



**For Immediate Release
For Translation Purposes Only**

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Japan Excellent, Inc. (TSE: 8987)
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Japan Excellent, Inc. Reports 19th Period Financial Results

(From July 1, 2015 to December 31, 2015)

This financial report has been prepared in accordance with Japanese accounting standards and the Japanese national law. Figures have been rounded down to the nearest one million yen.

1. Operating Results

	19 th Period Ended <u>December 31, 2015</u>	18 th Period Ended <u>June 30, 2015</u>
Total revenues	10,839 million yen	10,121 million yen
Operating income	4,301 million yen	4,018 million yen
Ordinary income	3,385 million yen	3,098 million yen
Net income	3,384 million yen	3,097 million yen
Return on equity	2.5%	2.4%
Return on assets	1.2%	1.1%
Ordinary income to Operating Revenue ratio	31.2%	30.6%

2. Distributions

	19 th Period Ended <u>December 31, 2015</u>	18 th Period Ended <u>June 30, 2015</u>
Distribution per unit	2,500 yen	2,554 yen
Total distribution	3,161 million yen	3,097 million yen
Distributions in excess of earnings per unit	0 yen	0 yen
Total distributions in excess	0 million yen	0 million yen
Payout ratio	93.4%	100.0%
Dividend ratio to net assets	2.3%	2.4%

3. Financial Situation

	19 th Period Ended <u>December 31, 2015</u>	18 th Period Ended <u>June 30, 2015</u>
Total assets	284,443 million yen	300,976 million yen
Net assets	137,857 million yen	131,085 million yen
Capital ratio	48.5%	43.6%
Net assets per unit ^(Note)	109,025 yen	108,089 yen

4. Cash Flow

	19 th Period Ended <u>December 31, 2015</u>	18 th Period Ended <u>June 30, 2015</u>
Cash flow from operating activities	22,353 million yen	3,751 million yen
Cash flow from investing activities	(2,641) million yen	(23,890) million yen
Cash flow from financing activities	(20,188) million yen	18,452 million yen
Cash and cash equivalents at end of period	17,970 million yen	18,447 million yen

5. Forecasts

	20 th Period Ended <u>June 30, 2016</u>	21 th Period Ended <u>December 31, 2016</u>
Total revenues	10,243 million yen	10,346 million yen
Operating income	3,982 million yen	3,968 million yen
Ordinary income	3,111 million yen	3,141 million yen
Net income	3,110 million yen	3,140 million yen
Distribution per unit	2,460 yen	2,570 yen
Distribution in excess of earnings per unit	- yen	- yen

Assumption of Forecasts

1. Total Number of Outstanding Investment Units

1,264,450 units

Disclaimer

This news release was prepared solely for the convenience of and reference by investors and neither corresponds to the original Japanese documents nor is it intended to constitute a disclosure document. The Japanese language Kessan-Tanshin should always be referred to as originals of this document.

English terms for Japanese legal, accounting, tax, and business concepts used herein may not be precisely identical to the concepts of the equivalent Japanese terms. With respect to any and all terms herein, the original Japanese documents will always govern the meaning and interpretation.

The financial statements are a translation of the audited financial statements that were prepared in accordance with generally accepted principles in Japan which may materially differ in certain respects from generally accepted accounting principles and practices in other jurisdictions.



Japan Excellent, Inc.

Certain provisions of this document contain forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us. Because these statements reflect our current views concerning future events, these statements involve known and unknown risks, uncertainties, and assumptions. These forward-looking statements are not a guarantee of future performance and involve risks and uncertainties, and there are certain important factors that could cause actual results to differ, possibly materially, from expectations or estimates reflected in such forward-looking statements, including without limitation: the general economy, market conditions, financial markets including the performance of the real estate market, interest rate fluctuations, competition with our properties, and the impact of changing regulations or taxation.

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