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December 19, 2018

REIT Issuer: Nippon Healthcare Investment Corporation (Securities Code: 3308)  
Representative: Shunichi Suzuki, Executive Director

Asset Manager: Daiwa Real Estate Asset Management Co., Ltd.  
Representative: Akira Yamanouchi, President and Representative Director  
Inquiries to: Kentaro Azumi, General Manager, Corporate Division  
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## **Notice concerning Determination of the General Outline of the Unitholder Benefits Program (addition)**

As notified by an announcement as of today “Notice concerning Acquisition and Leasing “Irise Komae Bettei”, Nippon Healthcare Investment Corporation (the “Investment Corporation”) has determined to acquire “Irise Komae Bettei”. The Investment Corporation hereby announces that the Investment Corporation determined the additional general outline of the unitholder benefits program (the “Unitholder Benefit Program”) applicable for the Investment Corporation’s 9th fiscal period (the fiscal period ending October 2018) announced in “Notice concerning Determination of the General Outline of the Unitholder Benefits Program” on September 21, 2018 as follows.

The Unitholder Benefit Program including the addition shall provide unitholders with an opportunity to experience the high-quality services offered by the operators and its management capability, and to attain a better understanding of them. Through the use of the Unitholder Benefit Program, the Investment Corporation expects the unitholders would feel more familiar with the Investment Corporation and the operators.

### General Outline of the Unitholder Benefit Program

#### (1) Eligible Unitholder

Unitholders recorded on the unitholders’ register of the Investment Corporation as of October 31, 2018 (“Record Date”) will be eligible for the Unitholder Benefit Program. Please note that the last trade date of the units of the Investment Corporation with the unitholders’ rights on the Tokyo Stock Exchange was October 26, 2018.

#### (2) Benefits

Unitholders holding more than one unit will be entitled to the additional benefits as described below.

Note: This press release was prepared as a public announcement regarding the determination of the general outline of the unitholder benefits program (addition) and was not prepared with the aim of soliciting investments.
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■HITOWA Care Service Co., Ltd.

HITOWA GROUP

HITOWA ケアサービス 株式会社

Benefits	<ul style="list-style-type: none"> <li>• Free for a one-day facility tour (with lunch provided)</li> <li>• Free for monthly usage fee (equivalent to two-month rents)</li> </ul>
Eligible Person	Unitholder, his/her spouse and his/her relatives (within the second-degree) Note: The current resident of the facility is ineligible. Users applying other company's referral system are ineligible as well.
Available Facilities	All of the healthcare facilities (nursing homes) operated by HITOWA Care Service Co., Ltd.

(3) Scheduled date for the delivery of the Asset Management Report for the fiscal period ending October 2018 (the 9th fiscal period) necessary to utilize the benefits program and validity period (benefit application period)

Delivery Date (scheduled in late January, 2019)

Validity Period (scheduled) : From the receipt date of the business report to June 30, 2019

(4) Method for the use of Benefits

Please present the Asset Management Report for the fiscal period ending October 2018 (9th fiscal period), entitles the unitholder to the benefits as being set forth above, and the document setting forth the name, address, etc. of the unitholder, which is enclosed in the same Asset Management Report, to the healthcare facility to which you would apply for a benefit.

## 1. Burden of Expenses

The Investment Corporation agreed with the operators that the eligible person as defined above would receive a certain benefit through use of the Benefit Program.

About the burden of expenses resulting from this implementation of the Benefit Program, the Investment Corporation bears the expenses for the operation of the Benefit Program (the printing costs of coupon, shipping costs, and so on) and each operator bears those for the eligible person's use of the Benefit Program.

## 2. Handling of private information

The Investment Corporation, HITOWA Care Service Co., Ltd. and each of the available facilities operated by Anabuki Medical Care shall use the private information obtained in the course of the operation of the Unitholder Benefit Program only for the purpose of the Unitholder Benefit Program and shall not use it for the objectives other than the purpose of the Unitholder Benefit Program.

## 3. Future forecast

The implementation of the Unitholder Benefit Program has no impact on the forecasted performance of the Investment Corporation for the fiscal period ending April 2019 (from November 1, 2018 to April 30, 2019).

As for the forecast for the fiscal year ending April 2019 (the 10th fiscal period) and the fiscal year ending October 2019 (the 11th fiscal period), please refer to the "Financial Statements for the Fiscal Year Ending October 2018 (REIT)" disclosed as of today for further information.

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## 4. Others

The implementation and the contents of the Unitholder Benefit Program may change.

## 5. Contact information for inquiries

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

Phone: +81-3-6757-9600

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

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

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