DISCLAIMER

This document has been prepared solely for the purpose of providing U.K. and Dutch investors with certain information under Article 23 of the European Alternative Investment Fund Managers Directive (European Directive 2011/61/EU) as implemented in their respective jurisdictions. Accordingly, you should not use this document for any other purpose.

Netherlands

The units of Japan Real Estate Investment Corporation ("JRE" or the "AIF") are being marketed in the Netherlands under Section 1:13b of the Dutch Financial Supervision Act (*Wet op het financieel toezicht*, or the "Wft"). In accordance with this provision, Japan Real Estate Asset Management Co., Ltd. (the "AIFM") has notified the Dutch Authority for the Financial Markets of its intention to offer these units in the Netherlands. The units of JRE will not, directly or indirectly, be offered, sold, transferred or delivered in the Netherlands, except to or by individuals or entities that are qualified investors (*gekwalificeerde beleggers*) within the meaning of Article 1:1 of the Wft, and as a consequence neither the AIFM nor JRE is subject to the license requirement pursuant to the Wft. The AIFM is therefore solely subject to limited ongoing regulatory requirements as referred to in Article 42 of the AIFMD.

United Kingdom

Units of JRE are being marketed in the United Kingdom pursuant to Article 59 of the United Kingdom Alternative Investment Fund Managers Regulations 2013. In accordance with this provision, the AIFM has notified the Financial Conduct Authority (the "FCA") of its intention to offer these units in the United Kingdom.

For the purposes of the United Kingdom Financial Services and Markets Act 2000 ("FSMA") JRE is an unregulated collective investment scheme which has not been authorized by the FCA.

Accordingly, any communication of an invitation or inducement to invest in JRE may be made to persons in the United Kingdom only if the communication falls within one or more of the categories of exempt financial promotions under the Financial Services and Markets Act (Financial Promotion) Order 2005 (the "Order"), such as financial promotions communicated to:

(1) persons who are investment professionals, as defined in article 19 of the Order;
(2) persons who are certified high net worth individuals, as defined in article 48 of the Order;
(3) persons who are high net worth companies, unincorporated associations, or other entities listed in article 49 of the Order; or

(4) persons who are certified sophisticated investors, as defined in article 50 of the Order,

or if the communication is made to persons to whom such an invitation or inducement may otherwise lawfully be communicated. The distribution of this document to any person in the United Kingdom in circumstances not falling within one of the above categories is not permitted and may contravene FSMA. No person falling outside those categories should treat this document as constituting a promotion to him, or act on it for any purposes whatever.

In relation to each Member State of the European Economic Area which has implemented the Prospectus Directive (each, a Relevant Member State), with effect from and including the date on which the Prospectus Directive is implemented in that Relevant Member State (the Relevant Implementation Date) no offer of units of JRE may be made to the public in that Relevant Member State except in circumstances falling within Article 3(2) of the Prospectus Directive, provided that no such offer of units shall require the publication of a prospectus pursuant to Article 3 of the Prospectus Directive, or a supplement to a prospectus pursuant to Article 16 of the Prospectus Directive.

For the purposes of this provision, the expression “an offer of units to the public” in relation to any units in any Relevant Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the units to be offered so as to enable an investor to decide to purchase or subscribe the units, as the same may be varied in that Member State by any measure implementing the Prospectus Directive in that Member State, the expression “Prospectus Directive” means Directive 2003/71/EC (and amendments thereto, including the 2010 PD Amending Directive, to the extent implemented in the Relevant Member State), and includes any relevant implementing measure in the Relevant Member State and the expression “2010 PD Amending Directive” means Directive 2010/73/EU.

Article 23 (1)(a)	
Objectives of the AIF	Japan Real Estate Investment Corporation ("JRE" or the "AIF") invests in office buildings, and it aims to maintain geographical diversity while seeking stable growth and dividends in the medium to long term.
Investment strategy	The investment strategy of JRE aims to assure stable growth and dividends in the medium to long term. JRE was the first listed J-REITs on the Tokyo Stock Exchange, and is able to fully utilize the expertise of its sponsors, Mitsubishi Estate Co., Ltd. and Mitsui & Co., Ltd., as well as the industry knowledge and familiarity that it has cultivated itself, in order to support external growth. JRE investment strategy focuses on steadily expanding its asset portfolio based on external growth strategies that aim to increase earnings through the acquisition and transfer of properties as well as internal growth strategies that seek to optimize earnings from properties already held through methods such as focusing on occupancy rates, enhancing rental incomes and enhancing the value of properties. JRE conducts these strategies while maintaining a sound financial base through its financial strategies of maintaining conservative LTV ratios and high credit ratings.
Types of assets the AIF may invest in	Real estate, trust beneficiary interests in real estate, real estate securities, specified assets and other assets.
Techniques it may employ and all associated risks	JRE achieves its objective by investing in real estate consisting of buildings primarily used for offices. JRE also invests in securities, beneficiary certificates representing beneficial interests in trusts and other assets backed by office properties. Although JRE may invest in major cities nationwide, including in government-designated cities, it maintains a ratio of more than 70% of assets being located in the Tokyo metropolitan area (Tokyo, Kanagawa, Chiba and Saitama Prefectures). The principal risks with respect to investment in JRE are as follows: • any adverse conditions in the Japanese economy could adversely affect JRE; • JRE may not be able to acquire properties to execute the growth and investment strategy in a manner that is accretive to earnings; • illiquidity in the real estate market may limit the ability to grow or adjust the portfolio; • the past experience of the asset manager (the "AIFM") in the Japanese real estate market is not an indicator or guarantee of future results; • JRE's reliance on JRE's sponsor companies, the AIFM and other third service providers could have a material adverse effect on business; • there are potential conflicts of interest between JRE and its sponsor companies as well as the AIFM; • JRE's revenues largely comprise leasing revenues from the portfolio properties, which may be negatively affected by vacancies, decreases in rent, and late or missed payments

	by tenants; • JRE faces significant competition in seeking tenants and it may be difficult to find replacement tenants; • increases in interest rates may increase the interest expense and may result in a decline in the market price of the units; • JRE may suffer large losses if any of the properties incurs damage from a natural or man-made disaster; • most of the properties in the portfolio are concentrated in Tokyo and the Tokyo metropolitan area; • any inability to obtain financing for future acquisitions could adversely affect the growth of the portfolio; • JRE's failure to satisfy a complex series of requirements pursuant to Japanese tax regulations would disqualify JRE from certain taxation benefits and significantly reduce the cash distributions to the unitholders; and • ownership rights in some of JRE's properties may be declared invalid or limited. In addition, JRE is subject to the following risks: • risks related to increasing operating costs; • risks related to JRE's dependence on the efforts of the AIFM's key personnel; • risks related to the restrictive covenants under debt financing arrangement; • risks related to entering into forward commitment contracts; • risks related to third party leasehold interests in the land underlying JRE properties; • risks related to holding the property in the form of stratified ownership (*kubun shoyū*) interests or co-ownership interests (*kyōyū-mochibun*); • risks related to holding the property through trust beneficiary interests; • risks related to properties not in operation (including properties under development); • risks related to the defective title, design, construction or other defects or problems in the properties; • risks related to impairment losses relating to the properties; • risks related to tenant leasehold deposits and/or security deposits; • risks related to tenant's default as a result of financial difficulty or insolvency; • risks related to the insolvency of master lessee; • risks related to the insolvency of a property seller following the purchase of a property by AIF; • risks related to relying on expert appraisals and engineering, environmental and seismic reports as well as industry and market data; • risks related to the presence of hazardous or toxic substances in the properties, or the failure to properly remediate such substances; • risks related to strict environmental liabilities for the properties;

	• risks related to the amendment of applicable administrative laws and local ordinances; • risks related to infringing third party's intellectual property right; • risks related to holding interests in properties through preferred shares of special purpose companies (*tokutei mokuteki kaisha)*; • risks related to holding Japanese anonymous association (*tokumei kumiai*) interests; • risks related to investments in trust beneficiary interests; • risks related to the tight supervision by regulatory authorities and compliance with applicable rules and regulations; • risks related to tax authority disagreement with the AIFM's interpretations of the Japanese tax laws and regulations; • risks related to being unable to benefit from reductions in certain real estate taxes enjoyed by qualified J-REITs; • risks related to changes in Japanese tax laws; and • risk of dilution as a result of further issuances of units.
Any applicable investment restrictions	JRE is subject to investment restrictions under Japanese laws and regulations (e.g., the Act on Investment Trusts and Investment Corporations (the "ITA"), the Financial Instruments and Exchange Act (the "FIEA")) as well as its articles of incorporation. JRE must invest primarily in specified assets as defined in the ITA. Specified assets include, but are not limited to, securities, real estate, leaseholds of real estate, surface rights (*chijō-ken*) (i.e., right to use land for the purpose of having a structure on it) or trust beneficiary interests for securities or real estate, leaseholds of real estate or surface rights. A listed J-REIT must invest substantially all of its assets in real estate, real estate-related assets and liquid assets as provided by the listing requirements. Real estate in this context includes, but is not limited to, real estate, leaseholds of real estate, surface rights, and trust beneficiary interests for these assets, and real estate-related assets in this context include, but are not limited to, anonymous association (t*okumei kumiai*) interests for investment in real estate. Pursuant to the ITA, investment corporations may not independently develop land for housing or to construct buildings, but may outsource such activities in certain circumstances.
Circumstances in which the AIF may use leverage	JRE may take out loans or issue long-term or short-term corporate bonds for the purpose of investing in properties, conducting repairs and related work, as well as for operating capital.
The types and sources of leverage permitted and associated risks	Loans or investment corporation bonds. Currently, all of JRE's outstanding long- and short-term loans as well as outstanding bonds are unsecured and unguaranteed. Loans or investment corporation bonds in which JRE enters or JRE issues may be subject to restrictive covenants in connection with any future indebtedness that may restrict operations

	and limit its ability to make cash distributions to unitholders, to dispose of properties or to acquire additional properties. Furthermore, if JRE were to violate such restrictive covenants, such as with regard to debt service coverage or loan-to-value ratios, lenders may be entitled to require JRE to collateralize portfolio properties or demand that the entire outstanding balance be paid ahead of the scheduled payments. In the event of an increase in interest rates, to the extent that JRE has any debt with unhedged floating rates of interest or JRE incurs new debt, interest payments may increase, which in turn could reduce the amount of cash available for distributions to unitholders. Higher interest rates may also limit the capacity for short- and long-term borrowings, which would in turn limit JRE's ability to acquire properties, and could cause the market price of the units to decline.
Any restrictions on leverage	The maximum amount of each loan and corporate bond issuance will be 1 trillion yen, and the aggregate amount of all such debt will not exceed 1 trillion yen.
Any restrictions on collateral and asset reuse arrangements	No applicable arrangements.
Maximum level of leverage which the AIFM is entitled to employ on behalf of the AIF	JRE has set an upper limit of 65% as a general rule for its loan-to-value, or LTV, ratio, which is the ratio of (x) the aggregate principal amount of borrowings and investment corporation bonds to (y) the total assets of JRE's portfolio, although it strives to maintain a ratio of approximately 30% – 40%. JRE may, however, temporarily exceed such levels as a result of property acquisitions or other events.
Article 23(1) (b)	
Procedure by which the AIF may change its investment strategy / investment policy	Amendment of the articles of incorporation. Amendment requires a quorum of a majority of the total issued units and at least a two-thirds vote of the voting rights represented at the meeting. Unitholders should note, however that under the ITA and our articles of incorporation, unitholders who do not attend and exercise their voting rights at a general meeting of unitholders are deemed to be in agreement with proposals submitted at the meeting, except in cases where contrary proposals are also being submitted. Additionally, the guidelines of the AIFM, which provide more detailed policies within JRE's overall investment strategy and policy, can be modified without such formal amendment of the articles of incorporation
Article 23(1) (c)	
Description of the main legal implications of the contractual	JRE has entered into the following agreements with Mitsubishi Estate Co., Ltd. and Mitsui & Co., Ltd.: • Master lease agreement under which JRE leases properties to Mitsubishi Estate Co., Ltd., and Mitsubishi Estate Co., Ltd. subleases such properties to subtenants;

relationship entered into for the purpose of investment, including jurisdiction, applicable law, and the existence or not of any legal instruments providing for the recognition and enforcement of judgments in the territory where the AIF is established	• Direct lease agreements with Mitsubishi Estate Co., Ltd. as tenant; • Purchase and sale agreements regarding certain JRE assets originally held by the sponsors, and other contracts with regard to such assets. All of the above agreements are governed by Japanese law. JRE is not involved in or threatened by any legal arbitration, administrative or other proceedings, the results of which might, individually or in the aggregate, be material.
Article 23(1) (d)	
The identity of the AIFM, AIF's depository, auditor and any other service providers and a description of their duties and the investors' rights thereto	• AIFM (Asset Manager): Japan Real Estate Asset Management Co., Ltd. • Auditor: Ernst & Young ShinNihon LLC • General administrator, Custodian and Transfer Agent: Sumitomo Mitsui Trust Bank, Ltd. Service providers owe contractual obligations under their respective agreements with the AIF or AIFM, as the case may be. In addition, the FIEA provides that an asset manager owes a J-REIT a fiduciary duty and must conduct its activities as the asset manager in good faith. The FIEA also prohibits an asset manager from engaging in certain specified conduct, including entering into transactions outside the ordinary course of business or with related parties of the asset manager that are contrary to or violate the J-REIT's interests. Pursuant to the ITA, the unitholders have the right to approve the execution or termination of the asset management agreement at a general meeting of unitholders.
Article 23(1) (e)	
Description of how the AIFM complies with the requirements to cover professional	Not applicable.

liability risks (own funds / professional indemnity insurance)	
Article 23(1) (f)	
Description of any delegated management function such as portfolio management or risk management and of any safekeeping function delegated by the depositary, the identification of the delegate and any conflicts of interest that may arise from such delegations	Not applicable. There is no delegation of such functions beyond the AIFM, which is responsible for portfolio and risk management, and the Custodian, which is responsible for safekeeping activities.
Article 23(1) (g)	
Description of the AIF's valuation procedure and pricing methodology, including the methods used in valuing hard-to-value assets	JRE makes investment decisions based on its investment strategies and in accordance with its articles of incorporation and based on the results of due diligence, including the valuation of properties and consideration of the property appraisal value. The methods and standards that JRE uses for the evaluation of assets are based on the Regulations Concerning the Calculations of Investment Corporations, as well as the Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations and other regulations stipulated by ITA, in addition to Japanese GAAP. J-REITs may only use the valuation methods prescribed in the rules of the Investment Trusts Association, Japan, which emphasize market price-based valuation. Hard-to-value assets, include tenant security deposits, which are not subject to fair value disclosure because they are not marketable, and actual deposit period is not estimable as leases may be cancelled, renewed or re-signed even if a lease term is set in the lease contract. This

	makes a reasonable estimate of future cash flows difficult. Valuation of such hard-to-value assets is included in the notes to JRE's financial statements. If asset valuation methods other than those mentioned in the paragraphs above are to be used in order to determine values for asset management reports, etc., valuation shall be conducted in the following manner. (1) Real estate, real estate leasehold rights and surface rights In principle, valuation shall be based on the appraisal by a real estate appraiser. (2) Trust beneficiary interests and equity interests in anonymous associations and voluntary associations Valuation shall be made by calculating the value of the equity interests in anonymous associations or voluntary associations in relation to real estate, real estate leasehold rights or surface rights, or the value of the trust beneficiary interests obtained by subtracting the amount of liabilities from the aggregate value of assets after (i) determining valuation as described in (1) above with respect to trust assets or the assets of anonymous associations composed of real estate, real estate leasehold rights or surface rights and (ii) determining valuation in accordance with general accepted accounting principles in Japan with respect to trust assets or the assets of anonymous associations or voluntary associations composed of financial assets
Article 23(1) (h)	
Description of the AIF's liquidity risk management, including redemption rights in normal and exceptional circumstances and existing redemption arrangements with investors	JRE seeks to manage the capital resources and liquidity sources to provide adequate funds for current and future financial obligations and other cash needs and acquisitions. JRE has existing credit lines in the amount of 43 billion yen as of September 30, 2014, and has entered into loans and has issued investment corporation bonds in the past. While loans and bonds are exposed to liquidity risk, such risk is managed in ways such as by diversifying the means of funding and lending institutions, dispersing repayment dates, establishing committed credit lines, and keeping sufficient liquidity in hand. JRE is a closed-end investment corporation, and unitholders are not entitled to request the redemption of their investment.
Article 23(1) (i)	
Description of all fees, charges and expenses and a maximum	• Compensation: The articles of incorporation provide that the AIF may pay its executive and supervisory officers up to 800,000 yen and up to 300,000 yen per month, respectively. The board of officers is responsible for determining a reasonable compensation amount for the executive officer and each of the supervisory officers.

amount which is directly / indirectly borne by the investors	• Asset Management Fee: The AIF will pay the Asset Manager asset management fees comprising an periodic fee, incentive fee, acquisition fee, disposition fee and merger fee as follows: Periodic fee – An amount in accordance with operating cash flows for each fiscal period equal to the sum of cash flows multiplied by certain percentages as follows: For the portion of cash flows Up to 2.5 billion yen..... 8.0% More than 2.5 billion yen, up to 4.0 billion yen ..... 5.0% More than 4.0 billion yen ..... 3.0% Incentive fee – The amount calculated as follows if (i) cash flows per unit for the most recent 6 fiscal periods have remained the same or increased and (ii) the current cash flows per unit at the time of the calculation has increased as compared to that of the previous fiscal period: The difference of cash flows per unit for the current fiscal period less the same for the previous fiscal period, multiplied by the number of issued and outstanding units for the current fiscal period, multiplied by 30.0%. If (i) above is not met, but cash flows per unit for the current fiscal period has exceeded average cash flows per unit for the most recent 6 fiscal periods and (ii) above has been met then, the Asset Manager will still be entitled to an incentive fee in accordance with the following: The difference of cash flows per unit for the current fiscal period less average cash flows per unit for the most recent 6 fiscal periods, multiplied by the number of issued and outstanding units for the current fiscal period, multiplied by 30.0%. In calculating cash flows per unit, certain adjustments for units-splits and other events affecting the outstanding number of units will be made. Acquisition/disposition/merger fee – In the event that Real Estate is newly acquired or disposed of, compensation equivalent to the total amount of the acquisition or disposition price of said Real Estate (excluding the acquisition or disposition of interests in *tokumei kumiai*) multiplied by up to 0.5%, will in principle, be payable. In the case of a merger, an amount equal to the fair value of the assets obtained through the merger multiplied by 0.5% will be payable. • Custodian Fee: The AIF will pay the Custodian as follows: A monthly fee calculated as follows:

	The amount up to that equal to total assets as indicated at the end of each month x 0.02% per annum, which shall be the base fee. If assets under custody include real estate, leasehold rights or surface rights, then an additional amount of up to 1,250,000 yen for each asset per 6 months shall be added to the base fee. • Auditor Fee: JRE may pay the accounting auditor up to ¥20 million per fiscal period. The board of officers is responsible for determining the compensation amount for the accounting auditor. • General Administrator fees JRE will pay the General Administrator fees as follows: o Up to 0.1% of total asset value per period for services related to the unitholders, meeting of unitholders and distribution payments depending on the number of unitholders and the amount of work performed; o Up to 0.1% of total asset value per period for services related to the administration of special accounts depending on the number of unitholders and the amount of work performed; o Fees related to each bond offering, generally up to ¥12,000,000 per offering and other fees related to administration related to such bonds; and o Other fees up to the amount obtained by multiplying 0.095% per annum to total assets at the end of each month for each fiscal period in connection with: o The meeting of the board of officers; o Accounting and book-keeping administration; and o Tax administration The AIF may also incur other miscellaneous fees in connection with the issuance of units, and the operation, acquisition or disposition of properties.
Article 23(1) (j)	
Description of the AIFM's procedure to ensure fair treatment of investors and details of any preferential treatment received by	Under Article 77 paragraph 4 of the ITA, which applies the requirements of Article 109 paragraph 1 of the Companies Act to investment corporations, investment corporations are required to treat unitholders equally depending on the number and content of units held. In addition, upon liquidation, the allotment of residual assets to unitholders is required to be made equally depending on the number units held under Article 77 paragraph 2 item 2 and Article 158 of the ITA.

<table>
<tr><td>investors, including detailing the type of investors and their legal or economic links with the AIF or AIFM</td><td></td></tr>
<tr><td>Article 23(1) (k)</td><td></td></tr>
<tr><td>The latest annual report referred to in Article 22(1)</td><td>Not applicable. (The semiannual reports of the AIF are, however, available at http://www.j-re.co.jp/english/)</td></tr>
<tr><td>Article 23(1) (l)</td><td></td></tr>
<tr><td>The procedure and conditions for the issue and sale of the units</td><td>JRE is authorized under the articles of incorporation to issue up to 4 million units. Its units have been listed on the Tokyo Stock Exchange since September 10, 2001. Secondary market sales and transfers of units will be conducted in accordance with the rules of the Tokyo Stock Exchange. Unit prices on the Tokyo Stock Exchange are determined on a real-time basis by the equilibrium between bids and offers. The Tokyo Stock Exchange sets daily price limits, which limit the maximum range of fluctuation within a single trading day. Daily price limits are set according to the previous day’s closing price or special quote.</td></tr>
<tr><td>Article 23(1) (m)</td><td></td></tr>
<tr><td>Latest net asset value of the AIF or latest market price of the unit or share of the AIF</td><td>JRE’s unit’s latest market price is publicly available at the Tokyo Stock Exchange or from financial information vendors at http://www.reuters.com/finance/stocks/overview?symbol=8952.T</td></tr>
<tr><td>Article 23(1) (n)</td><td></td></tr>
<tr><td>Details of the historical performance of the AIF, where available</td><td>The units of JRE were listed on the Tokyo Stock Exchange on September 10, 2001.
The most recent five fiscal period performance of the units is as follows.
<table>
<tr><td>Fiscal period (six months ended)</td><td>Total Assets (JPY million)</td><td>Total Net Assets (JPY million)</td><td>Net Assets per unit (base value) (JPY)</td></tr>
<tr><td>September 30, 2014</td><td>813,931</td><td>436,622</td><td>348,871</td></tr>
<tr><td>March 31, 2014</td><td>817,130</td><td>405,355</td><td>341,128</td></tr>
<tr><td>September 30, 2013</td><td>775,066</td><td>405,415</td><td>341,178 (Note)</td></tr>
</table></td></tr>
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March 31, 2013	765,628	405,280	341,065 (Note)
September 30, 2012	724,851	372,429	339,164 (Note)

(Note) JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014.
The figures of Net Assets per unit take the split into account.

Article 23(1) (o)	
Identity of the prime broker, any material arrangements of the AIF with its prime brokers, how conflicts of interest are managed with the prime broker and the provision in the contract with the depositary on the possibility of transfer and reuse of AIF assets, and information about any transfer of liability to the prime broker that may exist	Not applicable.
Article 23(1) (p)	
Description of how and when periodic disclosures will be made in relation to leverage,	The AIFM will disclose the matters described in Articles 23(4) and 23(5) periodically through the AIF Internet website and semi-annual report.

liquidity and risk profile of the assets, pursuant to Articles 23(4) and 23(5)	
Article 23(2)	
The AIFM shall inform the investors before they invest in the AIF of any arrangement made by the depository to contractually discharge itself of liability in accordance with Article 21(13)	Not applicable.
The AIFM shall also inform investors of any changes with respect to depositary liability without delay	Not applicable.

Article 23(4)(a)	
Percentage of the AIF's assets which are subject to special arrangements arising from their illiquid nature. The percentage shall be calculated as the net value of those assets subject to special arrangements divided by the net asset value of the AIF concerned	There are no assets that are subject to special arrangements arising from their illiquid nature.

Overview of any special arrangements, including whether they relate to side pockets, gates or other arrangements	There are no such special arrangements.
Valuation methodology applied to assets which are subject to such arrangements	There are no such special arrangements.
How management and performance fees apply to such assets	There are no such special arrangements.
Article 23(4)(b)	
Any new arrangements for managing the liquidity of the AIF	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
For each AIF that the AIFM manages that is not an unleveraged closed-end AIF, notify to investors whenever they make changes to its liquidity management systems (which enable an AIFM to monitor the liquidity risk of the AIF and to ensure the liquidity profile of the investments of the AIF complies with its underlying obligations) that are material in accordance with Article 106(1) of Regulation (EU) No 231/2013 (ie. there is a substantial likelihood that a reasonable investor, becoming aware of such information, would reconsider its investment in the AIF, including because such information could impact an investor's ability to exercise its rights in relation to its investment, or otherwise prejudice the interests of one or more investors in the AIF).	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.

Immediately notify investors where they activate gates, side pockets or similar special arrangements or where they decide to suspend redemptions	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
Overview of changes to liquidity arrangements, even if not special arrangements	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
Terms of redemption and circumstances where management discretion applies, where relevant	JRE is a closed-end investment corporation, and unitholders are not entitled to request the redemption of their investment.
Also any voting or other restrictions exercisable, the length of any lock-up or any provision concerning 'first in line' or 'pro-rating' on gates and suspensions shall be included	There are no voting or other restrictions on the rights attaching to units.
Article 23(4)(c)	
The current risk profile of the AIF and the risk management systems employed by the AIFM to manage those risks	The appropriateness and effectiveness of the risk management structure are regularly evaluated and enhanced by the AIFM. Deposits are exposed to risks of failure of the financial institution holding the deposit and other credit risks, but JRE manages credit risk by restricting the term of the deposit to relatively short periods and setting a minimum credit rating requirement for the deposit-taking financial institutions. Funds from debts and investment corporation bonds are mainly used for asset acquisition or debt repayment, etc. While floating-rate short-term and long-term loans are exposed to the risk of interest rate hike, such risk is mitigated by the Company's low LTV and relatively high percentage of long-term fixed-rate debts within the total borrowing. Loans and investment corporation bonds involve liquidity risk at the time of maturity. To manage such liquidity risk, the Company implements measures such as (i) maintaining and strengthening its ability to access equity markets to secure funds, (ii) maintaining commitment lines with major financial institutions, and (iii) preparing monthly financial plans. The Company also utilizes derivative transactions (interest-rate swap transactions) as a hedge against interest-rate risk derived from floating-rate long-term loans, thereby maintaining the overall interest rates on the loans at an effectively

	fixed level. Tenant security deposits are exposed to liquidity risk arising from vacating of properties by tenants due to the termination of contract. JRE manages this risk by monitoring forecasted cash flows on a monthly basis to ensure it has sufficient funds.
Measures to assess the sensitivity of the AIF's portfolio to the most relevant risks to which the AIF is or could be exposed	No such measures have been implemented.
If risk limits set by the AIFM have been or are likely to be exceeded and where these risk limits have been exceeded a description of the circumstances and the remedial measures taken	No such situation has occurred.
Article 23(5)(a)	
Any changes to the maximum amount of leverage which the AIFM may employ on behalf of the AIF, calculated in accordance with the gross and commitment methods. This shall include the original and revised maximum level of leverage calculated in accordance with Articles 7 and 8 of Regulation (EU) No 231/2013, whereby the level of leverage shall be calculated as the relevant exposure divided by the net asset value of the AIF.	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.
Any right of the reuse of collateral or any guarantee granted under the leveraging agreement, including the nature of the rights granted for the reuse of collateral and the nature of the guarantees granted	No such right or guarantee exists.
Details of any change in service providers relating to the above.	Any new arrangements or change in applicable arrangements will be disclosed at an appropriate time.

Article 23(5)(b)	
Information on the total amount of leverage employed by the AIF calculated in accordance with the gross and commitment methods	The aggregate amount of debt with interest is JPY 323,550 million as of September 30, 2014.