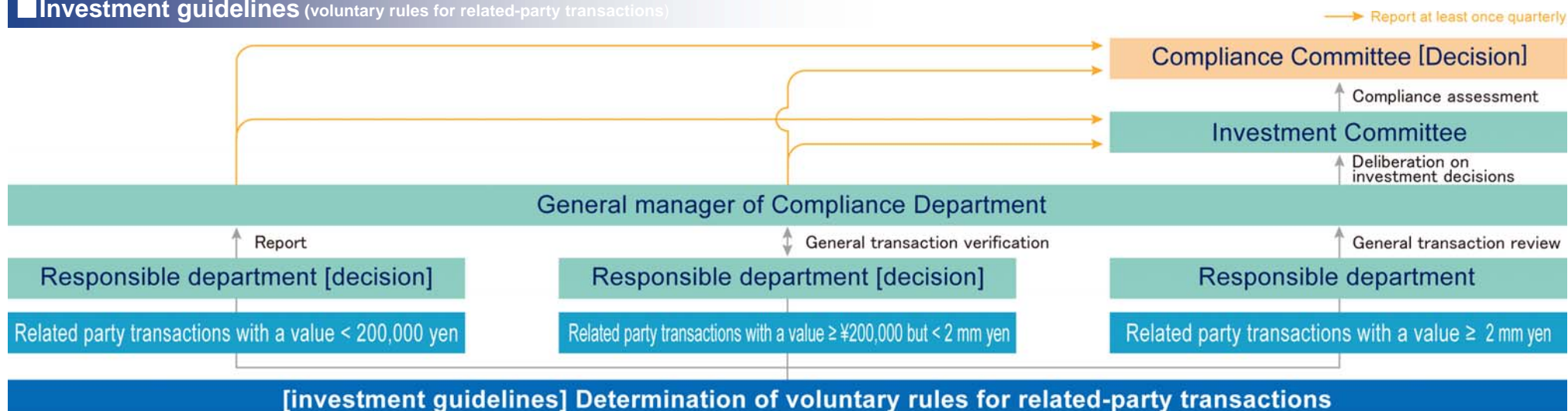


CSR initiatives (1/3)

Corporate governance

Investment guidelines (voluntary rules for related-party transactions)



The Compliance Committee met 7 times during the 15th fiscal period (September 1, 2011 – February 29, 2012)

I. Major matters reviewed during the 15th fiscal period

① Acquisition of Aqualia Kego and Aqualia Chihaya

The Committee thoroughly reviewed appraisal and other reports and determined that the decision-making process and its outcome posed no compliance-related problems (i.e., no problems from the standpoint of applicable laws and internal rules)

② Contracts awarded to related parties for construction work on portfolio properties

Based on competitive bids, third-party reports, etc., the Committee determined that the contracts posed no compliance-related problems in terms of their necessity, pricing, etc.

③ Leasing of portfolio property (parking lot) to related parties

In light of the property's occupancy status, use, rental rate, lease terms, etc., the Committee determined that the lease posed no compliance-related problems

④ Revision of agreement with existing tenants of portfolio properties in conjunction with the occupancy of new tenants

Comprehensively taking into account the factors behind the agreement's revision, the new agreement's terms and conditions, etc., the Committee determined that the revision posed no compliance-related problems

II. Other matters reviewed during the 15th fiscal period

● Agreement regarding handling of portfolio property security deposits ● Consensual cancellation of lease agreement of a portfolio property's tenant

The Committee determined that the above matters posed no compliance-related problems