

# Japan Real Estate Investment Corporation

Performance Review for the 15th Period (March 2009)

May 18, 2009



Japan Real Estate Asset Management Co., Ltd.

# Table of Contents



## Executive Summary

● Financial Summary for the 15th Period and Forecast	2-3
● Performance Comparison (the 14th Period vs the 15th Period)	4-5
● Unitholder Data	6-7
● Property Acquired in the 15th Period	8
● Transfer of Unused Development Rights (the 16th Period [Scheduled])	9
● Transfer of Asset (the 17th Period [Scheduled])	10
● Diversified Processes of Property Acquisition	11
● Summary of Debts	12-13
● Asset Size and Occupancy Rate	14
● Improvement of Portfolio Quality	15
● Property Data	16-17
● Historical Appraisal Value at the End of Period	18
● Historical NOI Yield (Investment Yield)	19
● Contract Rent Increase and Reduction	20-21
● Management Policies	22-23

## 1. Details of the 15th Period

● Income Statement for the 15th Period	26-27
● Balance Sheet for the 15th Period	28-29
● Cash Flow and Dividend Statement for the 15th Period	30
● Financial Ratios	31

## 2. Overview of Property Portfolio

● Property Data (Photos and Location)	34-35
● Tenant Data ① (Diversification)	36
● Tenant Data ② (Major Tenants)	37
● Tenant Data ③ (Trend in New Rent [Market Rent] Levels)	38
● Tenant Data ④ (Comparison of Portfolio Rent vs Market Rent)	39
● Tenant Data ⑤ (Tenant Turnover)	40-41
● Tenant Data ⑥ (Trend of Rent Revision)	42
● Tenant Data ⑦ (Changes in Average Rent Level)	43
● Tenant Data ⑧ (Rates of Vacancy)	44
● Trend in Property Management Costs and Utilities Expenses	45

● Past Record and Plan for Renovation Work	46-47
● External Growth ① (Deal Sources)	48-49
● External Growth ② (Due Diligence for Properties)	50

### 3. Business Forecasts

● Income Statement and Forecast	52-53
● Balance Sheet Forecast for the 16th Period	54-55

### 4. Appendix

● Structure of JRE	58-59
● Compliance Structure	60-61
● Achievement after IPO and Forecast	62-63
● Structure of Fees to Asset Management Company	64-65
● Key Properties and Key Tenants	66-67
● Performance (Operating Results of Each Property in the 14th Period)	68
● Performance (Operating Results of Each Property in the 15th Period)	69
● Property Data ① (Occupancy Rates at the End of the 15th Period, etc.)	70
● Property Data ② (Occupancy Rates Forecast for the End of the 16th Period, etc.)	71
● Property Data ③ (Classification)	72-73
● PML Values	74
● Revised Earthquake Risk PML Assessment Approach	75
● Summary of Appraisal Values at the End of Period	76
● Progress of Long-term Refurbishment Plan for Shibuya Cross Tower	77
● Unit Price Performance ① (After IPO)	78
● Unit Price Performance ② (the 15th Period)	79
● Unit Price Performance ③ (Relative to Major Indices)	80
● Interest Rate Comparison of Japan and U.S.	81
● Yield Spread Comparison	82
● US Equity REIT Dividend Yield Spread against Treasury	83
● J-REIT Market	84
● Real Estate Market	85
● Introduction of JRE Website	86-87
● Disclaimer on Forecasts and Disclaimer on Translation	88

## Terms used in this report

- (1) All numerical data are expressed by rounding the numbers down to their respective units. Percentages, including those for occupancy rates, and interest-bearing debt/total assets ratio are rounded to the first decimal point.
- (2) The figures for “Leasable space,” “Leased space,” “Occupancy rate” and “Number of tenants” only refer to the portion of shares owned by Japan Real Estate Investment Corporation (JRE).
- (3) “Average occupancy rate” is calculated by dividing total leased space by total leasable space at the end of every month during the period.
- (4) “Leasable space” and “Leased space” do not include the area used for or leased as rental meeting rooms and maintenance/stock rooms.
- (5) The data pertaining to the residential portions are not included in “Leasable space,” “Leased space,” “Occupancy rate” and “Number of tenants” for Kitanomaru Square, Nibancho Garden, Ebisu Neonato and Nishiki Park Building.
- (6) “Rent” means tenant rent of “Leasable space”.
- (7) “The number of tenants” refers to those tenants with whom we have concluded lease agreements for leasable space. (It does not include tenants who are leasing space other than floor space of buildings, such as parking space or side signboards.)
- (8) “The number of tenants” is the number of sub-lessees in cases where a pass-through lease agreement (a type of agreement in which the rent charged to the lessee is linked to the rent to be collected from the sub-lessees) is signed with a property management company, etc.
- (9) The number of tenants for the entire portfolio is the gross number of tenants by building. (If the same tenant occupies multiple properties, such tenant is counted as multiple tenants.)
- (10) “Book value” includes construction in progress and leasehold rights, etc.
- (11) “Capital expenditure” represents capital expenditure for construction completed during the period. (excluding the expenses capitalized as construction in progress and as home furniture, and incidental expenses of property acquisition, etc.)
- (12) “Ratio of share of ownership” refers to: the undivided share of the building in the case of a building owned jointly with other owners; the share of common area as set forth in relevant documentation such as the rules on management of the building in the case of a compartmentalized building (including a building that shares compartmentalized building units with other owners); and the share of quasi co-ownership in the case of trust beneficiary rights owned jointly with other owners.
- (13) “Brokerage fees, etc.” = brokerage fee in connection with lease contracts + incentive fee paid to the property management company for rent increase upon contract renewal
- (14) Property-related revenues = Rental revenues (rent income [including rent for residential portions], common service charges, income from parking spaces, and collected electricity charges, etc.) + Non-rental revenues (cancellation fees and other miscellaneous income)
- (15) “Gain on transfer of properties” = Gain on sale of properties + Gain on exchange of properties
- (16) “Sponsors” refers to the following three shareholders of Japan Real Estate Asset Management Co., Ltd. (J-Rea): Mitsubishi Estate Co., Ltd.; The Dai-ichi Mutual Life Insurance Company; and Mitsui & Co., Ltd.
- (17) Due to space limitations in the document, the abbreviated property name is reflected on certain pages. (The abbreviations are shown in the chart below.)

Property name	Abbreviation of property name	Property name	Abbreviation of property name
Genki Medical Plaza	Genki Medical Plaza	Ebisu Neonato	Ebisu Neonato
Kitanomaru Square	Kitanomaru Square	Harmony Tower	Harmony Tower
MD Kanda Building	MD Kanda	Otsuka Higashi-Ikebukuro Building	Otsuka Higashi-Ikebukuro
Kandabashi Park Building	Kandabashi Park	Ikebukuro 2Chome Building	Ikebukuro 2Chome
Nibancho Garden	Nibancho Garden	Ikebukuro YS Building	Ikebukuro YS
Mitsubishi UFJ Trust and Banking Building	Mitsubishi UFJ Trust	Hachioji First Square	Hachioji First
Burex Kojimachi Building	Burex Kojimachi	Saitama Urawa Building	Saitama Urawa
Sanno Grand Building	Sanno Grand	MM Park Building	MM Park
Yurakucho Denki Building	Yurakucho Denki	Kawasaki Isago Building	Kawasaki Isago
Kodenmacho Shin-Nihonbashi Building	Kodenmacho	Musashi Kosugi STM Building	Musashi Kosugi STM
Burex Kyobashi Building	Burex Kyobashi	8・3 Square Kita Building	8・3 Square Kita
Ginza Sanwa Building	Ginza Sanwa	Jozenji Park Building	Jozenji Park
Ryoshin Ginza East Mirror Building	Ryoshin Ginza EM	Sendai Honcho Honma Building	Sendai Honma
Harumi Center Building	Harumi Center	Kanazawa Park Building	Kanazawa Park
Aoyama Crystal Building	Aoyama Crystal	Nishiki Park Building	Nishiki Park
Shiodome Building	Shiodome	Hirokoji Sakae Building	Hirokoji Sakae
Shiba 2Chome Daimon Building	Shiba 2Chome Daimon	Nagoya Hirokoji Building	Nagoya Hirokoji
Cosmo Kanasugibashi Building	Cosmo Kanasugibashi	Nagoya Misono Building	Nagoya Misono
Shinwa Building	Shinwa	Kyoto Shijo Kawaramachi Building	Kyoto Kawaramachi
Tokyo Opera City Building	Tokyo Opera City	Shin-Fujita Building	Shin-Fujita
Takanawadai Building	Takanawadai	Sakaisujihonmachi Building	Sakaisujihonmachi
Higashi-Gotanda 1Chome Building	Higashi-Gotanda 1Chome	Midosuji Daiwa Building	Midosuji Daiwa
Omori-Eki Higashiguchi Building	Omori-Eki Higashiguchi	Lit City Building	Lit City
Nippon Brunswick Building	Nippon Brunswick	NHK Hiroshima Broadcasting Center Building	NHK Hiroshima
Yoyogi 1Chome Building	Yoyogi 1Chome	Tosei Tenjin Building	Tosei Tenjin
da Vinci Harajuku	da Vinci Harajuku	Tenjin Crystal Building	Tenjin Crystal
Jingumae Media Square Building	Jingumae MS	Hinode Tenjin Building	Hinode Tenjin
Shibuya Cross Tower	Shibuya Cross Tower		

# Executive Summary

# Financial Summary for the 15th Period and Forecast



## Comments on the 15th Period

### ◆ Property acquired

- Shiodome Building (Acquisition date: Dec. 19, 2008; Acquisition price: ¥21,250 million)

### ◆ Property management

- Occupancy rate at the end of the 15th Period was 95.5%. (14th Period: 96.1%)
- Rent increase revisions were made for certain existing tenants.

### ◆ Financial condition

- LTV (Interest-bearing debt / Total assets) at the end of the 15th Period was 39.0%.
- The Long-term, fixed-interest debt ratio (\*) stood at 78.2%.

(\*) Long-term, fixed-interest debt ratio = (Long-term, fixed-interest loans + Investment corporation bonds [including current portions of Long-term, fixed-interest loans and Investment corporation bonds]) / Total Interest-bearing debts

- JRE's credit ratings:

S&P	Moody's (*)	R&I
AA-	A1	AA
(Stable)	(Stable)	(Stable)

(As of May 18, 2009)

(\*) On April 21, 2009, JRE's issuer and senior unsecured long-term debt ratings from Moody's Investors Service changed to A1 from Aa3.

## Comments on the 16th and the 17th Periods

- ◆ As of May 18, 2009, there are no properties that we have decided to acquire.
- ◆ Transfer of unused development rights
  - Mitsubishi UFJ Trust and Banking Building / Transfer of unused development rights (Transfer date: September 17, 2009 (scheduled); Transfer price: ¥729 million)
- ◆ Transfer of asset
  - Part of Jingumae Media Square Building site (Transfer date: October 30, 2009 (scheduled); Transfer price: ¥1,507 million)
- ◆ The occupancy rate at the end of the 16th Period is estimated to be 93.0%.

## Financial Summary for the 15th Period and Forecast

(In millions of yen [excluding items where the unit is specified])

	14th Period Performance (Sep 30, 2008) Apr 2008-Sep 2008	15th Period Performance (Mar 31, 2009) Oct 2008-Mar 2009	16th Period Forecast (Sep 30, 2009) Apr 2009-Sep 2009	17th Period Forecast (Mar 31, 2010) Oct 2009-Mar 2010
Operating Revenues	19,805	20,716	21,530	21,310
(% change from the preceding period)	(-23.1%)	(+4.6%)	(+3.9%)	(-1.0%)
(variance from the initial forecast)	(+1.2%)	(+2.2%)	(+4.6%)	
Initial Forecast	19,570	20,280	20,580	
Property-related Revenues	19,805	20,716	20,800	20,420
(% change from the preceding period)	(+11.2%)	(+4.6%)	(+0.4%)	(-1.8%)
(variance from the initial forecast)	(+1.2%)	(+2.2%)	(+1.1%)	
Initial Forecast	19,570	20,280	20,580	
Gain on Transfer of Properties, etc.	-	-	720	880
Operating Income	9,807	9,955	10,090	10,140
(% change from the preceding period)	(-31.0%)	(+1.5%)	(+1.4%)	(+0.5%)
(variance from the initial forecast)	(+3.0%)	(+3.3%)	(+6.5%)	
Initial Forecast	9,520	9,640	9,470	
Ordinary Income	8,449	8,426	8,350	8,390
(% change from the preceding period)	(-34.7%)	(-0.3%)	(-0.9%)	(+0.5%)
(variance from the initial forecast)	(+4.2%)	(+3.4%)	(+5.7%)	
Initial Forecast	8,110	8,150	7,900	
Net Income	8,448	8,425	8,350	8,390
(% change from the preceding period)	(-34.7%)	(-0.3%)	(-0.9%)	(+0.5%)
(variance from the initial forecast)	(+4.2%)	(+3.4%)	(+5.7%)	
Initial Forecast	8,110	8,150	7,900	
Number of Units	443,000 units	443,000 units	443,000 units	443,000 units
Dividend per Unit	19,072 yen	19,020 yen	18,850 yen	18,940 yen
Total Assets	542,920	565,022	-	-
Net Assets	306,050	306,027	-	-
Total Liabilities	236,869	258,994	-	-
Interest-bearing Debts	199,500	220,500	-	-
LTV	36.7%	39.0%	-	-
Unit Price	836,000 yen	756,000 yen	-	-
Market Capitalization	370,348	334,908	-	-
Number of Properties	54 buildings	55 buildings	55 buildings	55 buildings
Total Leasable Space	508,296 m <sup>2</sup>	516,411 m <sup>2</sup>	516,413 m <sup>2</sup>	517,799 m <sup>2</sup>
Occupancy Rate	96.1%	95.5%	93.0%	-

\* Information as of each fiscal period end

\* The initial forecast for the 14th Period means the 14th Period performance forecast announced on May 15, 2008, and for the 15th and 16th Periods, the 15th and 16th Period performance forecasts announced on November 20, 2008.

\* Assumptions for performance forecast

• Based on 55 properties held as of March 31, 2009

• The risk of decreasing revenues due to return of leased space and reduced rent is assumed, in addition to the increases and decreases already confirmed.

• Vacant spaces due to termination of agreements will be leased gradually after a certain period of time.

\* The land and building adjacent to Ryoshin Ginza East Mirror Building that were acquired on July 4, 2008 are not included in the number of properties.

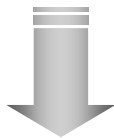
# Performance Comparison (the 14th Period vs the 15th Period)



(In millions of yen)

## Overall Performance

(The total of asset groups A through C below)



## (Factor Analysis)

### Asset Group A

53 properties operated all through the 14th and 15th Periods without any changes in shares of ownership

<Main factors that increased/decreased Repairing Expenses>

Jingumae MS	60
Shibuya Cross Tower	41
Kanazawa Park	22
Nippon Brunswick	20
Shin-Fujita	16
Nagoya Hirokoji	-41

	14th Period (Apr 2008-Sep 2008)	15th Period (Oct 2008-Mar 2009)	Change	% of Change
Property-related Revenues	19,805	20,716	911	4.6%
Property-related Expenses*	9,192	9,929	736	8.0%
Property-related Profits and Losses	10,612	10,787	174	1.6%
NOI*	14,173	14,575	401	2.8%
Occupancy Rate at End of Period	96.1%	95.5%	-0.6%	
Average Occupancy Rate during Period	96.1%	95.3%	-0.8%	

\*Property-related Expenses include Depreciation.

\*NOI = Net Operating Income: Property-related Profits and Losses + Depreciation

	14th Period (Apr 2008-Sep 2008)	15th Period (Oct 2008-Mar 2009)	Change	% of Change
Property-related Revenues	19,673	19,532	-140	-0.7%
Property-related Expenses	9,117	9,291	173	1.9%
Property Management Expenses	2,032	2,117	84	4.2%
Property Management Costs	1,981	2,051	69	3.5%
Brokerage Fees, etc.	50	66	15	29.8%
Utilities Expenses	1,452	1,471	19	1.3%
Property and Other Taxes	1,509	1,509	0	0.0%
Casualty Insurance	41	41	0	-0.8%
Repairing Expenses	511	661	149	29.3%
Other Expenses	64	78	13	21.5%
Depreciation	3,505	3,411	-94	-2.7%
Property-related Profits and Losses	10,555	10,241	-314	-3.0%
NOI	14,061	13,652	-408	-2.9%
Occupancy Rate at End of Period	96.6%	96.2%	-0.5%	
Average Occupancy Rate during Period	96.2%	95.7%	-0.4%	

### Asset Group B

Property acquired during the 14th Period\*  
(Shin-Fujita)

\*The land and building adjacent to Ryoshin Ginza East Mirror Building that were acquired during the 14th Period are not included.

(Property operated all through the 15th Period)

	14th Period (Apr 2008-Sep 2008)	15th Period (Oct 2008-Mar 2009)	Change	% of Change
Property-related Revenues	132	851	719	543.1%
Property-related Expenses	75	560	485	644.9%
Property-related Profits and Losses	57	291	234	409.3%
NOI	112	620	508	453.7%

### Asset Group C

Property acquired during the 15th Period  
(Shiodome)

(Property put into operation during the 15th Period)

	14th Period (Apr 2008-Sep 2008)	15th Period (Oct 2008-Mar 2009)	Change	% of Change
Property-related Revenues	-	332	332	-
Property-related Expenses	-	78	78	-
Property-related Profits and Losses	-	254	254	-
NOI	-	301	301	-

\*Refer to 4. Appendix (pages 68-69) for performance comparison, by building, of the 14th-15th Periods, or "Property Data" (excel file) downloadable from the JRE website (<http://www.j-re.co.jp/english/>).



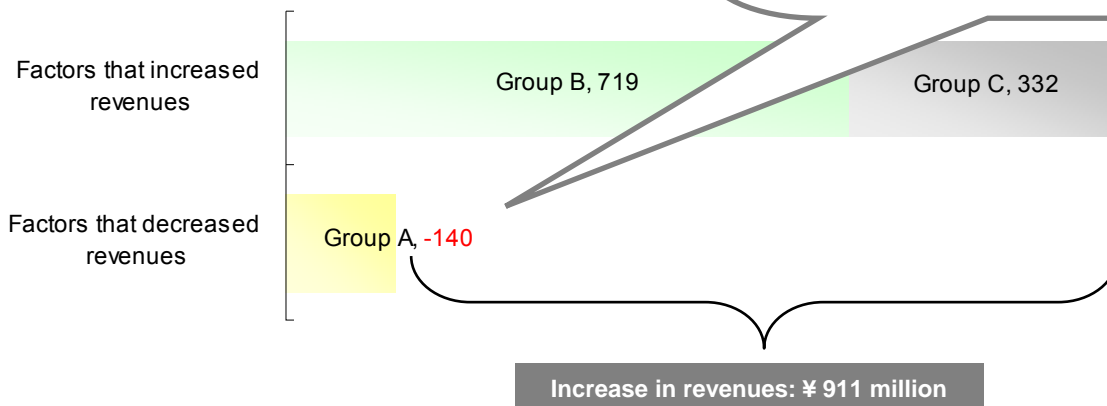


**Factors that brought changes in property-related revenues**

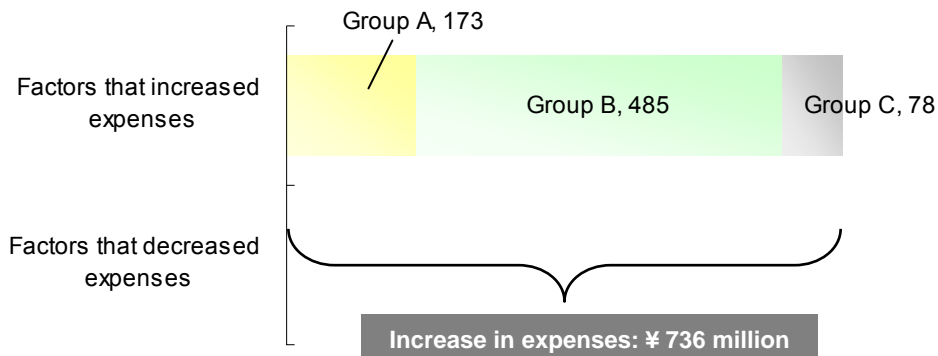
(In millions of yen)

Main Factors of Increase and Decrease Best 5 & Worst 5

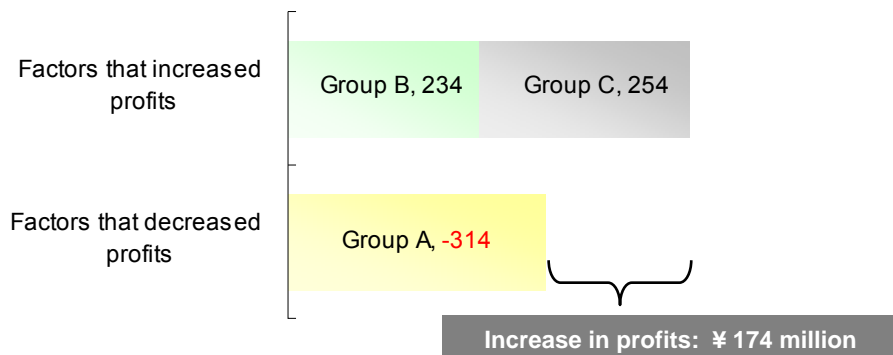
Property Name	14th Period	15th Period	Change	% of Change
MM Park	1,081	1,388	306	28.4%
Yurakucho Denki	286	315	29	10.3%
Kodenmacho	164	180	16	10.2%
Sanno Grand	1,053	1,068	15	1.5%
Harmony Tower	458	468	9	2.1%
Jingumae MS	498	333	-165	-33.2%
MD Kanda	221	100	-120	-54.5%
Shibuya Cross Tower	1,537	1,464	-72	-4.7%
Kitanomaru Square	1,906	1,871	-35	-1.8%
Nagoya Hirokoji	740	707	-32	-4.4%



**Factors that brought changes in property-related expenses**



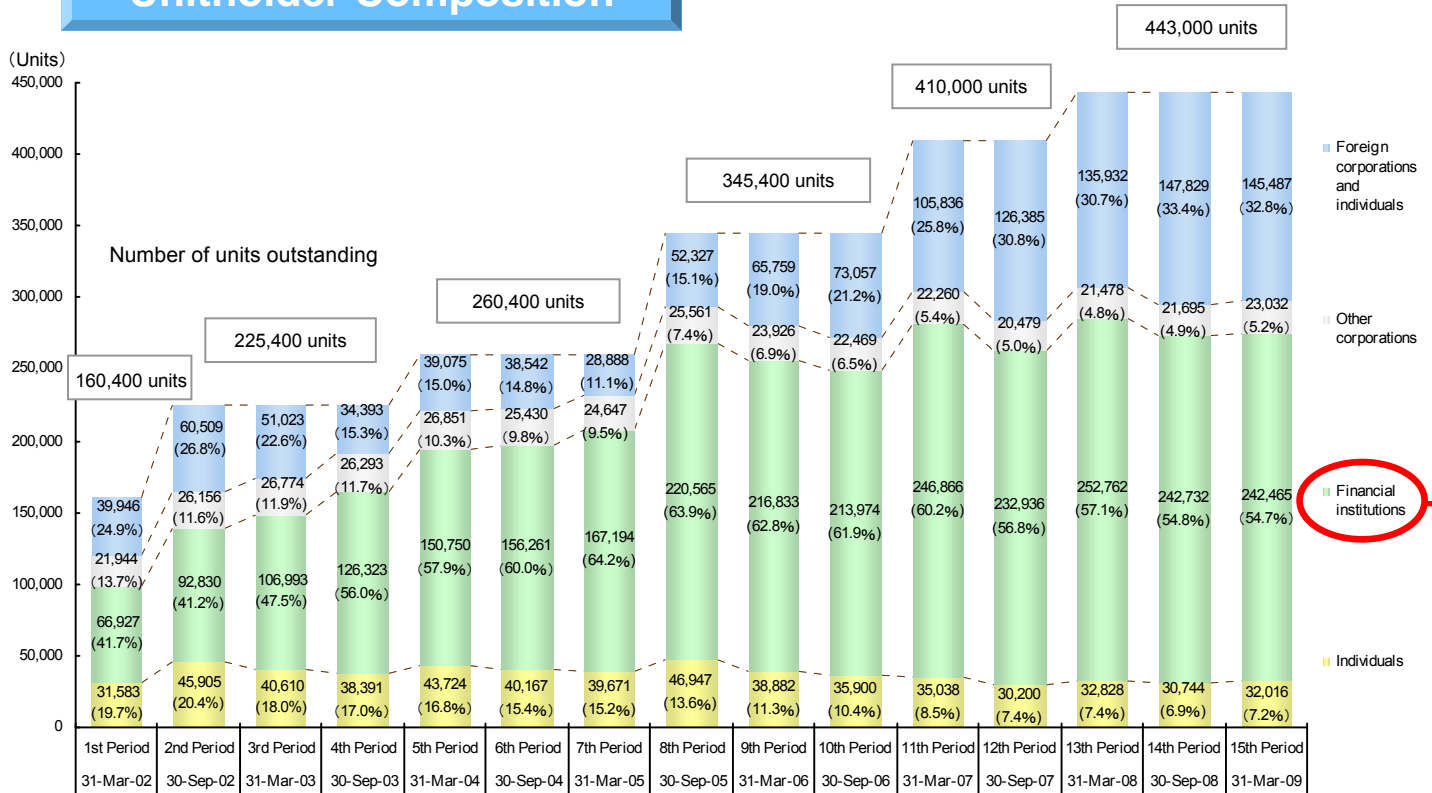
**Factors that brought changes in property-related profits and losses**



# Unitholder Data



## Unitholder Composition



## Top 10 Unitholders

### 15th Period

Company	Units	% of Total Units Outstanding
1 NikkoCiti Trust and Banking Corporation (Toshin Acc.)	38,899	8.78%
2 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	33,217	7.50%
3 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	30,819	6.96%
4 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	22,817	5.15%
5 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	13,031	2.94%
6 Mitsubishi Estate Co., Ltd.	10,160	2.29%
7 THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	9,640	2.18%
8 STATE STREET BANK AND TRUST COMPANY	9,254	2.09%
9 The Chugoku Bank, Ltd.	8,325	1.88%
10 Tokio Marine & Nichido Fire Insurance Co., Ltd.	8,120	1.83%

The Dai-ichi Mutual Life Insurance Company	4,920	1.11%
Mitsui & Co., Ltd.	1,600	0.36%

### 14th Period

Company	Units	% of Total Units Outstanding
1 NikkoCiti Trust and Banking Corporation (Toshin Acc.)	35,755	8.07%
2 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	33,130	7.48%
3 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	28,807	6.50%
4 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	25,906	5.85%
5 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	11,503	2.60%
6 STATE STREET BANK AND TRUST COMPANY	10,677	2.41%
7 Mitsubishi Estate Co., Ltd.	10,160	2.29%
8 THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	10,139	2.29%
9 The Chugoku Bank, Ltd.	10,006	2.26%
10 Tokio Marine & Nichido Fire Insurance Co., Ltd.	8,120	1.83%

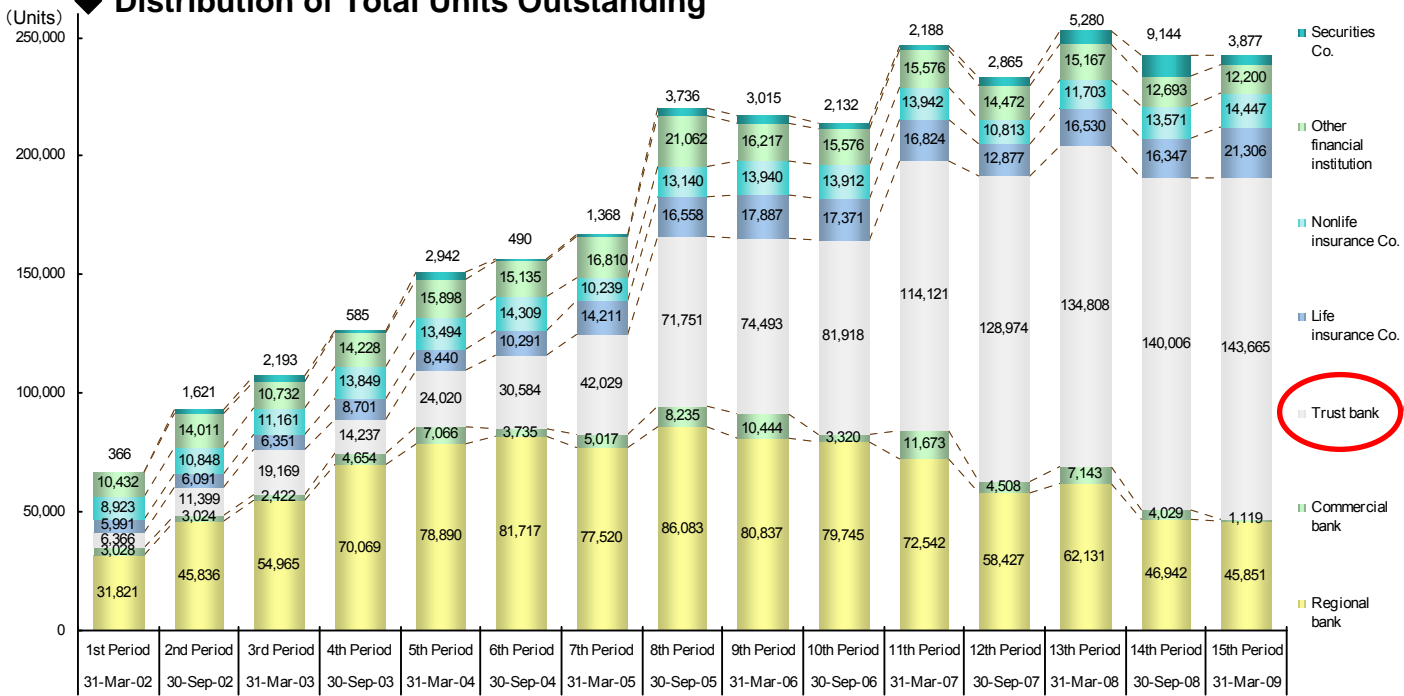
The Dai-ichi Mutual Life Insurance Company	4,920	1.11%
Mitsui & Co., Ltd.	1,600	0.36%

## Number of Unitholders by Sector

	15th Period (Mar-09)		14th Period (Sep-08)	
	Unitholders	%	Unitholders	%
Individuals	11,907	93.2%	11,810	93.2%
Financial institutions	170	1.3%	186	1.5%
Other corporations	313	2.4%	311	2.5%
Foreign corporations/individuals	389	3.0%	366	2.9%
Total	12,779	100.0%	12,673	100.0%

# Financial Institutions

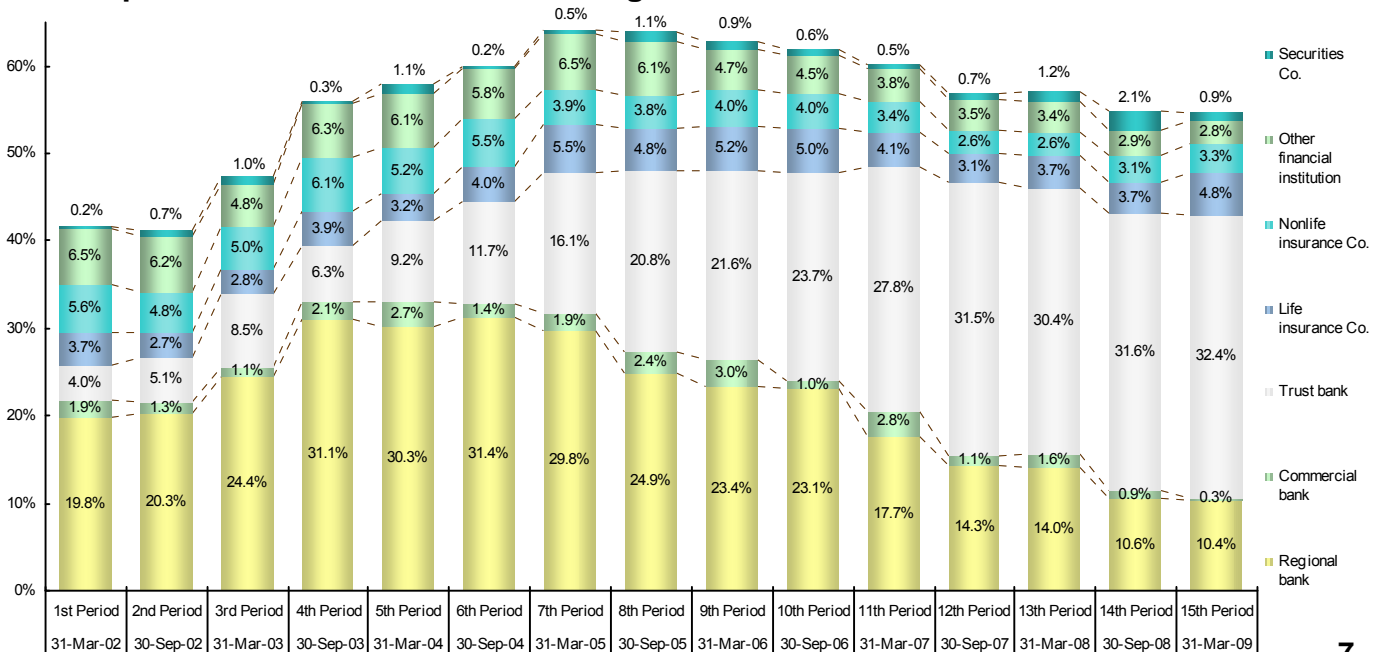
## ◆ Distribution of Total Units Outstanding



## <Number of investment trust units>

	1st Period (31-Mar-02)	2nd Period (30-Sep-02)	3rd Period (31-Mar-03)	4th Period (30-Sep-03)	5th Period (31-Mar-04)	6th Period (30-Sep-04)	7th Period (31-Mar-05)	8th Period (30-Sep-05)	9th Period (31-Mar-06)	10th Period (30-Sep-06)	11th Period (31-Mar-07)	12th Period (30-Sep-07)	13th Period (31-Mar-08)	14th Period (30-Sep-08)	15th Period (31-Mar-09)
Number of units outstanding	160,400	225,400	225,400	225,400	260,400	260,400	260,400	345,400	345,400	345,400	410,000	410,000	443,000	443,000	443,000
Trust banks	6,366	11,399	19,169	14,237	24,020	30,584	42,029	71,751	74,493	81,918	114,121	128,974	134,808	140,006	143,665
Investment trust	5,867	10,534	12,277	8,708	16,992	23,885	36,453	62,225	67,662	76,205	106,330	113,841	120,106	124,433	132,107
% against total units outstanding	3.7%	4.7%	5.4%	3.9%	6.5%	9.2%	14.0%	18.0%	19.6%	22.1%	25.9%	27.8%	27.1%	28.1%	29.8%
% against units owned by trust banks	92.2%	92.4%	64.0%	61.2%	70.7%	78.1%	86.7%	86.7%	90.8%	93.0%	93.2%	88.3%	89.1%	88.9%	92.0%

## ◆ Proportion of Total Units Outstanding



# Property Acquired in the 15th Period



## Shiodome Building



< Exterior view >



< Elevator Hall >

### Transaction Summary

- Seller: MARE.Y.K.
- Acquisition price: ¥21,250 million
- Appraisal value: ¥22,100 million  
(as of December 1, 2008)
- Acquisition date: December 19, 2008

### Property Summary

- Address: 1-2-20 Kaigan, Minato-ku, Tokyo
- Area: <Land> approx. 12,046m<sup>2</sup> (\*) <Building> 115,930.83m<sup>2</sup>  
 (\*) The Property lies within an area designated for execution of the Shiodome Land Readjustment Project under the Tokyo Metropolitan Urban Land Development Business Plan, and the land area mentioned above is total land area of designated provisional replotting.
- Structure: Steel-framed structure, steel-framed reinforced concrete structure, flat roof  
 Above ground: 24 floors Below ground: 2 floors
- Completion date: December 2007
- Type of ownership: Trust beneficiary right in trust of real estate (quasi-co-ownership 10%)  
 <Land/Building> Ownership
- Leasable space: 8,037m<sup>2</sup> (for JRE share of ownership as of March 31, 2009)
- Occupancy rate: 99.3% (as of March 31, 2009)



# Transfer of Unused Development Rights (the 16th Period [Scheduled])

## Transfer of Unused Development Rights of Mitsubishi UFJ Trust and Banking Building Site

JRE has decided to transfer the 65% of unused floor area (equivalent of 1,026.88m<sup>2</sup> for the shares of JRE) of Mitsubishi UFJ Trust and Banking Building, in which JRE has part ownership, to the adjacent new building to be built under the “Marunouchi 1-4 Plan”.

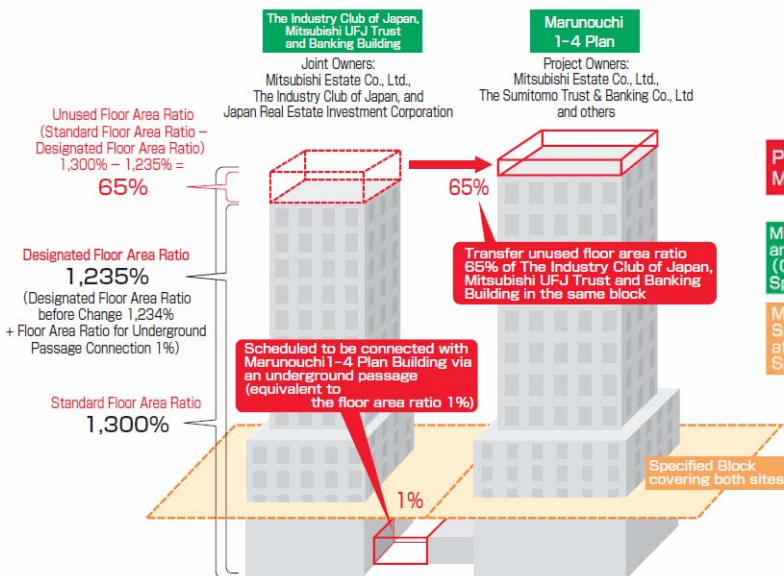
### Transaction Summary

- Description of transaction: Transaction to transfer the development rights pertaining to the unused floor area of Mitsubishi UFJ Trust and Banking Building site (equivalent of 65%)
- Consideration for the transfer: ¥729 million
- Research value: ¥488 million (as of May 1, 2009)
- Scheduled transfer date: September 17, 2009 (scheduled)
- Transferee: The Sumitomo Trust & Banking Co., Ltd. and Mitsubishi Estate Co., Ltd.

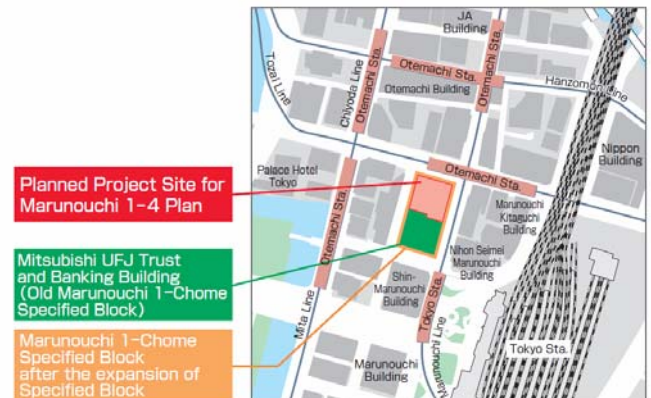
The Gain on the transfer in the amount of ¥720 million\* will be recorded in the 16th Period (period ending September 30, 2009).

(\* ) The amount of the gain is an estimate as of May 18, 2009, and thus may change in the future.

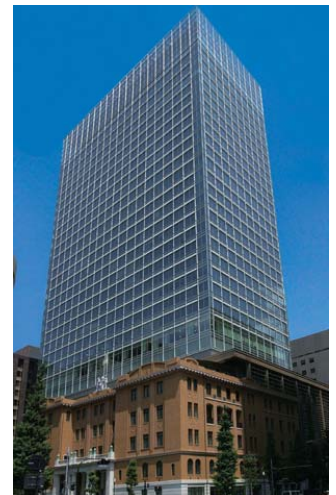
#### <Scheme (Image)>



#### <Map>



#### <Exterior view>



### Property Summary

- Address: 1-4-5 Marunouchi, Chiyoda-ku, Tokyo
- Area: <Land> 8,100.39m<sup>2</sup> <Building>108,171.67m<sup>2</sup>
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof  
Above ground: 29 floors Below ground: 4 floors
- Type of ownership: <Land>Ownership <Building>Compartmentalized building unit  
(Ratio of share of ownership 19.38402%)
- Completion date: February 2003
- Acquisition date: March 28, 2007
- Acquisition price: ¥44,700 million

# Transfer of Asset (the 17th Period [Scheduled])



## Jingumae Media Square Building (Transfer of a part of land)

<Exterior view>

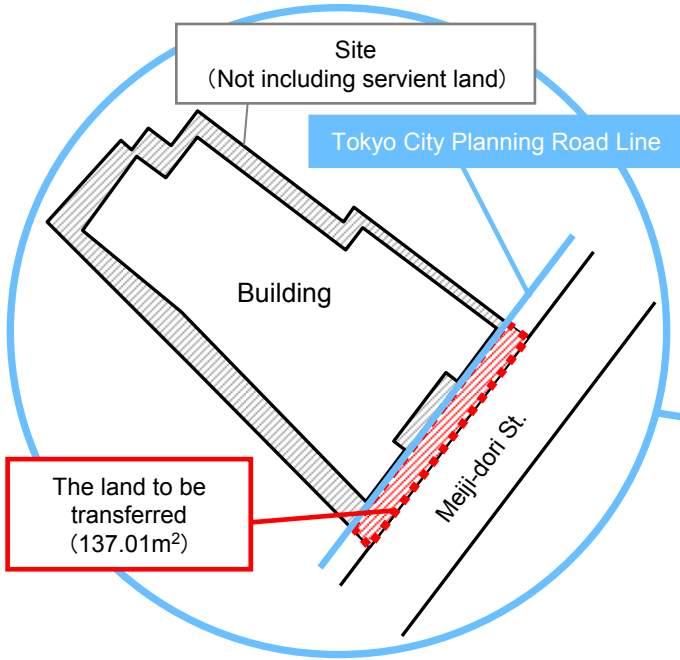


Transaction Summary	
Asset to be transferred:	Land (Part of Jingumae Media Square Building site)
Area:	137.01m <sup>2</sup>
Transfer price:	¥1,507 million
Appraisal value:	¥1,330 million (as of March 15, 2009)
Transfer date:	October 30, 2009 (scheduled)
Transferee:	Tokyo Metropolitan Government

The Gain on the transfer in the amount of ¥880 million\* will be recorded in the 17th Period (period ending March 31, 2010).

(\*) The amount of the gain is an estimate as of May 18, 2009, and thus may change in the future.

<Map of the land to be transferred>



## Property Summary

Address:	6-25-14 Jingumae, Shibuya-ku, Tokyo
Area:	<Land>2,261.68m <sup>2</sup> (*) <Building>9,420.42m <sup>2</sup> (*)The total land area includes 3 lots of servient land (269.01 m <sup>2</sup> ) of the subject property land, based on an easement of the dominant land.
Structure:	Steel-framed, Steel-framed reinforced concrete, steel-reinforced concrete structure, flat roof Above ground: 9 floors Below ground: 2 floors
Type of ownership:	<Land/Building> Ownership
Completion date:	March 1998
Acquisition date:	October 9, 2003
Acquisition price:	¥12,200 million



# Diversified Processes of Property Acquisition



## Examples of Diversified Processes of Property Acquisition

Efforts for the diversification of property acquisition processes in order to avoid excessive competition in the market

### Exchange transaction

On March 28, 2007, JRE obtained a certain portion of Mitsubishi UFJ Trust and Banking Building through an exchange transaction (for Mitsubishi Soken Building, which JRE owned) with one of JRE's sponsors, Mitsubishi Estate Co., Ltd.



Mitsubishi UFJ Trust and Banking Building

### Exercise of the preferential purchase right granted at the time of the preferred capital contribution

JRE acquired Harumi Center Building on December 18, 2007 by exercising the preferential purchase right it had been granted at the time it concluded a contract to subscribe to preferred capital contribution of Harumi Front Tokutei Mokuteki Kaisha on March 24, 2005.



Harumi Center Building

### Additional share acquisition

Number of properties as of March 31, 2009 : **55** buildings

Number of co-ownership or compartmentalized building units at the time of initial share acquisition : **22** buildings

Number of properties for which additional share of ownership was subsequently acquired : **10** buildings

Number of the above properties for which said additional share acquisition made the percentage of ownership 100% : **4** buildings

<Major properties for which additional share of ownership was acquired>



Sanno Grand Building



Nishiki Park Building



Midosuji Daiwa Building

### Extension of existing building

On July 4, 2008, JRE acquired the land and building adjacent to Ryoshin Ginza East Mirror Building, which it acquired on March 15, 2005. After demolishing the acquired building, it plans to make an extension to Ryoshin Ginza East Mirror Building.

- Ryoshin Ginza East Mirror Building

<Before>



<After>



This illustration was drawn based on the relevant drawings and the specifications, and may differ from the actuality.

# Summary of Debts



15th Period (as of March 31, 2009)

(EOB: In millions of yen, Interest: %)

	Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Short-term Loans	Mizuho Corporate Bank, Ltd.	'08/09/01	5,000	0.7866	'09/06/01 (0.75-year)
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'08/09/01	5,000	0.7866	'09/09/01 (1-year)
	Mitsubishi UFJ Trust and Banking Corporation	'08/09/01	2,000	0.7866	'09/09/01 (1-year)
	Mitsubishi UFJ Trust and Banking Corporation	'08/09/24	3,000	0.735	'09/09/24 (1-year)
	The Sumitomo Trust & Banking, Co., Ltd.	'08/09/24	3,000	0.735	'09/09/24 (1-year)
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'08/09/24	2,500	0.735	'09/09/24 (1-year)
	Mizuho Corporate Bank, Ltd.	'08/12/19	5,000	0.84583	'09/12/21 (1-year)
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		5,000		
	The Sumitomo Trust & Banking, Co., Ltd.		5,000		
	Mitsubishi UFJ Trust and Banking Corporation		5,000		
	Mizuho Corporate Bank, Ltd.	'09/03/24	4,500	0.885	'10/03/24 (1-year)
	The Gunma Bank, Ltd.	'09/03/24	1,000	0.885	'10/03/24 (1-year)
	Shinkin Central Bank	'09/03/24	2,000	0.9816	'09/09/24 (0.5-year)
<b>Total</b>			<b>48,000</b>		

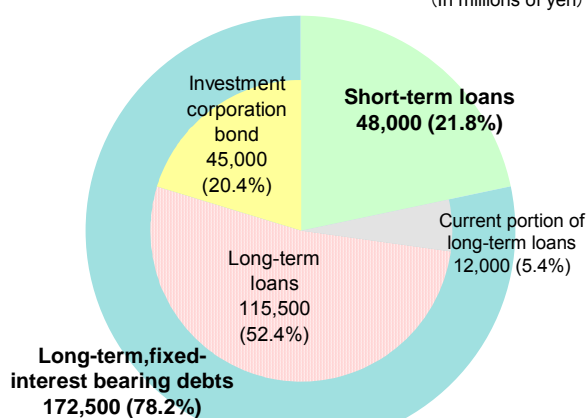
<Outline of commitment line agreement>

- Borrowing limit ¥25 billion
- Expiry of the contract : July 19, 2011
- Participating financial institutions:  
Mizuho Corporate Bank, Ltd.  
The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
The Sumitomo Trust & Banking Co., Ltd.  
Mitsubishi UFJ Trust and Banking Corporation

➔ There is no outstanding balance as of the end of the 15th Period.

<Component ratio of long-term and short-term loans>

(In millions of yen)



<Interest rate and duration (years)>

Weighted average interest rate: 1.44%

	Average interest rate	Duration (years)
Short-term loans	0.82%	0.60
Current portion of long-term loans	1.14%	0.94
Long-term loans/investment corporation bonds	1.65%	4.08

<Outstanding balance of loans by financial institutions>

(In millions of yen)

Mitsubishi UFJ Trust and Banking Corporation	47,200
Mizuho Corporate Bank, Ltd.	23,500
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	23,500
The Sumitomo Trust & Banking Co., Ltd.	18,200
Shinkin Central Bank	10,000
The Dai-ichi Mutual Life Insurance Company	10,000
Mitsui Life Insurance Co., Ltd.	7,000
National Mutual Insurance Federation of Agricultural Cooperatives	5,000
The Chugoku Bank, Ltd.	5,000
The Hiroshima Bank, Ltd.	5,000
Taiyo Life Insurance Company	4,500
The Bank of Fukuoka, Ltd.	3,000
Resona Bank, Ltd.	3,000
The Iyo Bank, Ltd.	2,000
The Yamanashi Chuo Bank, Ltd.	2,000
Development Bank of Japan Inc.*	2,000
The Hachijuni Bank, Ltd.	2,000
Sompo Japan Insurance Inc.	1,600
The Gunma Bank, Ltd.	1,000

	Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Current Portion of Long-term Loans	The Yamanashi Chuo Bank, Ltd.	'06/12/15	2,000	1.2875	'09/12/15 (3-year)
	Resona Bank, Ltd.	'08/03/24	3,000	1.10625	'10/03/24 (2-year)
	The Chugoku Bank, Ltd.	'08/03/24	2,000	1.10625	'10/03/24 (2-year)
	The Bank of Fukuoka, Ltd.	'08/03/24	2,000	1.10625	'10/03/24 (2-year)
	The Hiroshima Bank, Ltd.	'08/03/24	2,000	1.10625	'10/03/24 (2-year)
	The Hachijuni Bank, Ltd.	'08/03/24	1,000	1.10625	'10/03/24 (2-year)
<b>Total</b>			<b>12,000</b>		

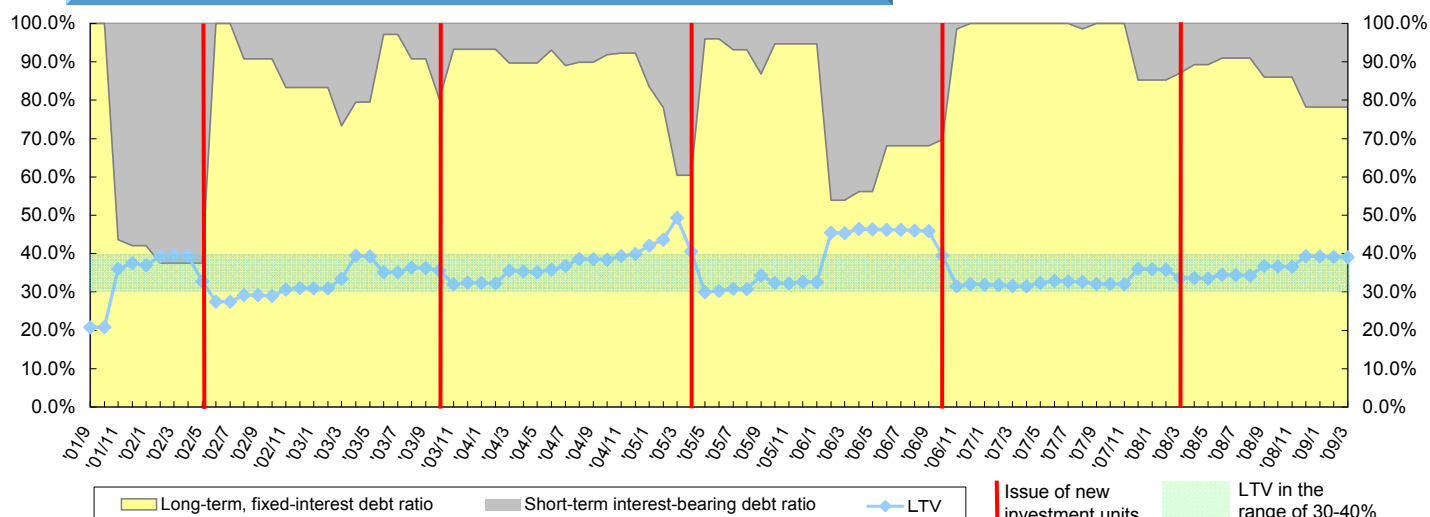
	Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Long-term Loans	Taiyo Life Insurance Company	'04/03/30	2,000	1.47125	'11/03/30 (7-year)
	Mitsui Life Insurance Co., Ltd.	'04/08/31	5,000	1.50125	'11/08/31 (7-year)
	Mitsui Life Insurance Co., Ltd.	'04/10/29	2,000	1.55	'12/10/29 (8-year)
	National Mutual Insurance Federation of Agricultural Cooperatives	'04/11/01	5,000	1.33125	'11/11/01 (7-year)
	Mitsubishi UFJ Trust and Banking Corporation	'06/04/03	10,000	1.63	'11/04/04 (5-year)
	Mitsubishi UFJ Trust and Banking Corporation	'06/06/01	22,000	1.73	'11/06/01 (5-year)
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'06/06/23	6,000	1.65925	'11/06/23 (5-year)
	Mizuho Corporate Bank, Ltd.		6,000		
	The Sumitomo Trust & Banking, Co., Ltd.		5,200		
	Mitsubishi UFJ Trust and Banking Corporation		5,200		
	Sompo Japan Insurance Inc.		1,600		
	The Dai-ichi Mutual Life Insurance Company	'07/05/31	5,000	1.86875	'15/05/29 (8-year)
	Taiyo Life Insurance Company	'07/05/31	1,500	1.86875	'15/05/29 (8-year)
	The Chugoku Bank, Ltd.	'07/06/15	3,000	1.6225	'10/06/15 (3-year)
	The Bank of Fukuoka, Ltd.	'07/08/31	1,000	1.4925	'12/08/31 (5-year)
	Taiyo Life Insurance Company	'08/04/24	1,000	1.595	'16/04/25 (8-year)
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'08/04/24	5,000	1.42375	'13/04/24 (5-year)
	Shinkin Central Bank	'08/04/24	5,000	1.42375	'13/04/24 (5-year)
	Mizuho Corporate Bank, Ltd.	'08/04/24	3,000	1.42375	'13/04/24 (5-year)
	The Hiroshima Bank, Ltd.	'08/06/13	3,000	1.5725	'10/06/14 (2-year)
	The Sumitomo Trust & Banking, Co., Ltd.	'08/09/01	5,000	1.4875	'13/09/02 (5-year)
	Shinkin Central Bank	'08/09/01	3,000	1.4875	'13/09/02 (5-year)
	Development Bank of Japan Inc.*	'08/09/01	2,000	1.65	'15/09/01 (7-year)
The Hachijuni Bank, Ltd.	'08/12/19	1,000	1.10625	'10/12/20 (2-year)	
The Iyo Bank, Ltd.	'09/03/24	2,000	1.31	'14/03/24 (5-year)	
The Dai-ichi Mutual Life Insurance Company	'09/03/30	5,000	1.54375	'17/03/30 (8-year)	
<b>Total</b>			<b>115,500</b>		

	Bond Name	Issue Date	EOB	Interest	Maturity Date (period)
Investment Corporation Bonds	3rd Investment Corporation Bond	'03/04/30	10,000	0.98	'10/04/30 (7-year)
	4th Investment Corporation Bond	'05/09/29	10,000	2.56	'25/09/29 (20-year)
	5th Investment Corporation Bond	'07/06/18	10,000	1.67	'12/06/18 (5-year)
	6th Investment Corporation Bond	'07/06/18	15,000	1.91	'14/06/18 (7-year)
<b>Total</b>			<b>45,000</b>		

Total amount of interest-bearing debts as of the 15th Period end **220,500 million yen**



## LTV (Interest-bearing Debt / Total Assets)



\*LTV(%) = Interest-bearing debt / Total assets x 100

\*Long-term, fixed-interest debt ratio = (Long-term, fixed-interest loans + Investment corporation bonds [including current portion of Long-term, fixed-interest loans and Investment corporation bonds]) / Total interest-bearing debts

## Debt Capacity

(As of end of March 2009)

(In millions of yen)

Total assets	Interest-bearing debts	LTV	Borrowable amount Up to 40% of LTV
565,022	220,500	39.0%	9,181

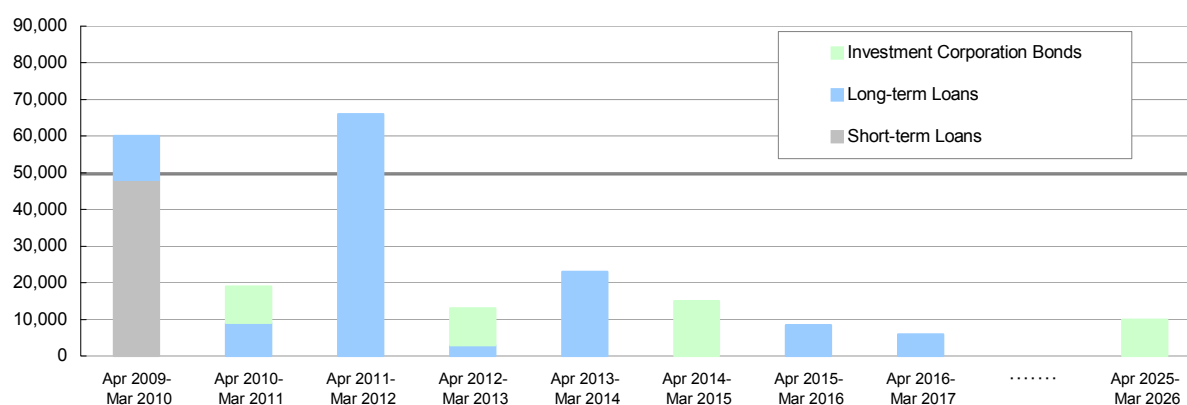
## Diversification of Repayment Dates

(As of end of March 2009)

(In millions of yen)

	Apr 2009- Mar 2010 (within 1 year)	Apr 2010- Mar 2011 (2 years)	Apr 2011- Mar 2012 (3 years)	Apr 2012- Mar 2013 (4 years)	Apr 2013- Mar 2014 (5 years)	Apr 2014- Mar 2015 (6 years)	Apr 2015- Mar 2016 (7 years)	Apr 2016- Mar 2017 (8 years)	.....	Apr 2025- Mar 2026 (17 years)	Total
Short-term Loans	48,000	0	0	0	0	0	0	0		0	48,000
Long-term Loans	12,000	9,000	66,000	3,000	23,000	0	8,500	6,000		0	127,500
Investment Corporation Bonds	0	10,000	0	10,000	0	15,000	0	0		10,000	45,000
<b>Total</b>	<b>60,000</b>	<b>19,000</b>	<b>66,000</b>	<b>13,000</b>	<b>23,000</b>	<b>15,000</b>	<b>8,500</b>	<b>6,000</b>		<b>10,000</b>	<b>220,500</b>

(In millions of yen)

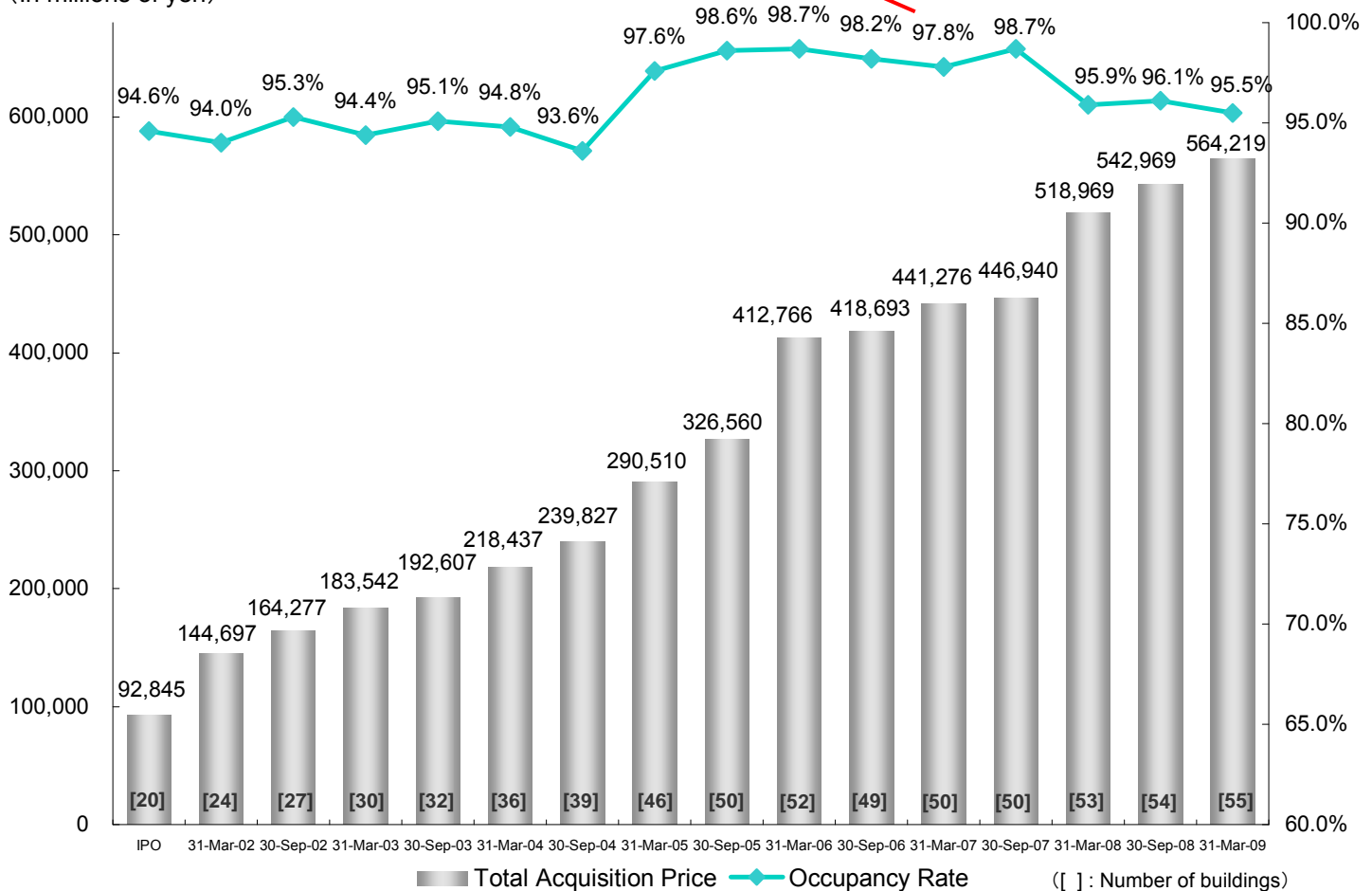


# Asset Size and Occupancy Rate



Keep stable occupancy rate

(In millions of yen)



## ◆ Performance of property acquisition and transfer

(In millions of yen)

	At IPO ~01/09	1st Period '01/10~'02/03	2nd Period '02/04~'02/09	3rd Period '02/10~'03/03	4th Period '03/04~'03/09	5th Period '03/10~'04/03	6th Period '04/04~'04/09	7th Period '04/10~'05/03	8th Period '05/04~'05/09	9th Period '05/10~'06/03	10th Period '06/04~'06/09	11th Period '06/10~'07/03	12th Period '07/04~'07/09	13th Period '07/10~'08/03	14th Period '08/04~'08/09	15th Period '08/10~'09/03	Total
Acquisition	92,845	51,852	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205	12,630	49,850	7,100	72,029	24,000	21,250	599,625
Transfer	-	-	-	-	-	-	-	-	-	-	7,003	41,900	1,770	-	-	-	50,673

\* The land and building adjacent to Ryoshin Ginza East Mirror Building (acquisition price: ¥1,800 million) are not included in the number of properties and the total acquisition price as of end of September 2008 or later shown in the above chart, or in the results of acquisition in the 14th Period in the above table.

**Achieved steady growth since IPO and established a portfolio worth over ¥560 billion (total acquisition price) as of the end of March, 2009**

# Improvement of Portfolio Quality



In the 7.5 years following IPO, the quality of the portfolio has further improved.

At IPO (End of September 2001):  
20 properties

After 7.5 years

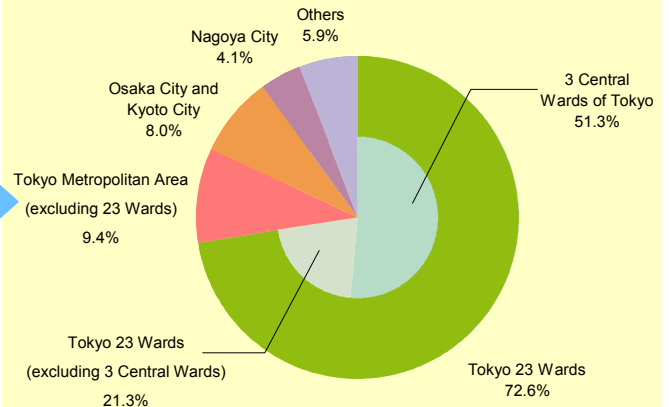
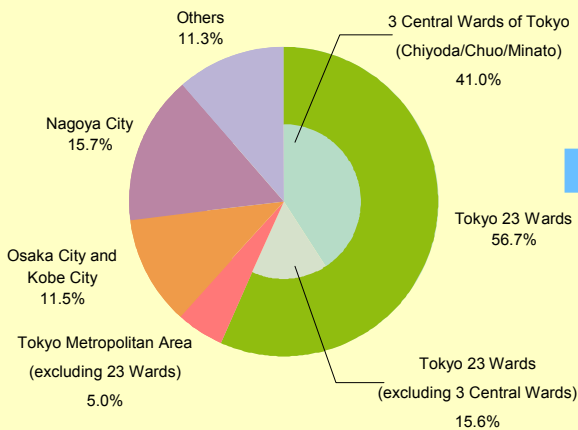
As of end of March 2009:  
55 properties

## Geographical Diversification

- \* Acquisition price basis
- \* Tokyo metropolitan area represents Tokyo, Saitama, Chiba, and Kanagawa prefecture.
- \* The land and building adjacent to Ryoshin Ginza East Mirror Building are not included in the charts below.

Asset size : ¥92,845 million

¥564,219 million



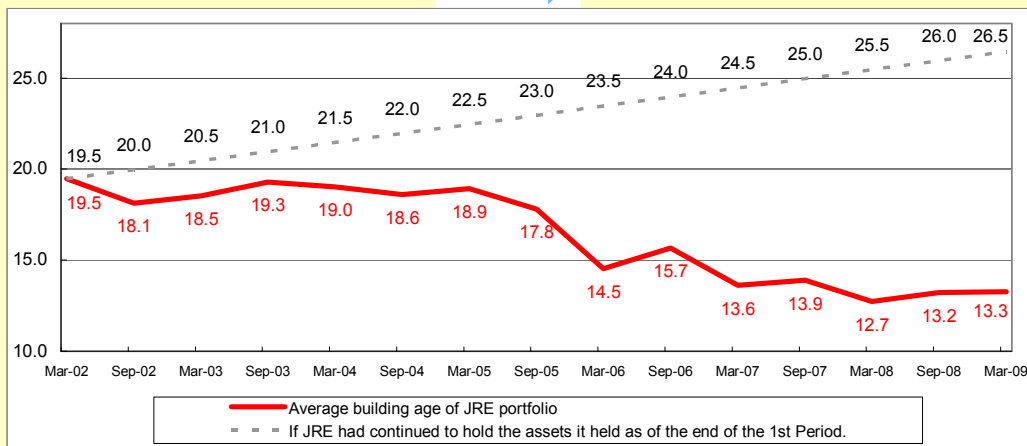
## Highly liquid portfolio, mainly concentrated in Tokyo 23 Wards

## Building Age

\* Weighted average based on acquisition prices

Entire portfolio:  
17.9 years

Entire portfolio:  
13.3 years



Even after 7.5 years since IPO, overall building age is lower in the current portfolio.

# Property Data



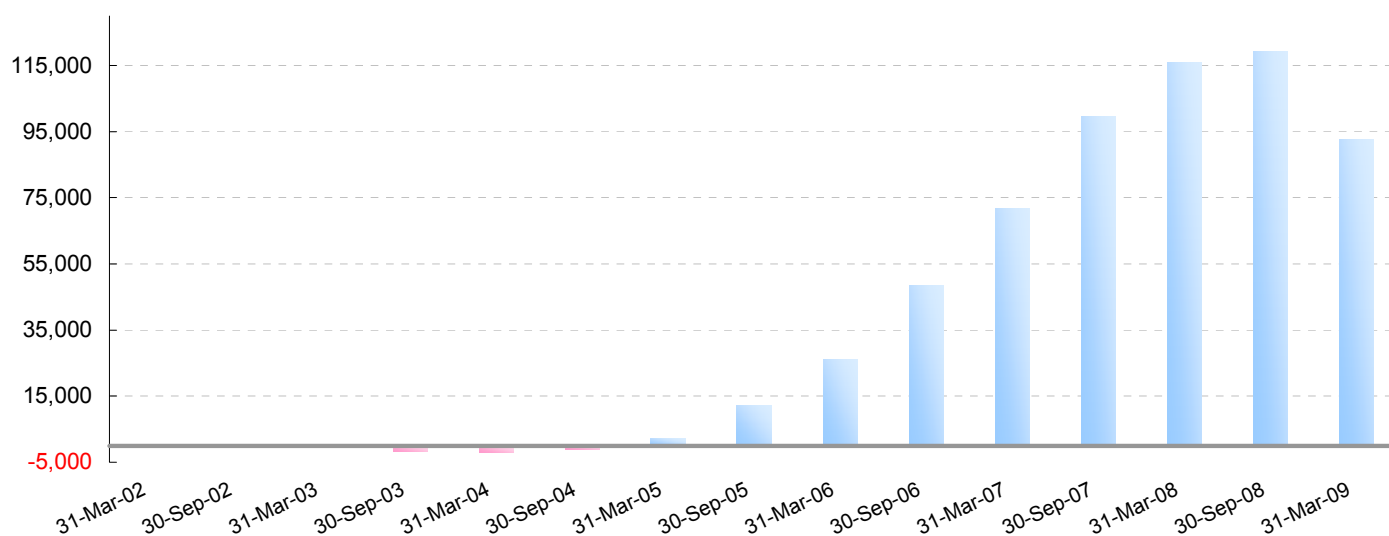
(In millions of yen)

Area	Name	15th Period Appraisal Value (Mar 31, 09)	14th Period Appraisal Value (Sep 30, 08)	Amount of Difference	15th Period Book Value (Mar 31, 09)	15th Period Appraisal Value — Book Value	Acquisition Price		
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,150	6,300	-150	5,076	1,073	5,000	
		Kitanomaru Square	83,700	88,600	-4,900	79,566	4,133	81,555	
		MD Kanda	10,600	12,100	-1,500	9,027	1,572	9,520	
		Kandabashi Park	6,350	6,520	-170	4,550	1,799	4,810	
		Nibancho Garden	17,400	17,600	-200	14,064	3,335	14,700	
		Mitsubishi UFJ Trust	49,100	50,200	-1,100	30,286	18,813	44,700	
		Burex Kojimachi	6,850	7,040	-190	6,669	180	7,000	
		Sanno Grand	30,500	30,700	-200	21,610	8,889	20,900	
	Yurakucho Denki	8,730	8,810	-80	7,755	974	7,200		
	Chuo	Kodenmacho	4,070	4,200	-130	2,831	1,238	3,173	
		Burex Kyobashi	6,970	7,150	-180	4,990	1,979	5,250	
		Ginza Sanwa	16,900	18,000	-1,100	17,036	-136	16,830	
		Ryoshin Ginza EM	4,920	5,190	-270	5,282	-362	5,353	
		Harumi Center	24,600	26,300	-1,700	26,435	-1,835	26,800	
	Minato	Aoyama Crystal	9,210	9,300	-90	7,505	1,704	7,680	
		Shiba 2Chome Daimon	7,290	7,980	-690	4,884	2,405	4,859	
		Cosmo Kanasugibashi	3,640	3,910	-270	2,545	1,094	2,808	
	Shinjuku	Shinwa	9,300	9,890	-590	7,721	1,578	7,830	
		Tokyo Opera City	11,300	12,100	-800	8,658	2,641	9,350	
	Shinagawa	Takanawadai	2,600	2,840	-240	2,604	-4	2,738	
		Higashi-Gotanda 1Chome	6,900	7,050	-150	5,178	1,721	5,500	
	Ota	Omori-Eki Higashiguchi	5,890	6,150	-260	4,582	1,307	5,123	
	Shibuya	Nippon Brunswick	8,970	9,570	-600	6,886	2,083	6,670	
		Yoyogi 1Chome	13,100	13,500	-400	8,119	4,980	8,700	
		da Vinci Harajuku	6,480	6,610	-130	5,001	1,478	4,885	
		Jingumae MS	15,000	16,200	-1,200	11,883	3,116	12,200	
		Shibuya Cross Tower	49,000	53,000	-4,000	39,167	9,832	34,600	
		Ebisu Neonato	5,140	5,710	-570	3,749	1,390	4,100	
	Nakano	Harmony Tower	12,800	13,600	-800	8,308	4,491	8,500	
	Toshima	Otsuka Higashi-Ikebukuro	3,850	4,000	-150	3,557	292	3,541	
		Ikebukuro 2Chome	1,580	1,650	-70	1,625	-45	1,728	
		Ikebukuro YS	5,400	5,670	-270	4,589	810	4,500	
	Other Areas	Hachioji	Hachioji First	5,910	6,170	-260	5,493	416	5,679
		Saitama	Saitama Urawa	2,600	2,720	-120	2,402	197	2,574
		Yokohama	MM Park	37,000	37,400	-400	37,231	-231	37,400
			Kawasaki	Kawasaki Isago	3,230	3,360	-130	2,890	339
			Musashi Kosugi STM	3,850	4,000	-150	4,008	-158	4,000
		Sapporo	8-3 Square Kita	7,010	7,210	-200	7,179	-169	7,100
		Sendai	Jozenji Park	1,110	1,130	-20	1,020	89	1,000
			Sendai Honma	3,540	3,690	-150	2,822	717	3,174
		Kanazawa	Kanazawa Park	6,180	6,590	-410	4,266	1,913	4,580
Nagoya		Nishiki Park	5,180	5,390	-210	4,978	201	5,150	
		Hirokoji Sakae	1,720	1,730	-10	1,732	-12	1,680	
		Nagoya Hirokoji	15,600	16,000	-400	14,325	1,274	14,533	
		Nagoya Misono	1,440	1,570	-130	1,554	-114	1,865	
Kyoto		Kyoto Kawaramachi	2,190	2,350	-160	2,821	-631	2,650	
Osaka		Shin-Fujita	23,200	25,200	-2,000	24,468	-1,268	24,000	
		Sakaisujihonmachi	4,790	4,840	-50	3,859	930	4,164	
		Midosuji Daiwa	18,400	19,100	-700	13,591	4,808	14,314	
Okayama		Lit City	5,330	5,560	-230	4,304	1,025	4,650	
Hiroshima		NHK Hiroshima	3,170	3,260	-90	2,659	510	2,770	
Fukuoka		Tosei Tenjin	1,380	1,440	-60	1,378	1	1,550	
		Tenjin Crystal	3,960	4,610	-650	4,683	-723	5,000	
		Hinode Tenjin	3,890	3,940	-50	3,554	335	3,657	
Properties held as of the end of the 14th and 15th Periods, during which the shares of ownership remain unchanged		Tokyo 23 Wards	454,290	477,440	-23,150	371,752	82,537	388,104	
		Other Areas	160,680	167,260	-6,580	151,229	9,450	154,865	
		Total (54 properties)	614,970	644,700	-29,730	522,981	91,988	542,969	
Property acquired during the 15th Period									
Tokyo 23 Wards		Minato	Shiodome	21,800	—	—	21,263	536	21,250
55 properties held as of the end of the 15th Period									
		Tokyo 23 Wards	476,090	—	—	393,016	83,073	409,354	
		Other Areas	160,680	—	—	151,229	9,450	154,865	
		Total (55 properties)	636,770	—	—	544,245	92,524	564,219	

16 \*The appraisal value of the land and building adjacent to Ryoshin Ginza East Mirror Building at the end of the 15th Period is ¥1,150 million.

## Trend of Unrealized Gain or Loss

(In millions of yen)



(In millions of yen, except for per-unit data)

		1st Period 31-Mar-02	2nd Period 30-Sep-02	3rd Period 31-Mar-03	4th Period 30-Sep-03	5th Period 31-Mar-04	6th Period 30-Sep-04	7th Period 31-Mar-05
Appraisal value at the end of period	A	144,940	165,251	184,704	191,271	217,150	238,961	293,342
Book value	B	145,580	165,088	184,304	193,058	219,032	240,134	291,350
Unrealized gain or loss	A-B=C	-640	162	399	-1,787	-1,882	-1,173	1,991
<Reference>	Units outstanding	D	160,400 unit	225,400 unit	225,400 unit	225,400 unit	260,400 unit	260,400 unit
	Unrealized gain or loss per unit	C/D=E	-3,990 yen	719 yen	1,774 yen	-7,930 yen	-7,229 yen	-4,505 yen
	Net asset value per unit	F	521,591 yen	510,424 yen	512,026 yen	512,688 yen	527,077 yen	527,185 yen
	Adjusted net asset value per unit	E+F=G	517,601 yen	511,143 yen	513,800 yen	504,758 yen	519,847 yen	522,680 yen
	Unit price at the end of period	H	530,000 yen	511,000 yen	592,000 yen	648,000 yen	830,000 yen	875,000 yen
	H/G		1.02 times	1.00 times	1.15 times	1.28 times	1.60 times	1.67 times

		8th Period 30-Sep-05	9th Period 31-Mar-06	10th period 30-Sep-06	11th Period 31-Mar-07	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09
Appraisal value at the end of period	A	339,029	439,799	467,001	498,741	531,100	619,160	644,700	636,770
Book value	B	327,005	413,708	418,607	427,013	431,463	503,376	525,503	544,245
Unrealized gain or loss	A-B=C	12,023	26,090	48,393	71,727	99,636	115,783	119,196	92,524
<Reference>	Units outstanding	D	345,400 unit	345,400 unit	345,400 unit	410,000 unit	410,000 unit	443,000 unit	443,000 unit
	Unrealized gain or loss per unit	C/D=E	34,811 yen	75,537 yen	140,107 yen	174,944 yen	243,015 yen	261,363 yen	208,858 yen
	Net asset value per unit	F	599,254 yen	599,475 yen	600,605 yen	663,091 yen	664,071 yen	701,009 yen	690,858 yen
	Adjusted net asset value per unit	E+F=G	634,065 yen	675,013 yen	740,713 yen	838,036 yen	907,086 yen	962,372 yen	959,925 yen
	Unit price at the end of period	H	915,000 yen	1,020,000 yen	1,000,000 yen	1,560,000 yen	1,380,000 yen	1,160,000 yen	836,000 yen
	H/G		1.44 times	1.51 times	1.35 times	1.86 times	1.52 times	1.21 times	0.87 times

\* Unrealized gain or loss means the difference between appraisal value and book value at each period end.

\* Appraisal values at the end of period are survey values determined by institutional appraisers for the 1st Period through 9th Period, or appraisal values determined by institutional appraisers for the 10th Period through 15th Period, at the end of each fiscal period.

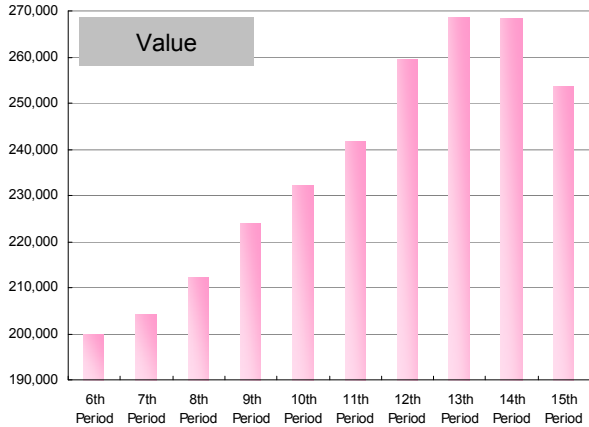
# Historical Appraisal Value at the End of Period



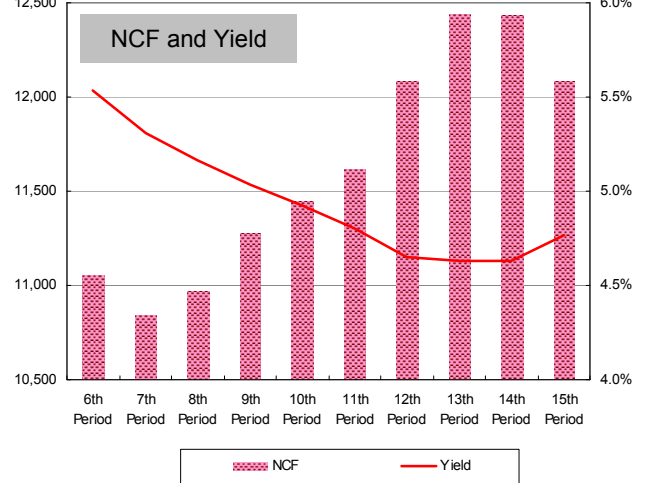
JRE's portfolio of 31 properties with constantly held shares of ownership in which no increase or decrease of shares was seen between the end of the 6th Period and the end of the 15th Period

## Overall

(In millions of yen)

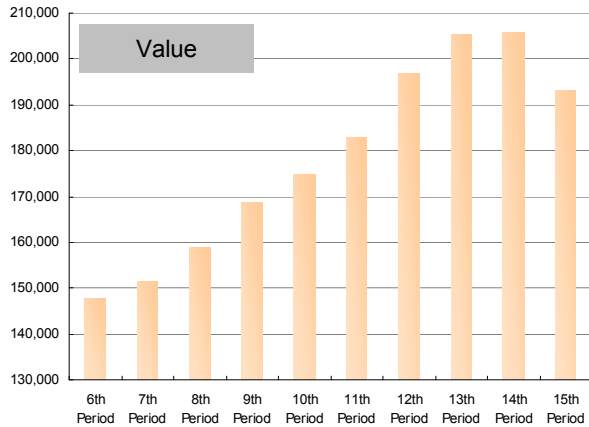


(In millions of yen)

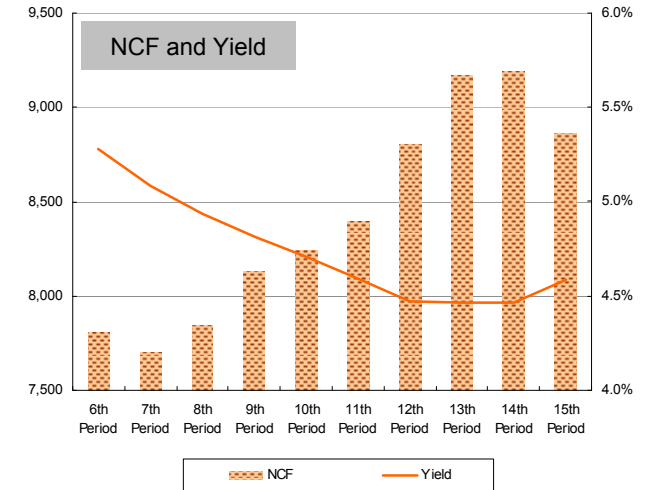


## Tokyo 23 Wards

(In millions of yen)

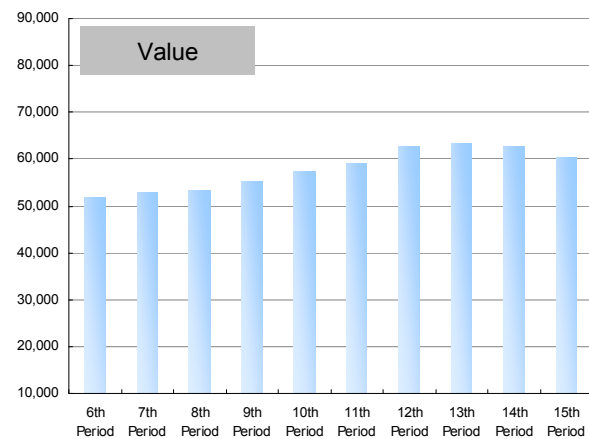


(In millions of yen)

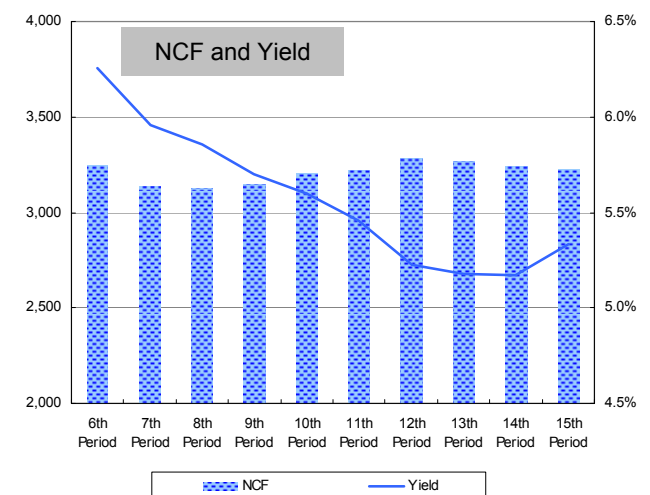


## Other Areas

(In millions of yen)



(In millions of yen)



Value: Calculated using direct capitalization (DC) method based on survey or appraisal value as of the end of each period  
 NCF: Net cash flow in the above DC method  
 Yield: NCF / Value

# Historical NOI Yield (Investment Yield)



## Properties with Constantly Held Share of Ownership: Historical Property-related Revenues, Occupancy Rate, NOI Yield\*

\* NOI Yield = Annualized NOI/Acquisition Price

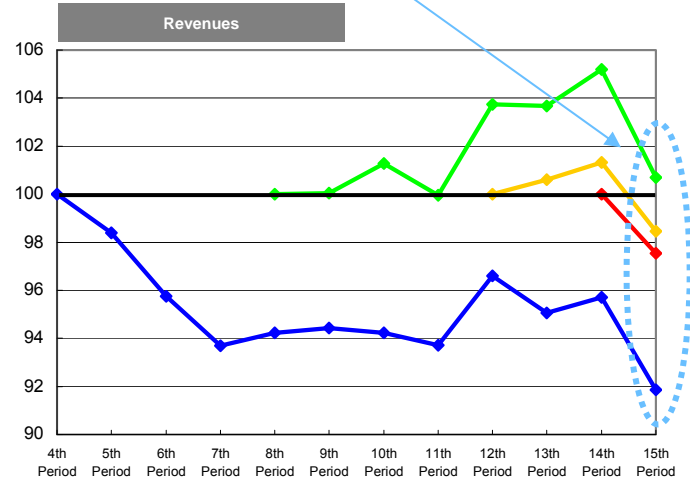
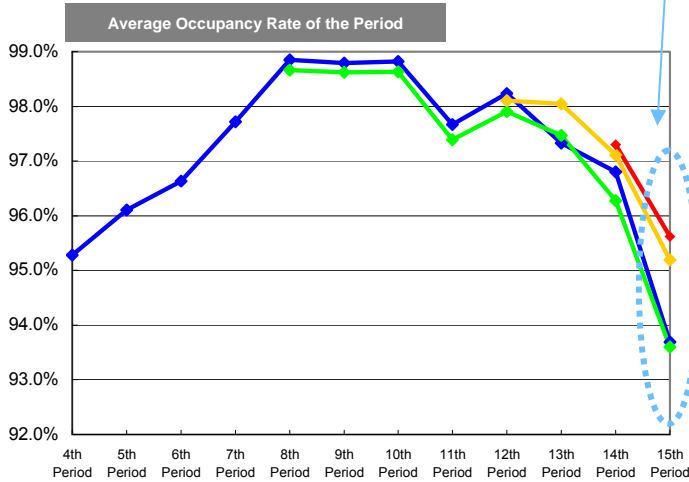
- Comparison of JRE's portfolio of properties with constantly held shares of ownership throughout the year and on which JRE has paid property and city planning taxes
- Property-related revenues are scaled as 100 at the end of each period (starting point).

		4th Period Sep-03	5th Period Mar-04	6th Period Sep-04	7th Period Mar-05	8th Period Sep-05	9th Period Mar-06	10th Period Sep-06	11th Period Mar-07	12th Period Sep-07	13th Period Mar-08	14th Period Sep-08	15th Period Mar-09
20 properties held as of the beginning of the 4th Period Acquisition price: ¥130.6 billion	Revenues	100.0	98.4	95.7	93.7	94.2	94.4	94.2	93.7	96.6	95.0	95.7	91.8
	Average occupancy rate during period	95.3%	96.1%	96.6%	97.7%	98.8%	98.8%	98.8%	97.7%	98.2%	97.3%	96.8%	93.7%
	NOI yield	6.33%	6.28%	5.87%	5.82%	5.97%	6.07%	6.04%	5.71%	6.24%	5.59%	6.16%	5.84%
32 properties held as of the beginning of the 8th Period Acquisition price: ¥205.6 billion	Revenues					100.0	100.0	101.3	100.0	103.7	103.7	105.2	100.7
	Average occupancy rate during period					98.7%	98.6%	98.6%	97.4%	97.9%	97.5%	96.3%	93.6%
	NOI yield					5.88%	5.90%	5.97%	5.73%	6.07%	5.78%	6.34%	5.90%
46 properties held as of the beginning of the 12th Period Acquisition price: ¥390.5 billion	Revenues									100.0	100.6	101.3	98.5
	Average occupancy rate during period									98.1%	98.0%	97.1%	95.2%
	NOI yield									5.54%	5.36%	5.68%	5.40%
49 properties held as of the beginning of the 14th Period Acquisition price: ¥469.1 billion	Revenues											100.0	97.5
	Average occupancy rate during period											97.3%	95.6%
	NOI yield											5.40%	5.17%

20 properties (4th Period)  
32 properties (8th Period)  
46 properties (12th Period)  
49 properties (14th Period)

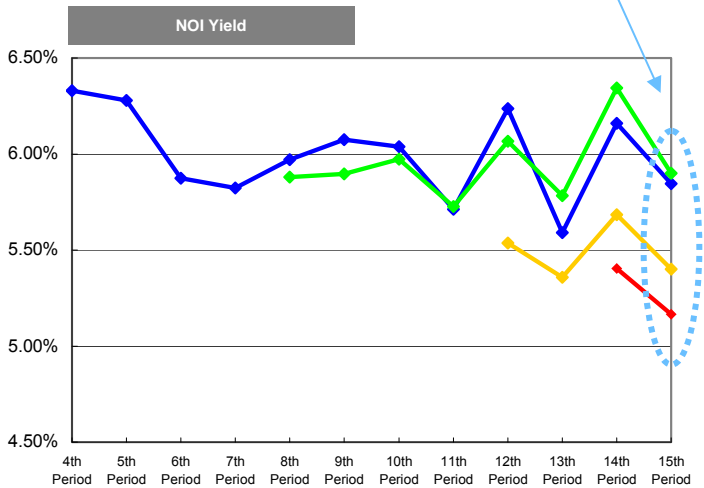
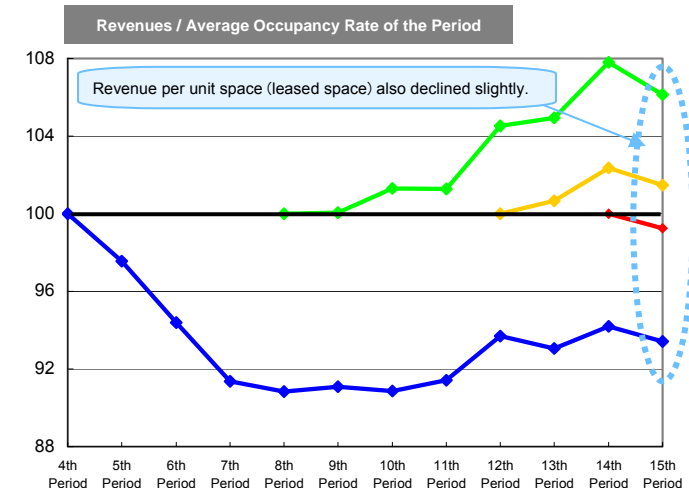
Excluding 6 properties already transferred and Sendai Honma, Sakaisujihonmachi, Kanazawa Park and Aoyama Crystal from 30 properties at the beginning of the 4th Period  
Excluding 6 properties already transferred and Sendai Honma, NHK Hiroshima, Sanno Grand, Jozenji Park, Harmony Tower, Ginza Sanwa, Ryosin Ginza EM, Hachioji First and Nibancho Garden from 47 properties at the beginning of the 8th Period  
Excluding 1 property already transferred and NHK Hiroshima, Hachioji First and Mitsubishi UFJ Trust from 50 properties at the beginning of the 12th Period  
Excluding Hachioji First, NHK Hiroshima, MM Park and Musashi Kosugi STM from 53 properties at the beginning of the 14th Period

Property-related revenues decreased due to the drop in the average occupancy rate for the period as a result of the softening of the office building rental market.



◆ 20 properties held as of the beginning of the 4th Period  
◆ 32 properties held as of the beginning of the 8th Period  
◆ 46 properties held as of the beginning of the 12th Period  
◆ 49 properties held as of the beginning of the 14th Period

In conjunction with the decline in property-related revenues, NOI yield also dropped. The yield for the 49 properties held at the beginning of the 14th Period was 5.2%.

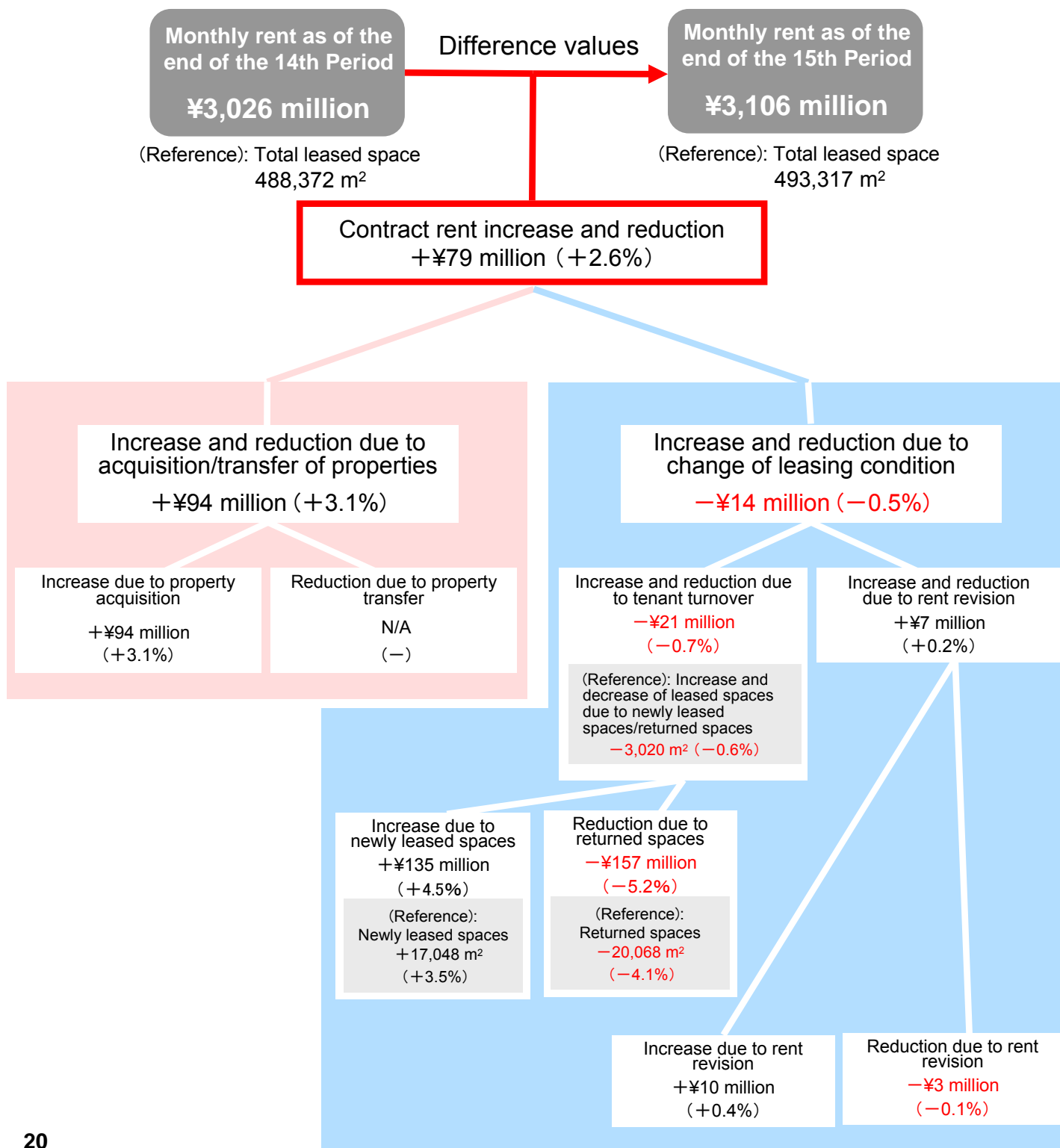


# Contract Rent Increase and Reduction



## Contract Rent Increase and Reduction (15th Period)

The contract rent increase and reduction is shown in comparison with that of the end of the previous period (prior six months). Data for residential portions are excluded. Percentages represent the rates of rent increase and reduction over monthly total portfolio contract rent (including common service charges) as of the end of the previous period.





## Contract Rent Increase and Reduction (Trend)

Percentages represent the rates of rent increase and reduction over monthly total portfolio contract rent (including common service charges) as of the end of the previous period (prior six months). Data for residential portions are excluded.

	5th Period Oct 03- Mar 04	6th Period Apr 04- Sep 04	7th Period Oct 04- Mar 05	8th Period Apr 05- Sep 05	9th Period Oct 05- Mar 06	10th Period Apr 06- Sep 06	11th Period Oct 06- Mar 07	12th Period Apr 07- Sep 07	13th Period Oct 07- Mar 08	14th Period Apr 08- Sep 08	15th Period Oct 08- Mar 09
Rate of rent increase and reduction over the end of the previous period ... I + II	8.7%	4.3%	19.7%	10.1%	13.0%	1.5%	2.0%	4.6%	13.6%	5.5%	2.6%
Increase and reduction due to acquisition/transfer of properties ... I (=①+②)	11.8%	7.5%	16.7%	9.9%	13.0%	1.8%	1.3%	1.4%	13.1%	4.3%	3.1%
Increase due to property acquisition ... ①	11.8%	7.5%	16.7%	9.9%	13.0%	3.9%	8.2%	1.8%	13.1%	4.3%	3.1%
Reduction due to property transfer ... ②	0.0%	0.0%	0.0%	0.0%	0.0%	-2.1%	-7.0%	-0.4%	0.0%	0.0%	0.0%
Increase and reduction due to change of leasing condition ... II (=③+④)	-3.1%	-3.2%	3.0%	0.2%	0.0%	-0.3%	0.7%	3.2%	0.5%	1.2%	-0.5%
Increase and reduction due to tenant turnover ... ③ (=a+b)	-1.6%	-2.0%	3.6%	0.5%	0.1%	-0.2%	0.5%	1.7%	-0.2%	0.5%	-0.7%
Increase due to newly leased spaces ... a	6.4%	5.0%	7.4%	3.1%	3.5%	3.5%	3.8%	5.7%	4.4%	4.0%	4.5%
Reduction due to returned spaces ... b	-8.0%	-7.0%	-3.8%	-2.6%	-3.4%	-3.7%	-4.1%	-4.1%	-4.5%	-3.5%	-5.2%
Increase and reduction due to rent revision ... ④ (=c+d)	-1.4%	-1.2%	-0.6%	-0.3%	-0.1%	0.0%	0.2%	1.5%	0.7%	0.7%	0.2%
Increase due to rent revision ... c	0.0%	0.8%	0.0%	0.0%	0.0%	0.1%	0.2%	1.5%	0.7%	0.7%	0.4%
Reduction due to rent revision ... d	-1.4%	-2.0%	-0.6%	-0.3%	-0.1%	-0.1%	0.0%	0.0%	0.0%	0.0%	-0.1%

### Factors for rent increase and reduction

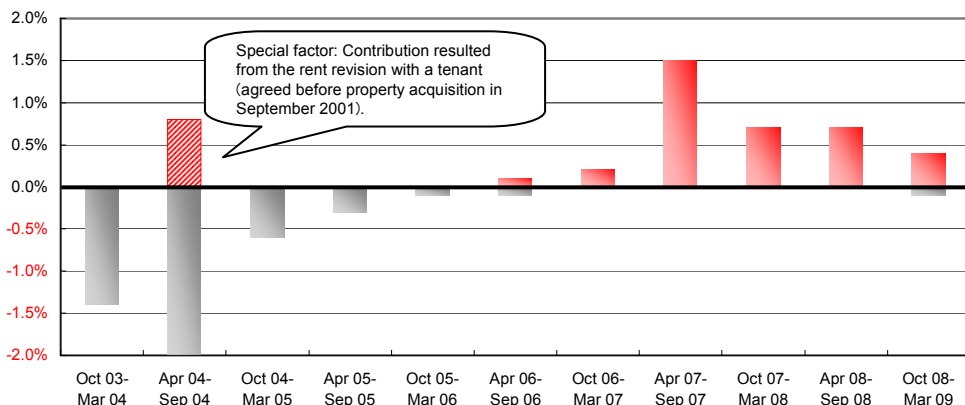
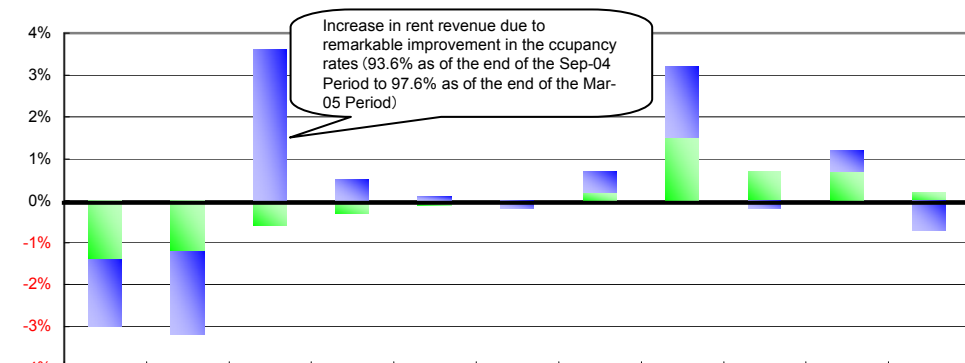
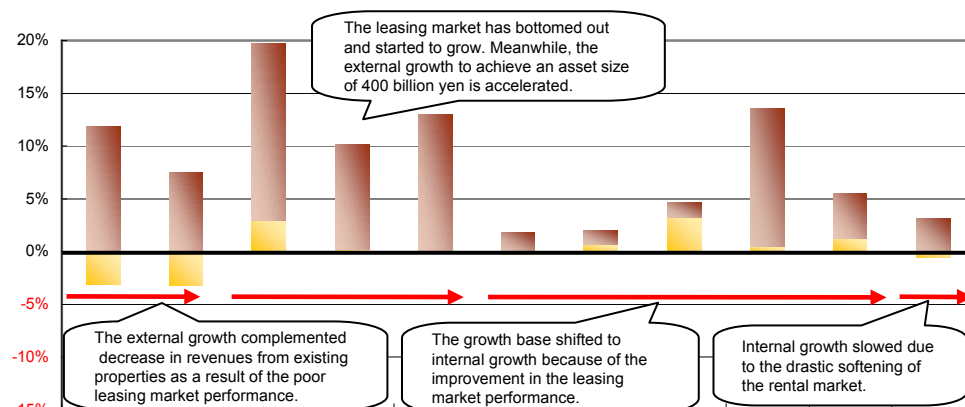
- Increase and reduction due to acquisition/transfer of properties
- Increase and reduction due to change of leasing condition

### Increase and reduction due to change of leasing condition

- Increase and reduction due to tenant turnover
- Increase and reduction due to rent revision

### Increase and reduction due to rent revision

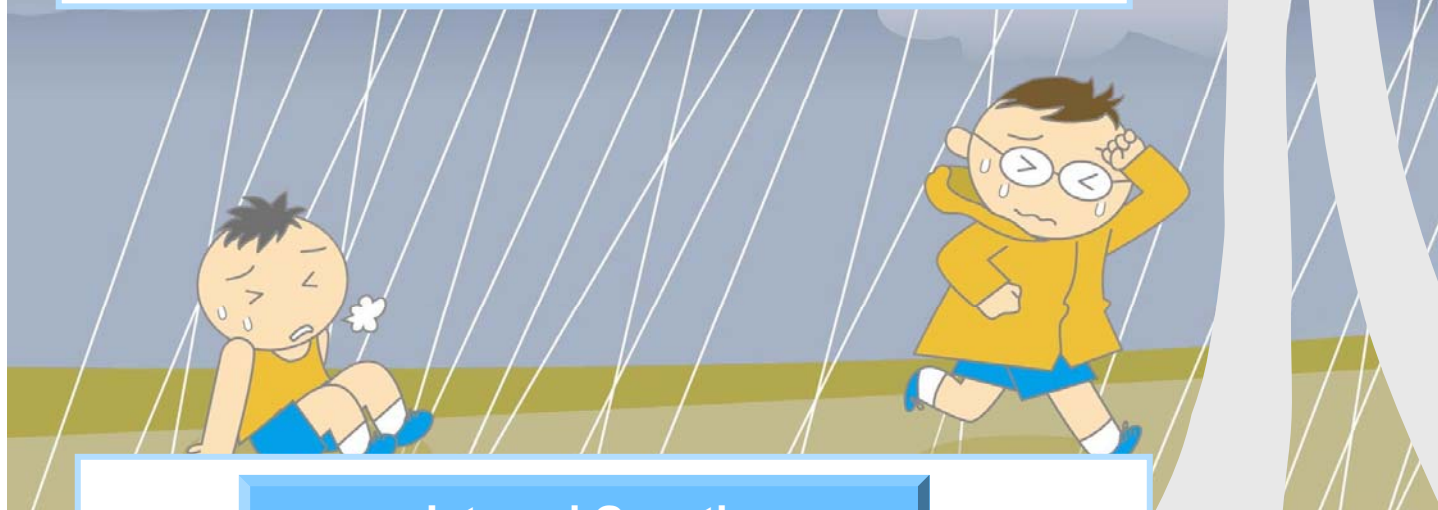
- Increase due to rent revision
- Reduction due to rent revision



## External Growth

Steady external growth with a focus on quality improvement

- **Secure steady external growth by strengthening the collaboration with three sponsors**
  - Try to acquire properties by negotiated transactions mainly with three sponsors
  - Work to diversify the property acquisition processes
- **Continued efforts to strengthen portfolio quality**
  - Acquire relatively new, large-scale competitive properties that generate stable revenues
  - Weigh the external environment and our financial standing in acquiring properties
  - Consider possibilities for reshuffling of assets that could strengthen the portfolio quality on a medium- to long-term basis by comprehensively examining lease market conditions, traffic convenience, and other factors



## Internal Growth

Internal growth by our continuous efforts since IPO

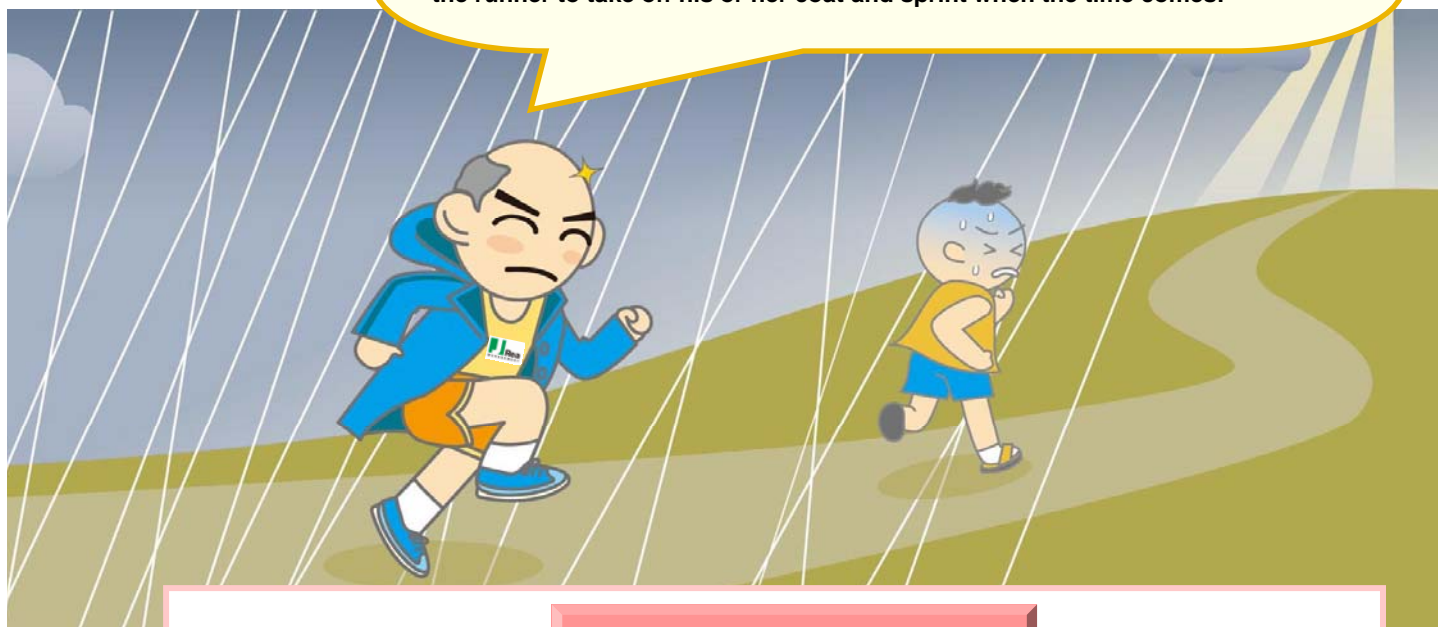
- **Continue to hold stable occupancy rates**
  - Proper awareness of tenant needs
  - Implement a constructive leasing strategy to meet the characteristics of each building and changes in the market
- **Enhance rental incomes**
  - Continuous efforts to keep and raise rent levels
  - Ongoing efforts to carry out the property management cost reduction plan
- **Enhance the value of properties**
  - Conduct timely renovation work

# Growth of Dividends

Trail running – running along paths that climb and drop  
Running conditions do not always stay the same in the long run. Sometimes the state of the running surface is terrible and at other times the weather makes it even worse. That does not mean, though, that the conditions will always remain poor. Therefore, it is essential for a runner to always be ready and to always be well-conditioned so that he or she can perform at a high level when the time comes to do so.

The same principle applies with management in REIT.

We are now under heavy rains, so we will try to move steadily forward without pushing too hard with the hope of a glimmer of light in the distance—motivating the runner to take off his or her coat and sprint when the time comes!



## Financial Strategy

### Sustain and enhance financial soundness

- **Maintain conservative interest-bearing debt / total assets ratio and high credit ratings by strengthening the capital base**
  - Build and keep debtholders' trust
  - Acquire a low-cost, and long-term fund raising capability
  - Secure flexibility in fundraising by limiting the covenants or other restrictive terms of financing
- **Appropriate response to interest risk**
  - Maintain conservative interest-bearing debt / total assets ratio (cruising speed of 30-40% level)
  - Lengthen the term of interest-bearing debts and stabilize the interest rate

## MEMO

# **1. Details of the 15th Period**

# Income Statement for the 15th Period



(In millions of yen ; Dividend per unit in yen)

Term	14th Period (Sep 30, 2008)		→ change →		15th Period (Mar 31, 2009)		← change ←		15th Period (Mar 31, 2009)
	Actual/Forecast	Actual	(amount)	(%)	Actual	(amount)	(%)	Initial Forecast (*1)	
Operating Revenues		19,805	911	4.6%	20,716	436	2.2%	20,280	
Property-related Revenues		19,805	911	4.6%	20,716	436	2.2%	20,280	
Rental Revenues		19,716			20,609				
Non-rental Revenues		89			107				
Operating Expenses		9,998	762	7.6%	10,761	131	1.2%	10,630	
Property-related Expenses (*2)		5,632	509	9.0%	6,141	41	0.7%	6,100	
Property Management Expenses		2,052	209	10.2%	2,261				
Property Management Costs		2,001			2,195				
Brokerage Fees, etc.		51			66				
Utilities Expenses		1,452	117	8.1%	1,570				
Property and Other Taxes		1,509	0	0.0%	1,509				
Casualty Insurance		41	2	5.0%	44				
Repairing Expenses		511	165	32.4%	676				
Other Expenses		64	13	21.5%	78				
NOI (*3)		14,173	401	2.8%	14,575	405	2.9%	14,170	
Depreciation		3,560	227	6.4%	3,788	58	1.6%	3,730	
Property-related Profits and Losses (*3)		10,612	174	1.6%	10,787	347	3.3%	10,440	
Gross Operating Income		10,612	174	1.6%	10,787	347	3.3%	10,440	
Administrative Expenses		805	26	3.2%	831	41	5.3%	790	
Asset Management Fees		531	6	1.2%	537	17	3.4%	520	
Other Administrative Expenses		273			293				
Operating Income		9,807	148	1.5%	9,955	315	3.3%	9,640	
Non-operating Revenues		50			39				
Interest Income		38			39				
Other Non-operating Revenues		12			0				
Non-operating Expenses		1,408			1,568				
Interest Expense		970	162	16.7%	1,132			1,500	
Interest Expense on Investment Corporation Bonds		408	-2	-0.7%	405	37	2.5%		
Amortization of Investment Corporation Bond Issuance Costs		10			10				
Other Non-operating Expenses		19			20				
Ordinary Income		8,449	-22	-0.3%	8,426	276	3.4%	8,150	
Income before Income Taxes		8,449			8,426				
Income Taxes		0			1				
Net Income		8,448	-22	-0.3%	8,425	275	3.4%	8,150	
Retained Earnings at Period-end		8,448			8,425				

FFO (*4)	12,009	204	1.7%	12,213		
----------	--------	-----	------	--------	--	--

Dividend per Unit	19,072	-52	-0.3%	19,020	610	3.3%	18,410
-------------------	--------	-----	-------	--------	-----	------	--------

\*1 The initial forecast means the 15th Period performance forecast announced on November 20, 2008.

\*2 Excluding Depreciation

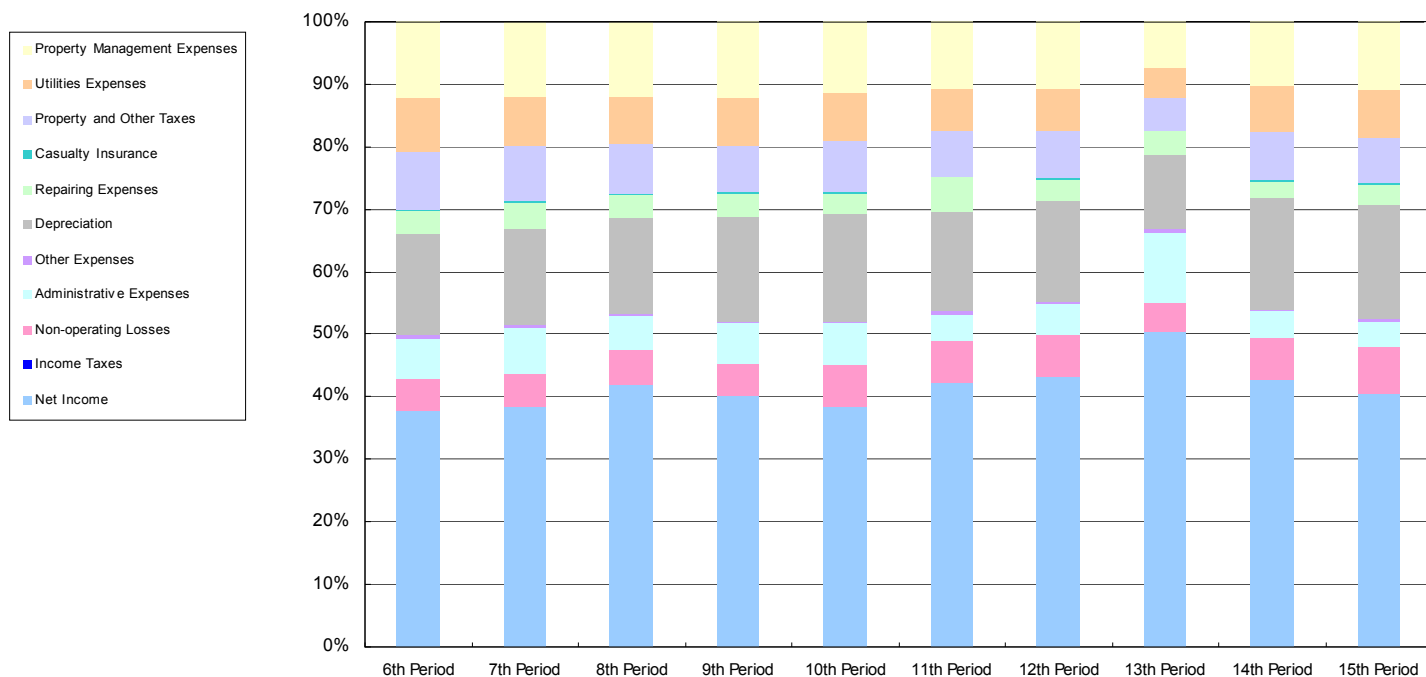
\*3 Excluding Gain on transfer of properties and Dividends earned

\*4 Net income + Depreciation - Gain on transfer of properties - Dividends earned

### <Percentage of Operating Revenues>

	6th Period 30-Sep-04	7th Period 31-Mar-05	8th Period 30-Sep-05	9th Period 31-Mar-06	10th Period 30-Sep-06	11th Period 31-Mar-07	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09
Operating Revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Property Management Expenses	12.2%	11.9%	11.9%	12.1%	11.3%	10.7%	10.7%	7.5%	10.4%	10.9%
Utilities Expenses	8.7%	8.0%	7.7%	7.7%	7.7%	6.7%	6.7%	4.7%	7.3%	7.6%
Property and Other Taxes	9.2%	8.7%	7.9%	7.4%	8.2%	7.3%	7.7%	5.2%	7.6%	7.3%
Casualty Insurance	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%
Repairing Expenses	3.6%	4.4%	3.6%	3.8%	3.3%	5.4%	3.3%	3.8%	2.6%	3.3%
Depreciation	16.3%	15.3%	15.4%	16.9%	17.2%	16.0%	16.2%	11.9%	18.0%	18.3%
Other Expenses	0.4%	0.4%	0.2%	0.2%	0.3%	0.3%	0.2%	0.4%	0.3%	0.4%
Administrative Expenses	6.5%	7.3%	5.6%	6.4%	6.5%	4.3%	5.1%	11.1%	4.1%	4.0%
Non-operating Losses	5.2%	5.4%	5.5%	5.2%	6.8%	6.6%	6.6%	4.9%	6.9%	7.4%
Income Taxes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Net Income	37.7%	38.3%	42.0%	40.0%	38.4%	42.4%	43.3%	50.3%	42.7%	40.7%

\*Operating revenues for the 10th through 12th Periods include Gain on transfer of properties, and those for the 13th Period include Dividends earned.



# Balance Sheet for the 15th Period



(In millions of yen)

Item	14th Period-end (Sep 30, 2008)	15th Period-end (Mar 31, 2009)	Change	Reason for change
<b>Assets</b>				
<b>I Current Assets</b>				
Cash and Bank Deposits	15,069	18,349	3,279	
Other Current Assets	319	352	32	
<b>Total Current Assets</b>	<b>15,389</b>	<b>18,701</b>	<b>3,312</b>	
<b>II Fixed Assets</b>				
<b>Property and Equipment</b>				
Buildings (including those held in trust)	194,209	198,986	4,776	} Increased due to acquisition of properties and capital expenditure, etc.
Structures (including those held in trust)	2,223	2,273	49	
Machinery and Equipment (including that held in trust)	2,893	2,950	56	
Land (including that held in trust)	351,928	369,634	17,706	
Accumulated Depreciation	-27,392	-31,180	-3,788	
<b>Total Property and Equipment</b>	<b>523,862</b>	<b>542,664</b>	<b>18,801</b>	
<b>Intangible Assets</b>				
Leasehold rights, etc. (including those held in trust)	3,519	3,519	-	
<b>Total Intangible Assets</b>	<b>3,519</b>	<b>3,519</b>	<b>-</b>	
<b>Investments and Other Assets</b>				
Investment Securities	2	2	-	
Long-term Prepaid Expenses, etc.	42	41	0	
<b>Total Investments and Other Assets</b>	<b>45</b>	<b>44</b>	<b>0</b>	
<b>Total Fixed Assets</b>	<b>527,427</b>	<b>546,228</b>	<b>18,800</b>	
<b>III Deferred Assets</b>				
Deferred Investment Corporation Bond Issuance Costs	103	92	-10	
<b>Total Deferred Assets</b>	<b>103</b>	<b>92</b>	<b>-10</b>	
<b>Total Assets</b>	<b>542,920</b>	<b>565,022</b>	<b>22,102</b>	



(In millions of yen)

Item	14th Period-end (Sep 30, 2008)	15th Period-end (Mar 31, 2009)	Change	Reason for change
<b>Liabilities</b>				
<b>I Current Liabilities</b>				
Short-term Loans	28,000	48,000	20,000	Increased due to new borrowings
Current Portion of Long-term Loans	7,000	12,000	5,000	Increased due to decrease of remaining periods of loans
Current Portion of Investment Corporation Bonds	-	-	-	
Rent Received in Advance	2,260	2,350	90	
Other Current Liabilities	2,142	2,615	472	
<b>Total Current Liabilities</b>	<b>39,402</b>	<b>64,965</b>	<b>25,562</b>	
<b>II Long-term Liabilities</b>				
Investment Corporation Bonds	45,000	45,000	-	
Long-term Loans	119,500	115,500	-4,000	Decreased due to the transfer to the current portion of long-term loans
Deposits Received from Tenants	32,966	33,529	562	Increased due to acquisition of properties, etc.
<b>Total Long-term Liabilities</b>	<b>197,466</b>	<b>194,029</b>	<b>-3,437</b>	
<b>Total Liabilities</b>	<b>236,869</b>	<b>258,994</b>	<b>22,125</b>	
<b>Net Assets</b>				
Unitholders' Capital	297,601	297,601	-	
Retained Earnings	8,448	8,425	-23	
<b>Total Net Assets</b>	<b>306,050</b>	<b>306,027</b>	<b>-23</b>	
<b>Total Liabilities and Net Assets</b>	<b>542,920</b>	<b>565,022</b>	<b>22,102</b>	

# Cash Flow and Dividend Statement for the 15th Period



## Cash Flow Statement

(In millions of yen)

Item	15th Period (182 days)
Cash Flow from Operating Activities	12,886
Income before income taxes	8,426
Depreciation	3,788
Other	671
Cash Flow from Investing Activities	-15,158
Cash Flow from Financial Activities	12,551
Proceeds from short-term loans	27,500
Repayment of short-term loans	-7,500
Proceeds from long-term loans	8,000
Repayment of long-term loans	-7,000
Proceeds from investment corporation bonds	0
Payments of investment corporation bond redemption	0
Payments of investment corporation bond issuance costs	0
Proceeds from issuance of units	0
Payment of new unit issuance costs	0
Dividends to unitholders	-8,448
Net Increase in Cash and Cash Equivalents	10,279
Cash and Cash Equivalents at Beginning of Period	8,069
Cash and Cash Equivalents at End of Period	18,349

## Dividend Statement

(In yen)

Item	15th Period (182 days)
Retained Earnings at End of Period	8,425,927,314
Total Amount of Dividends	8,425,860,000
Retained Earnings	67,314

Dividend per unit: **19,020 yen** (14th Period: 19,072 yen)

# Financial Ratios



Financial Ratio	Period Number of Days	11th Period Ended Mar 31, 2007 182 days	12th Period Ended Sep 30, 2007 183 days	13th Period Ended Mar 31, 2008 183 days	14th Period Ended Sep 30, 2008 183 days	15th Period Ended Mar 31, 2009 182 days
Return on Assets (ROA)		1.6%	1.7%	2.6%	1.6%	1.5%
(annualized)		3.3%	3.4%	5.3%	3.1%	3.1%
Return on Equity (ROE)		2.7%	2.8%	4.7%	2.7%	2.8%
(annualized)		5.5%	5.6%	9.3%	5.5%	5.5%
EOP Equity Ratio		61.2%	60.6%	58.9%	56.4%	54.2%
LTV (1)		31.5%	32.1%	33.6%	36.7%	39.0%
LTV (2)		34.6%	35.3%	37.4%	40.1%	42.6%
LTV (3)		31.7%	32.3%	34.2%	36.7%	39.1%
LTV (4)		28.1%	27.2%	28.7%	30.9%	34.6%
EOP Long-term Debt to Capitalization		106.9%	101.4%	108.2%	106.5%	111.1%
Debt Service Coverage Ratio (DSCR)		10.5 times	10.4 times	14.2 times	9.7 times	8.9 times
NOI (In millions of yen)		11,300	12,073	12,197	14,173	14,575
FFO (In millions of yen)		9,441	10,022	8,078	12,009	12,213

\* ROA= Ordinary income / Average of total assets during the period

Average of total assets during the period is calculated as the average values of total assets at the beginning and end of period.

\* ROE= Net income / Average of net assets during the period

Average of net assets during the period is calculated as the average values of net assets at the beginning and end of the period.

However, if the new units are issued during the period, the following formula is used to calculate the average, with the number of days from the beginning of the period to the day prior to the day of new unit issuance assumed to be A days and from the day of new unit issuance to the end of the period to be B days: (Net assets at the beginning of the period x A days + net assets at the end of the period x B days) / operating days (A + B days).

\* EOP equity ratio = EOP net assets / EOP total assets

\* LTV (1) = EOP interest-bearing debt / EOP total assets

\* LTV (2) = EOP interest-bearing debt / (EOP interest-bearing debt + EOP unitholders' capital)

\* LTV (3) = EOP interest-bearing debt / EOP total property acquisition price

(The land and building adjacent to Ryoshin Ginza East Mirror Building are not included in the total property acquisition price)

\* LTV (4) = EOP interest-bearing debt / EOP total property appraisal values determined by institutional appraisers

(The land and building adjacent to Ryoshin Ginza East Mirror Building are not included in the total property appraisal values)

\* EOP long-term debt to capitalization = EOP fixed assets / (EOP long-term liabilities + EOP unitholders' capital)

\* DSCR = Net income before interest, taxes, depreciation and amortization / Interest expenses

\* NOI = Property-related revenues – Property-related expenses (excluding Depreciation)

\* FFO = Net income + Depreciation – Gain on transfer of properties – Dividends earned

## MEMO

## **2. Overview of Property Portfolio**

# Property Data (Photos and Location)



As of March 31, 2009

## 3 Central Wards of Tokyo (Chiyoda/Chuo/Minato)

					
<b>1 Genki Medical Plaza</b>	<b>2 Kitanomaru Square</b>	<b>3 MD Kanda</b>	<b>4 Kandabashi Park</b>	<b>5 Nibancho Garden</b>	
					
<b>6 Mitsubishi UFJ Trust</b>	<b>7 Burex Kojimachi</b>	<b>8 Sanno Grand</b>	<b>9 Yurakucho Denki</b>	<b>10 Kodenmachi</b>	
					
<b>11 Burex Kyobashi</b>	<b>12 Ginza Sanwa</b>	<b>13 Ryoshin Ginza EM</b>	<b>14 Harumi Center</b>	<b>15 Aoyama Crystal</b>	
					
<b>16 Shiodome</b>	<b>17 Shiba 2Chome Daimon</b>	<b>18 Cosmo Kanasugibashi</b>			

## 23 Wards of Tokyo (excluding 3 Central Wards)

					
	<b>1 Shinwa</b>	<b>2 Tokyo Opera City</b>	<b>3 Takanawadai</b>	<b>4 Higashi-Gotanda 1Chome</b>	<b>5 Omori-Eki Higashiguchi</b>
					
	<b>6 Nippon Brunswick</b>	<b>7 Yoyogi 1Chome</b>	<b>8 da Vinci Harajuku</b>	<b>9 Jingumae MS</b>	<b>10 Shibuya Cross Tower</b>
					
	<b>11 Ebisu Neonato</b>	<b>12 Harmony Tower</b>	<b>13 Otsuka Higashi-Ikebukuro</b>	<b>14 Ikebukuro 2Chome</b>	<b>15 Ikebukuro YS</b>

## Other Areas



1 Hachioji First



2 Saitama Urawa



3 MM Park



4 Kawasaki Isago



5 Musashi Kosugi STM



6 8+3 Square Kita



7 Jozenji Park



8 Sendai Honma



9 Kanazawa Park



10 Nishiki Park



11 Hirokoji Sakae



12 Nagoya Hirokoji



13 Nagoya Misono



14 Kyoto Kawaramachi



15 Shin-Fujita



16 Sakaisuji-honmachi



17 Midotsuji Daiwa



18 Lit City



19 NHK Hiroshima



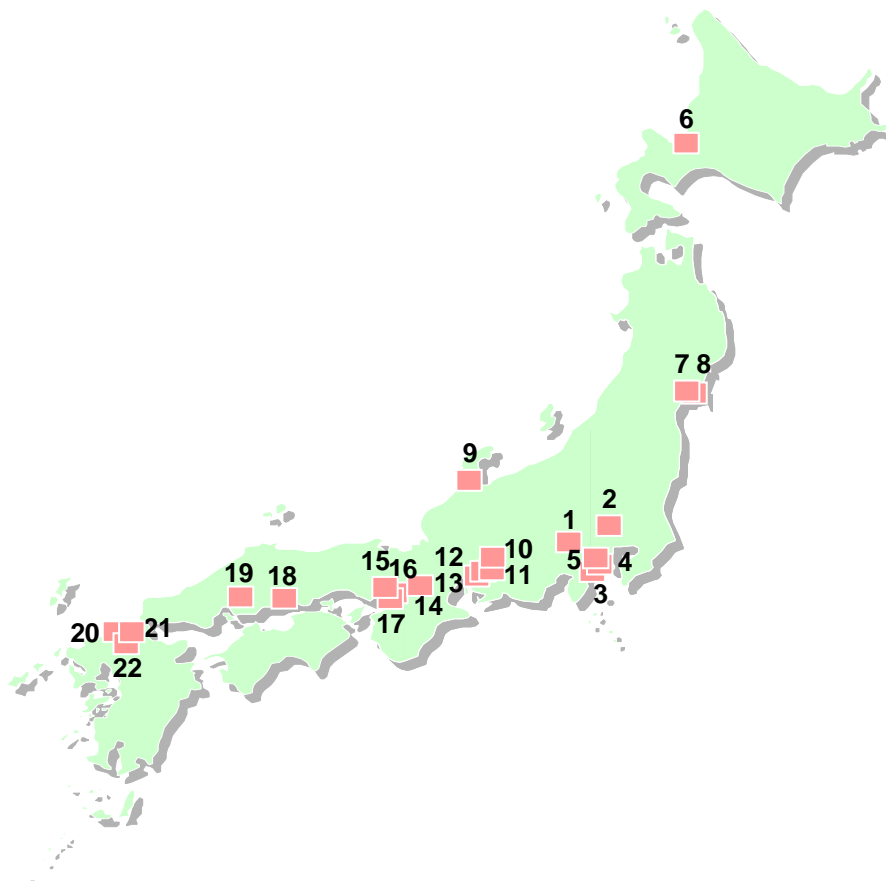
20 Tosei Tenjin



21 Tenjin Crystal



22 Hinode Tenjin

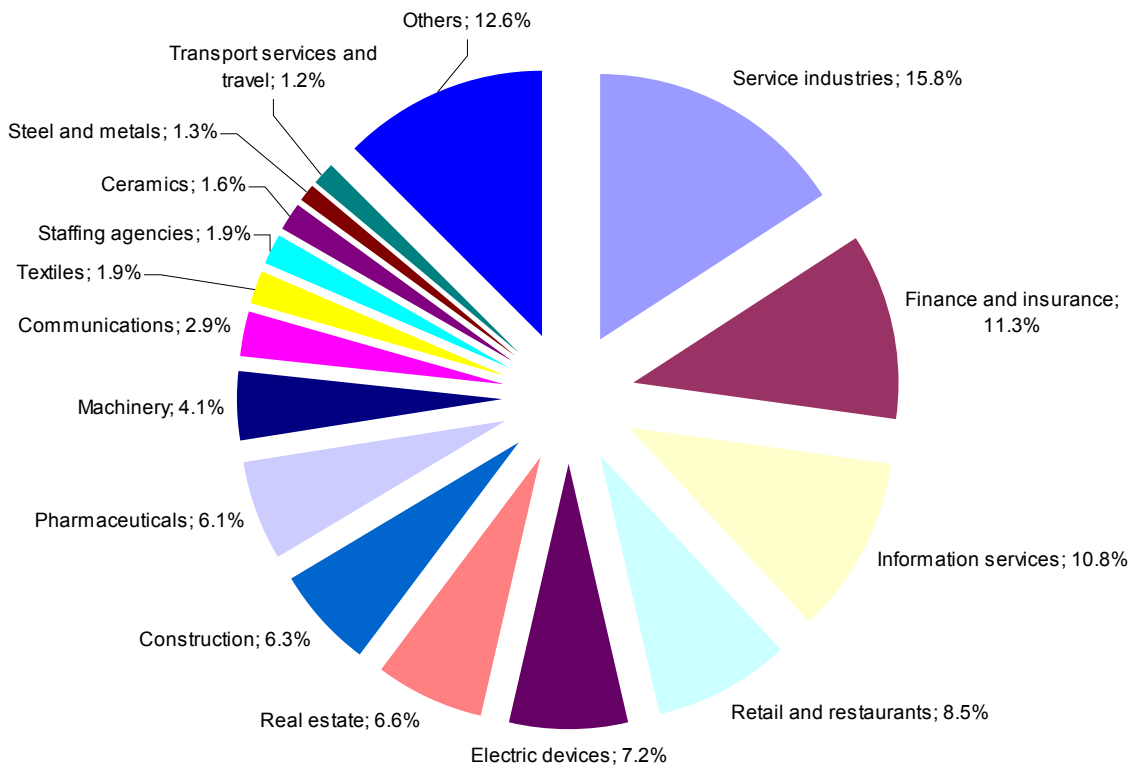


# Tenant Data ① (Diversification)



## Tenant Diversification

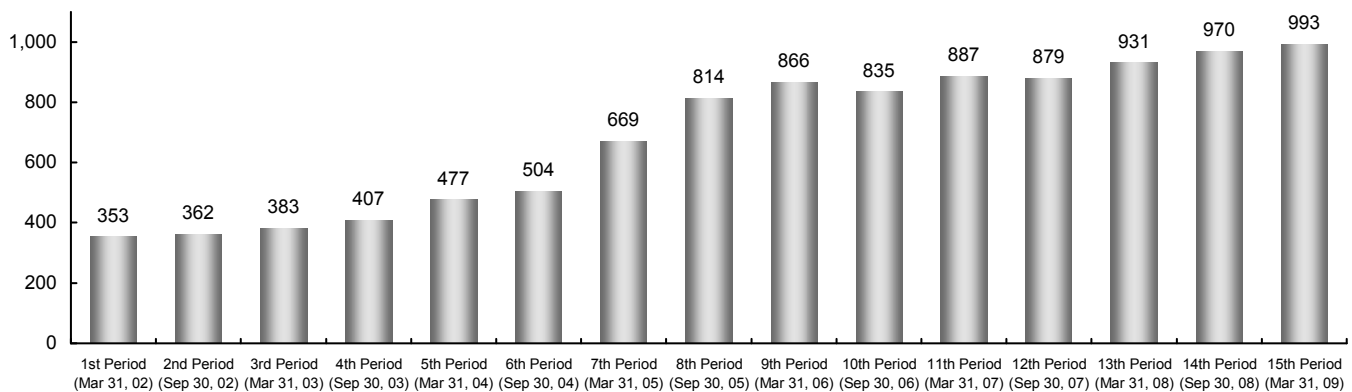
55 properties as of March 31, 2009  
Based on the leased space



## Number of Tenants

Gross number of tenants

\* The number of tenants is disclosed based on the gross number of tenants by building.





# Tenant Data ② (Major Tenants)



## Major Tenants (Top 10)

55 properties as of March 31, 2009

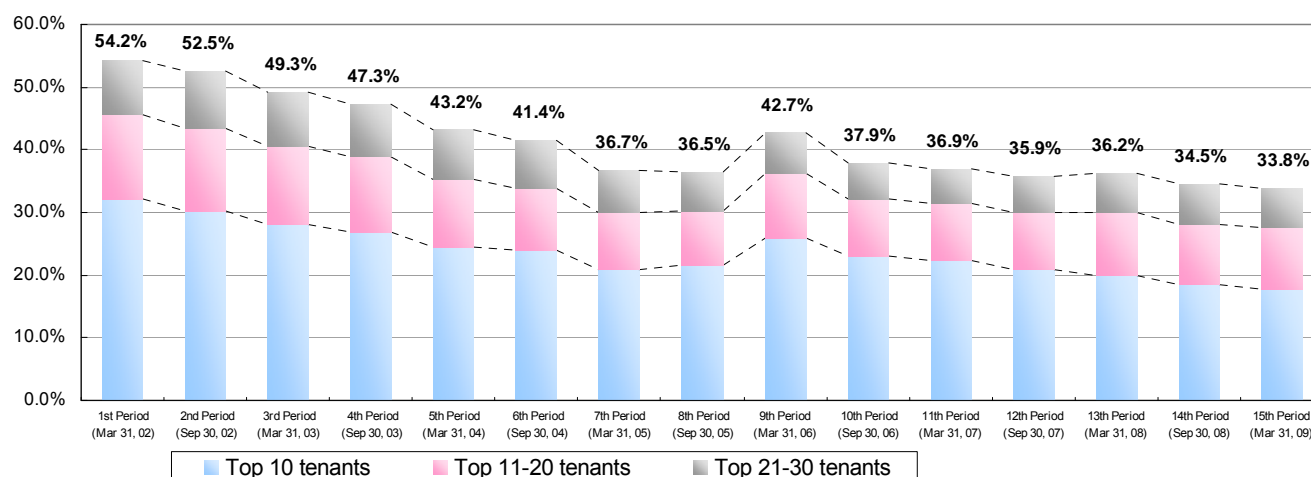
15th Period-end					14th Period-end		Leased Space
Rank	Tenant	Property	Leased Space (㎡)	% of Total Leased Space	Rank	Leased Space (㎡)	Change (㎡)
1	Banyu Pharmaceutical Co., Ltd.	Kitanomaru Square (also includes 1 other building)	17,014	3.5%	1	17,014	0
2	Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,665	2.2%	2	10,665	0
3	Seven & i Holdings Co., Ltd.	Nibancho Garden	9,316	1.9%	3	9,316	0
4	Space Design, Inc.	Burex Kojimachi Building (also includes 1 other building)	8,774	1.8%	4	8,774	0
5	FAST RETAILING CO., LTD.	Kitanomaru Square	8,476	1.7%	6	8,476	0
6	JSOL Corporation (Note 1)	Harumi Center Building	7,634	1.5%	8	7,634	0
7	(Note 2)	MM Park Building	6,936	1.4%	5	8,664	-1,727
8	TOTO LTD.	Midosuji Daiwa Building (also includes 1 other building)	6,906	1.4%	9	6,906	0
9	The Dai-ichi Mutual Life Insurance Company	Midosuji Daiwa Building (also includes 5 other buildings)	6,815	1.4%	7	7,673	-858
10	JGC Corporation	MM Park Building	5,560	1.1%	10	5,560	0
11	Company A		5,470	1.1%	11	5,470	0
12	Company B		5,348	1.1%	21	3,857	1,491
13	Company C		5,246	1.1%	12	5,246	0
14	Company D		4,791	1.0%	13	4,791	0
15	Company E		4,704	1.0%	14	4,704	0

(Note 1) JRI Solutions, Limited changed into JSOL Corporation on January 5, 2009.

(Note 2) Not disclosed due to the tenant's request

## Percentage of Major Tenants

55 properties as of March 31, 2009 Based on the leased space



# Tenant Data ③ (Trend in New Rent [Market Rent] Levels)



- ◆ With regard to the new rent data assessed by CB Richard Ellis Research Institute K.K. (CBRE)\*, the trend shows the price as of December 31, 2008 set at 100.
- ◆ The assessment was made for 48 properties. 7 properties in unusual situations, including single-tenant leased properties, are excluded from the 55 properties held in total as of March 31, 2009.

\*JRE requests CBRE to assess the new rent levels (between the range of upper and lower limits) regarding properties held by JRE (excluding properties in unusual situations, including single-tenant leased properties) on a semi-annual basis.

Area	Property Name	Trend in assessed new rent (intermediate value of upper and lower limits : Index) at time of survey													
		'03/06	'03/12	'04/06	'04/12	'05/06	'05/12	'06/06	'06/12	'07/06	'07/12	'08/06	'08/12		
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza													
		Kitanomaru Square													
		MD Kanda	89	89	89	92	96	96	110	110	120	124	112	100	
		Kandabashi Park	79	79	79	84	88	89	111	111	121	121	114	100	
		Nibancho Garden													
		Mitsubishi UFJ Trust													
		Burex Kojimachi													
		Sanno Grand				79	84	95	110	113	119	119	115	100	
	Yurakucho Denki		71	71	79	85	93	107	112	126	126	121	100		
	Chuo	Kodenmacho	71	71	71	73	78	78	83	83	105	112	107	100	
		Burex Kyobashi													
		Ginza Sanwa					104	111	116	121	130	130	128	100	
		Ryoshin Ginza EM					98	98	102	108	114	114	108	100	
		Harumi Center										104	104	100	
	Minato	Aoyama Crystal	82	81	79	84	92	100	102	110	115	115	111	100	
		Shiodome													
		Shiba 2Chome Daimon	74	74	74	83	91	93	98	100	104	107	107	100	
	Shinjuku	Cosmo Kanasugibashi	78	78	78	83	90	95	100	105	110	115	115	100	
		Shinwa				80	84	88	104	112	116	116	116	100	
	Shinagawa	Tokyo Opera City						103	113	118	121	121	118	100	
		Takanawadai	88	88	81	88	91	91	97	97	100	103	103	100	
	Ota	Higashi-Gotanda 1Chome			88	98	98	100	100	105	110	110	110	100	
		Omori-Eki Higashiguchi	97	94	94	94	94	94	94	103	109	115	115	100	
	Shibuya	Nippon Brunswick			81	81	81	85	88	102	102	102	102	100	
		Yoyogi 1Chome					88	98	108	112	114	116	116	100	
		da Vinci Harajuku	96	92	92	92	92	104	104	104	104	104	104	100	
		Jingumae MS		79	78	78	79	95	100	107	107	110	107	100	
		Shibuya Cross Tower	76	76	76	86	90	103	119	119	122	122	114	100	
Nakano	Ebisu Neonato		80	82	90	97	108	117	122	127	127	120	100		
	Harmony Tower					88	92	96	104	108	108	108	100		
Toshima	Otsuka Higashi-Ikebukuro	86	86	79	79	79	79	79	82	96	96	100	100		
	Ikebukuro 2Chome	88	88	88	88	89	89	93	93	100	100	100	100		
	Ikebukuro YS				79	85	90	97	103	105	105	105	100		
Other Areas	Hachioji	Hachioji First					100	100	100	100	100	104	104	100	
		Saitama	88	88	76	76	92	92	100	104	108	108	108	100	
	Yokohama	MM Park											103	100	
		Kawasaki	104	100	100	100	100	100	100	100	104	104	104	100	
	Sapporo	Musashi Kosugi STM											106	100	
		8·3 Square Kita									96	100	100	100	
	Sendai	Jozenji Park				102	104	111	111	111	113	113	113	100	
		Sendai Honma	109	104	100	100	102	109	109	109	111	111	111	100	
	Kanazawa	Kanazawa Park	104	100	100	100	100	98	110	110	110	110	108	100	
	Nagoya	Nishiki Park									106	106	106	103	100
		Hirokoji Sakae									104	100	100	100	100
		Nagoya Hirokoji	97	97	97	97	97	103	103	103	103	103	103	103	100
	Kyoto	Nagoya Misono		102	102	102	102	108	104	104	104	104	104	100	
		Kyoto Kawaramachi	112	100	100	100	100	100	106	112	118	118	112	100	
	Osaka	Shin-Fujita												100	
		Sakaisujihonmachi	100	96	85	85	88	96	104	112	112	112	108	100	
		Midosuji Daiwa	97	85	82	82	88	94	112	112	115	115	112	100	
	Okayama	Lit City							104	104	104	104	104	100	
	Hiroshima	NHK Hiroshima			84	84	84	87	97	97	97	100	100	100	
	Fukuoka	Tosei Tenjin	100	95	90	90	90	90	95	95	100	100	100	100	
		Tenjin Crystal					113	113	117	117	117	117	113	100	
		Hinode Tenjin	112	96	88	88	88	92	100	100	100	100	100	100	

  Assessed rent increased compared to the preceding assessment  
  Assessed rent decreased compared to the preceding assessment  
  (blank) No ownership, or properties without rent assessment

# Tenant Data ④

## (Comparison of Portfolio Rent vs Market Rent)



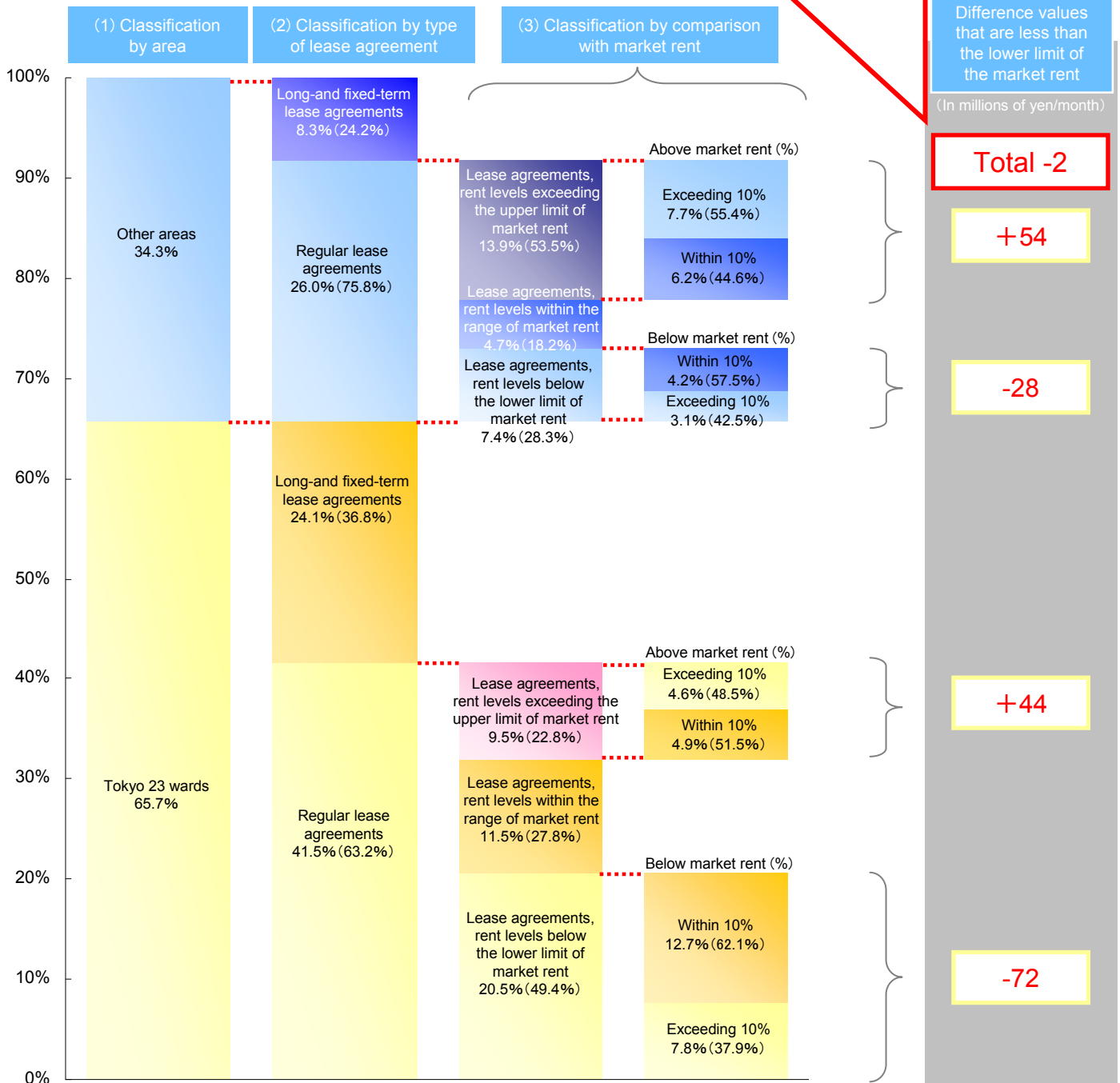
### Classification of Lease Agreements

(Percentages represent the share of the entire portfolio. The numbers in parenthesis show the percentage of the share classified in the previous step.)

55 properties held as of March 31, 2009. The data is calculated on a **monthly rent** basis including common service charges.

Monthly rent in the entire portfolio, including common service charges  
**¥3,106 million**

The gap between JRE portfolio rent and market rent is almost non-existent due to the drastic softening of the rental market.



\*Long- and fixed-term lease agreements are contracts in which revenues are promised for a period of one year or longer from the end of the 15th Period.  
 \*Regular lease agreements are contracts other than the long- and fixed-term lease agreements.  
 \*Lease agreements, rent levels within the range of market rent are contracts in which the rent level falls in the range of the upper and lower limits of the CBRE assessed rent. At the same time, lease agreements for special purposes, such as office space in the basement and machine rooms, etc., are included in this category.

# Tenant Data ⑤ (Tenant Turnover)

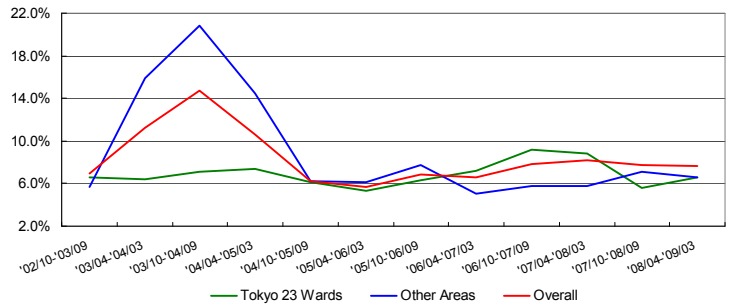


## Ratio of Annual Turnover

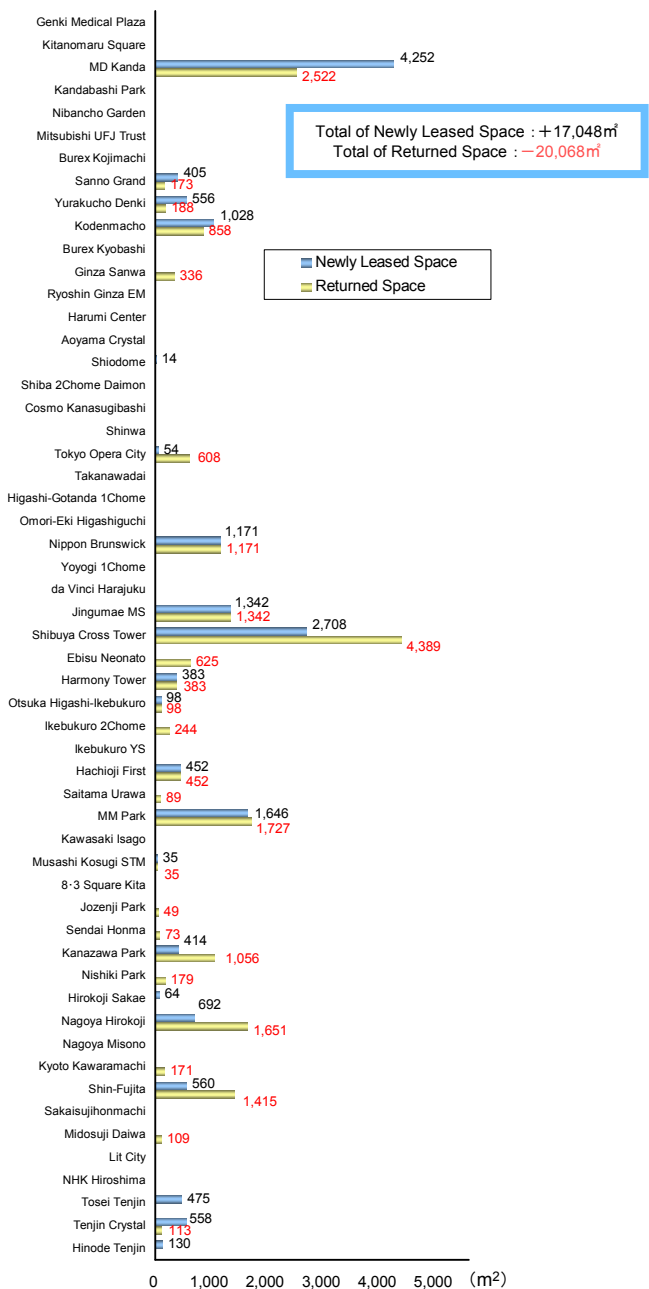
Ratio of Annual Tenant Turnover (\*)

	'02/10-'03/09	'03/04-'04/03	'03/10-'04/09	'04/04-'05/03	'04/10-'05/09	'05/04-'06/03	'05/10-'06/09	'06/04-'07/03	'06/10-'07/09	'07/04-'08/03	'07/10-'08/09	'08/04-'09/03
Tokyo 23 Wards	6.6%	6.4%	7.1%	7.4%	6.2%	5.3%	6.3%	7.2%	9.2%	8.8%	5.6%	6.6%
Other Areas	5.7%	15.9%	20.9%	14.4%	6.2%	6.1%	7.7%	5.1%	5.8%	5.7%	7.2%	6.6%
Overall	6.9%	11.2%	14.7%	10.6%	6.2%	5.6%	6.9%	6.6%	7.9%	8.2%	7.7%	7.6%

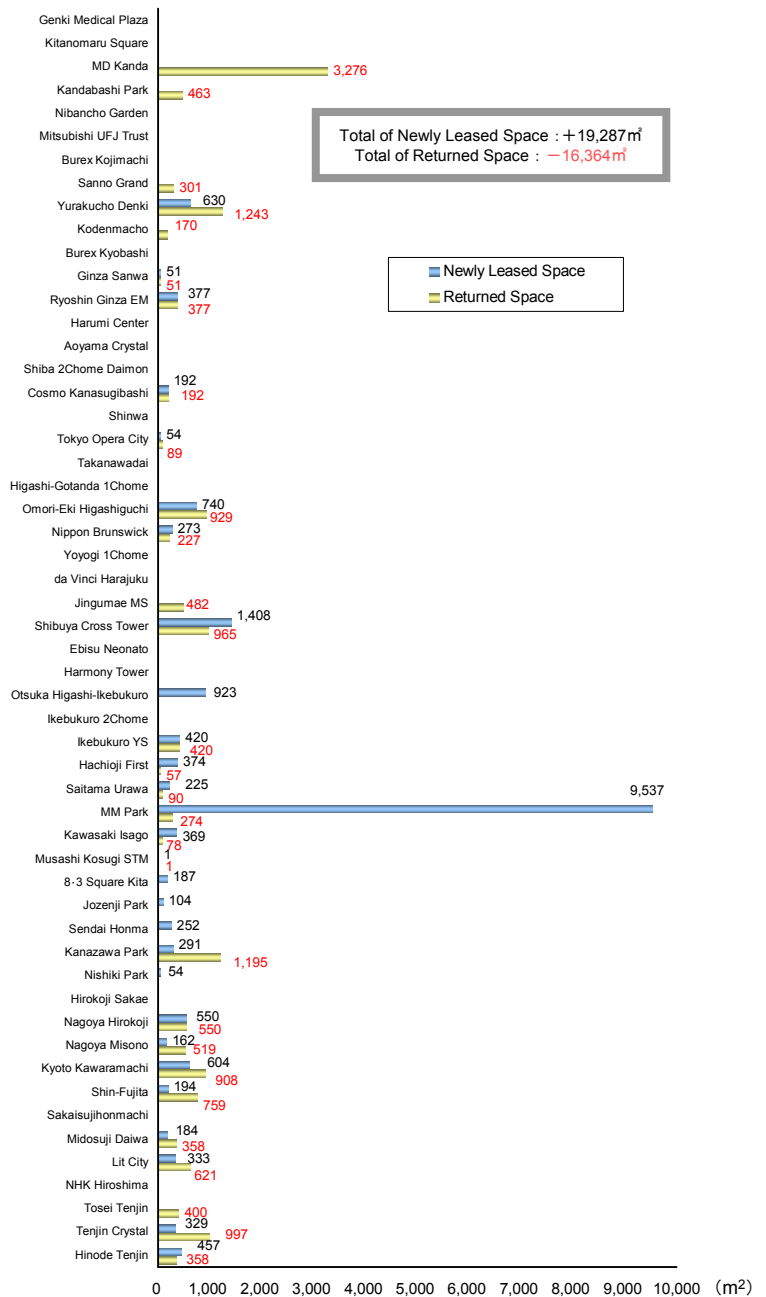
\*Ratio of Annual Tenant Turnover is calculated using the following formula: the area for which tenants changed (the smaller of either the leased space or returned space during the year) ÷ ((area of leased space at the end of the period + area of leased space at the end of the period before the preceding period) × 1/2)



## 15th Period

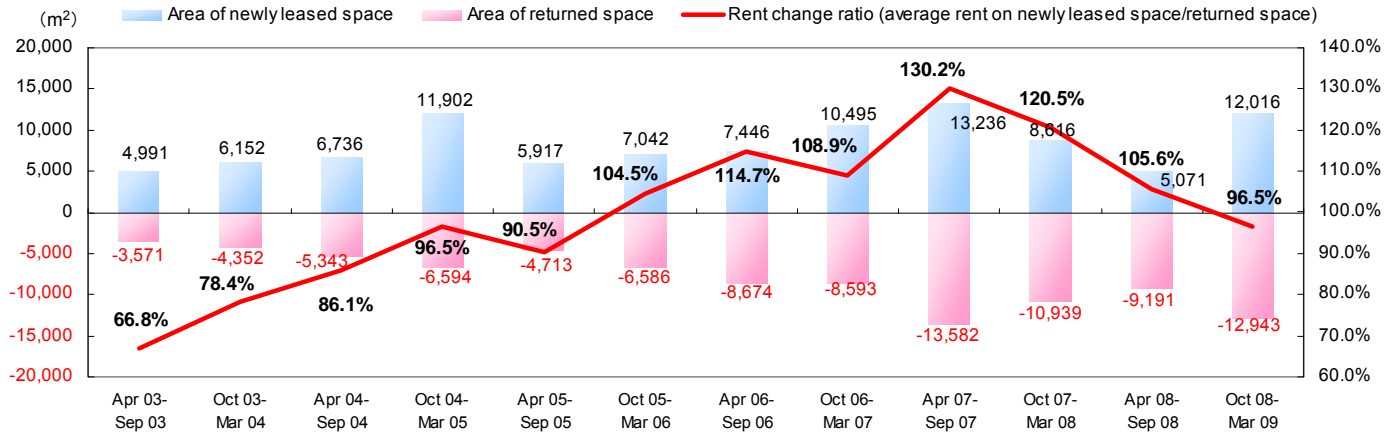


## 14th Period

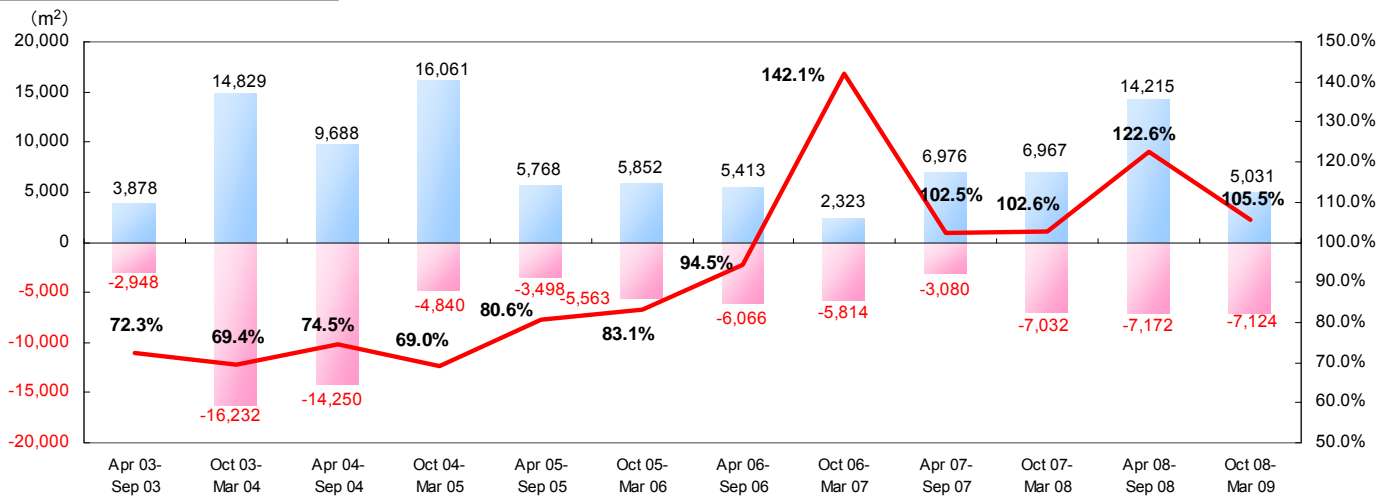


## Trend in Area of Newly Leased & Returned Space and Rent Change Ratio

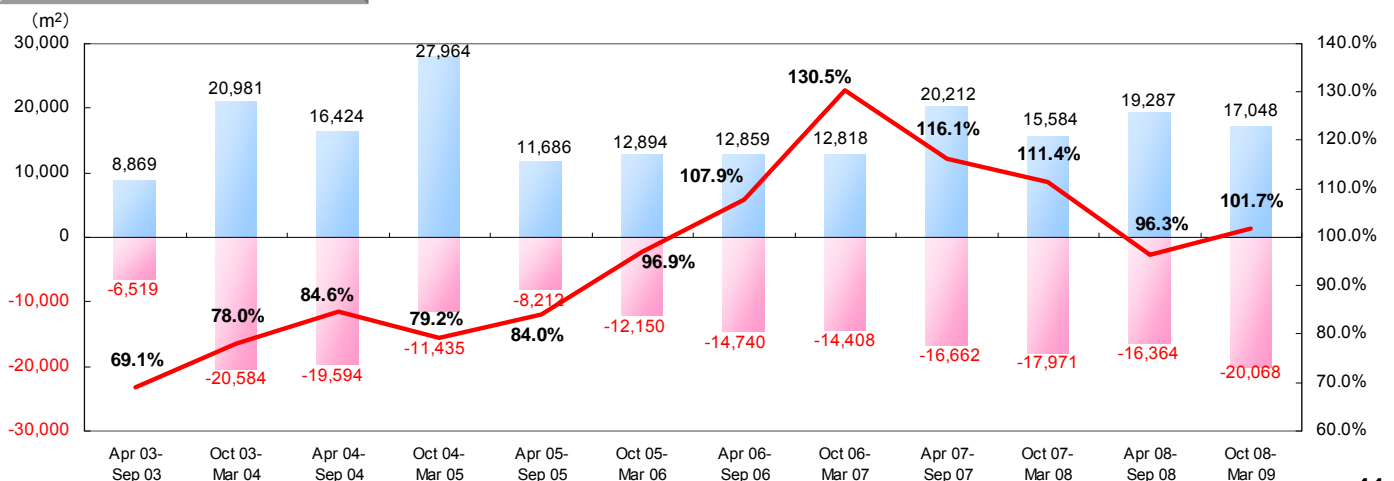
### Tokyo 23 Wards



### Other Areas



### Overall



# Tenant Data ⑥ (Trend of Rent Revision)



## Existing Tenants: Trend of Rent Increase and Reduction

● Rent increase revision data for the Sep-05 Period or before are not listed due to insufficient samples.

### <Rent increase revision>

In thousands of yen/month

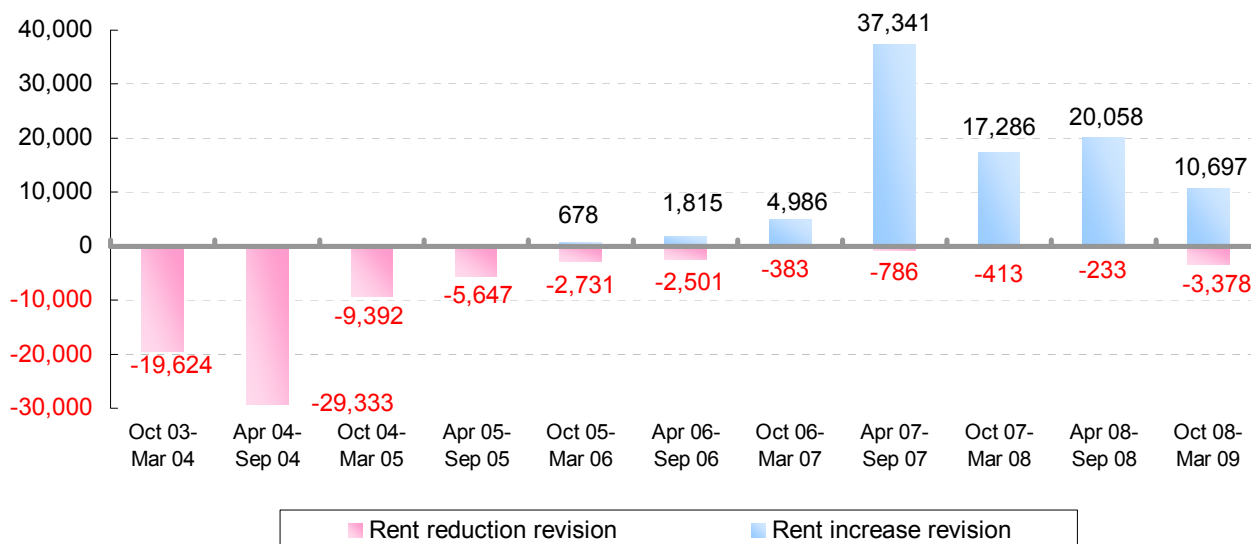
	Oct 03-Mar 04	Apr 04-Sep 04	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08	Apr 08-Sep 08	Oct 08-Mar 09
Tokyo 23 Wards					646	1,706	4,979	35,780	15,600	17,728	9,506
Other Areas					32	109	6	1,560	1,685	2,329	1,191
Overall					678	1,815	4,986	37,341	17,286	20,058	10,697

### <Rent reduction revision>

	Oct 03-Mar 04	Apr 04-Sep 04	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08	Apr 08-Sep 08	Oct 08-Mar 09
Tokyo 23 Wards	-14,689	-16,970	-2,179	-3,311	-393	-89	0	-22	-350	-26	-2,218
Other Areas	-4,935	-12,362	-7,213	-2,335	-2,337	-2,412	-383	-763	-63	-207	-1,159
Overall	-19,624	-29,333	-9,392	-5,647	-2,731	-2,501	-383	-786	-413	-233	-3,378

### <Entire portfolio/Trend of rent increase and reduction>

(In thousands of yen)



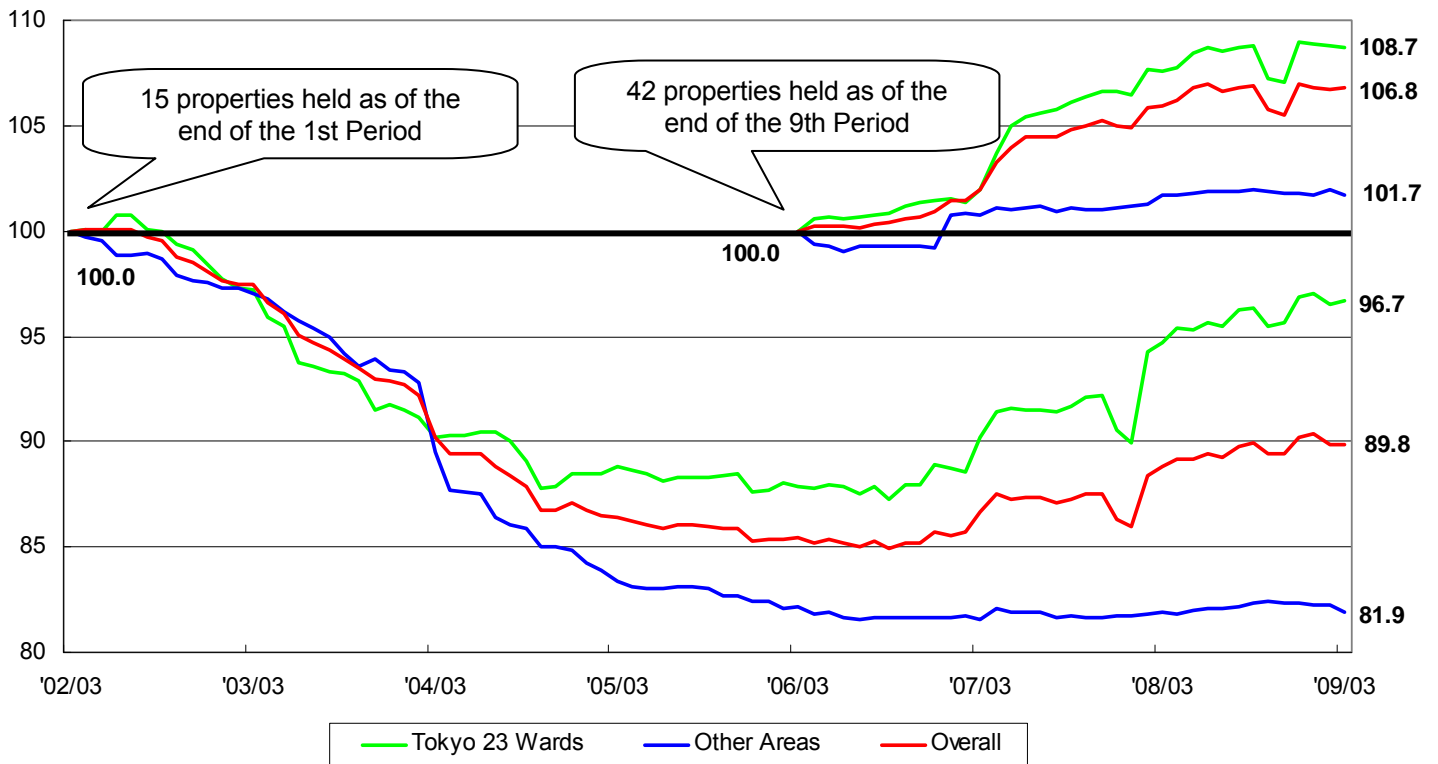


# Tenant Data ⑦ (Changes in Average Rent Level)



## Changes in Average Rent Level (2002/03 ~ 2009/03)

- Comparison of JRE's portfolio of properties with constantly held shares of ownership in which no increase or decrease (including transfer) of shares has been seen since the ends of the 1st and the 9th Periods.
- The trend sets the average rent as of the ends of the 1st and 9th Periods (the start of each trend) at 100.

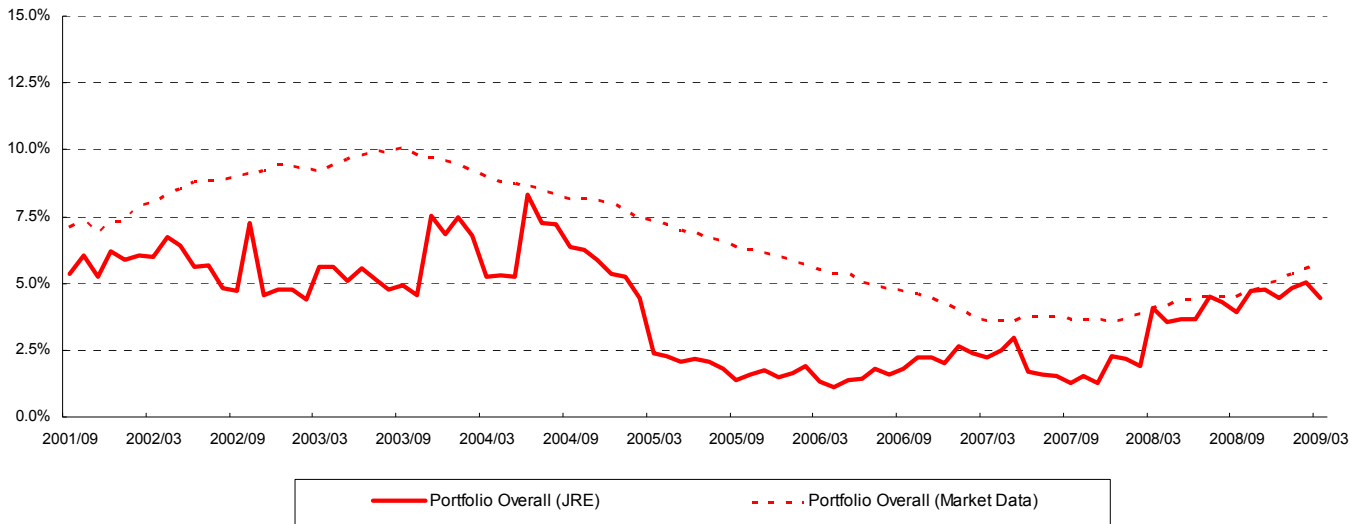


# Tenant Data ⑧ (Rates of Vacancy)

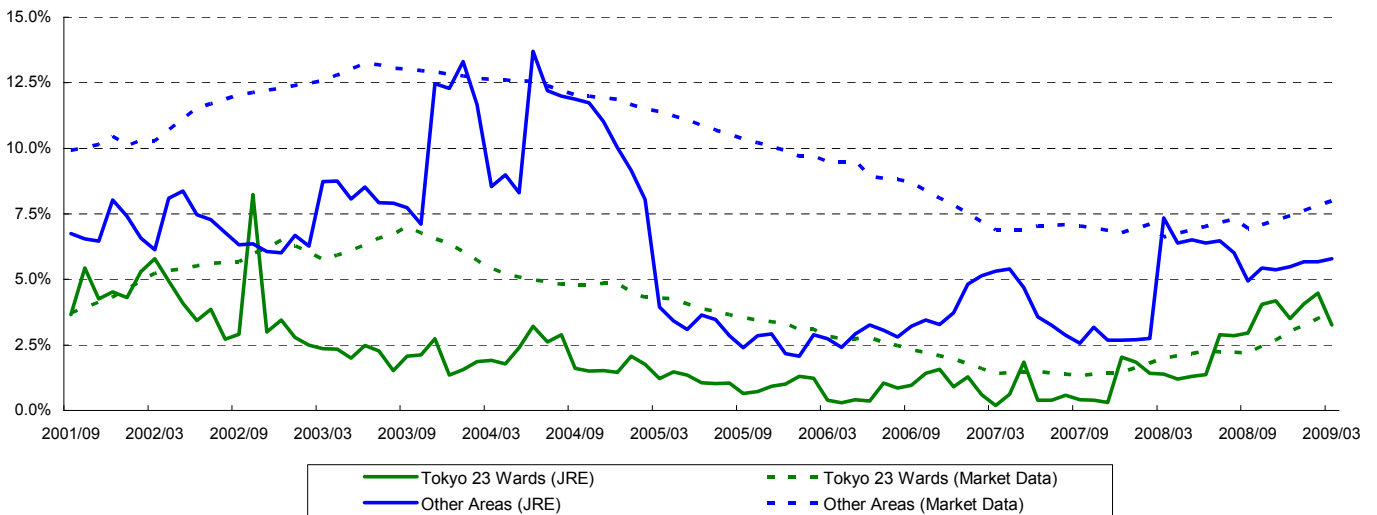


## Trend in Vacancy Rate (Relative to Market Data)

### Overall



### Tokyo 23 Wards/Other Areas



Average Vacancy Rate Computation (e.g., to compute the average rate for the following 2 properties)

Name	Leasable Space (m <sup>2</sup> )	Property Vacancy Rate	Office Zone*	Zone Vacancy*
A building	① 5,000	④ 3.0%	a zone	⑦ 4.0%
B building	② 3,000	⑤ 6.0%	b zone	⑧ 8.0%
Total/Average	③ 8,000	⑥ 4.1%		⑨ 5.5%

$$⑥ = (① \times ④) + (② \times ⑤) \div ③ \quad ⑨ = (① \times ⑦) + (② \times ⑧) \div ③$$

\* The above office zones and their vacancy rates are based on CB Richard Ellis K.K.'s "Office Market Report" data. In the above graph, the market data represents the average vacancy rate in each office zone.

**High occupancy rate in the market has been maintained by minimizing our vacancy rate.**

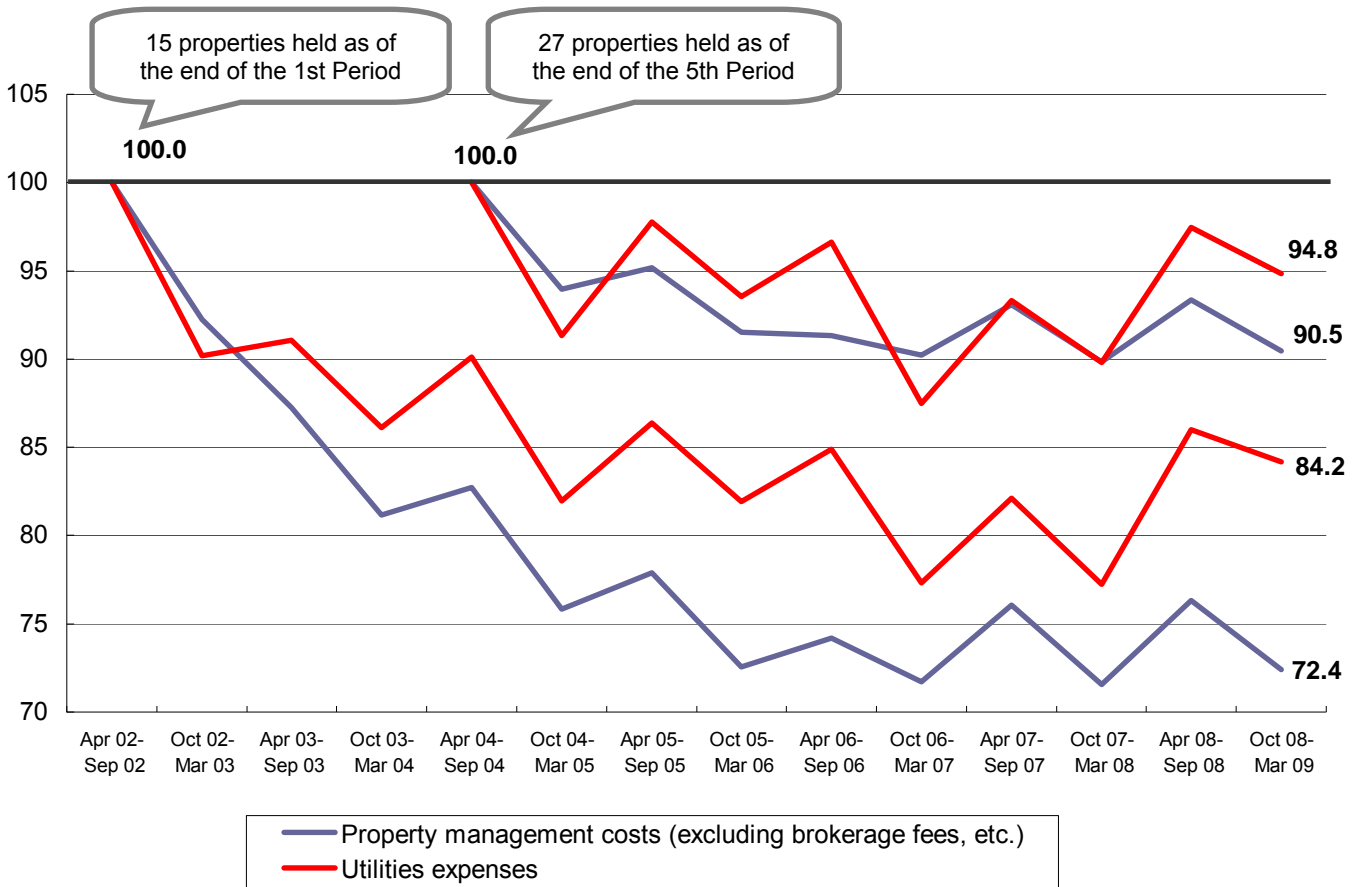
# Trend in Property Management Costs and Utilities Expenses



## Trend in Property Management Costs\* and Utilities Expenses

\* Brokerage fees, etc. are excluded from the property management costs.

- Comparison of JRE’s portfolio of properties with constantly held shares of ownership in which no increase or decrease (including transfer) of shares has been seen since the ends of the 1st and the 5th Periods.
- The trend sets the property management costs and utilities expenses as of the ends of the 1st and 5th Periods (the start of each trend) at 100.



# Past Record and Plan for Renovation Work



## JRE's Renovation Work

- Prepared medium- to long-term renovation plans, taking stable cash flow into account
- Conducted renovation work that increases profitability through such efforts as reducing costs and attracting tenants
- Conducted customer service renovation work that improves amenities for tenants, including work to improve air-conditioning systems and restrooms
- Conducted proper renovations to maintain building functions after identifying the degree of degradation
- Had a third-party review on the construction estimates and costs (orders placed), and carried out proper construction management

## Trend in Construction Costs and Depreciation Expenses

(In millions of yen)

	1st Period May 01-Mar 02	2nd Period Apr 02-Sep 02	3rd Period Oct 02-Mar 03	4th Period Apr 03-Sep 03	5th Period Oct 03-Mar 04	6th Period Apr 04-Sep 04	7th Period Oct 04-Mar 05	8th Period Apr 05-Sep 05
Construction costs	794	453	933	841	1,585	1,161	1,178	1,025
Repairing expenses (reported as expense)	321	152	323	289	365	363	471	474
Capital expenditure (capitalized for asset)	472	301	609	552	1,219	797	706	550
Depreciation	1,100	1,194	1,310	1,393	1,498	1,657	1,641	2,017
Total assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968
Property-related revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119

	9th Period Oct 05-Mar 06	10th Period Apr 06-Sep 06	11th Period Oct 06-Mar 07	12th Period Apr 07-Sep 07	13th Period Oct 07-Mar 08	14th Period Apr 08-Sep 08	15th Period Oct 08-Mar 09
Construction costs	1,728	1,654	2,857	1,520	2,760	1,138	1,721
Repairing expenses (reported as expense)	528	513	916	580	991	511	676
Capital expenditure (capitalized for asset)	1,200	1,141	1,940	939	1,769	627	1,044
Depreciation	2,359	2,682	2,717	2,835	3,068	3,560	3,788
Total assets	433,552	441,163	443,973	449,643	527,537	542,920	565,022
Property-related revenues	13,962	15,169	16,500	17,132	17,807	19,805	20,716

\* Property-related revenues for the 10th, 11th, 12th and 13th Periods do not include gain on transfer of properties and dividends earned.

## 5-Year Plan for Renovation Work

(In 100 millions of yen)

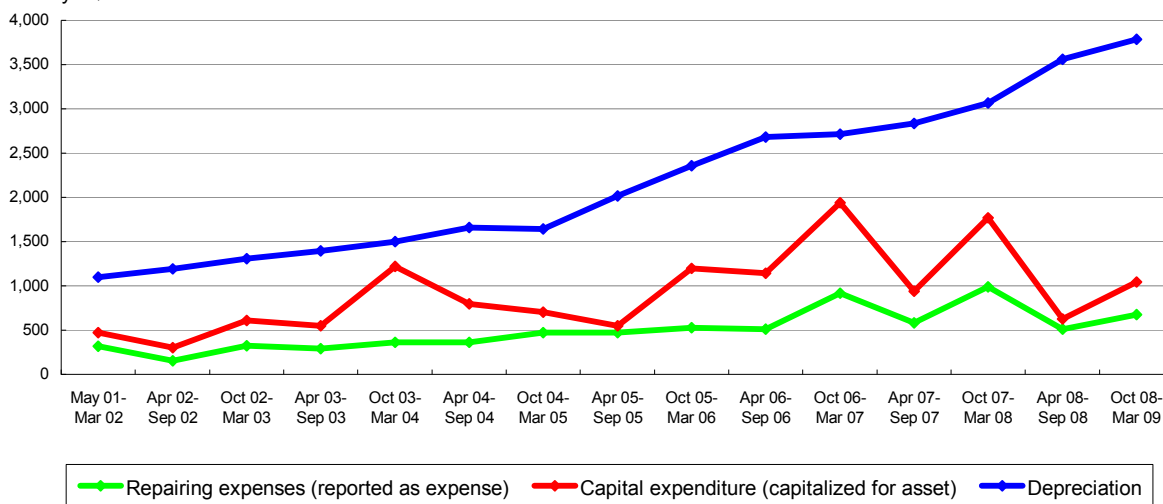
	Apr 08-Mar 09	Apr 09-Mar 10	Apr 10-Mar 11	Apr 11-Mar 12	Apr 12-Mar 13	Total
Work capitalization for asset	16	25	38	28	33	142
Depreciation	73	75	75	73	71	369

\* 55 properties held as of March 31, 2009

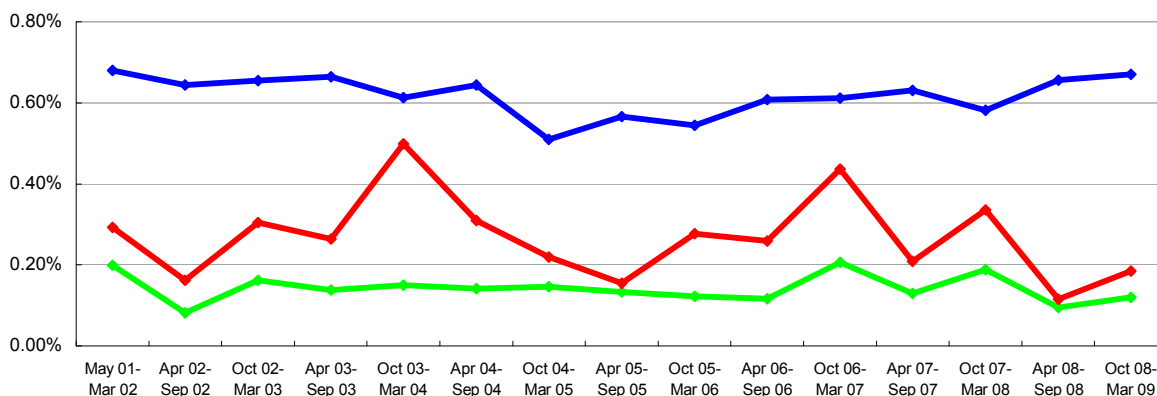
\* Actual figures are reflected for the Apr 2008-Mar 2009 data.

### Trend in construction costs and depreciation

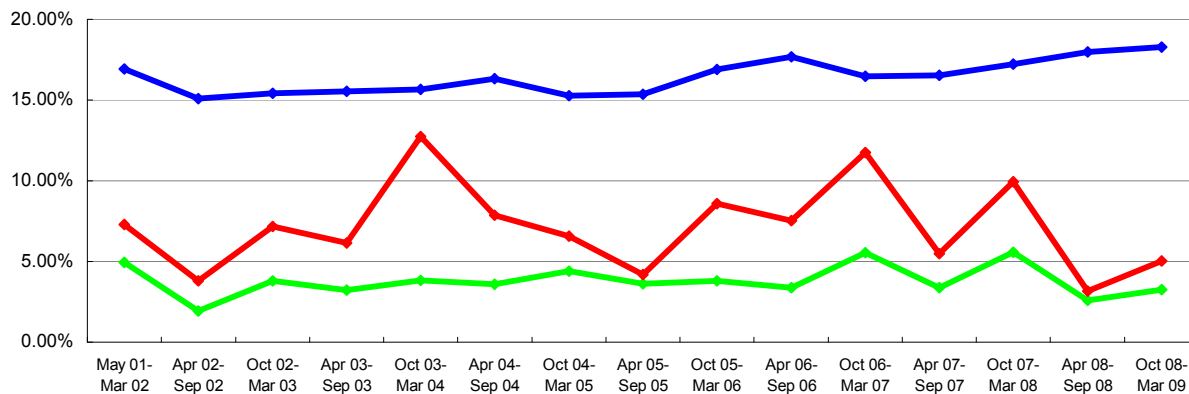
(In millions of yen)



### % against total assets



### % against property-related revenues



# External Growth ① (Deal Sources)

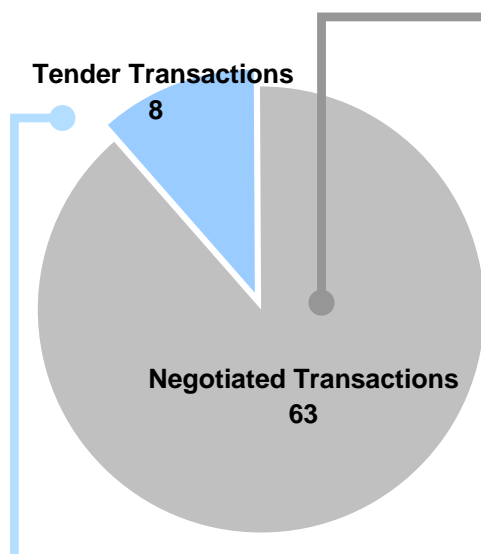


## Deal Sources

Based on 71 deals in total, in regard to properties acquired between IPO and the end of the Mar-09 Period (An additional share acquisition of existing property is also counted as one deal. The said 71 deals cover the acquisition of transferred properties. The land and building adjacent to Ryoshin Ginza East Mirror Building are not included.)

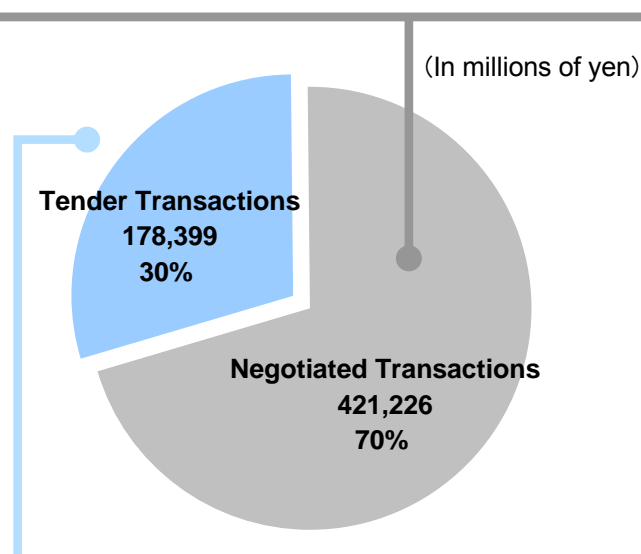
Based on the number of transactions

71 deals in total



Based on acquisition price

¥599,625 million in total



Type of transaction	Number of deals	Amount (In 100 millions of yen)
Negotiated Transactions	63 (88.7%)	4,212 (70.2%)
Acquisition from sponsors, etc.	32 (45.1%)	2,035 (33.9%)
Acquisition through sponsors' introduction	10 (14.1%)	766 (12.8%)
Others	21 (29.6%)	1,409 (23.5%)
Tender Transactions	8 (11.3%)	1,783 (29.8%)
Acquisition from sponsors, etc.	2 (2.8%)	407 (6.8%)
Acquisition through sponsors' introduction	2 (2.8%)	1,161 (19.4%)
Others	4 (5.6%)	215 (3.6%)
Total	71 (100.0%)	5,996 (100.0%)

- Of those 71 deals, 8 deals were closed through tender transactions.
- From the viewpoint of acquisition price, 70% of properties were purchased through negotiated transactions, including those developed and owned by the sponsors.

**Strong relations with deal sources**

## Breakdown of Negotiated Transactions

Acquisition  
from sponsors,  
etc.<sup>(\*)</sup>

32<sup>(\*\*)</sup>

¥203,569 million



Mitsubishi UFJ Trust and  
Banking Building

Acquisition  
through  
sponsors'  
introduction

10

¥76,662 million



Shiodome Building

Others

21

¥140,995 million



Harumi Center Building

## Breakdown of Tender Transactions

Acquisition  
from sponsors,  
etc.

2

¥40,700 million



MM Park Building

Acquisition  
through  
sponsors'  
introduction

2

¥116,155 million



Kitanomaru Square

Others

4

¥21,543 million



Yurakucho Denki Building

(\*1) Acquisition from sponsors, etc. includes those from 1) the sponsor (three entities which are current sponsors and a past sponsor, Tokio Marine & Nichido Fire Insurance Co., Ltd.), and 2) SPC in which the sponsor has a 50% or larger equity investment (including acquisition of a trust property in the trust beneficiary right in trust of real estate owned by SPC).

(\*2) The additional shares of Saitama Urawa Building and Kanazawa Park Building were acquired from the sponsors and unrelated companies, respectively; however, each deal was counted as one sponsor-related transaction, together with another acquisition of shares from sponsors, etc. on the same date.



## External Growth ② (Due Diligence for Properties)



### Investment Criteria for Property Acquisition

#### Geographic Diversification

70% and over in the Tokyo metropolitan area  
Balance among major local cities, including Osaka and Nagoya

#### Structure

Adaptation to revised quake-resistance standards (Earthquake Resistant Design Standard under Building Standard Law enforced in 1981) or equivalent structure/strength

#### Size of Property

Equal to/more than 3,000 m<sup>2</sup> of building area

### Trend of Properties Undergoing Research

#### Apr 2007-Mar 2008

Area	12th Period							13th Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan Area	14	14	20	14	7	7	76	10	21	11	7	19	8	76	152	68.8%
Other Major Cities	14	6	8	2	6	2	38	7	7	6	6	4	1	31	69	31.2%
Total	28	20	28	16	13	9	114	17	28	17	13	23	9	107	221	100.0%

#### Apr 2008-Mar 2009

Area	14th Period							15th Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan Area	32	8	12	20	11	13	96	24	8	5	4	4	3	48	144	77.8%
Other Major Cities	3	3	5	15	5	3	34	2	2	1	2	0	0	7	41	22.2%
Total	35	11	17	35	16	16	130	26	10	6	6	4	3	55	185	100.0%

**Properties valued at ¥45 billion are under continuous research (under due diligence process).**

## **3. Business Forecasts**

# Income Statement and Forecast



(In millions of yen [excluding items where the unit is specified])

Term	14th Period		15th Period		16th Period		17th Period	
	Ended Sep 30, 2008		Ended Mar 31, 2009		Ending Sep 30, 2009		Ending Mar 31, 2010	
Actual/Forecast	Actual	→ Change →	Actual	→ Change →	Forecast	→ Change →	Forecast	
Number of Properties	54		55		55		55	
Number of Days	(183 days)		(182 days)		(183 days)		(182 days)	
Operating Revenues	19,805	+911	20,716	+813	21,530	-220	21,310	
Property-related Revenues	19,805	+911	20,716	+83	20,800	-380	20,420	
Gain on Transfer of Properties, etc.	-		-	+720	720	+160	880	
Operating Expenses	9,998	+762	10,761	+668	11,430	-270	11,160	
Property-related Expenses (excluding Depreciation)	5,632	+509	6,141	+668	6,810	-240	6,570	
Depreciation	3,560	+227	3,788	+1	3,790		3,790	
Administrative Expenses	805	+26	831	-11	820	-20	800	
(Asset Management Fees (*1))	(531)	(+6)	(537)	(-7)	(530)	(-30)	(500)	
NOI (*2)	14,173	+401	14,575	-585	13,990	-140	13,850	
Property-related Profits and Losses (*2)	10,612	+174	10,787	-597	10,190	-140	10,050	
Gross Operating Income	10,612	+174	10,787	+132	10,920	+20	10,940	
Operating Income	9,807	+148	9,955	+134	10,090	+50	10,140	
Non-operating Profits and Losses	-1,357	-171	-1,528	-201	-1,730	-10	-1,740	
(Interest Expense)	(-1,378)	(-159)	(-1,537)	(-192)	(-1,730)	(-10)	(-1,740)	
Ordinary Income	8,449	-22	8,426	-76	8,350	+40	8,390	
Net Income	8,448	-22	8,425	-75	8,350	+40	8,390	
Units Outstanding	443,000 units		443,000 units		443,000 units		443,000 units	
Dividend per Unit	19,072 yen	-52 yen	19,020 yen	-170 yen	18,850 yen	+90 yen	18,940 yen	
Occupancy Rate at Period-end	96.1%	-0.6%	95.5%	-2.5%	93.0%			

\*1 Term fee and Incentive fee

\*2 Excluding Gain on transfer of properties, etc.

## <Factors that may increase or decrease property-related revenues>

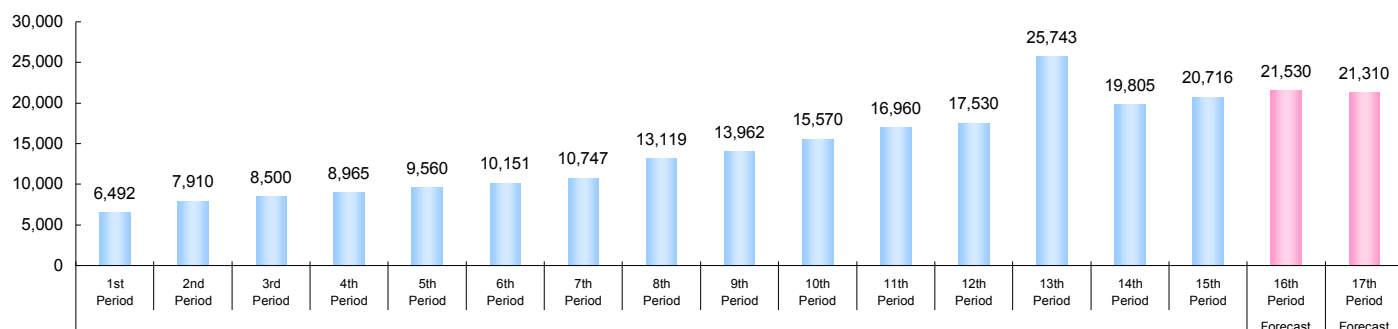
- 15th→16th Period: Increase due to operation of the property acquired in the 15th Period (Shiodome Building) throughout the 16th Period; Decrease due to the assumption of lower occupancy rates for the operating properties held both during the 15th and 16th Periods, etc.
- 16th→17th Period: Decrease due to the assumption of lower occupancy rates, etc.

## <Factors that may increase or decrease property-related expenses (excluding depreciation)>

- 15th→16th Period: Increase due to operation of the property acquired in the 15th Period (Shiodome Building) throughout the 16th Period; Accrual of property tax for the properties acquired in 2008; Increase in utilities expenses due to seasonal influence; Increase in repairing expenses, and others
- 16th→17th Period: Increase in utilities expenses due to seasonal influence; Increase in repairing expenses, and others

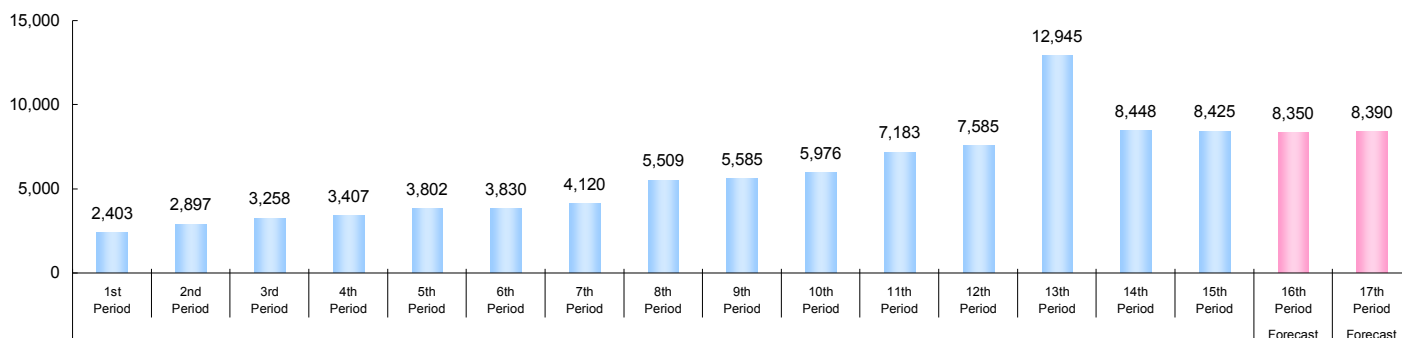
## Operating Revenues

(In millions of yen)



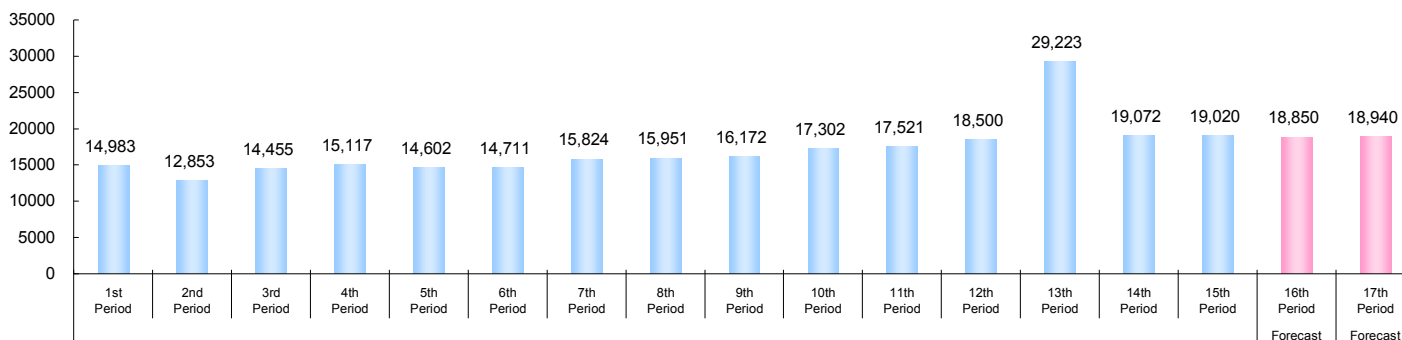
## Net Income

(In millions of yen)



## Dividend per Unit

(In yen)



\* Actual number of days in the 1st Period was 203 days (about 7 months). The 6-month (182 days) dividend per unit was assumed to be 13,433 yen.

# Balance Sheet Forecast for the 16th Period



(In millions of yen)

Item	16th Period-end (Sep. 30, 2009)	15th Period-end (Mar. 31, 2009)	Change	Reason for change
<b>Current Assets</b>				
Cash and Bank Deposits	20,422	18,349	2,073	Rent revenues, etc.
Other Current Assets	400	352	48	
<b>Total Current Assets</b>	<b>20,822</b>	<b>18,701</b>	<b>2,121</b>	
<b>Fixed Assets</b>				
Property and Equipment				} Increase due to capital expenditure
Buildings (including those held in trust)	200,301	198,986	1,315	
Structures (including those held in trust)	2,288	2,273	15	
Machinery and Equipment (including that held in trust)	2,969	2,950	19	
Land (including that held in trust)	369,634	369,634	—	
Accumulated Depreciation	-34,979	-31,180	-3,799	
<b>Total Property and Equipment</b>	<b>540,213</b>	<b>542,664</b>	<b>-2,451</b>	
Intangible Assets				
Leasehold rights, etc. (including those held in trust)	3,519	3,519	—	
<b>Total Intangible Assets</b>	<b>3,519</b>	<b>3,519</b>	<b>—</b>	
Investments and Other Assets				
Investment Securities	2	2	—	
Long-term Prepaid Expenses, etc.	41	41	—	
<b>Total Investments and Other Assets</b>	<b>44</b>	<b>44</b>	<b>—</b>	
<b>Total Fixed Assets</b>	<b>543,776</b>	<b>546,228</b>	<b>-2,452</b>	
<b>Deferred Assets</b>				
Deferred Investment Corporation Bond Issuance Costs	81	92	-11	
<b>Total Deferred Assets</b>	<b>81</b>	<b>92</b>	<b>-11</b>	
<b>Total Assets</b>	<b>564,680</b>	<b>565,022</b>	<b>-342</b>	

(In millions of yen)

Item	16th Period-end (Sep. 30, 2009)	15th Period-end (Mar. 31, 2009)	Change	Reason for change
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Short-term Loans	48,000	48,000	—	
Current Portion of Long-term Loans	18,000	12,000	6,000	Increase due to decrease of remaining periods of loans
Current Portion of Investment Corporation Bonds	10,000	—	10,000	Increase due to decrease of remaining periods of bonds
Rent Received in Advance	2,400	2,350	50	
Other Current Liabilities	2,300	2,615	-315	
<b>Total Current Liabilities</b>	<b>80,700</b>	<b>64,965</b>	<b>15,735</b>	
<b>Long-term Liabilities</b>				
Investment Corporation Bonds	35,000	45,000	-10,000	Decrease due to decrease of remaining periods of bonds
Long-term Loans	109,500	115,500	-6,000	Decrease due to decrease of remaining periods of loans
Deposits Received from Tenants	33,529	33,529	—	
<b>Total Long-term Liabilities</b>	<b>178,029</b>	<b>194,029</b>	<b>-16,000</b>	
<b>Total Liabilities</b>	<b>258,729</b>	<b>258,994</b>	<b>-265</b>	
<b>Net Assets</b>				
Unitholders' Capital	297,601	297,601	—	
Retained Earnings	8,350	8,425	-75	
<b>Total Net Assets</b>	<b>305,951</b>	<b>306,027</b>	<b>-76</b>	
<b>Total Liabilities and Net Assets</b>	<b>564,680</b>	<b>565,022</b>	<b>-342</b>	

## MEMO

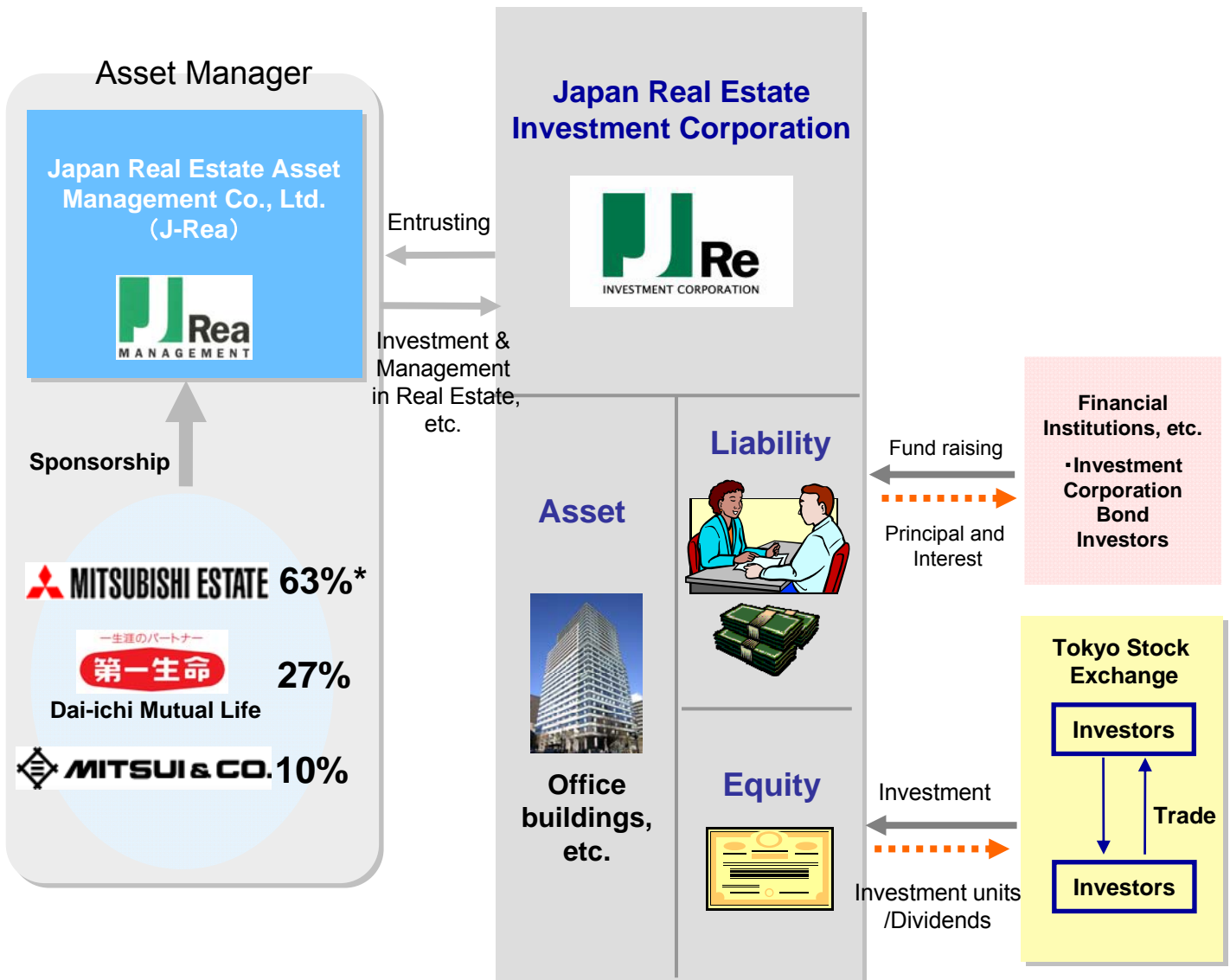


## **4. Appendix**

# Structure of JRE



## Structure



## Points

- J-Rea specializes in managing office building portfolios.
- Expertise of Mitsubishi Estate, Dai-ichi Mutual Life, and Mitsui & Co. is fully utilized.
- Units are listed and traded on the Tokyo Stock Exchange.
- Dividends are regarded as an expense if over 90% of the taxable income is paid out.

(\*)Mitsubishi Estate Co., Ltd. has acquired all the shares in the Asset Management Company previously held by Tokio Marine & Nichido Fire Insurance Co., Ltd. on March 27, 2009, resulting in Mitsubishi Estate's stake in the Asset Management Company to increase to 63% from 36%.

## The Strengths of Japan Real Estate Investment Corporation

(As of May 18, 2009)

### ① Collaboration with three sponsors: **Mitsubishi Estate Co., Ltd.**; **The Dai-ichi Mutual Life Insurance Company**; and **Mitsui & Co., Ltd.**



—生涯のパートナー—

**第一生命**

Dai-ichi Mutual Life



<Support from three sponsors>

- Property pipeline support (providing properties and property information, etc.)
- Operating support (providing expertise on attracting tenants and property management, etc.)
- Human resource support (sending experienced professionals)

<Protecting function against conflicts of interest>

Mutual monitoring system by sponsors serves as the protecting function against conflicts of interest without being affected by any favor of a specific sponsor

### ② Investment corporation **focused on office buildings**

(55 office buildings, total amount for acquisition of properties: **¥564.2 billion**)

\*not including the land and building adjacent to Ryoshin Ginza East Mirror Building

### ③ Track record

**The first listed J-REIT**, showing steady performance for 15 consecutive periods

### ④ Sound financial strength

- Conservative LTV (cruising speed of 30%- 40% level)
- Highest credit ratings** in J-REIT  
(S&P: AA-, Moody's: A1\*, R&I: AA)

\* On April 21, 2009, JRE's issuer and senior unsecured long-term debt ratings from Moody's Investors Service changed to A1 from Aa3.

## Basic Principle of Compliance for the Investment Corporation

JRE's basic principle of compliance is to thoroughly observe legal and other relevant norms in regard to the business operation as well as to follow social norms. This means that the investment corporation administers and oversees the outsourcing companies from the same standpoint, while complying with legal and other relevant norms in its decision-making.

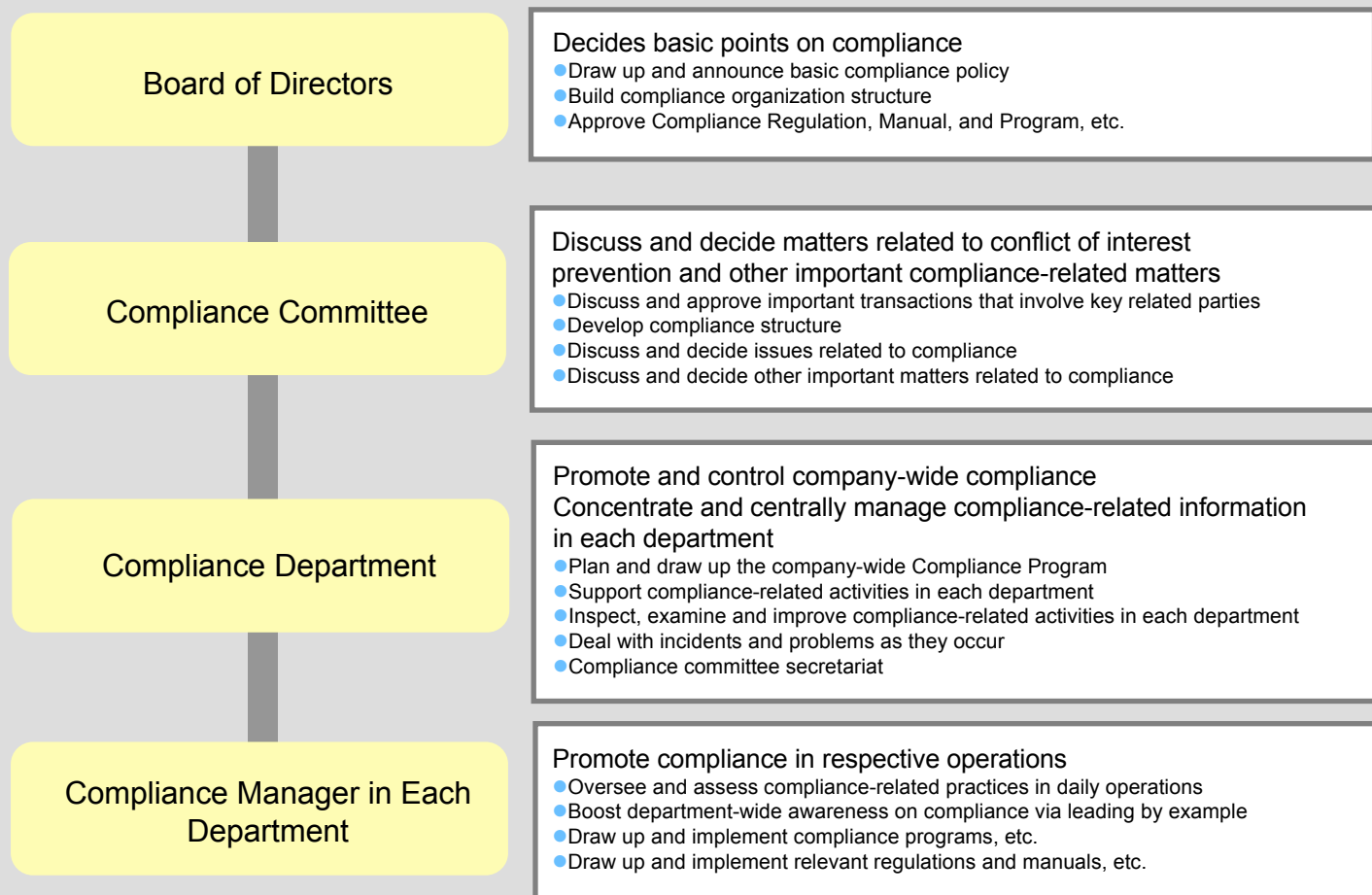
## Basic Principle of Compliance for the Asset Management Company

1. Ensuring thorough compliance is our basic management principle, since we fully understand that any insufficiency in compliance would affect even our management base.
2. As an Asset Management Company, we recognize that we bear the responsibility for realizing the values that are required by society in our business operation, and make proactive and continuous efforts for full compliance to enhance the value of our business operation qualitatively and quantitatively.
3. We, the Asset Management Company for REIT, are jointly managed by Mitsubishi Estate Co., LTD., the Dai-ichi Mutual Life Insurance Company, and Mitsui & Co., Ltd. across business boundaries—they are Japan's leading companies in real estate, finance, and risk management. We therefore promote a sophisticated compliance system as a key member of these companies.
4. We are determined to achieve a reputation for quality among our investors by promoting compliance activities, and thereby gain the trust of a wide spectrum of society.



## Compliance Promotion System

The following is the compliance system for the Asset Management Company.



- J-Rea has entered into contracts with four law firms with different specialized areas as its corporate lawyers in order to complement our knowledge of legal tasks in the company, and consults them, as necessary, depending on the content of issues.
- It has also concluded consulting contracts with external advisors for improving and strengthening the internal control, with a view to further enhancing our compliance system.

The compliance system for the Asset Management Company is mainly organized by the board of directors, compliance committee and compliance department.

Although the compliance manager in each department plays a central role in the compliance promotion activities, it is understood that each member of J-Rea staff must be a leader in compliance promotion. Therefore, they are highly alert to compliance issues in performing their tasks, and maintain sound work ethics and strict self-discipline in observing the rules and regulations in their everyday work!

# Achievement after IPO and Forecast

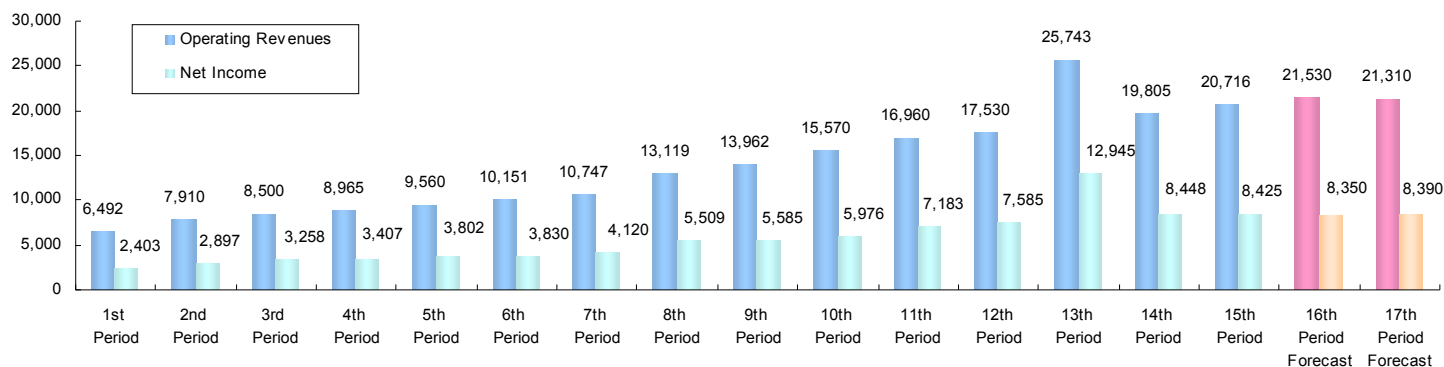


## Achievement after IPO and Forecast

\*The land and building adjacent to Ryoshin Ginza East Mirror Building are not included in the number of properties and total acquisition price of properties.

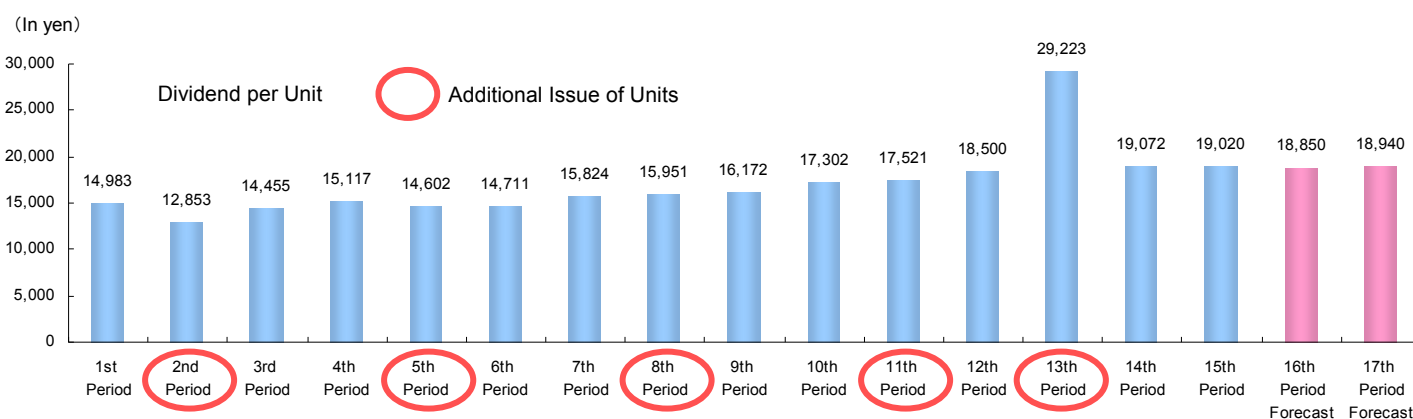
	1st Period Mar 31, 2002 May 2001-Mar 2002	2nd Period Sep 30, 2002 Apr 2002-Sep 2002	3rd Period Mar 31, 2003 Oct 2002-Mar 2003	4th Period Sep 30, 2003 Apr 2003-Sep 2003	5th Period Mar 31, 2004 Oct 2003-Mar 2004	6th Period Sep 30, 2004 Apr 2004-Sep 2004	7th Period Mar 31, 2005 Oct 2004-Mar 2005	8th Period Sep 30, 2005 Apr 2005-Sep 2005
Operating Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)
Property-related Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)
Gain on Transfer of Properties	—	—	—	—	—	—	—	—
Dividends Earned	—	—	—	—	—	—	—	—
Operating Income	2,961	3,386	3,687	3,898	4,341	4,358	4,701	6,226
(% change from the preceding period)	—	(+14.4%)	(+8.9%)	(+5.7%)	(+11.4%)	(+0.4%)	(+7.9%)	(+32.4%)
Ordinary Income	2,405	2,898	3,259	3,408	3,803	3,831	4,121	5,510
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)
Net Income	2,403	2,897	3,258	3,407	3,802	3,830	4,120	5,509
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)
Units Outstanding	160,400 units	225,400 units	225,400 units	225,400 units	260,400 units	260,400 units	260,400 units	345,400 units
Dividend per Unit	14,983 yen	12,853 yen	14,455 yen	15,117 yen	14,602 yen	14,711 yen	15,824 yen	15,951 yen
Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968
Net Assets	83,663	115,049	115,410	115,559	137,250	137,279	137,569	206,982
Net Assets per Unit	521,591 yen	510,424 yen	512,026 yen	512,688 yen	527,077 yen	527,185 yen	528,299 yen	599,254 yen
Total Liabilities	78,146	70,347	84,611	94,021	107,272	120,093	184,789	148,985
Interest-bearing Debts	64,000	54,000	66,800	76,000	87,000	99,000	159,000	122,000
LTV	39.6%	29.1%	33.4%	36.3%	35.6%	38.5%	49.3%	34.3%
Unit Price (period-end)	530,000 yen	511,000 yen	592,000 yen	648,000 yen	830,000 yen	875,000 yen	875,000 yen	915,000 yen
Market Capitalization	85,012	115,179	133,436	146,059	216,132	227,850	227,850	316,041
Number of Properties	24	27	30	32	36	39	46	50
Total Acquisition Price	144,697	164,277	183,542	192,607	218,437	239,827	290,510	326,560
Leasable Space	201,884 m <sup>2</sup>	215,928 m <sup>2</sup>	236,693 m <sup>2</sup>	246,062 m <sup>2</sup>	273,157 m <sup>2</sup>	293,105 m <sup>2</sup>	336,026 m <sup>2</sup>	364,610 m <sup>2</sup>
Occupancy Rate	94.0%	95.3%	94.4%	95.1%	94.8%	93.6%	97.6%	98.6%
Public Offerings of New Units								
Number of Newly Issued Units	—	65,000 units	—	—	35,000 units	—	—	85,000 units
Offer Price	—	490,980 yen	—	—	629,000 yen	—	—	826,000 yen
Aggregate Amount of Offer Price	—	31,913	—	—	22,015	—	—	70,210
Issue Price	—	475,268 yen	—	—	608,456 yen	—	—	800,288 yen
Aggregate Amount of Issue Price	—	30,892	—	—	21,295	—	—	68,024
Payment Date	—	2002/5/7	—	—	2003/10/24	—	—	2005/4/26

(In millions of yen)



(In millions of yen [excluding items where the unit is specified])

9th Period Mar 31, 2006 Oct 2005-Mar 2006	10th Period Sep 30, 2006 Apr 2006-Sep 2006	11th Period Mar 31, 2007 Oct 2006-Mar 2007	12th Period Sep 30, 2007 Apr 2007-Sep 2007	13th Period Mar 31, 2008 Oct 2007-Mar 2008	14th Period Sep 30, 2008 Apr 2008-Sep 2008	15th Period Mar 31, 2009 Oct 2008-Mar 2009	16th Period (Forecast) Sep 30, 2009 Apr 2009-Sep 2009	17th Period (Forecast) Mar 31, 2010 Oct 2009-Mar 2010	
13,962 (+6.4%)	15,570 (+11.5%)	16,960 (+8.9%)	17,530 (+3.4%)	25,743 (+46.9%)	19,805 (-23.1%)	20,716 (+4.6%)	21,530 (+3.9%)	21,310 (-1.0%)	Operating Revenues (% change from the preceding period)
13,962 (+6.4%)	15,169 (+8.6%)	16,500 (+8.8%)	17,132 (+3.8%)	17,807 (+3.9%)	19,805 (+11.2%)	20,716 (+4.6%)	20,800 (+0.4%)	20,420 (-1.6%)	Property-related Revenues (% change from the preceding period)
—	400	459	397	—	—	—	720	880	Gain on Transfer of Properties
—	—	—	—	7,935	—	—	—	—	Dividends Earned
6,319 (+1.5%)	7,041 (+11.4%)	8,304 (+17.9%)	8,739 (+5.2%)	14,218 (+62.7%)	9,807 (-31.0%)	9,955 (+1.5%)	10,090 (+1.4%)	10,140 (+0.5%)	Operating Income (% change from the preceding period)
5,586 (+1.4%)	5,977 (+7.0%)	7,184 (+20.2%)	7,586 (+5.6%)	12,946 (+70.7%)	8,449 (-34.7%)	8,426 (-0.3%)	8,350 (-0.9%)	8,390 (+0.5%)	Ordinary Income (% change from the preceding period)
5,585 (+1.4%)	5,976 (+7.0%)	7,183 (+20.2%)	7,585 (+5.6%)	12,945 (+70.7%)	8,448 (-34.7%)	8,425 (-0.3%)	8,350 (-0.9%)	8,390 (+0.5%)	Net Income (% change from the preceding period)
345,400 units	345,400 units	410,000 units	410,000 units	443,000 units	443,000 units	443,000 units	443,000 units	443,000 units	Units Outstanding
16,172 yen	17,302 yen	17,521 yen	18,500 yen	29,223 yen	19,072 yen	19,020 yen	18,850 yen	18,940 yen	Dividend per Unit
433,552	441,163	443,973	449,643	527,537	542,920	565,022	—	—	Total Assets
207,058	207,449	271,867	272,269	310,547	306,050	306,027	—	—	Net Assets
599,475 yen	600,605 yen	663,091 yen	664,071 yen	701,009 yen	690,858 yen	690,806 yen	—	—	Net Assets per Unit
226,493	233,714	172,105	177,374	216,990	236,869	258,994	—	—	Total Liabilities
196,500	202,500	140,000	144,500	177,500	199,500	220,500	—	—	Interest-bearing Debts
45.3%	45.9%	31.5%	32.1%	33.6%	36.7%	39.0%	—	—	LTV
1,020,000 yen	1,000,000 yen	1,560,000 yen	1,380,000 yen	1,160,000 yen	836,000 yen	756,000 yen	—	—	Unit Price (period-end)
352,308	345,400	639,600	565,800	513,880	370,348	334,908	—	—	Market Capitalization
52	49	50	50	53	54	55	55	55	Number of Properties
412,766	418,693	441,276	446,940	518,969	542,969	564,219	564,219	564,219	Total Acquisition Price
400,090 m <sup>2</sup>	396,173 m <sup>2</sup>	397,928 m <sup>2</sup>	406,605 m <sup>2</sup>	479,877 m <sup>2</sup>	508,296 m <sup>2</sup>	516,411 m <sup>2</sup>	516,413 m <sup>2</sup>	517,799 m <sup>2</sup>	Leasable Space
98.7%	98.2%	97.8%	98.7%	95.9%	96.1%	95.5%	93.0%	—	Occupancy Rate
—	—	64,600 units	—	33,000 units	—	—	—	—	Public Offerings of New Units Number of Newly Issued Units
—	—	1,009,400 yen	—	1,029,000 yen	—	—	—	—	Offer Price
—	—	65,207	—	33,957	—	—	—	—	Aggregate Amount of Offer Price
—	—	978,500 yen	—	997,500 yen	—	—	—	—	Issue Price
—	—	63,211	—	32,917	—	—	—	—	Aggregate Amount of Issue Price
—	—	2006/10/24	—	2008/3/12	—	—	—	—	Payment Date





# Structure of Fees to Asset Management Company



## Payment of Asset Management Fees to Asset Management Company

(As of March 31, 2009)

### Term fee

Each amount calculated in the following formula is based on the current cash flow (CF).

CF = Income or loss before income taxes + (Depreciation expenses and the amortization of deferred assets) -  
(Gain or loss on sales and valuation of the Specified Assets)

Furthermore, calculation of the term fee shall be based on the CF before deduction of the relevant term and incentive fees.

[Formula]\*

- For the portion of the CF that is not more than 2.5 billion yen, the amount equivalent to such portion is multiplied by 8.0%
- For the portion of the CF that is more than 2.5 billion yen but not more than 4 billion yen, the amount equivalent to such portion is multiplied by 5.0%
- For the portion of the CF that is more than 4 billion yen, the amount equivalent to such portion is multiplied by 3.0%

\* Reduction in term-fee rates was agreed upon at the unitholders' meeting held on March 28, 2003. The new rates above apply from the 4th Period.

### Incentive fee

1. If (i) during the recent six (6) consecutive fiscal periods, including the relevant fiscal period, the CF per Unit for the fiscal period is equal to or increases from that in the previous fiscal period, and (ii) the CF per Unit for the relevant fiscal period with respect to which the incentive fee is calculated increases from that in the previous fiscal period, the following formula applies:

[Formula]

$([\text{CF per Unit as of the last day of the relevant fiscal period}] - [\text{CF per Unit as of the last day of the immediately preceding fiscal period}]) \times (\text{Total number of outstanding Units as of the last day of the relevant fiscal period}) \times 30.0\%$

2. If, although the requirement in (1) (i) above is not satisfied, such CF per Unit exceeds the arithmetic average of the CF per Unit during the recent six consecutive fiscal periods and the requirement in (1) (ii) above is satisfied, the following formula applies:

[Formula]

$([\text{CF per Unit as of the last day of the relevant fiscal period}] - [\text{Arithmetic average of the CF per Unit during the recent six fiscal periods, including the relevant fiscal period}]) \times (\text{Total number of outstanding Units as of the last day of the relevant fiscal period}) \times 30.0\%$

CF per Unit shall be calculated by dividing the CF by the total number of outstanding Units as of the end of each fiscal period. Furthermore, calculation of the incentive fee shall be based on the CF before deduction of any incentive fee.

### Acquisition fee

In the case of acquisition of Real Estate Assets or other Specified Assets, an amount equivalent to the purchase price (excluding the consumption and local consumption taxes imposed on buildings) multiplied by a rate no higher than 0.5%\*

(\*) The structure of the acquisition fee was revised in accordance with a resolution passed at the unitholders' meeting held on March 17, 2009.

### Transfer fee

In the case of transfer of Real Estate Assets or other Specified Assets, an amount equivalent to the sales price multiplied by a rate no higher than 0.5%

## Asset Management Fees Paid to the Asset Management Company

	→ New Asset Management Fee Rate (reduction)															(In millions of yen)	
	1st Period	2nd Period	3rd Period	4th Period	5th Period	6th Period	7th Period	8th Period	9th Period	10th Period	11th Period	12th Period	13th Period	14th Period	15th Period	Average	Average
	Mar-02	Sep-02	Mar-03	Sep-03	Mar-04	Sep-04	Mar-05	Sep-05	Mar-06	Sep-06	Mar-07	Sep-07	Mar-08	Sep-08	Mar-09	after	per year
																4th	Period (*4)
																per	per
																period	year
Term Fee (*1)	389	382	408	312	325	330	342	392	410	422	452	476	713	531	537	437	874
Incentive Fee (*1)	0	0	24	80	0	32	134	0	160	230	0	185	1,860	0	0	223	447
Acquisition Fee (*2)	649	88	185	90	192	213	464	180	475	33	134	71	386	78	53	197	395
Transfer Fee (*3)	0	0	0	0	0	0	0	0	0	20	154	8	0	0	0	15	30
<b>Total</b>	<b>1,038</b>	<b>470</b>	<b>617</b>	<b>484</b>	<b>518</b>	<b>576</b>	<b>941</b>	<b>573</b>	<b>1,046</b>	<b>707</b>	<b>741</b>	<b>741</b>	<b>2,960</b>	<b>609</b>	<b>591</b>	<b>874</b>	<b>1,748</b>
Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163	443,973	449,643	527,537	542,920	565,022	399,468	
Amount of Acquisition Price during the Period	144,697	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205	12,630	49,850	7,100	72,029	24,000	21,250	34,673	69,347
Amount of Transfer Price during the Period	0	0	0	0	0	0	0	0	0	7,003	41,900	1,770	0	0	0	4,222	8,445
<b>Term Fee / Total Assets</b>	<b>0.24%</b>	<b>0.21%</b>	<b>0.20%</b>	<b>0.15%</b>	<b>0.13%</b>	<b>0.13%</b>	<b>0.11%</b>	<b>0.11%</b>	<b>0.09%</b>	<b>0.10%</b>	<b>0.10%</b>	<b>0.11%</b>	<b>0.14%</b>	<b>0.10%</b>	<b>0.10%</b>	<b>0.11%</b>	<b>0.22%</b>
<b>Incentive Fee / Total Assets</b>	<b>—</b>	<b>—</b>	<b>0.01%</b>	<b>0.04%</b>	<b>—</b>	<b>0.01%</b>	<b>0.04%</b>	<b>—</b>	<b>0.04%</b>	<b>0.05%</b>	<b>—</b>	<b>0.04%</b>	<b>0.35%</b>	<b>—</b>	<b>—</b>	<b>0.06%</b>	<b>0.11%</b>
<b>Acquisition / Amount of Acquisition Price during the Period</b>	<b>0.45%</b>	<b>0.45%</b>	<b>0.96%</b>	<b>1.00%</b>	<b>0.75%</b>	<b>1.00%</b>	<b>0.92%</b>	<b>0.50%</b>	<b>0.55%</b>	<b>0.26%</b>	<b>0.27%</b>	<b>1.00%</b>	<b>0.54%</b>	<b>0.33%</b>	<b>0.25%</b>	<b>0.57%</b>	<b>0.57%</b>
<b>Transfer Fee / Amount of Acquisition Price during the Period</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>0.29%</b>	<b>0.37%</b>	<b>0.50%</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>0.36%</b>	<b>0.36%</b>
<b>Total / Total Assets</b>	<b>0.64%</b>	<b>0.25%</b>	<b>0.31%</b>	<b>0.23%</b>	<b>0.21%</b>	<b>0.22%</b>	<b>0.29%</b>	<b>0.16%</b>	<b>0.24%</b>	<b>0.16%</b>	<b>0.17%</b>	<b>0.16%</b>	<b>0.56%</b>	<b>0.11%</b>	<b>0.10%</b>	<b>0.22%</b>	<b>0.44%</b>

Accounting treatment of Asset management fees

(\*1) Expense (Administrative expenses)

(\*2) Capitalized for asset

(\*3) Expense (reflected in capital gain/loss as transfer expense)

(\*4) Total assets are simple average at the end of each period.

# MEMO

# Key Properties and Key Tenants

(As of March 31, 2009)

## Kitanomaru Square (Chiyoda-ku, Tokyo)



- Acquisition Date February 24, 2006
- Acquisition Price ¥81,555.5 million
- Area Land: 5,821.03 m<sup>2</sup>  
Building: 57,279.20 m<sup>2</sup>
- Completion Date January 2006
- Major Tenant Banyu Pharmaceutical Co., Ltd.  
FAST RETAILING CO., LTD.

## Nibancho Garden (Chiyoda-ku, Tokyo)



- Acquisition Date April 1, 2005
- Acquisition Price ¥14,700.0 million
- Area Land: 11,003.87 m<sup>2</sup>  
Building: 57,031.06 m<sup>2</sup>  
(Ownership: 31.345%)
- Completion Date April 2004
- Major Tenant Seven & i Holdings Co., Ltd.

## Mitsubishi UFJ Trust and Banking Building (Chiyoda-ku, Tokyo)



- Acquisition Date March 28, 2007
- Acquisition Price ¥44,700.0 million
- Area Land: 8,100.39 m<sup>2</sup>  
Building: 108,171.67 m<sup>2</sup>  
(Ownership: 19.38402%)
- Completion Date February 2003
- Major Tenant Mitsubishi UFJ Trust and Banking Corporation

## Shiodome Building (Minato-ku, Tokyo)



- Acquisition Date December 19, 2008
- Acquisition Price ¥21,250.0 million
- Area Land: Approx. 12,046 m<sup>2</sup>  
Building: 115,930.83 m<sup>2</sup>  
(Quasi-co-ownership: 10.0% of the trust beneficiary right)
- Completion Date December 2007
- Major Tenant Undisclosed

### Shibuya Cross Tower (Shibuya-ku, Tokyo)



- Acquisition Date November 30, 2001
- Acquisition Price ¥34,600.0 million
- Area Land: 5,153.45 m<sup>2</sup>  
Building: 61,862.33 m<sup>2</sup>
- Completion Date April 1976
- Major Tenant Amazon Japan K.K.

### Nagoya Hirokoji Building (Nagoya City, Aichi Prefecture)



- Acquisition Date September 10, 2001
- Acquisition Price ¥14,533.0 million
- Area Land: 4,095.81 m<sup>2</sup>  
Building: 33,377.73 m<sup>2</sup>
- Completion Date May 1987
- Major Tenant TOTO LTD.  
Shinko Securities Co., Ltd.

### MM Park Building (Yokohama City, Kanagawa Prefecture)



- Acquisition Date March 24, 2008
- Acquisition Price ¥37,400.0 million
- Area Land: 6,825.77 m<sup>2</sup>  
Building: 49,037.51 m<sup>2</sup>
- Completion Date December 2007
- Major Tenant JGC Corporation

### Midosuji Daiwa Building (Osaka City, Osaka Prefecture)



- Acquisition Date September 25, 2001/  
February 28, 2002
- Acquisition Price ¥14,314.0 million
- Area Land: 3,044.65 m<sup>2</sup>  
Building: 31,213.27 m<sup>2</sup>
- Completion Date September 1991
- Major Tenant Casio Computer Co., Ltd.  
TOTO LTD.

# Performance (Operating Results of Each Property in the 14th Period)



(In millions of yen)

Name	Performance (April 1, 2008-September 30, 2008)													
	Property-related Revenues	Property-related Expenses									(2) Property-related Profits and Losses	(3) NOI ((1) + (2))	(4) Capex	NCF ((3) - (4))
		Property Management Expenses	Utilities Expenses	Property and Other Taxes	Casualty Insurance	Repairing Expenses	Depreciation (1)	Other Expenses						
Genki Medical Plaza	222	73	13	15	17	0	2	20	2	149	170	-	170	
Kitanomaru Square	1,906	756	134	73	87	2	6	447	4	1,149	1,597	-	1,597	
MD Kanda	221	97	16	14	21	0	1	42	-	123	166	1	164	
Kandabashi Park	182	45	1	-	16	0	2	25	-	136	162	0	161	
Nibancho Garden	488	242	57	27	50	0	1	104	-	245	350	2	347	
Mitsubishi UFJ Trust	990	348	50	61	99	1	5	122	7	642	764	1	762	
Burex Kojimachi	162	82	-	-	15	0	0	66	-	79	146	0	145	
Sanno Grand	1,053	403	110	60	85	1	71	74	-	650	724	4	719	
Yurakucho Denki	286	118	39	21	33	0	1	21	-	167	189	10	179	
Kodenmacho	164	71	15	9	12	0	7	23	2	92	116	-	116	
Burex Kyobashi	150	51	-	-	12	0	1	37	-	98	136	-	136	
Ginza Sanwa	394	111	31	22	41	0	3	12	0	283	295	4	290	
Ryoshin Ginza EM	145	75	13	11	9	0	1	39	-	69	109	-	109	
Harumi Center	777	437	72	51	48	1	0	263	-	339	602	-	602	
Aoyama Crystal	266	93	17	16	23	0	5	30	0	172	202	24	178	
Shiba 2Chome Daimon	340	132	41	32	35	0	1	21	0	207	228	-	228	
Cosmo Kanasugibashi	144	58	14	10	12	0	0	19	-	86	106	1	104	
Shinwa	291	83	18	17	19	0	2	24	-	208	232	-	232	
Tokyo Opera City	531	344	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	187	Undisclosed	37	Undisclosed	
Takanawadai	121	54	12	13	12	0	0	15	0	67	82	25	57	
Higashi-Gotanda 1Chome	222	98	15	21	13	0	0	46	0	123	169	2	167	
Omori-Eki Higashiguchi	258	107	33	21	24	0	2	23	0	150	174	8	165	
Nippon Brunswick	333	147	37	25	25	0	22	35	-	185	220	10	210	
Yoyogi 1Chome	416	145	21	22	23	0	0	78	-	270	348	-	348	
da Vinci Harajuku	203	50	10	11	13	0	0	13	-	153	166	-	166	
Jingumae MS	498	146	22	29	29	0	11	53	-	352	405	-	405	
Shibuya Cross Tower	1,537	871	180	138	126	3	127	291	4	665	957	221	736	
Ebisu Neonato	156	73	15	6	10	0	1	39	-	83	122	1	121	
Harmony Tower	458	203	61	-	47	1	9	84	-	254	339	-	339	
Otsuka Higashi-Ikebukuro	190	85	21	18	13	0	7	25	0	104	129	104	25	
Ikebukuro 2Chome	76	29	8	7	5	0	2	6	0	46	53	-	53	
Ikebukuro YS	203	85	18	18	14	0	1	31	-	118	149	-	149	
Hachioji First	269	130	51	-	16	0	8	54	-	139	193	3	189	
Saitama Urawa	136	52	17	9	9	0	3	10	-	84	95	10	84	
MM Park	1,081	528	77	114	0	2	0	334	-	553	887	3	883	
Kawasaki Isago	168	94	28	15	13	0	16	18	0	73	92	3	89	
Musashi Kosugi STM	162	60	21	1	0	0	1	35	-	101	137	1	135	
8•3 Square Kita	326	191	27	60	23	0	0	79	-	134	214	-	214	
Jozenji Park	69	41	10	9	6	0	2	13	-	27	41	14	26	
Sendai Honma	169	85	22	16	15	0	2	28	0	84	112	0	112	
Kanazawa Park	509	334	103	64	69	2	10	84	-	174	258	19	239	
Nishiki Park	295	212	46	22	21	0	45	70	6	83	153	4	148	
Hirokoji Sakae	116	56	15	15	11	0	1	11	0	59	71	1	70	
Nagoya Hirokoji	740	360	97	69	59	1	58	73	0	380	453	9	444	
Nagoya Misono	85	65	15	8	6	0	4	30	-	20	50	6	44	
Kyoto Kawaramachi	132	77	20	13	11	0	4	27	0	54	82	0	81	
Shin-Fujita	132	75	19	-	0	0	0	54	-	57	112	0	111	
Sakaisujihonmachi	277	169	42	30	39	0	10	45	-	108	154	-	154	
Midosuji Daiwa	682	301	72	48	79	1	7	91	0	381	472	75	397	
Lit City	296	160	36	27	16	1	6	71	0	136	208	-	208	
NHK Hiroshima	274	180	61	30	14	0	8	38	26	93	132	1	130	
Tosei Tenjin	93	54	14	9	9	0	2	19	-	38	58	0	57	
Tenjin Crystal	199	154	25	18	21	0	6	82	-	44	127	1	125	
Hinode Tenjin	186	73	20	16	15	0	3	16	-	113	130	2	127	
Total	19,805	9,192	2,052	1,452	1,509	41	511	3,560	64	10,612	14,173	627	13,545	

\* At the request of the co-owners of Tokyo Opera City Building, the breakdown of property-related expenses and NOI are not disclosed.

\* Capex represents construction cost corresponding to capital expenditure during the period (excluding the brokerage fees related to real estate acquisition, incidental expenses of acquisition such as real-estate acquisition tax, which are reflected in the book value, and expenses capitalized as construction in progress).

# Performance (Operating Results of Each Property in the 15th Period)



(In millions of yen)

Name	Performance (October 1, 2008-March 31, 2009)											(2) Property- related Profits and Losses	(3) NOI ((1) + (2))	(4) Capex	NCF (3) - (4)
	Property- related Revenues	Property-related Expenses						Other Expenses							
		Property Management Expenses	Utilities Expenses	Property and Other Taxes	Casualty Insurance	Repairing Expenses	Depreciation (1)	Other Expenses							
Genki Medical Plaza	224	72	12	16	17	0	2	20	2	152	172	0	172		
Kitanomaru Square	1,871	763	145	73	87	2	7	447	-	1,107	1,554	0	1,554		
MD Kanda	100	122	42	11	21	0	4	42	-	-22	20	0	19		
Kandabashi Park	163	47	1	-	16	0	3	25	-	115	141	-	141		
Nibancho Garden	490	245	57	29	51	0	2	104	-	244	349	0	348		
Mitsubishi UFJ Trust	995	363	51	63	99	1	16	122	9	632	754	4	749		
Burex Kojimachi	162	82	-	-	15	0	0	66	-	79	146	-	146		
Sanno Grand	1,068	410	106	63	85	1	66	74	11	658	733	29	704		
Yurakucho Denki	315	119	33	22	33	0	6	22	-	196	219	64	154		
Kodenmachi	180	63	21	8	12	0	0	17	2	116	133	1	132		
Burex Kyobashi	150	50	-	-	12	0	0	37	-	99	136	4	132		
Ginza Sanwa	391	119	30	24	41	0	10	12	-	272	284	5	279		
Ryoshin Ginza EM	146	72	10	11	9	0	1	39	-	73	112	-	112		
Harumi Center	775	441	80	47	48	1	-	263	0	334	597	-	597		
Aoyama Crystal	268	88	15	15	23	0	1	30	-	180	211	0	210		
Shiodome	332	78	19	10	0	0	0	47	-	254	301	-	301		
Shiba 2Chome Daimon	340	127	38	29	35	0	2	21	0	213	234	3	230		
Cosmo Kanasugibashi	144	44	11	9	12	0	0	10	-	100	110	3	106		
Shinwa	294	81	18	18	19	0	0	24	-	212	236	3	233		
Tokyo Opera City	523	352	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	170	Undisclosed	14	Undisclosed		
Takanawadai	121	58	14	13	12	0	2	15	0	63	79	28	51		
Higashi-Gotanda 1Chome	220	97	15	20	13	0	0	46	-	123	169	-	169		
Omori-Eki Higashiguchi	260	103	26	22	24	0	8	20	0	157	178	16	161		
Nippon Brunswick	315	173	44	24	25	0	42	35	-	141	177	105	72		
Yoyogi 1Chome	418	147	23	22	23	0	0	78	0	270	348	-	348		
da Vinci Harajuku	203	49	10	11	13	0	0	13	-	154	167	0	166		
Jingumae MS	333	210	29	27	29	0	71	53	-	122	175	2	173		
Shibuya Cross Tower	1,464	913	175	138	126	3	168	298	2	551	849	502	346		
Ebisu Neonato	127	75	15	6	10	0	3	39	-	51	91	-	91		
Harmony Tower	468	247	104	-	47	1	9	84	-	221	305	-	305		
Otsuka Higashi-Ikebukuro	194	85	17	20	13	0	6	27	0	108	136	39	96		
Ikebukuro 2Chome	72	30	8	7	5	0	2	6	-	42	49	8	40		
Ikebukuro YS	210	83	16	18	14	0	0	31	-	127	159	-	159		
Hachioji First	265	127	50	-	16	0	5	54	-	138	192	10	182		
Saitama Urawa	139	56	14	9	9	0	11	10	-	82	93	-	93		
MM Park	1,388	606	114	151	0	2	2	335	0	781	1,117	3	1,113		
Kawasaki Isago	172	76	23	16	13	0	2	19	0	96	115	3	111		
Musashi Kosugi STM	163	62	22	1	-	0	2	35	-	101	136	0	135		
8・3 Square Kita	330	196	27	64	23	0	0	79	-	134	213	-	213		
Jozenji Park	71	53	10	8	6	0	16	11	-	17	28	3	24		
Sendai Honma	172	68	16	16	15	0	5	14	0	104	118	0	118		
Kanazawa Park	511	358	107	65	69	2	32	78	2	152	231	9	222		
Nishiki Park	294	205	46	22	21	0	42	66	6	88	155	1	153		
Hirokoji Sakae	115	53	14	14	11	0	1	11	-	62	73	0	73		
Nagoya Hirokoji	707	315	95	67	59	1	16	74	0	391	465	27	438		
Nagoya Misono	86	50	11	7	6	0	0	23	-	35	58	5	53		
Kyoto Kawaramachi	128	73	19	12	11	0	1	27	0	54	82	0	81		
Shin-Fujita	851	560	125	87	0	2	15	329	-	291	620	5	615		
Sakaisujihonmachi	279	149	41	27	39	0	6	33	-	129	162	0	162		
Midosuji Daiwa	679	254	64	44	79	1	8	55	0	424	480	63	417		
Lit City	285	155	35	25	16	1	4	71	-	129	201	1	199		
NHK Hiroshima	270	185	61	28	14	0	15	38	26	84	123	5	118		
Tosei Tenjin	84	47	13	8	9	0	5	11	-	36	48	4	44		
Tenjin Crystal	186	162	26	17	21	0	14	82	-	24	106	-	106		
Hinode Tenjin	181	84	21	15	15	0	15	17	-	97	114	57	56		
Total	20,716	9,929	2,261	1,570	1,509	44	676	3,788	78	10,787	14,575	1,044	13,530		



# Property Data ① (Occupancy Rates at the End of the 15th Period, etc.)



Area	Name	Acquisition Date	Additional Acquisition Date	Ownership	Leasable Space (m <sup>2</sup> )	Leased Space (m <sup>2</sup> )	Vacant Area (m <sup>2</sup> )		Occupancy Rate		Number of Tenants		
							End of 15th Period	Variation from End of 14th Period	End of 15th Period	Variation from End of 14th Period			
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	'02/10/31	-	100.0%	4,791	4,791	0		100.0%		1	
		Kitanomaru Square	'06/02/24	-	100.0%	25,678	25,678	0		100.0%		5	
		MD Kanda	'02/05/31	-	100.0%	6,269	4,252	2,016	-1,729	67.8%	27.6%	4	
		Kandabashi Park	'02/08/15	-	56.76%	3,687	3,224	463		87.4%		6	
		Nibancho Garden	'05/04/01	-	31.345%	9,316	9,316	0		100.0%		1	
		Mitsubishi UFJ Trust	'07/03/28	-	19.38402%	11,922	11,922	0		100.0%		10	
		Burex Kojimachi	'05/07/29	-	100.0%	4,495	4,495	0		100.0%		1	
		Sanno Grand	'05/01/31	'06/04/03	99.0%	20,865	20,776	88	-232	99.6%	1.1%	44	
		Yurakucho Denki	'03/08/01	-	10.78%	4,694	4,449	244	-368	94.8%	7.8%	13	
	Chuo	Kodenmachi	'01/09/25	-	100.0%	3,897	3,897	0	-170	100.0%	4.4%	10	
		Burex Kyobashi	'02/07/22	-	100.0%	4,279	4,279	0		100.0%		1	
		Ginza Sanwa	'05/03/10	-	70.95%	4,329	3,993	336	336	92.2%	-7.8%	9	
		Ryoshin Ginza EM	'05/03/15	-	100.0%	2,875	2,875	0		100.0%		8	
	Minato	Harumi Center	'07/12/18	-	100.0%	20,812	20,425	386		98.1%		7	
		Aoyama Crystal	'03/03/14	-	100.0%	4,898	4,898	0		100.0%		7	
		Shiodome	'08/12/19	-	10.0%	8,037	7,980	57	-	99.3%	-	27	
		Shiba 2Chome Daimon	'01/09/10	-	100.0%	9,631	9,631	0		100.0%		19	
	Shinjuku	Cosmo Kanasugibashi	'01/09/25	-	100.0%	4,062	4,062	0		100.0%		9	
		Shinwa	'04/09/01	-	100.0%	6,197	6,197	0		100.0%		10	
	Shinagawa	Tokyo Opera City	'05/09/13	-	8.368%	9,246	8,538	707	553	92.3%	-6.0%	100	
		Takanawadai	'01/09/25	-	100.0%	4,067	4,067	0		100.0%		1	
	Ota	Higashi-Gotanda 1Chome	'04/11/01	-	100.0%	5,205	5,205	0		100.0%		4	
		Omori-Eki Higashiguchi	'01/09/10	-	100.0%	7,708	7,519	189		97.5%		18	
	Shibuya	Nippon Brunswick	'04/03/24	-	100.0%	7,356	7,356	0		100.0%		21	
		Yoyogi 1Chome	'04/04/01	-	100.0%	7,772	7,772	0		100.0%		7	
		da Vinci Harajuku	'02/11/22	-	100.0%	3,147	3,147	0		100.0%		5	
		Jingumae MS	'03/10/09	-	100.0%	5,558	5,075	482		91.3%		7	
		Shibuya Cross Tower	'01/11/30	-	100.0%	29,754	26,825	2,929	1,751	90.2%	-5.9%	56	
	Nakano	Ebisu Neonato	'03/11/14	'04/04/01	12.29939%	2,462	1,836	625	625	74.6%	-25.4%	2	
		Harmony Tower	'05/02/28	-	29.253305%	10,929	10,929	0		100.0%		18	
	Toshima	Otsuka Higashi-Ikebukuro	'01/09/25	-	100.0%	7,163	7,163	0		100.0%		7	
		Ikebukuro 2Chome	'01/09/25	-	100.0%	2,186	1,941	244	244	88.8%	-11.2%	8	
		Ikebukuro YS	'04/08/02	-	100.0%	5,797	5,797	0		100.0%		8	
	Other Areas	Hachioji	Hachioji First	'05/03/31	'08/03/19	80.4%	10,068	10,068	0		100.0%		43
		Saitama	Saitama Urawa	'01/09/25	'01/10/11	100.0%	4,510	4,421	89	89	98.0%	-2.0%	13
		Yokohama	MM Park	'08/03/24	-	100.0%	38,584	36,612	1,971		94.9%	-0.0%	26
		Kawasaki	Kawasaki Isago	'01/09/25	-	100.0%	6,831	6,831	0		100.0%		13
			Musashi Kosugi STM	'08/03/25	-	34.32%	5,394	5,394	0		100.0%		25
		Sapporo	8・3 Square Kita	'07/06/01	-	100.0%	12,265	12,265	0		100.0%		8
		Sendai	Jozenji Park	'05/01/31	-	50.0%	2,518	2,468	49	49	98.0%	-2.0%	17
			Sendai Honma	'01/09/25	'06/06/28	100.0%	6,241	6,168	73	73	98.8%	-1.2%	18
		Kanazawa	Kanazawa Park	'02/02/28	'03/03/03	89.0%	20,889	17,424	3,464	641	83.4%	-3.1%	67
			Nagoya	Nishiki Park	'06/10/02	'06/11/01	57.04651%	8,059	7,876	182	182	97.7%	-2.3%
Nagoya		Hirokoji Sakae	'06/09/22	-	100.0%	3,911	3,911	0		100.0%		15	
		Nagoya Hirokoji	'01/09/10	-	100.0%	21,624	20,676	948	948	95.6%	-4.4%	27	
		Nagoya Misono	'03/08/08	-	100.0%	3,470	3,113	356		89.7%		9	
Kyoto		Kyoto Kawaramachi	'01/12/20	-	100.0%	6,800	5,668	1,131	171	83.4%	-2.5%	29	
Osaka		Shin-Fujita	'08/09/01	-	100.0%	28,414	23,847	4,567	854	83.9%	-3.0%	35	
		Sakaisujihonmachi	'01/09/25	'03/12/26	100.0%	11,574	11,520	54		99.5%		16	
		Midosuji Daiwa	'01/09/25	'02/02/28	100.0%	20,450	20,166	284	109	98.6%	-0.5%	23	
Okayama		Lit City	'06/02/01	-	27.7488%	9,965	9,511	454		95.4%		39	
Hiroshima		NHK Hiroshima	'04/03/25	'08/03/03	48.753%	9,860	9,860	0		100.0%		12	
Fukuoka		Tosei Tenjin	'01/09/25	-	100.0%	4,000	4,000	0	-475	100.0%	11.9%	20	
		Tenjin Crystal	'05/06/01	-	100.0%	6,023	5,331	692	-412	88.5%	6.9%	25	
		Hinode Tenjin	'01/09/10	-	74.4844%	5,852	5,852	0	-130	100.0%	2.2%	10	
Tokyo 23 Wards						269,099	260,325	8,774	1,068	96.7%	-0.3%	454	
Other Areas						247,312	232,992	14,319	2,101	94.2%	-0.8%	539	
Portfolio						516,411	493,317	23,093	3,169	95.5%	-0.6%	993	

\* The above-mentioned occupancy rates do not include the residential portions. Leasable space and occupancy rates of the residential portions as of the end of the 15th Period are 11,694m<sup>2</sup>/ 81.1% of Kitanomaru Square, 1,686m<sup>2</sup>/ 100.0% of Nibancho Garden, 954m<sup>2</sup>/ 68.1% of Nishiki Park Building.

\* The number of tenants is disclosed based on the gross number of tenants by building.

# Property Data ② (Occupancy Rates Forecast for the End of the 16th Period, etc.)



Area	Name	Floor Area (Whole Building) (m <sup>2</sup> )	Vacant Area (m <sup>2</sup> )		Occupancy Rate		Property Management Company		
			End of 16th Period	Variation from End of 15th Period	End of 16th Period	Variation from End of 15th Period			
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,722.02	0		100.0%	Mitsubishi Jisho Property Management Co., Ltd.		
		Kitanomaru Square	57,279.20	0		100.0%	Mitsubishi Jisho Property Management Co., Ltd.		
		MD Kanda	8,185.11	718	-1,297	88.5%	20.7%	Bussan Real Estate Co., Ltd.	
		Kandabashi Park	9,370.25	463		87.4%		Mitsubishi Estate Co., Ltd.	
		Nibancho Garden	57,031.06	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Mitsubishi UFJ Trust	108,171.67	0		100.0%		Mitsubishi Estate Co., Ltd.	
		Burex Kojimachi	6,526.64	0		100.0%		Space Design, Inc.	
		Sanno Grand	33,875.95	629	540	97.0%	-2.6%	Mitsubishi Estate Co., Ltd.	
	Chuo	Yurakucho Denki	70,287.65	744	500	84.1%	-10.7%	Yuden Building Kanri Co., Ltd.	
		Kodenmachi	5,822.88	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Burex Kyobashi	5,470.54	0		100.0%		Space Design, Inc.	
		GINZA SANWA	8,851.00	39	-296	99.1%	6.9%	Mitsubishi Jisho Property Management Co., Ltd.	
	Minato	Ryoshin GINZA EM	4,104.71	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Harumi Center	26,447.27	386		98.1%		Mitsubishi Estate Co., Ltd.	
		Aoyama Crystal	8,094.36	0		100.0%		Xymax Axis Corporation	
		Shiodome	115,930.83	45	-12	99.4%	0.1%	Mitsubishi Jisho Property Management Co., Ltd.	
	Shinjuku	Shiba 2Chome Daimon	16,235.10	534	534	94.5%	-5.5%	Tokio Marine & Nichido Facilities, Inc.	
		Cosmo Kanasugibashi	5,420.93	346	346	91.5%	-8.5%	The Dai-Ichi Building Co., Ltd.	
		Shinwa	8,291.69	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
		Tokyo Opera City	232,996.81	883	175	90.4%	-1.9%	Tokyo Operacity Property Management Co., Ltd.	
	Shinagawa	Takanawadai	5,762.70	0		100.0%		Sohgo Housing Co., Ltd	
		Higashi-Gotanda 1Chome	6,460.39	0		100.0%		Sohgo Housing Co., Ltd	
	Ota	Omori-Eki Higashiguchi	14,095.34	189		97.5%		Tokio Marine & Nichido Facilities, Inc.	
	Shibuya	Nippon Brunswick	11,957.38	403	403	94.5%	-5.5%	Mitsubishi Jisho Property Management Co., Ltd.	
		Yoyogi 1Chome	10,778.10	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
		da Vinci Harajuku	4,359.20	0		100.0%		Xymax Axis Corporation	
		Jingumae MS	9,420.42	965	482	82.6%	-8.7%	The Dai-Ichi Building Co., Ltd.	
		Shibuya Cross Tower	61,862.33	2,473	-455	91.7%	1.5%	Mitsubishi Jisho Property Management Co., Ltd.	
	Nakano	Ebisu Neonato	36,598.38	0	-625	100.0%	25.4%	Tokio Marine & Nichido Facilities, Inc.	
		Harmony Tower	72,729.31	1,330	1,330	87.8%	-12.2%	Mitsubishi Jisho Property Management Co., Ltd.	
	Toshima	Otsuka Higashi-Ikebukuro	9,531.28	695	695	90.3%	-9.7%	Sohgo Housing Co., Ltd	
		Ikebukuro 2Chome	3,157.51	0	-244	100.0%	11.2%	Sohgo Housing Co., Ltd	
		Ikebukuro YS	7,464.64	0		100.0%		Xymax Axis Corporation	
	Other Areas	Hachioji	Hachioji First	18,329.98	656	656	93.5%	-6.5%	Sohgo Housing Co., Ltd
		Saitama	Saitama Urawa	6,258.59	646	557	85.7%	-12.4%	The Dai-Ichi Building Co., Ltd.
			MM Park	49,037.51	1,971		94.9%		Mitsubishi Estate Co., Ltd.
		Kawasaki	Kawasaki Isago	9,623.83	383	383	94.4%	-5.6%	Sohgo Housing Co., Ltd
			Musashi Kosugi STM	22,839.61	91	91	98.3%	-1.7%	Sohgo Housing Co., Ltd
		Sapporo	8・3 Square Kita	16,096.97	0		100.0%		Mitsubishi Estate Co., Ltd.
		Sendai	Jozenji Park	7,648.33	49		98.0%		Mitsubishi Estate Co., Ltd.
Sendai Honma			8,247.50	590	517	90.5%	-8.3%	The Dai-Ichi Building Co., Ltd.	
Kanazawa		Kanazawa Park	43,481.20	4,123	659	80.3%	-3.1%	Mitsubishi Estate Co., Ltd.	
Nagoya		Nishiki Park	25,091.91	278	96	96.5%	-1.2%	Mitsubishi Estate Co., Ltd.	
		Hirokoji Sakae	6,445.08	572	572	85.4%	-14.6%	Tokio Marine & Nichido Facilities, Inc.	
		Nagoya Hirokoji	33,377.73	728	-219	96.6%	1.0%	Mitsubishi Jisho Property Management Co., Ltd.	
		Nagoya Misono	5,348.00	792	435	77.2%	-12.5%	Tokio Marine & Nichido Facilities, Inc.	
Kyoto		Kyoto Kawaramachi	9,701.04	1,470	339	78.4%	-5.0%	Xymax Axis Corporation	
Osaka		Shin-Fujita	45,411.31	5,933	1,365	79.1%	-4.8%	Mitsubishi Jisho Property Management Co., Ltd.	
		Sakaisujihonmachi	17,145.59	292	238	97.5%	-2.1%	The Dai-Ichi Building Co., Ltd.	
		Midosuji Daiwa	31,213.27	3,188	2,904	84.4%	-14.2%	The Dai-Ichi Building Co., Ltd.	
Okayama		Lit City	52,653.19	1,030	575	89.7%	-5.8%	Yuraku Real Estate Co., Ltd.	
Hiroshima		NHK Hiroshima	35,217.28	0		100.0%		Mitsubishi Estate Co., Ltd.	
Fukuoka		Tosei Tenjin	5,588.57	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Tenjin Crystal	10,432.04	2,292	1,600	61.9%	-26.6%	The Dai-Ichi Building Co., Ltd.	
		Hinode Tenjin	12,527.07	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
Tokyo 23 Wards				10,852	2,078	96.0%	-0.8%		
Other Areas				25,093	10,773	89.9%	-4.4%		
Portfolio				35,945	12,852	93.0%	-2.5%		



# Property Data ③ (Classification)



## Floor Size by Area, Property and PM Companies

Transferred properties are shown in red italics.

(As of March 31, 2009)

Area Tsubo per Standard floor (Tsubo≒3.3 m <sup>2</sup> )	Area							Total Number of Buildings Total Acquisition Price (Mmm) (%)
	Tokyo 23 Wards			Other Areas				
	3 Central Wards	Other Area	Tokyo Metropolitan Area (excl. 23 Wards)	Osaka / Kyoto / Kobe	Nagoya	Other		
450 -	Nibancho Garden 1,117 Shiodome 1,059 Sanno Grand 666 Harumi Center 648 Kitanomaru Square 568 Mitsubishi UFJ Trust 537	Tokyo Opera City 653	MM Park 828 Musashi Kosugi STM 619				Kanazawa Park 625 Lit City 550	11 269,885 (47.8%)
300 - 450	<i>Property E</i> Yurakucho Denki 398 Shiba 2Chome Daimon 352	Harmony Tower 413 Ebisu Neonato 373 Shibuya Cross Tower 313	Hachioji First 335	Shin-Fujita 440 Midosuji Daiwa 341		Nagoya Hirokoji 333	8-3 Square Kita 373 NHK Hiroshima 301	11 127,655 (22.6%)
200 - 300	Kandabashi Park 212	Nippon Brunswick 286 Otsuka Higashi-Ikebukuro 273 Ikebukuro YS 251 Yoyogi 1Chome 230 Shinwa 227 Omori-Eki Higashiguchi 218 Higashi-Gotanda 1Chome 201	<i>Property B</i>	Sakaisujihonmachi 284 Kyoto Kawaramachi 223		Nishiki Park 209	Hinode Tenjin 252	12 62,295 (11.0%)
150 - 200	Ginza Sanwa 198 MD Kanda 198 Genki Medical Plaza 183 Burex Kyobashi 176 Cosmo Kanasugibashi 160 Kodenmacho 150	<i>Property A</i>	Kawasaki Isago 197 Saitama Urawa 189			Nagoya Misono 157	Jozenji Park 191 Sendai Honma 179 <i>Property C</i> Tosel Tenjin 167	12 56,119 (9.9%)
100 - 150	Burex Kojimachi 132 Aoyama Crystal 117 Ryoshin Ginza EM 114	Jingumae MS 146 da Vinci Harajuku 117 Takanawadal 103		<i>Property F</i>		Hirokoji Sakae 144	<i>Property D</i> Tenjin Crystal 112	8 46,536 (8.2%)
- 100		Ikebukuro 2Chome 74						1 1,728 (0.3%)
Total Number of Buildings	18	15	5	4	4	9	55	
Total Acquisition Price (Mmm) (%)	289,389 (51.3%)	119,965 (21.3%)	53,028 (9.4%)	45,128 (8.0%)	23,228 (4.1%)	33,481 (5.9%)	564,219 (100.0%)	
Number of PM Companies	8	6	3	3	3	4	11	

- **Balanced portfolio of properties, mostly large-scale and competitive properties. The ratio of properties with standard floor area of 200 tsubo is approx. 81% on an acquisition price basis.**
- **JRE keeps property management agreements with several property management companies in each area with a view to assure fair competition among them and accumulate know-how through them.**

## Building Age and Walking Time from the Nearest Station

shows properties conveniently located where multiple lines are available in Tokyo 23 Wards.  
*Transferred properties are shown in red italic.*

(As of March 31, 2009)

Time Building Age	Area								Total Number of Buildings Total Acquisition Price (¥mm) (%)
	Tokyo 23 Wards				Other Areas				
	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	
- 10 years	Kitanomaru Square	Shiodome	Harumi Center		MM Park				12
	Burex Kojimachi	Higashi-Gotanda 1Chome			8-3 Square Kita				264,605
	Mitsubishi UFJ Trust	Nibancho Garden			Lit City				(46.9%)
		Yoyogi 1Chome Burex Kyobashi							
10 - 20 years	MD Kanda	Ryoshin Ginza EM	Cosmo Kanasugibashi		Hachioji First	Shin-Fujita	Tosei Tenjin	<i>Property B</i>	29
	Harmony Tower	Jingumae MS	<i>Property A</i>		Nishiki Park	Tenjin Crystal	<i>Property F</i>		164,928
	Tokyo Opera City	Kandabashi Park	Ikebukuro 2Chome		NHK Hiroshima	Jozenji Park			(29.2%)
	Ebisu Neonato		Ikebukuro YS		Sakaisujihonmachi	Kanazawa Park			
	Kodenmacho		Shinwa		Sendai Honma	Nagoya Misono			
	Takanawadai				Midosuji Daiwa	Kawasaki Isago			
	Omori-Eki Higashiguchi				Musashi Kosugi STM	Saitama Urawa			
20 -30 years	Genki Medical Plaza	Otsuka Higashi-Ikebukuro	da Vinci Harajuku			Hirokoji Sakae		<i>Property D</i>	10
	Ginza Sanwa	Shiba 2Chome Daimon				Hinode Tenjin		<i>Property C</i>	65,315
		Aoyama Crystal				Nagoya Hirokoji Kyoto Kawaramachi			(11.6%)
30 years -	Yurakucho Denki	Shibuya Cross Tower							4
	<i>Property E</i>	Nippon Brunswick							69,370
	Sanno Grand								(12.3%)
Total Number of Buildings	14	13	6	0	10	11	1	0	55
Total Acquisition Price (¥mm)	225,689	135,113	48,551	0	88,401	64,914	1,550	0	564,219
(%)	(40.0%)	(23.9%)	(8.6%)	(0.0%)	(15.7%)	(11.5%)	(0.3%)	(0.0%)	(100.0%)

- Properties aged 10 years or less account for approx. 47% of the total properties (on an acquisition price basis).
- Approx. 91% of the total properties are located within a five-minute walk from the nearest station (on an acquisition price basis).

# PML Values



Area	Name	Completion Date	PML Value	
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	1985/09	3.4%
		Kitanomaru Square	2006/01	1.6%
		MD Kanda Building	1998/02	5.0%
		Kandabashi Park Building	1993/07	5.0%
		Nibancho Garden	2004/04	2.1%
		Mitsubishi UFJ Trust and Banking Building	2003/02	1.4%
		Burex Kojimachi Building	2005/01	4.1%
		Sanno Grand Building	1966/09	3.6%
		Yurakucho Denki Building	1975/09	3.7%
	Chuo	Kodenmachi Shin-Nihonbashi Building	1991/11	3.3%
		Burex Kyobashi Building	2002/02	4.7%
		Ginza Sanwa Building	1982/10	3.7%
		Ryoshin Ginza East Mirror Building	1998/10	2.9%
		Harumi Center Building	2006/11	3.5%
	Minato	Aoyama Crystal Building	1982/12	5.4%
		Shiodome Building	2007/12	1.4%
		Shiba 2Chome Daimon Building	1984/03	3.0%
		Cosmo Kanasugibashi Building	1992/03	7.3%
	Shinjuku	Shinwa Building	1989/11	7.0%
		Tokyo Opera City Building	1996/07	2.0%
	Shinagawa	Takanawadai Building	1991/01	5.4%
		Higashi-Gotanda 1Chome Building	2004/07	2.6%
	Ota	Omori-Eki Higashiguchi Building	1989/07	2.8%
	Shibuya	Nippon Brunswick Building	1974/03	4.0%
		Yoyogi 1Chome Building	2003/10	2.2%
		da Vinci Harajuku	1987/12	9.6%
		Jingumae Media Square Building	1998/03	3.3%
		Shibuya Cross Tower	1976/04	2.2%
		Ebisu Neonato	1994/10	2.4%
	Nakano	Harmony Tower	1997/03	2.0%
	Toshima	Otsuka Higashi-Ikebukuro Building	1987/11	6.1%
		Ikebukuro 2Chome Building	1990/05	3.4%
		Ikebukuro YS Building	1989/12	5.7%
Other Areas	Hachioji	Hachioji First Square	1996/07	3.9%
	Saitama	Saitama Urawa Building	1990/03	7.2%
	Yokohama	MM Park Building	2007/12	4.0%
	Kawasaki	Kawasaki Isago Building	1990/12	4.1%
		Musahi Kosugi STM Building	1990/10	3.8%
	Sapporo	8-3 Square Kita Building	2006/12	1.6%
	Sendai	Jozenji Park Building	1993/01	3.3%
		Sendai Honcho Honma Building	1991/11	2.2%
	Kanazawa	Kanazawa Park Building	1991/10	4.8%
	Nagoya	Nishiki Park Building	1995/08	2.4%
		Hirokoji Sakae Building	1987/09	5.2%
		Nagoya Hirokoji Building	1987/05	2.4%
		Nagoya Misono Building	1991/09	4.1%
	Kyoto	Kyoto Shijo Kawaramachi Building	1982/11	12.1%
	Osaka	Shin-Fujita Building	1995/04	4.0%
		Sakaisujihonmachi Building	1992/10	7.4%
		Midosuji Daiwa Building	1991/09	6.9%
	Okayama	Lit City Building	2005/06	0.6%
	Hioroshima	NHK Hiroshima Broadcasting Center Building	1994/08	1.1%
	Fukuoka	Tosei Tenjin Building	1992/03	4.3%
Tenjin Crystal Building		1993/08	3.1%	
Hinode Tenjin Building		1987/08	4.2%	
		Portfolio PML	2.0%	

\* Completion date is the date at new construction.

Portfolio PML

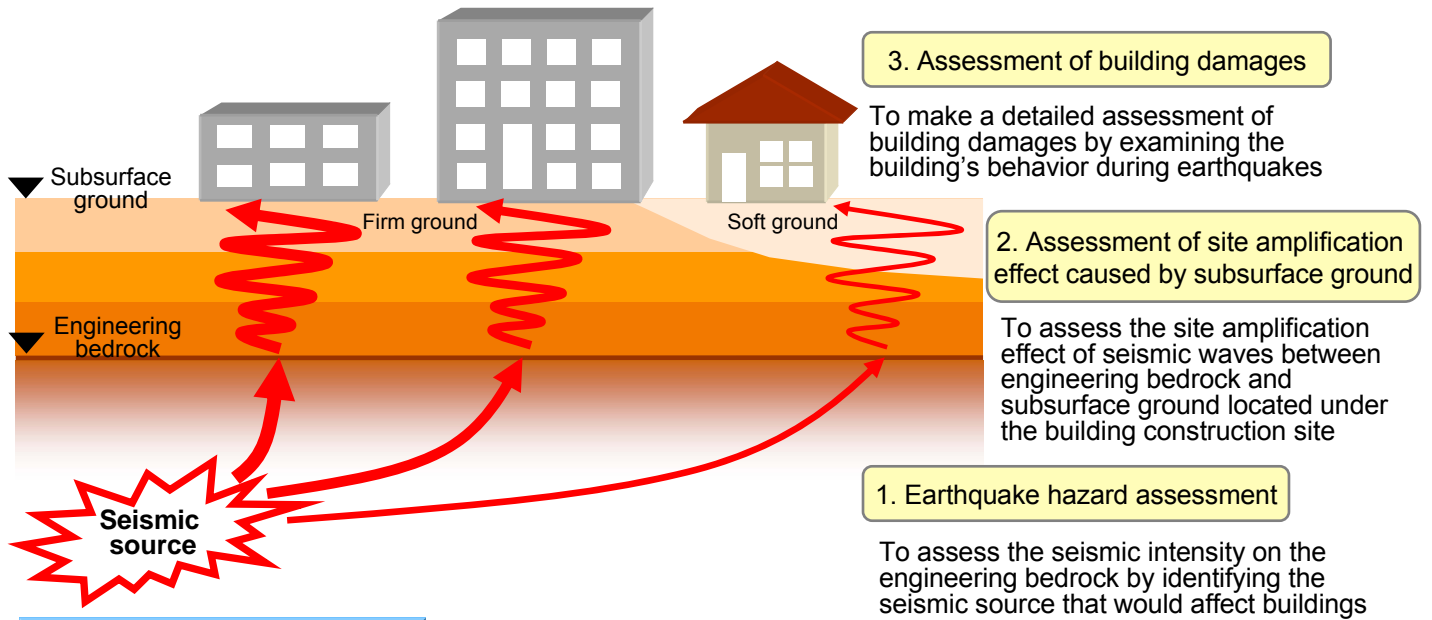
## \*PML (Probable Maximum Loss) Value: Percentage of Probable Maximum Loss due to Earthquake

The percentage of the expense in restoring an earthquake-struck building to pre-earthquake condition to the total replacement value (i.e., total expense incurred from an earthquake divided by replacement value of a building), when assuming a catastrophic earthquake that is likely to occur with a 10% probability over a span of 50 years (a 10% probability of an earthquake occurring in 50 years can be translated into one occurring once in 475 years, which means an earthquake with a recurrence span of 475 years or one that might occur once in 475 years).

# Revised Earthquake Risk PML Assessment Approach



New Earthquake Risk PML Assessment Approach Adopted at Tokyo Marine & Nichido Risk Consulting Co., Ltd.



## Key Revisions

### Renewal of the seismic source database

In addition to the existing seismic source database, information on seismic sources described in the "Probabilistic Seismic Hazard Map of Japan" (March 2006) issued by the Headquarters for Earthquake Research Promotion is now available, increasing the number of earthquakes that can be considered when conducting assessments. In the meantime, the urgency assessment is as of January 1, 2008.

### Revision of the site amplification effect of the ground

An assessment through considering the frequencies at which the ground is susceptible to shaking during earthquakes (the ground's own natural frequency) becomes available by using the response spectral ratio of the engineering bedrock and surface layer as the index representing the site amplification effect caused by subsurface ground.

### More sophisticated assessment of the behavior of buildings

A more sophisticated assessment of building behavior enables use of the response spectrum method to compare the building's performance against seismic hazard, thereby allowing resonance phenomenon, etc. to be considered.

### Revision of building damages assessment

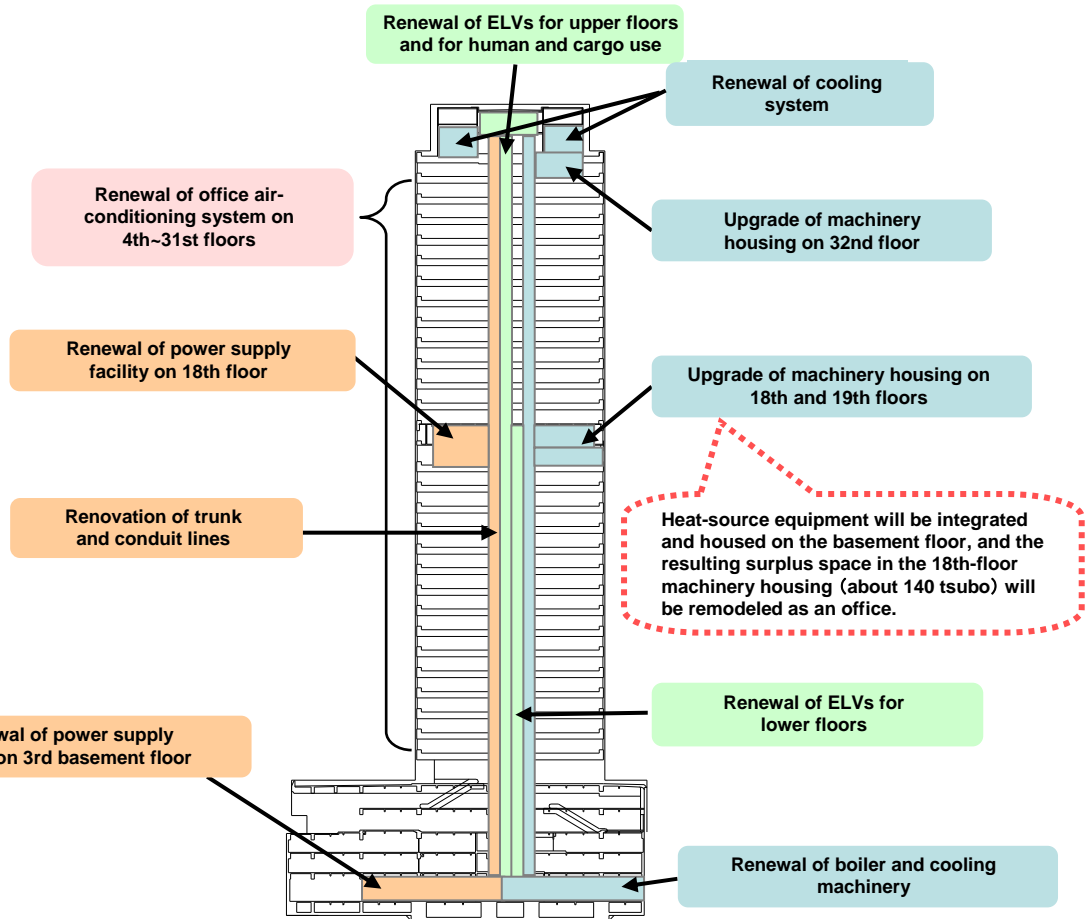
A more pragmatic assessment of the extent of damage to the building's components, including building frame, finishing, and facilities, becomes available by examining the building's behavior during earthquakes through two indices of "deformation" and "accelerated velocity."



# Progress of Long-term Refurbishment Plan for Shibuya Cross Tower



## Long-term Refurbishment Plan for Shibuya Cross Tower



<Work already ordered>		Work already completed										(In millions of yen)				
Name	Amount (*1)	8th Period '05/4-'05/9	9th Period '05/10-'06/3	10th Period '06/4-'06/9	11th Period '06/10-'07/3	12th Period '07/4-'07/9	13th Period '07/10-'08/3	14th Period '08/4-'08/9	15th Period '08/10-'09/3	16th Period '09/4-'09/9	17th Period '09/10-'10/3	18th Period '10/4-'10/9	19th Period '10/10-'11/3	20th Period '11/4-'11/9		
<b>[Power supply systems total]</b>	<b>Construction cost</b>	<b>1,328</b>	9	13	957	0	0	0	32	104	210	0	0	0		
Renewal of power supply facility	Completed work breakdown: Capital expenditure	1,031	6	13	876	0	0	0	32	103						
Renovation of trunk and conduit lines	Completed work breakdown: Repairing expense	85	3	0	81	0	0	0	0	0						
Renewal of distribution board (1st-5th phases)																
<b>[Heat-source systems total]</b>	<b>Construction cost</b>	<b>2,065</b>	0	488	0	89	340	26	26	116	978	0	0	0		
Renewal of heat-source equipment (1st-7th phases)	Completed work breakdown: Capital expenditure	914	0	414	0	80	269	16	26	105						
	Completed work breakdown: Repairing expense	172	0	73	0	8	70	9	0	10						
<b>[Air-conditioning systems total]</b>	<b>Construction cost</b>	<b>1,392</b>	0	0	0	0	0	0	0	0	642	0	665	84		
Renewal of office air-conditioning systems (1st-3rd phases)	Completed work breakdown: Capital expenditure	0	0	0	0	0	0	0	0	0						
	Completed work breakdown: Repairing expense	0	0	0	0	0	0	0	0	0						
<b>[ELVs total]</b>	<b>Construction cost</b>	<b>862</b>	0	13	0	760	0	0	87	0	0	0	0	0		
Renewal of ELVs for upper and lower floors and those for human and cargo use	Completed work breakdown: Capital expenditure	657	0	13	0	593	0	0	50	0						
	Completed work breakdown: Repairing expense	205	0	0	0	166	0	0	37	0						
<b>[Total work already ordered]</b>	<b>Construction cost</b>	<b>5,648</b>	9	515	957	849	340	26	146	220	1,188	642	0	665		
	Completed work breakdown: Capital expenditure	2,603	6	441	876	674	269	16	109	209						
	Completed work breakdown: Repairing expense	463	3	74	81	175	70	9	37	11						

(\*1) The above amounts include construction, design and construction-management costs. (A portion of construction cost shall be classified as "repairing expenses" in current expense.)

(\*2) Amounts in each period are those at the completion of work.

(\*3) For renovation work with payments made on time, the amounts shall be capitalized for assets as construction in progress upon each payment.

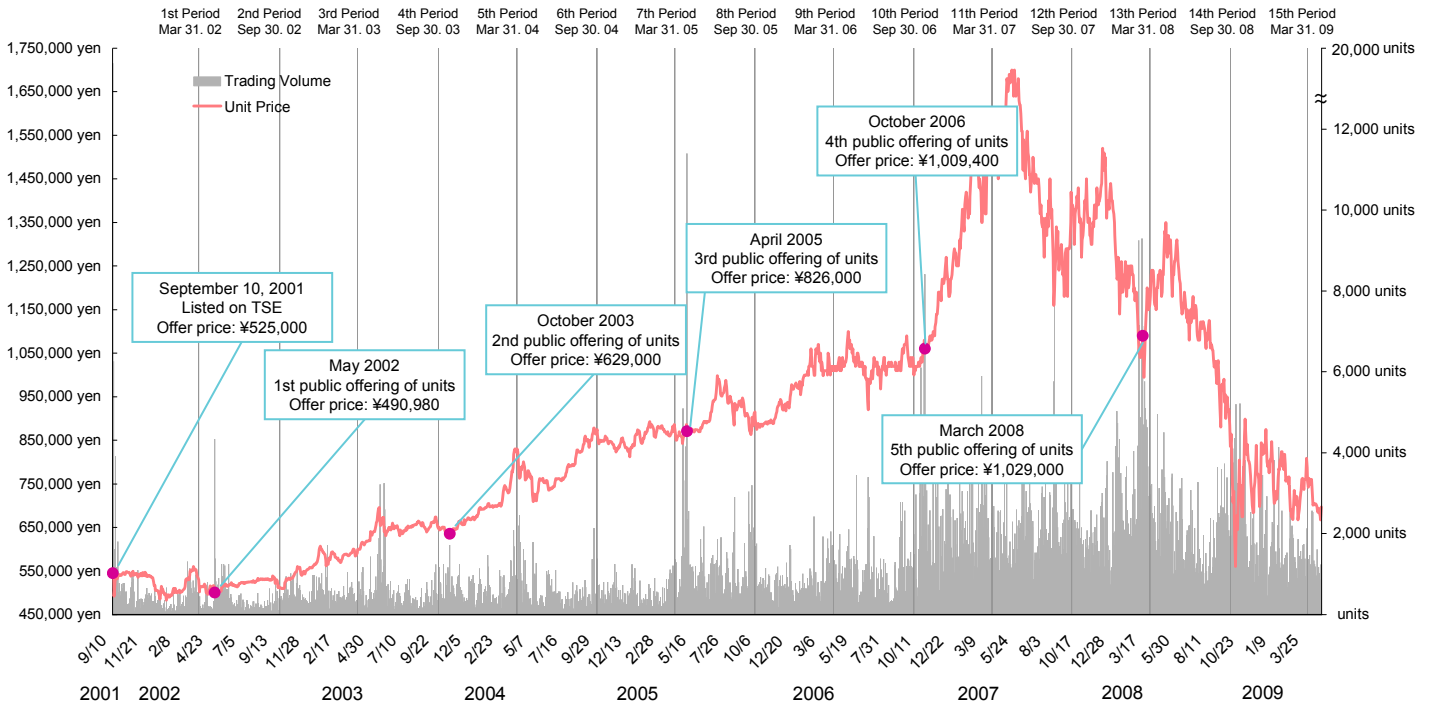
### <Work being planned or not yet ordered> (In millions of yen)

Name	Amount
Remodeling of the machinery housing as office space (18th floor, approx. 140 tsubo space to be remodeled as an office)	210

# Unit Price Performance ① (After IPO)



## ◆ Unit Price Performance



## ◆ Historical Dividend Yield of JRE Unit



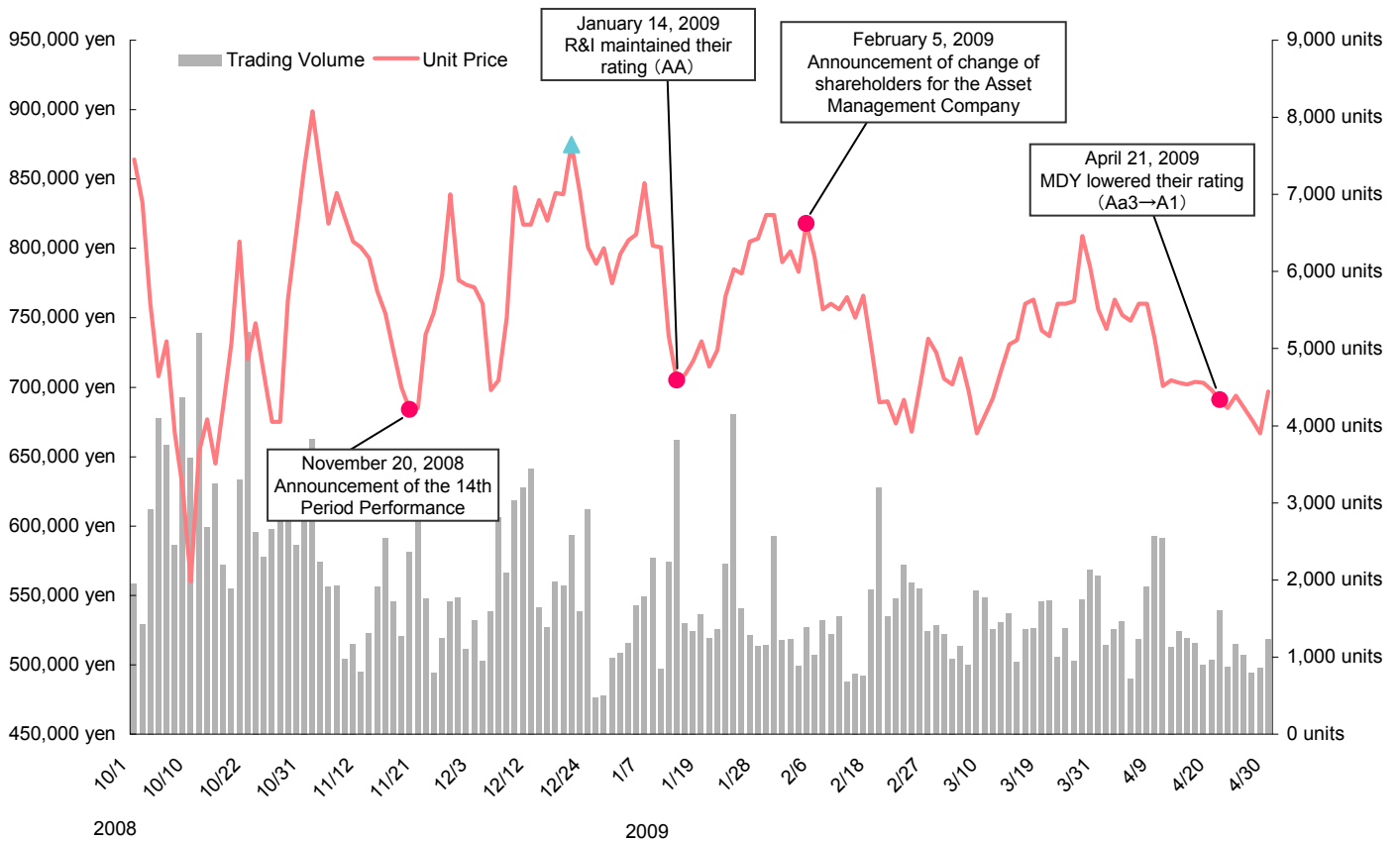
\* The average yield is computed by annualizing the disclosed projected dividend per unit divided by the unit price (daily closing price from September 10, 2001 to April 30, 2009).

\* Gray lines show ex-dividend dates.

# Unit Price Performance ② (the 15th Period)



As of April 30, 2009



\* Unit prices are based on daily closing prices.

\* Circles (●) show announcements of JRE's events, Triangles (▲) show acquisition dates of new properties (including additional share acquisition).

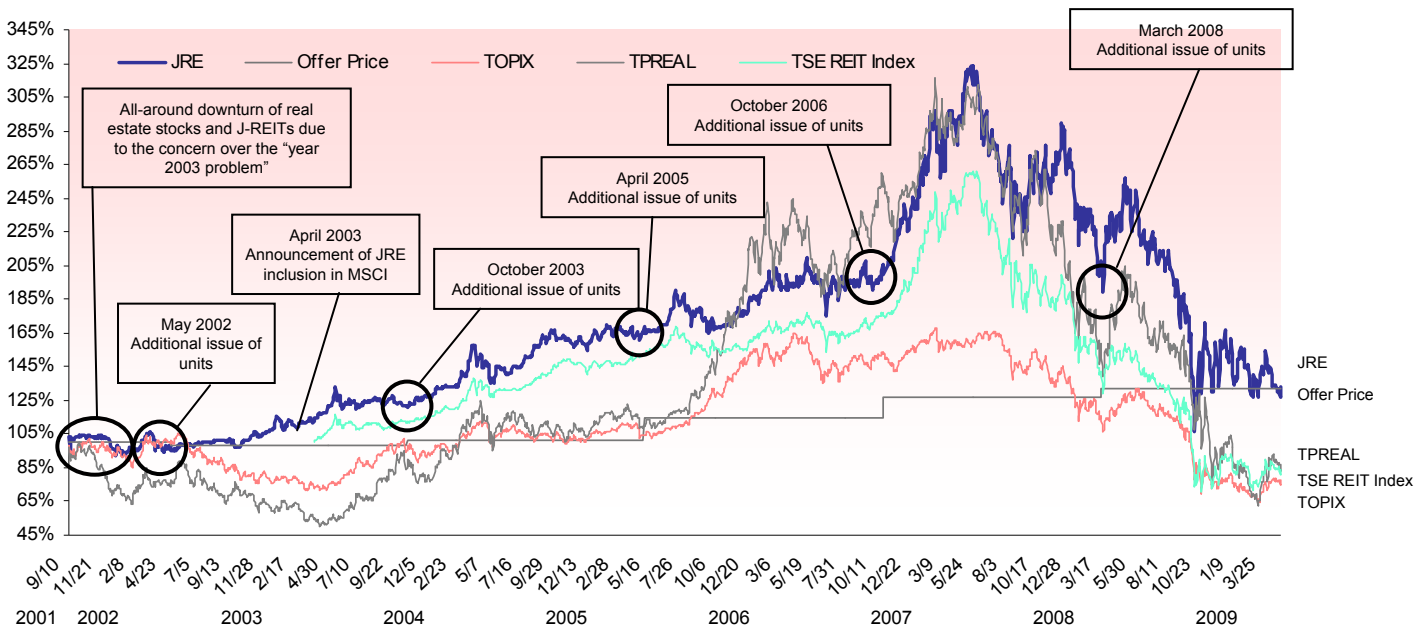
**MEMO**



# Unit Price Performance ③ (Relative to Major Indices)

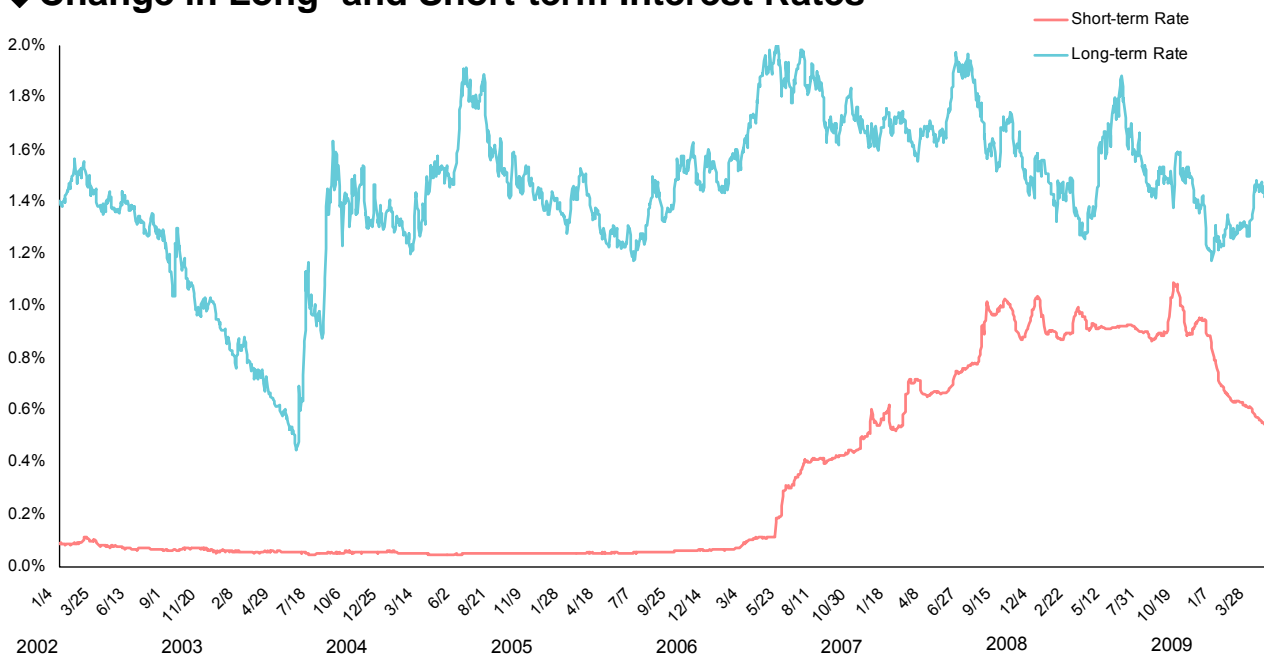


## ◆ Unit Price Performance (as of April 30, 2009)



- \* Stock performance is measured based on the offer price of 525,000 yen for JRE and the closing prices of 1,080.83 yen for TOPIX and 770.21 yen for TPREAL on September 7, 2001. The TSE REIT index is a ratio against the closing price on March 31, 2003.
- \* TPREAL (TOPIX Real Estate Index) is a weighted index designed to measure the performance of the real estate sector of the TOPIX index.
- \* Stock prices are based on the closing prices of each day.
- \* The stock price performance above is historical and not an indication of future performance.

## ◆ Change in Long- and Short-term Interest Rates

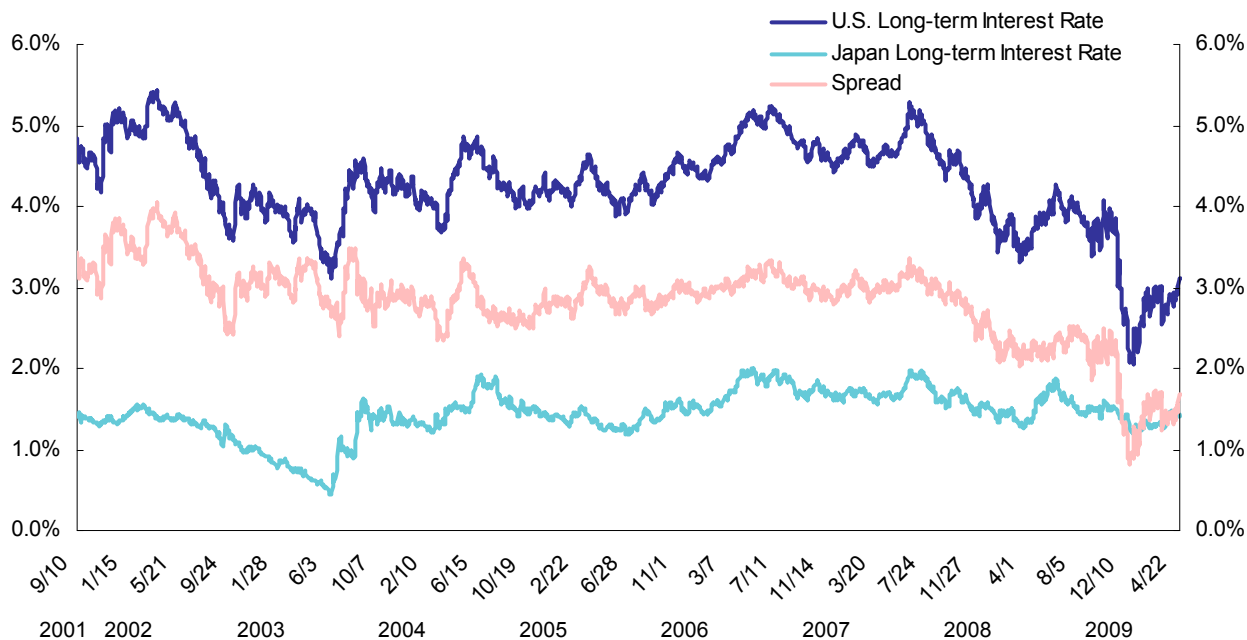


\* Long-term rate is based on 10-year JGB yield and short-term rate is based on 3-month LIBOR.

# Interest Rate Comparison of Japan and U.S.



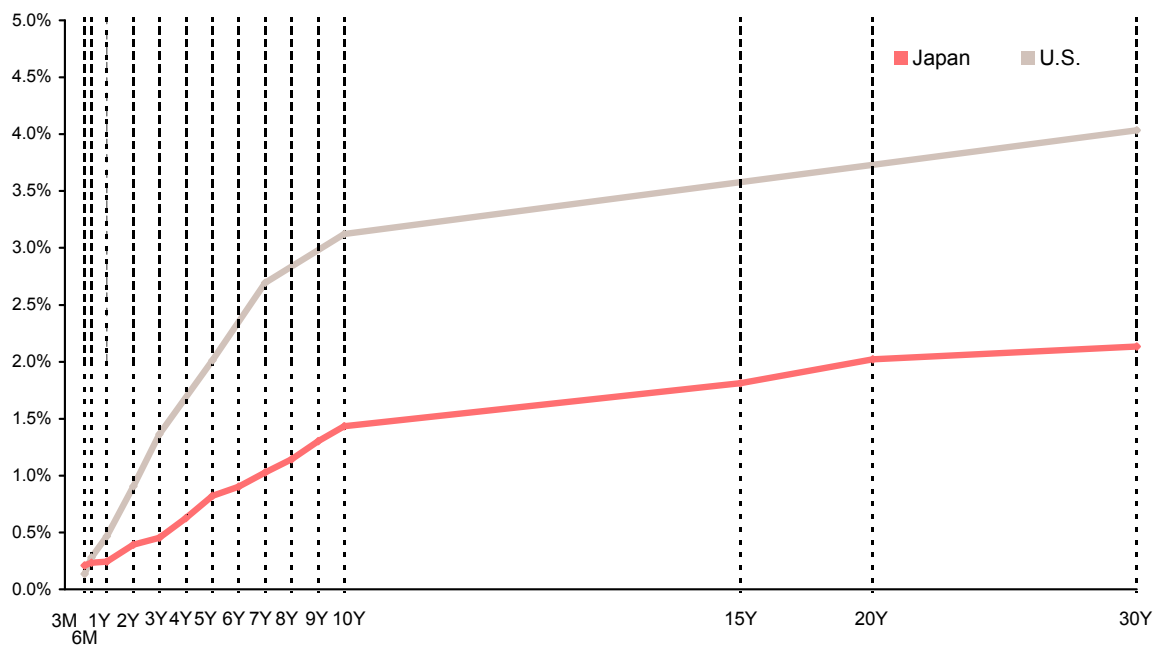
## ◆ Long-term Interest Rate Comparison of Japan and U.S. (as of April 30, 2009)



\* Long-term interest rates are the yields of Japan and U.S. 10-year Government Bonds.

\* Source: Bloomberg

## ◆ Yield Curve Comparison of Japan and U.S. (as of April 30, 2009)

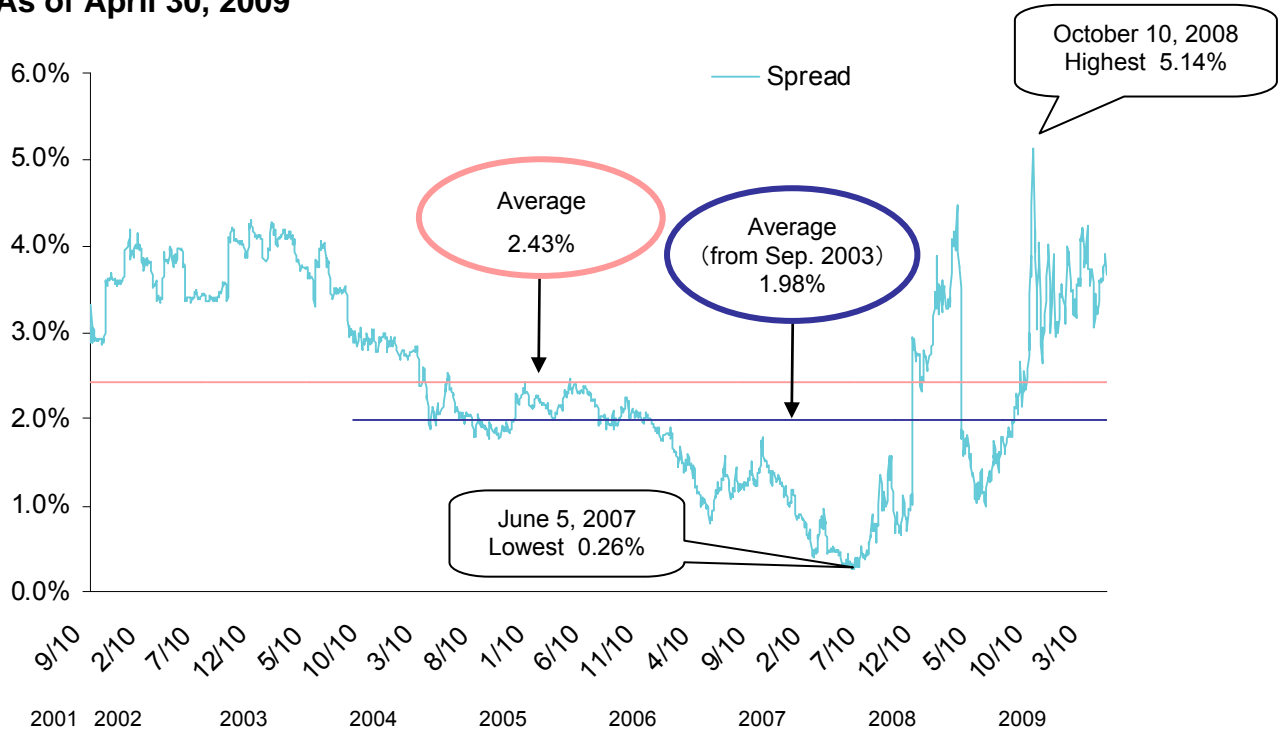


\* Source: Bloomberg

# Yield Spread Comparison

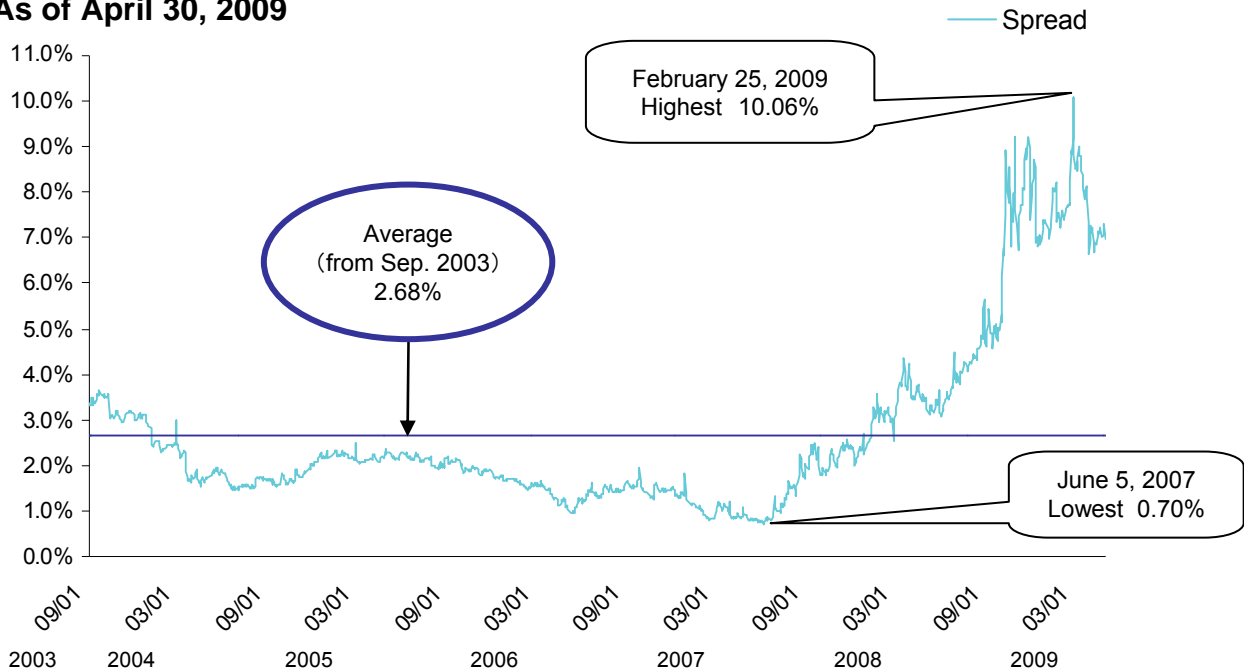


## ◆ JRE Dividend Yield Spread against JGB As of April 30, 2009



\* Source: Bloomberg (Dividend yield is based on forecasts.)

## ◆ TSE REIT Dividend Yield Spread against JGB As of April 30, 2009

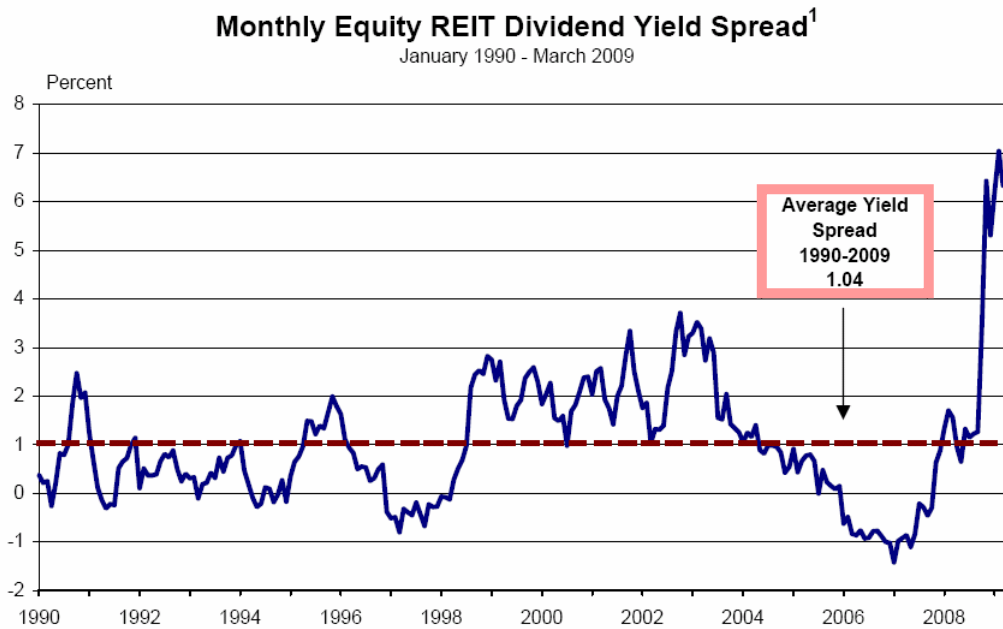


\* Source: Bloomberg (Calculated based on the dividend yield of TSE REIT index. Dividend yield is based on the actual performance.)

# US Equity REIT Dividend Yield Spread against Treasury



## ◆ US Equity REIT Dividend Yield Spread against Treasury

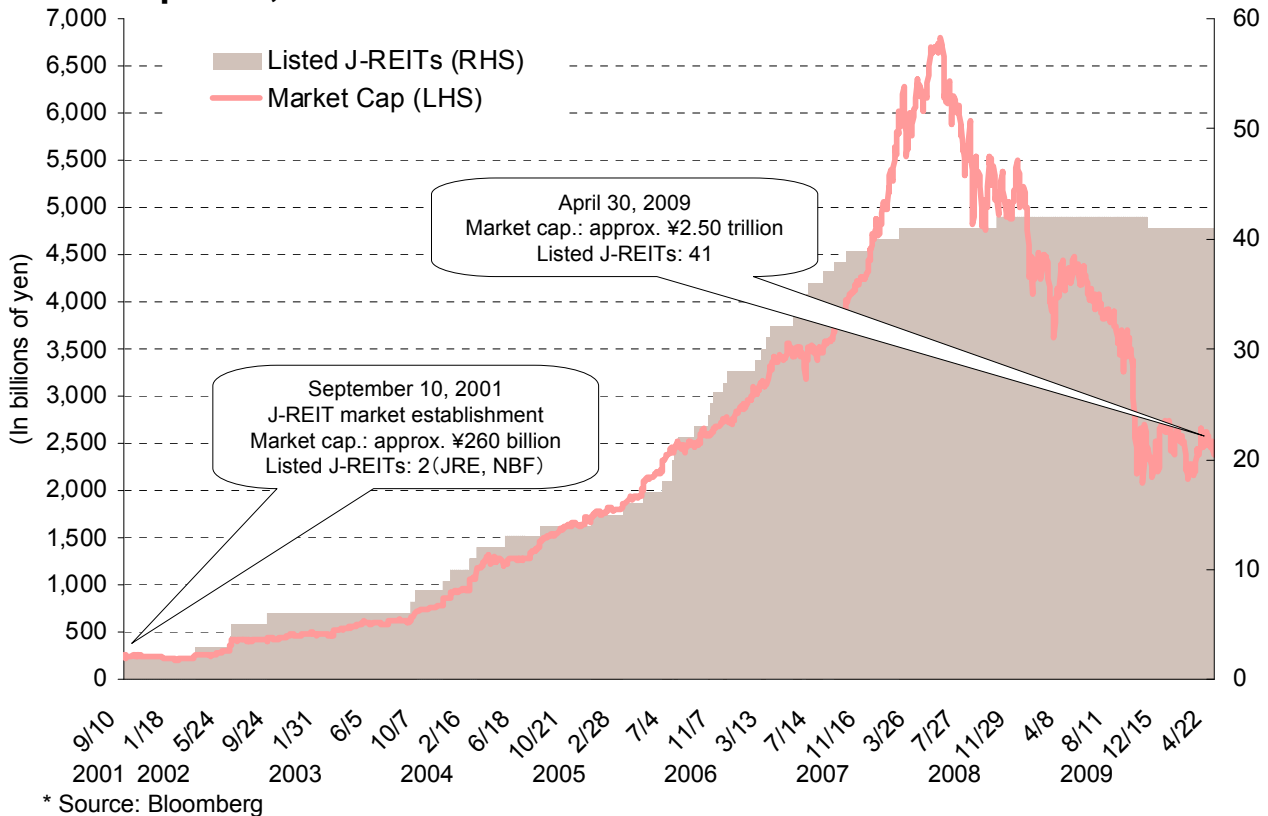


\* Source: NAREIT, FactSet

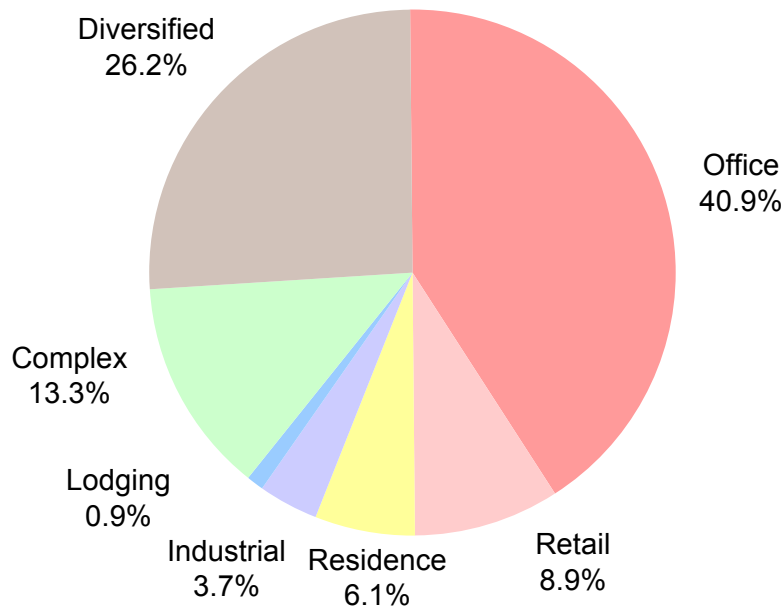
\* 1 Yield spread calculated by taking the Equity REIT dividend yield less 10-year constant maturity Treasury yield.

**MEMO**

## ◆ J-REIT Market Capitalization and the Number of Listed J-REITs (as of April 30, 2009)



## ◆ Sector Breakdown by Market Capitalization (as of April 30, 2009)



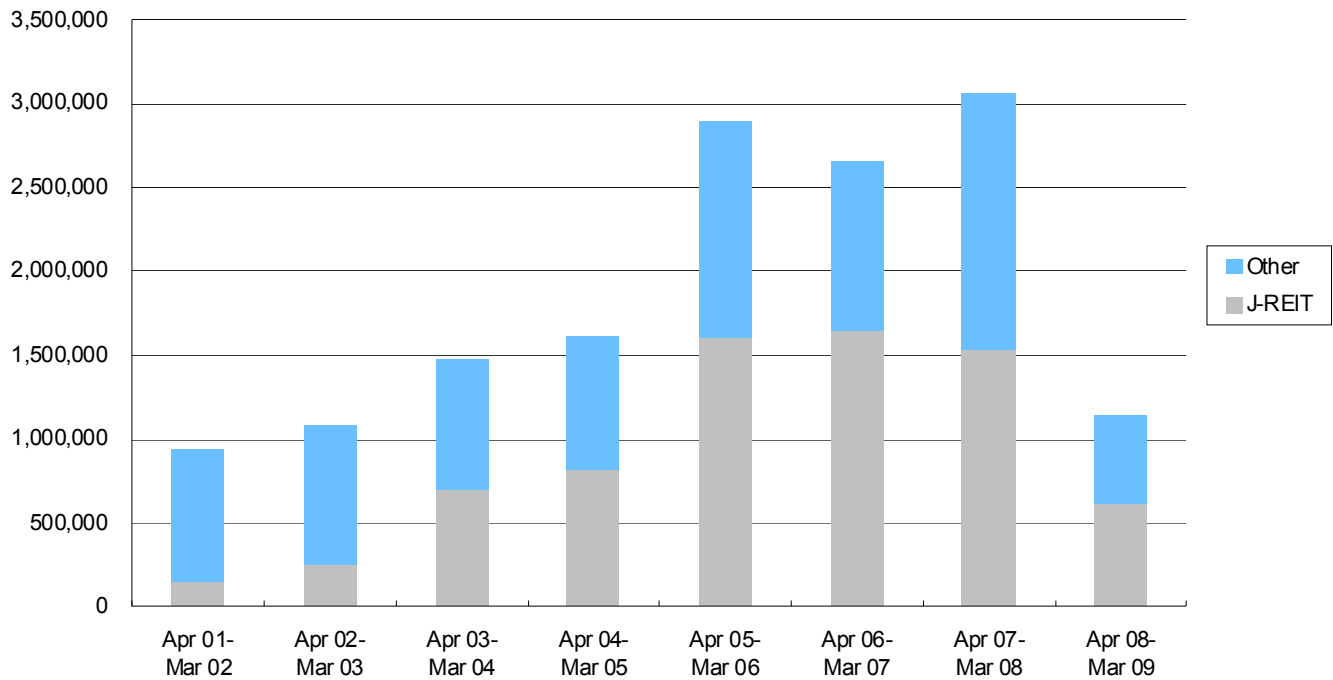
\* Source: Security registration statements, financial statements and websites of each J-REIT.

\* "Complex" refers to J-REITs that invest in properties in two different sectors; "Diversified" refers to J-REITs that invest in properties in three sectors or more.

(Prospect REIT is classified into "Diversified" sector, regarding its change in the investment policy)

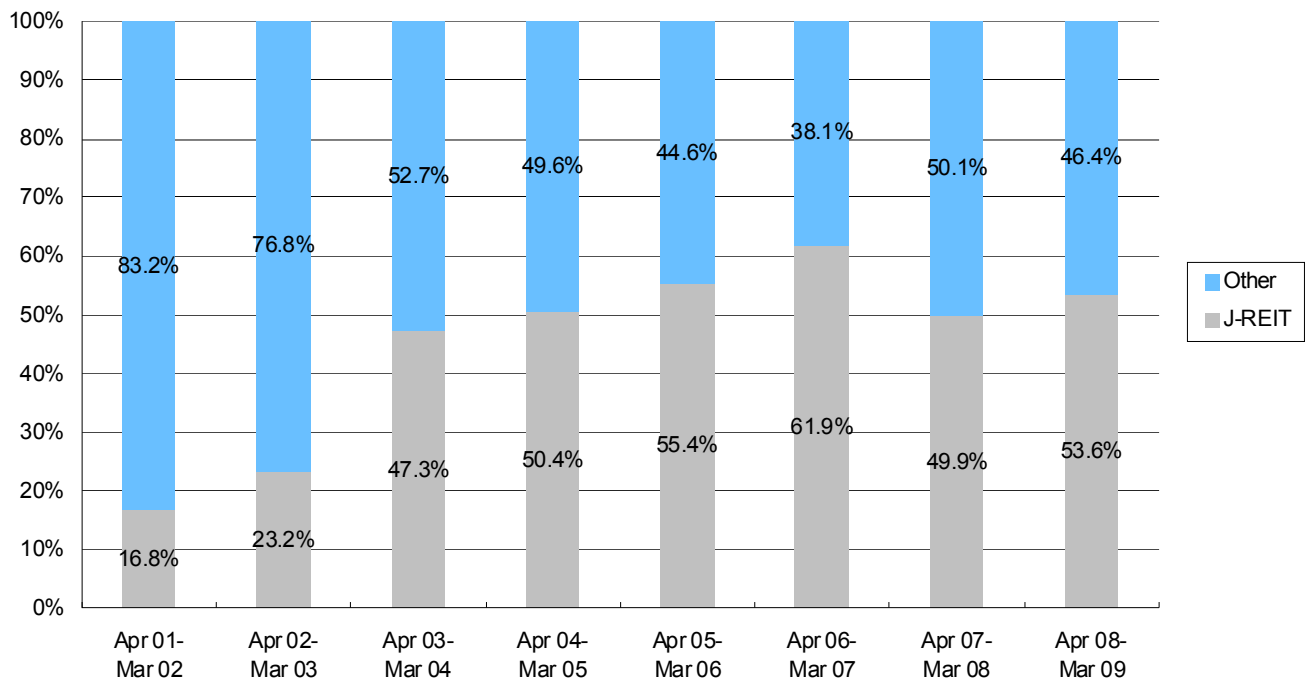
## ◆ Historical Real Estate Transaction Amount

(In millions of yen)



\*Source: Created by STB Research Institute, using TD-net of Tokyo Stock Exchange

## ◆ Percentage of J-REIT in Total Real Estate Transaction Amount



\*Source: Created by STB Research Institute, using TD-net of Tokyo Stock Exchange

# Introduction of JRE Website



Visit the JRE English website!

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

## <Main Functions>

As any information posted on the website is classified into these three categories, you can easily obtain any desired information by clicking the appropriate icon.

A summary of the latest data is available on this first page.

**JRE Latest Data**  
as of May 18, 2009

- Number of Properties: 55
- Asset Size: ¥564,219 million (Total Acquisition Price)
- Occupancy Rate: 95.5% (as of March 31, 2009)
- Dividend per Unit
  - 16th Period (September 30, 2009): Dividend (Forecast) ¥18,850
  - 15th Period (March 31, 2009): Dividend (Actual) ¥19,020
- Stock Quotation (TSE code 8952)
- Property Data Download (509KB)

It's a huge loss, if you don't know it !  
You can download all the disclosure data of JRE as an Excel file. Please see the right-hand page for more details!





## **Disclaimer on Forecasts**

This presentation contains information regarding forecasts based on the plans and outlook of Japan Real Estate Investment Corporation (JRE). All data contained herein, other than those that describe current or historical data, are based on such forecasts. These forecasts are based on the assumptions, judgment, and data currently available from Japan Real Estate Asset Management (J-Rea) and JRE. These data may contain known and unknown risks, uncertainty, and other factors not accounted for. The forecasts herein may be affected by known and unknown risks, uncertainty, or other factors, particularly with respect to JRE's internal and external growth and profitability-per-unit targets. The aforementioned risks, uncertainty, and other factors may result in significantly different results regarding JRE's future performance, management, and financial data implicitly or explicitly presented herein. JRE shall assume no obligation to update or further disclose data regarding these forecasts after the date of this presentation (May 18, 2009).

## **Disclaimer on Translation**

This report was prepared in English solely for the convenience of readers outside Japan. No assurance or warranties are given for the completeness or accuracy of the English translation. The original Japanese documents shall take precedence in the event of any discrepancies arising from the translations or interpretations contained in this report.

## MEMO

