

Solicitation Policy on Financial Products

UIG Asset Management declares the following Solicitation Policy on financial products in accordance with Article 9 of the Financial Products Sales Law.

1. Matters to be considered in relation to customers.
 - (1) The firm shall provide advice and explanation on products which is appropriate for customer's knowledge, experience, financial situation and investment purposes.
 - (2) The firm shall provide adequate advice and explanation of our products, potential risks and the fees in order customers to be able to engage in transactions with their own judgment and responsibility.
 - (3) In order to prevent misleading solicitation, the firm shall not engage in delivery of false information or solicitation by providing decisive judgments on uncertain matters.

2. Matters concerning the methods and hours in relation to solicitation.
 - (1) The firm shall endeavor to provide information of financial products to ensure compliance with relevant laws and regulations.
 - (2) The firm shall conduct solicitation at appropriate and suitable time and venue to the customers.

3. Matters regarding securement of appropriate solicitation.
 - (1) The firm shall attempt to train employees and to maintain internal system in order to conduct appropriate solicitation.
 - (2) The firm shall attempt to respond to customer inquiries and complaints in a sincere manner.

4. Other matters
 - (1) Fee of financial instruments transaction may vary depends on the products. The fee will be determined after consultation. Please make an inquiry for further information and details.
 - (2) In light of customer knowledge, experience and assets as well as the purpose for investment, the firm may refuse to engage transaction.
 - (3) The financial products the firm provides are intended to investing real estates. Investing real estates confront risks listed below. These risks may cause possibility of loss of original principal.
 - Real estates may not be acquired or sold as it planned.
 - Possibility of loss may occur due to decline in the value of real estate.
 - Real estate may be damaged or lost by a natural disaster or an accident.
 - Unexpected matters such as bankruptcy of seller may cause cancellation of transaction. As a result of these matters, loss of deposit money could occur.
 - Possibility of encountering a liability such as penalty charges due to termination of contract of large-scale tenant according to condition of real estates (e.g. defective building).
 - Possibility of loss may occur as transfer price could be lower than its carrying value at the time of acquisition.
 - Value of real estates may decline due to land condemnation or land readjustment under city planning decision.

- Extra expenses may incur by litigation to/against a party such as tenants or land owners.
- Extra expenses for repair caused by age related degradation or defect of real estates may occur.
- Reconstructing equivalent building may not be possible because of future law amendment. Also, approved building may be disqualified under similar circumstances.
- Value of real estate may decrease due to land contamination. As a result, extra expenses for removal may occur.
- Profit may not reach anticipation because of decline in occupancy rates, nonpayment of rents, and lowering rent caused by decreasing in rental market value or increasing in expenses such as for management.
- Possibility of occurring extra expense due to rise in property tax and city planning tax in the future.

Please note that there is no guarantee of principal or yields in investing to financial products. Also, please be aware that there is a possible risk for decreasing in value of invested products or loss may be greater than original principal.

Registration Detail of Financial Instrument Business Firm

1. Financial Instrument Business Firm
 UIG Asset Management Co., Ltd
 Director of Kanto Local Finance Bureau (Kinsho) No.727
2. Types of Business
 The Second Financial Instruments Business
 Investment Advisory and Agency Business
 Investment Management Business

Note: Information provided above is for reference only. “Solicitation Policy” written in Japanese stands primarily.