esty Maison ITABASHIKUYAKUSHOMAE	Itabashi, Itabashi-ku, Tokyo	Nov. 1, 2007	2,700	1.8%
Residence-43	Esty Maison MUSASHIKOYAMA	Ebara, Shinagawa-ku, Tokyo	Nov. 30, 2007	1,012	0.7%
Residence-44	Esty Maison SENDAGI	Sendagi, Bunkyo-ku, Tokyo	Feb. 6, 2008	757	0.5%
Residence-45	Esty Maison YOTSUYASAKAMACHI	Sakamachi, Shinjuku-ku, Tokyo	Apr. 25, 2008	2,300	1.6%
Residence-46	Esty Maison HAKATAHIGASHI	Yoshizuka, Hakata-ku, Fukuoka-shi, Fukuoka	Mar. 26, 2008	2,250	1.5%
Residence-47	Esty Maison KAMIGOFUKU	Kamigofukumachi, Hakata-ku, Fukuoka-shi, Fukuoka	Apr. 25, 2008	900	0.6%
Residence-48	Esty Maison SANGENJAYA	Sangenjaya, Setagaya-ku, Tokyo	Dec. 15, 2008	871	0.6%
Residence-50	Prime Maison MUSASHINONOMORI	Josuihoncho, Kodaira-shi, Tokyo	Oct. 1, 2010	1,560	1.1%
Residence-51	Prime Maison HIGASHISAKURA	Higashisakura, Higashi-ku, Nagoya-shi, Aichi	Oct. 1, 2010	1,140	0.8%
Residence-52	Prime Maison KAYABAKOEN	Kayaba, Chikusa-ku, Nagoya-shi, Aichi	Oct. 1, 2010	640	0.4%
Residence-53	Esty Maison SANGENJAYA II	Shimouma, Setagaya-ku, Tokyo	Mar. 25, 2011	714	0.5%
Residence-54	Esty Maison ITABASHIC6	Oyama-higashi-cho, Itabashi-ku, Tokyo	Jun. 10, 2011	2,260	1.5%

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Property No.	Property Name	Location (Note 1)	(Planned) Acquisition Date	(Planned) Acquisition Price (Million yen) (Note 2)	Investment Ratio (Note 3)
Residence-55	MAST HAKATA	Hakata Ekimae, Hakata-ku, Fukuoka-shi, Fukuoka	Feb. 1, 2012	1,920	1.3%
Residence-56	Esty Maison KINSHICHO	Kinshi, Sumida-ku, Tokyo	Feb. 1, 2012	1,050	0.7%
Residence-57	Esty Maison MUSASHIKOGANEI	Honcho, Koganei-shi, Tokyo	Mar. 2, 2012	1,450	1.0%
Residence-58	Prime Maison GOKISO	Ayuchitori, Showa-ku, Nagoya-shi, Aichi	Apr. 2, 2012	1,640	1.1%
Residence-59	Prime Maison YUHIGAOKA	Ueshio, Tennoji-ku, Osaka-shi, Osaka	Apr. 2, 2012	810	0.5%
Residence-60	Prime Maison KITATANABE	Kitatanabe, Higashiumiyoshi-ku, Osaka-shi, Osaka	Apr. 2, 2012	540	0.4%
Residence-61	Prime Maison MOMOCHIHAMA	Momochihama, Sawara-ku, Fukuoka-shi, Fukuoka	Apr. 2, 2012	1,810	1.2%
Residence-62	Esty Maison AKIHABARA	Ueno, Taito-ku, Tokyo	Jun. 29, 2012	1,560	1.1%
Residence-63	Esty Maison SASAZUKA	Sasazuka, Shibuya-ku, Tokyo	Sep. 5, 2012	2,830	1.9%
Residence-64	Prime Maison GINZA EAST	Tsukiji, Chuo-ku, Tokyo	Oct. 1, 2012	5,205	3.5%
Residence-65	Prime Maison TAKAMI	Takami, Chikusa-ku, Nagoya-shi, Aichi	Oct. 1, 2012	905	0.6%
Residence-66	Prime Maison YADAMINAMI	Yadaminami, Higashi-ku, Nagoya-shi, Aichi	Oct. 1, 2012	715	0.5%
Residence-67	Prime Maison TERIHA	Kashiiteriha, Higashi-ku, Fukuoka-shi, Fukuoka	Oct. 1, 2012	1,110	0.8%
Residence-68	Esty Maison HIGASHISHIRAKABE	Yoshino, Higashi-ku, Nagoya-shi, Aichi	Oct. 1, 2012	1,350	0.9%
Residence-69	Esty Maison SENGOKU	Sengoku, Bunkyo-ku, Tokyo	Feb. 8, 2013	1,075	0.7%
Residence-70	Esty Maison DAIZAWA	Daizawa, Setagaya-ku, Tokyo	Feb. 8, 2013	1,870	1.3%
Residence-71	Esty Maison TOGOSHI	Togoshi, Shinagawa-ku, Tokyo	Feb. 8, 2013	1,370	0.9%
Residence-72	Esty Maison KAWARAMACHI	Kawaramachi, Chuo-ku, Osaka-shi, Osaka	Mar. 1, 2013	1,640	1.1%
Residence-73	Esty Maison NISHITENMA	Nishitenma, Kita-ku, Osaka-shi, Osaka	Mar. 1, 2013	1,440	1.0%
Residence-74	Esty Maison SHIROKANEDAI	Kamiosaki, Shinagawa-ku, Tokyo	Mar. 1, 2013	1,900	1.3%
Residence-75	Esty Maison HIGASHISHINJUKU	Shinjuku, Shinjuku-ku, Tokyo	May 1, 2013	1,370	0.9%
Residence-76	Esty Maison MOTOAZABU	Motoazabu, Minato-ku, Tokyo	May 1, 2013	1,170	0.8%
Residence-77	Esty Maison TORITSUDAIGAKU	Tairamachi, Meguro-ku, Tokyo	May 1, 2013	729	0.5%
Residence-78	Esty Maison MUSASHIKOYAMA II	Koyama, Shinagawa-ku, Tokyo	May 1, 2013	844	0.6%
Residence-79	Esty Maison NAKANO	Chuo, Nakano-ku, Tokyo	May 1, 2013	1,540	1.0%
Residence-80	Esty Maison SHINNAKANO	Honcho, Nakano-ku, Tokyo	May 1, 2013	847	0.6%
Residence-81	Esty Maison NAKANOFUJIMICHO	Yayoicho, Nakano-ku, Tokyo	May 1, 2013	863	0.6%
Residence-82	Esty Maison TETSUGAKUDO	Matsugaoka, Nakano-ku, Tokyo	May 1, 2013	954	0.6%
Residence-83	Esty Maison KOENJI	Koenjinami, Suginami-ku, Tokyo	May 1, 2013	958	0.6%
Residence-84	Esty Maison OSHIAGE	Narihira, Sumida-ku, Tokyo	May 1, 2013	1,950	1.3%
Residence-85	Esty Maison AKABANE	Akabane, Kita-ku, Tokyo	May 1, 2013	2,730	1.8%
Residence-86	Esty Maison OJI	Oji, Kita-ku, Tokyo	May 1, 2013	1,380	0.9%
Residence-87	Prime Maison WASEDA	Waseda, Shinjuku-ku, Tokyo	Oct 1, 2013	1,280	0.9%
Residence-88	Prime Maison HATCHOBORI	Hatchobori, Chuo-ku, Tokyo	Oct 1, 2013	1,160	0.8%
Residence-89	Prime Maison JINBOCHO	Kandatajinbo-cho, Chiyoda-ku, Tokyo	Oct 1, 2013	1,640	1.1%
Residence-90	Prime Maison GOTENYAMA EAST	Kitashinagawa, Shinagawa-ku, Tokyo	Oct 1, 2013	2,120	1.4%
	Residential		Subtotal	130,135	88.1%
Retail-1	HAMAMATSU Plaza (Note 4)	Kaminishi-cho, Higashi-ku, Hamamatsu-shi, Shizuoka, etc.	Jul. 28, 2005	3,820	2.6%
Retail-2	b-town JINGUMAE II	Jingumae, Shibuya-ku, Tokyo	Jul. 28, 2005	1,043	0.7%
Retail-3	RINKU HAGURAZAKI Plaza	Tajiri-cho, Sennan-gun/Hagurazaki, Izumisano-shi, Osaka	Jul. 28, 2005	4,697	3.2%
Retail-4	b-town MINAMIAOYAMA	Minamiaoyama, Minato-ku, Tokyo	May 17, 2006	1,530	1.0%
Retail-5	KOJIMA NEW KAMIFUKUOKATEN	Kamifukuoka, Fujimino-shi, Saitama	May 17, 2006	1,300	0.9%
Retail-7	b-toss IKEBUKURO	Nishi-Ikebukuro, Toshima-ku, Tokyo	Oct. 23, 2006	1,980	1.3%
Retail-8	Joy Square YUGAWARA	Chuo, Yugawara-machi, Ashigarashimo-gun, Kanagawa	Oct. 23, 2006	1,810	1.2%
Retail-9	Bell Plaza Shopping Center (Note 5)	Nakamaruko, Ueda-shi, Nagano	Dec. 3, 2007, Aug. 31, 2009 and Jun. 29, 2012	1,355	0.9%
	Retail		Subtotal	17,536	11.9%
			Portfolio Total	147,672	100.0%

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- (Note 1) Locations are based on the registry.
- (Note 2) The transaction prices shown in the trust beneficiary interest transfer agreements, etc. (excluding miscellaneous acquisition related expenses, fixed asset tax, city planning tax, consumption tax and local consumption tax) are indicated in the “Acquisition Price” column. For the acquisition prices of HAMAMATSU Plaza and Bell Plaza Shopping Center, please see (Note 4) and (Note 5) below. In addition, as amounts are rounded down to the nearest million yen, the total of each of the acquisition prices may not match the total acquisition price of the portfolio.
- (Note 3) The ratio of each acquired asset’s (planned) acquisition price to the portfolio’s total acquisition price in the table above is indicated in the “Investment Ratio” column. Numbers are rounded to the nearest first decimal place.
- (Note 4) For the acquisition price of HAMAMATSU Plaza, the initial acquisition price of HAMAMATSU Plaza East multiplied by 49%, the Investment Corporation’s quasi-co-ownership interest after the transfer of quasi-co-ownership interest in real estate trust beneficiary interests concerning Ito-Yokado Building of HAMAMATSU Plaza East is indicated. For details, please refer to the press release “Notice Concerning Assignment of Trust Beneficiary Interests in Domestic Real Estate (Quasi-co-ownership share of trust beneficiary interests in real estate for Hamamatsu Plaza East Ito-Yokado Building)” separately announced today.
- (Note 5) The Investment Corporation has started to operate Bell Plaza Shopping Center after it acquired the property for 1,336 million yen on December 3, 2007, but on August 31, 2009 it additionally acquired the former waterway on site, and adjacent signboards and the site itself for a total of 1 million yen. In addition, on June 29, 2012 it additionally acquired a newly added building built on site for 18 million yen.