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July 2, 2018

REIT Issuer: Nippon Healthcare Investment Corporation (Securities Code: 3308)
Representative: Hiroshi Takeuchi, Executive Director
Asset Manager: Daiwa Real Estate Asset Management Co., Ltd.
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Notice Concerning Partial Change to Unitholder Benefits Program

Nippon Healthcare Investment Corporation (the "Investment Corporation") hereby announces that it has decided to partially change the content of the unitholder benefit program for the 8th fiscal period (the fiscal period ending April 2018) announced in "Notice concerning Determination of the General Outline of the Unitholder Benefits Program" dated March 30, 2018. Details are as follows.

1. Reason for the Change

Sompo Care Inc. (formerly Sompo Care Message Inc.) and SOMPO Care Next K.K. have requested that, in line with the merger on July 1, 2018, they would like to review and change the content of the unitholder benefit programs provided by each separately, in order to make them easier to understand and more fulfilling. Accordingly, the content will be changed as follows.

2. Details of the Change

(Before the change)

■ Sompo Care Message Inc.



Innovation for Wellbeing

SOMPOケアメッセージ

Benefits	<p><Nursing homes "Sompo no ie" > From the monthly payment, discount of the amount equivalent to 1 month's rent and maintenance fees of the available facility</p> <p><Elderly housing with supportive services "Sompo no ie S"> From the monthly payment, discount of the amount equivalent to 1 month's rent, common area fees and life support services fees of the available facility</p> <p>Note: A resident of the requested healthcare facility is ineligible and an application through a broker is unacceptable. A unitholder who utilized the benefit program by the operator in the past and a resident of the requested healthcare facility are ineligible and an application through a broker is unacceptable. A unitholder who utilized other discount programs of the operator is ineligible.</p>
Eligible Person	Unitholder, his/her spouse and his/her relatives (within the second-degree)
Facilities Available	<p>Nursing homes "Sompo no ie" and elderly housing with supportive services "Sompo no ie S" operated by Sompo Care Message Inc. (the following facilities operated by franchisees and its operating partners are excluded.)</p> <p><Nursing homes "Sompo no ie"> Yokkaichi, Kagawa Utazu, Daito Fukono, Kobe Myodani, Yao Nakata, Matsusaka, Juichiya, Hirakatanishi, Naraekimae, Sendai Nakata, Kofu Sumiyoshi, Abikohigashi, Kashiara, Kozoji, Suzuka, Nishinakajima</p> <p><Elderly housing with supportive services "Sompo no ie S"> Sendaiminami, Higashi Fushimi, Nerima Doshida, Hibarigaokakita, Namikinarimasu, Higashisumida, Ryokuchi Koen</p>

Note: This press release was prepared as a public announcement regarding the partial change to the unitholder benefit program and was not prepared with the aim of soliciting investments.



SOMPOケアネクスト

■ SOMPO Care Next K.K.

Benefits	<p><For the contract of lump sum payment plan></p> <ul style="list-style-type: none"> Discount from the initial lump sum payment (200,000 yen or 3% discount from the initial lump sum payment, whichever is the greater) <p><For the contract of monthly payment plan></p> <ul style="list-style-type: none"> From the monthly payment, persistent discount of 3% of the amount equivalent to the monthly rent (until the end of the contract term) Free one-day facility tour (with lunch provided) <p>Note: A resident of the requested healthcare facility is ineligible and an application through a broker is unacceptable. A resident of the requested healthcare facility is ineligible.</p>
Eligible Person	Unitholder, his/her spouse and his/her relatives (within the second-degree)
Facilities Available	Healthcare facilities (nursing homes) operated by SOMPO Care Next K.K.

(After the change)



Innovation for Wellbeing

SOMPOケア

■ Sompo Care Inc.

Benefits	<p>< Sompo Care LAVIERE ></p> <ul style="list-style-type: none"> Lump sum payment plan: 3% discount from the initial lump sum payment Monthly payment plan: discount of 3% of the amount equivalent to the rent out of the monthly payment (until the end of the contract term) <p>< Sompo Care Sompo no ie, Sompo Care Sompo no ie S, Sompo Care Sompo no ie GH></p> <ul style="list-style-type: none"> Monthly payment plan: discount of 3% of the amount equivalent to the rent out of the monthly payment or of the rent (until the end of the contract term) <p>Note: "Sompo Care Sompo no ie GH" is a collective name for group homes operated by Sompo Care Group. A resident of the requested healthcare facility is ineligible and an application through a broker is unacceptable. A resident of the requested healthcare facility is ineligible.</p>
Eligible Person	Unitholder, his/her spouse and his/her relatives (within the second-degree)
Facilities Available	"Sompo Care LAVIERE" and "Sompo Care Sompo no ie" (nursing homes); "Sompo Care Sompo no ie GH" (group homes); and "Sompo Care Sompo no ie S" (elderly housing with supportive services) operated by Sompo Care Inc. (Facilities operated by its franchisees and operating partners are excluded.)

There is no change to the content of programs offered by other operators.

3. Subject Period

The Unitholder Benefits Program after the change will be implemented for unitholders stated or recorded on the unitholders' register of the Investment Corporation as of April 30, 2018 ("Record Date"), from the date of their receiving the business report for the fiscal period ended April 2018 (8th fiscal period) to December 31, 2018.

4. Contact information for inquiries

Asset Manager: Daiwa Real Estate Asset Management Co., Ltd.

Phone: 03-6757-9600

Business Hours: 09:00 – 17:00 (except for Saturday, Sunday, public holidays and year-end and new-year holidays)

* Website URL of the Investment Corporation: <http://www.nippon-healthcare.co.jp/en/>

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