

7th

Fiscal Period Business Report

(Statement of Financial Performance)

May 1, 2017 – October 31, 2017

Hopeful future for Japan

日本ヘルスケア投資法人

Nippon Healthcare Investment Corporation

I. Overview of Nippon Healthcare Investment Corporation

To Our Investors

Message from Executive Director

We would like to express our deep gratitude to all our unitholders for your support of Nippon Healthcare Investment Corporation (“NHI”).

NHI posted financial performance of 697 million yen in operating revenue, 273 million yen in operating income and 244 million yen in net income for the fiscal period ended October 2017 (7th Fiscal Period). Concerning distributions, NHI declared a distribution amount per unit of 3,274 yen and a distribution amount in excess of earnings per unit of 850 yen, bringing the total distribution amount per unit to 4,124 yen. [See page 3 for Financial and Management Highlights](#)

The asset size as of the end of the 7th Fiscal Period stood at 19,318 million yen. NHI will aim to enhance portfolio value through investments in carefully selected properties going forward. [See pages 4 and 5 for details of Growth Strategy](#)

The number of operators of facilities owned by NHI as of the end of the 7th Fiscal Period is 11 companies. NHI has realized maintenance and improvement of portfolio stability by pressing forward diversification of operators and concluding long-term fixed rent lease agreements. [See page 7 for Stable Management Strategy](#)

On the financial front, NHI will continue to work to further strengthen its financial standing while reducing refinancing risks in the future. [See page 10 for Financial Conditions](#)

Going forward, NHI will strive to maximize unitholders’ value together with the joint efforts of Daiwa Real Estate Asset Management Co. Ltd., the asset manager for NHI, Daiwa Securities Group Inc., the sponsor, and AIP Healthcare Japan GK, the advisor.

We wish for the continued success of our unitholders and ask for your continued support of NHI.



Hiroshi Takeuchi Nippon Healthcare Investment Corporation Executive Director

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Please refer to the pages starting from the back cover for information on the operators.

Financial and Management Highlights

Steady growth in asset size and maintenance of stable distribution level

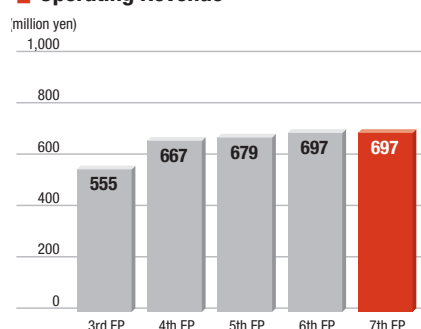
Actual Financial Results for Fiscal Period Ended October 2017 (7th Fiscal Period), and Financial Results Forecasts for Fiscal Period Ending April 2018 (8th Fiscal Period) and Fiscal Period Ending October 2018 (9th Fiscal Period)

	6th Fiscal Period (April 2017) (result)	7th Fiscal Period (October 2017) (result)	Difference	8th Fiscal Period (April 2018) (forecast)	Difference from 7th Fiscal Period	9th Fiscal Period (October 2018) (forecast)	Difference from 8th Fiscal Period
No. of properties owned at the end of the fiscal period	22	22	-	22	-	22	-
Operating revenue (million yen)	697	697	-0	697	+0	697	-0
Operating expenses (million yen)	419	424	+4	427	+2	427	-0
Operating income (million yen)	277	273	-4	270	-2	270	-0
Non-operating expenses (million yen)	27	27	+0	27	-0	28	+0
Ordinary income (million yen)	250	245	-5	242	-2	242	-0
Net income (million yen)	249	244	-5	241	-2	241	-0

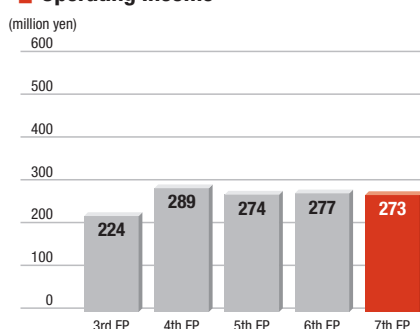
Distribution Result for 7th Fiscal Period, Distribution Forecasts for 8th Fiscal Period and 9th Fiscal Period

	6th Fiscal Period (April 2017) (result)	7th Fiscal Period (October 2017) (result)	Difference	8th Fiscal Period (April 2018) (forecast)	Difference from 7th Fiscal Period	9th Fiscal Period (October 2018) (forecast)	Difference from 8th Fiscal Period
Number of investment units issued and outstanding at the end of the fiscal period (units)	74,632	74,632	-	74,632	-	74,632	-
Distribution per unit (including distribution in excess of earnings) (yen)	4,143	4,124	-19	4,100	-24	4,100	-
Distribution per unit (excluding distribution in excess of earnings) (yen)	3,343	3,274	-69	3,240	-34	3,230	-10
Distribution in excess of earnings per unit (yen)	800	850	+50	860	+10	870	+10

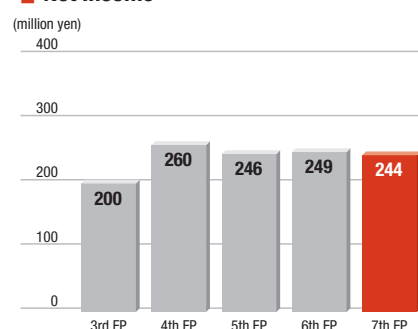
Operating Revenue



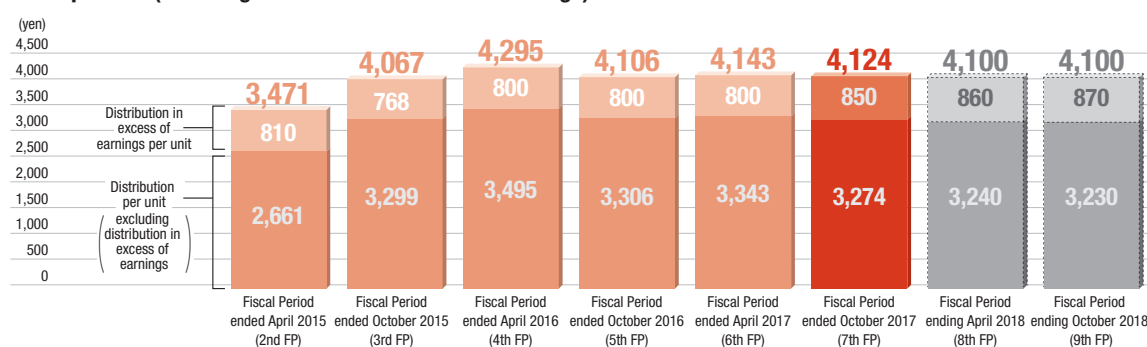
Operating Income



Net Income



Distribution per Unit (including distribution in excess of earnings)



Characteristics and Growth Strategy of Nippon Healthcare Investment Corporation

Contributing to society and delivering returns to unitholders through substantial support system

Characteristics of NHI

1 Investment in social infrastructure to contribute to society

NHI will contribute to the development of quality healthcare facilities which serve as social infrastructure.

2 Growth through investment in the growing senior market

Social demand for healthcare facilities is expected to grow through further aging of the population.

3 Stable cash flow

NHI signs long-term fixed-rent lease agreements with operators of healthcare facilities. (Average remaining lease contract period of **17.5** years)

4 Unitholder return policy utilizing asset characteristics

NHI will implement unitholder returns through distributions in excess of earnings utilizing the asset characteristic of a high rate of depreciation.

5 Substantial support system and strong independence

NHI will develop the support system that brings together the comprehensive strengths of Daiwa Securities Group Inc. (sponsor) and AIP Healthcare Japan GK (advisor).

Ratios of Investment in Regions

Region	Definition	Target incorporation ratio
Three Major Metropolitan Areas	The greater Tokyo area: Tokyo, Kanagawa, Chiba and Saitama prefectures The Chukyo area: Aichi, Mie and Gifu prefectures The Kinki area: Osaka, Kyoto, Hyogo, Nara and Shiga prefectures	50% or more
Core City Areas	Cities outside the Three Major Metropolitan Areas with populations of 200,000 or more	50% or less
Other	Cities outside the Three Major Metropolitan Areas and the Core City Areas with populations under 200,000	10% or less

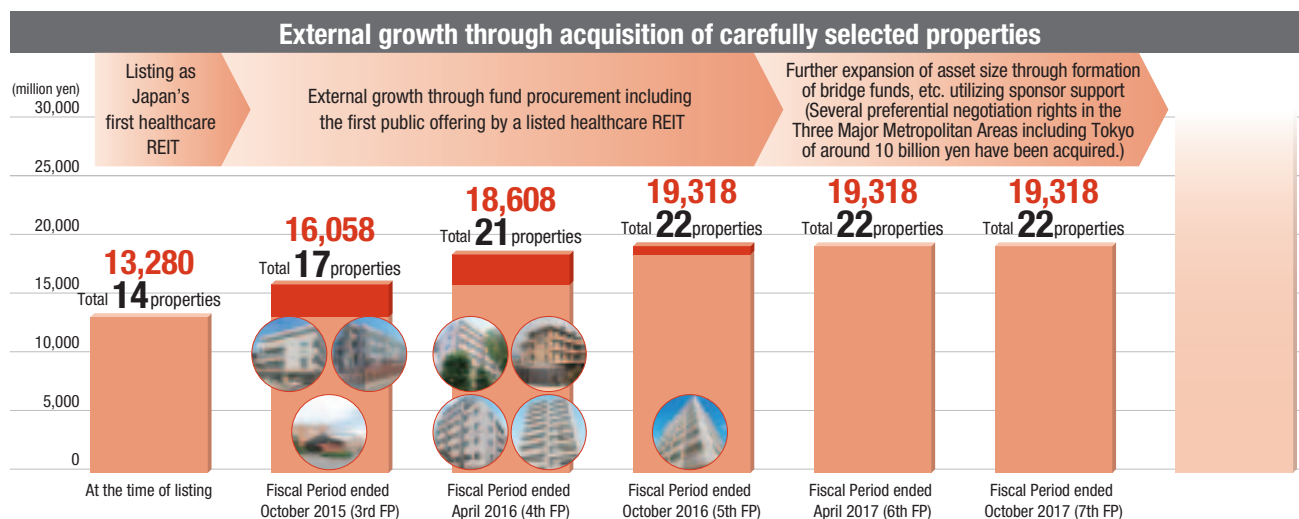
Ratios of Investment in Healthcare Facility Types

Classification of healthcare facility	Target incorporation ratio
Private nursing homes and other facilities for the elderly	60% or more
Fee-based homes for the elderly (Note 1) (with nursing care/health-type/residential-type)	
Elderly housing with supportive services (Note 2)	
Other private nursing homes and facilities for the elderly	
Medical facilities	40% or less
Other	10% or less

(Note 1) "Fee-based homes for the elderly" refer to facilities as defined by Article 29 of the Act on Social Welfare for the Elderly. However, this excludes facilities that fall under the category of elderly housing with supportive services.

(Note 2) "Elderly housing with supportive services" refers to rental housing registered with prefectures that meet the registration criteria stipulated by the Act on Securement of Stable Supply for Elderly Persons' Housing.

Asset Size (total amount of acquisition prices)



■ Status of Property Acquisition by Sourcing Route

	Properties acquired before listing 14 properties/13,280 million yen	Properties acquired in the 3rd FP 3 properties/2,778 million yen	Properties acquired in the 4th FP 4 properties/2,550 million yen	Properties acquired in the 5th FP 1 property/710 million yen	6th FP, 7th FP ~
Asset Management Company's unique network 5 properties/ 3,750 million yen		Off-balancing in line with M&A Silver Heights Hitsujigaoka No.3 Acquisition price: 1,200 million yen · M&A cases for business succession · Needs for securing liquidity on hand	Sales & Leaseback Alpha Living Okayama Nishigawa Ryokudokoen Alpha Living Okayama Korakuen Alpha Living Takamatsu Ekimae Alpha Living Takamatsu Hyakkenmachi 4 properties Acquisition price: 2,550 million yen · Properties sold by developer group which owns operators · Exclusive needs for facility management		· Proactively discussing development properties in addition to information on existing facilities obtained from the sourcing routes
Sponsor group 2 properties/ 1,578 million yen		Change of Owners Minna-no-ie Omiya Yoshinocho Minna-no-ie Chuo-ku En'nami 2 properties Acquisition price: 1,578 million yen · Properties introduced by the sponsor group · Needs for asset management from owners			
Advisor 15 properties/ 13,990 million yen	14 properties/ 13,280 million yen			Change of Owners Somo no ie Nishitanabeekimae Acquisition price: 710 million yen · Needs for asset management from owners	
Sponsor's bridge funds Approximately 10.0 billion yen					· Acquisition of preferential negotiation rights in the Three Major Metropolitan Areas including Tokyo in the amount of approximately 10.0 billion yen

Properties Renovated in the 7th Fiscal Period

- At Sawayaka Hinodekan, implemented renovation work contributing to high occupancy rates (100%) by conducting repair work for maintaining the esthetic appearance in order to stay competitive with rival properties in the surrounding area.
- At Somo Care LAVIERE Sagamihara Chuo, the interior finishing was renovated from the stately one from the time it was constructed 10 years ago to one now based on light color tones. The occupancy rate was up 10 percentage points from the end of the 6th Fiscal Period to 67.5% at the end of the 7th Fiscal Period.
- Proactive implementation of necessary repair work has led to higher satisfaction of not only the residents and their families but also of facility employees, and has also resulted in a stronger relationship with the operator.

■ Sawayaka Hinodekan (Acquisition price: 773 million yen)



Site Features

Located approximately 1.7km from Niigata Station on the JR Joetsu Shinkansen and Shin-etsu Main Line

Property Features

The Property provides standard size private rooms for specified facilities designed for people requiring long-term care, and the rooms are equipped with sink and toilet.

Renovation of exterior walls (Construction amount: 16 million yen)

Before construction work



After construction work



■ Somo Care LAVIERE Sagamihara Chuo (Acquisition price: 1,170 million yen)



Site Features

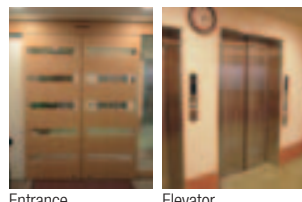
Located approximately 1.2km from Sagamihara Station on the JR Yokohama Line

Property Features

The Property provides rooms of 18m² or more, which is the standard size for rooms designed for people requiring long-term care, and the rooms are equipped with sink, toilet and bed

Beautification of 1F entrance portion (Construction amount: 3 million yen)

Before construction work



Entrance

Elevator

Before construction work



Entrance

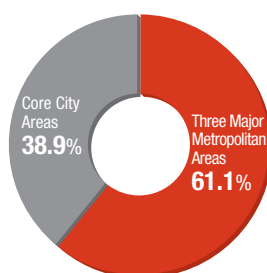
Elevator

Portfolio Status

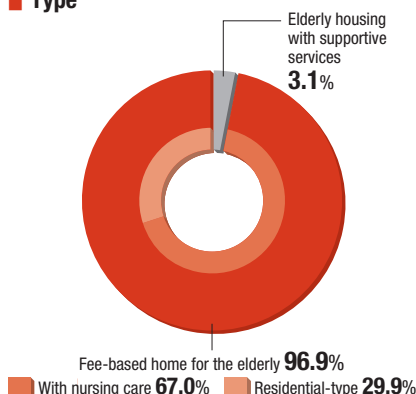
Focusing investment on private nursing homes and other facilities for the elderly for which large demand is expected

Diversification Status

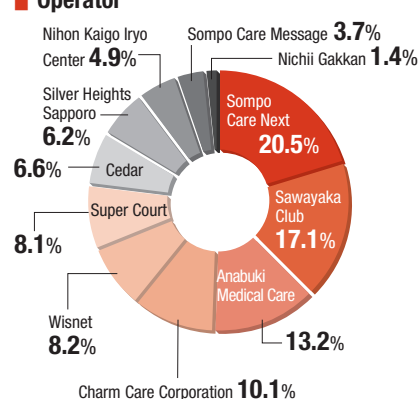
Region



Type



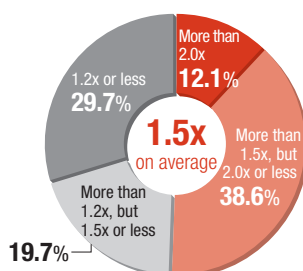
Operator



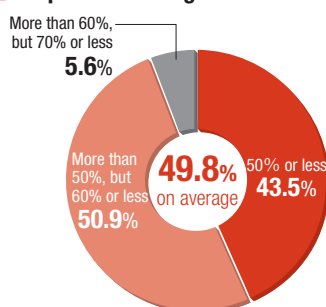
(Note) The ratios in the above three pie charts are calculated based on total acquisition prices, and rounded to the first decimal place

Portfolio Status

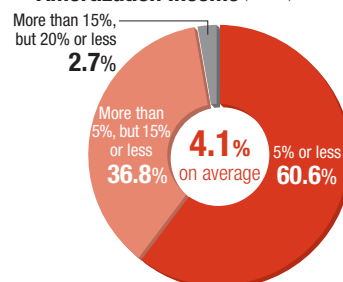
Rent-Paying Capacity (Note 1)



Proportion of Long-Term Care Fee (Note 2)



Proportion of One-Time Entrance Fee Amortization Income (Note 3)



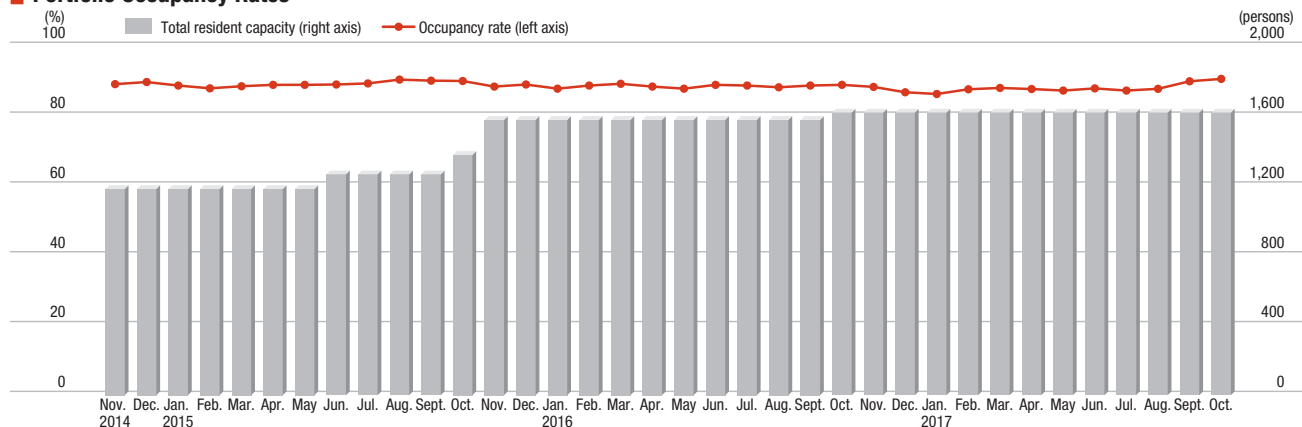
(Note 1) "Rent-paying capacity" refers to the multiple obtained by dividing the respective acquired asset's most recent EBITDAR by rent. EBITDAR = Operating Income + Depreciation + Rent

(Note 2) "Proportion of long-term care fee" refers to the proportion of the acquired asset's net sales that is accounted for by long-term care fee (including residents' co-payment portion).

(Note 3) "Proportion of one-time entrance fee amortization income" refers to the proportion of the acquired asset's net sales that is accounted for by one-time entrance fee amortization income

(*) Data are based on information on business income and expenditures from October 2016 to September 2017 disclosed by the respective operator. However, data for Nichii Care Center Fukushima Omori are based on information on business income and expenditures from July 2016 to June 2017; for La'nassica Arakogawa from April 2016 to March 2017; for Silver Heights Hitsujigaoka No.3 from September 2016 to August 2017.

Portfolio Occupancy Rates



Stable occupancy rates

- The overall occupancy rate rose by 2.9% from 86.6% at the end of April 2017 to 89.5% at the end of October 2017.
- The period average rose by 1.0% from 86.3% for the 6th Fiscal Period to 87.3% for the 7th Fiscal Period.

(Note 1) Occupancy rates are obtained by dividing the number of residents based on interviews with all facilities at the end of each month, by resident capacity.

Stable Management Strategy

Concluding long-term fixed rent lease agreements

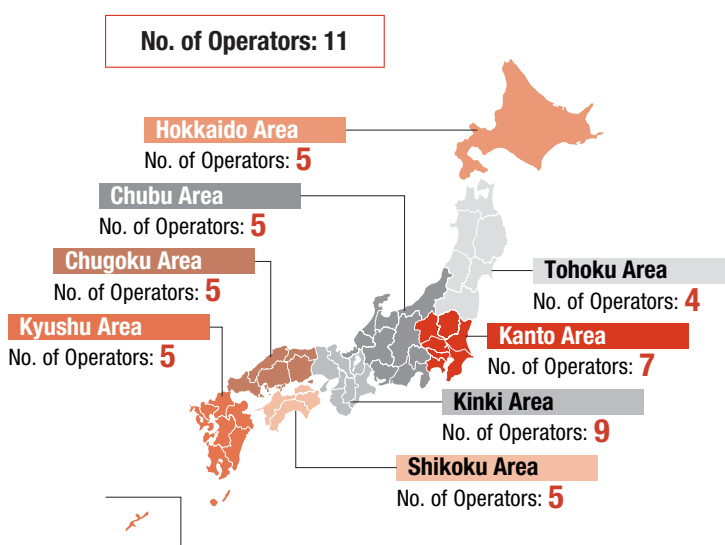
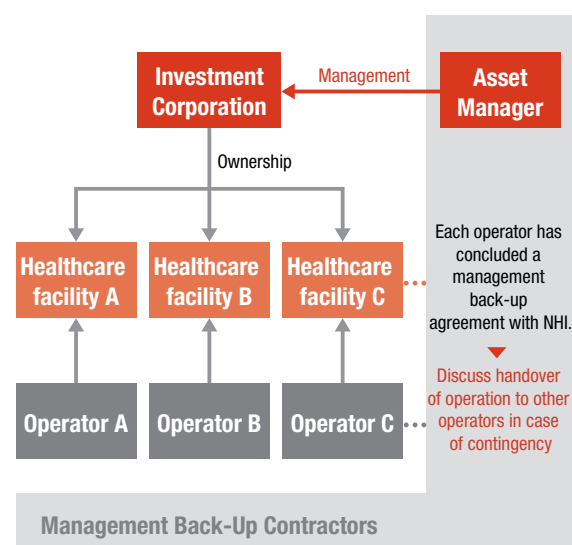
Lease Agreements with Highly Reliable Operators

Operator	Number of facilities operated (cases) (Note 1)	Number of rooms operated (rooms) (Note 1 and 2)	Established	Attributes
Nichiigakkan Co., Ltd.	425	13,793	August 1973	Listed on the first section of the Tokyo Stock Exchange
Sompo Care Message Inc.	317	17,273	May 1997	Subsidiary of Sompo Holdings, Inc., a company listed on the first section of the Tokyo Stock Exchange
Wisnet Co., Ltd.	127	3,556	January 1998	Subsidiary of Sohgo Security Services Co., Ltd. a company listed on the first section of the Tokyo Stock Exchange
Sompo Care Next, Inc.	117	8,826	November 1992	Subsidiary of Sompo Holdings, Inc., a company listed on the first section of the Tokyo Stock Exchange
Sawayaka Club Co., Ltd.	74	4,270	December 2004	Subsidiary of Uchiyama Holdings Co., Ltd., a company listed on the first section of the Tokyo Stock Exchange
Super Court Co., Ltd.	48	3,209	May 1995	-
Cedar Co., Ltd.	42	2,254	April 1981	Listed on JASDAQ Standard on the Tokyo Stock Exchange
Charm Care Corporation	40	2,866	August 1984	Listed on JASDAQ Standard on the Tokyo Stock Exchange
Anabuki Medical Care Inc.	29	1,291	June 2009	Subsidiary of Anabuki Kosan Inc., a company listed on the first section of the Tokyo Stock Exchange
Nihon Kaigo Iryo Center Co., Ltd.	25	1,033	October 1997	-
Silver Heights Sapporo Co., Ltd.	3	321	December 1961	-

(Note 1) Number of facilities operated and Number of rooms operated indicate the number of facilities and the number of rooms for fee-based homes for the elderly, group homes and elderly housing with supportive services based on operators' websites and interviews with them (as of November 30, 2017).

(Note 2) Operators are indicated in order of the number of facilities they operate.

Overview and Status of Management Back-Up Agreement



Development of Quality Portfolio through Careful Selection and Continuous Evaluation of Operators

Business Operation Cycle

Common items for evaluation at the time of new acquisition and continuous evaluation	
<ul style="list-style-type: none"> Quality and variety of services that the operator provides Credibility and operational skills of the operator 	
Quantitative Perspective	<ul style="list-style-type: none"> Stability, profitability, growth potential and productivity of the operator's finances Stability, profitability, growth potential of the operator's healthcare business The company's history and the number of years in business (The items are confirmed on the basis that such financial data, etc. be provided by the operator.)
Qualitative Perspective	<ul style="list-style-type: none"> The operator's attitude towards information disclosure Degree of importance, etc. of healthcare-related business in the operator group Strength, securement of human resources, etc. at the healthcare facility Working environment and employment situation of facility workers Compliance system at the operator or at each facility (Documents provided by the operator, results of interviews and research by outside experts, etc. are used for confirming the items.)

Conducting the same evaluation as at the time of acquisition even after acquisition

- Four members are placed in the Healthcare Management Team.
- Regularly conduct the same evaluation as at the time of property acquisition.
- In addition, visit facilities, etc. and conduct facility monitoring, interviews, etc. including the following.

Monitoring (Twice or more/year)

- The Asset Manager and PM companies visit operators' facilities and conduct examinations every fiscal period.

Interviewing (Once or more/year)

- Confirming the following items with directors and care providers at facilities:
 - Responses to residents
 - Employees training program
 - Status of governance (including items to check for prevention of resident mistreatment)

Portfolio List (as of October 31, 2017)

Consists of 11 operators and 22 properties

No (Note 1)	Acquisition period	Property name (Note 1)	Facility type (Note 1)	Operator	Location	Acquisition price (million yen) (Note 2)	Share of portfolio (%)	Appraisal value (million yen) (Note 3)	Number of rooms (rooms) (Note 4)	Occupancy rate in the 6th FP (%) (Note 5)	Occupancy rate in the 7th FP (%) (Note 6)
1	1st Fiscal Period	Charm Suite Ryokuchi Koen	Fee-based homes for the elderly with nursing care	Charm Care Corporation	Toyonaka City, Osaka	1,950	10.1	3,060	128	96.0	98.4
2	2nd Fiscal Period	Super Court JR Nara-Ekimae	Residential-type fee-based homes for the elderly	Super Court Co., Ltd.	Nara City, Nara	1,569	8.1	1,750	155	89.6	86.4
3	1st Fiscal Period	Sompo Care LAVIER Hiroshima Hikarigaoka	Fee-based homes for the elderly with nursing care	Sompo Care Next Inc.	Hiroshima City, Hiroshima	960	5.0	1,230	80	83.7	80.0
4	1st Fiscal Period	Sompo Care LAVIER Sagamihara Chuo	Fee-based homes for the elderly with nursing care		Sagamihara City, Kanagawa	1,170	6.1	1,750	80	57.5	67.5
5	2nd Fiscal Period	Sompo Care LAVIER Kinugasayama Koen	Fee-based homes for the elderly with nursing care		Yokosuka City, Kanagawa	1,839	9.5	2,060	104	92.3	86.5
6	1st Fiscal Period	Sawayaka Kaiyokan	Fee-based homes for the elderly with nursing care	Sawayaka Club Co., Ltd.	Kitakyushu City, Fukuoka	630	3.3	899	65	100.0	93.8
7	1st Fiscal Period	Sawayaka Meisuiikan	Fee-based homes for the elderly with nursing care		Kitakyushu City, Fukuoka	590	3.1	813	87	100.0	100.0
8	1st Fiscal Period	Sawayaka Heart Life Nishikyogoku	Residential-type fee-based homes for the elderly		Kyoto City, Kyoto	750	3.9	1,190	84	97.6	100.0
9	2nd Fiscal Period	Sawayaka Hinodekan	Fee-based homes for the elderly with nursing care		Niigata City, Niigata	773	4.0	921	50	100.0	100.0
10	2nd Fiscal Period	Sawayaka Riverside Kurinoki	Residential-type fee-based homes for the elderly		Niigata City, Niigata	266	1.4	324	33	82.0	92.3
11	2nd Fiscal Period	Sawayaka Obatake Sanbankan	Residential-type fee-based homes for the elderly		Kitakyushu City, Fukuoka	289	1.5	355	50	94.0	92.0
12	1st Fiscal Period	Nichii Care Center Fukushima Omori	Fee-based homes for the elderly with nursing care	Nichiigakkan Co., Ltd.	Fukushima City, Fukushima	265	1.4	353	52	100.0	100.0
13	2nd Fiscal Period	La'nassica Arakogawa	Fee-based homes for the elderly with nursing care	Cedar Co., Ltd.	Nagoya City, Aichi	1,279	6.6	1,430	100	100.0	99.0
14	1st Fiscal Period	Verger Hirakata	Residential-type fee-based homes for the elderly	Nihon Kaigo Iryo Center Co., Ltd.	Hirakata City, Osaka	950	4.9	1,600	104	75.7	68.2
15	3rd Fiscal Period	Minna-no-ie Omiya Yoshinocho	Fee-based homes for the elderly with nursing care	Wisnet Co., Ltd.	Saitama City, Saitama	740	3.8	779	33	81.8	78.7
16	3rd Fiscal Period	Minna-no-ie Chuo-ku En'nami	Fee-based homes for the elderly with nursing care		Saitama City, Saitama	838	4.3	859	51	(Note 7)	58.8
17	3rd Fiscal Period	Silver Heights Hitsujigaoka No. 3	Fee-based homes for the elderly with nursing care	Silver Heights Sapporo Co., Ltd.	Sapporo City, Hokkaido	1,200	6.2	1,340	109	94.5	90.0
18	4th Fiscal Period	Alpha Living Okayama Nishigawa Ryokudoko	Residential-type fee-based homes for the elderly	Anabuki Medical Care Inc.	Okayama City, Okayama	730	3.8	789	53	65.4	81.8
19	4th Fiscal Period	Alpha Living Okayama Korakuen	Residential-type fee-based homes for the elderly		Okayama City, Okayama	610	3.2	672	45	83.3	95.8
20	4th Fiscal Period	Alpha Living Takamatsu Ekimae	Residential-type fee-based homes for the elderly		Takamatsu City, Kagawa	605	3.1	641	43	97.7	88.6
21	4th Fiscal Period	Alpha Living Takamatsu Hyakkenmachi	Elderly housing with supportive services		Takamatsu City, Kagawa	605	3.1	628	50	92.5	88.8
22	5th Fiscal Period	Sompo no ie Nishitanabeekimae	Fee-based homes for the elderly with nursing care	Sompo Care Message Inc.	Osaka City, Osaka	710	3.7	741	42	92.8	97.6
11 operators 22 properties Total						19,318	100.0	24,184	1,598	-	-

(Note 1) Red numbers refer to Three Major Metropolitan Areas and blue numbers to Core City Areas. The background colors for "Property name" and "Facility type" columns indicate types of facilities; orange for fee-based homes for the elderly with nursing care, blue for residential-type fee-based homes for the elderly and yellow-green for elderly housing with supportive services.

(Note 2) "Acquisition price" is excluding consumption tax, local consumption tax and the various expenses required for the acquisition. "Share of portfolio" is the respective acquisition price expressed as a percentage of the total of the acquisition prices, rounded to the first decimal place. Therefore, the total of "Share of portfolio" may be different from the figure indicated in "Total."

(Note 3) "Appraisal value" is as of October 31, 2017.

(Note 4) "Number of rooms" is the figure indicated in the written explanation of important matters pertaining to the fee-based home for the elderly provided by the operator.

(Note 5) "Occupancy rate" is obtained by dividing the number of residents indicated in the written explanation of important matter received in June 2017 from operators by the resident capacity, rounded down to one decimal place.

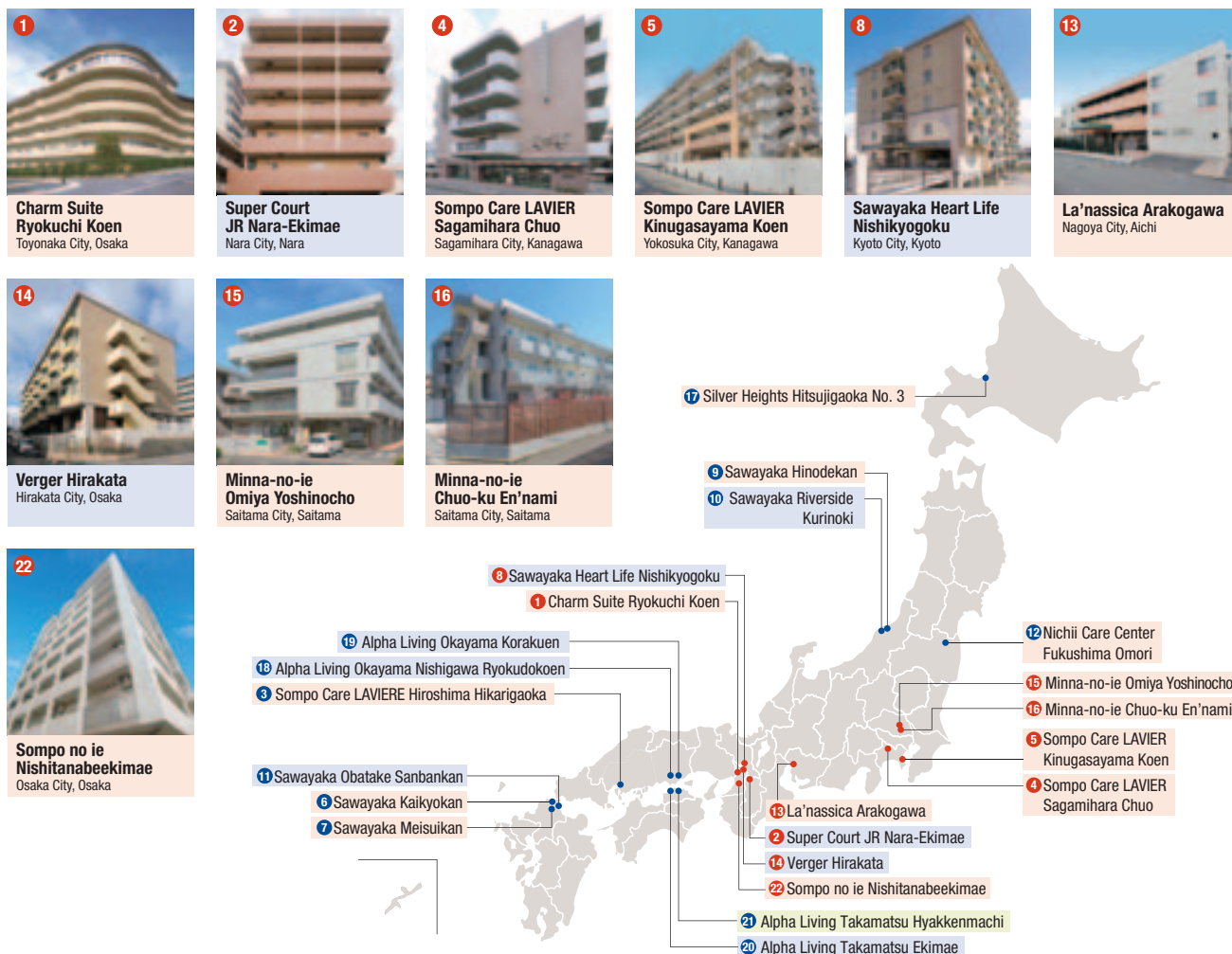
(Note 6) "Occupancy rate" is obtained by dividing the number of residents indicated in the written explanation of important matters received in December 2017 from operators by the resident capacity, rounded down to one decimal place.

(Note 7) The number of residents was zero at the end of April 2017 because Minna-no-ie Chuo-ku En'nami suspended operations from January 2017.

Portfolio Map (as of October 31, 2017)

Making diversified investment in healthcare facilities in Japan

Three Major Metropolitan Areas



Core City Areas



(Note) Red numbers refer to Three Major Metropolitan Areas and blue numbers to Core City Areas. The background colors for property names indicate types of facilities; orange for fee-based homes for the elderly with nursing care, blue for residential-type fee-based homes for the elderly and yellow-green for elderly housing with supportive services.

Financial Conditions

Conducting stable financial management by converting interest rate into a fixed rate and diversifying repayment dates

Status of Interest-Bearing Liabilities (as of October 31, 2017)

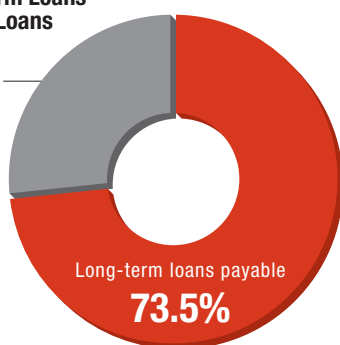
Term	Lender	Balance (million yen)	Type of interest	Interest rate (%) (Note 1)	Drawdown date	Repayment deadline
Short-term	Mizuho Bank	500	Floating	Tibor+0.300	September 29, 2017	September 28, 2018
Current portion of long-term loans payable	Sumitomo Mitsui Trust Bank (Note 2)	1,200	Fixed	0.431	November 5, 2014	October 31, 2018
	The Dai-ichi Life Insurance	500		0.431		
	Shinkin Central Bank (Note 2)	400		0.293	October 15, 2015	
Long-term	Resona Bank (Note 2)	1,200	Fixed	0.532	November 5, 2014	October 31, 2019
	Mizuho Bank (Note 2)	1,000		0.532		
	Mizuho Trust & Banking (Note 2)	700		0.532		
	Mizuho Bank (Note 2)	500		0.524	June 1, 2015	May 29, 2020
	Mizuho Trust & Banking (Note 2)	500		0.524		
	The Musashino Bank (Note 2)	500		0.524		
	Resona Bank (Note 2)	500		0.474	October 15, 2015	October 30, 2020
	Sumitomo Mitsui Trust Bank (Note 2)	500		0.138	April 28, 2016	April 30, 2020
	Mizuho Bank	800		Tibor+0.275		October 31, 2022
	Shinkin Central Bank	500		Tibor+0.175	October 31, 2017	October 30, 2020
	The Musashino Bank	500		Tibor+0.250		April 28, 2022
Total		9,800	-	-	-	-

(Note 1) Interest rates are rounded to the third decimal place.

(Note 2) For loans of which floating interest rates have been converted to, in effect, fixed rates through a swap agreement, interest rate indicates the rate after such conversion.

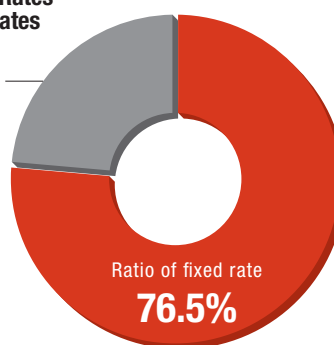
Ratio of Long-Term Loans and Short-Term Loans Payable

Short-term loans payable and current portion of long-term loans payable
26.5%

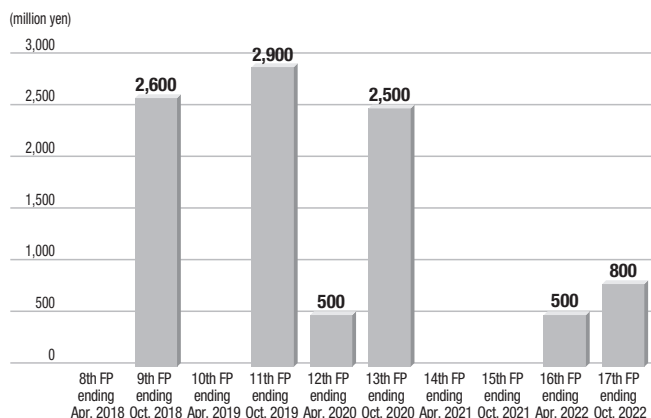


Ratio of Fixed Rates and Floating Rates

Ratio of floating rate
23.5%



Repayment Schedule



Average remaining period (Note 1)

2.3 years

LTV (Note 2)

46.2%

(Note 1) Average remaining period is rounded to the first decimal place.

(Note 2) LTV is calculated based on total assets.

Indices that Include NHI

Month/year	Name of index
September 2015	Thomson Reuters GPR / APREA Composite Index

Description of Asset Manager

Organization of Asset Manager (as of December 1, 2017)

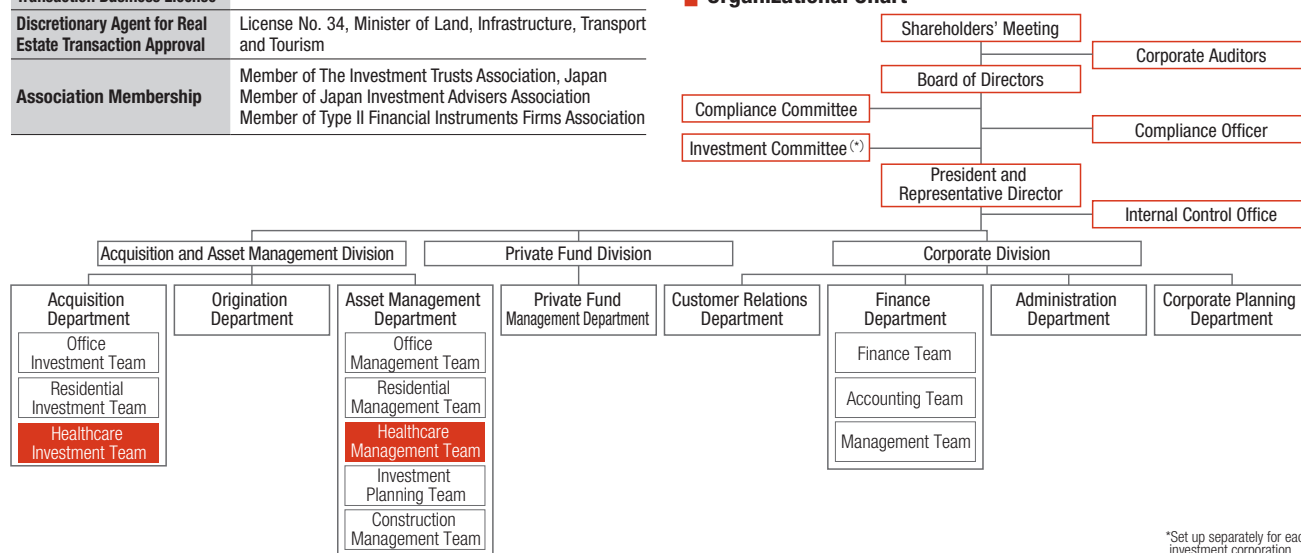
Corporate Profile

Company Name	Daiwa Real Estate Asset Management Co., Ltd.
Address	6-2-1 Ginza, Chuo-ku, Tokyo
Established	October 21, 2004
Paid-in Capital	200 million yen
President	Akira Yamanouchi
Board of Directors	10 Executive directors: 5 Executive auditors: 1 Non-executive directors: 2; Non-executive auditors: 2
Employees	63 (excluding dispatched employees)
Registration of Financial Instruments Business Operator	Registration No. 355 (Financial Instruments), Director General, Kanto Local Finance Bureau (Kinsho)
Building Lots and Buildings Transaction Business License	License No. (3)-83920, Governor of Tokyo
Discretionary Agent for Real Estate Transaction Approval	License No. 34, Minister of Land, Infrastructure, Transport and Tourism
Association Membership	Member of The Investment Trusts Association, Japan Member of Japan Investment Advisers Association Member of Type II Financial Instruments Firms Association

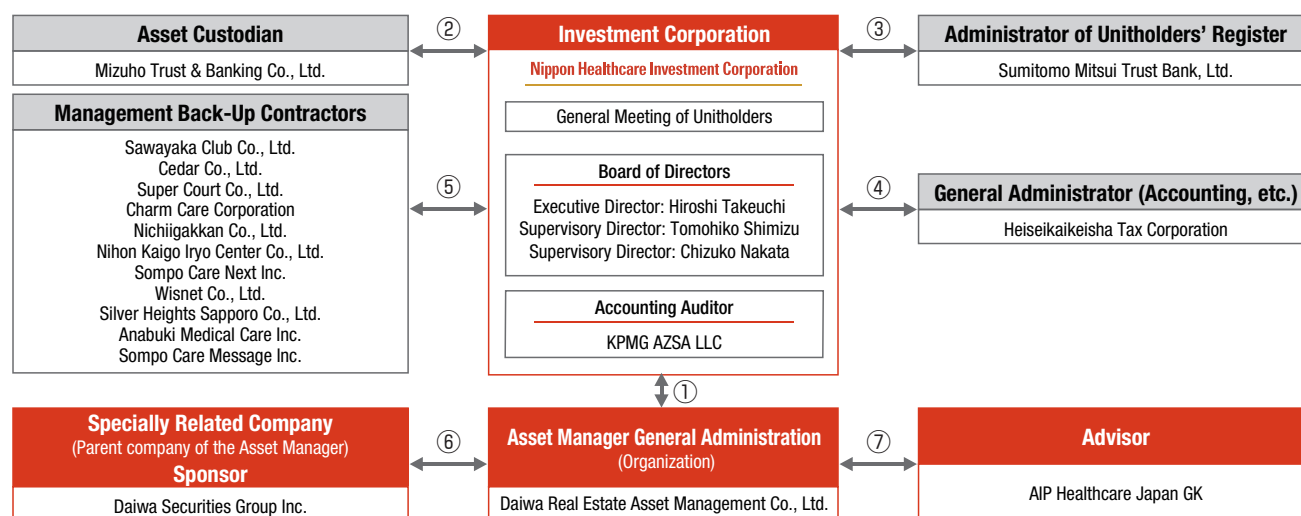
Directors and Auditors

President and Representative Director	Akira Yamanouchi
Vice President and Representative Director	Yuji Shinotsuka
Vice President and Representative Director	Yoshiki Nishigaki
Director	Toshio Fukushima
Director	Hajime Imbe
Director (non-executive)	Mikita Komatsu
Director (non-executive)	Naoya Otani
Auditor	Tamaki Shibayama
Auditor (non-executive)	Morimasa Matsuda
Auditor (non-executive)	Shinji Kiso

Organizational Chart



Structure



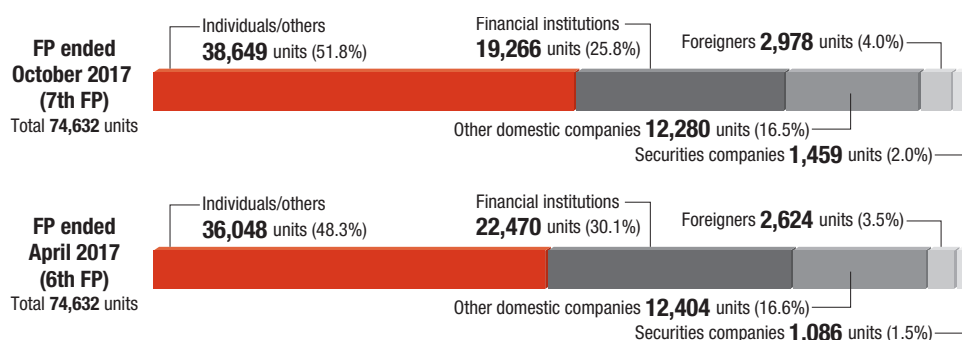
- ① Asset management agreement/General administration affairs agreement related to operation
 ② Asset custodian agreement
 ③ General administrator of unitholders' registry agreement
 ④ General administrator of accounting agreement
 ⑤ Management back-up agreement
 ⑥ Sponsor support agreement
 ⑦ Advisory agreement

History of Investment Unit Prices



Overview of Investment Units and Unitholders (as of October 31, 2017)

No. of Investment Units by Investor Type



No. of Unitholders by Investor Type

Individuals/others	9,553 (97.6%)
Financial institutions	25 (0.3%)
Other domestic companies	138 (1.4%)
Foreigners	47 (0.5%)
Securities companies	27 (0.3%)
Total	9,790

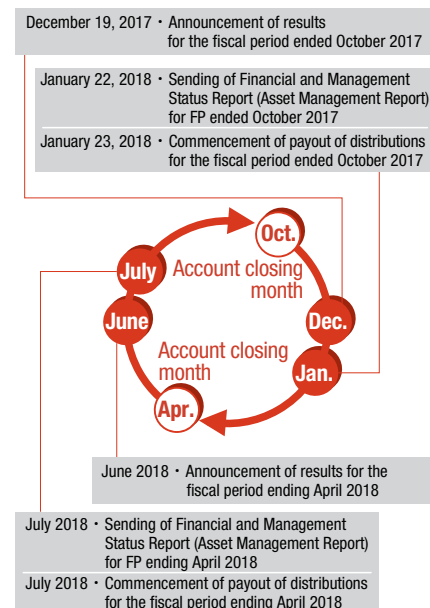
(Note) Rounded to the first decimal place

Top Ten Unitholders (as of October 31, 2017)

Name of Investor	Number of Units Owned (units)	Percentage Share (%)
1. Daiwa Securities Group Inc.	7,600	10.2
2. The Master Trust Bank of Japan, Ltd. (Trust Account)	6,446	8.6
3. Japan Trustee Services Bank Ltd. (Trust Account)	4,458	6.0
4. The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	1,918	2.6
5. Trust & Custody Services Bank Ltd. (Securities Investment Trust Account)	1,458	2.0
6. Fukui Medical Credit Association	1,145	1.5
7. Daiwa Real Estate Asset Management Co., Ltd.	1,000	1.3
8. Osaka Shinkin Bank	887	1.2
9. THE BANK OF NEW YORK MELLON 140044	850	1.1
10. UENOYA BUILDING Co. Ltd.	693	0.9
Total	26,455	35.5

(Note) Rounded to the first decimal place

IR Calendar



Investor Memo

End of fiscal period	April 30 and October 31 of each year
General Meeting of Unitholders	Held at least once every two years
Date for finalizing Unitholders with voting rights for the General Meeting of Unitholders	Date publicly announced beforehand
Reference date for finalizing payment of distributions	April 30 and October 31 of each year (distributions are paid within three months of the reference date)
Listed financial instruments exchange	Tokyo Stock Exchange (securities code: 3308)
Newspaper in which notice is posted	The Nikkei
Manager of Unitholder Registry, etc.	Sumitomo Mitsui Trust Bank, Limited, 1-4-1 Marunouchi, Chiyoda-ku, Tokyo 100-8233
Office handling administrative affairs	Transfer Agency Department of Sumitomo Mitsui Trust Bank, Limited, 2-8-4 Izumi, Suginami-ku, Tokyo 168-0063 Phone 0120-782-031 (toll-free in Japan)
Service counter	Head Office and all branches of the Sumitomo Mitsui Trust Bank nationwide

Procedures for Changing Address, Etc.

Please notify the securities company you are dealing with for changes in address, name, etc. For procedures concerning investment units recorded in special account, please contact Stock Transfer Agency Department at Sumitomo Mitsui Trust Bank, Limited (TEL: 0120-782-031 (toll-free in Japan)).

Distributions

Distributions will be payable upon presenting the “Receipt for Distributions” at a post office nearby. In case the due date has been passed, please designate the method of receiving on the back of the receipt and send it to Stock Transfer Agency Department at Sumitomo Mitsui Trust Bank, Limited, or bring it to the head office or branch offices of the bank to receive it. Please note that distributions will not be payable after three years of the payment start date as specified by the Articles of Incorporation of NHI. If you wish to receive distributions via bank transfer, etc. in the future, please contact the securities company you are dealing with.

Notice

[Concerning Statement of Distributions]

The “Statement of Distributions” sent upon payment of distributions serves as a “Notice of Payment” required pursuant to the Act on Special Measures Concerning Taxation. The document may be used to confirm the amount of distributions after receiving, or can serve as an attachment document upon filing a tax return. Thus please make sure to keep it if you are planning to file a tax return. However, if you have selected the method of allocation of dividends in proportion to the number of shares, the amount of withholding tax will be calculated by the securities company, etc. Please confirm with the securities company you are dealing with for any attachment document required for filing a tax return.

Provision of Information via Website



In order to have unitholders deepen understanding of NHI, NHI has been putting forth effort to communicate information through its website. It provides information on the overview of the portfolio and operators as well as healthcare REIT structure. A service providing e-mail notification of news release updates and such to those registered on “IR Email Distribution Service” is also available.

NHI's website <http://www.nippon-healthcare.co.jp/en/>

Notice on Briefing Session on Asset Management for 7th Fiscal Period

NHI will hold a briefing session on asset management for the fiscal period ended October 2017 (7th fiscal period).

- Date and time:** January 30, 2018 (Tuesday)
10:00 a.m. ~ (venue opening at 9:40 a.m.)
- Venue:** 18F, GranTokyo North Tower
1-9-1 Marunouchi,
Chiyoda-ku, Tokyo
- Presenter:** Akira Yamanouchi, President of
Daiwa Real Estate Asset
Management Co., Ltd.

III. Asset Management Report

1. Management Status and Other Performance Highlights Data

Fiscal Period		7th Period (From May 1, 2017 To Oct. 31, 2017)	6th Period (From Nov. 1, 2016 To Apr. 30, 2017)	5th Period (From May 1, 2016 To Oct. 31, 2016)	4th Period (From Nov. 1, 2015 To Apr. 30, 2016)	3rd Period (From May 1, 2015 To Oct. 31, 2015)
(1) Operating Performance (Millions of yen, except per unit data or where otherwise indicated)						
Operating revenues		698	698	679	667	556
Rental revenues		698	698	679	667	556
Operating expenses		425	420	405	377	331
Property-related expenses		297	295	272	258	208
Operating income		273	278	275	290	225
Ordinary income		245	250	248	262	201
Net income		244	249	247	261	201
(2) Properties, etc. (as of end of period)						
Total assets		21,218	21,270	21,316	20,848	17,667
[period-on-period percentage changes]		[-0.2%]	[-0.2%]	[+2.2%]	[+18.0%]	[+16.7%]
Interest-bearing liabilities		9,800	9,800	9,800	9,300	8,800
Net assets		10,474	10,538	10,595	10,669	8,035
[period-on-period percentage changes]		[-0.6%]	[-0.5%]	[-0.7%]	[+32.8%]	[-0.1%]
Unitholders' capital, net	Note 2	10,229	10,289	10,349	10,408	7,835
(3) Distributions						
Total distribution amount		308	309	306	321	247
Total distribution of retained earnings		245	249	246	261	200
Total distribution in excess of retained earnings		63	60	60	60	47
Dividend payout	Note 3	100%	100%	100%	100%	100%
(4) Per Unit Information						
Total number of units issued (units)		74,632	74,632	74,632	74,632	60,800
Net assets per unit (yen)		140,337	141,206	141,969	142,958	132,160
Distribution per unit (yen)		4,124	4,143	4,106	4,295	4,067
Distribution amount from earnings per unit (yen)		3,274	3,343	3,306	3,495	3,299
Distribution amount in excess of earnings per unit (yen)		850	800	800	800	768
(5) Financial Indicators						
ROA	Notes 4 and 5	1.2%	1.2%	1.2%	1.4%	1.2%
[annual rate]		[2.3%]	[2.4%]	[2.3%]	[2.7%]	[2.4%]
ROE	Notes 5 and 6	2.3%	2.4%	2.3%	2.8%	2.5%
[annual rate]		[4.6%]	[4.8%]	[4.6%]	[5.6%]	[4.9%]
Capital ratio		49.4%	49.5%	49.7%	51.2%	45.5%
[period-on-period percentage changes]		[-0.1%]	[-0.2%]	[-1.5%]	[5.7%]	[-7.7%]
LTV (loan to value)		46.2%	46.1%	46.0%	44.6%	49.8%
Property leasing cash flows (NOI)	Note 7	596	597	596	596	499
(6) Other Referential Information						
Number of investment properties		22	22	22	21	17
Number of tenants	Note 8	22	22	22	21	17
Total rentable area (m ²)		67,298.83	67,298.83	67,298.83	65,203.04	57,173.22
Occupancy rate	Note 9	100.0%	100.0%	100.0%	100.0%	100.0%
Depreciation		196	194	188	187	152
Capital expenditures		60	30	20	10	2

(Note 1) Operating revenues, etc. do not include consumption taxes, etc.

(Note 2) The indicated amounts are unitholders' equity less deduction amount of unitholders' equity.

(Note 3) Dividend payout for the 4th fiscal period is calculated by the following formula since the issuance of new investment units was implemented.

Dividend payout: [Total distribution amount (excluding distribution in excess of earnings) ÷ Net income] × 100

(Note 4) ROA: Ordinary income ÷ [(Total assets at beginning of period + Total assets at end of period) ÷ 2] × 100

(Note 5) Annualized figures are calculated by using the asset management period of the respective fiscal period; 184 days for the 3rd Fiscal Period; 182 days for the 4th Fiscal Period; 184 days for the 5th Fiscal Period; 181 days for the 6th Fiscal Period and 184 days for the 7th Fiscal Period.

(Note 6) ROE: Net income ÷ [(Net assets at beginning of period + Net assets at end of period) ÷ 2] × 100

(Note 7) Property leasing cash flows (NOI): Rental revenues – Property-related expenses + Depreciation

(Note 8) Number of tenants is the total number of end tenants.

(Note 9) Occupancy rate: Total leased area ÷ Total rentable area × 100

2. Developments in Asset Management in the Fiscal Period under Review

(1) Brief History of the Investment Corporation

Nippon Healthcare Investment Corporation (hereinafter referred to as “NHI”) was incorporated on January 7, 2014 under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951; including amendments thereto) (hereinafter referred to as the “Investment Trusts Act”) with Daiwa Real Estate Asset Management Co. Ltd. (hereinafter referred to as the “Asset Management Company”) as the organizer. After its incorporation, NHI conducted an additional issuance of investment units through private placement (18,800 units) on April 3, 2014. NHI commenced actual management with the acquisition of eight properties on March 28, 2014 by using the proceeds from the concerned capital increase through private placement and loans.

After accumulating a track record for roughly seven months after the start of asset management, in the previous fiscal period, NHI conducted a public offering through the issuance of an additional 39,000 investment units on November 4, 2014. On the following day, NHI made additional acquisitions of six properties concurrently with the listing on the REIT Securities Section of the Tokyo Stock Exchange (the “TSE”) (Securities code: 3308). In the 3rd Fiscal Period, NHI made additional acquisitions of three properties with borrowing and cash on hand, and in the 4th Fiscal Period, NHI implemented an additional issuance of investment units through public offering (12,130 units) on November 17, 2015 and additionally acquired four properties. Furthermore, in the 5th Fiscal Period, NHI made an additional acquisition of one property on October 6, 2016 with borrowing and cash on hand. Through the additional acquisition of a property, the total acquisition price which was 13,280 million yen as of the listing increased to 19,318 million yen as of October 31, 2017.

As the REIT specializing in healthcare facilities in that it invests solely in properties of which the principal use is healthcare facilities, NHI effectively utilizes investor capital to initiate expansion of supply of high-quality healthcare facilities that provide users with high-standard services, while at the same time produce ample and dependable returns to investors for further capital circulation. In this way, NHI aims at creating a new value cycle for healthcare facilities and the services provided, together with investors. Through these efforts, NHI would like to contribute to the realization of Japan’s major policy to improve the residential environment for the elderly by effectively utilizing private sector funds.

(2) Investment Environment and Management Performance

(A) Investment Environment (from May 1, 2017 to October 31, 2017)

NHI was established to address Japan’s structural problem of age demographics where the younger population is decreasing and the ratio of elderly people is increasing, and the associated social demand for the enhancement of private nursing homes and other facilities for the elderly, which are thought to be lacking.

Japan has the population of the elderly aged 65 years or over (hereinafter referred to as the elderly population) accounting for approximately more than one-quarter of the total population as of June 1, 2017 (according to the Ministry of Internal Affairs and Communications’ “Population Estimates” announced on November 20, 2017), and the population of the elderly is forecast to continue to account for an increasingly greater proportion and the population of the elderly living alone is forecast to continue to grow. There is thus recognized to be sufficient potential for greater development of housing for the elderly with nursing care services, etc. that are designed for the elderly to reside (referring to “silver housing” (public housing for the elderly), “good rental housing for the elderly,” “elderly housing with supportive services,” “fee-based homes for the elderly” and “low-cost homes for the elderly;” the same shall apply hereinafter).

The Ministry of Land, Infrastructure, Transport and Tourism has set as a policy target that the ratio of housing for the elderly to the elderly population shall be 4% in 2025.

In this manner, as social demand is mounting for healthcare facilities – particularly, private nursing homes and other facilities for the elderly – and the enhancement of private nursing homes and other facilities for the elderly is one of the priority tasks even as a national policy, NHI will focus investment for the time being on private nursing homes and other facilities for the elderly among healthcare facilities and thereby seize opportunities to earn cash flows arising from the mounting social demand.

(B) Management Performance

In the 7th Fiscal Period (fiscal period ended October 31, 2017), NHI acquired no investment properties.

Concerning the properties held as of the end of the 7th Fiscal Period (October 31, 2017), the leasable floor area was 67,298.83m² and the occupancy rate was 100.0%.

(3) Overview of Capital Procurement

(A) Procurement of Funds for Repayment of Borrowings

In the 7th Fiscal Period, NHI conducted the following borrowing of funds for repayment of borrowings.

- (a) In order to procure funds for repayment of 500 million yen of borrowings from Mizuho Bank, Ltd. which were due for repayment on September 29, 2017, NHI conducted borrowing of the same amount from the same bank on the same day.
- (b) In order to procure funds for repayment of a total of 1,800 million yen of borrowings from Mizuho Bank, Ltd., The Musashino Bank, Ltd. and Shinkin Central Bank which were due for repayment on October 31, 2017, NHI conducted borrowing of the same amount each from the respective banks on the same day.

(B) Status of Interest-Bearing Liabilities

As a result of the above, the balance of interest-bearing liabilities outstanding as of the end of the 7th Fiscal Period (October 31, 2017) stood at 9,800 million yen (short-term debt: 500 million yen; long-term debt: 9,300 million yen). The balance of the current portion of long-term debt stood at 2,100 million yen. In addition, the average remaining period at the end of the 7th Fiscal Period was 2.3 years.

The unitholders' capital (net) was 10,229 million yen, and the total number of units issued was 74,632 investment units as of the end of the 7th Fiscal Period.

(4) Capital Expenditures During the Fiscal Period under Review

The following summarizes the main construction work that constitutes capital expenditures conducted during the 7th Fiscal Period. Capital expenditures for the 7th Fiscal Period amounted to 60 million yen and, when combined with the 36 million yen in repair expenses charged to 7th Fiscal Period expenses, totaled 96 million yen in construction work implemented.

Name of Property (Location)	Purpose	Period	Expenditure (Millions of yen)
Sompo Care LAVIERE Hiroshima Hikarigaoka (Hiroshima City, Hiroshima)	Renewal of air-conditioners in common areas	From: October 2017 To: October 2017	15
Minna-no-ie Chuo-ku En'nami (Saitama City, Saitama)	Installation of solar power generation system	From: September 2017 To: September 2017	12
Minna-no-ie Omiya Yoshinocho (Saitama City, Saitama)	Installation of solar power generation system	From: September 2017 To: September 2017	6
Verger Hirakata (Hirakata City, Osaka)	Renewal of air-conditioners in dwelling units	From: October 2017 To: October 2017	5
Other		From: May 2017 To: October 2017	22
Total			60

(5) Overview of Financial Performance and Distributions

As a result of the management described above, NHI posted financial performance for the 7th Fiscal Period of 698 million yen in operating revenue, 273 million yen in operating income, 245 million yen in ordinary income and 244 million yen in net income.

Concerning distributions, to ensure that the amount equivalent to distributions from earnings would be included in the amount of tax-deductible expenses based on application of special provisions for taxation on investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957; including amendments thereto) (hereinafter referred to as the "Special Taxation Measures Act")), NHI decided to distribute the entire amount of unappropriated retained earnings, excluding fractions of the distribution amount per unit that are less than 1 yen. Accordingly, NHI declared a distribution amount per unit of 3,274 yen.

In addition, in principle, NHI adopts a policy of implementing cash distributions in excess of earnings uninterruptedly every fiscal period in accordance with the distribution policy set out in the articles of incorporation (Note). Based on this policy, NHI decided to distribute 63,437,200 yen, which is the amount roughly equivalent to 32% of the 196 million yen in depreciation for the 7th Fiscal Period, as reimbursement of investments in capital. Accordingly, NHI declared a distribution amount in excess of earnings per unit of 850 yen.

(Note) NHI adopts a policy of implementing uninterrupted distributions in excess of earnings (reimbursement of investments in capital) in an amount not to exceed 40% of depreciation in every accounting period within the scope that would not have adverse impact on the financial position of NHI after setting aside the cash and deposits that NHI deems appropriate, taking into account the status of establishment of lines of credit, etc., in order to not affect long-term repair plans in light of the capital expenditures for each accounting period assumed based on the long-term repair plans and to meet needs for funds (new acquisition of investment assets, repairs and capital expenditures required to maintain and enhance portfolio assets, NHI's working capital, repayment of obligations, payout of distributions, etc.). The six-month average amount of the sum total amount of emergency repair expenses, short-term repair expenses and long-term repair expenses stated in the engineering report by Tokio Marine & Nichido Risk Consulting Co., Ltd. and Assets Research and Development Inc. for all assets held as of the end of the 7th Fiscal Period (22 properties) is 29 million yen.

3. Future Management Policy and Tasks

(1) Investment Environment

Japan has the population of the elderly accounting for approximately more than one-quarter of the total population, and the population of the elderly is expected to continue to account for an increasingly greater proportion and the population of the elderly living alone is expected to continue to grow. With the development of medical technology, among other factors, the average life expectancy at birth for Japanese people is at 80.98 years for males and 87.14 years for females according to the Ministry of Health, Labour and Welfare's "Abridged Life Tables for Japan 2016," while record-highs were set in terms of the population aged 65 years or over at 35 million people and the proportion of the elderly population is at 27.6% of the total population of 127 million as of May 1, 2017 according to the Ministry of Internal Affairs and Communications' "Population Estimates" (announced on November 20, 2017).

According to the National Institute of Population and Social Security Research's "Population Projections for Japan (2017)," the total population will increase to 123 million people, the elderly population to 37 million people and the proportion of the elderly population to 30.0% in 2025 and then, while the total population will decrease by approximately 39 million people from that at present to 88 million people, the elderly population will reach 34 million people and the proportion of the elderly population to 38.4% in 2065.

To provide for future growth in demand for housing for the elderly, the Ministry of Land, Infrastructure, Transport and Tourism has set as a policy target that the ratio of housing for the elderly to the elderly population shall be 4% by 2025.

In such an environment, there is recognized to be sufficient potential for greater development of housing for the elderly with nursing care services, etc. that are designed for the elderly to reside through effective utilization of private sector funds.

(2) Management Policy and Tasks

(A) Strategy for Managing Existing Properties

NHI implements the following measures to earn stable revenue and serve to maintain and enhance unitholder value.

(a) Stabilization of earnings

In principle, NHI shall invest in properties with the actual remaining lease contract period at the time of acquisition of 10 years or more, taking into account also the possibility of contract renewal. In view of lease agreements concluded between NHI or trustees and operators realizing conversion of expenses borne by operators into fixed rates and stabilization of earnings of NHI, the policy shall be to make the lease agreements of content that, in principle, operators pay a fixed amount of rent. The lease agreements with operators for the assets that NHI has acquired are all fixed-rent agreements.

(b) Criteria and methods for selecting operators

In the event of acquisition of healthcare facilities, not only the quality of the facilities as real estate, but also the creditworthiness, operational capabilities, etc. of the operators operating the facilities are regarded as important factors by NHI in realizing stable occupancy. This is because the operators being capable of providing services of a quality and type that matches the entrance fee, monthly service fee, etc. in order to be the residents' choice and the operators being capable of operating the facilities continuously are regarded as important factors in terms of also the profitability and asset value of healthcare facilities.

(c) Employment of "Backup Operator Membership"

NHI has concluded an agreement on backup of operational management with each and every operator of acquired assets. The main purpose of said agreement is that, in the event that a lease agreement for a healthcare facility held by NHI has ended or is expected to end due to contract termination, contract cancellation or other reason, where NHI requests the operator to operate the healthcare facility by conclusion of a new lease agreement with NHI, the operator shall sincerely discuss the request. In addition, NHI shall consider concluding a similar agreement with also the operators of healthcare facilities to be acquired in the future. Such relationship by agreement with operators is referred to as "Backup Operator Membership."

(B) Investment Strategy for New Properties

NHI aims to realize stable external growth through not only leveraging the track record and network of the Asset Management Company, but also sourcing property information, etc. by working in collaboration with the sponsor group and adviser

(a) Track record and network of the Asset Management Company

The Asset Management Company is striving for property acquisitions that utilize the wide range of property sourcing channels based on strong relationship building with various related parties (business companies, financial institutions, major real estate brokerage companies and real estate brokerage parties, etc.) accumulated through asset management of Daiwa Office Investment Corporation (balance of assets for which management is entrusted as of the end of November 2017: approximately 473.2 billion yen (including approximately 3.9 billion yen in silent partnership equity interest)) and Daiwa Residential Private Investment Corporation (balance of assets for which management is entrusted as of the end of November 2017: approximately 105.6 billion yen). In addition, in order to expand and boost opportunities to acquire healthcare facilities in which NHI invests, the Asset Management Company has installed an investment team specializing in healthcare facilities and is promoting also the building of relationships with new suppliers and sources of property information (healthcare facility operators, developers, etc.) other than existing property sourcing channels to collect property information.

(b) Sourcing of property information, etc. by working in collaboration with the sponsor group

The Asset Management Company believes that leveraging the network of branches and clients possessed by the sponsor group, the Daiwa Securities Group, as needed will enable a search across Japan for operators that meet the selection criteria set forth by the Asset Management Company and consideration of the feasibility of collaboration in property acquisition and development, commissioning of facility operation, etc., and thinks that expansion of property acquisition opportunities can thus be expected.

(c) Sourcing of property information, etc. by working in collaboration with the adviser

The Asset Management Company has concluded an advisory agreement with AIP Healthcare Japan GK, which implements an investment strategy that has been focused on the healthcare sector (hospitals and nursing care facilities) since 2001 and has been engaged in investment specializing in private nursing homes and other facilities for the elderly since 2008. Based on this agreement, the Asset Management Company receives advice on information provision, management and operation of healthcare facilities that are the investment assets of NHI, collaboration with operators, etc. The Asset Management Company believes that this would contribute to realization of stable performance in the medium to long term of NHI.

(C) Financial Strategy

NHI will procure and manage funds in accordance with the following policy in pursuit of realization of stable revenue and steady growth and efficient management of assets under management.

(a) Additional issuance of investment units

Additional issuance of investment units shall be implemented with agility, while comprehensively taking into account the timing of acquisition of real estate that are to be newly acquired, ratio of interest-bearing liabilities to total assets (hereinafter referred to as “LTV”), economic and market conditions, etc. and also taking into consideration the dilution of investment units.

(b) Borrowing of funds and issuance of investment corporation bonds

LTV shall be set at a level that takes heed of securing of financing capacity and, in principle, no higher than 60%. However, LTV may temporarily exceed 60% for such purposes as acquisition of new investment assets and reduction of refinancing risk.

In order to build a stable financial base and underpin future growth strategies, NHI shall not only establish a so-called main-bank system of having leading financial institutions as its main banks of account, but also make proactive efforts to diversify fund procurement sources through such means as borrowing from multiple lenders and issuing investment corporation bonds.

Funds shall be procured appropriately by negotiating with several financial institutions over borrowing costs, borrowing period, whether or not collateral is provided and other terms and conditions upon the borrowing of funds, and comprehensively considering the terms and conditions while taking into consideration the balance of interest rate trends, market level, financial agility and security, lender composition and other factors.

In order to reduce the risk of interest rate fluctuations and refinancing risk, NHI shall consider extending financing periods, converting interest rates to fixed rates, staggering repayment dates, introducing highly-flexible financial covenants, etc. as needed.

NHI shall consider securing committed, revolving or other lines of credit as needed for agile procurement of various required funds.

(c) Fund management

NHI shall retain at all times the cash and deposits that NHI deems appropriate, taking into account also the status of establishment of lines of credit, etc., in order to meet needs for funds (new acquisition of investment assets, repairs and capital expenditures required to maintain and enhance portfolio assets, NHI's working capital, repayment of obligations, payout of distributions, etc.).

NHI shall pursue efficient fund management whereby, of the amount equivalent to depreciation, the amount remaining after setting aside cash and deposits shall be allocated to implementing cash distributions in excess of earnings to unitholders uninterruptedly every fiscal period in an amount not to exceed 40% of depreciation in every accounting period, comprehensively taking into account NHI's surrounding economic environment and real estate market trends, the status of portfolio assets and financial status of NHI and other factors.

There may be cases where surplus funds will be invested into securities and monetary claims that are highly secure and liquid.

Derivative transactions (Article 2, Paragraph 6 of the Investment Trusts Act) shall be limited to those managed for the purpose of hedging the risk of fluctuations in interest rates on the liabilities of NHI.

(D) Schedule of Capital Expenditures

The following summarizes the main capital expenditures in line with currently planned construction works for renovation, etc. Furthermore, the scheduled construction amounts include portions that will be charged as expenses in terms of accounting.

Name of Property (Location)	Purpose	Estimated Period	Estimated Cost (Millions of yen)		
			Total	Payment for the current period	Cumulative amount paid
Sompo Care LAVIERE Hiroshima Hikarigaoka (Hiroshima City, Hiroshima)	Renewal of air- conditioners in common areas	From: April 2018 To: April 2018	17	—	—
Sompo Care LAVIERE Kinugasayama Koen (Yokosuka City, Kanagawa)	Renewal of lighting in common areas	From: April 2018 To: April 2018	14	—	—
Charm Suite Ryokuchi Koen (Toyonaka City, Osaka)	Renewal of lighting in common areas	From: April 2018 To: April 2018	13	—	—
Sompo Care LAVIERE Hiroshima Hikarigaoka (Hiroshima City, Hiroshima)	Renewal of lighting in common areas	From: April 2018 To: April 2018	9	—	—
Sompo Care LAVIERE Sagamihara Chuo (Sagamihara City, Kanagawa)	Renewal of lighting in common areas	From: April 2018 To: April 2018	7	—	—

IV. Balance Sheets

As of October 31, 2017 and April 30, 2017

(Thousands of yen)

	As of October 31, 2017	As of April 30, 2017
Assets		
Current Assets:		
Cash and cash equivalents [Notes 3, 4 and 5]	1,671,399	1,595,230
Prepaid expenses	19,654	14,629
Deferred tax assets [Note 12]	14	13
Other current assets	2,527	1,835
Total Current Assets	1,693,594	1,611,707
Investment Properties, at cost: [Notes 4, 6 and 7]		
Land in trust accounts	7,949,066	7,949,066
Buildings and structures in trust accounts	12,600,999	12,581,161
Machinery and equipment in trust accounts	18,324	–
Tools, furniture and fixtures in trust accounts	37,395	16,004
Less: accumulated depreciation	(1,148,649)	(952,801)
Leasehold rights in trust accounts	40,886	40,886
Total Investment Properties, net	19,498,021	19,634,316
Other Assets:		
Right of trademark	145	155
Software	1,484	1,851
Lease and guarantee deposits	10,000	10,000
Long-term prepaid expenses	14,813	11,944
Total Other Assets	26,442	23,950
Total Assets	21,218,057	21,269,973

The accompanying notes are an integral part of these financial statements.

(Thousands of yen)

	As of October 31, 2017	As of April 30, 2017
Liabilities		
Current Liabilities:		
Operating accounts payable	59,651	55,368
Short-term debt [Notes 4, 5 and 10]	500,000	500,000
Long-term debt due within one year [Notes 4, 5 and 10]	2,100,000	1,800,000
Accounts payable – other	63,646	54,950
Income taxes payable	894	878
Accrued consumption taxes	1,020	1,086
Rent received in advance	85,140	85,140
Deposits received	540	538
Other current liabilities	3,293	3,302
Total Current Liabilities	2,814,184	2,501,262
Long-Term Liabilities:		
Long-term debt [Notes 4, 5 and 10]	7,200,000	7,500,000
Tenant security deposits [Note 5]	730,216	730,216
Total Long-Term Liabilities	7,930,216	8,230,216
Total Liabilities	10,744,400	10,731,478
Net Assets [Notes 9 and 13]		
Unitholders' Equity:		
Unitholders' capital	10,504,334	10,504,334
Deduction from unitholders' capital	(275,059)	(215,354)
Unitholders' capital, net	10,229,275	10,288,980
Units authorized: 10,000,000 units		
Units issued and outstanding: 74,632 units		
Retained earnings	244,382	249,515
Total Unitholders' Equity	10,473,657	10,538,495
Total Net Assets	10,473,657	10,538,495
Total Liabilities and Net Assets	21,218,057	21,269,973

The accompanying notes are an integral part of these financial statements.

V. Statements of Income

For the six months ended October 31, 2017 and April 30, 2017

(Thousands of yen)

	For the six months ended October 31, 2017	For the six months ended April 30, 2017
Operating Revenues and Expenses		
Operating Revenues:		
Rental revenues [Note 8]	697,553	697,566
Total Operating Revenues	697,553	697,566
Operating Expenses:		
Property-related expenses [Note 8]	297,063	294,679
Asset management fees	61,984	61,452
Asset custody fees	738	739
Administrative service fees	10,195	10,187
Trust fees	6,450	6,451
Directors' compensation	4,800	4,800
Audit fees	6,000	6,000
Other operating expenses	37,302	35,596
Total Operating Expenses	424,532	419,904
Operating Income	273,021	277,662
Non-Operating Revenues and Expenses		
Non-Operating Revenues:		
Interest income	2	2
Total Non-Operating Revenues	2	2
Non-Operating Expenses:		
Interest expense	21,511	21,158
Borrowing expenses	6,257	6,149
Total Non-Operating Expenses	27,768	27,307
Ordinary Income	245,255	250,357
Income Before Income Taxes	245,255	250,357
Income taxes – current	894	879
Income taxes – deferred	(1)	(1)
Total Income Taxes [Note 12]	893	878
Net Income	244,362	249,479
Retained Earnings Brought Forward	20	36
Retained Earnings at End of Period	244,382	249,515

The accompanying notes are an integral part of these financial statements.

VI. Statements of Changes in Net Assets

For the six months ended April 30, 2017

(Thousands of yen)

	Number of Units	Unitholders' Capital	Deduction from Unitholders' capital	Unitholders' Capital, net	Retained Earnings	Total
Balance as of October 31, 2016	74,632	10,504,334	(155,648)	10,348,686	246,770	10,595,456
Distributions in excess of retained earnings	—	—	(59,706)	(59,706)	—	(59,706)
Distributions of earnings	—	—	—	—	(246,734)	(246,734)
Net income	—	—	—	—	249,479	249,479
Balance as of April 30, 2017	74,632	10,504,334	(215,354)	10,288,980	249,515	10,538,495

For the six months ended October 31, 2017

(Thousands of yen)

	Number of Units	Unitholders' Capital	Deduction from Unitholders' capital	Unitholders' Capital, net	Retained Earnings	Total
Balance as of April 30, 2017	74,632	10,504,334	(215,354)	10,288,980	249,515	10,538,495
Distributions in excess of retained earnings	—	—	(59,705)	(59,705)	—	(59,705)
Distributions of earnings	—	—	—	—	(249,495)	(249,495)
Net income	—	—	—	—	244,362	244,362
Balance as of October 31, 2017	74,632	10,504,334	(275,059)	10,229,275	244,382	10,473,657

The accompanying notes are an integral part of these financial statements.

VII. Statements of Cash Flows

For the six months ended October 31, 2017 and April 30, 2017

(Thousands of yen)

	For the six months ended October 31, 2017	For the six months ended April 30, 2017
Cash Flows from Operating Activities:		
Income before income taxes	245,255	250,357
Depreciation and amortization	196,226	194,055
Interest expense	21,511	21,158
Increase (Decrease) in accounts payable	10,296	16,053
Increase (Decrease) in rent received in advance	—	54
Cash payments of interest expense	(21,744)	(20,924)
Other, net	(9,524)	10,203
Net Cash Provided by Operating Activities	442,020	470,956
Cash Flows from Investing Activities:		
Payments for purchases of investment properties in trust accounts	(56,875)	(35,709)
Net Cash Used in Investing Activities	(56,875)	(35,709)
Cash Flows from Financing Activities:		
Proceeds from short-term debt	500,000	—
Repayments of short-term debt	(500,000)	—
Proceeds from long-term debt	1,800,000	—
Repayments of long-term debt	(1,800,000)	—
Payments of distributions of earnings	(249,318)	(246,551)
Payments of distributions in excess of retained earnings	(59,658)	(59,650)
Net Cash Used in Financing Activities	(308,976)	(306,201)
Net Change in Cash and Cash Equivalents	76,169	129,046
Cash and Cash Equivalents at Beginning of Period	1,595,230	1,466,184
Cash and Cash Equivalents at End of Period (Note 3)	1,671,399	1,595,230

The accompanying notes are an integral part of these financial statements

VIII. Notes to Financial Statements

For the six months ended October 31, 2017 and April 30, 2017

Note 1 – Organization and Basis of Presentation

Organization

Nippon Healthcare Investment Corporation (hereinafter referred to as “NHI”) was established on January 7, 2014 as an investment corporation under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, including subsequent revisions, hereinafter referred to as the “Investment Trust Act”) by the founder (Daiwa Real Estate Asset Management (hereinafter referred to as “DREAM”).

NHI is an externally managed real estate fund, established as an investment corporation. DREAM, as NHI’s asset management company, is engaged in acquiring, managing, leasing, and renovating healthcare facilities. Daiwa Securities Group Inc. currently owns 100% of DREAM.

On November 4, 2014, NHI had raised 5,616,000 thousand yen through an initial public offering of units. Those units were listed on the J-REIT section of the Tokyo Stock Exchange.

As of October 31, 2017, NHI had trust beneficiary interests in 22 healthcare facilities with approximately 67,299 square meters of healthcare facilities space and had leased space to 22 tenants. The occupancy rate for the healthcare facilities was 100%.

Basis of Presentation

The accompanying financial statements have been prepared in accordance with the provisions set forth in the Investment Trust Act, the Financial Instruments and Exchange Act and their related accounting regulations, and in conformity with accounting principles generally accepted in Japan (“Japanese GAAP”), which are different in certain respects as to application and disclosure requirements of International Financial Reporting Standards or accounting principles generally accepted in the United States of America.

The accompanying financial statements have been reformatted and translated into English from the financial statements of NHI prepared in accordance with Japanese GAAP and filed with the appropriate Local Finance Bureau of the Ministry of Finance as required by the Financial Instruments and Exchange Act. In preparing the accompanying financial statements, relevant notes have been expanded and certain reclassifications have been made from the Japanese GAAP financial statements. Certain supplementary information included in the statutory Japanese GAAP financial statements, but not required for fair presentation, is not presented in the accompanying financial statements.

NHI maintains its accounting records in Japanese yen.

Note 2 – Summary of Significant Accounting Policies

Cash and Cash Equivalents

Cash and cash equivalents consist of cash, demand deposits, and short-term investments which are highly liquid, readily convertible to cash and with insignificant risk of market value fluctuation, with maturities of three months or less from the date of acquisition.

Investment Properties

Investment properties are stated at cost, which includes the allocated purchase price, related costs and expenses for acquisition of the properties. Investment properties balances are depreciated using the straight-line method over the estimated useful lives. The estimated useful lives of the principal tangible fixed assets (including assets held in trust) are as follows:

	As of October 31, 2017	As of April 30, 2017
Buildings and structures	3-58 years	4-58 years
Machinery and equipment	17 years	–
Tools, furniture and fixtures	2-15 years	3-10 years

Costs related to the renovation, construction and improvement of properties are capitalized. Expenditures for repairs and maintenance which do not add the value to a property or prolong its useful life are expensed as incurred.

New Investment Units Issuance Costs

The issuance costs of investment units are expensed when incurred.

Income Taxes

Income taxes are accounted for on the basis of income for financial statement purposes. The tax effect of temporary differences between the amounts of assets and liabilities for financial statements and for income tax purposes is recognized as deferred taxes.

Real Estate Taxes

Real estate taxes are imposed on properties on a calendar year basis and expensed when incurred. In terms of newly purchased properties, NHI capitalizes a portion of the real estate taxes that relate to a period from the purchase date of each property until the end of the calendar year as part of the acquisition cost of the relevant property.

There were no capitalized real estate taxes for the six months ended October 31, 2017 and the six months ended April 30, 2017.

Consumption Taxes

Consumption taxes are excluded from transaction amount.

Non-deductible consumption taxes on acquisition of assets are included in the acquisition costs of the relevant asset.

Hedge Accounting

NHI conducts derivative transactions in order to hedge against risks defined in its Articles of Incorporation based on its risk management policy. NHI utilizes derivative financial instruments such as interest-rate swap agreements only for the purpose of hedging its exposure to changes in interest rates. NHI deferred recognition of gains or losses resulting from changes in fair value of interest-rate swap agreements because its interest-rate agreements met the criteria for deferral hedging accounting.

However, NHI applies special treatment to the interest-rate swap agreements that meet the criteria for such special treatment. Under the special treatment, interest-rate swaps are not remeasured at fair value: instead, the net amount paid or received under the interest-rate swap agreements is recognized and included in interest expense. The hedge effectiveness for interest-rate swap agreements is assessed each fiscal period except for those that meet the criteria of special treatment.

Revenue Recognition

Operating revenues consist of fixed rental revenues, which are recognized on an accrual basis over the life of each lease.

Accounting Treatment of Beneficiary Interests in Trust Assets Including Real Estate

For trust beneficiary interests in real estate, all accounts of assets and liabilities within assets in trust, as well as all income generated and expenses incurred from assets in trust, are recorded in the relevant balance sheet and income statement accounts.

Note 3 – Cash and Cash Equivalents

Cash and cash equivalents stated on the accompanying balance sheets and statements of cash flows as of October 31, 2017 and April 30, 2017 consisted of the following:

	(Thousands of yen)	
	As of October 31, 2017	As of April 30, 2017
Cash and deposits	1,223,990	1,163,997
Cash and deposits in trust accounts	447,409	431,233
Cash and cash equivalents	1,671,399	1,595,230

Note 4 – Pledged Assets and Secured Liabilities

The carrying amount of assets pledged as collateral and the secured liabilities as of October 31, 2017 and April 30, 2017 were as follows:

	(Thousands of yen)	
	As of October 31, 2017	As of April 30, 2017
Assets pledged:		
Cash and deposits in trust accounts	447,409	431,233
Land in trust accounts	7,949,066	7,949,066
Buildings and structures in trust accounts	11,456,030	11,629,823
Machinery and equipment in trust accounts	18,140	–
Tools, furniture and fixtures in trust accounts	33,899	14,541
Leasehold rights in trust accounts	40,886	40,886
Total	19,945,430	20,065,549
Secured liabilities:		
Short-term debt	500,000	500,000
Long-term debt due within one year	2,100,000	1,800,000
Long-term debt	7,200,000	7,500,000
Total	9,800,000	9,800,000

Note 5 – Financial Instruments

(For the six months ended October 31, 2017 and April 30, 2017)

(1) Status of Financial Instruments

(A) Policy for financial instruments

NHI procures funds through various financing methods (such as borrowings, issuance of investment units) for acquisition and renovation of investment properties, payments of dividends and reimbursement of bank borrowings.

In financing through interest-bearing debt, to secure stable financing capacity and reduce future risk of rising interests, NHI secures long-term fixed-rate borrowings with well-diversified maturities.

NHI manages surplus funds with safe and highly liquid money claims and securities (in principle, deposits).

Derivative transactions are conducted only for the purpose of reducing risk of future interest rate fluctuations.

(B) Types and risks of financial instruments and related risk management system

Proceeds from debt financing are used mainly for acquisition of investment properties. While these debts are exposed to liquidity risk upon repayment, NHI manages the risk by maintaining the LTV ratio at low levels, diversifying maturities, keeping the ratio of long-term debt to total debt at high levels, and diversifying lenders with particular focus on domestic financial institutions. Bank borrowings with floating interest rates are exposed to the risk of future interest rate fluctuations and NHI manages that by using derivative transactions such as interest-rate swap agreements.

NHI evaluates the effectiveness of hedges by comparing the accumulated cash-flow changes of hedged items and that of hedging items, and then verifies the ratio of both amounts of changes. Furthermore, NHI omits assessment of hedge effectiveness for the interest-rate swap agreements which meet the criteria of special treatment.

Execution and management of derivative transactions have been carried out based on the regulations defined in the basic policy of risk management.

Tenant security deposits represent funds deposited by tenants, and NHI is exposed to the risk of refunding deposits in the event that a tenant terminates the contract. However, such risk is limited by reserving some parts of the funds.

Deposits are used for investing NHI's surplus funds. These deposits are exposed to credit risks such as bankruptcy of the depository financial institutions. NHI manages credit risk by restricting the tenor of the deposit relatively short and setting a minimum credit rating requirement for the depository financial institutions.

(C) Supplementary explanation for fair value of financial instruments

The fair value of financial instruments is based on their quoted market price, if applicable. When there is no quoted market price available, fair value is reasonably estimated. As certain assumptions are used for the estimation of fair value, the result of such estimation may differ if different assumptions are used. Also, the contractual amounts of derivative transactions do not represent the market risk involved in these derivative transactions.

(2) Estimated Fair Value of Financial Instruments

The book value, fair value and difference between the two as of October 31, 2017 and April 30, 2017 are as follows. The financial instruments whose fair value is extremely difficult to estimate are excluded from the following table.

(As of October 31, 2017)

(Thousands of yen)

	Book Value	Fair Value	Difference
Cash and cash equivalents	1,671,399	1,671,399	–
Total	1,671,399	1,671,399	–
Short-term debt	500,000	500,000	–
Long-term debt due within one year	2,100,000	2,100,546	546
Long-term debt	7,200,000	7,209,162	9,162
Total	9,800,000	9,809,708	9,708
Derivative transactions	–	–	–

(As of April 30, 2017)

(Thousands of yen)

	Book Value	Fair Value	Difference
Cash and cash equivalents	1,595,230	1,595,230	—
Total	1,595,230	1,595,230	—
Short-term debt	500,000	500,000	—
Long-term debt due within one year	1,800,000	1,799,590	(410)
Long-term debt	7,500,000	7,512,724	12,724
Total	9,800,000	9,812,314	12,314
Derivative transactions	—	—	—

Notes:

1. Methods to estimate fair value of financial instruments and derivative transactions

Assets

(1) Cash and cash equivalents

As these instruments are settled in short period of time, their fair value and book value are nearly identical. Therefore, for these items, the book value is assumed as the fair value.

Liabilities

(1) Short-term debt, long-term debt due within one year and long-term debt

For short-term debt, long-term debt due within one year and long-term debt with floating interest rates, their fair value and book value are nearly identical and there are no significant changes in NHI's credit risk after borrowing. Therefore, for these items, their book value is assumed as their fair value. For short-term debt, long-term debt due within one year and long-term debt with fixed interest rates, their fair value is based on the present value of principle and interest cash flows discounted at the current interest rate estimated to be applied if similar new debt is entered into. However, the fair value of certain floating-rate long-term debt due within one year and long-term debt that qualifies for the special treatment of interest-rate swaps is determined by discounting the sum of its principal and interest payments net of any cash flows from the interest-rate swaps.

Derivative Transactions

(1) Derivatives to which hedge accounting is applied

(As of October 31, 2017)

(Thousands of yen)

Method of Hedge Accounting	Type of Derivative Transactions	Hedged Items	Contract Amount (due after one year)	Fair Value(*)
Special treatment for interest rate swap transactions	Interest rate swap transactions Receive floating and pay fixed	Long-term debt due within one year and long-term debt	7,000,000 (5,400,000)	—(**)
Total			7,000,000 (5,400,000)	—

(As of April 30, 2017)

(Thousands of yen)

Method of Hedge Accounting	Type of Derivative Transactions	Hedged Items	Contract Amount (due after one year)	Fair Value(*)
Special treatment for interest rate swap transactions	Interest rate swap transactions Receive floating and pay fixed	Long-term debt due within one year and long-term debt	8,300,000 (7,000,000)	—(**)
Total			8,300,000 (7,000,000)	—

*The fair value is provided by the financial institution.

**The values of derivatives qualifying for special treatment of interest rate swap transactions are included in that of related long-term debt. This is because such swaps are handled together with hedged long-term debt.

2. Financial instruments whose fair value is extremely difficult to estimate

Tenant security deposits (with the book value of 730,216 thousand yen as of October 31, 2017 and April 30, 2017) that have been deposited from tenants are not marketable and the actual deposit period cannot be reliably determined, thus making it impossible to reasonably estimate their future cash flows, and therefore, it is considered to be extremely difficult to estimate their fair value.

3. Redemption schedule for money claims

(As of October 31, 2017)

(Thousands of yen)

	Due within 1 year	Due after 1 to 2 years	Due after 2 to 3 years	Due after 3 to 4 years	Due after 4 to 5 years	Due after 5 years
Cash and cash equivalents	1,671,399	–	–	–	–	–
Total	1,671,399	–	–	–	–	–

(As of April 30, 2017)

(Thousands of yen)

	Due within 1 year	Due after 1 to 2 years	Due after 2 to 3 years	Due after 3 to 4 years	Due after 4 to 5 years	Due after 5 years
Cash and cash equivalents	1,595,230	–	–	–	–	–
Total	1,595,230	–	–	–	–	–

4. Redemption schedule for long-term debt

(As of October 31, 2017)

(Thousands of yen)

	Due within 1 year	Due after 1 to 2 years	Due after 2 to 3 years	Due after 3 to 4 years	Due after 4 to 5 years	Due after 5 years
Short-term debt	500,000	–	–	–	–	–
Long-term debt due within one year	2,100,000	–	–	–	–	–
Long-term debt	–	2,900,000	3,000,000	–	1,300,000	–
Total	2,600,000	2,900,000	3,000,000	–	1,300,000	–

(As of April 30, 2017)

(Thousands of yen)

	Due within 1 year	Due after 1 to 2 years	Due after 2 to 3 years	Due after 3 to 4 years	Due after 4 to 5 years	Due after 5 years
Short-term debt	500,000	–	–	–	–	–
Long-term debt due within one year	1,800,000	–	–	–	–	–
Long-term debt	–	2,100,000	3,400,000	2,000,000	–	–
Total	2,300,000	2,100,000	3,400,000	2,000,000	–	–

Note 6 – Schedule of Tangible Fixed Assets of Investment Properties

Investment properties as of October 31, 2017 and April 30, 2017 consisted of the following:

(Thousands of yen)

	As of October 31, 2017			As of April 30, 2017		
	Acquisition costs	Accumulated depreciation	Book value	Acquisition costs	Accumulated depreciation	Book value
Land in trust accounts	7,949,066	–	7,949,066	7,949,066	–	7,949,066
Buildings and structures in trust accounts	12,600,999	(1,144,969)	11,456,030	12,581,161	(951,338)	11,629,823
Machinery and equipment in trust accounts	18,324	(184)	18,140	–	–	–
Tools, furniture and fixtures in trust accounts	37,395	(3,496)	33,899	16,004	(1,463)	14,541
Total	20,605,784	(1,148,649)	19,457,135	20,546,231	(952,801)	19,593,430

Note 7 – Investment and Rental Properties

NHI owns fee-based homes for the elderly, etc. (including land) in the three major metropolitan areas and core cities. The book value, net change in the book value and the fair value of the investment and rental properties are as follows:

(For the six months ended October 31, 2017)

(Thousands of yen)

Book Value			Fair value as of October 31, 2017
As of April 30, 2017	Change during the period(*1)	As of October 31, 2017	
19,634,316	(136,295)	19,498,021	24,184,000

(For the six months ended April 30, 2017)

(Thousands of yen)

Book Value			Fair value as of April 30, 2017
As of October 31, 2016	Change during the period(*2)	As of April 30, 2017	
19,798,214	(163,898)	19,634,316	24,265,000

(Note 1) The book value represents the acquisition costs less accumulated depreciation.

(Note 2) Significant changes

(*1) For the six months ended October 31, 2017, the major reason of decrease is depreciation (195,848 thousand yen).

(*2) For the six months ended April 30, 2017, the major reason of decrease is depreciation (193,677 thousand yen).

(Note 3) The fair values as of October 31, 2017 and April 30, 2017 represent the sum of appraisal values estimated by external real estate appraisers.

Income and loss from investment and rental properties for the six months ended October 31, 2017 and April 30, 2017 are disclosed in Note 8.

Note 8 – Rental Revenues and Expenses

Rental revenues and expenses for the periods ended October 31, 2017 and April 30, 2017 were as follows:

(Thousands of yen)

	For the six months ended October 31, 2017	For the six months ended April 30, 2017
A. Revenues from property leasing		
Rental revenues	697,553	697,566
Total revenues from property leasing	697,553	697,566
B. Property-related expenses		
Consignment expenses	12,445	12,310
Utilities expenses	379	–
Taxes and dues	50,009	48,000
Non-life insurance expenses	1,520	1,520
Repair expenses	35,662	37,972
Depreciation	195,848	193,677
Leasehold fees	1,200	1,200
Total property-related expenses	297,063	294,679
C. Operating income from property leasing [A – B]	400,490	402,887

Note 9 – Net Assets

NHI issues only non-par value units in accordance with the Investment Trust Act and all of the issue prices of new units are designated as stated capital. NHI maintains at least 50,000 thousand yen as the minimum amount of net assets, as required by the Investment Trust Act.

Note 10 – Short-term debt, long-term debt due within one year and long-term debt

Short-term debt, long-term debt due within one year and long-term debt as of October 31, 2017 and April 30, 2017 consisted of the following:

(Thousands of yen)

	As of October 31, 2017	As of April 30, 2017
Secured loans due 2017 to 2022, principally from banks and insurance companies with interest rates mainly ranging from 0.3% to 0.6%	9,800,000	9,800,000
Total	9,800,000	9,800,000

[Note] The interest rates presented are daily weighted average interest rates. As for long-term debts due within one year and long-term debts which were hedged by interest-rate swaps for the purpose of avoiding interest rate fluctuation risk, the swapped interest rates are used.

The annual maturities of short-term debt, long-term debt due within one year and long-term debt as of October 31, 2017 were as follows:

	(Thousands of yen)
Due within one year	2,600,000
Due after one to two years	2,900,000
Due after two to three years	3,000,000
Due after three to four years	–
Due after four to five years	1,300,000
Due after five years	–

Note 11 – Leases

As Lessor

The future minimum rental revenues under existing non-cancelable operating leases as of October 31, 2017 and April 30, 2017 were as follows:

	(Thousands of yen)	
	As of October 31, 2017	As of April 30, 2017
Due within one year	1,393,218	1,256,418
Due after one year	11,052,426	11,305,987
Total	12,445,644	12,562,405

Note 12 – Income Taxes

NHI is subject to income taxes in Japan. The effective tax rate on NHI's income based on applicable Japanese tax law was estimated as 0.36% for the six months ended October 31, 2017. The effective tax rate on NHI's income based on applicable Japanese tax law was estimated as 0.35% for the six months ended April 30, 2017. The following table summarizes the significant differences between the statutory tax rates and NHI's effective tax rates for financial statement purposes.

	For the six months ended October 31, 2017	For the six months ended April 30, 2017
Statutory tax rate	31.74%	31.74%
Deductible dividends	(31.62)	(31.63)
Others	0.24	0.24
Effective tax rate	0.36%	0.35%

NHI was established as an investment corporation under the Investment Trust Act, and as long as an investment corporation distributes to its unitholders at least 90% of earnings available for dividends for a period and other requirements prescribed in the Special Taxation Measures Law of Japan are met, the investment corporation is allowed to deduct the total amount of dividends, excluding distribution in excess of earnings, in calculating its taxable income under Japanese tax regulations.

The significant components of deferred tax assets and liabilities as of October 31, 2017 and April 30, 2017 were as follows:

	(Thousands of yen)	
	As of October 31, 2017	As of April 30, 2017
Deferred tax assets:		
Accrued enterprise tax	14	13
Total deferred tax assets	14	13
Net deferred tax assets	14	13

Note 13 – Per Unit Information

Information about net assets per unit and net income per unit as of October 31, 2017 and April 30, 2017 and for the periods then ended were as follows. The computation of net income per unit is based on the daily weighted average number of units outstanding during the period. The computation of net assets per unit is based on the number of units outstanding at each period end.

	For the six months ended October 31, 2017	For the six months ended April 30, 2017
Net assets at period end per unit	140,337 yen	141,206 yen
Net income per unit	3,274 yen	3,342 yen

Net income per unit is calculated by dividing the net income by the daily weighted average number of investment units issued and outstanding. The diluted net income per unit is not stated as there are no diluted investment units.

(Note) The basis for calculating the net income per unit is as follows.

	For the six months ended October 31, 2017	For the six months ended April 30, 2017
Net income (thousands of yen)	244,362	249,479
Amount not available to ordinary unitholders (thousands of yen)	–	–
Net income available to ordinary unitholders (thousands of yen)	244,362	249,479
Average number of units during the period (units)	74,632	74,632

Note 14 – Distribution

In accordance with the cash distribution policy described in Article 33-1-1 of the Articles of Incorporation of NHI, NHI determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Special Taxation Measures Law, and shall be up to its earnings as the maximum amount. Following this policy, NHI has decided that it shall distribute 244,345,168 yen for the fiscal period ended October 31, 2017, which is the maximum integral multiple to 74,632 units issued and outstanding as the distribution of earnings, and 249,494,776 yen for the fiscal period ended April 30, 2017, which is the maximum integral multiple to 74,632 units. In addition, NHI will continue to make distributions in excess of earnings (refund of capital contribution to unitholders) every period in accordance with the cash distribution policy described in Article 33-1-2 of the Articles of Incorporation of NHI. Based on the policy, NHI has decided that it shall distribute 63,437,200 yen, which is calculated as the approximate equivalent of 32% of 195,847,818 yen of the depreciation amount posted for the fiscal period ended October 31, 2017, as distributions in excess of earnings (refund of capital contribution to unitholders) and 59,705,600 yen for the fiscal period ended April 30, 2017, which is calculated as the approximate equivalent of 31% of 193,676,662 yen of the depreciation amount posted for the fiscal period ended April 30, 2017.

(Yen)

	For the six months ended October 31, 2017		For the six months ended April 30, 2017	
	Total	Per unit	Total	Per unit
Unappropriated retained earnings	244,382,227		249,515,254	
Distributions in excess of retained earnings Deduction from unitholders' capital	63,437,200		59,705,600	
Distributions				
Distributions of retained earnings	244,345,168	3,274	249,494,776	3,343
Distributions in excess of retained earnings	63,437,200	850	59,705,600	800
Total distributions	307,782,368	4,124	309,200,376	4,143
Retained earnings brought forward	37,059		20,478	

Note 15 – Transactions with Related Parties

(For the six months ended October 31, 2017)

No related-party transaction was entered into for the six months ended October 31, 2017.

(For the six months ended April 30, 2017)

No related-party transaction was entered into for the six months ended April 30, 2017.

Note 16 – Segment Information

For the six months ended October 31, 2017 and April 30, 2017

Segment Information

Segment information has been omitted as NHI has only one segment, which is the property leasing business.

Related Information

Information about Products and Services

Disclosure of this information has been omitted as operating revenues to external customers for a single product/service category account for more than 90% of the operating revenues on the statements of income and retained earnings.

Information about Geographic Areas

(1) Operating revenues

Disclosure of this information has been omitted as domestic operating revenues account for more than 90% of total operating revenues.

(2) Investment properties

Disclosure of this information has been omitted as domestic investment properties account for more than 90% of the book value of the total investment properties.

Information about Major Tenants

Disclosure of this information has been omitted as there is no tenant that accounts for 10% or more of the operating revenues recorded in the statements of income and retained earnings.

Note 17 – Significant Subsequent Events

Not applicable.

Independent Auditor's Report

To the Board of Directors of
Nippon Healthcare Investment Corporation

We have audited the accompanying financial statements of Nippon Healthcare Investment Corporation (a Japanese Real Estate Investment Trust), which comprise the balance sheets as at October 31, 2017 and April 30, 2017, and the statements of income, statements of changes in net assets and statements of cash flows for each of the six months periods then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in Japan. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, while the objective of the financial statement audit is not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Nippon Healthcare Investment Corporation as at October 31, 2017 and April 30, 2017, and their financial performance and cash flows for each of the six months periods then ended in accordance with accounting principles generally accepted in Japan.

KPMG AZSA LLC

January 18, 2018
Tokyo, Japan



• • • Kitatanabe Kagayaki-no-Sato • • •

All rooms are of a spacious design of 25m² or more. This home designed to be comfortable to live in will beautifully color the lives of residents.

Location: 1-9-9 Kitatanabe, Higashisumiyoshi-ku, Osaka-shi, Osaka 546-0044

Nearest station: 4-minute walk from Bishoen Station on the JR Hanwa Line



• • • Crystal Court Nambaminami • • •

The Property aims to be one where residents can lead their own lives in their own way as they did before moving in. The Property is not only well equipped but also has alliances with long-term care and medical institutions and other features to offer a sense of security even in terms of health management support.

Location: 2-3-10 Shiokusa, Naniwa-ku, Osaka-shi, Osaka 556-0024

Nearest station: 5-minute walk from Ashiharabashi Station on the JR Osaka Loop Line



• • • Sakuranbo Shimizugaoka • • • • •

The Property offers a highly comfortable living environment. The surroundings include Raifukujii and are also rich in nature with Yamato River, making it a home where residents can spend everyday life in a leisurely manner while enjoying the changing seasons.

Location: 3-4-5 Shimizugaoka, Sumiyoshi-ku, Osaka-shi, Osaka 558-0033

Nearest station: 10-minute walk from Abikomae Station on the Nankai Koya Line

*The properties listed above with photos include those that are neither in the NHI portfolio at present or scheduled to be incorporated into the NHI portfolio in the future.

F acility, long-term care and nursing care services businesses

- Fee-based homes for the elderly with nursing care
- Residential-type fee-based homes for the elderly
- Elderly housing with supportive services
- Housing for the elderly used exclusively for living
- Group homes, and facilities providing multifunctional long-term care in a small group home setting
- Home-visit nursing care

Hyogo
Prefecture

Life Care Takarazuka



- Soleil Anryu
- Pommier Uehonmachi
- Heart Life EBISU
- Sakuranbo Kitatanabe
- Kitatanabe Kagayaki-no-Sato
- Sakuranbo Kumata
- Sakuranbo Shimizugaoka
- Cherry One Jusohigashi
- Cherry One Tsuruhashiekimae
- Crystal Court Nambaminami
- Verger Hiranominami
- Group Home Naniwa Sakuranbo
- Shokibo Takino-gata Kyotaku
- Kaigo Sakuranbo
- Nihon Homon Kango Station

- 4-4-15 Anryu, Suminoe-ku, Osaka-shi, Osaka 559-0003
- 4-5-4 Ueshio, Tennoji-ku, Osaka-shi, Osaka 543-0002
- 2-4-22 Ebisuhonmachi, Naniwa-ku, Osaka-shi, Osaka 556-0013
- 3-3-21 Kitatanabe, Higashisumiyoshi-ku, Osaka-shi, Osaka 546-0044
- 1-9-9 Kitatanabe, Higashisumiyoshi-ku, Osaka-shi, Osaka 546-0044
- 7-5-23 Kumata, Higashisumiyoshi-ku, Osaka-shi, Osaka 546-0002
- 3-4-5 Shimizugaoka, Sumiyoshi-ku, Osaka-shi, Osaka 558-0033
- 1-1-17 Jusohigashi, Yodogawa-ku, Osaka-shi, Osaka 532-0023
- 3-2-4 Higashiobase, Higashinari-ku, Osaka-shi, Osaka 537-0024
- 2-3-10 Shiokusa, Naniwa-ku, Osaka-shi, Osaka 556-0024
- 3-7-29 Nagayoshikawanabe, Hirano-ku, Osaka-shi, Osaka 547-0014
- 2-3-21 Shiokusa, Naniwa-ku, Osaka-shi, Osaka 556-0024
- 1-3-9 Showacho, Abeno-ku, Osaka-shi, Osaka 545-0011

Facility Services Business



Boasting 24-hour/365-day service with kindness, courtesousness and security.



Yakisoba (Japanese stir-fried noodles) party



Sumo wrestler visit

Employer-Provided Childcare Project (On-Site Childcare Project)

A childcare center was opened in April 2017 aimed at balancing work and childrearing.



Provision of Work Experience and Facility Tour Opportunities, and Participation in Career Days

Facilities are made available for work experience to the young who will be in the forefront of the long-term care profession in the next generation and persons interested in returning to the profession, and visits are made to nearby schools to speak at career days.



Places and opportunities to gather are organized and various events held to celebrate the seasons.



Awa-odori (traditional dance of Tokushima Prefecture)



Okinawa-minyo (folk songs of Okinawa Prefecture)



Hikoboshi and Orihime (local mascots) visit



Bunraku (traditional Japanese puppet theater)



Koto (traditional Japanese stringed musical instrument)



Jazz

D isaster Prevention Awareness Raising

Increasingly “further safety” is pursued by being equipped in both the tangible and intangible aspects for any type of disaster, whether natural, man-made, internal or external.



Safe house for children



T aking a Worldwide Perspective

Bilingual and trilingual fostering and dedicated departments are in place to respond to the state of work environments being ever-changing.

Country name in ISO country code	Staff count
People's Republic of China (CHN)	1
Republic of the Union of Myanmar (MMR)	1
Federal Democratic Republic of Nepal (NPL)	1
Republic of the Philippines (PHL)	2

C Customer Service Policy

Diversification and specialization of forms in the individual fields of long-term care, nursing care and medical care supporting the elderly led to a growing awareness that strengthening the weak collaboration among these serves as a key underlying support and thus led to experts in the individual fields assembling to form the SAKURANBO Group.

S Specialist

The SAKURANBO Group shall not only be a specialist in providing services according to the individual conditions of the users but aim to also be a generalist with a view to improving the living environment and welfare environment, continuing to be a partner making steps and accomplishments together.

A Academic

The SAKURANBO Group shall take a scrupulous approach to working hard to resolve issues with an insatiable inquisitive mind. Efforts shall be made to foster successors of the next generation and form characters capable of naturally providing the NEXT ONE rather than settling for the status quo.

K Kind-hearted

The SAKURANBO Group shall aspire to be a body that has the ancient Chinese philosopher Lao Tzu's saying "Perfect kindness acts without thinking kindness" as an instinct.

U United

The SAKURANBO Group shall approach services with the strength of unity like entwined branches and a collaborative structure based on information sharing on the thinking that leveraging individual superior skills combined is an asset worthy of the name teamwork or team play.

R Rationalization

The SAKURANBO Group shall use the limited resources with no waste, inconsistency, unreasonableness or meaninglessness, and carry out practical implementation of the PDCA cycle in a rational manner.

A Accord

The SAKURANBO Group shall pursue accord by thinking of possible ways to achieve harmony of food, clothing and housing, individual features with regional coexistence, environmental conservation with industrial development, and people with people.

N Noblesse oblige

The SAKURANBO Group shall refine norms and traditions with outstanding courage and power, self-discipline and nobility, and self-sacrificing spirit.

B Beneficent

The SAKURANBO Group shall engage in public interest activities based on the spirit of love and benevolence in an even more proactive manner.

O Orderly

The SAKURANBO Group shall act orderly, maintaining refined diction externally and law-abiding spirit, courtesy and dignity internally.

S tory Behind the SAKURANBO Mark



Fruit on the kanji character for person (人) in the shape of "people connecting fruit" or "people bearing fruit" forms "SAKURANBO" (*sakuranbo* is Japanese for cherry). This represents earnest desire for people to gather and support, consider and value each other, and by each and every person acting with aim and responsibility, people form companies, bearing large fruit for the Group.

Company Overview

Company name: Nihon Kaigo Iryo Center Co., Ltd.

Head office: 2-4-1 Hannancho, Abeno-ku, Osaka-shi, Osaka

Representative: Yusuke Taniguchi, Representative Director

Established: October 7, 1997

Paid-in capital: 50 million yen

Number of employees: 250

- Business activities:
- ・ Home-visit long-term care
 - ・ Home-visit nursing care
 - ・ In-home long-term care support
 - ・ Rental of equipment covered by public aid
 - ・ Community life support for persons with disabilities
 - ・ Daily-life long-term care for residents of specified facilities (Fee-based homes for the elderly with nursing care)
 - ・ Residential-type fee-based homes for the elderly
 - ・ Elderly housing with supportive services



Management Philosophy



Nihon Kaigo Iryo Center Co., Ltd.

Yusuke Taniguchi, Representative Director

The long-term care services we perform are to aid persons requiring long-term care to be self-reliant while respecting their lifestyles as much as possible. Long-term care can be easily defined at a word, but persons requiring long-term care each differ in conditions and circumstances that are ever-changing with also time, climate, physical conditions and the caregivers. With a wealth of knowledge, experience and skills and the spirit to further improve, we provide long-term care services based on

~Consideration~

~Cordial service~

~Attentiveness, Sensitivity and Thoughtfulness~

that define “hospitality.”

By becoming a model business in satisfaction for persons requiring long-term care, sense of security to meet the expectations of their families and relatives and long-term care services recommended by administrative authorities and beyond the boundaries of simply the provision of services in social welfare, social security and public health, we deliver the ultimate satisfaction of being able to spend a blissful time wrapped in sincerity we call “**The SAKURANBO Hospitality.**”

When in doubt, go back to the **basics**
to **report, contact, consult** and **verify**
without fail.
And then the compass of the heart
points to **sincerity**.





Introduction of Operators

Nihon Kaigo Iryo Center Co., Ltd.

Feature Vol. 6



Heart Life EBISU's exterior



Torikai Kagayaki-no-Sato's rooftop garden



Verger Hiranominami's exterior