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REIT Securities Issuer

Healthcare & Medical Investment Corporation (HCM)

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(Securities Code: 3455)

Asset management company

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Notice Concerning Overview of Unitholder Special Benefit Plan

We would like to announce that Healthcare & Medical Investment Corporation (hereinafter, “HCM”) determined the following outline of the unitholder special benefit plan for the fiscal period ending January 2020 (10th fiscal period) (hereinafter, the “Unitholder Special Benefit Plan”). The Unitholder Special Benefit Plan is designed to offer unitholders the opportunity to experience the high-quality operational capabilities and services provided by the operators of the healthcare facilities in HCM’s portfolio and their affiliated companies (the operators and their affiliated companies are hereinafter collectively, the “Operators”), and thereby deepen unitholders’ understanding of healthcare facilities and the high-quality operation and services of the Operators. HCM hopes that use of the Unitholder Special Benefit Plan will bring HCM and the Operators closer to unitholders.

Details

Outline of the Unitholder Special Benefit Plan

(1) Eligible unitholders

Only the unitholders of HCM listed or recorded in the unitholders’ register as of January 31, 2020 (record date) are eligible. The last day to trade cum rights on the Tokyo Stock Exchange is expected to be January 29, 2020.

(2) Details of special benefits

The following special benefits are made available to unitholders owning 1 unit or more.

Note: This English document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translation and the Japanese original, the Japanese original shall prevail. The English name marked by an asterisk (*) is not the officially recognized one. It has been translated using the conventional translations of the terms.

Healthcare & Medical Investment Corporation

■ GREEN LIFE Co., Ltd. and GREEN LIFE HIGASHI NIHON Co., Ltd.

Details of special benefits	<ul style="list-style-type: none"> • Free trial move-in (two-days and one-night with meals) at applicable facility • Tour with free lunch * Users already residing in applicable facility are not eligible. * The special benefits require reservation to redeem and the free trial move-in is subject to the requested applicable facility's availability.
Eligible persons	Unitholder, his/her spouse and their relatives (up to the second degree)
Applicable facilities	Nursing care facilities (excluding group homes) operated by GREEN LIFE Co., Ltd., GREEN LIFE HIGASHI NIHON Co., Ltd. and their group companies

■ JAPAN LIFE DESIGN Inc.

Details of special benefits	<ul style="list-style-type: none"> • Free trial move-in (two-days and one-night with meals) at applicable facility • Discount of 300,000 yen on initial fees at applicable facility where method of payment by users is upfront payment * Users already residing in applicable facility and those applying for use of applicable facility via healthcare facility agency are not eligible.
Eligible persons	Unitholder, his/her spouse and their relatives (up to the second degree)
Applicable facilities	Nursing care facilities (paid nursing homes) operated by JAPAN LIFE DESIGN Inc.

■ AS PARTNERS Co., Ltd.

Details of special benefits	<ul style="list-style-type: none"> • Discount of 200,000 yen on initial fees at applicable facility in the case that the method of payment by users is upfront payment • Discount of two-months' worth on the management fees included in monthly fee at applicable facility in the case that the method of payment by users is monthly payment • Free trial move-in (four-days and three-nights) at applicable facility • Free tour (with lunch) at applicable facility * Users already residing in applicable facility and those applying for use of applicable facility via healthcare facility agency are not eligible.
Eligible persons	Unitholder and his/her relatives (up to the first degree)
Applicable facilities	Nursing care facilities (paid nursing homes) operated by AS PARTNERS Co., Ltd. and its group companies

■ Sawayaka Club Co., Ltd.

Details of special benefits	<ul style="list-style-type: none"> • Discount of 10% on monthly fee for initial month at applicable facility in the case that the method of payment by users is monthly payment • Free trial move-in (two-days and one-night with meals) at applicable facility • Free tour (with lunch) at applicable facility * Users already residing in applicable facility and those applying for use of applicable facility via healthcare facility agency are not eligible.
Eligible persons	Unitholder, his/her spouse and their relatives (up to the second degree)
Applicable facilities	Nursing care facilities (paid nursing homes) operated by Sawayaka Club Co., Ltd.

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Healthcare & Medical Investment Corporation

■ Sompo Care Inc.

Details of special benefits	<p>①“SOMPO CARE La vie Re” paid nursing homes</p> <ul style="list-style-type: none"> • <In the case of upfront payment plan> Discount of 3% on initial fees • <In the case of monthly payment plan> Discount of 3% on amount equivalent to the rent portion of monthly fee (discount continues until contract ends) <p>②“SOMPO CARE Sompo no ie” paid nursing homes, “SOMPO CARE Sompo no ie GH” group homes and “SOMPO CARE Sompo no ie S” serviced housing for the elderly</p> <p>Discount of 3% on amount equivalent to the rent portion of monthly fee or on rent (discount continues until contract ends)</p> <p>* Users already residing in applicable facility and those inquiring with applicable facility via healthcare facility agency are not eligible. Not to be used in conjunction with other discounts.</p>
Eligible persons	Unitholder, his/her spouse and their relatives (up to the second degree)
Applicable facilities	“SOMPO CARE La vie Re” and “SOMPO CARE Sompo no ie” paid nursing homes, “SOMPO CARE Sompo no ie GH” group homes and “SOMPO CARE Sompo no ie S” serviced housing for the elderly operated by Sompo Care Inc. (excluding the following facilities operated by franchisees or business partners)
Inapplicable facilities (As of January 1, 2020)	<p>①<“SOMPO CARE Sompo no ie” paid nursing homes> Matsusaka</p> <p>②<“SOMPO CARE Sompo no ie S” serviced housing for the elderly> Higashifushimi, Nerimadoshida, Hibarigaokakita, Namikinarimasu and Higashisumida</p>

■ Benesse Senior Support Co., Ltd. (Benesse Style Care Co., Ltd.’s wholly-owned subsidiary)

Details of special benefits	<ul style="list-style-type: none"> • Free consultation on nursing care (two sessions; up to 30 minutes per session)
Eligible persons	Unitholder, his/her spouse and their relatives (up to the second degree)
Method of consultation	<ul style="list-style-type: none"> • Telephone consultation by Benesse Senior Support Co., Ltd.

■ Proud Life Inc.

Details of special benefits	<ul style="list-style-type: none"> • <In the case of upfront payment plan> Discount of 300,000 yen on initial fees • <In the case of monthly payment plan> No deposit <p>* Those already residing in applicable facility and those who have agency referral to applicable facility are not eligible.</p>
Eligible persons	Unitholder, his/her spouse and their relatives (up to the second degree)
Applicable facilities	Nursing care facilities (paid nursing homes) operated by Proud Life Inc.

(3) Schedule for sending of the investment management report for the fiscal period ending January 2020

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Healthcare & Medical Investment Corporation

(10th fiscal period) required to use special benefits and period of validity (period open for applications) of special benefits

Sending schedule: Mid-April 2020 (planned)

Period of validity: From the date of receipt of the abovementioned investment management report to October 31, 2020

(4) How to redeem special benefits

Special benefits are made available to eligible persons by presenting the investment management report for the fiscal period ending January 2020 (10th fiscal period) and the form showing the unitholder's address, name, etc. enclosed with the investment management report to the applicable facility or other method set by each of the Operators. Rights to special benefits are non-transferable. Special benefits should not be redeemed by a person with address or name different to the abovementioned unitholder's address or name enclosed with the investment management report.

1. HCM's burden of expenses

HCM has reached an agreement with each of the Operators above to allow eligible persons to receive a discount of a certain amount, other services, etc. as listed above using the Unitholder Special Benefit Plan. Concerning the expenses of the Unitholder Special Benefit Plan, the expenses associated with use, etc. of the Unitholder Special Benefit Plan shall be borne by the Operators.

2. Handling of personal information

HCM, GREEN LIFE Co., Ltd., GREEN LIFE HIGASHI NIHON Co., Ltd., JAPAN LIFE DESIGN Inc., AS PARTNERS Co., Ltd., Sawayaka Club Co., Ltd., Sompo Care Inc., Benesse Senior Support Co., Ltd., Proud Life Inc. and each of the applicable facilities of the Unitholder Special Benefit Plan shall use personal information collected through the Unitholder Special Benefit Plan for the Unitholder Special Benefit Plan only and not for any other purpose.

3. Future outlook

There is no impact on the management status for the fiscal period ending January 2020 (from August 1, 2019 to January 31, 2020).

4. Other

The Unitholder Special Benefit Plan is made available with the cooperation of each of the Operators above. Please contact the Operators for the specific details of special benefits and other details. Please note that the details of special benefits are subject to change in the future at the Operators' discretion.

5. Contact for inquiries on this matter

Asset management company: Healthcare Asset Management Co., Ltd.

TEL: +81-3-5282-2922

Business hours: 9 a.m. to 5 p.m.

(excluding Saturdays, Sundays, national holidays, the year-end and New Year's holidays, etc.)

* Website of HCM: <http://www.hcm3455.co.jp/en/>