

## **Distribution Policy**

The Investment Corporation distributes money to unitholders of record or registered pledgees of investment units as of the end of each fiscal year (i.e. the end of February and August each year) depending on the number of investment units outstanding immediately before or issued during the respective fiscal year. Such distribution is basically made in accordance with the following distribution policy, and the amount of money distributed varies depending on the number of units held. Money is basically distributed within three months from the end of each fiscal year after the necessary taxes are deducted.

(a) Method for calculating total amount of money to be distributed to unitholders (Article 26, Paragraph 1 of the Articles of Incorporation)

1) Of the total cash distributions to unitholders, profits (hereinafter, the “Distributable Amount”) are those set out in Article 136, Paragraph 1 of the Investment Trusts Act.

2) The Investment Corporation shall distribute the amount which is in excess of an amount equivalent to 90% (if this amount is changed pursuant to revisions of laws, and ordinances, etc., then such amount following the revision; the same shall apply hereinafter) of the distributable income amount (hereinafter, the “Distributable Income Amount”) of the Investment Corporation as stipulated in Article 67-15, Paragraph 1 of the Special Taxation Measures Law. For the avoidance of doubt, if it is deemed necessary to maintain or improve the value of the managed assets of the Investment Corporation, or if the Investment Corporation otherwise deems it appropriate, the necessary amount out of the Distributable Amount may be saved, incorporated or reserved as reserve for dividend and similar reserves and other voluntary reserves, etc. or otherwise disposed of.

3) Any profits that are reserved without having been applied to the distributions shall be managed pursuant to the investment target and the basic investment policy of the Investment Corporation.

(b) Cash distributions in excess of profits (Article 26, Paragraph 2 of the Articles of Incorporation)

The Investment Corporation may, when the Distributable Amount is not more than 90% of the Distributable Income Amount, or when the Investment Corporation intends to mitigate its burden of taxation or otherwise determines it appropriate, distribute cash to unitholders in excess of the Distributable Amount within the scope of laws and regulations, etc. (including the rules, etc. set out by the Investment Trusts Association, Japan). Provided, however, that, in such cases, if the amount of cash distribution is not yet more than 90% of the Distributable Income Amount, or when the Investment Corporation intends to mitigate its burden of taxation or otherwise determines it appropriate, the Investment Corporation may make cash distribution with the amount determined by the Investment Corporation itself. Any amount distributed to unitholders in excess of the Distributable Amount shall be first deducted from the capital surplus, and the remainder then subtracted from the total unitholders’ capital.

(c) Method of payments of Cash Distribution (Article 27 of the Articles of Incorporation)

The Investment Corporation shall pay cash distributions to unitholders and registered unitholder pledgees recorded or registered on the register of unitholders at the close of the accounting settlement day in proportion to the number of units held, or the number of units intended for registered unitholder pledge (in the case of registered unitholder pledgees). The Investment Corporation shall make that payment within three months of the accounting settlement

day after deducting all necessary taxes as a general rule.

(d) Limitation of Cash Distribution (Article 28 of the Articles of Incorporation)

The Investment Corporation is relieved of its duty to pay any cash distributions (including cash distributions to be made in excess of profits pursuant to (b) described above; the same shall apply hereinafter) to a unitholder if three full years have passed from the day of commencing payments without paying to the unitholder. No interest will accumulate on any unpaid cash distributions.

(e) In addition to the above, the Investment Corporation follows, when paying distributions, the “Rules on Real Estate Investment Trusts and Real Estate Investment Corporations (established March 16, 2001; as amended)” prepared by the Investments Trust Association.