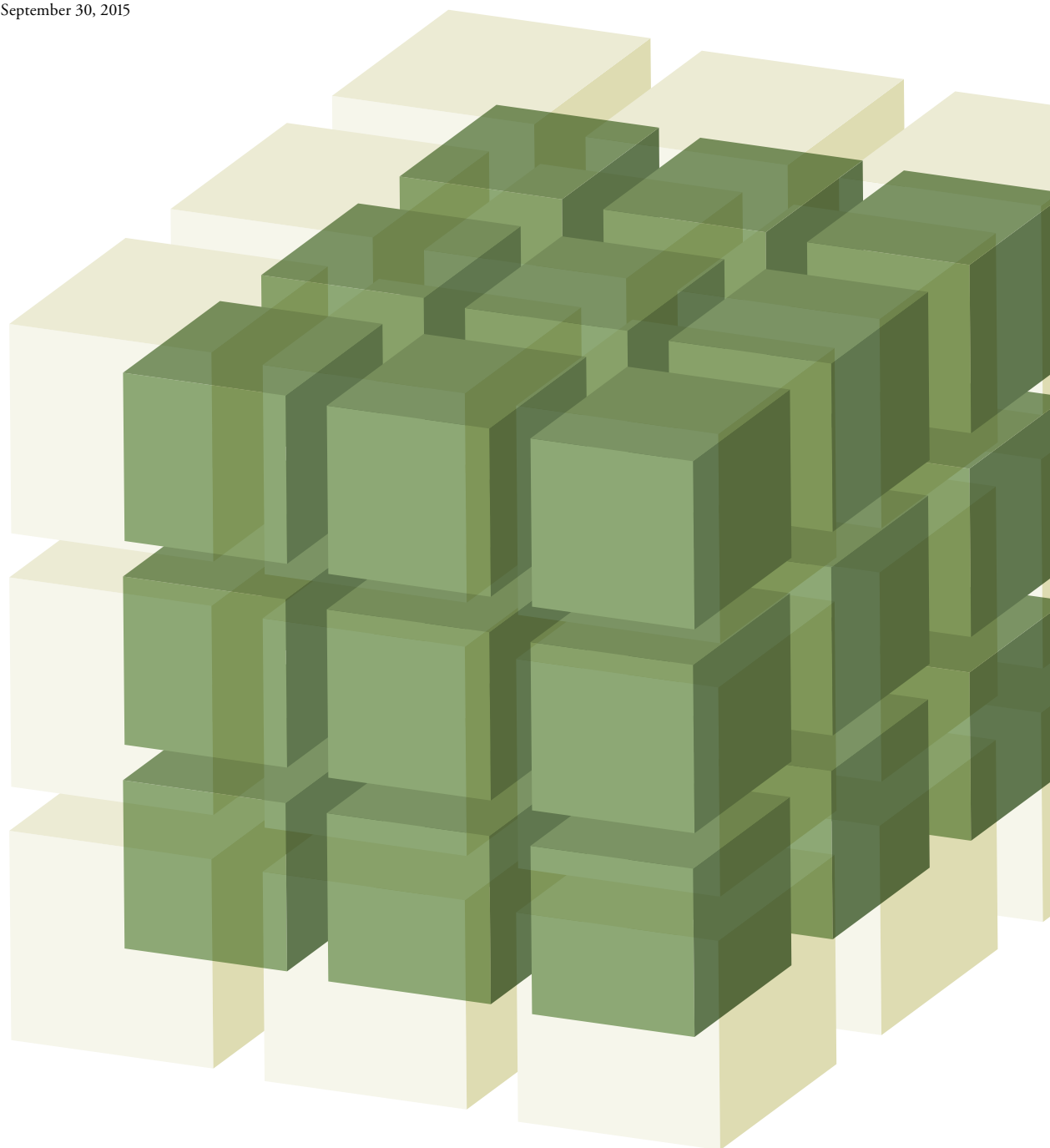


Japan Real Estate Investment Corporation

SEMIANNUAL REPORT

September 2015

For the period from April 1, 2015 to September 30, 2015



Profile

Japan Real Estate Investment Corporation (“the Company”) was established as one of the first real estate investment corporations in Japan following revisions to the Act on Investment Trusts and Investment Corporations of Japan, as amended, or the ITA. Its investments focus primarily on office buildings, and it is aiming to maintain geographical diversity while seeking stable growth and dividends in the medium- to long-term. The Company was listed on the Tokyo Stock Exchange on September 10, 2001 (Securities Code: 8952).

Note: Investment corporations, including the Company, are special legal entities incorporated and operated under the ITA. Accordingly, the “units” of such investment corporations, including the units of the Company, are governed by the ITA and represent the equity interests in such investment corporations, which may differ in certain material respects from the “shares” governed by the Corporation Law of Japan and representing the equity interests in Japanese ordinary corporations incorporated and operated under the Corporation Law of Japan. Investors and readers are specifically reminded to pay attention to such differences when reviewing this semiannual report and making any investment decision on or in respect of the units of the Company. “Unitholders” of the Company may be construed accordingly. Each investor and reader should consult their own legal, tax and other advisors regarding all Japanese legal, tax and other consequences of an investment in the units of the Company, with specific reference to their own legal, tax and other situation and any recent changes in applicable laws and guidelines or their interpretation.

Contents

The Strengths of Japan Real Estate Investment Corporation	p. 1
To Our Unitholders	p. 2
Financial Highlights	p. 6
Top 10 Unitholders	p. 6
Unit Price Performance	p. 6
Portfolio Highlights	p. 7
Asset Management Summary	p. 8
Asset Size, Property Acquisitions and Performance Trends	p.10
The Portfolio of Japan Real Estate Investment Corporation	p.12
Overview of Portfolio Properties	p.17
Financial Section	p.23
Corporate Data	p.51

The Strengths of Japan Real Estate Investment Corporation

STRENGTHS

Stable Dividends

— Actual dividend per unit
for the September 2015 period:

¥8,001

— Forecasted dividend per unit
for the March 2016 period:

¥8,080

Collaboration with Sponsors

— Expertise of
Mitsubishi Estate Co., Ltd.
and **Mitsui & Co., Ltd.**
is being fully utilized.

Steady Growth with Quality Portfolio

As of September 30, 2015

— Total acquisition price:

¥927,778 million

— Maintains **70** properties

— The first listed J-REIT, showing steady performance for 28 consecutive periods

Sound Financial Base

As of September 30, 2015

— Highest level of credit ratings for a J-REIT:

A+ from S&P, **A1** from Moody's,
AA from R&I

— LTV (Interest-bearing debt / Total assets):

41.5%

— Long-term, fixed interest-bearing debt ratio*:

90.2%

* Long-term, fixed interest loans + Investment corporation bonds (including current portion of Long-term, fixed interest loans and Investment corporation bonds) / Total interest-bearing debt

To Our Unitholders

In the September 2015 period, we were able to return to a dividend in the 8,000 yen range for the first time in three and a half years. By continuing operations that put an emphasis on external growth, we acquired three new properties for a total of 44.2 billion yen. Meanwhile, for internal growth, we actively made efforts in upward rent revisions and were able to continue raising rent levels of existing buildings following the March 2015 period.

Business Performance for the September 2015 Period

Summary of Financial Results and Cash Dividend

In the September 2015 period (April 1, 2015 to September 30, 2015) Japan Real Estate Investment Corporation (“the Company”) recorded operating revenues totaling 29,980 million yen, up 5.9% compared with the previous period. On the earnings front, operating income increased 7.2%, to 12,054 million yen. After deducting expenses for interest payments on loans and other costs, ordinary income increased 9.0%, to 10,487 million yen, and profit increased 8.9%, to 10,476 million yen.

Turning to dividends, the Company will make cash distributions using accounting profits based on the dividend policy outlined in Article 32-2 of the Company’s Articles of Incorporation, in an amount that exceeds 90% of earnings available for dividends as required by Article 67-15 of the Special Taxation Measures Law of Japan. Based on this policy, the Company was able to maintain retained earnings brought forward as the amount of dividends did not exceed earnings available for distribution at the end of the period. Therefore, the total amount of dividends that the Company has determined to pay out is 10,475,789,310 yen for the period under review, which is a multiple of 1,309,310—the number of units outstanding as of September 30, 2015. Accordingly, the per-unit cash dividend is 8,001 yen.

Operating Environment and Performance

During the period under review, the Japanese economy continued on a gradual trend toward improvement due to improved corporate earnings and a recovery in capital investment, as well as steady personal consumption supported by improvement in employment conditions.

In addition, in the market for leased office space, there was further improvement in the supply-demand balance, primarily within the central Tokyo, and advertised rents continued to rise modestly, mainly for relatively new buildings located in excellent locations. Furthermore, in other major cities, a gradual improvement in occupancy rates was seen.

In the investment market for real estate, against a backdrop of continued favorable conditions in the financing environment and anticipation of further improvement in the market for office buildings, the desire of domestic and overseas investors to acquire properties has been strong and, as a result, competition to acquire properties is becoming increasingly more severe.

Under such market conditions, the Company made sound investments under the Investment Guideline of providing stable dividends to unitholders, which was set forth at the time of the Company’s listing on the TSE and remains unchanged to this date. Accordingly, the Company was able to set its dividend at the 8,000 yen level for the first time in three and a half years (seven periods) for the current period under review.

For internal growth, as the Company made efforts to maintain and improve occupancy rates through meticulous property leasing, the Company’s occupancy rate was 97.7% as of September 30, 2015, remaining at nearly the same level as the 97.8% occupancy rate as of March 31, 2015.

As for external growth, the Company acquired the Umeda Square Building (Osaka City, Osaka Prefecture), located in the Umeda area—the center of Osaka’s business district—for 15,523 million yen on April 1, 2015. In addition, the Company also acquired an additional 5.0% quasi-co-ownership interest of trust beneficiary right in trust of real estate pertaining to the Shiodome Building (Minato-ku, Tokyo) for 10,100 million yen on May 1, 2015, in an effort to acquire additional interest in existing portfolio properties. Accordingly, the Company’s quasi-co-ownership percentage of the Shiodome Building rose from 40.0% to 45.0%. Furthermore, on September 1, 2015, the Company acquired a 55.35443% share of ownership of the AER (Sendai City, Miyagi Prefecture) for 18,640 million yen, a large-scale multi-functional building that is directly connected to the JR Sendai Station via elevated pedestrian walkways. In this way, the Company is working to improve the quality and expand the size of its portfolio.

We will continue to focus our efforts on external growth moving forward. However, amid severe competition for property acquisition, we will adhere to a consistent evaluation criteria and acquire properties that possess a medium- to long-term competitive edge. In addition, as the market for leased office space steadily recovers, we will focus on improving earnings from existing buildings by raising rent levels. In this way, we will aim for stable dividend growth at an even higher level.

As a result of the above, the Company's portfolio at the end of the fiscal period under review, September 30, 2015, consisted of 70 properties, with a total acquisition price of 927,778 million yen. Total leasable space stood at 832,030m², with a total of 1,461 tenants.

Notes: 1. The part of the Jingumae Media Square Building site (acquisition price: 614 million yen) that was expropriated by the Tokyo Metropolitan Government on October 30, 2009, is included in the total acquisition price. The total acquisition price in the subsequent sections follows the same convention.
2. The Nippon Brunswick Building (land with leasehold interest), whose building ownership was transferred on August 23, 2013, is included in the above number of properties and total acquisition price, but is not included in total leasable space or total number of tenants.

Finance Activities

In addition to maintaining LTV ratio (ratio of interest-bearing debt to total assets) of 30% to 40% under normal business conditions, the Company strives to maintain a sound and conservative financial profile by raising its long-term fixed interest-bearing debt ratio (ratio of long-term fixed interest-bearing debt (including the current portion of long-term loans and investment corporation bonds) to total interest-bearing debt).

Concerning new loans related to property acquisition and the refinancing of existing loans, the Company carries out loans strategically and flexibly after giving close consideration to borrowing cost and the relationship the Company has with the lenders. The Company also takes into consideration such factors as staggering maturities, extended durations, diversity of stable lenders, and the possibility of repayment with funds procured from issuing new investment units. Moreover, in the event that interest rate fluctuation occurs on a long-term loan, the Company reduces future risk of interest rate fluctuation by making use of interest-rate swap transactions.

In regard to funding activities in the fiscal period under review, at the Board of Directors' meetings held on March 18, 2015, and March 30, 2015, the Company decided to issue new investment units (54,000 units by public offering and 3,780 units by third-party allocation). As a result of this issuance, the Company procured approximately 29,189 million yen on April 6, 2015, from the public offering portion and approximately 2,043 million yen on May 11, 2015, from the third-party allocation portion.

The funds procured from issuing new investment units by public offering were used to repay short-term loans and redeem the 7th investment corporation bond totaling 10,000 million yen, which matured on April 23, 2015. The funds were also allocated to the additional acquisition of co-ownership interest pertaining to the Shiodome Building mentioned above. Funds procured from issuing new investment units by third-party allocation were also used to repay short-term loans. Also, in regard to the 8th investment corporation bond totaling 10,000 million yen, which matured on July 23, 2015, the Company temporarily used funds procured from short-term loans to carry out the bond's redemption. Afterwards, the Company made a partial repayment of these short-term loans using borrowings through general syndication (6,500 million yen) and cash reserves (2,000 million yen).

As a result of these financing activities, as of September 30, 2015, the Company's total interest-bearing debt was 373,450 million yen. This amount consists of long-term loans totaling 316,750 million yen (including the current portion of long-term loans totaling 32,100 million yen), short-term loans totaling 36,700 million yen, and investment corporation bonds totaling 20,000 million yen (there is no current portion of investment corporation bonds).

As of September 30, 2015, the Company's long-term fixed interest-bearing debt ratio stood at 90.2%, maintaining a level of over 90%. In addition, the LTV ratio stood at 41.5%.

Also, on September 18, 2015, the Company increased the commitment line from 43,000 million yen to 50,000 million yen.

The Company's credit ratings as of September 30, 2015 were as follows:

Rating Agency	Credit Rating
Standard & Poor's Ratings Japan K.K.	Long-term: A+; Short-term: A-1; Outlook: Stable
Moody's Japan K.K.	Rating: A1; Outlook: Negative
Rating and Investment Information, Inc.	Rating: AA; Outlook: Stable

Outlook

Operating Environment

In the Japanese economy, amid a continued trend toward improvement in corporate earnings, employment, and personal income, it is anticipated that the introduction of various political policies will support further economic recovery. However, depending on such factors as monetary policy in the United States and deceleration of the Chinese economy and other emerging nations in Asia, it is still necessary to bear in mind the risk of an economic downturn.

In the market for leased office space, although the pace of declining vacancy rates is expected to slow down, thanks to steady demand for office spaces, it is anticipated that the gradual rise in rent levels will continue, especially for buildings with a strong competitive edge.

Meanwhile, in the investment market for real estate, intensifying competition to acquire properties and transactions carried out at higher valuation is likely to continue as the financing market is expected to remain favorable.

Property Management

Based on the conditions stated above, the Company will adhere to the following management policies in order to maintain and improve profitability.

- (i) Strengthen relationships of trust with existing tenants
The Company has contracts with numerous property management companies. Most of these companies were already handling the management of their buildings before the Company acquired them and had thus built relationships of trust with their tenants. The Company will work to further solidify these relationships by anticipating tenants' needs and providing tailored services to increase tenant satisfaction, thereby maintaining and improving occupancy rates, raising rent levels, and curtailing demands for rent reduction.
- (ii) Fill vacancies promptly
In cooperation with the property management companies mentioned above, the Company will actively seek the most appropriate tenants for each property, based on location and features, in order to fill current and anticipated vacancies as rapidly as possible. Furthermore, the Company will work to uncover additional needs for floor space among the existing tenants.

- (iii) Stabilize revenues and earnings
With the aim of stabilizing revenues and earnings, the Company will endeavor to secure fixed and long-term leasing agreements with its large-scale tenants.
- (iv) Reduce management costs
The Company has introduced sound competitive principles for its multiple property management companies to follow and is revamping their management systems and cost structures on an ongoing basis.

Property Acquisitions and Sales

The Company has adopted the following policies for acquiring properties.

- (i) To access information quickly, the Company continues to enhance its property information channels while working to develop new channels.
- (ii) In its acquisition activities, the Company continues to meticulously monitor and examine economic, physical, and legal factors, including rights-related issues, when selecting properties. In particular, with regard to the structure of buildings, the Company requires buildings to meet or exceed new earthquake-resistance standards, verifies the need for renovations by appropriately grasping current conditions based on engineering reports, and exclusively targets properties capable of maintaining a competitive edge in terms of the facilities they offer over the medium- to long-term.
- (iii) In accordance with its acquisition policies, the Company shall maintain its portfolio so that 70% or more of the portfolio properties are located within the Tokyo metropolitan area, with the remaining 30% or less located in other major cities.

Under these policies, the Company will continue to acquire highly competitive properties. At the same time, in order to further improve the quality of its portfolio, the Company will remain open to the replacement of portfolio properties with due consideration given to timing.



Hiroshi Nakajima (Left)

Executive Director of Japan Real Estate Investment Corporation

Hiroshi Katayama (Right)

CEO & President of Japan Real Estate Asset Management Co., Ltd.

Financial Policy

- (i) In principle, the Company shall maintain an LTV ratio that does not exceed 65%. To ensure an even lower interest-bearing debt ratio, the Company adopts the conservative target level of 30% to 40%.
- (ii) The Company shall set the ceiling for the combined total of loans and investment corporation bonds at one trillion yen.
- (iii) When obtaining a loan, the Company shall only negotiate with qualified institutional investors (limited to those defined under Article 67-15 of the Act on Special Measures Concerning Taxation) before executing a loan agreement.
- (iv) With the purpose of maintaining liquidity at an appropriate level, the Company may establish preliminary borrowing frameworks such as overdraft agreements and commitment line agreements, or may conclude preliminary contracts for loans, as needed.
- (v) The Company aims for the best possible execution of financial transactions by negotiating with numerous financial institutions.

Performance Forecasts for the March 2016 and September 2016 Fiscal Periods

For the March 2016 period (October 1, 2015 to March 31, 2016), the Company forecasts operating revenues totaling 30,380 million yen, operating income totaling 12,150 million yen, ordinary income totaling 10,590 million yen, and profit totaling 10,580 million yen. The Company plans to declare a cash dividend is 8,080 yen per unit.

For the September 2016 period (April 1, 2016 to September 30, 2016), the Company forecasts operating revenues totaling 30,870 million yen, operating income totaling 12,310 million yen, ordinary income totaling 10,760 million yen, and profit totaling 10,740 million yen. The Company plans to declare a cash dividend is 8,210 yen per unit.

Operating revenues, operating income, ordinary income, profit, and cash dividend per unit may vary depending on changes in the market situation.

Hiroshi Nakajima

Executive Director of Japan Real Estate Investment Corporation

Hiroshi Katayama

CEO & President of Japan Real Estate Asset Management Co., Ltd.

Financial Highlights

	Millions of yen				
	For the period from April 1, 2015 to September 30, 2015	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2014 to September 30, 2014	For the period from October 1, 2013 to March 31, 2014	For the period from April 1, 2013 to September 30, 2013
Operating revenues	¥29,980	¥28,314	¥27,760	¥26,582	¥26,225
Operating income	12,054	11,243	11,255	10,831	10,781
Ordinary income	10,487	9,625	9,582	9,083	9,143
Profit	10,476	9,619	9,572	9,070	9,129
Net operating income (NOI) (Note 1)	19,670	18,412	18,105	17,481	17,205
Funds from operations (FFO) (Note 2)	16,808	15,629	15,455	14,719	14,619
FFO multiple (Times) (Note 3)	21.5	22.6	22.9	20.9	23.4
Cash distribution	10,475	9,613	9,571	9,070	9,129
Number of units (Note 4)	1,309,310	1,251,530	1,251,530	1,188,280	594,140
Dividend per unit (Yen) (Note 4)	8,001	7,681	7,648	7,633	15,366

Notes: 1. NOI = Property-related revenues – Property-related expenses (excluding Depreciation)

2. FFO = Profit + Depreciation – Gain (loss) on sale of properties

3. FFO multiple = Unit price at end of the respective term / FFO per unit (Annualized)

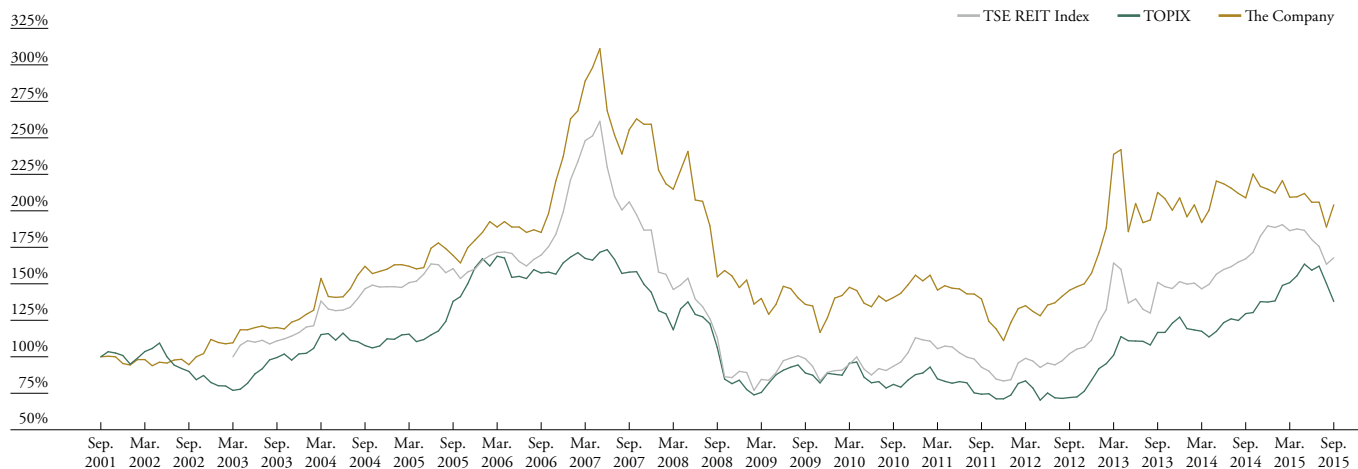
(Annualized portion of the calculation given in Note 3 assumes a fiscal period of 183 days for the period ended September 30, 2013, 182 days for the period ended March 31, 2014, 183 days for the period ended September 30, 2014, 182 days for the period ended March 31, 2015 and 183 days for the period ended September 30, 2015.)

4. The Company implemented a 2-for-1 split of each investment unit as of January 1, 2014.

Top 10 Unitholders As of September 30, 2015

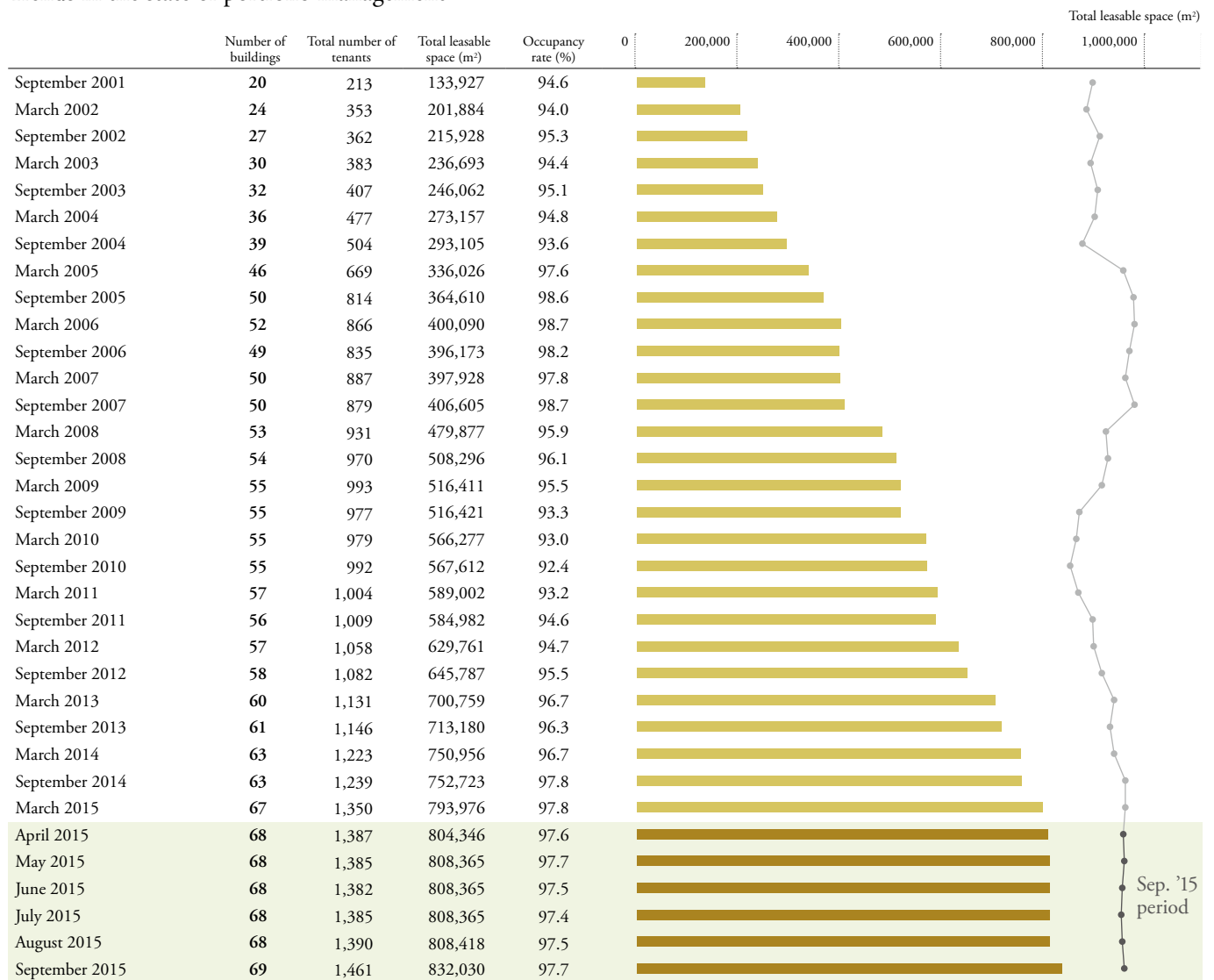
Unitholders	Units	% of total units outstanding
Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	248,783	19.00%
The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	109,242	8.34%
Trust & Custody Services Bank, Ltd. (Toshin Acc.)	103,528	7.91%
The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	54,608	4.17%
STATE STREET BANK WEST CLIENT-TREATY 505234	24,994	1.91%
CBLDN-STICHTING PGGM DEPOSITARY-LISTED REAL ESTATE PF FUND	24,801	1.89%
STATE STREET BANK AND TRUST COMPANY 505223	22,332	1.71%
STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT 505233	22,301	1.70%
NOMURA BANK (LUXEMBOURG) S.A.	17,225	1.32%
Mitsubishi Estate Co., Ltd.	17,120	1.31%

Unit Price Performance



Portfolio Highlights

Trends in the state of portfolio management

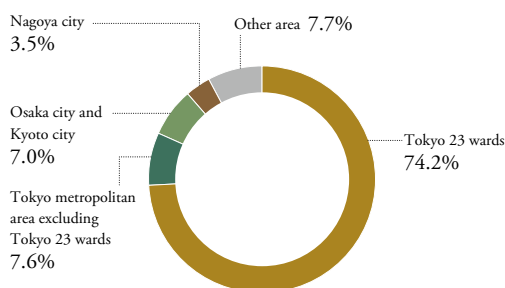


Notes: 1. The total number of tenants is the gross number of tenants by building.
 2. Nippon Brunswick Building (land with leasehold interest) is not included.

Portfolio breakdown As of September 30, 2015

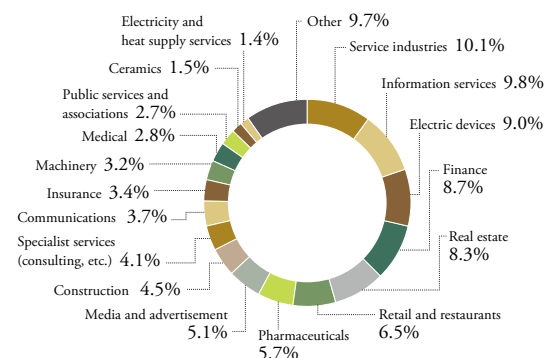
Properties by geographic region

(Percentage based on acquisition price)



Tenants by industry type

(Percentage based on leased space)

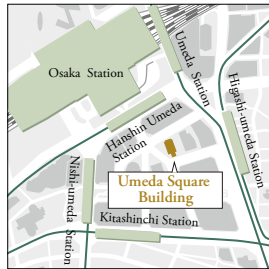


* Nippon Brunswick Building (land with leasehold interest) is not included.

Asset Management Summary

For the period from April 1, 2015 to September 30, 2015

Acquired Assets



Umeda Square Building

Property Summary

- Location: 12-17, 1 Chome, Umeda, Kita-ku, Osaka City, Osaka Prefecture
- Site area: 1,652.88m²
- Floor area of building: 18,673.28m²
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof
- Floors: Above ground: 17 floors
Below ground: 3 floors
- Completion: July 1995
- Acquisition date: April 1, 2015
- Acquisition price: ¥15,523,520 thousand
- Type of ownership: Land: Ownership
Building: Ownership
- Seller: Hayabusa Godo Kaisha
- Property management company: Mitsubishi Jisho Property Management Co., Ltd.

The Company evaluated the following two points in the determination of acquisition.

(1) Superior location

This property is located in Umeda, the center area for business in Osaka, within a couple of minutes' walk from Osaka Station of the JR Line, Kitashinchi Station of the JR Tozai Line, Umeda Station of the Hanshin Electric Railway and the Hankyu Railway, Umeda Station, Higashi-Umeda Station and Nishi-Umeda Station of the Osaka Municipal subway. In addition, it is directly connected to the underground mall, DIAMOR OSAKA, where there are lots of restaurants and shops. It provides high convenience and attractiveness.

(2) High competitiveness as an office building

High level of visibility with its dignified appearance, its traffic convenience and 185 tsubo of standard floor area for leasing provide high competitiveness to meet a variety of needs of tenants including those who weigh on accessibleness for their customers. The common area of this building is expected to be strongly appealing for tenants as it was renewed last year.



Shiodome Building (Additional Acquisition)

Property Summary

- Location: 2-20, 1 Chome, Kaigan, Minato-ku, Tokyo
- Site area: 12,054.22m²
- Floor area of building: 115,930.83m²
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof
- Floors: Above ground: 24 floors
Below ground: 2 floors
- Completion: December 2007
- Acquisition date: May 1, 2015
- Acquisition price: ¥10,100 million
- Type of ownership: Land: Ownership
Building: Ownership (5% of quasi-co-ownership)
- Seller: Godo Kaisha Shiodome Investment
- Property management company: Mitsubishi Jisho Property Management Co., Ltd.

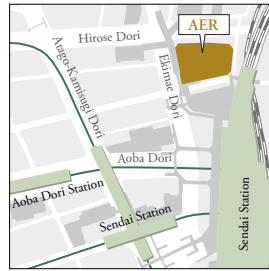
The Company evaluated the following two points in the determination of acquisition.

(1) High competitiveness as an office building

This property is located in front of Hamamatsucho Station of the JR Line and is the south gateway of the Shiodome area. It is also within three minutes' walk from Hamamatsucho Station of the JR Line and Daimon Station of the Toei Asakusa Line and the Toei Oedo Line. In addition, it is accessible to Tokyo Station and Shinagawa Station, which are hub stations for Shinkansen, and also to Haneda Airport (Tokyo International Airport), providing great traffic convenience. As for other features, it is a comparatively new building completed in December 2007 and has over 1,000 tsubo area and 2,900 mm ceiling height (with 100 mm of OA floor) of open-plan spacious standard floor for leasing.

(2) Increase in share of co-ownership of the building

Since the Company's shares of quasi-co-ownership of trust beneficiary right in trust of this property went up to 45.0% from 40.0% after the above acquisition, further improvement in operational efficiency and the value of the asset can be expected.



AER

Property Summary

- Location: 3-1, 1 Chome, Chuoh, Aoba-ku, Sendai City, Miyagi Prefecture
- Site area: 6,591.05m²
- Floor area of building: 73,186.57m²
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof
- Floors: Above ground: 31 floors
Below ground: 3 floors
- Completion: March 1998
- Acquisition date: September 1, 2015
- Acquisition price: ¥18,640 million
- Type of ownership: Land: Ownership (share of co-ownership)
Building: Co-ownership of compartmentalized building units (share of ownership of the building: 55.35443%)*
- Seller: SCG16 Tokutei Mokuteki Kaisha
- Property management company: Office units: Mitsubishi Jisho Property Management Co., Ltd.
Retail units: CROPS, Inc.

* Share of ownership of the building represents the shares of communal space stipulated in the bylaw.

The Company evaluated the following two points in the determination of acquisition.

(1) Superior location

This property has a strong advantage as a business hub as it provides a high convenience in traffic due to its direct connection to Sendai Station, which is a terminal station for the Tohoku region, with an elevated pedestrian walkway (only a two-minute walk), and is also accessible to the Sendai-Miyagi exit of the Tohoku expressway and the Sendai Airport.

(2) High competitiveness

This property is a multi-tenant, large-scale multi-functional building completed in 1998 with a municipal center named the "Sendai City Information & Industrial Plaza", which includes a multi-purpose hall used for variety of events, and retail floors, where many specialty stores can be found. In addition, approx. 300 tsubo leasable areas on the standard office floor can be divided into eight zones (of approx. 30 or 60 tsubo) and it corresponds to the BCP (Business Continuity Plan) with built-in passive mass dampers (vibration control device). Its competitiveness is very high for this area.

Issuance of New Investment Units

Public offering of new investment units

Number of newly issued units:	54,000
Offer price (subscription price):	¥557,620 per unit
Aggregate amount of offer price (subscription price):	¥30,111,480,000
Issue price:	¥540,550 per unit
Aggregate amount of issue price:	¥29,189,700,000
Payment date:	April 6, 2015

Issuance of new investment units by third-party allocation

Number of units issued:	3,780
Issue price:	¥540,550 per unit
Aggregate amount of issue price:	¥2,043,279,000
Payment date:	May 11, 2015
Allottee:	SMBC Nikko Securities Inc.

With the funds procured from the above public offering of new investment units, the Company acquired an additional 5.0% (10,100 million yen) quasi-co-ownership interest of trust beneficiary right in trust of real estate pertaining to the Shiodome Building. In addition, the Company made repayments of short-term loans and redeemed investment corporation bonds. The remaining funds have been allocated as cash reserves for acquiring specified assets and repaying loans in the future.

In addition, with the funds procured from the issuance of new investment units by third-party allocation, the Company made a prepayment of short-term loans. The remaining funds have been allocated as cash reserves for acquiring specified assets and repaying loans in the future.

Asset Size, Property Acquisitions and Performance Trends

Occupancy rate

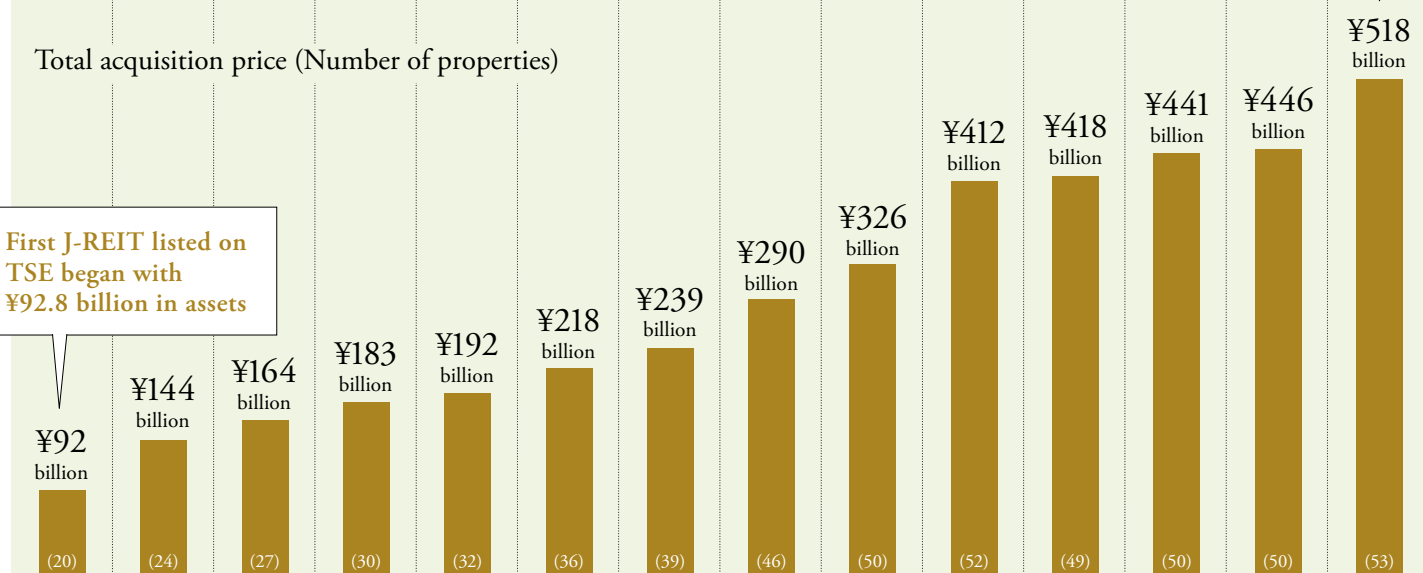
94.6% 94.0% 95.3% 94.4% 95.1% 94.8% 93.6% 97.6% 98.6% 98.7% 98.2% 97.8% 98.7% 95.9%

In September 2001, the Company became the first J-REIT in Japan listed on the Tokyo Stock Exchange. Since then, the Company has targeted stable management to fulfill its goal of maintaining or increasing dividend per unit over the medium- to long-term. The Company's growth is 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. The size of the Company's assets (total acquisition price) has grown from ¥92.8 billion at IPO to ¥927.7 billion as of the period ended September 30, 2015 due to the steady achievement of external growth strategies. However, in terms of internal growth strategies, ongoing efforts are being made in such areas as maintaining stable occupancy rates and reducing building management costs.

Steady growth in asset size

Total acquisition price (Number of properties)

First J-REIT listed on TSE began with ¥92.8 billion in assets



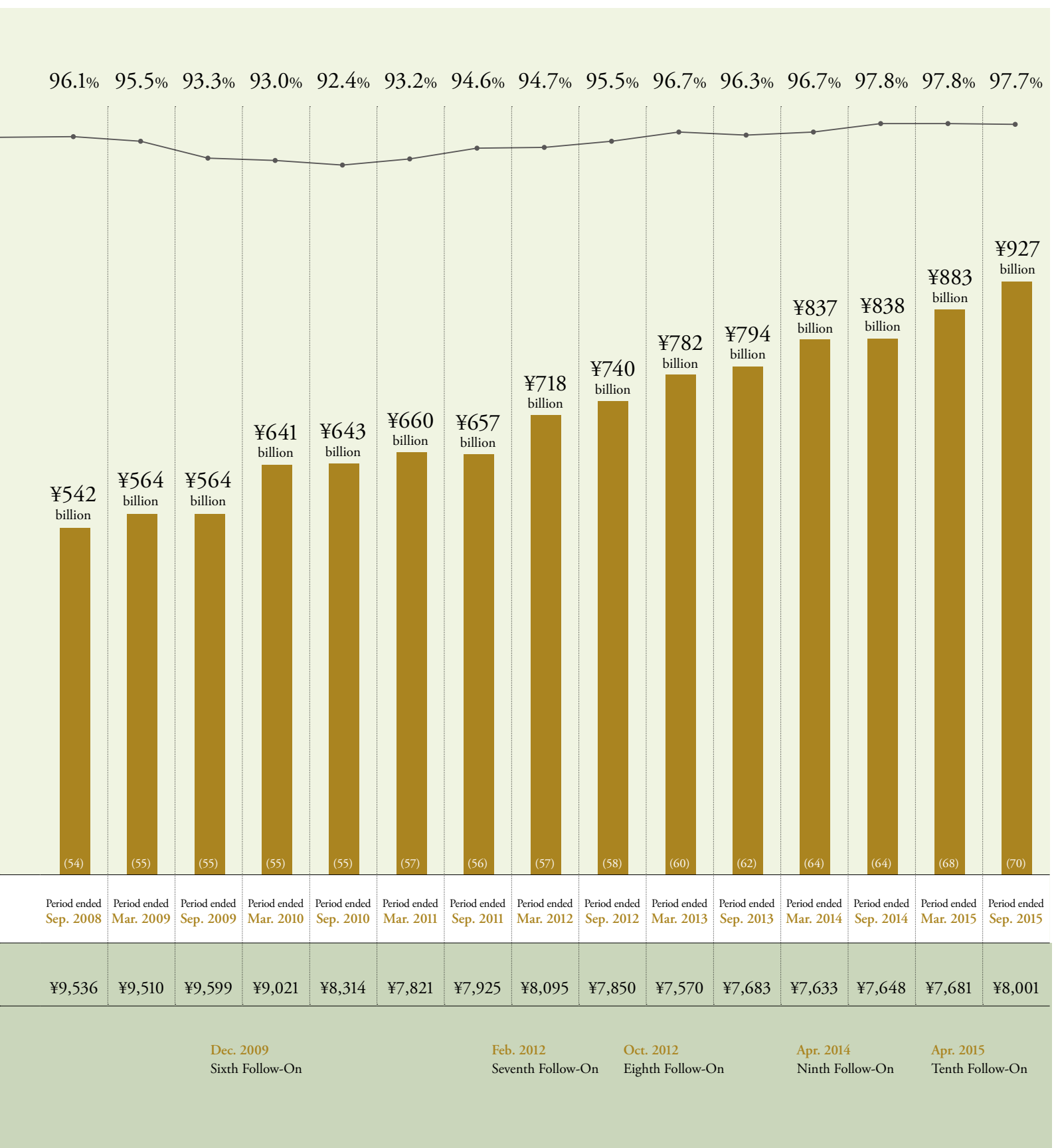
Dividend per unit*

¥7,491 ¥6,426 ¥7,227 ¥7,558 ¥7,301 ¥7,355 ¥7,912 ¥7,975 ¥8,086 ¥8,651 ¥8,760 ¥9,250 ¥14,611

Listing and issuance of units

Sep. 2001 Listed on TSE as first J-REIT	May 2002 First Follow-On (First for a J-REIT)	Oct. 2003 Second Follow-On	Apr. 2005 Third Follow-On	Oct. 2006 Fourth Follow-On	Mar. 2008 Fifth Follow-On
Sep. 2001 IPO					

* JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014. The figures for the March 2002 through the September 2013 periods have taken the split into account.



The Portfolio of Japan Real Estate Investment Corporation

As of September 30, 2015

Properties roster

Number	Name of building	Location	Type of specified asset	Acquisition date	Acquisition price (¥ millions)
Tokyo 23 wards					
● I- 1	Genki Medical Plaza	Idabashi, Chiyoda-ku	Real property	10/31/2002	5,000 (0.5%)
● I- 2	Kitanomaru Square	Kudan-Kita, Chiyoda-ku	Real property	02/24/2006	81,555 (8.8%)
● I- 3	MD Kanda Building	Kanda-Mitoshirocho, Chiyoda-ku	Real property	05/31/2002	9,520 (1.0%)
● I- 4	Kandabashi Park Building	Kanda-Nishikicho, Chiyoda-ku	Real property	08/15/2002	4,810 (0.5%)
● I- 5	Otemachi Financial City North Tower	Otemachi, Chiyoda-ku	Real property	03/31/2014	15,462 (1.7%)
● I- 6	Nibancho Garden	Nibancho, Chiyoda-ku	Real property	04/01/2005	14,700 (1.6%)
● I- 7	Mitsubishi UFJ Trust and Banking Building	Marunouchi, Chiyoda-ku	Real property	03/28/2007	44,700 (4.8%)
● I- 8	Burex Kojimachi Building	Kojimachi, Chiyoda-ku	Real property	07/29/2005	7,000 (0.8%)
● I- 9	Sanno Grand Building	Nagatacho, Chiyoda-ku	Real property	01/31/2005	10,200
				04/03/2006	10,700
				Total	20,900 (2.3%)
● I- 10	Yurakucho Denki Building	Yurakucho, Chiyoda-ku	Real property	08/01/2003	7,200 (0.8%)
● I- 11	Kodenmacho Shin-Nihonbashi Building	Nihonbashi-Kodenmacho, Chuo-ku	Trust	09/25/2001	3,173 (0.3%)
● I- 12	Kyodo Building (Kayabacho 2Chome)	Nihonbashi-Kayabacho, Chuo-ku	Trust	03/01/2011	4,410 (0.5%)
● I- 13	Burex Kyobashi Building	Kyobashi, Chuo-ku	Real property	07/22/2002	5,250 (0.6%)
● I- 14	Ginza 1Chome East Building	Ginza, Chuo-ku	Trust	03/02/2015	6,459 (0.7%)
● I- 15	Ginza Sanwa Building	Ginza, Chuo-ku	Real property	03/10/2005	16,830 (1.8%)
● I- 16	Ryoshin Ginza East Mirror Building	Ginza, Chuo-ku	Real property	03/15/2005	5,353
				05/24/2010	2,645
				Total	7,999 (0.9%)
● I- 17	Harumi Front	Harumi, Chuo-ku	Real property	01/07/2013	31,300 (3.4%)
● I- 18	Harumi Center Building	Harumi, Chuo-ku	Real property	12/18/2007	26,800 (2.9%)
● I- 19	Akasaka Park Building	Akasaka, Minato-ku	Real property	11/15/2011	60,800 (6.6%)
● I- 20	Aoyama Crystal Building	Kita-Aoyama, Minato-ku	Real property	03/14/2003	7,680 (0.8%)
● I- 21	Clover Shiba-koen	Shiba-koen, Minato-ku	Trust	01/20/2015	4,500 (0.5%)
● I- 22	Shiodome Building	Kaigan, Minato-ku	Trust	12/19/2008	21,250
				01/15/2010	54,600
				05/01/2015	10,100
				Total	85,950 (9.3%)
● I- 23	Shiba 2Chome Daimon Building	Shiba, Minato-ku	Trust	09/10/2001	4,859 (0.5%)
● I- 24	Cosmo Kanasugibashi Building	Shiba, Minato-ku	Trust	09/25/2001	2,808 (0.3%)
● I- 25	Shinjuku Eastside Square	Shinjuku, Shinjuku-ku	Real property	10/01/2014	23,100 (2.5%)
● I- 26	Shinwa Building	Nishi-Shinjuku, Shinjuku-ku	Real property	09/01/2004	7,830 (0.8%)
● I- 27	Tokyo Opera City Building	Nishi-Shinjuku, Shinjuku-ku	Real property	09/13/2005	9,350
				03/24/2010	22,426
				Total	31,776 (3.4%)
● I- 28	TIXTOWER UENO	Higashi-Ueno, Taito-ku	Real property	06/15/2012	22,000 (2.4%)
● I- 29	Higashi-Gotanda 1Chome Building	Higashi-Gotanda, Shinagawa-ku	Real property	11/01/2004	5,500 (0.6%)
● I- 30	Osaki Front Tower	Osaki, Shinagawa-ku	Real property	02/01/2011	12,300 (1.3%)
● I- 31	Omori-Eki Higashiguchi Building	Omori-Kita, Ota-ku	Trust	09/10/2001	5,123 (0.6%)
● I- 32	Nippon Brunswick Building (Land with leasehold interest)	Sendagaya, Shibuya-ku	Real property	03/24/2004	6,670
				08/23/2013	(1,170)
				Total	5,500 (0.6%)
● I- 33	Yoyogi 1Chome Building	Yoyogi, Shibuya-ku	Real property	04/01/2004	8,700 (0.9%)
● I- 34	da Vinci Harajuku	Jingumae, Shibuya-ku	Real property	11/22/2002	4,885 (0.5%)
● I- 35	Jingumae Media Square Building	Jingumae, Shibuya-ku	Real property	10/09/2003	12,200 (1.3%)
● I- 36	Shibuya Cross Tower	Shibuya, Shibuya-ku	Real property	11/30/2001	34,600 (3.7%)
● I- 37	Ebisu Neonato	Ebisu, Shibuya-ku	Real property	11/14/2003	3,740
				04/01/2004	360
				02/18/2014	10,512
				Total	14,612 (1.6%)
● I- 38	Harmony Tower	Honcho, Nakano-ku	Real property	02/28/2005	8,500
				12/19/2012	520
				03/27/2015	2,100
				Total	11,120 (1.2%)
● I- 39	Otsuka Higashi-Ikebukuro Building	Higashi-Ikebukuro, Toshima-ku	Trust	09/25/2001	3,541 (0.4%)
● I- 40	Ikebukuro 2Chome Building	Ikebukuro, Toshima-ku	Trust	09/25/2001	1,728 (0.2%)
● I- 41	Ikebukuro YS Building	Minami-Ikebukuro, Toshima-ku	Real property	08/02/2004	4,500 (0.5%)

Percentage of ownership of the building	Completion	Appraisal value at the end of period (¥ millions)	Total leasable space	Leased space	Occupancy rate	Total number of tenants	Revenues from leasing operations (¥ millions)
100.0%	1985	6,890	4,791m ²	4,791m ²	100.0%	1	224 (0.7%)
100.0%	2006	78,300	25,678m ²	25,678m ²	100.0%	5	1,658 (5.5%)
100.0%	1998	7,940	6,269m ²	6,269m ²	100.0%	9	221 (0.7%)
56.76%	1993	4,320	3,687m ²	3,687m ²	100.0%	9	111 (0.4%)
3.385219%	2012	17,800	5,112m ²	5,112m ²	100.0%	2	354 (1.2%)
31.345%	2004	17,400	9,316m ²	9,316m ²	100.0%	1	479 (1.6%)
19.38402%	2003	47,700	11,904m ²	11,904m ²	100.0%	10	999 (3.3%)
100.0%	2005	6,430	4,495m ²	4,495m ²	100.0%	1	150 (0.5%)
99.0%	1966	31,500	20,830m ²	20,353m ²	97.7%	36	889 (3.0%)
10.78%	1975	7,800	4,697m ²	4,452m ²	94.8%	12	240 (0.8%)
100.0%	1991	2,760	3,897m ²	3,897m ²	100.0%	10	106 (0.4%)
100.0%	1991	4,780	4,464m ²	4,464m ²	100.0%	10	142 (0.5%)
100.0%	2002	7,300	4,279m ²	4,279m ²	100.0%	1	150 (0.5%)
100.0%	2008	6,800	4,513m ²	2,925m ²	64.8%	6	98 (0.3%)
70.95%	1982	16,800	4,329m ²	4,329m ²	100.0%	10	383 (1.3%)
100.0%	1998	5,700	4,255m ²	4,255m ²	100.0%	12	160 (0.5%)
100.0%	2012	38,700	33,369m ²	33,369m ²	100.0%	8	1,235 (4.1%)
100.0%	2006	20,500	20,812m ²	20,812m ²	100.0%	9	606 (2.0%)
100.0%	1993	69,200	45,013m ²	45,013m ²	100.0%	28	2,227 (7.4%)
100.0%	1982	7,670	4,898m ²	4,898m ²	100.0%	7	202 (0.7%)
100.0%	2006	4,600	2,550m ²	2,550m ²	100.0%	8	102 (0.3%)
45.0%	2007	94,100	36,174m ²	35,355m ²	97.7%	35	2,008 (6.7%)
100.0%	1984	6,100	9,606m ²	9,606m ²	100.0%	25	276 (0.9%)
100.0%	1992	2,910	4,062m ²	4,062m ²	100.0%	6	109 (0.4%)
14.0%	2012	25,200	16,365m ²	15,669m ²	95.7%	41	458 (1.5%)
100.0%	1989	6,360	5,997m ²	5,997m ²	100.0%	13	202 (0.7%)
31.325%	1996	30,400	35,082m ²	33,580m ²	95.7%	99	1,455 (4.9%)
94.040229%	2010	25,300	15,020m ²	15,020m ²	100.0%	17	673 (2.2%)
100.0%	2004	5,770	5,205m ²	5,205m ²	100.0%	4	185 (0.6%)
100.0%	2005	16,300	16,856m ²	16,856m ²	100.0%	1	697 (2.3%)
100.0%	1989	5,360	7,756m ²	7,756m ²	100.0%	23	232 (0.8%)
—	—	5,490	—	—	—	—	60 (0.2%)
100.0%	2003	10,700	7,745m ²	7,340m ²	94.8%	8	290 (1.0%)
100.0%	1987	6,720	3,147m ²	3,147m ²	100.0%	4	192 (0.6%)
100.0%	1998	10,000	5,558m ²	5,558m ²	100.0%	5	301 (1.0%)
100.0%	1976	48,700	30,532m ²	29,222m ²	95.7%	58	1,390 (4.6%)
44.718394%	1994	15,100	8,700m ²	8,700m ²	100.0%	6	443 (1.5%)
38.382307%	1997	13,600	14,340m ²	13,956m ²	97.3%	20	464 (1.5%)
100.0%	1987	4,150	7,224m ²	7,224m ²	100.0%	7	195 (0.7%)
100.0%	1990	1,650	2,186m ²	2,186m ²	100.0%	9	65 (0.2%)
100.0%	1989	4,310	5,932m ²	5,932m ²	100.0%	10	185 (0.6%)

Number	Name of building	Location	Type of specified asset	Acquisition date	Acquisition price (¥ millions)	
Tokyo metropolitan area, excluding Tokyo 23 wards						
• II- 1	Hachioji First Square	Hachioji, Tokyo	Real property	03/31/2005	3,300	
				03/19/2008	2,379	
				Total	5,679	(0.6%)
• II- 2	Saitama Urawa Building	Saitama, Saitama Prefecture	Real property	09/25/2001	1,232	
				10/11/2001	1,342	
				Total	2,574	(0.3%)
• II- 3	MM Park Building	Yokohama, Kanagawa Prefecture	Real property	03/24/2008	37,400	(4.0%)
• II- 4	Queen's Tower A	Yokohama, Kanagawa Prefecture	Trust	01/31/2014	17,200	(1.9%)
• II- 5	Kawasaki Isago Building	Kawasaki, Kanagawa Prefecture	Trust	09/25/2001	3,375	(0.4%)
• II- 6	Musashi Kosugi STM Building	Kawasaki, Kanagawa Prefecture	Real property	03/25/2008	4,000	(0.4%)
Other major cities						
• III- 1	8-3 Square Kita Building	Sapporo, Hokkaido	Real property	06/01/2007	7,100	(0.8%)
• III- 2	Jozenji Park Building	Sendai, Miyagi Prefecture	Real property	01/31/2005	1,000	(0.1%)
• III- 3	Higashi Nibancho Square	Sendai, Miyagi Prefecture	Real property	01/07/2013	9,950	(1.1%)
• III- 4	Sendai Honcho Honma Building	Sendai, Miyagi Prefecture	Trust	09/25/2001	2,924	
				06/28/2006	250	
				Total	3,174	(0.3%)
• III- 5	AER	Sendai, Miyagi Prefecture	Real property	09/01/2015	18,640	(2.0%)
• III- 6	Kanazawa Park Building	Kanazawa, Ishikawa Prefecture	Real property	02/28/2002	2,880	
				03/03/2003	1,700	
				Total	4,580	(0.5%)
• III- 7	Nishiki Park Building	Nagoya, Aichi Prefecture	Real property	10/02/2006	3,850	
				11/01/2006	1,300	
				06/09/2014	650	
				Total	5,800	(0.6%)
• III- 8	Nagoya Hirokoji Place	Nagoya, Aichi Prefecture	Trust	07/31/2013	8,567	(0.9%)
• III- 9	Hirokoji Sakae Building	Nagoya, Aichi Prefecture	Real property	09/22/2006	1,680	(0.2%)
• III- 10	Nagoya Hirokoji Building	Nagoya, Aichi Prefecture	Real property	09/10/2001	14,533	(1.6%)
• III- 11	Nagoya Misono Building	Nagoya, Aichi Prefecture	Real property	08/08/2003	1,865	(0.2%)
• III- 12	Shijo Karasuma Center Building	Kyoto, Kyoto Prefecture	Real property	09/03/2013	4,400	(0.5%)
• III- 13	Kyoto Shijo Kawaramachi Building	Kyoto, Kyoto Prefecture	Real property	12/20/2001	2,650	(0.3%)
• III- 14	Umeda Square Building	Osaka, Osaka Prefecture	Trust	04/01/2015	15,523	(1.7%)
• III- 15	Shin-Fujita Building	Osaka, Osaka Prefecture	Trust	09/01/2008	24,000	(2.6%)
• III- 16	Sakaisujihonmachi Building	Osaka, Osaka Prefecture	Real property	09/25/2001	2,264	
				12/26/2003	1,900	
				Total	4,164	(0.4%)
• III- 17	Midosuji Daiwa Building	Osaka, Osaka Prefecture	Trust	09/25/2001	6,934	
				02/28/2002	7,380	
				Total	14,314	(1.5%)
• III- 18	Amagasaki Front Building	Amagasaki, Hyogo Prefecture	Trust	03/25/2015	9,300	(1.0%)
• III- 19	Lit City Building	Okayama, Okayama Prefecture	Real property	02/01/2006	4,650	(0.5%)
• III- 20	NHK Hiroshima Broadcasting Center Building	Hiroshima, Hiroshima Prefecture	Real property	03/25/2004	1,320	
				03/03/2008	1,450	
				Total	2,770	(0.3%)
• III- 21	Tosei Tenjin Building	Fukuoka, Fukuoka Prefecture	Real property	09/25/2001	1,550	(0.2%)
• III- 22	Tenjin Crystal Building	Fukuoka, Fukuoka Prefecture	Real property	06/01/2005	5,000	(0.5%)
• III- 23	Hinode Tenjin Building	Fukuoka, Fukuoka Prefecture	Trust	09/10/2001	3,657	(0.4%)
Total					927,778	(100.0%)

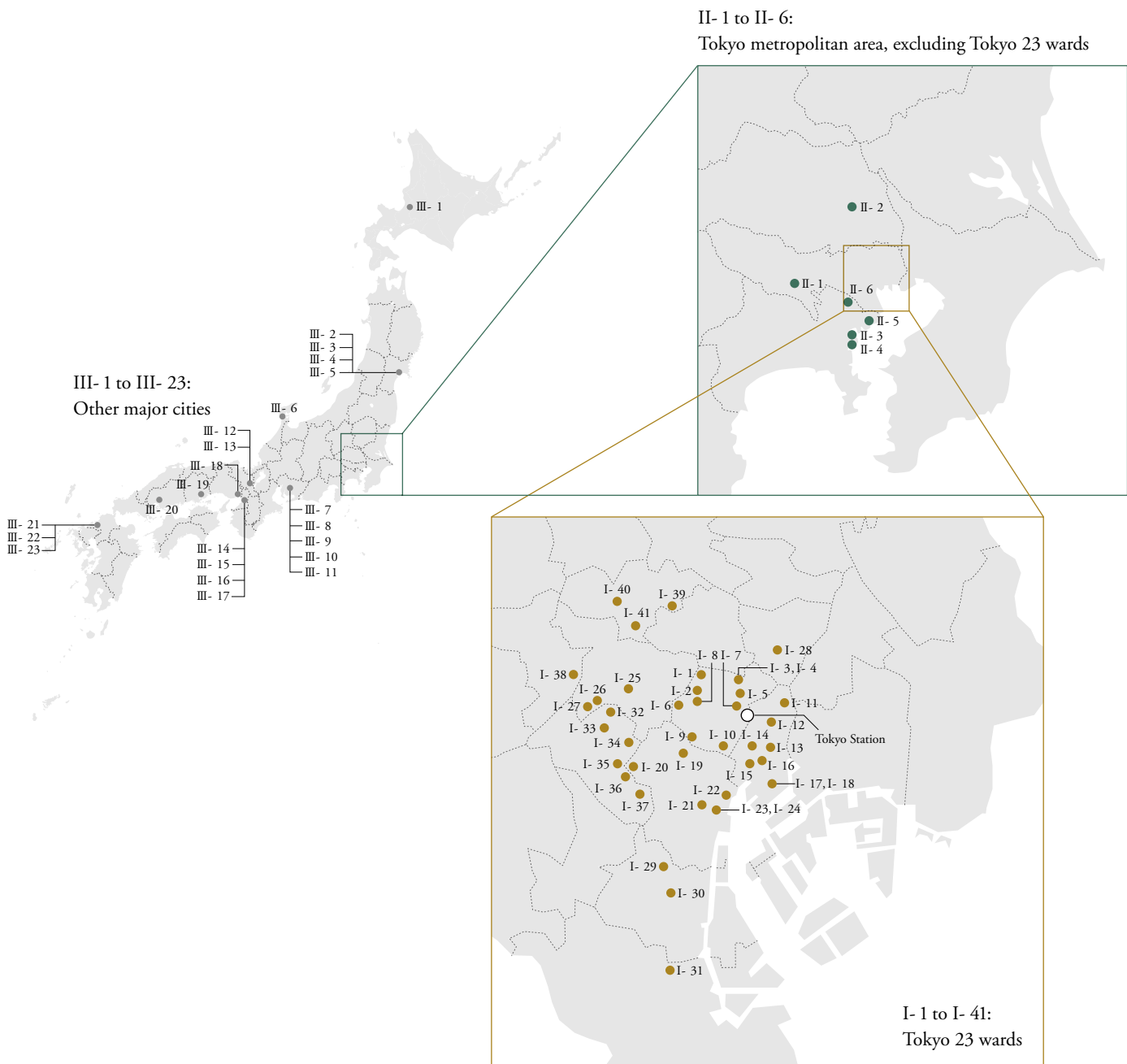
Percentage of ownership of the building	Completion	Appraisal value at the end of period (¥ millions)	Total leasable space	Leased space	Occupancy rate	Total number of tenants	Revenues from leasing operations (¥ millions)	
80.4%	1996	4,720	10,068m ²	10,010m ²	99.4%	50	239	(0.8%)
100.0%	1990	2,290	4,510m ²	4,283m ²	95.0%	17	105	(0.4%)
100.0%	2007	37,900	38,426m ²	37,060m ²	96.4%	28	1,263	(4.2%)
11.11481%	1997	18,500	26,667m ²	25,691m ²	96.3%	51	982	(3.3%)
100.0%	1990	2,530	6,831m ²	6,831m ²	100.0%	13	144	(0.5%)
34.32%	1990	4,050	5,378m ²	5,378m ²	100.0%	26	159	(0.5%)
100.0%	2006	7,340	12,265m ²	12,265m ²	100.0%	9	318	(1.1%)
50.0%	1993	956	2,518m ²	2,518m ²	100.0%	17	63	(0.2%)
100.0%	2008	13,200	20,526m ²	20,254m ²	98.7%	21	566	(1.9%)
100.0%	1991	2,300	6,234m ²	6,234m ²	100.0%	25	131	(0.4%)
55.35443%	1998	19,000	23,612m ²	22,966m ²	97.3%	61	95	(0.3%)
89.0%	1991	4,540	20,942m ²	19,994m ²	95.5%	78	434	(1.5%)
68.63831%	1995	4,700	9,850m ²	9,737m ²	98.8%	61	263	(0.9%)
100.0%	2004	9,970	13,200m ²	13,200m ²	100.0%	27	379	(1.3%)
100.0%	1987	1,620	3,911m ²	3,800m ²	97.2%	17	91	(0.3%)
100.0%	1987	12,400	21,636m ²	20,743m ²	95.9%	32	553	(1.8%)
100.0%	1991	1,210	3,448m ²	3,448m ²	100.0%	16	72	(0.2%)
100.0%	2010	4,820	6,634m ²	6,301m ²	95.0%	9	145	(0.5%)
100.0%	1982	1,860	6,805m ²	6,352m ²	93.3%	34	121	(0.4%)
100.0%	1995	16,200	10,369m ²	10,034m ²	96.8%	38	425	(1.4%)
100.0%	1995	17,600	28,414m ²	23,897m ²	84.1%	42	655	(2.2%)
100.0%	1992	3,180	11,520m ²	11,520m ²	100.0%	22	233	(0.8%)
100.0%	1991	13,500	20,450m ²	20,450m ²	100.0%	43	539	(1.8%)
100.0%	2008	9,510	15,500m ²	15,351m ²	99.0%	31	432	(1.4%)
27.7488%	2005	4,530	9,965m ²	9,965m ²	100.0%	39	260	(0.9%)
48.753%	1994	2,610	9,860m ²	9,860m ²	100.0%	12	264	(0.9%)
100.0%	1992	1,320	3,995m ²	3,920m ²	98.1%	21	81	(0.3%)
100.0%	1993	2,540	5,973m ²	5,973m ²	100.0%	31	153	(0.5%)
74.4844%	1987	3,660	5,841m ²	5,841m ²	100.0%	4	169	(0.6%)
		977,666	832,030m²	813,130m²	97.7%	1,461	29,980	(100.0%)

Major tenants roster

Name of tenant	Name of building	Leased space (m ²)	% of total leased space
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Harumi Front (also includes 3 other buildings)	33,910	4.2%
(Note)	Kitanomaru Square (also includes 2 other buildings)	22,305	2.7%
(Note)	Osaki Front Tower (also includes 2 other buildings)	21,806	2.7%
General Electric Company	Akasaka Park Building	13,683	1.7%
NTT Communications Corporation	Shiodome Building	13,289	1.6%
HAKUHODO DY HOLDINGS INCORPORATED	Akasaka Park Building (also includes 1 other building)	12,831	1.6%
TOTO LTD.	Shiodome Building (also includes 2 other buildings)	11,127	1.4%
JGC Corporation	MM Park Building (also includes 1 other building)	10,649	1.3%
Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,598	1.3%
Minato Mirai 21 District Heating and Cooling Co., Ltd.	Queen's Tower A	9,536	1.2%

Note: Not disclosed due to tenant's request

Location of portfolio properties



Overview of Portfolio Properties

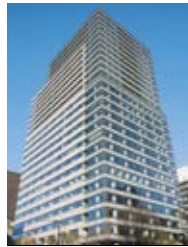
As of September 30, 2015



Genki Medical Plaza

• I- 1

Location:	Chiyoda-ku, Tokyo
Site area:	1,052.80m ²
Floor area of building:	6,722.02m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	September 1985



Kitanomaru Square

• I- 2

Location:	Chiyoda-ku, Tokyo
Site area:	5,821.03m ²
Floor area of building:	57,279.20m ²
Structure:	Above ground: 26 floors Below ground: 2 floors
Completion:	January 2006



MD Kanda Building

• I- 3

Location:	Chiyoda-ku, Tokyo
Site area:	1,085.83m ²
Floor area of building:	8,185.11m ²
Structure:	Above ground: 10 floors
Completion:	February 1998



Kandabashi Park Building

• I- 4

Location:	Chiyoda-ku, Tokyo
Site area:	1,218.56m ²
Floor area of building:	9,370.25m ²
Structure:	Above ground: 10 floors Below ground: 1 floor
Completion:	July 1993



Otemachi Financial City North Tower

• I- 5

Location:	Chiyoda-ku, Tokyo
Site area:	14,108.16m ²
Floor area of building:	239,769.07m ²
Structure:	Above ground: 35 floors Below ground: 4 floors
Completion:	October 2012



Nibancho Garden

• I- 6

Location:	Chiyoda-ku, Tokyo
Site area:	11,003.87m ²
Floor area of building:	57,031.06m ²
Structure:	Above ground: 14 floors Below ground: 2 floors
Completion:	April 2004



Mitsubishi UFJ Trust and Banking Building

• I- 7

Location:	Chiyoda-ku, Tokyo
Site area:	8,100.39m ²
Floor area of building:	108,171.67m ²
Structure:	Above ground: 29 floors Below ground: 4 floors
Completion:	February 2003



Burex Kojimachi Building

• I- 8

Location:	Chiyoda-ku, Tokyo
Site area:	967.67m ²
Floor area of building:	6,526.64m ²
Structure:	Above ground: 11 floors Below ground: 1 floor
Completion:	January 2005



Sanno Grand Building

• I- 9

Location:	Chiyoda-ku, Tokyo
Site area:	3,663.93m ²
Floor area of building:	33,875.95m ²
Structure:	Above ground: 10 floors Below ground: 3 floors
Completion:	September 1966



Yurakucho Denki Building

• I- 10

Location:	Chiyoda-ku, Tokyo
Site area:	5,749.91m ²
Floor area of building:	70,287.65m ²
Structure:	Above ground: 20 floors Below ground: 4 floors
Completion:	September 1975



Kodonmachi Shin-Nihonbashi Building

• I- 11

Location:	Chuo-ku, Tokyo
Site area:	773.28m ²
Floor area of building:	5,822.88m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	November 1991



Kyodo Building (Kayabacho 2Chome)

• I- 12

Location:	Chuo-ku, Tokyo
Site area:	754.26m ²
Floor area of building:	5,505.80m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	April 1991



Burex Kyobashi Building

● I- 13

Location:	Chuo-ku, Tokyo
Site area:	756.03m ²
Floor area of building:	5,470.54m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	February 2002



Ginza 1Chome East Building

● I- 14

Location:	Chuo-ku, Tokyo
Site area:	702.41m ²
Floor area of building:	4,976.85m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	May 2008



Ginza Sanwa Building

● I- 15

Location:	Chuo-ku, Tokyo
Site area:	1,119.27m ²
Floor area of building:	8,851.00m ²
Structure:	Above ground: 9 floors Below ground: 2 floors
Completion:	October 1982



Ryoshin Ginza East Mirror Building

● I- 16

Location:	Chuo-ku, Tokyo
Site area:	864.91m ²
Floor area of building:	5,751.68m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	October 1998



Harumi Front

● I- 17

Location:	Chuo-ku, Tokyo
Site area:	7,250.15m ²
Floor area of building:	45,458.90m ²
Structure:	Above ground: 17 floors Below ground: 1 floor
Completion:	February 2012



Harumi Center Building

● I- 18

Location:	Chuo-ku, Tokyo
Site area:	4,664.63m ²
Floor area of building:	26,447.27m ²
Structure:	Above ground: 10 floors
Completion:	November 2006



Akasaka Park Building

● I- 19

Location:	Minato-ku, Tokyo
Site area:	14,198.20m ²
Floor area of building:	97,489.16m ²
Structure:	Above ground: 30 floors Below ground: 2 floors
Completion:	July 1993



Aoyama Crystal Building

● I- 20

Location:	Minato-ku, Tokyo
Site area:	989.30m ²
Floor area of building:	8,094.36m ²
Structure:	Above ground: 10 floors Below ground: 4 floors
Completion:	December 1982



Clover Shiba-koen

● I- 21

Location:	Minato-ku, Tokyo
Site area:	528.58m ²
Floor area of building:	3,496.01m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	February 2006



Shiodome Building

● I- 22

Location:	Minato-ku, Tokyo
Site area:	12,054.22m ²
Floor area of building:	115,930.83m ²
Structure:	Above ground: 24 floors Below ground: 2 floors
Completion:	December 2007



Shiba 2Chome Daimon Building

● I- 23

Location:	Minato-ku, Tokyo
Site area:	2,820.90m ²
Floor area of building:	16,235.10m ²
Structure:	Above ground: 8 floors Below ground: 2 floors
Completion:	March 1984



Cosmo Kanasugibashi Building

● I- 24

Location:	Minato-ku, Tokyo
Site area:	758.54m ²
Floor area of building:	5,420.93m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	March 1992



Shinjuku Eastside Square

• I- 25

Location:	Shinjuku-ku, Tokyo
Site area:	25,320.28m ²
Floor area of building:	167,245.46m ²
Structure:	Above ground: 20 floors Below ground: 2 floors
Completion:	March 2012



Shinwa Building

• I- 26

Location:	Shinjuku-ku, Tokyo
Site area:	822.00m ²
Floor area of building:	8,291.69m ²
Structure:	Above ground: 10 floors Below ground: 1 floor
Completion:	November 1989



Tokyo Opera City Building

• I- 27

Location:	Shinjuku-ku, Tokyo
Site area:	18,236.94m ²
Floor area of building:	232,996.81m ²
Structure:	Above ground: 54 floors Below ground: 4 floors
Completion:	July 1996



TIXTOWER UENO

• I- 28

Location:	Taito-ku, Tokyo
Site area:	2,412.80m ²
Floor area of building:	23,727.48m ²
Structure:	Above ground: 18 floors Below ground: 1 floor
Completion:	July 2010



Higashi-Gotanda 1Chome Building

• I- 29

Location:	Shinagawa-ku, Tokyo
Site area:	1,539.95m ²
Floor area of building:	6,460.39m ²
Structure:	Above ground: 8 floors
Completion:	July 2004



Osaki Front Tower

• I- 30

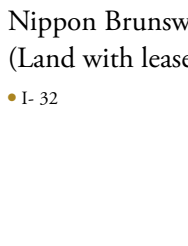
Location:	Shinagawa-ku, Tokyo
Site area:	3,684.38m ²
Floor area of building:	23,673.92m ²
Structure:	Above ground: 15 floors
Completion:	June 2005



Omori-Eki Higashiguchi Building

• I- 31

Location:	Ota-ku, Tokyo
Site area:	2,199.30m ²
Floor area of building:	14,095.34m ²
Structure:	Above ground: 11 floors Below ground: 2 floors
Completion:	July 1989



Nippon Brunswick Building (Land with leasehold interest)

• I- 32

Location:	Shibuya-ku, Tokyo
Site area:	1,497.52m ²
Floor area of building:	—
Structure:	—
Completion:	—



Yoyogi 1Chome Building

• I- 33

Location:	Shibuya-ku, Tokyo
Site area:	1,755.75m ²
Floor area of building:	10,778.10m ²
Structure:	Above ground: 14 floors Below ground: 1 floor
Completion:	October 2003



da Vinci Harajuku

• I- 34

Location:	Shibuya-ku, Tokyo
Site area:	839.66m ²
Floor area of building:	4,359.20m ²
Structure:	Above ground: 7 floors Below ground: 2 floors
Completion:	December 1987



Jingumae Media Square Building

• I- 35

Location:	Shibuya-ku, Tokyo
Site area:	2,124.59m ²
Floor area of building:	9,420.42m ²
Structure:	Above ground: 9 floors Below ground: 2 floors
Completion:	March 1998



Shibuya Cross Tower

• I- 36

Location:	Shibuya-ku, Tokyo
Site area:	5,153.45m ²
Floor area of building:	61,862.33m ²
Structure:	Above ground: 32 floors Below ground: 3 floors
Completion:	April 1976



Ebisu Neonato

● I- 37

Location:	Shibuya-ku, Tokyo
Site area:	5,005.70m ²
Floor area of building:	36,598.38m ²
Structure:	Above ground: 18 floors Below ground: 2 floors
Completion:	October 1994



Harmony Tower

● I- 38

Location:	Nakano-ku, Tokyo
Site area:	10,020.52m ²
Floor area of building:	72,729.31m ²
Structure:	Above ground: 29 floors Below ground: 2 floors
Completion:	March 1997



Otsuka Higashi-Ikebukuro Building

● I- 39

Location:	Toshima-ku, Tokyo
Site area:	2,121.39m ²
Floor area of building:	9,531.28m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	November 1987



Ikebukuro 2Chome Building

● I- 40

Location:	Toshima-ku, Tokyo
Site area:	397.26m ²
Floor area of building:	3,157.51m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	May 1990



Ikebukuro YS Building

● I- 41

Location:	Toshima-ku, Tokyo
Site area:	1,384.56m ²
Floor area of building:	7,464.64m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	December 1989



Hachioji First Square

● II- 1

Location:	Hachioji, Tokyo
Site area:	2,989.33m ²
Floor area of building:	18,329.98m ²
Structure:	Above ground: 12 floors Below ground: 1 floor
Completion:	July 1996



Saitama Urawa Building

● II- 2

Location:	Saitama, Saitama Prefecture
Site area:	1,533.06m ²
Floor area of building:	6,258.59m ²
Structure:	Above ground: 8 floors
Completion:	March 1990



MM Park Building

● II- 3

Location:	Yokohama, Kanagawa Prefecture
Site area:	6,825.77m ²
Floor area of building:	49,037.51m ²
Structure:	Above ground: 15 floors Below ground: 1 floor
Completion:	December 2007



Queen's Tower A

● II- 4

Location:	Yokohama, Kanagawa Prefecture
Site area:	44,406.40m ²
Floor area of building:	498,282.77m ²
Structure:	Above ground: 37 floors Below ground: 5 floors
Completion:	June 1997



Kawasaki Isago Building

● II- 5

Location:	Kawasaki, Kanagawa Prefecture
Site area:	1,594.50m ²
Floor area of building:	9,623.83m ²
Structure:	Above ground: 12 floors Below ground: 1 floor
Completion:	December 1990



Musashi Kosugi STM Building

● II- 6

Location:	Kawasaki, Kanagawa Prefecture
Site area:	3,552.15m ²
Floor area of building:	22,839.61m ²
Structure:	Above ground: 8 floors Below ground: 2 floors
Completion:	October 1990



8-3 Square Kita Building

● III- 1

Location:	Sapporo, Hokkaido
Site area:	5,541.60m ²
Floor area of building:	16,096.97m ²
Structure:	Above ground: 11 floors Below ground: 1 floor
Completion:	December 2006



Jozenji Park Building

• III- 2

Location:	Sendai, Miyagi Prefecture
Site area:	1,566.68m ²
Floor area of building:	7,648.33m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	January 1993



Higashi Nibancho Square

• III- 3

Location:	Sendai, Miyagi Prefecture
Site area:	3,191.27m ²
Floor area of building:	27,680.45m ²
Structure:	Above ground: 14 floors Below ground: 1 floor
Completion:	July 2008



Sendai Honcho Honma Building

• III- 4

Location:	Sendai, Miyagi Prefecture
Site area:	1,437.47m ²
Floor area of building:	8,247.50m ²
Structure:	Above ground: 11 floors
Completion:	November 1991



AER

• III- 5

Location:	Sendai, Miyagi Prefecture
Site area:	6,591.05m ²
Floor area of building:	73,186.57m ²
Structure:	Above ground: 31 floors Below ground: 3 floors
Completion:	March 1998



Kanazawa Park Building

• III- 6

Location:	Kanazawa, Ishikawa Prefecture
Site area:	6,642.71m ²
Floor area of building:	43,481.20m ²
Structure:	Above ground: 12 floors Below ground: 2 floors
Completion:	October 1991



Nishiki Park Building

• III- 7

Location:	Nagoya, Aichi Prefecture
Site area:	2,170.45m ²
Floor area of building:	25,091.91m ²
Structure:	Above ground: 22 floors Below ground: 4 floors
Completion:	August 1995



Nagoya Hirokoji Place

• III- 8

Location:	Nagoya, Aichi Prefecture
Site area:	2,401.43m ²
Floor area of building:	15,947.29m ²
Structure:	Above ground: 10 floors
Completion:	December 2004



Hirokoji Sakae Building

• III- 9

Location:	Nagoya, Aichi Prefecture
Site area:	786.79m ²
Floor area of building:	6,445.08m ²
Structure:	Above ground: 9 floors Below ground: 2 floors
Completion:	September 1987



Nagoya Hirokoji Building

• III- 10

Location:	Nagoya, Aichi Prefecture
Site area:	4,095.81m ²
Floor area of building:	33,377.73m ²
Structure:	Above ground: 18 floors Below ground: 2 floors
Completion:	May 1987



Nagoya Misono Building

• III- 11

Location:	Nagoya, Aichi Prefecture
Site area:	805.04m ²
Floor area of building:	5,348.00m ²
Structure:	Above ground: 7 floors Below ground: 1 floor
Completion:	September 1991



Shijo Karasuma Center Building

• III- 12

Location:	Kyoto, Kyoto Prefecture
Site area:	1,371.16m ²
Floor area of building:	9,185.98m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	January 2010



Kyoto Shijo Kawaramachi Building

• III- 13

Location:	Kyoto, Kyoto Prefecture
Site area:	1,471.57m ²
Floor area of building:	9,701.04m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	November 1982



Umeda Square Building

• III- 14

Location:	Osaka, Osaka Prefecture
Site area:	1,652.88m ²
Floor area of building:	18,673.28m ²
Structure:	Above ground: 17 floors Below ground: 3 floors
Completion:	July 1995



Shin-Fujita Building

• III- 15

Location:	Osaka, Osaka Prefecture
Site area:	6,159.61m ²
Floor area of building:	45,411.31m ²
Structure:	Above ground: 21 floors Below ground: 2 floors
Completion:	April 1995



Sakaisujihonmachi Building

• III- 16

Location:	Osaka, Osaka Prefecture
Site area:	2,036.22m ²
Floor area of building:	17,145.59m ²
Structure:	Above ground: 13 floors Below ground: 2 floors
Completion:	October 1992



Midosuji Daiwa Building

• III- 17

Location:	Osaka, Osaka Prefecture
Site area:	3,044.65m ²
Floor area of building:	31,213.27m ²
Structure:	Above ground: 15 floors Below ground: 2 floors
Completion:	September 1991



Amagasaki Front Building

• III- 18

Location:	Amagasaki, Hyogo Prefecture
Site area:	3,975.20m ²
Floor area of building:	24,055.58m ²
Structure:	Above ground: 10 floors
Completion:	October 2008



Lit City Building

• III- 19

Location:	Okayama, Okayama Prefecture
Site area:	7,596.44m ²
Floor area of building:	52,653.19m ²
Structure:	Above ground: 20 floors Below ground: 2 floors
Completion:	June 2005



NHK Hiroshima Broadcasting Center Building

• III- 20

Location:	Hiroshima, Hiroshima Prefecture
Site area:	3,296.46m ²
Floor area of building:	35,217.28m ²
Structure:	Above ground: 23 floors Below ground: 2 floors
Completion:	August 1994



Tosei Tenjin Building

• III- 21

Location:	Fukuoka, Fukuoka Prefecture
Site area:	1,221.31m ²
Floor area of building:	5,588.57m ²
Structure:	Above ground: 8 floors
Completion:	March 1992



Tenjin Crystal Building

• III- 22

Location:	Fukuoka, Fukuoka Prefecture
Site area:	1,835.17m ²
Floor area of building:	10,432.04m ²
Structure:	Above ground: 14 floors Below ground: 1 floor
Completion:	August 1993



Hinode Tenjin Building

• III- 23

Location:	Fukuoka, Fukuoka Prefecture
Site area:	1,452.15m ²
Floor area of building:	12,527.07m ²
Structure:	Above ground: 10 floors Below ground: 2 floors
Completion:	August 1987

Note: Concerning real estate or trust beneficiary rights in trust of real estate of which the Company is a partial owner through co-ownership or compartmentalized building units or quasi-co-ownership, the figures for "Site area" and "Floor area of building" represent total site area and total floor area for the entire building.

Financial Section

Selected Financial Data	p.23
Balance Sheets	p.24
Statements of Income and Retained Earnings	p.26
Statements of Changes in Unitholders' Equity	p.27
Basis of Calculations Used to Determine Cash Distributions	p.28
Statements of Cash Flows	p.29
Notes to Financial Statements	p.30
Independent Auditor's Report	p.50

Selected Financial Data

	Millions of yen				
	For the period from April 1, 2015 to September 30, 2015	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2014 to September 30, 2014	For the period from October 1, 2013 to March 31, 2014	For the period from April 1, 2013 to September 30, 2013
Operating revenues	29,980	28,314	27,760	26,582	26,225
Operating expenses	17,926	17,071	16,505	15,751	15,444
Operating income	12,054	11,243	11,255	10,831	10,781
Ordinary income	10,487	9,625	9,582	9,083	9,143
Income before income taxes	10,487	9,625	9,582	9,083	9,143
Profit	10,476	9,619	9,572	9,070	9,129
Total assets	899,938	852,679	813,931	817,130	775,066
Interest-bearing debt	373,450	361,000	323,550	358,900	320,150
Net assets	468,767	436,671	436,622	405,355	405,415
Unitholders' capital	458,016	426,783	426,783	396,018	396,018
Number of units	1,309,310	1,251,530	1,251,530	1,188,280	594,140
Net assets per unit (Yen) (Note 1)	358,026	348,909	348,871	341,128	682,356
Cash distribution	10,475	9,613	9,571	9,070	9,129
Dividend payout ratio	99.9%	99.9%	99.9%	99.9%	99.9%
Dividend per unit (Yen)	8,001	7,681	7,648	7,633	15,366
Net operating income (NOI)	19,670	18,412	18,105	17,481	17,205
Funds from operations (FFO)	16,808	15,629	15,455	14,719	14,619
Return on assets (ROA) (Note 2)	1.2%	1.2%	1.2%	1.1%	1.2%
	(2.4% annualized)	(2.3% annualized)	(2.3% annualized)	(2.3% annualized)	(2.4% annualized)
Return on equity (ROE) (Note 3)	2.2%	2.2%	2.2%	2.2%	2.3%
	(4.5% annualized)	(4.4% annualized)	(4.4% annualized)	(4.5% annualized)	(4.5% annualized)
EOP equity ratio (Note 4)	52.1%	51.2%	53.6%	49.6%	52.3%
EOP interest-bearing debt ratio on total assets (Note 5)	41.5%	42.3%	39.8%	43.9%	41.3%
FFO multiple (Times)	21.5	22.6	22.9	20.9	23.4
Debt service coverage ratio (Times) (Note 6)	12.1	10.8	10.5	9.6	9.5

Notes: 1. The Company implemented a 2-for-1 split of each investment unit with an effective date of January 1, 2014. Net assets per unit is calculated as if the split had occurred at the start of the fiscal period ended March 31, 2014.

2. ROA = Ordinary income ÷ Average of Total assets during the period

3. ROE = Profit ÷ Average of Net assets during the period

(Annualized portion of the calculation given in Note 2 and Note 3 assumes a fiscal period of 183 days for the period ended September 30, 2013, 182 days for the period ended March 31, 2014, 183 days for the period ended September 30, 2014, 182 days for the period ended March 31, 2015 and 183 days for the period ended September 30, 2015.)

4. EOP equity ratio = (Net assets at the end of period ÷ Total assets at the end of period) × 100

5. EOP interest-bearing debt ratio on total assets = (Interest-bearing debt at the end of period ÷ Total assets at the end of period) × 100

6. Debt service coverage ratio = Profit before Interest, Taxes, Depreciation and Amortization ÷ Interest expenses

Balance Sheets

As of March 31, 2015 and September 30, 2015

	Thousands of yen	
	As of March 31, 2015	As of September 30, 2015
ASSETS		
Current assets		
Cash and deposits	15,561,878	20,564,934
Cash and deposits in trust	4,687,042	5,844,989
Operating accounts receivable	127,501	209,386
Prepaid expenses	155,505	393,532
Deferred tax assets	979	953
Consumption taxes receivable	833,719	—
Other	27,314	23,848
Total current assets	21,393,942	27,037,645
Non-current assets		
Property, plant and equipment		
Buildings	260,036,543	266,361,565
Accumulated depreciation	(70,005,181)	(74,720,230)
Buildings, net	190,031,361	191,641,335
Structures	3,169,570	3,193,164
Accumulated depreciation	(589,318)	(643,744)
Structures, net	2,580,252	2,549,420
Machinery and equipment	2,929,200	2,944,813
Accumulated depreciation	(1,638,100)	(1,721,977)
Machinery and equipment, net	1,291,099	1,222,835
Tools, furniture and fixtures	365,608	376,537
Accumulated depreciation	(163,901)	(187,315)
Tools, furniture and fixtures, net	201,706	189,222
Land	439,594,248	452,965,989
Construction in progress	1,310	1,310
Buildings in trust	71,500,994	76,541,120
Accumulated depreciation	(14,792,492)	(16,201,956)
Buildings in trust, net	56,708,501	60,339,163
Structures in trust	613,238	645,610
Accumulated depreciation	(125,661)	(139,759)
Structures in trust, net	487,577	505,851
Machinery and equipment in trust	963,001	939,320
Accumulated depreciation	(604,071)	(615,178)
Machinery and equipment in trust, net	358,929	324,141
Tools, furniture and fixtures in trust	34,030	35,772
Accumulated depreciation	(12,401)	(14,470)
Tools, furniture and fixtures in trust, net	21,629	21,302
Land in trust	130,818,405	151,935,120
Construction in progress in trust	1,278	1,278
Total property, plant and equipment	822,096,301	861,696,973
Intangible assets		
Leasehold rights	6,080,662	6,064,832
Leasehold rights in trust	444,160	444,160
Easement	828,095	828,095
Total intangible assets	7,352,918	7,337,088
Investments and other assets		
Investment securities	577,168	577,168
Lease and guarantee deposits	1,071,830	1,573,641
Long-term prepaid expenses	145,061	814,254
Other	—	869,447
Total investments and other assets	1,794,059	3,834,511
Total non-current assets	831,243,279	872,868,573
Deferred assets		
Investment corporation bond issuance costs	41,873	32,239
Total deferred assets	41,873	32,239
Total Assets	852,679,094	899,938,458

	Thousands of yen	
	As of March 31, 2015	As of September 30, 2015
LIABILITIES		
Current liabilities		
Operating accounts payable	1,491,516	1,478,287
Short-term loans payable	32,500,000	36,700,000
Current portion of investment corporation bonds	20,000,000	—
Current portion of long-term loans payable	16,600,000	32,100,000
Accounts payable - other	1,233,343	1,346,666
Accrued expenses	768,834	664,500
Income taxes payable	11,150	9,466
Accrued consumption taxes	—	610,379
Advances received	3,346,275	3,478,134
Other	60,024	101,701
Total current liabilities	76,011,145	76,489,136
Non-current liabilities		
Investment corporation bonds	20,000,000	20,000,000
Long-term loans payable	271,900,000	284,650,000
Deposits received from tenants	47,637,990	49,573,768
Deferred tax liabilities	116,161	116,161
Asset retirement obligations	318,867	322,080
Other	23,781	20,074
Total non-current liabilities	339,996,800	354,682,084
Total Liabilities	416,007,946	431,171,221
NET ASSETS		
Unitholders' equity		
Unitholders' capital	426,783,117	458,016,096
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	236,745	243,360
Total voluntary retained earnings	236,745	243,360
Unappropriated retained earnings	9,651,286	10,507,781
Total surplus	9,888,031	10,751,141
Total unitholders' equity	436,671,148	468,767,237
Total net assets	436,671,148	468,767,237
Total Liabilities and Net Assets	852,679,094	899,938,458

Statements of Income and Retained Earnings

For the six months ended March 31, 2015 and September 30, 2015

Thousands of yen

	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Operating revenues		
Rent revenues	28,048,535	29,886,578
Other lease business revenues	266,377	94,314
Total operating revenues	28,314,912	29,980,892
Operating expenses		
Expenses related to rent business	15,911,920	16,642,681
Asset management fee	772,029	926,559
Asset custody fee	59,387	60,569
Administrative service fees	140,513	143,924
Directors' compensations	7,800	7,800
Commission fee	106,448	78,433
Other operating expenses	73,712	66,897
Total operating expenses	17,071,812	17,926,866
Operating income	11,243,100	12,054,026
Non-operating income		
Interest income	3,979	4,611
Dividend income	—	6,494
Reversal of distribution payable	3,486	3,520
Refund of property taxes	21,718	—
Income on settlement of management association accounts	—	37,037
Other	3,281	5,448
Total non-operating income	32,466	57,111
Non-operating expenses		
Interest expenses	1,332,133	1,329,408
Interest expenses on investment corporation bonds	270,090	191,891
Amortization of investment corporation bond issuance costs	16,398	9,633
Investment unit issuance expenses	—	56,541
Other	31,412	36,074
Total non-operating expenses	1,650,034	1,623,550
Ordinary income	9,625,531	10,487,587
Income before income taxes	9,625,531	10,487,587
Income taxes - current	12,292	11,449
Income taxes - deferred	(6,641)	25
Total income taxes	5,650	11,475
Profit	9,619,880	10,476,112
Retained earnings brought forward	31,405	31,669
Unappropriated retained earnings	9,651,286	10,507,781

Statements of Changes in Unitholders' Equity

For the six months ended March 31, 2015 and September 30, 2015

For the period from October 1, 2014 to March 31, 2015

	Unitholders' equity						Thousands of yen
	Unitholders' capital	Surplus			Total surplus	Total unitholders' equity	Total net assets
		Voluntary retained earnings		Unappropriated retained earnings			
		Reserve for reduction entry	Total voluntary retained earnings				
Balance at beginning of current period	426,783,117	236,709	236,709	9,603,143	9,839,852	436,622,969	436,622,969
Changes of items during period							
Provision of reserve for reduction entry		35	35	(35)	—	—	—
Dividends of surplus				(9,571,701)	(9,571,701)	(9,571,701)	(9,571,701)
Profit				9,619,880	9,619,880	9,619,880	9,619,880
Total changes of items during period	—	35	35	48,143	48,179	48,179	48,179
Balance at end of current period	426,783,117	236,745	236,745	9,651,286	9,888,031	436,671,148	436,671,148

For the period from April 1, 2015 to September 30, 2015

	Unitholders' equity						Thousands of yen
	Unitholders' capital	Surplus			Total surplus	Total unitholders' equity	Total net assets
		Voluntary retained earnings		Unappropriated retained earnings			
		Reserve for reduction entry	Total voluntary retained earnings				
Balance at beginning of current period	426,783,117	236,745	236,745	9,651,286	9,888,031	436,671,148	436,671,148
Changes of items during period							
Issuance of new investment units	31,232,979				—	31,232,979	31,232,979
Provision of reserve for reduction entry		6,615	6,615	(6,615)	—	—	—
Dividends of surplus				(9,613,001)	(9,613,001)	(9,613,001)	(9,613,001)
Profit				10,476,112	10,476,112	10,476,112	10,476,112
Total changes of items during period	31,232,979	6,615	6,615	856,494	863,110	32,096,089	32,096,089
Balance at end of current period	458,016,096	243,360	243,360	10,507,781	10,751,141	468,767,237	468,767,237

Basis of Calculations Used to Determine Cash Distributions

For the six months ended March 31, 2015 and September 30, 2015

Item	For the period	For the period
	from October 1, 2014 to March 31, 2015	from April 1, 2015 to September 30, 2015
	Amount (Yen)	Amount (Yen)
I Retained earnings	9,651,286,262	10,507,781,132
II Cash distribution	9,613,001,930	10,475,789,310
(Dividend per investment unit)	(7,681)	(8,001)
III Voluntary retained earnings		
Provision of reserve for reduction entry	6,615,210	—
IV Retained earnings brought forward	31,669,122	31,991,822

Computation Method for Determining Dividends	<p>The Company will make cash distributions using accounting profits based on the cash distribution policy outlined in Article 32-2 of the Company's Articles of Incorporation, in an amount that exceeds 90% of the "amount of distributable profit" as set forth in Article 67-15 of the Act on Special Measures Concerning Taxation. Based on this policy, transferring the revised amount for deferred tax liabilities, which accompanied changes to the statutory tax rate, to the reserve for reduction entry, the Company was able to maintain retained earnings brought forward. Therefore, the total amount of dividends that the Company has determined to pay out is 9,613,001,930 yen for the period under review, which is a multiple of 1,251,530 — the number of units outstanding as of March 31, 2015. Furthermore, the Company does not pay out dividends that exceed accounting profits as outlined in Article 32-3 of the Company's Articles of Incorporation.</p>	<p>The Company will make cash distributions using accounting profits based on the cash distribution policy outlined in Article 32-2 of the Company's Articles of Incorporation, in an amount that exceeds 90% of the "amount of distributable profit" as set forth in Article 67-15 of the Act on Special Measures Concerning Taxation. After maintaining retained earnings brought forward in an amount not exceeding unappropriated retained earnings, the total amount of dividends that the Company has determined to pay out is 10,475,789,310 yen for the period under review, which is a multiple of 1,309,310 — the number of units outstanding as of September 30, 2015. Furthermore, the Company does not pay out dividends that exceed accounting profits as outlined in Article 32-3 of the Company's Articles of Incorporation.</p>
--	--	--

Statements of Cash Flows

For the six months ended March 31, 2015 and September 30, 2015

	Thousands of yen	
	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Cash flows from operating activities		
Income before income taxes	9,625,531	10,487,587
Depreciation	6,009,647	6,332,545
Amortization of investment corporation bond issuance costs	16,398	9,633
Investment unit issuance expenses	—	56,541
Dividend income	—	(6,494)
Interest income	(3,979)	(4,611)
Interest expenses	1,602,224	1,521,300
Decrease (increase) in operating accounts receivable	19,156	(81,885)
Decrease (increase) in consumption taxes refund receivable	(833,719)	833,719
Decrease (increase) in supplies	(409)	—
Decrease (increase) in prepaid expenses	31,781	(238,026)
Increase (decrease) in operating accounts payable	(34,944)	315,567
Increase (decrease) in accounts payable - other	188,917	135,172
Increase (decrease) in accrued consumption taxes	(1,323,301)	610,379
Increase (decrease) in accrued expenses	117	367
Increase (decrease) in advances received	65,525	131,859
Decrease (increase) in long-term prepaid expenses	(59,466)	(669,193)
Other, net	6,632	(829,188)
Subtotal	15,310,110	18,605,274
Interest and dividend income received	5,619	9,716
Interest expenses paid	(1,567,622)	(1,626,001)
Income taxes paid	(6,147)	(13,133)
Net cash provided by (used in) operating activities	13,741,960	16,975,856
Cash flows from investing activities		
Payments into time deposits	(2,463,000)	(7,519,000)
Proceeds from withdrawal of time deposits	7,463,000	2,519,000
Purchase of property, plant and equipment	(27,617,071)	(19,705,392)
Purchase of property, plant and equipment in trust	(21,214,962)	(26,558,326)
Payments for lease and guarantee deposits	—	(501,810)
Repayments of tenant leasehold and security deposits	(1,068,104)	(833,198)
Proceeds from tenant leasehold and security deposits	2,939,845	2,768,976
Net cash provided by (used in) investing activities	(41,960,294)	(49,829,752)
Cash flows from financing activities		
Proceeds from short-term loans payable	34,200,000	33,000,000
Repayments of short-term loans payable	(33,200,000)	(28,800,000)
Proceeds from long-term loans payable	41,500,000	42,800,000
Repayments of long-term loans payable	(5,050,000)	(14,550,000)
Redemption of investment corporation bonds	—	(20,000,000)
Proceeds from issuance of investment units	—	31,232,979
Payments for investment unit issuance expenses	—	(56,541)
Dividends paid	(9,571,836)	(9,611,537)
Net cash provided by (used in) financing activities	27,878,163	34,014,899
Net increase (decrease) in cash and cash equivalents	(340,170)	1,161,003
Cash and cash equivalents at beginning of period	20,589,091	20,248,921
Cash and cash equivalents at end of period	20,248,921	21,409,924

Notes to Financial Statements

March 31, 2015 and September 30, 2015

1. Organization and Basis of Presentation

Organization

Japan Real Estate Investment Corporation (“the Company”) is a real estate investment corporation formed to own and invest primarily in a portfolio of office properties. The Company is externally managed by a licensed asset management company, Japan Real Estate Asset Management Co., Ltd. (“J-Rea”). J-Rea is currently owned 90% by Mitsubishi Estate Co., Ltd. (“MEC”) and 10% by Mitsui & Co., Ltd.

On May 11, 2001, the Company was incorporated with ¥200 million of original capital contribution by MEC, Tokio Marine & Nichido Fire Insurance Co., Ltd. and The Dai-ichi Life Insurance Company, Limited under the ITA.

On September 10, 2001, the Company commenced operations when the Company was listed on the Tokyo Stock Exchange as one of the first real estate investment corporations in Japan (so-called “J-REITs”). The Company issued 160,000 units at a price of ¥506,625, generating gross proceeds of ¥81,060 million.

The Company completed the eleventh public offering of 54,000 units at a price of ¥540,550 on April 6, 2015 and third-party allocation of 3,780 units at a price of ¥540,550 on May 11, 2015, generating gross proceeds of ¥29,189 million and ¥2,043 million, respectively. As of September 30, 2015, the Company had unitholders’ capital of ¥458,016 million with 1,309,310 units outstanding.

At September 30, 2015, the Company owned a portfolio of 70 office properties with an aggregate of approximately 832,030 m² of leasable space.

Basis of presenting financial statements

The Company maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan (“Japanese GAAP”), including provisions set forth in the ITA, the Corporation Law of Japan, the Japanese Financial Instruments and Exchange Law and the related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are a translation of the audited financial statements of the Company, which were prepared in accordance with Japanese GAAP and were presented in the Securities Report of the Company filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format that is more familiar to readers outside Japan. In addition, the notes to financial statements include information that might not be required under Japanese GAAP but is presented herein as additional information.

As permitted under the Japanese Financial Instruments and Exchange Law, amounts of less than one million yen have been omitted. As a result, the totals shown in the accompanying financial statements do not necessarily agree with the sum of the individual amounts.

2. Summary of Significant Accounting Policies

Investment securities

Non-marketable securities classified as other securities are carried at cost. Cost of securities sold is determined by the moving average method.

Property and equipment, depreciation and impairment (except for leased assets)

Property and equipment is stated at cost, less accumulated depreciation. The cost of land, buildings and building improvements includes the purchase price of property and acquisition costs. Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets ranging as stated below:

Buildings	2-61 years
Structures	2-60 years
Machinery and equipment	2-18 years
Tools, furniture and fixtures	2-29 years

Expenditures for repairing expenses are charged to income as incurred. Significant renewals and betterments are capitalized.

The Company reviews fixed assets for impairment whenever events or changes in circumstances indicate that the carrying amount of its fixed assets may not be recoverable. According to the standard set by the Accounting Standards Board of Japan, companies are required to recognize an impairment loss in their statement of income if certain indicators of asset impairment exist and the book value of an asset exceeds the undiscounted sum of future cash flows of the asset. The standard states that impairment losses should be measured as the excess of the book value over the higher of (i) the fair market value of the asset, net of disposition costs, and (ii) the present value of future cash flows arising from ongoing utilization of the asset and from disposal after asset use. The standard covers land, factories, buildings and other forms of property, plant and equipment as well as intangible assets. Fixed assets are grouped at the lowest level for which there is identifiable cash flows that are independent of cash flows of other groups of assets.

Intangible assets

Intangible assets primarily consist of leasehold rights and easement, which are stated at cost. Amortization of a term leasehold interest for business use is calculated by the straight-line method based on the period of agreement.

Leased assets

Leased assets under finance lease transactions that do not transfer ownership of the leased assets to the lessees are capitalized and depreciated by the straight-line method over the lease term with no residual value.

Deferred charges

Investment corporation bond issuance costs are amortized using the straight-line method over the redemption periods.

New unit issuance costs are charged to income as incurred. The underwriters' economic remunerations for underwriting the offering are not recognized as new unit issuance costs in the financial statements since such costs are not paid by the Company as commission under the so-called "spread-method".

Under the spread-method, the difference between the offer price (the price paid by the unitholder) and the issue price (the price received by the Company) is retained by the underwriters as remuneration.

Revenue recognition

Revenues from leasing of office space are recognized as rent accrues over the lease period.

Taxes on property and equipment

Property and equipment is subject to property taxes and city planning taxes on a calendar year basis. These taxes are generally charged to income during the period. The sellers of the properties are liable for property taxes for the calendar year including the period from the date of purchase by the Company through the end of the year since the taxes are imposed on the owner registered on the record as of January 1 based on the assessment made by the local government. The Company pays the amount equivalent to the property taxes to the sellers applicable to the period since acquisition and includes the amount equivalent to the taxes in the purchase price of each property and capitalizes it as a cost of the property.

Consumption taxes

Consumption taxes withheld and consumption taxes paid are not included in the statements of income. The consumption taxes paid are generally offset against the balance of consumption taxes withheld. As such, the excess of payments over amounts withheld are included in Current assets and the excess of amounts withheld over payments are included in Current liabilities.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, deposits with banks and short-term investments, which are highly liquid, readily convertible to cash and with insignificant risk of price fluctuation, with original maturity of three months or less.

Hedge accounting

The Company enters into derivative transactions to hedge against interest-rate risk and other forms of risk based on the risk management policies outlined in the Company's Articles of Incorporation. The Company uses interest-rate swap transactions for hedging fluctuations in interest rates on floating-rate loans. The Company has also executed interest-rate and currency swap transactions as a method of hedging against currency exchange and interest-rate fluctuation risks. Deferred hedge accounting is generally used for such interest-rate swaps and interest-rate and currency swap transactions, and the effectiveness of hedging is measured by comparing the total cash flow fluctuation of the hedged item and that of the hedging instrument since the inception of the hedge.

For interest-rate swaps that qualify for hedge accounting and meet certain criteria provided under Japanese GAAP, however, the Company applies special accounting treatment. Under such special accounting treatment, the differentials paid or received under the swap agreements are recognized and included in interest expense of the hedged loans, and the interest-rate swaps are not required to be separately valued. For interest-rate swaps that meet the specific criteria for such special accounting treatment, ongoing assessments of hedge effectiveness are not required and hence not performed.

In addition, for interest-rate and currency swap transactions that meet certain criteria provided under Japanese GAAP, the Integrated Treatment is applied. Under such Integrated Treatment, the interest-rate and currency swaps that hedge foreign currency denominated floating rate payments into yen-denominated fixed rate payments are treated as an integral part of the hedged foreign currency borrowing, and the loan is accounted for as a yen-denominated fixed-rate borrowing.

3. Financial Instruments

For the six months ended March 31, 2015 and September 30, 2015

1. Status of financial instruments

(1) Policies for dealing financial instruments

Concerning the financing of property acquisitions, the Company shall use several funding sources including bank loans, issuance of investment corporation bonds and issuance of investment units. When executing such financing activities, the Company endeavors to retain the ability to secure stable and low-cost financing by maintaining high credit ratings and thereby limiting the financial covenants that may restrict the financial flexibility of the Company. To achieve these goals, the Company intends to further develop and reinforce the confidence of debt holders and rating agencies in the Company by bolstering the capital base and controlling the loan-to-value ratio ("LTV") at an adequate level.

In order to hedge against future interest-rate fluctuations, the Company may enter into derivative transactions, which shall be executed solely for the purpose of hedging against interest-rate fluctuation and other risks, and not for speculative purposes.

With respect to management of excess funds, as a matter of policy the Company uses time deposits as its main vehicle, while securities and monetary claims are also eligible for such investment.

(2) Characteristics and risk profile of each financial instrument and risk management system

The Company regularly re-evaluates the appropriateness and effectiveness of its risk management system in order to improve on it.

The characteristics and risk profile of financial instruments and the system in place to manage such risks are as follows:

The deposits, which are typically large time deposits used to manage excess funds, are exposed to the credit risk of the deposit-taking financial institutions. The Company manages credit risk by restricting the tenor of the deposit to relatively short periods and setting a minimum credit rating requirement for the deposit-taking financial institutions.

The funding proceeds from borrowings and issues of investment corporation bonds are applied mainly to acquire real estate properties and repay outstanding loans and bonds. While floating-rate short-term and long-term loans are exposed to the risk of interest-rate hikes, such risk is mitigated by the Company's low LTV and relatively high percentage of long-term fixed-rate debts within the total borrowing. 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.

Foreign currency-denominated loans are also exposed to currency exchange and interest-rate fluctuation risk. However, the Company uses derivative transactions as a method of hedging against these risks (interest-rate and currency swap transactions). For more detailed information on the hedge accounting method, hedging instruments, hedged items, hedge policies and the evaluation method of hedge effectiveness, please refer to the previous Section 2. Summary of Significant Accounting Policies: Hedge accounting.

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 (There is no amount outstanding under the facility as of March 31, 2015 and September 30, 2015) and (iii) preparing monthly financial plans.

(3) Supplementary note regarding fair value of financial instruments

The fair values of financial instruments presented in this report are based on their market value, and in cases where market values are not available, reasonably calculated values are presented. Since calculation of fair value is based on certain assumptions, the fair value could differ depending on the assumptions used. In addition, the contract value of derivative transactions, which is presented in Section 4. Derivative Transactions, is not an exact representation of market risk attributable to derivative transactions.

2. Fair value of financial instruments

Fair value of financial instruments, their values carried on the balance sheet and the differences between them as of March 31, 2015 and September 30, 2015 are as follows.

The financial instruments whose fair values are extremely difficult to estimate are excluded from the following schedule (Note 2):

	Thousands of yen		
	As of March 31, 2015		
	Book value	Fair value	Difference
(1) Cash and deposits	15,561,878	15,561,878	—
(2) Cash and deposits in trust	4,687,042	4,687,042	—
(3) Short-term loans	32,500,000	32,500,000	—
(4) Current portion of investment corporation bonds	20,000,000	20,034,500	34,500
(5) Current portion of long-term loans	16,600,000	16,649,373	49,373
(6) Investment corporation bonds	20,000,000	21,795,300	1,795,300
(7) Long-term loans	271,900,000	276,786,681	4,886,681
(8) Derivative transactions	—	—	—

	Thousands of yen		
	As of September 30, 2015		
	Book value	Fair value	Difference
(1) Cash and deposits	20,564,934	20,564,934	—
(2) Cash and deposits in trust	5,844,989	5,844,989	—
(3) Short-term loans	36,700,000	36,700,000	—
(4) Current portion of investment corporation bonds	—	—	—
(5) Current portion of long-term loans	32,100,000	32,260,394	160,394
(6) Investment corporation bonds	20,000,000	21,692,400	1,692,400
(7) Long-term loans	284,650,000	289,975,910	5,325,910
(8) Derivative transactions	—	—	—

Notes: 1. Measurement of fair value of financial instruments and matters concerning derivative transactions

(1) Cash and deposits and (2) Cash and deposits in trust

Due to short tenor, the book values of these assets are reasonable approximations of the present value of these assets and hence used as their fair value.

(3) Short-term loans

Since these loans' tenor is short and rates are reset at a short interval, the book values of these liabilities are reasonable approximations of their present value and hence used as their fair values.

(4) Current portion of investment corporation bonds and (6) Investment corporation bonds

Their fair values are based on the values published by a financial data provider.

(5) Current portion of long-term loans and (7) Long-term loans

For loans with floating interest rates, since the interest rates on such loans reflect market rates reasonably well over the short term and their book values are good approximations of their fair values, the book values are presented as their fair values. (However, the fair values of floating-rate long-term loans hedged by an interest-rate and currency swap subject to integrated treatment or by an interest-rate swap subject to special accounting treatment are calculated by discounting the aggregated principal and the interest on such loans, after taking into account the effect of said interest-rate and currency swaps or interest-rate swaps, using reasonable estimates of the rates that would be applicable if the Company were to refinance the existing loans for the remaining period to maturity under the prevailing market conditions as of March 31, 2015 and September 30, 2015. Such floating-rate long-term loans are presented in Section 4. Derivative Transactions.) The fair values of the liabilities with fixed interest rates are calculated by discounting the aggregated amounts of the principal and the interest of the loans by the rates that are reasonably estimated to be applicable if the Company were to refinance the existing loans for the remaining period to maturity under the prevailing market conditions as of March 31, 2015 and September 30, 2015.

(8) Derivative transactions

Please refer to Section 4. Derivative Transactions.

2. Financial instruments whose fair values cannot be reliably measured

	Thousands of yen	
	As of March 31, 2015	As of September 30, 2015
(1) Non-listed stock (*1)	577,168	577,168
(2) Deposits received from tenants (*2)	47,637,990	49,573,768

(*1) With regard to non-listed stock, which does not have a quoted market price in an active market and whose cash flows are not reasonably estimated, fair value cannot be reliably measured and it is therefore presented at book value.

(*2) With regard to deposits received from tenants, which do not have a quoted market price in an active market and reasonably estimated tenor, their cash flows cannot be reliably measured and they are therefore presented at their book value.

3. Redemption schedule for monetary claims after the closing date

	Thousands of yen					
	As of March 31, 2015					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Cash and deposits	15,561,878	—	—	—	—	—
Cash and deposits in trust	4,687,042	—	—	—	—	—
Total	20,248,921	—	—	—	—	—

	Thousands of yen					
	As of September 30, 2015					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Cash and deposits	20,564,934	—	—	—	—	—
Cash and deposits in trust	5,844,989	—	—	—	—	—
Total	26,409,924	—	—	—	—	—

4. Repayment schedule for investment corporation bonds, long-term loans and other interest-bearing debt after the closing date

	Thousands of yen					
	As of March 31, 2015					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Short-term loans	32,500,000	—	—	—	—	—
Investment corporation bonds	20,000,000	—	—	10,000,000	—	10,000,000
Long-term loans	16,600,000	44,400,000	46,500,000	25,000,000	39,000,000	117,000,000
Total	69,100,000	44,400,000	46,500,000	35,000,000	39,000,000	127,000,000

	Thousands of yen					
	As of September 30, 2015					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Short-term loans	36,700,000	—	—	—	—	—
Investment corporation bonds	—	—	10,000,000	—	—	10,000,000
Long-term loans	32,100,000	42,850,000	36,000,000	25,000,000	44,500,000	136,300,000
Total	68,800,000	42,850,000	46,000,000	25,000,000	44,500,000	146,300,000

4. Derivative Transactions

(1) Derivatives not designated as hedging instruments

For the period from October 1, 2014 to March 31, 2015

“Not applicable”

For the period from April 1, 2015 to September 30, 2015

“Not applicable”

(2) Derivatives designated as hedging instruments

For the period from October 1, 2014 to March 31, 2015

The contract amount or the equivalent principal amount set out in the contract as of the closing date for each derivative designated as a hedging instrument is as follows.

Derivative Accounting Method	Type of Derivative Transaction	Hedged Item	Contract Value		Fair Value	Measurement of Fair Value
				Over One Year		
Hedge accounting	Receive floating, pay fixed interest-rate swap transactions	Long-term loans	47,500,000	47,500,000	*	—
Integrated Treatment (Special Treatment and Allocation Treatment) for interest-rate and currency swap transactions	Receive floating USD, pay fixed JPY, interest-rate and currency swap transaction (with initial and final exchange)	Long-term loans	10,000,000	10,000,000	*	—

For the period from April 1, 2015 to September 30, 2015

The contract amount or the equivalent principal amount set out in the contract as of the closing date for each derivative designated as a hedging instrument is as follows.

Thousands of yen

Derivative Accounting Method	Type of Derivative Transaction	Hedged Item	Contract Value		Fair Value	Measurement of Fair Value
				Over One Year		
Hedge accounting	Receive floating, pay fixed interest-rate swap transactions	Long-term loans	60,800,000	60,800,000	*	—
Integrated Treatment (Special Treatment and Allocation Treatment) for interest-rate and currency swap transactions	Receive floating USD, pay fixed JPY, interest-rate and currency swap transaction (with initial and final exchange)	Long-term loans	10,000,000	10,000,000	*	—

* Because the derivative transactions eligible for the Special Treatment of interest-rate swaps and Integrated Treatment (Special Treatment for interest-rate swaps and Allocation Treatment for currency swaps) are accounted for as integral parts of the hedged loans, the fair value of those derivative transactions is included in that of the underlying long-term loans as of March 31, 2015 and September 30, 2015. Please refer to the measurement of fair value of financial instruments in Note 1 of "2. Fair value of financial instruments" under Section 3. Financial Instruments as well as subheadings (5) and (7) of Note 1 concerning derivative transactions.

5. Property and Equipment

Property and equipment as of March 31, 2015 and September 30, 2015 consisted of the following:

	Thousands of yen			
	As of March 31, 2015		As of September 30, 2015	
	Acquisition costs	Book value	Acquisition costs	Book value
Land	439,594,248	439,594,248	452,965,989	452,965,989
Buildings and structures	263,206,113		269,554,730	
Accumulated depreciation	(70,594,500)	192,611,613	(75,363,974)	194,190,756
Machinery and equipment	2,929,200		2,944,813	
Accumulated depreciation	(1,638,100)	1,291,099	(1,721,977)	1,222,835
Tools, furniture and fixtures	365,608		376,537	
Accumulated depreciation	(163,901)	201,706	(187,315)	189,222
Construction in progress	1,310	1,310	1,310	1,310
Land in trust	130,818,405	130,818,405	151,935,120	151,935,120
Buildings and structures in trust	72,114,232		77,186,731	
Accumulated depreciation	(14,918,153)	57,196,078	(16,341,715)	60,845,015
Machinery and equipment in trust	963,001		939,320	
Accumulated depreciation	(604,071)	358,929	(615,178)	324,141
Tools, furniture and fixtures in trust	34,030		35,772	
Accumulated depreciation	(12,401)	21,629	(14,470)	21,302
Construction in progress in trust	1,278	1,278	1,278	1,278
Total	822,096,301	822,096,301	861,696,973	861,696,973

The compressed amount of tangible assets with government grants under the Corporation Tax Law of Japan was ¥50 million as of March 31, 2015 and ¥50 million as of September 30, 2015.

6. Loans

The condition of loans by financial institutions as of September 30, 2015 is as follows.

	Segment	Drawdown Date	Balance at Beginning of Current Period (¥ million)	Balance at End of Current Period (¥ million)	Average Interest Rate*1 (%)	Repayment Date	Repayment Method	Use of Proceeds	Notes
	Lender								
Short-term loans	Mizuho Bank, Ltd.	October 1, 2014	3,500	2,500	0.18	October 1, 2015	Bullet *2	Purchase real estate	Floating interest rate
		January 7, 2015	2,000	—	0.18	January 7, 2016	Bullet *3	Repay existing short-term loans	Floating interest rate
		March 25, 2015	5,500	5,500	0.18	March 25, 2016	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate
		March 31, 2015	2,000	2,000	0.18	March 31, 2016	Bullet	Repay existing short-term loans	Floating interest rate
		April 1, 2015	—	5,500	0.18	April 1, 2016	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	October 1, 2014	3,500	—	0.18	October 1, 2015	Bullet *4	Purchase real estate	Floating interest rate
		March 2, 2015	3,500	3,500	0.18	March 2, 2016	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate
		March 27, 2015	2,000	—	0.18	March 28, 2016	Bullet *3	Purchase real estate	Floating interest rate
		April 1, 2015	—	3,500	0.18	April 1, 2016	Bullet *5	Purchase real estate trust beneficiary rights	Floating interest rate
	Sumitomo Mitsui Trust Bank, Limited	September 2, 2014	3,800	—	0.18	September 2, 2015	Bullet	Repay existing short-term loans	Floating interest rate
		March 31, 2015	3,700	3,700	0.18	March 31, 2016	Bullet	Repay existing short-term loans	Floating interest rate
	Shinsei Bank, Limited	August 24, 2015	—	1,500	0.17	August 24, 2016	Bullet	Repay existing short-term loans	Floating interest rate
		September 1, 2015	—	2,000	0.17	September 1, 2016	Bullet	Purchase real estate	Floating interest rate
	Resona Bank, Limited	September 1, 2015	—	2,000	0.17	September 1, 2016	Bullet	Purchase real estate and Repay existing short-term loans	Floating interest rate
	Shinkin Central Bank	September 1, 2015	—	2,000	0.17	September 1, 2016	Bullet	Repay existing short-term loans	Floating interest rate
	The Daishi Bank, Ltd.	January 7, 2015	1,500	1,500	0.18	January 7, 2016	Bullet	Repay existing short-term loans	Floating interest rate
The 77 Bank, Ltd.	January 7, 2015	1,000	1,000	0.18	January 7, 2016	Bullet	Repay existing short-term loans	Floating interest rate	
Mitsubishi UFJ Trust and Banking Corporation	October 1, 2014	500	500	0.18	October 1, 2015	Bullet	Purchase real estate	Floating interest rate	
	Subtotal		32,500	36,700					
Long-term loans to be repaid within 1 year	Mitsubishi UFJ Trust and Banking Corporation	June 23, 2011	—	6,000	0.90875	June 23, 2016	Bullet	Repay existing loans	Fixed interest rate
	Mizuho Bank, Ltd.		—	6,000					
	Sumitomo Mitsui Trust Bank, Limited		—	6,000					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		—	6,000					
	Mitsubishi UFJ Trust and Banking Corporation	April 4, 2011	—	5,000	1.0325	April 4, 2016	Bullet	Repay existing loans	Fixed interest rate
	The Hachijuni Bank, Ltd.	January 15, 2013	1,000	1,000	0.3825	January 15, 2016	Bullet	Repay existing loans	Fixed interest rate
	The Iyo Bank, Ltd.	January 15, 2013	1,000	1,000	0.3825	January 15, 2016	Bullet	Repay existing loans	Fixed interest rate
	Taiyo Life Insurance Company	May 31, 2007	1,500	—	1.86875	May 29, 2015	Bullet	Purchase real estate	Fixed interest rate
		April 24, 2008	—	1,000	1.595	April 25, 2016	Bullet	Redeem investment corporation bonds	Fixed interest rate
	Development Bank of Japan Inc.	September 1, 2008	2,000	—	1.65	September 1, 2015	Bullet	Purchase real estate trust beneficiary rights	Fixed interest rate
		March 24, 2010	100	100	1.665	March 24, 2017	Repayment in installments *6	Purchase real estate	Fixed interest rate
	The Chugoku Bank, Limited	June 15, 2010	3,000	—	1.20875	June 15, 2015	Bullet	Repay existing loans	Fixed interest rate
	The Dai-ichi Life Insurance Company, Limited	May 31, 2007	5,000	—	1.86875	May 29, 2015	Bullet	Purchase real estate	Fixed interest rate
The Hiroshima Bank, Ltd.	June 14, 2010	3,000	—	1.1875	June 15, 2015	Bullet	Repay existing loans	Fixed interest rate	
	Subtotal		16,600	32,100					
	Total		49,100	68,800					

Segment	Lender	Drawdown Date	Balance at Beginning of Current Period (¥ million)	Balance at End of Current Period (¥ million)	Average Interest Rate*1 (%)	Repayment Date	Repayment Method	Use of Proceeds	Notes
Long-term loans	Mitsubishi UFJ Trust and Banking Corporation	April 4, 2011	5,000	—	1.0325	April 4, 2016	Bullet	Repay existing loans	Fixed interest rate
		April 4, 2011	5,000	5,000	1.205	April 4, 2017	Bullet	Repay existing loans	Fixed interest rate
		June 1, 2011	12,000	12,000	1.12625	June 1, 2017	Bullet	Repay existing loans	Fixed interest rate
		June 1, 2011	10,000	10,000	1.31125	June 1, 2018	Bullet	Repay existing loans	Fixed interest rate
		November 15, 2011	3,000	3,000	1.13875	November 15, 2019	Bullet	Purchase real estate	Fixed interest rate
		June 15, 2012	4,000	4,000	0.9525	June 15, 2020	Bullet	Purchase real estate	Fixed interest rate
		June 15, 2012	2,500	2,500	1.2725	June 15, 2022	Bullet	Redeem investment corporation bonds	Fixed interest rate
		December 21, 2012	5,000	5,000	0.80125	December 21, 2020	Bullet	Repay existing loans	Fixed interest rate
		January 31, 2014	4,000	4,000	0.64225*7	January 29, 2021	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate*7
	December 19, 2014	10,000	10,000	0.42375*8	December 19, 2023	Bullet	Repay existing short-term loans	Floating interest rate*8	
	September 1, 2015	—	3,500	0.63	September 2, 2024	Bullet	Purchase real estate	Fixed interest rate	
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 24, 2011	2,000	2,000	1.3975	March 26, 2018	Bullet	Repay existing short-term loans	Fixed interest rate
		November 15, 2011	3,000	3,000	1.13875	November 15, 2019	Bullet	Purchase real estate	Fixed interest rate
		June 15, 2012	4,000	4,000	1.1975	June 15, 2022	Bullet	Purchase real estate	Fixed interest rate
		December 21, 2012	5,000	5,000	0.80125	December 21, 2020	Bullet	Repay existing loans	Fixed interest rate
		January 15, 2013	5,500	5,500	0.71	January 15, 2020	Bullet	Repay existing loans	Fixed interest rate
		January 15, 2013	5,500	5,500	0.83625	January 15, 2021	Bullet	Repay existing loans	Fixed interest rate
		April 24, 2013	5,000	5,000	0.775	April 26, 2021	Bullet	Repay existing loans	Fixed interest rate
		September 1, 2015	—	5,000	0.2	September 2, 2019	Bullet	Purchase real estate	Fixed interest rate
	September 1, 2015	—	2,000	0.47125	September 1, 2022	Bullet	Repay existing short-term loans	Fixed interest rate	
	Sumitomo Mitsui Trust Bank, Limited	January 17, 2011	3,000	3,000	1.43375	January 17, 2018	Bullet	Repay existing short-term loans	Fixed interest rate
		September 26, 2011	5,500	5,500	1.16	September 26, 2019	Bullet	Repay existing short-term loans	Fixed interest rate
		November 15, 2011	3,000	3,000	0.98375	November 15, 2018	Bullet	Purchase real estate	Fixed interest rate
		June 15, 2012	4,000	4,000	0.9525	June 15, 2020	Bullet	Purchase real estate	Fixed interest rate
		January 31, 2014	2,000	2,000	0.62575*7	January 29, 2021	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate*7
		May 29, 2015	—	5,000	0.2075	May 29, 2019	Bullet	Repay existing loans	Fixed interest rate
		June 15, 2015	—	3,000	0.3425	June 15, 2020	Bullet	Repay existing loans	Fixed interest rate
	September 2, 2015	—	3,800	0.536*7	September 2, 2024	Bullet	Repay existing short-term loans	Floating interest rate*7	
	Mizuho Bank, Ltd.	December 21, 2010	5,000	5,000	1.30625	December 21, 2016	Bullet	Repay existing short-term loans	Fixed interest rate
		November 1, 2011	6,000	6,000	1.2075	November 1, 2019	Bullet	Repay existing short-term loans and other loans	Fixed interest rate
		November 15, 2011	3,000	3,000	1.13875	November 15, 2019	Bullet	Purchase real estate	Fixed interest rate
		June 15, 2012	4,000	4,000	1.07375	June 15, 2021	Bullet	Purchase real estate	Fixed interest rate
		January 15, 2013	5,000	5,000	0.96625	January 17, 2022	Bullet	Repay existing loans	Fixed interest rate
		April 24, 2013	3,000	3,000	0.87375	April 25, 2022	Bullet	Repay existing loans	Fixed interest rate
	September 1, 2015	—	2,500	0.17	March 1, 2019	Bullet	Purchase real estate	Fixed interest rate	
	Development Bank of Japan Inc.	March 24, 2010	1,400	1,350	1.665	March 24, 2017	Repayment in installments*6	Purchase real estate	Fixed interest rate
January 7, 2013		3,000	3,000	1.115	January 6, 2023	Bullet	Purchase real estate	Fixed interest rate	
January 31, 2014		5,000	5,000	0.9325	January 31, 2023	Bullet	Purchase real estate trust beneficiary rights	Fixed interest rate	
September 1, 2015		—	7,000	0.7175	September 1, 2025	Bullet	Purchase real estate and Repay existing loans	Fixed interest rate	

Segment	Lender	Drawdown Date	Balance at Beginning of Current Period (¥ million)	Balance at End of Current Period (¥ million)	Average Interest Rate*1 (%)	Repayment Date	Repayment Method	Use of Proceeds	Notes
Long-term loans	The Daishi Bank, Ltd.	November 14, 2014	1,800	1,800	0.463 *7	November 15, 2021	Bullet	Repay existing short-term loans	Floating interest rate *7
	The Hokuetsu Bank, Ltd.		1,400	1,400					
	Sony Bank Incorporated		1,400	1,400					
	The Toho Bank, Ltd.		1,400	1,400					
	The Shinkumi Federation Bank		1,000	1,000					
	The Akita Bank, Ltd.		900	900					
	The Fukui Bank, Ltd.		900	900					
	The Gunma Bank, Ltd.		900	900					
	The 77 Bank, Ltd.		900	900					
	The Tochigi Bank, Ltd.		900	900					
	The Higo Bank, Ltd.		500	500					
	The Bank of Iwate, Ltd.		500	500					
	The Yamagata Bank, Ltd.		500	500					
Shinkin Central Bank	November 15, 2011	1,000	1,000	0.7525	November 15, 2016	Bullet	Purchase real estate	Fixed interest rate	
	January 7, 2013	2,000	2,000	0.71375	January 7, 2020	Bullet	Purchase real estate	Fixed interest rate	
	January 15, 2013	5,000	5,000	0.71	January 15, 2020	Bullet	Repay existing loans	Fixed interest rate	
	April 24, 2013	5,000	5,000	0.52775	April 24, 2018	Bullet	Repay existing loans	Fixed interest rate	
The Bank of Fukuoka, Ltd.	August 31, 2011	2,000	2,000	0.9025	August 31, 2017	Bullet	Repay existing loans	Fixed interest rate	
	June 15, 2012	2,500	2,500	0.66	June 15, 2017	Bullet	Redeem investment corporation bonds	Fixed interest rate	
	August 31, 2012	1,000	1,000	0.57125	August 31, 2017	Bullet	Repay existing loans	Fixed interest rate	
	January 31, 2014	2,500	2,500	0.63849 *7	January 29, 2021	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate *7	
The Norinchukin Bank	March 24, 2015	2,000	2,000	0.5125	March 24, 2023	Bullet	Repay existing loans	Fixed interest rate	
	January 31, 2014	3,500	3,500	0.757 *7	January 31, 2022	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate *7	
	June 17, 2014	3,000	3,000	0.6785 *7	June 17, 2022	Bullet	Redeem investment corporation bonds	Floating interest rate *7	
Shinsei Bank, Limited	March 25, 2015	3,500	3,500	0.46825 *7	March 27, 2023	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate *7	
	August 31, 2011	3,000	3,000	1.0475	August 31, 2018	Bullet	Repay existing loans	Fixed interest rate	
	June 15, 2012	2,500	2,500	0.66	June 15, 2017	Bullet	Purchase real estate	Fixed interest rate	
The Chugoku Bank, Limited	June 15, 2012	2,500	2,500	1.2725	June 15, 2022	Bullet	Redeem investment corporation bonds	Fixed interest rate	
	August 10, 2015	—	1,000	0.3925 *7	August 10, 2022	Bullet	Repay existing short-term loans	Floating interest rate *7	
		The Daishi Bank, Ltd.	—						1,000
The Fukui Bank, Ltd.		—	1,000						
The Gunma Bank, Ltd.		—	1,000						
The Shinkumi Federation Bank		—	1,000						
The Toho Bank, Ltd.		—	1,000						
The Tochigi Bank, Ltd.		—	500						
The Chugoku Bank, Limited	March 25, 2013	2,000	2,000	0.45	March 26, 2018	Bullet	Repay existing loans	Fixed interest rate	
	October 1, 2014	1,000	1,000	0.4725 *7	October 1, 2021	Bullet	Purchase real estate	Floating interest rate *7	
	June 15, 2015	—	3,000	0.61175 *7	June 15, 2023	Bullet	Repay existing loans	Floating interest rate *7	
The Iyo Bank, Ltd.	June 15, 2012	2,500	2,500	0.66	June 15, 2017	Bullet	Redeem investment corporation bonds	Fixed interest rate	
	March 24, 2014	2,000	2,000	0.6035 *7	March 24, 2021	Bullet	Repay existing loans	Floating interest rate *7	
	October 1, 2014	1,000	1,000	0.46525 *7	October 1, 2021	Bullet	Purchase real estate	Floating interest rate *7	
Taiyo Life Insurance Company	April 24, 2008	1,000	—	1.595	April 25, 2016	Bullet	Redeem investment corporation bonds	Fixed interest rate	
	March 30, 2011	2,000	2,000	1.39625	March 30, 2018	Bullet	Repay existing loans	Fixed interest rate	
	October 1, 2014	2,000	2,000	0.7825	October 1, 2024	Bullet	Purchase real estate	Fixed interest rate	
	May 29, 2015	—	1,500	0.7375	May 29, 2025	Bullet	Repay existing loans	Fixed interest rate	

Segment	Lender	Drawdown Date	Balance at Beginning of Current Period (¥ million)	Balance at End of Current Period (¥ million)	Average Interest Rate*1 (%)	Repayment Date	Repayment Method	Use of Proceeds	Notes
	The Dai-ichi Life Insurance Company, Limited	March 30, 2009	5,000	5,000	1.54375	March 30, 2017	Bullet	Repay existing loans	Fixed interest rate
	Resona Bank, Limited	March 1, 2011	2,000	2,000	1.255	March 1, 2017	Bullet	Purchase real estate trust beneficiary rights	Fixed interest rate
		March 25, 2013	3,000	3,000	0.45	March 26, 2018	Bullet	Repay existing loans	Fixed interest rate
	Sumitomo Mitsui Banking Corporation	November 15, 2011	3,000	3,000	0.98375	November 15, 2018	Bullet	Purchase real estate	Fixed interest rate
		January 7, 2013	2,000	2,000	0.98	January 7, 2022	Bullet	Purchase real estate	Fixed interest rate
	The Hachijuni Bank, Ltd.	June 15, 2012	1,000	1,000	0.66	June 15, 2017	Bullet	Purchase real estate	Fixed interest rate
		December 20, 2012	1,000	1,000	0.45625	December 20, 2017	Bullet	Repay existing loans	Fixed interest rate
		March 25, 2013	1,000	1,000	0.45	March 26, 2018	Bullet	Repay existing loans	Fixed interest rate
	The Hiroshima Bank, Ltd.	October 1, 2014	3,000	3,000	0.31575*7	October 1, 2019	Bullet	Purchase real estate	Floating interest rate*7
	Mizuho Trust & Banking Co., Ltd.	March 2, 2015	3,000	3,000	0.5585*7	March 3, 2025	Bullet	Purchase real estate trust beneficiary rights	Floating interest rate*7
	The Yamaguchi Bank, Ltd.	October 29, 2012	2,000	2,000	0.8	October 29, 2020	Bullet	Repay existing loans	Fixed interest rate
		March 25, 2013	1,000	1,000	0.945	March 24, 2023	Bullet	Repay existing loans	Fixed interest rate
	The Gunma Bank, Ltd.	March 24, 2014	1,000	1,000	0.4105*7	March 25, 2019	Bullet	Repay existing loans	Floating interest rate*7
		November 17, 2014	1,000	1,000	0.316*7	November 18, 2019	Bullet	Repay existing loans	Floating interest rate*7
	Nippon Life Insurance Company	March 1, 2011	2,000	2,000	1.465	March 1, 2018	Bullet	Purchase real estate trust beneficiary rights	Fixed interest rate
	The Nishi-Nippon City Bank, Ltd.	June 17, 2014	2,000	2,000	0.621*7	December 17, 2021	Bullet	Redeem investment corporation bonds	Floating interest rate*7
	The Yamanashi Chuo Bank, Ltd.	December 15, 2014	2,000	2,000	0.266*7	December 16, 2019	Bullet	Repay existing loans	Floating interest rate*7
	The Ashikaga Bank, Ltd.	January 7, 2013	1,000	1,000	0.49125	January 9, 2018	Bullet	Purchase real estate	Fixed interest rate
	The Joyo Bank, Ltd.	January 7, 2013	1,000	1,000	0.49125	January 9, 2018	Bullet	Purchase real estate	Fixed interest rate
	Mitsubishi UFJ Trust and Banking Corporation	July 23, 2011	6,000	—	0.90875	June 23, 2016	Bullet	Repay existing loans	Fixed interest rate
	Mizuho Bank, Ltd.		6,000	—					
	Sumitomo Mitsui Trust Bank, Limited		6,000	—					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		6,000	—					
	Total		271,900	284,650					

*1. The average for floating interest rates is recorded as the weighted average during the period. The average is rounded off to the fifth decimal place.

*2. As of May 12, 2015, ¥1,000 million has been repaid before the original maturity.

*3. As of April 7, 2015, the entire amount of ¥2,000 million has been repaid before the original maturity.

*4. As of May 12, 2015, ¥1,000 million and as of September 1, 2015, ¥2,500 million has been repaid before the original maturity.

*5. As of September 1, 2015, ¥2,000 million has been repaid before the original maturity.

*6. ¥50 million is repaid every six months respectively. ¥1,350 million is scheduled to be repaid on the final principal repayment date.

*7. In order to hedge the risk of interest rate fluctuations, floating interest rates were swapped to fixed rates. Accordingly, the weighted average for interest rates during the period is calculated taking the effect of this swap into consideration.

*8. In order to hedge the risk of exchange rate and interest rate fluctuations related to foreign currency-denominated loans, the Company conducted an interest-rate and currency swap transaction, which substantially secured exchange and interest rates. Accordingly, the weighted average for interest rates during the period is calculated taking the effect of this interest-rate and currency swap into consideration.

Note: All floating interest rate loans and fixed interest rate loans procured are unsecured, unguaranteed, and unsubordinated.

7. Investment Corporation Bonds including Current Portion of Investment Corporation Bonds

Outstanding investment corporation bonds as of September 30, 2015 are as follows.

Securities	Date of Issue	Balance at Beginning of Current Period (¥ million)	Balance at End of Current Period (¥ million)	Interest Rate (%)	Repayment Period	Repayment Method	Use of Proceeds	Notes
4th unsecured investment corporation bond	September 29, 2005	10,000	10,000	2.56	September 29, 2025	Bullet	*1	*2
7th unsecured investment corporation bond	April 23, 2010	10,000	—	1.26	April 23, 2015	Bullet	*1	*2
8th unsecured investment corporation bond	July 23, 2010	10,000	—	1.05	July 23, 2015	Bullet	*1	*2
9th unsecured investment corporation bond	August 30, 2013	10,000	10,000	0.497	August 30, 2018	Bullet	*1	*2
Total		40,000	20,000					

*1. The 4th and 8th unsecured investment corporation bonds are used to fund the repayment of existing short-term loans. The 7th unsecured investment corporation bond is used to redeem existing investment corporation bonds.

The 9th unsecured investment corporation bond is used to fund the repayment of loans and acquire specified assets ("specified assets" defined in Article 2, Paragraph 1 of the ITA).

*2. Financial covenants, such as a negative pledge, are not included in these bonds.

8. Net Assets

The Company is required to maintain net assets of at least ¥50 million, as required pursuant to the ITA.

9. Income Taxes

The Company is subject to Japanese corporate income taxes on all of its taxable income. However, under the Special Taxation Measures Law of Japan (hereinafter the STML), an investment corporation is allowed to deduct dividends of accounting profits, or dividend distributions, paid to unitholders from its taxable income if certain tax requirements are satisfied. Such tax requirements include dividend distributions in excess of 90% of its earnings available for dividends for the fiscal period as stipulated by Article 67-15 of the STML. Based on the distribution policy provided by Article 32-2 of the Articles of Incorporation, the Company made a dividend distribution in the amount of ¥10,475 million subsequent to September 30, 2015, which is the multiple number of units up to 100% of the unappropriated retained earnings after deducting therefrom ¥31 million of retained earnings to be carried forward. The Company will not distribute dividends in excess of retained earnings under Article 32-3 of the Articles of Incorporation. The significant components of deferred tax assets and liabilities as of March 31, 2015 and September 30, 2015 were as follows:

	Thousands of yen	
	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Deferred tax assets:		
Accrued enterprise tax	979	953
Amortization of a term leasehold interest	42,622	47,736
Asset retirement obligations	8,257	9,295
	51,860	57,986
Valuation allowance	(50,880)	(57,032)
Total deferred tax assets	979	953
Deferred tax liabilities:		
Reserve for advanced depreciation of non-current assets	116,161	116,161
Total deferred tax liabilities	116,161	116,161
Net deferred tax liabilities	115,181	115,207

The reconciliation of tax rate difference between the adjusted statutory tax rate and the effective tax rate for the six months ended March 31, 2015 and September 30, 2015 was as follows:

	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Statutory tax rate	37.11%	35.36%
Deductible dividend distribution	(37.06%)	(35.32%)
Change in valuation allowance	0.07%	0.06%
Others	(0.06%)	0.01%
Effective tax rate	0.06%	0.11%

10. Related Party Transactions

For the six months ended March 31, 2015 and September 30, 2015

Transactions with related parties defined under the Financial Instruments and Exchange Act are listed below.

- (1) Parent Company and Major Corporation Unitholders
 - For the period from October 1, 2014 to March 31, 2015
“Not applicable”
 - For the period from April 1, 2015 to September 30, 2015
“Not applicable”
- (2) Subsidiaries
 - For the period from October 1, 2014 to March 31, 2015
“Not applicable”
 - For the period from April 1, 2015 to September 30, 2015
“Not applicable”
- (3) Sister Companies
 - For the period from October 1, 2014 to March 31, 2015
“Not applicable”
 - For the period from April 1, 2015 to September 30, 2015
“Not applicable”
- (4) Directors and Major Individual Unitholders
 - For the period from October 1, 2014 to March 31, 2015
“Not applicable”
 - For the period from April 1, 2015 to September 30, 2015
“Not applicable”

Transactions with related parties defined under the ITA are listed in the table on the next page.

In addition to controlling unitholders, major unitholders, subsidiary corporations, subsidiary companies of controlling unitholders, and officers and their close relatives, the definition of a “related party” under the ITA also includes the asset management company and its interested parties (parent and subsidiary corporations, specified individual shareholders, and major shareholders of the asset management company defined as interested parties under Article 201 of the ITA and Article 123 of the enforcement order of the ITA), as well as the asset custody company.

For the period from October 1, 2014 to March 31, 2015 (Unaudited)

Type of Relationship	Name of Transaction Partner	Type of Business	Percentage of Units Held	Transaction Details	Transaction Amount (Thousands of Yen)	Accounting Item	Balance at End of Period (Thousands of Yen)
Interested party	Mitsubishi Estate Co., Ltd.	Real estate	1.623%	Rent revenue	11,034,759	—	—
				Security deposit increase	1,034,035	Deposits received from tenants	18,525,686
				Security deposit return	158,056		
Interested party	Mitsubishi Jisho Property Management Co., Ltd.	Real estate management	—	Property management expenses	1,756,731	—	—
Interested party	Shinjuku Rokuchome Special Purpose Company (TMK)	Real estate	—	Real estate purchase	23,100,000	—	—
Interested party	Amagasaki Eki-mae Kaihatsu Y.K.	Real estate	—	Real estate purchase	9,300,000	—	—
Asset custody company	Sumitomo Mitsui Trust Bank, Limited	Bank	—	—	—	Long-term loans payable	23,500,000

Notes: 1. Consumption tax is not included in the above amounts.

2. Transaction terms were decided based on market conditions at the time the transaction was made.

For the period from April 1, 2015 to September 30, 2015 (Unaudited)

Type of Relationship	Name of Transaction Partner	Type of Business	Percentage of Units Held	Transaction Details	Transaction Amount (Thousands of Yen)	Accounting Item	Balance at End of Period (Thousands of Yen)
Interested party	Mitsubishi Estate Co., Ltd.	Real estate	1.307%	Rent revenue	11,104,867	—	—
				Security deposit increase	218,048	Deposits received from tenants	18,572,963
				Security deposit return	170,772		
Interested party	Mitsubishi Jisho Property Management Co., Ltd.	Real estate management	—	Property management expenses	1,937,719	—	—
Interested party	Shiodome Investment LLC	Real estate	—	Real estate purchase	10,100,000	—	—
Asset custody company	Sumitomo Mitsui Trust Bank, Limited	Bank	—	Short-term loans repayment	3,800,000	Short-term loans payable	3,700,000
				Long-term loans borrowing	11,800,000	Long-term loans payable	35,300,000

Notes: 1. Consumption tax is not included in the above amounts.

2. Transaction terms were decided based on market conditions at the time the transaction was made.

11. Segment Information

For the six months ended March 31, 2015 and September 30, 2015

Since the Company has been engaged in real estate leasing business using a single segment, segment information has been omitted.

Information on products and services

Since revenues from external customers for a single segment of similar products and services accounted for more than 90% of total operating revenues, information on products and services has been omitted.

Information on geographic area

(1) Revenue

Since 100% of total operating revenues was generated from external customers within Japan, a geographical breakdown of revenues has been omitted.

(2) Property and equipment

Since 100% of total property and equipment on the balance sheet was located within Japan, a geographical breakdown of such property and equipment has been omitted.

Information on major clients

Since no single external client represents 10% or more of the Company's total operating revenues, information on major clients has been omitted.

12. Asset Retirement Obligations

For the six months ended March 31, 2015 and September 30, 2015

Asset retirement obligations reported on balance sheet

The Company acquired Osaki Front Tower on February 1, 2011 under the term leasehold for business use agreement which, at the expiry of the leasehold, obligates the Company to restore the leased land to its original state. At the inception of a lease with such an obligation, the Company recognized an asset retirement obligation and a corresponding capital asset in an amount equal to the present value of the estimated demolition cost required for the removal of the properties located on the leased land. The present value is calculated using 2.015% as the discount rate over 42 years, which is the term of the leasehold.

Change in the amount of the asset retirement obligations as of March 31, 2015 and September 30, 2015 consisted of the following:

	Thousands of yen	
	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Balance at the beginning of the period	315,687	318,867
Increase in tangible fixed assets	—	—
Adjustment required over the period	3,180	3,212
Balance at the end of the period	318,867	322,080

Asset retirement obligations other than those reported on balance sheet

Under the Road Act of Japan, the Company is obligated to remove the cable lines and the accompanying equipment originally installed for preventing analog TV interference under the public roads close to Shibuya Cross Tower and to restore the public roads to their original states because analog TV broadcasting was discontinued.

Since the removal involves public roads currently in service and some of the locations of the underground structures are potentially affected by the ongoing redevelopment projects near Shibuya Station, it is difficult to initiate such removal unilaterally without involving other interested parties. Therefore, a reasonable estimate of the present value of asset retirement obligations cannot be made because the method, the cost and the timing of the removal remains uncertain.

In consideration of such uncertainty, the asset retirement obligation is not reported in the financial statements, and instead noted herein.

13. Investment and Rental Property

For the six months ended March 31, 2015 and September 30, 2015

The Company owns primarily a portfolio of office properties in Tokyo and other prefectures in order to gain rental revenue from them.

The book values on balance sheets as of March 31, 2015 and September 30, 2015 and the fair values as of March 31, 2015 and September 30, 2015 are as follows:

Thousands of yen			
Book value		Fair value	
As of September 30, 2014	Change during period (*1)	As of March 31, 2015	As of March 31, 2015
786,106,624	43,342,594	829,449,219	912,125,000

Thousands of yen			
Book value		Fair value	
As of March 31, 2015	Change during period (*2)	As of September 30, 2015	As of September 30, 2015
829,449,219	39,584,842	869,034,061	977,666,000

Notes: 1. Book value on balance sheet means the acquisition cost less accumulated depreciation.

2. Significant changes

(*1) As for increases/decreases for the period, the major reasons for the increase were the acquisitions of Shinjuku Eastside Square (¥23,396,427 thousand), the Clover Shiba-koen (¥4,675,038 thousand), the Ginza 1Chome East Building (¥6,708,693 thousand), and the Amagasaki Front Building (¥9,390,082 thousand), as well as the additional acquisition in Harmony Tower (¥2,191,941 thousand). The major reason for decrease was depreciation.

(*2) As for increases/decreases for the period, the major reasons for the increase were the acquisitions of the Umeda Square Building (¥15,677,942 thousand) and the AER (¥18,889,617 thousand), as well as an additional 5.0% co-ownership interest of trust beneficiary right of real estate pertaining to the Shiodome Building (¥10,173,888 thousand). The major reason for decrease was depreciation.

3. Fair values as of March 31, 2015 and September 30, 2015 are defined as the appraised values provided by an external qualified professional appraiser.

Profits and losses related to investment and rental property are listed in Section 15. Breakdown of Property-Related Revenues and Expenses.

14. Per Unit Information

The following table summarizes information about net assets per unit and profit per unit at March 31, 2015 and September 30, 2015 and for the periods then ended, respectively:

	Yen	
	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Net assets at period end per unit	348,909	358,026
Profit per unit	7,686	8,015

Notes: 1. Profit per unit is computed by dividing profit by the weighted average number of units outstanding during each period. Diluted profit per unit has not been presented since no warrants or convertible bonds were outstanding during the period.

2. The basis for the computation of profit per unit is as follows.

	Thousands of yen	
	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Profit	9,619,880	10,476,112
Amount not attributable to normal unitholders	—	—
Profit applicable to normal investment units	9,619,880	10,476,112
Average number of units	1,251,530 units	1,307,008 units

15. Breakdown of Property-Related Revenues and Expenses

For the six months ended March 31, 2015 and September 30, 2015

	Thousands of yen	
	For the period from October 1, 2014 to March 31, 2015	For the period from April 1, 2015 to September 30, 2015
Property-Related Revenues	28,314,912	29,980,892
Rent revenues	28,048,535	29,886,578
Rental revenues	21,748,842	23,246,606
Common service charges	3,458,878	3,647,677
Parking revenues	741,840	790,063
Other rental revenues	2,098,973	2,202,231
Other lease business revenues	266,377	94,314
Cancellation charges	229,617	81,455
Other miscellaneous revenues	36,759	12,858
Property-Related Expenses	15,911,920	16,642,681
Property management expenses	3,447,650	3,549,250
Utilities expenses	2,694,344	2,869,139
Property and other taxes	2,531,043	2,766,013
Casualty insurance	55,609	58,020
Repairing expenses	983,138	881,171
Depreciation	6,009,647	6,332,545
Other rental expenses	190,486	186,539
Property-Related Profits	12,402,991	13,338,211

16. Changes in Unitholders' Equity

For the six months ended March 31, 2015 and September 30, 2015

Total number of investment units issuable and number of units outstanding	As of March 31, 2015	As of September 30, 2015
Total number of investment units issuable	4,000,000 units	4,000,000 units
Number of units outstanding	1,251,530 units	1,309,310 units

17. Supplemental Cash Flow Information

Cash and cash equivalents

The following table represents a reconciliation of cash and cash equivalents at March 31, 2015 and September 30, 2015:

	Thousands of yen	
	As of March 31, 2015	As of September 30, 2015
Cash and deposits	15,561,878	20,564,934
Cash and deposits in trust	4,687,042	5,844,989
Time deposits with maturities of more than three months	—	(5,000,000)
Cash and cash equivalents	20,248,921	21,409,924

18. Leases

1. Leased assets under finance lease transactions that do not transfer ownership of the leased assets to the lessees are capitalized and depreciated by the straight-line method over the lease term with no residual value. Such capitalized leased assets primarily consist of tools, furniture and fixtures.
2. The Company, as a lessor, owns office buildings under leases and earns rent income. As of March 31, 2015 and September 30, 2015, the future lease revenues under the non-cancelable operating leases are as follows:

	Thousands of yen	
	As of March 31, 2015	As of September 30, 2015
Due within one year	19,462,992	20,567,550
Due after one year	45,119,164	41,020,362
Total	64,582,157	61,587,912

19. Subsequent Events

For the six months ended September 30, 2015

“Not applicable”

20. Risk Factors

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 party 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.

21. Information Required under Article 22(2)(d) of the EU Alternative Investment Fund Managers Directive (AIFMD)

- (1) Material Changes in Information Listed in Article 23 of AIFMD during the Financial Period Covered by the Report
(Six-month fiscal period ended September 30, 2015)
None

22. Remuneration Policy for the Asset Manager's Directors, Corporate Auditors and Employees

Beginning April 1, 2014 and ending March 31, 2015

1. Remuneration for Asset Manager Directors

The total amount of remuneration, bonuses, and other property benefits received by Asset Management Directors from the Asset Management Company as compensation for their duties, as well as the individual amounts each Asset Management Director receives, are decided by a resolution of a general meeting of unitholders. The policy for Asset Manager Director remuneration and bonuses is as follows.

- (1) The remuneration table is determined by the Director's position.
- (2) Remuneration will be paid to full-time Directors, and will not be paid to part-time Directors.
- (3) Bonuses will not be paid to Directors, regardless of full-time or part-time position.

2. Remuneration for Asset Manager Corporate Auditors

The total amount of remuneration, bonuses, and other property benefits received by Corporate Auditors from the Asset Management Company as compensation for their duties, as well as the individual amounts each Corporate Auditor receives, are decided by a resolution of a general meeting of unitholders. The policy for Corporate Auditor remuneration and bonuses is as follows.

- (1) Remuneration will not be paid to part-time Corporate Auditors.
- (2) Bonuses will not be paid to Corporate Auditors, regardless of full-time or part-time position.

	Directors		Corporate auditors		Total	
	Number of person(s) remunerated	Remuneration	Number of person(s) remunerated	Remuneration	Number of person(s) remunerated	Remuneration
Remuneration based on resolutions of the General Meeting of Unitholders of Asset Manager	1	¥19.5 million	0	¥0 million	1	¥19.5 million

3. Remuneration for Asset Manager Employees

- (1) Remuneration for employees of the Asset Management Company (payment period, payment method, pay raises, promotions, etc.) are stipulated by pay regulations and personnel evaluation regulations, and decided by objective evaluation of the process as well as achievements which take into account the overall corporate performance.
- (2) Monthly pay consists of base pay, work allowance, executive allowance, and overtime pay. Pay raises are based on the result of performance evaluations that take into account management results from the previous fiscal year, and are carried out in April every year. Promotions are dealt with in the same way.
- (3) As for bonuses, the base number of multiples of monthly pay as bonuses are paid is determined in advance by qualifications of the employee. Increases (or decreases) in the amount paid are based on the result of performance evaluations, which take into account corporate performance in the previous fiscal year.

	All employees			
	Number of employees	Remuneration		
		Total	Fixed	Variable
Remuneration based on compensation rules	31	¥295 million	¥197 million	¥98 million

4. Conflict of Interest

There are potential conflicts of interest between the Company and the Asset Management Company with respect to remuneration for the Directors, Corporate Auditors and employees of the Asset Management Company. The Company believes that the above remuneration policy mitigates such potential conflicts. In addition, the Asset Management Company has adopted an internal set of rules that apply to all related-party transactions, such as transactions between the Company and the Asset Management Company. These rules require strict compliance by the Asset Management Company with laws and regulations regarding related-party transactions. They also contain specific procedures to be followed in the event of a transaction that involves a related party, in order to implement arm's length terms.



Ernst & Young ShinNihon LLC
Hibiya Kokusai Bldg.
2-2-3 Uchisaiwai-cho, Chiyoda-ku
Tokyo, Japan 100-0011

Tel: +81 3 3503 1100
Fax: +81 3 3503 1197
www.shinnihon.or.jp

Independent Auditor's Report

The Board of Directors
Japan Real Estate Investment Corporation

We have audited the accompanying financial statements of Japan Real Estate Investment Corporation, which comprise the balance sheet as at September 30, 2015, and the related statements of income and retained earnings, changes in unitholders' equity, and cash flows for the six-month period then ended and a summary of significant accounting policies and other explanatory information, all expressed in Japanese yen.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for designing and operating such internal control as management determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in Japan. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. The purpose of an audit of the financial statements is not to express an opinion on the effectiveness of the entity's internal control, but in making these risk assessments the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Japan Real Estate Investment Corporation as at September 30, 2015, and its financial performance and cash flows for the six-month period then ended in conformity with accounting principles generally accepted in Japan.

Ernst & Young ShinNihon LLC

December 22, 2015
Tokyo, Japan

Corporate Data

As of September 30, 2015

Executives

Executive Director: Hiroshi Nakajima
Supervisory Directors: Kenji Kusakabe
Tomohiro Okanoya

Paid-in Capital

¥458,016,096,000

Number of Units Outstanding

1,309,310

Number of Unitholders

18,785

Stock Listing

Tokyo Stock Exchange

Securities Code

8952

Type of Investment Corporation

Closed-end corporate type fund

Transfer Agent

Sumitomo Mitsui Trust Bank, Limited
1-4-1, Marunouchi, Chiyoda-ku, Tokyo 100-8233, Japan

Auditors

Ernst & Young ShinNihon LLC
Hibiya Kokusai Bldg.
2-2-3, Uchisaiwai-cho, Chiyoda-ku, Tokyo 100-0011, Japan

Incorporation

May 11, 2001

Executive Office

Japan Real Estate Investment Corporation
3-3-1, Marunouchi, Chiyoda-ku, Tokyo 100-0005, Japan

For further information, please contact:

Japan Real Estate Asset Management Co., Ltd.

Planning Department

Tel: 81-3-3211-7951

Fax: 81-3-3212-8886

E-mail: j-rea-inquiry@j-rea.co.jp

This semiannual report includes translations of documents originally filed under the Japanese Financial Instruments and Exchange Law of Japan. This report was prepared in English solely for the convenience of readers outside Japan and should not be considered as a disclosure statement. The original Japanese documents shall take precedence in the event of any discrepancies arising from the translations or interpretations contained in this report.

Estimates for the Company's future operating results contained in this semiannual report are forward-looking statements and are based on information currently available to the Company and its asset management company and are subject to risks and uncertainties. Consequently, these projections should not be relied upon as the sole basis for evaluating the Company. Actual results may differ substantially from the projections depending on a number of factors.

<http://www.j-re.co.jp/english/>