

Japan Real Estate Investment Corporation

Performance Review for the 13th Period

(Ended March 31, 2008)



Japan Real Estate Asset Management Co., Ltd.

Executive Summary

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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 asset 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) “Percentage of ownership of the building” refers to the undivided share of the building, in the case of a building owned jointly with other owners, and 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).
- (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 four shareholders of Japan Real Estate Asset Management Co., Ltd. (J-Rea): Mitsubishi Estate Co., Ltd.; Tokio Marine & Nichido Fire Insurance Co., Ltd.; The Dai-ichi Mutual Life Insurance Company; and Mitsui & Co., Ltd.
- (17) The property management company of Tenjin Crystal Building was changed to The Dai-Ichi Building Co., Ltd. from OHI Co., Ltd. on January 1, 2008.
- (18) 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 and Banking	Hachioji First Square	Hachioji First Square
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 Shin-Nihonbashi	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 East Mirror	Sendai Honcho Honma Building	Sendai Honcho Honma
Harumi Center Building	Harumi Center	Kanazawa Park Building	Kanazawa Park
Aoyama Crystal Building	Aoyama Crystal	Nishiki Park Building	Nishiki Park
Shiba 2Chome Daimon Building	Shiba 2Chome Daimon	Hirokoji Sakae Building	Hirokoji Sakae
Cosmo Kanasugibashi Building	Cosmo Kanasugibashi	Nagoya Hirokoji Building	Nagoya Hirokoji
Shinwa Building	Shinwa	Nagoya Misono Building	Nagoya Misono
Tokyo Opera City Building	Tokyo Opera City	Kyoto Shijo Kawaramachi Building	Kyoto Shijo Kawaramachi
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	Kobe Itomachi Building	Kobe Itomachi
Nippon Brunswick Building	Nippon Brunswick	Lit City Building	Lit City
Yoyogi 1Chome Building	Yoyogi 1Chome	NHK Hiroshima Broadcasting Center Building	NHK Hiroshima Broadcasting Center
da Vinci Harajuku	da Vinci Harajuku	Tosei Tenjin Building	Tosei Tenjin
Jingumae Media Square Building	Jingumae Media Square	Tenjin Crystal Building	Tenjin Crystal
Shibuya Cross Tower	Shibuya Cross Tower	Hinode Tenjin Building	Hinode Tenjin

Executive Summary

Financial Summary for the 13th Period and Forecast



Financial Summary for the 13th Period and Forecast

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

	12th Period Performance (Sep 30, 2007) Apr 2007-Sep 2007	13th Period Performance (Mar 31, 2008) Oct 2007-Mar 2008	14th Period Forecast (Sep 30, 2008) Apr 2008-Sep 2008	15th Period Forecast (Mar 31, 2009) Oct 2008-Mar 2009
Operating Revenues	17,530	25,743	19,570	19,730
(% change from the preceding period)	(+3.4%)	(+46.9%)	(-24.0%)	(+0.8%)
(variance from the initial forecast)	(+3.1%)	(+1.2%)	(+8.4%)	
Initial Forecast	17,000	25,430	18,050	
Property-related Revenues	17,132	17,807	19,570	19,730
(% change from the preceding period)	(+3.8%)	(+3.9%)	(+9.9%)	(+0.8%)
(variance from the initial forecast)	(+0.8%)	(+1.0%)	(+8.4%)	
Initial Forecast	17,000	17,630	18,050	
Gain on Transfer of Properties	397	-	-	-
Dividends Earned	-	7,935	-	-
Operating Income	8,739	14,218	9,520	9,680
(% change from the preceding period)	(+5.2%)	(+62.7%)	(-33.0%)	(+1.7%)
(variance from the initial forecast)	(+7.4%)	(+5.2%)	(+6.5%)	
Initial Forecast	8,140	13,510	8,940	
Ordinary Income	7,586	12,946	8,110	8,240
(% change from the preceding period)	(+5.6%)	(+70.7%)	(-37.4%)	(+1.6%)
(variance from the initial forecast)	(+8.4%)	(+6.2%)	(+8.7%)	
Initial Forecast	7,000	12,190	7,460	
Net Income	7,585	12,945	8,110	8,240
(% change from the preceding period)	(+5.6%)	(+70.7%)	(-37.4%)	(+1.6%)
(variance from the initial forecast)	(+8.4%)	(+6.2%)	(+8.7%)	
Initial Forecast	7,000	12,190	7,460	
Units Outstanding	410,000 units	443,000 units	443,000 units	443,000 units
Dividend per Unit	18,500 yen	29,223 yen	18,310 yen	18,610 yen
Total Assets	449,643	527,537	-	-
Net Assets	272,269	310,547	-	-
Total Liabilities	177,374	216,990	-	-
Interest-bearing Debts	144,500	177,500	-	-
LTV	32.1%	33.6%	-	-
Unit Price	1,380,000 yen	1,160,000 yen	-	-
Market Capitalization	565,800	513,880	-	-
Number of Properties	50 buildings	53 buildings	53 buildings	53 buildings
Leasable Space	406,605 m ²	479,877 m ²	479,941 m ²	479,913 m ²
Occupancy Rate	98.7%	95.9%	96.8%	-

Dividends on the preferred capital contribution to Harumi Front SPC

* Information as of each fiscal period end

* The initial forecast for the 12th Period means the 12th Period performance forecast announced on May 17, 2007, and for the 13th and 14th Periods, the 13th and 14th Period performance forecasts announced on November 14, 2007.

* Assumptions for performance forecast:

- Based on 53 properties held as of March 31, 2008
- The risk of decreasing revenues due to return of leased space 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.

Comments on the 13th Period

- ◆ Continuous growth in revenues and profits from IPO to the 13th Period
- ◆ Acquired assets
 - Harumi Center Building (Acquisition date: Dec 18, 2007; Acquisition price: ¥26,800 million)
 - NHK Hiroshima Broadcasting Center Building (additional share) (Acquisition date: Mar 3, 2008; Acquisition price: ¥1,450 million)
 - Hachioji First Square (additional share) (Acquisition date: Mar 19, 2008; Acquisition price: ¥2,379 million)
 - MM Park Building (Acquisition date: Mar 24, 2008; Acquisition price: ¥37,400 million)
 - Musashi Kosugi STM Building (Acquisition date: Mar 25, 2008; Acquisition price: ¥4,000 million)
- ◆ Dividends on the preferred capital contribution from Harumi Front Special Purpose Company (SPC)
 - Dividends (approx. ¥ 7.9 billion) determined upon resolution made by the general meeting of members of SPC held on March 31, 2008 were reported as revenues.
- ◆ Property management
 - Occupancy rate at the end of the 13th Period was kept high at 95.9% (98.1% when excluding that of MM Park Building).
 - Increase in revenues as a result of the rent increase revision with existing tenants
- ◆ Financial condition
 - Public offering of units (33,000 units; Aggregate amount of issue price: approx. ¥ 32.9 billion)
 - LTV (Interest-bearing debt / Total assets) at the end of the 13th Period was 33.6%.
 - The Long-term, fixed-interest debt ratio (*) stood at 87.0%.

(*) 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:

On March 28, 2008, S&P revised its corporate credit ratings on JRE upward from A+ to AA- for long-term, and from A-1 to A-1+ for short-term.

S&P	Moody's	R&I
AA- (Stable)	A1 (Upward revision of the ratings is underway)	AA (Stable)

(As of May 15, 2008)

Comments on the 14th and the 15th Periods

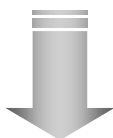
- ◆ As of May 15, 2008, there are no assets that we have decided to acquire.
- ◆ The occupancy rate at the end of the 14th Period is estimated to be 96.8%.

Performance Comparison (the 12th Period vs the 13th Period)



Overall Performance

(The total of asset groups A through D below)



(Factor Analysis)

Asset Group A

47 properties operated all through the 12th and 13th Periods without any changes in shares of ownership

<Main factors that increased/decreased Repairing Expenses>

Shibuya Cross Tower	164
Sanno Grand Building	73
Nagoya Hirokoji Building	52
da Vinci Harajuku	33
Saitama Urawa Building	31
Kanazawa Park Building	-89

Asset Group B

Property acquired during the 12th Period
(8·3 Square Kita)

(Property operated all through the 13th Period)

Asset Group C

Five properties acquired during the 13th Period*
(Harumi Center, Hachioji First Square, NHK Hiroshima Broadcasting Center, MM Park, Musashi Kosugi STM)

* Including additional share acquisition
(Properties put into operation during the 13th Period)

Asset Group D

Property transferred in the 12th Period
(Kobe Itomachi)

(In millions of yen)

	12th Period (Apr 2007-Sep 2007)	13th Period (Oct 2007-Mar 2008)	Change	% of Change
Property-related Revenues	17,132	17,807	675	3.9%
Property-related Expenses*	7,894	8,678	783	9.9%
Property-related Profits and Losses	9,237	9,129	-107	-1.2%
NOI*	12,073	12,197	124	1.0%
Occupancy Rate at End of Period	98.7%	95.9%	-2.8%	
Average Occupancy Rate during the Period	98.1%	97.7%	-0.3%	

*Property-related Expenses include Depreciation.

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

	12th Period (Apr 2007-Sep 2007)	13th Period (Oct 2007-Mar 2008)	Change	% of Change
Property-related Revenues	16,562	16,673	111	0.7%
Property-related Expenses	7,554	7,993	438	5.8%
Property Management Expenses	1,772	1,771	0	0.0%
Property Management Costs	1,628	1,677	49	3.0%
Brokerage Fees, etc.	144	94	-49	-34.6%
Utilities Expenses	1,126	1,114	-12	-1.1%
Property and Other Taxes	1,306	1,307	1	0.1%
Casualty Insurance	35	35	0	-1.0%
Repairing Expenses	569	980	410	72.1%
Other Rental Expenses	27	96	68	248.6%
Depreciation	2,715	2,686	-28	-1.0%
Property-related Profits and Losses	9,007	8,680	-327	-3.6%
NOI	11,722	11,367	-355	-3.0%
Occupancy Rate at End of Period	98.8%	98.0%	-0.8%	
Average Occupancy Rate during the Period	98.2%	98.1%	-0.1%	

	12th Period (Apr 2007-Sep 2007)	13th Period (Oct 2007-Mar 2008)	Change	% of Change
Property-related Revenues	195	317	122	62.5%
Property-related Expenses	98	162	63	63.8%
Property-related Profits and Losses	96	155	59	61.1%
NOI	149	235	85	57.2%

	12th Period (Apr 2007-Sep 2007)	13th Period (Oct 2007-Mar 2008)	Change	% of Change
Property-related Revenues	311	816	504	162.1%
Property-related Expenses	202	522	320	158.2%
Property-related Profits and Losses	108	293	184	169.4%
NOI	168	595	427	253.5%

	12th Period (Apr 2007-Sep 2007)	13th Period (Oct 2007-Mar 2008)	Change	% of Change
Property-related Revenues	63	-	-63	-100.0%
Property-related Expenses	38	-	-38	-100.0%
Property-related Profits and Losses	24	-	-24	-100.0%
NOI	32	-	-32	-100.0%

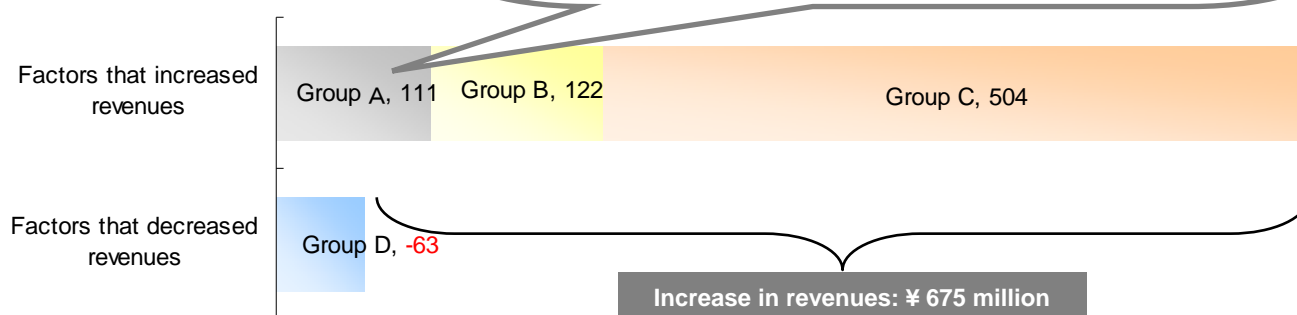
*Refer to 4. Appendix (pages 70-71) for performance comparison, by building, of the 12th·13th Periods, or "Property Data" (excel file) downloadable from [Property Data](#) (424KB) [Download](#) on the JRE website (<http://www.j-re.co.jp/english/>).

Factors that brought changes in property-related revenues

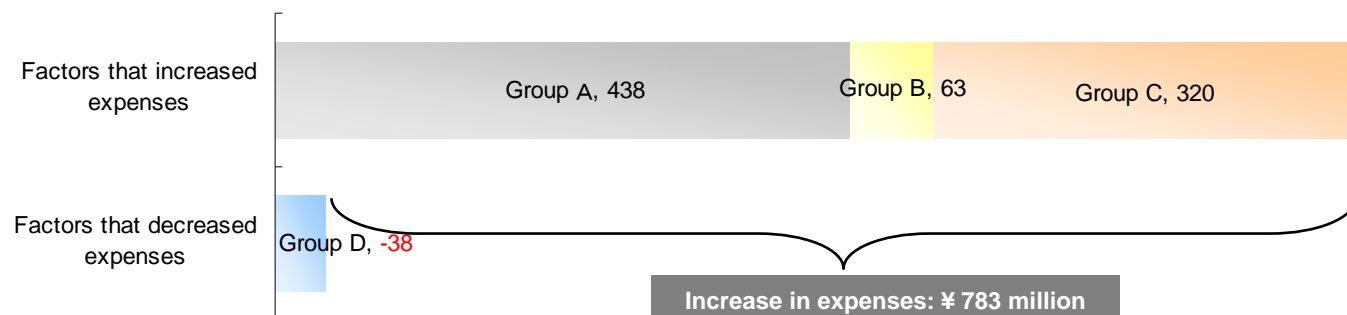
(In millions of yen)

Main Factors of Increase and Decrease Best 5 & Worst 5

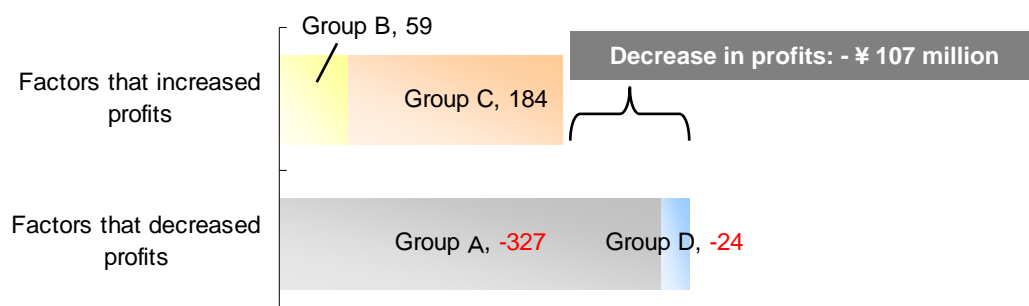
Property Name	12th Period	13th Period	Change	% of Increase in Revenues
Yoyogi 1Chome	344	414	69	20.3%
Sanno Grand	1,006	1,047	41	4.2%
Tokyo Opera City	500	527	26	5.3%
Nagoya Hirokoji	712	735	23	3.3%
Mitsubishi UFJ Trust and Banking	979	996	16	1.7%
Shibuya Cross Tower	1,552	1,425	-126	-8.2%
Jingumae Media Square	381	370	-10	-2.7%
MD Kanda	363	353	-10	-2.8%
Shinwa	274	266	-8	-2.9%
Lit City	305	297	-7	-2.6%



Factors that brought changes in property-related expenses



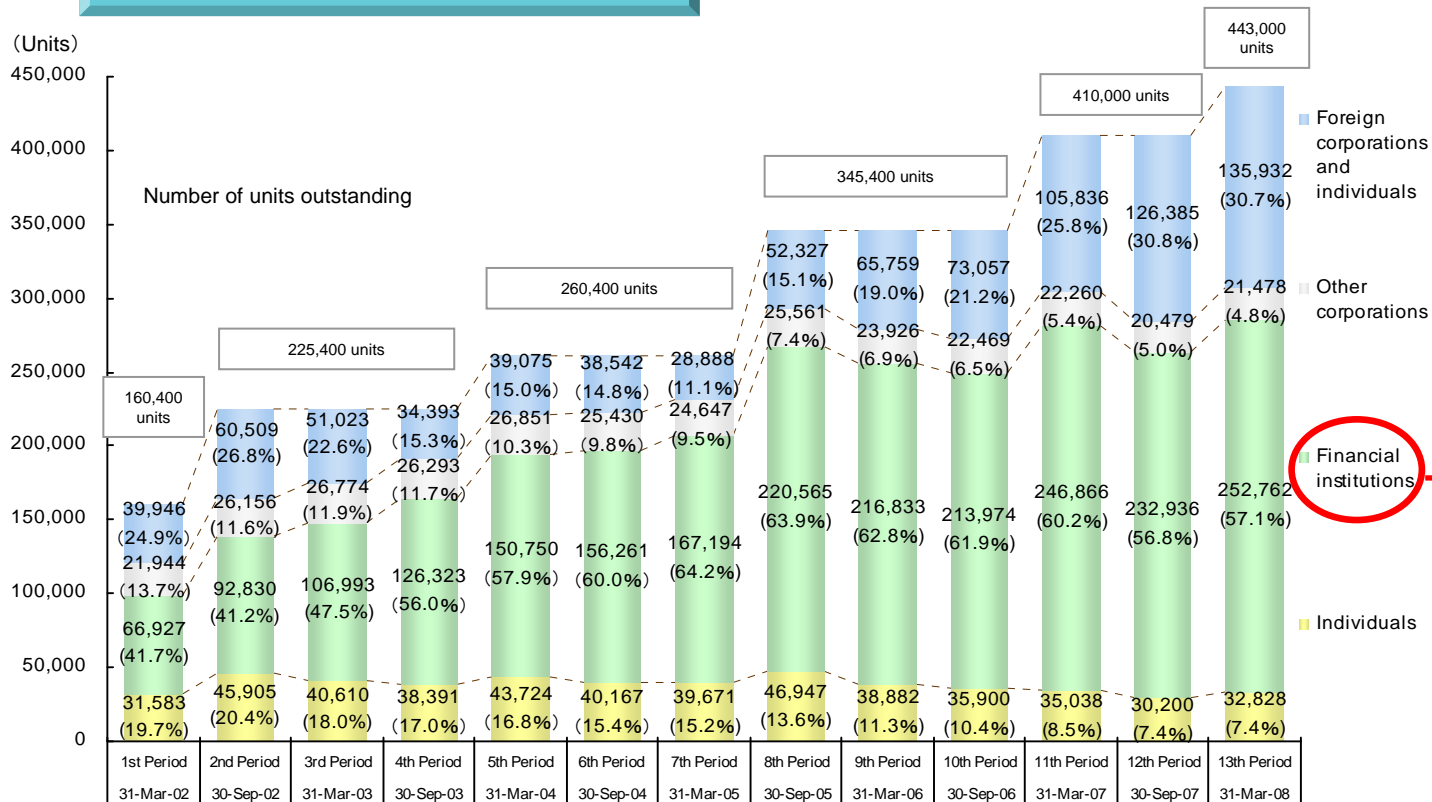
Factors that brought changes in property-related profits and losses



Unitholder Data



Unitholder Composition



Top 10 Unitholders

13th Period

Company	Units	% of Total Units Outstanding
1 NikkoCiti Trust and Banking Corporation (Toshin Acc.)	34,471	7.78%
2 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	31,342	7.07%
3 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	26,934	6.08%
4 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	26,677	6.02%
5 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	10,899	2.46%
6 The Chugoku Bank, Ltd.	10,706	2.42%
7 Mitsubishi Estate Co., Ltd.	10,160	2.29%
8 The Bank of New York, Treaty JASDEC Account	8,883	2.01%
9 Goldman Sachs, International	8,734	1.97%
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%

12th Period

Company	Units	% of Total Units Outstanding
1 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	30,166	7.36%
2 NikkoCiti Trust and Banking Corporation (Toshin Acc.)	29,634	7.23%
3 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	29,599	7.22%
4 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	23,519	5.74%
5 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	12,534	3.06%
6 UBS AG London Asia Equities	10,886	2.66%
7 Mitsubishi Estate Co., Ltd.	10,160	2.48%
8 The Chugoku Bank, Ltd.	9,712	2.37%
9 The Bank of New York, Treaty JASDEC Account	9,521	2.32%
10 Tokio Marine & Nichido Fire Insurance Co., Ltd.	8,120	1.98%

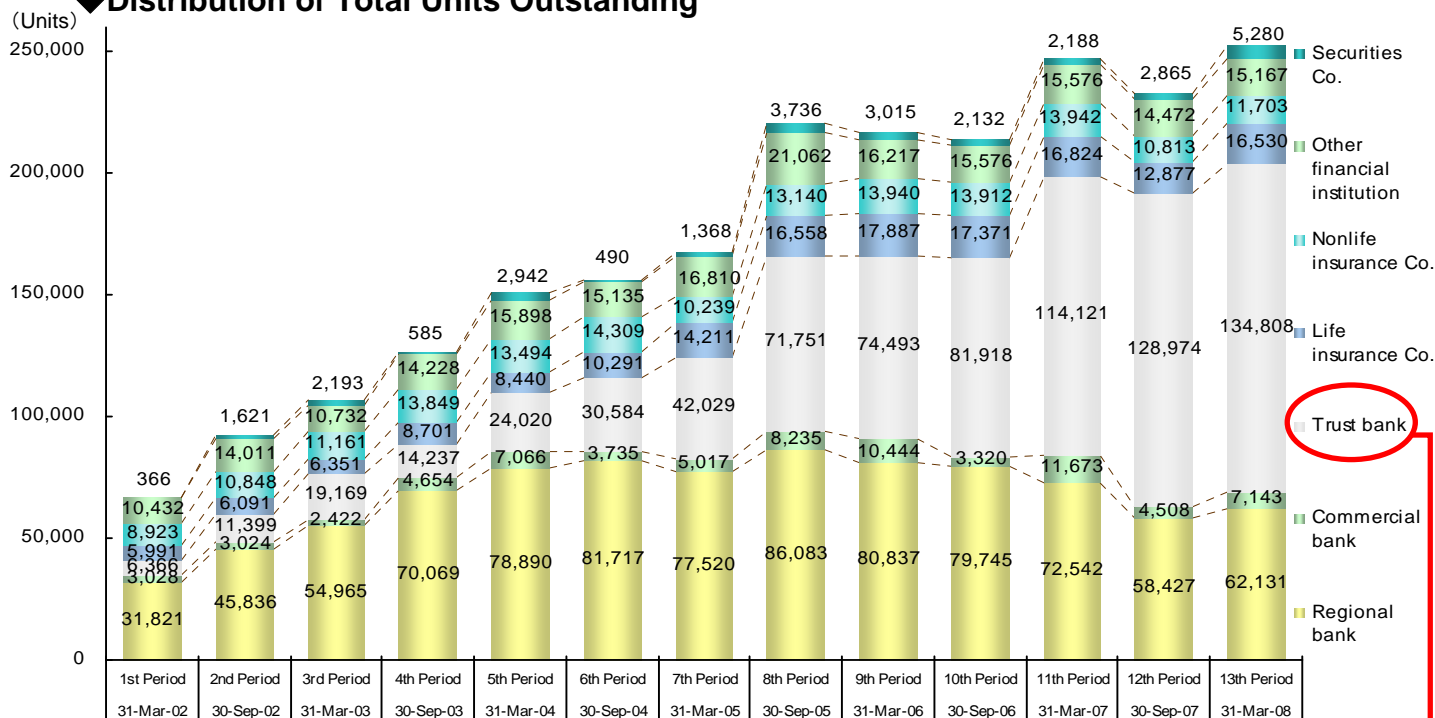
The Dai-ichi Mutual Life Insurance Company	4,920	1.20%
Mitsui & Co., Ltd.	1,600	0.39%

Number of Unitholders by Sector

	13th Period (Mar-08)		12th Period (Sep-07)	
	Unitholders	%	Unitholders	%
Individuals	12,648	93.5%	11,972	93.6%
Financial institutions	193	1.4%	201	1.6%
Other corporations	330	2.4%	296	2.3%
Foreign corporations/Individuals	363	2.7%	318	2.5%
Total	13,534	100.0%	12,787	100.0%

Financial Institutions

◆ Distribution of Total Units Outstanding

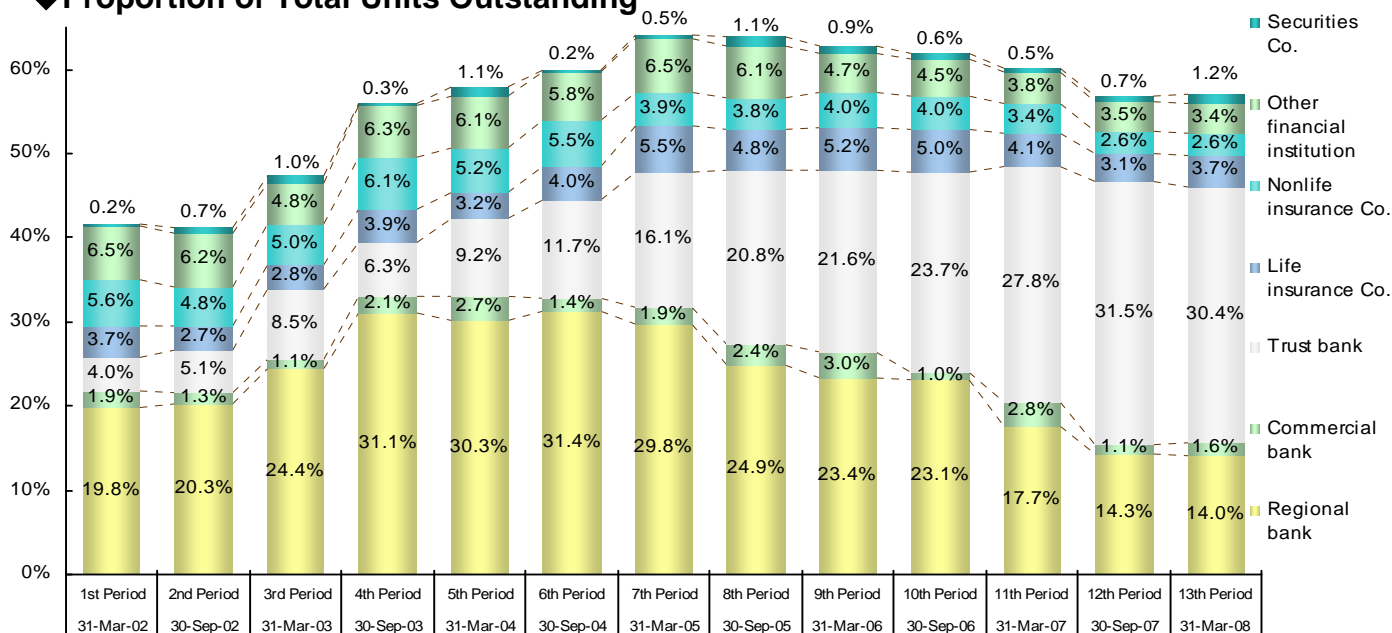


< Number of investment trust units >

(Units)

	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
Date	31-Mar-02	30-Sep-02	31-Mar-03	30-Sep-03	31-Mar-04	30-Sep-04	31-Mar-05	30-Sep-05	31-Mar-06	30-Sep-06	31-Mar-07	30-Sep-07	31-Mar-08
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
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
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
% of 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%
% of 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%

◆ Proportion of Total Units Outstanding



Acquired Assets in the 13th Period



Harumi Center Building

Transaction Summary

- Seller: Harumi Front Special Purpose Company
- Acquisition price: ¥ 26,800 million
- Appraisal value: ¥ 26,300 million
(as of November 1, 2007)
¥ 26,300 million
(as of March 31, 2008)
- Acquisition date: December 18, 2007



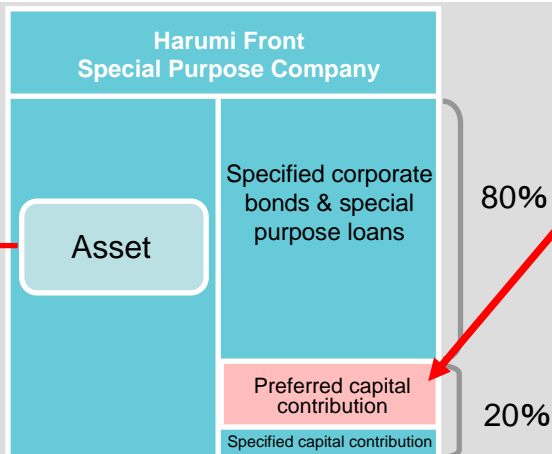
Property Summary

- Address: 2-5-24 Harumi, Chuo-ku, Tokyo
- Area: <Land> 4,664.63 m²
<Building> 26,447.27 m²
- Structure: Steel-framed structure, flat roof
Above ground: 10 floors
- Completion date: November 2006
- Type of ownership: <Land/Building> Ownership
- Leasable space: 20,812 m² (as of end of March 2008)
- Occupancy rate: 98.1% (as of end of March 2008)

Property acquisition using a preferred capital contribution to a special purpose company

<Outline of the preferred capital contribution certificates acquisition (JRE was granted the preferential purchasing right for Harumi Center Building at the time of acquisition of the preferred capital contribution certificates)>

- Acquired asset: Real estate-backed securities
- Type of securities: Preferred capital contribution certificates
- Issuer: Harumi Front Special Purpose Company (TMK)
- Acquisition dates: March 29, 2005; November 24, 2005; and November 24, 2006
- Acquisition price (# of units): ¥1,270 million (25,400 units)
(about 49.9% of the total of 50,900 units of preferred capital contribution units)
- Limit on preferential purchasing right: May 31, 2008



JRE holds approximately 49.9% of preferred capital contribution

Dividends on the preferred capital contribution (approx. ¥ 7.9 billion) were reported as operating revenues in the 13th Period.

Harumi Center Building was sold to JRE

Acquired Assets in the 13th Period

NHK Hiroshima Broadcasting Center Building (additional share)

Transaction Summary

- Seller: Mitsubishi Estate Co., Ltd.
 - Acquisition price: ¥ 1,450 million
 - Appraisal value: ¥ 1,450 million
(as of December 1, 2007)
¥ 3,260 million
- (As of March 31, 2008, including the existing share of ownership after this additional share acquisition)
- Acquisition date: March 3, 2008



Property Summary

- Address: 2-11-10 Otemachi, Naka-ku, Hiroshima City, Hiroshima Prefecture
- Area: <Land> 3,296.46 m²
<Building> 35,217.28 m²
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof
Above ground: 23 floors Below ground: 2 floors
- Completion date: August 1994
- Type of ownership: <Land> Leasehold (quasi-co-ownership of the total land area: 20.144%)
<Building> Compartmentalized building units (co-ownership, share of ownership: 21.668%)
* Change in ownership of the entire property caused by this additional acquisition: 27.085% → 48.753%
(up by 21.668%)
- Leasable space: 9,860 m² (JRE share of ownership as of end of March, 2008)
- Occupancy rate: 100.0% (as of end of March 2008)

Hachioji First Square (additional share)

Transaction Summary

- Seller: Sohgo Housing Co., Ltd.
 - Acquisition price: ¥ 2,379 million
 - Appraisal value: ¥ 2,310 million
(as of December 1, 2007)
¥ 6,170 million
- (As of March 31, 2008, including the existing share of ownership after this additional share acquisition)
- Acquisition date: March 19, 2008



Property Summary

- Address: 3-20-6 Myojin-cho, Hachioji City, Tokyo
- Area: <Land> 2,989.33 m²
<Building> 18,329.98 m²
- Structure: Steel-framed reinforced concrete structure, flat roof
Above ground: 12 floors Below ground: 1 floor
- Completion date: July 1996
- Type of ownership: <Land> Ownership (share of co-ownership)
<Building> Ownership (share of co-ownership: 29.73890%)
* Change in share of co-ownership of the entire property caused by this additional acquisition: 50.6611%
→ 80.4% (up by 29.7389%)
- Leasable space: 10,068 m² (JRE share of ownership as of end of March, 2008)
- Occupancy rate: 96.9% (as of end of March 2008)

Acquired Assets in the 13th Period

MM Park Building

Transaction Summary

- Seller: Mitsubishi Estate Co., Ltd.
- Acquisition price: ¥ 37,400 million
- Appraisal value: ¥ 37,400 million
(as of January 1, 2008)
¥ 37,400 million
(as of March 31, 2008)
- Acquisition date: March 24, 2008



Property Summary

- Address: 3-6-3 Minatomirai, Nishi-ku, Yokohama City, Kanagawa Prefecture
- Area: <Land> 6,825.77 m²
<Building> 49,037.51 m²
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof
Above ground: 15 floors Below ground: 1 floor
- Completion date: December 2007
- Type of ownership: <Land/Building> Ownership
- Leasable space: 38,665 m² (as of end of March 2008)
- Occupancy rate: 70.9% (as of end of March 2008)

Musashi Kosugi STM Building

Transaction Summary

- Seller: Sohgo Housing Co., Ltd.
- Acquisition price: ¥ 4,000 million
- Appraisal value: ¥ 4,000 million
(as of January 1, 2008)
¥ 4,000 million
(as of March 31, 2008)
- Acquisition date: March 25, 2008



Property Summary

- Address: 1-403-9 Kosugi-machi, Nakahara-ku, Kawasaki City, Kanagawa Prefecture
- Area: <Land> 3,552.15 m²
<Building> 22,839.61 m²
- Structure: Steel-framed reinforced, steel-reinforced concrete structure, flat roof
Above ground: 8 floors Below ground: 2 floors
- Completion date: October 1990
- Type of ownership: <Land> Ownership (share of co-ownership in 4 lots/2,779.10 m²: 40%)
<Building> Compartmentalized building units (share of co-ownership, share of ownership: 34.32%)
- Leasable space: 5,394 m² (JRE share of ownership as of end of March 2008)
- Occupancy rate: 100.0% (as of end of March 2008)

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, 2008, 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 purchasing right granted at the time of the preferred capital contribution

JRE acquired Harumi Center Building on December 18, 2007, by exercising the preferential purchasing right for the building that was granted at the time of the preferred capital contribution to Harumi Front Special Purpose Company in March 2005.



Harumi Center Building

Additional share acquisition

Number of properties as of March 31, 2008 : **53** buildings

Number of co-ownership or compartmentalized building units at the time of initial share acquisition : **21** 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

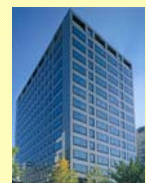
<Major properties for which additional share of ownership was acquired >



Sanno Grand Building



Nishiki Park Building



Midosuji Daiwa Building

Summary of Public Offerings of New Units



Summary of the 5th Public Offering of Units

- Number of units issued : 33,000 units
(# of units outstanding after the offering : 443,000 units)
- Offer price : ¥ 1,029,000 per unit
- Aggregate amount of offer price : ¥ 33,957,000,000
- Issue price : ¥ 997,500 per unit
- Aggregate amount of issue price : **¥ 32,917,500,000**
- Launch date : February 21, 2008
- Price determination date : March 5, 2008
- Payment date : March 12, 2008

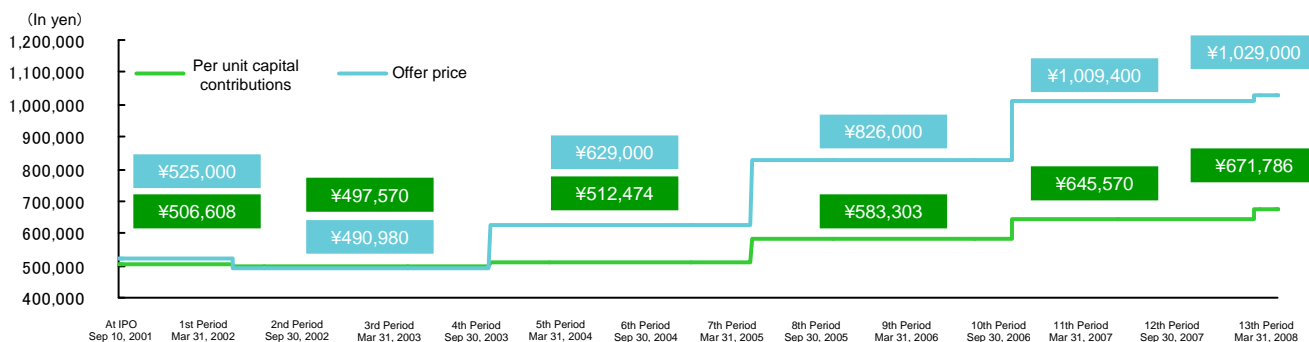
<Use of proceeds>

- ¥ 25 billion: Repayment of short-term loans (Funds for acquisition of Harumi Center Building)
- Remaining amount: Funds for acquisition of new assets

<Acquired assets: Total ¥ 45.2 billion>

NHK Hiroshima Broadcasting Center	¥1,450 million
Hachioji First Square	¥ 2,379 million
MM Park	¥37,400 million
Musashi Kosugi STM	¥4,000 million

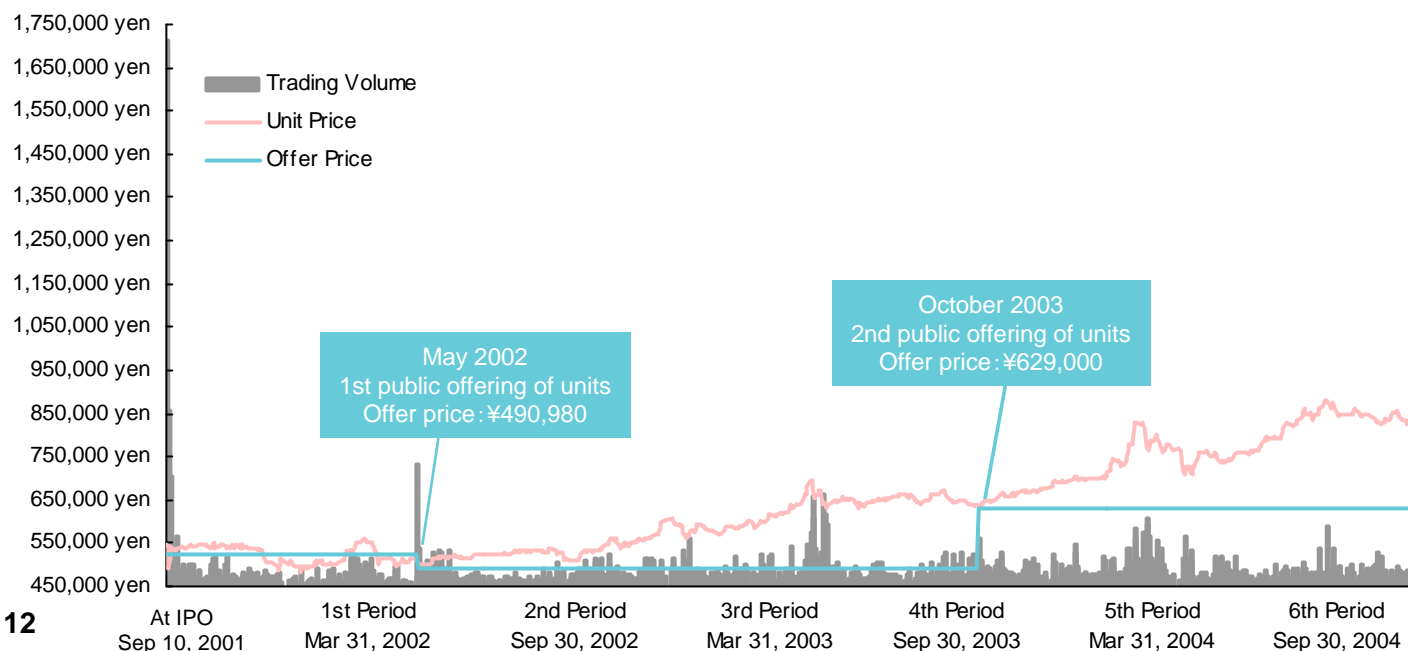
Change in the Offer Prices and Per Unit Capital Contributions



* The amounts represent the offer prices and per unit capital contributions. The offer prices represent those at the time of new unit issuance; the same prices are presented until the next public offerings of new units.

Per unit capital contribution: Unitholders' capital / number of units outstanding (Amounts of less than one yen are rounded down.)

Performance of Unit Price and Offer Price

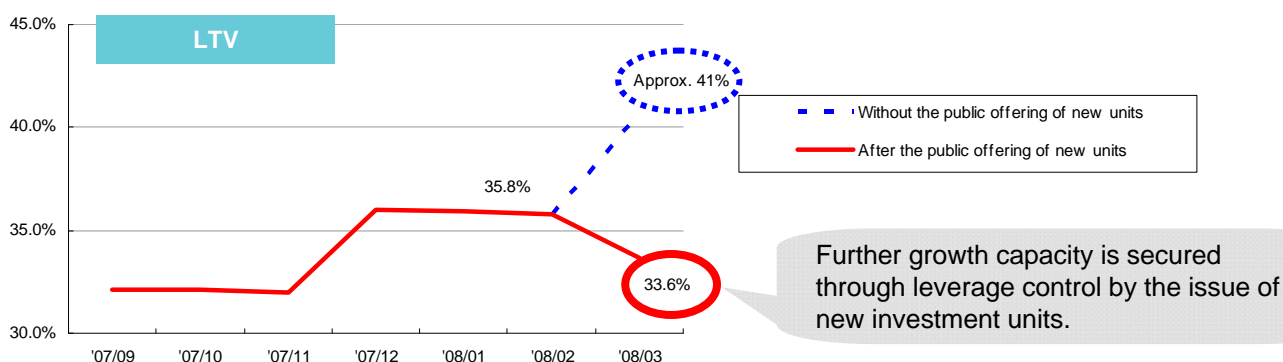


Change in LTV as a Result of Issue of New Investment Units

(In millions of yen)

	12th Period (Sep 30, 2007)	13th Period (Mar 31, 2008)	
		Provided that new units were not issued	After the public offering of new units
Total amount of Interest-bearing debts	144,500	214,729	177,500
LTV (Interest-bearing debt / Total assets)	32.1%	Approx. 41%	33.6%

* The figures in "Provided that new units were not issued" are calculated on the assumption that the total acquisition price of NHK Hiroshima Broadcasting Center Building, Hachioji First Square, MM Park Building, and Musashi Kosugi STM Building (¥45,229 million) is financed by loans.

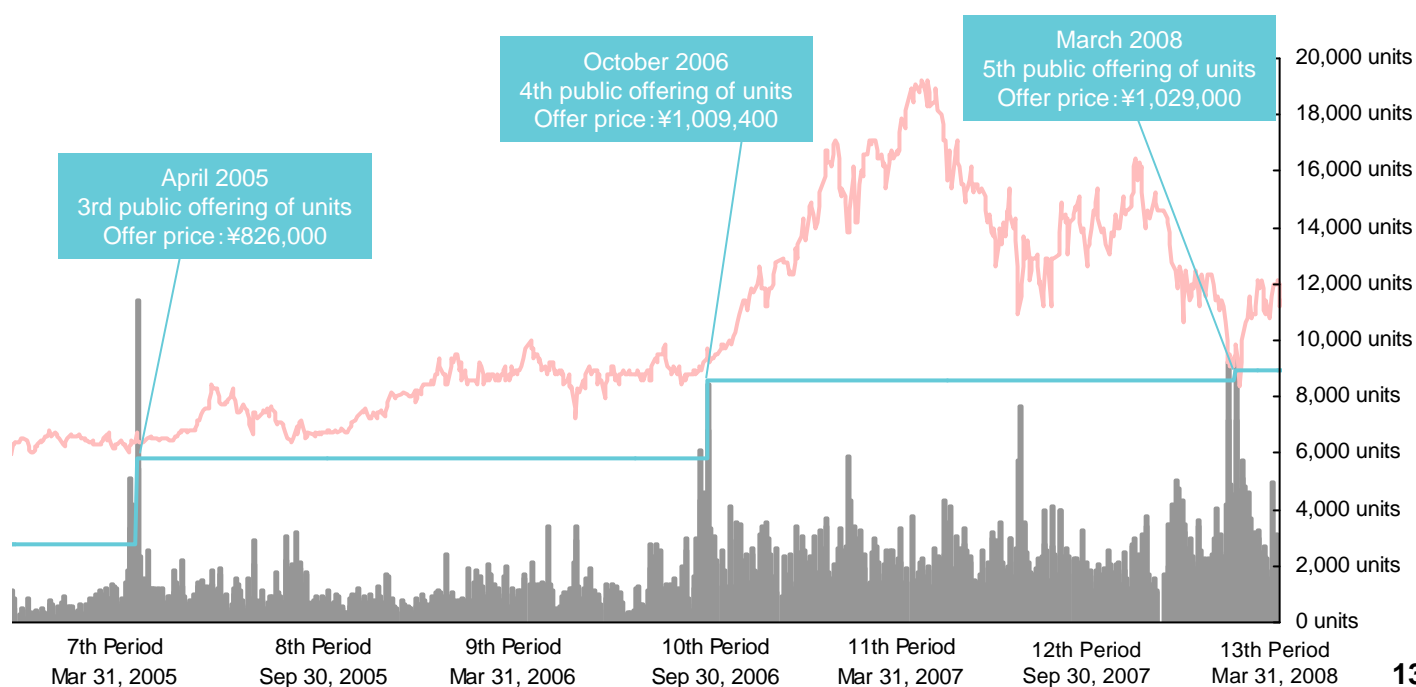


Borrowable Amount

(As of end of March, 2008)

(In millions of yen)

Total assets	Interest-bearing debts	LTV	Borrowable amount	
			Up to 35% of LTV	Up to 40% of LTV
527,537	177,500	33.6%	10,981	55,858



Summary of Debts



13th Period (as of March 31, 2008)

<Short-term Loans> (EOB: In millions of yen, Interest: %)

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Mizuho Corporate Bank, Ltd.	'08/03/24	4,500	0.9575	'09/03/24 (1 year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'08/03/24	4,500	0.9575	'08/09/24 (0.5 year)
Mitsubishi UFJ Trust and Banking Corporation	'08/03/24	4,000	0.9575	'08/09/24 (0.5 year)
The Sumitomo Trust & Banking, Co., Ltd.	'08/03/24	4,000	0.9575	'08/09/24 (0.5 year)
Shinsei Bank, Limited.	'08/03/24	3,000	0.9575	'09/03/24 (1 year)
The Gunma Bank, Ltd.	'08/03/24	1,000	0.9575	'09/03/24 (1 year)
Shinkin Central Bank	'08/03/24	2,000	1.0083	'09/03/24 (1 year)
Total		23,000		

<Current Portion of Long-term Loans and Investment Corporation Bonds>

Lender or Bond Name	Borrowing Date or Issue Date	EOB	Interest	Repayment Date or Maturity Date (period)
2nd Investment Corporation Bond	'03/04/30	10,000	0.69	'08/04/30 (5 years)
The Iyo Bank, Ltd.	'04/03/24	2,000	1.0575	'09/03/24 (5 years)
The Dai-ichi Mutual Life Insurance Company	'04/03/30	5,000	1.015	'09/03/30 (5 years)
Total		17,000		

<Long-term Loans>

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Taiyo Life Insurance Company	'04/03/30	2,000	1.47125	'11/03/30 (7 years)
Mitsui Life Insurance Co., Ltd.	'04/08/31	5,000	1.50125	'11/08/31 (7 years)
Mitsui Life Insurance Co., Ltd.	'04/10/29	2,000	1.55	'12/10/29 (8 years)
National Mutual Insurance Federation of Agricultural Cooperatives	'04/11/01	5,000	1.33125	'11/11/01 (7 years)
Mitsubishi UFJ Trust & Banking Corporation	'06/04/03	10,000	1.63	'11/04/04 (5 years)
Mitsubishi UFJ Trust & Banking Corporation	'06/06/01	22,000	1.73	'11/06/01 (5 years)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		6,000		
Mizuho Corporate Bank, Ltd.		6,000		
The Sumitomo Trust & Banking Co., Ltd.	'06/06/23	5,200	1.65925	'11/06/23 (5 years)
Mitsubishi UFJ Trust & Banking Corporation		5,200		
Sompo Japan Insurance Inc.		1,600		
The Yamanashi Chuo Bank, Ltd.	'06/12/15	2,000	1.2875	'09/12/15 (3 years)
The Dai-ichi Mutual Life Insurance Company	'07/05/31	5,000	1.86875	'15/05/29 (8 years)
Taiyo Life Insurance Company	'07/05/31	1,500	1.86875	'15/05/29 (8 years)
The Chugoku Bank, Ltd.	'07/06/15	3,000	1.6225	'10/06/15 (3 years)
The Bank of Fukuoka, Ltd.	'07/08/31	1,000	1.49250	'12/08/31 (5 years)
Resona Bank, Ltd.	'08/03/24	3,000	1.10625	'10/03/24 (2 years)
The Chugoku Bank, Ltd.	'08/03/24	2,000	1.10625	'10/03/24 (2 years)
The Bank of Fukuoka, Ltd.	'08/03/24	2,000	1.10625	'10/03/24 (2 years)
The Hiroshima Bank, Ltd.	'08/03/24	2,000	1.10625	'10/03/24 (2 years)
The Hachijuni Bank, Ltd.	'08/03/24	1,000	1.10625	'10/03/24 (2 years)
Total		92,500		

<Investment Corporation Bonds>

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

Total amount of interest-bearing debts as of the 13th Period end **177,500 million yen**

The weighted average interest rate is 1.48% (0.96% for short-term loans, 0.83% for current portion of long-term loans and investment corporation bonds, and 1.65% for long-term interest-bearing debts) based on the amount of debt at the end of the period.

Average duration (as of the end of 13th Period) is 0.71 years (approximately 9 months) for short-term loans, 0.46 years (approximately 6 months) for current portion of long-term loans and investment corporation bonds, and 4.65 years (approximately 4 years and 8 months) for long-term interest-bearing debts.

Long-term, fixed-interest debt ratio: 87.0% (including current portion of long-term loans and investment corporation bonds)

12th Period (as of September 30, 2007)

<Short-term Loans> (EOB: In millions of yen, Interest: %)

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
—	—	0	—	—

Pre-payment of short-term loans (¥4.0 billion) was done on April 24, 2008.
Redemption of 2nd investment corporation bond (¥10 billion) was completed on April 30, 2008.

<Current Portion of Long-term Loans and Investment Corporation Bonds>

Bond Name	Issue Date	EOB	Interest	Maturity Date (period)
2nd Investment Corporation Bond	'03/04/30	10,000	0.69	'08/04/30 (5 years)
Total		10,000		

<Long-term Loans>

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
The Iyo Bank, Ltd.	'04/03/24	2,000	1.0575	'09/03/24 (5 years)
The Dai-ichi Mutual Life Insurance Company	'04/03/30	5,000	1.015	'09/03/30 (5 years)
Taiyo Life Insurance Company	'04/03/30	2,000	1.47125	'11/03/30 (7 years)
Mitsui Life Insurance Co., Ltd.	'04/08/31	5,000	1.50125	'11/08/31 (7 years)
Mitsui Life Insurance Co., Ltd.	'04/10/29	2,000	1.55	'12/10/29 (8 years)
National Mutual Insurance Federation of Agricultural Cooperatives	'04/11/01	5,000	1.33125	'11/11/01 (7 years)
Mitsubishi UFJ Trust & Banking Corporation	'06/04/03	10,000	1.63	'11/04/04 (5 years)
Mitsubishi UFJ Trust & Banking Corporation	'06/06/01	22,000	1.73	'11/06/01 (5 years)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		6,000		
Mizuho Corporate Bank, Ltd.		6,000		
The Sumitomo Trust & Banking Co., Ltd.	'06/06/23	5,200	1.65925	'11/06/23 (5 years)
Mitsubishi UFJ Trust & Banking Corporation		5,200		
Sompo Japan Insurance Inc.		1,600		
The Yamanashi Chuo Bank, Ltd.	'06/12/15	2,000	1.2875	'09/12/15 (3 years)
The Dai-ichi Mutual Life Insurance Company	'07/05/31	5,000	1.86875	'15/05/29 (8 years)
Taiyo Life Insurance Company	'07/05/31	1,500	1.86875	'15/05/29 (8 years)
The Chugoku Bank, Ltd.	'07/06/15	3,000	1.6225	'10/06/15 (3 years)
The Bank of Fukuoka, Ltd.	'07/08/31	1,000	1.49250	'12/08/31 (5 years)
Total		89,500		

Borrowing of long-term loans (¥14 billion) was done on April 24, 2008.

<Investment Corporation Bonds>

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

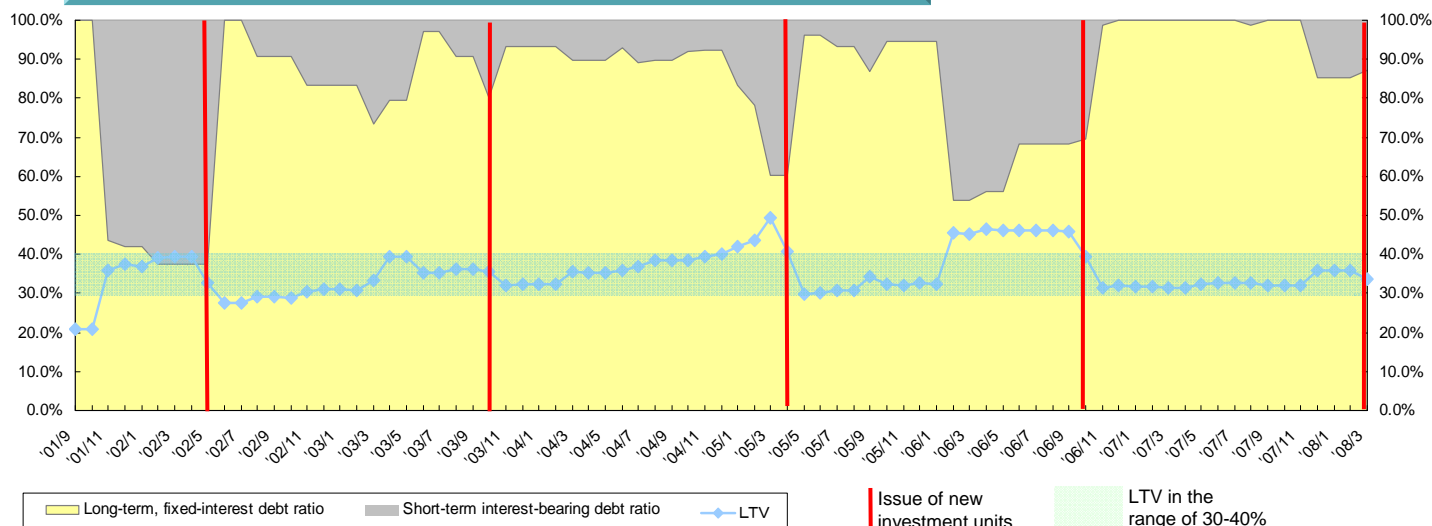
Total amount of interest-bearing debts as of the 12th Period end **144,500 million yen**

The weighted average interest rate is 1.59% (0.69% for current portion of investment corporation bonds, and 1.66% for long-term interest-bearing debts) based on the amount of debt at the end of the period.

Average duration (as of the end of 12th Period) is 0.59 years (approximately 7 months) for current portion of investment corporation bonds, and 5.17 years (approximately 5 years and 2 months) for long-term interest-bearing debts.

Long-term, fixed-interest debt ratio: 100.0% (including current portion of investment corporation bonds)

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

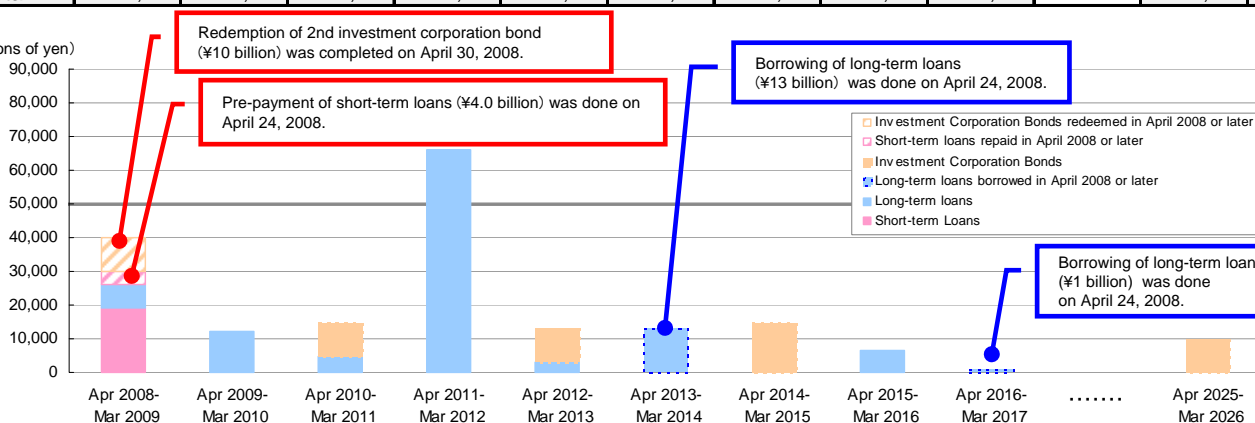
Diversification of Repayment Dates

(As of end of April, 2008)

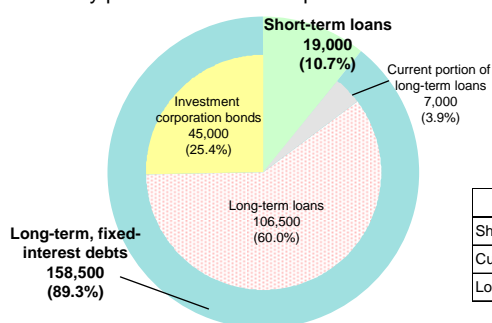
(In millions of yen)

	Apr 2008- Mar 2009 (within 1 year)	Apr 2009- Mar 2010 (2 years)	Apr 2010- Mar 2011 (3 years)	Apr 2011- Mar 2012 (4 years)	Apr 2012- Mar 2013 (5 years)	Apr 2013- Mar 2014 (6 years)	Apr 2014- Mar 2015 (7 years)	Apr 2015- Mar 2016 (8 years)	Apr 2016- Mar 2017 (9 years)	.....	Apr 2025- Mar 2026 (18 years)	Total
Short-term Loans	19,000	0	0	0	0	0	0	0	0	.....	0	19,000
Long-term Loans	7,000	12,000	5,000	66,000	3,000	13,000	0	6,500	1,000	.....	0	113,500
Investment Corporation Bonds	0	0	10,000	0	10,000	0	15,000	0	0	.....	10,000	45,000
Total	26,000	12,000	15,000	66,000	13,000	13,000	15,000	6,500	1,000	.....	10,000	177,500

(In millions of yen)



<Liability profile as of end of April 2008>



Weighted average interest rate: 1.52%

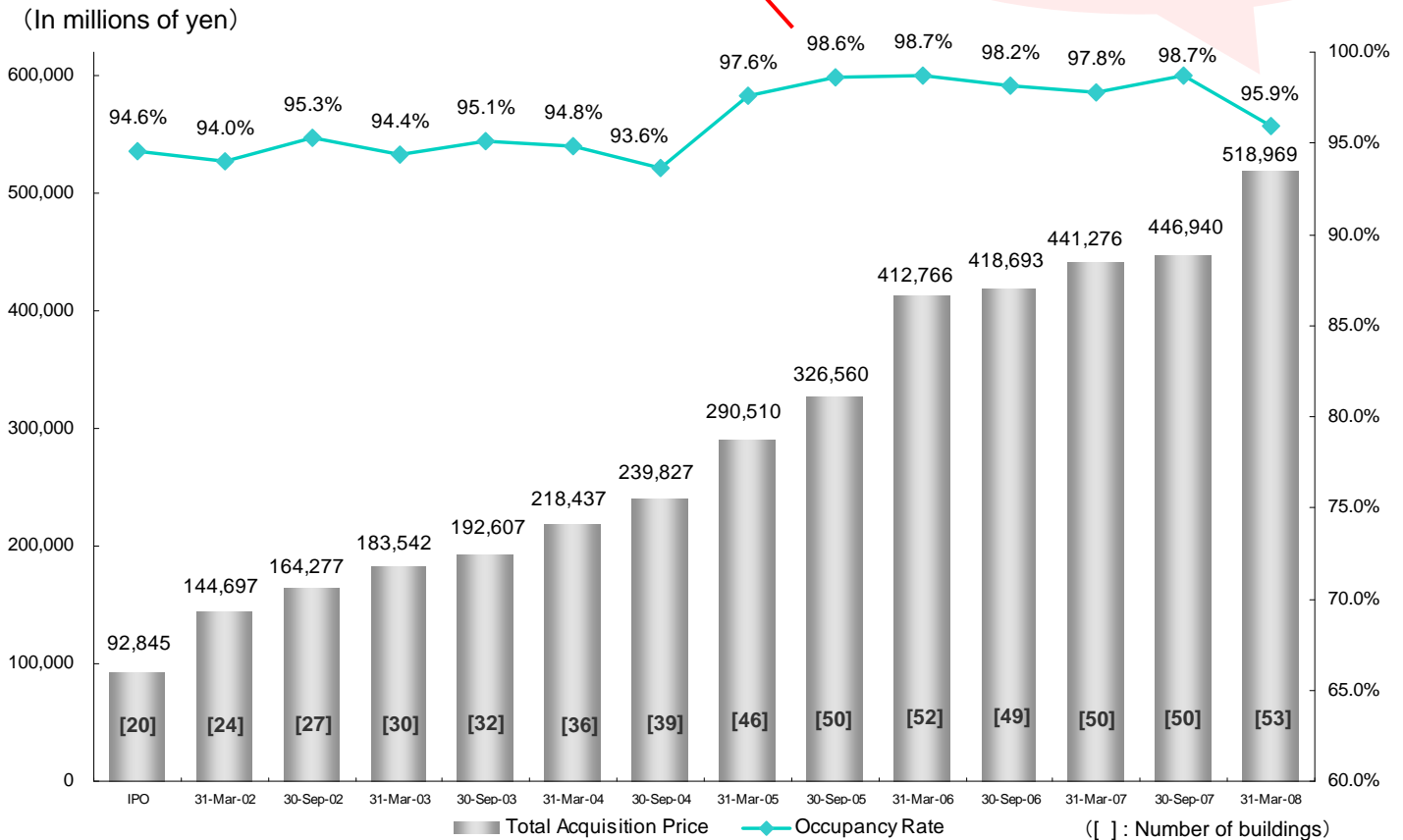
	Average interest rate	Average duration (year)
Short-term loans	0.84%	0.68
Current portion of long-term loans	1.03%	0.91
Long-term loans + Investment corporation bonds	1.63%	4.63

Asset Size and Occupancy Rate



Keep stable high occupancy rate

98.1% when excluding that of MM Park Building, acquired on March 24, 2008



◆ 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	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	554,375
Transfer	—	—	—	—	—	—	—	—	—	—	7,003	41,900	1,770	—	50,673

Achieved steady growth since IPO and established portfolio worth over ¥510 billion (total acquisition price) as of end of March, 2008

Improvement of Portfolio Quality



In the 6.5 years following IPO, the quality of the portfolio has further improved.

At IPO (End of Sep 2001):
20 properties

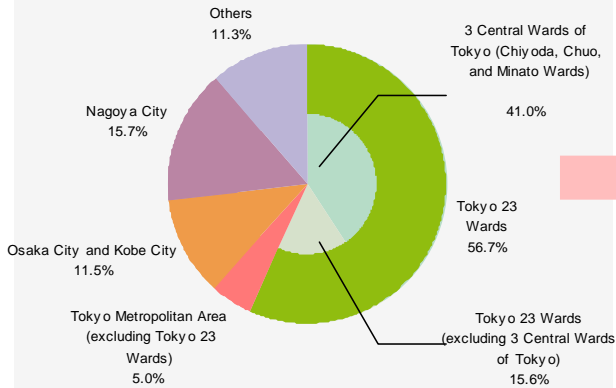
After 6.5 years

As of end of March 2008:
53 properties

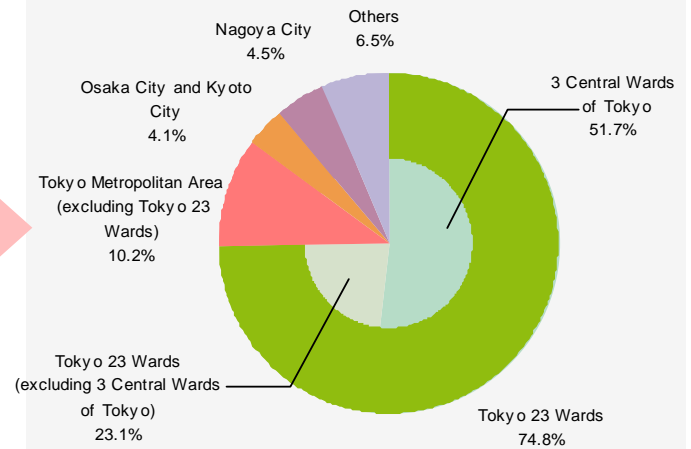
Geographical Diversification

- * Acquisition price basis
- * Tokyo metropolitan area represents Tokyo, Saitama, Chiba, and Kanagawa prefectures.
- * The preferred capital contribution certificate is excluded from the data on the chart below.

Asset size : ¥92,845 million



¥518,969 million



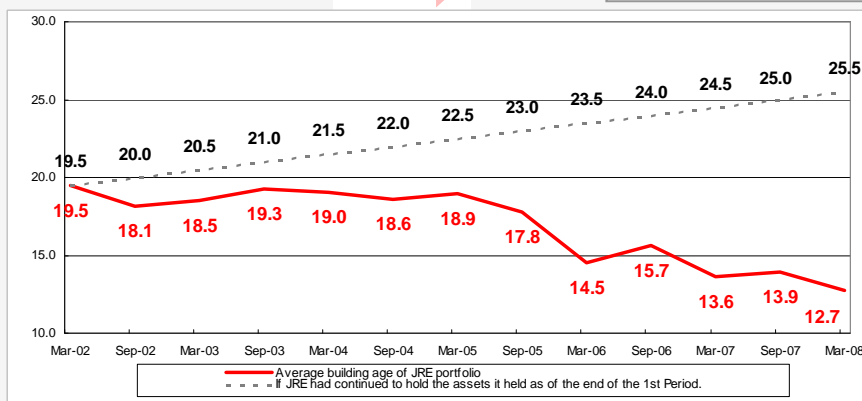
Highly liquid portfolio, mainly concentrated in Tokyo 23 Wards

Building Age

- * Weighted average based on acquisition prices

Entire portfolio:
17.9 years

Entire portfolio:
12.7 years



Even after 6.5 years since IPO, overall building age is lower in the current portfolio.

Property Data



(In millions of yen)

Area	Name	13th Period Appraisal Value (Mar 31, 08)	12th Period Appraisal Value (Sep 30, 07)	Amount of Difference	13th Period Book Value (Mar 31, 08)	13th Period Appraisal Value – Book Value	Acquisition Price		
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,300	6,300	0	5,115	1,184	5,000	
		Kitanomaru Square	88,600	85,600	3,000	80,459	8,140	81,555	
		MD Kanda	12,100	11,400	700	9,111	2,988	9,520	
		Kandabashi Park	6,520	6,310	210	4,601	1,918	4,810	
		Nibancho Garden	17,600	17,600	0	14,270	3,329	14,700	
		Mitsubishi UFJ Trust and Banking	50,000	46,500	3,500	30,524	19,475	44,700	
		Burex Kojimachi	7,040	7,040	0	6,802	237	7,000	
		Sanno Grand	30,700	28,800	1,900	21,725	8,974	20,900	
	Yurakucho Denki	8,600	8,240	360	7,724	875	7,200		
	Chuo	Kodenmacho Shin-Nihonbashi	4,200	3,890	310	2,870	1,329	3,173	
		Burex Kyobashi	7,070	7,050	20	5,061	2,008	5,250	
		Ginza Sanwa	18,000	17,800	200	17,050	949	16,830	
		Ryoshin Ginza East Mirror	5,150	4,980	170	5,360	-210	5,353	
	Minato	Aoyama Crystal	9,230	9,150	80	7,542	1,687	7,680	
		Shiba 2Chome Daimon	7,980	7,510	470	4,923	3,056	4,859	
		Cosmo Kanasugibashi	3,910	3,590	320	2,570	1,339	2,808	
	Shinjuku	Shinwa	9,890	9,060	830	7,766	2,123	7,830	
		Tokyo Opera City	12,100	11,900	200	8,854	3,245	9,350	
	Shinagawa	Takanawadai	2,840	2,840	0	2,582	257	2,738	
		Higashi-Gotanda 1Chome	7,050	7,050	0	5,268	1,781	5,500	
	Ota	Omori-Eki Higashiguchi	6,040	5,720	320	4,602	1,437	5,123	
	Shibuya	Nippon Brunswick	9,570	9,030	540	6,842	2,727	6,670	
		Yoyogi 1Chome	13,400	13,000	400	8,275	5,124	8,700	
		da Vinci Harajuku	6,420	6,420	0	5,026	1,393	4,885	
		Jingumae Media Square	16,100	15,600	500	11,988	4,111	12,200	
		Shibuya Cross Tower	53,000	51,100	1,900	38,888	14,111	34,600	
	Ebisu Neonato	5,710	5,620	90	3,826	1,883	4,100		
	Nakano	Harmony Tower	13,600	13,600	0	8,476	5,123	8,500	
		Toshima	Otsuka Higashi-Ikebukuro	4,000	3,920	80	3,466	533	3,541
			Ikebukuro 2Chome	1,650	1,630	20	1,629	20	1,728
Ikebukuro YS	5,670	5,630	40	4,652	1,017	4,500			
Other Areas	Saitama	Saitama Urawa	2,720	2,720	0	2,412	307	2,574	
		Kawasaki	Kawasaki Isago	3,360	3,360	0	2,920	439	3,375
	Sapporo	8-3 Square Kita	7,210	7,210	0	7,339	-129	7,100	
	Sendai	Jozenji Park	1,130	1,130	0	1,026	103	1,000	
		Sendai Honcho Honma	3,690	3,690	0	2,864	825	3,174	
	Kanazawa	Kanazawa Park	6,590	6,590	0	4,400	2,189	4,580	
	Nagoya	Nishiki Park	5,390	5,390	0	5,109	280	5,150	
		Hirokoji Sakae	1,730	1,730	0	1,753	-23	1,680	
		Nagoya Hirokoji	16,000	16,000	0	14,436	1,563	14,533	
		Nagoya Misono	1,940	1,940	0	1,595	344	1,865	
	Kyoto	Kyoto Shijo Kawaramachi	2,350	2,350	0	2,875	-525	2,650	
	Osaka	Sakaisujihonmachi	4,840	4,800	40	3,938	901	4,164	
		Midosuji Daiwa	19,100	18,900	200	13,600	5,499	14,314	
	Okayama	Lit City	5,560	5,550	10	4,446	1,113	4,650	
	Fukuoka	Tosei Tenjin	1,530	1,530	0	1,404	125	1,550	
		Tenjin Crystal	4,910	4,980	-70	4,847	62	5,000	
		Hinode Tenjin	3,940	3,870	70	3,528	411	3,657	
	Properties held as of the end of the 12th and 13th Periods, during which the shares of ownership remain unchanged	Tokyo 23 Wards	450,040	433,880	16,160	347,864	102,175	361,304	
		Other Areas	91,990	91,740	250	78,500	13,489	81,016	
		Total (48 properties)	542,030	525,620	16,410	426,365	115,664	442,320	

Properties acquired during the 13th Period

Tokyo 23 Wards	Chuo	Harumi Center	26,300	—	—	26,961	-661	26,800
Other Areas	Hachioji	Hachioji First Square	6,170	—	—	5,562	607	5,679
	Yokohama	MM Park	37,400	—	—	37,742	-342	37,400
	Kawasaki	Musashi Kosugi STM	4,000	—	—	4,048	-48	4,000
Hiroshima	NHK Hiroshima Broadcasting Center	3,260	—	—	2,695	564	2,770	

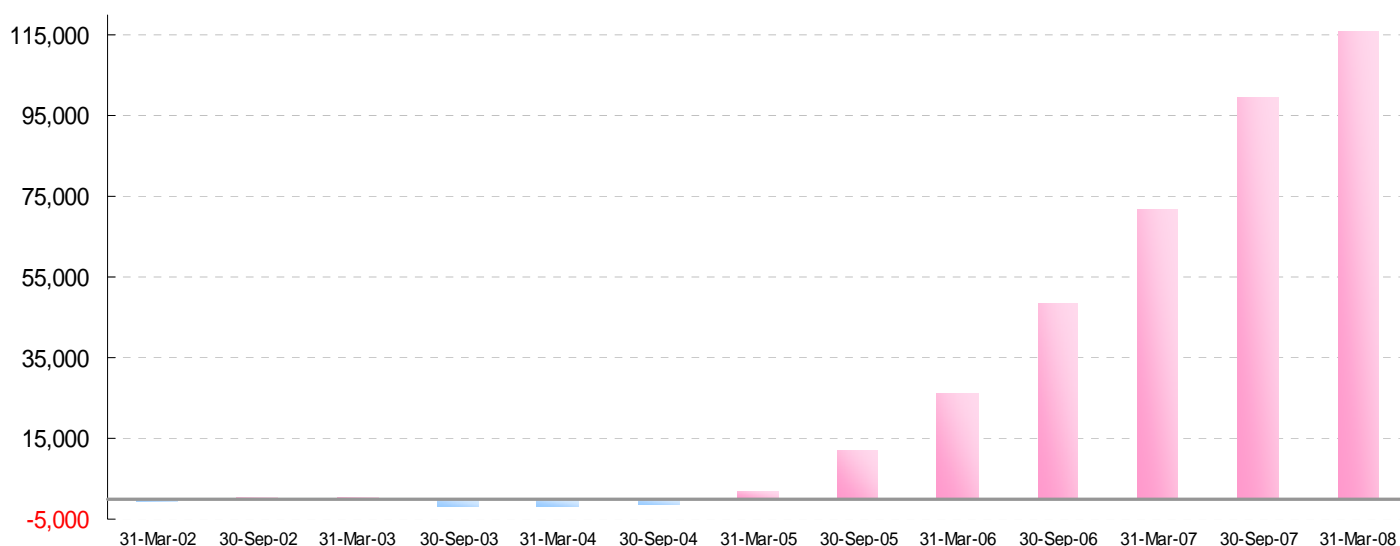
53 properties held as of the end of the 13th Period

Tokyo 23 Wards	476,340	—	—	374,826	101,513	388,104
Other Areas	142,820	—	—	128,550	14,269	130,865
Total (53 properties)	619,160	—	—	503,376	115,783	518,969

※Among the properties held as of the 12th Period end, the ones with an additional share acquisition during the 13th Period are categorized as "Properties acquired during the 13th Period". Meanwhile, their appraisal values at the end of the 12th Period are omitted.

Trend of Unrealized Profits or Losses

(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
Appraisal value at the end of period	A	144,940	165,251	184,704	191,271	217,150	238,961
Book value	B	145,580	165,088	184,304	193,058	219,032	240,134
Unrealized profits or losses	A-B=C	-640	162	399	-1,787	-1,882	-1,173
<Reference> Units outstanding	D	160,400 units	225,400 units	225,400 units	225,400 units	260,400 units	260,400 units
Unrealized profits or losses 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	1.28times	1.60 times	1.67 times

		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
Appraisal value at the end of period	A	293,342	339,029	439,799	467,001	498,741	531,100	619,160
Book value	B	291,350	327,005	413,708	418,607	427,013	431,463	503,376
Unrealized profits or losses	A-B=C	1,991	12,023	26,090	48,393	71,727	99,636	115,783
<Reference> Units outstanding	D	260,400 units	345,400 units	345,400 units	345,400 units	410,000units	410,000 units	443,000 units
Unrealized profits or losses per unit	C/D=E	7,647 yen	34,811 yen	75,537 yen	140,107 yen	174,944 yen	243,015 yen	261,363 yen
Net asset value per unit	F	528,299 yen	599,254 yen	599,475 yen	600,605 yen	663,091 yen	664,071 yen	701,009 yen
Adjusted net asset value per unit	E+F=G	535,946 yen	634,065 yen	675,013 yen	740,713 yen	838,036 yen	907,086 yen	962,372 yen
Unit price at the end of period	H	875,000 yen	915,000 yen	1,020,000 yen	1,000,000 yen	1,560,000 yen	1,380,000 yen	1,160,000 yen
H/G		1.63 times	1.44 times	1.51 times	1.35 times	1.86 times	1.52 times	1.21 times

* Unrealized profits or losses 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 13th Period, at the end of each fiscal period.

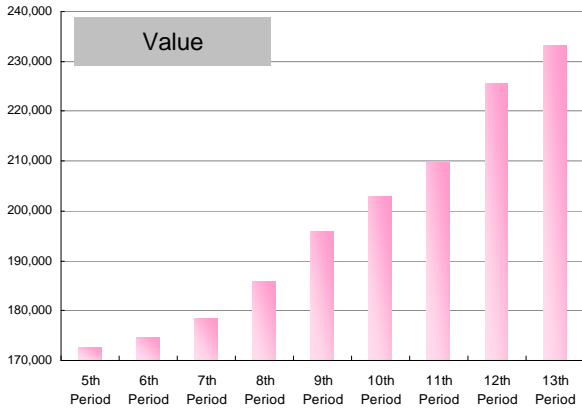
Historical Appraisal Value at the End of Period



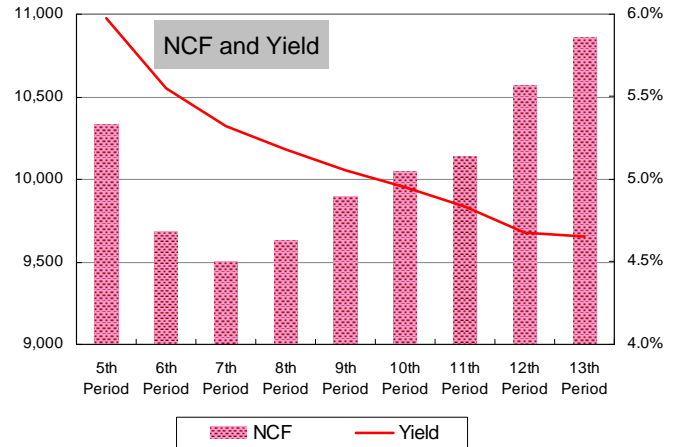
JRE's portfolio of 27 properties: constantly held shares of ownership in which no increase or decrease of shares was seen between the end of the 5th Period and the end of the 13th Period

Overall

(In millions of yen)

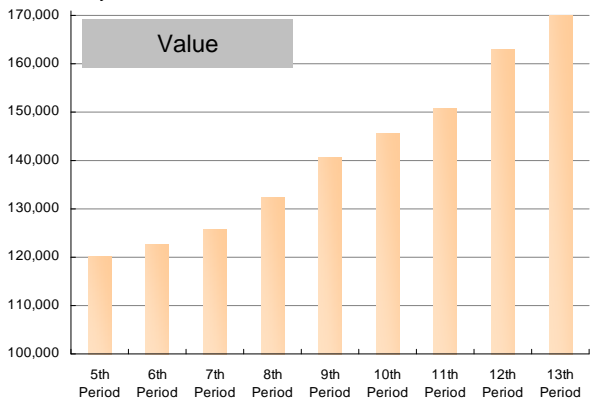


(In millions of yen)

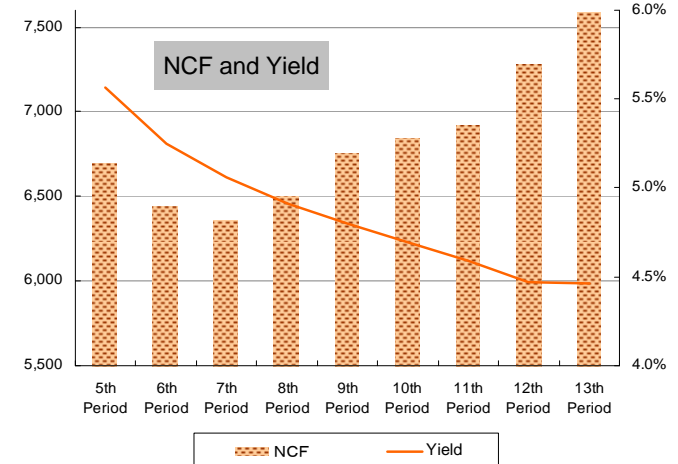


Tokyo 23 Wards

(In millions of yen)

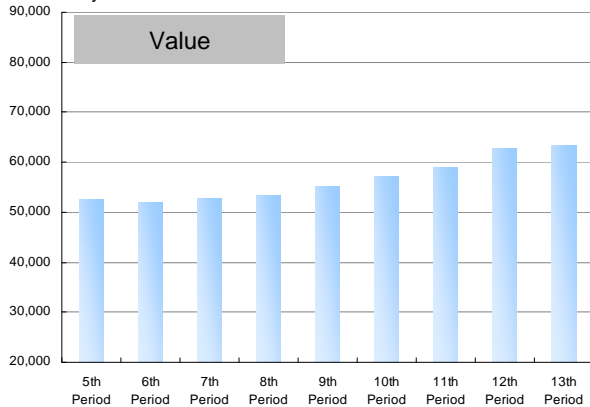


(In millions of yen)

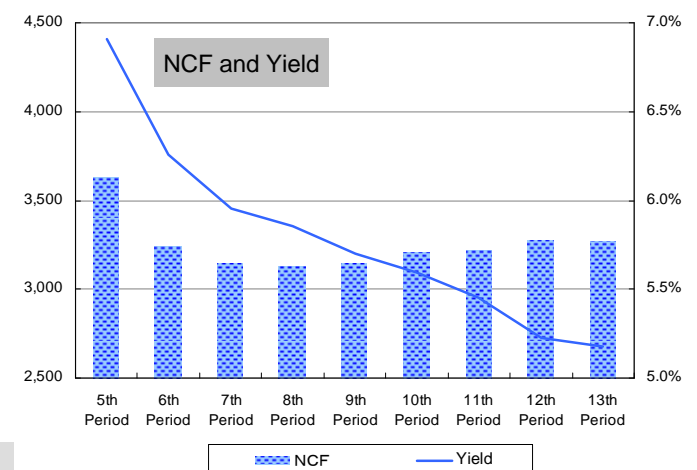


Other Areas

(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

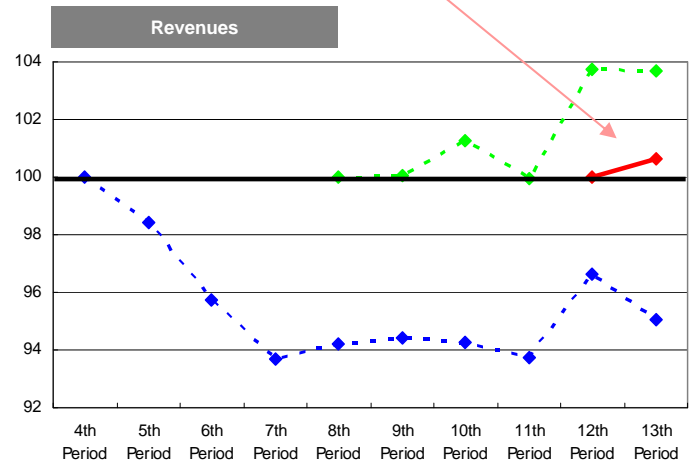
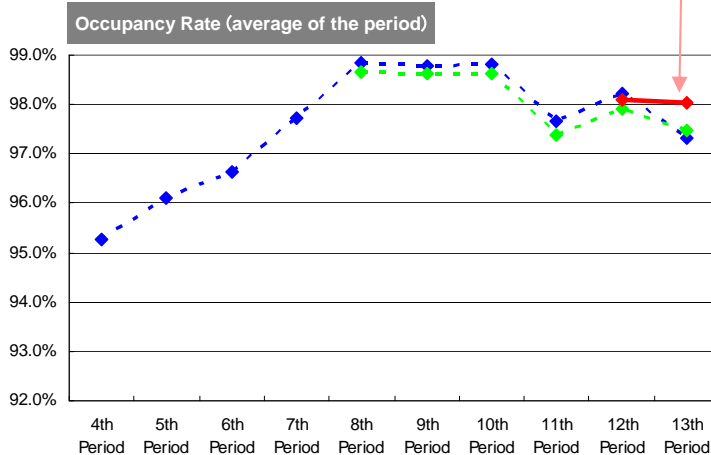
- Comparison of JRE's portfolio of properties with constantly held shares of ownership throughout the year and on which JRE has paid property and city planning taxes
- Property-related revenues are scaled as 100 at the end of each period (starting point).

		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
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
	Occupancy Rate (average of the period)	95.3%	96.1%	96.6%	97.7%	98.8%	98.8%	98.8%	97.7%	98.2%	97.3%
	NOI Yield	6.33%	6.28%	5.87%	5.82%	5.97%	6.07%	6.04%	5.71%	6.24%	5.59%
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
	Occupancy Rate (average of the period)					98.7%	98.6%	98.6%	97.4%	97.9%	97.5%
	NOI Yield					5.88%	5.90%	5.97%	5.73%	6.07%	5.78%
46 properties held as of the beginning of the 12th Period Acquisition price: ¥390.5 billion	Revenues									100.0	100.6
	Occupancy Rate (average of the period)									98.1%	98.0%
	NOI Yield									5.54%	5.36%

- 20 properties (4th Period) Excluding 6 properties already transferred and Sendai Honcho Honma, Sakaisujihonmachi, Kanazawa Park, and Aoyama Crystal from 30 properties at the beginning of the 4th Period
- 32 properties (8th Period) Excluding 6 properties already transferred and Sendai Honcho Honma, NHK Hiroshima Broadcasting Center, Sanno Grand, Jozenji Park, Harmony Tower, Ginza Sanwa, Ryosin Ginza East Mirror, Hachioji First Square, and Nibancho Garden from 47 properties at the beginning of the 8th Period
- 46 properties (12th Period) Excluding 1 property already transferred and NHK Hiroshima Broadcasting Center, Hachioji First Square, and Mitsubishi UFJ Trust and Banking from 50 properties at the beginning of the 12th Period

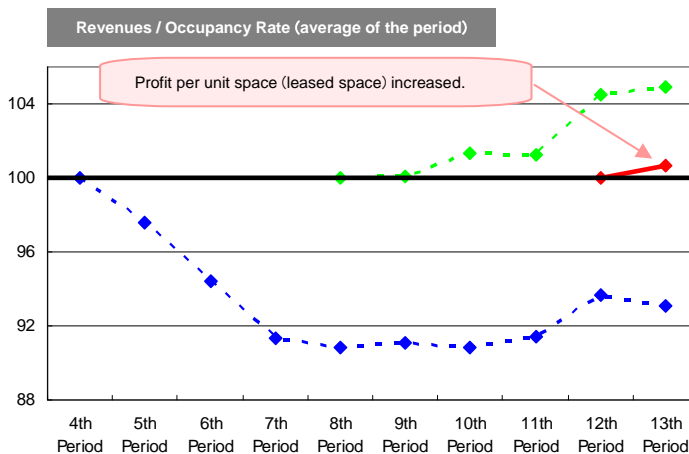
All the comments made for the following charts shall be in respect to the 46 properties held as of the beginning of the 12th Period.

Profit improved through tenant turnover and rent increase revision with tenants of other buildings, thereby offsetting the loss from the slight decline in occupancy rate (average of the period) caused by the withdrawal of Shibuya Cross Tower key tenants.

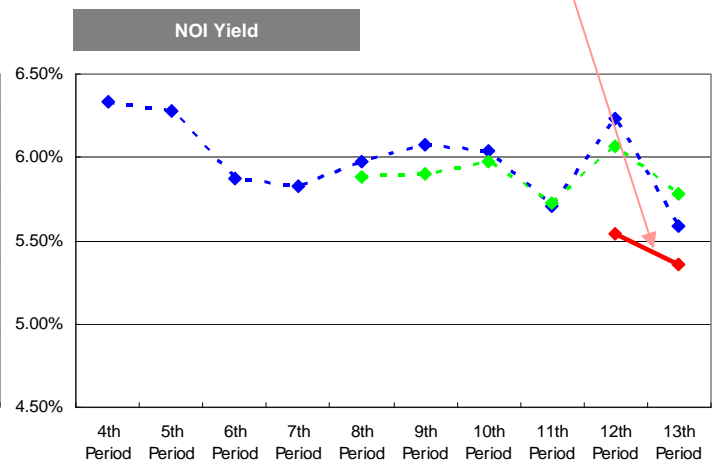


—◆— 20 properties held as of the beginning of the 4th Period
- - -◆- - - 32 properties held as of the beginning of the 8th Period
—◆— 46 properties held as of the beginning of the 12th Period

NOI dropped 3.2% due to the significant increase in repairing expenses (NOI excluding repairing expenses increased 0.5%). In the meantime, NOI for the 14th Period is expected to jump approx. 4.4%, raising NOI yield to approx. 5.6%.



Profit per unit space (leased space) increased.

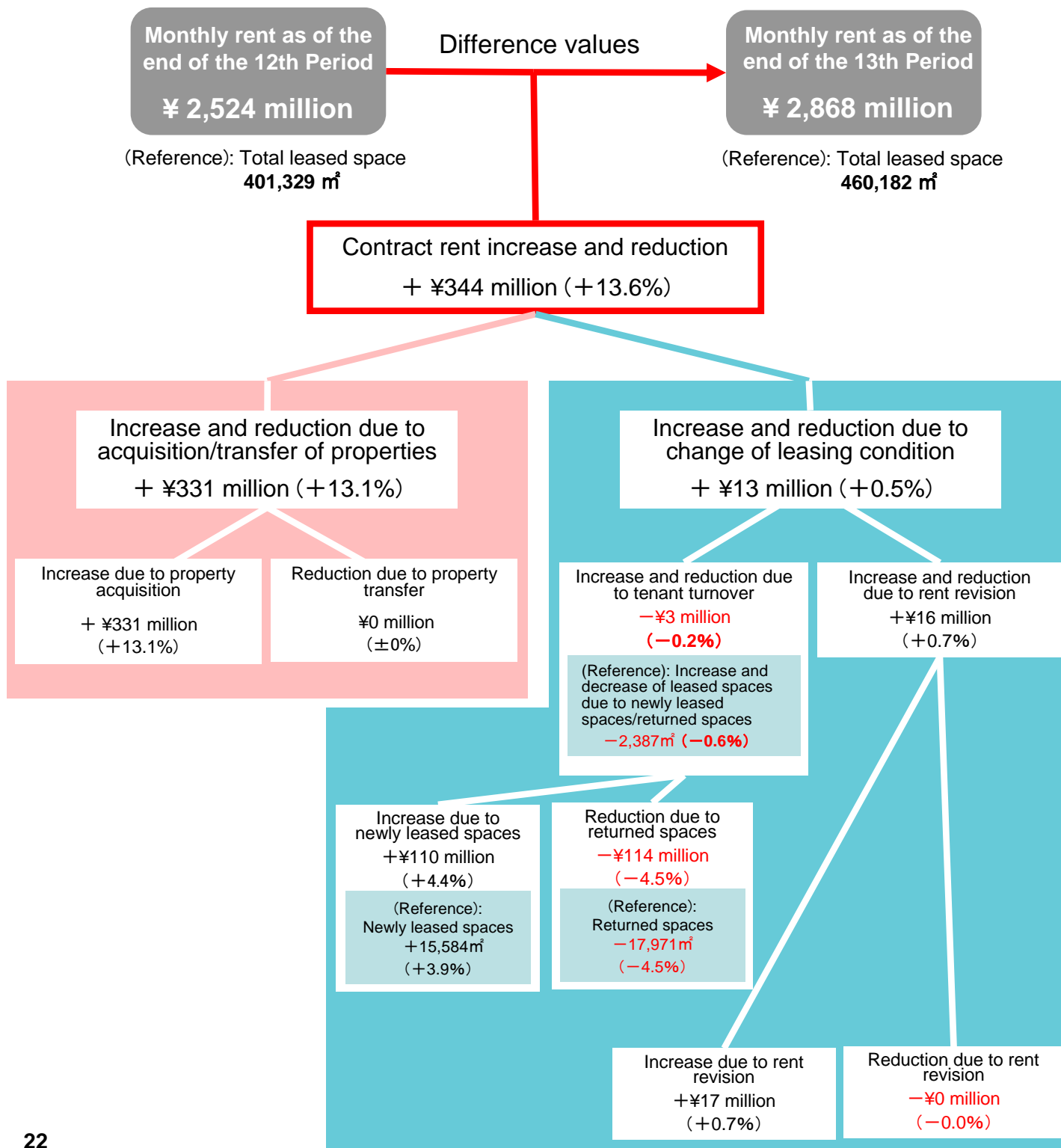


Contract Rent Increase and Reduction



Contract Rent Increase and Reduction (13th 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
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%
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%
Increase due to property acquisition ... ①	11.8%	7.5%	16.7%	9.9%	13.0%	3.9%	8.2%	1.8%	13.1%
Reduction due to property transfer ... ②	0.0%	0.0%	0.0%	0.0%	0.0%	-2.1%	-7.0%	-0.4%	0.0%
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%
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%
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%
Reduction due to returned spaces ... b	-8.0%	-7.0%	-3.8%	-2.6%	-3.4%	-3.7%	-3.3%	-4.1%	-4.5%
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%
Increase due to rent revision ... c	0.0%	0.8%	0.0%	0.0%	0.0%	0.1%	0.2%	1.5%	0.7%
Reduction due to rent revision ... d	-1.4%	-2.0%	-0.6%	-0.3%	-0.1%	-0.1%	0.0%	0.0%	0.0%

Factors for rent increase and reduction

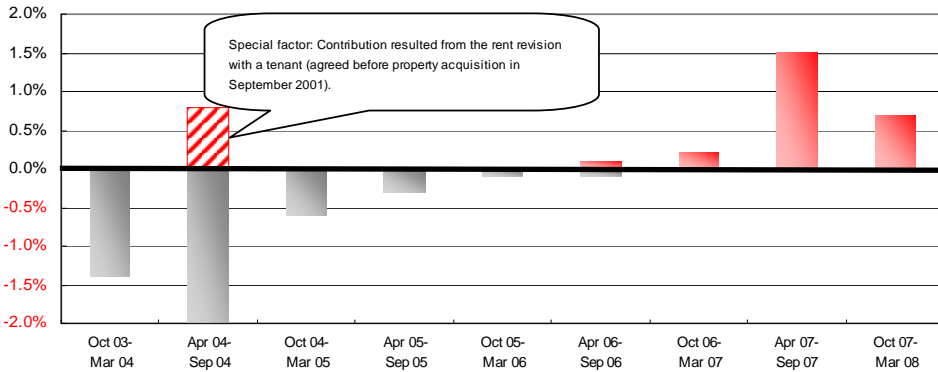
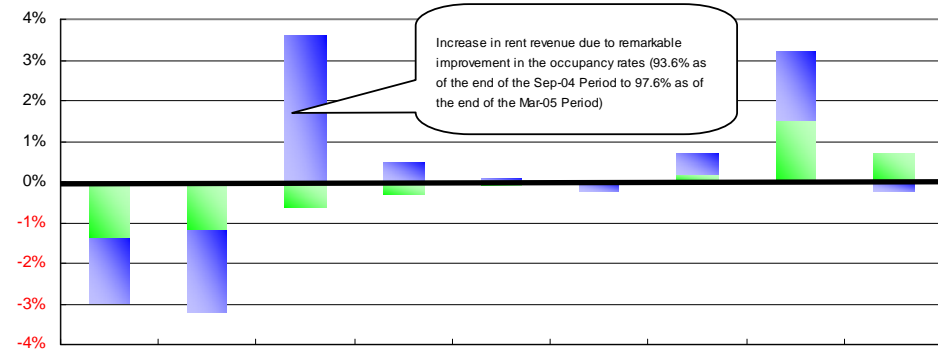
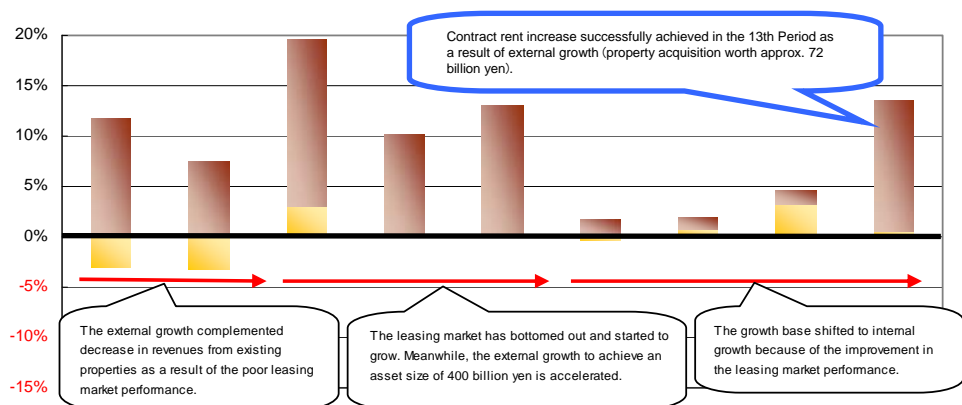
- Increase and reduction due to acquisition/transfer of properties
- Increase and reduction due to change of leasing condition

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 four sponsors**
 - Try to acquire properties by negotiated transactions mainly with four 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
 - 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 an appropriate leasing strategy to take full advantage of the characteristics of each building
- **Enhance rental incomes**
 - Continue efforts to raise rents
 - Carry out the property management cost reduction plan
- **Enhance the value of properties**
 - Conduct timely renovation work

Growth of Dividends

Indeed, creation of a robust foundation is essential for the long-term asset management business; in other words, that's our basic physical strength. Moreover, don't forget the importance of achieving a balance. Yes, JRE will continuously grow by achieving a good balance of external and internal growth while focusing on thorough compliance (our backbone) and a sound financial structure (our physique). We intend to refrain from unbalanced growth!



Financial Strategy

Maintain sound financial strength

- **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-spread, long-term and large-lot 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 debt service

MEMO

1. Details of the 13th Period

Income Statement for the 13th Period



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

	Term	→ Change →		13th Period (Mar 31, 2008) Actual	← Change ←		13th Period (Mar 31, 2008) Initial Forecast (*1)
	12th Period (Sep 30, 2007) Actual/Forecast	Actual	(amount) (%)		(amount) (%)		
Operating Revenues	17,530	8,213	46.9%	25,743	313	1.2%	25,430
Property-related Revenues	17,132	675	3.9%	17,807	177	1.0%	17,630
Rental Revenues	17,079			17,761			
Non-rental Revenues	53			45			
Gain on Transfer of Properties (*2)	397	-397	-100.0%	-	-		-
Dividends Earned	-	7,935		7,935	135	1.7%	7,800
Operating Expenses	8,791	2,733	31.1%	11,524	-395	-3.3%	11,920
Property-related Expenses (*3)	5,059	550	10.9%	5,609	-460	-7.6%	6,070
Property Management Expenses	1,875	50	2.7%	1,925			
Property Management Costs	1,730			1,831			
Brokerage Fees, etc.	145			94			
Utilities Expenses	1,177	23	2.0%	1,201			
Property and Other Taxes	1,346	-7	-0.6%	1,338			
Casualty Insurance	37	0	1.5%	37			
Repairing Expenses	580	410	70.7%	991			
Other Expenses	42	72	172.1%	114			
NOI (*4)	12,073	124	1.0%	12,197	637	5.5%	11,560
Depreciation	2,835	232	8.2%	3,068	68	2.3%	3,000
Property-related Profits and Losses (*4)	9,237	-107	-1.2%	9,129	579	6.8%	8,550
Gross Operating Income	9,635	7,430	77.1%	17,065	715	4.4%	16,350
Administrative Expenses	896	1,950	217.6%	2,846	16	0.6%	2,830
Asset Management Fees	661	1,912	289.2%	2,574	44	1.7%	2,530
Other Administrative Expenses	234			272			
Operating Income	8,739	5,479	62.7%	14,218	708	5.2%	13,510
Non-operating Revenues	32			33			
Interest Income	29			33			
Other Non-operating Revenues	2			0			
Non-operating Expenses	1,185			1,305			
Interest Expense	695	77	11.2%	773			
Interest Expense on Investment Corporation Bonds	413	24	6.0%	438	-87	-6.8%	1,300
Amortization of Investment Corporation Bond Issuance Costs	16			20			
Other Non-operating Expenses	60			72			
Ordinary Income	7,586	5,360	70.7%	12,946	756	6.2%	12,190
Income before Income Taxes	7,586			12,946			
Income Taxes	1			0			
Net Income	7,585	5,360	70.7%	12,945	755	6.2%	12,190
Retained Earnings at Period-end	7,585			12,945			
FFO (*5)	10,022	-1,944	-19.4%	8,078			
Dividend per Unit	18,500	10,723	58.0%	29,223	-507	-1.7%	29,730

*1 The initial forecast means the 13th Period performance forecast announced on November 14, 2007.

*2 Gain on sale of properties+Gain on exchange of properties

*3 Excluding Depreciation

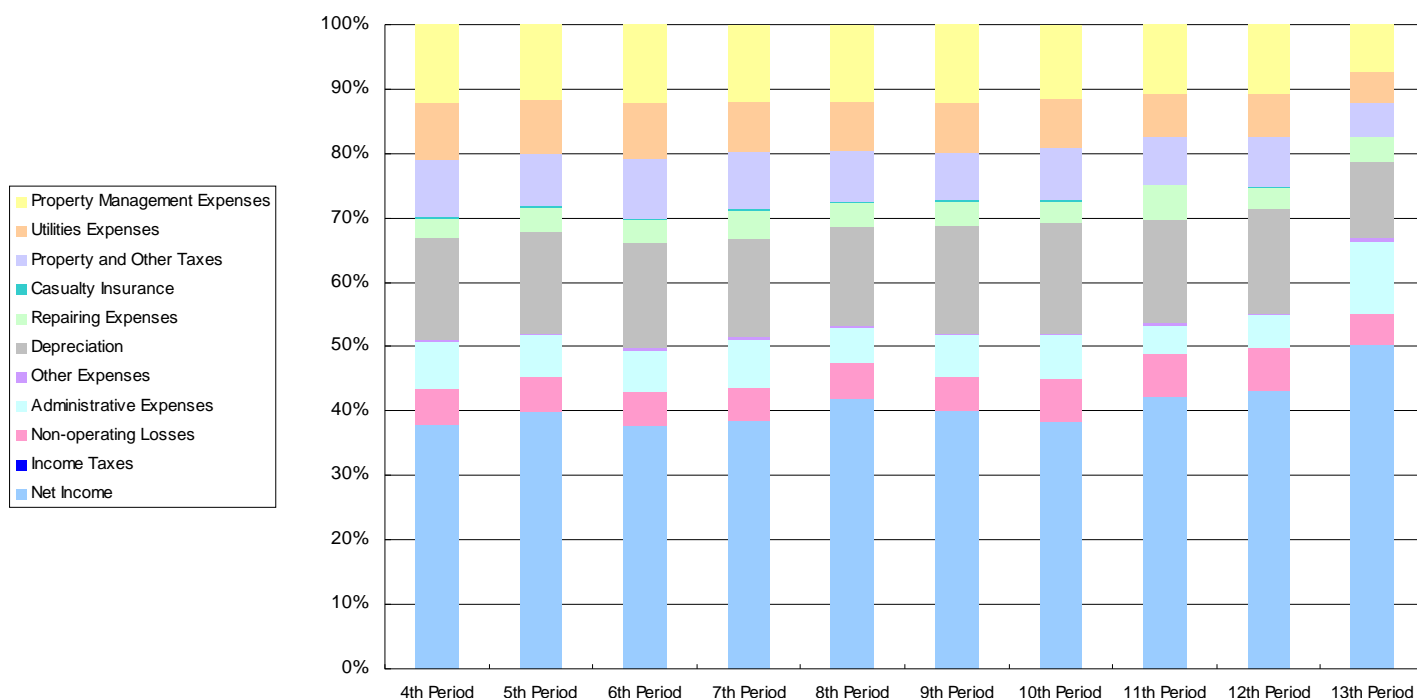
*4 Excluding Gain on transfer of properties and Dividends earned

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

<Percentage of Operating Revenues>

	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
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%	11.8%	12.2%	11.9%	11.9%	12.1%	11.3%	10.7%	10.7%	7.5%
Utilities Expenses	8.7%	8.2%	8.7%	8.0%	7.7%	7.7%	7.7%	6.7%	6.7%	4.7%
Property and Other Taxes	8.9%	8.3%	9.2%	8.7%	7.9%	7.4%	8.2%	7.3%	7.7%	5.2%
Casualty Insurance	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%	0.2%	0.1%
Repairing Expenses	3.2%	3.8%	3.6%	4.4%	3.6%	3.8%	3.3%	5.4%	3.3%	3.8%
Depreciation	15.5%	15.7%	16.3%	15.3%	15.4%	16.9%	17.2%	16.0%	16.2%	11.9%
Other Expenses	0.4%	0.2%	0.4%	0.4%	0.2%	0.2%	0.3%	0.3%	0.2%	0.4%
Administrative Expenses	7.3%	6.4%	6.5%	7.3%	5.6%	6.4%	6.5%	4.3%	5.1%	11.1%
Non-operating Losses	5.5%	5.6%	5.2%	5.4%	5.5%	5.2%	6.8%	6.6%	6.6%	4.9%
Income Taxes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Net Income	38.0%	39.8%	37.7%	38.3%	42.0%	40.0%	38.4%	42.4%	43.3%	50.3%

*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 13th Period



(In millions of yen)

Item	12th Period-end (Sep 30, 2007)	13th Period-end (Mar 31, 2008)	Change	Reason for change
Assets				
I Current Assets				
Cash and Entrusted Cash	16,419	13,124	-3,295	Increased due to dividends receivables from Harumi Front SPC, etc.
Other Current Assets	326	9,621	9,294	
Total Current Assets	16,746	22,746	5,999	
II Fixed Assets				
Property and Equipment				Increased due to acquisition of properties and capital expenditure, etc.
Buildings (including those held in trust)	149,020	182,535	33,515	
Structures (including those held in trust)	1,695	1,979	284	
Machinery and Equipment (including those held in trust)	2,291	2,862	571	
Land (including that held in trust)	296,188	336,310	40,121	
Accumulated Depreciation	-20,763	-23,832	-3,068	
Total Property and Equipment	428,431	499,856	71,424	
Intangible Assets				Increased due to additional share acquisition of NHK Hiroshima Broadcasting Center Building
Leasehold Rights, etc. (including those held in trust)	3,032	3,519	487	
Total Intangible Assets	3,032	3,519	487	
Investments and Other Assets				
Investment Securities	1,272	1,272	-	
Long-term Prepaid Expenses, etc.	25	28	2	
Total Investments and Other Assets	1,298	1,301	2	
Total Fixed Assets	432,761	504,677	71,915	
III Deferred Assets				
Deferred Investment Corporation Bond Issuance Costs	134	114	-20	
Total Deferred Assets	134	114	-20	
Total Assets	449,643	527,537	77,894	

(In millions of yen)

Item	12th Period-end (Sep 30, 2007)	13th Period-end (Mar 31, 2008)	Change	Reason for change
Liabilities				
I Current Liabilities				
Short-term Loans	-	23,000	23,000	Increased due to new borrowings
Current Portion of Long-term Loans	-	7,000	7,000	Increased due to decrease of remaining periods of loans
Current Portion of Investment Corporation Bonds	10,000	10,000	-	
Rent Received in Advance	2,195	2,239	44	
Other Current Liabilities	3,107	5,767	2,659	
Total Current Liabilities	15,302	48,007	32,704	
II Long-term Liabilities				
Investment Corporation Bonds	45,000	45,000	-	
Long-term Loans	89,500	92,500	3,000	Increased due to new borrowings and refinancing
Deposits Received from Tenants	27,571	31,483	3,911	Increased due to acquisition of properties, etc.
Total Long-term Liabilities	162,071	168,983	6,911	
Total Liabilities	177,374	216,990	39,616	
Net Assets				
Unitholders' Capital	264,683	297,601	32,917	Increased due to issuance of investment units
Retained Earnings	7,585	12,945	5,360	Increased due to dividends from Harumi Front SPC, etc.
Total Net Assets	272,269	310,547	38,278	
Total Liabilities and Net Assets	449,643	527,537	77,894	

Cash Flow and Dividend Statement for the 13th Period



Cash Flow Statement

(In millions of yen)

Item	13th Period (183 days)
Cash Flow from Operating Activities	9,462
Income before income taxes	12,946
Depreciation	3,068
Other	-6,552
Cash Flow from Investing Activities	-65,326
Cash Flow from Financial Activities	58,289
Proceeds from short-term loans	48,000
Repayment of short-term loans	-25,000
Proceeds from long-term loans	10,000
Repayment of long-term loans	0
Proceeds from investment corporation bonds	0
Payments of investment corporation bond redemption	0
Payments of investment corporation bond issuance costs	-1
Proceeds from issuance of units	32,917
Payment of new unit issuance costs	-41
Dividends to unitholders	-7,585
Net Increase in Cash and Cash Equivalents	2,124
Cash and Cash Equivalents at Beginning of Period	9,647
Cash and Cash Equivalents at End of Period	11,772

Dividend Statement

(In yen)

	13th Period (183 days)
Retained Earnings at End of Period	12,945,897,696
Total Amount of Dividends	12,945,789,000
Retained Earnings	108,696

Dividend per unit: **29,223 yen** (12th Period: 18,500 yen)

Financial Ratios



Financial Ratio	Term Number of Days	9th Period Ended Mar 31, 2006 182 days	10th Period Ended Sep 30, 2006 183 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
Return on Assets (ROA)		1.4%	1.4%	1.6%	1.7%	2.6%
(annualized)		2.8%	2.7%	3.3%	3.4%	5.3%
Return on Equity (ROE)		2.7%	2.9%	2.7%	2.8%	4.7%
(annualized)		5.4%	5.8%	5.5%	5.6%	9.3%
EOP Equity Ratio		47.8%	47.0%	61.2%	60.6%	58.9%
LTV(1)		45.3%	45.9%	31.5%	32.1%	33.6%
LTV(2)		49.4%	50.1%	34.6%	35.3%	37.4%
LTV(3)		47.6%	48.4%	31.7%	32.3%	34.2%
LTV(4)		44.7%	43.4%	28.1%	27.2%	28.7%
EOP Long-term Debt to Capitalization		134.3%	125.5%	106.9%	101.4%	108.2%
Debt Service Coverage Ratio (DSCR)		12.3 times	9.5 times	10.5 times	10.4 times	14.2 times
NOI (In millions of yen)		9,578	10,339	11,300	12,073	12,197
FFO (In millions of yen)		7,945	8,257	9,441	10,022	8,078

* 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 the 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 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

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

* 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)



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

					
1 Genki Medical Plaza	2 Kitanomaru Square	3 MD Kanda	4 Kandabashi Park	5 Nibancho Garden	
					
6 Mitsubishi UFJ Trust and Banking	7 Burex Kojimachi	8 Sanno Grand	9 Yurakucho Denki	10 Kodemmacho Shin-Nihonbashi	
					
11 Burex Kyobashi	12 Ginza Sanwa	13 Ryoshin Ginza East Mirror	14 Harumi Center	15 Aoyama Crystal	
					
				16 Shiba 2Chome Daimon	17 Cosmo Kanasugibashi

23 Wards of Tokyo (excluding 3 Central Wards)

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

Other Areas



1 Hachioji First Square



2 Saitama Urawa



3 MM Park



4 Kawasaki Isago



5 Musashi Kosugi STM



6 8-3 Square Kita



7 Jozenji Park



8 Sendai Honcho Honma



9 Kanazawa Park



10 Nishiki Park



11 Hirokoji Sakae



12 Nagoya Hirokoji



13 Nagoya Misono



14 Kyoto Shijo Kawaramachi



15 Sakaisuji-honmachi



16 Midosuji Daiwa



17 Lit City



18 NHK Hiroshima Broadcasting Center



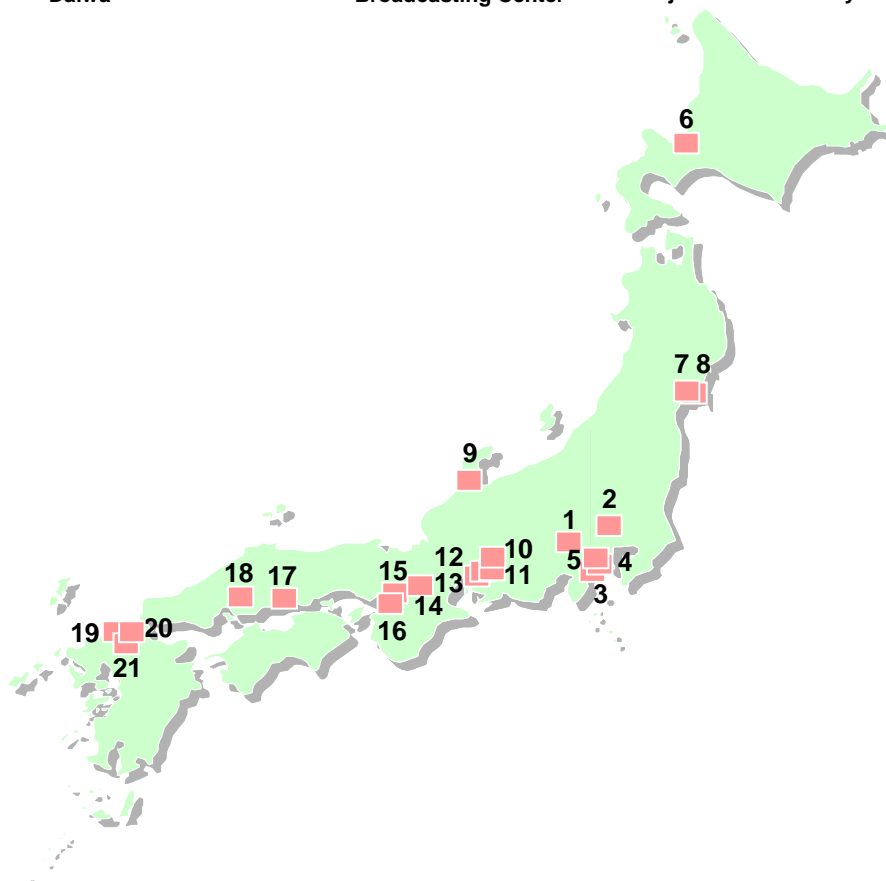
19 Tosei Tenjin



20 Tenjin Crystal



21 Hinode Tenjin



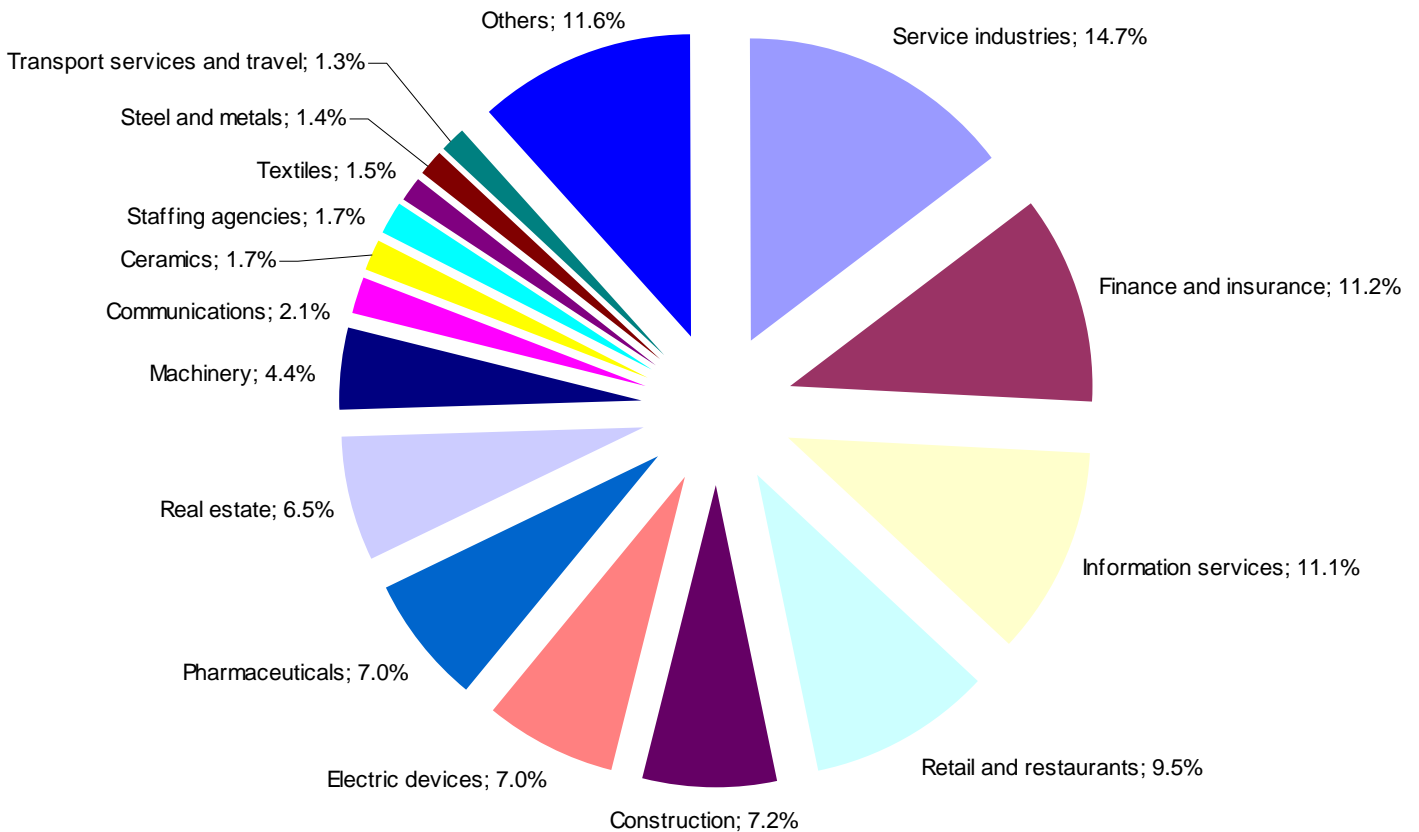
Tenant Data ① (Diversification)



Tenant Diversification

53 properties as of March 31, 2008

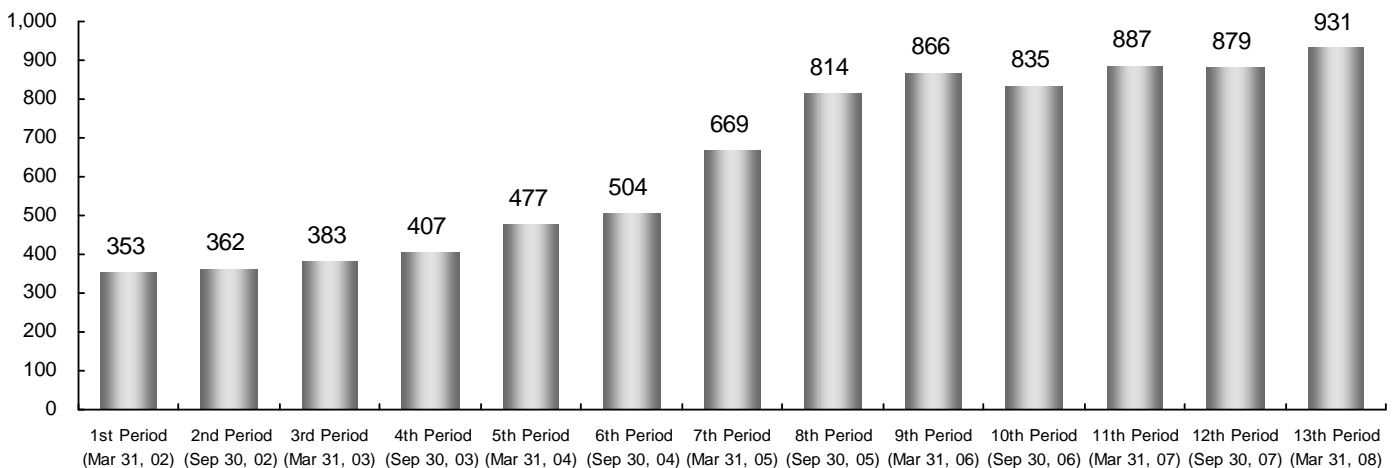
Based on the leased space



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)

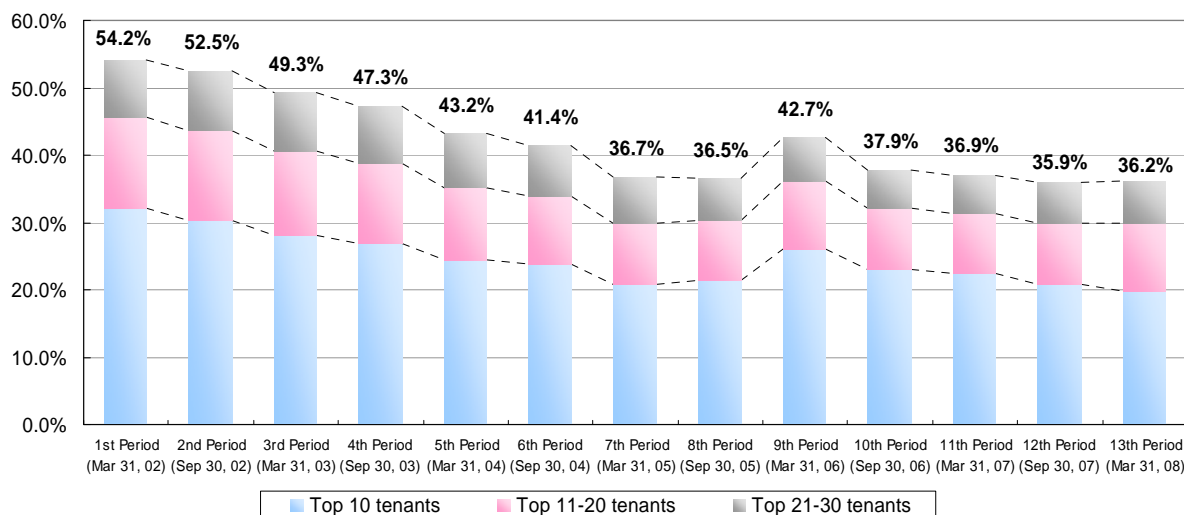
53 properties as of March 31, 2008

Rank	Tenant	Property	13th Period-end		12th Period-end		Leased Space Change (㎡)
			Leased Space (㎡)	% of Total Leased Space	Rank	Leased Space (㎡)	
1	Banyu Pharmaceutical Co., Ltd.	Kitanomaru Square 1 other building	17,014	3.7%	1	17,014	0
2	Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,665	2.3%	2	10,665	0
3	Seven & i Holdings Co., Ltd.	Nibancho Garden	9,316	2.0%	3	9,316	0
4	(*)	MM Park Building	8,938	1.9%	-	-	-
5	Space Design, Inc.	Burex Kojimachi Building 1 other building	8,774	1.9%	4	8,774	0
6	FAST RETAILING CO., LTD.	Kitanomaru Square	8,476	1.8%	5	8,476	0
7	The Dai-ichi Mutual Life Insurance Company	Midosuji Daiwa Building 6 other buildings	7,673	1.7%	6	7,131	542
8	JRI Solutions, Limited	Harumi Center Building	7,634	1.7%	-	-	-
9	TOTO LTD.	Midosuji Daiwa Building 1 other building	6,906	1.5%	7	6,906	0
10	Asahi Kasei Pharma Corporation	MD Kanda Building	5,799	1.3%	9	5,144	655
11	Company A		5,560	1.2%	-	-	-
12	Company B		5,246	1.1%	23	2,488	2,758
13	Company C		4,791	1.0%	10	4,791	0
14	Company D		4,704	1.0%	556	99	4,604
15	Company E		4,675	1.0%	11	4,675	0

(*) Not disclosed due to the tenant's request

Percentage of Major Tenants

53 properties as of March 31, 2008 Based on the leased space



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



- ◆ With regard to the new rent data assessed by Ikoma Data Service System (IDSS)*, the trend shows the price as of December 31, 2007 set at 100.
- ◆ The assessment was made for 45 properties. 8 properties in unusual situations, including single-tenant leased properties, are excluded from the 53 properties held in total as of March 31, 2008.

*JRE requests IDSS to assess the new rent (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		
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza											
		Kitanomaru Square											
		MD Kanda	72	72	72	74	77	77	89	89	97	100	
		Kandabashi Park	65	65	65	69	72	74	91	91	100	100	
		Nibancho Garden											
		Mitsubishi UFJ Trust and Banking											
		Burex Kojimachi											
	Sanno Grand				66	70	80	92	95	100	100		
	Yurakucho Denki		57	57	63	67	74	85	89	100	100		
	Chuo	Kodenmacho Shin-Nihonbashi	63	63	63	65	70	74	74	93	100		
		Burex Kyobashi											
		Ginza Sanwa					80	85	89	93	100	100	
		Ryoshin Ginza East Mirror					86	86	90	95	100	100	
	Minato	Harumi Center										100	
		Aoyama Crystal	72	70	69	73	80	87	89	96	100	100	
		Shiba 2Chome Daimon	69	69	69	78	86	88	92	94	98	100	
	Shinjuku	Cosmo Kanasugibashi	67	67	67	72	78	83	87	91	96	100	
		Shinwa				69	72	76	90	97	100	100	
	Shinagawa	Tokyo Opera City						85	93	97	100	100	
		Takanawadai	85	85	79	85	88	91	94	94	97	100	
	Ota	Higashi-Gotanda 1Chome			80	89	89	91	91	96	100	100	
		Omori-Eki Higashiguchi	85	82	82	82	82	82	82	90	95	100	
	Shibuya	Nippon Brunswick			80	80	80	84	86	100	100	100	
Yoyogi 1Chome						76	84	93	97	98	100		
da Vinci Harajuku		92	88	88	88	88	100	100	100	100	100		
Jingumae Media Square			72	70	70	72	86	91	97	97	100		
Shibuya Cross Tower		62	62	62	70	74	84	97	97	100	100		
Nakano	Ebisu Neonato		63	64	71	76	86	92	96	100	100		
	Harmony Tower					81	85	89	96	100	100		
Toshima	Otsuka Higashi-Ikebukuro	89	89	81	81	81	81	85	100	100			
	Ikebukuro 2Chome	88	88	88	88	89	89	93	93	100	100		
	Ikebukuro YS				76	80	85	93	98	100	100		
Other Areas	Hachioji	Hachioji First Square					96	96	96	96	96	100	
	Saitama	Saitama Urawa	81	81	70	70	85	85	93	96	100	100	
	Yokohama	MM Park											
		Kawasaki	Kawasaki Isago	100	96	96	96	96	96	96	100	100	
	Sapporo	Musashi Kosugi STM											
		8・3 Square Kita									96	100	
	Sendai	Jozenji Park				90	92	98	98	98	100	100	
		Sendai Honcho Honma	98	94	90	90	92	98	98	98	100	100	
	Kanazawa	Kanazawa Park	94	91	91	91	91	89	100	100	100	100	
	Nagoya	Nishiki Park								100	100	100	
		Hirokoji Sakae								104	100	100	
		Nagoya Hirokoji	94	94	94	94	94	100	100	100	100	100	
	Kyoto	Nagoya Misono		98	98	98	98	104	100	100	100	100	
		Kyoto Shijo Kawaramachi	95	85	85	85	85	85	90	95	100	100	
	Osaka	Sakaisujihonmachi	90	86	76	76	79	86	93	100	100	100	
		Midosuji Daiwa	84	74	71	71	76	82	97	97	100	100	
	Okayama	Lit City							100	100	100	100	
	Hiroshima	NHK Hiroshima Broadcasting Center			84	84	84	87	97	97	97	100	
	Fukuoka	Tosei Tenjin	100	95	90	90	90	90	95	95	100	100	
		Tenjin Crystal					96	96	100	100	100	100	
		Hinode Tenjin	112	96	88	88	88	92	100	100	100	100	

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

Tenant Data ④ (Comparison of Portfolio Rent vs Market Rent)

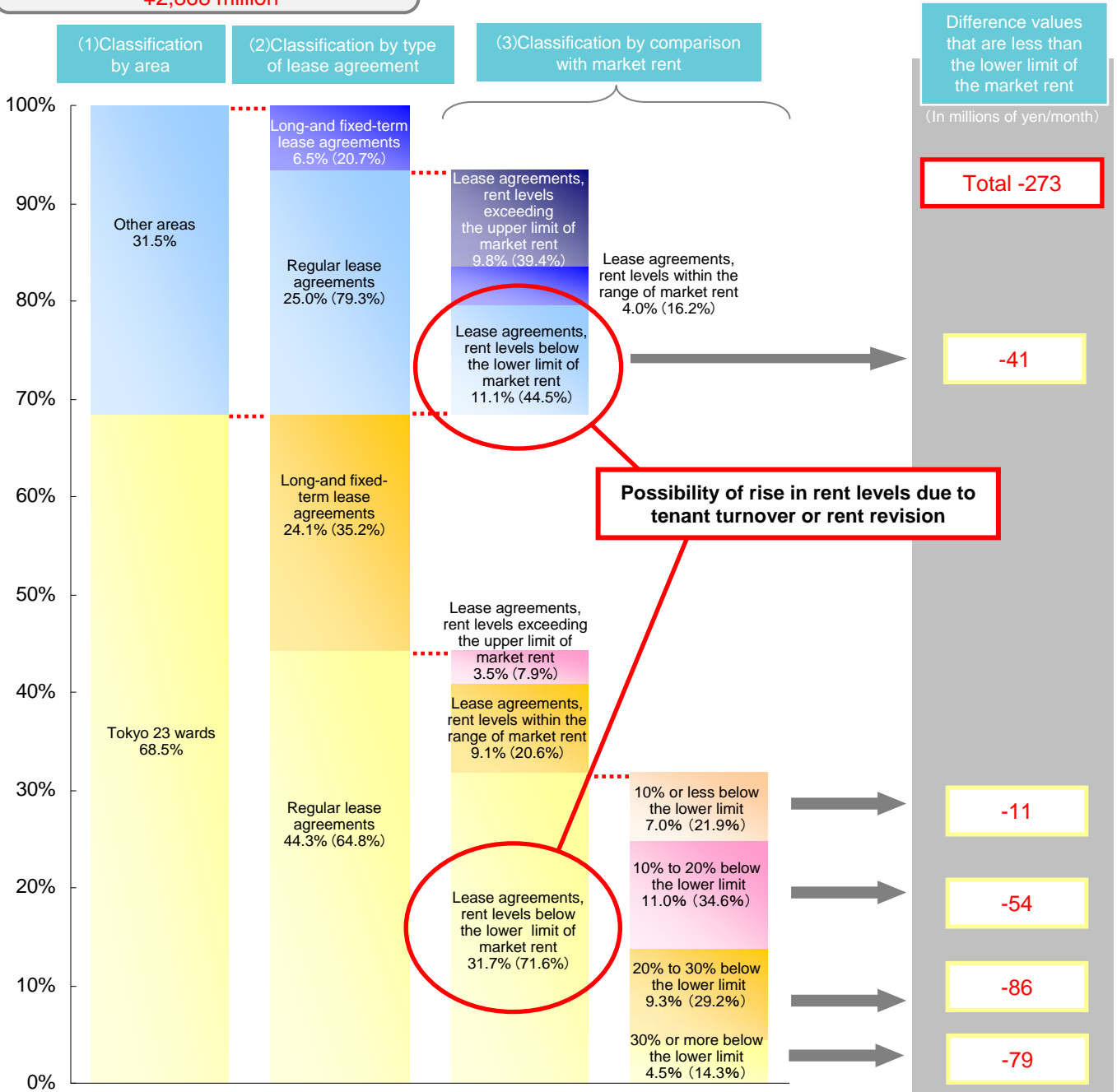


Classification of Lease Agreements

53 properties held as of March 31, 2008. The data is calculated on a **monthly rent** basis including common service charges.

Monthly rent in the entire portfolio, including common service charges
¥2,868 million

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



* 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 13th 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 IDSS assessed rent. However, in regard to regular lease agreements for MM Park Building and Musashi Kosugi STM Building, which JRE acquired in January 2008 or later, classification was made using another assessed rent indicated in the market report, which JRE obtained from IDSS when it decided to acquire these properties. 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)

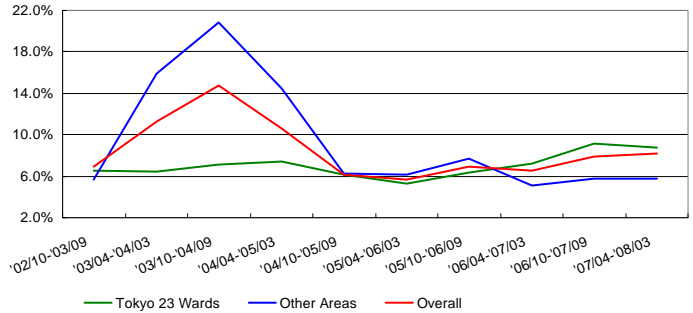


Ratio of Annual Turnover

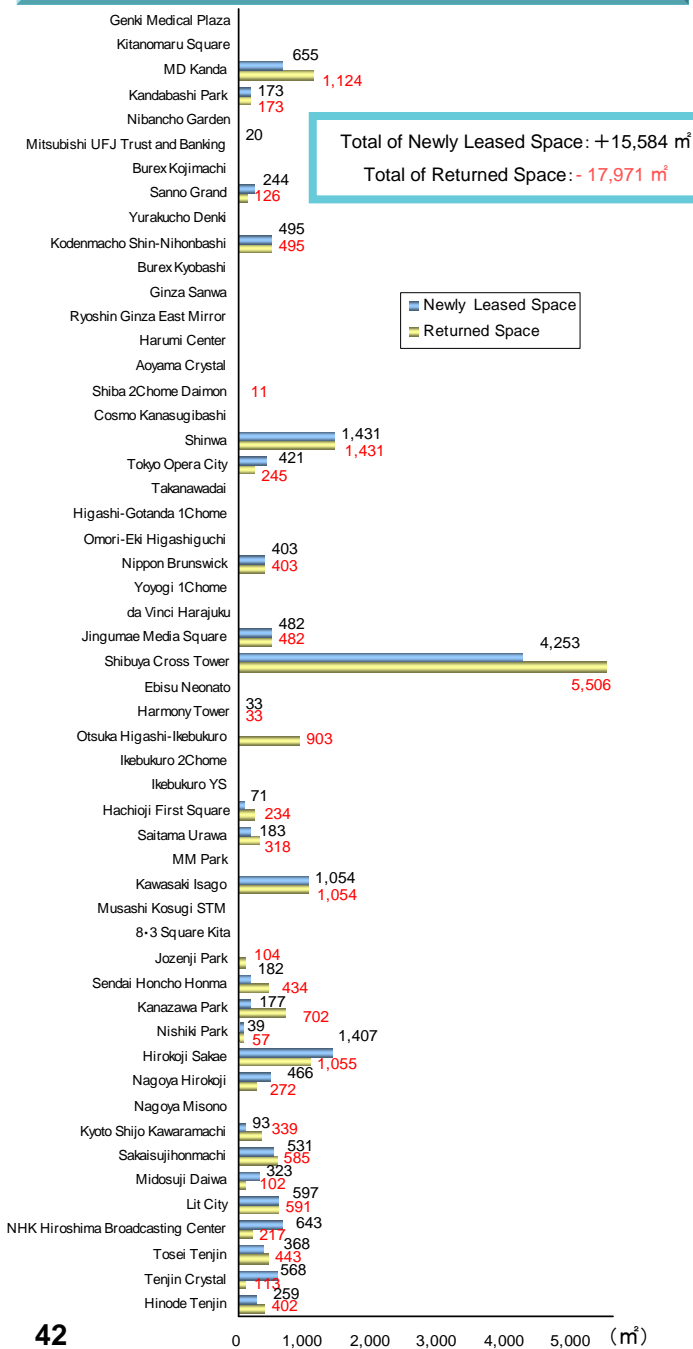
Ratio of Annual Tenant Turnover(*)

	'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
Tokyo 23 Wards	6.6%	6.4%	7.1%	7.4%	6.2%	5.3%	6.3%	7.2%	9.2%	8.8%
Other Areas	5.7%	15.9%	20.9%	14.4%	6.2%	6.1%	7.7%	5.1%	5.8%	5.7%
Overall	6.9%	11.2%	14.7%	10.6%	6.2%	5.6%	6.9%	6.6%	7.9%	8.2%

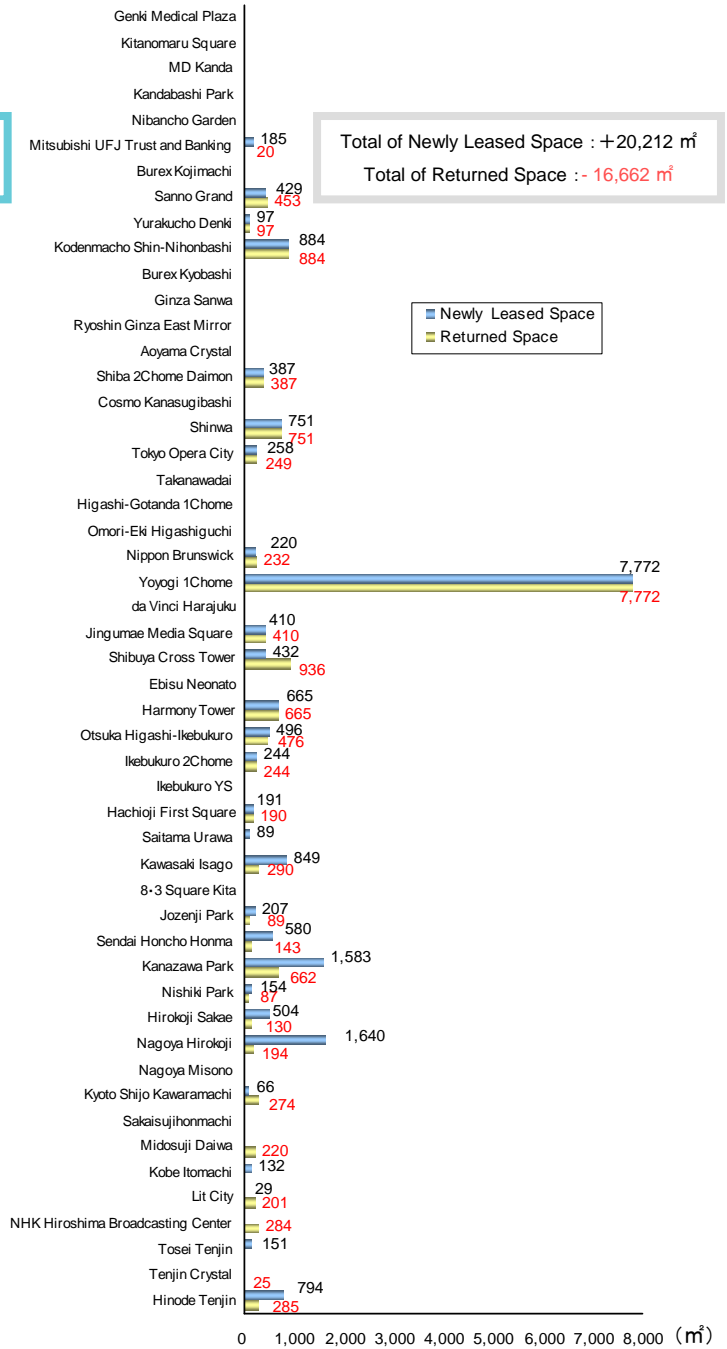
*Ratio of Annual Tenant Turnover is calculated using the following formula: the area for which tenants changed (the smaller of either the leased space or returned space during the year) ÷ ((area of leased space at the end of the period + area of leased space at the end of the period before the preceding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



13th Period

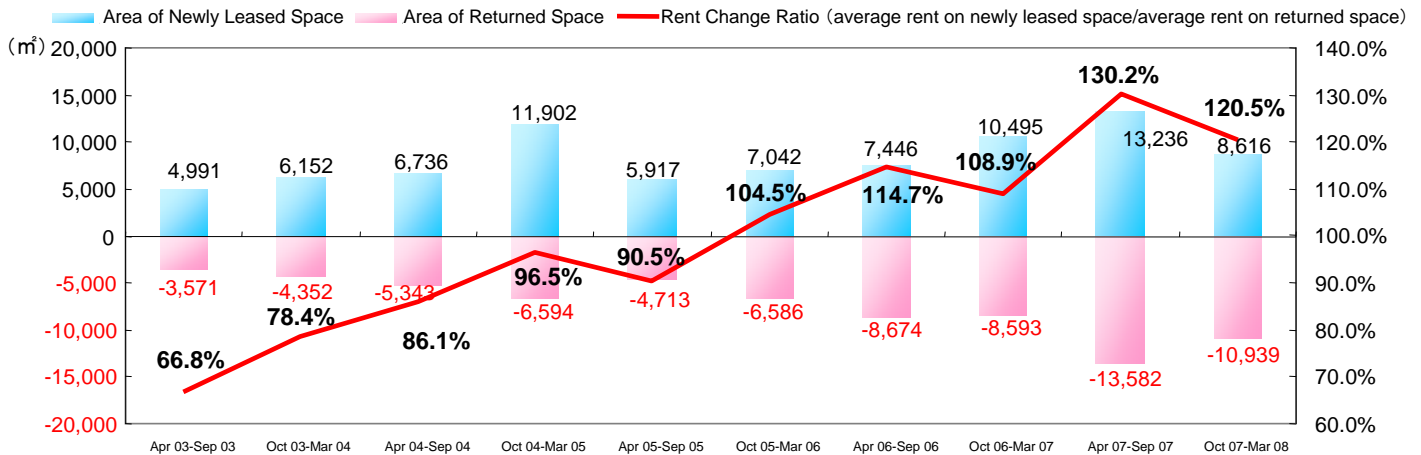


12th Period

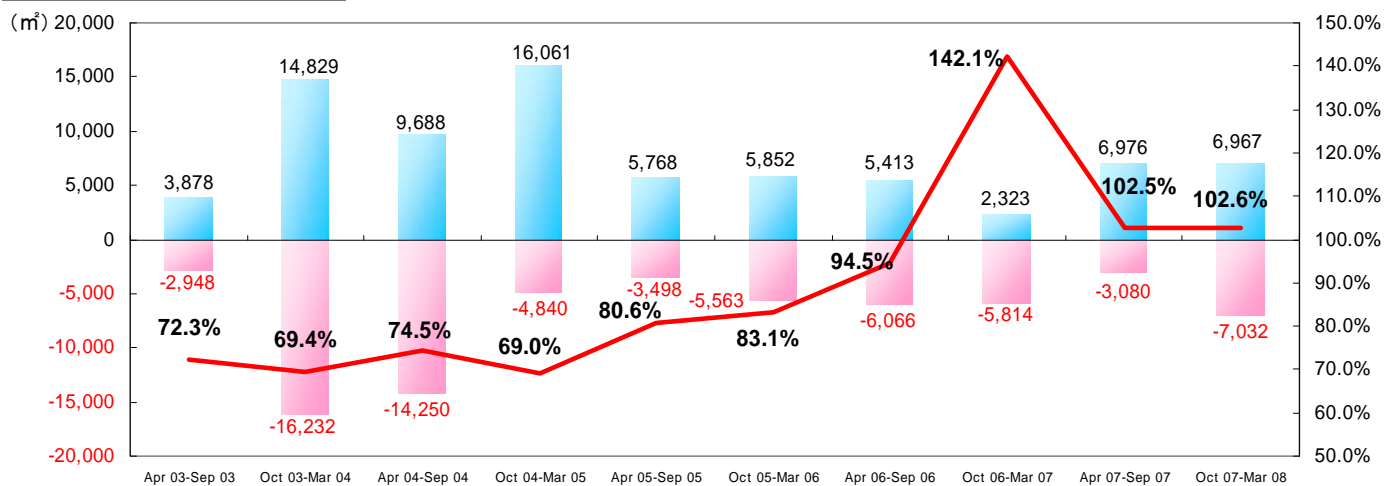


Trend in Area of Newly Leased & Returned Space and Rent Change Ratio

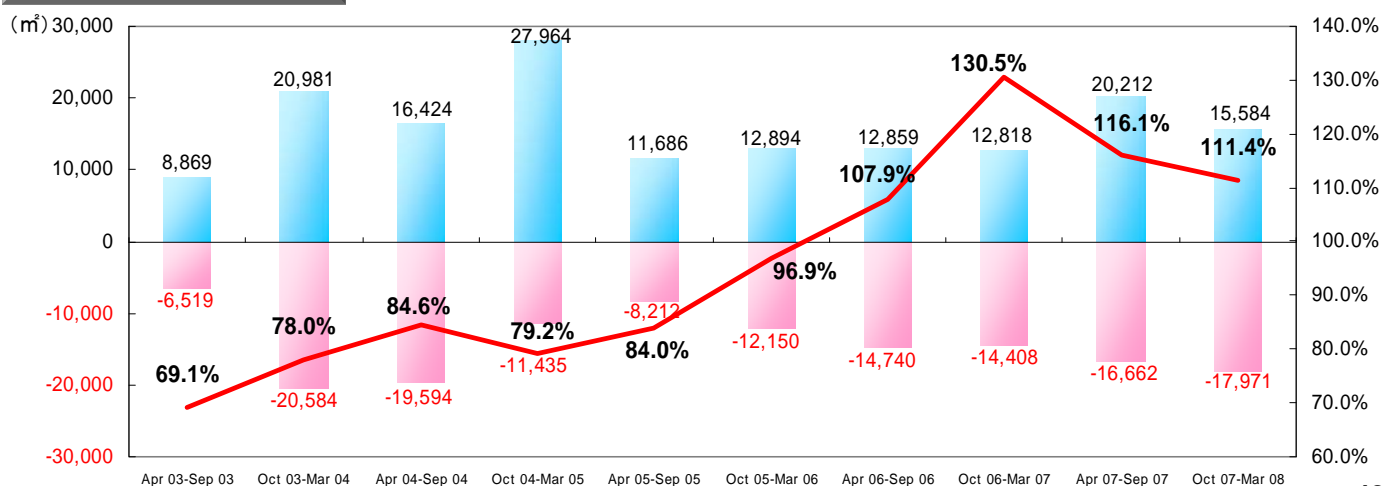
Tokyo 23 Wards



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

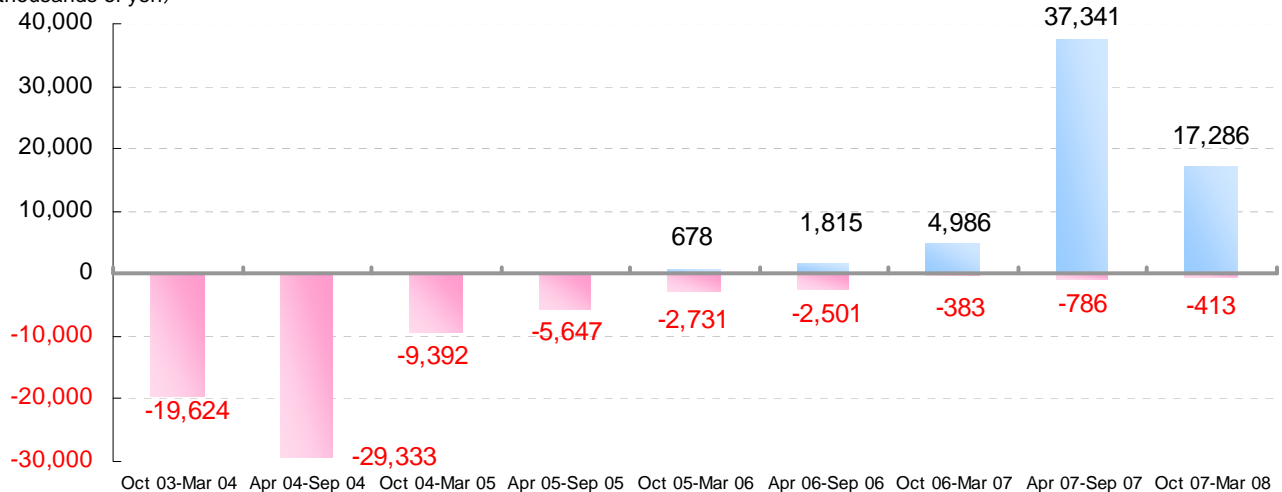
	Oct 03-Mar 04	Apr 04-Sep 04	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08
Tokyo 23 Wards					646	1,706	4,979	35,780	15,600
Other Areas					32	109	6	1,560	1,685
Overall					678	1,815	4,986	37,341	17,286

<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
Tokyo 23 Wards	-14,689	-16,970	-2,179	-3,311	-393	-89	0	-22	-350
Other Areas	-4,935	-12,362	-7,213	-2,335	-2,337	-2,412	-383	-763	-63
Overall	-19,624	-29,333	-9,392	-5,647	-2,731	-2,501	-383	-786	-413

<Entire portfolio/Trend of rent increase and reduction>

(In thousands of yen)



■ Rent reduction revision ■ Rent increase revision

Rent increase revision rate

	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08
Tokyo 23 Wards	4.6%	5.2%	12.4%	11.8%
Other Areas	4.2%	0.9%	12.2%	10.9%
Overall	4.6%	5.2%	12.4%	11.7%

* For lease agreements with rent increase revision, rent increase revision rate is obtained by dividing the rent increase by the monthly rent before the rent increase (including common service charges).

Rent increase revision execution rate

	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08
Tokyo 23 Wards	2.1%	6.3%	16.5%	7.5%
Other Areas	0.5%	0.0%	2.5%	2.4%
Overall	1.5%	3.9%	10.8%	5.3%

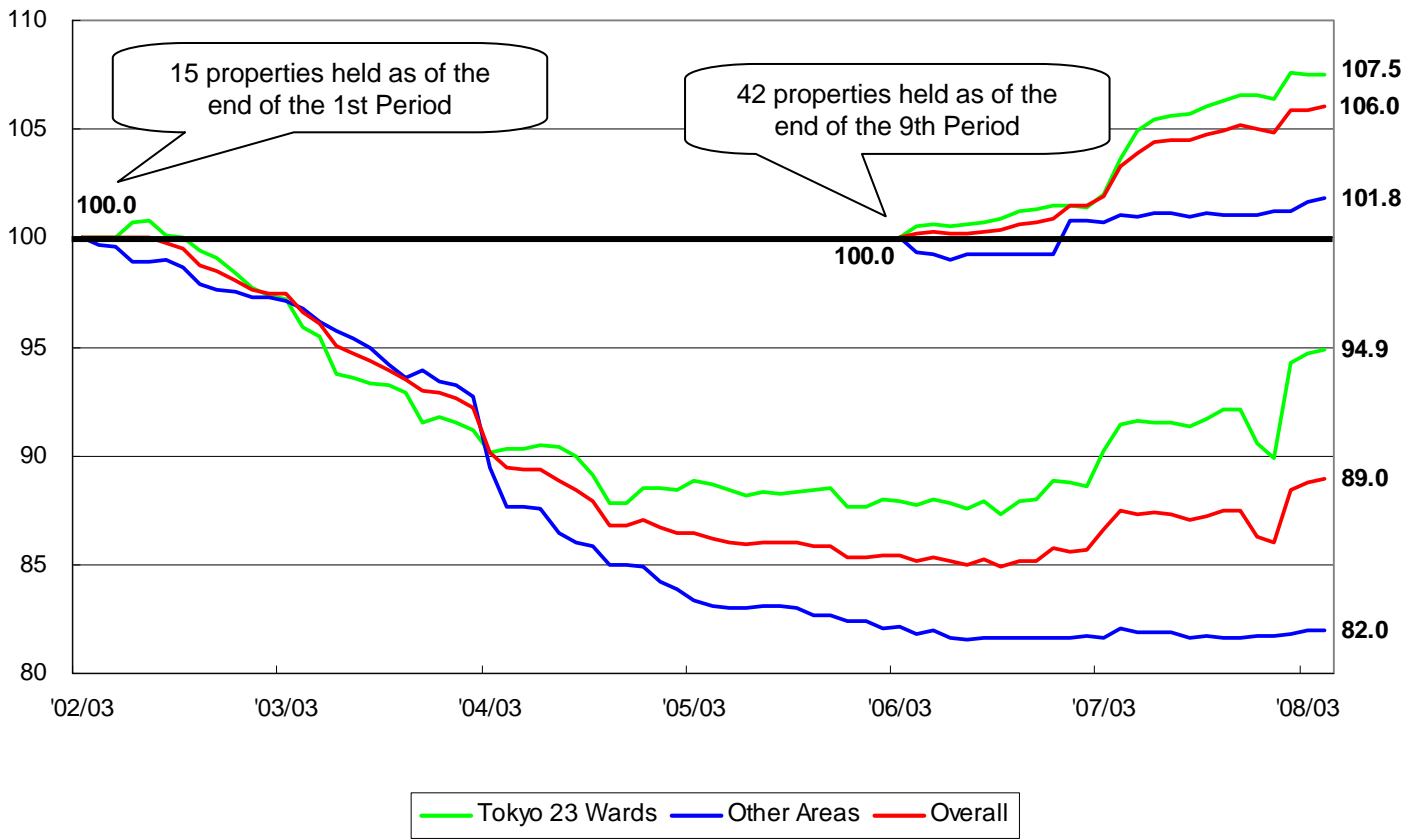
* For lease agreements with rent increase revision, rent increase revision execution rate is obtained by dividing the leased space by the total leased space at the end of the period.

Tenant Data ⑦ (Changes in Average Rent Level)



Changes in Average Rent Level (2002/03~2008/04)

- 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.

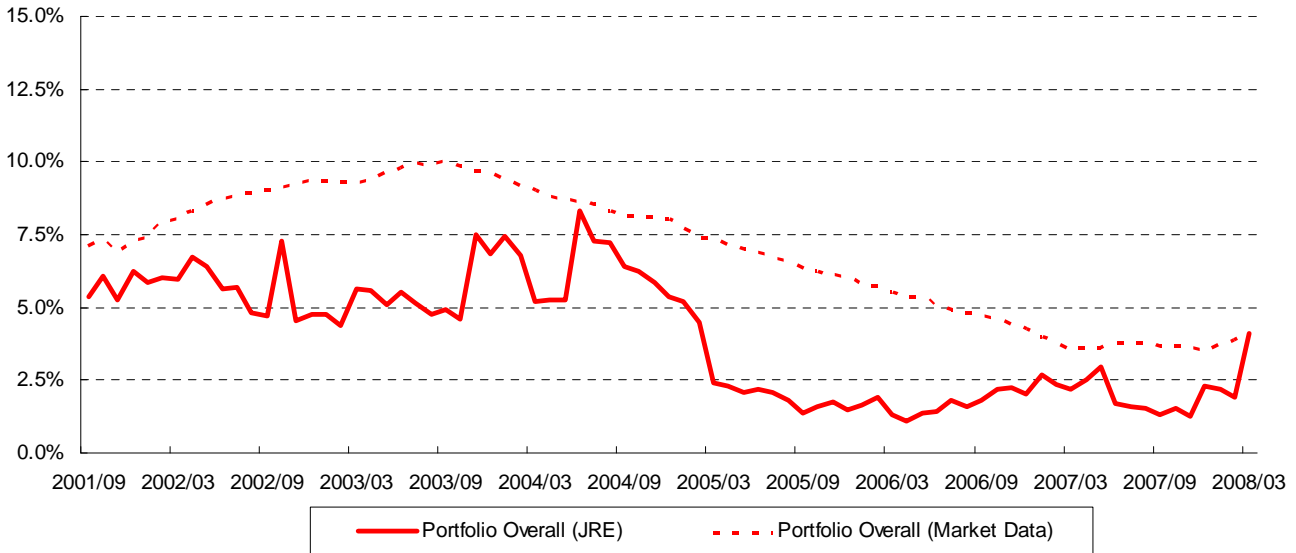


Tenant Data ⑧ (Rates of Vacancy)

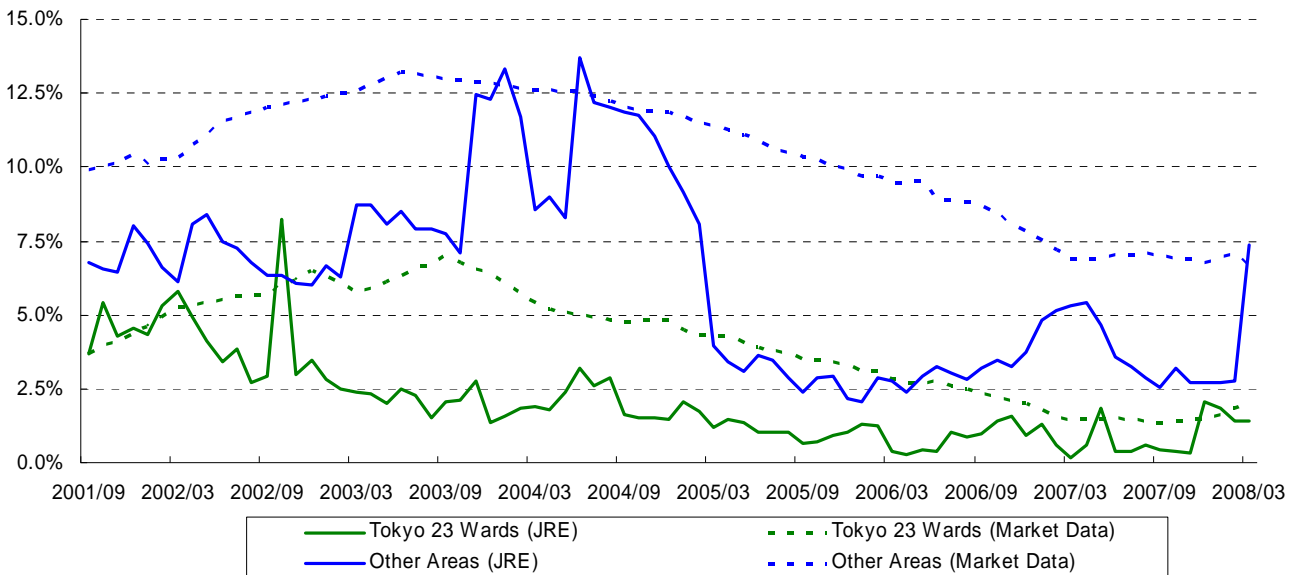


Trend in Vacancy Rate (Relative to Market Data)

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 ²)	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%

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

* The above office zones and their vacancy rates are based on CB Richard Ellis' "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.

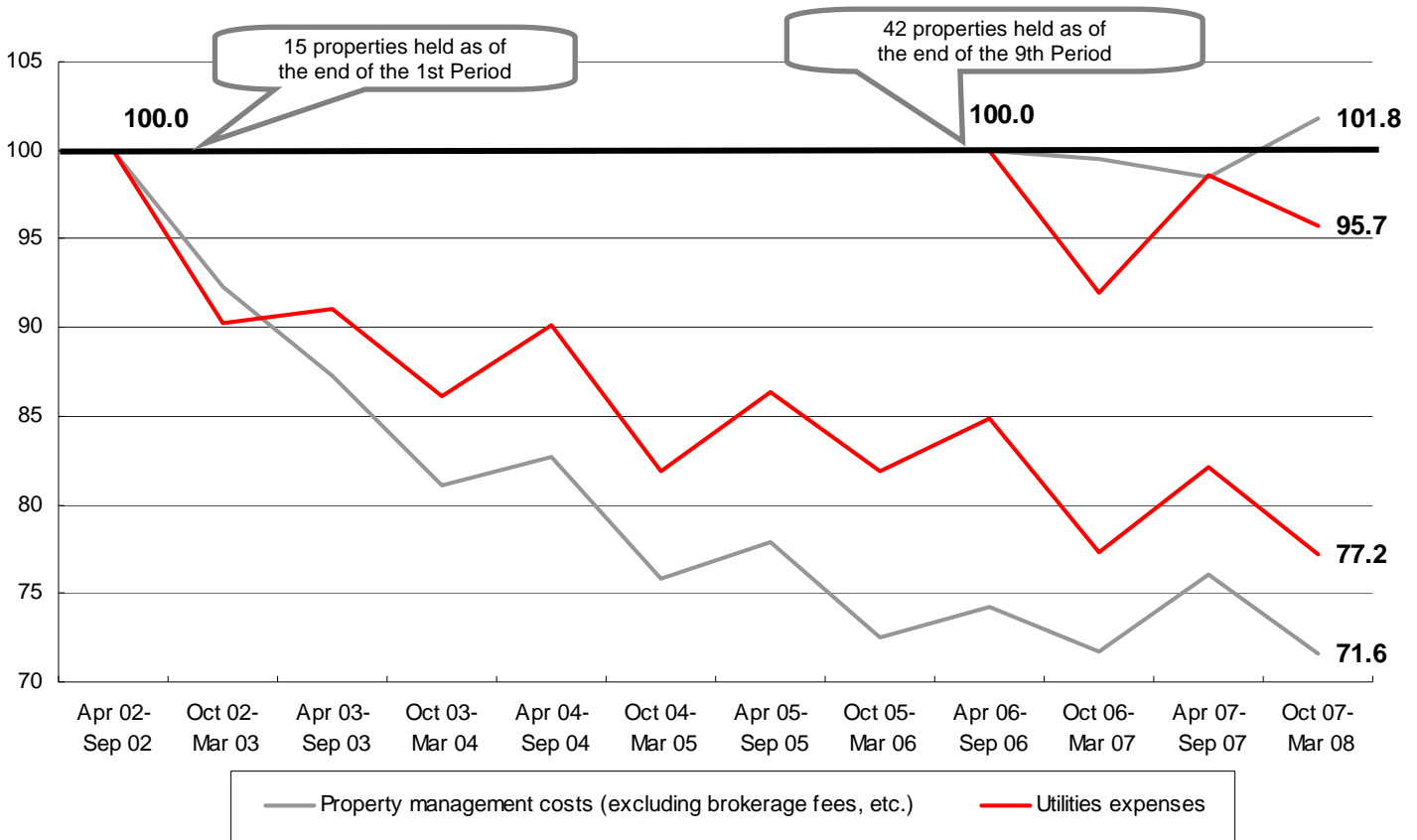
Trend in Property Management Costs and Utilities Expenses



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 9th Periods.
- The trend sets the property management costs and utilities expenses as of the ends of the 1st and 9th 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

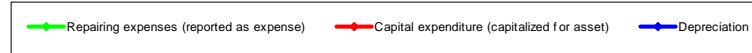
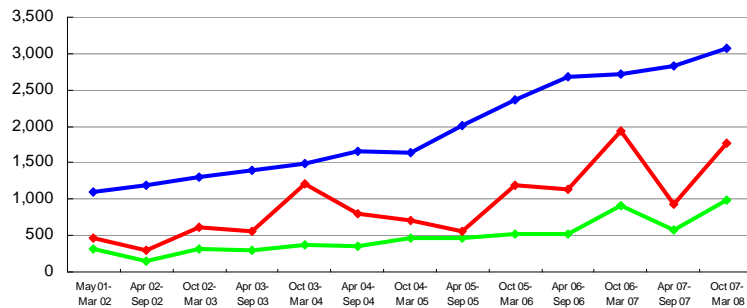
(In millions of yen)

	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	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
Construction costs	794	453	933	841	1,585	1,161	1,178	1,025	1,728	1,654	2,857	1,520	2,760
Repairing expenses (reported as expense)	321	152	323	289	365	363	471	474	528	513	916	580	991
Capital expenditure (capitalized for asset)	472	301	609	552	1,219	797	706	550	1,200	1,141	1,940	939	1,769
Depreciation	1,100	1,194	1,310	1,393	1,498	1,657	1,641	2,017	2,359	2,682	2,717	2,835	3,068
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
Property-related revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,169	16,500	17,132	17,807

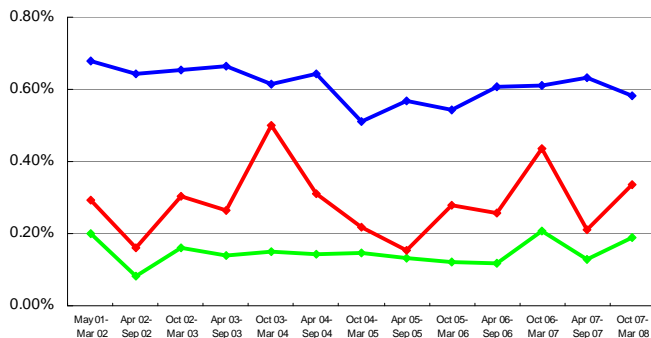
* Property-related revenues for the 10th, 11th, 12th and 13th Periods do not include gain on transfer of properties and dividends earned.

<Trend in Construction costs and Depreciation>

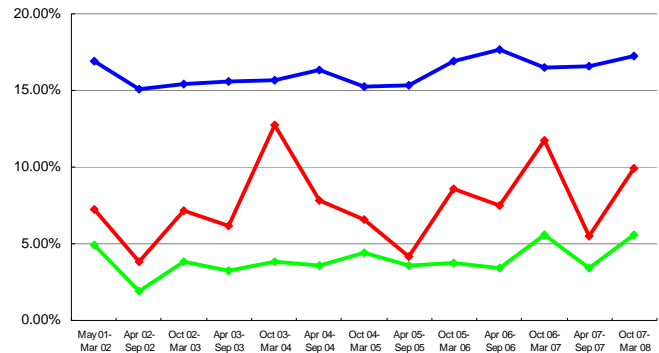
(In millions of yen)



<% against Total assets>



<% against Property-related revenues>



5-Year Plan for Renovation Work

(In 100 millions of yen)

	Apr 2007-Mar 2008	Apr 2008-Mar 2009	Apr 2009-Mar 2010	Apr 2010-Mar 2011	Apr 2011-Mar 2012	Total
Work capitalized for asset	27	15	25	16	12	96
Depreciation	59	69	67	67	66	297

* 53 properties held as of March 31, 2008

* Actual figures are reflected for the Apr 2007-Mar 2008 data.

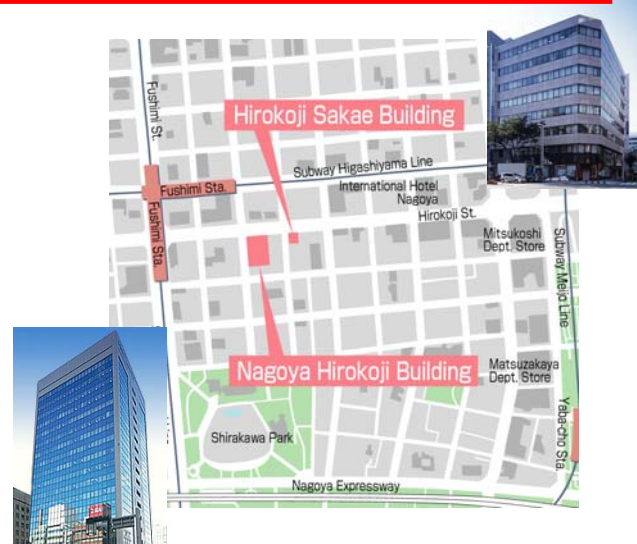
Figures for the Apr 2007-Mar 2008 include those for one property already transferred on September 14, 2007.

Nagoya Hirokoji Building / Hirokoji Sakae Building Common Area Renovation Work

JRE is striving to reinforce the competitiveness of our properties located in Nagoya, where new building supply is expected to grow in the future.

Nagoya Hirokoji Building

<Kitchen : Before renovation> <After renovation>



<Elevator hall : Before renovation>

<After renovation>



Hirokoji Sakae Building

<Bathroom (Lavatory) : Before renovation> <After renovation>



<Entrance hall : Before renovation>

<After renovation>



External Growth ① (Deal Sources)

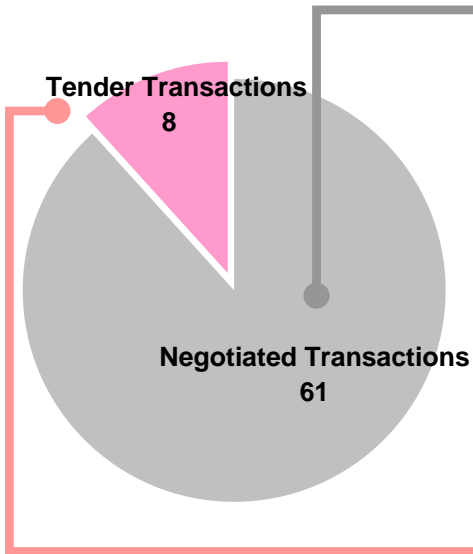


Deal Sources

Based on 69 deals in total, in regard to properties acquired between IPO and the end of the Mar-08 Period
 (An additional share acquisition of existing property is also counted as one deal. The said 69 deals cover the acquisition of transferred properties.)

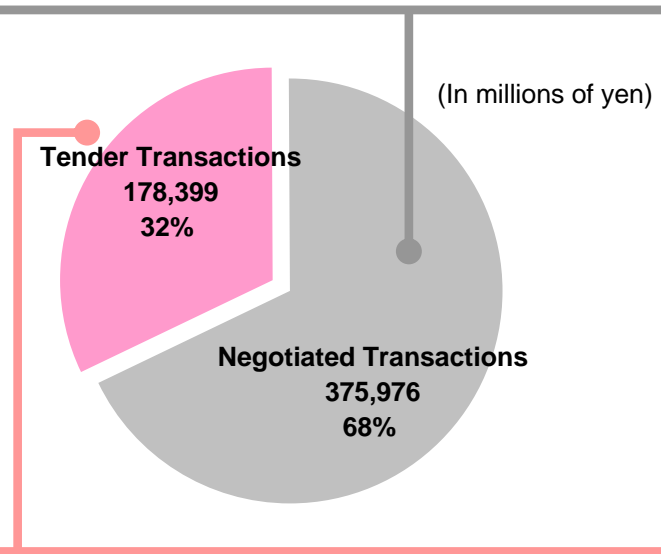
Based on the number of transactions

69 deals in total



Based on acquisition price

¥554,375 million in total



Type of transaction	Number of deals	Amount (In 100 millions of yen)
Negotiated Transactions	61 (88.4%)	3,759 (67.8%)
Acquisition from sponsors, etc.	32 (46.4%)	2,035 (36.7%)
Acquisition through sponsors' introduction	9 (13.0%)	554 (10.0%)
Others	20 (29.0%)	1,169 (21.1%)
Tender Transactions	8 (11.6%)	1,783 (32.2%)
Acquisition from sponsors, etc.	2 (2.9%)	407 (7.3%)
Acquisition through sponsors' introduction	2 (2.9%)	1,161 (21.0%)
Others	4 (5.8%)	215 (3.9%)
Total	69 (100.0%)	5,543 (100.0%)

- Of those 69 deals, eight deals were closed through tender transactions.
- From the viewpoint of acquisition price, 68% of properties were purchased through negotiated transactions, including those developed and owned by the sponsors.



Breakdown of Negotiated Transactions

Acquisition from sponsors, etc.^(*)

32^(**)

¥203,569 million



Mitsubishi UFJ Trust and Banking Building

Acquisition through sponsors' introduction

9

¥55,412 million



Ginza Sanwa Building

Others

20

¥116,995 million



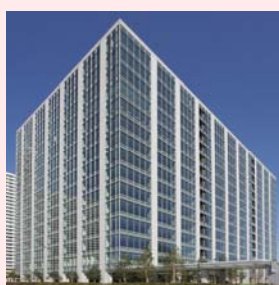
Harumi Center Building

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, 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 m² of building area

Trend of Property Information

Apr 2006-Mar 2007

Area	10th Period							11th Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan	12	14	13	18	10	5	72	13	10	18	9	18	12	80	152	68.5%
Other Major Cities	6	5	6	6	3	6	32	6	10	7	6	6	3	38	70	31.5%
Total	18	19	19	24	13	11	104	19	20	25	15	24	15	118	222	100.0%

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	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%

3 properties valued at ¥59 billion are under due diligence process, and 2 properties out of 3 are under negotiations for acquisition and valued at ¥36 billion.

3. Business Forecasts

Income Statement and Forecast



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

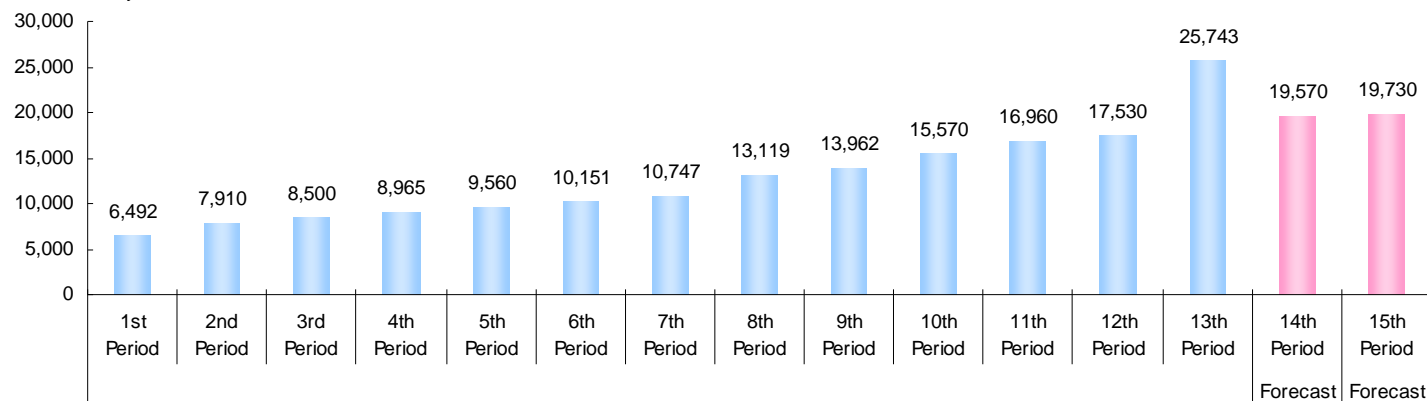
Term	12th Period		13th Period		14th Period		15th Period	
	Ended Sep 30, 2007		Ended Mar 31, 2008		Ending Sep 30, 2008		Ending Mar 31, 2009	
Actual/Forecast	Actual	→ Change →	Actual	→ Change →	Forecast	→ Change →	Forecast	
Number of Properties	50		53		53		53	
Number of Days	(183 days)		(183 days)		(183 days)		(182 days)	
Operating Revenues	17,530	+8,213	25,743	-6,173	19,570	+160	19,730	
Property-related Revenues	17,132	+675	17,807	+1,762	19,570	+160	19,730	
Gain on Transfer of Properties	397	-397	-		-		-	
Dividends Earned	-	+7,935	7,935	-7,935	-		-	
Operating Expenses	8,791	+2,733	11,524	-1,484	10,040		10,040	
Property-related Expenses (excluding Depreciation)	5,059	+550	5,609	+140	5,750	+90	5,840	
Depreciation	2,835	+232	3,068	+431	3,500	-100	3,400	
Administrative Expenses	896	+1,950	2,846	-2,066	780	+10	790	
(Asset Management Fees (*1))	(661)	(+1,912)	(2,574)	(-2,054)	(520)		(520)	
NOI (*2)	12,073	+124	12,197	+1,612	13,810	+70	13,880	
Property-related Profits and Losses (*2)	9,237	-107	9,129	+1,180	10,310	+170	10,480	
Gross Operating Income	9,635	+7,430	17,065	-6,755	10,310	+170	10,480	
Operating Income	8,739	+5,479	14,218	-4,698	9,520	+160	9,680	
Non-operating Profits and Losses	-1,152	-119	-1,272	-137	-1,410	-30	-1,440	
(Interest Expense)	(-1,109)	(-102)	(-1,212)	(-187)	(-1,400)	(-30)	(-1,430)	
Ordinary Income	7,586	+5,360	12,946	-4,836	8,110	+130	8,240	
Net Income	7,585	+5,360	12,945	-4,835	8,110	+130	8,240	
Units Outstanding	410,000 units	+33,000 units	443,000 units		443,000 units		443,000 units	
Dividend per Unit	18,500 yen	+10,723 yen	29,223 yen	-10,913 yen	18,310 yen	+300 yen	18,610 yen	
Occupancy Rate at Period-end	98.7%	-2.8%	95.9%	+0.9%	96.8%			

*1 Term fee and Incentive fee

*2 Excluding Gain on transfer of properties and Dividends earned

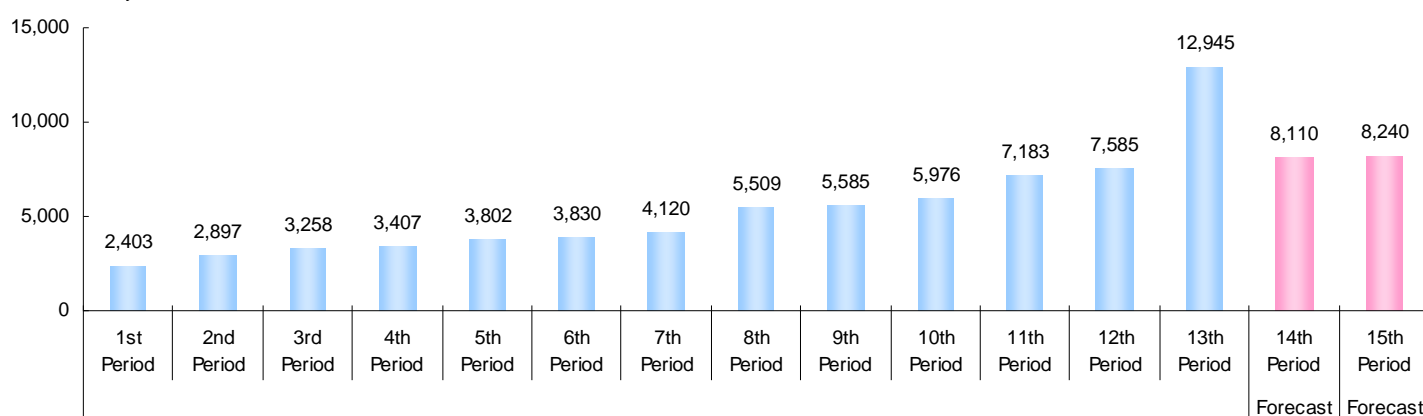
Operating Revenues

(In millions of yen)



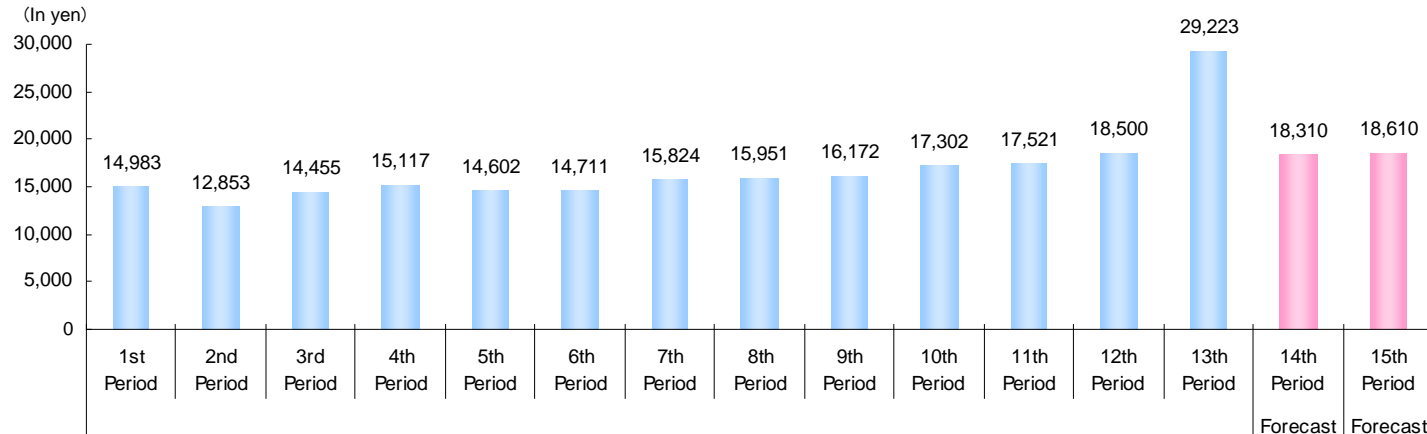
Net Income

(In millions of yen)



Dividend per Unit

(In yen)



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

Balance Sheet Forecast for the 14th Period



(In millions of yen)

	13th Period-end (Mar 31, 2008)	14th Period-end (Sep 30, 2008)	Change	Reason for change
Current Assets				
Cash and Entrusted Cash	13,124	18,786	5,662	
Other Current Assets	9,621	500	-9,121	Decreased due to dividends receivables from Harumi Front SPC, etc.
Total Current Assets	22,746	19,286	-3,460	
Fixed Assets				
Property and Equipment				
Buildings (including those held in trust)	182,535	183,132	597	} Increased due to capital expenditure, etc.
Structures (including those held in trust)	1,979	1,985	6	
Machinery and Equipment (including those held in trust)	2,862	2,871	9	
Land (including that held in trust)	336,310	336,310	—	
Accumulated Depreciation	-23,832	-27,337	-3,505	
Total Property and Equipment	499,856	496,962	-2,894	
Intangible Assets				
Leasehold Rights, etc. (including those held in trust)	3,519	3,519	—	
Total Intangible Assets	3,519	3,519	—	
Investments and Other Assets				
Investment Securities	1,272	2	-1,270	Decreased due to retirement of the preferred capital contribution into Harumi Front SPC
Long-term Prepaid Expenses, etc.	28	25	-3	
Total Investments and Other Assets	1,301	27	-1,274	
Total Fixed Assets	504,677	500,508	-4,169	
Deferred Assets				
Deferred Investment Corporation Bond Issuance Costs	114	103	-11	
Total Deferred Assets	114	103	-11	
Total Assets	527,537	519,897	-7,640	

(In millions of yen)

	13th Period-end (Mar 31, 2008)	14th Period-end (Sep 30, 2008)	Change	Reason for change
Liabilities				
Current Liabilities				
Short-term Loans	23,000	19,000	-4,000	Decreased due to the partial refinancing to long-term loans
Current Portion of Long-term Loans	7,000	7,000	—	
Current Portion of Investment Corporation Bonds	10,000	0	-10,000	Decreased due to the refinancing to long-term loans
Rent Received in Advance	2,239	2,200	-39	
Other Current Liabilities	5,767	3,000	-2,767	Decreased due to the reduction in fees paid to the Asset Management Company, and other accounts payables
Total Current Liabilities	48,007	31,200	-16,807	
Long-term Liabilities				
Investment Corporation Bonds	45,000	45,000	—	
Long-term Loans	92,500	106,500	14,000	Increased due to the refinancing from investment corporation bonds and short-term loans
Deposits Received from Tenants	31,483	31,483	—	
Other Long-term Liabilities	0	0	—	
Total Long-term Liabilities	168,983	182,983	14,000	
Total Liabilities	216,990	214,183	-2,807	
Net Assets				
Unitholders' Capital	297,601	297,601	—	
Retained Earnings	12,945	8,113	-4,832	
Total Net Assets	310,547	305,714	-4,833	
Total Liabilities and Net Assets	527,537	519,897	-7,640	

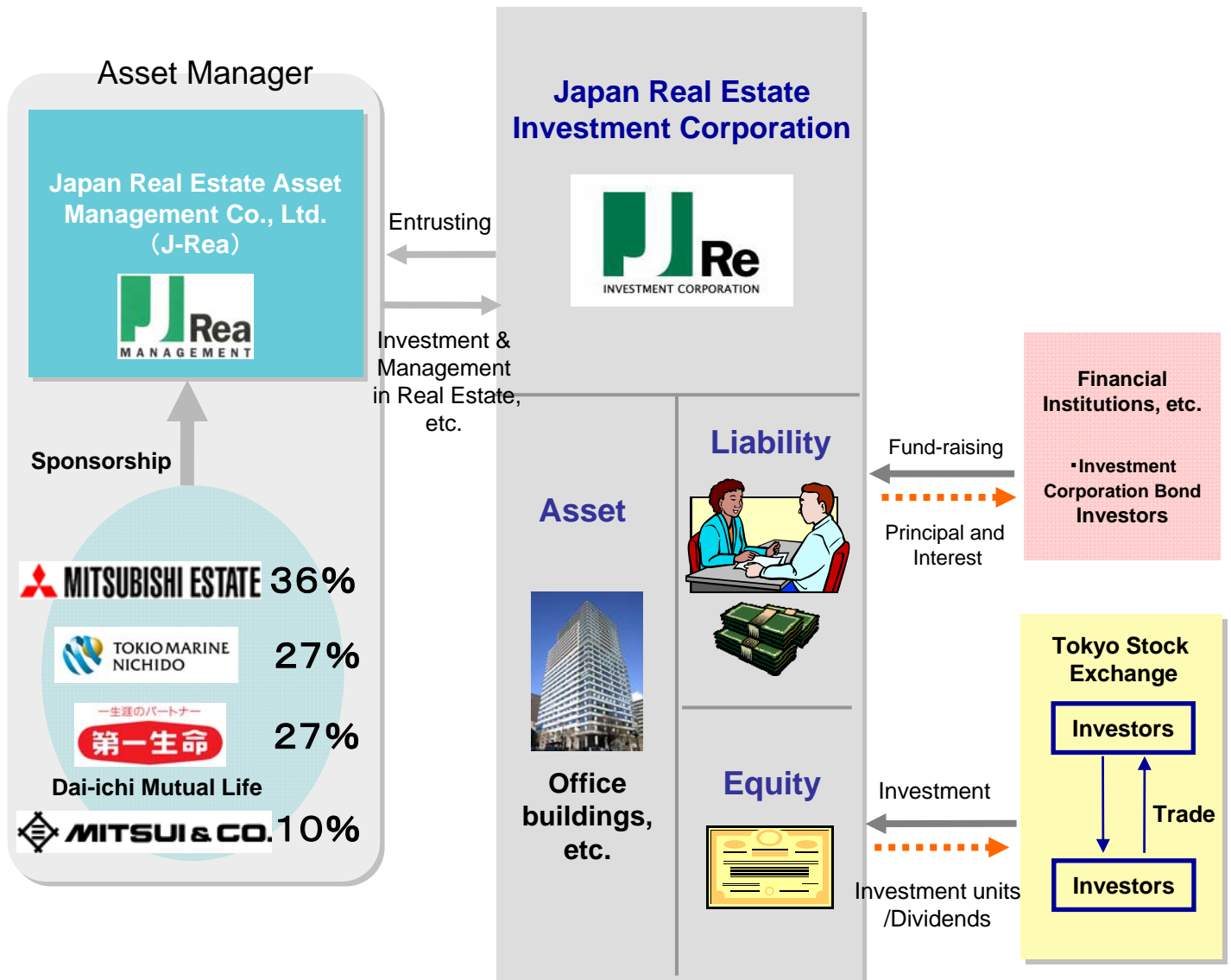
MEMO

4. Appendix

Structure of JRE



Structure



Points

- J-Rea manages the office building portfolio.
- Expertise of Mitsubishi Estate, Tokio Marine & Nichido, 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.

The Strengths of Japan Real Estate Investment Corporation

(As of May 15, 2008)

① **Collaboration with four sponsors: Mitsubishi Estate Co., Ltd.; Tokio Marine & Nichido Fire Insurance Co., Ltd.; The Dai-ichi Mutual Life Insurance Company; and Mitsui & Co., Ltd.**



Dai-ichi Mutual Life

<Support from four sponsors>

- Property pipeline support (providing properties and property information, etc.)
- Operating support (providing expertise on attraction of tenants and property management, etc.)
- Human resource support (seconding 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 focusing on office buildings**

(53 office buildings, total amount for acquisition of properties: ¥518.9 billion)

③ **Track Record**

The first listed J-REIT, showing a steady performance for the consecutive 13 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)

Structure of Compliance



Basic Principle of Compliance for the Investment Corporation

JRE's basic principle of compliance is a thorough observance of legal and other relevant norms in regard to the business operation. 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.

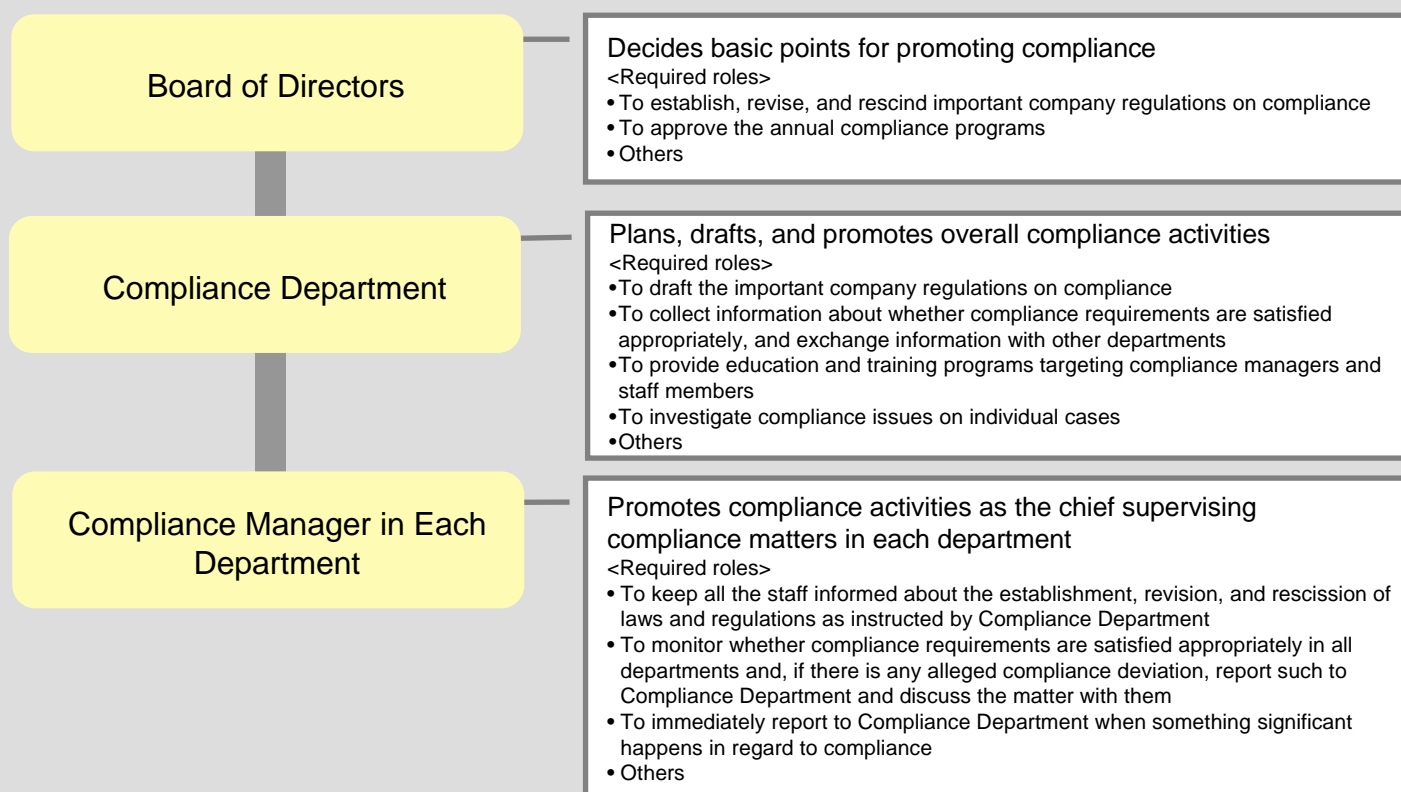
Basic Principle of Compliance for the Asset Management Company

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., Tokio Marine & Nichido Fire Insurance 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 the key member of these companies.
4. We are determined to achieve a reputation for quality among our investors by promoting the 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.



- We have entered into a contract with three law firms with different specialized areas as our corporate lawyers in order to complement our knowledge of legal tasks in the Asset Management Company, and consult with them, as necessary, depending on the content of issues.
- We have also concluded a consulting contract with external experts 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 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 the Asset Management Company 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.

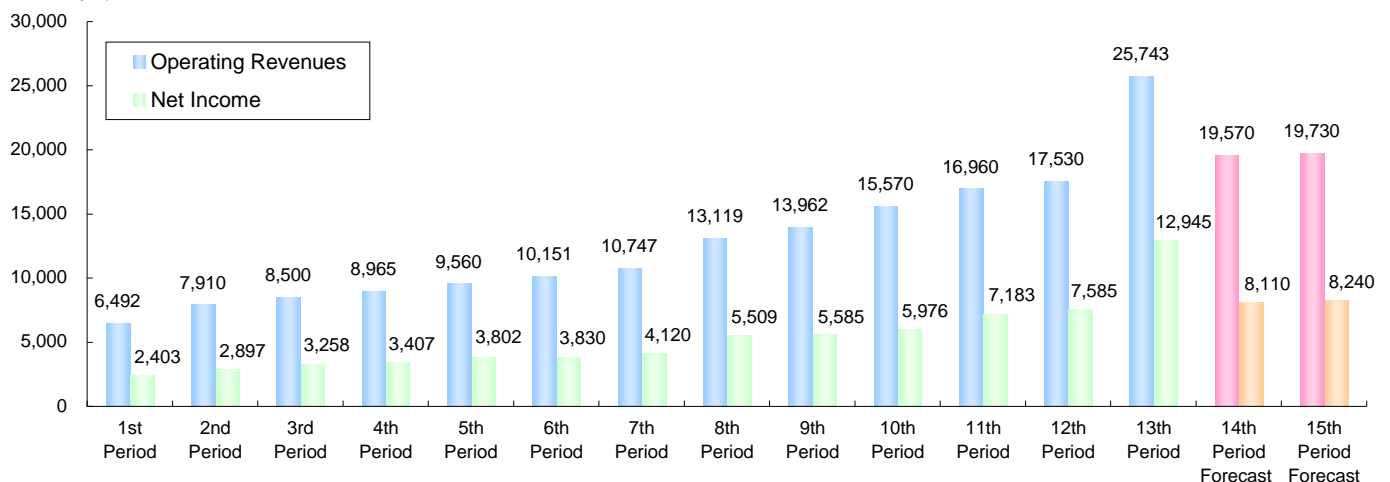
Achievement after IPO and Forecast



Achievement after IPO and Forecast

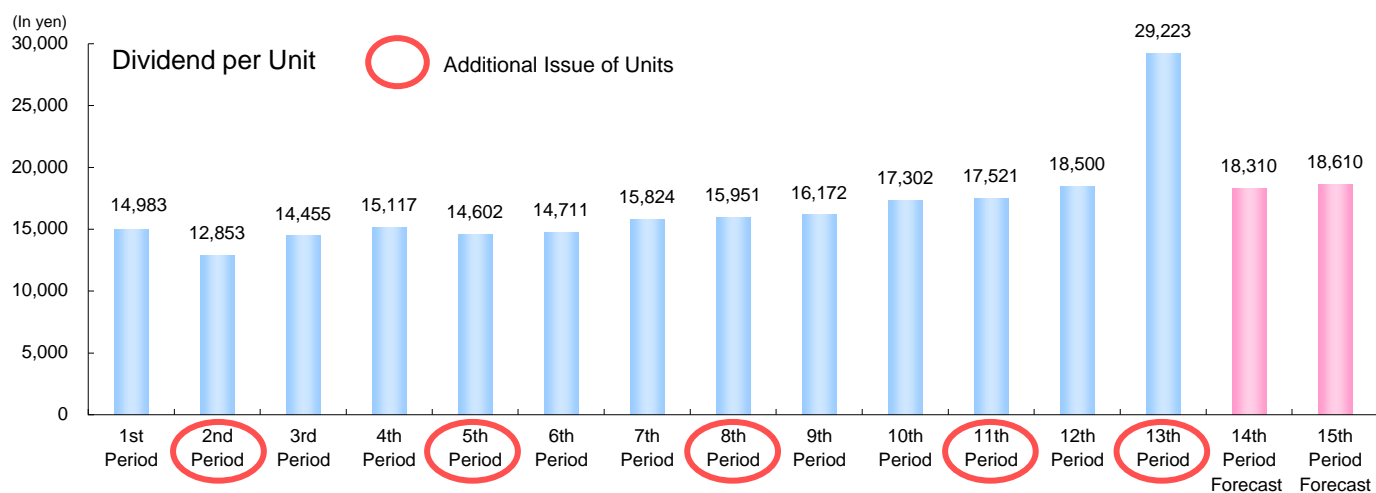
	1st Period Mar 31, 2002 May 2001-Mar 2002	2nd Period Sep 30, 2002 Apr 2002-Sep 2002	3rd Period Mar 31, 2003 Oct 2002-Mar 2003	4th Period Sep 30, 2003 Apr 2003-Sep 2003	5th Period Mar 31, 2004 Oct 2003-Mar 2004	6th Period Sep 30, 2004 Apr 2004-Sep 2004	7th Period Mar 31, 2005 Oct 2004-Mar 2005	8th Period 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 of Properties	144,697	164,277	183,542	192,607	218,437	239,827	290,510	326,560
Leasable Space	201,884 m ²	215,928 m ²	236,693 m ²	246,062 m ²	273,157 m ²	293,105 m ²	336,026 m ²	364,610 m ²
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 (Forecast) Sep 30, 2008 Apr 2008-Sep 2008	15th Period (Forecast) Mar 31, 2009 Oct 2008-Mar 2009	
13,962 (+6.4%)	15,570 (+11.5%)	16,960 (+8.9%)	17,530 (+3.4%)	25,743 (+46.9%)	19,570 (-24.0%)	19,730 (+0.8%)	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%)	19,570 (+9.9%)	19,730 (+0.8%)	Property-related Revenues (% change from the preceding period)
—	400	459	397	—	—	—	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%)	9,520 (-33.0%)	9,680 (+1.7%)	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%)	8,110 (-37.4%)	8,240 (+1.6%)	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%)	8,110 (-37.4%)	8,240 (+1.6%)	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	Units Outstanding
16,172 yen	17,302 yen	17,521 yen	18,500 yen	29,223 yen	18,310 yen	18,610 yen	Dividend per Unit
433,552	441,163	443,973	449,643	527,537	—	—	Total Assets
207,058	207,449	271,867	272,269	310,547	—	—	Net Assets
599,475 yen	600,605 yen	663,091 yen	664,071 yen	701,009 yen	—	—	Net Assets per Unit
226,493	233,714	172,105	177,374	216,990	—	—	Total Liabilities
196,500	202,500	140,000	144,500	177,500	—	—	Interest-bearing Debts
45.3%	45.9%	31.5%	32.1%	33.6%	—	—	LTV
1,020,000 yen	1,000,000 yen	1,560,000 yen	1,380,000 yen	1,160,000 yen	—	—	Unit Price (period-end)
352,308	345,400	639,600	565,800	513,880	—	—	Market Capitalization
52	49	50	50	53	53	53	Number of Properties
412,766	418,693	441,276	446,940	518,969	518,969	518,969	Total Acquisition Price of Properties
400,090 m ²	396,173 m ²	397,928 m ²	406,605 m ²	479,877 m ²	479,941 m ²	479,913 m ²	Leasable Space
98.7%	98.2%	97.8%	98.7%	95.9%	96.8%	—	Occupancy Rate
—	—	64,600 units	—	33,000 units	—	—	Public Offerings of New Units
—	—	1,009,400 yen	—	1,029,000 yen	—	—	Number of Newly Issued Units
—	—	65,207	—	33,957	—	—	Offer Price
—	—	978,500 yen	—	997,500 yen	—	—	Aggregate Amount of Offer Price
—	—	63,211	—	32,917	—	—	Issue Price
—	—	2006/10/24	—	2008/3/12	—	—	Aggregate Amount of Issue Price
—	—	—	—	—	—	—	Payment Date



Structure of Fees to Asset Management Company



Payment of Asset Management Fees to Asset Management Company

(As of March 31, 2008)

Term fee

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

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

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 1.0%

In the case of acquisition from any of the shareholders of the Asset Management Company and their consolidated affiliates, an amount equivalent to the purchase price multiplied by 0.25%

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	Average after 4th Period (*4)	
	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	per period	per year
Term Fee (*1)	389	382	408	312	325	330	342	392	410	422	452	476	713	417	835
Incentive Fee (*1)	0	0	24	80	0	32	134	0	160	230	0	185	1,860	268	536
Acquisition Fee (*2)	649	88	185	90	192	213	464	180	475	33	134	71	386	224	448
Transfer Fee (*3)	0	0	0	0	0	0	0	0	0	20	154	8	0	18	36
Total	1,038	470	617	484	518	576	941	573	1,046	707	741	741	2,960	929	1,858
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	368,567	
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	37,083	74,166
Amount of Transfer Price during the Period	0	0	0	0	0	0	0	0	0	7,003	41,900	1,770	0	5,067	10,134
Term Fee / Total Assets	0.24%	0.21%	0.20%	0.15%	0.13%	0.13%	0.11%	0.11%	0.09%	0.10%	0.10%	0.11%	0.14%	0.11%	0.23%
Incentive Fee / Total Assets	—	—	0.01%	0.04%	—	0.01%	0.04%	—	0.04%	0.05%	—	0.04%	0.35%	0.07%	0.15%
Acquisition Fee / Amount of Acquisition Price during the Period	0.45%	0.45%	0.96%	1.00%	0.75%	1.00%	0.92%	0.50%	0.55%	0.26%	0.27%	1.00%	0.54%	0.60%	0.60%
Transfer Fee / Amount of Transfer Price during the Period	—	—	—	—	—	—	—	—	—	0.29%	0.37%	0.50%	—	0.36%	0.36%
Total / Total Assets	0.64%	0.25%	0.31%	0.23%	0.21%	0.22%	0.29%	0.16%	0.24%	0.16%	0.17%	0.16%	0.56%	0.25%	0.50%

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 a simple average at the end of each term.

MEMO

Key Properties and Key Tenants

Kitanomaru Square (Chiyoda-ku, Tokyo)



- Acquisition Date February 24, 2006
- Acquisition Price ¥81,555.5 million
- Area Land: 5,821.03 m²
Building: 57,279.20 m²
- 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 m²
Building: 57,031.06 m²
(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 m²
Building: 108,171.67 m²
(Ownership: 19.38402%)
- Completion Date February 2003
- Major Tenant Mitsubishi UFJ Trust and Banking Corporation

Shibuya Cross Tower (Shibuya-ku, Tokyo)



- Acquisition Date November 30, 2001
- Acquisition Price ¥34,600.0 million
- Area Land: 5,153.45 m²
Building: 61,862.33 m²
- Completion Date April 1976
- Major Tenant Amazon Japan K.K.

MM Park Building (Yokohama City, Kanagawa Prefecture)



- Acquisition Date March 24, 2008
- Acquisition Price ¥37,400.0 million
- Area
Land: 6,825.77 m²
Building: 49,037.51 m²
- Completion Date December 2007
- Major Tenant JGC Corporation

Nagoya Hirokoji Building (Nagoya City, Aichi Prefecture)



- Acquisition Date September 10, 2001
- Acquisition Price ¥14,533.0 million
- Area
Land: 4,095.81 m²
Building: 33,377.73 m²
- Completion Date May 1987
- Major Tenant TOTO LTD.
Shinko Securities Co., Ltd.

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 m²
Building: 31,213.27 m²
- Completion Date September 1991
- Major Tenant Casio Computer Co., Ltd.
TOTO LTD.

NHK Hiroshima Broadcasting Center Building (Hiroshima City, Hiroshima Prefecture)



- Acquisition Date March 25, 2004/
March 3, 2008
- Acquisition Price ¥2,770.0 million
- Area
Land: 3,296.46 m²
Building: 35,217.28 m²
(Ownership: 48.753%)
- Completion Date August 1994
- Major Tenant Energia Communications, Inc.
Astellas Pharma Inc.

Performance (Operating Result of Each Property in the 12th Period)



(In millions of yen)

Name	Performance (April 1, 2007-September 30, 2007)												
	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	72	13	15	17	0	3	20	2	149	170	-	170
Kitanomaru Square	1,931	738	121	73	89	2	2	447	0	1,193	1,640	2	1,637
MD Kanda	363	125	41	17	21	0	1	42	-	237	280	0	279
Kandabashi Park	183	49	3	-	16	0	4	25	-	133	159	-	159
Nibancho Garden	488	239	58	26	48	0	0	104	-	249	354	1	353
Mitsubishi UFJ Trust and Banking	979	221	44	45	-	1	0	121	7	758	880	-	880
Burex Kojimachi	162	82	-	-	15	0	-	66	-	79	146	-	146
Sanno Grand	1,006	342	105	57	85	1	19	73	-	663	736	14	721
Yurakucho Denki	293	110	34	19	33	0	3	19	-	182	201	9	192
Kodenmachi Shin-Nihonbashi	155	80	19	8	12	0	11	24	2	74	98	-	98
Burex Kyobashi	150	51	-	-	12	0	0	37	-	98	136	-	136
Ginza Sanwa	389	124	36	21	41	0	6	18	0	265	283	1	282
Ryoshin Ginza East Mirror	137	76	12	10	9	0	4	39	-	61	100	-	100
Aoyama Crystal	259	87	16	15	23	0	1	29	0	172	201	2	199
Shiba 2Chome Daimon	321	130	38	28	35	0	6	20	0	191	212	2	210
Cosmo Kanasugibashi	135	58	12	9	12	0	1	20	-	77	98	0	97
Shinwa	274	102	18	17	19	0	14	31	0	171	203	2	201
Tokyo Opera City	500	345	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	155	Undisclosed	3	Undisclosed
Takanawadai	117	62	12	11	12	0	2	22	0	55	77	19	58
Higashi-Gotanda 1Chome	220	96	15	20	13	0	-	46	0	123	169	-	169
Omori-Eki Higashiguchi	255	102	29	21	24	0	2	23	0	153	176	10	166
Nippon Brunswick	335	126	37	25	25	0	6	30	-	209	240	8	231
Yoyogi 1Chome	344	190	74	12	23	0	2	77	-	154	232	-	232
da Vinci Harajuku	202	48	10	11	12	0	2	10	-	154	164	2	162
Jingumae Media Square	381	137	22	25	28	0	6	53	-	244	297	-	297
Shibuya Cross Tower	1,552	856	183	137	126	3	132	271	2	695	967	309	658
Ebisu Neonato	153	73	15	5	10	0	1	39	-	79	119	0	118
Harmony Tower	441	205	52	0	47	1	19	84	-	236	320	-	320
Otsuka Higashi-Ikebukuro	180	80	19	16	13	0	10	20	0	100	120	80	39
Ikebukuro 2Chome	73	27	8	6	5	0	0	6	0	45	52	1	50
Ikebukuro YS	205	89	18	17	14	0	2	36	-	115	152	0	152
Hachioji First Square	170	90	32	-	16	0	3	37	-	79	117	1	116
Saitama Urawa	136	51	17	9	9	0	3	10	-	85	96	3	92
Kawasaki Isago	158	103	29	13	13	0	7	38	0	55	93	13	80
8・3 Square Kita	195	98	19	26	0	0	-	53	-	96	149	-	149
Jozenji Park	67	52	10	8	6	0	14	12	-	14	27	19	8
Sendai Honcho Honma	172	81	21	13	15	0	1	29	-	91	120	0	119
Kanazawa Park	531	476	109	62	69	2	149	82	0	55	137	203	-66
Nishiki Park	292	211	47	20	21	0	44	69	6	80	150	23	126
Hirokoji Sakae	100	57	19	14	11	0	0	10	0	42	52	13	38
Nagoya Hirokoji	712	306	98	67	59	1	12	65	1	405	471	39	431
Nagoya Misono	97	62	11	8	6	0	1	33	0	34	68	6	62
Kyoto Shijo Kawaramachi	136	78	20	13	11	0	5	26	0	58	85	8	76
Sakaisujihonmachi	263	162	43	28	39	0	2	46	0	100	147	7	139
Midosuji Daiwa	674	314	71	46	79	1	21	94	0	360	454	86	368
Kobe Itomachi	63	38	11	8	8	0	1	7	-	24	32	1	30
Lit City	305	156	35	25	16	1	6	71	0	148	220	-	220
NHK Hiroshima Broadcasting Center	141	112	39	16	14	0	5	21	14	28	50	0	50
Tosei Tenjin	97	65	15	9	9	0	12	19	-	32	51	1	50
Tenjin Crystal	215	156	27	19	21	0	4	84	-	58	143	1	142
Hinode Tenjin	178	77	22	16	15	0	6	16	-	100	117	33	83
Total	17,132	7,894	1,875	1,177	1,346	37	580	2,835	42	9,237	12,073	939	11,133

* 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 Result of Each Property in the 13th Period)



(In millions of yen)

Name	Performance (October 1, 2007-March 31, 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	224	75	12	16	17	0	5	20	2	149	169	-	169
Kitanomaru Square	1,933	752	136	71	89	2	4	447	-	1,181	1,629	9	1,619
MD Kanda	353	99	17	16	21	0	0	42	-	253	296	0	295
Kandabashi Park	185	58	1	-	16	0	14	25	-	127	152	0	152
Nibancho Garden	492	241	58	26	49	0	1	104	-	251	356	-	356
Mitsubishi UFJ Trust and Banking	996	245	51	60	0	1	1	121	8	751	873	4	868
Burex Kojimachi	162	83	-	-	15	0	0	66	-	78	145	-	145
Sanno Grand	1,047	429	117	58	85	1	92	73	-	618	691	77	614
Yurakucho Denki	304	122	35	22	33	0	9	20	-	182	202	75	126
Kodenmachi Shin-Nihonbashi	164	108	17	8	12	0	40	24	2	56	80	3	77
Burex Kyobashi	150	51	-	-	12	0	1	37	-	98	136	-	136
Ginza Sanwa	394	118	30	21	41	0	6	17	-	276	293	3	289
Ryoshin Ginza East Mirror	140	70	9	10	9	0	0	39	-	70	109	0	108
Harumi Center	428	240	43	18	0	0	-	175	1	188	363	-	363
Aoyama Crystal	262	89	14	14	23	0	5	29	-	173	202	3	199
Shiba 2Chome Daimon	327	129	39	25	35	0	7	21	0	198	219	7	212
Cosmo Kanasugibashi	138	58	13	9	12	0	2	20	-	80	100	1	99
Shinwa	266	127	30	15	19	0	35	25	-	138	164	3	160
Tokyo Opera City	527	352	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	175	Undisclosed	6	Undisclosed
Takanawadai	119	62	12	11	12	0	11	14	0	57	71	26	45
Higashi-Gotanda 1Chome	220	93	14	18	13	0	-	46	-	126	173	-	173
Omori-Eki Higashiguchi	254	115	27	20	24	0	18	23	0	139	162	25	137
Nippon Brunswick	334	145	37	23	25	0	27	31	-	188	220	158	61
Yoyogi 1Chome	414	145	22	20	23	0	0	77	-	269	347	4	343
da Vinci Harajuku	203	82	10	10	12	0	36	11	-	120	132	92	40
Jingumae Media Square	370	152	29	26	28	0	13	53	-	218	271	0	270
Shibuya Cross Tower	1,425	1,077	189	124	126	3	297	280	55	348	628	413	215
Ebisu Neonato	155	74	15	5	10	0	2	39	-	81	120	-	120
Harmony Tower	457	244	102	-	47	1	9	84	-	213	297	-	297
Otsuka Higashi-Ikebukuro	179	80	17	16	13	0	11	22	0	98	121	98	22
Ikebukuro 2Chome	76	29	8	6	5	0	2	6	-	46	52	-	52
Ikebukuro YS	216	84	17	16	14	0	4	31	-	131	163	14	148
Hachioji First Square	179	94	33	-	16	0	3	40	-	84	125	0	125
Saitama Urawa	130	82	18	8	9	0	35	10	-	47	58	-	58
MM Park	36	60	5	-	-	0	-	55	0	-24	30	-	30
Kawasaki Isago	157	74	24	13	13	0	2	18	0	82	101	0	100
Musashi Kosugi STM	5	7	1	-	-	0	-	5	-	-1	4	-	4
8 * 3 Square Kita	317	162	29	52	0	0	-	79	-	155	235	0	234
Jozenji Park	72	44	9	9	6	0	4	13	-	28	41	14	26
Sendai Honcho Honma	171	90	17	16	15	0	11	29	0	80	110	12	97
Kanazawa Park	541	387	107	63	69	2	60	84	0	153	237	8	229
Nishiki Park	294	208	47	20	21	0	41	70	6	86	156	-	156
Hirokoji Sakae	102	62	18	13	11	0	7	10	0	40	51	53	-2
Nagoya Hirokoji	735	351	94	63	59	1	64	66	0	384	451	430	20
Nagoya Misono	97	70	12	7	6	0	9	34	-	27	61	0	60
Kyoto Shijo Kawaramachi	136	86	20	12	11	0	14	27	0	50	77	25	51
Sakaisujihonmachi	265	177	45	26	39	0	17	46	-	88	135	9	126
Midosuji Daiwa	678	308	65	43	79	1	19	98	0	370	468	82	385
Lit City	297	155	36	23	16	1	5	71	0	142	214	1	212
NHK Hiroshima Broadcasting Center	166	119	42	15	14	0	6	24	16	46	70	-	70
Tosei Tenjin	93	56	14	8	9	0	3	19	-	37	57	36	21
Tenjin Crystal	216	163	28	17	21	0	14	81	-	52	134	51	82
Hinode Tenjin	176	71	21	15	15	0	1	16	-	105	122	7	115
Total	17,807	8,678	1,925	1,201	1,338	37	991	3,068	114	9,129	12,197	1,769	10,428

Property Data ① (Occupancy Rate at the End of the 13th Period, etc.)



Area	Name	Acquisition Date	Additional Acquisition Date	Ownership	Leasable Space (㎡)	Leased Space (㎡)	Vacant Area (㎡)		Occupancy Rate		Number of Tenants	
							End of 13th Period	Variation from End of 12th Period	End of 13th Period	Variation from End of 12th 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	5,799	469	469	92.5%	-7.5%	1
		Kandabashi Park	'02/08/15	-	56.76%	3,687	3,687	0		100.0%		7
		Nibancho Garden	'05/04/01	-	31.345%	9,316	9,316	0		100.0%		1
		Mitsubishi UFJ Trust and Banking	'07/03/28	-	19.38402%	11,923	11,923	0	-20	100.0%	0.2%	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	20,845	19	-118	99.9%	0.6%	46
	Chuo	Yurakucho Denki	'03/08/01	-	10.78%	4,694	4,694	0		100.0%		15
		Kodenmacho Shin-Nihonbashi	'01/09/25	-	100.0%	3,897	3,897	0		100.0%		7
		Burex Kyobashi	'02/07/22	-	100.0%	4,279	4,279	0		100.0%		1
		Ginza Sanwa	'05/03/10	-	70.95%	4,329	4,329	0		100.0%		12
		Ryoshin Ginza East Mirror	'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
		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%		8
		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	9,127	118	-175	98.7%	1.9%	105
		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	7,708	0		100.0%		19
	Shibuya	Nippon Brunswick	'04/03/24	-	100.0%	7,356	7,310	45		99.4%		18
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 Media Square		'03/10/09	-	100.0%	5,558	5,558	0		100.0%		9	
Shibuya Cross Tower		'01/11/30	-	100.0%	29,734	28,063	1,671	1,167	94.4%	-3.9%	54	
Nakano	Ebisu Neonato	'03/11/14	'04/04/01	12.29939%	2,462	2,462	0		100.0%		3	
	Harmony Tower	'05/02/28	-	29.253305%	10,929	10,929	0		100.0%		18	
Toshima	Otsuka Higashi-Ikebukuro	'01/09/25	-	100.0%	7,143	6,239	903	903	87.3%	-12.7%	8	
	Ikebukuro 2Chome	'01/09/25	-	100.0%	2,186	2,186	0		100.0%		9	
	Ikebukuro YS	'04/08/02	-	100.0%	5,797	5,797	0		100.0%		8	
Other Areas	Hachioji	Hachioji First Square	'05/03/31	'08/03/19	80.4%	10,068	9,752	316	280	96.9%	-2.6%	40
		Saitama	Saitama Urawa	'01/09/25	'01/10/11	100.0%	4,510	4,375	135	135	97.0%	-3.0%	15
	Yokohama	MM Park	'08/03/24	-	100.0%	38,665	27,430	11,234	-	70.9%	-	20
		Kawasaki	Kawasaki Isago	'01/09/25	-	100.0%	6,831	6,541	290		95.7%		12
	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	12,078	187		98.5%		7
	Sendai	Jozenji Park	'05/01/31	-	50.0%	2,518	2,414	104	104	95.9%	-4.1%	16
		Sendai Honcho Honma	'01/09/25	'06/06/28	100.0%	6,241	5,989	252	252	96.0%	-4.0%	17
	Kanazawa	Kanazawa Park	'02/02/28	'03/03/03	89.0%	20,889	18,970	1,919	525	90.8%	-2.5%	68
	Nagoya	Nishiki Park	'06/10/02	'06/11/01	57.04651%	8,059	8,001	57	17	99.3%	-0.2%	50
		Hirokoji Sakae	'06/09/22	-	100.0%	3,847	3,847	0	-353	100.0%	9.2%	14
		Nagoya Hirokoji	'01/09/10	-	100.0%	21,635	21,635	0	-194	100.0%	0.9%	27
	Kyoto	Nagoya Misono	'03/08/08	-	100.0%	3,470	3,470	0		100.0%		9
		Kyoto Shijo Kawaramachi	'01/12/20	-	100.0%	6,796	6,143	652	244	90.4%	-3.6%	31
	Osaka	Sakaisujihonmachi	'01/09/25	'03/12/26	100.0%	11,574	11,520	54	54	99.5%	-0.5%	16
		Midosuji Daiwa	'01/09/25	'02/02/28	100.0%	20,450	20,450	0	-220	100.0%	1.1%	25
	Okayama	Lit City	'06/02/01	-	27.7488%	9,965	9,798	166	-5	98.3%	0.1%	40
	Hiroshima	NHK Hiroshima Broadcasting Center	'04/03/25	'08/03/03	48.753%	9,860	9,860	0	-426	100.0%	7.8%	12
	Fukuoka	Tosei Tenjin	'01/09/25	-	100.0%	4,000	3,924	75	75	98.1%	-1.9%	19
		Tenjin Crystal	'05/06/01	-	100.0%	5,991	5,554	436	-41	92.7%	1.3%	24
		Hinode Tenjin	'01/09/10	-	74.4844%	5,818	5,622	195	124	96.6%	-2.1%	10
	Tokyo 23 Wards					261,022	257,405	3,616	2,612	98.6%	-1.0%	434
	Other Areas					218,855	202,776	16,078	11,806	92.7%	-4.8%	497
Portfolio					479,877	460,182	19,694	14,419	95.9%	-2.8%	931	

* The above-mentioned spaces and occupancy rates do not include the residential portions. Leasable space and occupancy rates of the residential portions as of the end of the 13th Period are 11,694 ㎡/97.7% of Kitanomaru Square, 1,686 ㎡/100.0% of Nibancho Garden, 954 ㎡/87.5% of Nishiki Park Building.

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

Property Data ② (Occupancy Rate Forecast at the End of the 14th Period, etc.)



Area	Name	Floor Area (Whole Building) (㎡)	Vacant Area (㎡)		Occupancy Rate		Property Management Company		
			End of 14th Period	Variation from End of 13th Period	End of 14th Period	Variation from End of 13th 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	1,780	1,310	71.6%	-20.9%	Bussan Real Estate Co., Ltd.	
		Kandabashi Park	9,370.25	0		100.0%		Mitsubishi Estate Co., Ltd.	
		Nibancho Garden	57,031.06	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Mitsubishi UFJ Trust and Banking	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	320	301	98.5%	-1.4%	Mitsubishi Estate Co., Ltd.	
		Yurakucho Denki	70,287.65	0		100.0%		Yuden Building Kanri Co., Ltd.	
	Chuo	Kodenmachi Shin-Nihonbashi	5,822.88	170	170	95.6%	-4.4%	The Dai-Ichi Building Co., Ltd.	
		Burex Kyobashi	5,470.54	0		100.0%		Space Design, Inc.	
		Ginza Sanwa	8,851.00	51	51	98.8%	-1.2%	Mitsubishi Jisho Property Management Co., Ltd.	
		Ryoshin Ginza East Mirror	4,104.71	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Harumi Center	26,447.27	386		98.1%		Mitsubishi Estate Co., Ltd.	
	Minato	Aoyama Crystal	8,094.36	0		100.0%		Xymax Axis Corporation	
		Shiba 2Chome Daimon	16,235.10	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
		Cosmo Kanasugibashi	5,420.93	192	192	95.3%	-4.7%	The Dai-Ichi Building Co., Ltd.	
	Shinjuku	Shinwa	8,291.69	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
		Tokyo Opera City	232,996.81	194	75	97.9%	-0.8%	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	189	97.5%	-2.5%	Tokio Marine & Nichido Facilities, Inc.	
	Shibuya	Nippon Brunswick	11,957.38	0	-45	100.0%	0.6%	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 Media Square	9,420.42	482	482	91.3%	-8.7%	The Dai-Ichi Building Co., Ltd.	
		Shibuya Cross Tower	61,862.33	965	-705	96.8%	2.4%	Mitsubishi Jisho Property Management Co., Ltd.	
		Ebisu Neonato	36,598.38	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
	Nakano	Harmony Tower	72,729.31	0		100.0%		Mitsubishi Jisho Property Management Co., Ltd.	
	Toshima	Otsuka Higashi-Ikebukuro	9,531.28	0	-903	100.0%	12.7%	Sohgo Housing Co., Ltd	
		Ikebukuro 2Chome	3,157.51	0		100.0%		Sohgo Housing Co., Ltd	
Ikebukuro YS		7,464.64	0		100.0%		Xymax Axis Corporation		
Other Areas	Hachioji	Hachioji First Square	18,329.98	240	-75	97.6%	0.7%	Sohgo Housing Co., Ltd	
	Saitama	Saitama Urawa	6,258.59	0	-135	100.0%	3.0%	The Dai-Ichi Building Co., Ltd.	
	Yokohama	MM Park	49,037.51	2,936	-8,297	92.4%	21.5%	Mitsubishi Estate Co., Ltd.	
	Kawasaki	Kawasaki Isago	9,623.83	78	-211	98.8%	3.1%	Sohgo Housing Co., Ltd	
		Musashi Kosugi STM	22,839.61	0		100.0%		Sohgo Housing Co., Ltd	
	Sapporo	8・3 Square Kita	16,096.97	187		98.5%		Mitsubishi Estate Co., Ltd.	
	Sendai	Jozenji Park	7,648.33	154	49	93.9%	-2.0%	Mitsubishi Estate Co., Ltd.	
		Sendai Honcho Honma	8,247.50	0	-252	100.0%	4.0%	The Dai-Ichi Building Co., Ltd.	
	Kanazawa	Kanazawa Park	43,481.20	3,114	1,195	85.1%	-5.7%	Mitsubishi Estate Co., Ltd.	
	Nagoya	Nishiki Park	25,091.91	57		99.3%		Mitsubishi Estate Co., Ltd.	
		Hirokoji Sakae	6,445.08	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
		Nagoya Hirokoji	33,377.73	0		100.0%		Mitsubishi Jisho Property Management Co., Ltd.	
		Nagoya Misono	5,348.00	356	356	89.7%	-10.3%	Tokio Marine & Nichido Facilities, Inc.	
	Kyoto	Kyoto Shijo Kawaramachi	9,701.04	859	206	87.4%	-3.0%	Xymax Axis Corporation	
		Sakaisujihonmachi	17,145.59	54		99.5%		The Dai-Ichi Building Co., Ltd.	
	Osaka	Midosuji Daiwa	31,213.27	358	358	98.2%	-1.8%	The Dai-Ichi Building Co., Ltd.	
		Lit City	52,653.19	454	287	95.4%	-2.9%	Yuraku Real Estate Co., Ltd.	
	Hiroshima	NHK Hiroshima Broadcasting Center	35,217.28	0		100.0%		Mitsubishi Estate Co., Ltd.	
	Fukuoka	Tosei Tenjin	5,588.57	475	400	88.1%	-10.0%	The Dai-Ichi Building Co., Ltd.	
		Tenjin Crystal	10,432.04	1,434	997	76.1%	-16.7%	The Dai-Ichi Building Co., Ltd.	
		Hinode Tenjin	12,527.07	0	-195	100.0%	3.4%	Tokio Marine & Nichido Facilities, Inc.	
	Tokyo 23 Wards				4,734	1,118	98.2%	-0.4%	
	Other Areas				10,763	-5,314	95.1%	2.4%	
Portfolio				15,498	-4,196	96.8%	0.9%		

Property Data ③ (Classification)



Floor Size by Area, Property and PM Companies

Red Italic shows the transferred properties.

(As of March 31, 2008)

Tsubo per Standard floor (Tsubo ≙ 3.3 m ²)	Area							Total Number of Buildings Total Acquisition Price (¥mm) (%)
	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 Sanno Grand 666 Harumi Center 648 Kitanomaru Square 568 Mitsubishi UFJ Trust and Banking 537	Tokyo Opera City 653	MM Park 828 Musashi Kosugi STM 619				Kanazawa Park 625 Lit City 550	10 248,635 (47.9%)
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 Square 335	Midosuji Daiwa 341		Nagoya Hirokoji 333	8-3 Square Kita 373 NHK Hiroshima Broadcasting Center 301	10 103,655 (20.0%)
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 Shijo Kawaramachi 223		Nishiki Park 209	Hinode Tenjin 252	12 62,295 (12.0%)
150 - 200	Ginza Sanwa 198 MD Kanda 198 Genki Medical Plaza 183 Burex Kyobashi 176 Cosmo Kanasugibashi 160 Kodenmacho 150 Shin-Nihonbashi 150	<i>Property A</i>	Kawasaki Isago 197 Saitama Urawa 189			Nagoya Misono 157	Jozenji Park 191 Sendai Honcho Honma 179 <i>Property C</i> Tosei Tenjin 167	12 56,119 (10.8%)
100 - 150	Burex Kojimachi 132 Aoyama Crystal 117 Ryoshin Ginza 114 East Mirror 114	Jingumae Media Square 146 da Vinci Harajuku 117 Takanawadai 103		<i>Property F</i>		Hirokoji Sakae 144	<i>Property D</i> Tenjin Crystal 112	8 46,536 (9.0%)
-100		Ikebukuro 2Chome 74						1 1,728 (0.3%)
Total Number of Buildings	17	15	5	3	4	9	53	
Total Acquisition Price (¥mm)	268,139	119,965	53,028	21,128	23,228	33,481	518,969	
(%)	(51.7%)	(23.1%)	(10.2%)	(4.1%)	(4.5%)	(6.5%)	(100.0%)	
Number of PM Companies	8	6	3	2	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. 80% on an acquisition price basis.**
- **JRE keeps property management agreements with several property management companies in each area with a view to assuring fair competition among them and accumulating 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.
Red Italic shows the transferred properties.

(As of March 31, 2008)

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	Higashi-Gotanda 1Chome	Harumi Center		MM Park				12
	Burex Kojimachi Mitsubishi UFJ Trust and Banking	Nibancho Garden Yoyogi 1Chome Burex Kyobashi Ryoshin Ginza East Mirror			8-3 Square Kita Lit City				248,709 (47.9%)
10 - 20 years	MD Kanda	Jingumae Media Square Kandabashi Park	Cosmo Kanasugibashi		Hachioji First Square	Tenjin Crystal	Tosei Tenjin	<i>Property B</i>	27
	Harmony Tower Tokyo Opera City Ebisu Neonato Kodenmachi Shin-Nihonbashi Takanawadai Omori-Eki Higashiguchi		<i>Property A</i> Ikebukuro 2Chome Ikebukuro YS Shinwa		Nishiki Park NHK Hiroshima Broadcasting Center Sakaisujihonmachi Sendai Honcho Honma Midosuji Daiwa Musashi Kosugi STM	Jozenji Park Kanazawa Park Nagoya Misono Kawasaki Isago Saitama Urawa	<i>Property F</i>	135,575 (26.1%)	
20 -30 years	Genki Medical Plaza	Otsuka Higashi- Ikebukuro	da Vinci Harajuku			Hirokoji Sakae		<i>Property D</i>	10
	Ginza Sanwa	Shiba 2Chome Daimon Aoyama Crystal				Hinode Tenjin Nagoya Hirokoji Kyoto Shijo Kawaramachi		<i>Property C</i>	65,315 (12.6%)
30 years -	Yurakucho Denki <i>Property E</i> Sanno Grand	Shibuya Cross Tower Nippon Brunswick							4 69,370 (13.4%)
Total Number of Buildings	14	12	6	0	10	10	1	0	53
Total Acquisition Price (¥mm) (%)	225,689 (43.5%)	113,863 (21.9%)	48,551 (9.4%)	0 (0.0%)	88,401 (17.0%)	40,914 (7.9%)	1,550 (0.3%)	0 (0.0%)	518,969 (100.0%)

- Properties aged 10 years or less account for approx. 48% of the total properties (on an acquisition price basis).
- Approx. 90% 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%
	Chuo	Yurakucho Denki Building	1975/09	3.7%
		Kodenmacho 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%
	Minato	Harumi Center Building	2006/11	3.5%
		Aoyama Crystal Building	1982/12	5.4%
		Shiba 2Chome Daimon Building	1984/03	3.0%
	Shinjuku	Cosmo Kanasugibashi Building	1992/03	7.3%
		Shinwa Building	1989/11	7.0%
	Shinagawa	Tokyo Opera City Building	1996/07	2.0%
		Takanawadai Building	1991/01	5.4%
	Ota	Higashi-Gotanda 1Chome Building	2004/07	2.6%
		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%
	Nakano	Ebisu Neonato	1994/10	2.4%
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	Sakaisujihonmachi Building	1992/10	7.4%
		Midosuji Daiwa Building	1991/09	6.9%
	Okayama	Lit City Building	2005/06	0.6%
	Hiroshima	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	2.1%	

* Completion date is the date at new construction.

Portfolio PML

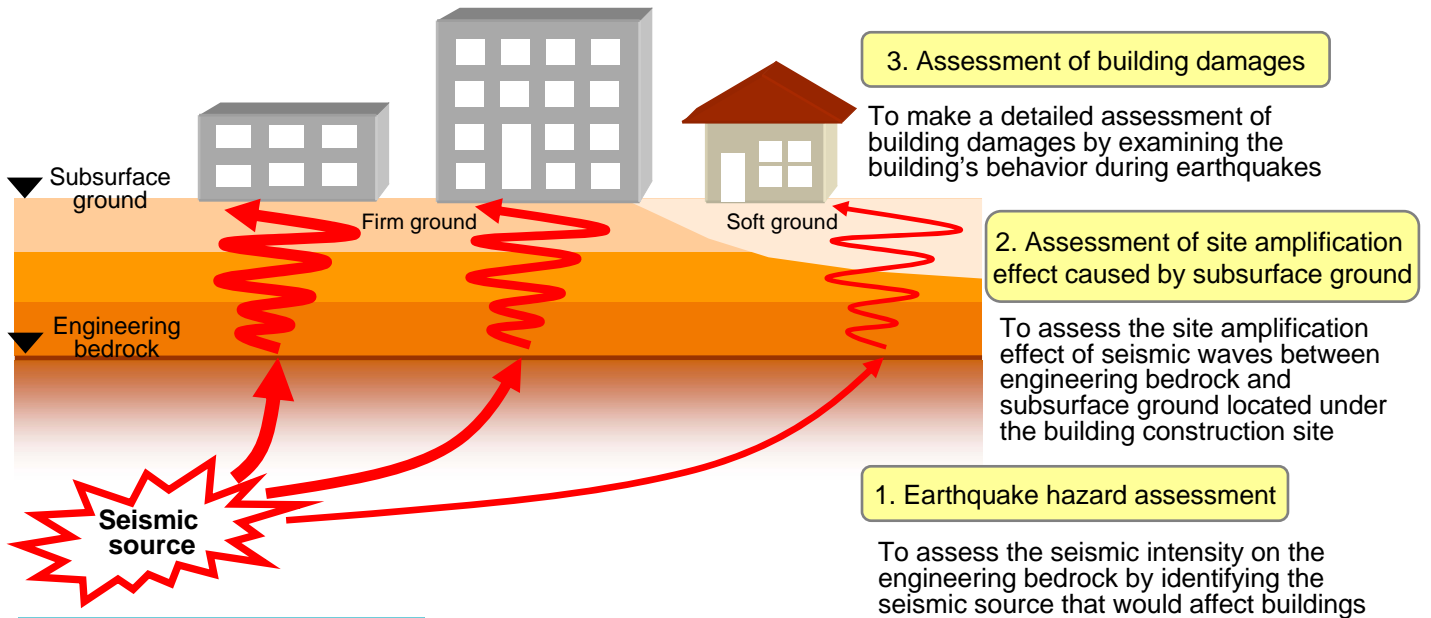
*PML (Probable Maximum Loss) Value: Percentage of Probable Maximum Loss due to Earthquake

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 becomes available; this enables using the response spectrum method to compare the building's performance against the seismic hazard, thereby allowing the 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."

Summary of Appraisal Values at the End of Period



(In millions of yen)

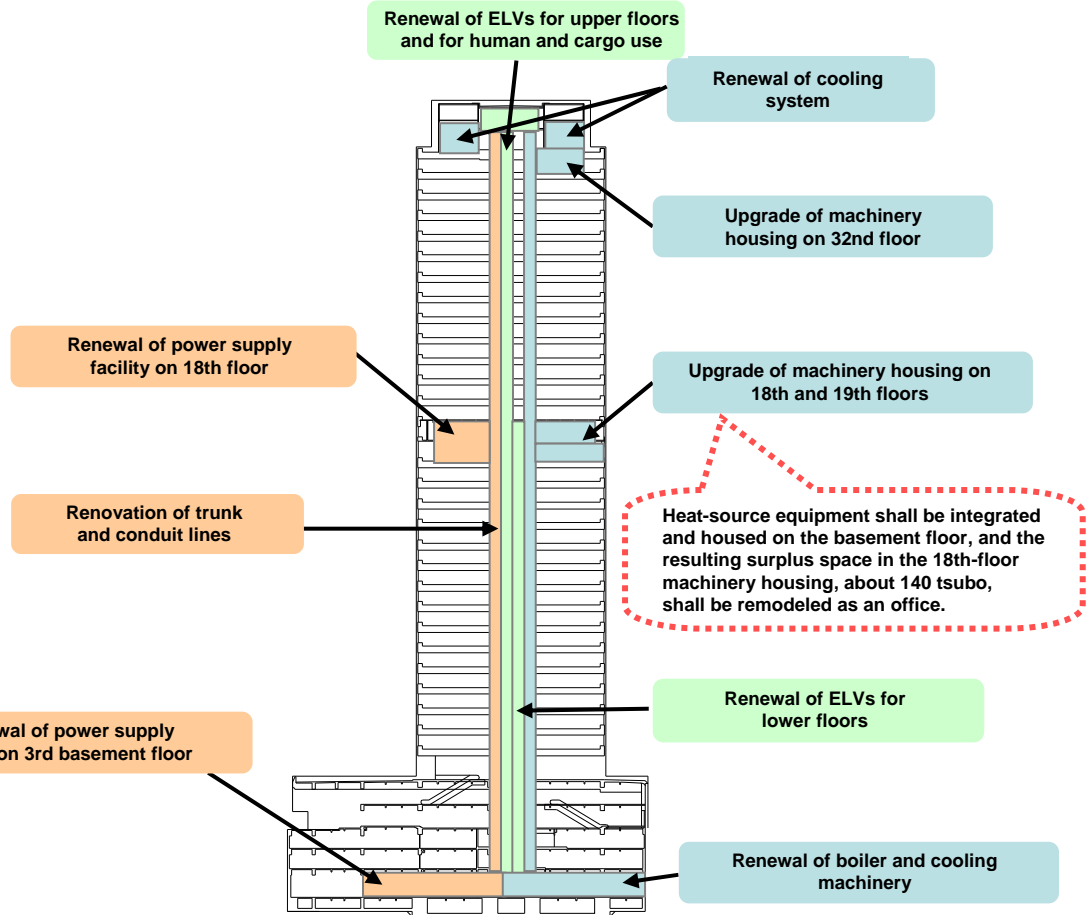
Name	Acquisition Price	Appraisal Value as of the End of Period																
		12th Period					13th Period					Change						
		Appraisal Value	DC(*1)		DCF(*2)		Appraisal Value	DC(*1)		DCF(*2)		Appraisal Value	Change in Value	DC(*1)		DCF(*2)		
			Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate		Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate			Cap Rate	Change in Assessed CF	Discount Rate	Terminal Cap Rate	
Genki Medical Plaza	5,000	6,300	5.10%	327	4.60%	5.60%	6,300	5.10%	327	4.60%	5.60%	0	0.0%	0.00%	0.0%	0.00%	0.00%	
Kitanomaru Square	81,555	85,600	4.20%	3,709	3.80%	4.30%	88,600	4.20%	3,851	3.80%	4.30%	3,000	3.5%	0.00%	3.8%	0.00%	0.00%	
MD Kanda	9,520	11,400	4.40%	506	4.10%	4.50%	12,100	4.40%	546	4.10%	4.60%	700	6.1%	0.00%	7.8%	0.00%	0.10%	
Kandabashi Park	4,810	6,310	4.50%	283	4.30%	4.60%	6,520	4.50%	294	4.30%	4.60%	210	3.3%	0.00%	3.9%	0.00%	0.00%	
Nibancho Garden	14,700	17,600	4.60%	831	4.20%	4.70%	17,600	4.60%	836	4.20%	4.70%	0	0.0%	0.00%	0.6%	0.00%	0.00%	
Mitsubishi UFJ Trust and Banking	44,700	46,500	3.60%	1,710	3.30%	3.70%	50,000	3.50%	1,779	3.20%	3.60%	3,500	7.5%	-0.10%	4.0%	-0.10%	-0.10%	
Burex Kojimachi	7,000	7,040	4.00%	288	3.80%	4.20%	7,040	4.00%	286	3.70%	4.20%	0	0.0%	0.00%	-0.6%	-0.10%	0.00%	
Sanno Grand	20,900	28,800	4.50%	1,309	4.20%	4.60%	30,700	4.40%	1,363	4.10%	4.50%	1,900	6.6%	-0.10%	4.1%	-0.10%	-0.10%	
Yurakucho Denki	7,200	8,240	4.40%	369	4.10%	4.60%	8,600	4.40%	389	4.10%	4.60%	360	4.4%	0.00%	5.1%	0.00%	0.00%	
Kodenmachi Shin-Nihonbashi	3,173	3,890	4.80%	186	4.50%	5.00%	4,200	4.80%	203	4.50%	5.00%	310	8.0%	0.00%	8.9%	0.00%	0.00%	
Burex Kyobashi	5,250	7,050	3.70%	269	3.90%	4.30%	7,070	3.60%	267	3.90%	4.30%	20	0.3%	-0.10%	-0.9%	0.00%	0.00%	
GINZA SANWA	16,830	17,800	3.60%	676	3.60%	3.70%	18,000	3.60%	681	3.50%	3.70%	200	1.1%	0.00%	0.8%	-0.10%	0.00%	
Ryoshin Ginza East Mirror	5,353	4,980	4.40%	225	4.10%	4.60%	5,150	4.40%	234	4.10%	4.60%	170	3.4%	0.00%	4.1%	0.00%	0.00%	
Aoyama Crystal	7,680	9,150	4.20%	390	3.80%	4.40%	9,230	4.20%	394	3.80%	4.40%	80	0.9%	0.00%	1.1%	0.00%	0.00%	
Shiba 2Chome Daimon	4,859	7,510	4.80%	371	4.50%	5.00%	7,980	4.80%	397	4.50%	5.00%	470	6.3%	0.00%	6.9%	0.00%	0.00%	
Cosmo Kanasugibashi	2,808	3,590	4.80%	176	4.50%	5.00%	3,910	4.80%	192	4.50%	5.00%	320	8.9%	0.00%	9.2%	0.00%	0.00%	
Shinwa	7,830	9,060	4.50%	418	4.20%	4.70%	9,890	4.50%	456	4.20%	4.70%	830	9.2%	0.00%	9.2%	0.00%	0.00%	
Tokyo Opera City	9,350	11,900	4.70%	574	4.40%	4.90%	12,100	4.70%	583	4.40%	4.90%	200	1.7%	0.00%	1.5%	0.00%	0.00%	
Takanawadai	2,738	2,840	5.00%	143	4.60%	5.10%	2,840	5.00%	143	4.60%	5.10%	0	0.0%	0.00%	-0.1%	0.00%	0.00%	
Higashi-Gotanda 1Chome	5,500	7,050	4.60%	325	4.20%	4.70%	7,050	4.60%	325	4.20%	4.70%	0	0.0%	0.00%	0.1%	0.00%	0.00%	
Omori-Eki Higashiguchi	5,123	5,720	5.20%	302	4.90%	5.40%	6,040	5.20%	323	4.90%	5.40%	320	5.6%	0.00%	7.1%	0.00%	0.00%	
Nippon Brunswick	6,670	9,030	4.80%	436	4.50%	5.00%	9,570	4.70%	457	4.40%	4.90%	540	6.0%	-0.10%	4.8%	-0.10%	-0.10%	
Yoyogi 1Chome	8,700	13,000	4.40%	575	4.20%	4.60%	13,400	4.40%	594	4.20%	4.60%	400	3.1%	0.00%	3.3%	0.00%	0.00%	
da Vinci Harajuku	4,885	6,420	4.60%	295	4.30%	4.70%	6,420	4.60%	296	4.30%	4.70%	0	0.0%	0.00%	0.2%	0.00%	0.00%	
Jingumae Media Square	12,200	15,600	4.10%	657	4.10%	4.30%	16,100	4.10%	696	4.10%	4.30%	500	3.2%	0.00%	6.0%	0.00%	0.00%	
Shibuya Cross Tower	34,600	51,100	4.30%	2,263	4.00%	4.50%	53,000	4.30%	2,341	4.00%	4.50%	1,900	3.7%	0.00%	3.4%	0.00%	0.00%	
Ebisu Neonato	4,100	5,620	4.20%	246	4.20%	4.40%	5,710	4.20%	250	4.20%	4.40%	90	1.6%	0.00%	1.7%	0.00%	0.00%	
Harmony Tower	8,500	13,600	4.70%	660	4.40%	4.90%	13,600	4.70%	658	4.40%	4.90%	0	0.0%	0.00%	-0.4%	0.00%	0.00%	
Otsuka Higashi-Ikebukuro	3,541	3,920	5.50%	216	5.20%	5.70%	4,000	5.60%	226	5.30%	5.80%	80	2.0%	0.10%	4.8%	0.10%	0.10%	
Ikebukuro 2Chome	1,728	1,630	5.20%	85	4.90%	5.40%	1,650	5.20%	85	4.90%	5.40%	20	1.2%	0.00%	1.0%	0.00%	0.00%	
Ikebukuro YS	4,500	5,630	4.90%	280	4.60%	5.10%	5,670	4.90%	280	4.60%	5.10%	40	0.7%	0.00%	0.3%	0.00%	0.00%	
Saitama Urawa	2,574	2,720	5.50%	148	5.20%	5.70%	2,720	5.50%	148	5.20%	5.70%	0	0.0%	0.00%	0.1%	0.00%	0.00%	
Kawasaki Isago	3,375	3,360	5.50%	186	5.20%	5.70%	3,360	5.50%	188	5.20%	5.70%	0	0.0%	0.00%	0.8%	0.00%	0.00%	
8-3 Square Kita	7,100	7,210	5.40%	393	5.10%	5.60%	7,210	5.40%	396	5.10%	5.60%	0	0.0%	0.00%	0.7%	0.00%	0.00%	
Jozenji Park	1,000	1,130	5.90%	66	5.70%	6.20%	1,130	5.90%	66	5.70%	6.20%	0	0.0%	0.00%	0.5%	0.00%	0.00%	
Sendai Honcho Honma	3,174	3,690	5.60%	207	5.30%	5.80%	3,690	5.60%	208	5.30%	5.80%	0	0.0%	0.00%	0.3%	0.00%	0.00%	
Kanazawa Park	4,580	6,590	6.50%	420	6.30%	6.70%	6,590	6.50%	421	6.30%	6.70%	0	0.0%	0.00%	0.5%	0.00%	0.00%	
Nishiki Park	5,150	5,390	5.30%	285	5.00%	5.50%	5,390	5.30%	286	5.00%	5.50%	0	0.0%	0.00%	0.5%	0.00%	0.00%	
Hirokoji Sakae	1,680	1,730	5.10%	89	4.80%	5.30%	1,730	5.10%	88	4.80%	5.30%	0	0.0%	0.00%	-1.2%	0.00%	0.00%	
Nagoya Hirokoji	14,533	16,000	5.00%	806	4.70%	5.20%	16,000	5.00%	803	4.70%	5.20%	0	0.0%	0.00%	-0.4%	0.00%	0.00%	
Nagoya Misono	1,865	1,940	5.70%	110	5.40%	5.90%	1,940	5.60%	110	5.30%	5.80%	0	0.0%	-0.10%	-0.2%	-0.10%	-0.10%	
Kyoto Shijo Kawaramachi	2,650	2,350	5.80%	135	5.50%	6.00%	2,350	5.80%	136	5.60%	6.00%	0	0.0%	0.00%	0.9%	0.10%	0.00%	
Sakaisujihonmachi	4,164	4,800	5.20%	257	4.90%	5.40%	4,840	5.10%	252	4.80%	5.30%	40	0.8%	-0.10%	-2.1%	-0.10%	-0.10%	
Midosuji Daiwa	14,314	18,900	4.70%	921	4.40%	4.90%	19,100	4.60%	911	4.30%	4.80%	200	1.1%	-0.10%	-1.1%	-0.10%	-0.10%	
Lit City	4,650	5,550	6.10%	338	5.90%	6.30%	5,560	6.10%	338	5.90%	6.30%	10	0.2%	0.00%	0.0%	0.00%	0.00%	
Tosei Tenjin	1,550	1,530	5.90%	87	5.60%	6.10%	1,530	5.80%	87	5.50%	6.00%	0	0.0%	-0.10%	0.2%	-0.10%	-0.10%	
Tenjin Crystal	5,000	4,980	5.30%	264	5.00%	5.50%	4,910	5.30%	262	5.00%	5.50%	-70	-1.4%	0.00%	-0.6%	0.00%	0.00%	
Hinode Tenjin	3,657	3,870	5.40%	205	5.00%	5.50%	3,940	5.40%	210	5.00%	5.50%	70	1.8%	0.00%	2.2%	0.00%	0.00%	
Subtotal (48 properties)	442,320	525,620					542,030					16,410	3.1%					
Harumi Center	26,800						26,300	4.70%	1,282	4.40%	4.90%							
Hachioji First Square	5,679						6,170	5.20%	322	4.90%	5.40%							
MM Park	37,400						37,400	4.80%	1,818	4.50%	5.00%							
Musashi Kosugi STM	4,000						4,000	5.30%	215	5.00%	5.50%							
NHK Hiroshima Broadcasting Center	2,770						3,260	5.90%	193	5.70%	6.10%							
Total (53 properties)	518,969						619,160											

*1 Direct capitalization method
*2 Discounted cash flow method

Progress of Long-term Renovation Plan for Shibuya Cross Tower



Long-term Renovation Plan for Shibuya Cross Tower



<Work already ordered>

Name	Amount (*1)	Work already completed									
		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	16th Period '09/04-'09/09	
[Power supply systems total]	Construction cost	1,328	9	13	957	0	0	0	32	104	210
Renewal of power supply facility	Completed work breakdown: Capital expenditure	895	6	13	876	0	0	0			
Renovation of trunk and conduit lines	Completed work breakdown: Repairing expenses	85	3	0	81	0	0	0			
Renewal of distribution board (1st-5th phases)											
[Heat-source systems total]	Construction cost	2,065	0	488	0	89	340	26	26	116	978
Renewal of heat-source equipment (1st-7th phases)	Completed work breakdown: Capital expenditure	782	0	414	0	80	269	16			
	Completed work breakdown: Repairing expenses	162	0	73	0	8	70	9			
[ELVs total]	Construction cost	835	0	13	0	760	0	0	60	0	0
Renewal of ELVs for upper and lower floors and those for human and cargo use	Completed work breakdown: Capital expenditure	607	0	13	0	593	0	0			
	Completed work breakdown: Repairing expenses	167	0	0	0	166	0	0			
[Total work already ordered]	Construction cost	4,229	9	515	957	849	340	26	120	220	1,188
	Completed work breakdown: Capital expenditure	2,284	6	441	876	674	269	16			
	Completed work breakdown: Repairing expenses	414	3	74	81	175	70	9			

(In millions of yen)

(*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 asset as construction in progress upon each payment.

<Work being planned or not yet ordered>

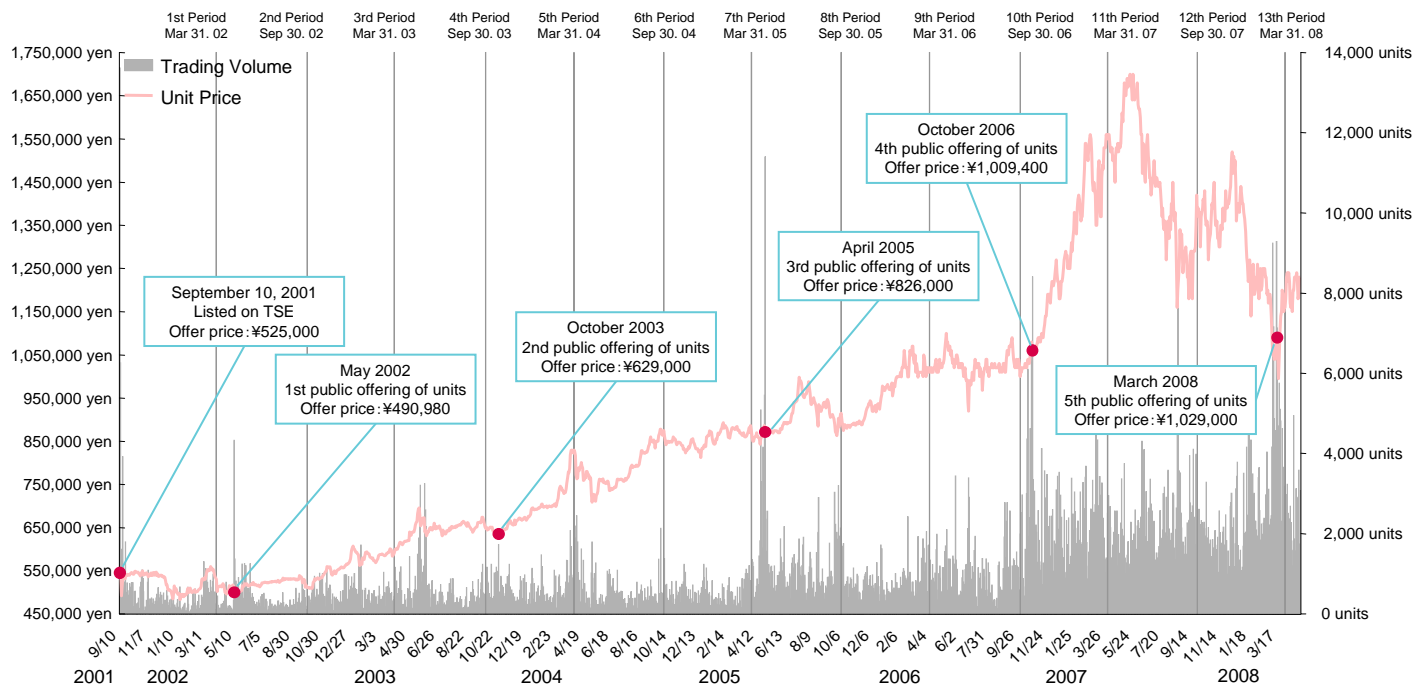
(In millions of yen)

Name	Amount
Increased due to specification change from original plan ordered (projection)	220
Renewal of air conditioning system, and remodeling of the machinery housing as office space (18th floor, approx. 140 tsubo space to be remodeled as an office)	1,770

Unit Price Performance ① (After IPO)



◆ Unit Price Performance



◆ Historical Dividend Yield of JRE Unit



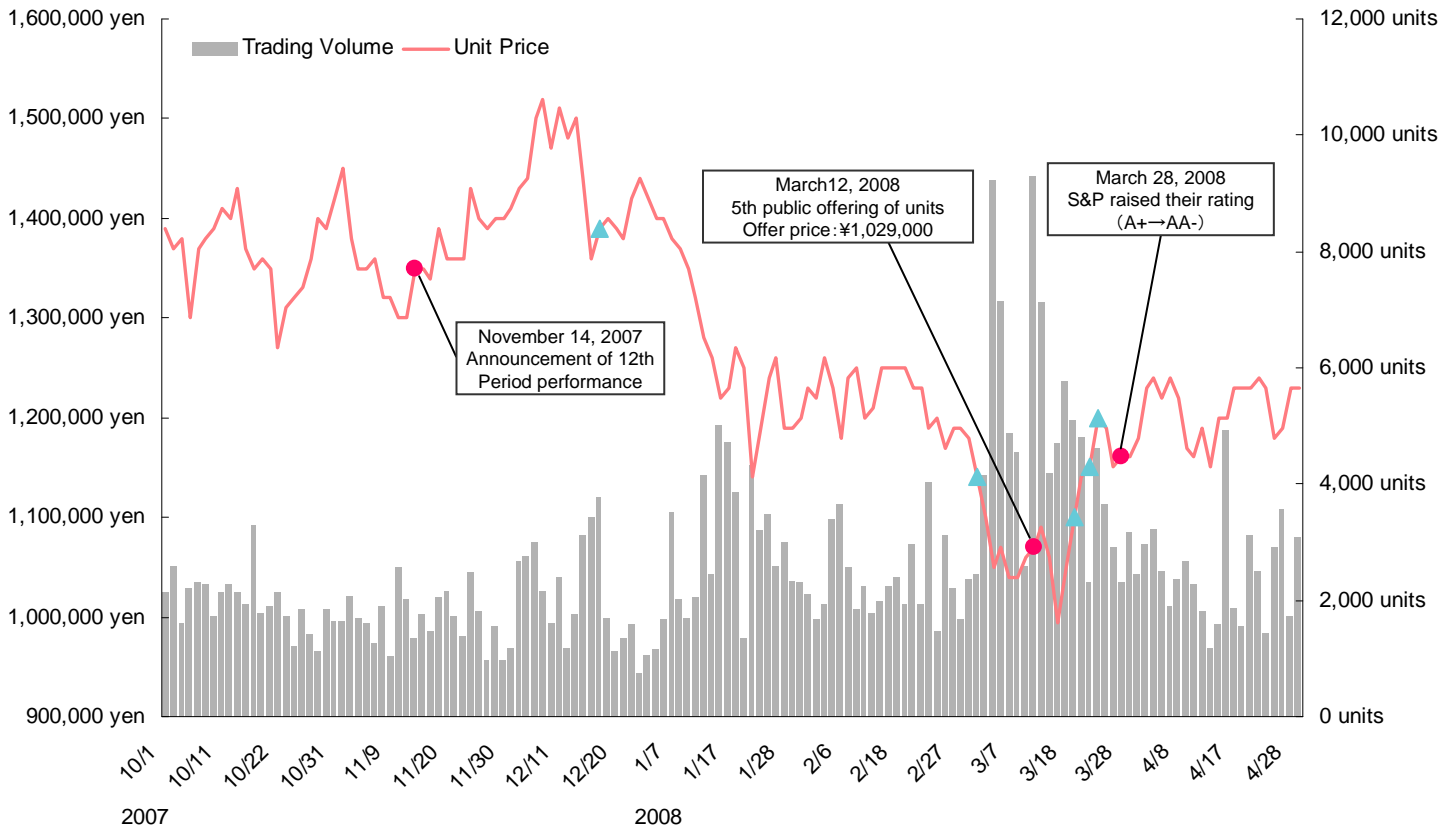
* The average yield is computed by annualizing the disclosed projected dividend per unit divided by the unit price (daily closing price from September 10, 2001 to April 30, 2008).

* Gray lines show ex-dividend dates.

Unit Price Performance ② (the 13th Period)



As of April 30, 2008



* Unit prices are based on daily closing prices.

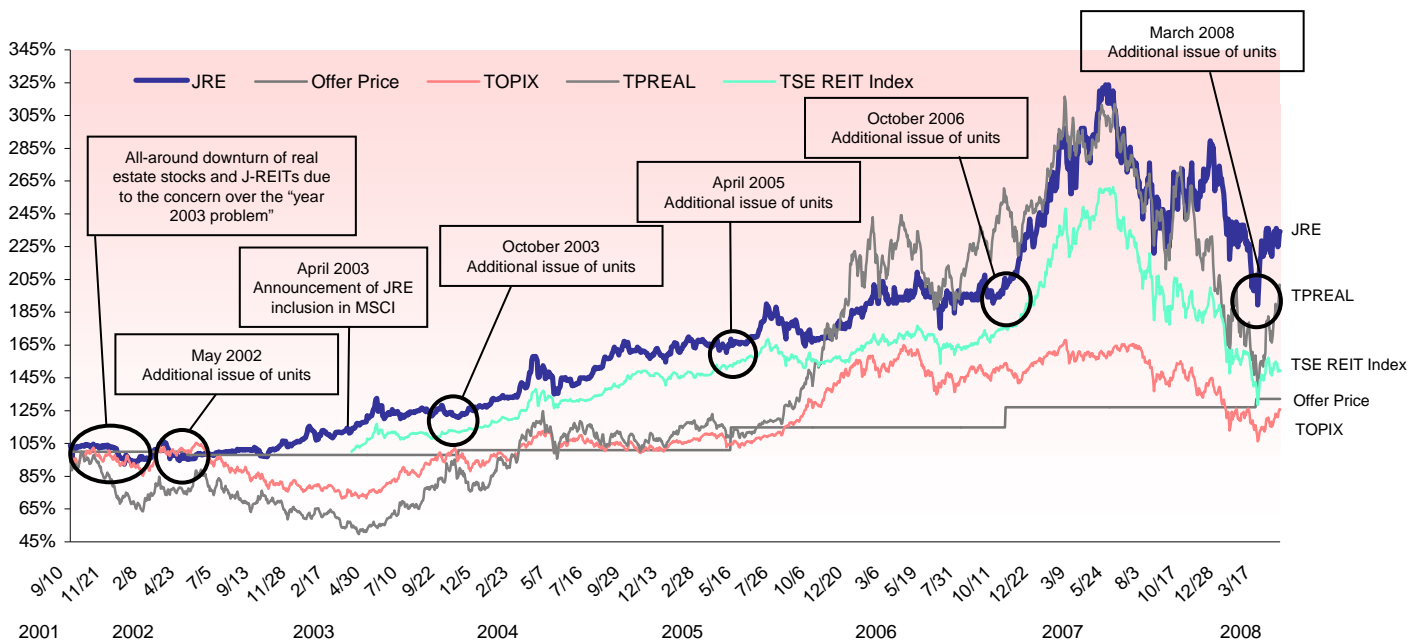
* Circles (●) show announcements of JRE's events, Triangles (▲) show acquisition dates of new properties (including additional share acquisition).

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Unit Price Performance ③ (Relative to Major Indices)



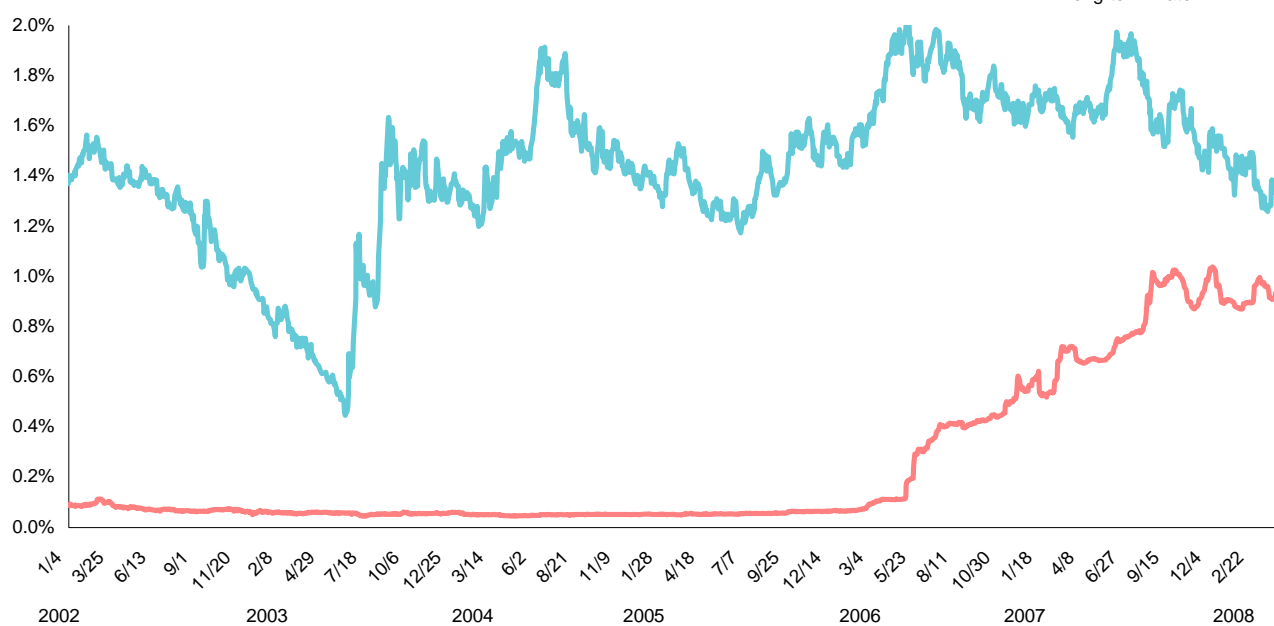
◆ Unit Price Performance (as of April 30, 2008)



- * 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

— Short-term Rate
— Long-term Rate

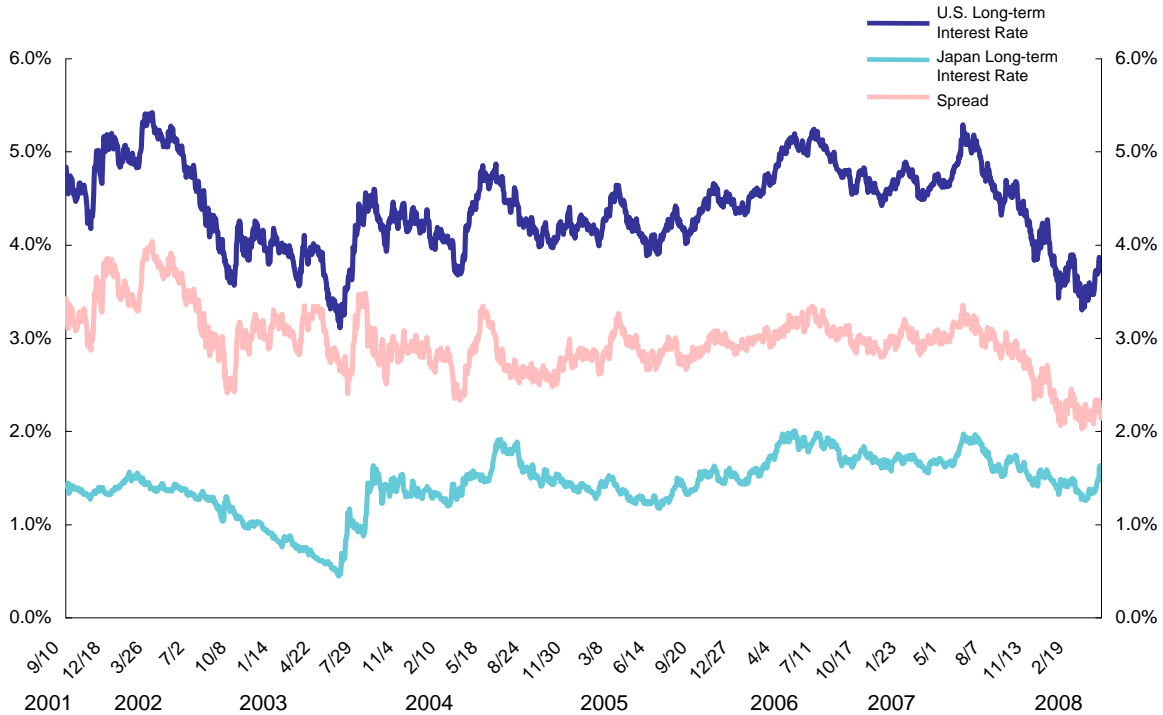


* Long-term rate is based on 10-year JGB yield and short-term rate is based on 3-month LIBOR.

Interest Rate Comparison of Japan and U.S.

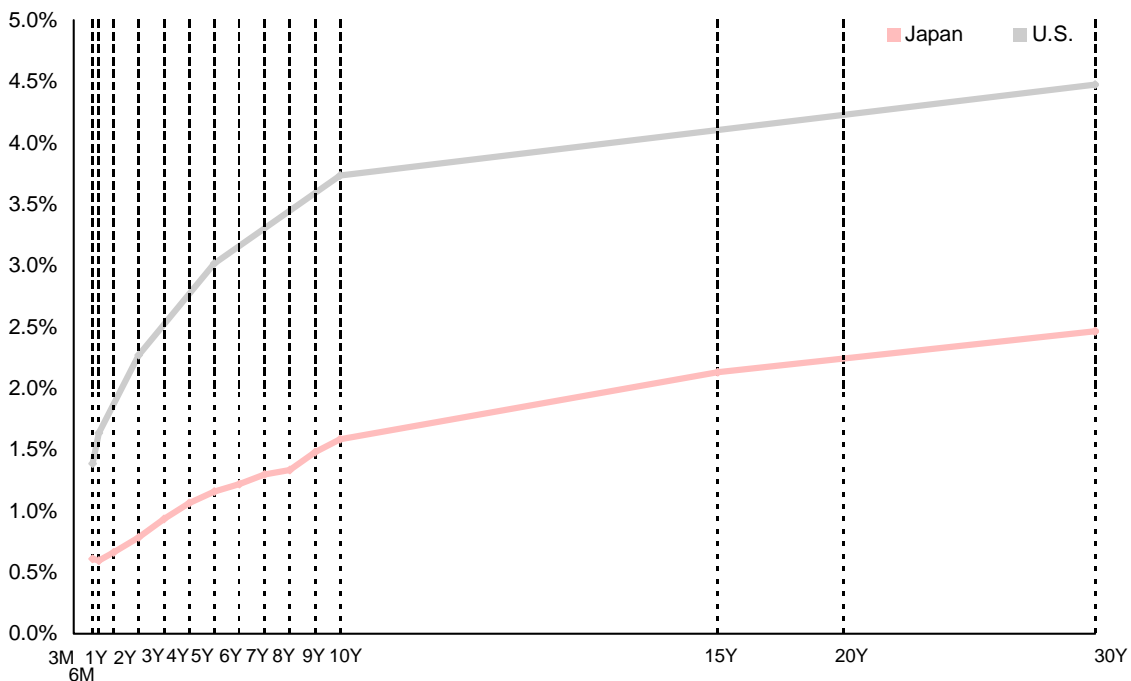


◆ Long-term Interest Rate Comparison of Japan and U.S. (as of April 30, 2008)



* 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, 2008)

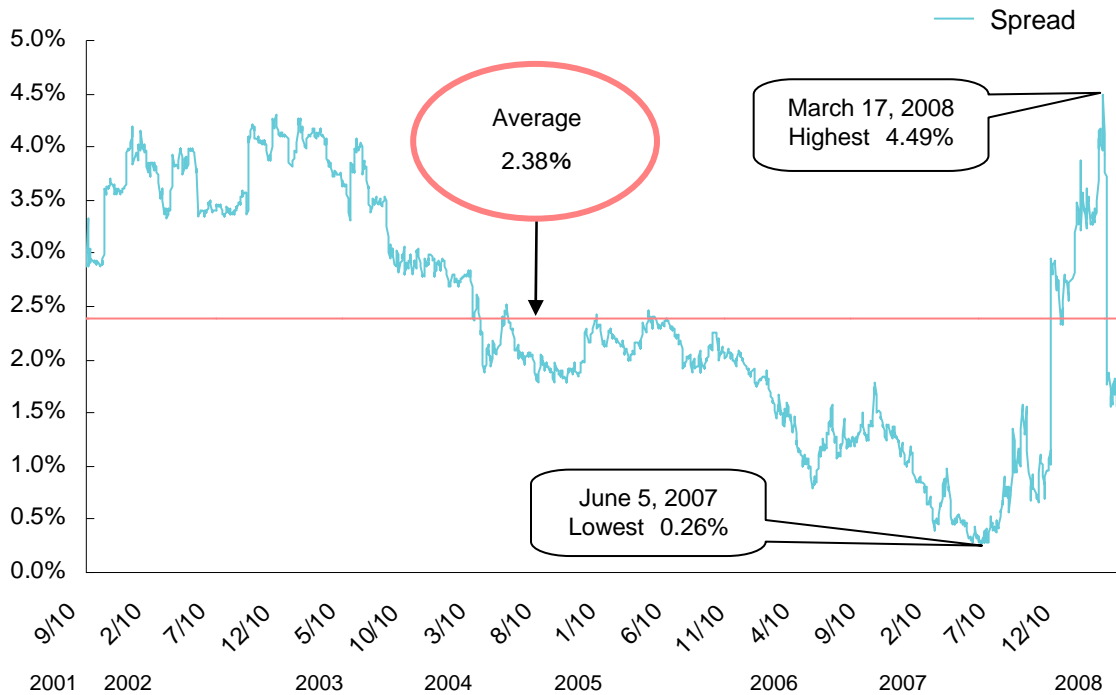


* Source: Bloomberg

Yield Spread Comparison

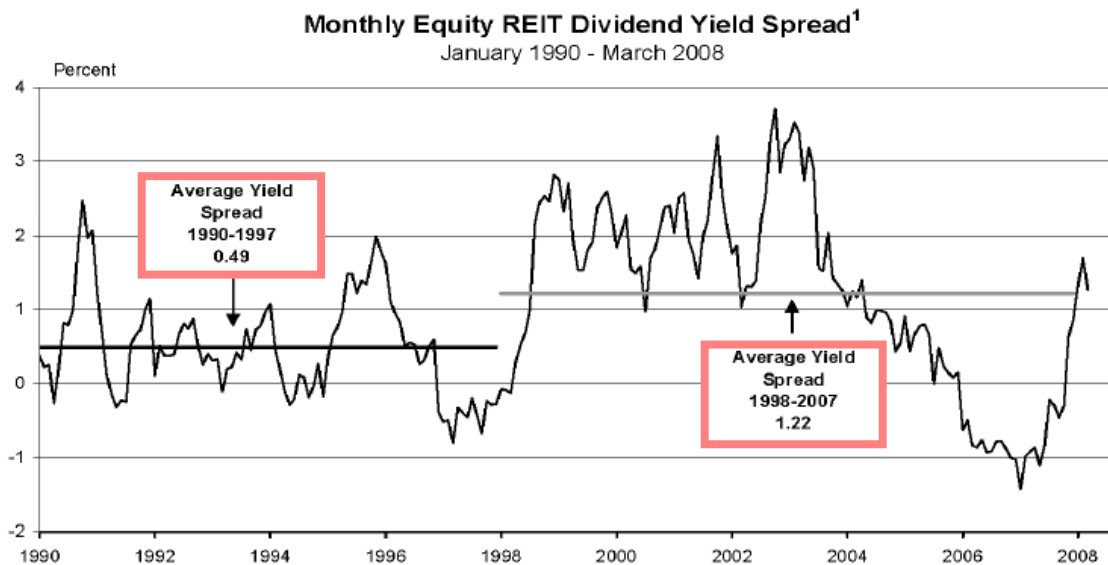


◆ JRE Dividend Yield Spread against JGB As of April 30, 2008



* Source: Bloomberg

◆ US Equity REIT Dividend Yield Spread against Treasury



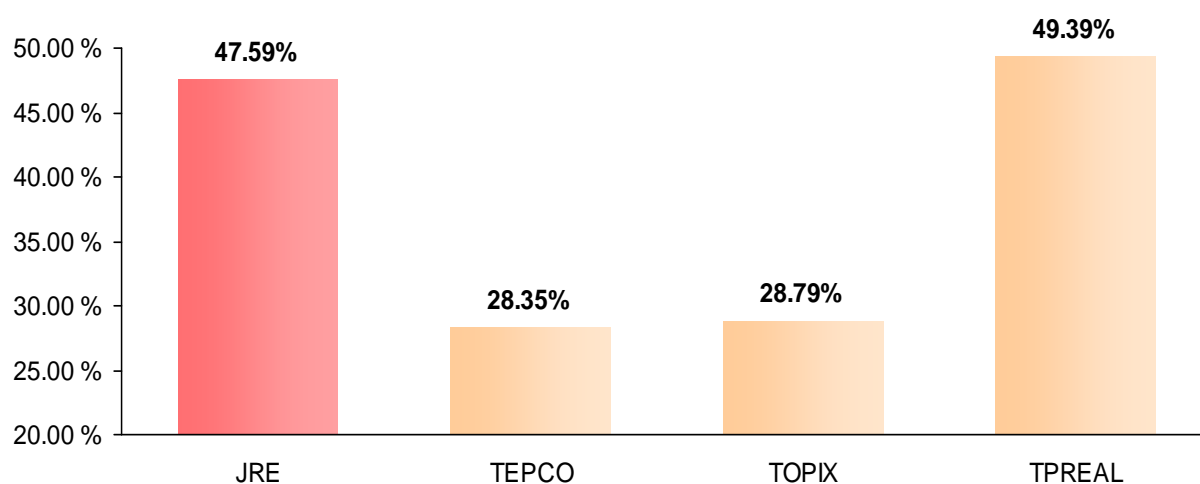
* Source: NAREIT, FactSet

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

Historical Volatility



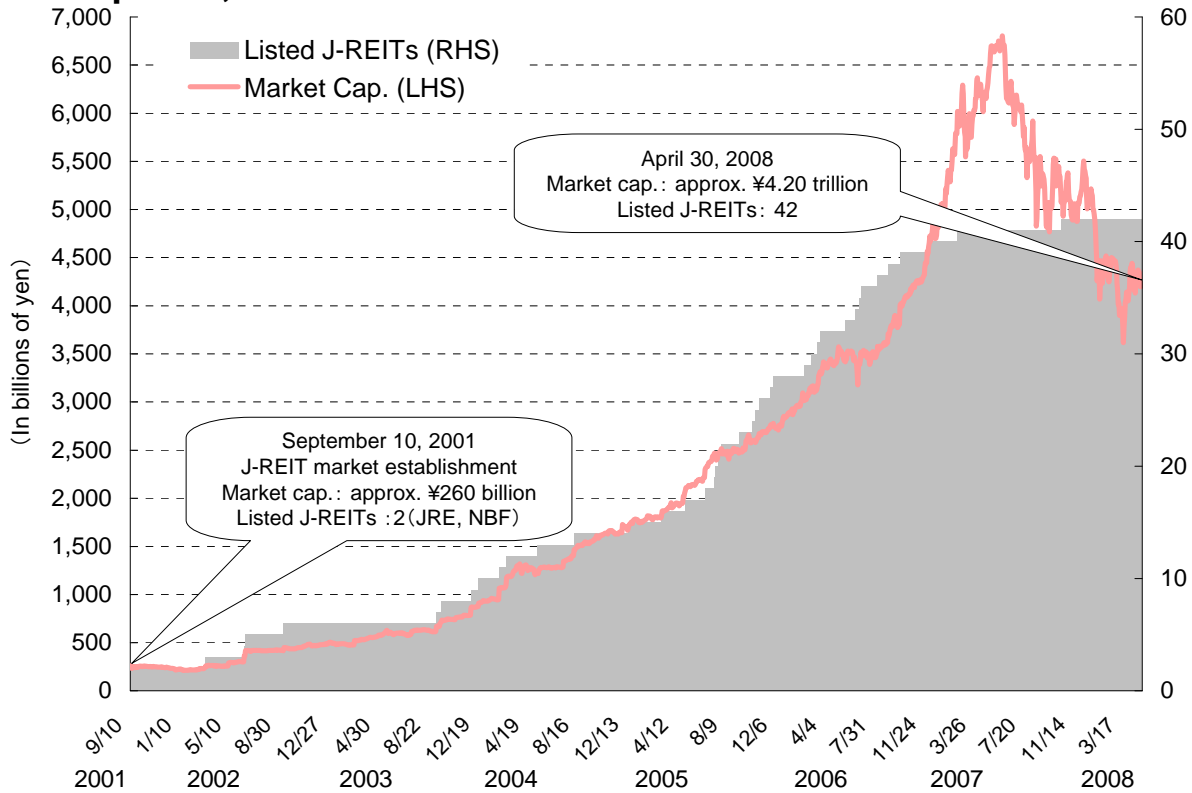
◆ Historical Volatility of Unit Price (as of April 30, 2008)



* Volatility is a measure of the change in the price of a financial instrument over a given period of time.
By convention, historical volatility is the standard deviation of day-to-day logarithmic price changes expressed as an annualized percentage. We calculated each volatility by analyzing a 200-trading-day sample of closing prices.
* Source: Bloomberg

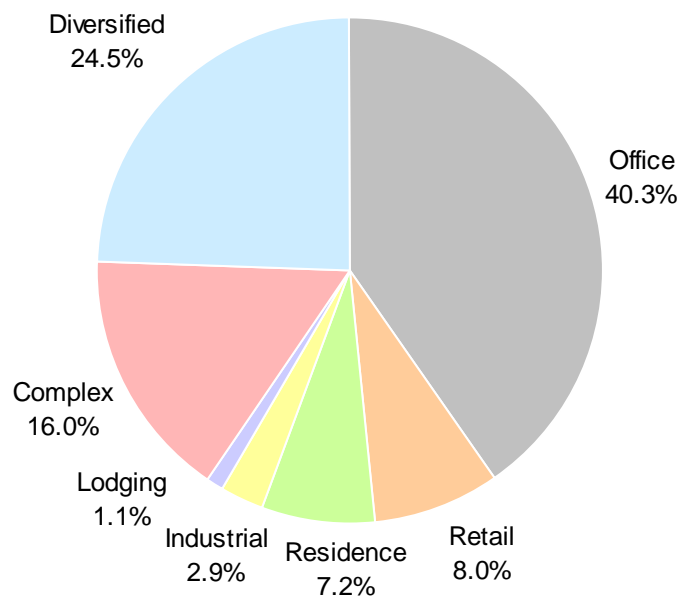
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◆ J-REIT Market Capitalization and the Number of Listed J-REITs (as of April 30, 2008)



* Source: Bloomberg

◆ Sector Breakdown by Market Capitalization (as of April 30, 2008)

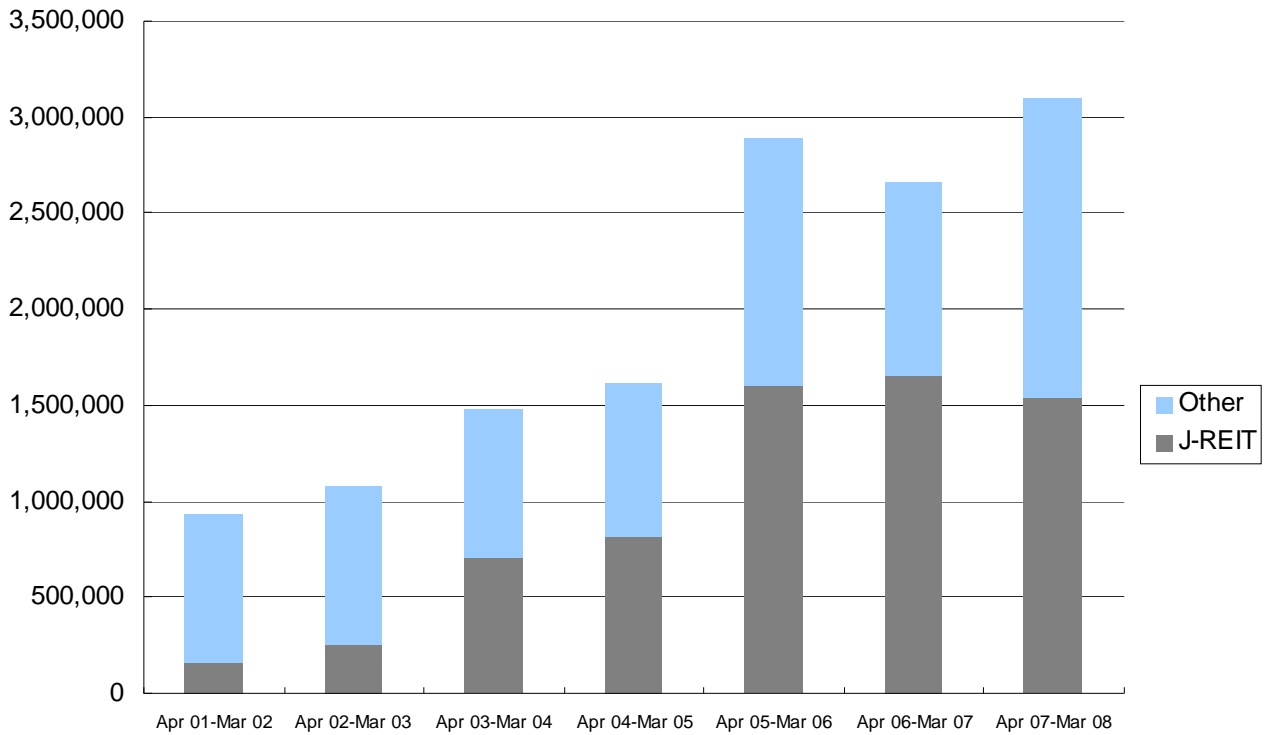


* Source: Security registration statements, financial statements and websites of each J-REIT.

* "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.

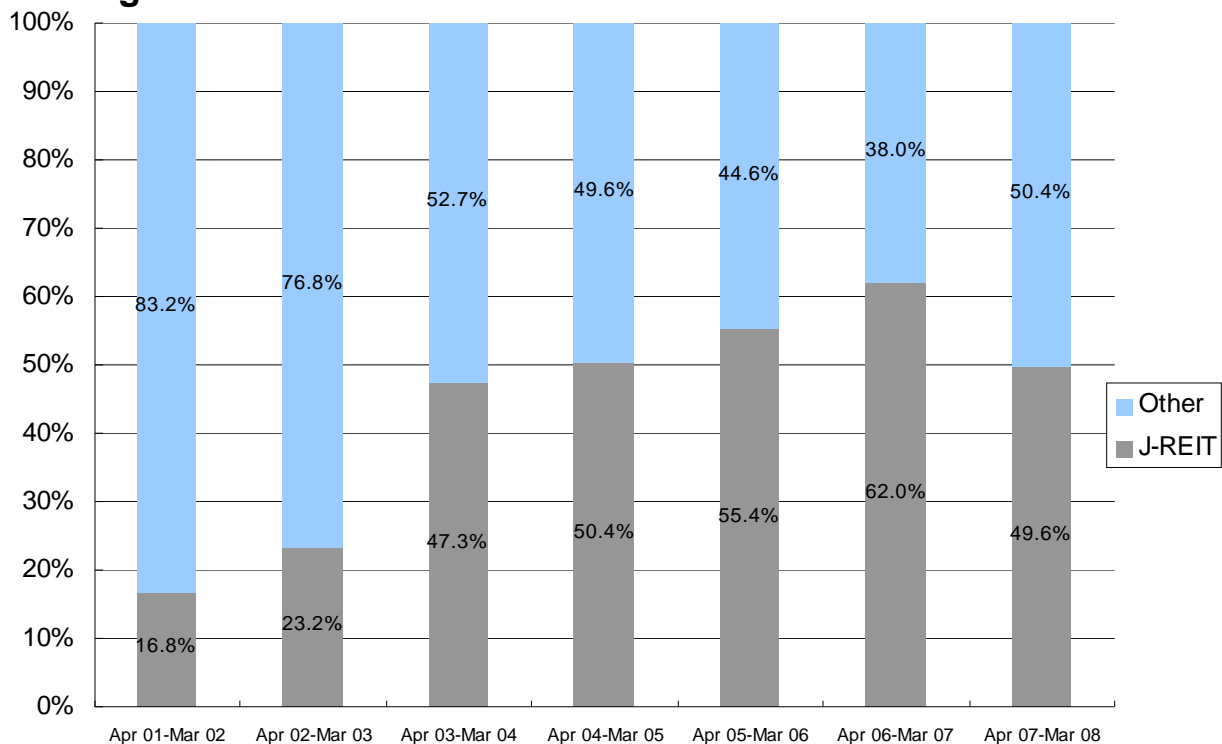
◆ Historical Real Estate Transaction Amount

(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

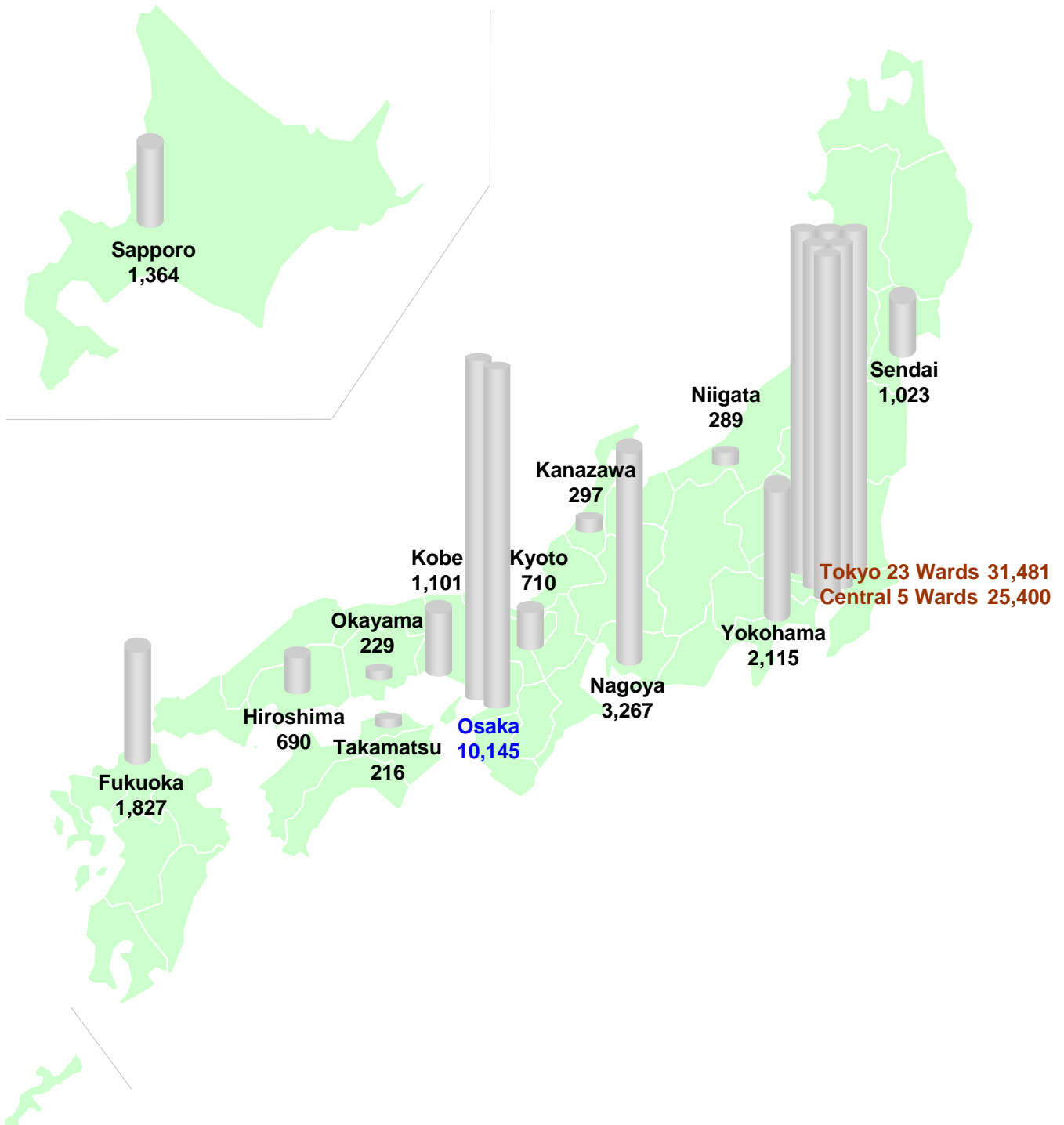


*Source: Created by STB Research Institute, using TD-net of Tokyo Stock Exchange

Office Building Leasing Market



Comparison of Office Market in Japan Net Leasable Space (thousand m²)



* Source: "Real Estate White Book 2006", Ikoma Data Service System (IDSS)

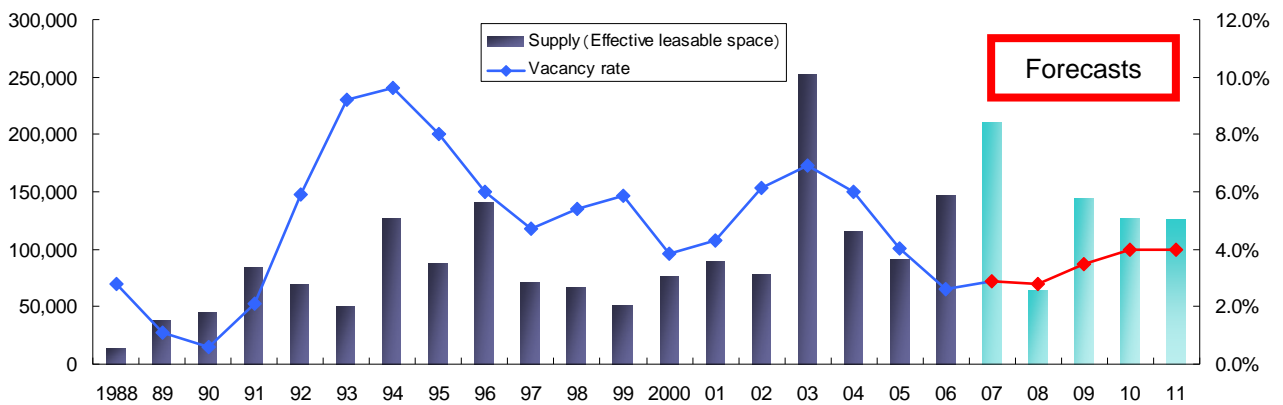
Office Market of Tokyo Central 5 Wards Net Leasable Space (thousand m²)



* Source: "Real Estate White Book 2006," Ikoma Data Service System (IDSS)

Office Building Market in Tokyo

(Tsubo)



* Source: "Real Estate White Book 2007," Ikoma Data Service System (IDSS)

* Supply shows total floor areas of buildings with 10,000 tsubo and more.

Introduction of JRE Website



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

Japan Real Estate Investment Corporation

Japan Real Estate Investment Corporation is a major investment corporation which owns high quality office buildings. Awarded the highest issuer credit ratings for a J-REIT, acquisitions and management of office buildings are carried out by leveraging the superb know-how of Mitsubishi Estate Co., Ltd., Tokio Marine & Nichido Fire Insurance Co., Ltd., The Dai-ichi Mutual Life Insurance Company, and Mitsui & Co., Ltd. Standard & Poor's: AA- Moody's: A1 RSI: AA

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

WHAT'S NEW

- 2008.5.8 [Occupancy rate as of end of March 2008 was updated.](#)
- 2008.5.2 [Notice concerning New Loan and Pre-payment of Loan](#)
- 2008.4.23 [Notice concerning New Loan](#)

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